



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Consent/Land Severance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	B-24:75	SUBJECT PROPERTY:	479 Springbrook Avenue, Ancaster
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APPLICANTS: Purchaser / Owner: Muhammad Wasiq Khan
 Applicant: Saddique Khan
 Agent: Metropolitan Consulting Inc.- Peter De Iulio

PURPOSE & EFFECT: To sever the existing residential lot into 6 new parcels and one retained parcel, the severed lands will be a vacant residential building lots and the retained lands will be a vacant residential building lot, The existing dwelling and structures which are intended to be demolished.

	Frontage	Depth	Area
SEVERED LANDS (Part 1):	10.34 m [±]	31.66 m [±]	327.73 m ² ±
SEVERED LANDS (Part 3):	10.59 m [±]	38.03 m [±]	526.6 m ² ±
SEVERED LANDS (Part 4):	9.41 m [±]	38.7 m [±]	606.6 m ² ±
SEVERED LANDS (Part 5):	10.9 m [±]	28.27 m [±]	515.82 m ² ±
SEVERED LANDS (Part 6):	11.63 m [±]	30.91 m [±]	366.83 m ² ±
SEVERED LANDS (Part 7):	15.56 m [±]	42.1 m [±]	418.07 m ² ±
RETAINED LANDS (Part 2):	10.34 m [±]	31.66 m [±]	330.46 m ² ±

Associated Planning Act File(s): B-24:72

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

B-24:75

This application will be heard by the Committee as shown below:

DATE:	Tuesday, November 26, 2024
TIME:	2:45 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **November 22, 2024**

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon **November 25, 2024**

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding B-24:75, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.



DATED: November 7, 2024

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.



Hamilton

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E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

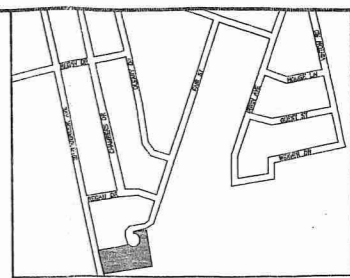
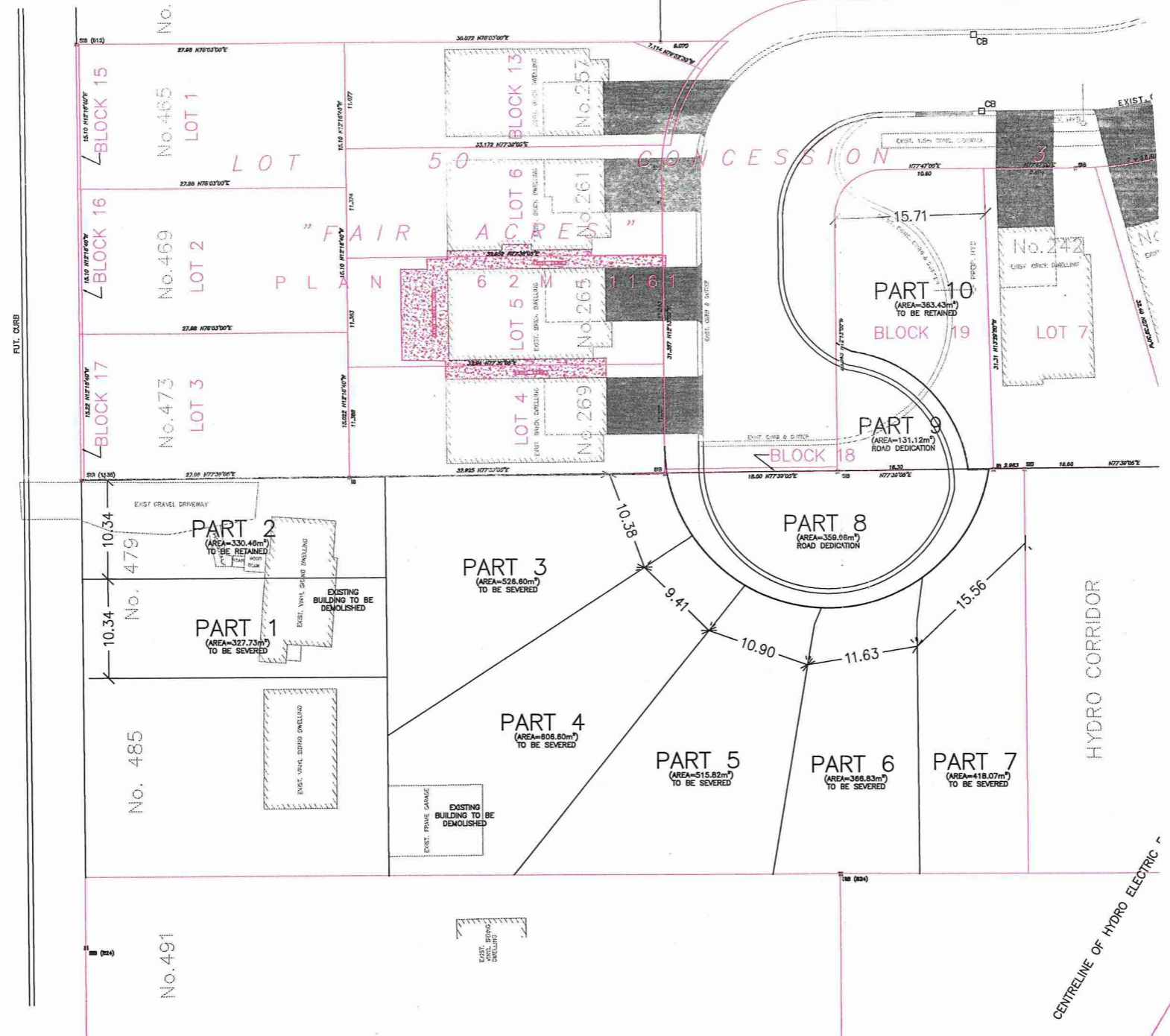
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



PIN 17565-0495(LT)
TRAVELLED ROAD



KEY PLAN: N.T.S. SUBJECT AREA

LEGEND

FRONTAGE TABLE		
PART #	FRONTAGE (m)	DEPTH (m)
1	10.34	31.65
2	10.34	31.65
3	10.38	38.03
4	9.41	35.70
5	10.90	28.27
6	11.63	30.91
7	15.56	42.10
10	15.71	31.31

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

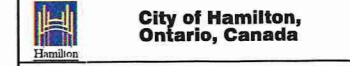
BENCHMARK
GEODETTIC BENCHMARK No. 750075
DEEP BENCHMARK IN MANHOLE AT GARNER'S CEMETERY, ALONG SOUTHOOTE ROAD 0.20M NORTH OF INTERSECTION OF HWY 43, 11.84 WEST OF CENTERLINE 1/3 SOUTHOOTE ROAD, 21.04 NORTHWEST OF HYDRO POLE ON EAST SIDE OF ROADWAY, 1.04 SOUTH OF FENCE, AT ROAD LEVEL.
ELEVATION: 2+8.851

NO.	DATE	BY	REVISIONS
	SEPTEMBER 2024		STAMP

DESIGN	TPF	CHECKED	KDH
DRAWN	TPF	CHECKED	KDH
SCALE			

SPRINGBROOK HOMES
(C/O MR. SAOUIQUE IOHAN, PRESIDENT SPRINGBROOK ASSOCIATES LIMITED, 656 HIGHALLEY ROAD, AMSTERDAM ON L9C 4A9, 647-888-7233)

2255 BARTON ST. E. UNIT B
HAMILTON, ON, L8H 7T4
TEL. 905.578.1001
EMAIL: ENGINEERING@METROCON.CA



TITLE: 479 & 485 SPRINGBROOK AVENUE
DWD: SEVERANCE DRAWING
UNIVERSAL FILE No.: FC-23-055
CONTRACT No.: K20026
PROJECT: K20026
SHEET No.:

P:\V\m\230228_479_Springbrook_Veh_Matgng_and_Demolition.dwg, 10/10/2024 10:20:19 PM, PLOT DATE: 10/10/2024 10:20:19 PM



Amendment to Agreement of Purchase and Sale



Form 120

for use in the Province of Ontario

BETWEEN:

BUYER: Muhammad Wasiq Khan

AND

SELLER: Benjamin Obeng, Millicent Obeng

RE: Agreement of Purchase and Sale between the Seller and Buyer, dated the 13 day of September, 2023,

concerning the property known as 485 Springbrook Ave, Ancaster, ON L9K 1R4

..... as more particularly described in the aforementioned Agreement.

The Buyer and Seller herein agree to the following amendment(s) to the aforementioned Agreement:

Delete:


Springbrook Associates Limited

Insert:

Muhammad Wasiq Khan

INITIALS OF BUYER(S): MWK

INITIALS OF SELLER(S): BO MO

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IRREVOCABILITY: This Offer to Amend the Agreement shall be irrevocable by Buyer until 11:00pm
(Seller/Buyer) (a.m./p.m.)

on the 29 day of October, 2024, after which time, if not accepted, this Offer to Amend the Agreement shall be null and void.

For the purposes of this Amendment to Agreement, "Buyer" includes purchaser and "Seller" includes vendor. Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Seller and Buyer or by their respective solicitors who are hereby expressly appointed in this regard.

All other Terms and Conditions in the aforementioned Agreement to remain the same.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:
SADDIQ KHAN Muhammad Wasiq Khan 10/28/2024
(Witness) (Buyer/Seller) (Seal) (Date)
SADDIQ KHAN Muhammad Wasiq Khan
(Witness) (Buyer/Seller) (Seal) (Date)

I, the Undersigned, agree to the above Offer to Amend the Agreement.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:
SADDIQ KHAN Benjamin Obeng 10/28/2024
(Witness) (Buyer/Seller) (Seal) (Date)
SADDIQ KHAN Millicent Obeng 10/28/2024
(Witness) (Buyer/Seller) (Seal) (Date)

The undersigned spouse of the Seller hereby consents to the amendment(s) hereinbefore set out.

..... (Witness) (Spouse) (Seal) (Date)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at 11:12am this 28 day of ~~XXXX~~ October, 2024
(a.m./p.m.)

Benjamin Obeng Millicent Obeng
(Signature of Seller or Buyer)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Amendment to Agreement and I authorize the Brokerage to forward a copy to my lawyer.

Benjamin Obeng 10/28/2024
(Seller) (Date)
Benjamin Obeng
(Seller)
Millicent Obeng 10/28/2024
(Seller) (Date)
Millicent Obeng
(Seller)
Address for Service
..... (Tel. No.)
Seller's Lawyer
Address
Email
(Tel. No.) (Fax. No.)

I acknowledge receipt of my signed copy of this accepted Amendment to Agreement and I authorize the Brokerage to forward a copy to my lawyer.

Muhammad Wasiq Khan 10/28/2024
(Buyer) (Date)
Muhammad Wasiq Khan
(Buyer)
Address for Service
..... (Tel. No.)
Buyer's Lawyer
Address
Email
(Tel. No.) (Fax. No.)

Schedule A

Agreement of Purchase and Sale

Form 100

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER: Springbrook Associates Limited

SELLER: Obeng, Benjamin

Obeng Millicent

for the purchase and sale of 485 Springbrook (Backyard only as per Schedule B) Ave Ancaster

ON L9G 3K1 dated the 13 day of September, 2023

Buyer agrees to pay the balance as follows:

Purchase Price. The purchase price (the "Purchase Price") for the Property shall be Canadian Dollars Seven Hundred Thousand (\$700,000.00 CDN), which shall be payable as follows:

(a) the sum of TEN THOUSAND DOLLARS (\$10,000.00 CDN) by way of a deposit (the "Deposit") payable to the Buyer's Lawyer Trust Account within FIVE (5) Business Days of the Acceptance Date, which Deposit shall be adjusted to the Purchase Price, without interest, on Closing.

This Offer is conditional upon the Sellers obtaining, at the Sellers' own expense, a consent to sever the property as follows: To Sever 68.32 Feet 234.84 Feet, the back part of 485 Springbrook Ave, Ancaster. Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 11:59 PM on the November 30, 2023 or obtaining of the Final Certificate of Confirmation of Severance whichever is later, that this condition is fulfilled, the validity of this Offer shall be at the discretion of the Buyer to honor or cancel the agreement. The Sellers agree to sign any application and requisite documents required for the development of the said property in conjunction with the abutting land at 479 Springbrook Avenue Ancaster and do all things reasonably necessary in support of the satisfaction of the condition and give in writing an Authority Letter to sign any development application or any other documents mentioned on behalf of the vendors to expedite the development application process. The Seller understands and acknowledges that the Seller shall be responsible for satisfying any conditions imposed for approval of the severance, and if such conditions give the Seller options in the manner of compliance, the Buyer shall determine which option will be selected. The Seller shall obtain a reference plan prepared by an Ontario Land Surveyor and other conditions suitable for registration purposes in the Land Registry Office in which the said property is located. The Buyer will provide full support in the process of severance.

The Seller agrees to sign any requisite documents required for the above condition and do all things reasonably necessary in support of the satisfaction of the condition. The Seller understands and acknowledges that the Seller shall be responsible for satisfying any conditions imposed for approval of the severance, and if such conditions give the Seller options in the manner of compliance, the Buyer shall determine which option will be selected. The Seller shall obtain a reference plan prepared by an Ontario Land Surveyor suitable for registration purposes in the Land Registry Office in which the said property is located.

The Sellers hereby represents and warrants to and in favor of the Purchaser that, to the best of their knowledge, as of the Acceptance Date and as of the Closing Date, None of the execution and delivery of this Agreement, the performance of the Sellers obligations under this Agreement, or the completion of the transactions contemplated by this Agreement, will result in or constitute a breach of any term or provision or constitute a default by the Sellers any agreement or other commitment to which the Sellers are Party.

The Property is not now and shall not be at the closing date subject to any claim for a lien pursuant to the Construction Act (Ontario) arising as a result of the supply of services or materials to an improvement of the Property for the Vendor or its contractors or sub-contractors.

There are no material actions, suits or proceedings commenced or pending against or affecting the Sellers in relation to the Property or the occupancy or use of the Property by the Sellers.

No notice has been received by the Sellers regarding the Property which remains outstanding from any governmental or quasi-governmental authority relating to any work order, deficiency or non-compliance with any zoning by-laws, environmental protection legislation or other regulations.

Neither the Property nor any part of the Property has been expropriated and there are no existing, or, to the knowledge of the Sellers,

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

[Handwritten initials]

INITIALS OF SELLER(S):

[Handwritten initials]

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

PURCHASER: Springbrook Associates Limited

, and

SELLER: Obeng, Benjamin

Obeng Millicent

for the purchase and sale of 485 Springbrook (Backyard only as per Schedule B) Ave Ancaster

ON L9G 3K1 dated the 13 day of September, 2023

Provided access to pay the balance as follows:

There are no service or maintenance contracts that shall bind the Purchaser after closing;

It is understood and agreed by the Sellers that the acceptance of this Offer shall be as expressly set out herein and in the schedules, attached hereto and, except as expressly set out herein and in the attached schedules hereto, representations, warranties, conditions or agreements between the Buyer and the Sellers shall be implied.

The Sellers agree and warrants that all the terms and conditions will be final and binding on the Sellers. Any breach of the Contract that result in cancellation of this Agreement by Sellers, the sellers' will be responsible included but not limited to all the damages, penalties and financial losses arising out of the cancellation of the Agreement.

The completion of this agreement will be on or before March 29, 2024 and or obtaining of the Final Certificate of Confirmation of the Severance issued by the Committee of Adjustment of the City of Hamilton, whichever is later.

The Buyer agrees to pay all the development costs and in city application fees etc at the Buyer's own expense. Seller is not responsible for any development costs.

Handwritten initials: B-O, M-O, and a circled E.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

Handwritten initials: E

INITIALS OF SELLER(S):

Handwritten initials: B/M/O

Form 105

Agreement of Purchase and Sale

The Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER: SPRINGBROOK ASSOCIATES LIMITED, and

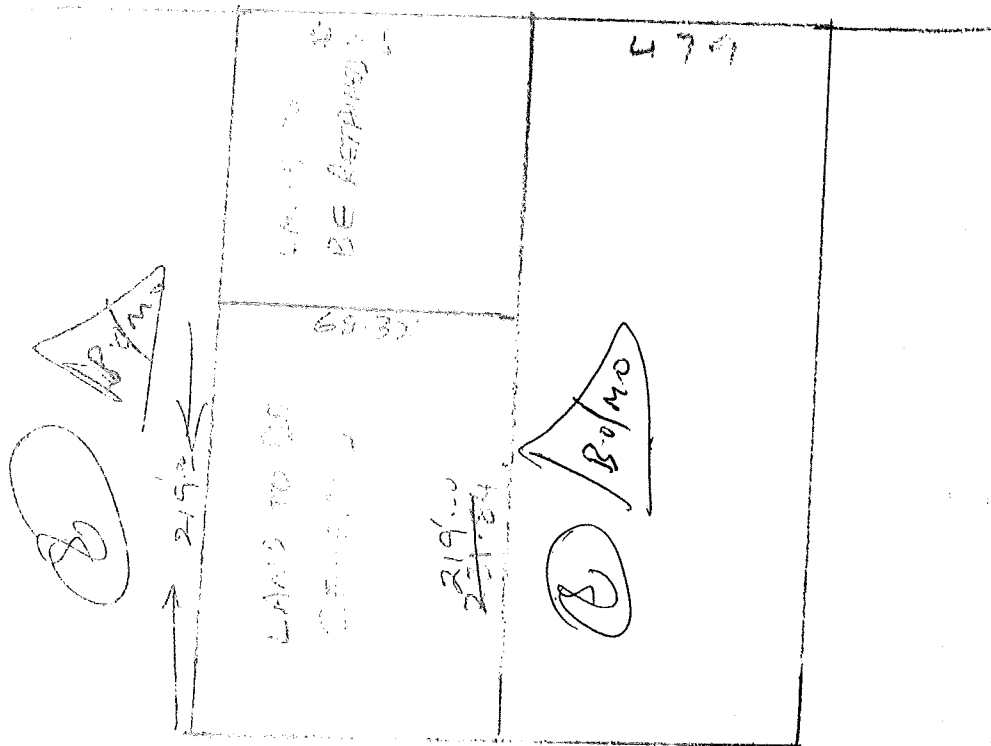
SELLER: OBENG BENJAMIN A OBENG MILLENT

For the property known as 485 Springbrook (Backyard only as per Schedule B) Ave Ancaster

ON L9G 3K1 dated the 13TH day of SEP 2023

The following property as per the sketch has to be severed in favor of the Buyer and be merged with 479 Springbrook Ave Ancaster ON

SPRINGBROOK AVE



This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): [Signature]

INITIALS OF SELLER(S): [Signature]

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METROPOLITAN
CONSULTING INC.

October 24, 2024

Jamila Sheffield
Secretary Treasurer
Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Re: 479 & 485 Springbrook Avenue and 246 Fair Street

Dear Jamila,

Please find attached, applications for consent for the above-noted properties. The intent of the application is to create six new lots; five at the end of Fair Street and one on Springbrook Avenue. To achieve this, the first application is to sever the rear 66.75 metres of 485 Springbrook Avenue which is to be merged with 479 Springbrook Avenue. Once merged, the second application is to create five new lots at the end of Fair Street and one new lot on Springbrook Avenue from the enlarged 479 Springbrook Avenue. In addition, two parcels; one from Block 19 (Part 9), Registered Plan 62M-1161, and one from the rear of 479 Springbrook Avenue (Part 8), are to be dedicated to the City of Hamilton as a public highway to extend and permanently establish the cul-de-sac at the end of Fair Street. The remnant Block 19 will become a buildable residential lot which is already serviced as originally approved with a municipal address of 246 Fair Street.

Please schedule the applications for the next available Committee of Adjustment meeting. If you have any questions or require additional information, please let me know.

Peter De Iulio, MCIP, RPP
Manager of Planning

c.c. Saddique Khan



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

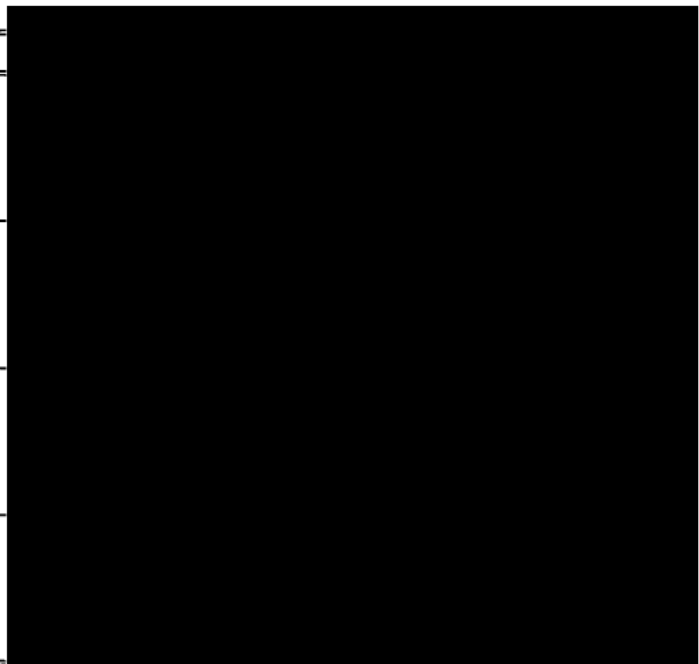
Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

**APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE PLANNING ACT**

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME
Purchaser*	Muhammad Wasiq Khan
Registered Owners(s)	Muhammad Wasiq Khan
Applicant(s)**	Saddique Khan
Agent or Solicitor	Peter De Iulio Metropolitan Consulting Inc



*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

** Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 Primary contact Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

- In person
- Cheque

Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	479 Springbrook Ave Ancaster ON L9G 3K9		
Assessment Roll Number			
Former Municipality	Ancaster		
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

- Yes
- No

If YES, describe the easement or covenant and its effect:

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

- creation of a new lot(s)
- addition to a lot
- an easement
- validation of title (must also complete section 8)
- cancellation (must also complete section 9)
- creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation)
- concurrent new lot(s)
- a lease
- a correction of title
- a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

3.3 If a lot addition, identify the lands to which the parcel will be added:

3.4 Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Part 2	Part 1	Part 3	Part 4	Part 5
Type of Transfer	N/A	new lot	new lot	new lot	new lot
Frontage	10.34	10.34	10.59	9.41	10.9
Depth	31.66	31.66	38.03	38.7	28.27
Area	330.46	327.73	526.6	606.6	515.82
Existing Use	Residential	residential	vacant	vacant	vacant
Proposed Use	residential	residential	residential	residential	residential
Existing Buildings/ Structures	dwelling	dwelling	vacant	vacant	vacant
Proposed Buildings/ Structures	detached dwelling	detached dwelling	detached dwelling	detached dwelling	detached dwelling
Buildings/ Structures to be Removed	dwelling	none	none	detached garage	none

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

provincial highway

municipal road, seasonally maintained

municipal road, maintained all year

right of way

other public road

b) Type of water supply proposed: (check appropriate box)

publicly owned and operated piped water system

privately owned and operated individual well

lake or other water body

other means (specify)

c) Type of sewage disposal proposed: (check appropriate box)

publicly owned and operated sanitary sewage system

privately owned and operated individual septic system

other means (specify) _____

4.3 Other Services: (check if the service is available)

electricity

telephone

school bussing

garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

	Parcel 5	Parcel 6
Identified on Sketch as:	Part 6	Part 7
Type of Transfer	New lot	New lot
Frontage	11.63m	15.56m
Depth	30.91m	42.1m
Area	366.83sq.m.	418.07sq.m.

In addition, two parcels; one from Block 19 (Part 9), Registered Plan 62M-1161, and one from the rear of 479 Springbrook Avenue (Part 8), are to be dedicated to the City of Hamilton as a public highway to extend and permanently establish the cul-de-sac at the end of Fair Street. The remnant Block 19 will become a buildable residential lot which is already serviced as originally approved with a municipal address of 246 Fair Street.

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

Proposed development in accordance with the Meadowlands Neighbourhood IV Secondary Plan.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.3 What is the existing zoning of the subject land? Low Density Residential R1 (By-law No. 05-21)

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 HISTORY OF THE SUBJECT LAND

- 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?
 Yes No Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

Registered Plan 62M-1161 "Fair Acres"

- 6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.
-

- 6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?
 Yes No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

- 6.4 How long has the applicant owned the subject land?
14 Years
-

- 6.5 Does the applicant own any other land in the City? Yes No
If YES, describe the lands below or attach a separate page.
653 Mohawk Rd Ancaster ON L9G 2X1
-

7 PROVINCIAL POLICY

- 7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?
 Yes No (Provide explanation)

Residential development in an Urban Area.

- 7.2 Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

Residential development in an Urban Area.

- 7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

Residential development in an Settlement Area.

- 7.4 Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No (Provide explanation)
-

7.5 Are the subject lands subject to the Parkway Belt West Plan?
 Yes No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?
 Yes No (Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?
 Yes No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?
 Yes No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?
 Yes No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?
 Yes No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?
 Yes No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
 If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m ² or ha):
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Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m ² or ha):
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10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
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Front yard set back: _____

a) Date of construction:
 Prior to December 16, 2004 After December 16, 2004

b) Condition:
 Habitable Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application Form
- Signatures Sheet

11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
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