



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto: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

<b>APPLICATION NO.:</b>	<b>B-24:81</b>	<b>SUBJECT PROPERTY:</b>	315 Wentworth Street North, Hamilton
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**APPLICANTS:** Owner: Larry Bellemore

**PURPOSE & EFFECT:** To sever the existing residential lot into two parcels, the severed lands will be a vacant residential building lot and the retained lands will contain the existing dwelling which is intended to remain.

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS:</b>	10.287 m <sup>±</sup>	30.302 m <sup>±</sup>	311.718 m <sup>2</sup> <sup>±</sup>
<b>RETAINED LANDS:</b>	6.528 m <sup>±</sup>	30.302 m <sup>±</sup>	197.806 m <sup>2</sup> <sup>±</sup>

Associated Planning Act File(s): N/A

**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.**

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

<b>DATE:</b>	<b>Tuesday, January 21, 2025</b>
<b>TIME:</b>	<b>2:20 p.m.</b>
<b>PLACE:</b>	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

**B-24:81**

## **PUBLIC INPUT**

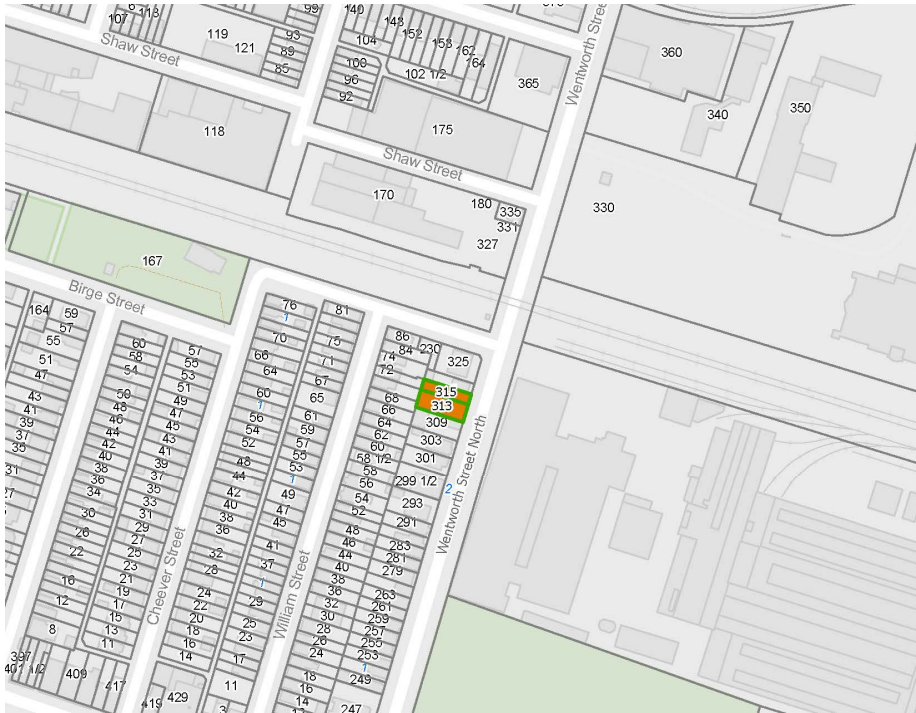
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **January 17, 2025**


**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 **January 20, 2025**

## **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding B-24:81, you must submit a written request to [cofa@hamilton.ca](mailto: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](mailto:cofa@hamilton.ca) or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.



 **Subject Lands**

DATED: January 2, 2025

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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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## 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](mailto: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](http://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](mailto: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.

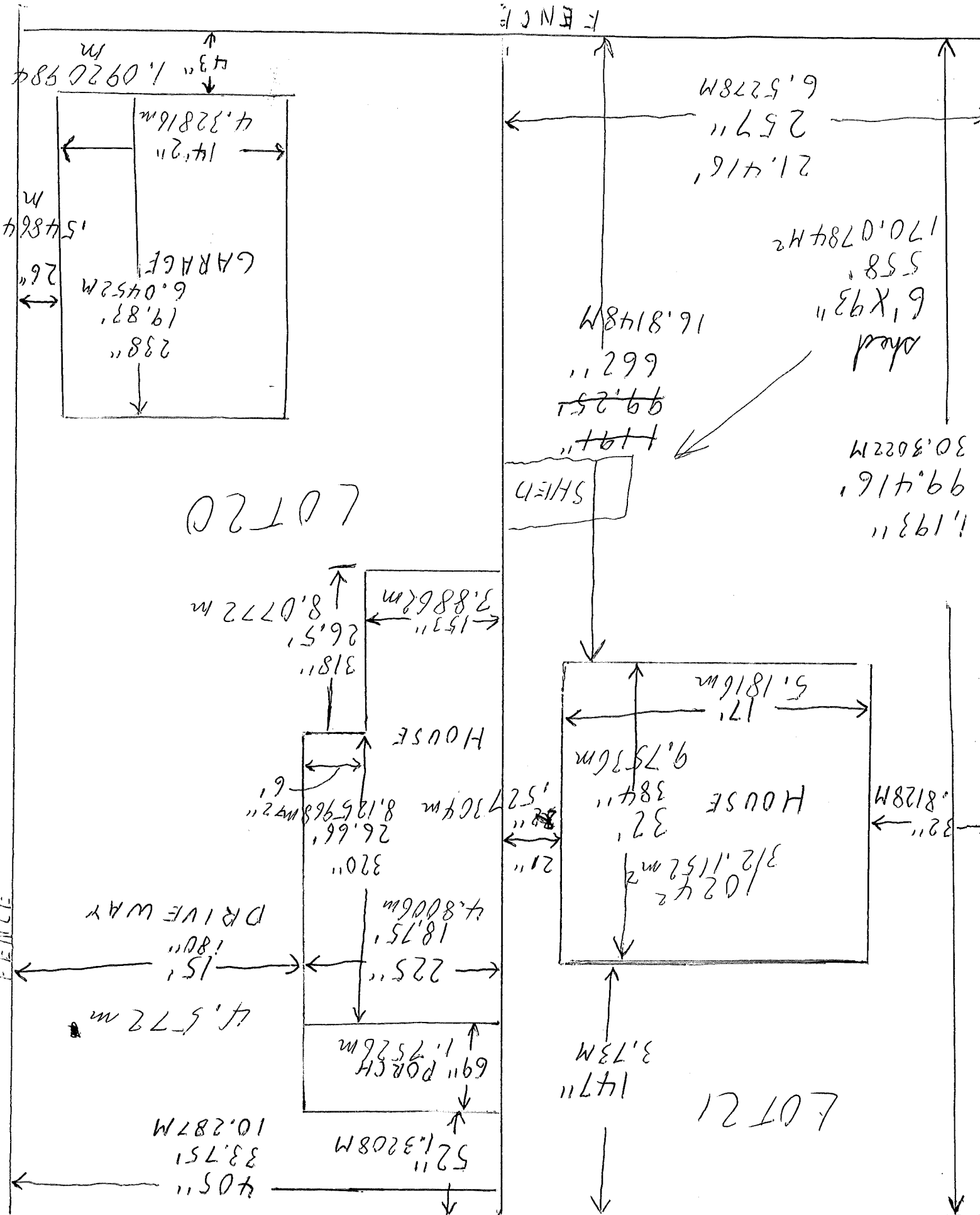
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

#### 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](mailto: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.



WENTWORTH STREET SIDEWALK

ROAD

315 WENTWORTH

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #62

17186-0299 (LT)

PAGE 1 OF 2  
PREPARED FOR Tgondo01  
ON 2024/08/22 AT 17:57:09

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

**PROPERTY DESCRIPTION:** PT LT 21, PL 3 , AS IN VM59408 ; HAMILTON

**PROPERTY REMARKS:** CORRECTION: INSTRUMENT NUMBER LT433905 WAS OMITTED FROM THIS PROPERTY IN ERROR AND WAS ADDED AND CERTIFIED ON 1997/03/29 BY JEFF GILBERT.

**ESTATE/QUALIFIER:** FEE SIMPLE  
**RECENTLY:** FIRST CONVERSION FROM BOOK  
**PIN CREATION DATE:** 1996/07/22

**OWNERS' NAMES:** BELLEMORE, PAUL  
**CAPACITY SHARE:** BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><b>**EFFECTIVE 2000/07/29</b> THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/07/22 ON THIS PIN**</p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/07/22**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</b></p> <p><b>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</b></p> <p><b>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</b></p> <p><b>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</b></p> <p><b>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</b></p> <p><b>**DATE OF CONVERSION TO LAND TITLES: 1996/07/22 **</b></p>						
VM11276	1989/10/05	CHARGE	\$65,650		INCOME TRUST COMPANY	C
VM11289	1989/10/05	ASSIGNMENT GENERAL				C
REMARKS: VM11276						
VM227815	1996/04/16	TRANSFER OF CHARGE			ASSOCIATES MORTGAGE CORPORATION	C
REMARKS: MULTI DELETED FROM 17409-0020, 99 03 02. I. PIAMELLI						
VM227817	1996/04/16	ASSIGNMENT GENERAL				C
REMARKS: ASSIGNMENT OF RENTS, MULTI						
LT433357	1997/01/03	TRANSFER	\$60,100	WHITESIDE, JOHN WHITESIDE, HELENA 498261 ONTARIO LIMITED COB PIONEER FINANCIAL	BELLEMORE, PAUL	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #62

17186-0299 (LT)

PAGE 2 OF 2  
PREPARED FOR Tgondo01  
ON 2024/08/22 AT 17:57:09

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT435118	1997/01/23	DISCH OF CHARGE		ASSOCIATES MORTGAGE CORPORATION		C
REMARKS: RE: V11276						

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

# Truscott, Brown & Dwyer Funeral Chapel

1309 King Street East, Hamilton Ontario L8M 1H2

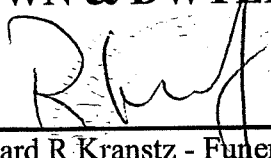
Richard R. Kranz, Manager

## *Proof Of Death Certificate*

**Name of Deceased:** Paul Joseph Bellemore  
**Usual Residence:** 313 Wentworth Street North, Hamilton, Ontario  
**Social Insurance Number:** 467 364 857  
**Marital Status:** Married  
**Name of Spouse:** Marilyn Miller  
  
**Date of Birth:** April 24, 1929  
**Place of Birth:** Windsor, Ontario  
**Date of Death:** April 16, 2013  
**Place of Death:** Hamilton, Ontario  
  
**Place of Service:** Truscott, Brown & Dwyer Funeral Chapel  
**Date of Service:** April 21, 2013  
**Disposition:** Cremation  
**Place of Disposition:** Holy Cross Crematorium  
**Executor:** Larry Bellemore  
**Executor's Address:** 49 Felker Crescent  
Stoney Creek, Ontario L8G 2A6

We hereby certify that the above information has been taken from our records and we believe it to be true and correct.

**TRUSCOTT, BROWN & DWYER FUNERAL CHAPEL**

  
Richard R. Kranz - Funeral Director



Proud to be a part of Service Corporation International (Canada) Limited  
1309 King Street East, Hamilton, ON L8M 1H2 • Phone 905-549-2417 • Fax 905-544-0004  
[www.tbdfuneralchapel.com](http://www.tbdfuneralchapel.com)



**THIS IS THE LAST WILL AND TESTAMENT** of me, **PAUL BELLEMORE**, born April 24<sup>th</sup>, 1929, presently at 313 Wentworth Street North, in the city of Hamilton in the Province of Ontario.

1. **I REVOKE** all Wills, Codicils and other testamentary dispositions that I have made before the time of signing this Will.
2. **I APPOINT LARRY BELLEMORE** presently residing at 49 Felker Crescent, Stoney Creek, in the City of Hamilton in the Province of Ontario, to be the Executor and Trustee of this my Will, but should my son not be able or willing to act or to continue to act as Executor and Trustee, I appoint my daughter, **MICHELLE BELLEMORE** currently residing at 646 West 5<sup>th</sup> Street, in the City of Hamilton in the Province of Ontario to be the Executrix and Trustee (s), as the case may be, as my "Trustee(s)."
3. I GIVE all my property, both real and personal, wherever located, including all property over which I have a general power of appointment to my son **LARRY BELLEMORE** for his own use absolutely, and should my son predecease me, the residue of my estate shall be paid out to my two daughters, **MICHELLE BELLEMORE**, and **PAULETTE REID**, of the City of Nanaimo, Province of British Columbia, in equal shares per stirpes, or to the survivor of the two.
4. If any person should become entitled to any share in my estate before reaching the age of majority, the share of such person shall be held and kept invested by my Trustee and the income and capital or so much thereof as my Trustee in his or her absolute discretion considers necessary or advisable shall be used for the benefit of such person until he or she attains the age of twenty-one, whereupon such share shall be paid or transferred to him or her.
5. I EXPRESSLY DECLARE that to the extent permitted by law:
  - (a) all right, title and interest of any beneficiary under this my Will or any codicil hereto in or to income or capital (including any income and capital gains derived therefrom) or property into which income or capital can be traced and the value of such right, title and interest and such property:
    - (i) shall be the private and separate property of such beneficiary;
    - (ii) shall not form part of and shall be excluded from any community property, partnership property, family assets or net family property;
    - (iii) shall not be subject to any other matrimonial rights of the spouse, consort or community; and
    - (iv) the value of all income from property passing to a beneficiary who is married at the time of my death, and all income from property into which

PB  
K  
WJ

such property can be traced, shall be excluded from such beneficiary's net family property within the meaning of the *Family Law Act*, as amended from time to time.

IN TESTIMONY WHEREOF I have to this my last Will and Testament written upon this and preceding one page, subscribed my name, this 23<sup>rd</sup> day of November AD., 2007

**SIGNED, PUBLISHED AND DECLARED** by the said **PAUL BELLEMORE** as and for her last Will and Testament in the presence of us, both present at the same time, who, at her request, in her presence and the presence of each other have hereunto subscribed our names as witnesses.

Paul Bellemore  
**PAUL BELLEMORE**

Daniella B Jaic  
DANIELLA JAIC

Jelica Vlatkovic  
JELICA VLATKOVIC

Y PB

**AFFIDAVIT OF DANIELLA JAIC**

In the matter of the Execution of the Will of **PAUL BELLEMORE**


I, **DANIELLA JAIC**, of the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth, in the Province of Ontario MAKE OATH AND SAY AS FOLLOWS:

1. On the 23<sup>rd</sup> day of November 2007, I was present and saw the paper writing annexed and marked as Exhibit "A" to this my Affidavit executed by **PAUL BELLEMORE**.

2. At the time of execution I knew such person who was of the full age of eighteen years to the best of my knowledge.

3. The said paper writing was executed by such person in the presence of myself, and Jelica Vlatkovic of the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth and we were both present at the same time, whereupon we did, in the presence of such person, attest and subscribe the said paper writing as witnesses.

SWORN before me at the City  
of Hamilton, in the Regional  
Municipality of Hamilton -Wentworth,  
of the Province of Ontario, this 23<sup>rd</sup>  
day of November, 2007

  
A Commissioner, etc

  
DANIELLA JAIC

Application to sever property

To whom it may concern

August 20 / 2024

My name is Larry Bellemore, I am the owner of 315 and 313 Wentworth Street North Hamilton Ontario, these two properties were passed down to me by my father, Paul Bellemore who passed away in 2013, I am the sole beneficiary to his will. I understand that these two properties merged when my father purchased 315 Wentworth in 1997. The reason for me to sever these properties is so that I can sell them individually. I have include a copy of the will and death certificate, I have filled out the Application for Consent to sever land form to the best of my ability, there is some questions in the form that I am unsure of how to answer, if there is any information that you require for this application please let me know.

Contact information for Larry Bellemore

Home Address 49 Felker Crescent Stoney Creek ON L8G 2A6

Email lab59larry@gmail.com

Cell phone 289-237-4819

12-75 1-75  
1-8 3-583  
5-75

313 WENTWORTH

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #62

17186-0298 (LT)

PAGE 1 OF 1  
PREPARED FOR Tgondo01  
ON 2024/08/22 AT 17:36:41

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 20, PL 3 , AS IN CD163213 ; HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
1996/07/22

OWNERS' NAMES  
BELLEMORE, PAUL

CAPACITY SHARE  
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
CD163213	1980/07/31	TRANSFER	\$1		BELLEMORE, PAUL	C
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/07/22 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/07/22**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1996/07/22 **</p>						

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

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto: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*			
Registered Owners(s)	PAUL & LARRY BELLEMORE		
Applicant(s)**			E-mail:
Agent or Solicitor			Phone:
			E-mail:

\*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	315 WENTWORTH STREET N HAM ON L8L5V9		
Assessment Roll Number	030218083300000		
Former Municipality	HAMILTON		
Lot	21	Concession	
Registered Plan Number	3PT	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  
 2B  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:

LARRY BELLEMORE

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, m<sup>2</sup> or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	LOT 21	LOT 20			
Type of Transfer	N/A	creation of lot			
Frontage	6.5278m	10.287m			
Depth	30.3022m	30.3022m			
Area	197.8067m <sup>2</sup>	311.7187m <sup>2</sup>			
Existing Use	residential	residential			
Proposed Use					
Existing Buildings/ Structures	house and shed	house and garage			
Proposed Buildings/ Structures	NA	NA			
Buildings/ Structures to be Removed	NA	NA			

\* 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?

RESIDENTIAL



Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Rural Settlement Area: \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) NEIGHBOURHOOD

Please provide an explanation of how the application conforms with a City of Hamilton Official 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? R1A

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 checked="" type="checkbox"/>	200 FT
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.

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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?

SINCE 1997

---

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.

RESIDENTIAL 313 WENTWORTH, 21 BRANT ST, 150 DUNPURN ST N

**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)

---

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

- Yes       No      (Provide explanation)

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7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

- Yes       No      (Provide explanation)

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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)

*current owner owns property beside subject land*

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)

*lot 21 merged with lot 20 when purchased in 1997*  
9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)  
*NO*

**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 <sup>2</sup> 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 <sup>2</sup> or ha):
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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 <sup>2</sup> 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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