



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-24:84</b>	<b>SUBJECT PROPERTY:</b>	541 Stone Church Road West, Hamilton
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**APPLICANTS:** Owner: Subhash Bhalla (1371981 Ontario Inc.)  
Agent: Richie Khanna, R&R Designs

**PURPOSE & EFFECT:** To permit the conveyance of a parcel of land to create a new residential building lot. The existing dwelling will be demolished to facilitate this application.

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS:</b>	11.7 m <sup>±</sup>	29.86 m <sup>±</sup>	341 m <sup>2</sup> <sup>±</sup>
<b>RETAINED LANDS:</b>	11.6 m <sup>±</sup>	29.87 m <sup>±</sup>	345 m <sup>2</sup> <sup>±</sup>

Associated Planning Act File(s): A-24:279

**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>Thursday, February 13, 2025</b>
<b>TIME:</b>	<b>3:45 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> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

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)

## **B-24:84**

- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

## **PUBLIC INPUT**

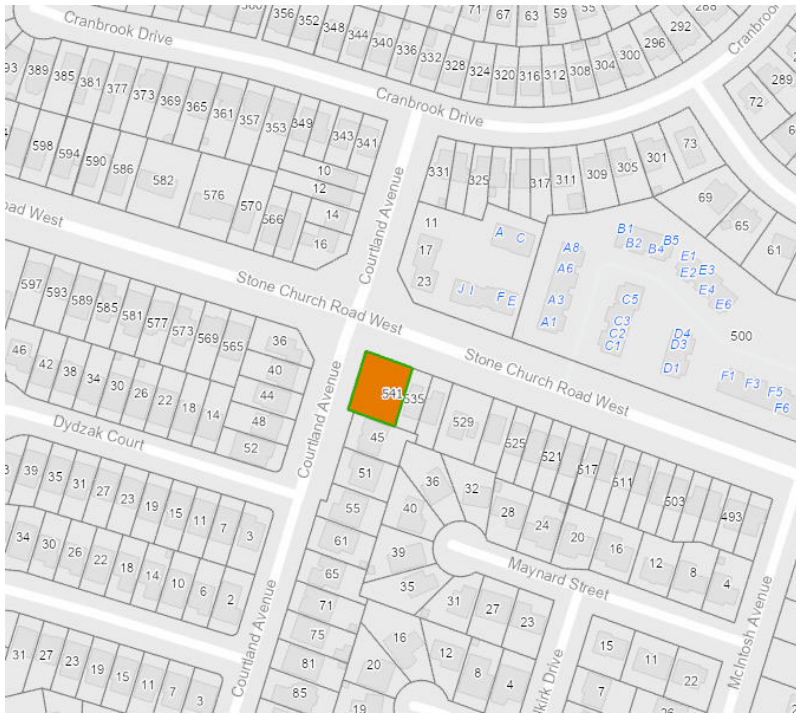
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **February 11, 2025**

**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 **February 12, 2025**

## **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding B-24:84, 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 27, 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.



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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 Tuesday 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.

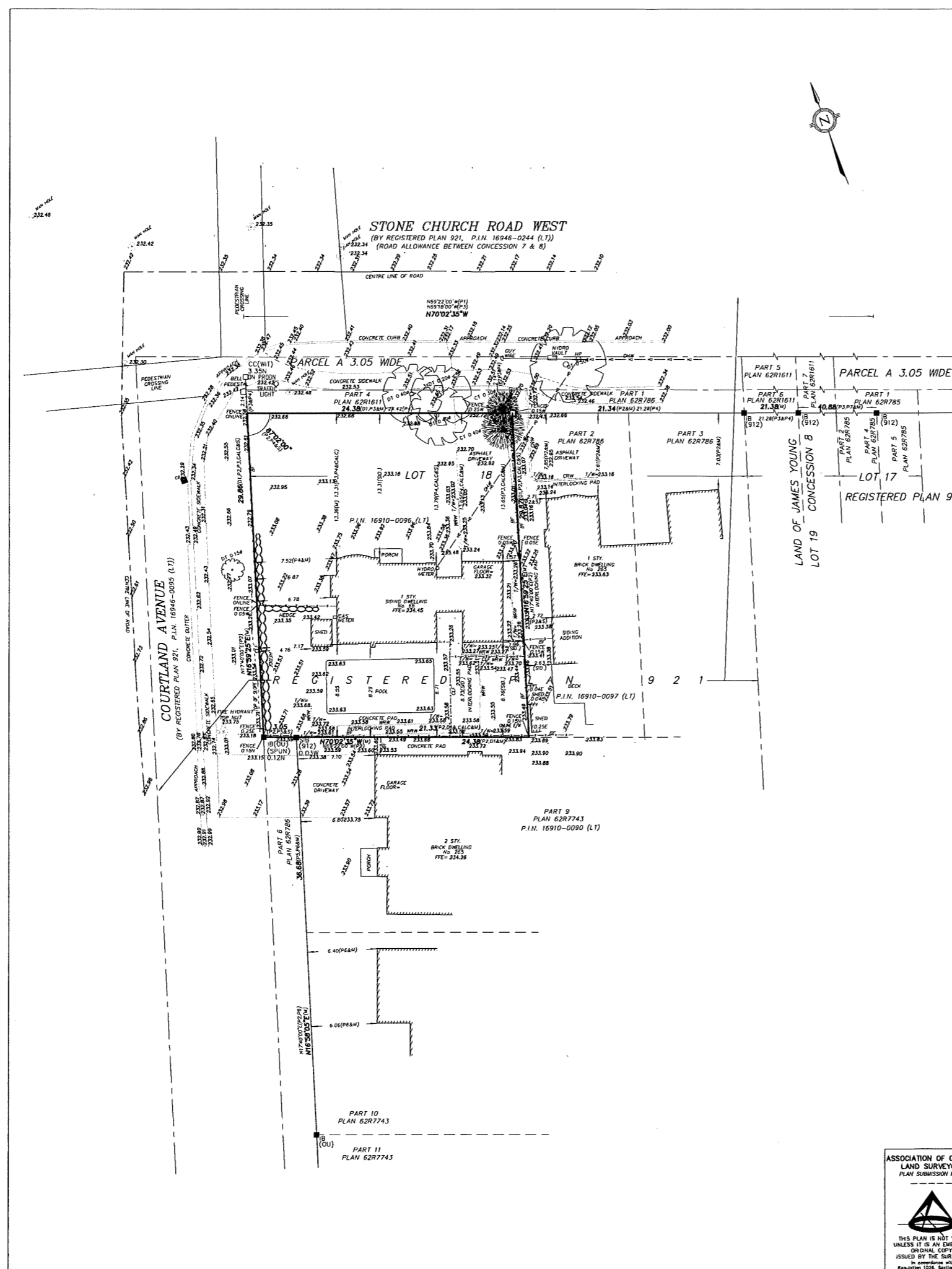
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

#### 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.



**SURVEYOR'S REAL PROPERTY REPORT,  
PART 1  
PART OF LOT 18  
REGISTERED PLAN 921  
IN THE  
CITY OF HAMILTON  
(REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH)**

SCALE & NOTES  
SCALE: 1:200  
0 1 2 3 4 5 10 20 Metres

THOMAS GONDO  
ONTARIO LAND SURVEYOR  
© COPYRIGHT 2019

- LEGEND**
- SURVEY MONUMENT FOUND
  - ▣ SURVEY MONUMENT PLANTED
  - IB IRON BAR
  - CSB STANDARD IRON BAR
  - CC CUT CROSS
  - OU DENOTES ORIGIN UNKNOWN
  - N-E-W-S DENOTES NORTH - EAST - WEST - SOUTH
  - S DENOTES SET
  - M DENOTES MEASURED
  - (P1) DENOTES REGISTERED PLAN 921
  - (P2) DENOTES PLAN 62R785
  - (P3) DENOTES PLAN 62R1611
  - (P4) DENOTES CITY OF HAMILTON NOTE DATED: JAN 25, 1979.
  - (P5) DENOTES PLAN 62R7743
  - (P6) DENOTES PLAN BY G.V. CONSOU DATED: JULY 4, 1986.
  - (P6) DENOTES PLAN 62R785
  - (O1) DENOTES PLAN C0251011
  - (912) DENOTES A.J. CLARKE AND ASSOCIATES LTD.
  - DENOTES SUBJECT LANDS BOUNDARY
  - DENOTES DEED LINE
  - DENOTES LOT LINE
  - DENOTES LIMIT OF STREET
  - X-X- DENOTES FENCE LINE
  - N-E-S-W DENOTES NORTH-EAST-SOUTH-WEST
  - T/W DENOTES TOP OF WALL
  - W/W DENOTES WOODEN RETAINING WALL
  - CRW DENOTES CONCRETE RETAINING WALL
  - HP DENOTES HYDRO POLE
  - UP DENOTES UTILITY POLE
  - OHW DENOTES OVERHEAD WIRES
  - BF DENOTES BOARD FENCE
  - DLF DENOTES CHAIN LINK FENCE
  - PRODN DENOTES PRODUCTION

**METRIC**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF STONE CHURCH ROAD WEST HAVING A BEARING OF N70°02'35"W

**BENCH MARK**  
ELEVATIONS ARE REFERRED TO BENCHMARK No. 07720022104 HAVING AN ELEVATION OF 238.536 Metres.

**PART 2 - SURVEY REPORT**

- 1) THE FENCES ARE NOT ALWAYS ON THE PROPERTY LINES.
- 2) THERE IS NO EASEMENT REGISTERED ON TITLE FOR THE SUBJECT PARCEL.

THIS SURVEY IS PREPARED EXCLUSIVELY FOR XXXXX AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHERS.

**SURVEYOR'S CERTIFICATE**

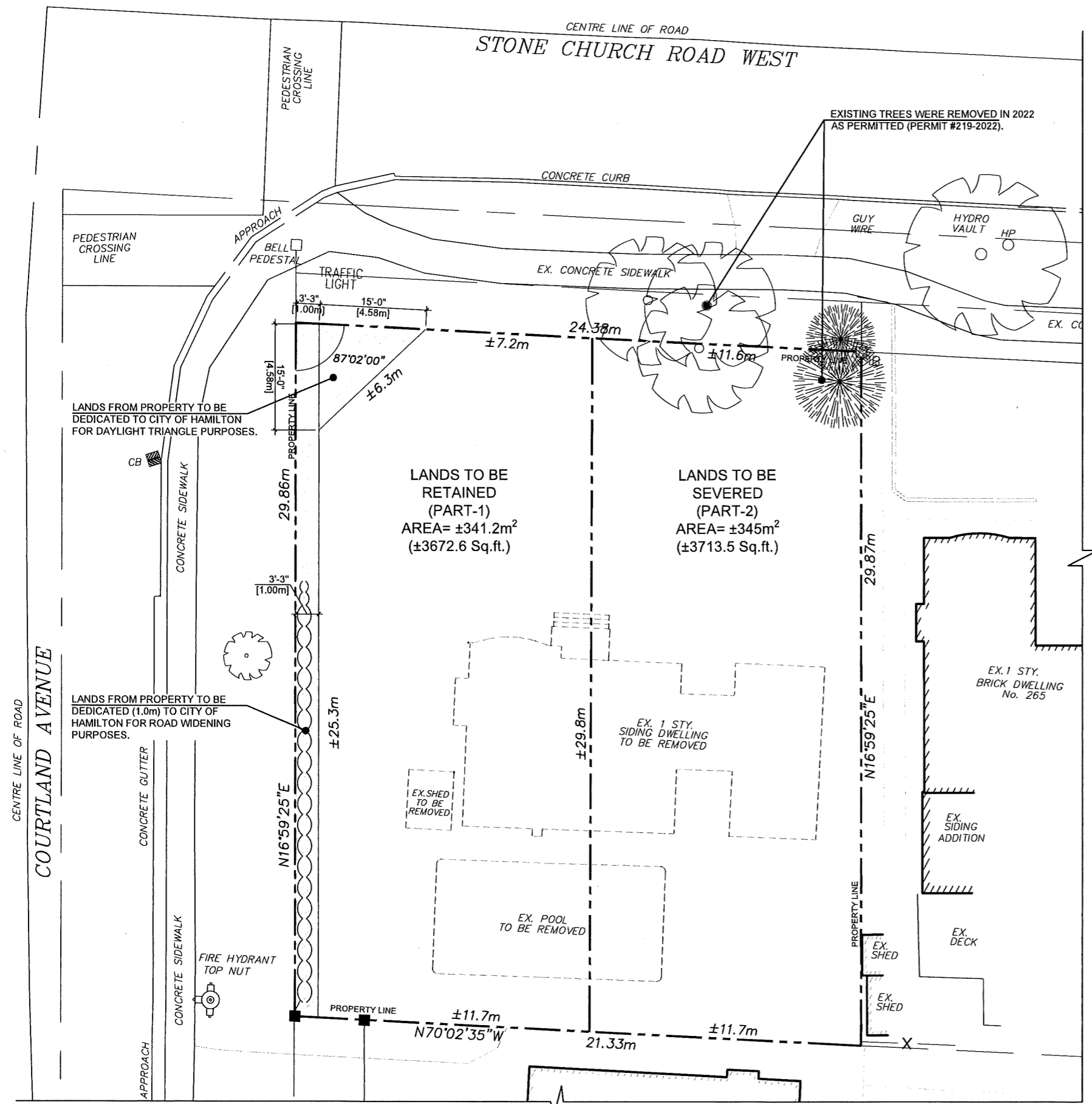
I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 11, 2019.

DATE: SEPTEMBER 13, 2019  
THOMAS GONDO  
ONTARIO LAND SURVEYOR



Lejan land Surveying Inc. DWN BY: AS  
80 King Street East - Unit 204  
Stoney Creek, ON L8C 1K2  
Phone: 905-662-8969  
Email: info@lejansurveying.ca  
CHK BY: TG  
JOB No. 19-5611



**LEGEND**

- PROPERTY LINE
- ITEMS TO BE DEMOLISH
- BUILDING LINE
- TREES
- HEDGE

1 PROPOSED SITE SEVERANCE  
Scale: 1/16"=1'-0"

ARCHITECT/ENGINEER

**R&R DESIGNS**

92 Stapleton Ave.  
Hamilton, ON L8H 3N6  
Tel: 905.547-8668  
Richie Khanna  
richie@r-rdesigns.net  
WWW.r-rdesigns.net

**NOTES:**

- CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS.
- THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.

REVISIONS		
NO.	DESCRIPTION	DATE
△	FOR REVIEW	26-11-24
△		
△		
△		
△		

NORTH

FILE #: 2024-RR23

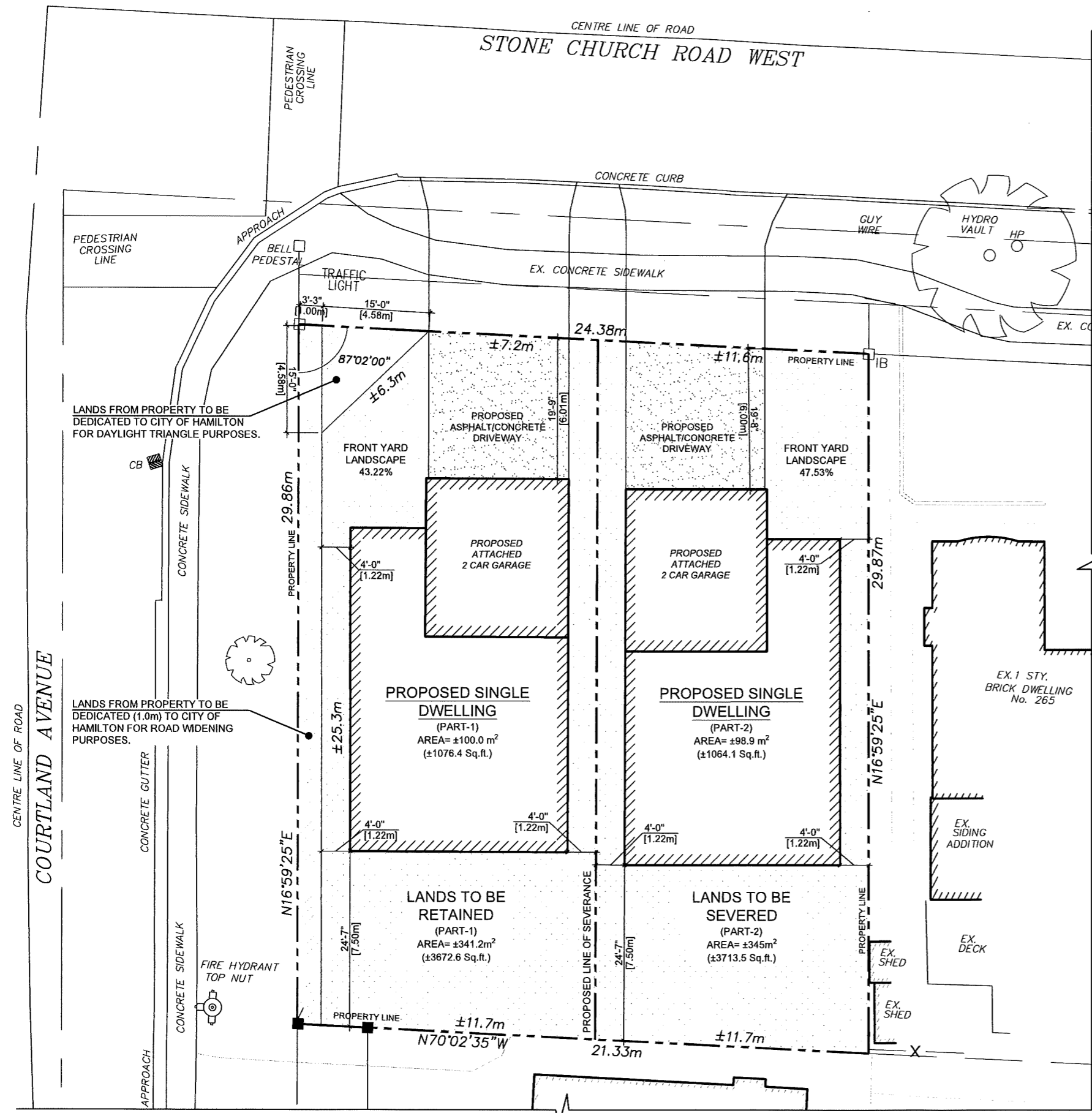
DRAWN BY: H.S.  
REVIEWED BY: R.K.  
DATE: 26-11-2024

**PROJECT NAME:**  
SEVERANCE FOR EXISTING LOT

**ADDRESS:**  
541 STONE CHURCH RD W,  
HAMILTON, ON L9B 1A5

**SHEET NAME**  
PROPOSED SITE SEVERANCE

**SHEET NO.**      **SP1.01**



**LIST OF VARIANCES:**

BELOW ARE THE PROPOSED REQUESTED VARIANCES:

1. THE SIDE SETBACK FROM THE PROPERTY LINE TO THE NEW BUILDING LINES SHOULD BE 2.70 m; HOWEVER, BOTH BUILDINGS SHOULD HAVE A VARIANCE OF 1.22 m FOR THE SUGGESTED SETBACK.
2. ACCORDING TO THE BY-LAW, THE MINIMUM LOT AREA FOR A SINGLE-FAMILY DWELLING HAS TO BE 360 Sq.m; HOWEVER, BOTH LOTS ARE BEING ASKED FOR VARIANCES FOR NOT COMPLYING.
3. THE MINIMUM REQUIRED LOT WIDTH IS 12.0 METERS; HOWEVER, A VARIANCE OF 11.6 METERS WILL BE REQUESTED FOR EACH PROPOSED LOT.

**LEGEND**

	PROPERTY LINE
	LINE DEPICTS EXTERIOR WALL
	TREE
	LANDSCAPE
	ASPHALT/CONCRETE DRIVEWAY

ARCHITECT/ENGINEER

**R&R designs**  
 R&R DESIGNS  
 92 Stapleton Ave.  
 Hamilton, ON L8H 3N6  
 Tel: 905.547-8668  
 richie@r-rdesigns.net  
 WWW.r-rdesigns.net

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**REVISIONS**

NO.	DESCRIPTION	DATE
△	FOR REVIEW	26-11-24
△		
△		
△		
△		

**NORTH** FILE #. 2024-RR23  
 DRAWN BY: H.S.  
 REVIEWED BY: R.K.  
 DATE: 26-11-2024

**PROJECT NAME:**  
 SEVERANCE FOR EXISTING LOT  
**ADDRESS:**  
 541 STONE CHURCH RD W,  
 HAMILTON, ON L9B 1A5

**SHEET NAME**  
 PROPOSED SITE PLAN

**SHEET NO.** SP1.02



Hamilton

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

Table with columns for NAME, Purchaser\*, Registered Owners(s), Applicant(s)\*\* and Agent or Solicitor, with contact information fields (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 [x] Applicant [ ] Agent/Solicitor

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

1.4 Request for digital copy of sign [x] Yes\* [ ] No

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

1.5 All correspondence may be sent by email [x] 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	541 STONE CHURCH RD W		
Assessment Roll Number	251808104107600		
Former Municipality	HAMILTON		
Lot		Concession	
Registered Plan Number	921	Lot(s)	PART OF LOT 18
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)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> creation of a new lot(s)  | <input type="checkbox"/> concurrent new lot(s) |
| <input type="checkbox"/> addition to a lot  | <input type="checkbox"/> a lease               |
| <input type="checkbox"/> an easement  | <input type="checkbox"/> a correction of title |
| <input type="checkbox"/> validation of title (must also complete section 8)   | <input type="checkbox"/> a charge              |
| <input type="checkbox"/> cancellation (must also complete section 9)  |  |
| <input type="checkbox"/> creation of a new non-farm parcel (must also complete section 10)<br>( i.e. a lot containing a surplus farm dwelling<br>resulting from a farm consolidation) |  |

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

SUBHASH BHALLA (1371981 ONTARIO INC.)

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: SINGLE LOT TO BE SEVERED

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:	PART-1	PART-2			
Type of Transfer	N/A	NEW LOT			
Frontage	11.6 m	11.7 m			
Depth	29.87 m	29.86 m			
Area	±345 m <sup>2</sup>	±341 m <sup>2</sup>			
Existing Use	RESIDENTIAL	--			
Proposed Use	RESIDENTIAL	RESIDENTIAL			
Existing Buildings/ Structures	SINGLE DWELLING	--			
Proposed Buildings/ Structures	SINGLE DWELLING	SINGLE DWELLING			
Buildings/ Structures to be Removed	EX. BUILDING STRUCTURES TO BE DEMOLISHED.	--			

\* Additional fees apply.

#### 4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- |   |  |
|---|--|
| <input type="checkbox"/> provincial highway                             | <input type="checkbox"/> right of way      |
| <input type="checkbox"/> municipal road, seasonally maintained          | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year |  |

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well              | <input type="checkbox"/> 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?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: --

Urban Hamilton Official Plan designation (if applicable) URBAN HAMILTON - NEIGHBOURHOODS

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

URBAN HAMILTON OFFICIAL PLAN SCHEDULE - E1

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? D/S - 198, D/S-1822 [URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLING, Etc.

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)
<b>An agricultural operation, including livestock facility or stockyard</b> * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
<b>A land fill</b>	<input type="checkbox"/>	
<b>A sewage treatment plant or waste stabilization plant</b>	<input type="checkbox"/>	
<b>A provincially significant wetland</b>	<input type="checkbox"/>	
<b>A provincially significant wetland within 120 metres</b>	<input type="checkbox"/>	
<b>A flood plain</b>	<input type="checkbox"/>	
<b>An industrial or commercial use, and specify the use(s)</b>	<input type="checkbox"/>	
<b>An active railway line</b>	<input type="checkbox"/>	
<b>A municipal or federal airport</b>	<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.

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- 6.4 How long has the applicant owned the subject land?  
more than 7 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.
- 

## 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)
- 

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

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

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):
---------------	------------------------------

**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 <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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