

NOTICE OF APPLICATION
CONSENT

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-25:017	SUBJECT PROPERTY:	30 Glover Road, Hamilton
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APPLICANTS: Owner: 1000889299 Ontario Inc.
Agent: Sam Esposto Architect Inc. c/o Sam Esposto

PURPOSE & EFFECT: To facilitate the creation of an easement for storm water management.

	Frontage	Depth	Area
SEVERED LANDS: (for Easement)	104.7 m [±]	varies	1,495 m ² ±
RETAINED LANDS:	269.44 m [±]	131.97 m [±]	40,677 m ² ±

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 decided upon by the Consent Authority, the Director of Planning and Chief Planning, no earlier than:

Thursday, March 27, 2025

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

- Visit www.hamilton.ca/committeeofadjustment - Delegated Consent Authority Tab
- Email Committee of Adjustment staff at cofa@hamilton.ca

PUBLIC INPUT

Written: If you would like to submit written comments to the Consent Authority, you may do so via email or hardcopy. Written 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 two days before the Date of Decision.

Comments will be available on **March 25, 2025** on our website:
www.hamilton.ca/committeeofadjustment

Orally: Oral comments are not able to be submitted.



Subject Lands

DATED: March 10, 2025

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 in respect of the proposed consent does not make written submissions before the Consent Authority gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the Decision of Consent Authority in respect 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. A copy of the Decision will only be sent to those who request.

PLAN 62R-22470

Received and deposited

January 22nd, 2025

Danita Lopes

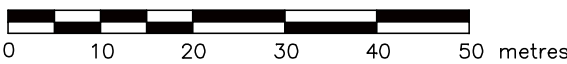
Representative for the
Land Registrar for the
Land Titles Division of
Wentworth (No.62)

SCHEDULE

PART	LOT	CONCESSION	PIN
1	PART OF LOT 15	CONCESSION 1	PART OF PIN 17084-0106

PLAN OF SURVEY OF
PART OF
LOT 15
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF GLANFORD
IN THE
CITY OF HAMILTON

SCALE 1 : 1000



THE INTENDED PLOT SIZE OF THIS PLAN IS 750 mm IN WIDTH BY 455 mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:1000

MackKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS - 2025

METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0)
COORDINATES ARE TO AN URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
A	4782013.95	595352.98
B	4782270.41	594964.12

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

BEARING REFERENCE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY
REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999685239

LEGEND

- DENOTES A SURVEY MONUMENT FOUND
- DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- WIT DENOTES A WITNESS MONUMENT
- P1 DENOTES PLAN 62R-22161
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 9th DAY OF JANUARY, 2025.

JANUARY 15, 2025

DATE

AISAR BHERI

ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY AND PETERS LIMITED

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-95532
E:\(62) Hamilton-Wentworth\TWP GLANFORD\CON 1\LOT 15\23-012\R\23-012-R.dwg

MMPE
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 659-1375
halton@mmplimited.com
mmplimited.com

DRAWN BY: A.S.
PARTY CHIEF: C.M.
CHECKED BY: A.B.
PROJECT No.:
23-012-R

APPENDIX 'A'

Supplemental Information Due to Restricted Space on Application Form

Section 3.2

Registered Owner of the dominant lands: LEGNANO TEKNOELECTRIC COMPANY NORTH AMERICA INC. (by Transfer No. WE1707422 registered on October 31, 2023).

Dominant Lands: PIN 17084-0105 (LT) - PART LOT 15 CONCESSION 1, GLANFORD, PART 2, 62R-22161, SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 62R-22161 AS IN WE1700606; CITY OF HAMILTON

Section 4.1

This application is to create an easement in support of a storm water service pipe for the neighbouring lands, 60 Glover Rd. The remainder of the lands is zoned Commercial, however no site plan application has been made at this time.

Section 6.3

Part 1, Part 2 & Part 3 Legnano Teknoelectric Company North America Inc. October 31, 2023 by Transfer No. WE1707422. Legal description of the severed parcel transferred to Legnano: Part 2, Plan 62R22161 Land Use:

Section 6.4

810294 Ontario Limited owned the whole parcel prior to the severance and the remainder of the parcel after the severance and conveyance to Legnano from November 27, 1986 by Transfer No. LT268044. 810294 Ontario Limited then transferred the remainder parcel to 1000889299 Ontario Inc. on December 23, 2024 by Transfer No. WE1774600. Legal description of the remainder parcel: Part 1, Plan 62R22161.



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	MAILING ADDRESS	
Purchaser*	N/A		Phone: E-mail:
Registered Owners(s)	1000889299 ONTARIO INC.	*	
Applicant(s)**	Sam Esposto Architect Inc. C/O Sam Esposto		
Agent or Solicitor	Same as Applicant		

*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
☒ Applicant

☐ Owner
☒ Agent/Solicitor

1.3 Sign should be sent to

☐ Purchaser
☒ Applicant

☐ Owner
☒ 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☐ Credit over phone*☒ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	30 Glover Rd., Hamilton, ON.		
Assessment Roll Number	251806076100175		
Former Municipality	Glanford		
Lot	PT 15	Concession	1
Registered Plan Number	Part 1	Lot(s)	
Reference Plan Number (s)	62R-22470	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: Refer to Appendix 'A'

Registered Owner of the dominant lands: LEGNANO TEKNOELECTRIC COMPANY NORTH AMERICA INC. (by Transfer No. WE1707422 registered on October 31, 2023).

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

Dominant Lands: PIN 17084-0105 (LT) - PART LOT 15 CONCESSION 1, GLANFORD, PART 2 62R-22161, SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 62R-22161 AS IN WE1700666-CITY OF HAMILTON

3.4 Certificate Request for Retained Lands: ☐ Yes☒ No

Yes, a statement from an OCHA 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 "Severed Lands" as Proposed Easement	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Retained Lands	Part 1			
Type of Transfer	N/A	Easement			
Frontage	269.44 m	+/- 6 m (Total width) 104.70 m (Frontage)			
Depth	131.97 m	+/- 250.63 (Total Length)			
Area	40,677 sqm	+/- 1,495 sqm			
Existing Use	Agricultural	Agricultural			
Proposed Use	Commercial	SWM Easement			
Existing Buildings/ Structures	N/A No Existing Buildings	N/A No Existing Buildings	Refer to Appendix 'A'		
Proposed Buildings/ Structures	N/A	N/A			
Buildings/ Structures to be Removed		N/A			

* 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?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Arterial Commercial and Business Park

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

The intention of this application is to register an easement over Part 1 within the Arterial Commercial designation to service a storm water connection point to Part 2. Refer to appended drawing.

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? C7-599

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 checked="" 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 checked="" 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.

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? **Refer to Appendix 'A'**

☒ 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.

Part 1, Part 2 & Part 3 Legnano Teknoelectric Company North America Inc. October 31, 2023 by Transferee

6.4 How long has the applicant owned the subject land? **Refer to Appendix 'A'**

810294 Ontario Limited owned the whole parcel prior to the severance and the remainder of the parcel a

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.

YES, but those other lands are not relevant for the purpose of this application for consent

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)

Easement supports planning for/implementation of Stormwater Management, efficient use of services, appropriate development of designated and zoned lands.

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

☒ Yes ☐ No (Provide explanation)

Easement supports planning for/implementation of Stormwater Management, efficient use of services, appropriate development of designated and zoned lands.

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

☒ Yes ☐ No (Provide explanation)

The Growth Plan for the Greater Golden Horseshoe is no longer in force. The proposed easement will allow for the development of the Par

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

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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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
