



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-25:034	SUBJECT PROPERTY:	461 Kitty Murray Lane, Ancaster
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APPLICANTS:

Owner: 1333664 Ontario Inc. c/o Mike Valvasori

Agent: Urban Solutions Planning & Land Development Consultants Inc. c/o Matt Johnston

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to create three new residential building lots and to retain a parcel of land for a residential building lot, to facilitate the development of a single-detached dwelling on each of the four lots. The existing structures will be removed.

	Frontage	Depth	Area
SEVERED LANDS (SEVERED LANDS 1):	9.82 m [±]	60.96 m [±]	598.64 m ² [±]
SEVERED LANDS (SEVERED LANDS 2):	9.82 m [±]	60.97 m [±]	598.69 m ² [±]
SEVERED LANDS (SEVERED LANDS 3):	9.80 m [±]	60.97 m [±]	601.95 m ² [±]
RETAINED LANDS:	9.89 m [±]	60.96 m [±]	598.89 m ² [±]

Associated Planning Act File(s): A-25:102

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:

DATE:	Thursday, July 17, 2025
TIME:	2:35 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at

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

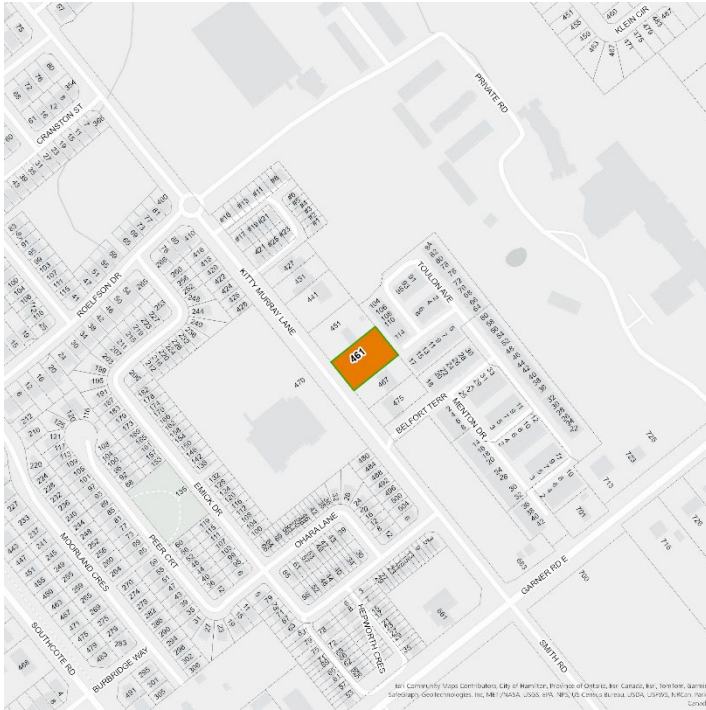
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **July 15, 2025**

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 **July 16, 2025**

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding B-25:034, 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.



Subject Lands

DATED: June 30, 2025

Justin Leung,
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.

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 Tuesday 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.

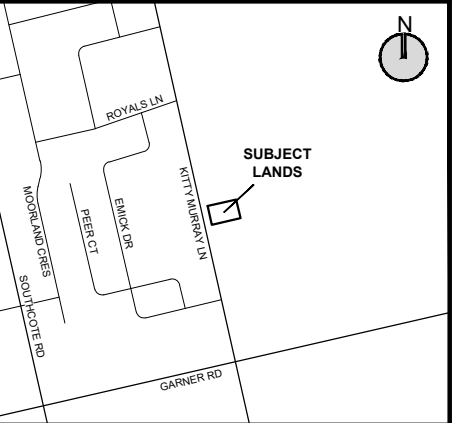
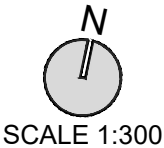
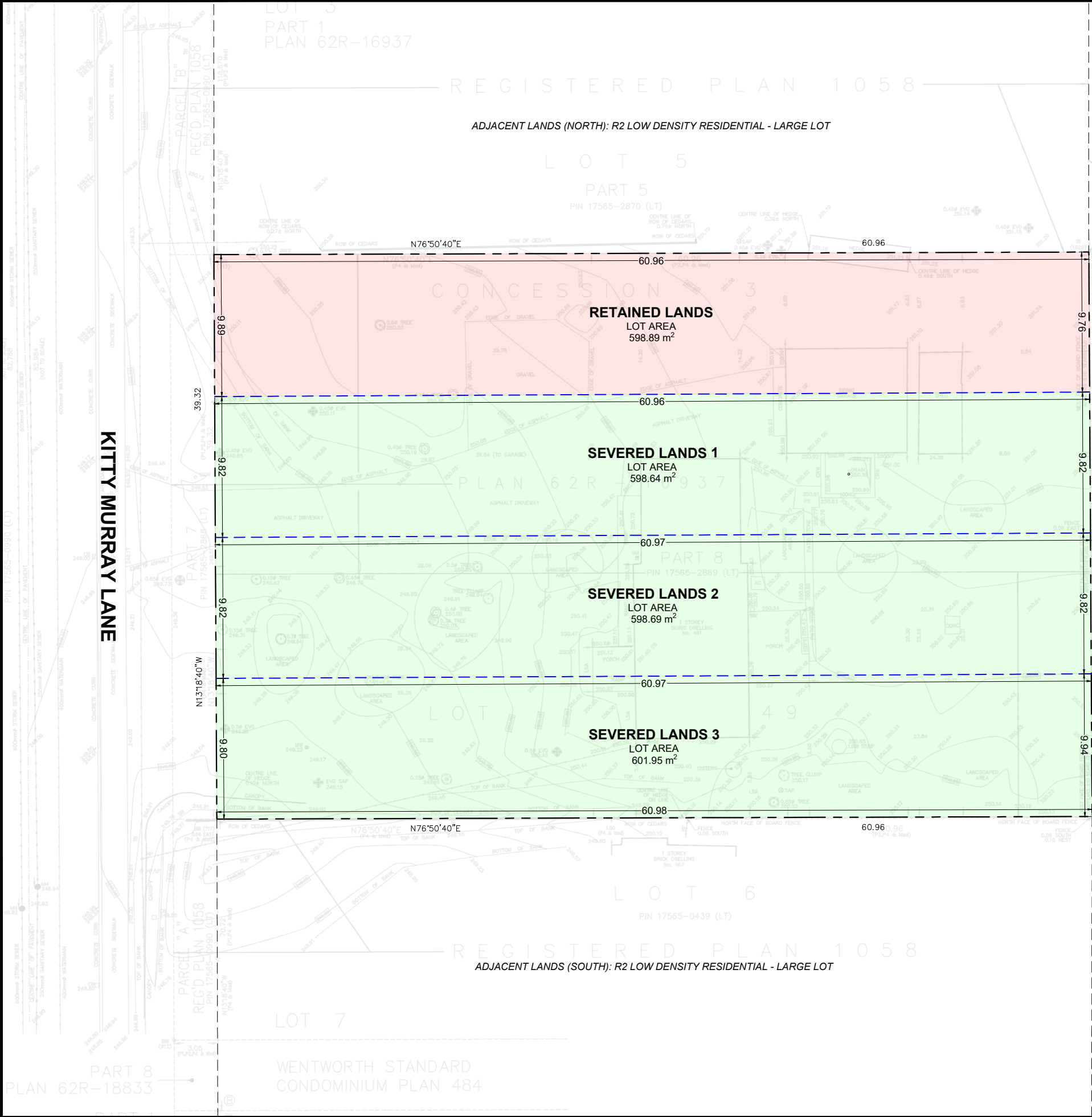
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

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.



KEY MAP - N.T.S.

SCALE 1:300
METRES



LEGEND

- SUBJECT LANDS
- LANDS TO BE RETAINED
- LANDS TO BE SEVERED
- SEVERANCE LINE

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: S. ERICKSON
CHECKED BY: M. JOHNSTON
DRAWN BY: S. ERICKSON
DATE: MAY 26, 2025



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
461 KITTY MURRAY LANE
CITY OF HAMILTON

TITLE:
SEVERANCE SKETCH

U/S FILE NUMBER: 505-24
SHEET NUMBER: 1

DEVELOPMENT STATISTICS		
EXISTING ZONING: LOW DENSITY RESIDENTIAL – LARGE LOT (R2) ZONE		
RETAINED LANDS		
ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	630 m ²	598.89 m ²
MIN. LOT WIDTH	18.0 m	9.89 m
SEVERED LANDS 1		
ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	630 m ²	598.64 m ²
MIN. LOT WIDTH	18.0 m	9.82 m
SEVERED LANDS 2		
ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	630 m ²	598.69 m ²
MIN. LOT WIDTH	18.0 m	9.82 m
SEVERED LANDS 3		
ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	630 m ²	601.95 m ²
MIN. LOT WIDTH	18.0 m	9.80 m

May 29, 2025

505-24

Via Digital and Delivered

Mr. Justin Leung
Secretary Treasurer

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

Dear Mr. Leung,

**RE: Consent to Sever and Minor Variance Application
461 Kitty Murray Lane, Ancaster**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultants acting on behalf of 1333664 Ontario Inc. c/o Mr. Mike Valvasori, the registered owner of the lands municipally known as 461 Kitty Murray Lane in the City of Hamilton ("Subject Lands"). On behalf of the owner, UrbanSolutions has prepared the enclosed Consent to Sever and Minor Variance applications.

Subject Lands

The subject lands are designated 'Neighbourhoods' on Schedule E – Urban Structure and Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan ("UHOP"), and 'Low Density Residential (Infill/Existing)' on Map B.2.5-1 – Land Use Plan of the Meadowlands Neighbourhood III Secondary Plan. At the zoning level, the lands are currently located within the 'Low Density Residential – Large Lot (R2) Zone' in Zoning By-law No. 05-200.

Policy Framework

On June 8, 2022, Council approved Urban Hamilton Official Plan Amendment No. 167 ("OPA 167") which (among other changes) allowed a greater range of uses within the Low Density Residential areas of the Neighbourhoods designation. It should be noted that this Amendment was only applicable to lands located *outside* of Secondary Plan areas and that lands located *within* Secondary Plan areas were to be captured by a future amendment to the UHOP. A subsequent Zoning By-law Amendment was approved on August 12, 2022 to permit the following uses within all of the City's former Community Zoning By-laws:

- Single Detached Dwellings;
- Duplex Dwellings;
- Semi-Detached Dwellings;
- Street Townhouse Dwellings; and,
- Conversions of existing dwellings to contain up to four units.

To address the existing policy gap between lands located *within* and *outside* of Secondary Plan areas, Council approved Urban Hamilton Official Plan Amendment No. 202 (“OPA 202”) via By-law No. 240-50 on April 10, 2024 which among other changes, modified the UHOP’s General Policies for Secondary Plans to allow the additional uses, heights, and densities permitted in Volume 1 (policies E.3.4.3, E.3.4.4, and E.3.4.5) to take precedence over related policies contained in Volume 2 for certain Low Density Residential designations within Secondary Plan areas. This change was implemented through the creation of Policy B.1.5 a) which is outlined below:

“B.1.5 a) Notwithstanding Policies B.1.2, B.1.5, and the policies contained in Sections B.2.0 to B.7, and Volume 1 Policy F.1.2.2, for all lands designated Low Density Residential 1, 1a, 1b, 2, 2a, 2b, 2e, and 2f on the land use plans appended to each secondary plan area, and for lands designated Low Density Residential 3 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, Policies E.3.4.3, E.3.4.4, and E.3.4.5 of Volume 1 shall apply for the purposes of permitted density ranges, built form, and height.”

In the case of the subject lands, Policy B.1.5 a) takes precedence over Policy 2.5.1.2 a) i) of the Meadowlands Neighbourhood III Secondary Plan – which currently states that the only permitted use within the ‘Low Density Residential (Infill/Existing)’ designation is a single-detached dwelling – by granting additional permissions for semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, and street townhouse dwellings in accordance with Policy E.3.4.3 of Volume 1.

A corresponding Amendment to Zoning By-law No 05-200 was passed via By-law No. 24-051 which created a new ‘Low Density Residential – Large Lot (R2) Zone’ containing permissions and regulations for all six (6) of the aforementioned residential uses at the zoning level. As a part of this Amendment, the subject lands were rezoned to the new Low Density Residential – Large Lot (R2) Zone which applies following lot width and area regulations to the following uses:

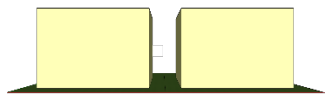
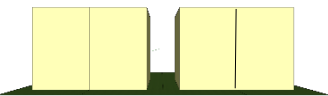
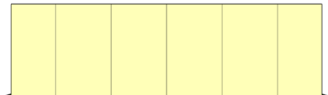
Use	Minimum Lot Width	Minimum Lot Area	Example (36 m Wide Lot)
Single Detached Dwelling	18.0 m	630.0 m ²	
Semi-Detached Dwelling	9.0 m	315.0 m ²	
Street Townhouse Dwelling	6.0 m	180.0 m ²	

Table 1: Low Density Residential – Large Lot (R2) Zone Regulations

As outlined in Staff Report PED22154(a) presented to Planning Committee on February 23, 2024, the R2 Zone was applied across the City to recognize established lot fabrics and maintain lot sizes in areas with rural cross sections where sufficient lot size is essential to maintaining drainage patterns. For this reason, the provisions of the R2 Zone are principally the same as the R1 and R1(a) Zones with the exception of minimum side yard setbacks, lot coverage, and minimum landscaped area. In the case of side yard

setbacks specifically, the minimum requirement was increased from 1.2 metres (in the case of the R1 and R1(a) Zones) to 2.0 metres to support adequate drainage on larger lots without access to municipal storm sewers.

Proposed Development

The proposed development consists of four (4) single detached dwellings located on individual freehold lots (to be created via the enclosed Consent to Sever application) fronting onto Kitty Murray Lane. As noted above, the minimum lot width requirement for a single-detached dwelling in the R2 Zone is 18.0 metres. Given that the subject lands have a current lot width of 39.33 metres, the proposal will require a variance for each lot to permit a minimum lot width of 9.8 metres for a single detached dwelling.

Consent to Sever Application

The enclosed Consent to Sever application seeks to divide the subject lands into four (4) separate parcels to facilitate the development of a single detached dwelling on each. Referring to the enclosed Severance Sketch prepared by UrbanSolutions, all four (4) parcels (“Retained Lands”, “Severed Lands 1”, “Severed Lands 2” and “Severed Lands 3”) are proposed to have frontages ranging from 9.8 metres to 9.89 metres onto Kitty Murray Lane, depths of 60.96 metres, and lot areas ranging from 598.64 m² to 601.95 m².

This Consent to Sever application is in keeping with Section 53(1) of the *Planning Act, R.S.O., 1990, as amended*, as a plan of subdivision is not necessary for the proper and orderly development of the subject lands. Further, the resulting development of a single detached dwelling on each of the four (4) created lots:

- Satisfies the evaluation criteria contained in Section 51(24) of the *Planning Act*;
- Is consistent with the Provincial Planning Statement (2024), as such will assist with the objective of focusing growth and development in settlement areas (Policy 2.3.1.1);
- Conforms to the Policy B.2.4.1.3 c) of the UHOP, as such will aid the City in achieving its objective of accommodating approximately 30% of its intensification target within the Neighbourhoods designation, while maintaining the existing built-form and character of the surrounding area; and,
- Conforms to the evaluation criteria outlined in Policy F.1.14.3.1 of the UHOP.

Minor Variance Application

The purpose of the enclosed Minor Variance application is to address zoning non-conformities relating to lot width, lot area, and minimum side yard setback requirements resulting from the above-noted severance. The following variances will be required for each of the four (4) lots as labelled on the enclosed Severance Sketch:

1. To permit a minimum lot width of 9.8 metres whereas 18.0 metres is currently required.
2. To permit a minimum lot area of 595.0 square metres whereas 630.0 square metres is currently required.
3. To permit a minimum side yard setback of 1.2 metres whereas 2.0 is currently required.

Section 45(1) of the *Planning Act, R.S.O. 1990, as amended*, requires any Minor Variance application to satisfy four (4) tests. The following section of this Letter will provide justification in support of each variance with reference to the criteria established in Section 45(1) of the *Act*.

Variance 1 – Lot Width

When examining the appropriateness for reducing the minimum required lot-width from 18.0 metres to 9.8 metres, it is important to note that the R2 Zone permits a minimum lot width of 9.0 metres for semi-detached dwellings and 6.0 metres for street townhouse dwellings as-of-right. Based on these regulations, the subject lands (currently 39.33 metres wide) could accommodate six (6) street townhouse dwellings (each with a lot width of +/- 6.55 metres) or four (4) semi-detached dwellings (each with a lot width of +/- 9.83 metres) without the need for a variance (Figure 1). However, a development proposal consisting of fewer units, lower density, and a built form (single detached dwellings) that is more consistent with those present throughout the surrounding area is not currently permitted.

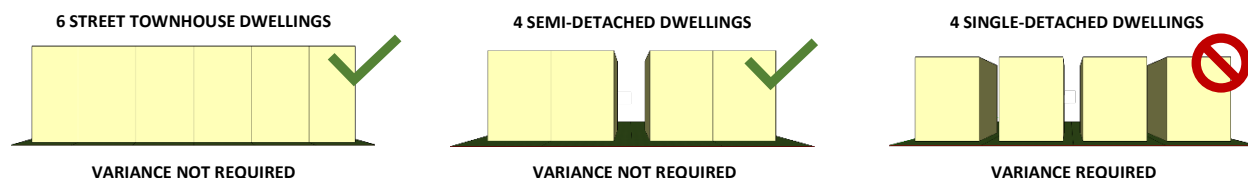


Figure 1: Lot Width Permission Comparisons in the Low Density Residential – Large Lot (R2) Zone

Further, City Planning staff cite the intention behind the creation of the R2 Zone in Report PED22154(a) as "... maintain[ing] lot sizes in areas with rural cross sections where sufficient lot size is essential to maintain drainage patterns." Given that the subject site is located in an urbanized area and has direct access to municipal storm drainage infrastructure, the rationale for maintaining larger lot sizes and side yard setbacks does not apply in this scenario. Based on the above, it is our professional opinion that Variance 1 satisfies the four (4) tests in that it is minor in nature; facilitates a built form that is both desirable and appropriate for the subject lands; and conforms to the general intent and purpose of the UHOP and Zoning By-law No. 05-200.

Variances 2 – Lot Area

To facilitate the proposal, a variance will also be required to reduce the minimum required lot area for a single detached dwelling from 630 m² to 595 m². This modest reduction of approximately 5.6% represents a minor departure from current zoning requirements and does not frustrate the general intent and purpose of the UHOP or Zoning By-law No. 05-200. Additionally, as previously noted, the R2 zone was created to recognize *existing* lot fabrics and maintain lot sizes in areas with rural cross sections where sufficient lot sizes are essential to maintaining drainage patterns. As the subject lands are located within a fully urbanized part of the City and have direct access to municipal storm drainage infrastructure, the rationale for requiring larger lot sizes is not applicable in this scenario. Further, the proposed site design (four single detached dwellings on four individual lots) results in a reduced lot coverage and higher percentage of pervious landscaped area per lot compared to other uses permitted within the R2 Zone, thereby improving natural drainage processes and reducing surface stormwater runoff. Based on the

above, it is our professional opinion that Variance 2 satisfies the four (4) tests outlined in Section 45(1) of the *Planning Act*.

Variance 3 – Side Yard Setback

The proposal also requires a variance to reduce the minimum interior side yard setback requirement from 2.0 metres to 1.2 metres for each of the four (4) created lots. This setback distance is in keeping with those observed between existing single detached dwellings located further north and south along the west side of Kitty Murray Lane (416 – 504 Kitty Murray Lane) as well as the requirements of the Low Density Residential (R1) and Low Density Residential – Small Lot (R1a) Zones. Additionally, Staff note in Report PED22154(a) that the minimum side yard setback requirement was increased from 1.2 metres (in the case of the R1 and R1(a) Zones) to 2.0 metres for the R2 Zone to support adequate drainage on larger lots. Side yard setbacks are necessary from an engineering perspective to accommodate a 1.2 metre-wide drainage swale between two dwellings. As such, Variance 3 satisfies the four (4) tests outlined in Section 45(1) of the *Planning Act*.

In summary, it is our professional opinion that all three (3) of the requested variances satisfy the four (4) tests established in Section 45(1) of the *Planning Act* for the following reasons:

1. Such are minor in nature as they are required to facilitate a development proposal that more closely aligns with existing lot fabrics and built forms present in the surrounding area compared to other uses permitted as-of-right within the Low Density Residential – Large Lot (R2) Zone;
2. Such are desirable and appropriate for the subject lands as they are necessary to facilitate a built form that is more consistent with those established within the site's immediate area; results in a higher percentage of landscaped area per lot; and is less visually imposing from the public realm than other uses permitted as-of-right within the Low Density Residential – Large Lot (R2) Zone;
3. Such conforms to the general intent and purpose of Zoning By-law No. 05-200 in that the larger lot sizes and setbacks associated with the Low Density Residential – Large Lot (R2) Zone are not required to support adequate drainage on-site; and,
4. Such conform to the general intent and purpose of the UHOP in facilitating a compatible form of intensification within the City's built-up boundary.

In support of the subject applications, please find the following materials enclosed:

- One (1) copy of the Consent to Sever Sketch prepared by UrbanSolutions;
- One (1) copy of the Minor Variance Sketch prepared by UrbanSolutions;
- One (1) copy of the Topographic Survey prepared by A.T. McLaren;
- One (1) cheque in the amount of **\$3,460.00** made payable to the City of Hamilton for the enclosed Consent to Severance Application;
- One (1) cheque in the amount of **\$2,140.00** made payable to the City of Hamilton for the Concurrent Consent Fee; and,
- One (1) cheque in the amount of **\$4,015.00** made payable to the City of Hamilton for the enclosed Minor Variance Application.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Matthew LeBlanc, M.PL., BA (Hons)
Planner

cc: 1333664 Ontario Inc. c/o Mr. Mike Valvasori



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	
Registered Owners(s)	1333664 Ontario Inc. c/o Mr. Mike Valvasori	
Applicant(s)**	Same as owner	
Agent or Solicitor	UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston,	

*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. Please also send all correspondence

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	461 Kitty Murray Lane		
Assessment Roll Number	251814028029800		
Former Municipality	Ancaster		
Lot	49	Concession	3
Registered Plan Number	Unknown	Lot(s)	49
Reference Plan Number (s)	Unknown	Part(s)	8

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:

N/A**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:

Unknown at this time.

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

N/A3.4 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:	RETAINED LANDS	SEVERED LANDS 1	SEVERED LANDS 2	SEVERED LANDS 3	
Type of Transfer	N/A	N/A	N/A	N/A	
Frontage	9.89 m	9.82 m	9.82 m	9.80 m	
Depth	60.96 m	60.96 m	60.97 m	60.97 m	
Area	598.89 m ²	598.64 m ²	598.69 m ²	601.95 m ²	
Existing Use	Residential	Residential	Residential	Residential	
Proposed Use	Residential	Residential	Residential	Residential	
Existing Buildings/ Structures	Portion of detached accessory garage structure	Portion of single-detached dwelling and accessory garage structure	Portion of single-detached dwelling	Portion of single-detached dwelling	
Proposed Buildings/ Structures	Single-detached dwelling	Single-detached dwelling	Single-detached dwelling	Single-detached dwelling	
Buildings/ Structures to be Removed	Portion of detached accessory garage structure	Portion of single-detached dwelling and accessory garage structure	Portion of single-detached dwelling	Portion of single-detached dwelling	

* 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): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) 'Neighbourhoods' on Schedules E and E-1 of the UHOP, and 'Low Density Residential (Infill/Existing) in the Meadowlands Neighbourhood III Secondary Plan.

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

Please refer to the enclosed Cover Letter prepared by UrbanSolutions for more details.

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.

N/A

5.3 What is the existing zoning of the subject land? 'Low Density Residential - Large Lot (R2) Zone'
(in Zoning By-law No. 05-200)

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

N/A

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.

N/A

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"/>	N/A
A land fill	<input type="checkbox"/>	N/A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N/A
A flood plain	<input type="checkbox"/>	N/A
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	N/A
An active railway line	<input type="checkbox"/>	N/A
A municipal or federal airport	<input type="checkbox"/>	N/A

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.

N/A

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

N/A

- 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.

N/A

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

Unknown.

- 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.

Various parcels across the city.

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)

Please refer to the enclosed Cover Letter for more details.

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

☒ Yes ☐ No (Provide explanation) (*Provincial Planning Statement, 2024)

Please refer to the enclosed Cover Letter for more details.

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

☐ Yes (N/A) ☐ No (Provide explanation)

The Growth Plan is no longer recognized as an applicable policy document.

- 7.4 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☒ No (Provide explanation)

N/A

7.5 Are the subject lands subject to the Parkway Belt West Plan?

☐ Yes

☒ No

(Provide explanation)

N/A

7.6 Are the subject lands subject to the Greenbelt Plan?

☐ Yes

☒ No

(Provide explanation)

N/A

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

☐ Yes

☒ No

(Provide explanation)

N/A

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes

☒ No

(Provide explanation)

N/A

8.2 Does the current owner have any interest in any abutting land?

☐ Yes

☒ No

(Provide explanation and details on plan)

N/A

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

N/A

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

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
