

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-25:048 | SUBJECT PROPERTY: | 9754 Twenty Road West, Glanbrook |
|-------------------------|-----------------|--------------------------|-------------------------------------|

APPLICANTS: Owner: Glancaster Properties Inc
Agent: Nando De Caria

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to create a new residential building lot. The severed lands will contain a proposed two-storey dwelling, and the retained lands will contain the existing new two-storey dwelling.

| | Frontage | Depth | Area |
|---|----------------------|----------------------|------------------------------------|
| SEVERED LANDS (LANDS TO BE SEVERED): | 20.12 m [±] | 60.96 m [±] | 1225.7 m ² [±] |
| RETAINED LANDS (LANDS TO BE RETAINED): | 22.55 m [±] | 60.96 m [±] | 1374 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 heard by the Committee as shown below:

| | |
|---------------|--|
| DATE: | Thursday, August 14, 2025 |
| TIME: | 12:50 p.m. |
| PLACE: | City Hall Council Chambers (71 Main St. W., Hamilton) |
| | To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment |

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

B-25:048

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

PUBLIC INPUT

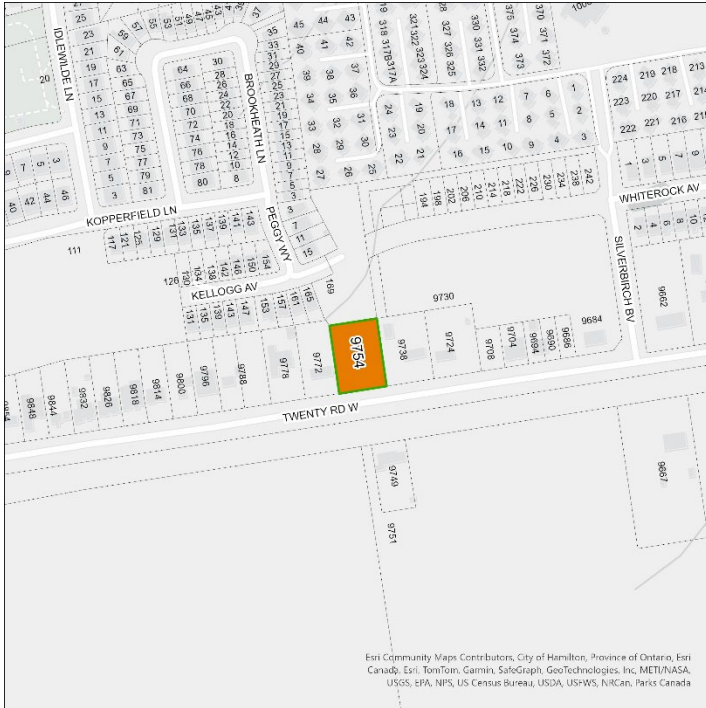
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **August 12, 2025**

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 **August 13, 2025**

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding B-25:048, 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: July 28, 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.



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

PARTICIPATION PROCEDURES

Written Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing.

How to Submit Written Comments:

By Email:

Send to: cofa@hamilton.ca

By Mail:

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

All written comments received will be made available to the Committee and the public by the Tuesday prior to the Hearing.

Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.

Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Name and mailing address of each person wishing to speak
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

Presentations

All presentations are permitted at the discretion of the Committee.

Virtual Presentations:

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca no later than 12:00 p.m. (noon) on the business day prior to the Hearing. The submission must be one document in PDF format only.

In-Person Presentations:

Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca by 12:00 p.m. (noon) on the business day prior to the Hearing in PDF format as a single document. Handouts are permitted only if the same content can be displayed on the presentation screen.

Additional Notes

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.

SKETCH FOR LAND DIVISION
OF
9754 TWENTY ROAD
IN THE
CITY OF HAMILTON

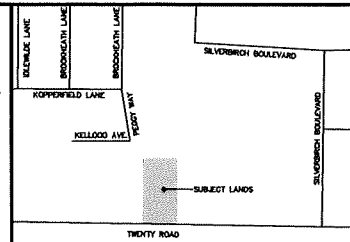
SCALE 1:300 METRIC



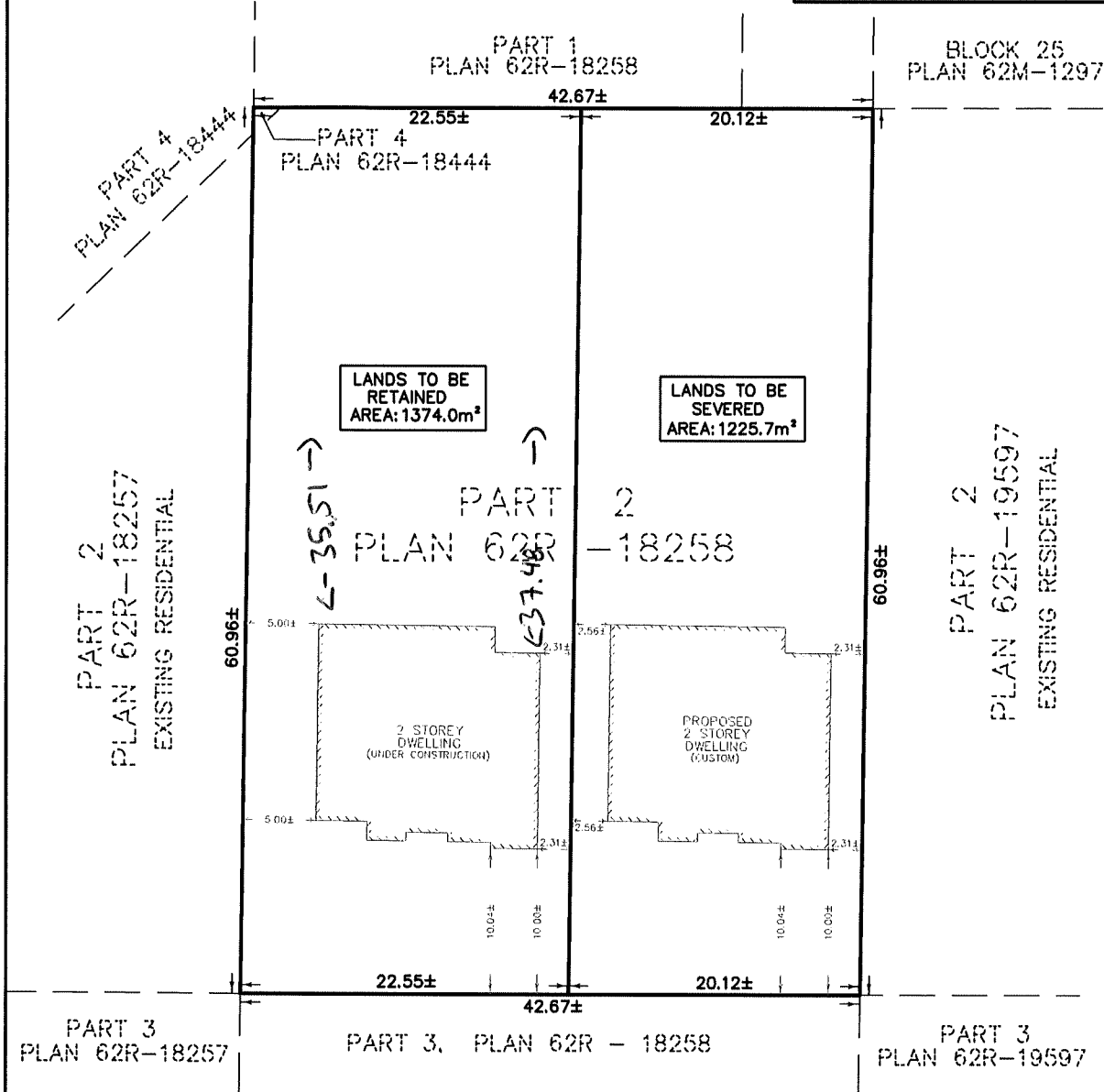
R.A. McLAREN, O.L.S. - 2025

CAUTION:

- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©



KEY MAP - NOT TO SCALE



TWENTY ROAD WEST
(WIDTH VARIES)

NOTE:

DISTANCES SHOWN ARE DERIVED FROM A PLAN BY A.T. McLAREN, O.L.S. DATED OCTOBER 10, 2013.

METRIC NOTE:

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

NOTE:

THIS PLAN COMPRISES PART OF LOT 2, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF GLANFORD, IN THE CITY OF HAMILTON.

JULY 11, 2025
DATE



A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559

| | | | | |
|-------------|---------------|-------------------|----------------|------------------|
| Drawn KM | Checked KB | Crew Chief N/A | Scale 1:300 | Dwg.No. 37734-SK |
|-------------|---------------|-------------------|----------------|------------------|

Planning Justification Report

Consent Application (Severance)

9754 Twenty Road West, Hamilton, Ontario

1.0 Introduction

This Planning Justification has been prepared in support of a Consent to Sever application for the property municipally known as 9754 Twenty Road West, located within the City of Hamilton. The application proposes the creation of one new lot for the purpose of accommodating a single detached dwelling, with the retained parcel continuing to support the existing residential use. This severance is consistent with the Provincial Policy Statement (2020), issued under Section 3 of the Planning Act, and conforms to the intent of the City of Hamilton's Urban and Rural Hamilton Official Plans, as well as applicable zoning requirements.

2.0 Consistency with the Provincial Policy Statement (PPS, 2020)

2.1 Policy 1.1 – Efficient and Resilient Development

The subject lands are located within a rural settlement area (Mount Hope), which is designated for modest growth and development. Policy 1.1.1 promotes the development of healthy, livable, and safe communities through efficient land use and appropriate residential infill. The severance represents a logical and efficient use of underutilized land within an established area, which can be appropriately serviced by private water and septic systems.

2.2 Policy 1.1.4 – Rural Areas in Municipalities

Policy 1.1.4.1 permits development that is compatible with the rural landscape and can be sustained by rural service levels. The proposed severance will allow for a low-density residential use, maintaining the rural character and supporting the vitality of the Mount Hope community.

2.3 Policy 1.4 – Housing

Policy 1.4.3 encourages planning authorities to provide for an appropriate range and mix of housing types and densities to meet projected needs. The creation of an additional lot for a single detached home supports housing choice and supply in the rural settlement area and contributes to local housing needs in a manner compatible with the area's form and function.

2.4 Policy 1.6 – Infrastructure and Public Service Facilities

The proposed development will use public services, which are already to the lot line and appropriate and permitted in this rural area. No expansion of municipal infrastructure is required, ensuring cost-effective and sustainable development.

2.5 Policy 2.1 and 2.3 – Natural Heritage and Agricultural Lands

The subject lands are located within a designated rural settlement and are not designated Prime Agricultural Areas, nor do they contain significant natural heritage features. As such, the severance will not impact protected farmland or environmental features, meeting the intent of Policies 2.1 and 2.3.

3.0 Policy 4.7 – Implementation

The PPS requires that planning authorities ensure all planning decisions are consistent with the PPS and aligned with local planning documents. The proposed severance is in conformity with the City of Hamilton's Official Plan, and the proposed lot sizes, frontages, and land uses conform to the zoning by-law requirements or can be made to conform through minor variance, if required.

4.0 Conclusion

The proposed severance of 9754 Twenty Road West:

- Supports appropriate rural residential infill within a designated settlement area;
- Contributes to the local housing supply in a manner that is efficient, compatible, and sustainable;
- Is already adequately serviced using existing infrastructure;
- Does not impact natural heritage or agricultural resources; and
- Is consistent with the Provincial Policy Statement, 2020, and the Planning Act.

As such, the application represents good land use planning, and we respectfully request that the Committee of Adjustment approve the application for consent.

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW****15.3 LOW DENSITY RESIDENTIAL – LARGE LOT (R2) ZONE**

Explanatory Note: The R2 Zone applies to low density residential areas where lots are predominantly larger than those in the R1 Zone and often located on roads with a rural cross section. The intent of the R2 Zone is to permit a range of low density residential housing types to meet the needs of the residents of the city.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Low Density Residential – Large Lot (R2) Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

15.3.1 PERMITTED USES

Community Garden
Day Nursery
Duplex Dwelling
Fourplex Dwelling
Lodging House
Residential Care Facility
Retirement Home
Semi-Detached Dwelling
Single Detached Dwelling
Street Townhouse Dwelling
Triplex Dwelling
Urban Farm

15.3.2 REGULATIONS**15.3.2.1 SINGLE DETACHED, DUPLEX DWELLING, TRIPLEX DWELLING, DAY NURSERY, LODGING HOUSE, RESIDENTIAL CARE FACILITY AND RETIREMENT HOME REGULATIONS**

- | | |
|--|----------------------|
| a) Minimum Lot Area | 630.0 square metres; |
| b) Minimum Lot Width | 18.0 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |
| d) Minimum Setback from a Side Lot Line | 2.0 metres |

SECTION 15: RESIDENTIAL ZONES

- | | |
|---|---|
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Maximum Lot Coverage | 35% |
| i) Minimum Landscaped Area | i) 40%; ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply. |

15.3.2.2 SEMI-DETACHED DWELLING REGULATIONS

- | | |
|---|---|
| a) Minimum Lot Area for each Dwelling Unit | 315.0 square metres; |
| b) Minimum Lot Width for each Dwelling Unit | 9.0 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |
| d) Minimum Setback from a Side Lot Line | 2.0 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted. |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

- | | |
|----------------------------|--|
| h) Minimum Landscaped Area | i) 35%; |
| | ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply. |

15.3.2.3 STREET TOWNHOUSE DWELLING REGULATIONS

- | | |
|--|---|
| a) Minimum Lot Area for each Dwelling Unit | 180.0 square metres for each dwelling unit. |
| b) Minimum Unit Width for each Dwelling Unit | 6.0 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |
| d) Minimum Setback from a Side Lot Line | 1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted. |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Landscaped Area | In accordance with the requirements of Section 4.35 a) and b) of this By-law. |

15.3.2.4 FOURPLEX DWELLING REGULATIONS

- | | |
|--|----------------------|
| a) Minimum Lot Area | 630.0 square metres; |
| b) Minimum Lot Width | 18 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

- | | |
|---|--|
| d) Minimum Setback from a Side Lot Line | 2 metres; |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Maximum Lot Coverage | 35%; |
| i) Minimum Landscaped Area | i) 40%; ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply. |
| j) Visual Barrier | i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this By-law. ii) Notwithstanding Section 15.3.2.4 j) i), rear yard parking shall comply with the requirements of Section 4.35 d). |
| k) Amenity Area | Amenity areas shall not be permitted in the side yard or on the roof-top of the dwelling. |
| l) Waste Storage | Outdoor waste storage shall be fully enclosed and shall not be located in the front yard. |

(By-law No. 24-051, April 10, 2024)



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* | | | Phone: |
| | | | E-mail: |
| Registered Owners(s) | GLANCASTER PROPERTIES INC | | |
| Applicant(s)** | NANDO DE CARIA | | |
| 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

☒ 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
☒ Cheque

☐ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

| | | | |
|---------------------------|---------------------|------------|--|
| Municipal Address | 9754 TWENTY RD WEST | | |
| Assessment Roll Number | 902110076000000 | | |
| Former Municipality | GLANBROOK | | |
| Lot | | Concession | |
| Registered Plan Number | | Lot(s) | |
| Reference Plan Number (s) | | Part(s) | |

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

☐ Yes ☒ No

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

3 PURPOSE OF THE APPLICATION

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

- | | |
|---|--|
| <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) (i.e. a lot containing a surplus farm dwelling 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:

GLANCASTER PROPERTIES

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

SEE SKETCH

3.4 Certificate Request for Retained Lands: ☒ Yes*

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

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

| | Retained (remainder) | Parcel 1 | Parcel 2 | Parcel 3* | Parcel 4* |
|---|-------------------------|----------------------|----------|-----------|-----------|
| Identified on Sketch as: | retained | severed | | | |
| Type of Transfer | N/A | <i>Severance</i> | | | |
| Frontage | 22.55 | 20.12 | | | |
| Depth | 60.96 | 60.96 | | | |
| Area | 1374m ² | 1225.7m ² | | | |
| Existing Use | single family | single family | | | |
| Proposed Use | single family | single family | | | |
| Existing Buildings/ Structures | new dwelling | none | | | |
| Proposed Buildings/ Structures | | new dwelling | | | |
| Buildings/ Structures to be Removed | | none | | | |

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- ☐ provincial highway
☐ municipal road, seasonally maintained
☒ municipal road, maintained all year

- ☐ right of way
☐ other public road
-

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

- ☒ publicly owned and operated piped water system
☐ privately owned and operated individual well

- ☐ lake or other water body
☐ other means (specify)
-

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

- ☒ publicly owned and operated sanitary sewage system
☐ privately owned and operated individual septic system
☐ other means (specify) already serviced

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) Neighborhoods

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

The application already conforms to all existing zoning (05-200) of the area and services have already been installed when Twenty rd was upgraded 7 years ago. It conforms to the rest of the lots on that stretch of road.

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? 05-200 R2

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"/> | none |
| A land fill | <input type="checkbox"/> | none |
| A sewage treatment plant or waste stabilization plant | <input type="checkbox"/> | none |
| A provincially significant wetland | <input type="checkbox"/> | none |
| A provincially significant wetland within 120 metres | <input type="checkbox"/> | none |
| A flood plain | <input type="checkbox"/> | none |
| An industrial or commercial use, and specify the use(s) | <input type="checkbox"/> | none |
| An active railway line | <input type="checkbox"/> | none |
| A municipal or federal airport | <input type="checkbox"/> | none |

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.

none

- 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?

2 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.

Land Holdings at 362 Harmony Hall drive in Ancaster

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)

see attached.

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

☒ Yes ☐ No (Provide explanation)

see attached

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

☒ Yes ☐ No (Provide explanation)

see attached

- 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): |
|---------------|------------------------------|

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) |
|----------------------------------|---|

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
