



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-25:021	SUBJECT PROPERTY:	46 Seabreeze Crescent, Stoney Creek
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APPLICANTS: Owner: Rashmi and Honne Gowda

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to create a new residential building lot. To permit the creation of an easement over a portion of land for access and maintenance purposes. The existing dwelling will be demolished to facilitate this application.

	Frontage	Depth	Area
SEVERED LANDS (Part 2):	15.70 m [±]	52.12 m [±]	813.57 m ² [±]
RETAINED LANDS (Part 1):	15.94 m [±]	54.44 m [±]	826.86 m ² [±]
Easement #1:	2.5 m [±]	42 m [±]	105 m ² [±]
Easement #2:	2.5 m [±]	42 m [±]	105 m ² [±]

Associated Planning Act File(s): A-25:043

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, September 25, 2025
TIME:	1:20 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

B-25:021

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 **September 23, 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 **September 24, 2025**

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding B-25:021, 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.



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PARTICIPATING PROCEDURES

1. 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 deadline date for written comment submissions 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.

2. 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.

3. 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.

4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is 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.

5. 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 **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only.

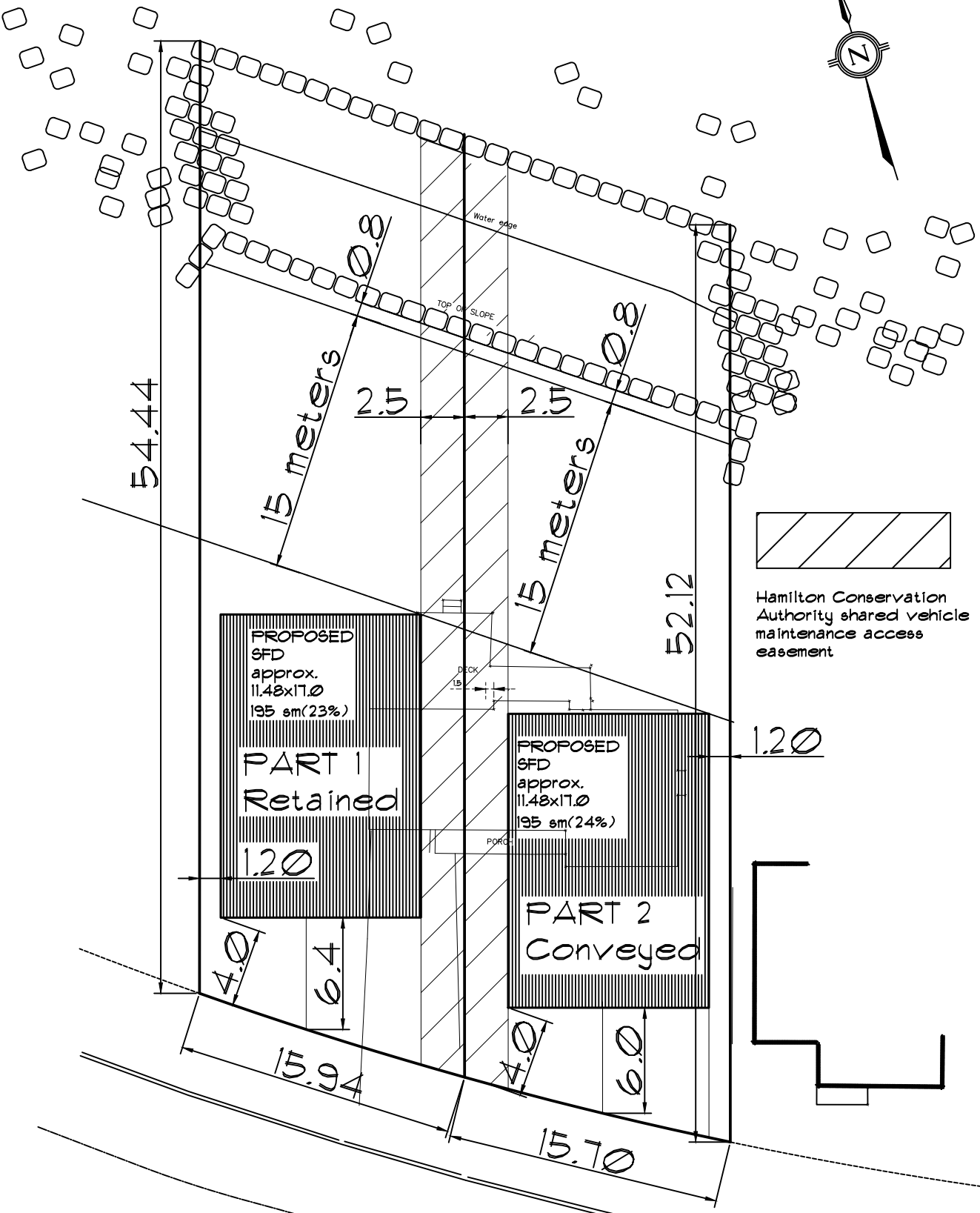
In-Person Presentations:

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**. The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

6. 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.



KNOWN AS SEABREEZE CRESCENT
 (STREET NAME CHANGED BY BY-LAW 2619, INST. No. A8127192)
 (FORMERLY LAKEVIEW CRESCENT BY REGISTERED PLAN 635)
 PIN 17362-0040

PROPOSED LOT SEVERANCE

	Part 1	Part 2	RESIDENTIAL S.F.D.
Lot Area	826.86	813.51	46 Seabreeze Cres. Stoney Creek, On
Lot Cov.	195(23%)	195(24%)	
Lot Fmt.	15.94	15.70	Severance Sketch
Depth	54.44	52.12	SCALE : NTS

AREA : -----SF.

Do not scale drawings. All dimensions must be site verified and report any discrepancies prior to starting any site work. All drawings remain the property of the designer and shall not be reproduced or reused without the written permission from the designer.

NO. REVISION	DATE
PROPOSED SEVERANCE	August 07

PROJECT # :
 J468EA
 SK
 OF SHEETS 01
 DUN BY: RG

ISSUED FOR APPROVALS

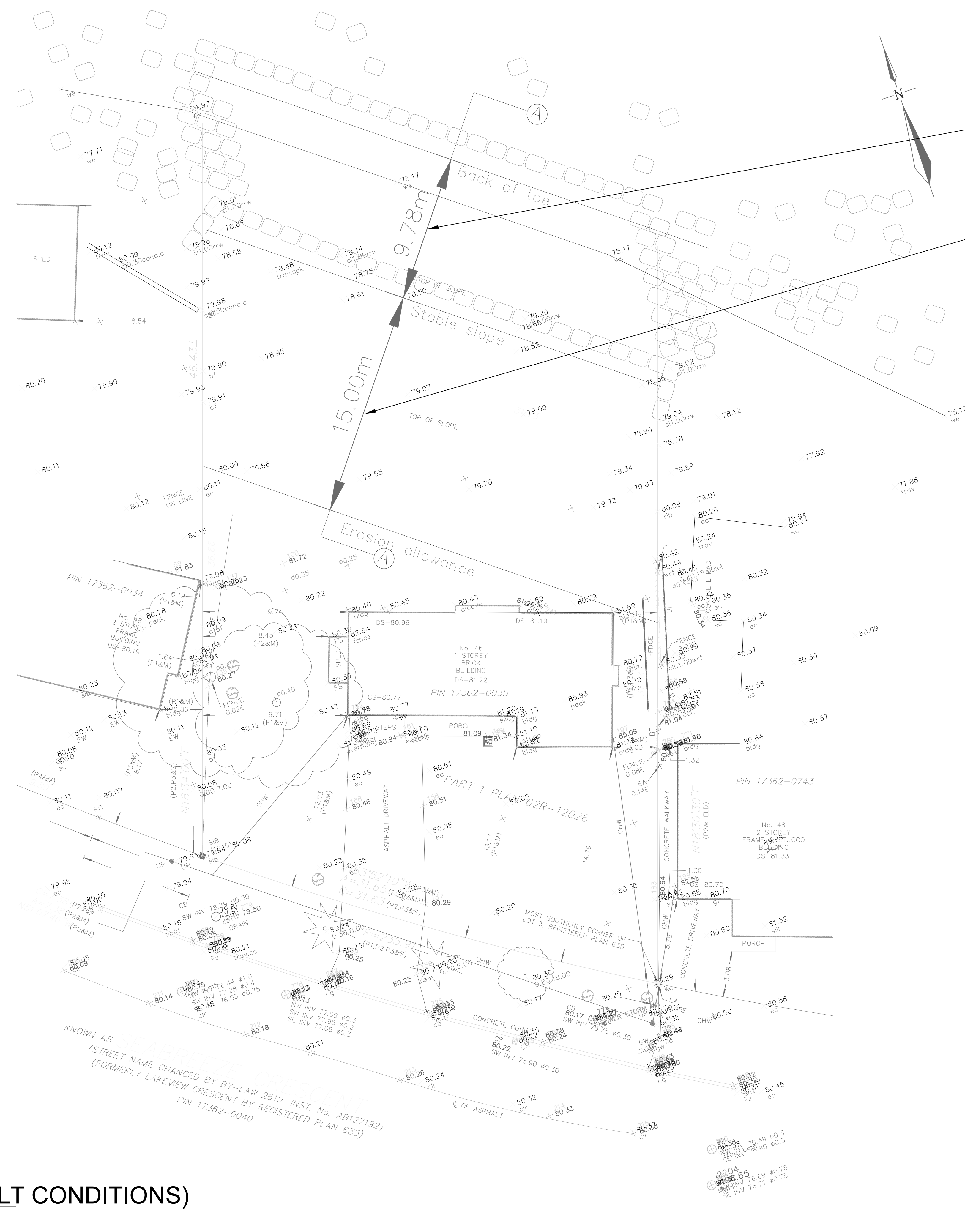
NOTES:

1. As-Built Based on work completed by Rankin Construction.
2. No overburden clayey silt fill is present along the coastline as a result of the grading activities in the rear yard and the shorewall construction
3. The upper portion of the slope adjacent to the shorewall is composed of native (stiff) clayey silt till and not loose fill material.
4. STABLE SLOPE BASED ON GEOTECH REPORT FROM TERRAPROBE FILE #7-229-01 (1/1.7 SLOPE DETERMINED)

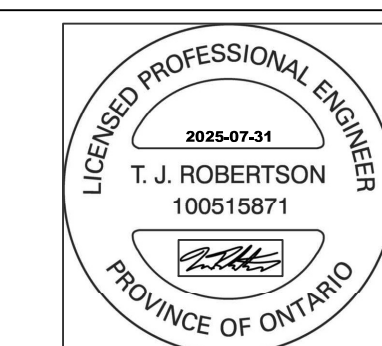
STABLE SLOPE ALLOWANCE
78.5-72.75= 5.75
(1/1.7 SLOPE = 5.75*1.7 = 9.78M)

EROSION ALLOWANCE (15.00M)

50-YEAR DESIGN LIFE
(50 X 0.3M/YR. = 15.00M)



SITE PLAN (AS-BUILT CONDITIONS)
SCALE 1:150



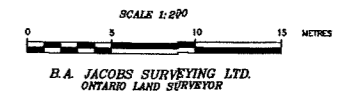
PROJECT:
As-Builds & Erosion Hazard Limit
46 Seabreeze Crescent

TITLE:
PERMIT DRAWING

JOB No:
DATE: JULY 31, 2025
SCALE: VARIOUS

DRAWING INFORMATION
DESIGNED BY: T. ROBERTSON P.ENG.
CHECKED BY:
DRAWN BY: T. ROBERTSON P.ENG.
DRAWING No:

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
PART OF LOT 3
 REGISTERED PLAN 635
 CITY OF HAMILTON

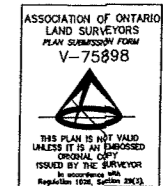


METRIC NOTE:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PART 1 AS SHOWN ON PLAN 62R-12026 HAVING A BEARING OF N 18° 30' 30" E.

ELEVATION NOTE:
 ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO CITY OF HAMILTON CONTROL MONUMENT No. 072900022. LOCATION: RIB WITH BRASS CAP AT THE SOUTHEAST CORNER OF LEWIS ROAD AND SOUTH SERVICE ROAD, 8.5 m. SOUTH OF THE CENTRELINE OF SOUTH SERVICE ROAD AND 21 m. EAST OF LEWIS ROAD. ELEVATION = 81.657 m. (COVD2±78 ADJUSTMENT)

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
 - SSB DENOTES STANDARD IRON BAR
 - SSSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IRB DENOTES ROUND IRON BAR
 - PS DENOTES PLASTIC BAR
 - WT. DENOTES WITNESS
 - (N) DENOTES NOT IDENTIFIABLE
 - P1 DENOTES PLAN BY MACKAY MACKAY & PETERS LTD
 - P2 DENOTES PLAN BY MACKAY MACKAY & PETERS LTD FILE: 21-440
 - P3 DENOTES PLAN 62R-19618
 - (655) DENOTES J.T. PETERS O.L.S.
 - (1379) DENOTES E.L. GRENWIE O.L.S.
 - (1645) DENOTES J.P. WOOLLEY O.L.S.
 - (1882) DENOTES MACKAY MACKAY & PETERS LTD
 - B.F. DENOTES BOARD FENCE
 - C.B. DENOTES CATCH BASIN
 - G.W. DENOTES GUY WIRE
 - M.H. DENOTES MANHOLE
 - T.C. DENOTES TOP OF CURB
 - T.W. DENOTES TOP OF WALL
 - U.P. DENOTES UTILITY POLE
 - W.V. DENOTES WATER VALVE
 - Ø.3φ DENOTES DIAMETER OF TREE



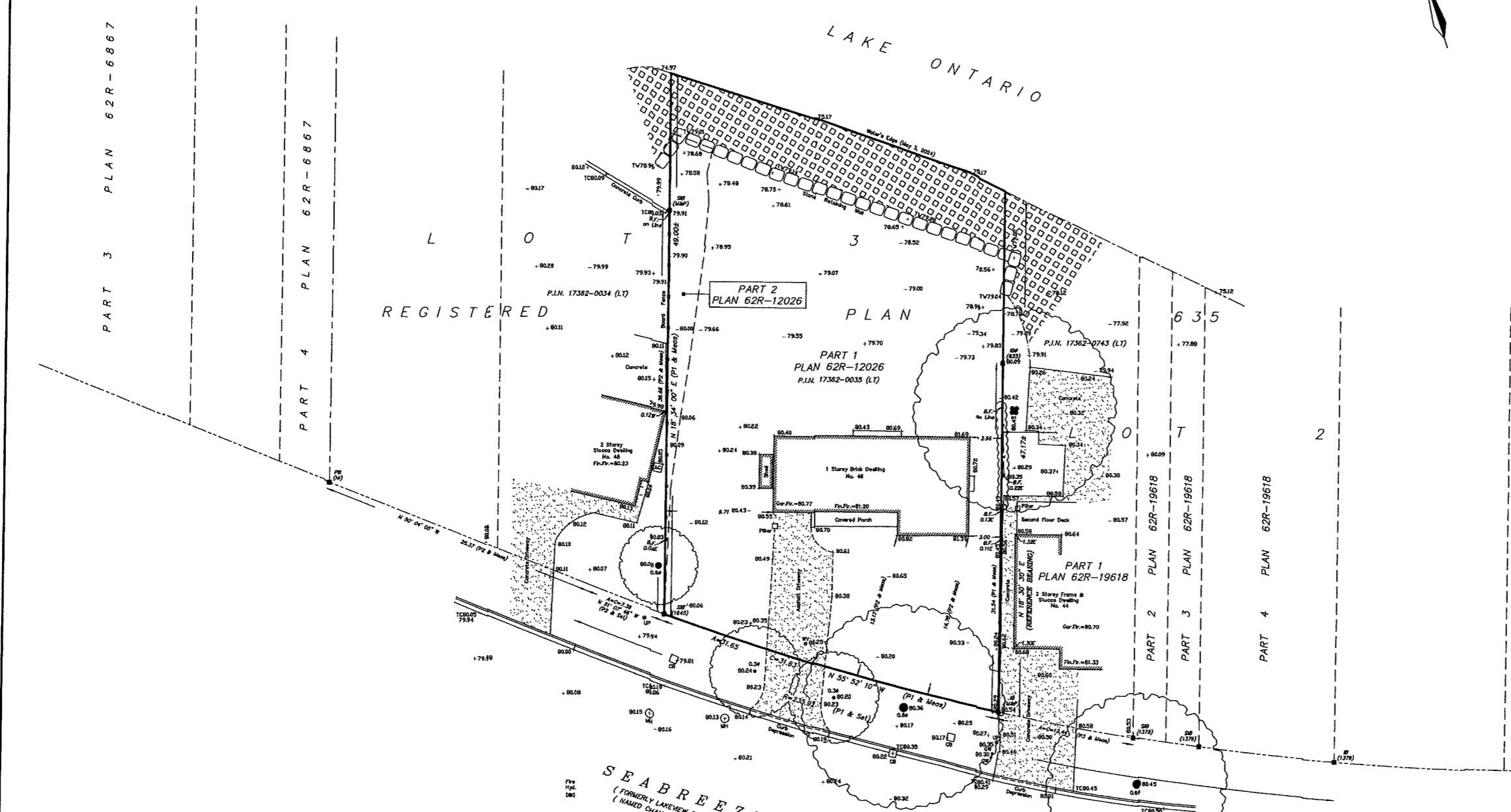
THIS REPORT WAS PREPARED FOR RASHMI AND NONNE GOWDA

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 MAY 3, 2024.

JUNE 17, 2024
 DATE
 BRYAN JACOBS
 ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.
 152 JACKSON STREET EAST, SUITE 102
 HAMILTON, ONTARIO (L9N 1J3)
 PHONE 905-521-1535 ba.jacobs@rogers.com



**SURVEYOR'S REAL PROPERTY REPORT
 PART 2 - REPORT SUMMARY**

DESCRIPTION OF LAND BEING PART OF LOT 3, REGISTERED PLAN 635, KNOWN AS MUNICIPAL No. 46 SEABREEZE CRESCENT, CITY OF HAMILTON
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY NO EASEMENTS LISTED ON THE PARCEL REGISTER FOUND IN THE LAND REGISTRY OFFICE.
BOUNDARY FEATURES NOTE LOCATION OF THE FENCES AS THEY RELATE TO THE BOUNDARIES OF THE SUBJECT PROPERTY.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS NOT CERTIFIED BY THIS REPORT

August 28, 2025

Mr. Justin Leung
Secretary Treasurer, Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Mr. Leung

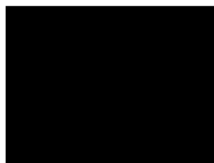
**Re: 46 Seabreeze Cres, Stoney Creek
Application for Land Severance B-25:021 &
Minor Variance A-25:043**

We are asking to have our two applications re-submitted to the Committee of Adjustment for the next available meeting.

We have completed further detailed analysis of our 2 applications with the Hamilton Conservation Authority (HCA) and believe that they are satisfied with the additional information that we have provided them with, and they are ready to recommend moving forward with our severance with some conditions that they will attach to the file. We are asking that the access easement that the HCA will be requesting be added to our application for severance as it will be a condition required by them. These easements are for future erosion vehicle access allowance, allowing each landowner reciprocal access over the adjacent land. Each easement is approximately 2.5 meters for a total of 5 meters in width by 42 meters long identified on the Proposed Lot Severance Sketch as the hatched area labelled "Hamilton Conservation Authority shared vehicle maintenance access easement.

Please find attached a detailed revised as built seawall survey detailing Development Setback engineered for the purposes of meeting HCA regulations. You will also find the Proposed lot severance Sketch that has been updated to reflect the new reduced building envelope to meet this new Development Setback.

Regards



Rashmi Gowda

August 18, 2025

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: 46 Seabreeze Cres, Stoney Creek
Application for Land Severance B-25:021 &
Minor Variance A-25:043**

We are asking to have our two applications re-submitted to the Committee of Adjustment for the next available meeting.

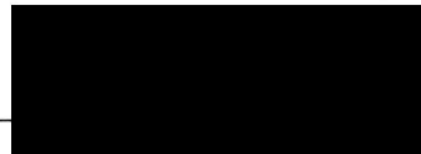
We have completed further detailed analysis of our 2 applications with the Hamilton Conservation Authority (HCA) and believe that they are satisfied with the additional information that we have provided them with, and they are ready to recommend moving forward with our severance with some conditions that they will attach to the file. We are asking that the access easement that the HCA will be requesting be added to our application for severance as it will be a condition required by them.

Please find attached a detailed revised as built seawall survey detailing Development Setback engineered for the purposes of meeting HCA regulations. You will also find the Proposed lot severance Sketch that has been updated to reflect the new reduced building envelope to meet this new Development Setback.

Regards



Rashmi Gowda



Honne Gowda

March 03, 2025

Ms. Jamila Sheffield
Secretary Treasurer, Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield,

**Re: 46 Seabreeze Cres, Stoney Creek
Application for Land Severance and Minor Variance**

We the owners of 46 Seabreeze Crescent in the former City of Stoney Creek, are submitting two applications for our property for consideration by the Committee of Adjustment. Both the Consent to Sever land and the Minor Variance are necessary for the creation of 1 additional building lot. The current use of the property is single family residential with a main 1 storey structure approximately in the middle of the entire property. We have approximately 31.6 meters of frontage and an average lot depth of 53 meters for a total of .41 acres of land.

Our property is surrounded by a variety of mixed density residential from the typical R1, R2 but also R3, R4, RM2, and RM3, which clearly suits the additional single lot proposal we are putting forward. We believe the additional single lot still meets the general purpose of the Official Plan and our Zoning By-Law. We are maintaining the general look of the current homes in our near vicinity with a 15-meter-wide single-family home, so we therefore believe that it is the appropriate development of our land.

Even though the very recent zoning By-Law change encourages residential intensification and development within the current urban area, we find ourselves in need of asking for some minor variances. We submit that these are minor in nature and are in line with many current residential properties in our neighborhood. We have provided detailed sketches of the proposed severance along with a current survey. You will also see attached a detailed new as built seawall survey detailing development setback engineered for the purposes of meeting HCA regulations.

Regards



Rashmi Gowda

Honne Gowda



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)	Rashmi & Honne Gowda		
Applicant(s)**	Rashmi Gowda Honne Gowda		
Agent or Solicitor			Phone:
			E-mail:

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

** Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 Primary contact Purchaser Owner
 Applicant Agent/Solicitor

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

1.4 Request for digital copy of sign Yes* No

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

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

In person
 Cheque

Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	46 seabreeze Crescent		
Assessment Roll Number	003.020.25800.0000		
Former Municipality	Stoney Creek		
Lot	Part of Lot 3	Concession	
Registered Plan Number	635	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 checked="" 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:

Unknown

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

3.4 Certificate Request for Retained Lands: Yes*

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

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

	Retained (remainder)	Parcel 1	Parcel 2 Easement #1	Parcel 3* Easement #2	Parcel 4*
Identified on Sketch as:	Part 1	Part 2			
Type of Transfer	N/A				
Frontage	15.94 m	15.70 m	2.5 m	2.5 m	
Depth	54.44 m	52.12 m	42 m	42 m	
Area	826.86 sm	813.57 sm	105 sm	105 sm	
Existing Use	Residential				
Proposed Use	Residential	Residential			
Existing Buildings/ Structures		Existing Dwelling <input checked="" type="checkbox"/>			
Proposed Buildings/ Structures	Single Family Dwelling	Single Family Dwelling			
Buildings/ Structures to be Removed		Existing Dwelling <input checked="" type="checkbox"/>			

* 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): Low Density Residential

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

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

Current lot and severed lot meet all criteria under the Urban Hamilton Official Plan

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.3 What is the existing zoning of the subject land? R2 - Low Density Residential

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

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input 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?
 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?
Purchased in September, 2021 (3 1/2 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.

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

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
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