

**NOTICE OF APPLICATION**  
**CONSENT**

**You are receiving this notice because you are either:**

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

<b>APPLICATION NO.:</b>	<b>B-26:011</b>	<b>SUBJECT PROPERTY:</b>	<b>565 Sanatorium Road, Hamilton</b>
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**APPLICANTS:** Owner: 2358574 Ontario Ltd c/o Hamid Hakimi  
Applicant: 2358574 Ontario Ltd c/o Hamid Hakimi  
Agent: Weston Consulting c/o Martin Quarcoopome

**PURPOSE & EFFECT:** To permit the creation of easements between future severed and retained lands for access and service purposes.

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>EASEMENT:</b> (Part 3 - Proposed Service & Access Easement)	N/A	(see sketch)	722 m <sup>2</sup> ±
<b>EASEMENT:</b> (Part 4 - Proposed Service Easement)	N/A	(see sketch)	602 m <sup>2</sup> ±

Associated Planning Act File(s): HM/A-23:235 (Approved). B-25:031 (Conditional Approval)

**This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.**

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

**Thursday, April 30, 2026**

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment) - Delegated Consent Authority Tab
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

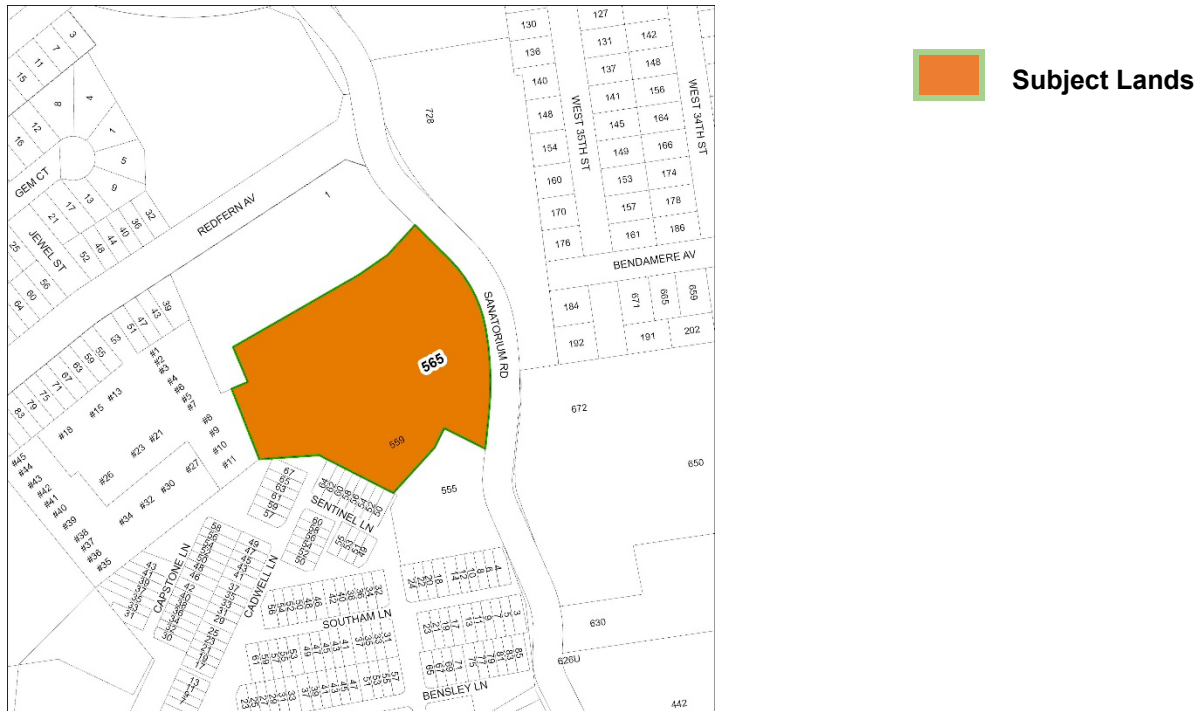
**PUBLIC INPUT**

**Written:** If you would like to submit written comments to the Consent Authority, you may do so via email or hardcopy. Written comments can be submitted by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the

Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.  
**Comments must be received by noon two days before the Date of Decision.**

Comments will be available on April 28, 2026 on our website:  
[www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

**Orally:** Oral comments are not able to be submitted.



DATED: April 13, 2026

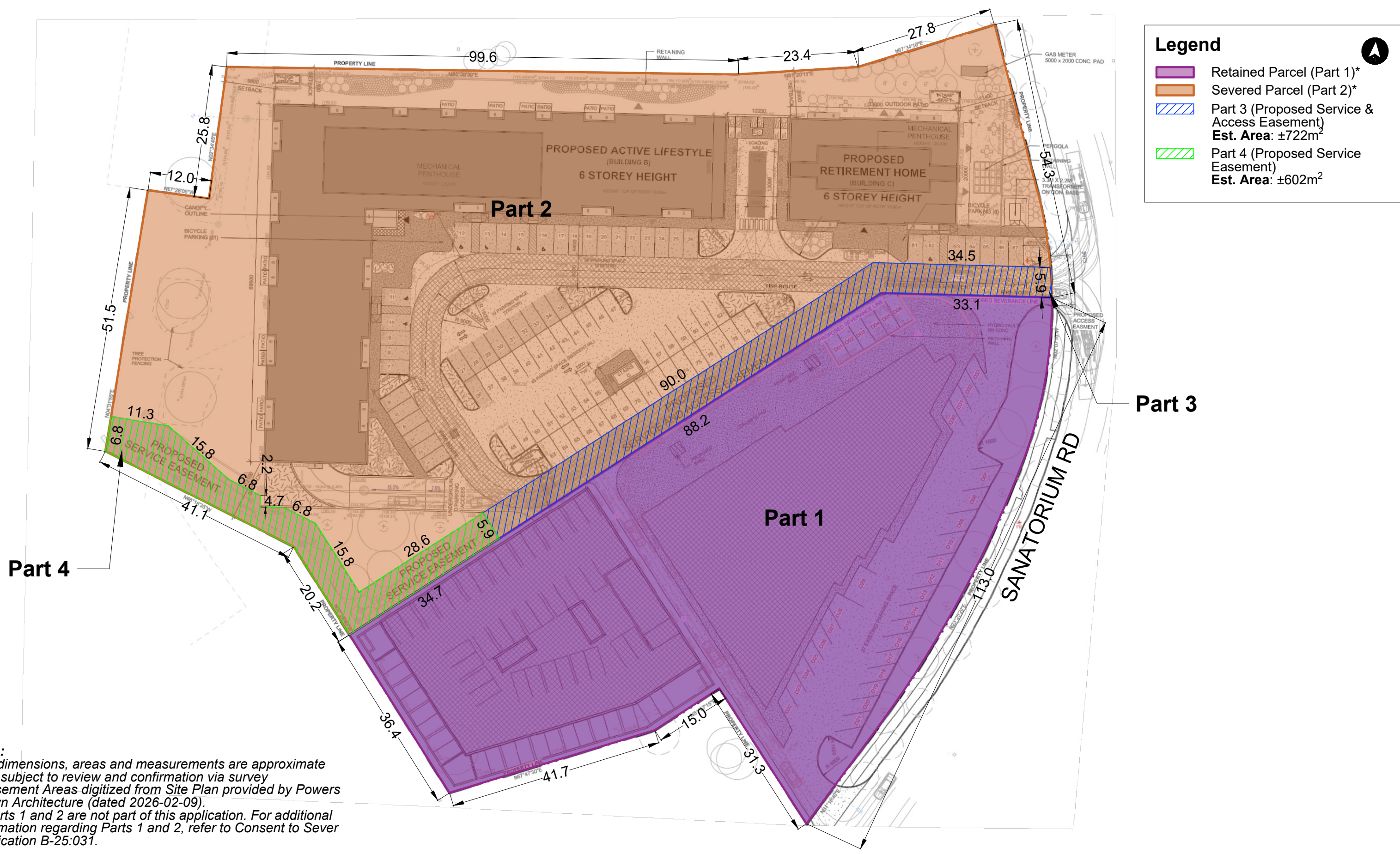
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Justin Leung,  
Secretary-Treasurer  
Committee of Adjustment

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

If you wish to be notified of the Decision of Consent Authority in respect of the proposed consent, **you must make a written request** to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5. A copy of the Decision will only be sent to those who request.

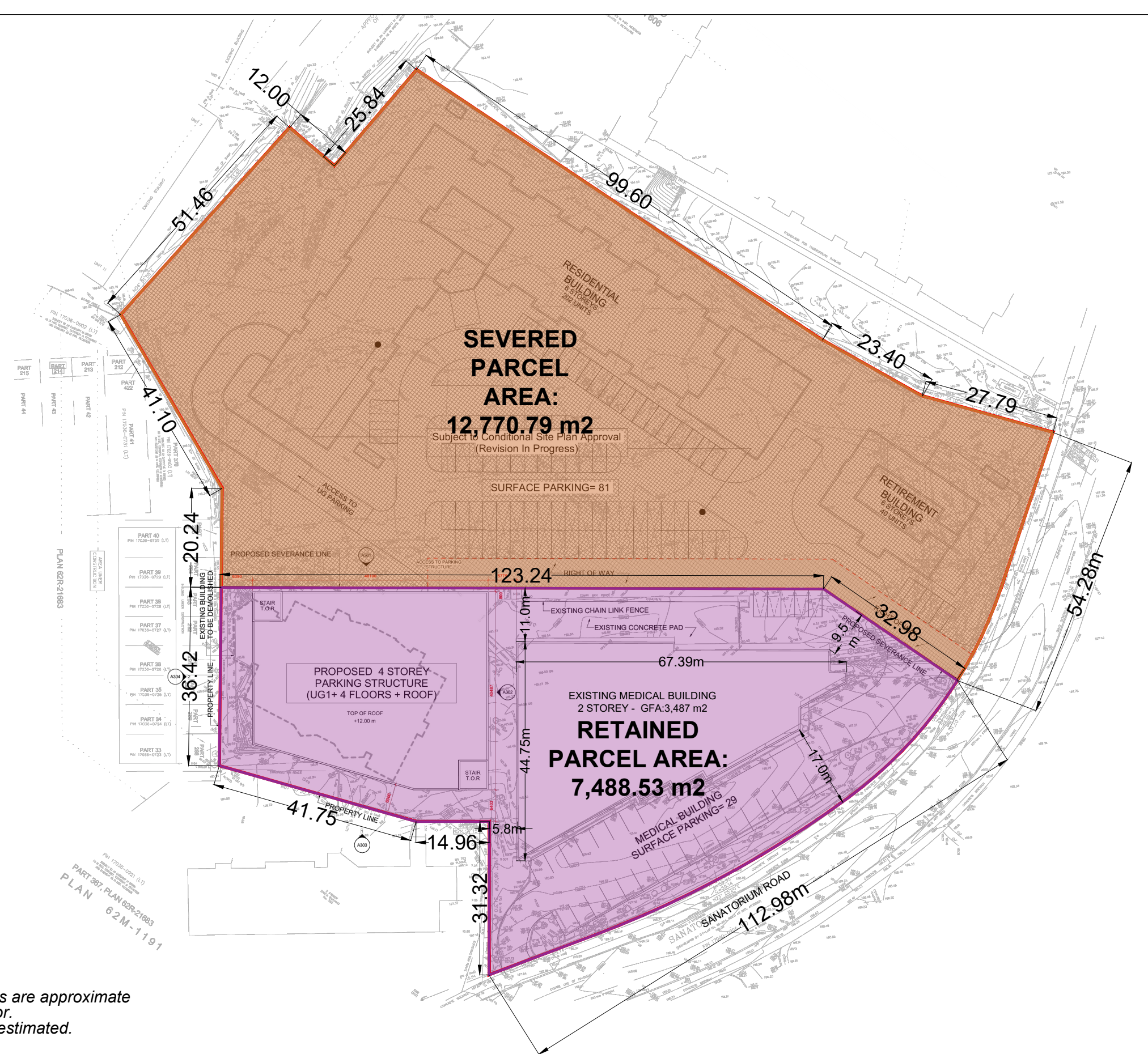


**Legend**

- Retained Parcel (Part 1)\*
- Severed Parcel (Part 2)\*
- Part 3 (Proposed Service & Access Easement)  
**Est. Area: ±722m<sup>2</sup>**
- Part 4 (Proposed Service Easement)  
**Est. Area: ±602m<sup>2</sup>**

**Note:**

- All dimensions, areas and measurements are approximate and subject to review and confirmation via survey
- Easement Areas digitized from Site Plan provided by Powers Brown Architecture (dated 2026-02-09).
- \*Parts 1 and 2 are not part of this application. For additional information regarding Parts 1 and 2, refer to Consent to Sever Application B-25:031.



**Note:**  
 - All dimensions and measurements are approximate and subject to review by a surveyor.  
 - Existing Medical Building GFA is estimated.





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

March 19, 2026  
File 10421

**Attn: Justin Leung, Secretary Treasurer  
Committee of Adjustment**

**RE: Consent to Sever Application for the Creation of Easements  
565 Sanatorium Road, City of Hamilton  
Related City Files: DA-22-142, DA-26-019, & B-25:031**

Weston Consulting is the planning consultant for 2358574 Ontario Ltd., the registered owner of the properties municipally known as 565 Sanatorium Road in the City of Hamilton (the “subject lands”). On behalf of the owner, we are pleased to submit the enclosed materials in support of a Consent to Sever application to establish reciprocal easements.

### **Concurrent Planning Applications**

The subject lands are currently subject to Site Plan Control Application DA-22-142, which is intended to facilitate the development of a six-storey residential building and a six-storey retirement building on the northern portion of the site. This application has received conditional site plan approval, and a resubmission was made on February 13, 2026 to address the remaining conditions.

The lands are also subject to Consent to Sever Application B-25:031, which was approved on June 5, 2025, subject to conditions. The intent of the severance is to sever the northern portion of the lands (the “severed lands”) where Application DA-22-142 is focused, from the southern portion of the lands (the “retained lands”) where an existing medical office building is located.

Lastly, the retained southern portion of the lands is subject to active Site Plan Control Application DA-26-019, which will facilitate the development of a two-storey parking structure to support the parking needs of the existing medical building. Application DA-26-019 was submitted on February 13, 2026 and has been deemed complete.

### **Purpose of the Application**

The purpose of this application is to establish easements between the future severed and retained lands. More specifically, the easements are required to support the relationship between the lands associated with the Residential/ Retirement development (DA-22-142) and the Medical/ Parking Structure development (DA-26-019).

The proposed easements are intended to be established in two parts. Part 3, as shown on the submitted Easement Sketch, is located on the severed lands and is intended to provide a private easement over the planned stormwater and sanitary services, as well as vehicular access from Sanatorium Road to the entry of the parking garage. Part 4 is similarly intended to benefit the retained lands by providing access to the shared stormwater and sanitary services.

The subject lands have been comprehensively planned, and these easements were contemplated at the time of the 2025 severance approval. Conditions of approval were imposed in order to allow for registration of the severance. This application has been submitted specifically to satisfy Conditions 8 and 9 of Consent Application B-25:031, which state:

8. *That the Owner demonstrate that there is a private easement over the existing sanitary drain in favour of the retained portion of the lands over the severed portion of the lands c/w appropriate private agreement to address access and maintenance of the existing drain to the satisfaction of the City's Director of Development Engineering.*
9. *That the owner apply for and obtain approval for a reciprocal easement over the proposed retained and severed lands to permit access to the proposed four storey parking structure, consistent with the severance sketch submitted with this application and consistent with Site Plan Control application DA-22-142, to the satisfaction of the Director of Development Planning.*

**Submission Materials**

The following required submission materials are provided to address the Conditions 8 and 9 of the Severance Approval issued on May 29, 2025 by the Committee of Adjustment.

No.	Deliverable	Consultant	Date/Notes
1.	Cover Letter	Weston Consulting	March 19, 2026
2.	Easement Sketch		March 19, 2026
3.	Application Form		March 19, 2026
4.	Committee Decision for B-25:031	-	May 29, 2025
5.	Retained Lands Site Plan (DA-26-019)	Powers Brown Architecture	February 9, 2026
6.	Severed Lands Site Plan (DA-22-142)		February 9, 2026
7.	Conditionally Approved Parcels Sketch	Weston Consulting	April 23, 2025

The Consent to Sever application fee for a Lease or Easement is \$2,205, and due upon submission, which will be submitted following the submission.

We trust that the enclosed materials are sufficient to address all outstanding conditions placed on Consent to Establish Easement Application and request that they be circulated to all relevant departments at the earliest available opportunity. Should you require any additional information please contact Martin Quarcoopome at extension 266 or Amanah Rahal at extension 373.

Yours truly,  
**Weston Consulting**  
Per:



Martin Quarcoopome, BES, MCIP, RPP  
Partner, Planning Lead

c. Amanah Rahal, Weston Consulting  
2358574 Ontario Ltd.



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**NOTICE OF DECISION**  
**Consent/Land Severance**

<b>APPLICATION NO.:</b>	<b>B-25:031</b>	<b>SUBJECT PROPERTY:</b>	555–559 Sanatorium Road, Hamilton
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**APPLICANTS:** Owner: 2358574 Ontario Ltd., c/o Hamid Hakimi  
Applicant: 2358574 Ontario Ltd., c/o Hamid Hakimi  
Agent: Weston Consulting, c/o Martin Quarcoopome

**PURPOSE & EFFECT:** To permit the conveyance of a parcel of land containing an existing commercial building for residential purposes, and to retain a parcel of land containing an existing commercial building.

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS:</b>	54.28 m±	N/A	12,770.79 m <sup>2</sup>
<b>RETAINED LANDS:</b>	112.98 m±	N/A	7,488.53 m <sup>2</sup>

Associated Planning Act File(s): HM/A-23:235

**THE DECISION OF THE COMMITTEE IS:**

That the said application, as set out above, Approved with Conditions, for the following reasons:

1. The proposal does not conflict with the intent of the Urban/Rural Hamilton Official Plan.
2. The proposal does not contravene Zoning By-law requirements.
3. The Committee considers the proposal to be in keeping with development in the area.
4. The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.
5. The submissions made regarding this matter affected the decision by supporting the granting of the application.
6. The submissions made regarding this matter affected the decision by supporting the granting of the application, with amendments.

## **B-25:031**

7. The submissions made regarding this matter did not affect the decision.

**Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following condition(s):**

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the city corporate coordinate system. (Committee of Adjustment Section)

2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)

3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)

4. The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – Building Engineering Section).

5. The owner/applicant shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of any existing structure(s), parking and landscaping, conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).

6. Landscape Plan (Forestry)

7. That the Owner demonstrate or provide proof of separate and independent sanitary sewer services for each parcel of land in accordance with the Sewer and Drain By-Law 23-234 to the satisfaction of the City's Director of Development Engineering.

8. That the Owner demonstrate that there is a private easement over the existing sanitary drain in favour of the retained portion of the lands over the severed portion of the lands c/w appropriate private agreement to address access and maintenance of the existing drain to the satisfaction of the City's Director of Development Engineering.

9. That the owner apply for and obtain approval for a reciprocal easement over the proposed retained and severed lands to permit access to the proposed four storey parking structure, consistent with the severance sketch submitted with this application and consistent with Site Plan Control application DA-22-142, to the satisfaction of the Director of Development Planning.

Notes:

In order to clear conditions, the applicant will be required to make application for Ontario Building Code compliance and pay the relevant fees. (Building Engineering)

**B-25:031**

If the scope of work expands (i.e. utility upgrades) to include any construction within the dripline of a public tree, a Tree Management Plan and Public Tree Permit will be required. Please contact [urbanforest@hamilton.ca](mailto:urbanforest@hamilton.ca) to inquire. (Forestry)

We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road. (Legislative Approvals)

MCFN's Department of Consultation and Accommodation (DOCA) have no questions or comments for you at this time. This does not indicate a position of support for the project, that the Duty to Consult and Accommodate the MCFN has been met, or that there are no adverse impacts to the MCFN's Indigenous and Treaty Rights.

DOCA expects to be notified of any and all future project updates and/or changes. Additionally, DOCA must be notified of, invited to participate in, and provided the opportunity to review any environmental and/or archaeological assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project. (Mississaugas of the Credit First Nation)

DATED AT HAMILTON, May 29, 2025.

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D. Smith (Chairman)

N. Lauwers

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D. Lord

R. Reid

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S. Rybarczyk

M. Switzer

The date of the giving of this Notice of Decision is **June 5, 2025**. Above noted conditions **MUST** be fulfilled within **TWO (2) YEARS** of the date of this Notice of Decision (June 5, 2027) or the application shall be deemed to be REFUSED (Planning Act, 53(41)).

NOTES:

1. THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT) MAY BE FILED IS **June 25, 2025 at 4:30pm**. A Notice of Appeal must be filed with the Secretary-treasurer of the Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the applicable fee. See Appeal Information Consents/Severances for more information.

- 2. This Decision is not final and binding unless otherwise noted and must not be acted upon until the period of appeal has expired.**
3. The Decision does not release any persons from the necessity of observing the requirements of building regulations, the license by-law, or any other by-law of the City of Hamilton.



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

### APPEAL INFORMATION – CONSENTS/SEVERANCES

#### 1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 53(19) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 53(19) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body” (as defined by Planning Act 1(1)).

#### 2. When must an appeal be received to be considered?

Planning Act Section 53(19) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the giving of Notice of the Decision. Please see Notice of Decision for exact date and time.

#### 3. Where must the appeal be filed to be considered?

Planning Act Section 53(19) appeals must be received in one of the following formats:

**Hardcopy:** at City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Hamilton City Hall, 5th Floor, 71 Main Street West, Hamilton, ON, L8P 4Y5. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of second-hand mailing will be time barred and of no effect.

**Electronic copy:** by email delivered to [cofa@hamilton.ca](mailto:cofa@hamilton.ca). Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact [cofa@hamilton.ca](mailto:cofa@hamilton.ca) in advance to request a file sharing link.

**E-file Portal:** By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to Hamilton (City) – Committee of Adjustment and Consent Authority (select appropriate approval body as outlined on the Notice of Decision). Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two

options. Appeals received after the date of appeal as a result of one of the methods being unavailable will be time barred and of no effect.

#### **4. What information must be submitted for the appeal to be considered?**

Planning Act Section 53(19) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form, this can be found by contacting Committee of Adjustment staff at the 5<sup>th</sup> floor of City Hall or at the OLT website <https://olt.gov.on.ca/appeals-process/forms/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee, the fee is currently \$400 (subject to change) and must be paid as outlined on the OLT Appeal Form or OLT E-file Portal;
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff ([cofa@hamilton.ca](mailto:cofa@hamilton.ca))



Hamilton

**Committee of Adjustment**

City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR CONSENT TO SEVER LAND  
and VALIDATION OF TITLE  
UNDER SECTION 53 & 57 OF THE PLANNING ACT**

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

**1. APPLICANT INFORMATION**

	NAME	MAILING ADDRESS	
Purchaser*			Phone:
			E-mail:
Registered Owner(s)	2358574 Ontario Ltd. c/o Hamid Hakimi		
Applicant(s)**	2358574 Ontario Ltd. c/o Hamid Hakimi		
Agent or Solicitor	Weston Consulting c/o Martin Quarcoopome		

Please include contact person's name if applying as a company or organization.

\*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 authorization 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 card over phone\*

\*Must provide phone number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	565 Sanatorium Road		
Assessment Roll Number			
Former Municipality			
Lot	Part Lot 1 and 2	Concession	
Registered Plan Number	62M-1191	Lot(s)	Part Block 1
Reference Plan Number (s)	62R-20397	Part(s)	Parts 1 and 2 on 62R20223 and Part 1 on 62R-2039

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:

Subject to an easement in gross over all as in WE919617.

Subject to an easement over PT 2. G2R-20223 as in WE25523; City of Hamilton

## 3 PURPOSE OF THE APPLICATION

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

- |   |  |
|---|--|
| <input 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)<br>(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:

Same as retained lands ownership (no change)

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

N/A

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 (including any proposed easements):

All dimensions to be provided in metric (m, m<sup>2</sup> or ha); attach additional sheets as necessary.

	<del>Retained (remainder)</del>	Parcel 1	Parcel 2	<del>Parcel 3*</del>	<del>Parcel 4*</del>
Identified on Sketch as:		Part 3	Part 4		
Type of Transfer		Easement	Easement		
Frontage		N/A	N/A		
Depth		(see sketch)	(see sketch)		
Area		722 m <sup>2</sup>	602 m <sup>2</sup>		
Existing Use		Driveway	Vacant	For conditionally approved	
Proposed Use		N/A - no change	N/A - no change	Parcels, see:	
Existing Buildings/ Structures		N/A	N/A	"07_LD_565 Sanatorium Rd._Conditionally Approved Parcel Sketch" attached.	
Proposed Buildings/ Structures		N/A	N/A		
Buildings/ Structures to be Removed		N/A	N/A		

\* Additional fees apply.

### 4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

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

- right of way  
 other public road

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

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

- lake or other water body  
 other means (specify) \_\_\_\_\_

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

- publicly owned and operated sanitary sewage system  
 privately owned and operated individual septic system  
 other means (specify) \_\_\_\_\_

### 4.3 Other Services: (check if the service is available)

- electricity     
  telephone     
  school bussing     
  garbage collection

## 5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

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

Rural Settlement Area: No.

Urban Hamilton Official Plan designation (if applicable) Institutional

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

The application proposes uses as set out within the applicable Institutional designation.

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? I3 - Major Institutional

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.

Minor Variance application HM/A-23:235, Approved. Consent application B-25:031, Conditional Approval.

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

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
<b>An agricultural operation, including livestock facility or stockyard</b> * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	Unknown/No
<b>A land fill</b>	<input type="checkbox"/>	Unknown/No
<b>A sewage treatment plant or waste stabilization plant</b>	<input type="checkbox"/>	Unknown/No
<b>A provincially significant wetland</b>	<input type="checkbox"/>	Unknown/No
<b>A provincially significant wetland within 120 metres</b>	<input type="checkbox"/>	Unknown/No
<b>A flood plain</b>	<input type="checkbox"/>	Unknown/No
<b>An industrial or commercial use, and specify the use(s)</b>	<input type="checkbox"/>	Unknown/No
<b>An active railway line</b>	<input type="checkbox"/>	Unknown/No
<b>A municipal or federal airport</b>	<input type="checkbox"/>	Unknown/No

## 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.

Severance Application B-25/031- Approved

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

N/A

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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

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6.4 How long has the applicant owned the subject land?

~8 years (May, 2017)

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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.

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## 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)

This application is consistent with the Policy Statements issues under Section 3 of the Planning Act

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

Yes       No      (Provide explanation)

This application is consistent with the policies of the Provincial Planning Statement.

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7.3 Are the subject lands subject to the Niagara Escarpment Plan?

Yes       No      (Provide explanation)

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

Yes  No (Provide explanation)

7.5 Are the subject lands subject to the Greenbelt Plan?

Yes  No (Provide explanation)

7.6 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)

N/A

~~10 ADDITIONAL INFORMATION - FARM CONSOLIDATION~~

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m <sup>2</sup> or ha):
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Existing Land Use(s): \_\_\_\_\_ Proposed Land Use(s): \_\_\_\_\_

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m <sup>2</sup> or ha):
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10.6 Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m <sup>2</sup> or ha): (from Section 4.1)
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Front yard set back: \_\_\_\_\_

a) Date of construction:

- Prior to December 16, 2004
- After December 16, 2004

b) Condition:

- Habitable
- Non-Habitable

## 11 COMPLETE APPLICATION REQUIREMENTS

### 11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application Form
- Signatures Sheet

### 11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

### 11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

### 11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study

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