

NOTICE OF APPLICATION CONSENT

You are receiving this notice because you are either:

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

APPLICATION NO.:	B-26:012	SUBJECT PROPERTY:	475 Powerline Road, Stoney Creek
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APPLICANTS: Owner: Tejinder Khaira and Jaswinder Khaira
Applicant: Arcadis c/o Carmela Agro
Agent: Ajay Partap Singh Sodhi

PURPOSE & EFFECT: To permit the creation of an easement over a portion of land for access purposes and proposed Electrical Connection.

	Frontage	Depth	Area
EASEMENT: (PART 1)	6.530 m [±]	9.884 m [±]	64.32 m ² [±]

Associated Planning Act File(s): ZAC-25-003

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

PUBLIC INPUT

Written: If you would like to submit written comments to the Consent Authority, you may do so via email or hardcopy. Written comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Date of Decision.**

B-26:012

Comments will be available on April 28, 2026 on our website:

www.hamilton.ca/committeefadjustment

Orally: Oral comments are not able to be submitted.



 **Subject Lands**

DATED: April 13, 2026

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 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.

Mr. Justin Leung, Secretary-Treasurer
Committee of Adjustment, Planning and Economic
Development, City of Hamilton
71 Main St West,
Hamilton, ON L8P 1P9

Arcadis Professional Services
(Canada) Inc.
360 James Street North – 200 East
Wing
Hamilton, ON L8L 1H5
Canada
www.arcadis.com

Date: March 24, 2026

Our Ref: 30257398 (139109)

Subject: **Consent Application Submission**

475 Powerline Road, Stoney Creek, ON.

Dear Mr. Leung,

On behalf of our client, Arcadis is pleased to submit an application for Consent for the lands municipally known as 475 Powerline Road in Stoney Creek (“the subject lands”).

The subject lands are legally identified as PT LTS 15 & 16, CON 4 SALTFLEET , AS IN SA27671 ; STONEY CREEK CITY OF HAMILTON. The subject lands are currently vacant and exist as a farmed parcel of land. The subject lands are surrounded by agricultural lands / rural residential areas to the north, rural residential / open space to the south and west and institutional / agricultural lands to the east.

The application is being applied for in order to register an easement over a portion of the lands owned by Hydro One Networks Inc. (“Hydro One”) in favour of the Owner of the subject lands. Part 3 on Plan 62R-18238 is the land in question which are currently under the ownership of Hydro One. As part of this application, Part 1 of 62R-22629 has been registered as the portion of lands needed for this easement, see enclosed reference plan. The registration of this easement will allow the Owner of the subject lands to establish an electrical connection over these lands in order to facilitate the future development of a single detached dwelling.

A Zoning by-law Amendment (“ZBLA”) was submitted and approved on March 5, 2025 to allow for special zoning provisions for a single detached dwelling, see enclosed notice of decisions for file no. ZAC-25-003. The following zone change from the Conservation/ Hazard Land Rural (P6) to Conservation / Hazard Land Rural (P6, 924, H192) was approved and provided the following special provisions:

- Notwithstanding Section 7.6.2.3 (a) i), one single detached dwelling shall be permitted.
- Notwithstanding Section 4.6, the following regulations shall apply:
 - i. A porch, deck or canopy may encroach into any required yard to a maximum of 3.0 metres.
 - ii. A balcony may encroach into any required yard to a maximum of 3.0 metres.
- Notwithstanding Section 12.1.3.3 c), the following regulations shall apply:
 - i. Maximum Building Height shall be 12.0 metres.

On March 5, 2025, the application was approved and the lands located at 475 Powerline Road, Stoney Creek is now zoned as (P6, 924, H192). The special provisions noted above were permitted and the Map 152 of Schedule “A” – Zoning Map shows the extent and boundaries of the by-law. A Holding Provision requires the owners to receive an approval of an easement for access purposes for Hydro One Network Inc. prior to the proposed residential land use being established on the subject land, to the satisfaction of the Director of Development Planning. A registered reference plan has been included in this submission for review and consideration of the registered Hydro One easement. Once this Consent application is approved, the easement in favour of the Owner of the subject lands will be registered on Part 1 of the enclosed 62R-22629 in order to establish an electrical connection for the future development of one single detached dwelling.

City of Hamilton
March 24, 2026

Please accept the items listed below as part of our complete submission for a Consent application. These have been submitted electronically. If hard copies are required, please advise.

- The signed Consent Application Form;
- The Reference Plan 62R-22629, prepared by A.T.McLaren Limited, dated September 9, 2025;
- The Notice of decision for the ZBLA (PED25048); and
- A cheque in the amount of **\$2,205.00 (cheque no. 013)**, made payable to the City of Hamilton to process this application.

We trust this letter and associated documents forms a complete application for acceptance and circulation. If there are any questions or concerns, do not hesitate to contact the undersigned.

Sincerely,
Arcadis Professional Services (Canada) Inc.



Carmela Agro, CPT
Planning Technician | Project Manager



Nickee Digman
Planning Technician

CC. Owner of 475 Powerline Road, via
email

Mr. Tim Vrooman, City of
Hamilton, via email

Mr. Dhruv Mehta, City of
Hamilton, via email

Ms. Agnes Reid, Hydro One
Networks Inc, via email

Authority: Item 8.2, Planning Committee Minutes 25-003 (PED25048)
CM: March 5, 2025 Ward: 9
Written approval for this by-law was given by Mayoral Decision MDE-2025-05
Dated March 5, 2025

Bill No. 032

CITY OF HAMILTON
BY-LAW NO. 25-032

To Amend Zoning By-law No. 05-200
with Respect to Lands Located at 475 Powerline Road, Stoney Creek

WHEREAS Council approved Item 8.2 of Minutes 25-003 of the Planning Committee, at its meeting held on March 5th, 2025;

AND WHEREAS this By-law conforms to the Rural Hamilton Official Plan;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Map No. 152 of Schedule "A" – Zoning Maps is amended by adding the Conservation/Hazard Land Rural (P6, 924, H192) Zone to a portion of the lands located at 475 Powerline Road, Stoney Creek, the extent and boundaries of which are shown on Schedule "A" attached to and forming part of this By-law.

2. That Schedule "C" - Special Exceptions of Zoning By-law No. 05-200, is amended by adding the following new special exception:

"924. Within the lands zoned Conservation/Hazard Land Rural (P6) Zone, identified on Map No. 152 of Schedule "A" – Zoning Maps and described as 475 Powerline Road, Stoney Creek, the following special provisions shall apply:

- a) Notwithstanding Section 7.6.2.3 (a) i), one single detached dwelling shall be permitted.
- b) Notwithstanding Section 4.6, the following regulations shall apply:
 - i. A porch, deck or canopy may encroach into any required yard to a maximum of 3.0 metres.
 - ii. A balcony may encroach into any required yard to a maximum of 3.0 metres.
- c) Notwithstanding Section 12.1.3.3 c), the following regulations shall apply:

i. Maximum Building Height shall be 12.0 metres.”

3. That Schedule “D” – Holding Provisions be amended by adding the following Holding Provision:

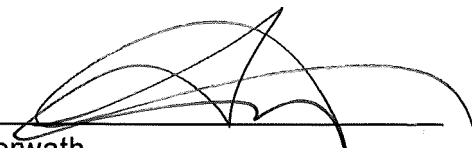
“192. Notwithstanding Section 7.6 of this By-law, within lands zoned Conservation/Hazard Land Rural (P6, 924) Zone, identified on Map No. 152 of Schedule “A” – Zoning Maps and described as 475 Powerline Road, Stoney Creek, no development shall be permitted until such time as:

- a) The owner submits and receives approval of an updated Hydrogeological Study to the satisfaction of the Director of Growth Management and Chief Development Engineer.
- b) That the Owner receives approval of an easement for access purposes from Hydro One Network Inc. prior to the proposed residential land use being established on the subject lands, to the satisfaction of the Director of Development Planning.”

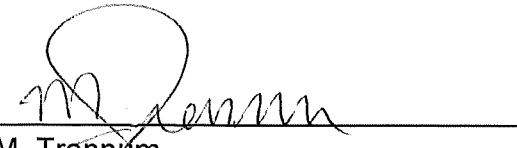
4. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Conservation/Hazard Land Rural (P6, 924, H192) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.

5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

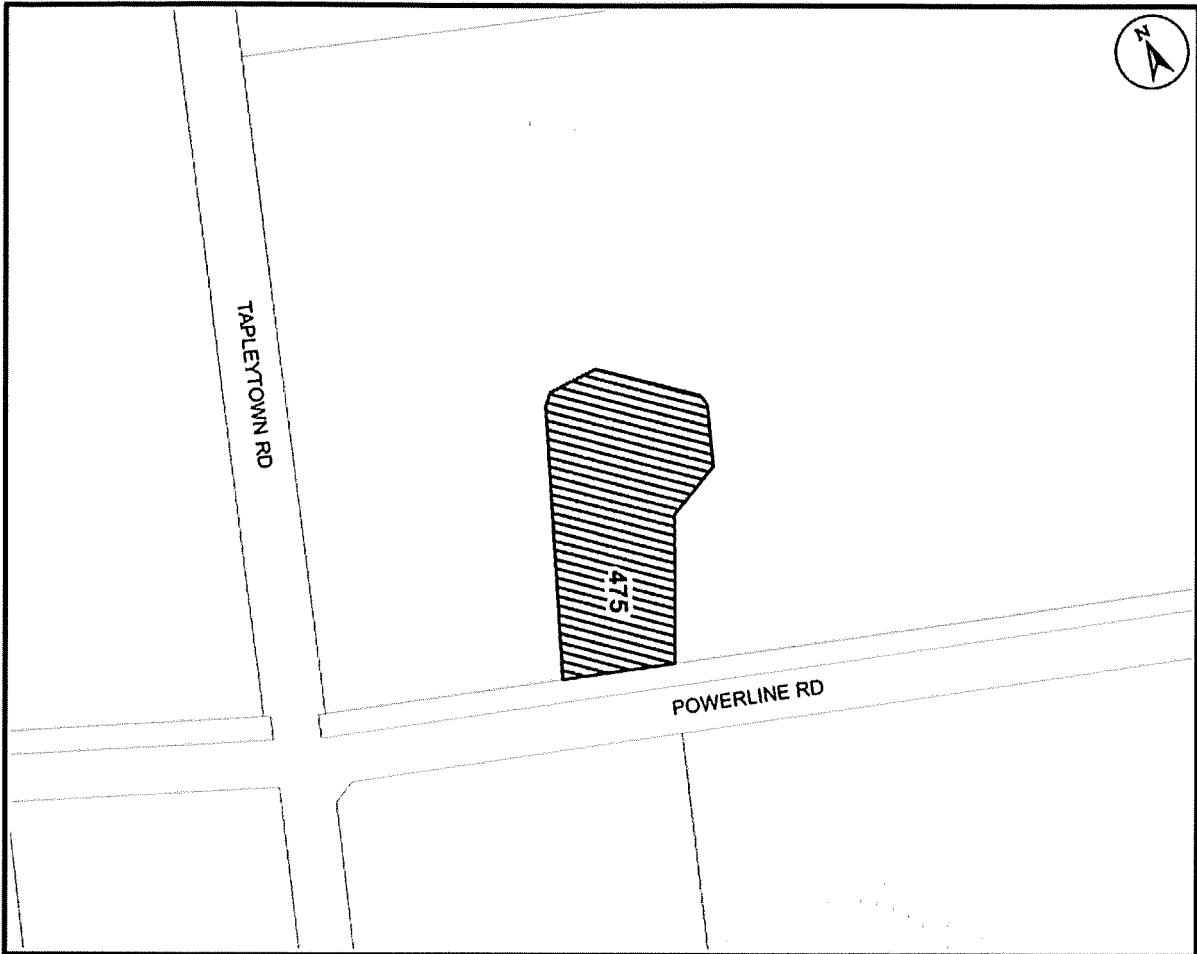
PASSED this 5th day of March, 2025




A. Horwath
Mayor

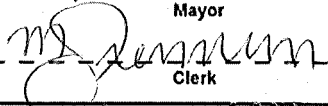


M. Trennum
City Clerk



This is Schedule "A" to By-law No. 25-032
Passed the 5th day of March, 2025



 Mayor



 Clerk

Schedule "A"

Map forming Part of
By-law No. 25-032

to Amend By-law No. 05-200
Maps 152

Subject Property
475 Powerline Road

 Change in Zoning from the Conservation/Hazard Land Rural (P6) Zone to the Conservation/Hazard Land Rural (P6, 924, H192) Zone

Scale: N.T.S	File Name/Number: ZAC-25-003	 Hamilton
Date: January 14, 2025	Planner/Technician: DM/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		



**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*	N/A	[REDACTED]
Registered Owner(s)	TEJINDER KHAIRA JASWINDER KHAIRA	
Applicant(s)**	Arcadis c/o Carmela Agro	
Agent or Solicitor	Ajay Partap Singh Sodhi	

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 [REDACTED]

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	475 Powerline Road, Hamilton, ON.		
Assessment Roll Number			
Former Municipality	Township of Saltfleet		
Lot	16	Concession	4
Registered Plan Number		Lot(s)	16
Reference Plan Number (s)	Plan 62 R-22629	Part(s)	1

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:

Proposed easement as part of this application to HydroOne

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)
(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:

Easement to be registered in favour of the owner for HydroOne connection

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* n/a

* 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, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:		Part 1			
Type of Transfer		N/A			
Frontage		6.530m			
Depth		9.884m			
Area		64.32 sq.m			
Existing Use		Lands of the Hydro Power Commission Ontario			
Proposed Use		Easement for Electrical Connection			
Existing Buildings/ Structures		N/A			
Proposed Buildings/ Structures		N/A			
Buildings/ Structures to be Removed		N/A			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

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

- right of way
 other public road

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

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

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

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

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

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

- electricity
 telephone
 school bussing
 garbage collection

5 CURRENT LAND USE

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

Rural Hamilton Official Plan designation (if applicable): Specialty Crop Area

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) N/A

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

The application supports the allocation of utility to support a proposed dwelling unit which is permitted in Specialty Crop Area where the subject lands currently designated.

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? P6 Exception: 924, Holding 192

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.

ZAC-25-003

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.

n/a

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

No.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

Yes No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

n/a

6.4 How long has the applicant owned the subject land?

2020

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.

300 Barton Street, Stoney Creek

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)

Yes the application is consistent with Section 3 of the Planning Act. The proposed application to register an easement for electrical power to the subject lands is consistent with the policy statements and provincial plans as seen below.

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

Yes No (Provide explanation)

As it consistent with Chapter 3 as the application optimize the use of the existing infrastructure and public service facilities.

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

Yes No (Provide explanation)

Subject lands designated as Escarpment Protected Area which permits single detached dwellings. The proposed consideration to through this application to register an easement for electrical power to the subject lands is in keeping with the intent to protect the escarpment. There will be no negative effect to the ecological features of the escarpment as part of this application.

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)

Niagara Peninsula Tender Fruit and Grape Area. The subject lands are currently farmed and continue to be farmed and will continue to be farmed afterwards. The proposed consideration to register an easement over the existing Hydro One lands will not affect the existing use of the lands in the Greenbelt Plan. This will establish connection for the future construction of a single detached dwelling on the subject lands.

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

Yes No (Provide explanation)

The subject lands are designated as Greenbelt Area in Growth Plan which supports a modest population growth. The proposed application is consistent with the Provincial Plan as it intent to provide utility to the future construction of a single detached dwelling.

8 ADDITIONAL INFORMATION - VALIDATION

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

Yes No (Provide explanation)

n/a

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

Yes No (Provide explanation and details on plan)

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

n/a

9 ADDITIONAL INFORMATION - CANCELLATION

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

Yes No (Provide explanation)

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

Yes No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

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 ² 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 ² 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 ² or ha): (from Section 4.1)
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Front yard set back: _____

a) Date of construction:

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

b) Condition:

- Habitable Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

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

11.2 Validation of Title

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

11.3 Cancellation

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

11.4 Other Information Deemed Necessary

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