



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
Minor Variance

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.:	A-26:057	SUBJECT PROPERTY:	8 Shoreview Place, Stoney Creek
ZONE:	MUC-5 (Mixed Use Commercial)	ZONING BY-LAW:	Stoney Creek Zoning By-law 3692-92

APPLICANTS: Owner: Seasons Retirement Communities (Stoney Creek) GP Inc
 Applicant: Seasons Retirement Communities (Stoney Creek) GP Inc
 Agent: UrbanSolutions Planning and Land Development Consultants Inc. c/o Matt Johnston (UrbanSolutions)

The following variances are requested:

1. A minimum Lot Area of 11,500 square metres shall be permitted for the lands to be retained instead of the minimum required Lot Area of 20,400 square metres.
2. A minimum Lot Area of 8,900.0 square metres shall be permitted for the lands to be severed instead of the minimum required Lot Area of 20,400 square metres.

PURPOSE & EFFECT: To facilitate a consent/land severance application pertaining to the western portion of the lot.

Notes:

- i. The submitted application indicates the easements on the severed and retained land will be required to maintain existing access to the properties. Please note that legally established rights of ways shall be properly registered on title should access between properties (lands to be conveyed and retained) and sharing of the parking areas be provided.

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, April 30, 2026
TIME:	12:00 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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:

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

PUBLIC INPUT

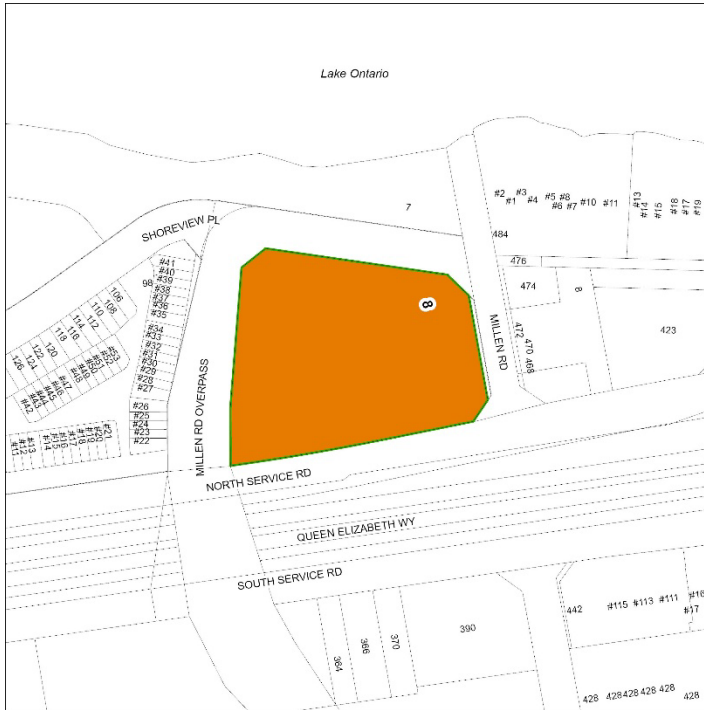
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:057, 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 a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.



 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, and may include posting electronic versions.



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Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All written comments received by the deadline 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
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

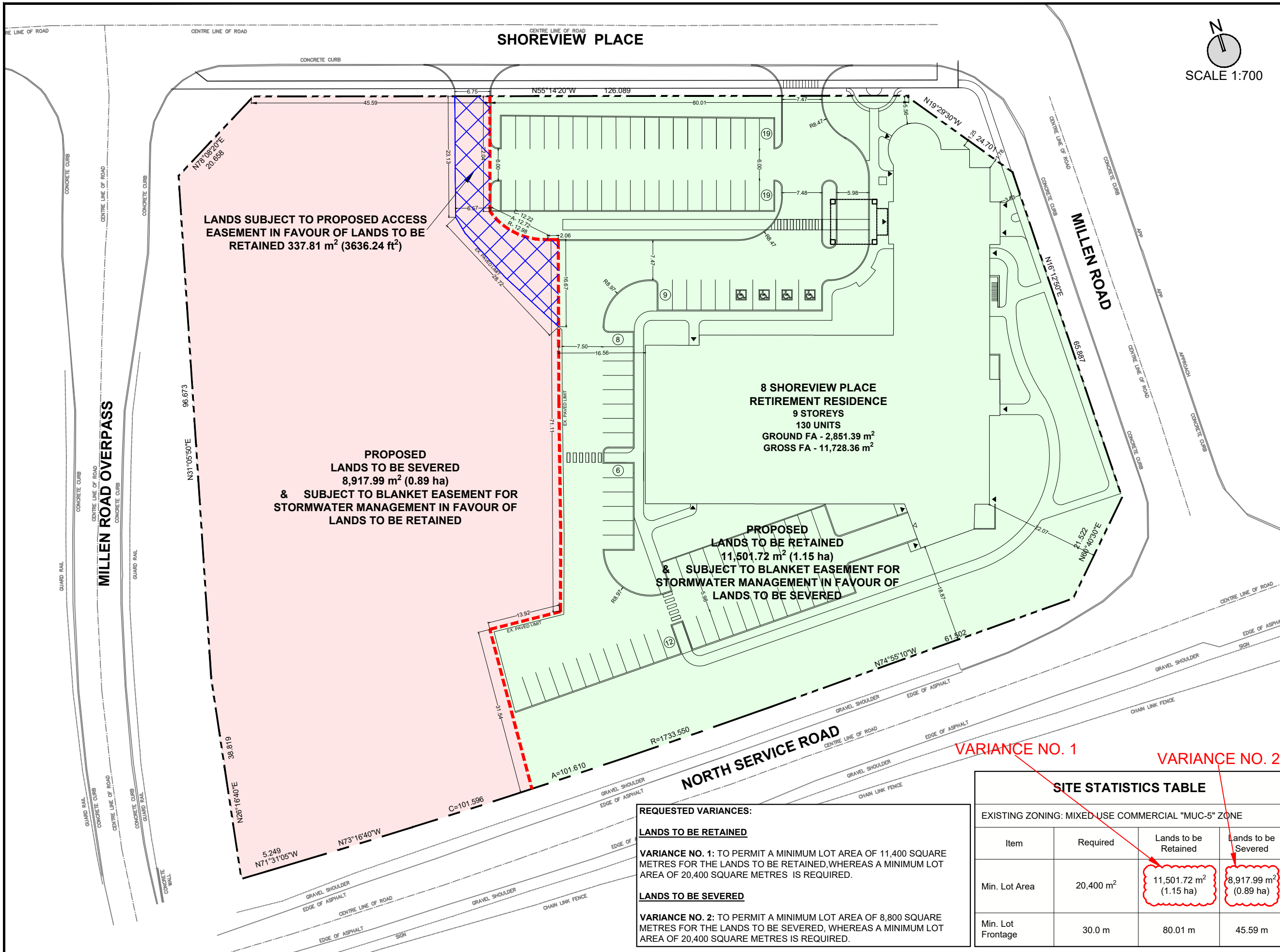
In-Person Presentations:

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.

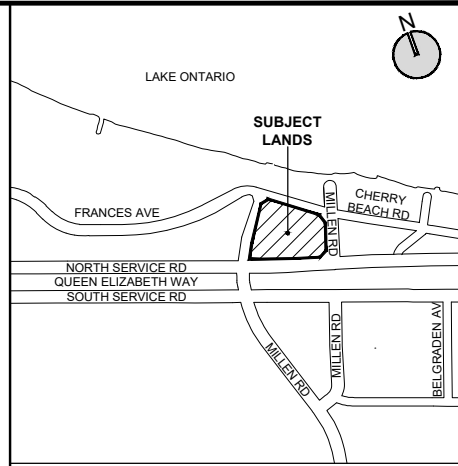
6. Additional Notes

- 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.



N
SCALE 1:700



KEY MAP - N.T.S.
SCALE 1:700
METRES
0 10 20 30

- LEGEND
- SUBJECT LANDS
 - PROPOSED SEVERANCE LINE
 - ▨ LANDS SUBJECT TO PROPOSED ACCESS EASEMENT IN FAVOUR OF LANDS TO BE RETAINED 329.22 m² (3,663.92 ft²)
 - LANDS TO BE SEVERED AND SUBJECT TO PROPOSED BLANKET EASEMENT FOR STORMWATER MANAGEMENT IN FAVOUR OF LANDS TO BE RETAINED
 - LANDS TO BE RETAINED AND SUBJECT TO PROPOSED BLANKET EASEMENT FOR STORMWATER MANAGEMENT IN FAVOUR OF LANDS TO BE SEVERED

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

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

DESIGN BY: S. ERICKSON CHECKED BY: M. JOHNSTON
DRAWN BY: L. DRENNAN DATE: APRIL 2, 2026

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, SUITE 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
8 SHOREVIEW PLACE
CITY OF HAMILTON

CLIENT:
SEASONS RETIREMENT COMMUNITIES (STONE CREEK) GP INC.

TITLE:
COMMITTEE OF ADJUSTMENT SKETCH

U/S FILE NUMBER: 406-21 SHEET NUMBER: 1

REQUESTED VARIANCES:

LANDS TO BE RETAINED
VARIANCE NO. 1: TO PERMIT A MINIMUM LOT AREA OF 11,400 SQUARE METRES FOR THE LANDS TO BE RETAINED, WHEREAS A MINIMUM LOT AREA OF 20,400 SQUARE METRES IS REQUIRED.

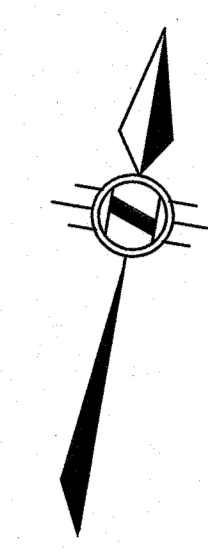
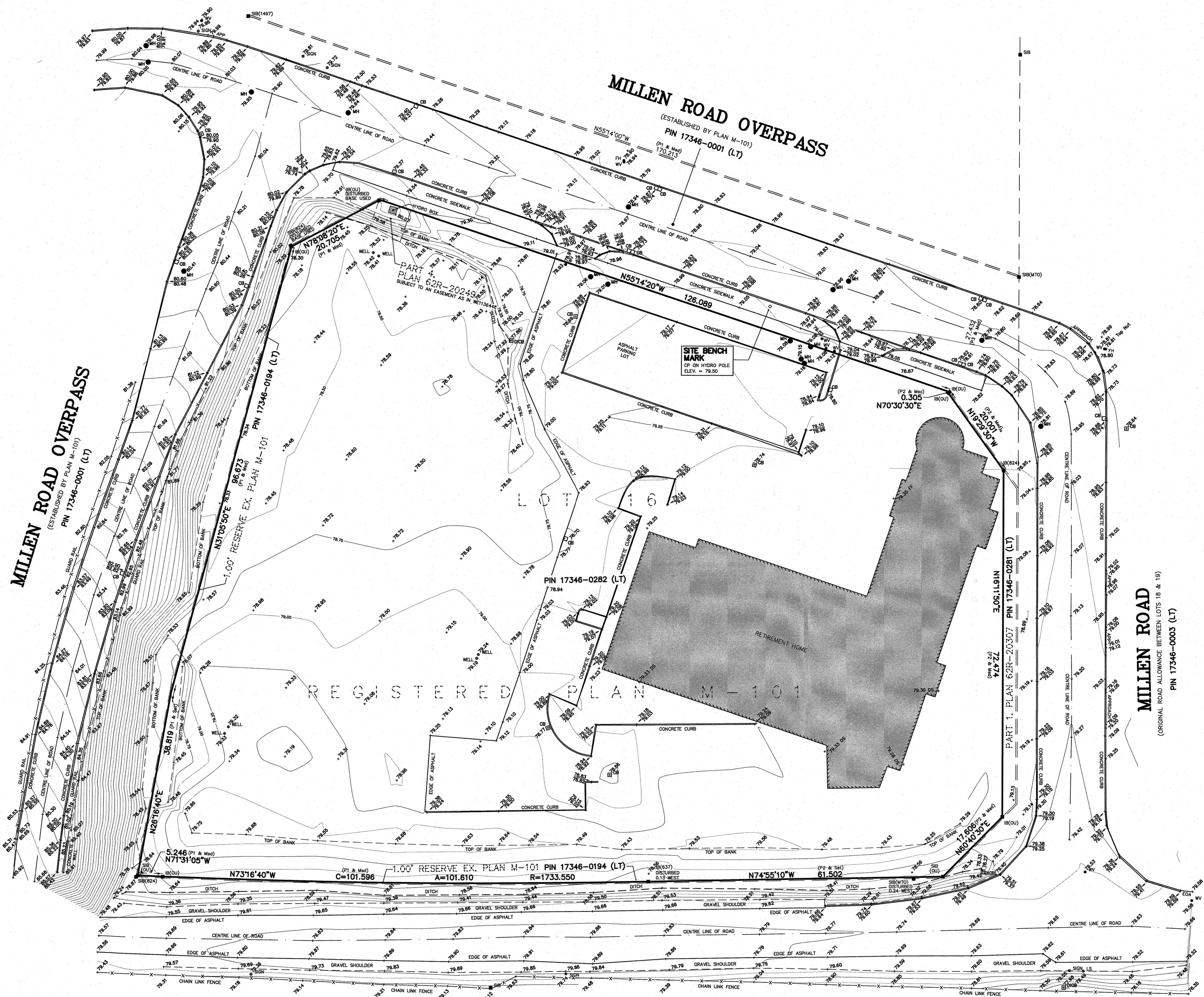
LANDS TO BE SEVERED
VARIANCE NO. 2: TO PERMIT A MINIMUM LOT AREA OF 8,800 SQUARE METRES FOR THE LANDS TO BE SEVERED, WHEREAS A MINIMUM LOT AREA OF 20,400 SQUARE METRES IS REQUIRED.

SITE STATISTICS TABLE

EXISTING ZONING: MIXED USE COMMERCIAL "MUC-5" ZONE			
Item	Required	Lands to be Retained	Lands to be Severed
Min. Lot Area	20,400 m ²	11,501.72 m ² (1.15 ha)	8,917.99 m ² (0.89 ha)
Min. Lot Frontage	30.0 m	80.01 m	45.59 m

TOPOGRAPHIC SURVEY
 OF
LOT 16
PLAN M101
 IN THE
CITY OF HAMILTON
 SCALE 1:400 METRIC

R.A. McLAREN, O.L.S. - 2022



- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IRON BAR
 - ROUND IRON BAR
 - PLASTIC BAR
 - CUT DITCH
 - STANDARD IRON BAR
 - SHORT STANDARD IRON BAR
 - HAROLD R. ASHENHURST, O.L.S.
 - A.T. McLAREN LTD.
 - H.B. ASHENHURST LTD.
 - BARNES GREENE SURVEYING LTD.
 - ORIGINAL UNCHANGING
 - WITNESS MEASURED
 - REGISTERED PLAN M-101
 - PLAN 62R-20307
 - PLAN 62R-18724
 - MANHOLE
 - CATCH BASIN
 - DITCH INLET CATCH BASIN
 - FIRE HYDRANT
 - HYDRO POLE
 - OVERHEAD UTILITIES
 - APPROACH
 - DOOR SILL
 - FIRST FLOOR
 - DIAMETER
 - NOT TO SCALE

NORTH SERVICE ROAD
 (ESTABLISHED BY PLAN M-101)
 PIN 17346-0278 (LT)

NOTE:
 UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION
 INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

BEARING NOTE:
 BEARINGS ARE GRID BEARING AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS 00819870515 AND 00919723309 AND ARE REFERRED TO THE NORTH AMERICAN DATUM 1983 3° MTM, ZONE 10, CENTRAL MERIDIAN 79°30' LONGITUDE WEST
 00819870515 N=4789614.020 E=263946.638
 00919723309 N=4788015.384 E=268599.922

BENCHMARK:
 MONUMENT 00819748492
 LOCATION: CONCRETE BRIDGE CARRYING MILLEN RD OVER GEW, 1.9 KM WEST OF CARRYING MILLEN RD OVER GEW, 1.9 KM WEST OF CONCRETE BRIDGE CARRYING FRUITLAND RD (HAMILTON - WENTWORTH REGIONAL ROAD 55) OVER GEW IN THE TOWN OF STONEY CREEK AND 0.6 KM EAST OF GREEN RD. TABLET IS SET HORIZONTALLY IN NORTH FACE OF SOUTH CONCRETE ABUTMENT, 43 CM EAST OF N.W. CORNER, 34 CM ABOVE CONCRETE APRON AND 38.4 M SOUTH OF CENTRELINE OF EASTBOUND LANE OF GEW.
 ELEVATION: 81.830 metres CGVD-1928:1978

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

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 THE SURVEY WAS COMPLETED ON THE 27th DAY OF OCTOBER, 2022

23 NOV 2022
 DATE

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A.T. McLaren Limited
 LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
 HAMILTON, ONTARIO, L9N 2B8
 PHONE (905) 527-8599 FAX (905) 527-0032

Drawn: JM Checked: KM Cw: GML Scale: 1:400 Dwg No: 36928



March 19, 2026

406-21

Via Email & Delivered

Mr. Justin Leung

Secretary Treasurer, Committee of Adjustment

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

Dear Mr. Leung,

**Re: 8 SHOREVIEW PLACE, STONEY CREEK
Consent to Sever & Minor Variance Applications**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Seasons Retirement Communities (Stoney Creek) GP Inc., for the lands municipally known as 8 Shoreview Place in the former City of Stoney Creek. On behalf of the owners, please accept the enclosed Consent to Sever and Minor Variance applications

The subject lands are comprised of an irregularly-shaped, 2.04-hectare lot, having frontage on all sides, including Millen Road to the east and west, the North Service Road to the south, and Shoreview Place to the north. The property is surrounded by a range of uses including townhouses, semi-detached dwellings, and residential multiple dwellings. The subject lands are designated 'Neighbourhoods' in the Urban Hamilton Official Plan Schedule E-1 – Urban Land Use, and zoned 'Mixed Use Commercial (MUC-5)' in the Former Town of Stoney Creek Zoning By-law No. 3692-92.

Application History

The subject lands were previously subdivided by the South Shore Estates subdivision registered in 1973. This subdivision comprised of 13 lots for high density apartment buildings while only two were ultimately built. In 2010, members of the UrbanSolutions team assisted LiUNA/Fengate in securing an Official Plan Amendment and Zoning By-law Amendment resulting in the current site-specific *Mixed-Use Commercial (MUC-5)* Zone. The previous Official Plan and Zoning By-law Amendment facilitated the existing 9-storey Seasons retirement and memory care facility on the east side of the property.

In November, 2023, the City of Hamilton issued conditional approval of Site Plan Application No. DA-23-012, which contemplated a mixed use building having one 37-storey and one 25-storey tower containing 730 dwelling units and 968 parking spaces. Consent to Sever and Minor Variance applications to permit this previous development proposal were subsequently approved by the Committee of Adjustment on February 13, 2024 (SC/B-23:97 & SC/A-23:349). The development contemplated within DA-23-012 is no longer being pursued and the Consent to Sever application has been intentionally allowed to lapse.

Purpose of the Application

Similar to the previous Consent to Sever application, the purpose of this application is to sever the western portion of the existing lot and establish three (3) easements across the subject lands. The retained lands will continue to accommodate the existing Seasons Retirement Residence and will be subject to a blanket easement for stormwater management in favour of the severed lands. In turn, a reciprocal blanket easement for stormwater management is proposed over the severed lands in favour of the retained parcel, ensuring the continued function and integration of the existing grading and drainage infrastructure across both properties. In addition, a 329.22 m² access easement is proposed over the lands to be severed to maintain shared use of the existing westerly driveway access, which is intended to continue serving both parcels.

The location of the proposed severance line has been established with regard for existing site conditions, and the alignment of the proposed lot line ensures that all servicing connections associated with the Seasons Retirement Residence remain entirely within the retained lands. This approach avoids the need for additional servicing easements and avoids the creation of cross-lot servicing conflicts.

The enclosed Committee of Adjustment Sketch illustrates the proposed severance, as well as the location and extent of the required easements described above.

In addition to the proposed severance and easements noted above, a Minor Variance application is required to bring the proposed lot fabric into conformity with the required minimum lot area of the site-specific "MUC-5" Zone. As a result, the requested variances are as follows:

Lands to be Retained

Variance No. 1 – To permit a minimum lot area of 11,500.0 square metres for the lands to be retained, whereas a minimum lot area of 20,400.0 square metres is required.

Lands to be Severed

Variance No. 2 – To permit a minimum lot area of 8,900.0 square metres for the lands to be severed, whereas a minimum lot area of 20,400.0 square metres is required.

As per Section 45(1) of the *Planning Act*, R.S.O., 1990, as amended, applications to the Committee to vary from the Zoning By-law must meet 4 tests as outlined below:

- The proposal meets the general purpose and intent of the Official Plan;
- The proposal meets the general purpose and intent of the Zoning By-Law;
- The variance is minor in nature; and,
- The proposal is desirable for the appropriate development or use of the land.

The subject lands are designated as *Neighbourhoods* in the Urban Hamilton Official Plan which permits the proposed use of the lands. The *Neighbourhoods* designation intends to facilitate compact, mixed-use, transit-friendly neighbourhoods that provide for a range of dwelling types and densities. The proposed variances achieve the policy goals of the *Neighbourhoods* designation as they facilitate intensification on an underutilized parcel while protecting the existing retirement residence and associated parking spaces. The lands to be severed are appropriately sized to accommodate future development supporting a range of densities and uses. Therefore, the requested variances for lot area appropriately implement the Official Plan's policies regarding intensification by providing opportunity for the development of compact urban forms and reinforce the achievement of complete communities. As such, the proposal meets the intent and purpose of the Urban Hamilton Official Plan.

The requested variances are required as the minimum lot area established in the site-specific MUC-5 Zone applicable to the subject lands was originally set to reflect the existing total lot area of the property. This standard was introduced through a previous Zoning By-law Amendment to facilitate the development of the existing retirement residence currently located on the lands. While minimum lot area requirements are generally intended to ensure parcels are appropriately sized to accommodate their intended use and support appropriate stormwater management, the approximate 2-hectare minimum lot area requirement applicable to the subject lands is excessive and not reflective of modern zoning practices implemented through the City of Hamilton Zoning By-law No. 05-200. The modern medium and high-density mixed-use zones typically use development standards such as building height, setbacks, stepbacks, and other metrics to regulate built form rather than establishing a minimum lot area. Minimum lot area requirements are more commonly applied within low-density residential zones where smaller individual parcels are typical. The proposed lot fabric will remain appropriately sized to accommodate medium to high-density mixed-use development and the requested variances are therefore consistent with the intent of modern mixed-use zoning standards and are in keeping with the general purpose and intent of the Stoney Creek Zoning By-law No. 3692-92.

The proposed lot areas for the retained and severed lands remain appropriately sized to accommodate both the existing retirement residence and associated parking on one parcel, and future development on the western lands to be severed. The subject lands in their current state are underutilized, with only 11,830 m² of area (58%) being developed with the retirement residence and associated parking area, while the balance of the lands remain undeveloped and have historically been contemplated for a future phase of development. The requested variances will facilitate the severance of the underutilized portion of the lands to ensure the efficient use of the City's available urban land base and support urban infill development having access to municipal services. Importantly, the proposed variances facilitate a lot configuration which has regard for existing servicing infrastructure to ensure that servicing connections for the retained retirement residence remain wholly within the retained parcel and are not impacted, maintaining appropriate servicing and stormwater management functions. As such, the requested variances are deemed to be minor in nature and are desirable for the appropriate development or use of the land.

To assist in the evaluation of the application, please refer to the enclosed Committee of Adjustment Sketch.

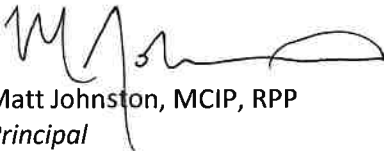
The Consent to Sever application satisfies Section 53(1) of the *Planning Act*, R.S.O, 1990, as amended, as a plan of subdivision is not necessary for the proper and orderly development of the subject lands. Further, the requested Minor Variances satisfy the four tests of Section 45(1) of the *Planning Act*, R.S.O, 1990, and represent good land use planning.

In support of this application, please find enclosed the following:

- One (1) copy of the completed Minor Variance Application form;
- One (1) copy of the completed Consent to Sever Application form;
- One (1) copy of the Committee of Adjustment Sketch, prepared by UrbanSolutions;
- One (1) copy of the Topographic Survey, prepared by A.T. McLaren;
- One (1) cheque in the amount of **\$4,135.00** made payable to the City of Hamilton for the Minor Variance Application fee; and,
- One (1) cheque in the amount of **\$3,565.00** made payable to the City of Hamilton for the Consent to Sever Application fee.

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

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Stefano Rosatone, BES
Planner

cc: Seasons Retirement Communities (Stoney Creek) GP Inc.



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 site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*	N/A		Phone: E-mail:
Registered Owner(s)	Seasons Retirement Communities (Stoney Creek) GP Inc. c/o Andrew Salomon		
Applicant(s)**	Same as Owner		
Agent or Solicitor	UrbanSolutions Planning & Land Development Consultants Inc.		

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	8 Shoreview Place		
Assessment Roll Number	251800304019200		
Former Municipality	Stoney Creek		
Lot	Lot 16	Concession	
Registered Plan Number	62M-101	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:

Subject to an easement as in WE1136448

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:

N/A

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

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Lands to be Retained & subject to blanket easement in favour of Lands to be Severed	Lands to be Severed & subject to Blanket Easement in favour of Lands to be Retained	Access Easement in favour of Lands to be Retained		
Type of Transfer	Easement over retained lands	Lot Creation + Easement	Easement		
Frontage	+/- 80.30 m	+/- 45.76 m	+/- 6.75 m		
Depth	+/- 65.88 m	+/- 135.492 m	N/A		
Area	+/- 11,501.72 m ²	+/- 8,917.99 m ²	+/- 337.81 m ²		
Existing Use	Retirement Residence	Vacant	Driveway		
Proposed Use	Retirement Residence	Vacant	Driveway		
Existing Buildings/ Structures	9 Storey Retirement Residence	N/A	N/A		
Proposed Buildings/ Structures	N/A	N/A	N/A		
Buildings/ Structures to be Removed	N/A	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): _____~~

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

Please refer to enclosed cover letter.

- 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? Mixed Use Commercial "MUC-5" Zone in Stoney Creek Zoning By-law No. 3692-92

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.

SC/B-23:97 (Lapsed); SC/A-23:349 (Approved); A-26:*TBC* (March 2026 Concurrent Minor Variance Application submitted)

- 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"/>	60m - Lake Ontario shoreline
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.

Registered Plan 62M-101 'South Shore Estates'

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

N/A

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

Yes No

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

N/A

6.4 How long has the applicant owned the subject land?

Unknown

6.5 Does the applicant own any other land in the City? Yes No

If YES, describe the lands below or attach a separate page.

N/A

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

Yes No (Provide explanation)

Please refer to enclosed cover letter.

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

Yes No (Provide explanation)

Please refer to enclosed cover letter.

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

Yes No (Provide explanation)

N/A

7.4 Are the subject lands subject to the Parkway Belt West Plan?
 Yes No (Provide explanation)

N/A

7.5 Are the subject lands subject to the Greenbelt Plan?
 Yes No (Provide explanation)

N/A

7.6 Are the subject lands within an area of land designated under any other provincial plan or plans?
 Yes No (Provide explanation)

N/A

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?
 Yes No (Provide explanation)

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



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 A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 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
Registered Owner(s)	Seasons Retirement Communities (Stoney Creek) GP Inc.	
Applicant(s)	Same as Owner	
Agent or Solicitor	UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston [UrbanSolutions]	

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

1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

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

1.5 All correspondence may be sent by email Yes* No

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

1.6 Payment type In person Credit card over phone* Cheque

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	8 Shoreview Place		
Assessment Roll Number	251800304019200		
Former Municipality	Stoney Creek		
Lot	Lot 16	Concession	
Registered Plan Number	62M-101	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:

Subject to an easement as in WE1136448

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

To permit reduced minimum lot areas for the lands to be retained and lands to be severed.

Additional Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Existing site-specific zoning limits minimum lot size to existing lot size.

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

N/A

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
126.06 m	Varies	2.04 ha	+/- 20.10 m

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines in metric)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Retirement Residence	10.26 m	19.11 m	+/- 85 m & 1.20 m	2016

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Retirement Residence	10.26 m	19.11 m	16.5 m & 1.20 m	2016

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Retirement Residence	+/- 2,851.39 sq.m.	+/- 11,728.36 sq.m.	9	+/- 34.00 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Retirement Residence	+/- 2,851.39 sq.m.	+/- 11,728.36 sq.m.	9	+/- 34.00 m

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)

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

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

4.7 Type of access: (check appropriate box)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year
- right of way
- other public road

4.8 Proposed use(s) of the subject property (single detached dwelling, duplex, retail, factory etc.):
Existing retirement residence to remain.

4.9 Existing uses of abutting properties (single detached dwelling, duplex, retail, factory etc.):
Single & Semi-Detached Dwelling, Townhouse, Multiple Dwelling

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

Unknown

5.2 Previous use(s) of the subject property: (single detached dwelling, duplex, retail, factory etc)

Retirement Residence

5.3 Existing use(s) of the subject property: (single detached dwelling, duplex, retail, factory etc)

Retirement Residence

5.4 Length of time the existing uses of the subject property have continued:

Since 2016

5.5 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) Neighbourhoods (Sched. E & E-1)

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

Please refer to enclosed Cover Letter.

5.6 What is the existing zoning of the subject land? Mixed Use Commercial "MUC-5" Zone in By-law 3692-92

5.7 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number: SC/A-23:349

5.8 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

If yes, please provide the file number: Concurrent application

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 130

6.2 Number of Dwelling Units Proposed: 0

6.3 Additional Information (please include separate sheet if needed):

N/A

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

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

7.2 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
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