



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 PUBLIC HEARING**  
**Consent/Land Severance**

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

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

<b>APPLICATION NO.:</b>	<b>B-26:007</b>	<b>SUBJECT PROPERTY:</b>	486 Glover Road, Stoney Creek
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**APPLICANTS:** Owner: 2452593 ONTARIO INC (Mohamed About-Hussein)  
 Applicant: 2452593 ONTARIO INC (Mohamed About-Hussein)  
 Agent: Zelinka Priamo Ltd c/o Danieli Sikeleru Elsenbruch

**PURPOSE & EFFECT:** To permit the severance of a parcel of land to create a new residential building lot. The severed lands will contain a proposed single-detached dwelling, and the retained lands will contain the existing single-detached dwelling and shed which are intended to remain.

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS:</b>	18.3 m <sup>±</sup>	31 m <sup>±</sup>	567 m <sup>2</sup> <sup>±</sup>
<b>RETAINED LANDS:</b>	18.3 m <sup>±</sup>	30 m <sup>±</sup>	548.1 m <sup>2</sup> <sup>±</sup>

Associated Planning Act File(s): N/A

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

This application will be heard by the Committee as shown below:

<b>DATE:</b>	<b>Thursday, April 30, 2026</b>
<b>TIME:</b>	<b>11:55 a.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

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)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

## **PUBLIC INPUT**

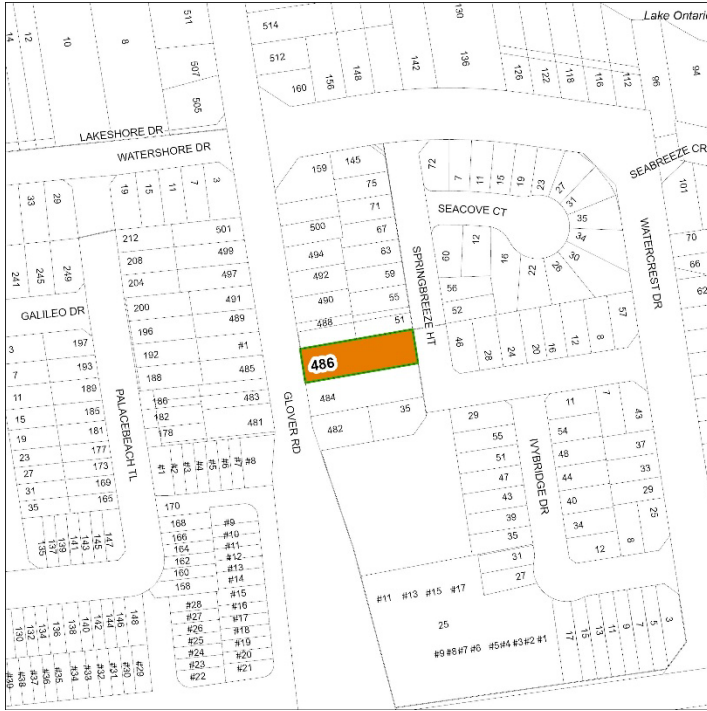
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **April 28, 2026**.


**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 this matter, you must submit a written request to [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.

If you wish to be provided the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.



 **Subject Lands**

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 of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.



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)

## 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:cofa@hamilton.ca) or call 905-546-2424 ext. 4221.

PART 1  
PLAN 62R-20717

CITY OF HAMILTON  
GEOGRAPHIC  
TOWNSHIP OF SALTFLEET

PART 4 PLAN 62R-17672

PART 2  
PLAN 62R-20717

PART 5 PLAN 62R-17672

PART 6 PLAN 62R-17672

BLOCK 24  
62M-1064

BLOCK 20

BLOCK 19

BLOCK 23  
62M-1064

REGISTERED PLAN No. 62M-1064



**CONSENT SKETCH**

OF  
486 GLOVER ROAD

CITY OF STONEY CREEK

**SITE STATISTICS**

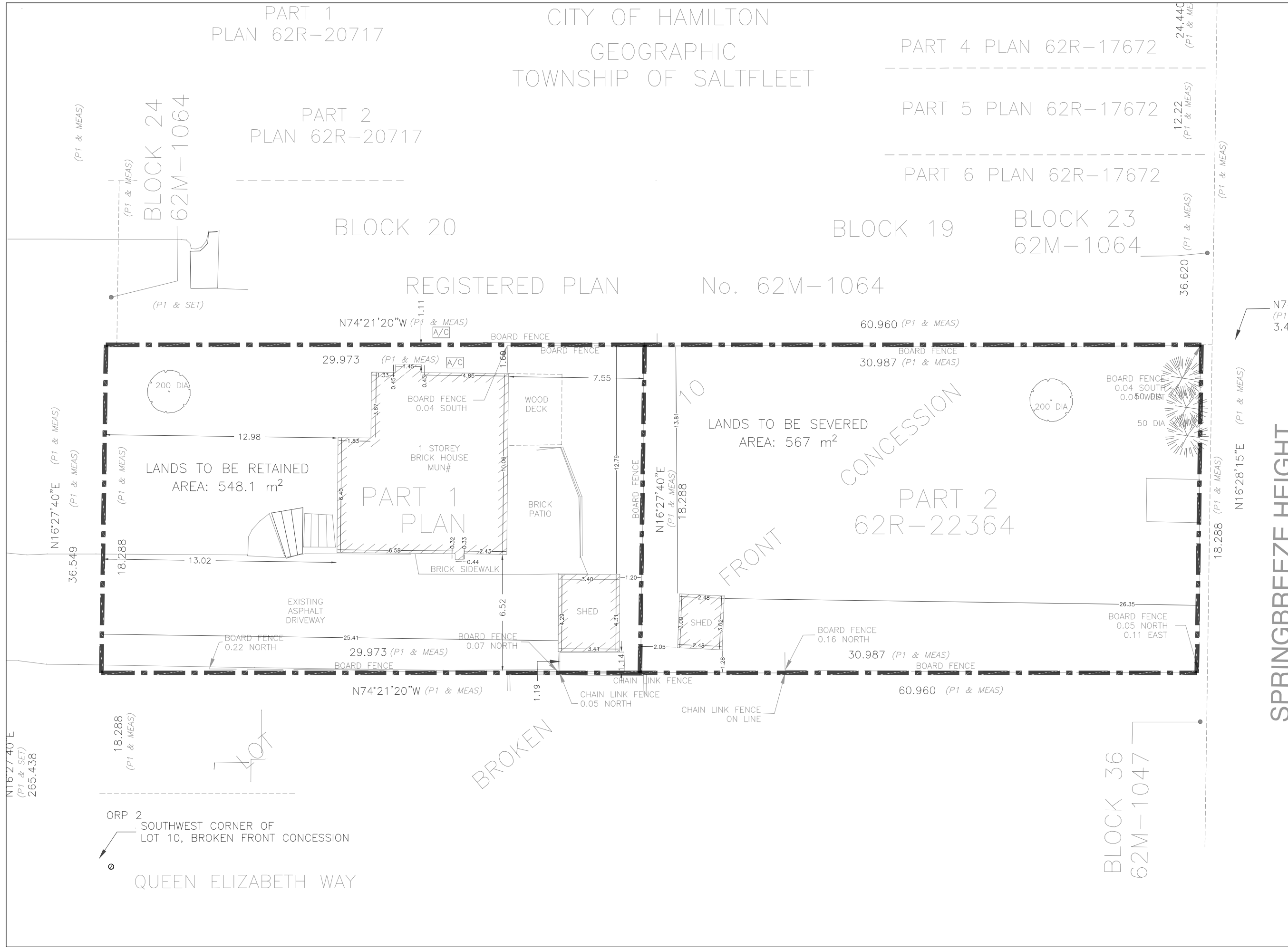
PART 1 - LANDS TO BE RETAINED  
Existing Zone: R1

	REQUIRED	PROPOSED
LOT AREA (MIN)	360 m <sup>2</sup>	548.1 m <sup>2</sup>
LOT FRONTAGE (MIN)	12.0 m	18.3 m
LOT DEPTH	N/A	30.0 m
FRONT YARD SETBACK (MIN)	4.0 m	13.0 m
INT. SIDE YARD (MIN)	1.2 m	1.5 m
INT. SIDE YARD (MIN)	1.2 m	6.6 m
REAR YARD SETBACK (MIN)	7.5 m	7.5 m
LANDSCAPED AREA (MIN)	30%	51.5%
HEIGHT (MAX)	10.5 m	<10.5m
PARKING (MIN)	2 SPACES	2 SPACES

PART 2 - LANDS TO BE SEVERED  
Existing Zone: R1

	REQUIRED	PROPOSED
LOT AREA (MIN)	360 m <sup>2</sup>	567 m <sup>2</sup>
LOT FRONTAGE (MIN)	12.0 m	18.3 m
LOT DEPTH	N/A	31.0 m
FRONT YARD SETBACK (MIN)	4.0 m	TBD
INT. SIDE YARD (MIN)	1.2 m	TBD
INT. SIDE YARD (MIN)	1.2 m	TBD
REAR YARD SETBACK (MIN)	7.5 m	TBD
LANDSCAPED AREA (MIN)	30%	TBD
HEIGHT (MAX)	10.5 m	TBD
PARKING (MIN)	2 SPACES	TBD

SPRINGBREEZE HEIGHT



ORP 2  
SOUTHWEST CORNER OF  
LOT 10, BROKEN FRONT CONCESSION

QUEEN ELIZABETH WAY

NO.	REVISION	DATE	INITIAL

Willowbridge Homes

486 GLOVER ROAD,  
STONEY CREEK

**Zelinka Priamo Ltd.**

LAND USE PLANNERS

318 Wellington Road, London, Ontario N6C 4P4  
Tel: (519) 474-7137 Fax: (519) 474-2284 email: zp@zplpn.com

DRAWN BY DSE	PROJECT NO. WLW/STO/22-01
DATE MAR 2026	SCALE 1:250

**NOTES & LEGEND**

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- PB DENOTES PLASTIC BAR
- CC DENOTES CUT CROSS
- WIT DENOTES WITNESS
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- SU DENOTES SOURCE UNKNOWN
- 655 DENOTES J.D. PETERS O.L.S.'s
- 824 A.T. McLAREN O.L.S.'s
- AGM DENOTES ARCHIBALD, GRAY & McKAY LTD., O.L.S.'s
- AN DENOTES ASHENHURST NOWENS LTD., O.L.S.'s
- P1 DENOTES PLAN 62R-20717
- P2 DENOTES PLAN 62R-18952
- P3 DENOTES PLAN 62R-18944
- P4 DENOTES PLAN 62R-17672
- D1 DENOTES INSTRUMENT AB12789

**UTM GRID NOTES**

BEARINGS ARE U.T.M. GRID NAD83 (CSRS) EPOCH(2010), DERIVED FROM G.N.S.S. OBSERVATIONS AND THE LEICA SMARTNET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997356108.

FOR BEARING COMPARISONS, A ROTATION OF 00°00'30" CLOCKWISE WAS APPLIED TO BEARINGS ON P1,P3 AND P4

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM G.N.S.S. OBSERVATIONS USING REAL TIME NETWORK (RTN). U.T.M. ZONE 17, NAD83 (CSRS) EPOCH(2010). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP 1	4787126.19	607644.52
ORP 2	4787016.40	607612.08

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PART SCHEDULE			
PART	LOT	CONCESSION/PLAN	P.I.N.
1	PART OF LOT 10	BROKEN FRONT CONCESSION	ALL OF 17362-0052
2			

PARTS 1 AND 2, COMPRISE ALL OF PIN 17362-0052

**PLAN 62R-22364**

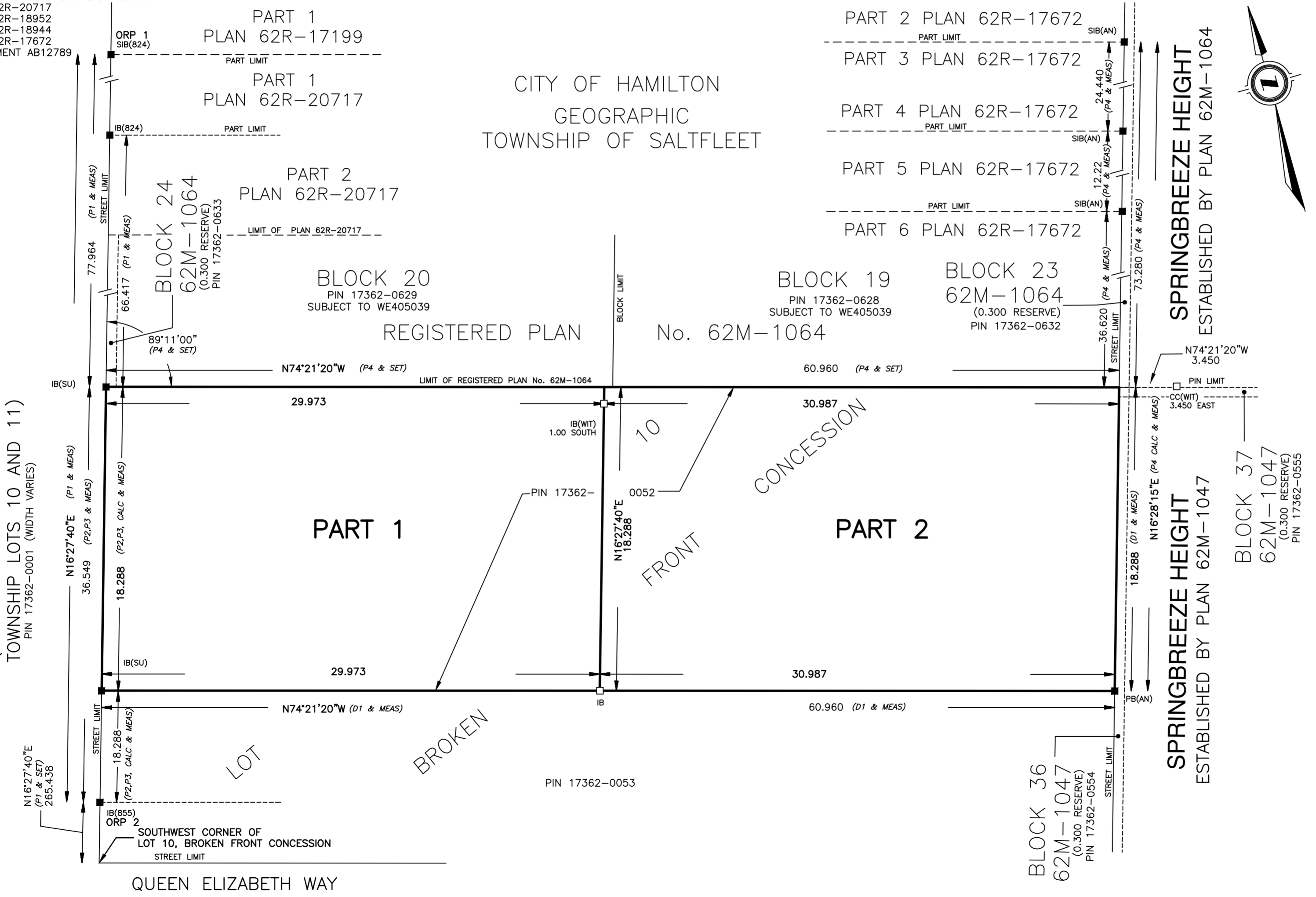
Received and deposited

July 11<sup>th</sup>, 2024

Monica Canas

Representative for the  
Land Registrar for the  
Land Titles Division of  
Wentworth (No.62)

GLOVER ROAD  
(ROAD ALLOWANCE BETWEEN  
TOWNSHIP LOTS 10 AND 11)  
PIN 17362-0001 (WIDTH VARIES)



**PLAN OF SURVEY**  
OF PART OF  
**LOT 10, BROKEN FRONT CONCESSION**  
(GEOGRAPHIC TOWNSHIP OF SALTFLEET)  
NOW IN THE  
**CITY OF HAMILTON**

SCALE 1:200

SCALE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 760mm IN WIDTH BY 355mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

2024  
ARCHIBALD, GRAY & McKAY LTD.  
ONTARIO LAND SURVEYORS

METRIC: 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:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 17TH, JUNE 2024

JULY 9, 2024

*Juan D. Zapata*  
JUAN D. ZAPATA  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY IS RELATED TO AOLS PLAN SUBMISSION FORM NUMBER V80754

	<b>ARCHIBALD, GRAY &amp; McKAY LTD.</b> 3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
	PHONE 519-685-5300 FAX 519-685-5303 EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: MP	DIGITAL FILE: HC2401RP2.dwg	PLAN No:
CHECKED BY: JDZ		2-A-5553
Plot date: Jul 09, 2024	FILE No: HAM-BF-10-1	



**Zelinka Priamo Ltd.**

LAND USE PLANNERS

March 6, 2026

*Sent via e-mail*

Committee of Adjustment  
City of Hamilton  
City Hall 5<sup>th</sup> Floor  
71 Main Street West  
Hamilton, ON  
L8P 4Y5

**RE:           Application for Consent to Sever (New Residential Lot)  
              486 Glover Road  
              Stoney Creek, ON**

**Our File:     WLW/STO/22-01**

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Zelinka Priamo Ltd., on behalf of 2452593 Ontario Inc., is pleased to resubmit the Consent to Sever Application for the lands known municipally as 486 Glover Road (hereinafter referred to as the “subject lands”).

### **BACKGROUND INFORMATION**

A Consent Application for the subject lands was conditionally approved on February 13, 2024 (File # SC/B-23:91). This approval was subject to satisfying a total of nine conditions by February 16, 2026. Most of the consent conditions were satisfied; however, a few remain outstanding, including the approval of the engineering plan, the preparation and registration of an Agreement, and the processing of fees, which are typically cleared after all other conditions are satisfied.

Since the original Consent application lapsed on February 16, 2026, a duplicate Consent application is resubmitted in order to proceed with finalizing the previously approved conditions for the subject lands.

Enclosed are copies of the clearance letters for the original consent conditions, which include clearance from the Zoning Department (Annex A), Building Department (Annex B), and Cultural Heritage Department (Annex C).

## THE SUBJECT LANDS AND SURROUNDING LAND USES

The subject lands are a through-lot located on the west side of Glover Road, approximately 115m south of the intersection with Watercrest Drive (Figure 1). These lands have a lot area of approximately 1,117.9 m<sup>2</sup>, a lot frontage of approximately 18.3 m along Glover Road and Springbreeze Heights, and a lot depth of approximately 61.0 m.

**Figure 1 – Location of the Subject Lands (outlined in red)**



The westerly portion of the subject lands (i.e. lands to be retained) currently consists of a single-storey, detached dwelling and a shed, which was originally a detached garage (see Figures 2 and 3, next page), and the majority of the easterly portion (i.e. lands to be severed) is vacant and contains a small portable shed.

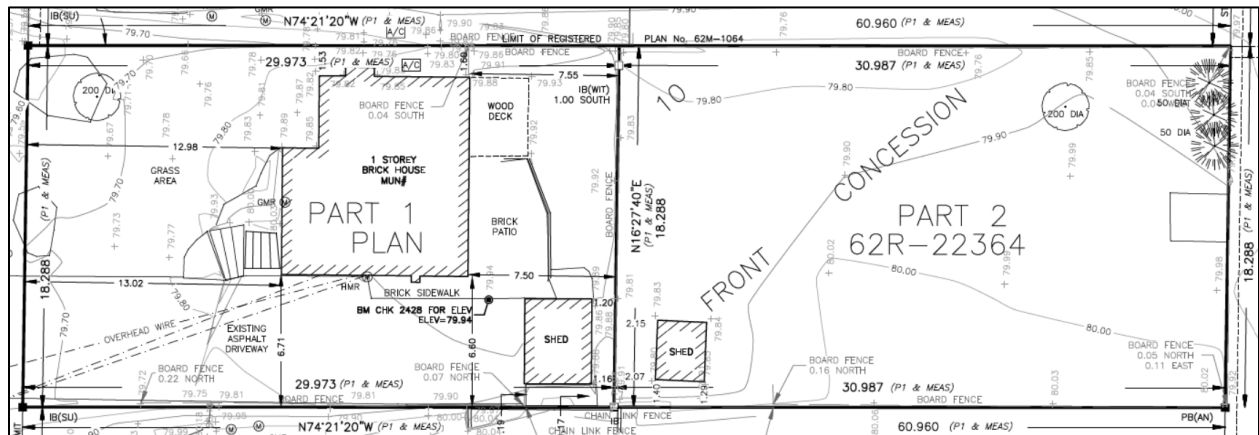
Originally, the detached garage partially encroached on the proposed lands to be severed. Additionally, two accessory buildings were located on the proposed severed lands. However, the detached garage has been partially demolished so that it now entirely falls within the retained lands, and the accessory structures on the lands to be severed have already been removed. The relevant consent condition from the original Consent Application # SC/B-23:91 has been cleared by the Zoning Department (refer to the enclosed Annex A).

A single-lane driveway along the southerly property line provides vehicular access to the subject lands from Glover Road, leading to the existing detached garage.

Figure 2 – Existing single-detached dwelling (looking east on Glover Road)



Figure 3 – Topographical survey showing location of the existing structures (excerpt)



Surrounding land uses consist of:

- North: Single-detached dwellings abutting the subject lands. Further north are low-density residential uses;
- South: Single-detached dwelling abutting the subject lands. Further south are low- and medium-density residential uses and an Open Space with a stormwater management pond;
- East: East of Springbreeze Heights are low-density residential uses. Further east are low-density residential uses; and,
- West: West of Glover Road are low-density residential uses and southwest are low- and medium-density residential uses. Further west are low-density residential uses.

The subject lands are designated “Neighbourhoods” in the Urban Hamilton Official Plan, and designated “Low Density Residential 2b” in the Urban Lakeshore Area Secondary Plan. The subject lands are currently zoned “Low Density Residential (R1) Zone” in the Hamilton Zoning By-law 05-200.

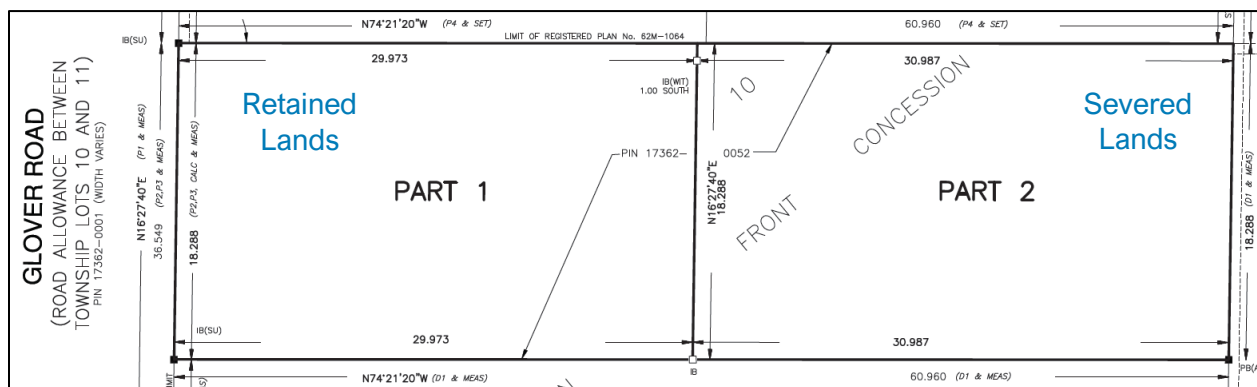
## THE PROPOSAL

The subject lands are proposed to be severed to create one new lot to facilitate the construction of a single-detached dwelling on the severed lot. Though detailed conceptual and elevation plans have not yet been prepared for the proposed single-detached dwelling on the severed lands, it is anticipated to be consistent with the characteristics of the surrounding context. Vehicular and pedestrian access to the severed lot is proposed from Springbreeze Heights.

No changes are proposed for the existing single-storey, single-detached dwelling on the retained parcel, which will maintain its vehicular and pedestrian accesses.

The retained lands are proposed to have a lot frontage of approximately 18.3m, a lot depth of approximately 30.0m, and a lot area of approximately 548.1m<sup>2</sup>; and the severed lands are proposed to have a lot frontage of approximately 18.3m, a lot depth of approximately 31.0m, and a lot area of approximately 567m<sup>2</sup> (Figure 3).

**Figure 3 – Deposited R-plan (excerpt)**



## PLANNING CONSIDERATIONS

The subject lands are designated “*Neighbourhoods*” in the Urban Hamilton Official Plan, and designated “*Low Density Residential 2b*” in the Urban Lakeshore Area Secondary Plan. According to Section 1.14.3.1 of the Chapter F – Implementation of the Urban Hamilton Official Plan, consent to create a new lot is permitted within “*Neighbourhoods*” designation, provided that:

- a) *“The lots comply with the policies of this Plan, including secondary plans, where one exists; and b) The lots comply with existing Neighbourhood Plans.*

The proposed severance would result in residential lots that comply with the policies of the “*Neighbourhoods*” designation in the Urban Hamilton Official Plan, and with the “*Low Density Residential 2b*” designation in the Urban Lakeshore Area Secondary Plan. The lands to be retained will maintain their current residential use, and the lands to be severed are future planned for residential use, which is a permitted use within the “*Neighbourhoods*” and “*Low Density Residential 2b*” designations.

- c) *The lots are in conformity with the Zoning By-law or a minor variance is approved;*

The subject lands are zoned “*Low Density Residential (R1) Zone*” and the proposed lots (retained and severed) fully conform to the zoning regulations of the Hamilton Zoning By-law 05-200, providing the required minimum lot areas and lot frontages for both lots and adequate setback, height, parking spaces, and lot coverage for the existing single-detached dwelling on the lands to be retained.

- d) *The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;*

The proposed severance will result in lots that are consistent with the surrounding area in terms of pattern and lot size and frontage, having no significant undue conditions on adjacent properties or on the street character. The existing single-detached dwelling will remain in the lands to be retained, which fully conforms to the zoning regulations of the Hamilton Zoning By-law.

- e) *The lots are fully serviced by municipal water and wastewater systems; and, e) The lots have frontage on a public road.”*

The retained lands are fully serviced by municipal water and sanitary sewage systems and front on a public road. The severed lands are proposed to be connected to existing municipal services and will also front on a public road.

As discussed above, the proposed severance meets the criteria for lot creation within the “*Neighbourhoods*” designation. Moreover, the proposal is consistent with the 2024 Provincial Planning Statement. The subject lands are within the settlement area, which is the focused area for growth and development (Section 2.3.1.1). The proposed severance to facilitate the construction of a single-detached dwelling is a soft infill on underutilized lands, which is aligned

with the direction for intensification within built-up areas (Section 2.3.1.4), while providing additional housing to meet projected needs of current and future residents (Section 2.2.1).

## **CONCLUSION**

As demonstrated above, the proposed severance is consistent with the applicable policies of the Provincial Planning Statement and maintains the intent and purpose of the Urban Hamilton Official Plan, the Urban Lakeshore Area Secondary Plan, and the City of Hamilton Zoning By-law. Furthermore, the requested consent to sever will not create any significant undue conditions on the subject lands, or neighbouring uses, while providing a compatible residential lot fabric in the area.

## **SUBMISSION MATERIALS**

As per the submission requirements for a Consent to Sever application, please find the following materials submitted digitally (PDF format) in support of the application:

- Completed Consent application form and authorizations;
- Cheque made payable to “The City of Hamilton” in the amount of \$3,565.00 for the Consent Application Fee;
- Deposited R-plan; and,
- Consent Sketch (with site data table).

We trust that the enclosed information is complete and satisfactory, and look forward to a timely approval process. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Danieli Sikelero Elsenbruch  
Intermediate Planner

cc. The client (via email)

**ANNEX A**

**Zoning Department Clearance Letter**

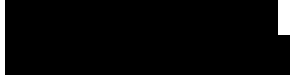


# Hamilton

February 10, 2025

FILE: ZCR-26-019  
ATTENTION OF: Kayla Medeiros  
TELEPHONE NO: (905) 546-2424 ext. 5867

Zelinka Priamo Ltd. c/o Danieli Sikelero Elsenbruch



**Attention:**

Re: **APPLICABLE LAW REVIEW – ZONING BYLAW (CLEARANCE OF ZONING CONDITIONS)**  
**Present Zoning: R1 (Low Density Residential), Hamilton Zoning By-law 05-200**  
**Address: 486 Glover Road, Stoney Creek**

An Applicable Law Review respecting zoning by-law compliance has been completed and the following comments are provided.

**COMMENTS:**

This application was made in order to facilitate the clearance of conditions (Condition #5 and #6) of lands severance application SC/B-23:91 which was approved by Committee of Adjustment on February 13, 2024.

1. Demolition Permit No. 25-103080, to partially demolish a detached garage in the rear yard of a single family dwelling and altering the size from altering the size from 54.7m<sup>2</sup> to 14.29m<sup>2</sup> has been closed. Note that the other two structures were removed under this building permit. As such, **Conditions #5 and #6** of Land Severance application SC/B-23:91 can be **cleared**.

Yours truly

A handwritten signature in cursive script that reads "Kayla Medeiros".

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for the Manager of Zoning and Committee of Adjustment

**ANNEX B**

**Building Department Clearance Letter**



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
Building Division  
71 Main Street West – 3<sup>RD</sup> Floor  
Hamilton, Ontario, Canada, L8P 4Y5  
Phone: 905.546.2720 Fax: 905.546.2764  
[www.hamilton.ca](http://www.hamilton.ca)

**FILE NO: 26-500006-00 OBC**

**COA #: SC/B-23:91**

**ATTENTION OF: Danieli Sikelero**

**TELEPHONE NO: [REDACTED]**

Date Feb 12 2026

Danieli Sikelero  
[REDACTED]  
[REDACTED]

Dear Danieli,

**RE: 486 Glover Rd**

---

An Ontario Building Code Compliance Review request letter was received by our department on February 12th 2026. This application was submitted to determine if the spatial separation distances of the existing structure would be in compliance with the Ontario Building Code (Condition #9) with respect to the location of the proposed new property line.

We are pleased to inform you that the location of the existing structure is deemed to be in compliance with the Ontario Building Code. Therefore, Condition #9 of your Committee of Adjustment Land Severance Application SC/B-23:91 has been satisfied.

If you have any further questions, please feel free to contact our office.

Yours very truly,  
Ryan Allison  
Plans Examiner

## **ANNEX C**

### **Cultural Heritage Department Clearance Letter**

## Danieli Sikelero - Zelinka Priamo Ltd.

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**From:** Oldfield, Meg <Meg.Oldfield@hamilton.ca>  
**Sent:** January 23, 2026 9:20 AM  
**To:** Danieli Sikelero - Zelinka Priamo Ltd.; Kobelak, Anna  
**Cc:** Cultural Heritage Planning; Committee of adjustment  
**Subject:** RE: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Great thanks Danieli, very much appreciated.

@Kobelak, Anna Condition number 4 is cleared.

Best,

### Meg Oldfield

Cultural Heritage Planner  
Planning and Economic Development  
City of Hamilton  
(905) 546-2424 Ext. 7163



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**From:** Danieli Sikelero - Zelinka Priamo Ltd. [REDACTED]  
**Sent:** Friday, January 23, 2026 9:18 AM  
**To:** Oldfield, Meg <Meg.Oldfield@hamilton.ca>  
**Cc:** Kobelak, Anna <Anna.Kobelak@hamilton.ca>; Cultural Heritage Planning <CulturalHeritagePlanning@hamilton.ca>; Committee of adjustment <cofa@hamilton.ca>  
**Subject:** RE: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Good morning Meg,

Please find attached a copy of the report.

Feel free to contact me if you have any questions or require additional information.

Thanks,

**Danieli Sikelero Elsenbruch** *(she/her)*

Intermediate Planner

**Zelinka Priamo Ltd.**



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**From:** Oldfield, Meg <[Meg.Oldfield@hamilton.ca](mailto:Meg.Oldfield@hamilton.ca)>  
**Sent:** January 23, 2026 9:11 AM  
**To:** Danieli Sikelero - Zelinka Priamo Ltd. [REDACTED]  
**Cc:** Kobelak, Anna <[Anna.Kobelak@hamilton.ca](mailto:Anna.Kobelak@hamilton.ca)>; Cultural Heritage Planning <[CulturalHeritagePlanning@hamilton.ca](mailto:CulturalHeritagePlanning@hamilton.ca)>; Committee of adjustment <[cofa@hamilton.ca](mailto:cofa@hamilton.ca)>  
**Subject:** RE: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Good morning,

Staff require a copy of the completed Stage 1-2 archaeological assessment in order to clear the condition.

Thank you,

**Meg Oldfield**

Cultural Heritage Planner  
Planning and Economic Development  
City of Hamilton  
(905) 546-2424 Ext. 7163



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**From:** Kobelak, Anna <[Anna.Kobelak@hamilton.ca](mailto:Anna.Kobelak@hamilton.ca)>

**Sent:** Thursday, January 22, 2026 2:54 PM

**To:** Cultural Heritage Planning <[CulturalHeritagePlanning@hamilton.ca](mailto:CulturalHeritagePlanning@hamilton.ca)>

**Cc:** [REDACTED]; Committee of adjustment <[cofa@hamilton.ca](mailto:cofa@hamilton.ca)>

**Subject:** FW: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

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Good afternoon,

Please assist Danieli with clearing condition #4 for the referenced file.

Thank you in advance.

Best Regards,

**Anna Kobelak**

Assistant Secretary, Committee of Adjustment

Planning and Economic Development

City of Hamilton

(905) 546-2424 ext. 5498

**From:** Nikolic, Tara <[Tara.Nikolic@hamilton.ca](mailto:Tara.Nikolic@hamilton.ca)>

**Sent:** Thursday, January 22, 2026 1:59 PM

**To:** Committee of adjustment <[cofa@hamilton.ca](mailto:cofa@hamilton.ca)>

**Subject:** Re: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Hi Anna,

Cultural Heritage would be clearing this condition.

Thanks,

**Tara Nikolic**

Planning Technician I - Development Planning, East Team

Planning and Economic Development

Planning Division, City of Hamilton

(905)546-2424 ext.8153

**From:** Committee of adjustment <[cofa@hamilton.ca](mailto:cofa@hamilton.ca)>

**Sent:** Thursday, January 22, 2026 1:44 PM

**To:** Nikolic, Tara <[Tara.Nikolic@hamilton.ca](mailto:Tara.Nikolic@hamilton.ca)>

**Cc:** Vrooman, Tim <[Tim.Vrooman@hamilton.ca](mailto:Tim.Vrooman@hamilton.ca)>

**Subject:** FW: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Hello Tara,

Wanted to confirm whether development planning would be clearing condition 4 for the referenced file.

If so, the applicant has submitted information in reference to the condition.

Best Regards,

**Anna Kobelak**

Assistant Secretary, Committee of Adjustment

Planning and Economic Development

City of Hamilton

(905) 546-2424 ext. 5498



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**From:** Danieli Sikelero - Zelinka Priamo Ltd. [REDACTED]  
**Sent:** Wednesday, January 21, 2026 3:14 PM  
**To:** Committee of adjustment <[cofa@hamilton.ca](mailto:cofa@hamilton.ca)>  
**Subject:** RE: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Hi Anna,

Please find attached the Ministry letter and correspondence from the Building Department.

Thanks,

**Danieli Sikelero Elsenbruch** *(she/her)*

*Intermediate Planner*

Zelinka Priamo Ltd.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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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*		
Registered Owner(s)	2452593 ONTARIO INC. (Mohamed Abou-Hussein)	
Applicant(s)**	Same as owner	
Agent or Solicitor	Zelinka Priamo Ltd. c/o Danieli Sikelero Elsenbruch	

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	486 Glover Road		
Assessment Roll Number	2503100 - 02017600		
Former Municipality	Stoney Creek		
Lot	10	Concession	BROKEN FRONT SALTFLLEET , AS IN AB12789
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

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

Yes  No

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

## 3 PURPOSE OF THE APPLICATION

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> creation of a new lot(s)  | <input type="checkbox"/> concurrent new lot(s) |
| <input type="checkbox"/> addition to a lot  | <input type="checkbox"/> a lease               |
| <input type="checkbox"/> an easement  | <input type="checkbox"/> a correction of title |
| <input type="checkbox"/> validation of title (must also complete section 8)   | <input type="checkbox"/> a charge              |
| <input type="checkbox"/> cancellation (must also complete section 9)  |  |
| <input type="checkbox"/> creation of a new non-farm parcel (must also complete section 10)<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:

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, m<sup>2</sup> or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Retained Lands	Severed Lands			
Type of Transfer	N/A	Creation of new lot			
Frontage	18.3	18.3			
Depth	30	31			
Area	548.1	567			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	1 single-detached dwelling and 1 shed	Future single-detached dwelling			
Proposed Buildings/ Structures	N/A	1 single detached dwelling			
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): \_\_\_\_\_

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 the enclosed 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.

5.3 What is the existing zoning of the subject land? Low Density Residential (R1) Zone

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

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

Yes  No  Unknown

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

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

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

Consent application SC/B-23:91. Granted, but lapsed on February 16, 2026

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

There are no changes to the original submission.

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

Yes       No

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

6.4 How long has the applicant owned the subject land?

Since May 25, 2022

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

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

## 7 PROVINCIAL POLICY

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

Yes       No      (Provide explanation)

Please refer to the enclosed letter

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

Yes       No      (Provide explanation)

Please refer to the enclosed letter

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

Yes       No      (Provide explanation)

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)

**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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