



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Consent/Land Severance

You are receiving this notice because you are either:

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

APPLICATION NO.:	B-26:008	SUBJECT PROPERTY:	237 Springbrook Avenue, Ancaster
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APPLICANTS: Owner: 1000072010 Ontario Inc c/o Andrew Crowe
 Applicant: 1000072010 Ontario Inc c/o Andrew Crowe
 Agent: Landwise c/o Katelyn Gillis

PURPOSE & EFFECT: To permit the conveyance of seven (7) parcels of land, and to retain one (1) parcel of land, resulting in a total of eight (8) residential lots. Each lot will contain one half of a proposed Semi-detached Dwelling. The existing dwelling and sheds will be removed to facilitate this application.

	Frontage	Depth	Area
SEVERED LANDS (SEVERED Parcel 1):	7.62 m [±]	45.65 m [±]	358.66 m ² [±]
SEVERED LANDS (SEVERED Parcel 2):	7.62 m [±]	45.7 m [±]	348.18 m ² [±]
SEVERED LANDS (CONCURRENT LOT Parcel 3):	7.74 m [±]	45.70 m [±]	341.55 m ² [±]
SEVERED LANDS (CONCURRENT LOT Parcel 4):	7.65 m [±]	44.99 m [±]	329.43 m ² [±]
SEVERED LANDS (CONCURRENT LOT Parcel 5):	7.65 m [±]	44.99 m [±]	344.87 m ² [±]
SEVERED LANDS (CONCURRENT LOT Parcel 6):	7.65 m [±]	44.99 m [±]	344.42 m ² [±]
SEVERED LANDS (CONCURRENT LOT Parcel 7):	7.53 m [±]	44.99 m [±]	355.73 m ² [±]
RETAINED LANDS (RETAINED):	7.62 m [±]	45.65 m [±]	348.03 m ² [±]

Associated Planning Act File(s): A-26:053

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:	10:00 a.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 this matter, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

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



 **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 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, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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.

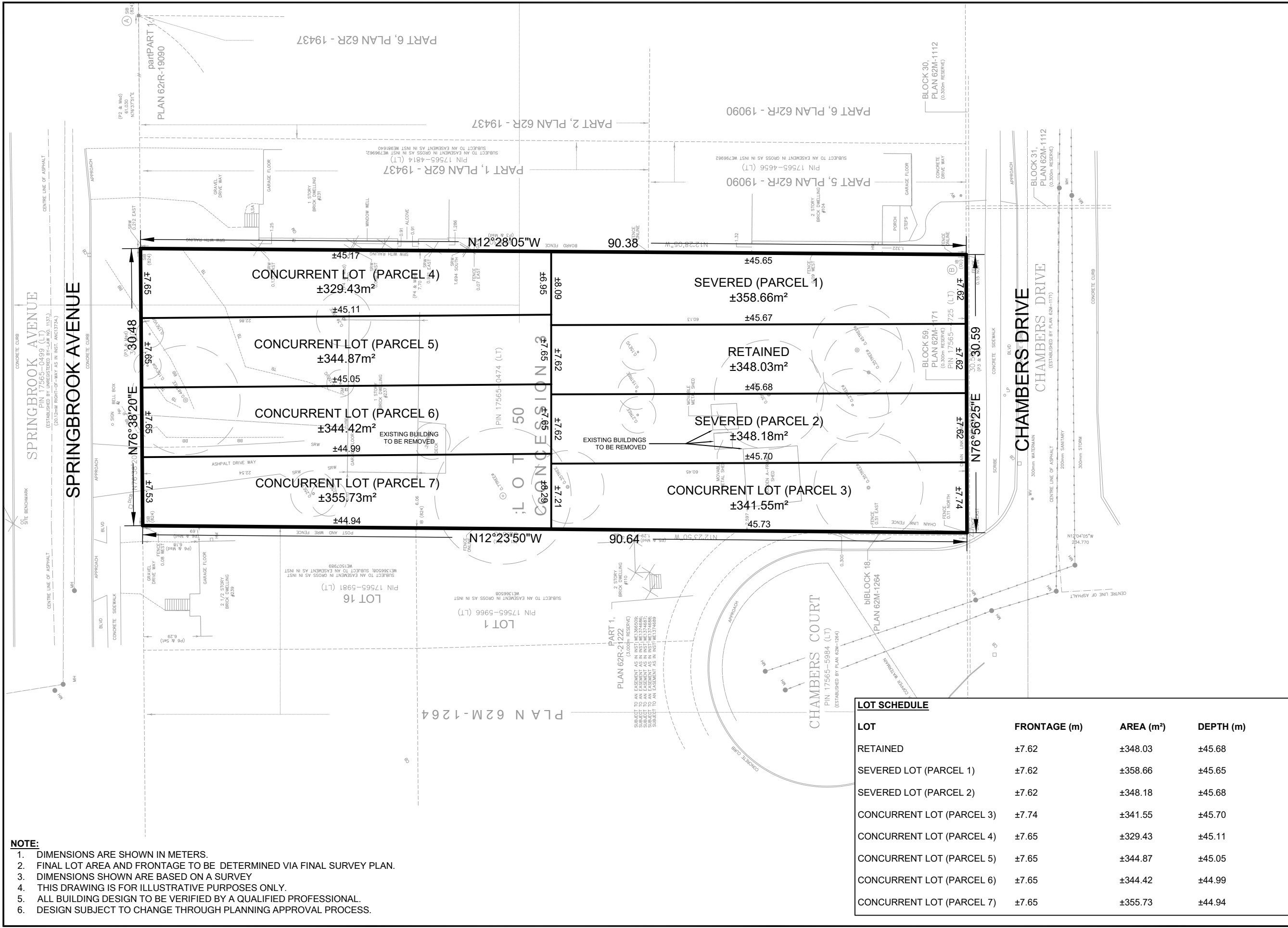
In-Person Presentations:

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.



- NOTE:**
1. DIMENSIONS ARE SHOWN IN METERS.
 2. FINAL LOT AREA AND FRONTAGE TO BE DETERMINED VIA FINAL SURVEY PLAN.
 3. DIMENSIONS SHOWN ARE BASED ON A SURVEY
 4. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
 5. ALL BUILDING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
 6. DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.

LOT	FRONTAGE (m)	AREA (m ²)	DEPTH (m)
RETAINED	±7.62	±348.03	±45.68
SEVERED LOT (PARCEL 1)	±7.62	±358.66	±45.65
SEVERED LOT (PARCEL 2)	±7.62	±348.18	±45.68
CONCURRENT LOT (PARCEL 3)	±7.74	±341.55	±45.70
CONCURRENT LOT (PARCEL 4)	±7.65	±329.43	±45.11
CONCURRENT LOT (PARCEL 5)	±7.65	±344.87	±45.05
CONCURRENT LOT (PARCEL 6)	±7.65	±344.42	±44.99
CONCURRENT LOT (PARCEL 7)	±7.65	±355.73	±44.94

LEGAL DESCRIPTION

REVISIONS

REV.	DESCRIPTION	DATE	INIT.
A	SUBMISSION TO Co/A	12-MAR-2026	JS

DISCLAIMER
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF LANDWISE. AND IS PROTECTED UNDER COPYRIGHT. ANY DISCREPANCIES SHALL BE REPORTED TO LANDWISE. PRIOR TO THE START OF CONSTRUCTION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.

PROJECT TITLE
237 SPRINGBROOK AVENUE
HAMILTON, ONTARIO

landwise
PLAN • DESIGN • MANAGE
310 LIMERIDGE ROAD WEST, SUITE 6 P 905-574-1993
HAMILTON ONTARIO, L9C 2V2 W LANDWISE.CA

DRAWING TITLE
CONSENT SKETCH

PRINT DATE 12-MAR-2026	DRAWN BY JS
REVISION A	DESIGNED BY JS
SCALE 1:400	DRAWING NUMBER CS1-1

ZONING CHART

HAMILTON ZONING BY-LAW NO. 05-200 - LOW DENSITY RESIDENTIAL (R1) ZONE
EXCEPTION 888 - HOLDING: H166

SEMI-DETACHED DWELLING

PROVISION	REQUIRED	PROPOSED
MIN LOT AREA	270.0m ²	329.43m ²
MIN LOT WIDTH FOR EACH DWELLING UNIT	9.0m	7.53m (NON-CONFORMING)
MIN SETBACK FROM FRONT LOT LINE	4.0m	6.0m
MIN SETBACK FROM A SIDE LOT LINE	1.2m	1.23m
MIN REAR YARD SETBACK	7.5m	17.95m
MAX BUILDING HEIGHT	10.5m	Max. 10.5m (TBD)
MAX LOT COVERAGE	40.0%	38.2%
MIN LANDSCAPED AREA	30.0%	56.17%
MIN FRONT YARD LANDSCAPE AREA	50.0%	56.2%

ZONING CHART

HAMILTON ZONING BY-LAW NO. 05-200 - LOW DENSITY RESIDENTIAL (R1) ZONE
EXCEPTION 888 - HOLDING: H166

PROVISION	REQUIRED	PROPOSED
REQUIRED PARKING SPACES	1 PER UNIT	2 PER UNIT
MIN PARKING SPACE SIZE	2.8m x 6.0m	3.0m x 6.0m
MIN DRIVE AISLE WIDTH	6.0m	6.0m
MIN ACCESS DRIVEWAY WIDTH	2.7m	2.7m

LEGAL DESCRIPTION

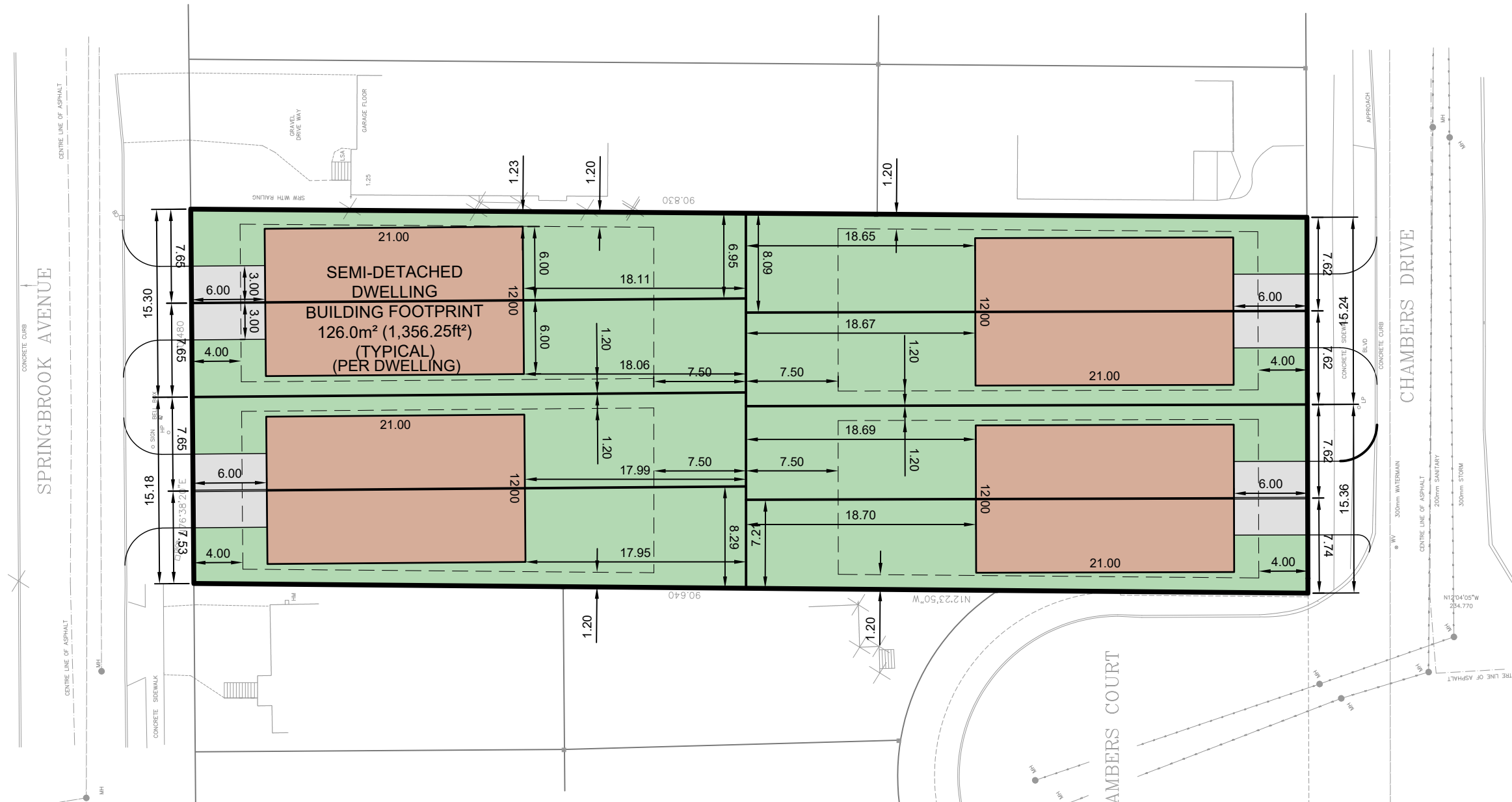


REVISIONS

REV.	DESCRIPTION	DATE	INIT.
B	REVIEW	3-MAR-2026	JS
A	REVIEW	12-JAN-2026	JS

DISCLAIMER

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF LANDWISE. AND IS PROTECTED UNDER COPYRIGHT. ANY DISCREPANCIES SHALL BE REPORTED TO LANDWISE. PRIOR TO THE START OF CONSTRUCTION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.



PROJECT TITLE

237 SPRINGBROOK AVENUE

HAMILTON, ONTARIO

310 LIMERIDGE ROAD WEST, SUITE 6 HAMILTON ONTARIO, L9C 2V2 P 905-674-1993 W LANDWISE.CA

DRAWING TITLE

ZONING SKETCH (SEMI-DETACHED)

PRINT DATE	DRAWN BY
03-MAR-2026	JS
REVISION	DESIGNED BY
B	JS
SCALE	DRAWING NUMBER
1:400	CSP1-1

TOPOGRAPHIC SURVEY
OF PART OF
LOT 50
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF ANCASTER
IN THE
CITY OF HAMILTON

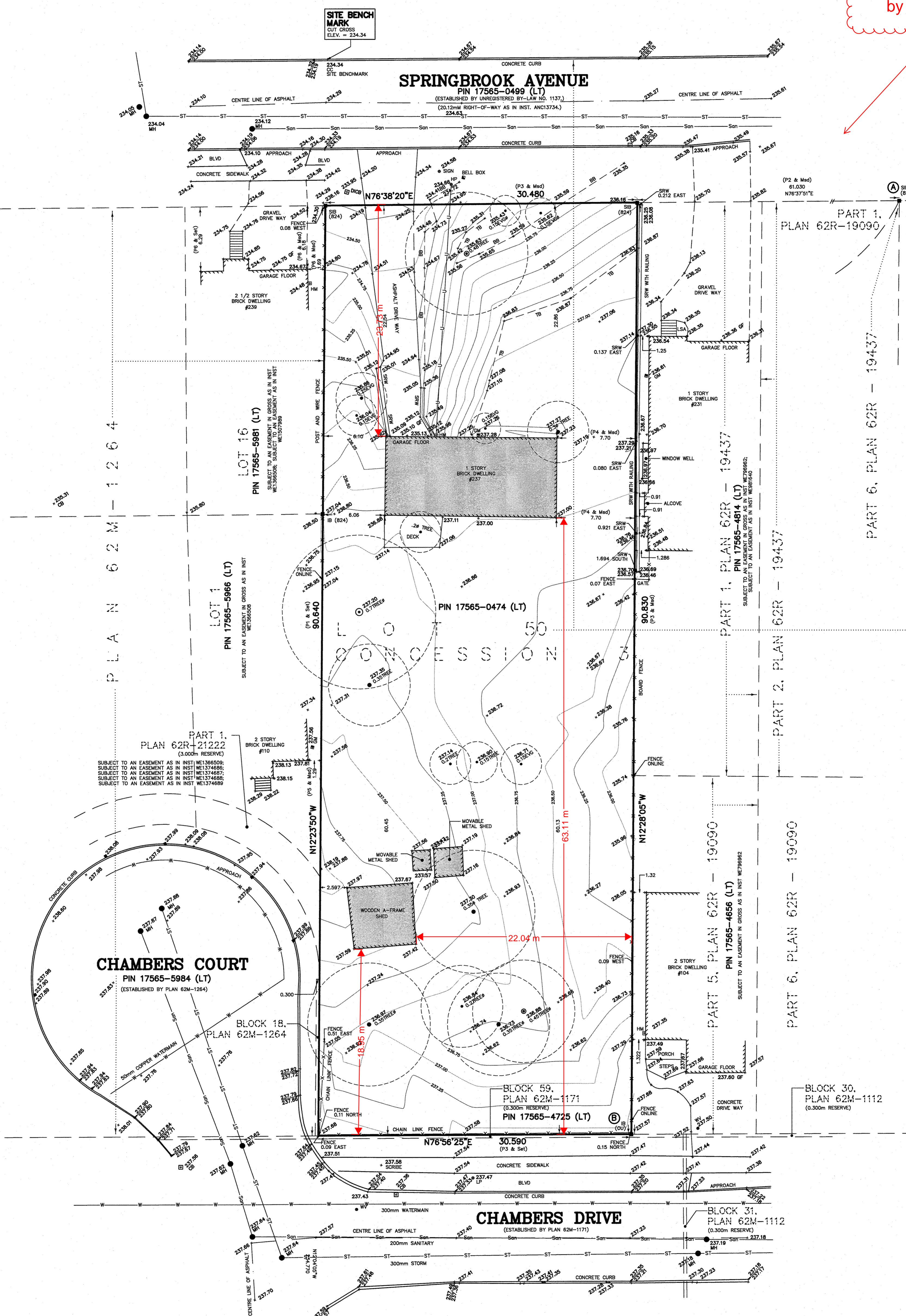
SCALE 1:200 METRIC

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

BENCHMARK:
STATION: 0011975U075
HAMILTON-WENTWORTH DEEP
BENCH MARK IN MANHOLE AT
GARNERS CEMETERY, ALONG
SOUTHCOOTE ROAD 0.2 KM
NORTH OF INTERSECTION OF
HIGHWAY NO. 53, 11.8 M WEST
OF CENTRE LINE OF SOUTHCOOTE
ROAD, 21.9 M NORTHWEST OF
HYDRO POLE ON EAST SIDE OF
ROADWAY, 1.8 M SOUTH OF
FENCE, AT ROAD LEVEL.
ELEVATION: 246.851 CGVD28:78



Dimensions in red are added by Landwise



BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996586837365

INTEGRATION DATA

POINT ID	NORTHING	EASTING
GRP A	4785480.372	588642.148
GRP B	4785377.444	588602.305

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

NOTE:
UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE LOCATED BY CITY OF HAMILTON DRAWING No. 11-S-21, SHEET No. 01R2 & CITY OF HAMILTON DRAWING No. 19-S-16, SHEET No. 01
UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION
INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

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:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF JANUARY 2022

DATE: 29 FEB 22
R.A. McLaren, O.L.S.

- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IRON BAR
 - SB STANDARD IRON BAR
 - 824 A.T. McLAREN, O.L.S.
 - OU ORIGIN UNKNOWN
 - P1 PLAN 62M-1264
 - P2 PLAN 62R-19437
 - P3 PLAN 62R-17462
 - P4 A.T. McLAREN LTD PLAN 32713, DATED MAR 25, 2009
 - P5 ASHENHURST NOUNS & ASSOCIATES PLAN 18044 SPRR(200) DATED DEC 21, 2021
 - P6 ASHENHURST NOUNS & ASSOCIATES PLAN 18044 SPRR(200) DATED APR 6, 2021
 - Md MEASURED
 - DCB SITO BATH BASIN
 - SRW STONE RETAINING WALL
 - HM HYDRO METRE
 - MS MANHOLE
 - CB CATCH BASIN
 - DS DOOR STEP
 - GM GAS METER
 - HP HYDRO POLE
 - LSA LANDSCAPED AREA
 - U OVERHEAD UTILITIES
 - TB TOP OF BANK
 - B BOTTOM OF BANK
 - φ DIAMETER

© R.A. McLaren, O.L.S. - 2022. NO PERSON MAY COPY OR REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

March 17, 2026

Via Digital Submission

ATTN: Justin Leung, Secretary-Treasurer

Committee of Adjustment
Planning and Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

**RE: 237 Springbrook Avenue, Hamilton
Consent to Sever & Minor Variance Applications**

Landwise has been retained by 100072010 Ontario Inc., the landowner of 237 Springbrook Avenue, Ancaster (“subject lands”) to submit the enclosed Consent to Sever and Minor Variance applications on their behalf.

Consent to Sever

The Consent to Sever application is required to implement the approved Zoning By-law Amendment ZAC-24-003 via By-law No. 24-037. However, a modification to the original proposal reviewed through ZAC-24-003 has been made; a total of eight (8) residential lots is proposed instead of six (6) residential lots. The revised proposal includes a total of eight (8) semi-detached dwellings with a frontage of ± 7.6 metres per dwelling instead of four (4) semi-detached dwellings with a frontage of 9.1 metres to 9.3 metres and two (2) single detached dwellings with a frontage of 12.20 metres.

The Consent to Sever application seeks to establish the following:

1. Retained Lot
2. Severed Lot (Parcel 1)
3. Severed Lot (Parcel 2)
4. Concurrent Lot (Parcel 3)
5. Concurrent Lot (Parcel 4)
6. Concurrent Lot (Parcel 5)
7. Concurrent Lot (Parcel 6)
8. Concurrent Lot (Parcel 7)

Refer to the submitted application form, consent sketch and planning rationale for additional details.

Minor Variance

Relief from Zoning By-law No. 05-200 is required to implement the proposed severances. The proposed lots require a Minor Variance to vary regulation 15.1.2.2.b) to reduce the required lot width for each Semi-Detached Dwelling from 9.0 metres to 7.6 metres.

Refer to the submitted Planning Rationale for further information and analysis.

Submission

Landwise requests the circulation of this letter along with the enclosed documents to all relevant departments in support of the Consent to Sever and Minor Variance Applications.

Please find the enclosed:

- Consent to Sever application form with signatures;
- Minor Variance application form with signatures;
- Survey Plan;
- Consent Sketch;
- Conceptual Site Plan;
- Planning Rationale prepared by Landwise dated February 2026.

Note that the application fee will be paid via credit card. The **total application fee is \$18,725.00** based on the following:

- Minor Variance fee: \$4,135.00
- Consent to Sever (Fully Serviced Lot): \$3,565.00
- Concurrent Lot Creation (5 lots): \$2,205.00 X 5 = \$11,025.00

Should you have any questions or require additional information, please do not hesitate to contact Katelyn Gillis at Katelyn.Gillis@landwise.ca or 905-574-1993 ext. 207.

Respectfully submitted,
LANDWISE



Katelyn Gillis
Senior Planner

Cc: 100072010 Ontario Inc. c/o Mr. A. Crowe

Landwise has been retained by 100072010 Ontario Inc. to prepare the following Planning Rationale in support of the Consent to Sever and Minor Variance applications for 237 Springbrook Avenue in Ancaster.

DESCRIPTION OF SUBJECT LANDS

237 Springbrook Avenue (“subject lands”) is located within the Meadowlands Neighbourhood in Ancaster. The subject lands are legally described as Part of Lot 50, Concession 3, as In HL 156061; Ancaster in the City of Hamilton. The subject lands are a through lot with dual lot frontages, with approximately 30.5 metres along Chambers Drive and approximately 30.4 metres along Springbrook Avenue. The subject lands have a lot depth of approximately 90.9 metres and a lot area of approximately 2,768 square metres (0.68 acres).

The subject lands have a varied topography, sloping downwards towards Springbrook Avenue. It has frontage upon two roads, which have a full complement of municipal and utility services (gas, electricity, municipal water supply and sanitary and storm sewers).

The subject lands are outlined by a board fence along the eastern property line, and a chain link fence along the southern property line. It currently consists of a one storey single detached brick dwelling positioned approximately in the center of the property, with an asphalt driveway from Springbrook Avenue. There is a wooden A-frame shed and two moveable sheds located in the south-west portion of the property.

Figure 1 - Site Location Map



PLANNING STATUS

Urban Hamilton Official Plan

The subject lands are designated “Neighbourhoods” on Schedule E - Urban Structure and Schedule E-1 - Urban Land Use in the *Urban Hamilton Official Plan* (“UHOP”). Within the “Neighbourhoods” designation, low density residential uses with frontage onto local streets are permitted. Appropriate residential intensification is encouraged throughout the Neighbourhoods designation with a use and form that is compatible with the surrounding land use context.

Meadowlands Neighbourhood IV Secondary Plan

The subject lands are within the *Meadowlands Neighbourhood IV Secondary Plan* and are designated “Low Density Residential 2b” per Land Use Plan Map B.2.6-1. Single detached dwellings, duplex and semi-detached dwellings are permitted uses and are envisioned as the predominant housing form in the Neighbourhood (Vol.2, B.2.6.1.4.a.ii).

City of Hamilton Zoning By-law No. 05-200

The subject lands are zoned “Low Density Residential (R1, 888, H166) Zone” in *Zoning By-law No. 05-200*. A Zoning By-law Amendment was approved via By-law No. 24-037 on March 27, 2024. Semi-detached dwellings are a permitted use subject to site specific regulations. Holding Provision No. 166 prohibits development on the subject lands until a number of conditions are satisfied including an archaeological assessment, tree protection plan, payment for new municipal street trees, payment of cost recoveries and hydrant flow testing.

Concurrent Consent to Sever Application

A Consent to Sever with Concurrent Lot Creation application has been submitted concurrently with a Minor Variance application. The intent of the consent application is to retain 1 lot and create 7 new lots for a total of 8 residential lots; 4 new lots fronting Springbrook Avenue and 4 new lots fronting Chambers Drive.

PROPOSED DEVELOPMENT

A Zoning By-law Amendment application (ZAC-24-003) was approved on March 27, 2024 which contemplated a total of six new residential lots; three lots fronting Springbrook Avenue and three lots fronting Chambers Drive. The lots on each frontage were planned to accommodate 2 semi-detached dwellings with 9.1 metre to 9.3 metre frontage and 1 single detached dwelling with 12.2 metre frontage for a total of 6 new dwellings representing 21.7 units per hectare.

The proposed minor variance and associated consent to sever application seeks to add an additional two new lots and develop a total of eight semi-detached dwellings; four units fronting Chambers Drive and four units fronting Springbrook Avenue. This proposal represents a density of 28.9 units per net residential hectare.

Each semi-detached dwelling is proposed to be accessed by a private driveway, with two parking spaces on each lot. Holding Provision 166 would be required to be lifted to permit development on any of the lots.

SEVERANCE

The proposed consent to sever application to establish 7 new residential lots and retain 1 residential lot have been reviewed against the policies of UHOP Volume 1 F.1.14.3.1. The proposed lots comply to the policies of the UHOP including the Meadowlands Neighbourhood IV Secondary Plan. The consent to sever for a total of eight lots does require a minor variance which has been applied for concurrently with the Consent to Sever to reduce the required lot width per semi-detached dwelling. The proposed lotting pattern is logical and reflects the general scale and character of the neighbourhood’s fabric in terms of lot frontage and areas, building height, coverage, massing, setbacks, privacy and overlook. The proposed lots front onto a public road and can be fully serviced by municipal water and wastewater systems. Holding 166 requires additional confirmation to confirm there is sufficient capacity prior to development. The proposed lotting pattern is generally in keeping with the previously approved Zoning By-law Amendment ZAC-24-003.

NATURE AND EXTENT OF RELIEF APPLIED FOR:

One Minor Variance is being sought from the Low Density Residential (R1, 888, H166) Zone to facilitate the proposed development. The requested Minor Variance is as follows:

	<u>Zoning By-law No. 05-200 (as amended by By-law No. 24-037)</u>	<u>Purpose</u>
1	15.1.2.2.b)	To allow a Minimum Lot Width of 7.6 metres for each Dwelling Unit whereas 9.0 metres is required.

PLANNING RATIONALE

Why is it not possible to comply with the provision of the by-law?

Both the in-effect Official Plan land use designation and Zoning By-law permit semi-detached dwellings on the subject lands. The subject lands are an existing lot of record with a large site area. The proposed lot reduction is required to facilitate a net gain of two additional units from what was originally contemplated through ZAC-24-003. The proposed semi-detached dwellings would more efficiently use the existing urbanized and serviced lot. The existing lot frontages of 30.5 metres on Chambers Avenue and 30.4 metres on Springbrook Avenue cannot accommodate a lot width of 9.0 metres per dwelling unit. Instead, a minimum lot width of 7.6 metres is proposed.

Planning Rationale to Support the Variance:

1. Urban Hamilton Official Plan & Meadowlands Neighbourhood IV Secondary Plan

The Urban Hamilton Official Plan (UHOP) “Neighbourhoods” designation permits low density residential uses within the interior of existing neighbourhoods, with frontage on a local road and with a maximum height of 3-storeys (Vol.1, E.3.4). The subject lands are appropriate for low density residential forms.

The Meadowlands Neighbourhood IV Secondary Plan supports UHOP Volume 1 by permitting 3-storey low density residential forms (Vol.2, B.2.6.a). The neighbourhood is intended to provide a

mix and diversity of housing opportunities in terms of lot size, unit size, style and tenure that are suitable for different age levels, income groups, lifestyles and household structures (Vol.2, B.2.6.b). To support this, the secondary plan encourages increased density through the provision of smaller lots in interior locations (Vol.2, B.2.6.c). The proposed lots provide a compatible lot width that is present in the neighbourhood, including an average lot frontage of approximately 12.0 metres for a single detached lot and approximately 7.0 metres for townhouse dwelling unit.

The existing “Low Density Residential 2b” land use designation plans for a density between 1 to 30 units per hectare with a predominant built form that includes single detached dwellings, semi-detached dwellings, and duplexes (Vol.2, B.2.6.1.3). The proposed eight (8) semi-detached dwellings on 0.277 hectares represents a density of approximately 28.9 units per net residential hectare. Holding Provision No.166 will require that the applicant demonstrate that sufficient water pressure is available to support the proposed density. The proposed development will introduce semi-detached dwellings to add more variety of housing options into the neighbourhood, where most homes are single detached dwellings or townhouses. The proposed lots can accommodate appropriately sized dwellings that are proportionate to surrounding dwellings while accommodating all other applicable zoning regulations of the Low Density Residential (R1, 888, H166) Zone and Holding Provision No. 166 will require a tree protection plan to be approved prior to development (Vol.2, B.2.6.5).

Accordingly, the requested lot width reduction maintains the intent and purpose of the UHOP and Secondary Plan by more efficiently utilizing urban, serviced lands to provide a mix of housing options.

2. Zoning By-law No. 05-200

The general intent of minimum lot widths is to establish a lot pattern to create a neighbourhood character and rhythm while ensuring adequate lot sizes to accommodate safe and functional setbacks and building envelopes. The R1 Zone requires a 9.0 metre lot width for semi-detached dwellings whereas 7.6 metres is proposed. Semi-detached dwellings are a permitted use within the neighbourhood however, upon review of the existing development, no semi-detached dwellings are present in the area. The surrounding area is mostly made up of single detached dwellings with an average lot width of approximately 12.0 metres and a façade width of 10 metres. Townhouses are present in the area, including along the Chambers Avenue frontage, with an average lot width of 7.0 metres.

The proposed reduction in lot width does not negatively impact the function of the proposed semi-detached lot. The standard front yard elements of a residential lot can be accommodated including a single width driveway and porch while providing over 55% front yard landscaping. Recognizing that the single detached dwellings in the area are larger, the inherent design principles of a semi-detached dwelling (i.e. two dwellings with a common interior wall) will create a massing that is similar to the existing detached dwellings so as to not interrupt the rhythm of the streetscape. The proposed reduced lot width accommodates a dwelling width of 6.0 metres. The total width of the semi-detached dwellings will be 12.0 metres wide. The proposed lot pattern and configuration can accommodate all applicable zoning regulations of Zoning By-law No. 05-200, as amended.

The proposed lot width reduction maintains the intent of the Zoning By-law.

3. Is the variance minor?

The variance is considered minor as the proposed lot width reduction does not create a material impact to the function and safety of the proposed lots which will accommodate the required setbacks, lot coverage and landscaping requirements of the Zoning By-law. The proposed lot width reduction will maintain the general scale and character of the neighbourhood while accommodating two additional family-sized dwellings.

Is the variance desirable for the development of the property?

The variance is desirable as it will have the impact of creating a net gain of two (2) additional family-sized dwellings for a total of eight (8) dwellings on a lot that is fully serviced. The proposed variance will support the City's goal of providing more housing choice throughout the various communities.

CONCLUSION

The requested consent to sever application is generally in keeping with the lotting pattern as approved through ZAC-24-003 and maintains the intent of UHOP policy F.1.14.3.1. The requested variance will facilitate maximum efficiency and establish compact and efficient urban development within the neighbourhood. The proposed development maintains the intent of the Low Density Residential (R1, 888, H166) Zone and will contribute to the mix of housing options in the area without interrupting the rhythm of the existing streetscape. The proposed minor variance maintains the intent of the UHOP, the Meadowlands Neighbourhood IV Secondary Plan and Zoning By-law No. 05-200, as amended, is minor in nature, and is desirable. The requested variance is appropriate for the subject lands and represents good land use planning.

Respectfully Submitted,

LANDWISE



Katelyn Gillis, BA
Senior Planner



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)	1000072010 Ontario Inc. c/o Andrew Crowe	[REDACTED]
Applicant(s)	Same as Registered Owner	
Agent or Solicitor	Landwise c/o Katelyn Gillis	

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

Cheque

Credit card over phone*

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	237 Springbrook Avenue		
Assessment Roll Number	140280224000000		
Former Municipality	Ancaster		
Lot	50	Concession	3
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

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:

15.1.2.2.b) Permit a Minimum Lot Width for each Semi-Detached Dwelling Unit of 7.6m whereas 9.0m is required.

Additional Dwelling Unit Reconstruction of Existing Dwelling

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

Existing lot frontages.

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

Yes

No

If yes, please provide an explanation:

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
30.48 m	90.83 m	3,050 m ²	20.12 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
1 storey brick dwelling	23.54 m	63.11 m	6.06 m, 7.70 m	unkown
Wooden A-frame shed	n/a	19 m	2.60 m, 22.08m	unkown

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Semi-detached dwelling	6 m	18.11 m	1.2 m	TBD
Semi-detached dwelling	6 m	17.99 m	1.2 m	TBD
Semi-detached dwelling	6 m	18.67 m	1.2 m	TBD
Semi-detached dwelling	6 m	18.70 m	1.2 m	TBD

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
1 storey brick dwelling	142 m ²	unkown	1	~6m
Wooden A-frame shed	41.45 m ²	41.45 m ²	1	unkown

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Semi-detached dwelling	+126.0 m ²	+300.0 m ²	3	Max. 10.5m
Semi-detached dwelling	+126.0 m ²	+300.0 m ²	3	Max. 10.5m
Semi-detached dwelling	+126.0 m ²	+300.0 m ²	3	Max. 10.5m
Semi-detached dwelling	+126.0 m ²	+300.0 m ²	3	Max. 10.5m

- 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.):

Residential semi-detached dwellings

4.9 Existing uses of abutting properties (single detached dwelling, duplex, retail, factory etc.):

Residential single detached dwellings

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

January 2022

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

Unknown

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

Single Detached Dwelling

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

Unknown.

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

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

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods Low Density Residential 2b

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

Mix of residential uses are permitted.

5.6 What is the existing zoning of the subject land? ZBL 05-200: R1,888,H166

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: By-law 24-037 passed March 27, 2024

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: Unknown. Application submitted concurrently with minor variance

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 1

6.2 Number of Dwelling Units Proposed: 8

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

Refer to concurrent consent application, consent sketch, concept plan, planning rationale and cover letter.

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
-
-



**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)	1000072010 Ontario Inc. c/o Andrew Crowe	
Applicant(s)**	Same as Registered Owner	
Agent or Solicitor	Landwise c/o Katelyn Gillis	

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*

[REDACTED]
*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	237 Springbrook Avenue		
Assessment Roll Number	140280224000000		
Former Municipality	Ancaster		
Lot	50	Concession	3
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)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation) | |

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Unknown

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

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:									
Type of Transfer	REFER TO ATTACHED PAGE								
Frontage									
Depth									
Area									
Existing Use									
Proposed Use									
Existing Buildings/ Structures									
Proposed Buildings/ Structures									
Buildings/ Structures to be Removed									

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | _____ |

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) |
| | _____ |

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

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

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

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> electricity | <input checked="" type="checkbox"/> telephone | <input checked="" type="checkbox"/> school bussing | <input checked="" type="checkbox"/> garbage collection |
|---|---|--|--|

5 CURRENT LAND USE

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

**DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION
237 SPRINGBROOK ROAD**

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Parcel 7
Identified on Sketch as:	"Retained"	Severed	Severed	Concurrent Lot	Concurrent Lot	Concurrent Lot	Concurrent Lot	Concurrent Lot
Type of transfer	N/A	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot
Frontage (+/-)	7.62 m	7.62 m	7.62 m	7.74 m	7.65 m	7.65 m	7.65 m	7.53 m
Depth (+/-)	45.65 m	45.65 m	45.7 m	45.70 m	44.99 m	44.99 m	44.99 m	44.99 m
Area (+/-)	348.03 m ²	358.66 m ²	348.18 m ²	341.55 m ²	329.43 m ²	344.87 m ²	344.42 m ²	355.73 m ²
Existing Use	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Proposed Use	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Existing Buildings/ Structures	1-storey brick dwelling (part of)	1-storey brick dwelling (part of)	1-storey brick dwelling (part of)	1-storey brick dwelling (part of)	n/a	n/a	n/a	Wooden A-frame shed
Proposed Buildings/ Structures	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling
Buildings/ Structures to be Removed	1 storey brick dwelling	1 storey brick dwelling	1 storey brick dwelling	1 storey brick dwelling	n/a	n/a	n/a	Wooden A-frame shed

*Note that all dimensions shall be confirmed upon a Reference Plan prepared by an OLS.

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

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Low Density Residential 2b
Meadowlands Neighbourhood IV Secondary Plan

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

The proposed land use and form are permitted within the applicable land use designations.

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? ZBL 05-200: R1,888, H166

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.

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

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

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

Yes No Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

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

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

Yes No

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

6.4 How long has the applicant owned the subject land?

January 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)

Proposal is consistent with Provincial plans.

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

Yes No (Provide explanation)

Within existing settlement area with services.

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

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)
----------------------------------	---

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
