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-26:009**	**SUBJECT PROPERTY:**	128 Slinger Avenue, Stoney Creek

APPLICANTS:
Owner: Izabela Stanic and Ivana Stanic
Applicant: Golnaz Favaedi Darko Jakovina Barich Grenkie Surveying Ltd
Agent: Golnaz Favaedi Darko Jakovina Barich Grenkie Surveying Ltd

PURPOSE & EFFECT: To sever the existing residential lot into three (3) parcels. The severed lands will be vacant residential building lots, and the retained lands will contain the existing dwelling and garage which are intended to remain.

	Frontage	**Depth**	**Area**
SEVERED LANDS (PART 2):	22.75 m±	30.59 m±	695.44 m^2 ±
SEVERED LANDS (PART 3):	15.13 m±	37.99 m±	574.49 m^2 ±
RETAINED LANDS (PART 1):	15.24 m±	30.59 m±	465.92 m^2 ±

Associated Planning Act File(s): SC/B-22:108 (lapsed)

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:	**11:45 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.

COMMITTEE OF ADJUSTMENT

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Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATING PROCEDURES

1. Written Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by **12:00 p.m. (noon)** on the deadline date for written comment submissions listed on the Notice of Public Hearing.

How to Submit Written Comments:

By Email:
Send to: cofa@hamilton.ca

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

The following information is required with your written submission:

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

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All written comments received by the deadline will be made available to the Committee and the public by the Tuesday prior to the Hearing.

2. Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

Speaking Time Limit:
All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

3. In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.

4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is listed on the Notice of Public Hearing. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

5. Presentations

All presentations are permitted at the discretion of the Committee.

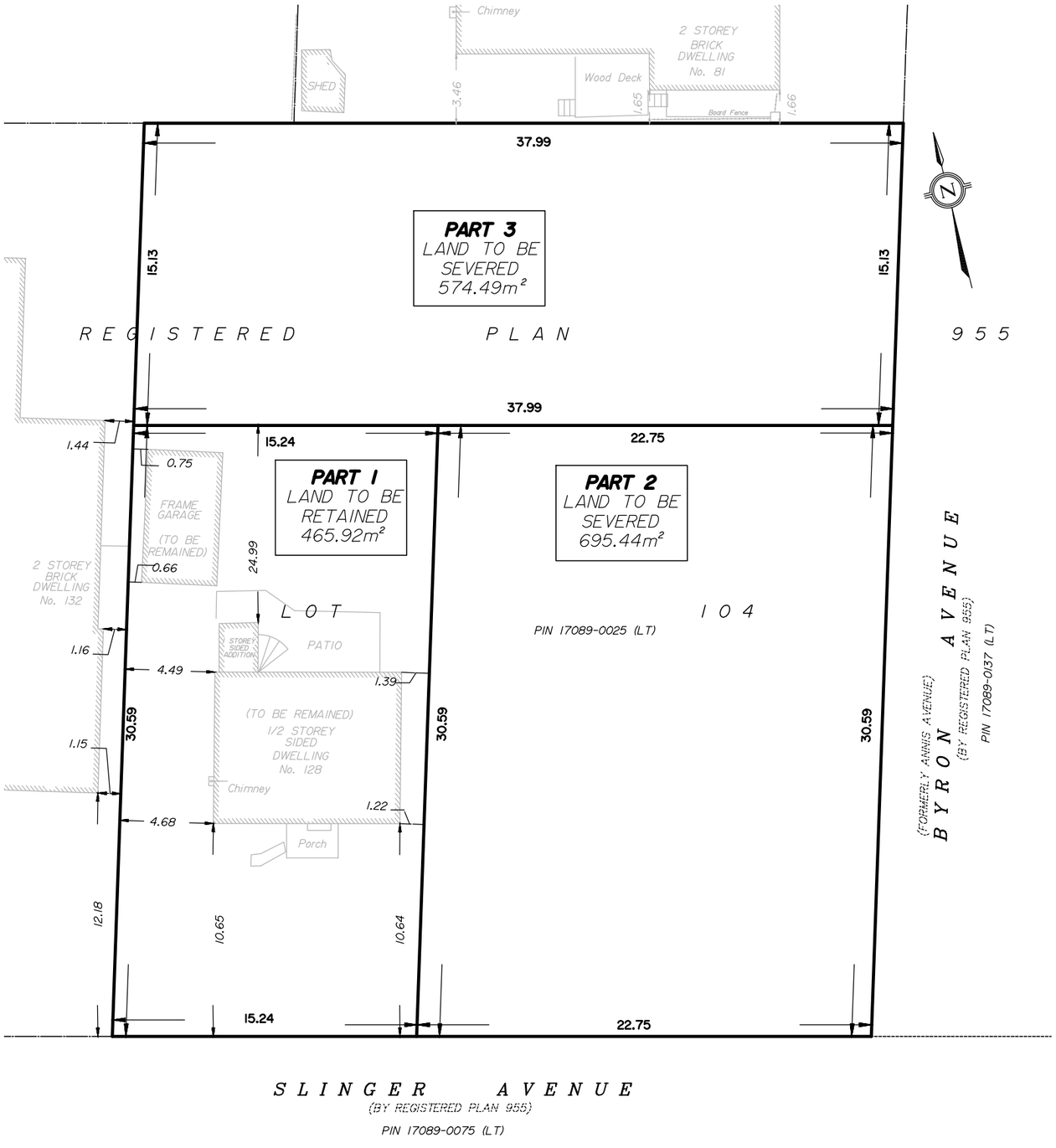
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF format only.

In-Person Presentations:
Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

6. Additional Notes

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.



ADDRESS: 128 SLINGER AVE, HAMILTON

SEVERANCE SKETCH OF

LOT 104
REGISTERED PLAN 955
IN THE
CITY OF HAMILTON

SCALE & NOTES

Scale 1:250

5 0 5 10 15 METRES

BARICH GRENKIE SURVEYING LTD.

A DIVISION OF GEOMAPLE

METRIC

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Barich Grenkie
Surveying Ltd.
301 HWY No. 8 (2nd FLOOR) - STONEY CREEK, ON
L8G 1E5 (905) 662-6767
A DIVISION OF GEOMAPLE

DWN BY: GF

CHK BY: DJ

JOB No. 26-3417

Z:\Office\PROJECTS\Jobs 2026\26-3417 - 128 Slinger Ave, Hamilton, ON\Engineering\26-3417 SKETCH.dwg

GENERAL NOTES

1. THIS/THESE PLAN(S) IS/ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED BY THE ENGINEER AND INDICATED ISSUED FOR CONSTRUCTION ON THE DRAWING.
2. THIS/THESE PLAN(S) IS/ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BARICH GRENKIE SURVEYING LIMITED.
3. INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN ON THE APPROVED SET OF CONSTRUCTION DRAWINGS ARE FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND HIS AGENTS DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND /OR SUFFICIENCY. THE CONTRACTOR SHALL ASSUME LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
4. SITE PLAN INFORMATION TAKEN FROM SURVEY BY BARICH GRENKIE SURVEYING LTD.
5. THIS/THESE PLAN(S) TO BE USED FOR SERVICING AND GRADING ONLY, FOR BUILDING LOCATION REFER TO THE SITE PLAN.
6. MUNICIPAL APPROVAL OF THESE DRAWINGS IS FOR MATERIAL AND COMPLIANCE WITH CITY/TOWN STANDARDS AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION OF THE WORKS BY THE CITY/TOWN STAFF DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS NOR RELIEVE THE CONTRACTOR OF CERTIFICATION OF ALL WORKS BY THE OWNER'S ENGINEER.
7. ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED WRITTEN APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY OF HAMILTON AND THE ENGINEER.
8. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
   - ROAD CUT PERMITS
   - SEWER PERMITS
   - APPROACH APPROVAL PERMITS
   - RELOCATION OF SERVICES
   - COMMITTEE OF ADJUSTMENT
   - ENCROACHMENT AGREEMENTS
9. PRIOR TO CONSTRUCTION THE CONTRACTOR MUST:
   i. CHECK AND VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDE BUT ARE NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS, EXISTING INVERTS AND REPORT FINDING IN WRITING TO THE ENGINEER.
   ii. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
   iii. VERIFY ALL FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS WHICH MY APPEAR ON THESE PLANS COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
   iv. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
   v. NOTIFY THE ENGINEER OF THE PROPOSED CONSTRUCTION SCHEDULE FOR COORDINATION OF NECESSARY INSPECTIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEER 48 HOURS PRIOR TO THE COMMENCING SITE WORKS TO ARRANGE FOR INSPECTION. THE ENGINEER SHALL DETERMINE THE EXTENT OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF THE UNDERGROUND SERVICE INSTALLATION AS MANDATED BY THE ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO MAKE SUITABLE ARRANGEMENTS FOR INSPECTION WILL LEAD TO POST CONSTRUCTION TESTING AND INSPECTION AS DETERMINED BY THE ENGINEER, THE COSTS OF WHICH INCLUDING ANY DELAYS IN CONSTRUCTION SHALL BE BOURNE BY THE CONTRACTOR. FULL PAYMENT FOR UN-INSPECTED WORKS MAY BE WITHHELD UNTIL THE COMPLETION OF THE POST CONSTRUCTION INSPECTION AND TESTING TO THE SATISFACTION OF THE ENGINEER.
11. INSPECTION BY THE OWNER'S ENGINEER IS FOR CERTIFICATION AND GENERAL CONFORMANCE PURPOSES AND DOES NOT CERTIFY LINE AND GRADE OR IMPLY AN ASSURANCE OF QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THE INSTALLATION OF THE WORKS TO PROPER LINE, GRADE AND QUALITY TO CURRENT INDUSTRY STANDARDS.
12. ANY UTILITY RELOCATIONS AND RESTORATIONS DUE TO THE DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER AND SHALL BE COORDINATED BY THE CONTRACTOR.
13. ALL RESTORATIONS AND RECONSTRUCTIONS SHALL BE COMPLETED TO MATCH EXISTING CONDITIONS OR BETTER AND ARE TO BE PERFORMED TO THE SATISFACTION OF THE ENGINEER AND THE CITY/TOWN STANDARDS.
14. SERVICING CONTRACTOR TO MAINTAIN A "CONFINED TRENCH CONDITION" IN ALL SEWER AND WATERMAIN INSTALLATION TRENCHES.
15. THE SITE SERVICING CONTRACTOR SHALL TERMINATE ALL SERVICES 1.0m FROM THE BUILDING FACE.
16. NO BLASTING WILL BE PERMITTED.

SEWERS

1. STORM SEWERS
   A. CONSTRUCTION OF STORM SEWERS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
   B. COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.013.
   C. PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.
   D. ALL SEWERS TO BE VIDEO INSPECTED.
   E. ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
   F. STORM SEWERS 250mm TO 600mm IN DIAMETER SHALL BE PVC PIPE, CSA B182.2, SDR-35.
   G. PROPOSED PRIVATE REAR LOT CATCH BASINS (RLCB'S) ARE TO BE AS PER OPSD 705.010, COMPLETE WITH BIRDCAGE FRAME AND GRATE AS PER OPSD 400.120. REAR LOT CATCH BASINS ARE TO BE SUMPLESS.
   H. ALL PVC SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION.

2. STORM AND SANITARY PRIVATE DRAINS
   A. CONSTRUCTION OF PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION)
   B. PRIVATE DRAINS TO BE 150mmø PVC PIPE, CSA B182.1 M-1983, SDR 28 AS PER FORM 500. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOUR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
   C. COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' INSTALLED AS PER OPSD 802.010 OR 802.013.
   D. MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.
   E. TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
   F. TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
   G. BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE TO LANDSCAPED SURFACES VIA SPLASH PADS.
   H. SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEPING TILES TO THE STORM PRIVATE DRAINS. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150mm ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN. SEE DETAIL 3.
   I. IF THE APPLICANT/OWNER INTENDS TO REUSE A PORTION OF A SITE'S EXISTING SEWER SYSTEM, IT IS THEIR RESPONSIBILITY TO ENSURE THAT THE SEWER IS OF ADEQUATE CAPACITY, MEETS ALL APPLICABLE BY-LAW REQUIREMENT, AND IS IN GOOD WORKING ORDER. SEWERS TO BE REUSED MUST BE VIDEO INSPECTED, WHILE THE CITY/TOWN SEWER INSPECTOR IS PRESENT. THE APPLICANT/OWNER IS RESPONSIBLE FOR MAKING ALL ARRANGEMENTS WITH THEIR PRIVATE VIDEO INSPECTION CONTRACTOR ALONG WITH PAYMENT OF AN INSPECTION FEE.

WATERMAINS AND WATER SERVICES

1. WATER SERVICES
   A. CONSTRUCTION OF PRIVATE WATER SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
   B. WHERE METAL FITTINGS ARE TO BE USED ON PVC MAINS SUFFICIENT CATHODIC PROTECTION MUST BE PROVIDED AS PER THE FOLLOWING REQUIREMENTS:
      i. MINIMUM OF ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EVERY 1000m OF TRACER WIRE;
      ii. ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EACH COPPER WATER SERVICE CONNECTION;
      iii. ONE 11KG ZINC ANODE SHALL BE INSTALLED ON EVERY VALVE, HYDRANT, BEND, TEE, SLEEVE, REDUCER, PLUG, CAP, JOINT RESTRAINT, COUPLING, ETC., CONNECTED TO THE PVC PIPE.
   C. WATER SERVICE TO BE 25mm DIA. TYPE 'K' SOFT COPPER AS PER WM-207.01 OR AS DETAILED.
   D. GRANULAR BEDDING AS PER WM-200.01 AND WM-200.02 TO BE GRANULAR 'D' AS PER FORM 600.
   E. ALL VALVE BOXES TO BE SET TO PROPOSED GRADES.

GRADING NOTES

1. GENERAL GRADING
   A. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
   B. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0M OR HIGHER SHALL BE DESIGNED BY A P.ENG.
   C. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES.
   D. RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
   E. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN) ABOVE FINISHED GRADE.
   F. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
   G. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
   H. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
   I. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.
   J. ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE CITY'S MANAGER OF DEVELOPMENT ENGINEERING.
   K. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
   L. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33.0% GRADE (3:1 SLOPE).
   M. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED, PROVIDED A 150mmø SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET (WITH A MINIMUM 0.3m COVER OVER THE SUBDRAIN), OR OTHER MITIGATION MEASURES.
   N. MINIMUM GRADE FOR WRAP-AROUND SWALE IN BACKYARDS SHALL BE 1.0%.
   O. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED IN A STRAIGHT LINE.
   P. GARAGE FLOOR ELEVATIONS TO BE SET 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
   Q. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% S.P.D. (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 300mm.

2. BACKYARD GRADING
   A. DEFINITION: "REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW IR 6.0m.
   B. THE MAXIMUM 5.0% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE DOES NOT EXCEED 1.0m ON EACH LOT.
   C. WHERE THE 5.0% RESTRICTION ON BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. 3:1 SLOPES CAN REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3m.
   D. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
   E. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS, AND BACK YARDS, OUTSIDE THE AREAS DEFINED IN ITEM "A" ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (3:1 MAXIMUM).

COMPACTION REQUIREMENTS

UNLESS OTHERWISE NOTED OR DIRECTED BY THE GEOTECHNICAL CONSULTANT, THE FOLLOWING SHALL APPLY:

A. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 98% SPD. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
B. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 98% SPD.
C. FOR ALL SEWERS AND WATERMAINS IN FILL SECTIONS, THE COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING OF PIPE.

SILTATION AND EROSION CONTROL

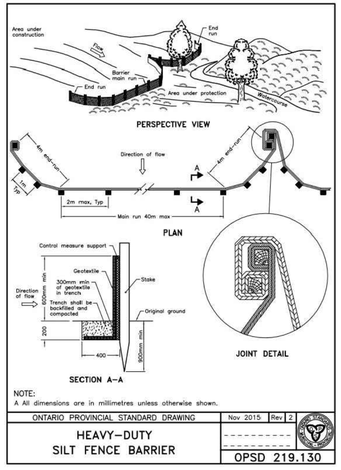
A. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.
B. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE OF CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.
C. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.

RESTORATIONS

A. ALL TRENCH EXCAVATION WITHIN EXISTING ROAD ALLOWANCES SHALL BE BACKFILLED WITH GRANULAR "A", COMPACTED TO 98& SPD. PAVEMENT RESTORATION SHALL BE PERFORMED AS PER RD-100.01 & 100.02.
B. ALL BOULEVARDS TO BE RESTORED WITH #1 NURSERY SOD ON 100mm MINIMUM THICK SELECT TOPSOIL.
C. BEDDING MATERIALS TO BE AS PER FORM 600. COMPACTION TO BE AS PER FORM 900.

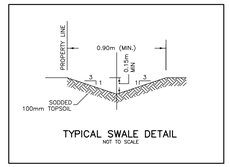
REMOVALS & ABANDONMENTS

1. COMPLETELY REMOVE ABANDONED SEWER/WATERMAIN WHERE POSSIBLE AND/OR AS DIRECTED BY THE CITY OF HAMILTON. IF MAINS TO BE ABANDONED IN PLACE, FOLLOW OPSS 510.
2. WHERE ABANDONING A WATER SERVICE CONNECTION OR WATERMAIN CONNECTED TO A LIVE MAIN, THE PREFERRED METHOD IS TO REMOVE THE CURB STOP AND STEM, SHUT OFF MAIN STOP AND DISCONNECT/CUT WATER SERVICE AT MAIN STOP.

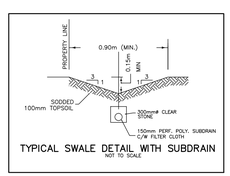


NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
HEAVY-DUTY SILT FENCE BARRIER		OPSD 219.130

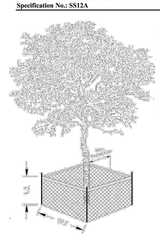


TYPICAL SWALE DETAIL
NOT TO SCALE



TYPICAL SWALE DETAIL WITH SUBDRAIN
NOT TO SCALE

Tree Protection and Preservation Specification No.: SS12A



Detail TP-1 – Tree Protection Detail.

Trunk Diameter (DBH)	Minimum Tree Protection Zone (MTPZ) Distances Required [1]	Critical Root Zone (CRZ) Distances Required [2]
< 10 cm	1.8 m	1.8 m
11 - 40 cm	2.4 m	4.0 m
41 - 50 cm	3.0 m	5.0 m
51 - 60 cm	3.6 m	6.0 m
61 - 70 cm	4.2 m	7.0 m
71 - 80 cm	4.8 m	8.0 m
81 - 90 cm	5.4 m	9.0 m
91 - 100+ cm	6.0 m	10.0 m

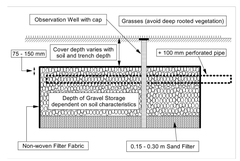
NOTES:
[1] The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
[2] Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.
[3] Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work and is subject to Section 6 of this specification.
[4] Where work is being performed beyond the Minimum Tree Protection Zone but within the Critical Root Zone the works are subject to Section 8 of this specification.

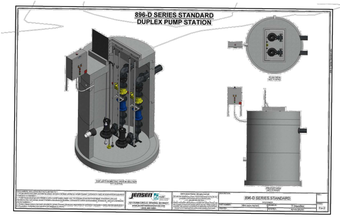
TREE PROTECTION BARRIER

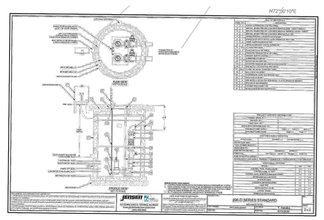
1. The required barrier is a 1.2 metre (4 ft) high orange plastic web snow fencing on 2" x 4" frame. Where orange plastic web snow fencing creates a restriction to sightlines, page wire fencing with reflective tape can be used.
2. Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The barriers shall be maintained erect and in good repair throughout the duration of construction operations with breaks and unsupported sections repaired immediately. Tree protection may be not be removed prior to the completion of construction without written authorization from the Manager of Urban Forestry or designate.
3. All supports and bracing used to safely secure the barrier should be located outside the MTPZ. All supports and bracing should minimize damage to roots.
4. Where some fill or excavated material must be temporarily located near a MTPZ, a wooden barrier with silt fencing must be used to ensure no material enters the MTPZ.
5. No material or fill may be stored or placed inside the MTPZ.
6. No construction vehicles shall be repaired, serviced, refueled, repaired, or refueled within the MTPZ.
7. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the MTPZ without written authorization from the Manager of Urban Forestry or designate.
8. A laminated Minimum Tree Protection Zone sign (See Detail TP-3 – Minimum Tree Protection Zone Sign) must be attached to the side of the Tree Protection where it will be visible by persons entering the site. Minimum size must be 10"x14".

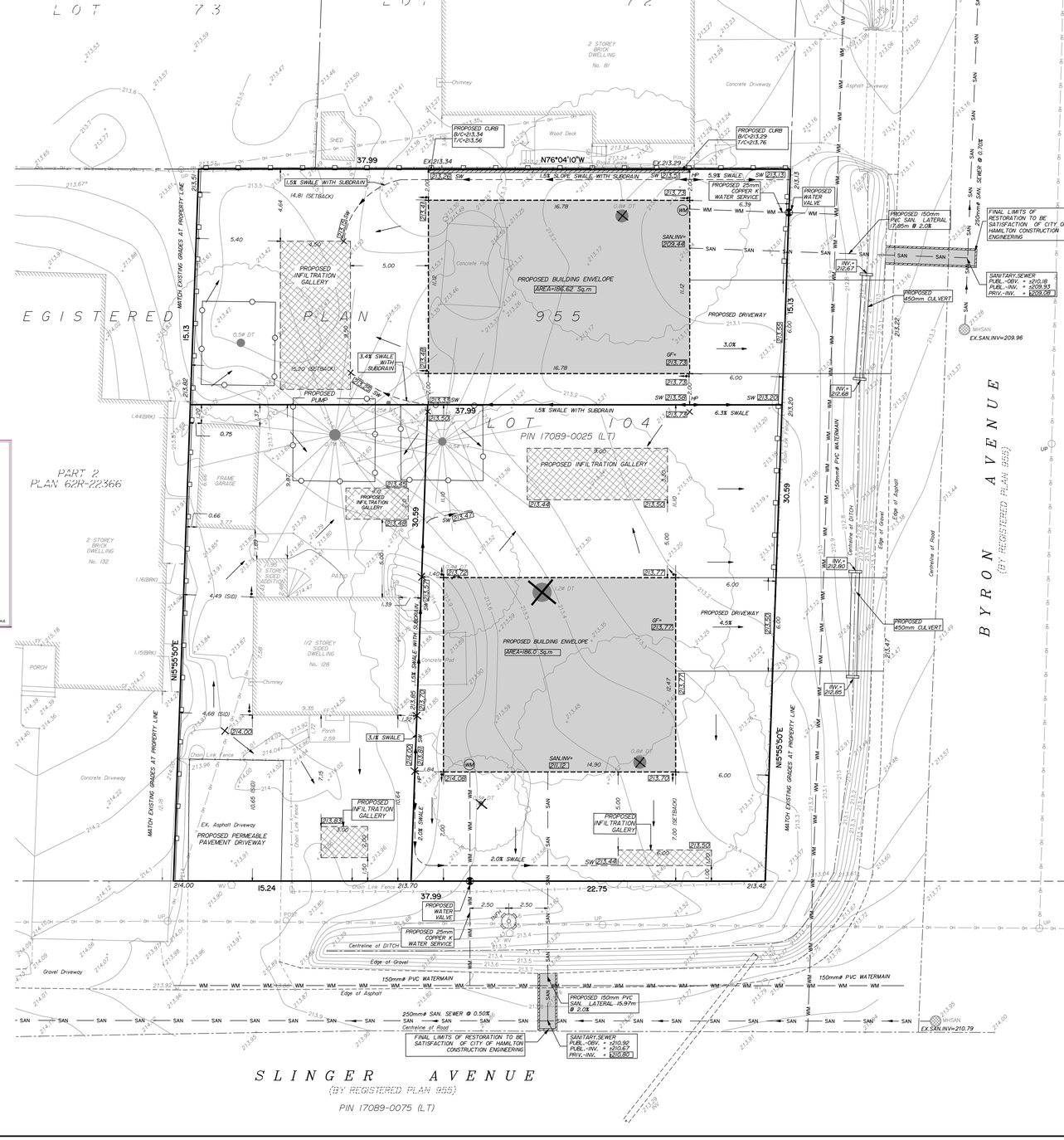
MUNICIPAL ADDRESS	
128 SLINGER AVENUE, HAMILTON	
LEGAL DESCRIPTION	
LOT 104 REGISTERED PLAN 955–PART 2 CITY OF HAMILTON	
ZONING	
R1–LOW DENSITY RESIDENTIAL	
SITE STATISTICS	BYLAW / PROPOSED
LOT AREA	360 m^2 / 695.44 m^2
FRONT YARD SETBACK	4.0 m / 4.0 m
REAR YARD SETBACK	7.5 m / 7.5 m
SIDE YARD SETBACK	1.2 m / 1.2 m
FLANKAGE SIDE YARD SETBACK	1.2 m / 6.0 m
LOT WIDTH	12.0 m / 22.75 m
LOT COVERAGE	N/A / 27%

MUNICIPAL ADDRESS	
128 SLINGER AVENUE, HAMILTON	
LEGAL DESCRIPTION	
LOT 104 REGISTERED PLAN 955–PART 3 CITY OF HAMILTON	
ZONING	
R1–LOW DENSITY RESIDENTIAL	
SITE STATISTICS	BYLAW / PROPOSED
LOT AREA	360 m^2 / 574.49 m^2
FRONT YARD SETBACK	4.0 m / 6.0 m
REAR YARD SETBACK	7.5 m / 7.5 m
SIDE YARD SETBACK(NORTH)	1.2 m / 2.06 m
SIDE YARD SETBACK(SOUTH)	1.2 m / 1.2 m
LOT WIDTH	12.0 m / 15.13 m
LOT COVERAGE	N/A / 33%

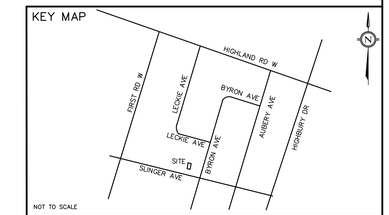








KEY MAP



NOT TO SCALE

ADDRESS: *128 SLINGER AVENUE, HAMILTON*

SITE AND GRADING PLAN OF
LOT 104
REGISTERED PLAN 955
IN THE
CITY OF HAMILTON

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE
© COPYRIGHT 2026
METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

DT	DENOTES DECIDUOUS TREE
CT	DENOTES CONIFEROUS TREE
	DENOTES SERVICE VALVE
	DENOTES SUBJECT LANDS BOUNDARY
	DENOTES DEED LINE
	DENOTES LOT LINE
	DENOTES FENCE LINE
	DENOTES TREE TO BE REMOVED
N-E-S-W	DENOTES NORTH-EAST-SOUTH-WEST
100.00	DENOTES EXISTING ELEVATION
[100.00]	DENOTES PROPOSED ELEVATION
	DENOTES PROPOSED TREE PROTECTION
	DENOTES PROPOSED SILT FENCE
	DENOTES DOWN SPOUT WITH SPLASH PAD
WM	DENOTES WATER METER

ELEVATION NOTE

ELEVATIONS ARE GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0

NO.	DATE	BY	REVISIONS
0	03/17/2026	GF	ISSUED FOR REVIEW

DESIGN	GF	CHK'D	DJ	DATE
DRAWN	GF	CHK'D	DJ	MARCH 17, 2026

Scale 1:150
2 0 2 4 6 8 10 METRES

APPROVALS

STAMP: LICENSED PROFESSIONAL ENGINEER — M. FATHI — 100086843 — MARCH 17,2026 — PROVINCE OF ONTARIO

Barich Grenkie Surveying Ltd.
PROFESSIONAL SURVEYORS AND ENGINEERS
301 HWY No. 8 (2ND FLOOR) - STONEY CREEK, ON
(905) 662-6767
A DIVISION OF GEOMAPLE

DWN BY: GF
CHK BY: MF
JOB No. 26-3417

CLIENT: IVICA STANIC

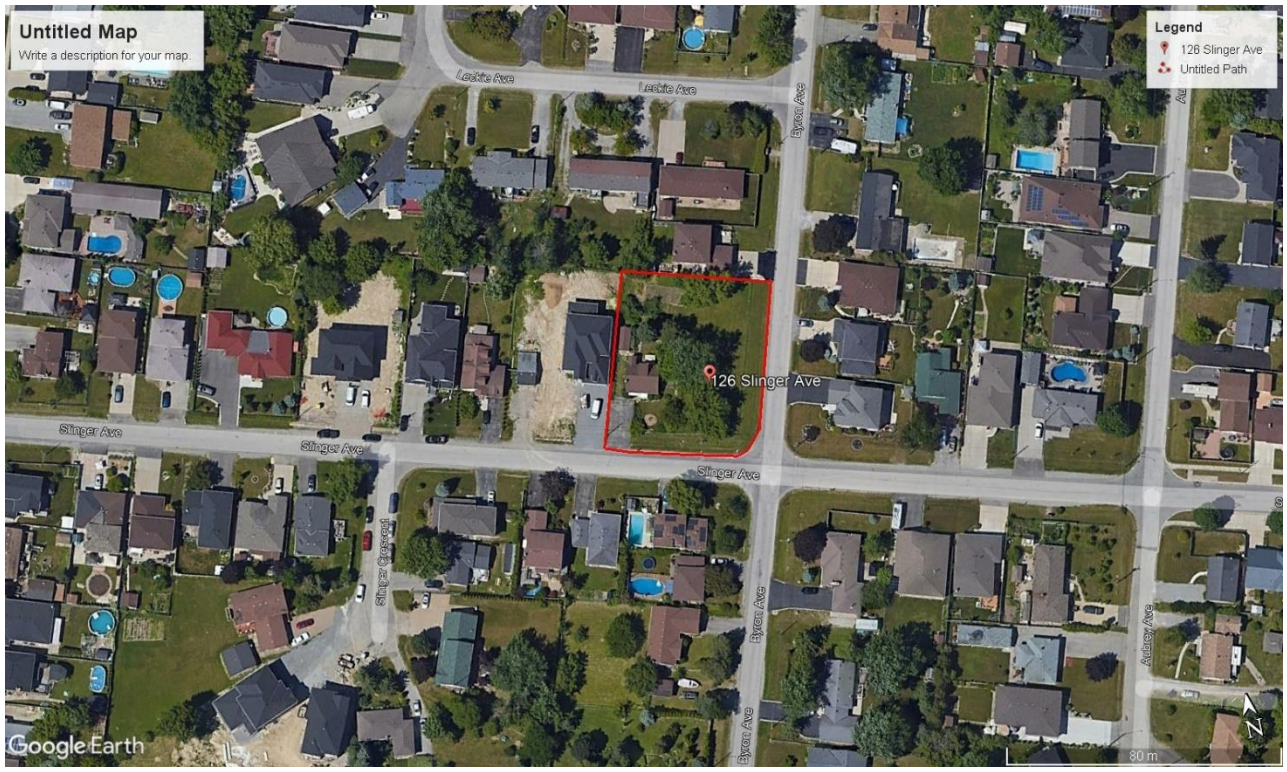
PROJECT NAME: PROPOSED BUILDING ENVELOPE
128 SLINGER AVENUE, HAMILTON

TITLE: SITE AND GRADING PLAN

PROJECT No. 26-3417

DRAWING No. 26-3417 SGP

Z:\Other\PROJECTS\Jobs 2026\26-3417 - 128 Slinger Ave, Hamilton, ON\Engineering\26-3417 SGP.dwg



STORMWATER MANAGEMENT BRIEF

Single Family Residential Lot Severance

128 Slinger Ave, Stoney Creek, ON, L8J 2S8

Barich Grenkie Ltd.
(A division of Geomaple)

March 2026
26-3417
Rev 1.0

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1.0 INTRODUCTION

Barich Grenkie Ltd. (A Division of Geomaple Inc.) has been retained to prepare a Stormwater Management Brief in support of a proposed consent (severance) application for the property municipally known as 128 Slinger Avenue in Stoney Creek, Ontario. The property has a total site area of approximately 1735.85 m² and is proposed to be divided into three residential parcels (Parts 1, 2, and 3) in accordance with the conceptual severance sketch shown in Figure 1.

Part 1, located in the south-western portion of the site, contains an existing single detached dwelling, a detached garage, and an existing driveway, all of which are proposed to remain unchanged as part of the retained parcel. The remaining area consists primarily of landscaped yard surfaces. Part 2 and 3 are proposed as new parcels and currently remain largely undeveloped, covered by lawn and landscaped areas. Only conceptual building envelopes have been identified for these parcels, and no detailed building or servicing plans have been prepared.

Previous review comments from the City of Hamilton have identified drainage and flooding concerns within the Leckie Neighbourhood. Accordingly, this Stormwater Management Brief has been prepared to review the existing drainage conditions and assess potential impacts associated with the proposed severance. The report also outlines a conceptual stormwater management strategy to ensure that post-development runoff is appropriately controlled and does not exacerbate flooding or increase discharge to the surrounding drainage system.

Please refer to Figure 1 for the site location and conceptual severance layout.

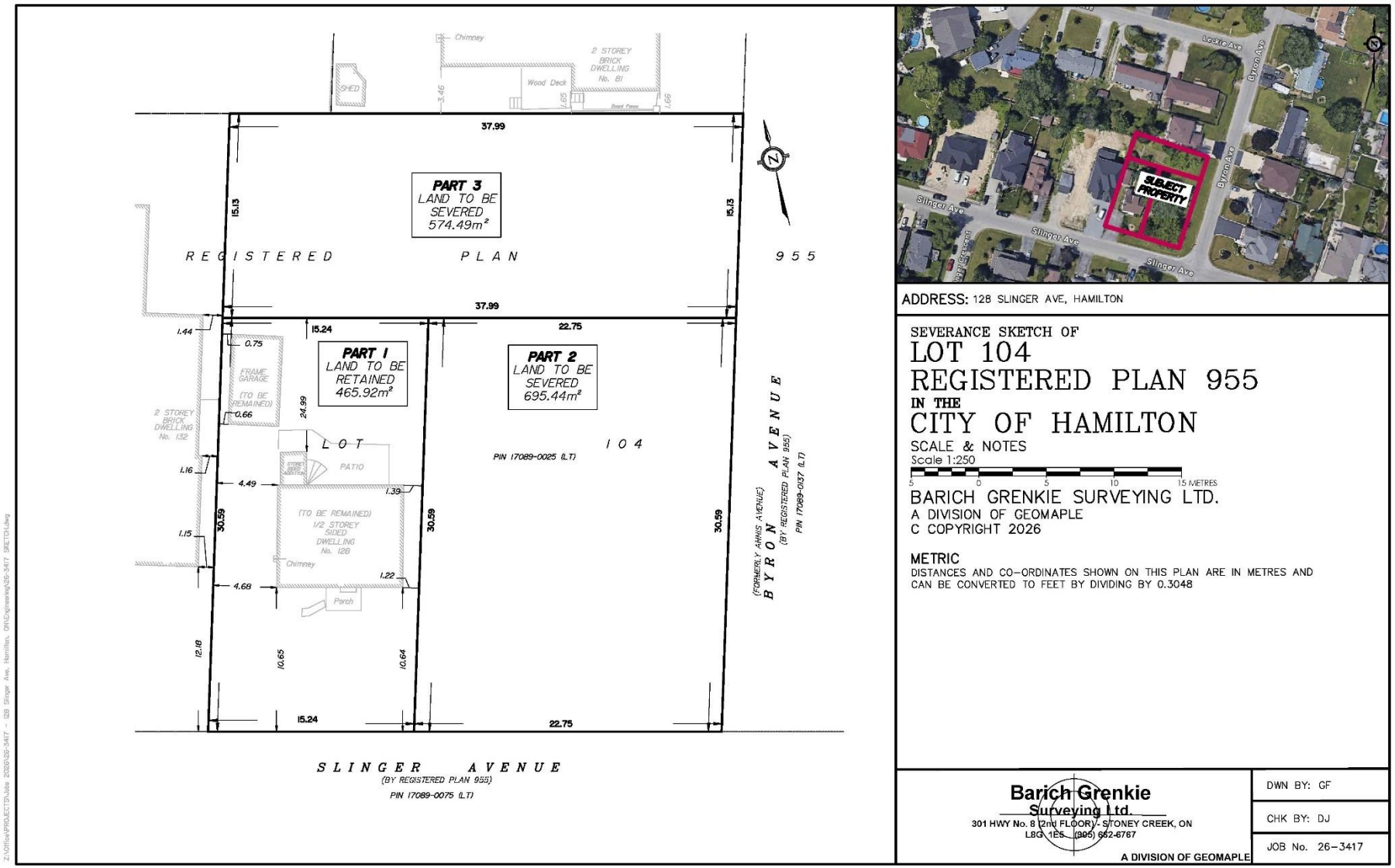

Figure 1. Location of Subject Site and Positioning of the Severed Lots

2.0 ANALYSIS METHODOLOGY

The design of the stormwater management facilities for this site adheres to the following guidelines:

- **Ministry of the Environment Stormwater Management Planning and Design Manual** (March 2003).
- **Toronto and Region Conservation Authority's Stormwater Management Criteria** (2012).
- **WWFMG (Wet Weather Flow Management Guidelines),** Revision November 2006.

We have chosen the Rational Method for modeling the stormwater system design. Considering the relatively small size of the site, this method is applicable for estimating stormwater runoff volumes and peak flow rates.

3.0 SITE DESCRIPTION & EXISTING CONDITION

approximately 1735.85 m². As illustrated in Figure 2, the property can be conceptually divided into three parcels (Parts 1, 2, and 3) corresponding to the proposed severance; however, the existing drainage patterns are continuous across the site.

Part 1, which contains the existing single detached dwelling, detached garage, and driveway, represents the only developed portion of the property. Parts 1 and 2, remain largely undeveloped and are generally covered with lawn and landscaped surfaces.

The increased runoff coefficients under existing conditions for each sub-catchment are summarized in Tables 2 through 4. For Catchment 1, the weighted run-off coefficient (C) is 0.51, which increases slightly for longer return periods, reaching 0.63 for the 100-year storm. Catchment 2 has a weighted run-off coefficient of 0.26, increasing to 0.32 for the 100-year return period. Catchment 3 has a weighted run-off coefficient of 0.27, increasing to 0.33 for the 100-year storm. These coefficients incorporate the increase factors applied for each return period and reflect the existing imperviousness of the site.

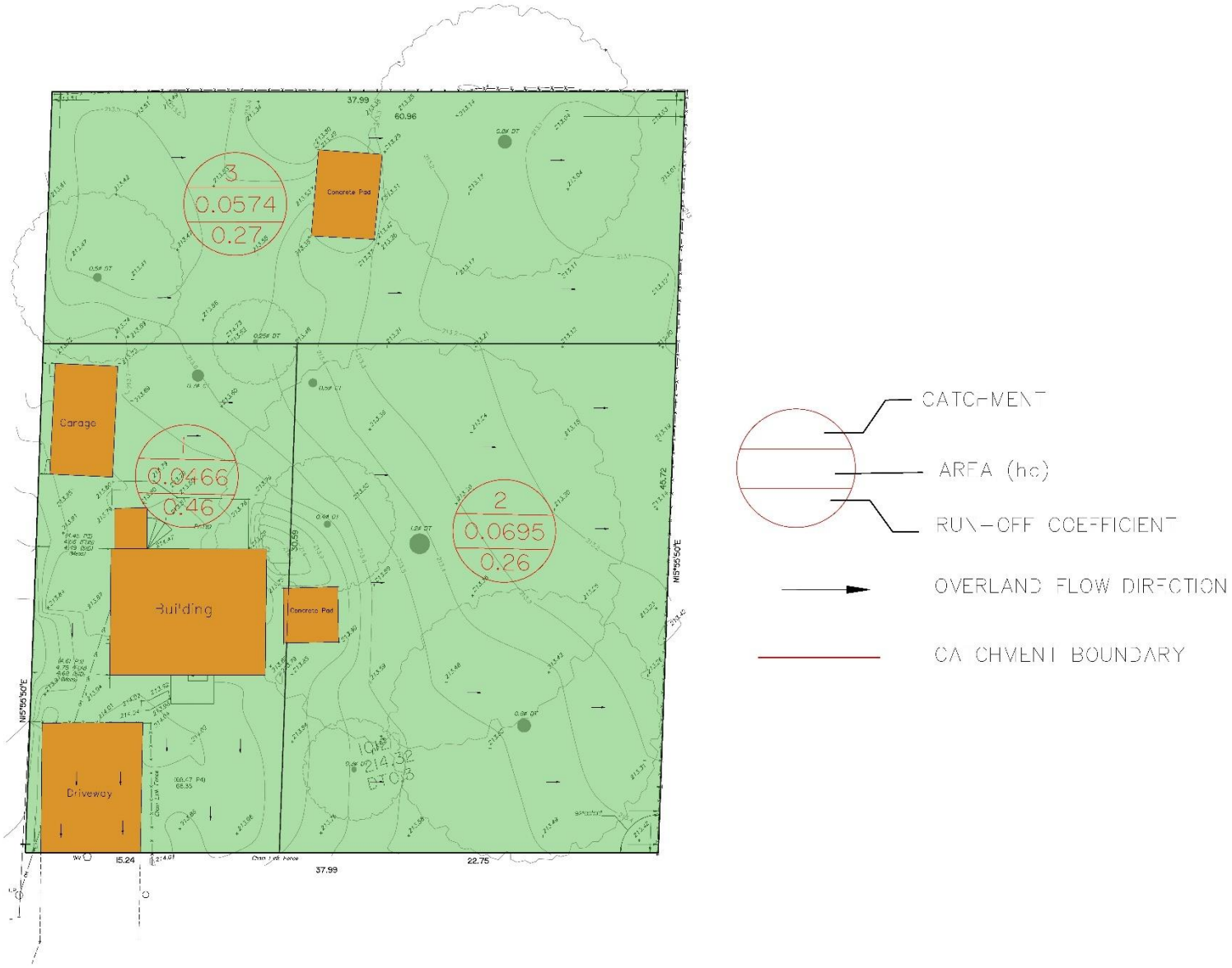

Figure 2. Pre-development Catchment area plan

Table 1.Weighted Run-Off Coefficient for Property at Existing Condition

Existing					
No.	**Sub-catchments**	**Area**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
2	CATCHMENT1	465.9	81.10%	0.51	236.1
3	CATCHMENT2	695.4	121.05%	0.26	180.4
1	CATCHMENT3	574.5	100.00%	0.27	156.4
Total Coverd Area		**574.5**	**100.00%**	**0.27**	**156.4**
CATCHMENT1					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	313.2	67.21%	0.25	78.3
2	Garage	25.07	5.38%	0.90	22.6
3	Concrete pad	0.82	0.18%	0.90	0.7
4	Building	75.62	16.23%	0.90	68.1
5	Porch	4.44	0.95%	0.80	3.6
6	Patio	23.06	4.95%	0.90	20.8
7	Driveway	46.81	10.05%	0.90	42.1
Total Sub-catchments1		**465.9**	**104.95%**	**0.51**	**236.1**
CATCHMENT2					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Concrete pad	10.07	1.75%	0.9	9.1
2	Grassed Area	685.4	119.30%	0.25	171.3
Total Sub-catchments2		**695.4**	**121.05%**	**0.26**	**180.4**
CATCHMENT3					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Concrete pad	19.72	3.43%	0.9	17.7
2	Grassed Area	554.8	96.57%	0.25	138.7
Total Sub-catchments2		**574.5**	**100.00%**	**0.27**	**156.4**

Under the existing condition, the site runoff coefficients for each catchment are presented in Tables 2 through 4.

Table 2.Increased Run-Off Coefficients at Existing Condition-Catchment 1

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.51	0.51
5	1	0.51	0.51
10	1	0.51	0.51
25	1.1	0.51	0.56
50	1.2	0.51	0.61
100	1.25	0.51	0.63

Table 3.Increased Run-Off Coefficients at Existing Condition-Catchment 2

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.26	0.26
5	1	0.26	0.26
10	1	0.26	0.26
25	1.1	0.26	0.29
50	1.2	0.26	0.31
100	1.25	0.26	0.32

Table 4. Increased Run-Off Coefficients at Existing Condition-Catchment 3

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.27	0.27
5	1	0.27	0.27
10	1	0.27	0.27
25	1.1	0.27	0.29
50	1.2	0.27	0.32
100	1.25	0.27	0.33

Note: In accordance with WWFMG policy, a runoff coefficient of no more than R=0.50 is to be used for computing pre-development peak flows; in this case. therefore, the site will be limited to the maximum allowable coefficient of R=0.50.

4.0 PROPOSED CONDITIONS

Under the proposed consent (severance) application, the site will be divided into three residential parcels (Parts 1, 2 and 3) as shown in Figure 1. Part1, containing the existing dwelling, garage, and driveway, will remain unchanged. Part 2 and 3 remain largely undeveloped, with only conceptual building envelopes identified at this stage.

A portion of the property is proposed to be allocated for an impervious storage or gallery area, while ensuring that grading and overland flow directions remain consistent with existing site conditions. This measure will ensure that drainage patterns are maintained and no negative impact occurs on downstream infrastructure.

Please refer to Figure 3 for conceptual site grading and servicing details And Figure 4 shows the post-Development catchment area plan.

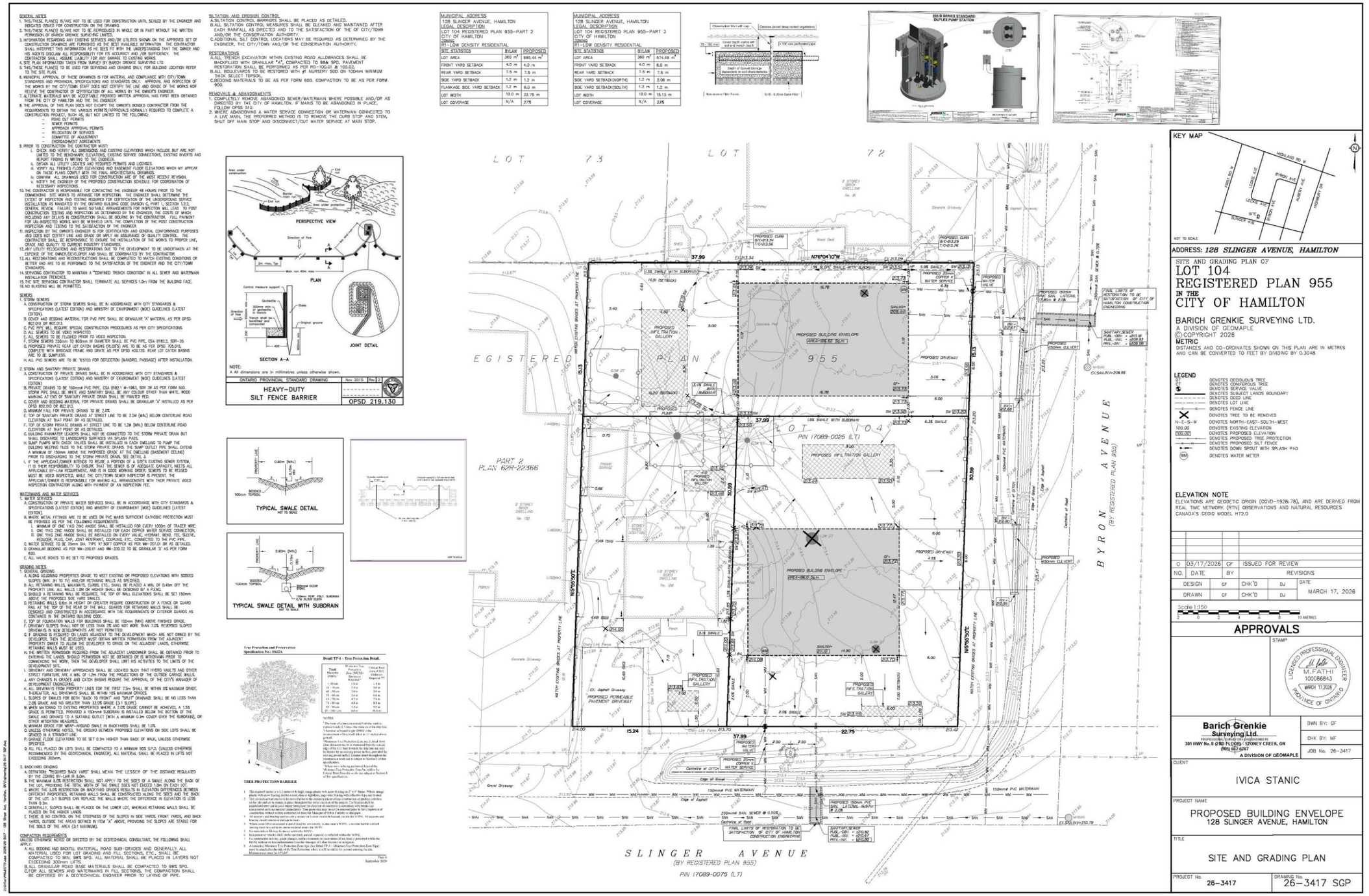

Figure 3. conceptual site grading and servicing details

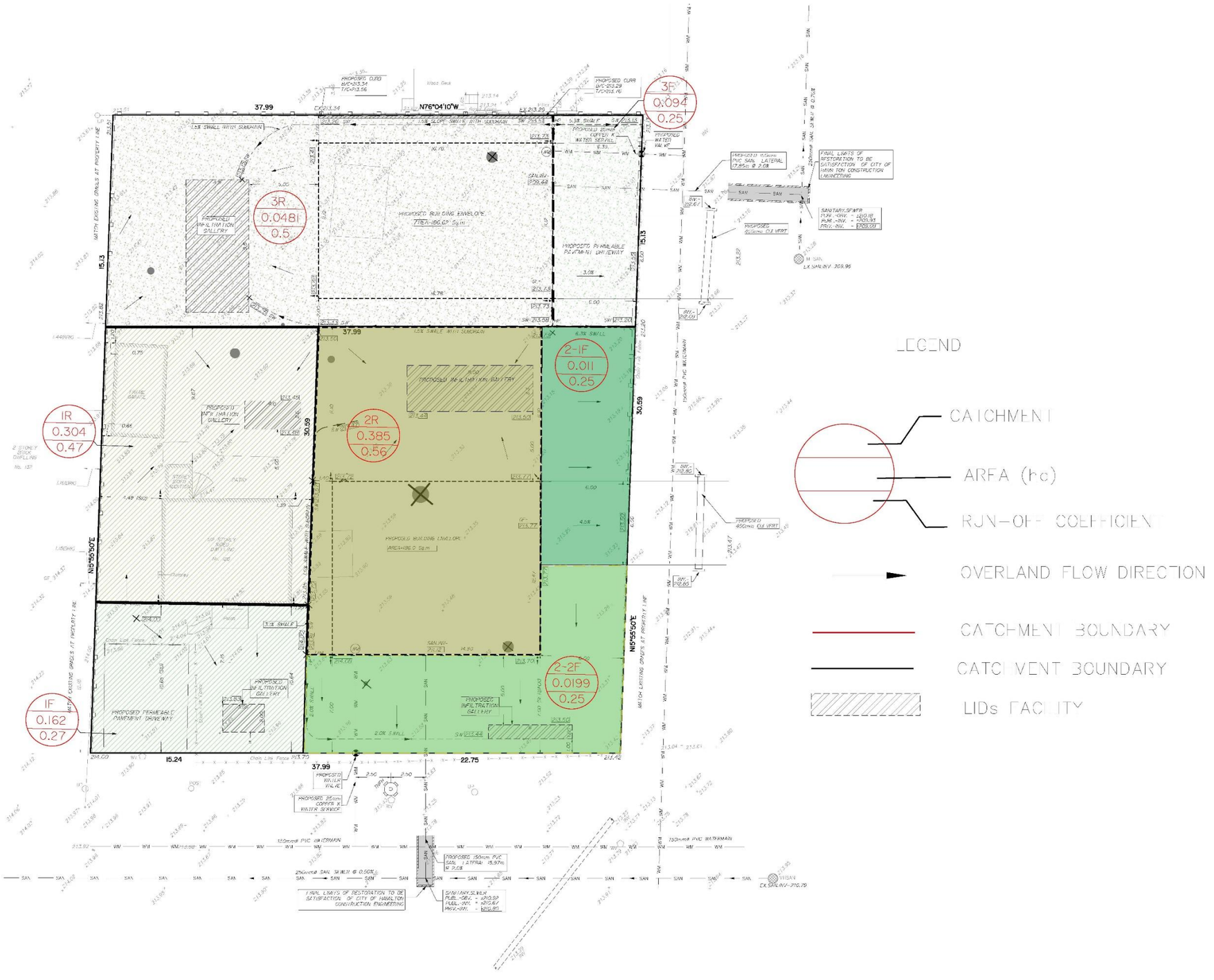

Figure 4. Post-Development catchment area plan

The weighted run-off coefficient under the proposed condition for the mentioned site has been calculated in Table 5.

Table 5.Weighted Run-Off Coefficient for Property at proposed Condition

REAR CATCHMENT2					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	200.0	51.83%	0.25	50.0
2	Building	185.9	48.17%	0.90	167.3
Total Sub-catchments2		**385.98**	**100.00%**	**0.56**	**217.4**
FRONT CATCHMENT2-1					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	74.0	67.27%	0.25	18.5
3	Driveway permeable pavement	36.0	32.73%	0.25	9.0
Total Sub-catchments2		**110.00**	**100.00%**	**481.00**	**27.5**
FRONT CATCHMENT2-2					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	199.4	100.00%	0.25	49.9
Total Sub-catchments2		**199.42**	**100.00%**	**0.25**	**49.9**
REAR CATCHMENT3					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	294.15	61.19%	0.25	73.5
2	Building	186.59	38.81%	0.90	167.9
Total Sub-catchments2		**480.74**	**100.00%**	**0.50**	**241.5**
FRONT CATCHMENT3					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	57.8	61.60%	0.25	14.4
3	Driveway permeable pavement	36.0	38.40%	0.25	9.0
Total Sub-catchments2		**93.75**	**100.00%**	**0.25**	**23.4**

Under the proposed condition, the site will have the increased run-off coefficients stated in in Tables 6 through 9.

Table 6.Increased Run-Off Coefficients at Proposed Condition- REAR CATCHMENT2

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.56	0.56
5	1	0.56	0.56
10	1	0.56	0.56
25	1.1	0.56	0.62

50	1.2	0.56	0.68
100	1.25	0.56	0.70

Table 7.Increased Run-Off Coefficients at Proposed Condition- FRONT CATCHMENT2

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.25	0.25
5	1	0.25	0.25
10	1	0.25	0.25
25	1.1	0.25	0.28
50	1.2	0.25	0.30
100	1.25	0.25	0.31

Table 8.Increased Run-Off Coefficients at Proposed Condition- REAR CATCHMENT3

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.50	0.50
5	1	0.50	0.50
10	1	0.50	0.50
25	1.1	0.50	0.55
50	1.2	0.50	0.60
100	1.25	0.50	0.63

Table 9. Increased Run-Off Coefficients at Proposed Condition- FRONT CATCHMENT3

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.25	0.25
5	1	0.25	0.25
10	1	0.25	0.25
25	1.1	0.25	0.28
50	1.2	0.25	0.30
100	1.25	0.25	0.31

4.0 STORMWATER MANAGEMENT (SWM)

For modeling of different storm events IDF-Curve for City of Hamilton has been used as shown in Table 10 below.

Figure 5. Rainfall Intensity for City of Hamilton (Mount Hope)

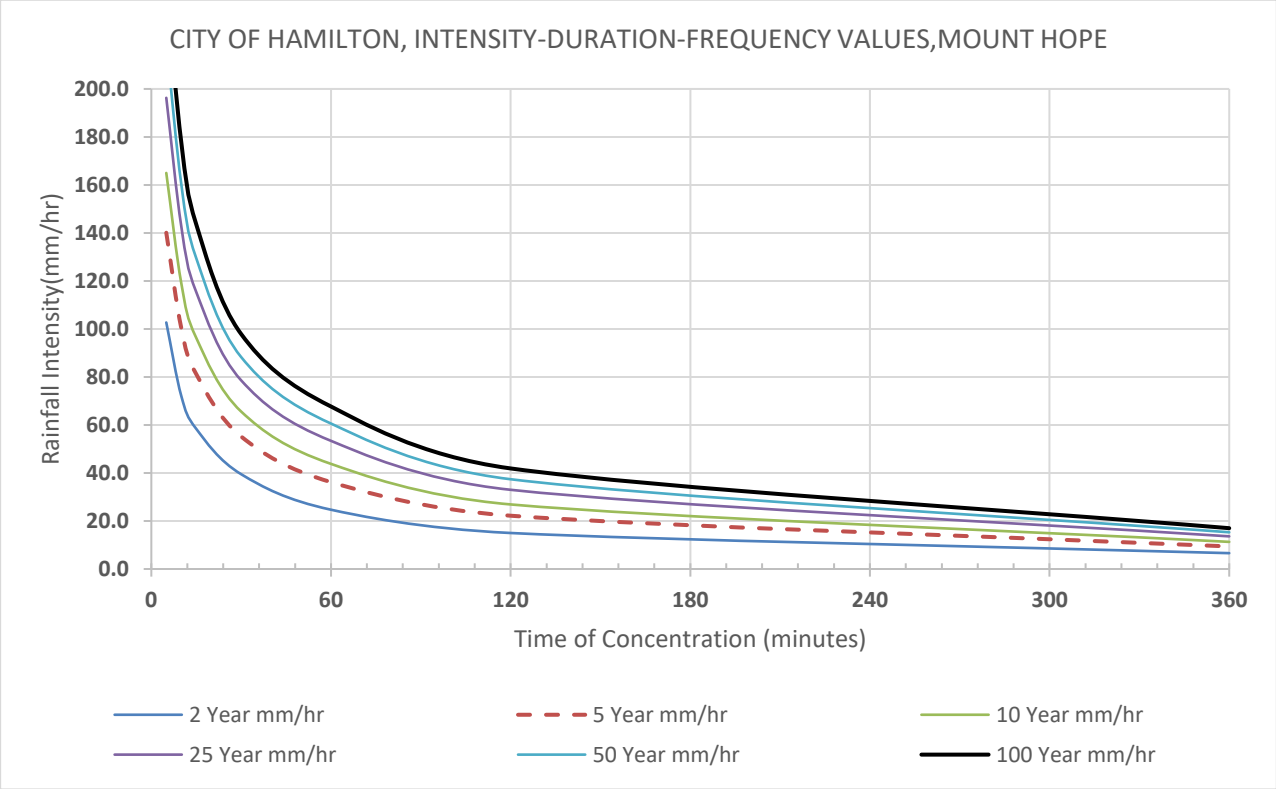

Table 10.Rainfall Intensity Equation Coefficient

TABLE 2.1
IDF PARAMETERS - MOUNT HOPE

Parameter	2	5	10	25	50	100
A	646.0	1049.5	1343.7	1719.5	1954.8	2317.4
B	6.0	8.0	9.0	10.0	10.0	11.0
C	0.781	0.803	0.814	0.823	0.826	0.836

Source: Comprehensive Development Guidelines and Financial Policies Manual, 2019.

Rainfall Intensity:

$$I = \frac{A}{(T+B)^C}$$

Where:

i – Intensity (mm/hr)

T_d – Time of Concentration in minutes (hr)

A, B, C coefficient as above

Table 11 shows rainfall intensity for different storm events using IDF-curve for city of Toronto.

Table 11.Rainfall Intensity for city of Hamilton

Intensity (mm/hr)							
T (hr)	***T (min)***	**2-Year**	**5-Year**	**10-Year**	**25-Year**	**50-Year**	**100-Year**
0.08	5	102.7	140.1	165	196.3	219.6	242.4
0.17	**10**	**72.1**	**100.4**	**119.1**	**142.8**	**160.4**	**177.8**
0.25	15	58.4	81.2	96.3	115.4	129.5	143.6
0.50	30	39.6	55.2	65.6	78.6	88.3	97.9
1.00	60	24.7	36.2	43.8	53.4	60.6	67.7
2.00	120	15	22.2	26.9	33	37.4	41.9
6.00	360	6.6	9.4	11.3	13.6	15.3	17
12.00	720	3.7	5.2	6.2	7.5	8.4	9.3
24.00	1440	2.2	3	3.5	4.2	4.6	5.1

Table 12.Rainfall Depth for different Storm Events

P(mm)							
T (hr)	***T (min)***	**2-Year**	**5-Year**	**10-Year**	**25-Year**	**50-Year**	**100-Year**
0.08	5	8.6	11.7	13.8	16.4	18.3	20.2
0.17	10	12.0	16.7	19.9	23.8	26.7	29.6
0.25	15	14.6	20.3	24.1	28.9	32.4	35.9
0.50	30	19.8	27.6	32.8	39.3	44.2	49.0
1.00	60	24.7	36.2	43.8	53.4	60.6	67.7
2.00	120	30.0	44.4	53.8	66.0	74.8	83.8
6.00	**360**	**39.6**	**56.4**	**67.8**	**81.6**	**91.8**	**102.0**
12.00	720	44.4	62.4	74.4	90.0	100.8	111.6
24.00	1440	52.8	72.0	84.0	100.8	110.4	122.4

The rainfall depths have been selected based on the 6-hour (360-min) storm duration

4.1 Peak Flows and Volumes

Given to the site size, the Rational Method, having the following equation, was used to calculate the peak runoff flow:

$$Q = k.\ C.\ i.\ A$$

Where: Q is the peak runoff flow (m^3/s), k is a metric constant of 0.00278, C is the

increased runoff coefficient, *i* is the rainfall intensity (mm/hr) based on the 10-min time of concentration, and A is the total drainage area (ha).

4.2 Peak Flow at Pre and Post Development

Table 13 and 19 show the peak of flows for pre-development condition using the IDF curves of city of Hamilton. Table 20 and Table 26 show the peak of flows for post-development condition using the IDF curves of Hamilton.

Table 13.Peak Flows at Pre-Development- REAR CATCHMENT 1

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.030	0.47	80.0	0.003
5	0.030	0.47	111.1	0.004
10	0.030	0.47	134.9	0.005
25	0.030	0.50	161.0	0.007
50	0.030	0.50	176.8	0.007
100	0.030	0.50	199.4	0.008

Table 14.Peak Flows at Pre-Development- REAR CATCHMENT 1

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.016	0.27	80.0	0.001
5	0.016	0.27	111.1	0.001
10	0.016	0.27	134.9	0.002
25	0.016	0.29	161.0	0.002
50	0.016	0.32	176.8	0.003
100	0.016	0.33	199.4	0.003

Table 15.Peak Flows at Pre-Development- REAR CATCHMENT 3

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.048	0.28	80.0	0.003
5	0.048	0.28	111.1	0.004
10	0.048	0.28	134.9	0.005
25	0.048	0.30	161.0	0.007
50	0.048	0.33	176.8	0.008

100	0.048	0.35	199.4	0.009

Table 16.Peak Flows at Pre-Development-FRONT CATCHMENT 3

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.009	0.25	80.0	0.001
5	0.009	0.25	111.1	0.001
10	0.009	0.25	134.9	0.001
25	0.009	0.28	161.0	0.001
50	0.009	0.30	176.8	0.001
100	0.009	0.31	199.4	0.002

Table 17.Peak Flows at Pre-Development-REAR CATCHMENT 2

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.039	0.27	80.0	0.002
5	0.039	0.27	111.1	0.003
10	0.039	0.27	134.9	0.004
25	0.039	0.29	161.0	0.005
50	0.039	0.32	176.8	0.006
100	0.039	0.33	199.4	0.007

Table 18.Peak Flows at Pre-Development-FRONT CATCHMENT 2-1

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.011	0.25	80.0	0.001
5	0.011	0.25	111.1	0.001
10	0.011	0.25	134.9	0.001
25	0.011	0.28	161.0	0.001
50	0.011	0.30	176.8	0.002
100	0.011	0.31	199.4	0.002

Table 19.Peak Flows at Pre-Development-FRONT CATCHMENT 2-2

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.020	0.25	80.0	0.001

5	0.020	0.25	111.1	0.002
10	0.020	0.25	134.9	0.002
25	0.020	0.28	161.0	0.002
50	0.020	0.30	176.8	0.003
100	0.020	0.31	199.4	0.003

Table 20.Peak Flows at Post-Development- REAR CATCHMENT 3

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.048	0.50	80.0	0.005
5	0.048	0.50	111.1	0.007
10	0.048	0.50	134.9	0.009
25	0.048	0.55	161.0	0.012
50	0.048	0.60	176.8	0.014
100	0.048	0.63	199.4	0.017

Table 21.Peak Flows at Post-Development-FRONT CATCHMENT 3

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.009	0.25	80.0	0.001
5	0.009	0.25	111.1	0.001
10	0.009	0.25	134.9	0.001
25	0.009	0.28	161.0	0.001
50	0.009	0.30	176.8	0.001
100	0.009	0.31	199.4	0.002

Table 22. **Peak Flows at Post-Development-REAR CATCHMENT 2**

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.039	0.56	80.0	0.005
5	0.039	0.56	111.1	0.007
10	0.039	0.56	134.9	0.008
25	0.039	0.62	161.0	0.011
50	0.039	0.68	176.8	0.013
100	0.039	0.70	199.4	0.015

Table 23.Peak Flows at Post-Development-FRONT CATCHMENT 2-1

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.011	0.25	80.0	0.001
5	0.011	0.25	111.1	0.001
10	0.011	0.25	134.9	0.001
25	0.011	0.28	161.0	0.001
50	0.011	0.30	176.8	0.002
100	0.011	0.31	199.4	0.002

Table 24. Peak Flows at Post-Development-FRONT CATCHMENT 2-1

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.020	0.25	80.0	0.001
5	0.020	0.25	111.1	0.002
10	0.020	0.25	134.9	0.002
25	0.020	0.28	161.0	0.002
50	0.020	0.30	176.8	0.003
100	0.020	0.31	199.4	0.003

Table 25.Peak Flows at Post-Development (REAR CATCHMENT)

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.098	0.58	72.1	0.011
5	0.098	0.58	100.4	0.016
10	0.098	0.58	119.1	0.019
25	0.098	0.64	142.8	0.025
50	0.098	0.70	160.4	0.031
100	0.098	0.73	177.8	0.035

Table 26.Peak Flows at Post-Development (FRONT CATCHMENT)

Return Period (Year)	Area (ha)	Run-off Coefficient (C) *	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.027	0.62	72.1	0.003
5	0.027	0.62	100.4	0.005
10	0.027	0.62	119.1	0.005
25	0.027	0.68	142.8	0.007
50	0.027	0.74	160.4	0.009
100	0.027	0.77	177.8	0.010

4.3 Sizing of LID - Infiltration Facility

To mitigate potential impacts on the municipal stormwater system due to increased hardscape, the following infiltration gallery design has been proposed:

Part 1: Two infiltration structures are provided—one at the rear and one at the front of the site.

Part 2: Similarly, two infiltration structures are proposed—one at the rear and one at the front of the site.

Part 3: A single infiltration structure is proposed at the rear of the site.

Flow routing through the infiltration galleries**:**

Front-site galleries will discharge surface water to the street, consistent with existing conditions.

Rear-site gallery for catchment 2 also discharges directly to the street.

Rear-site gallery for catchment 1 directs water, following the existing slope, to catchment 2, where it enters the gallery and is subsequently discharged to the street.

catchment 3 gallery, due to its higher elevation relative to catchment 1, will utilize a small pump to transfer water to catchment 1. From there, water flows along the existing slope toward Byron Street.

Calculations for the infiltration galleries for each catchment are presented in Tables 27 to 36. Additionally, Table 37 summarizes the minimum required volume and the designed volume for each gallery.

Table 27.Input Data for Sizing Infiltration Facility-Catchment 1F

	S1	
Length of Infiltration Facility. L =	3.00	m
Width of Infiltration Facility. W =	2.00	m
High of Infiltration Facility. H =	0.50	m
Infiltration rate INF (Assumption)=	15.00	mm/hour
Side Area of Infiltration:	5.00	m2
Bottom Area of Infiltration:	6	m2
Total Area of Infiltration:	5.00	m2
Total Volume of Infiltration Facility:	3.00	m3
Void Volume of Infiltration:	1.2	m3
C =	0.33	

Void Ration V= 40%

$$i_{100} = \frac{2317.4}{(t_d + 11.0)^{0.836}}$$

$Q_{allowable}$= 0.001 m3/s

Table 28.Result from Sizing Infiltration Facility-Catchment 1F

Duration (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (Q100-Q2) (m^3/s)	Peak Volume (m^3)	Out flow (Infiltration) (m^3)	Required Storage (m^3)	Total Volume (m^3)
5	242.40	0.004	0.002	0.685	0.006	0.7	1.2
10	181.81	0.003	0.001	0.830	0.013	0.8	1.2
15	**152.08**	**0.002**	**0.001**	**0.847**	**0.019**	**0.8**	**1.2**
20	131.29	0.002	0.001	0.758	0.025	0.7	1.2
25	115.86	0.002	0.000	0.603	0.031	0.6	1.2

Table 29.Input Data for Sizing Infiltration Facility-Catchment 1R

	S1	
Length of Infiltration Facility. L =	4.00	
Width of Infiltration Facility. W =	2.00	
High of Infiltration Facility. H =	0.50	
Infiltration rate INF (Assumption)=	15.00	mm/hour
Side Area of Infiltration:	6.00	
Bottom Area of Infiltration:	8	
Total Area of Infiltration:	6.00	m2
Total Volume of Infiltration Facility:	4.00	m3
Void Volume of Infiltration:	3.748	m3
C =	0.58	

Void Ration V= 94%

$$i_{100} = \frac{2317.4}{(t_d + 11.0)^{0.836}}$$

$Q_{allowable}$= 0.004 m3/s

Table 30.Result from Sizing Infiltration Facility-Catchment 1R

Duration (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (Q100-Q2) (m^3/s)	Peak Volume (m^3)	Out flow (Infiltration) (m^3)	Required Storage (m^3)	Total Volume (m^3)
5	242.40	0.012	0.008	2.272	0.008	2.3	3.7
10	181.81	0.009	0.005	2.751	0.015	2.7	3.7
15	**152.08**	**0.008**	**0.003**	**2.807**	**0.023**	**2.8**	**3.7**
20	131.29	0.006	0.002	2.512	0.030	2.5	3.7
25	115.86	0.006	0.001	1.999	0.038	2.0	3.7

Table 31.Input Data for Sizing Infiltration Facility-Catchment 2R

	S1	
Length of Infiltration Facility. L =	9.00	
Width of Infiltration Facility. W =	3.30	
High of Infiltration Facility. H =	0.50	
Infiltration rate INF (Assumption)=	15.00	mm/hour
Side Area of Infiltration:	12.30	
Bottom Area of Infiltration:	29.7	
Total Area of Infiltration:	42.00	m2
Total Volume of Infiltration Facility:	21.00	m3
Void Volume of Infiltration:	11.88	m3
C =	0.70	

Void Ration V= 40%

$$i_{100} = \frac{2317.4}{(t_d + 11.0)^{0.836}}$$

$Q_{allowable}$= 0.002 m3/s

Table 32.Result from Sizing Infiltration Facility-Catchment 2R

Duration (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (Q100-Q2) (m^3/s)	Peak Volume (m^3)	Out flow (Infiltration) (m^3)	Required Storage (m^3)	Total Volume (m^3)
5	242.40	0.018	0.016	4.802	0.053	4.7	11.9
10	181.81	0.014	0.011	6.860	0.105	6.8	11.9
15	152.08	0.011	0.009	8.271	0.158	8.1	11.9
20	131.29	0.010	0.008	9.145	0.210	8.9	11.9
25	115.86	0.009	0.006	9.684	0.263	9.4	11.9
30	103.92	0.008	0.006	9.999	0.315	9.7	11.9
35	94.39	0.007	0.005	10.155	0.368	9.8	11.9
40	**86.59**	**0.007**	**0.004**	**10.193**	**0.420**	**9.8**	**11.9**
45	80.08	0.006	0.004	10.140	0.473	9.7	11.9
50	74.55	0.006	0.003	10.016	0.525	9.5	11.9
55	69.80	0.005	0.003	9.834	0.578	9.3	11.9
60	65.67	0.005	0.003	9.605	0.630	9.0	11.9
80	53.36	0.004	0.002	8.349	0.840	7.5	11.9
100	45.20	0.003	0.001	6.739	1.050	5.7	11.9
120	39.35	0.003	0.001	4.910	1.260	3.7	11.9
140	34.94	0.003	0.000	2.935	1.470	1.5	11.9

Table 33.Input Data for Sizing Infiltration Facility-Catchment 2R

	S1	
Length of Infiltration Facility. L =	9.00	
Width of Infiltration Facility. W =	3.30	
High of Infiltration Facility. H =	0.50	
Infiltration rate INF (Assumption)=	15.00	mm/hour
Side Area of Infiltration:	12.30	
Bottom Area of Infiltration:	29.7	
Total Area of Infiltration:	42.00	m2
Total Volume of Infiltration Facility:	21.00	m3
Void Volume of Infiltration:	11.88	m3
C =	0.70	

Void Ration V= 40%

$$i_{100} = \frac{2317.4}{(t_d + 11.0)^{0.836}}$$

$Q_{allowable}$= 0.002 m3/s

Table 34.Result from Sizing Infiltration Facility-Catchment 2R

Duration (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (Q100-Q2) (m^3/s)	Peak Volume (m^3)	Out flow (Infiltration) (m^3)	Required Storage (m^3)	Total Volume (m^3)
5	242.40	0.018	0.016	4.802	0.053	4.7	11.9
10	181.81	0.014	0.011	6.860	0.105	6.8	11.9
15	152.08	0.011	0.009	8.271	0.158	8.1	11.9
20	131.29	0.010	0.008	9.145	0.210	8.9	11.9
25	115.86	0.009	0.006	9.684	0.263	9.4	11.9
30	103.92	0.008	0.006	9.999	0.315	9.7	11.9
35	94.39	0.007	0.005	10.155	0.368	9.8	11.9
40	**86.59**	**0.007**	**0.004**	**10.193**	**0.420**	**9.8**	**11.9**
45	80.08	0.006	0.004	10.140	0.473	9.7	11.9
50	74.55	0.006	0.003	10.016	0.525	9.5	11.9
55	69.80	0.005	0.003	9.834	0.578	9.3	11.9
60	65.67	0.005	0.003	9.605	0.630	9.0	11.9
80	53.36	0.004	0.002	8.349	0.840	7.5	11.9
100	45.20	0.003	0.001	6.739	1.050	5.7	11.9
120	39.35	0.003	0.001	4.910	1.260	3.7	11.9
140	34.94	0.003	0.000	2.935	1.470	1.5	11.9

Table 35. Input Data for Sizing Infiltration Facility-Catchment 3R

	S1	
Length of Infiltration Facility. L =	9.50	
Width of Infiltration Facility. W =	4.50	
High of Infiltration Facility. H =	0.70	
Infiltration rate INF (Assumption)=	15.00	mm/hour
Side Area of Infiltration:	19.60	
Bottom Area of Infiltration:	42.75	
Total Area of Infiltration:	19.60	m2
Total Volume of Infiltration Facility:	29.93	m3
Void Volume of Infiltration:	11.97	m3
C =	0.63	

Void Ration V= 40%

$$i_{100} = \frac{2317.4}{(t_d + 11.0)^{0.836}}$$

$Q_{allowable}$= 0.003 m3/s

Table 36.Result from Sizing Infiltration Facility-Catchment 3R

Duration (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (Q100-Q2) (m^3/s)	Peak Volume (m^3)	Out flow (Infiltration) (m^3)	Required Storage (m^3)	Total Volume (m^3)
5	242.40	0.020	0.017	5.210	0.025	5.2	12.0
10	181.81	0.015	0.012	7.373	0.049	7.3	12.0
15	152.08	0.013	0.010	8.816	0.074	8.7	12.0
20	**131.29**	**0.011**	**0.008**	**9.662**	**0.098**	**9.6**	**12.0**
25	115.86	0.010	0.007	10.137	0.123	10.0	12.0
30	103.92	0.009	0.006	10.363	0.147	10.2	12.0
35	94.39	0.008	0.005	10.412	0.172	10.2	12.0
40	86.59	0.007	0.004	10.330	0.196	10.1	12.0
45	80.08	0.007	0.004	10.147	0.221	9.9	12.0
50	74.55	0.006	0.003	9.885	0.245	9.6	12.0
60	65.67	0.006	0.003	9.180	0.294	8.9	12.0
120	39.35	0.003	0.000	2.473	0.588	1.9	12.0

Table 37.Infiltration Tanks Characteristics

catchment	underground storage Facility	Min. Required Volume (m3)	Provided Volume(m3)	Drawdown Time(hrs)
Catchment 1F	Infiltration gallery1	0.8	1.4	13.3
Catchment 1R	Infiltration gallery2	2.8	3.7	13.3
Catchment2-2F	Infiltration gallery3	1.3	1.7	37.4
Catchment 2R	Infiltration gallery4	9.8	11.9	26.6
Catchment3R	Infiltration gallery5	9.6	12	18.7

4.4 Quality Control

In general, post development runoff from the subject lands is considered relatively clean. Therefore, water quality controls are not proposed. The provision of lot level controls including the swales and infiltration galleries will provide water quality benefit

5.0 Erosion and Sediment Control

During construction, earth grading and excavation will create the potential of soil erosion and sedimentation. It is needed that effective environmental and sedimentation controls are in place and maintained during construction to ensure the stormwater runoff's quality.

Therefore, the following recommendations shall be implemented and maintained during construction to achieve acceptable stormwater runoff quality:

• Installation of silt and sediment control fences along the entire perimeter of the site prior to construction to reduce silt and sediment migration onto surrounding properties and the watercourse, and maintenance of these fences throughout construction activities;

• Installation of a clear stone "mud-mat" at the entrance of construction site to control and minimize transportation of sediment;

• Use of watering for dust control and suppression and mud tracking to level deemed appropriate;

• Restoration of exposed surfaces with vegetative and non-vegetative material;

• Minimize the amount of existing vegetation removed; and

• Reduce stormwater drainage velocities where possible.

• Confine refueling/servicing equipment to areas well away from inlets to the minor system or major system elements.

All waste and unused building materials (including garbage, cleaning wastes, wastewater, toxic materials, or hazardous materials) shall be properly disposed of and not allowed to

be mixed with and carried off by runoff from the site into a receiving watercourse or storm sewer.

6.0 SUMMARY & CONCLUSION

The proposed development incorporates appropriately sized infiltration galleries and low-impact design measures to manage stormwater effectively. Post-development peak flows are maintained at or below pre-development levels, and runoff is controlled for both minor and major storm events. Grading and overland flow directions remain consistent with existing conditions, ensuring no adverse impact on downstream infrastructure. Overall, the stormwater management plan provides a sustainable solution that meets municipal and conservation authority requirements while supporting future development on the site.

AUTORIZED FOR ISSUE BY:
Barich Grenkie.
(A Division of Geomaple Canada Inc.)

Majid Fathi, P.Eng., O.L.S.March. 17, 2026

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

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

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			**Phone:**
			E-mail:
Registered Owner(s)	IZABELA STANIC IVANA STANIC	[redacted]	
Applicant(s)**	GOLNAZ FAVAEDI DARKO JAKOVINA BARICH GRENKIE SURVEYING LTD.		
Agent or Solicitor	GOLNAZ FAVAEDI DARKO JAKOVINA BARICH GRENKIE SURVEYING LTD.		

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 ☑ Credit card over phone*
☐ Cheque [redacted]
*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	128 Slinger Ave, Hamilton, ON		
Assessment Roll Number			
Former Municipality			
Lot	104	Concession	
Registered Plan Number	955	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)

☑ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9)
☐ 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)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

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

_____

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

_____

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:	PART 1	PART 2	PART 3		
Type of Transfer	N/A	New residential lot	New residential lot		
Frontage	15.24 m	22.75 m	15.13 m		
Depth	30.59 m	30.59 m	37.99 m		
Area	465.92 sq.m	695.44 sq.m	574.49 sq.m		
Existing Use	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL		
Proposed Use	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL		
Existing Buildings/ Structures	1	0	0		
Proposed Buildings/ Structures	0	0	0		
Buildings/ Structures to be Removed	0	0	0		

* 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): Urban Area

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.

The application conforms the official plan because the lands are to remain as residential and will continue to respect the character of the existing neighbourhoods.

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? 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.

Consent application number SC/B-22:108 has not been fulfilled within two years from the date of this Notice of Decision.

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	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☐	
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

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.

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

No changes. Application has not been fulfilled within two years from the date of this Notice of Decision

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?

5 YEARS

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)

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

☑ Yes ☐ No (Provide explanation)

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 (m² 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 (m² 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 (m² 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

_____

_____