



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-26:013	SUBJECT PROPERTY:	1 Rossclyffe Avenue, Hamilton
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APPLICANTS: Owner: 16112277 Canada Inc (Baljinder Chohan)
 Applicant:
 Agent:

PURPOSE & EFFECT: To sever the existing residential lot into two parcels. The severed lands will contain a proposed single-detached dwelling, and the retained lands will contain the existing 2-storey brick dwelling which is intended to remain.

	Frontage	Depth	Area
SEVERED LANDS (Severed Lot 2):	13.87 m [±]	33.52 m [±]	363.5 m ^{2±}
RETAINED LANDS (Retained Lot 1):	25.75 m [±]	33.52 m [±]	964.8 m ^{2±}

Associated Planning Act File(s): ZCR-25-28-03 (supporting document)

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:	11:20 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

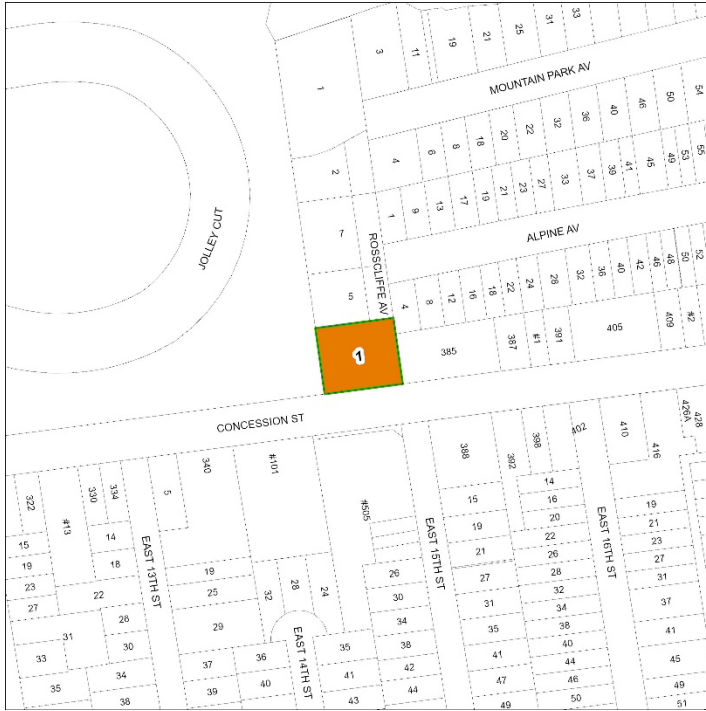
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **April 28, 2026**.

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.



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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.

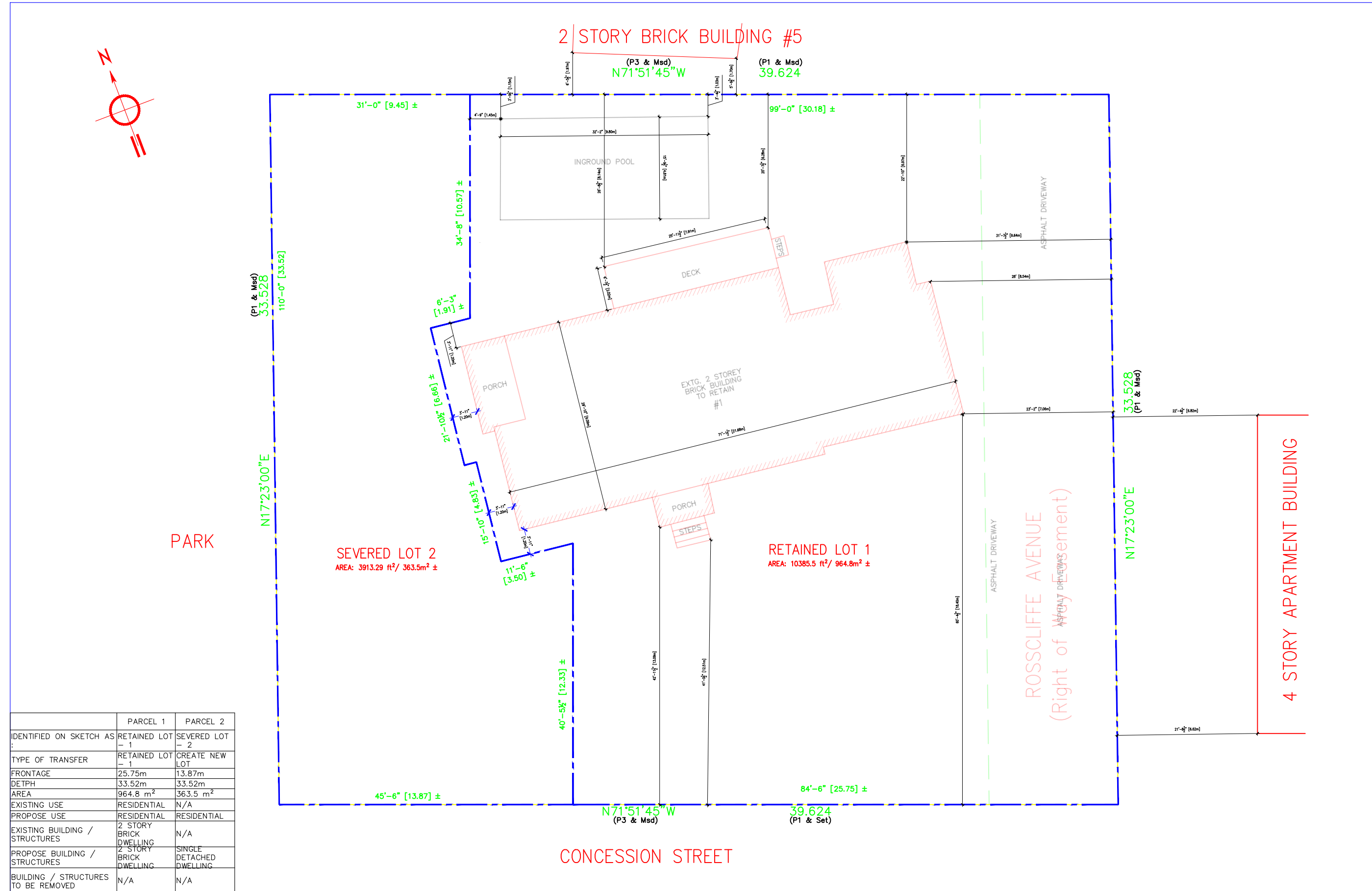
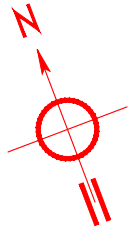
In-Person Presentations:

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.



	PARCEL 1	PARCEL 2
IDENTIFIED ON SKETCH AS	RETAINED LOT - 1	SEVERED LOT - 2
TYPE OF TRANSFER	RETAINED LOT - 1	CREATE NEW LOT
FRONTAGE	25.75m	13.87m
DEPTH	33.52m	33.52m
AREA	964.8 m ²	363.5 m ²
EXISTING USE	RESIDENTIAL	N/A
PROPOSE USE	RESIDENTIAL	RESIDENTIAL
EXISTING BUILDING / STRUCTURES	2 STORY BRICK DWELLING	N/A
PROPOSE BUILDING / STRUCTURES	2 STORY BRICK DWELLING	SINGLE DETACHED DWELLING
BUILDING / STRUCTURES TO BE REMOVED	N/A	N/A

1 **SITE PLAN - 1**
Scale: 1 : 175

LEGEND:

DATE	ISSUED FOR

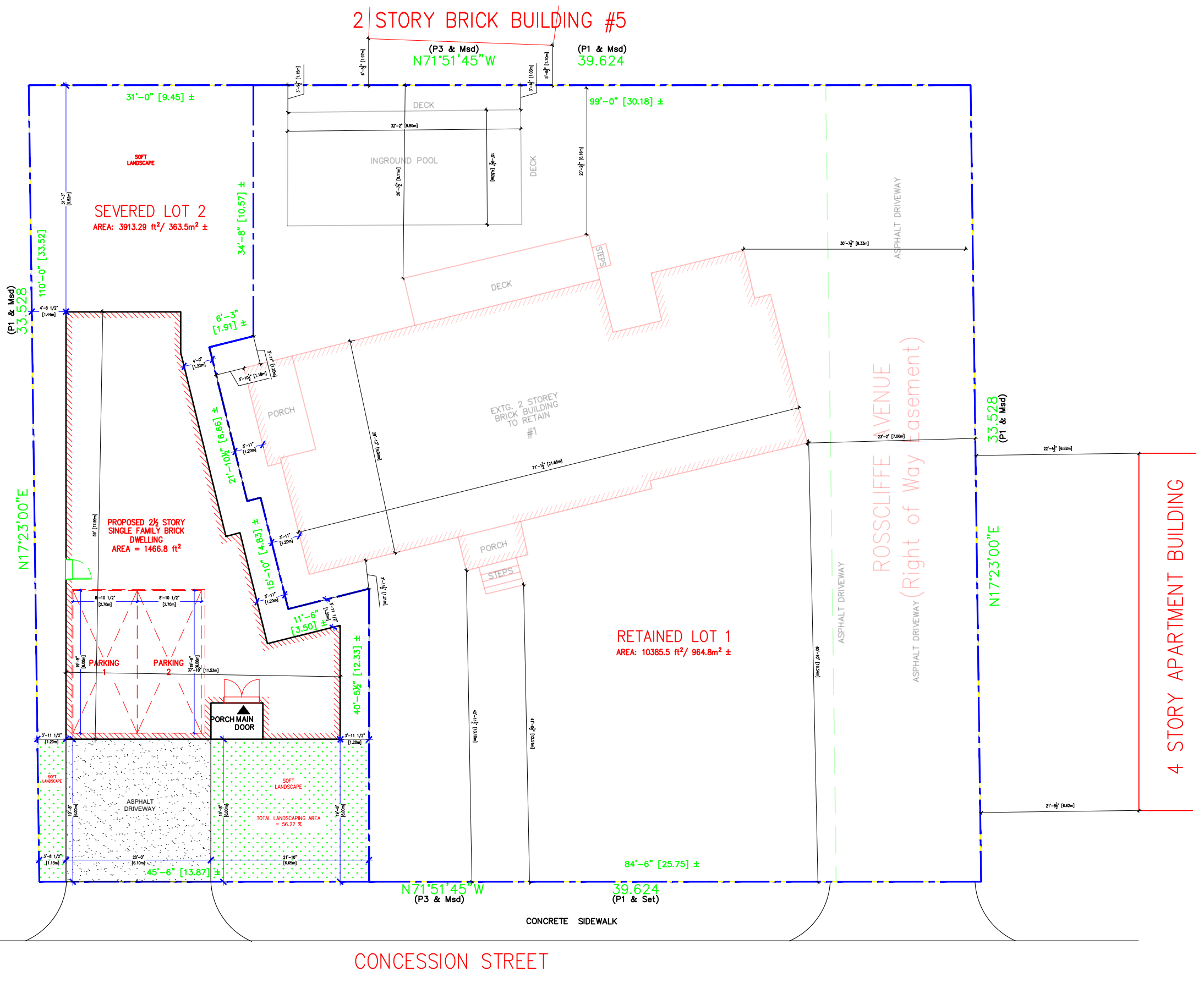
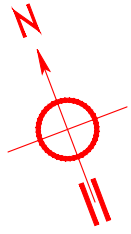
GENERAL NOTES:
 - LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN.
 - CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS BEFORE PROCEEDING.
 - THIS DRAWING IS NOT TO BE SCALED

KEY DRAFT
 KEYDRAFTDESIGN.COM
 MAIL: CONTACT@KEYDRAFTDESIGN.COM
 PHONE: +1(437)225-8713
 ADDRESS: 38, SEDGEWICK CIRCLE, BRAMPTON, ON, L7A2P7

CLIENT INITIAL / ADDRESS:
 1 ROSSCLIFFE AVENUE, HAMILTON, ON, CANADA
PROJECT NAME:

DRAWING TITLE:
 SITE PLAN - 1

PROJ. NO.:	DRAWING NO.:
DRW. BY: N. L.	A0.1
CHK. BY: A. D.	
SCALE: AS NOTED	
DATE:	



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BUILDING / STRUCTURES TO BE REMOVED	N/A	N/A

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Scale: 1 : 175

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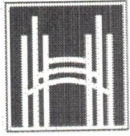
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DRAWING TITLE:
 SITE PLAN - 1

PROJ. NO.:	DRAWING NO.:
DRW. BY: N. L.	A0.1
CHK. BY: A. D.	
SCALE: AS NOTED	
DATE:	



Hamilton

March 24th, 2026

FILE: ZCR
FOLDER: ZCR-25-218-03
ATTENTION OF: Alyssa Vaccari
EMAIL: Alyssa.Vaccari@hamilton.ca

16112277 CANADA INC (BILL CHOCHAN)
[REDACTED]

Attention:

RE: APPLICABLE LAW REVIEW – ZONING BYLAW COMPLIANCE REVIEW
PRESENT ZONING: C/S-1822 – URBAN PROTECTED RESIDENTIAL (6593 FORMER HAMILTON ZONING BY-LAW) (22-195)
ADDRESS: 1 ROSSCLIFFE AVENUE, HAMILTON

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

COMMENTS:

1. Application is proposing to sever the existing lot into two parcels. An existing two (2) storey building and inground pool will remain on the retained lands and the severed lot will be for the use of one (1) Single Family Dwelling.
2. The property is subject to the “C” Urban Protected Residential District and Site-Specific S-1822 within the 6593 Former Hamilton Zoning By-law. A single Detached Dwelling is permitted within the “C” District.
3. Construction of the Single Detached Dwelling is subject to the issuance of a building permit in the normal manner.

C District – Urban Protected Residential
(Section 9 of Former Hamilton Zoning By-law 6593)

	Required By By-Law	Provided	Conforming/ Non-Conforming
Section 9 – C District Requirements			

	Required By By-Law	Provided	Conforming/ Non-Conforming
<p>Permitted Uses [as per section 9. (1) of Former Hamilton Zoning By-law 6593]</p>	<p>See Section 9 (1) A single Detached Dwelling</p>	<p>Retained Lands: Existing building</p> <p>Severed Lands: Single Detached Dwelling</p>	<p>Existing condition</p> <p>Conforms</p>
<p>Height Requirements [as per section 9. (2) of Former Hamilton Zoning By-law 6593]</p> <p><i>Storey: shall mean that portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor, roof deck or ridge next above it, except an attic storey.</i></p> <p><i>Storey, Half: shall mean that portion of a building situated wholly or in part within a sloping roof and in which: (a) there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.3m (7 feet, 7 inches) over a floor area equal to at least fifty percent of the area of the floor; or</i></p> <p><i>(b) there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.1m (6 feet, 11 inches) over all of the area of the floor.</i></p> <p><i>Cellar: means that portion of building which is partly below adjacent ground but which has more than one-half of the clear height from the top of its floor to the underside of its finished ceiling below adjacent ground.</i></p> <p><i>Habitable Room: means any room of a residential</i></p>	<p>In a "C" District, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet), in height. (9141/60) (79-288) (80-049)</p>	<p>Retained Lands: Existing Building</p> <p>Severed Lands: 11m, 2 and a half storey</p> <p>Bottom floor/basement - is considered a cellar as per the definition and of the assumption that grade has been established as per the definition in the By-law.</p> <p>Top floor – is considered a half storey. (as per policy ZON-021)</p> <ul style="list-style-type: none"> - 9ft between finished floor and finished ceiling - 6 ft 11 inches between finished floor and finished ceiling - 2 Dormers with a width of 1.1m 	<p>Existing Condition</p> <p>Conforms</p> <p>(Please be advised the top floor is considered as a 'storey, half' as per the definition and Policy ZON-021. The bottom floor is considered a cellar under the assumption that grade was established as per the definition within the by-law)</p>

	Required By By-Law	Provided	Conforming/ Non-Conforming
<p><i>building or an institutional building, used or capable of being used by one or more persons for living, eating or sleeping, or as a kitchen serving a dwelling unit; but does not include a bathroom, water-closet compartment, laundry, serving or storage pantry, corridor or other space not for use frequently or during extended periods.</i></p> <p><i>Grade: with reference to the height of a building or structure, wherever curb-level has been established, shall mean the elevation of curb level opposite the highest point of the building or structure, on a line perpendicular to the street line, or, wherever curb-level has not been established, or wherever the mean elevation of the ground adjoining the building or structure on all sides and within 4.5 metres (14.76 feet) of it is higher than curb-level opposite the highest point of the building or structure, then grade shall mean the mean elevation of all the ground adjoining the building of structure and within 4.5 metres (14.76 feet) of it,</i></p> <p><i>Provided, however, that wherever a lot other than a corner lot abuts upon two or more streets having different elevations opposite the lot, the higher of such elevations shall be considered as grade for only half of the depth of the building or for a</i></p>			

	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p><i>depth of 36.0 metres (118.11 feet) measured perpendicularly from the street line of the higher street, whichever is the lesser distance, (79-288)</i></p> <p><i>And provided further, that with reference to the height of a building or structure on a corner lot, grade shall mean the average elevation of the curb levels opposite the building or structure on the two streets, or the mean elevation of all the ground adjoining the building or structure and within 4.5 metres</i></p>		
<p>Area Requirements</p> <p>[as per section 9. (3) of Former Hamilton Zoning By-law 6593]</p>	<p>The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a "C" District: (8927/60)</p> <p>(i) A front yard of a depth of at least 6.0 metres (19.69 feet) (79-288) (80-049)</p> <p>(ii) A side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet) (690/52) (79-288) (80-049)</p> <p>(iii) A rear yard of a depth of at least 7.5 metres (24.61 feet) (79-288) (80-049)</p>	<p>Retained Lands: Front/ Rear Yard – Existing Side yard: 1.2m</p> <p>Severed Lands: Front yard – 6m Side yard – 1.2m Rear yard – 9.52m</p>	<p>Existing condition</p> <p>Conforms</p> <p>Conforms</p>
<p>Intensity of Use</p> <p>[as per section 9. (4) of Former Hamilton Zoning By-law 6593]</p>	<p>Every lot or tract of land in a "C" District shall have a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.13 square feet) within the district. (8927/60) (6908/52) (79-288) (80-049)</p>	<p>Retained Lands: 25.75m/964.8m²</p> <p>Severed Lands: 13.87m/363.5m²</p>	<p>Conforms</p> <p>Conforms</p>
<p>Distance requirements</p> <p>[as per section 9. (5) of Former Hamilton Zoning By-law 6593]</p>	<p>(5) Except as provided in Subsection 6, every residential care facility shall be situated on a lot having a minimum radial separation distance of 300.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility, emergency shelter, corrections residence or correctional facility. (81-27) (01-143) (07-107)</p>	<p>Not proposed</p>	<p>N/A</p>

	Required By By-Law	Provided	Conforming/ Non-Conforming
	(6) Where the radial separation distance from the lot line of an existing residential care facility is less than 300.0 metres to the lot line of any other lot occupied by a residential care facility, emergency shelter, corrections residence or correctional facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27) (01-143) (07-107)		

Section 18 – Supplementary Requirements and Modifications

(In accordance with the applicable regulations of Section 18 within the 6593 Former Hamilton Zoning By-law)

Encroachments on Yards [as per section 18 (3) (vi) of Former Hamilton Zoning By-law 6593]	(a) A chimney, sill, belt course, leader, pilaster, lintel or ornamental projection may project not more than 0.5 metres (1.64 feet) into a required side yard, and not more than 1.0 metre (3.28 feet) into any other required yard; (79-288) (80-049)	Retained Lands: Existing Severed Lands: Not proposed	Exiting condition N/A
	(b) A canopy, cornice, eave or gutter may project, (8544/59) (8909/60) (81-308)	Retained Lands: Existing	Existing Condition
	(i) into a required front yard not more than 1.5 metre (4.92 feet) provided that no such projection shall be closer to a street line than 1.5 metres (4.92 feet); (8544/59) (8909/60) (79-288) (80-049)	Severed Lands: 0.35m into front, side and rear yard	Conforms
	(ii) into a required rear yard not more than 1.5 metre (4.92 feet); (8544/59) (8909/60) (79-288) (80-049)		
	(iii) into a required side yard not more than one-half of its width, or 1.0 metre (3.28 feet), whichever is the lesser;		
	(cc) A bay, balcony or dormer may project (8544/59)	Retained Lands: Existing	Existing Condition
(i) into a required front yard not more than 1.0 metre (3.28 feet), provided that no such projection shall be closer to a street line than 1.5 metres (4.92 feet); (8544/59) (79-288) (80-049)	Severed Lands: Front yard – dormer does not encroach into front yard	N/A Conforms	
(ii) into a required rear yard not more than 1.0 metre (3.28 feet); or (8544/59) (79-288) (80-049)	Rear yard – not proposed within the required rear yard	Conforms	
(iii) into a required side yard not more than one-third of its width, or 1.0 metre (3.28 feet), whichever is the lesser,	Side yard – not proposed to	Conforms	

	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p>(d) A roofed-over or screened but otherwise unenclosed one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard or rear yard to a distance of not more than 3.0 metres (9.84 feet), 18-8 and every such projecting porch shall be distant at least 1.5 metres (4.92 feet) from the front lot line, and the enclosure of such a porch to the following extent shall not be deemed enclosure for the purpose of this Section: (79-190) (80-049)</p> <p>(i) the porch may have a solid guard around the perimeter of the porch not more than 1.0 metres (3.28 feet) in height measured from the floor of the porch; (79-190) (80-049)</p> <p>(ii) the roof may be supported on columns or piers having maximum width of 0.5 metres (1.64 feet); (79-190) (80-049)</p> <p>(iii) the beam, lintel or crown of an arch shall be no more than 0.3 metres (0.98 feet) in depth; (80-049)</p> <p>(iv) the minimum distance between piers or columns shall be 1.0 metre (3.28 feet) and in the case of arches, the arches shall have a minimum clear width of 1.0 metre (3.28 feet).</p>	<p>encroach within the required side yard.</p> <p>Retained Lands: Existing</p> <p>Severed Lands: Front yard – Not proposed within the required 6m front yard Side yard – does not project into required side yard</p> <p>Severed Lands: Not proposed</p>	<p>Existing Condition</p> <p>Conforms</p> <p>Conforms</p> <p>N/A</p>
<p>Special Requirements for Front Yard Landscaping</p> <p>[as per section 18 (14) of Former Hamilton Zoning By-law 6593]</p>	<p>Notwithstanding any other provisions of this By-Law, for any single family dwelling, two family dwelling or three family dwelling: 18-17</p> <p>(i) not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials;</p> <p>(ii) for the purposes of clause 14.(i), the gross area of the front yard shall be calculated as the area between the front lot line and the front of the principle dwelling and the area extending from the side lot line to side lot line but subtracting:</p> <p>(a) unenclosed entrance porches;</p> <p>(b) vestibules;</p>	<p>Severed Lands: Front yard – 83.63m² 50 x 83.63 / 100 = 41.81m² is 50% Proposed – 47.02m²</p>	<p>Conforms</p>

	Required By By-Law	Provided	Conforming/ Non-Conforming
	(c) ramps; (d) front steps; (e) chimneys; (f) bay windows; (g) ornamental projections; (h) terraces; (i) platforms; and, (j) a walkway between the front entrance of the principle building and the front lot line or driveway with a maximum width of 0.6m;		
Section 18A – Parking and Loading Requirements <i>(In accordance with the applicable regulations of Section 18A within the 6593 Former Hamilton Zoning By-law)</i>			
[as per section 18A (7) of Former Hamilton Zoning By-law 6593]	Every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres wide and 6.0 metres long	Retained Lands: Existing Severed Lands: 2.7m x 6.0m	Existing condition Conforms
[as per section 18A (7b) of Former Hamilton Zoning By-law 6593]	Where a dwelling is constructed with an attached garage, then the finished level of the garage floor shall be a minimum of 0.3 metres above grade.	Severed Lands: 0.3m	Conforms
[as per section 18A (9) of Former Hamilton Zoning By-law 6593]	Required parking space, loading space and manoeuvring space shall be provided and maintained only on the lot on which the principle use, building or structure is located.	Retained Lands: Existing Severed Lands: Provided on the lot	Existing condition Conforms
[as per section 18A (10) of Former Hamilton Zoning By-law 6593]	Sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space.	Retained Lands: Existing Severed Lands: sufficient space provided on the lot for unobstructed maneuvering	Existing condition Conforms
[as per section 18A (14g) of Former Hamilton Zoning By-law 6593]	Except as provided for in clauses (14a), (14b) and (14h), no part of the required parking area in a residential district shall be located in a required front yard.	Retained Lands: Existing Severed Lands: Both spaces proposed within the garage	Existing condition Conforms
[as per section 18A (14h) of Former Hamilton	For the purpose of a single family dwelling, the following shall apply: (i) only one of the	Severed Lands: Both spaces	N/A

	Required By By-Law	Provided	Conforming/ Non-Conforming
Zoning By-law 6593]	required parking spaces may be located in the front yard, and (ii) notwithstanding Subsection 10, only the accessibility to one of the required parking spaces may be obstructed by any other required parking spaces.	propsoed within the garage	
[as per section 18A (21) of Former Hamilton Zoning By-law 6593]	All required parking spaces and manoeuvring spaces shall have access by means of one or more access driveways, (a) located on the lot; or (b) located partly on the lot in the case of a mutual driveway; or (c) by means of a right of way.	Retained Lands: Existing Severed Lands: provided on the lot	Existing condition Conforms
[as per section 18A (22) of Former Hamilton Zoning By-law 6593]	All manoeuvring spaces shall be maintained free and clear of all obstructions to permit unobstructed access to and egress from required parking spaces.	Retained Lands: Existing Severed Lands: Clear and unobstructed	Existing condition Conforms
[as per section 18A (24) of Former Hamilton Zoning By-law 6593]	Every parking area for a use where, (a) there are five or less parking spaces shall have not less than one access driveway or one mutual driveway, having a width of at least 2.8 metres;	Retained Lands: Existing Severed Lands: 6.10m	Existing Condition Conforms
[as per section 18A (30) and (31) of Former Hamilton Zoning By-law 6593]	(30) Except as provided in subsection 31, a permanent durable and dustless surface that is graded, drained, and paved with concrete or asphalt or a combination of concrete and asphalt shall be provided and maintained for every parking area, manoeuvring space, loading space and access driveway. (31) A gravel or similar surface or other suitable paving shall be provided and maintained for every parking space and access driveway accessory to a single family dwelling, a two family dwelling, and to street townhouse dwellings each having separate access driveways.	Retained Lands: Existing Severed Lands: Asphalt	Existing condition Conforms
Minimum Required Parking Table 1 Habitable Room - means any room of a residential building or an institutional building, used or capable of being used by one or more persons for living, eating or	Single Family Dwelling - 2 parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room 8 habitable rooms proposed Section 18A (6) states - Where calculations of the number of parking and loading spaces	Retained Lands: Existing Severed Lands: 2 parking spaces propsoed.	Existing condition Conforms

	Required By By-Law	Provided	Conforming/ Non-Conforming
sleeping, or as a kitchen serving a dwelling unit; but does not include a bathroom, water-closet compartment, laundry, serving or storage pantry, corridor or other space not for use frequently or during extended periods.	result in a fractional number of parking or loading spaces, the next higher number shall be taken. 2 parking spaces required.		
Minimum Required Manoeuvring Space Table 6	Parking Degree 90° = 6.0m	Retained Lands: Existing Severed Lands: 6m in length driveway	Existing condition Conforms

Yours truly



for the Manager of Zoning and Committee of Adjustment



Hamilton

Committee of Adjustment

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

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

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

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			Phone:
			E-mail:
Registered Owner(s)	16112277 Canada Inc contact: Bill Chohan BALJINDER CHOCHAN		
Applicant(s)**			E-mail:
Agent or Solicitor			Phone:
			E-mail:

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

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

**Owner's authorization required if the applicant is not the owner or purchaser.

1.2 Primary contact Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

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

1.5 All correspondence may be sent by email Yes* No
If Yes, a valid email must be included for the Registered Owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service.
This request does not guarantee all correspondence will sent by email.

1.6 Payment type

In person
 Cheque

Credit card over phone*

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1 Rosscliffe Ave		
Assessment Roll Number	070816050300000		
Former Municipality	6593 Former Hamilton		
Lot	PT Lot 12	Concession	Con 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:

Right of Way on Retained Lot

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:

N/A

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

N/A

3.4 Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land (including any proposed easements):

All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Retained lot 1	Severed lot 2			
Type of Transfer	Retained lot 1	Create New Lot			
Frontage	25.75m	13.87m			
Depth	33.52m	33.52m			
Area	964.8m ²	363.5m ²			
Existing Use	Residential	N/A			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	2 Storey Brick Dwelling	N/A			
Proposed Buildings/ Structures	2 Storey Brick Dwelling Existing	Single Detached Dwelling			
Buildings/ Structures to be Removed	N/A	N/A			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

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

- right of way
- other public road

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

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

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

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

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

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

- electricity
- telephone
- school bussing
- garbage collection

5 CURRENT LAND USE

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

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

Rural Settlement Area: N/A

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 with the city of Hamilton Official Plan as it will conform to regulations required under the Neighbourhoods designation

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? C/S-1822 (22-195)

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"/>	N/a
A land fill	<input type="checkbox"/>	N/A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N/A
A flood plain	<input type="checkbox"/>	N/A
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	N/A
An active railway line	<input type="checkbox"/>	N/A
A municipal or federal airport	<input type="checkbox"/>	N/A

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.

N/A

- 6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?
 Yes No

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

- 6.4 How long has the applicant owned the subject land?

July 10, 2024

- 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)

as it will provide a mix of housing

- 7.2 Is this application consistent with the Provincial Planning Statement (PPS)?
 Yes No (Provide explanation)

as it will provide much needed housing for future growth of Hamilton

- 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)
N/A

9 ADDITIONAL INFORMATION - CANCELLATION

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

9.2 Does the current owner have any interest in any abutting land?
 Yes No (Provide explanation and details on plan)

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

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

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

Zoning ByLaw Compliance Review Attached