



Hamilton

The City of Hamilton

APPLICATION FOR SITE PLAN APPROVAL

Pursuant to Section 41 of the *Planning Act*

**For Office
Use Only**

File No.:

Date Application Received:

Reviewed By:

Date Application Deemed Complete:

SITE PLAN CONTROL

Full Application (check one)

- ☒ Urban or Non-Farm based Rural – DA
☐ Hamilton Beach – DAB
☐ Farm based Rural - DAR
☐ Ancaster (ER) Zone - DAER

Amendment to Approved Site Plan (check one)

- ☐ Urban or Non-Farm based Rural – SPA
☐ Farm based Rural – SPAR

☐ Preliminary Site Plan Review (no approvals are provided) - PSR

PART ONE

**FORMAL
CONSULTATION**

**(Formal Consultation is required prior to
submitting an application, unless exempted)**

Has a formal consultation been completed prior to submitting this application?

Yes ☒ No ☐ If yes, attach Formal Consultation Document to application.

Has this proposal been exempted from formal consultation?

Yes ☐ No ☒ If yes, attach Exemption Letter.

Have the required studies, plans or reports as outlined in the Formal Consultation Document or Exemption Letter been submitted?

Yes ☒ No ☐

PART TWO

APPLICANT

**(Full and correct name of applicant(s), whether a
Corporation or an individual, must be provided)**

Name DiCenzo Construction Company Limited c/o Anthony DiCenzo

Address 1070 Stone Church Road East, Unit 39 Hamilton, ON

Address

Postal Code L8W 3K8 **Telephone** 905-561-3767

Fax **Email**

PART THREE	LAWYER	(Full and complete name of applicant's lawyer, for the purpose of forwarding all legal documentation for registration, transfer, etc.)
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Name DiCenzo & Associates Professional Corporation

Firm DCA Lawyers

Address 1070 Stone Church Road East, Unit 41

Address Hamilton, ON

Postal Code L8W 3K8 Telephone 905-574-3300

Fax _____ Email abuist@dcalawyers.com

PART FOUR	AGENT	(All correspondence will be submitted through the Agent and the information provided should be of the authorized Agent or other person acting on behalf of the Applicant)
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Name UrbanSolutions Planning & Land Development Consultants c/o Matt Johnston

Address 3 Studebaker Place, Unit 1 Hamilton, ON

Address _____

Postal Code L8L 0C8 Telephone 905-546-1087

Fax _____ Email mjohnston@urbansolutions.info

PART FIVE	APPLICANT'S INTEREST	(Consent or authorization MUST accompany this application)
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State whether the applicant is owner/prospective owner/lessee

Or, owner is under Offer to Purchase dated N/A

If the applicant is not the owner:

(a) ~~Has the owner consented to the application? Yes ☐ No ☐~~

(b) ~~State the owner's name and address:~~

~~Name _____~~

~~Address _____~~

~~Address _____~~

~~Postal Code _____ Telephone _____~~

~~Fax _____ Email _____~~

PART SIX	DEVELOPMENT PROPOSAL
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Provide a complete written description of the nature of the application with details of the proposed development including, but not limited to: proposed use(s), development details (i.e. height/storeys, floor area(s), number of parking/loading spaces, lot coverage, landscape area, etc.) If additional space is needed, attach a separate page.

The proposed development includes 112 block townhouses and 80 back-to-back townhouses. Each unit will contain a garage and driveway parking space. There is 54 visitor parking spaces proposed including 4 barrier free parking spaces. Access to these units will be provided via condominium roads from the future extension of Crerar Drive and Street A. In addition, a separate common element condominium is proposed with access from Cyprus Drive that will allow for the development of single detached dwellings through a Part Lot Control Application. Please refer to the enclosed cover letter for additional details.

PART SEVEN	LAND AFFECTED
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1. Survey plan MUST accompany this application.
2. State municipal number, address, former municipality and give description of the land for which the plans and drawings are proposed.

Lot 12	Concession 7	Former Township/Municipality City of Hamilton
Registered Plan No.	Lot(s)	
Reference Plan No.	Part(s)	
Municipal Address 311-313 Stone Church Road East		Parcel No.

PART EIGHT**PRESENT ZONING AND LAND USE**

State the present zoning of the land, including By-law number and former municipality:

"AA" (Agricultural) District and "C" (Urban Protected Residential) District in the Former City of Hamilton
Zoning By-law No. 6593.

Is the subject property located within or adjacent to an Environmentally Sensitive Area of Major Open Space Area:

No.

For what purpose(s) is the land (including buildings) now used:

Subject lands are currently vacant with the exception of one single detached dwelling located at 311
Stone Church Road East.

For what purpose(s) will the land (including buildings) be used:

Residential, please refer to enclosed Site Plan for additional details of the proposed development.

PART NINE**ADDITIONAL INFORMATION PERTAINING TO THE DEVELOPMENT PROJECT**

Name of Owner

Anthony DiCenzo

Company Name

DiCenzo Construction Company Limited

Principal Stakeholders in the
Numbered Company

N/A

Type of Business (Existing)

N/A

Type of Business (Proposed)

N/A

Number of Shifts

N/A

Number of Employees

Full Time

N/A

Part Time

N/A

Number of Employees Per Shift

Full Time

N/A

Part Time

N/A

Floor Area of Current Building

N/A

Square
Metres

N/A

Square
Feet

Floor Area of Proposed
Expansion

N/A

Square
Metres

N/A

Square
Feet

PART TEN	HISTORY
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Has the site been the subject of any of the following (state file number if known):

Zoning Application	<u>N/A</u>
Plan of Subdivision	<u>N/A</u>
Site Plan Control Application	<u>N/A</u>
Committee of Adjustment	<u>N/A</u>
Land Division Committee Application	<u>N/A</u>
Official Plan Amendment	<u>N/A</u>

PART ELEVEN	This information is required in accordance with the Condominium Conversion Policy
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Is this residential development intended to become a condominium?

Yes ☒ No ☐

PART TWELVE	PREVIOUS USE OF PROPERTY
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Residential	<input checked="" type="checkbox"/>	Industrial	<input type="checkbox"/>	Commercial	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Vacant	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>

(a) If Industrial or Commercial, specify use N/A

(b) Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☒ No ☐ Unknown ☐

(c) Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐ No ☒ Unknown ☐

(d) Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

(e) Are there or have there ever been underground storage tanks or buried waste on the subject lands or adjacent lands?

Yes ☐

No ☒

Unknown ☐

(f) Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes ☐

No ☒

Unknown ☐

(g) Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes ☐

No ☒

Unknown ☐

(h) If there are existing or previously existing buildings, are there any building materials remaining on site that are potentially hazardous to public health (e.g., asbestos, PCB's)?

Yes ☐

No ☒

Unknown ☐

(i) Is there reason to believe that the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ☐

No ☒

Unknown ☐

(j) What information did you use to determine the answers to 10(a) to 10(j) above?

[Consultation with owner.](#)

(k) If previous use of property is industrial or commercial, or if YES to any of 10(b) to 10(j), a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached?

Yes ☐

No ☒

PART THIRTEEN**ACKNOWLEDGEMENT CLAUSE**

I acknowledge that the City of Hamilton is not responsible for identification and remediation of contamination on the property which is the subject of this Application - by reason of its approval to this Application.

Dec 2 / 20
Date


Signature of Owner

PART FOURTEEN**AFFIDAVIT OR SWORN DECLARATIONS (Please use a separate page for each owner if more than one.)**


This declaration to be sworn by a Commissioner of Oaths. A Commissioner is available at the following Departments:

- Planning and Economic Development Department, 5th Floor
- Building Services Division, 3rd Floor
- City Clerk's Division, 1st Floor

I, Matt Johnston of the City of Hamilton
in the Province of Ontario make oath and say (or solemnly declare) that
to the best of my knowledge and belief that the particulars given in this application are
correct and in accordance with the requirements of Section 41 of the *Planning Act*,
R.S.O., 1990 for site plan control.

Sworn (or declared) before me
at the City of Hamilton
in the Province of Ontario
this 14 day of December, 2020.


Commissioner of Oaths


Applicant

Allison Lee Binns, a Commissioner, etc.,
Province of Ontario, for UrbanSolutions
Planning & Land Development
Consultants Inc.
Expires October 11, 2021.

PART FIFTEEN**AUTHORIZATIONS (Please use a separate page for each owner if more than one.)**

- a) If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I/we, DiCenzo Construction Company Limited c/o Anthony DiCenzo, am/are the owner(s) of the land that is the subject of this application and I/we authorize UrbanSolutions Planning & Land Development Consultants to submit this application as my agent.

Date

Dec 2/20

Signature of Owner

Date

Signature of Owner

- b) If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, DiCenzo Construction Company Limited c/o Anthony DiCenzo, am the owner of the land that is the subject of this application for the purposes of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56 I authorize

UrbanSolutions Planning & Land Development Consultants, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date

Dec 2/20

Signature of Owner

PART SIXTEEN**CONSENT OF THE OWNER**

Complete the consent of the owner concerning personal information set out below.

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all *Planning Act* applications and supporting documentation submitted to the City.

DiCenzo Construction Company Limited

I, c/o Anthony DiCenzo, the Owner, hereby agree and acknowledge
(Print name of Owner)

that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Date

Dec 2/20

Signature of Owner

NOTE: Where owner or applicant is a corporation, full name of Corporation and name and title of signing officer to be set out.

PART SEVENTEEN**COLLECTION OF INFORMATION**

The personal information contained on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, and will be used for the purpose of processing the application. This information will become part of the public record and will be made available to the general public. Questions about the collection of this information should be directed to the Coordinator of Business Facilitation, Planning and Economic Development Department, City of Hamilton, 71 Main Street West, 1st Floor, City Hall., Hamilton, Ontario, Telephone: 905-546-2424, ext. 1284.