

May 30, 2022

445-22

Via Delivered & Email

Ms. Jamila Sheffield
Secretary-Treasurer, Committee of Adjustment

City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield,

**RE: 382 Southcote Road, Hamilton ON
Minor Variance and Consent to Sever Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained to act as the authorized planning consultant for Zeina Homes, for the lands municipally known as 382 Southcote Road, Ancaster (Subject Lands). Please accept the enclosed Application for Consent to Sever and Minor Variance of the subject lands on their behalf.

The Subject Lands are currently vacant and located on the west side of Southcote Road, south of Gray Court Drive in the City of Hamilton. The lands are designated *Neighbourhoods* on Schedule E-1 – Urban Land Use Designation in the Urban Hamilton Official Plan. The lands are currently *Zoned Agriculture (A-216)* in the Ancaster Zoning By-law No. 87-57. The Subject Lands are designated *Low Density Residential 1a* in the Garner Neighbourhood Secondary Plan, Land Use Plan Map B.2.3-1.

Purpose of this Application

The purpose of the Consent to Sever application is to sever an existing 1485.91m² parcel with a lot frontage of 39.67m into three (3) separate parcels. The lands to be retained are proposed to have a lot area of 559.58m² (1) and 459.25m² (2) and frontages of 15.28m (1) and 12.20m (2) respectively. In addition, the lands to be severed will have a lot area of 466.98m² (3) with frontage of 12.20m (3). The proposed severance is illustrated on the enclosed Committee of Adjustment Sketch.

The application represents good land use planning and satisfies Section 53(1) of *The Planning Act*, R.S.O. 1990, as amended, as a plan of subdivision is not necessary for the proper and orderly development of the subject lands.

The purpose of the Minor Variance application is to address the nonconformities caused by severances. To facilitate the severance, the following variances are required for the lands to be retained:

1. To permit a minimum frontage of 12.20 metres, whereas 30.00 metres is required.

2. To permit a minimum lot area of 459.25 metres squared, whereas 1850.00 metres squared is required.
3. To permit a side yard of 1.20 metres whereas 3.00 metres is required.


Section 45(1) of *The Planning Act*, R.S.O, 1990, as amended, requires any Minor Variance application to satisfy four tests. The proposed severance allows the property to accommodate three new residential dwellings, representing appropriate infill for the site and supporting the 'Neighbourhoods' land use designation attributed to the site. As such, the proposed variances satisfy the four-tests contained within Section 45(1) of *The Planning Act* as they conform to the Urban Hamilton Official Plan, and the Former Ancaster Zoning by-law are minor in nature and represent good land use planning.

In support of this application, please find enclosed the following:

- One (1) completed and signed Consent to Sever application form;
- One (1) completed and signed Minor Variance application form;
- One (1) Severance Sketch with the respective minor Variances identified, prepared by UrbanSolutions;
- One (1) cheque in the amount of **\$2,985.00**, made payable to the City of Hamilton; and
- One (1) cheque in the amount of **\$3,465.00**, made payable to the City of Hamilton.

We trust the enclosed in in order, however, please feel free to contact the undersigned with any questions.

Kind Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



James Stanley, BA (Hons)
Planning Technician

cc: Ali Alaichi, Zeina Homes
Cllr. Ferguson