



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

- Urban Area or Non-Farm based Rural - DA
- Hamilton Beach - DAB
- Ancaster (ER) Zone (see Page 2 Submission Requirements) - DAER
- Farm based Rural - DAR
- Amendment to Approved Urban Area or Non-Farm based Rural – SPA
- Amendment to Farm based Rural – SPAR
- Preliminary Site Plan Review - PSR

PART ONE	FORMAL CONSULTATION	(Formal Consultation is required prior to submitting an application, unless exempted)
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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)
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Name 1349010 Ontario Limited. c/o John Kemp

Address 55 Kerman Avenue, Unit 23, Grimsby, Ontario

Address _____

Postal Code L3M 5G1 Telephone 905-978-2200

Fax _____ Email johnkempcanada@gmail.com

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

Name Ron Kovacs

Firm Wynne, Pringle, Jeske & Kovacs Barristers and Solicitors

Address 231 Wilson Street East, Unit B, Ancaster Ontario

Address _____

Postal Code L9G 2B8 Telephone 905-648-1851

Fax 905-648-1715 Email rkovacs@anclaw.com

PART FOUR	AGENT
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(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)

Name UrbanSolutions Planning & Land Development Consultants Inc.

Address 105 Main Street East, Suite 501, Hamilton

Address _____

Postal Code L8N 1G6 Telephone 905-546-1087

Fax _____ Email smanchia@urbansolutions.info

PART FIVE	APPLICANT'S INTEREST
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(Consent or authorization MUST accompany this application)

State whether the applicant is owner/prospective owner/lessee

Or, owner is under Offer to Purchase dated _____

If the applicant is not the owner: N/A

(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 of the subject lands is a residential condominium consisting of four (4) back-to-back Townhouses with ten (10) units in each building. Each unit of the proposed development will have a driveway and garage and twenty-eight (28) visitor parking spaces.

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 1 & 2	Concession 1	Former Township/Municipality Barton
Registered Plan No.	Lot(s)	
Reference Plan No.	Part(s)	
Municipal Address 121 Vansitmart Avenue	Parcel No.	

PART EIGHT

PRESENT ZONING AND LAND USE

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

[RT-20/S-1762-H "Townhouse- Maisonette Holding"](#)

[Hamilton Zoning By-law No. 6593](#)

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

[Fairfield Park - +/-135m](#)

[Manhoney Park- +/- 660m](#)

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

[Kemp Construction Limited](#)

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

[Residential](#)

PART NINE

ADDITIONAL INFORMATION PERTAINING TO THE DEVELOPMENT PROJECT

Name of Owner _____

Company Name _____

Principal Stakeholders in the Numbered Company _____

Type of Business (Existing) _____

Type of Business (Proposed) _____

Number of Shifts _____

Number of Employees

Full Time _____ Part Time _____

Number of Employees Per Shift

Full Time _____ Part Time _____

Floor Area of Current Building

_____ Square Metres _____ Square Feet

Floor Area of Proposed Expansion

_____ Square Metres _____ 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 ZAC-16-046

Plan of Subdivision _____

Site Plan Control Application _____

Committee of Adjustment _____

Land Division Committee Application _____

Official Plan Amendment UHOPA-17-026

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 Industrial Commercial

Agricultural Vacant Other _____

(a) If Industrial or Commercial, specify use Kemp Construction Limited

(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
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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.

_____ Date

_____ Signature of Owner

PART FOURTEEN	AFFIDAVIT OR SWORN DECLARATIONS (Please use a separate page for each owner if more than one.)
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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, Sergio Manchia 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 _____ day of _____, _____.

_____ Commissioner of Oaths

_____ Applicant

PART FIFTEEN	AUTHORIZATIONS (Please use a separate page for each owner if more than one.)
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- 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, 1349010 Ontario Inc., am/are the owner(s) of the land that is the subject of this application and I/we authorize UrbanSolutions Planning & Land Development Consultants Inc. to submit this application as my agent.

Date 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, 1349010 Ontario Inc., 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 Inc., 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 Signature of Owner

PART SIXTEEN	CONSENT OF THE OWNER
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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.

I, 1349010 Ontario Inc., 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

_____ 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
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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.