



Planning and Economic Development Department  
 Building Division  
 71 Main Street West  
 Hamilton, Ontario, L8P 4Y5  
 Phone 905-546-2720 Fax 905-546-2764  
 Email: building@hamilton.ca

**CERTIFICATE OF ZONING VERIFICATION  
 AND PROPERTY REPORT**

Hamilton

**PROPERTY ADDRESS:** Hwy 6., Glanbrook  
*Rail #09200320502*  
**SECTION No.:**  
**PROPOSED USE:** Construction Of A Single Family Dwelling  
**ATTENTION OF:** Sanja Flynn  
**TELEPHONE:** 905.546.2424 x6261

**A. ZONING VERIFICATION**

AS OF THIS DATE, Building Division records indicate the property is subject to:

**ZONING DISTRICT: A1 (GENERAL AGRICUTURAL)  
 SECTION 8 OF GLANBROOK ZONING BY-LAW 464 AS AMENDED**

**THE PROPOSED USE IS: SEE COMMENTS**

**COMMENTS:**

Our records indicate that the land is vacant.

The proposed use of a single family dwelling is permitted in the "A1" zone subject to zone compliance and the issuance of a building permit.

Tenant improvements, changes of use, renovations, alterations, additions and new buildings are subject to the issuance of a building permit in the normal manner.

No survey submitted showing actual conditions.

**IMPORTANT:**

THIS CERTIFICATE DOES NOT INDICATE THAT AN EXISTING BUILDING OR ITS USE CONFORMS TO THE REQUIREMENTS OF APPLICABLE BY-LAWS AND REGULATIONS NOR THAT A LICENCE WILL BE ISSUED IF REQUIRED, OR THAT THE ZONING WILL NOT BE CHANGED AFTER THE DATE OF ISSUANCE (COPIES OF THE CITY BY-LAWS MAY BE OBTAINED FROM THE CITY CLERK.)

**B. PROPERTY REPORT**

AS OF THIS DATE, Building Division records indicate the following:

**No outstanding work orders.**

**NOTE:**

THE ABOVE INFORMATION PERTAINS TO BUILDING DIVISION FILES ONLY AND RELATES TO ENFORCEMENT PROCEEDINGS COMMENCED BY THIS DIVISION. OTHER DEPARTMENTS MAY HAVE COMMENCED ENFORCEMENT PROCEEDINGS. ONLY THOSE DEPARTMENTS WOULD BE ABLE TO COMMENT UPON THE CURRENT STATUS OF SUCH ENFORCEMENT PROCEEDINGS ACCORDINGLY, YOU MAY ALSO WISH TO MAKE ENQUIRIES TO THE MUNICIPAL LAW ENFORCEMENT DIVISION, FIRE PREVENTION BUREAU, PUBLIC HEALTH SERVICES DEPARTMENT, PUBLIC WORKS DEPARTMENT AND TRAFFIC OR OTHER REGULATORY AUTHORITIES. ALSO NOTE THAT THIS DOES NOT IMPLY THAT A FIELD INSPECTION HAS BEEN CARRIED OUT.

NOTE THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT IS CURRENTLY DRAFTING A NEW COMPREHENSIVE ZONING BY-LAW 05-200 FOR THE ENTIRE CITY OF HAMILTON. HAMILTON ZONING BY-LAW 05-200 WILL BE INTRODUCED IN VARIOUS STAGES FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND RURAL ZONES. AS A RESULT THE ZONING OF PROPERTIES THROUGHOUT THE CITY MAY BE AFFECTED.

\*\*\* THIS CERTIFICATE IS ISSUED WITHOUT LIABILITY ON THE PART OF THE CITY OF HAMILTON OR ITS OFFICIALS \*\*\*

*Sanja Flynn*  
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 FOR DIRECTOR OF BUILDING DIVISION

**CERT. NO. [14-124308 00 ZR1]**

**DATE ISSUED: August 06, 2014**

**MAIL TO: STEVE SCHIEDEL, GREEN HORIZONS SOD FARM, 2907 UPPER JAMES ST. , HAMILTON, Ontario, L0R 1W0**



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