

City of Hamilton COMMITTEE OF ADJUSTMENT AGENDA

Meeting #: 20-10

Date: September 10, 2020

Time: 1:00 p.m.

Location: Room 264, 2nd Floor, City Hall

71 Main Street West

Jamila Sheffield, Secretary Treasurer (905) 546-2424 ext. 3935

		Janina Griefficia, Georgiary Treasurer (303) 340-2424 CAL 3333			
			Pages		
1.	PREVIOUSLY TABLED				
2.	URB				
	2.1	1:15 p.m. HM/A-20:15627 Blake St., Hamilton (Ward 3)	5		
		Agent Christine Brown Owner Paul C. Rennick			
	2.2	1:20 p.m. SC/A-20:158102 King St. W., Stoney Creek (Ward 5)	25		
		Agent IBI Group c/o J. Marcus Owner 1970752 Ontario Inc.			
	2.3	1:25 p.m. SC/A-20:135196-200 Arvin Ave., Stoney Creek (Ward 10)	37		
		Agent Lanhack Consultants Inc. c/o S. Pongracz Owner 2467737 Ontario Inc.			
	2.4	1:30 p.m. HM/B-20:4845 Glengrove Ave., Hamilton (Ward 4)	53		
		Agent Urban Solutions c/o M. Johnston Owner City Housing Hamilton Corporation			
	2.5	1:30 p.m. HM/B-20:5112 Eastvale Pl., Hamilton (Ward 4)	67		
		Agent Urban Solutions c/o M. Johnston Owner City Housing Hamilton Corporation			

3. SUBURBAN

3.1	1:35 p.m. HM/B-20:497 Seeley Ave., Hamilton (Ward 7)	81
	Agent Urban Solutions c/o M. Johnston Owner City Housing Hamilton Corporation	
3.2	1:35 p.m. HM/B-20:50304 East 24th St., Hamilton (Ward 7)	95
	Agent Urban Solutions c/o M. Johnston Owner City Housing Hamilton Corporation	
3.3	1:35 p.m. HM/B-20:52384 East 21st St., Hamilton (Ward 7)	109
	Agent Urban Solutions c/o M. Johnston Owner City Housing Hamilton Corporation	
3.4	1:35 p.m. HM/B-20:53387 East 23rd St., Hamilton (Ward 7)	123
	Agent Urban Solutions c/o M. Johnston Owner City Housing Hamilton Corporation	
3.5	2:00 p.m. AN/A-20:155148 John Frederick Dr., Ancaster (Ward 12)	137
	Owner Nick Carrescia	
3.6	2:25 p.m. AN/A-20:69722 Shaver Rd., Ancaster (Ward 12)	151
	Owner Savoy Trailer Installations Inc. c/o R. Savoy	
3.7	2:30 p.m. AN/A-20:15723 Dougherty Crt. Ancaster (Ward 12)	161
	Agent Scanlan Contracting c/o Bob Scanlan Owner Vish Surat	
RURA	AL	
4.1	2:40 p.m. FL/A-20:1602178 Con. Rd. 2 West (Flamborough) (Ward 12)	171
	Owner Adam J. Clapham	
4.2	2:45 p.m. FL/B-20:5454 Dundas St. E., Flamborough (Ward 12)	183
	Agent John Vitulli Owner Waterdown Mini Storage Inc. c/o S. Manchia	

5. CLOSED

4.

6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5 Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING Minor Variance

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.: HM/A-20:156

APPLICANTS: Christine Brown on behalf of the owner Paul C. Rennick

SUBJECT PROPERTY: Municipal address 27 Blake St., Hamilton

ZONING BY-LAW: Zoning By-law 6593, as Amended

ZONING: "D" (Urban Protected Residential - One and Two Family

Dwellings) district

PROPOSAL: To permit the construction of a 2-storey rear addition to the existing

single-family dwelling notwithstanding that;

- 1. A minimum northerly side yard width of 0.9 m shall be provided for the proposed rear addition instead of the minimum required 1.2 m; and
- 2. A minimum of 4 parking spaces shall be provided (for 16 habitable rooms) for the existing single-family dwelling instead of the minimum required 6 parking spaces; and
- 3. Two parking spaces shall be provided in the front yard whereas the By-Law states that for the purpose of a single-family dwelling only one of the required parking spaces may be located in the front yard; and
- 4. To permit two parking spaces located on the driveway to be obstructed by a third one, whereas the By-Law states that 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; and
- 5. No manoeuvring space shall be provided for the required parking spaces located in the front yard whereas the By-Law states that only one of the required parking spaces for a single-family dwelling may have manoeuvring off site; and
- 6. A minimum of 48.1 % front yard landscaped area shall be provided whereas the By-Law states that not less than 50% of the gross area of the front yard shall be used for a landscaped area.

Notes:

Variances # 2, 3, 4 & 5 for parking are required and have been included based on the total number of habitable rooms (existing and proposed) for the existing single-family dwelling.

HM/A-20:156 Page 2

Applicant shall ensure that eaves and gutters do not encroach beyond the property line. If so, applicant shall be required to enter into an encroachment agreement and establish the necessary maintenance easements, which must be properly registered on title with the abutting neighbor

This application will be heard by the Committee as shown below:

DATE: Thursday, September 10th, 2020

TIME: 1:15 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

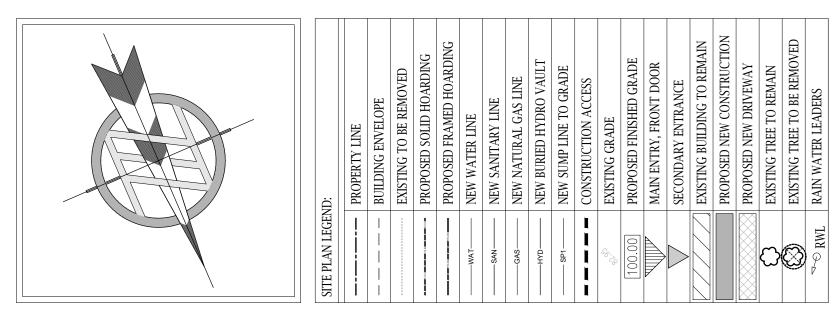
DATED: August 25th, 2020.

Jamila Sheffield, 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.

Drawings must <u>NOT</u> be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to

proceeding with any of the work.



42.4m (139.1ft) 19'-81/4" 19'-81/4" [6.00m][6.00m][6.00m]× EXIST. ASPHALT DRIVEWAY 24'-7%" [7.50m] SETBACK STREET 65'-6" EX. PORCH [19.96m]-53'-10½" EXIST. 11'-7½" [3.54m] AZ'-9¾"EXIST. BUILDING - [16.42m] [14.57m] PROP. DECK PROP. (25.0m²)13-0"EXIST. BUILDING BLAKE 37'-10½" 59-514"PROP, BUILDING [3.96m] 16'-0" [11.54m]-[4.88m]<u>[18.11m]</u> PROP. EXIST. EXIST. ACCESSORY _ 11'-5½" [3.49m] 2.5-STOREY BUILDING [6.00m] **DWELLING** $(13.3m^2)$ SETBACK ADDITION No.:27 25'-9½" [0.61n $(35.9m^2)$ [7,86m]-EXIST. 3'-11¾" [1.21m]15.21m (49.9ft) PROP. 2'-0" [0.61m] 2'-0" [0.61m] [1.20m] SETBACK 27.19m (89.2ft) FRONT YARD AREA: 914.21ft² (84.93m²) PROP. DRIVEWAY PROPOSED LANDSCAPING: 440.39ft² (40.91m²) SITE PLAN =48.2% PROP. LANDSCAPE

IMPERIAL IMPERIAL MPERIAL IMPERIAL 3875.00 4613.19 39.37 35.43 139.11 2509.25 3842.52 608.06 436.26 856.13 390.41 707.56 506.60 2245.67 143.00 19.69 25.79 24.61 65.49 53.87 3.94 3.15 3.00 3.94 10.27 10.27 45.93 28.61 28.61 Brown, My House Designs r Gage Avenue 360.00 428.58 12.00 10.80 42.40 233.12 356.98 92.82 6.00 7.86 7.50 19.96 11.54 11.54 11.20 0.96 0.96 0.96 3.13 3.13 56.49 40.53 79.54 36.27 65.73 47.06 8.72 8.72 8.72 .54 APPLICANT/DESIGNER: Ω Christine E 444 Upper Hamilton, 21.66% 48.68% L8V 4H9 % MIN. LOT AREA AS PER DEFINITION:
EXIST. LOT AREA:
MIN. FRONTAGE AS PER DEFINITION:
EXIST. LOT FRONTAGE:
EXIST. LOT DEPTH: PROPERTY OWNER/PROJECT ADDRESS MINIMUM FRONT YARD SETBACK: MINIMUM REAR YARD SETBACK: EXIST. 1ST FLOOR AREA:
PROP. ADD'L 1ST FLOOR AREA:
EXIST. 2ND FLOOR AREA: TOTAL PROP. GROSS FLOOR ARE PROP. BASEMENT FLOOR AREA PROP. ADD'L 1ST FLOOR AREA: EXIST. 3RD FLOOR AREA: PROPOSED (TO DECK):
MIN. L. SIDEYARD SETBACK:
EXISTING: **EXISTING GROSS FLOOR AREA** EXIST. ACCESSORY BUILDING: MIN. R. SIDEYARD SETBACK:
EXISTING: COVERAGE CALCULATIONS: MAX. ALLOWABLE HEIGHT: SETBACK INFORMATION: EXIST. 1ST FLOOR AREA: PROP 1ST FLOOR AREA: Paul & Brandy Rennick
27 Blake Street
Hamilton, Ontario
L8M 2S4 PROPOSED: PROPOSED (TO DECK): HEIGHT CALCULATIONS PROPOSED COVERAGE: 6593 Former Hamilton PROPOSED (TO DECK): GROSS FLOOR AREA: LOT INFORMATION: SITE STATISTICS: ZONING: EXIST. HEIGHT: . HEIGHT: EXISTING: PROPOSED:

Ministry of Municipal Affairs and Housing QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR
THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE
REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A

DESIGNER.

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C. BCIN CHRISTINE BROWN 37240 BCIN MY HOUSE DESIGNS 113120

3 07.16.20 ISSUED FOR DESIGN REVIEW 2 07.11.20 ISSUED FOR PRELIM DESIGNS 1 | 06.18.20 | ISSUED FOR AS-BUILTS

4 07.31.20 ISSUED FOR COA

REF. DATE: DESCRIPTION: MY HOUSE

CHRISTINE BROWN Architectural Technologist 905.802.5272 444 Upper Gage Avenue HAMILTON, ON L8V 4H9

CLIENT:

OB NO.:

20-069

RESIDENTIAL DESIGN AND DRAFTING SERVICES

RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE: SITE PLAN & SITE STATS

DRAWN: CB SCALE: OATE: 8/12/20 AS NOTED

SHEET:

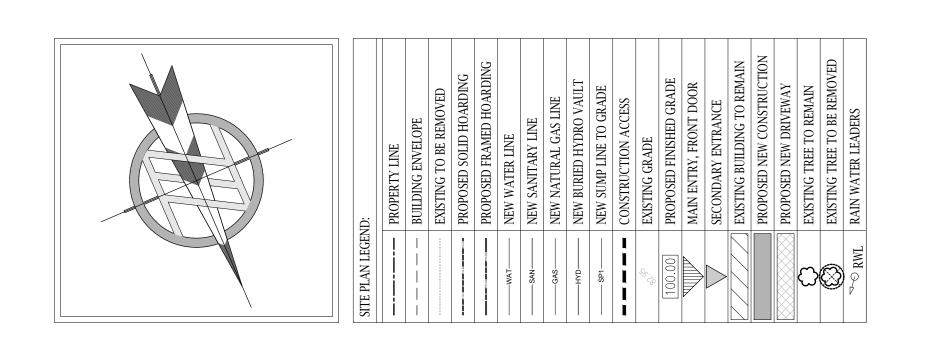
SP1.01

2

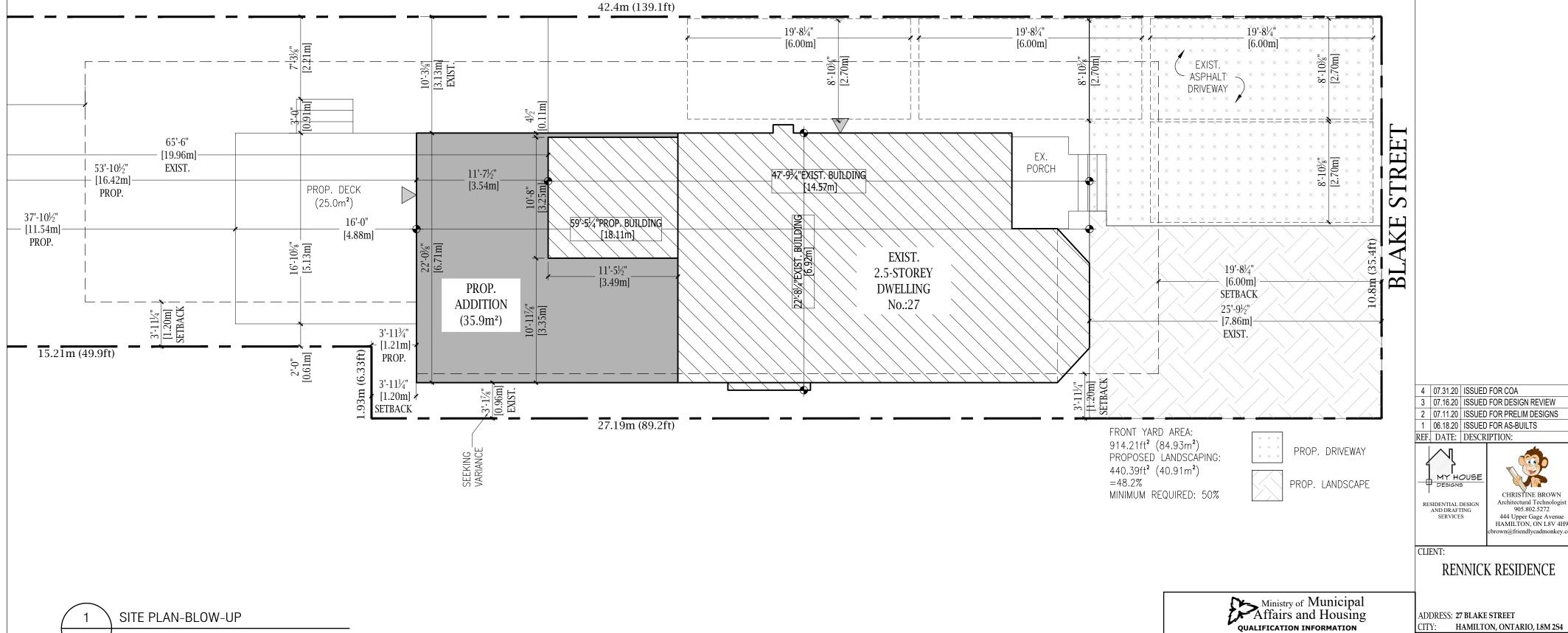
SITE STATS

1:100

MINIMUM REQUIRED: 50%



Drawings must <u>NOT</u> be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.



MY HOUSE CHRISTINE BROWN

RESIDENTIAL DESIGN AND DRAFTING SERVICES

Architectural Technologist 905.802.5272 444 Upper Gage Avenue HAMILTON, ON L8V 4H9

RENNICK RESIDENCE

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE

REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER.

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN 37240 BCIN MY HOUSE DESIGNS 113120 DRAWING TITLE: SITE PLAN - BLOW UP

DRAWN: CB SCALE: DATE: 8/12/20 AS NOTED JOB NO.: SHEET: SP1.02₁₂ 20-069



Planning and Economic Development Department Planning Division

Committee of Adjustment

City Hall 5th floor 71 Main Street West Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221 Fax (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND RETURN TO THE CITY OF HAMILTON PLANNING DEPARTMENT.

20.176802

FOR OFFICE USE ONLY.							
APPLICATION NO. HMA 20:150 DATE APPLICATION RECEIVED AUG. 4/20							
	PAID DATE APPLICATION DEEMED COMPLETE						
	SECRETARY'S SIGNATURE						
	CITY OF HAMILTON COMMITTEE OF ADJUSTMENT HAMILTON, ONTARIO						
	The Planning Act						
	Application for Minor Variance or for Permission						
The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the <i>Planning Act</i> , R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.							
1.	Name of Owner Paul & Brandy Rennick Telephone No						
2.							
3.	Name of AgentChristine Brown Telephone No.						
4.							
Note:	lote: Unless otherwise requested all communications will be sent to the agent, if any.						
5.	5. Names and addresses of any mortgagees, holders of charges or other encumbrances: Brandy Rennick						
	27 Blake Street, Hamilton Postal Code L8M 2S4						
	Paul Rennick						
	27 Blake Street, Hamilton Postal Code L8M 2S4						

1.2m side yard for an interior lot
T.ZITI Side yard for all interior lot
Why it is not possible to comply with the provisions of the By-law? minimum side yard setbacks requested to be changed because the existing ho
is recognized legal non-complying for this property
Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number): don't have this information
27 Blake St.
PREVIOUS USE OF PROPERTY
Residential Commercial
Agricultural Vacant
Agricultural vacant
Other
If Industrial or Commercial, specify use
Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes No Unknown
Has a gas station been located on the subject land or adjacent lands at any time? Yes No Unknown
Has there been petroleum or other fuel stored on the subject land or adjacent
lands?
Yes No Unknown
Yes No Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes No Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No Unknown
Yes No Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No Unknown 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 sludgwas applied to the lands?
Yes No Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No Unknown 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.
Yes No Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No Unknown 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 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes No Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No Unknown 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 Have the lands or adjacent lands ever been used as a weapon firing range? Yes No Unknown
Yes No Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No Unknown 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 sludgwas applied to the lands? Yes No Unknown Have the lands or adjacent lands ever been used as a weapon firing range?

9.9		which are potentially hazardous to public health (eg. asbestos,					
	Yes	No Unknown					
9.10	Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown						
9.11	What information did you use to determine the answers to 9.1 to 9.10 above? the house is at least 100 years old, long standing residential neighbourhood						
9.12	property is industrial or commercial or if YES to any of 9.2 to 9.10, ventory showing all former uses of the subject land, or if and adjacent to the subject land, is needed. se inventory attached? Yes No						
l ackr		City of Hamilton is not responsible for the identification and ation on the property which is the subject of this Application – by					
	30, 2020						
Date		Signature Property Owner					
		Poul Rennick Print Name of Owner					
10.	Dimensions of lan	Dimensions of lands affected:					
	Frontage	10.8m					
	Depth	42.4m					
	Area	428.58s.m.					
	Width of street	8.5m					
11.	Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)						
	Existing: exist. 1st fl. area 79.54s.m. exist. 2.5 storeys						
	exist. 2nd floor area: 65.73s.m. exist. height: 8.72m						
	exist. 3rd floor area: 31.35s.m. exist. basement floor area: 56.49s.m.						
	exist. gross floor area: 233.12s.m.						
	Proposed: prop. basement area: 97.02s.m. height: no change						
	prop. 1st floor area: 115.81s.m. exist. 2.5 storeys						
	prop 2nd floor area: 112.80s.m.						
	exist. 3rd floor area: 31.35s.m.						
12.	Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)						
	Existing: front yard	d: 7.86m, rear yard: 19.96m, L side: 0.96m, R side: 3.13m					

	rd: 11.54m, R side: 3.13m, L s	ide: 0.61m
	, 1, 0, 0, 0, 1, 0, 11, 1, 2, 0	
Date of acqu 2015	uisition of subject lands:	
Date of cons	struction of all buildings and s	structures on subject lands:
Existing use	s of the subject property: sing	gle family residential
	s of abutting properties: singl bourhood institutional	le family residential
		ıbject property have continued:
Municipal se	ervices available: (check the	appropriate space or spaces)
Water <u>√</u>		Connected
Sanitary Sev	wer <u> </u>	Connected
Storm Sewe	rs 🗸	
Jracant / 1++		
TESEIL OIII	cial Plan/Secondary Plan pro	visions applying to the land:
Present Res		
Present Res 6593 Former	tricted Area By-law (Zoning I Hamilton Zone D	By-law) provisions applying to the la
Present Res 6593 Former	tricted Area By-law (Zoning I Hamilton Zone D	By-law) provisions applying to the la
Present Res 6593 Former Has the own	etricted Area By-law (Zoning In Hamilton Zone Done Done previously applied for relie	By-law) provisions applying to the la
Present Res 6593 Former Has the own	etricted Area By-law (Zoning In Hamilton Zone Doten in the properties of the propert	By-law) provisions applying to the la
Present Res 6593 Former Has the own	etricted Area By-law (Zoning In Hamilton Zone Doter previously applied for relies Yes ar is yes, describe briefly.	By-law) provisions applying to the la
Present Res 6593 Former Has the own f the answer	etricted Area By-law (Zoning In Hamilton Zone Doter previously applied for relies Yes ar is yes, describe briefly.	By-law) provisions applying to the la

Drawings must <u>NOT</u> be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

DWG. No.	DRAWING TITLE		
A0.01	TITLE PAGE		
A0.02	GENERAL NOTES & CONSTRUCTION SCHEDULI		
A1.01	EXISTING BASEMENT & 1ST FLOOR PLAN		
A1.02	EXISTING 2ND & 3RD FLOOR PLAN		
A1.03	PROPOSED BASEMENT PLAN		
A1.04	PROPOSED 1ST FLOOR PLAN		
A1.05	PROPOSED 2ND FLOOR PLAN		
A1.06	PROPOSED 3RD FLOOR PLAN		
A2.01	PROPOSED FRONT & REAR ELEVATION		
A2.02	PROPOSED RIGHT & LEFT ELEVATION		
SP1.01	SITE PLAN & SITE STATS		

132 760 134 136 137 140 141 144 148 152 149 20 160 151 26 155 30 32 46 46 47 48 191 195 68	T773 781 118 121 90 Main Street East 787 789 793 801 96 St. Charles Adult Education Centre 20	81 104 83 83 85 85 87 116 91 120 1 123 815 821 827 128 831 839 843 843 848 848 848 848 848 848 848 848
201 70 207 76 211	LOCATION MAP (N.T.S.)	97 101 111 117 2 128 ₁

GENERAL NOTES			
1.	DO NOT SCALE DRAWINGS.		
2.	ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECTURAL DESIGNER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE SAID DESIGNER.		
3.	CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER. FAILURE TO DO SO WILL CAUSE FORFEIT TO ANY CLAIM.		
4.	ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND TO CONFORM TO THE ONTARIO BUILDING CODE OR OTHER CODES HAVING JURISDICTION.		
5.	GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF (1)ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION. ALL OTHER MANUFACTURER'S GUARANTEES TO APPLY.		
6.	GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS EXCEPT FOR THE BUILDING PERMIT, WHICH WILL BE OBTAINED BY THE OWNER OR DESIGNER.		
7.	PROVIDE ADEQUATE TEMPORARY SHORING AS REQUIRED DURING DEMOLITION OF STRUCTURAL WALLS AND COMPONENTS. ANY AND ALL RESULTING DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.		

Loading Requirements for Hamilton as per OBC 2012 SB-1 Table 1.2

Ground Snow Load (1/50) Driving Rain (1/5) Wind Load L1/50 0.4kPa 160Pa 0.46kPa Roof Live Load 21.0 psf 12.0 psf 40.0 psf Roof Dead Load Floor Live Load

4 07.31.20 ISSUED FOR COA

3 07.16.20 ISSUED FOR DESIGN REVIEW 2 07.11.20 ISSUED FOR PRELIM DESIGNS
1 06.18.20 ISSUED FOR AS-BUILTS
REF. DATE: DESCRIPTION:

CHRISTINE BROWN RESIDENTIAL DESIGN AND DRAFTING SERVICES

Architectural Technologist 905.802.5272 444 Upper Gage Avenue HAMILTON, ON L8V 4H9

CLIENT:

RENNICK RESIDENCE

Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER.

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

BCIN CHRISTINE BROWN 37240 BCIN MY HOUSE DESIGNS 113120 ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4
DRAWING TITLE:

TITLE PAGE

DRAWN: CB SCALE: DATE: 7/30/20 NO SCALE JOB NO.: SHEET: A0.01 20-069

Construction Notes

- Bituminous Damproofing with foundation wall drainage as per O.B.C. 9.13 & 9.14 or waterproofing.
- √ Foundation Wall Poured conc. foundation (see plans) 32 Mpa (3626 psi) concrete with drainage layer, on a continuous keyed conc.ftg. Water-Cement ratio = 0.7. Backfill w/ non-frost susceptible soil. Footing in livable areas to provide moisture barrier separation between footing and foundation wall.
- Min. 32 MPa 76mm (3") poured concrete $^{
 ho}$ slab, Min. 100mm (4") gravel fill.
- Min. 32 MPa 76mm (6") poured concrete slab, 150x150 (9"x9") W.W.M. reinforcing. Min. 100mm (4") gravel fill, slope slab down 150mm (6") Min..
- Min. 100mm (4") diameter weeping tile, Min. 5 150mm (6") gravel cover.
- Weep-holes @ max. 600mm (2'-0") o.c. w/ $\langle 6 \rangle$ Cont. flashing extending $\frac{3}{8}$ " beyond exterior
- Precast concrete steps
- Blanket insul., from u/s of subfloor to 200mm $\langle 8 \rangle$ (8") above conc. slab, moisture barrier included with blanket. Provide full height blanket insul. on cold storage walls. (See SB-12 Table 2.1.1.2A)
- Masonry Veneer Construction (9) Masonry veneer, Air space, Building Paper, Air barrier, Ext. sheathing, 38x140 (2"x6") studs @ 400mm (16") o.c., Batt insul. (see SB-12 Table 2.1.1.2A) 6 Mil. Poly V.B., 12.7mm (1/2") drywall taped and sanded. Provide weep holes @ 600 (24") o.c. Bottom Course Only & Over Openings. Provide base flashing up Min. 150mm (6") behind 9.20.13.5)
- (10) Frame Wall Construction (Vinyl) Vinyl siding, Building Paper, Air barrier, 1/16 Exterior sheathing, 38x140 (2"x6") studs @ 400 (16") o.c., Batt insulation (see SB-12 Table 2.1.1.2A), 6 Mil. Poly V.B., ½" drywall taped and sanded.
- 100 Frame Wall Construction (Stucco) **Durock System** Stucco Finish Coat, Stucco Base Primer, Fibre Mesh, PUCCS insulation board, Durock Air / moisture barrier, $\frac{7}{16}$ " Exterior sheathing, 38x140 (2"x6") studs @ 400 (16") o.c., Batt insulation (see SB-12 Table 2.1.1.2A), 6 Mil. Poly V.B., ½" drywall taped and sanded.
- Interior Partition (Typical) 38x89 (2"x4") studs @ 400 (16") o.c. 2x top plate, single bottom plate, triple studs at corners, 2x studs at openings. Basement bearing partitions to be anchored to 100mm (4") high conc or conc block curb with Min. 12.7mm (1/2") diameter anchor bolts @ 2400mm (7'-10") o.c. Max. 6mil poly separation between conc. and wood
- Interior Partitions (Plumbing & HVAC walls) $\langle 12 \rangle \overline{38x140}$ (2"x6") studs @ 400mm (16") o.c. 2x top plate, single bottom plate, triple studs at corners, 2x studs at openings, 12.7mm (½") drywall - 2 sides taped and sanded. 6mil poly separation between conc. and wood

- √13 All Stairs/Exterior Stairs
 - Max. Rise (7.7/8")200 Min. Run = 210 (8 1/4") (9 1/4") = 235 Min. Tread 25 Nosing =
 - (6'-5")= 1950 Min. Headroom Min. Width = 860 (2'-10'')For Curved Stairs
 - Min. Run = 150 (5 7/8") Min. Average Run = 200 (77/8")
 - Sub Floor/Floor joists Engineered Floors
 - Finished floor on 22.2mm (7/8") Tongue and groove O.S.B. sub floor on engineered floor joists. (see floor plans for size, spacing and type).
 - Conventional Framing Finished floor on 22.2mm (7/8") tongue and groove O.S.B. sub floor on wood floor joists (see floor plans for size, spacing and type). Provide solid blocking @ 1200mm (3'-11") o.c. Max. below walls running parallel to joists. refer to 9.23.9.4. All subfloors to be glued and nailed.
- Guard/Handrail 9.8.7.4 All quards secured in conformance to obc standards.
- = 865mm (2'-10") Rail @ Int. Landing Rail @ Int. Stair = 865mm (2'-10") Rail @ Ext. Landing (Greater than 1800 [5'-11"] above fin. grade) = 1070mm (3'-6") = 865mm (2'-10") Rail @ Ext. Landing = 865mm (2'-10") Rail @ Ext. Stair Wood/Metal Pickets MAX. 100mm (4") between
- Note: For Guards no member, attachment or opening located between 100mm (4") & 865mm (2'-10") above surface will facilitate climbing.
- 16 Non-combustible insulation (see SB-12 Table 2.1.1.2A), 6 Mil. Poly V.B., (warm side), 12.7mm (1/2") High Density Board. Taped, sanded & primed. Min. (RSI 3.52 (R20) above inner surface of exterior walls.
- unit, the hatch may be reduced to 0.32 m² in area with no dimension less than 545 mm. $(21\frac{1}{2})$ "). or Min dimension 500mm x 700mm. Minimum (RSI 3.52 (R20) above inner surface for insulation
- Bas-proof walls and ceiling between house and garage, 12.7mm $(\frac{1}{2})$ Gypsum board (taped, caulked, sanded and primed), 11.1mm $(\frac{7}{16}")$ sheathing on habitable walls, 6 Mil poly V.B. on warm side, Batt insulation in walls (see SB-12 Table 2.1.1.2A), Foam insulation in floor (see SB-12 Table 2.1.1.2A),.
- (19) 12.7mm (½") gyp. board, taped & sanded ceil. Use $\frac{1}{2}$ " density board for floor joists greater than 16" o.c. spacing.
- Provide a supplement exhaust air intake in each Kitchen, Bathroom, Water Closet, and Laundry room in accordance with O.B.C. 9.32.3.5.
- $\langle 21 \rangle$ 210# Asphalt Shingles on 9.5mm (3/8") plywood or 11.1mm (7/16") O.S.B., c/w "H" clips roof framing as per plan.
- $\langle 22 \rangle$ Provide Ice and Watershield eaves protection to extend 760mm (2'-6") beyond interior face of wall & 910mm (3'-0") Min. from eaves.
- Provide roof vents equally spaced on either side of the roof, equal to 1:300 of ceiling area with a Min. 50% at eaves
- ⟨24⟩ Maintain ventilation as per 9.19.1. OBC

- (25) Pre-finished Vinyl Soffit
- $\langle 26 \rangle$ 38x140 (2"x6") wood fascia, Aluminum clad.
- Pre-finished alum. eaves trough and rainwater leader.
- Prefinished Metal Flashing or G.I. Metal 28 Flashing
- (29) EBF Limiting Distance
- (30) Reinforcement shall be installed to permit the future installation of a bar on a wall adiacent to
 - (a) Water closet 3.8.3.8.(1)(d) (L-shaped)
- Reinforcement shall be installed to permit the future installation of a bar on a wall adjacent to
 - (a) Water closet 3.8.3.8.(1)(d) (Angled)
- (32) Ceramic tile walls, and ceiling in shower c/w preformed shower base or Mosaic Floor. Reinforcement shall be installed to permit the future installation of a bar located on the wall opposite the entrance (b) Shower or bath 3.8.3.13.(1)(f)
- Ceramic tile walls to ceiling in tub alcoves with shower heads or 18" in height in tub alcoves without shower heads. Reinforcement shall be installed to permit the future installation of a bar located on the wall oposite the entrance (b) Shower or bath 3.8.3.13.(1)(f)
- 45 mm thick solid core wood door. 20 min Fire Rated door w/ self closure (9.10.13.2 & 9.10.13.3)
- $\langle \overline{35} \rangle$ 6 panel door w/ weather stripping and self closure (9.10.13.15)
- Provide dryer vent. (9.32.1.1 (5)). Install a dryer box in any finished laundry rooms, 4" box for ext. walls and 6" type for int. walls. Boxes on ext. walls to be directly vented to outside.
- Provide chimney hood over stove & exhaust to exterior OBC 9.32.3.5
- Provide 100mm (4") dia. P.V.C. pipe vent with insect screen & louvre. (1 vent per 50 sq.ft.)
- $\langle 39 \rangle$ PVC Type panel to be painted as specified
- 559x178 (22"x7") Cont. conc. footing for Walkouts. Min. Soil bearing capacity to be 75 KPa
- 500x150 (20"x6") Continuous conc. footing. Min. Soil bearing capacity to be 75 KPa
- Brick soldier course, with or without Keystone and/or Springstones, 12.7mm (½") projection Max. (typical
- 43 Brick soldier course and Rowlock, with or without Keystone and/or Springstones, 12.7mm (½") projection Max. (typical.)
- Brick Arch with or without Keystone and/or Springers, 12.7mm (½") projection Max. (typical).
- 45 Brick Quoins, 12.7mm (1/2") projection Max.
- $\langle 46 \rangle$ Aluminum clad wood trim (size to be specif'd) refer to elevations.
- Wood trim (size to be specified) refer to elevations.
- Pre-Cast concrete sill.
- 49 Brick sill.
- (50) Poured concrete sill.

General Notes Footings

All footings to rest on undisturbed soil, rock or compacted granular fill. Step footings: Horizontal step = 600mm (23.5/8") Min. Vertical step = 600mm

Windows (General) All windows, patio doors and basement windows are to have Low E glass

Bedroom Windows

At least one window per floor to have an unobstructed open portion having a min. area of 0.35m2 (3.8 sq.ft.) with no dimension less than 380mm (15") and a max, sill height of 1000mm (3'-3") above floor.

Linen closet(s)

4 shelves 350mm (1'-2") wide unless otherwise specified.

Lumber & Framing

All lumber to be SPF #2 unless otherwise noted

Wood framing members that are not pressure treated and are in contact with concrete that is less than 150mm (6") above ground or slab, provide 6 mil Polyethylene film or No. 50 (45lb) roll roofing dampproofing between wood and concrete.

Built up roof framing over approved truss systems to be 38x89 (2"x4") No. 2 Spr. rafters @ 600mm (24") o.c. with vertical supports at each truss intersection. Note: vertical supports longers than 1820mm (6'-0") shall be laterally braced.

must check and verify all dimensions, pecifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

Drawings must NOT be scaled. Contractor

4 07.31.20 ISSUED FOR COA 3 07.16.20 ISSUED FOR DESIGN REVIEW

2 07.11.20 ISSUED FOR PRELIM DESIGNS 1 | 06.18.20 | ISSUED FOR AS-BUILTS REF. DATE: DESCRIPTION:

MY HOUSE

RESIDENTIAL DESIGN

CHRISTINE BROWN 444 Upper Gage Avenue HAMILTON, ON L8V 4H9

CLIENT:

RENNICK RESIDENCE

Ministry of Municipal Affairs and Housing **QUALIFICATION INFORMATION** THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE

REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

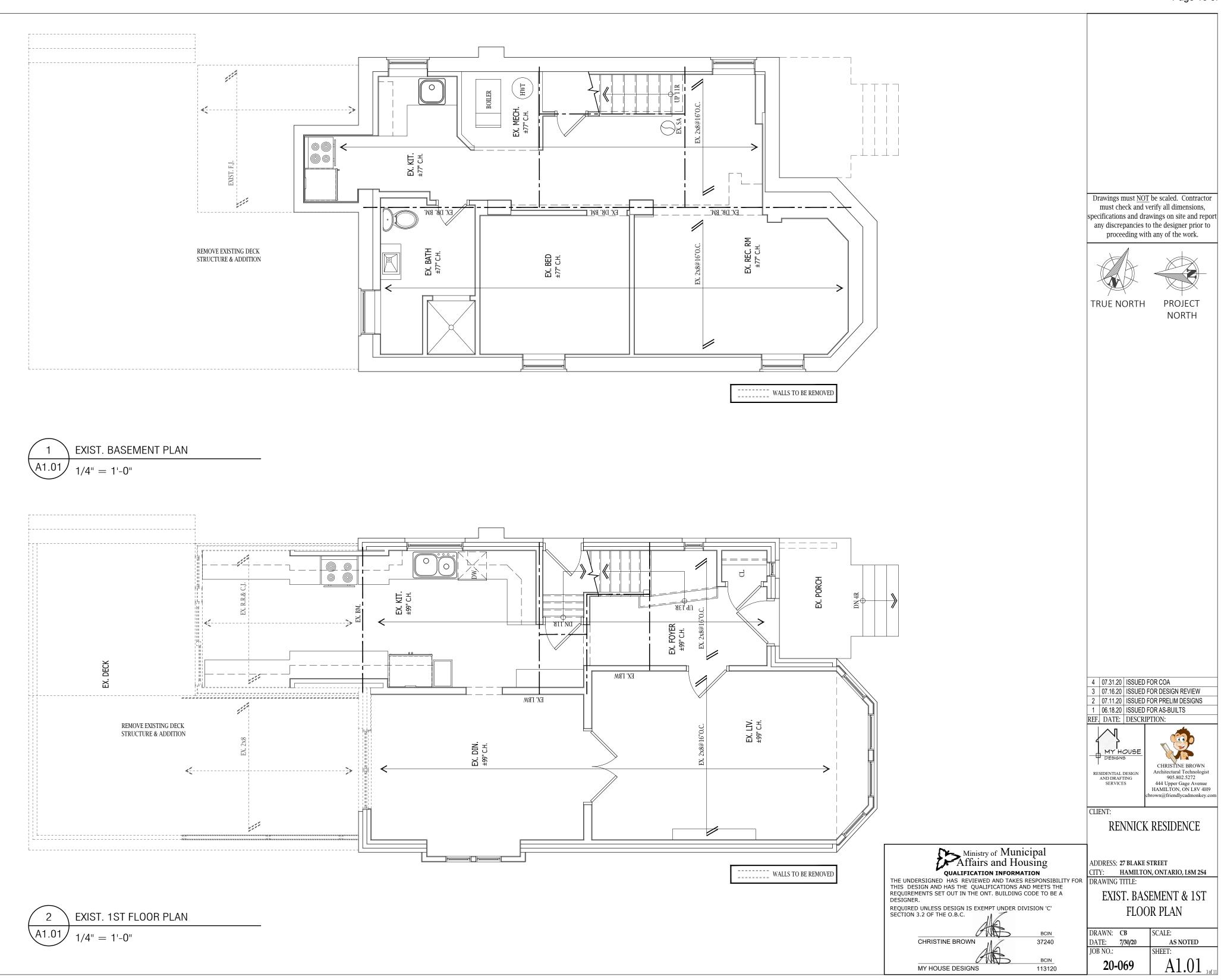
CHRISTINE BROWN 37240 BCIN MY HOUSE DESIGNS 113120

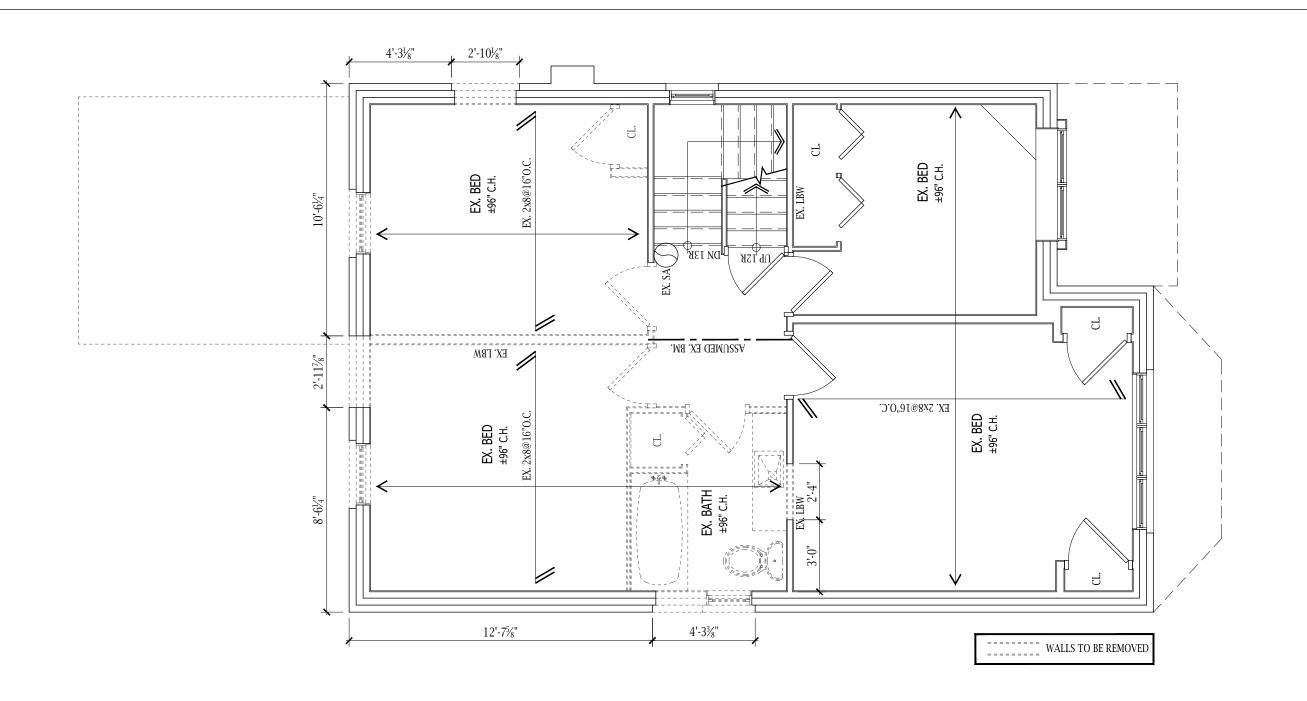
ADDRESS: 27 BLAKE STREET CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE: GENERAL NOTES

DRAWN: CB SCALE: DATE: 7/30/20 NO SCALE

OB NO.: SHEET A0.02 20-069





specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

Drawings must <u>NOT</u> be scaled. Contractor must check and verify all dimensions,

RUE NORTH

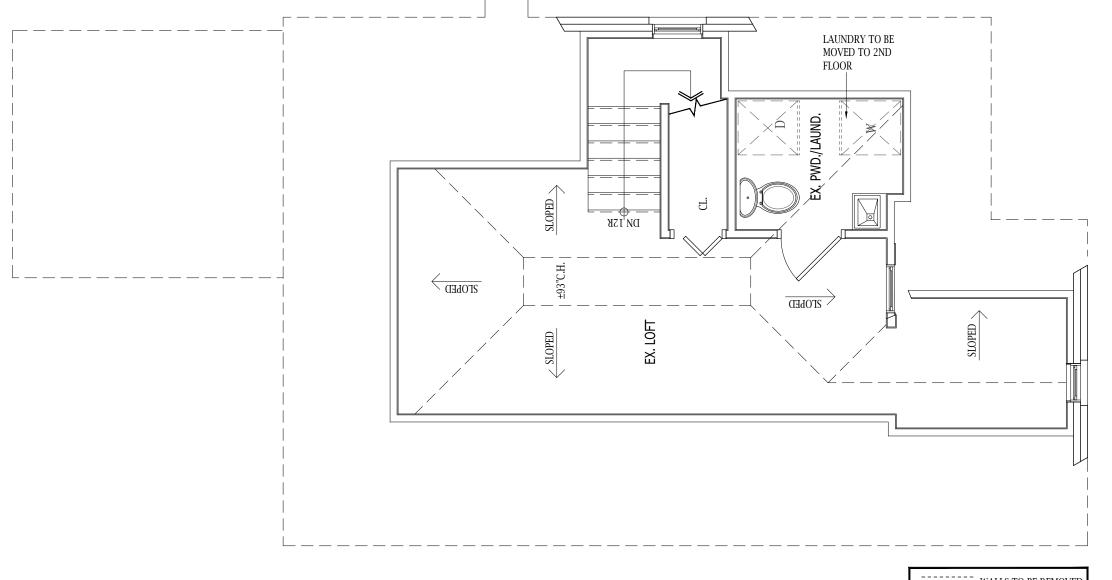
TRUE NORTH

PROJECT NORTH

1

EXIST. 2ND FLOOR PLAN

 $\frac{2}{1/4}$ " = 1'-0"



4 07.31.20 ISSUED FOR COA 3 07.16.20 ISSUED FOR DESIG

3 07.16.20 ISSUED FOR DESIGN REVIEW
2 07.11.20 ISSUED FOR PRELIM DESIGNS
1 06.18.20 ISSUED FOR AS-BUILTS

REF. DATE: DESCRIPTION:

MY HOUS DESIGNS

> RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN Architectural Technologist 905.802.5272 444 Upper Gage Avenue HAMILTON, ON L8V 4H9

CLIENT:

Ministry of Municipal Affairs and Housing

37240

BCIN

113120

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN

MY HOUSE DESIGNS

DESIGNER.

RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE:

EXIST. 2ND & 3RD FLOOR PLAN

DRAWN: CB SCALE:
DATE: 7/30/20 AS NOTED

JOB NO.: SHEET:

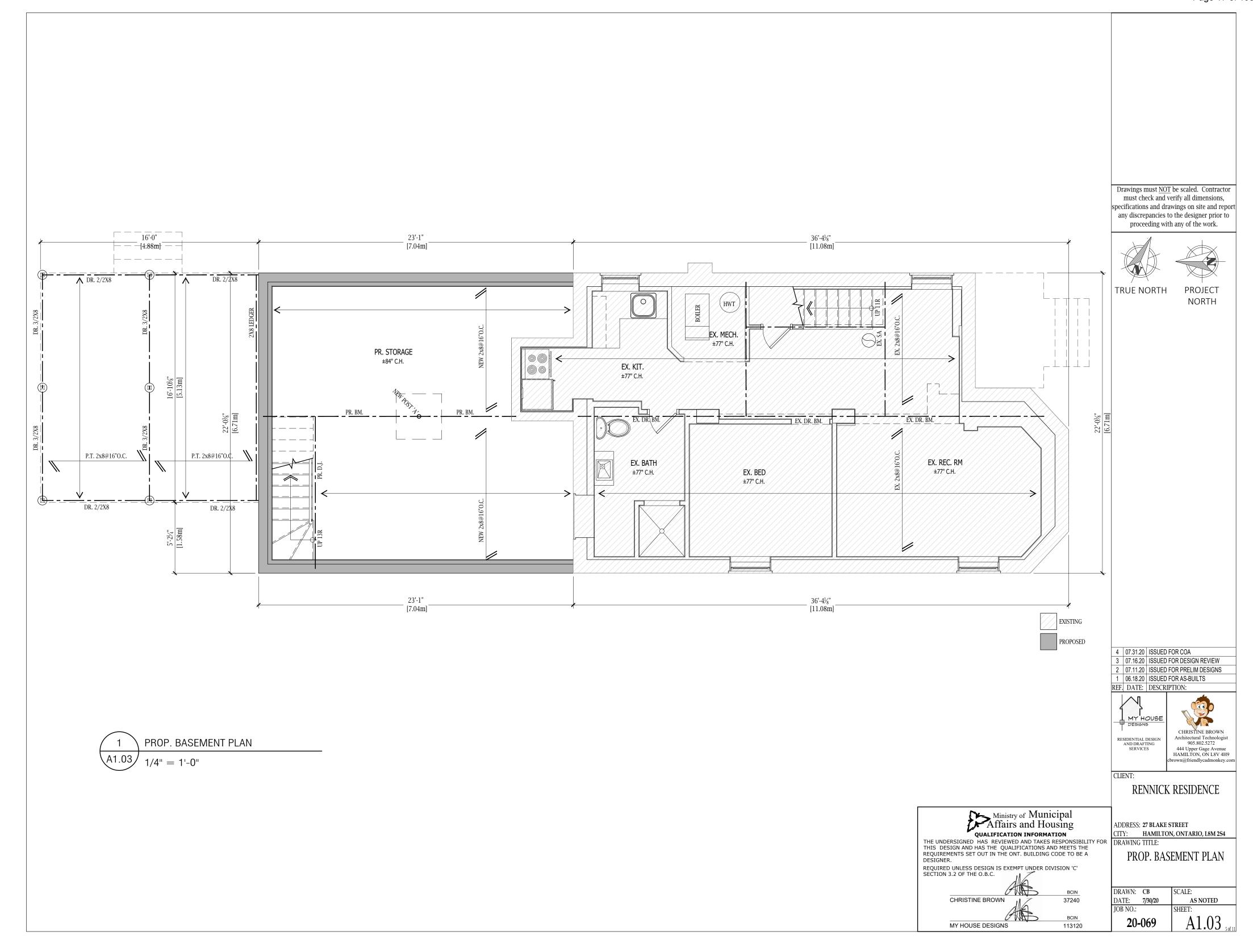
20-069 A1.02

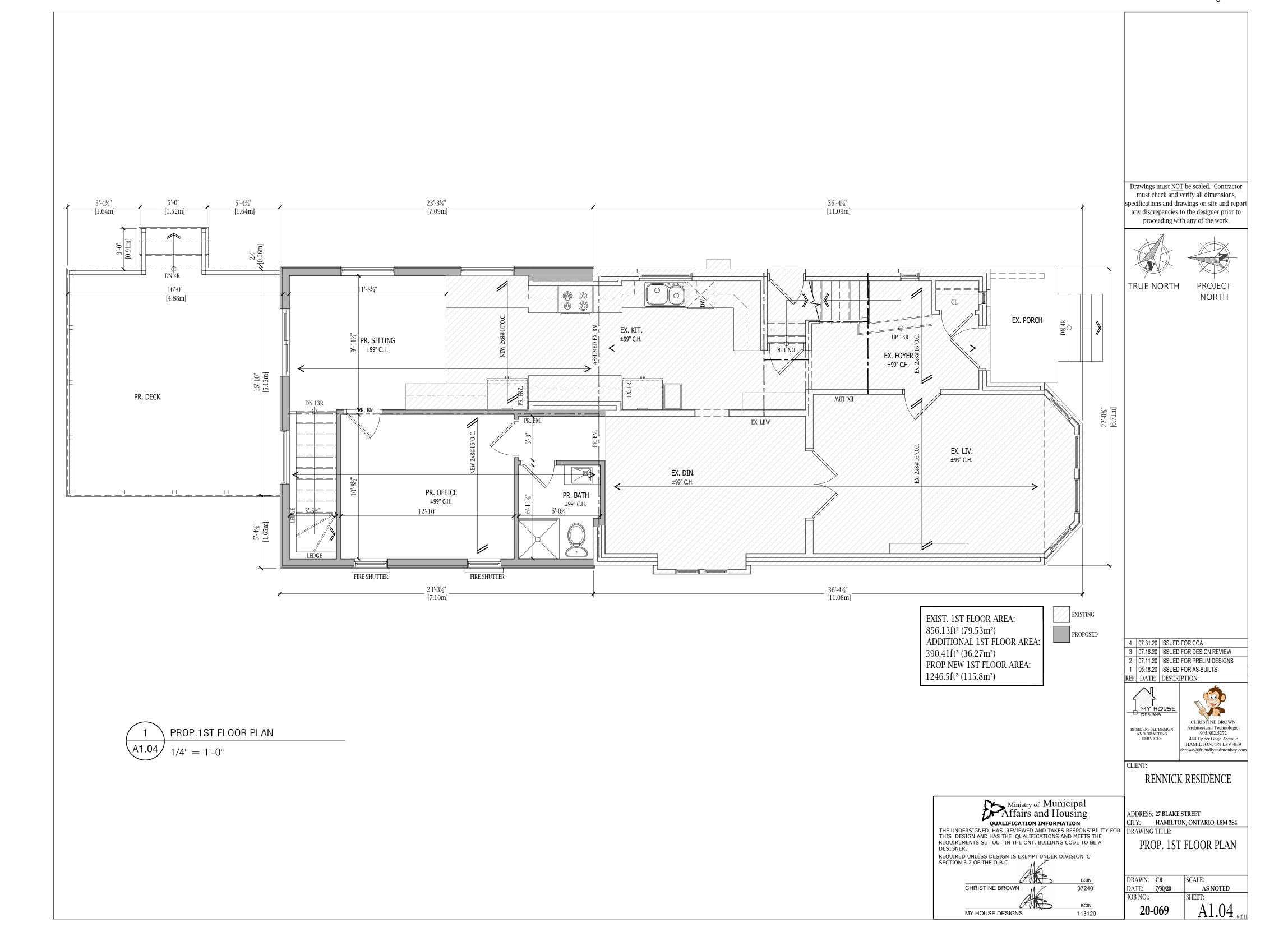
2

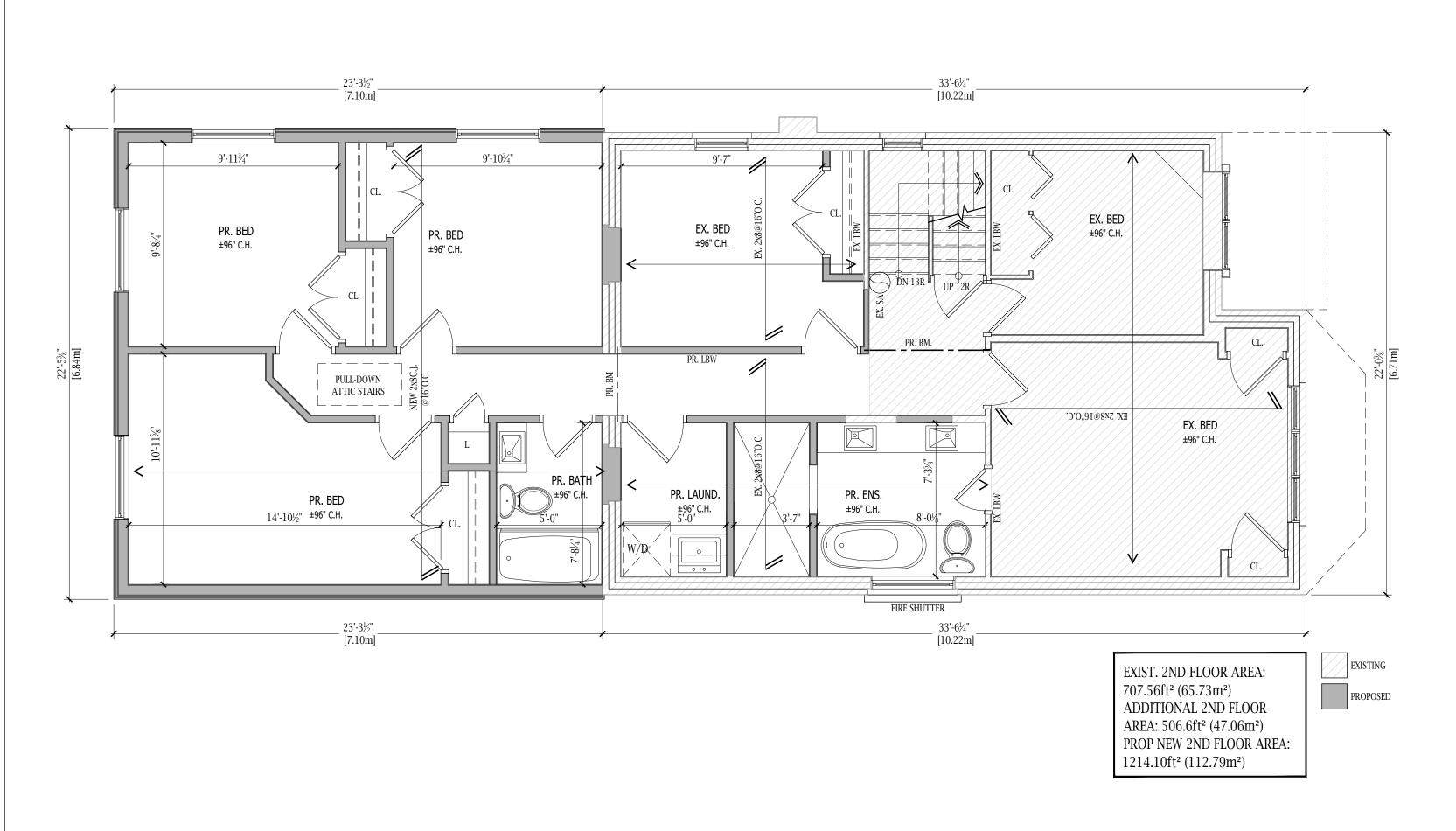
EXIST. 3RD FLOOR PLAN

1.02 / 1/4" = 1"

WALLS TO BE REMOVED







Drawings must <u>NOT</u> be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.





TRUE NORTH

PROJECT NORTH

4 07.31.20 ISSUED FOR COA 3 07.16.20 ISSUED FOR DESIGN REVIEW 2 07.11.20 ISSUED FOR PRELIM DESIGNS

1 06.18.20 ISSUED FOR AS-BUILTS REF. DATE: DESCRIPTION:



CHRISTINE BROWN Architectural Technologist 905.802.5272

444 Upper Gage Avenue HAMILTON, ON L8V 4H9

CLIENT:

RENNICK RESIDENCE

Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

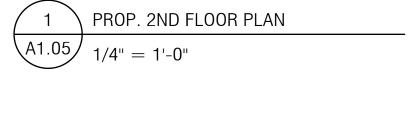
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER.

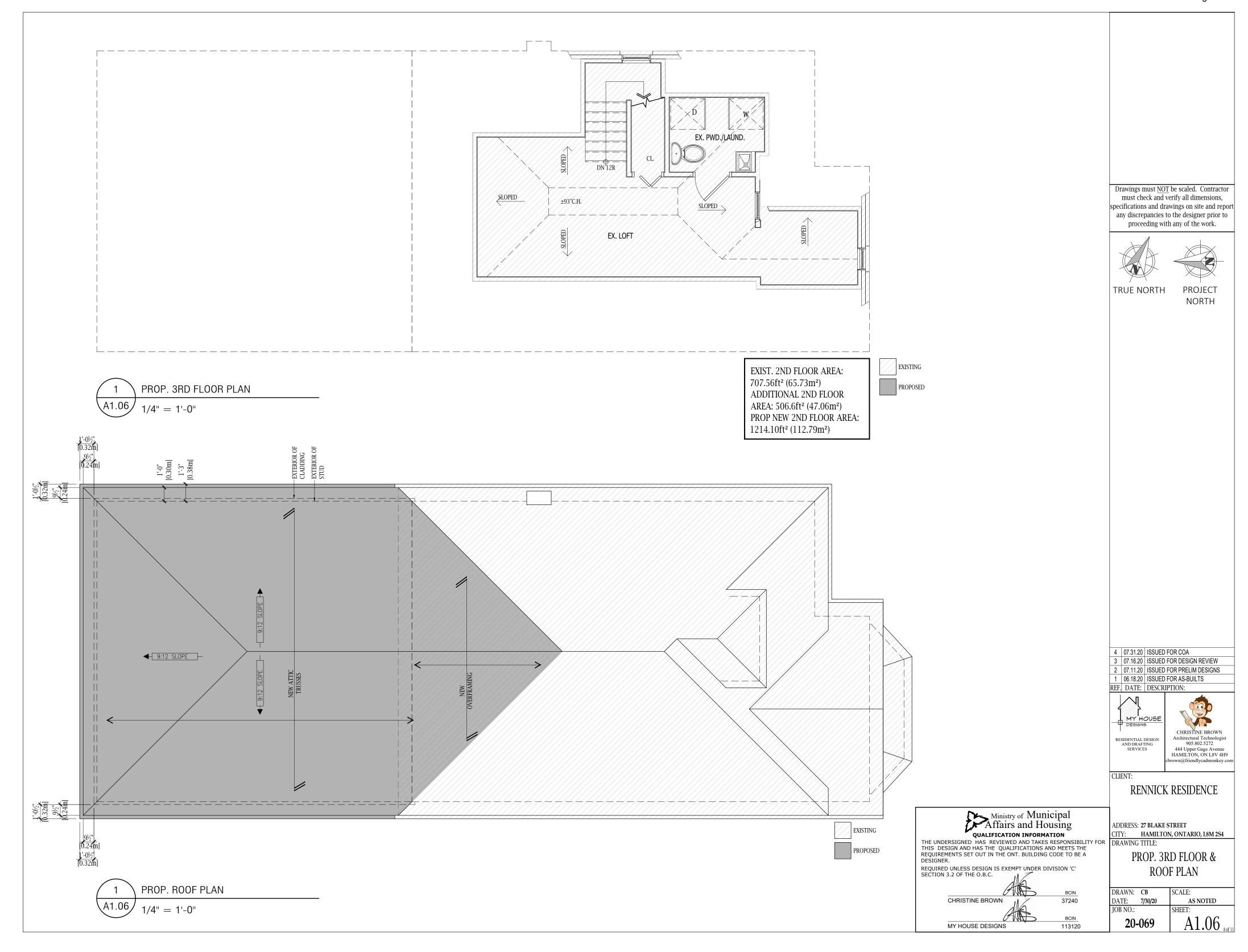
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN 37240 BCIN MY HOUSE DESIGNS 113120 ADDRESS: 27 BLAKE STREET
CITY: HAMILTON, ONTARIO, L8M 2S4 DRAWING TITLE:

PROP. 2ND FLOOR PLAN

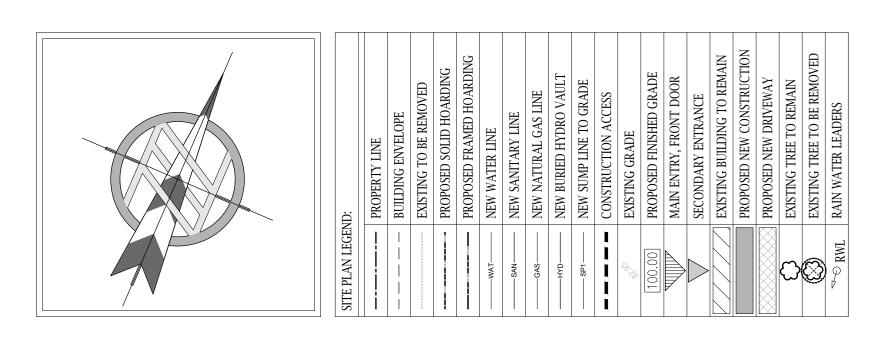
DRAWN: CB SCALE: DATE: 7/30/20 AS NOTED JOB NO.: SHEET: 20-069











Drawings must <u>NOT</u> be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work. 19'-81/4" [6.00m][6.00m]8'-10%" [2.70m] EXIST. **ASPHALT** DRIVEWAY STREE

42.4m (139.1ft) [7.50m] SETBACK 65'-6" EX. PORCH [19.96m]-8'-10%" [2.70m] 53'-10½" EXIST. 11'-7½" [3.54m] AZ'-9¾"EXIST. BUILDING - [16.42m] [14.57m] PROP. DECK PROP. (25.0m²)13-0"EXIST. BUILDING BLAKE 37'-10½" 59-514"PROP, BUILDING [3.96m] 16'-0" [11.54m] [4.88m]<u>[18.11m]</u> PROP. EXIST. EXIST. ACCESSORY _ 11'-5½" [3.49m] 2.5-STOREY BUILDING [6.00m] -**DWELLING** $(13.3m^2)$ SETBACK ADDITION No.:27 25'-9½" $(35.9m^2)$ [7.86m]-3'-11¾" EXIST. [1.21m]15.21m (49.9ft) PROP. 2'-0" [0.61m] 2'-0" [0.61m] [1.20m] SETBACK 27.19m (89.2ft) SITE PLAN

IMPERIAL IMPERIAL MPERIAL IMPERIAL 3875.00 4613.19 39.37 35.43 139.11 2509.25 3842.52 608.06 436.26 856.13 390.41 707.56 506.60 2245.67 143.00 19.69 25.79 24.61 65.49 53.87 3.94 3.15 3.00 3.94 10.27 10.27 45.93 28.61 28.61 Brown, My House Designs r Gage Avenue 360.00 428.58 12.00 10.80 42.40 233.12 356.98 92.82 56.49 40.53 79.54 36.27 65.73 47.06 6.00 7.86 7.50 19.96 16.42 11.54 11.20 0.96 0.96 0.96 3.13 3.13 79.54 13.29 8.72 8.72 8.72 APPLICANT/DESIGNER: Ω Christine E 444 Upper Hamilton, 21.66% L8V 4H9 % MIN. LOT AREA AS PER DEFINITION:
EXIST. LOT AREA:
MIN. FRONTAGE AS PER DEFINITION:
EXIST. LOT FRONTAGE:
EXIST. LOT DEPTH: PROPERTY OWNER/PROJECT ADDRESS MINIMUM FRONT YARD SETBACK: TOTAL PROP. GROSS FLOOR AREA: MINIMUM REAR YARD SETBACK: EXIST. 1ST FLOOR AREA:
PROP. ADD'L 1ST FLOOR AREA:
EXIST. 2ND FLOOR AREA: PROP. BASEMENT FLOOR AREA PROP. ADD'L 1ST FLOOR AREA: EXIST. 3RD FLOOR AREA: PROPOSED (TO DECK):
MIN. L. SIDEYARD SETBACK:
EXISTING: EXISTING GROSS FLOOR AREA EXIST. ACCESSORY BUILDING: MIN. R. SIDEYARD SETBACK:
EXISTING: COVERAGE CALCULATIONS: MAX. ALLOWABLE HEIGHT: EXIST. HEIGHT: SETBACK INFORMATION: EXIST. 1ST FLOOR AREA: PROP 1ST FLOOR AREA: Paul & Brandy Rennick
27 Blake Street
Hamilton, Ontario
L8M 2S4 PROPOSED: PROPOSED (TO DECK): HEIGHT CALCULATIONS PROPOSED COVERAGE: 6593 Former Hamilton PROPOSED (TO DECK): GROSS FLOOR AREA: LOT INFORMATION: SITE STATISTICS: ZONING: . HEIGHT: EXISTING: PROPOSED:

Ministry of Municipal Affairs and Housing QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A

DESIGNER.

BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C. CHRISTINE BROWN 37240 BCIN MY HOUSE DESIGNS 113120 4 07.31.20 ISSUED FOR COA 3 07.16.20 ISSUED FOR DESIGN REVIEW

2 07.11.20 ISSUED FOR PRELIM DESIGNS 1 | 06.18.20 | ISSUED FOR AS-BUILTS REF. DATE: DESCRIPTION:

MY HOUSE

RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN Architectural Technologist 905.802.5272 444 Upper Gage Avenue HAMILTON, ON L8V 4H9

CLIENT:

RENNICK RESIDENCE

ADDRESS: 27 BLAKE STREET CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE: PROP. RIGHT & LEFT **ELEVATION**

DRAWN: CB SCALE: DATE: 7/30/20 AS NOTED OB NO.: SHEET: SP1.01₁ 20-069

2 1:100

SITE STATS



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5 Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING Minor Variance

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.: SC/A-20:158

APPLICANTS: IBI Group c/o J. Marcus on behalf of the owner 1970752 Ontario

Inc.

SUBJECT PROPERTY: Municipal address 102 King St. W., Stoney Creek

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: "C3, 579" (Community Commercial) district

PROPOSAL: To permit the construction of a new two (2) storey, mixed use building

on the proposed property identified as Property 'A', a new one (1) storey addition to the existing commercial building on the property identified as Property 'B', and create a shared parking area throughout the development in accordance with Site Plan Control Application DA-

18-085 notwithstanding that:

Property 'A'

Variances to Former Stoney Creek Zoning By-law 3692-92:

1. A minimum front yard setback of 4.3m shall be provided instead of the minimum required front yard setback of 9.0m;

Variances to Hamilton Zoning By-law (Prior to By-law 17-240):

- 1. No parking spaces shall be required for an Office use being less than 450.0m² whereas the by-law requires parking to be provided at a rate of one (1) space for each 30.0m² of gross floor area.
- 2. No parking spaces shall be required for a Personal Service use being less than 450.0m² whereas the By-law requires parking to be provided at a rate of one (1) space for each 16.0m² of gross floor area.
- 3. No parking spaces shall be required for a Retail use being less than 450.0m² whereas the By-law requires parking to be provided at a rate of one (1) space for each 20.0m² of gross floor area.

Variances to Hamilton Zoning By-law 05-200:

1. The residential component of the building shall occupy a maximum of 58% of the buildings total gross floor area whereas the by-law permits dwelling units to occupy a maximum of 50% of the buildings total gross floor area.

SC/A-20:158 Page 2

- 2. No visual barrier shall be provided along the westerly side lot line abutting a residential use.
- 3. A maximum gross floor area for an individual commercial establishment shall be 794.0m² instead of the maximum permitted area of 500.0m² for an individual commercial establishment.
- 4. A maximum of six (6) parking spaces shall be 2.6m in width and 5.8m in length and shall be dedicated as being for small vehicles whereas the by-law requires a minimum parking space size of 3.0m x 5.8m.
- 5. A Medical Clinic use shall require parking at a rate of one (1) space for each 22.0m² of gross floor area instead of the minimum parking requirement of one (1) space for each 16.0m² of gross floor area.

Notes for Property 'A'

i. Where 50 or more parking spaces are proposed within a Commercial and Mixed Use Zone, specific Landscape Island provisions are required to be complied with in accordance with Subsection 5.2(h) of Hamilton Zoning By-law 05-200. As 50 parking spaces are intended on the lands known as 'Property A', the applicant shall ensure compliance with these requirements has been achieved otherwise further variances may be required. Insufficient information has been provided at this time to determine zoning compliance.

Property 'B'

Variances to Former Stoney Creek Zoning By-law 3692-92:

1. Two (2) parking spaces shall be required for the existing Motor Vehicle Service Station (Lube Shop) instead of the minimum required 8 parking spaces.

Variances to Hamilton Zoning By-law (Prior to By-law 17-240):

- 1. No parking spaces shall be required for a Retail use being less than 450.0m² whereas the By-law requires parking to be provided at a rate of one (1) space for each 20.0m² of gross floor area.
- 2. A Restaurant use shall require parking at a rate of one (1) parking space for each 9.0m² of gross floor area instead of the minimum parking requirement of one (1) space for each 8.0m² of gross floor area.

Variances to Hamilton Zoning By-law 05-200:

- 1. A Restaurant use shall require parking at a rate of one (1) parking space for each 9.0m² of gross floor area instead of the minimum parking requirement of one (1) space for each 8.0m² of gross floor area.
- 2. Two (2) parking spaces shall be required for the existing Motor Vehicle Service Station (Lube Shop) instead of the minimum required 12 parking spaces.

Property 'C'

Variances to Former Stoney Creek Zoning By-law 3692-92:

1. No parking spaces shall be required for the Motor Vehicle Service Station instead of the minimum required one (1) space for each 23.3m² of gross floor area

Variances to Hamilton Zoning By-law 05-200:

1. No parking spaces shall be required for the Motor Vehicle Gas Bar instead of the minimum required one (1) space for each 25.0m² of gross floor area.

SC/A-20:158 Page 3

2. A Restaurant use shall require parking at a rate of one (1) parking space for each 11.0m² of gross floor area instead of the minimum parking requirement of one (1) space for each 8.0m² of gross floor area.

Variances to the entire development area (Properties 'A', 'B', and 'C'):

- 1. The required parking spaces and associated 6.0m driveway aisles may be provided on the adjacent properties whereas the by-law requires parking spaces to be provided on the same lot at the principal use.
- 2. Access driveways providing means of ingress and egress to all required parking may be provided on adjacent lands whereas the by-law requires access driveways to be provided on-site and directly from a public right-of-way

Notes for the entire development area:

- i. These variances are required to facilitate Site Plan Control application DA-18-085.
- ii. The shared parking area between properties (including parking spaces, aisles and access driveways) are also be subject to the appropriate access/parking easements (as deemed necessary) in the normal manner.
- iii. Please be advised that Amending By-law No. 17-240 was passed on November 8, 2017 which changed the zoning of this property from GC-32 under Stoney Creek Zoning By-law 3692-92 to C3 zone under Hamilton Zoning By-law 05-200. Additionally, this amending by-law changed the parking requirements for certain commercial and residential uses. As of today, there are portions of this By-law which are still under appeal and therefore are not yet final and binding. In such cases, the former zoning provisions shall apply until such time that the appealed sections become final and binding. In some instances (such as parking), the former provisions of Hamilton Zoning By-law 05-200 remain in effect. In any case, if there was no such requirement contained in the Zoning By-law 05-200 prior to amending by-law 17-240 being approved, then the requirements of the former Stoney Creek Zoning By-law 3692-92 remain in effect.
- iv. In total, 85 parking spaces are proposed for this development and have shared driveway aisles for vehicular circulation throughout the site. 50 spaces are situated on Property 'A', 14 parking spaces are situated on Property 'B' and 21 spaces are located on Property 'C'
- v. Variances were previously approved for this site under Committee of Adjustment Decision SC/A-19:197.
- vi. Consent applications SC/B-18:157 and SC/B-18:158 were granted to facilitate the creation of the three (3) individual lots.

This application will be heard by the Committee as shown below:

DATE: Thursday, August 27th, 2020

TIME: 1:20 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

SC/A-20:158 Page 4

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

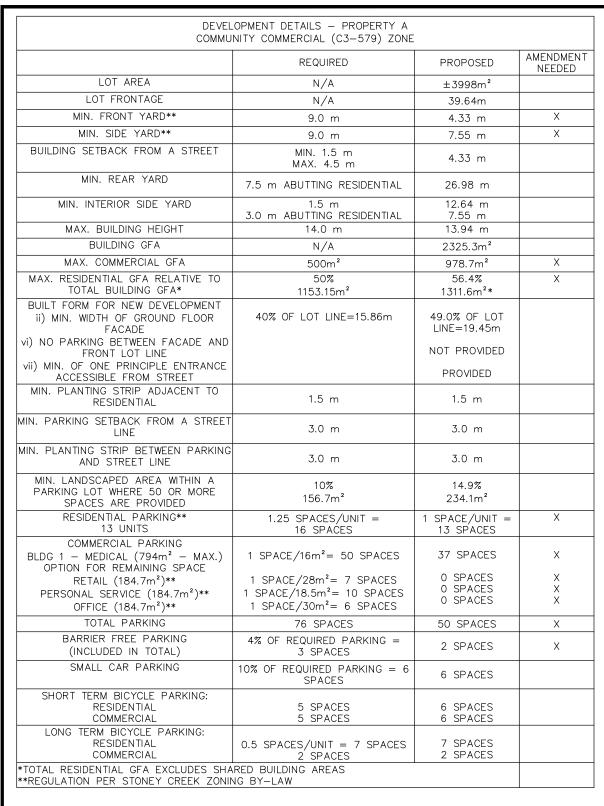
For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 25th, 2020.

Jamila Sheffield, 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.



DEVELOPMENT DETAILS - PROPERTY A

1332.6m²

14 SPACES

1 SPACES

B5 SPACES

MIN. LANDSCAPED AREA WITHIN A PARKING LOT WHERE 50 OR MORE SPACES ARE PROVIDED

PARKING AVAILABILITY

RIGINAL ASPHALT AREA

EVISED ASPHALT AREA

TOTAL AVAILABLE PARKING

PROPERTY A

PROPERTY B

PROPERTY C

OTAL LANDSCAPED AREA REQUIRED

OTAL LANDSCAPED AREA PROVIDED

	NITY COMMERCIAL (C3-579) ZONE		
	REQUIRED	PROPOSED	AMENDMEN ⁻ NEEDED
LOT AREA	N/A	±1714m²	
LOT FRONTAGE	N/A	27.47m	
MIN. FRONT YARD**	9.0 m	10.65 m	
MIN. SIDE YARD**	9.0 m	7.04 m	Х
BUILDING SETBACK FROM A STREET	MIN. 1.5 m MAX. 10.7 m**	10.65 m-BLDG 3	
MIN. REAR YARD	6.0 m	13.80 m-BLDG 2	
MIN. INTERIOR SIDE YARD	1.5 m 3.0 m ABUTTING RESIDENTIAL	7.04 m - BLDG 3 7.68 m - BLDG 2	
MAX. BUILDING HEIGHT	14.0 m	6.93 m	
MAX. COMMERCIAL GFA	10,000m²	430m²	
MAX. RESIDENTIAL GFA RELATIVE TO TOTAL BUILDING GFA	50%	N/A	
BUILT FORM FOR NEW DEVELOPMENT ii) MIN. WIDTH OF GROUND FLOOR	37% OF LOT LINE**	37% OF LOT LINE	
FACADE vi) NO PARKING/DRIVE AISLES BETWEEN FACADE AND FRONT LOT LINE	PERMITTED**	PROVIDED	
vii) MIN. OF ONE PRINCIPLE ENTRANCE ACCESSIBLE FROM STREET	NOT REQUIRED**	NOT PROVIDED	
MIN. PLANTING STRIP BETWEEN PARKING/DRIVE AISLE AND STREET LINE	NOT REQUIRED**	NOT PROVIDED	
MIN. PARKING/DRIVE AISLE SETBACK FROM A STREET LINE	2.7 m**	2.77 m	
MIN. PLANTING STRIP ADJACENT TO RESIDENTIAL	0.0 m**	1.5 m	
MIN. LANDSCAPED AREA WITHIN A PARKING LOT WHERE 50 OR MORE SPACES ARE PROVIDED	10%	N/A	
COMMERCIAL PARKING BLDG 2 - UNIT 1 - RETAIL (104m²)* JNIT 2 - RESTAURANT-MAX. 44 SEATS	1 SPACE/28m ² = 4 SPACES 1 SPACE/4 SEATS = 11 SPACES	1 SPACES 11 SPACES	X
(104m²)* BLDG 3 — MOTOR VEHICLE SERVICE STATION (195m²) 3 BAYS	2 SPACES**	2 SPACES	
TOTAL PARKING	17 SPACES	14 SPACES	Х
BARRIER FREE PARKING (INCLUDED IN TOTAL)	1 SPACE	1 SPACE	
SHORT TERM BICYCLE PARKING: COMMERCIAL	5 SPACES	6 SPACES	
LONG TERM BICYCLE PARKING: COMMERCIAL	0 SPACES	0 SPACES	

RE: 102 King Street West, Hamilton File No. DA-18-085

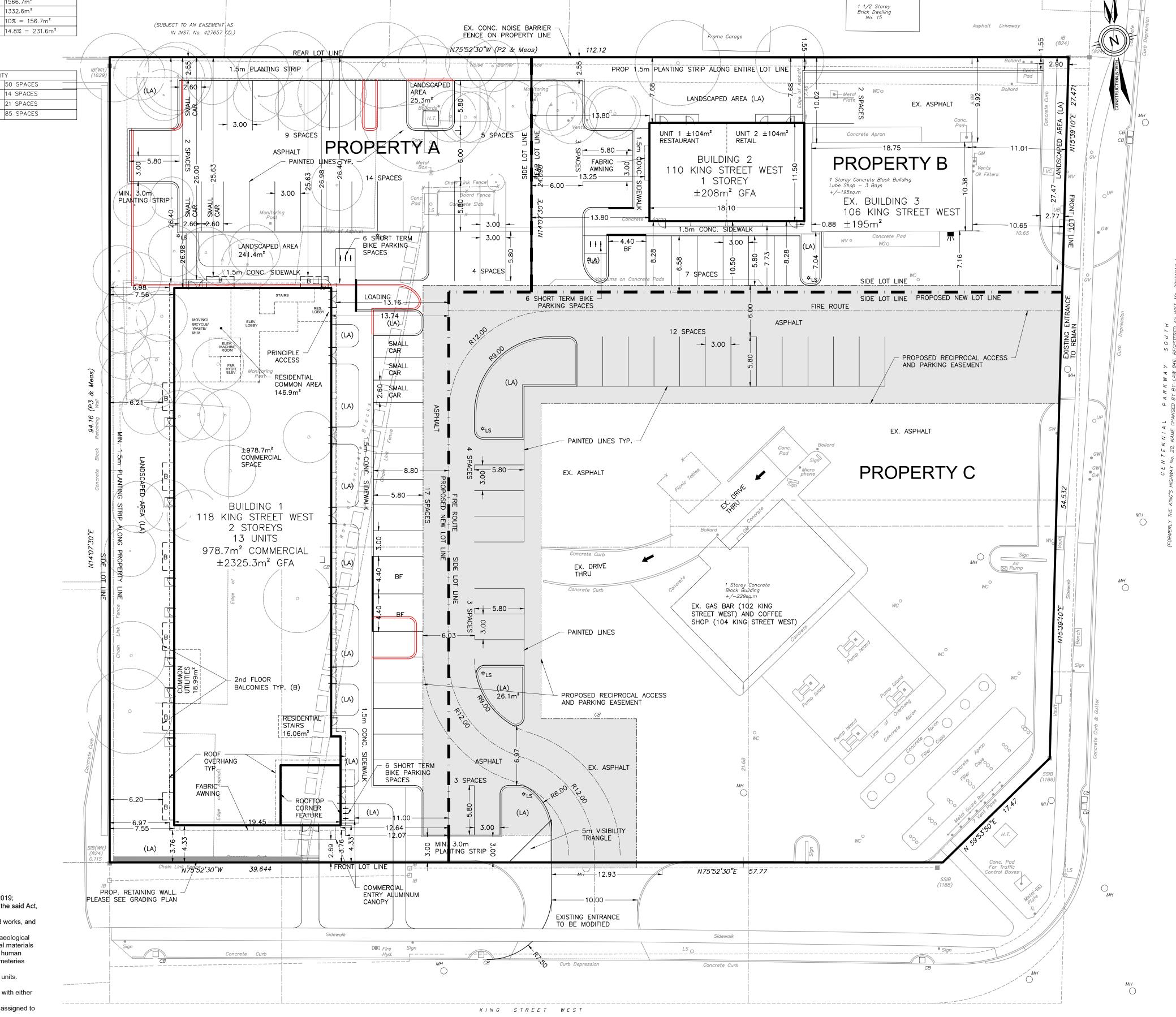
**REGULATION PER SC/B-19:197

I, (We) 1970752 Ontario Inc., the owner(s) of the land, hereby undertake and agree without reservation,

- a. to comply with all the content of this plan and drawing and not to vary therefrom;
- b. to perform the facilities, works or matters mentioned in Section 41(7)(a) of The Planning Act shown on this plan and drawing on or before March 7, 2019; c. to maintain to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(b) of the said Act,
- shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways; and, in the event that the Owner does not comply with the plan dated July 20, 2020, the owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security filed to obtain compliance with this plan.
- "Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries
- Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392)" That the Owner agrees to include any noise warning clauses on title and in all offers and agreements of purchase and sale or lease for all residential units.
- That the Owner agrees to establish any noise mitigation measures identified in the required Environmental Noise Study. That the Owner agrees to affix the physical municipal number to the building in a manner that is visible from the street, or a sign at the front entrance with either
- the municipal number or full address. That the owner submit to the Legislative Approvals section of Growth Management, a final unit numbering list indicating the unit numbers that will be assigned to each unit on each floor of the building.
- That the Owner agrees to coordinate address with staff from the Growth Planning Section. The Owner submit a Record of Site Condition or a signed Record of Site Condition (RSC) being to the City of Hamilton and the Ministry of the Environment and Climate Change (MOECP). This RSC must be to the satisfaction of the Director of Planning and Chief Planner, including a notice of acknowledgement of the
- RSC by the MOECP, and submission of the City of Hamilton's current RSC administration feet. The owner shall complete to the satisfaction of the Director of Engineering of the City of Hamilton and Canada Post:
- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser: i) That the home/business mail delivery will be from a designated Centralized Mail Box.
- ii) That the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home
- b) The owner further agrees to: i) Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision
- ii) Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail iii) Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each
- phase of the plan of subdivision. iv) Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. v) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (Lock Box Assembly) at their own expense (

- less than 100 units will require a front loading Lock Box Assembly & more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in affect for buildings and complexes with a common lobby, common indoor or sheltered space. That the Owner include the following warning clause on title and in all offers and agreements of purchase and sale or lease of all residential units:
- "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria."



GENERAL NOTES:

(ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4)

That the Owner agree to complete the following noise mitigation measures for the proposed residential units:

bedrooms.

Dated this 20th day of July, 2020

issuance of a building permit.

i) East and west façade building components (walls, doors, etc.) must have a minimum attenuation of STC 28 for all living rooms and STC 31 for all

iii) That a qualified acoustical consultant certify that the required poise control measures have been incorporated into the builder's plans prior to

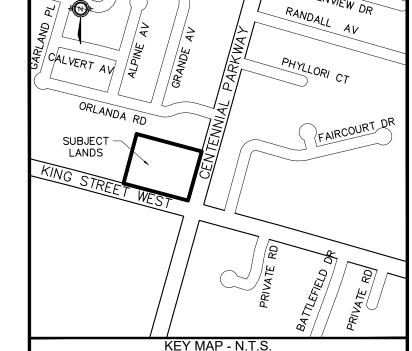
ii) South façade building components (walls, doors, etc.) must have a minimum attenuation of STC 31 for all living rooms and STC 30 for all

iv) That a qualified acoustical consultant certify that the approved noise control measures have been properly installed prior to occupancy.

- . ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF
- PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED
- CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT,
- SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: BUILDING PERMIT - SEWER AND WATER PERMITS - RELOCATION OF SERVICES APPROACH APPROVAL PERMITS ENCROACHMENT AGREEMENTS
- (IF REQUIRED) COMMITTEE OF ADJUSTMENT 4. PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN AND OTHER DEVICES
- BY-LAW NO. 10-197. PROPOSED FENCING SHALL CONFORM TO THE CITY'S FENCE BY-LAW NO 10-142. THIS PROPERTY IS INELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING, ORGANICS, AND LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON.

UNION GAS, HYDRO ONE AND ALECTRA UTILITIES MAY HAVE SERVICE LINES RUNNING

- WITHIN THE AREA WHICH MAY BE AFFECTED BY THE DEVELOPMENT. SHOULD THE SITE PLAN IMPACT THE SERVICES IT MAY BE NECESSARY TO RELOCATE THE LINES, ANY SERVICE RELOCATION WOULD BE AT THE COST OF THE PROPERTY OWNER. SHOW LOCATION OF GARBAGE COLLECTION AND STORAGE ACTIVITIES FOR BUILDING 1
- AND BUILDING 2 ENSURE 5.0 METRE BY 5.0 METRE DAYLIGHT TRIANGLE IS MAINTAINED AT DRIVEWAY ACCESS POINTS AND THAT MATURE VEGETATION DOES NOT EXCEED 0.60 METRES IN
- 10. MAINTAIN 1.20 METRE SEPARATION FROM UTILITY POLES, TREES, FIRE HYDRANTS, FENCES, POLES AND DRIVEWAYS. 11. MAINTAIN 1.50 METRE SIDEWALK. ENSURE SIDEWALK IS CONTINUOUS AND
- UNOBSTRUCTED DURING CONSTRUCTION. 12. OBTAIN EASEMENTS OVER THE ADJACENT LANDS WILL BE REQUIRED TO ACCESS CENTENNIAL PARKWAY AND KING STREET WEST. 13. CONFIRM LANDSCAPED AREA DETAILS SPECIFIC TO BUFFER STRIP AND PARKING
- ISLAND LANDSCAPING 14. IDENTIFY LOCATION OF PARKING SPACES DESIGNATED FOR SMALL CARS ONLY. . CONFIRM RESIDENTIAL DWELLINGS UNITS EXCEED 50.0 SQUARE METRES. 16. CONFIRM SEATING COUNT OF PROPOSED RESTAURANT WITHIN BUILDING 2.



BEFORE STARTING WORK

THE CONTRACTOR SHALL NOTIFY THE CITY OF HAMILTON AND IBI GROUP AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

- . THE POSITION OF THE POLE LINES, CONDUITS, WATERMAINS. SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
- BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER. . ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ALL

- PROTECTED ANY LITH ITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE
- CONTRACTOR'S EXPENSE. 5. AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.

NOT FOR CONSTRUCTION

OPOGRAPHIC SURVEY INFORMATION OBTAINED FROM B.A. JACOBS SURVEYING LTD., JOB No. 18s15-T, DATED MARCH 23, 2018.

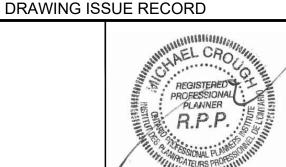
(BENCH MARK NOW DESTROYED)

ELEVATION = 101.274 m

LEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO FORMER CITY OF HAMILTON BENCH MARK No. 65U-141. LOCATION: LOW CONCRETE RETAINING WALL T WEST SIDE OF PROPERTY OF SUNOCO SERVICE STATION, AT SOUTHWEST CORNER OF KING STREET AND HIGHWAY No. 20. IN FRONT OF HOUSE No. 2880: TABLET IN CENTRE OF NORTHEAST FACE OF CONCRETE BASE OF LIGHT POST AT NORTHWEST END OF WALL, 0.45m BELOW TOP.

DESIGN BY: J.MARCUS CHECKED BY: B.ENTER RAWN BY: J MARCUS 2018-04-19

FIRST SITE PLAN CLEARANCE SUBMISSION 22 JM REVISED CONDITIONAL APPROVAL SUBMISSION
19 JM FIRST SITE PLAN SUBMISSION



APPROVALS



IBI GROUP 200 East Wing-360 James Street North Hamilton ON L8L 1H5 Canada tel 905 546 1010 fax 905 546 1011 ibigroup.com

CITY OF HAMILTON **102 KING STREET WEST**

1970752 ONTARIO INC.

SITE PLAN DA-18-085

112990

LAST SAVED BY:Jared.marcus, Monday, July 20, 2020 12:10:08 PM PLOTTED BY:Jared Marcus Tuesday, July 21, 2020 9:41:40.



Committee of Adjustment City Hall

5th floor 71 Main Street West Hamilton, Ontario L&P 4Y5

Planning and Economic Development Department Planning Division

Phone (905) 546-2424 ext.4221 Fax (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND RETURN TO THE CITY OF HAMILTON PLANNING DEPARTMENT.

-	PARKS OF THE RESIDENCE OF THE			
FOR O	FFICE USE ON	LY.		
APPLI	CATION NO	DATE APPLICATION RECEIVED		
PAID DATE APPLICATION DEEMED COMPLETE				
		CITY OF HAMILTON COMMITTEE OF ADJUSTMENT HAMILTON, ONTARIO		
		The Planning Act		
	,	Application for Minor Variance or for Permission		
under S	Section 45 of the	y applies to the Committee of Adjustment for the City of Hamilton Planning Act, R.S.O. 1990, Chapter P.13 for relief, as described in e Zoning By-law.		
1. [Name of Owner	1970752 Ontario Inc.		
2.				
3. 1	Name of Agent	IBI Group c/o Jared Marcus		
4.				
Note:	Unless of agent, if	therwise requested all communications will be sent to the any.		
	Names and addrencembrances:	resses of any mortgagees, holders of charges or other		
-		Postal Code		
•		Postal Code		

6.	Nature and extent of relief applied for:						
	See attached Minor Variance list						
7.		Why it is not possible to comply with the provisions of the By-law? The layout of the proposed development requires changes to the CMU					
		,		ficient use of the existing infrastructure.			
			V				
8.	legal description	Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number): Parts 1-4 & 9-12, 62R-21257, Part of Lots 34, 35 & 37, Registrar's Compiled					
	Plan No. 140			arroresta 34, 33 d 37, registrar 3 compred			
				est, Stoney Creek			
	100, 110 & 1	ro rang o	DUCCI VVC	sat, Stuffey Creek			
9.	PREVIOUS US	SE OF PR	OPERT	Υ			
	Residential	Residential Industrial CommercialX_					
	Agricultural	\	/acant				
	Other		,	***************************************			
9.1	If Industrial or C Lube Shop, C						
9.2	Has the grading material, i.e. ha			nd been changed by adding earth or other			
	Yes	No _		Unknown X			
9.3	Has a gas stati	on been l	ocated or	n the subject land or adjacent lands at any time?			
	Yes X	No _		Unknown			
9.4	Has there been lands?	petroleu	m or othe	er fuel stored on the subject land or adjacent			
	Yes X	No _		Unknown			
9.5		Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?					
	Yes X	No		Unknown			
9.6		or adjace products	ent lands may hav	ever been used as an agricultural operation we been used as pesticides and/or sewage sludge			
	Yes	No)	<u>Κ</u>	Unknown			
9.7	Have the lands	or adjace	ent lands	ever been used as a weapon firing range?			
	Yes	No _	<u>X</u>	Unknown			
9.8				e application within 500 metres (1,640 feet) of the erational landfill or dump?			
	Yes	No	X	Unknown			

9.9		ting or previously existing buildings, are there any building materials te which are potentially hazardous to public health (eg. asbestos,					
	Yes	NoX_ Unknown					
9.10	Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?						
	Yes X	No Unknown					
9.11	What information did you use to determine the answers to 9.1 to 9.10 above?						
	Subject lands are currently used for a gas station, coffee shop and lube shop.						
	Environment	I reports and a RSC are underway as part of concurrent Site Plan.					
9.12	If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, 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 _X_					
i ackr reme	diation of contam	City of Hamilton is not responsible for the identification and nation on the property which is the subject of this Application — by this Application.					
Ju.	NC 28/2	120					
Date	,	District Topetty Cwiles					
		Print Name of Owner					
10.	Dimensions of lands affected:						
70.	Frontage	_82.0m					
	Depth	114.5m					
	Area	10,468sq.m					
	Width of street	King St 41.6m; Centennial - 37.1m					
11.	Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)						
		ey qaş bar/coffee shop - 229.6sq.m					
	1 storey lube shop - 195.2sq.m						
	Proposed: 2 storey mixed-use building - 2325.3sq.m						
	1	storey commercial building - 235sq.m					
12.	Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)						
	Existing: Variable lot lines, please see attached Site Plan for details.						

· · · · · · · · · · · · · · · · · · ·	table lot line	s, please se	e attached Site Pla	n for details.
Data of complete	ing of subine	t landa		
Unknown	on or subjec	t lands:		
Date of construc	ction of all bu	uildings and s	tructures on subjec	d lands:
	the subject	property:		
	-	,		
Existing uses of	abutting pro	perlies:		
North - Reside	ntial, West -	Residential	Mixed-Use	
Length of time to	he existing u	ses of the su	bject property have	continued:
Municipal service	es available	: (check the	appropriate space of	or spaces)
Water		•		X
Sanitary Sewer				X
Storm Sewers			_	
Present Official	Plan/Second	dary Plan pro	visions applying to	the land:
UHOP - Nei				
			ommercial	
			By-law) provisions a	
	-			
Has the owner p	oreviously ap	pplied for relie	ef in respect of the s	subject property?
	Yes	Χ		No
If the answer is	yes, describe	e briefly.		
Application SC	C/A-19:197 v	vas approved	d and sought relief	for the existing
buildings and	existing con	ditions on sit	e	
Is the subject pr	operty the su	ubject of a cu	rrent application for	r consent under S
53 of the Planni	ng Act? Yes	X (SC/B-1	8:157 & 158)	No
dimensions of the size and type of	ne subject lar all buildings	nds and of all and structure	f this application a p I abutting lands and es on the subject a Instruent such plan s	t showing the loca nd abutting lands

Minor Variance List

City of Stoney Creek Zoning By-law No. 3692-92

Property A

- 1. To permit a Minimum Front Yard Setback of 4.3m instead of the required 9.0m;
- 2. To permit Dwelling Units in a Mixed Use Residential/Commercial Building or 3 Storeys or Less to have 1 parking space per Dwelling Unit;
- 3. To permit a Retail use less than 450sq.m in gross floor area to have 0 parking spaces;
- 4. To permit a Personal Service Shop use less than 450sq.m in gross floor area to have 0 parking spaces;
- 5. To permit an Office use less than 450sq.m in gross floor area to have 0 parking spaces;

Property B

6. To permit a Retail use less than 450sq.m in gross floor area to have 0 parking spaces;

City of Hamilton Zoning By-law No. 05-200

Property A

7. To permit Dwelling Units in conjunction with a commercial use to occupy 58% of the total gross floor area of all buildings within the lot instead of the permitted 50%;

Properties A & B

- 8. To permit required parking facilities to be located on the adjacent property subject to a reciprocal access easement;
- 9. To permit the means of ingress and egress for all required parking to be located on the adjacent property subject to a reciprocal access easement.



IBI GROUP

200 East Wing – 360 James Street North Hamilton ON L8L 1H5 Canada tel 905 546 1010 fax 905 546 1011 ibigroup.com

July 28, 2020

Ms. Jamila Sheffield, ACST Secretary Treasurer-Committee of Adjustment City of Hamilton 71 Main Street West, 5th Floor Hamilton, ON L8P 4Y5

Dear Ms. Sheffield:

102 KING STREET WEST, STONEY CREEK - DA-18-085 MINOR VARIANCE APPLICATION

On behalf of our client, 1970752 Ontario Inc., please find enclosed a Minor Variance application for the above noted development. The proposed variances are necessary to facilitate the associated Site Plan application, DA-18-085. Please note that previous Minor Variance application SC/A-19:197 was approved in July 2019 to recognize existing conditions and to facilitate the Severance of the subject lands into separate parcels (SC/B-18:157 & 158).

In support of the enclosed application please find enclosed the following information:

- One (1) copy of the Minor Variance application form and Minor Variance list;
- One (1) copy of the Site Plan drawing;
- One (1) cheque in the amount of \$3,302.00; and,
- One (1) copy of the Articles of Incorporation for 1970752 Ontario Inc.

Should you require any additional information please do not hesitate to contact the undersigned.

Thanks,

Associate, Manager - Planning

Jared Marcus, CPT

Encl.

Cc: 1970752 Ontario Inc.



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5 Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING Minor Variance

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.: SC/A-20:135

APPLICANTS: Lanhack Consultants Inc. c/o S. Pongracz on behalf of the

owner 2467737 Ontario Inc.

SUBJECT PROPERTY: Municipal address 196-200 Arvin Ave., Stoney Creek

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: "M2" (General Business Park) district

PROPOSAL: To permit the construction of a new 1248.6m², one storey (plus

mezzanine) warehouse building with accessory offices in the rear yard

of the existing industrial building notwithstanding that:

1. A 3.0m wide landscaped area which includes a 3.0m wide planting strip shall be provided between the parking area and the street line instead of the minimum required 6.0m wide landscaped area including a 3.0m wide planting strip.

NOTE:

i. This variance is required to facilitate Site Plan Control Application SPA-20-081.

This application will be heard by the Committee as shown below:

DATE: Thursday, September 10th, 2020

TIME: 1:25 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

SC/A-20:135 Page 2

MORE INFORMATION

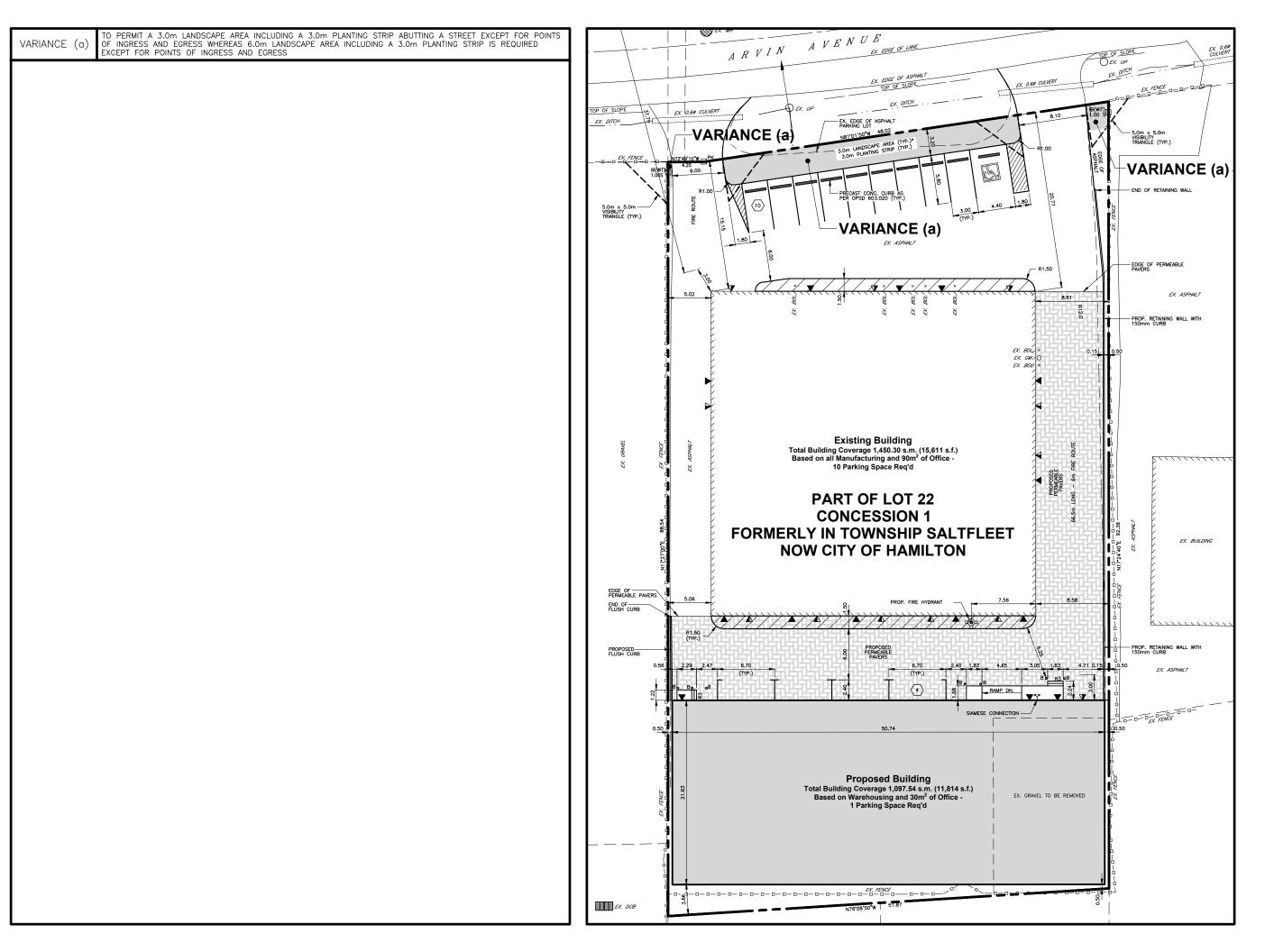
For more information on this matter, including access to drawings illustrating this request:

- Visit <u>www.hamilton.ca/committeeofadjustment</u>
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 25th, 2020.

Jamila Sheffield, 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.



Page 39 of 195



entractor must verify all dimensions on the oject Site and report any discrepancies fore proceeding with the Work.

with all other Contract Documents.

© COPYRIGHT — LANHACK Consultants Inc.

EQUIRCE
EXISTING BOUNDARY SURVEY AND TOPOGRAPHICAL
NEORMATION ORTAINED FROM BARICH GRENNIE SURVEYING

IE POSITION OF THE POLE LINES, CONDUITS, WATERMAN

ssue Record					
No.	Description	Date			
A	ISSUED FOR MINOR VARIANCE	06/23/20			





ANHACK Consultants Inc.
Consulting Engineers
1709 Upper James Street
Hamilton, ON L9B 1K7
Tel: (905) 777-1454
Fax: (905) 336-8142

New Warehouse Buidling

200 ARVIN AVENUE HAMILTON, ON

Date: JUNE 2020
Drawn By: GRW
Checked By: SMP
Scole: 1 • 400

Minor Variance Sketch

Project No.: Drawing No.: 20067 SKAS1-1A



Planning and Economic Development Department Planning Division

Committee of Adjustment
City Hall
5th floor 71 Main Street West Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221 Fax (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND RETURN TO THE CITY OF HAMILTON PLANNING DEPARTMENT.

FOR OFFICE USE ONLY.	
APPLICATION NO DATE APPLICATION RECEIVED	
PAID DATE APPLICATION DEEMED COMPLETE	
SECRETARY'S SIGNATURE	
CITY OF HAMILTON COMMITTEE OF ADJUSTMENT HAMILTON, ONTARIO	
The Planning Act	
Application for Minor Variance or for Permission	
The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the <i>Planning Act</i> , R.S.O. 1990, Chapter P.13 for relief, as described in this activities for the Zarina Bullow. 1. 2. Note. Sheet of the Flancing Act, R.S.O. 1990, Chapter P.13 for relief, as described in this activities for the Zarina Bullow.	
Names and addresses of any mortgagees, holders of charges or other encumbrances:	×
Postal Code	
Postal Code	

6. T	Nature and extent of relief applied for: TO PERNIT A 3.0 IN LAND SCAPE AREA INCLUDING A 30m PLANTING STRIP ABUITING A STREET EXCEPT OR POINTS OF ACCESS WHERE AS A 6.0 IN LANDSCAPE HEBA INCLUDING A 3.0 IN PLANTING STRIP IS REQUIRED.
7.	Why it is not possible to comply with the provisions of the By-law? DUE TO THE EXISTING BUILDING FRONT YARD SETBACK TO ARVIN AUE, A. 6. OM WIDE LANDSCLADE AREA WOULD REHOUR OVER HILF OF THE FRONT YARD PARKING SPACES
8.	Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number): 800 ARVIN AVE. PARTOF LOT 28, CONCESSION FORMER TOWN SHIP OF SACTFLEET REG. PLAN 62 R -512 PARTS 495
9.	PREVIOUS USE OF PROPERTY Residential Industrial Commercial Agricultural Vacant
	Other
9.1	If Industrial or Commercial, specify use
9.2	Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
	Yes No Unknown
9.3	Has a gas station been located on the subject land or adjacent lands at any time? Yes No Unknown
9.4	Has there been petroleum or other fuel stored on the subject land or adjacent lands?
	Yes No Unknown _>
9.5	Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
	Yes No Unknown X
9.6	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 _\(\sum_\) Unknown
9.7	Have the lands or adjacent lands ever been used as a weapon firing range?
	Yes No Unknown
9.8	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

9.9	If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
	Yes No Unknown X
9.10	Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown
9.11	What information did you use to determine the answers to 9.1 to 9.10 above? BASIC KNOWLEDGE OF THE AREA
9.12	If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, 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
ACK	NOWLEDGEMENT CLAUSE
remed	nowledge that the City of Hamilton is not diation of contamination on the property in of its approval to this Application.
J.	10(20/20
Date	
10.	Dimensions of lands affected: Frontage 48m 7-
	Depth 88.5m 7-
	Area 0,766 ha
	Width of street
11.	Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)
	Existing: STOREY, 38/IM WIDE, 38/IMTELENGTH
	1450,3 m2+1-ARBA; HEIGHT 5,6 m+-
	C MANU PACTURING)
	Proposed: 1 STOREY 50.74m /- WIDE, 21.68 m /LENGTH
	1097,54 m 2+2 AREA, HEIGHT 11.6 m 7-
	WITH 151,1M2 MBZZ ANTUB
12.	Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)
	Existing: 15.15m FRONT, 5.0mt-WEST SIDE YARD 8.5mt- BAST SIDE YARD, 30.4mt- RBAR YARD

Date of acquisition of subject lands:	
5YBARS T/-	
Date of construction of all buildings a	and structures on subject lands:
Existing uses of the subject property	MANUFACTURING
Existing uses of abutting properties:	MANUFACTURING
	the subject property have continued:
Municipal services available: (check	k the appropriate space or spaces)
Water	Connected
Sanitary Sewer	Connected
Storm Sewers No	
Present Official Plan/Secondary Pla	an provisions applying to the land:
EMPLOYHENT, B	BUSINESS PARK
,	
Present Restricted Area Rv-law (70)	oning By-law) provisions applying to the land:
BU-I ALL OS-200	- MZ
Br- Lind es acc	
las the owner previously applied fo	or relief in respect of the subject property?
Yes	No
If the answer is yes, describe briefly	v
Is the subject property the subject o	of a current application for consent under Section
53 of the Planning Act?	
Yes	No
dimensions of the subject lands and size and type of all buildings and str	copy of this application a plan showing the d of all abutting lands and showing the location, tructures on the subject and abutting lands, and
where required by the Committee o Ontario Land Surveyor.	of Adjustment such plan shall be signed by an

referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.



PART 26 CONSENT OF THE OWNER

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

<u>Consent of Owner to the Disclosure of Application Information and Supporting Documentation</u>

Application information is collected under the authority of the Planning Act, R.S.O. 1990,

(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.

Jure 23/2ª

PART 27 PERMISSION TO ENT

Date: JUNE 23/20

Secretary/Treasurer Committee of Adjustment City of Hamilton, City Hall

Dear Secretary/Treasurer;

Re:

Application to Committee of Adjustment

Location of Land: 200 ARVIN

(Municipal address)

I hereby authorize the members of the Committee of Adjustment and members of the staff of the City of Hamilton to enter on to the above-noted property for the limited

the municipal address clearly visible from the street. Where there is no municipal

the municipal address clearly visible from the street. Where there is no municipal address or the property is vacant then the property shall be identified in accordance with the Committee's policy included on the back of the Application Form. Failure to properly identify the subject property may result in the deferral of the application.

PART 28 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, 1st floor, 71 Main Street West, City Hall, Hamilton, Ontario, Telephone: 905-546-2424, ext.1284.

CITY OF HAMILTON COST ACKNOWLEDGEMENT AGREEMENT

COST ACKNOWLEDGEMENT AGREEMENT				
This Agreement made this 23_ day of, 20, 20				
BETWEEN: oper" -and-				
-aliu-				
City of Hamilton hereinafter referred to as the "City"				
WHEREAS the Developer represents that he/she is the registered owner of the lands described in Schedule "A" attached hereto, and which lands are hereinafter referred to as the "lands";				
AND WHEREAS the Developer has filed for an application for a (circle applicable) consent/rezoning/official plan amendment/subdivision approval/minor variance.				
AND WHEREAS it is a policy of the City that any City costs associated with an appeal to the Local Planning Appeal Tribunal, by a party other than the Developer, of an approval of a consent, rezoning, official plan amendment, plan of subdivision, and/or minor variance, such as, but not limited to, legal counsel costs, professional consultant costs and City staff costs, shall be paid by the Developer.				
NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of two dollars (\$2.00) now paid by the City to the Developer, the receipt of which is hereby acknowledged, the parties hereto agree as follows:				
1. In this Agreement:				
(a) "application" means the application(s) for a (circle applicable) consent/rezoning/official plan amendment/subdivision approval or minor variance datedwith respect to the lands described in Schedule "A" hereto.				
(b) "Expenses" means all expenses incurred by the City if the application is: (a) approved by the City; (b) appealed to the Local Planning Appeal Tribunal by a party other than the developer; and (c) the City appears before the Local Planning Appeal Tribunal or any other tribunal or Court in support of the application, including but not limited to: City staff time, City staff travel expenses and meals, City disbursements, legal counsel fees and disbursements and all consultant fees and disbursements including, without limiting the generality of the foregoing planning, engineering or other professional expenses				
2. The City agrees to process the application and, where the application is approved by the City but appealed to the Local Planning Appeal Tribunal by a party other than the Developer, the Developer shall file an initial deposit, in the form of certified cheque or cash with the General Manager, Finance & Corporate Services within fifteen days of the date of the appeal of the application by a third party in the amount of 50% of the estimated expenses associated with the appeal as estimated by the City Solicitor in his sole discretion which shall be credited against the Expenses.				

It is hereby acknowledged that if the deposit required pursuant to section 2 of this
Agreement is not paid by the Developer the City shall have the option, at its sole
discretion, of taking no further steps in supporting the Developer's application
before the Local Planning Appeal Tribunal.

- It is hereby acknowledged that all expenses shall be paid for by the Developer. The
 Developer shall reimburse the City for all expenses the City may be put to in
 respect of the application upon demand.
- It is hereby acknowledged and agreed that all expenses shall be payable by the Developer whether or not the Developer is successful before the Local Planning Appeal Tribunal or any other tribunal or Court in obtaining approval for their application.
- The City shall provide the Developer with copies of all invoices of external legal counsel or consultants included in the expenses claimed by the City.
- The City shall provide the Developer with an accounting of all staff costs and City disbursements included in the expenses claimed by the City.
- The City may, at any time, draw upon the funds deposited in accordance with sections 2 and 9 of this Agreement to satisfy expenses incurred pursuant to the appeal of the application.
- In the event that the amount deposited pursuant to section 2 of this Agreement is reduced to less than 10% of the initial deposit, the City may halt all work in respect of the appeal of the application until the Developer deposits with the City a sum sufficient to increase the deposit to an amount which is equal to 100% of the expenses estimated pursuant to paragraph 2 of this Agreement and still to be incurred by the City.
- 10. Within 60 days of: (a) a decision being rendering in respect of the appeal or any legal proceedings resulting from the decision, whichever is later; or (b) the termination of all legal proceedings in respect of the application, the City shall prepare and submit a final account to the Developer. If there are any deposit funds remaining with the City they shall be applied against the account. Any amount owing in respect of the final account in excess of deposit funds shall be paid by the Developer within 30 days of the date of the final account. If any deposit funds are remaining after the final account has been paid they shall be returned to the developer within 30 days of the date of the final account.
- 11. This Agreement shall not be construed as acceptance of the application and nothing herein shall require or be deemed to require the City to approve the application.
- This Agreement shall not stand in lieu of or prejudice the rights of the City to require such further and other agreements in respect of the application that the City may deem necessary.
- Every term, covenant, obligation and condition in this Agreement ensures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors, trustees and assigns.
- 14. When the context so requires or permits, the singular number is to be read as if the plural were expressed, and the masculine gender as if the feminine, as the case may be, were expressed; and,
- 15. This Agreement and the schedules hereto constitute the entire agreement between the parties in respect of the subject matter contained herein and is not subject to, or in addition to, any other agreements, warranties or understandings, whether written, oral or implied. This Agreement may not be modified or amended except by instrument in writing signed by the Developer and the City, and,
- 16. The waiver or acquiescence by the City of any default by the Developer under any obligation to comply with this Agreement shall not be deemed to be a waiver of that obligation or any subsequent or other default under this Agreement.

17. The Developer covenants and agrees to be bound by the terms and conditions of this Agreement and not to seek a release from the provisions thereof until such time as the Developer's obligations hereunder have been assumed by its successor, assignee or transferee by way of written agreement in the form set out in Schedule "B" to this Agreement.

IN WITNESS WHEREOF the parties hereto have set their corporate seals under the hands of their duly authorized officers.

DATED at Homeson the	is <u>2</u>	3 day of June	, 20 20
WITHESS		Per: I have authority to bind the corporation	tion.
WITNESS		Per: I have authority to bind the corpora	ition
DATED at Hamilton, Ontario this	day	y of, 20	<u>-</u>
	City of	f Hamilton	
	Per:	Mayor	
	Per:	Clerk	

Schedule "A" Description of Lands

SEE ATTACHED SKETCH

SCHEDULE "B" FORM OF ASSUMPTION AGREEMENT

THIS A	AGREEMENT dated the	<u>23</u> day of	JUNE 20 20	
BETW	EEN			
		-and-	OF THE FIRST PART	
	(hereinafter ca	illed the "Assignee")	
		-and-	OF THE SECOND PART	
		F HAMILTON led the "Municipality	<i>(</i> ")	
			OF THE THIRD PART	
WHER Acknow	REAS the owner and the Municipali wledgement Agreement dated	ty entered into and	executed a Cost	
AND V	WHEREAS Assignee has indicated es and responsibilities as set out in	that it will assume the Cost Acknowle	all of the Owner's duties, edgement Agreement.	
AND WHEREAS Council for the Municipality has consented to releasing the Owner from its duties, liabilities and responsibilities under said Cost Acknowledgement Agreement subject to the Assignee accepting and assuming the Owner's duties, liabilities and responsibilities and subject to the Assignee the Owner and the Municipality entering into and executing an Assumption Agreement.				
mutua	THEREFORE THIS AGREEMENT Il covenants hereinafter expressed s hereto agree as follows.	WITNESSETH TH and other good and	AT in consideration of the invaluable consideration, the	
1.	The Assignee covenants and agree Owner's duties, liabilities and resp Agreement and in all respects to be Agreement as if the Assignee had place of the Owner.	onsibilities under the be bound under said	ne Cost Acknowledgement I Cost Acknowledgement	
2.	The Municipality hereby releases nature whatsoever against the Ow Agreement. The Municipality here Acknowledge Agreement in substitution Assignee that the Assignee will be Cost Acknowledgement Agreeme executing party in place of the Ow	oner in respect of the by accepts the Asset itution of the Owner bound by all the te ont as if the Assigner	e Cost Acknowledgement signee as a party to the Cost r, and agrees with the erms and conditions of the	
3.	All of the terms, covenants, provis Acknowledgement Agreement are	os and stipulations hereby confirmed	in the said Cost in full force save and except	

for such modifications as are necessary to make said clauses applicable to the Assignee.

IN WITNESS WHEREOF the Parties have hereunto affixed their corporate seals duly attested to by their proper signing officers in that behalf.

SIGNED, SEALED AND DEL	IVERED
	Accignos
	Assignee: Title: I have authority to bind the corporation
	CITY OF HAMILTON
	Mayor
	Clerk



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:48

SUBJECT PROPERTY: 45 Glengrove Ave., Hamilton

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

APPLICANT(S): Agent Urban Solutions c/o M. Johnston

Owner City Housing Hamilton Corporation

PURPOSE OF APPLICATION: To permit the conveyance of one half of a semi-

detached dwelling and to retain one half of a semi-

detached dwelling.

Severed lands:

11.37 m[±] x 30.48 m[±] and an area of 344.6 m^{2 ±}

Retained lands:

11.48 m $^{\pm}$ x 30.48 m $^{\pm}$ and an area of 352.0 m 2 $^{\pm}$

DATE: Thursday, September 10th, 2020

TIME: 1:30 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

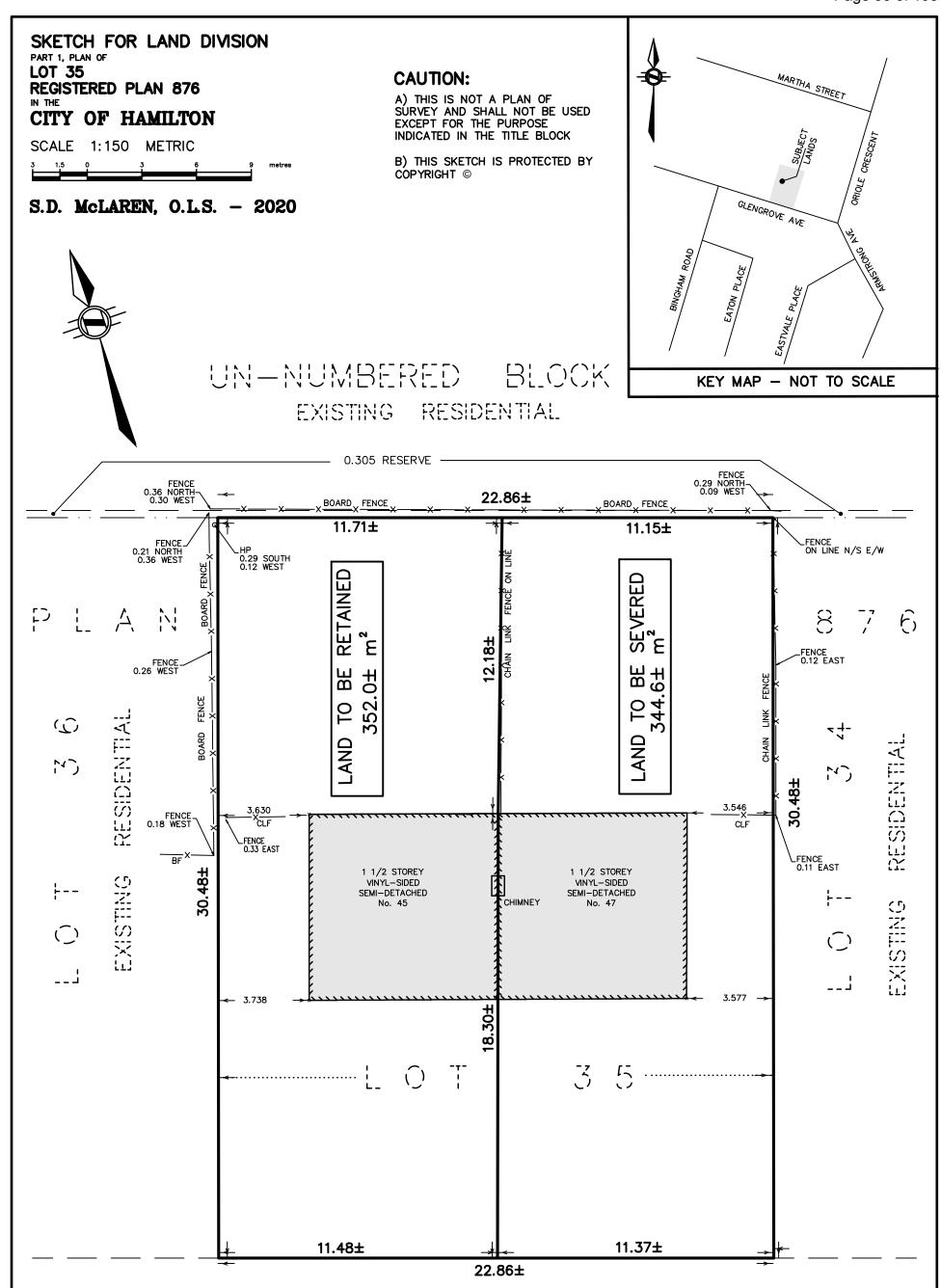
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

HM/B-20:48 Page 2

DATED: August 25th, 2020.

Jamila Sheffield, 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.



NOTE:

DATE

DISTANCES SHOWN ON THIS PLAN ARE DERIVED FROM REGISTERED PLAN 876 AND A PLAN BY A.T. MCLAREN O.L.S. DATED JUNE 9, 2020 FILE 36341-F

JUNE 18, 2020

GLENGROVE

AVENUE

(BY PLAN 876) (20.117m WIDE)

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

A.T. McLaren Limited LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230 HAMILTON, ONTARIO, L8N 2B9 PHONE (905) 527-8559 FAX (905) 527-0032

Drawn	Checked	Crew Chief	Scale	Dwg.No. 36341-LDC
KM	RAM/SDM	SM	1:150	



Committee of Adjustment

City Hall 5th floor, 71 Main Street West Hamilton, Ontario L8P 4Y5

Planning and Economic Development Department Planning Division

Phone (905) 546-2424, ext. 4221 Fax (905) 546-4202

APPLICATION FOR CONSENT TO SEVER LAND UNDER SECTION 53 OF THE PLANNING ACT

UNDER SECTION 53 OF THE PLANNING ACT Office Use Only **Date Application Date Application** Submission No.: File No .: Deemed Complete: Received: APPLICANT INFORMATION 1.1, 1.2 NAME **ADDRESS** PHONE/FAX Registered CityHousing Hamilton Owners(s) Corporation Applicant(s)* UrbanSolutions Planning and Agent or Solicitor Land Development c/o Matt Johnston * Owner's authorisation required if the applicant is not the owner. 1.3 All correspondence should be sent to □ Owner □ Applicant ☒ Agent/Solicitor 2 LOCATION OF SUBJECT LAND Complete the applicable lines 2.1 Area Municipality Lot Concession Former Township Hamilton Registered Plan N°. Reference Plan N°. Lot(s) Part(s) 876 35 Municipal Address Assessment Roll N°. 45 Glengrove Avenue, Hamilton 2.2 Are there any easements or restrictive covenants affecting the subject land? Yes X No If YES, describe the easement or covenant and its effect: PURPOSE OF THE APPLICATION 3.1 Type and purpose of proposed transaction: (check appropriate box) a) Urban Area Transfer (do not complete Section 10): X creation of a new lot Other: a charge addition to a lot a lease

an easement

a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):						
creation of a new no	☐ creation of a new lot Other: ☐ a charge ☐ creation of a new non-farm parcel ☐ a lease (i.e. a lot containing a surplus farm dwelling ☐ a correction of title					
resulting from a farm co ☐ addition to a lot	nsolidation)		an	easement		
3.2 Name of person(s), if know or charged: Unknown						
3.3 If a lot addition, identify the	lands to which	the parcel will be	added:			
4 DESCRIPTION OF SUBJE 4.1 Description of land intende				ON		
Frontage (m)	Depth (m)	. (45 Glefigiove Ave	Area (m²	or ha)		
11.37m	30.48m		344.6	- 02		
Existing Use of Property to be s X Residential Agriculture (includes a farm Other (specify)	dwelling)	☐ Industrial ☐ Agricultural-F	Related	Commercial Vacant		
Proposed Use of Property to be Residential Agriculture (includes a farm Other (specify)		☐ Industrial ☐ Agricultural-l	Related	☐ Commercial ☐ Vacant		
Building(s) or Structure(s): Existing: Semi-Detached	Dwelling					
Proposed: Semi-Detached	d Dwelling					
Type of access: (check appropriate provincial highway municipal road, seasonally municipal road, maintained	maintained] right of w] other pub	•		
Type of water supply proposed: (check appropriate box) X publicly owned and operated piped water system lake or other water body other means (specify)						
Type of sewage disposal proposed: (check appropriate box) X publicly owned and operated sanitary sewage system privately owned and operated individual septic system other means (specify)						
4.2 Description of land intended Frontage (m)	Depth (m)	ned: (47 Glengrove A	Avenue) Area (m² 352.0m	(32)		
Existing Use of Property to be retained: X Residential						

Proposed Use of Property to be retained:					
	W 220 1221 W 1811	Commercial			
Agriculture (includes a farm dwelling)					
Building(s) or Structure(s):					
Existing: Semi-detached dwelling					
Proposed: Semi-detached dwelling					
Type of access: (check appropriate box)					
provincial highway municipal road, seasonally maintained municipal road, maintained all year	☐ right of ☐ other p	way public road			
Type of water supply proposed: (check appropriate box)	_				
publicly owned and operated piped water system privately owned and operated individual well		other water body neans (specify)			
Type of sewage disposal proposed: (check appropriate box) Description					
4.3 Other Services: (check if the service is available)					
	X	garbage collection			
5 CURRENT LAND USE5.1 What is the existing official plan designation of the subject	ct land?				
Rural Hamilton Official Plan designation (if applicable): _	N/A				
Urban Hamilton Official Plan designation (if applicable)_	Neighb	ourhood			
Please provide an explanation of how the application cor Official Plan.	nforms with	n a City of Hamilton			
Please refer to cover letter.					
5.2 What is the existing zoning of the subject land? If the subject land is covered by a Minister's zoning order Number? Urban Protected "D" in the Former City of Hamilton Zoning					
5.3 Are any of the following uses or features on the subject land, unless otherwise specified. Please check that 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		N/A			

A lan	d fill		N/A			
A sev	wage treatment plant or waste stabilization plant		N/A			
A pro	ovincially significant wetland		N/A			
A pro	ovincially significant wetland within 120 metres		N/A			
A floo	A flood plain					
An in	dustrial or commercial use, and specify the use(s)		N/A			
An ac	ctive railway line		N/A			
A mu	inicipal or federal airport		N/A			
6	6 PREVIOUS USE OF PROPERTY X Residential					
6.1	If Industrial or Commercial, specify useN/A					
6.2	Has the grading of the subject land been changed by a has filling occurred? ☐ Yes ☐ No ☒ Unknown	adding ear	th or other material, i.e.,			
6.3	Has a gas station been located on the subject land or ☐ Yes ☐ No ☐ Unknown	adjacent la	ands at any time?			
6.4	Has there been petroleum or other fuel stored on the subject land or adjacent lands? ☐ Yes ☐ Unknown					
6.5	Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes X No Unknown					
6.6	Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands? ☐ Yes ☐ No ☐ Unknown					
6.7	Have the lands or adjacent lands ever been used as a weapons firing range? Yes No Unknown					
6.8	.8 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					
6.9	.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)? Yes No X Unknown					
6.10	Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☒ Unknown					
6.11	What information did you use to determine the answers to 6.1 to 6.10 above? Consultation with client.					
6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, 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 X No						
7 F 7.1 a	PROVINCIAL POLICY) Is this application consistent with the Policy Statem of the <i>Planning Act</i> ? (Provide explanation)	ents issue	d under subsection			
	X Yes No					

Please refe	er to cover letter.
·	
Is this applic	cation consistent with the Provincial Policy Statement (PPS)? No (Provide explanation)
Please refe	er to cover letter.
Does this ap	oplication conform to the Growth Plan for the Greater Golden Horseshoe?
Please refe	r to cover letter.
plans? (If Y	ect lands within an area of land designated under any provincial plan or ES, provide explanation on whether the application conforms or does not the provincial plan or plans.) X No
Subject	lands are not located within land designated under any provincial plan.
∐ Yes	ect lands subject to the Niagara Escarpment Plan?
	-
Are the subj ☐ Yes	ect lands subject to the Parkway Belt West Plan? X No
f yes, is the Yes	proposal in conformity with the Parkway Belt West Plan? No (Provide Explanation)
N/A	
Are the subj	ect lands subject to the Greenbelt Plan? X No
If yes, does Yes	this application conform with the Greenbelt Plan? No (Provide Explanation)
Subject la	nds are located in Settlement area outside of Greenbelt

8 8.1	HISTORY OF THE SUBJECT LAND 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 <i>Planning Act</i> ? Yes X No Unknown
	If YES, and known, indicate the appropriate application file number and the decision made on the application.
	N/A
8.2	If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.
	N/A
8.3	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.
8.4	How long has the applicant owned the subject land? January 2002
8.5	Does the applicant own any other land in the City? X Yes No If YES, describe the lands in "11 - Other Information" or attach a separate page.
9 9.1	OTHER APPLICATIONS Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? Yes X No Unknown
	If YES, and if known, specify file number and status of the application.
9.2	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 X No Unknown
	If YES, and if known, specify file number and status of the application(s).
	File number N/A Status N/A
10 10.	RURAL APPLICATIONS Rural Hamilton Official Plan Designation(s)
	Agricultural Rural Specialty Crop Mineral Aggregate Resource Extraction Open Space Utilities
	Rural Settlement Area (specify) Settlement Area Designation
	Octile Meta Designation
	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 operation.
10.	
	 ☐ Agricultural Severance or Lot Addition ☐ Agricultural Related Severance or Lot Addition ☐ Rural Resource-based Commercial Severance or Lot Addition ☐ Rural Institutional Severance or Lot Addition

	Rural Settlement Area Severance or Lot Addition				
	Surplus Farm Dwelling Severance Abutting Farm Consolidation	from an	(Complete Section 10.4)		
	Surplus Farm Dwelling Severance Non-Abutting Farm Consolidation	from a	(Complete Section 10.5)		
10.3	Description of Lands				
	a) Lands to be Severed:				
	Frontage (m): (from Section 4.1)	Area (m² or ha): (t	from in Section 4.1)		
	Existing Land Use:	Proposed Land Us	e:		
	b) Lands to be Retained:				
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (f	rom Section 4.2)		
	Existing Land Use:	Proposed Land Us	e:		
10.4	Description of Lands (Abutting Farm a) Location of abutting farm:	Consolidation)	:-		
	(Street)	(Municipality)	(Postal Code)		
	b) Description abutting farm:				
	Frontage (m):	Area (m2 or ha):			
	Existing Land Use(s):	Proposed Land Use((s):		
	c) Description of consolidated farm (ex surplus dwelling):	cluding lands intende	ed to be severed for the		
	Frontage (m):	Area (m2 or ha):			
	Existing Land Use:	Proposed Land Use:			
	d) Description of surplus dwelling lands	proposed to be seve	ered:		
	Frontage (m): (from Section 4.1)	Area (m2 or ha): (fi	rom Section 4.1)		
	Front yard set back:				
	e) Surplus farm dwelling date of constru	uction:			
	Prior to December 16, 2004	☐ After December	er 16, 2004		
	f) Condition of surplus farm dwelling:				
	☐ Habitable	☐ Non-Habitabl	e \		
	g) Description of farm from which the s (retained parcel):	urplus dwelling is inte	ended to be severed		
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (fi	rom Section 4.2)		
	Existing Land Use:	Proposed Land Use:			
10.5	Description of Lands (Non-Abutting F	arm Consolidation)			
	a) Location of non-abutting farm				
	(Street)	Municipality)	(Postal Code)		

			r age o
\d)	Description of non-abutting farm		
Fm	entage (m):	Area	(m2 or ha):
Exi	sting Land Use(s):	Propos	ed Land Use(s):
20 7			
	Description of surplus dwelling lands ontage (m): (from Section 4.1)	Intend	ed to be severed: (m2 or ha): (from Section 4.1)
1 1	ontage (III). (IIOIII Section 4.1)	Alca	(IIIZ of ria). (Ifori occion 4.1)
Fro	nt yard set back:		
d)	Surplus farm dwelling date of constru	uction:	
	Prior to December 16, 2004		After December 16, 2004
e)	Condition of surplus farm dwelling:		
	☐ Habitable		Non-Habitable
f)	Description of farm from which the su (retained parcel):	urplus	dwelling is intended to be severed
Fr	ontage (m): (from Section 4.2)	Area	(m2 or ha): (from Section 4.2)
Exi	sting Land Use:	Propos	sed Land Use:
١	ER INFORMATION s there any other information that you Adjustment or other agencies in revie attach on a separate page. Please refer to cover letter.	u think wing th	may be useful to the Committee of nis application? If so, explain below or
	Please relet to cover letter.		
	TCH (Use the attached Sketch Sheapplication shall be accompanied by		guide) th showing the following in metric units:
	the boundaries and dimensions of an the owner of the subject land;	y land	abutting the subject land that is owned b
(h)	the approximate distance between th	a cubi	ect land and the nearest township lot line

12

11

- 12.1

 - (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
 - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - (e) the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - are located on the subject land an on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application;
 - (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
 - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private



August 10, 2020 358-20

Via Delivered

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: 45 & 47 Glengrove Ave., Hamilton

Consent to Sever Application

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of CityHousing Hamilton Corporation, for the lands municipally known as 45 & 47 Glengrove Ave., in the City of Hamilton. Please accept the enclosed Application for Consent to Sever to facilitate the severance of the subject property on their behalf.

The subject property is located on the northern side of Glengrove Avenue and is currently occupied by two semi-detached dwellings. The property is a +/- 696.7 m² parcel with lot frontage of +/- 22.86 m, that is to be split into two (2) lots. The parcel is designated as "Neighbourhoods" in the Urban Hamilton Official Plan and is zoned Urban Protected "D" Zone of the Former City of Hamilton Zoning By-law 6593.

Purpose of the Application

The purpose of the Consent Application is to sever 45 Glengrove Avenue from 47 Glengrove Avenue. The retained lot is proposed to have a lot area of +/- 352.0 m² and a frontage of +/- 11.48 m. The severed lot will have a lot area of +/- 344.6 m² with +/- 11.37 m of frontage. The proposed severance is illustrated on the enclosed Sketch of Land Division and both lots conform to Former City of Hamilton Zoning By-law 6593.

To assist in the evaluation of the application, please refer to the enclosed Sketch of Land Division.

The Consent Application is in keeping with 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.

Based on the above analysis, UrbanSolutions believes that the applications represent good land use planning and satisfy Sections 45(1) and 53(1) of the Planning Act.

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

- Two (2) copies of the completed Consent Application form;
- Two (2) copies of the completed Minor Variance form;
- One (1) full size copy and two (2) reduced 11" x 17" copies of the Sketch of Land Division, prepared by AT McLaren Ltd.;
- One (1) cheque in the amount of \$2,845.00 made payable to the City of Hamilton for the Consent to Sever Application.

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

Regards,

UrbanSolutions

Matt Johnston, MCIP, RPP

Principal

Scott Beedie, BURPI

Planner

AT McLaren Ltd. c/o Robert McLaren cc: CityHousing Hamilton Corp. c/o Vimal Sarin



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:51

SUBJECT PROPERTY: 12 Eastvale Pl., Hamilton

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

APPLICANT(S): Agent Urban Solutions c/o M. Johnston

Owner City Housing Hamilton Corporation

PURPOSE OF APPLICATION: To permit the conveyance of one half of a semi-

detached dwelling and to retain one half of a semi-

detached dwelling.

Severed lands Part 2):

14.69 m[±] x 36.31 m[±] and an area of 534.9 m^{2±}

Retained lands (Part 1):

2.08 m[±] x 20.40 m[±] and an area of 37.9 m^{2±}

Retained lands (Part 3):

13.52 m[±] x 36.31 m[±] and an area of 504.9 m^{2±}

DATE: Thursday, September 10th, 2020

TIME: 1:30 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

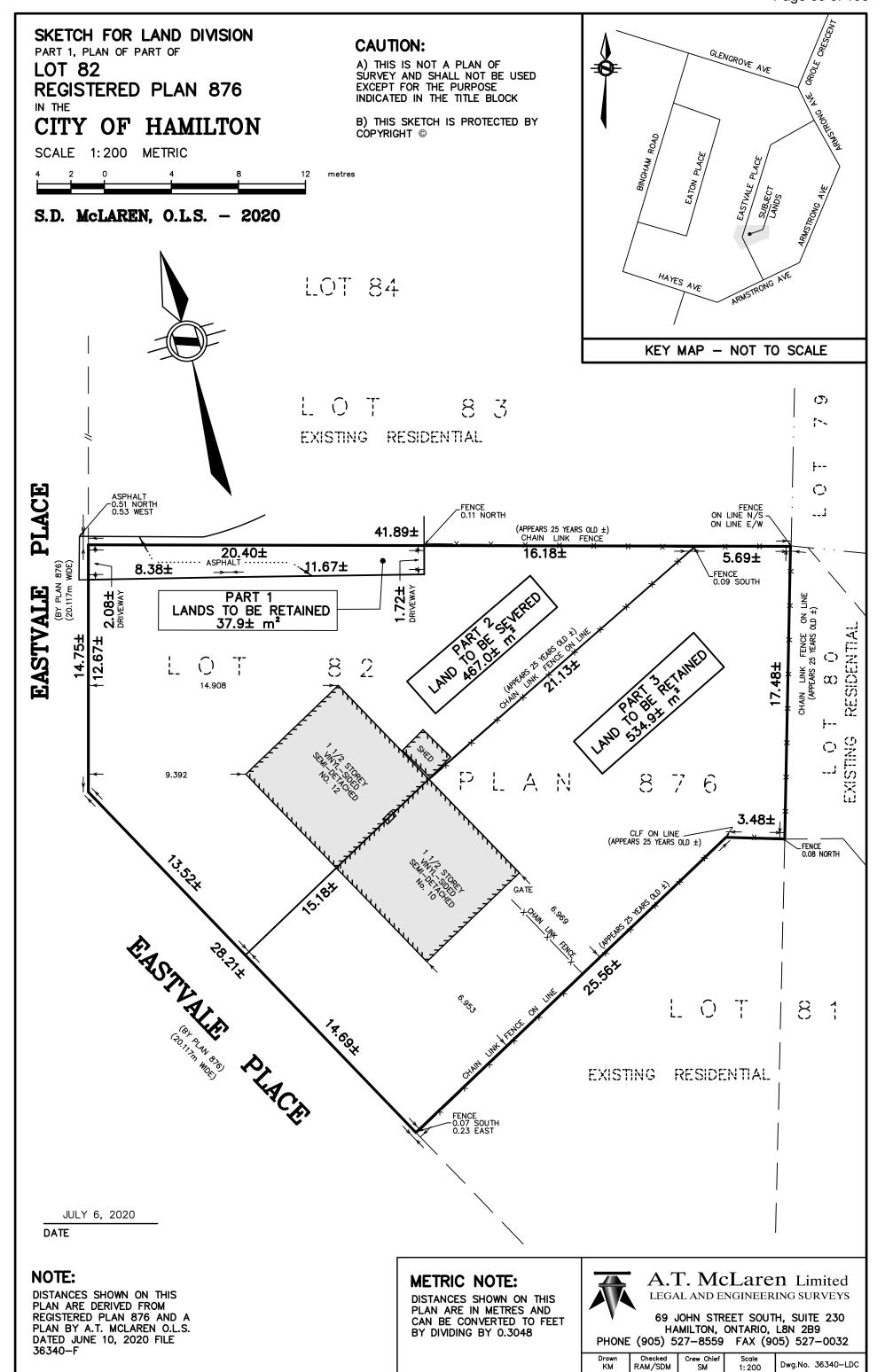
For more information on this matter, including access to drawings illustrating this request:

- Visit <u>www.hamilton.ca/committeeofadjustment</u>
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 25th, 2020.

Jamila Sheffield, 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.





Committee of Adjustment

City Hall 5th floor, 71 Main Street West Hamilton, Ontario L8P 4Y5

Planning and Economic Development Department Planning Division

Phone (905) 546-2424, ext. 4221 Fax (905) 546-4202

APPLICATION FOR CONSENT TO SEVER LAND UNDER SECTION 53 OF THE PLANNING ACT

Office Use Only Date Application Submission No : File No

Date Application Received:	Date Application Deemed Complete:		Submission No.:		File No.:	
1 APPLICANT INF	ORMATIC	ON				
1.1, 1.2	N	IAME	Δ	DDRESS	P	PHONE/FAX
Registered Owners(s)	CityHousing Hamilton Corporation					
Applicant(s)*						
Agent or Solicitor						
* Owner's authorisation required if the applicant is not the owner. 1.3 All correspondence should be sent to Owner Applicant X Agent/Solicitor 2 LOCATION OF SUBJECT LAND Complete the applicable lines						
2.1 Area Municipalit	у	Lot	Conces			ner Township
Registered Plan N°.		Lot(s)	Reference Plan N°.		Part((s)
Municipal Address 12 Eastvale Place, Hamilton					Asse	essment Roll N°.
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:						
3 PURPOSE OF THE APPLICATION 3.1 Type and purpose of proposed transaction: (check appropriate box)						
a) Urban Area Transfer (do not complete Section 10): X creation of a new lot Other: a charge a lease a lease a correction of title						ease

b) Rural Area / Rural Settle	ement Area Tran	nsfer (Section 10	must be compl	eted):
creation of a new lot creation of a new no (i.e. a lot containing a	n-farm parcel		her: a charge a lease a correction	
resulting from a farm co ☐ addition to a lot	nsolidation)		an easem	ent
3.2 Name of person(s), if know or charged: Unknown	n, to whom land	l or interest in lar	nd is to be transfe	erred, leased
3.3 If a lot addition, identify the Part 1 of retained lots created to a	cknowledge existing	encroachment and is	to be transferred to 22	Eastvale Place.
4 DESCRIPTION OF SUBJE4.1 Description of land intender				
Frontage (m)	Depth (m)	1. (12 Lastvale Flace	Area (m² or ha)	
14.69m	36.31m		534.9 m2	
Existing Use of Property to be s Residential Agriculture (includes a farm Other (specify)		☐ Industrial ☐ Agricultural-l		ommercial ocant
Proposed Use of Property to be Residential Agriculture (includes a farm Other (specify)		☐ Industrial ☐ Agricultural-		ommercial acant
Building(s) or Structure(s): Existing: Semi-Detached	Dwelling			
Proposed: Semi-Detached	Dwelling	1		
Type of access: (check appropriate provincial highway municipal road, seasonally range municipal road, maintained in the seasonal process.)	maintained] right of way] other public roa	d
Type of water supply proposed X publicly owned and operate privately owned and operate	d piped water sy	ystem _] lake or other wa] other means (sp	
Type of sewage disposal propo X publicly owned and operate privately owned and operate other means (specify)	d sanitary sewa	ge system otic system *Note: Land to be		Part 1 and Part 3 as per R-Pl
4.2 Description of land intende	ed to be Retaine		on to 22 Eastvale Place	- Part 3: 10 Eastvale Place t
Frontage (m) Part 3: 13.52m Part 1: 2.08m	Depth (m) Part 3: 36.31m	Part 1: 20.40m	Area (m² or ha) Part 3: 504.9 m2	Part 1: 37.9 m2
Existing Use of Property to be Residential Agriculture (includes a farm Other (specify)		☐ Industrial ☐ Agricultural-		ommercial acant

Residential Other (specify)	☐ Industrial ☐ Agricultura	al-Related	☐ Commercial ☐ Vacant
Building(s) or Structure(s): Existing: Semi-detached dwelling			
Proposed: Semi-detached dwelling			
Type of access: (check appropriate box) provincial highway municipal road, seasonally maintained municipal road, maintained all year		right of	way ublic road
Type of water supply proposed: (check approposed: water some supply proposed: (check approposed: publicly owned and operated piped water some privately owned and operated individual water some privately owned and operated individual water some privately owned and operated individual water supply proposed: (check appropriate propriate pr	ystem		other water body neans (specify)
Type of sewage disposal proposed: (check ap Description Description	ige system		
4.3 Other Services: (check if the service is av 🗵 electricity	ailable) hool bussing	X	garbage collection
5 CURRENT LAND USE5.1 What is the existing official plan designation (Rural Hamilton Official Plan designation (
Urban Hamilton Official Plan designation			ourhood
Please provide an explanation of how the Official Plan. Please refer to cover letter.	application cor	nforms with	n a City of Hamilton
5.2 What is the existing zoning of the subject If the subject land is covered by a Minister Number? Urban Protected "D" in the Former Cit	's zoning order	r, what is th g By-law 6593	ne Ontario Regulation
5.3 Are any of the following uses or features of subject land, unless otherwise specified. apply.	on the subject l Please check t	and or with he appropi	in 500 metres of the riate boxes, if any
Use or Feature		On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livesto	ck facility or		
stockyard	ck facility of		N/A

A lan	d fill		N/A		
A sev	wage treatment plant or waste stabilization plant		N/A		
A pro	ovincially significant wetland		N/A		
A pro	ovincially significant wetland within 120 metres		N/A		
A floo	od plain		N/A		
An in	dustrial or commercial use, and specify the use(s)		Commercial Plazas + Lime Ridge Mall		
An ac	ctive railway line		N/A		
A mu	inicipal or federal airport		N/A		
6		mmercial er (specify	<i>(</i>)		
6.1	If Industrial or Commercial, specify useN/A				
6.2	Has the grading of the subject land been changed by a has filling occurred? X Yes No Unknown	adding ear	th or other material, i.e.,		
6.3	Has a gas station been located on the subject land or ☐ Yes ☐ No ☐ Unknown	adjacent la	ands at any time?		
6.4	Has there been petroleum or other fuel stored on the s ☐ Yes ☐ No ☐ Unknown	subject lan	d or adjacent lands?		
6.5	Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes X No Unknown				
6.6	Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands? ☐ Yes ☐ No ☐ Unknown				
6.7	.7 Have the lands or adjacent lands ever been used as a weapons firing range? ☐ Yes ☐ Unknown				
6.8	6.8 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 X No Unknown				
6.9	If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)? Yes No X Unknown				
6.10	6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No X Unknown				
6.11	What information did you use to determine the answer	rs to 6.1 to	6.10 above?		
6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, 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 X No					
 7 PROVINCIAL POLICY 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the <i>Planning Act</i>? (Provide explanation) 					
	X Yes No				

Please ref	er to cover letter.
Is this applic	cation consistent with the Provincial Policy Statement (PPS)? No (Provide explanation)
Please ref	er to cover letter.
Does this a	oplication conform to the Growth Plan for the Greater Golden Horseshoe No (Provide explanation)
Please refe	er to cover letter.
plans? (If Y	ject lands within an area of land designated under any provincial plan or ÉS, provide explanation on whether the application conforms or does no the provincial plan or plans.) X No
Subjec	t lands are not located within land designated under any provincial plan.
Are the subj ☐ Yes	ject lands subject to the Niagara Escarpment Plan?
f yes, is the Yes Provide Ex	
	Subject lands are not located within the Niagara Escarpment Plan boundaries.
Are the subj ☐ Yes	ect lands subject to the Parkway Belt West Plan?
f yes, is the	proposal in conformity with the Parkway Belt West Plan? No (Provide Explanation)
N/A	
Are the subj ☐ Yes	ect lands subject to the Greenbelt Plan? X No
If yes, does ☐ Yes	this application conform with the Greenbelt Plan? No (Provide Explanation)
Subject la	nds are located in Settlement area outside of Greenbelt

8 8.1	HISTORY OF THE SUBJECT LAND 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 <i>Planning Act</i> ? Yes X No Unknown					
	If YES, and known, indicate the appropriate application file number and the decision made on the application.					
	N/A					
8.2	If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.					
	N/A					
8.3	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. N/A					
8.4	How long has the applicant owned the subject land? January 2002					
8.5	Does the applicant own any other land in the City? X Yes No If YES, describe the lands in "11 - Other Information" or attach a separate page.					
9 9.1	OTHER APPLICATIONS Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? Yes X No Unknown					
	If YES, and if known, specify file number and status of the application. N/A					
9.2	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 if known, specify file number and status of the application(s).					
	File number N/A Status N/A					
	The Humber					
10 10.	RURAL APPLICATIONS Rural Hamilton Official Plan Designation(s)					
	Agricultural Rural Specialty Crop					
	☐ Mineral Aggregate Resource Extraction ☐ Open Space ☐ Utilities					
	Rural Settlement Area (specify)					
	Settlement Area Designation					
	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 operation.					
10.	.2 Type of Application (select type and complete appropriate sections)					
	 ☐ Agricultural Severance or Lot Addition ☐ Agricultural Related Severance or Lot Addition ☐ Rural Resource-based Commercial Severance or Lot Addition ☐ Rural Institutional Severance or Lot Addition 					

	Rural Settlement Area Severance or Lot Addition				
	Surplus Farm Dwelling Severance Abutting Farm Consolidation	from an	(Complete Section 10.4)		
	Surplus Farm Dwelling Severance Non-Abutting Farm Consolidation	from a	(Complete Section 10.5)		
10.3	Description of Lands				
	a) Lands to be Severed:		81		
	Frontage (m): (from Section 4.1)	Area (m² or ha): (t	from in Section 4.1)		
	Existing Land Use:	Proposed Land Us	e:		
	b) Lands to be Retained:				
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (f	rom Section 4.2)		
	Existing Land Use:	Proposed Land Us	e:		
10.4	Description of Lands (Abutting Farma) a) Location of abutting farm:	Consolidation)			
	(Street)	(Municipality)	(Postal Code)		
	b) Description abutting farm:				
	Frontage (m):	Area (m2 or ha):			
	Existing Land Use(s):	Proposed Land Use((s):		
	c) Description of consolidated farm (excluding lands intended to be severed for surplus dwelling):				
	Frontage (m):	Area (m2 or ha):			
	Existing Land Use:	Proposed Land Use:			
	d) Description of surplus dwelling land				
	Frontage (m): (from Section 4.1)	Area (m2 or ha): (f	rom Section 4.1)		
	Front yard set back:				
	e) Surplus farm dwelling date of constr	ruction:			
	Prior to December 16, 2004	☐ After Decemb	ber 16, 2004		
	f) Condition of surplus farm dwelling:				
	Habitable	☐ Non-Habitabl	le \		
	g) Description of farm from which the s (retained parcel):	surplus dwelling is inte	ended to be severed		
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (fi	rom Section 4.2)		
	Existing Land Use:	Proposed Land Use:			
10.5	10.5 Description of Lands (Non-Abutting Farm Consolidation)				
	a) Location of non-abutting farm				
(Street) (Municipality) (F					

	, ago
√b) Description of non-abutting farm	
Frentage (m):	Area (m2 or ha):
Existing Land Use(s):	Proposed Land Use(s):
c) Description of surplus dwelling lar	
Frontage (m): (from Section 4.1)	Area (III2 of IIa). (Ifoffi Section 4.1)
Front yard set back:	
d) Surplus farm dwelling date of con	struction:
Prior to December 16, 2004	☐ After December 16, 2004
e) Condition of surplus farm dwelling	g:
☐ Habitable	☐ Non-Habitable
f) Description of farm from which the (retained parcel):	e surplus dwelling is intended to be severed
	Area (m2 or ha): (from Section 4.2)
Existing Land Use:	Proposed Land Use:
OTHER INFORMATION	
•	you think may be useful to the Committee of eviewing this application? If so, explain below or
Please refer to cover letter.	
-	
SKETCH (Use the attached Sketch S The application shall be accompanied	Sheet as a guide) by a sketch showing the following in metric units:
 (a) the boundaries and dimensions of the owner of the subject land; 	f any land abutting the subject land that is owned

12

11

- 12.

 - (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
 - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - (e) the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - are located on the subject land an on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application;
 - (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
 - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private



August 10, 2020 358-20

Via Delivered

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: 10 & 12 Eastvale Place, Hamilton **Consent to Sever Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of CityHousing Hamilton Corporation, for the lands municipally known as 10 & 12 Eastvale Pl., in the City of Hamilton. Please accept the enclosed Application for Consent to Sever to facilitate the severance of the subject property on their behalf.

The subject property is located on the northern side of Eastvale Place and is currently occupied by two semi-detached dwellings. The property is a +/- 1,039.8 m² parcel with lot frontage of +/- 37.40 m, that is to be split into three (3) blocks. The parcel is designated as "Neighbourhoods" in the Urban Hamilton Official Plan and is zoned Urban Protected "D" Zone of the Former City of Hamilton Zoning By-law 6593.

Purpose of the Application

The purpose of the Consent Application is to sever 12 Eastvale Place from 10 Eastvale Place. There will be two (2) blocks to be retained labeled Part 1 and Part 3 on the corresponding Sketch of Land Division for this application. The retained block labelled Part 1 is to acknowledge an existing encroachment and is to be transferred to the owner of 22 Eastvale Place. The Part 1 block to be transferred is proposed to have a lot area of $+/-37.9 \, \text{m}^2$ and a frontage of $+/-2.08 \, \text{m}$. The Part 3 block will be the retained lot and is proposed to have a lot area of +/- 504.9 m² and a frontage of +/- 13.52 m. The severed lot will have a lot area of +/- 534.9 m² with +/- 14.69 m of frontage. The proposed severance is illustrated on the enclosed Sketch of Land Division and both lots conform to Former City of Hamilton Zoning By-law 6593.

To assist in the evaluation of the application, please refer to the enclosed Sketch of Land Division.

The Consent Application is in keeping with 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.

Based on the above analysis, UrbanSolutions believes that the applications represent good land use planning and satisfy Sections 45(1) and 53(1) of the *Planning Act*.

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

- Two (2) copies of the completed Consent Application form;
- One (1) full size copy and two (2) reduced 11" x 17" copies of the Sketch of Land Division, prepared by AT McLaren Ltd.;
- One (1) cheque in the amount of \$2,845.00 made payable to the City of Hamilton for the Consent to Sever Application.

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

Regards,

UrbanSolutions

Matt Johnston, MCIP, RPP

Principal

Scott Beedie, BURPI

Planner

8 Zeedie

AT McLaren Ltd. c/o Robert McLaren cc:

CityHousing Hamilton Corp. c/o Vimal Sarin



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:49

SUBJECT PROPERTY: 7 Seeley Ave., Hamilton

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

APPLICANT(S): Agent Urban Solutions c/o M. Johnston

Owner City Housing Hamilton Corporation

PURPOSE OF APPLICATION: To permit the conveyance of one half of a semi-

detached dwelling and to retain one half of a semi-

detached dwelling.

Severed lands:

14.04 m[±] x 27.43 m[±] and an area of 357.3m^{2±}

Retained lands:

13.54 m[±] x 27.43 m[±] and an area of 344.1 m^{2 ±}

DATE: Thursday, September 10th, 2020

TIME: 1:35 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

HM/B-20:49 Page 2

MORE INFORMATION

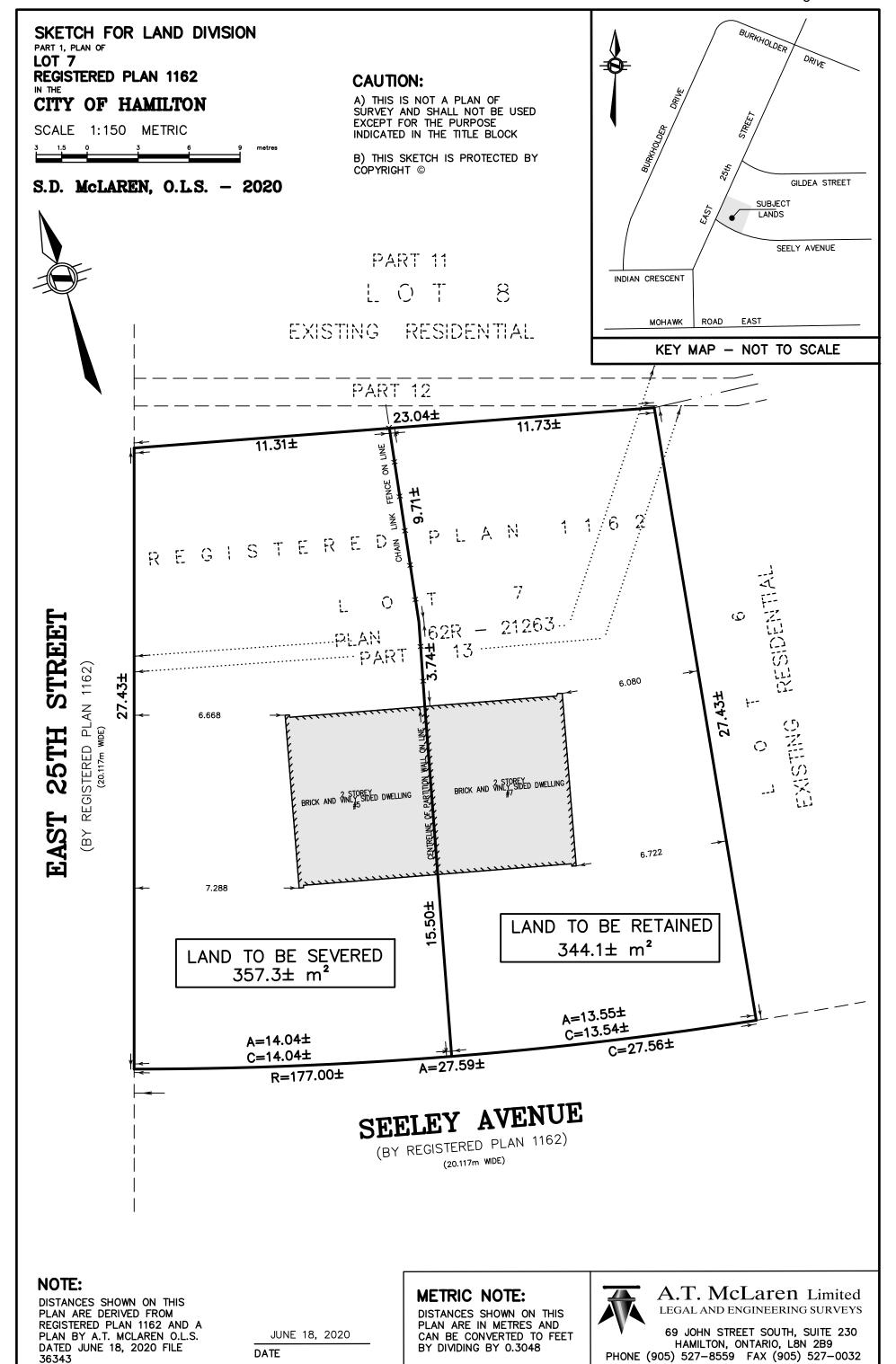
For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 25th, 2020.

Jamila Sheffield, 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.



vn Checked Crew Chief Scale RAM/SDM SM 1:150 Dwg.No. 36343-LDC



Committee of Adjustment

City Hall 5th floor, 71 Main Street West Hamilton, Ontario L8P 4Y5

Planning and Economic Development Department Planning Division

Phone (905) 546-2424, ext. 4221 Fax (905) 546-4202

APPLICATION FOR CONSENT TO SEVER LAND UNDER SECTION 53 OF THE PLANNING ACT

	UNDER	SECTION 55	OF THE PLANN	ING ACT	Office Use Only
Date Application Received:		e Application emed Complete	Submiss e:	sion No.:	File No.:
1 APPLICANT INF	FORMATIO	DN			
1.1, 1.2	N	AME	ADDRES	SS	PHONE/FAX
Registered Owners(s)	CityHousir Corporatio	ng Hamilton on			
Applicant(s)*					
Agent or Solicitor	UrbanSolut Land Devel c/o Matt Jo	7.0			
1.3 All corresponder2 LOCATION OF S			Owner /	Applicant	X Agent/Solicitor
2.1 Area Municipalit		Lot	Concession		rmer Township
Hamilton					
Registered Plan N°.		Lot(s)	Reference Plan	n N°. Pa	rt(s)
1162		7			
Municipal Address 7 Seeley Avenue, Hamil	lton	<u>I</u>		As	sessment Roll N°.
2.2 Are there any easements or restrictive covenants affecting the subject land? Yes X No If YES, describe the easement or covenant and its effect: N/A					
 3 PURPOSE OF THE APPLICATION 3.1 Type and purpose of proposed transaction: (check appropriate box) 					
a) <u>Urban Area Tr</u>	ansfer (de	not complet	e Section 10):		
□ x creation o □ addition to □ an easem	a lot	t	C	☐ a	charge lease correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):						
creation of a new lot creation of a new no (i.e. a lot containing a resulting from a farm co	n-farm parcel surplus farm d		□ a le	charge ease correction of title easement		
addition to a lot						
3.2 Name of person(s), if know or charged: Unknown	n, to whom lan	d or interest in lar	nd is to be	transferred, leased		
3.3 If a lot addition, identify the	lands to which	the parcel will be	added:			
4 DESCRIPTION OF SUBJE			FORMATI	ON		
4.1 Description of land intender Frontage (m)	Depth (m)	d: (7 Seeley Avenue)	Area (m²	or ha)		
14.04m	27.43m		357.3			
14.04111	27.1011		357.3	IIIZ		
Existing Use of Property to be s Residential Agriculture (includes a farm Other (specify)	dwelling)	☐ Industrial ☐ Agricultural-F	Related	☐ Commercial ☐ Vacant		
Proposed Use of Property to be Residential Agriculture (includes a farm Other (specify)		☐ Industrial ☐ Agricultural-F	Related	☐ Commercial ☐ Vacant		
Building(s) or Structure(s): Existing: Semi-Detached	Dwelling					
Proposed: Semi-Detached	l Dwelling					
Type of access: (check appropriate box) provincial highway municipal road, seasonally maintained municipal road, maintained all year Type of access: (check appropriate box) right of way other public road						
Type of water supply proposed: (check appropriate box) X publicly owned and operated piped water system lake or other water body privately owned and operated individual well other means (specify)						
Type of sewage disposal proposed: (check appropriate box) X publicly owned and operated sanitary sewage system privately owned and operated individual septic system other means (specify)						
4.2 Description of land intended to be Retained : (5 Seeley Avenue)						
Frontage (m)	Depth (m)		Area (m²			
13.54111	27.43m		344.1 m	2		
Existing Use of Property to be retained: X Residential						

Prop	osed Use of	Property to be retained:			
□ A	Residential Agriculture (inc Other (specify)	cludes a farm dwelling)		al-Related	☐ Commercial ☐ Vacant
Build	ding(s) or Stru	cture(s):			
		Semi-detached dwelling			
		Semi-detached dwelling			
	62	check appropriate box)			
n		way , seasonally maintained , maintained all year		☐ right of ☐ other p	way ublic road
Туре	e of water sup	ply proposed: (check ap	propriate box)		
		and operated piped wat d and operated individua			other water body neans (specify)
X p □ p	ublicly owned	isposal proposed: (check and operated sanitary s d and operated individua specify)	ewage system		
4.3	Other Service	es: (check if the service is	s available)		
X e	lectricity	X telephone	school bussing	X	garbage collection
5.1		xisting official plan desig	emples and another and	ect land?	
	Rural Hamilto	on Official Plan designation	on (if applicable): _	N/A	
	Urban Hamilt	on Official Plan designat	ion (if applicable)_	Neighbo	purhood
	Please provid Official Plan.	le an explanation of how	the application co	onforms with	a City of Hamilton
	Please refer t	o cover letter.			
	If the subject	xisting zoning of the sub land is covered by a Min Urban Protected "D" in the Forme	ister's zoning orde	er, what is th	ne Ontario Regulation
		e following uses or featur unless otherwise specific			
		Use or Feature		On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
100	agricultural o	operation, including live	estock facility or		N/A

cyanide products may have been used as pesticides and/or biosolids was applied lands? Yes	A land	d fill		N/A	
A provincially significant wetland within 120 metres N/A A flood plain N/A An industrial or commercial use, and specify the use(s) Commercial Piezas An active railway line N/A An unicipal or federal airport N/A A municipal or federal airport N/A 6 PREVIOUS USE OF PROPERTY Residential Industrial Other (specify) 6.1 If Industrial or Commercial, specify use N/A 6.2 Has the grading of the subject land been changed by adding earth or other materia has filling occurred? N/A 6.2 Has the grading of the subject land been changed by adding earth or other materia has filling occurred? N/A 6.3 Has a gas station been located on the subject land or adjacent lands at any time? Yes N/A Unknown 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent land Yes N/A Unknown 6.5 Are there or have there ever been underground storage tanks or buried waste on to subject land or adjacent lands? Yes N/A Unknown 6.6 Have the lands or adjacent lands ever been used as an agricultural operation whe cyanide products may have been used as pesticides and/or biosolids was applied lands? Yes N/A Unknown 6.7 Have the lands or adjacent lands ever been used as a weapons firing range? Yes N/A Unknown 6.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the area of an operational/non-operational landfill or dump? Yes N/A Unknown 6.9 If there are existing or previously existing buildings, are there any building materia remaining on site which are potentially hazardous to public health (e.g., asbestos, PCBs)? Yes N/A Unknown 6.10 Is there reason to believe the subject land may have been contaminated by forme on the site or adjacent ities? Yes N/A Unknown 6.11 What information did you use to determine the answers to 6.1 to 6.10 above? Consultation with client Consultation with cl	A sew	age treatment plant or waste stabilization plant		N/A	
A flood plain An industrial or commercial use, and specify the use(s) Commercial Plazas An active railway line N/A A municipal or federal airport N/A 6 PREVIOUS USE OF PROPERTY Residential Industrial Commercial Agriculture Vacant Other (specify) 6.1 If Industrial or Commercial, specify use N/A 6.2 Has the grading of the subject land been changed by adding earth or other materia has filling occurred? Yes No Unknown 6.3 Has a gas station been located on the subject land or adjacent lands at any time? Yes X No Unknown 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent land Yes X No Unknown 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes X No Unknown 6.6 Have the lands or adjacent lands ever been used as an agricultural operation whe cyanide products may have been used as pesticides and/or biosolids was applied lands? Yes X No Unknown 6.7 Have the lands or adjacent lands ever been used as a weapons firing range? Yes X No Unknown 6.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the area of an operational/non-operational landfill or dump? Yes X No Unknown 6.9 If there are existing or previously existing buildings, are there any building materia remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)? Yes No Unknown 6.10 Is there reason to believe the subject land may have been contaminated by forme on the site or adjacent sites? Yes No Xinknown 6.11 What information did you use to determine the answers to 6.1 to 6.10 above? Consultation with client Consultation	A pro	vincially significant wetland		N/A	
An industrial or commercial use, and specify the use(s)	A pro	vincially significant wetland within 120 metres		N/A	
An active railway line N/A A municipal or federal airport N/A 6 PREVIOUS USE OF PROPERTY Residential Industrial Other (specify) 6.1 If Industrial or Commercial, specify use N/A 6.2 Has the grading of the subject land been changed by adding earth or other materia has filling occurred? Yes No Unknown 6.3 Has a gas station been located on the subject land or adjacent lands at any time? Yes Xes No Unknown 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent land Yes Xes Xes No Unknown 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes Xes Xes	A floo	od plain		N/A	
A municipal or federal airport	An inc	dustrial or commercial use, and specify the use(s)		Commercial Plazas	
6 PREVIOUS USE OF PROPERTY Residential Industrial Commercial Agriculture Vacant Other (specify)	An ac	tive railway line		N/A	
Residential	A mur	nicipal or federal airport		N/A	
 6.2 Has the grading of the subject land been changed by adding earth or other materia has filling occurred?	6	区 Residential		<i>(</i>)	
has filling occurred?	6.1	If Industrial or Commercial, specify useN/A			
Yes X No		has filling occurred?	adding ear	th or other material, i.e.,	
Yes X No Unknown	6.3		adjacent la	ands at any time?	
subject land or adjacent lands? Yes	6.4		subject lan	d or adjacent lands?	
cyanide products may have been used as pesticides and/or biosolids was applied lands? Yes		subject land or adjacent lands?	e tanks or	buried waste on the	
 Yes		cyanide products may have been used as pesticides and/or biosolids was applied to the lands?			
area of an operational/non-operational landfill or dump? Yes No Unknown If there are existing or previously existing buildings, are there any building materia remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)? Yes No X Unknown Is there reason to believe the subject land may have been contaminated by forme on the site or adjacent sites? Yes No X Unknown If there are existing or previously existing buildings, are there any building materia remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)? Yes No X Unknown If there are existing or previously existing buildings, are there any building materia remaining on site which are manifered in the subject land may have been contaminated by forme on the site or adjacent sites? Yes No X Unknown If there are existing or previously existing buildings, are there any building materia remaining on site which are there are existing buildings, are there any buildings are there any buildings, are there any building materia remaining on site which are there are there are subjects on a subject land may have been contaminated by forme on the site or adjacent sites? Yes In No X Unknown If there are existing or previous to public health (e.g., asbestos, problems, are there any buildings, are there any buildings	6.7				
remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)? Yes No X Unknown 6.10 Is there reason to believe the subject land may have been contaminated by forme on the site or adjacent sites? Yes No X Unknown 6.11 What information did you use to determine the answers to 6.1 to 6.10 above? Consultation with client. 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.1 previous use inventory showing all former uses of the subject land, or if appropriat land adjacent to the subject land, is needed. Is the previous use inventory attached? Yes X No 7 PROVINCIAL POLICY 7.1 a) Is this application consistent with the Policy Statements issued under subsection		area of an operational/non-operational landfill or dump?			
on the site or adjacent sites? Yes No X Unknown 6.11 What information did you use to determine the answers to 6.1 to 6.10 above? Consultation with client. 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.1 previous use inventory showing all former uses of the subject land, or if appropriat land adjacent to the subject land, is needed. Is the previous use inventory attached? Yes X No 7 PROVINCIAL POLICY 7.1 a) Is this application consistent with the Policy Statements issued under subsection	6.9	remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?			
Consultation with client. 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.1 previous use inventory showing all former uses of the subject land, or if appropriat land adjacent to the subject land, is needed. Is the previous use inventory attached? Yes X No 7 PROVINCIAL POLICY 7.1 a) Is this application consistent with the Policy Statements issued under subsection		on the site or adjacent sites?			
previous use inventory showing all former uses of the subject land, or if appropriat land adjacent to the subject land, is needed. Is the previous use inventory attached? Yes X No 7 PROVINCIAL POLICY 7.1 a) Is this application consistent with the Policy Statements issued under subsection	6.11		rs to 6.1 to	6.10 above?	
7.1 a) Is this application consistent with the Policy Statements issued under subsection	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?				
of the Planning Act? (Provide explanation)					
X Yes □ No					

Is this applicatio	on consistent with the Provincial Policy Statement (PPS)? No (Provide explanation)
Please refer to	cover letter.
Does this applic	cation conform to the Growth Plan for the Greater Golden Horseshoe' No (Provide explanation)
Please refer to o	cover letter.
olans? (If YES	lands within an area of land designated under any provincial plan or , provide explanation on whether the application conforms or does no e provincial plan or plans.) X No
Subject land	ds are not located within land designated under any provincial plan.
Yes	lands subject to the Niagara Escarpment Plan? X No Deposal in conformity with the Niagara Escarpment Plan?
☑ Yes Provide Explar	☐ No nation) Subject lands are not located within the Niagara Escarpment Plan boundaries.
Are the subject ☐ Yes	lands subject to the Parkway Belt West Plan?
If yes, is the pro ☐ Yes	oposal in conformity with the Parkway Belt West Plan? No (Provide Explanation)
N/A	
Are the subject ☐ Yes	lands subject to the Greenbelt Plan? X No
If yes, does this ☐ Yes	s application conform with the Greenbelt Plan? No (Provide Explanation)
Subject lands	are located in Settlement area outside of Greenbelt

8 8.1	HISTORY OF THE SUBJECT LAND 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 <i>Planning Act</i> ? X Yes No Unknown					
	If YES, and known, indicate the appropriate application file number and the decision made on the application.					
	HM-B-19:14 , Rejected					
8.2	If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.					
	N/A					
8.3	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. N/A					
8.4	How long has the applicant owned the subject land? March 2005					
8.5	Does the applicant own any other land in the City? X Yes No If YES, describe the lands in "11 - Other Information" or attach a separate page.					
9 9.1	OTHER APPLICATIONS Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? Yes X No Unknown					
	If YES, and if known, specify file number and status of the application. N/A					
9.2	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 X No Unknown					
	If YES, and if known, specify file number and status of the application(s).					
	File number N/A Status N/A					
10	RURAL APPLICATIONS					
10.						
	☐ Agricultural ☐ Rural ☐ Specialty Crop ☐ Mineral Aggregate Resource Extraction ☐ Open Space ☐ Utilities					
	Rural Settlement Area (specify)					
	Settlement Area Designation					
	Sottle Month / Mod Boolg Hattori					
	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 operation.					
10.	2 Type of Application (select type and complete appropriate sections)					
	 ☐ Agricultural Severance or Lot Addition ☐ Agricultural Related Severance or Lot Addition ☐ Rural Resource-based Commercial Severance or Lot Addition ☐ Rural Institutional Severance or Lot Addition 					

	Rural Settlement Area Severance of	or Lot Addition			
	Surplus Farm Dwelling Severance Abutting Farm Consolidation	from an	(Complete Section 10.4)		
	Surplus Farm Dwelling Severance Non-Abutting Farm Consolidation	from a	(Complete Section 10.5)		
10.3	Description of Lands				
	a) Lands to be Severed:				
	Frontage (m): (from Section 4.1)	Area (m² or ha): (from in Section 4.1)		
	Existing Land Use:	Proposed Land Us	se:		
	b) Lands to be Retained:				
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (f	from Section 4.2)		
	Existing Land Use:	Proposed Land Us	e:		
10.4	Description of Lands (Abutting Farma) Location of abutting farm:	Consolidation)			
	(Street)	(Municipality)	(Postal Code)		
	b) Description abutting farm:				
	Frontage (m):	Area (m2 or ha):			
	Existing Land Use(s):	Proposed Land Use	(s):		
	c) Description of consolidated farm (ex surplus dwelling):	coluding lands intende	ed to be severed for the		
	Frontage (m):	Area (m2 or ha):			
	Existing Land Use:	Proposed Land Use:	i		
	d) Description of surplus dwelling lands	s proposed to be seve	ered:		
	Frontage (m): (from Section 4.1)	Area (m2 or ha): (f			
	Front yard set back:				
	e) Surplus farm dwelling date of constr	ruction:			
	Prior to December 16, 2004	☐ After Decem	ber 16, 2004		
	f) Condition of surplus farm dwelling:				
	☐ Habitable	☐ Non-Habitab	le \		
	g) Description of farm from which the surplus dwelling is intended to be seve (retained parcel):				
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (f	from Section 4.2)		
	Existing Land Use:	Proposed Land Use:			
10.5	Description of Lands (Non-Abutting I	Farm Consolidation)		
	a) Location of non-abutting farm				
	(Street)	(Municipality)	(Postal Code)		

Frentage (m):	Area (m2 or ha):
r ranago (m).	Thou (in 2 or ina).
Existing Land Use(s):	Proposed Land Use(s):
	i de la Carta de la como de
c) Description of surplus dwelling land Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
Tromago (m): (mom occusion)	, , , , , , , , , , , , , , , , , , , ,
Front yard set back:	
d) Surplus farm dwelling date of cons	truction:
Prior to December 16, 2004	☐ After December 16, 2004
e) Condition of surplus farm dwelling:	
☐ Habitable	☐ Non-Habitable
f) Description of farm from which the (retained parcel):	surplus dwelling is intended to be severed
Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
Existing Land Use:	Proposed Land Use:
OTHER INFORMATION Is there any other information that y	ou think may be useful to the Committee of
OTHER INFORMATION Is there any other information that y Adjustment or other agencies in rev	ou think may be useful to the Committee of
OTHER INFORMATION Is there any other information that y Adjustment or other agencies in rev attach on a separate page.	ou think may be useful to the Committee of
OTHER INFORMATION Is there any other information that y Adjustment or other agencies in rev attach on a separate page.	ou think may be useful to the Committee of
OTHER INFORMATION Is there any other information that y Adjustment or other agencies in rev attach on a separate page.	
OTHER INFORMATION Is there any other information that y Adjustment or other agencies in rev attach on a separate page.	ou think may be useful to the Committee of
OTHER INFORMATION Is there any other information that y Adjustment or other agencies in rev attach on a separate page.	ou think may be useful to the Committee of iewing this application? If so, explain below

12 \$

- the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - are located on the subject land an on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private



August 10, 2020 358-20

Via Delivered

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: 5 & 7 Seeley Ave., Hamilton
Consent to Sever Application

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of CityHousing Hamilton Corporation, for the lands municipally known as 5 & 7 Seeley Ave., in the City of Hamilton. Please accept the enclosed Application for Consent to Sever to facilitate the severance of the subject property on their behalf.

The subject property is located on the northern side of Seeley Avenue and is currently occupied by two semi-detached dwellings. The property is a +/- 757.0 m² parcel with a lot frontage of +/- 27.55 m, that is to be split into two (2) lots. The parcel is designated as "Neighbourhoods" in the Urban Hamilton Official Plan and is zoned Urban Protected Residential "D" District of the Former City of Hamilton Zoning By-law 6593.

Purpose of the Application

The purpose of the Consent Application is to sever 7 Seeley Avenue from 5 Seeley Avenue. The retained lot is proposed to have a lot area of +/- 344.1 m² and a frontage of +/- 13.54 m. The severed lot will have a lot area of +/- 357.3 m² with +/- 14.04 m of frontage. The proposed severance is illustrated on the enclosed Sketch of Land Division and both lots conform to Former City of Hamilton Zoning By-law 6593.

To assist in the evaluation of the application, please refer to the enclosed Sketch of Land Division.

The Consent Application is in keeping with 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.

Based on the above analysis, UrbanSolutions believes that the applications represent good land use planning and satisfy Sections 45(1) and 53(1) of the *Planning Act*.

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

- Two (2) copies of the completed Consent Application form;
- One (1) full size copy and two (2) reduced 11" x 17" copies of the Sketch of Land Division, prepared by AT McLaren Ltd.;
- One (1) cheque in the amount of \$2,845.00 made payable to the City of Hamilton for the Consent to Sever Application.

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

Regards,

UrbanSolutions

Matt Johnston, MCIP, RPP

Principal

Scott Beedie, BURPI

Planner

cc: AT McLaren Ltd. c/o Robert McLaren

CityHousing Hamilton Corp. c/o Vimal Sarin



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:50

SUBJECT PROPERTY: 304 East 24th St., Hamilton

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

APPLICANT(S): Agent Urban Solutions c/o M. Johnston

Owner City Housing Hamilton Corporation

PURPOSE OF APPLICATION: To permit the conveyance of one half of a semi-

detached dwelling and to retain one half of a semi-

detached dwelling.

Severed lands:

10.09 m[±] x 42.66 m[±] and an area of 436.9 m^{2 ±}

Retained lands:

10.33 m $^{\pm}$ x 42.67 m $^{\pm}$ and an area of 458.9 m 2 $^{\pm}$

DATE: Thursday, September 10th, 2020

TIME: 1:35 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

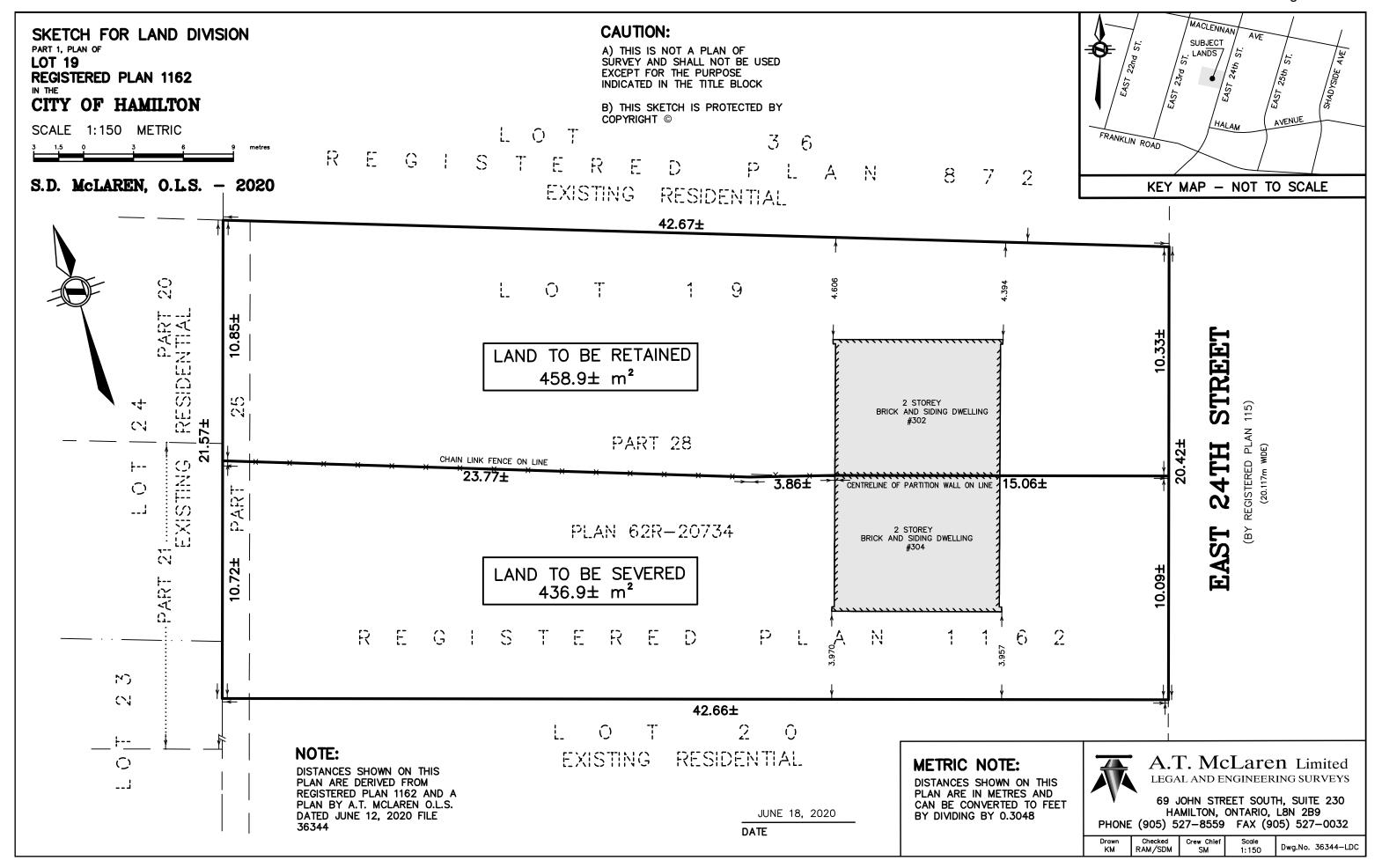
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

HM/B-20:50 Page 2

DATED: August 25th, 2020.

Jamila Sheffield, 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.





Committee of Adjustment

City Hall treet West

5th floor, 71 Main Street West Hamilton, Ontario L8P 4Y5

Planning and Economic Development Department Planning Division

Phone (905) 546-2424, ext. 4221 Fax (905) 546-4202

APPLICATION FOR CONSENT TO SEVER LAND UNDER SECTION 53 OF THE PLANNING ACT

	ONDER	SECTION 55	OF THE P	LANNING A	101	Office Use Only
Date Application Received:		e Application emed Complete	50000	ubmission No	0.:	File No.:
1 APPLICANT IN	FORMATIO	ON				
1.1, 1.2	N	IAME	AD	DRESS	PI	HONE/FAX
Registered Owners(s)	CityHousi Corporatio	ng Hamilton on				
Applicant(s)*						
Agent or Solicitor	UrbanSolut Land Deve					
2 LOCATION OF S				pplicable line		
2.1 Area Municipali Hamilton	ıy	Lot	Concess	sion	Form	er Township
Registered Plan N°		Lot(s)	Reference	ce Plan N°.	Part(s	S)
1162		19				
Municipal Address 304 East 24th Street, H	amilton				Asses	ssment Roll N°.
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:						
3 PURPOSE OF 3 Type and purpose			n: (check	appropriate	box)	
a) <u>Urban Area T</u>	of a new lot o a lot		e Section	10): Other: [[a lea	arge ase prection of title

	b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):				
	creation of a new lot Other: a charge				
	creation of a new non-farm parcel a lease				
	(i.e. a lot containing a		welling	_ =	correction of title
	resulting from a farm co	nsolidation)		an	easement
	addition to a lot				
3.2	2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: Unknown				
3.3	If a lot addition, identify the	lands to which	n the parcel will be	e added:	
4 4.1	DESCRIPTION OF SUBJE Description of land intende				ON
	ontage (m)	Depth (m)		Area (m²	or ha)
	10.09m	42.66m		436.9	A50.
Exis	sting Use of Property to be	severed:			
	Residential		Industrial		Commercial
	Agriculture (includes a farm		Agricultural-l	Related	
	Other (specify)				
	posed Use of Property to be Residential	e severed:	☐ Industrial		☐ Commercial
_	Agriculture (includes a farm	dwelling)	Agricultural-l	Related	☐ Vacant
	Other (specify)				
	ding(s) or Structure(s): sting: Semi-Detached	Dwelling			
Pro	posed: Semi-Detached	d Dwelling			4
Tvp	e of access: (check approp	riate box)			
	provincial highway	nate boxy		right of w	av
	☐ provincial highway ☐ right of way ☐ wanicipal road, seasonally maintained ☐ other public road ☐ other public road				- C - C - C - C - C - C - C - C - C - C
_					
	e of water supply proposed		· <u></u>	1	
 □ publicly owned and operated piped water system □ privately owned and operated individual well □ other means (specify) 					
Tyr	e of sawage disposal prope	sod: (chock an	opropriato boy)		
	e of sewage disposal propo				
	oublicly owned and operate orivately owned and operate		•		
☐ privately owned and operated individual septic system☐ other means (specify)					
4.2	Description of land intende	ed to be Retain	ed: (302 East 24th 5	Street)	
Fi	ontage (m)	Depth (m)		Area (m²	or ha)
	10.33m	42.67m		458.9 m	12
	Dig 1970 GENER D G 6	= 25 W			
	sting Use of Property to be	retained:			
=	Residential	durallin =\	Industrial	Dalata -	Commercial
	Agriculture (includes a farm Other (specify)	uweiling)	Agricultural-	Kelated	☐ Vacant
1 1 2					

Proposed Use of Property to be retained: X Residential Industrial		Commercial		
X Residential ☐ Industrial ☐ Commercial ☐ Agriculture (includes a farm dwelling) ☐ Agricultural-Related ☐ Vacant				
Other (specify)				
Building(s) or Structure(s):				
Existing: Semi-detached dwelling				
Proposed: Semi-detached dwelling				
Type of access: (check appropriate box)				
 □ provincial highway □ municipal road, seasonally maintained ☑ municipal road, maintained all year 	right of other p	way ublic road		
Type of water supply proposed: (check appropriate box)				
 ∑ publicly owned and operated piped water system ☐ privately owned and operated individual well 		other water body neans (specify)		
Type of sewage disposal proposed: (check appropriate box) Display Dis				
4.3 Other Services: (check if the service is available)				
	X	garbage collection		
5 CURRENT LAND USE5.1 What is the existing official plan designation of the subject	ct land?			
Rural Hamilton Official Plan designation (if applicable): _	N/A			
Urban Hamilton Official Plan designation (if applicable)_	Neighb	ourhood		
Please provide an explanation of how the application cor Official Plan.	nforms with	n a City of Hamilton		
Please refer to cover letter.				
		V		
,				
5.2 What is the existing zoning of the subject land? If the subject land is covered by a Minister's zoning order Number? Urban Protected "D" in the Former City of Hamilton Zoning				
5.3 Are any of the following uses or features on the subject land, unless otherwise specified. Please check tapply.				
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		N/A		

A land fill N/A					
A sewage treatment plant or waste stabilization plant					
A pro	A provincially significant wetland				
A pro	ovincially significant wetland within 120 metres		N/A		
A floo	od plain		N/A		
An in	dustrial or commercial use, and specify the use(s)		Commercial Plaza		
An ac	ctive railway line		N/A		
A mu	nicipal or federal airport		N/A		
6 PREVIOUS USE OF PROPERTY X Residential Industrial Commercial Agriculture Vacant Other (specify)					
6.1	If Industrial or Commercial, specify useN/A				
6.2	Has the grading of the subject land been changed by a has filling occurred? ☐ No ☐ Unknown	adding ear	th or other material, i.e.,		
6.3	Has a gas station been located on the subject land or ☐ Yes ☐ No ☐ Unknown	adjacent la	ands at any time?		
6.4	Has there been petroleum or other fuel stored on the s ☐ Yes ☐ No ☐ Unknown	subject lan	d or adjacent lands?		
6.5	Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes X No Unknown				
6.6	6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands? ☐ Yes X No ☐ Unknown				
6.7	6.7 Have the lands or adjacent lands ever been used as a weapons firing range? Yes X No Unknown				
6.8	 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 				
6.9	If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)? Yes No Unknown				
6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☒ Unknown					
6.11	.11 What information did you use to determine the answers to 6.1 to 6.10 above? Consultation with client.				
6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, 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 X No					
7 P 7.1 a	PROVINCIAL POLICY Is this application consistent with the Policy Statem of the <i>Planning Act</i> ? (Provide explanation)	ents issue	d under subsection		
	X Yes No				

Flease lelei	to cover letter.
Is this applica X Yes	ation consistent with the Provincial Policy Statement (PPS)? No (Provide explanation)
Please refer	to cover letter.
Does this app	olication conform to the Growth Plan for the Greater Golden Horsesho ☐ No (Provide explanation)
Please refer t	to cover letter.
plans?(If YE	ct lands within an area of land designated under any provincial plan of S, provide explanation on whether the application conforms or does robe provincial plan or plans.) X No
Subject la	ands are not located within land designated under any provincial plan.
,	
∐ Yes	ct lands subject to the Niagara Escarpment Plan? X No Proposal in conformity with the Niagara Escarpment Plan? No anation) Subject lands are not located within the Niagara Escarpment Plan boundaries.
Are the subje	ct lands subject to the Parkway Belt West Plan?
	proposal in conformity with the Parkway Belt West Plan? No (Provide Explanation)
N/A	
Are the subjec ☐ Yes	ct lands subject to the Greenbelt Plan? X No
lf yes, does th ☐ Yes	nis application conform with the Greenbelt Plan? No (Provide Explanation)
Subject land	Is are located in Settlement area outside of Greenbelt

8 8.1	HISTORY OF THE SUBJECT LAND 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 <i>Planning Act</i> ? ☐ Yes ☐ No ☐ Unknown
	If YES, and known, indicate the appropriate application file number and the decision made on the application.
	N/A
8.2	If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.
	N/A
8.3	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.
8.4	How long has the applicant owned the subject land? March 2005
8.5	Does the applicant own any other land in the City? X Yes No If YES, describe the lands in "11 - Other Information" or attach a separate page.
9 9.1	OTHER APPLICATIONS Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? Yes X No Unknown
	If YES, and if known, specify file number and status of the application. N/A
9.2	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
	If YES, and if known, specify file number and status of the application(s).
	File number N/A Status N/A
	The humber
10 .	RURAL APPLICATIONS Rural Hamilton Official Plan Designation(s)
	Agricultural Rural Specialty Crop
	☐ Mineral Aggregate Resource Extraction ☐ Open Space ☐ Utilities
	Rural Settlement Area (specify)
	Settlement Area Designation
	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 operation.
10.	
	 ☐ Agricultural Severance or Lot Addition ☐ Agricultural Related Severance or Lot Addition ☐ Rural Resource-based Commercial Severance or Lot Addition ☐ Rural Institutional Severance or Lot Addition

	Rural Settlement Area Severance or Lot Addition		
	Surplus Farm Dwelling Severance to Abutting Farm Consolidation	from an	(Complete Section 10.4)
	Surplus Farm Dwelling Severance to Non-Abutting Farm Consolidation	from a	(Complete Section 10.5)
10.3	Description of Lands		
	a) Lands to be Severed:		
	Frontage (m): (from Section 4.1)	Area (m² or ha): (from in Section 4.1)
	Existing Land Use:	Proposed Land Us	e:
	b) Lands to be Retained:		
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (f	rom Section 4.2)
	Existing Land Use:	Proposed Land Us	e:
10.4	Description of Lands (Abutting Farm a) Location of abutting farm:	Consolidation)	
	(Street)	(Municipality)	(Postal Code)
	b) Description abutting farm:		
	Frontage (m):	Area (m2 or ha):	
	Existing Land Use(s):	Proposed Land Use	(s):
	c) Description of consolidated farm (ex surplus dwelling):	cluding lands intende	ed to be severed for the
	Frontage (m):	Area (m2 or ha):	
	Existing Land Use:	Proposed Land Use:	:
	d) Description of surplus dwelling lands	s proposed to be seve	ered:
	Frontage (m): (from Section 4.1)	Area (m2 or ha): (f	
	Front yard set back:		
	e) Surplus farm dwelling date of constr	uction:	
	Prior to December 16, 2004	☐ After Decem	ber 16, 2004
	f) Condition of surplus farm dwelling:		
	Habitable	☐ Non-Habitab	le \
	g) Description of farm from which the s (retained parcel):	urplus dwelling is inte	ended to be severed
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (f	from Section 4.2)
	Existing Land Use:	Proposed Land Use:	
10.5	Description of Lands (Non-Abutting I	Farm Consolidation)
	a) Location of non-abutting farm		
	(Street)	(Municipality)	(Postal Code)

♠) Description of non-abutting farm	. age
Frontage (m):	Area (m2 or ha):
Existing Land Use(s):	Proposed Land Use(s):
c) Description of surplus dwelling land	s intended to be severed:
Frontage (m): (from Section 4.1)	
Front yard set back:	
d) Surplus farm dwelling date of const	ruction:
☐ Prior to December 16, 2004	After December 16, 2004
e) Condition of surplus farm dwelling:	
☐ Habitable	☐ Non-Habitable
(retained parcel):	surplus dwelling is intended to be severed
Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
Existing Land Use:	Proposed Land Use:
	ou think may be useful to the Committee of ewing this application? If so, explain below or
Please refer to cover letter.	
KETCH (Use the attached Sketch Sh	oot as a quido)
	a sketch showing the following in metric units
a) the houndaries and dimensions of a	ny land abutting the subject land that is owned
the owner of the	, .a.ra abatang the eadjoot land that is owner

12

11

- the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - are located on the subject land an on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private



358-20 August 10, 2020

Via Delivered

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: 302 & 304 East 24th Street, Hamilton

Consent to Sever Application

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of CityHousing Hamilton Corporation, for the lands municipally known as 302 & 304 East 24th St., in the City of Hamilton. Please accept the enclosed Application for Consent to Sever to facilitate the severance of the subject property on their behalf.

The subject property is located on the western side of East 24th Street and is currently occupied by two semi-detached dwellings. The property is a +/- 870.9 m² parcel with lot frontage of +/- 20.42 m, that is to be split into two (2) lots. The parcel is designated as "Neighbourhoods" in the Urban Hamilton Official Plan and is zoned Urban Protected "D" Zone of the Former City of Hamilton Zoning By-law 6593.

Purpose of the Application

The purpose of the Consent Application is to sever 304 East 24th Street from 302 East 24th Street. The retained lot is proposed to have a lot area of +/- 458.9 m² and a frontage of +/- 10.33 m. The severed lot will have a lot area of +/- 436.9 m² with +/- 10.09 m of frontage. The proposed severance is illustrated on the enclosed Severance Sketch and both lots conform to Former City of Hamilton Zoning By-law 6593.

To assist in the evaluation of the application, please refer to the enclosed Severance sketch.

The Consent Application is in keeping with 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.

Based on the above analysis, UrbanSolutions believes that the applications represent good land use planning and satisfy Sections 45(1) and 53(1) of the *Planning Act*.

Scott Beedie, BURPI

Planner

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

- Two (2) copies of the completed Consent Application form;
- One (1) full size copy and two (2) reduced 11" x 17" copies of the Committee of Adjustment Sketch, prepared by AT McLaren Ltd.;
- One (1) cheque in the amount of \$2,845.00 made payable to the City of Hamilton for the Consent to Sever Application.

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

Regards,

cc:

UrbanSolutions

Principal

AT McLaren Ltd. c/o Robert McLaren

CityHousing Hamilton Corp. c/o Vimal Sarin



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:52

SUBJECT PROPERTY: 384 East 21st St., Hamilton

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

APPLICANT(S): Agent Urban Solutions c/o M. Johnston

Owner City Housing Hamilton Corporation

PURPOSE OF APPLICATION: To permit the conveyance of one half of a semi-

detached dwelling and to retain one half of a semi-

detached dwelling.

Severed lands:

9.28 m[±] x 35.05 m[±] and an area of 326.6 m^{2 ±}

Retained lands:

9.93 m[±] x 35.05 m[±] and an area of 346.6 m^{2 ±}

DATE: Thursday, September 10th, 2020

TIME: 1:35 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

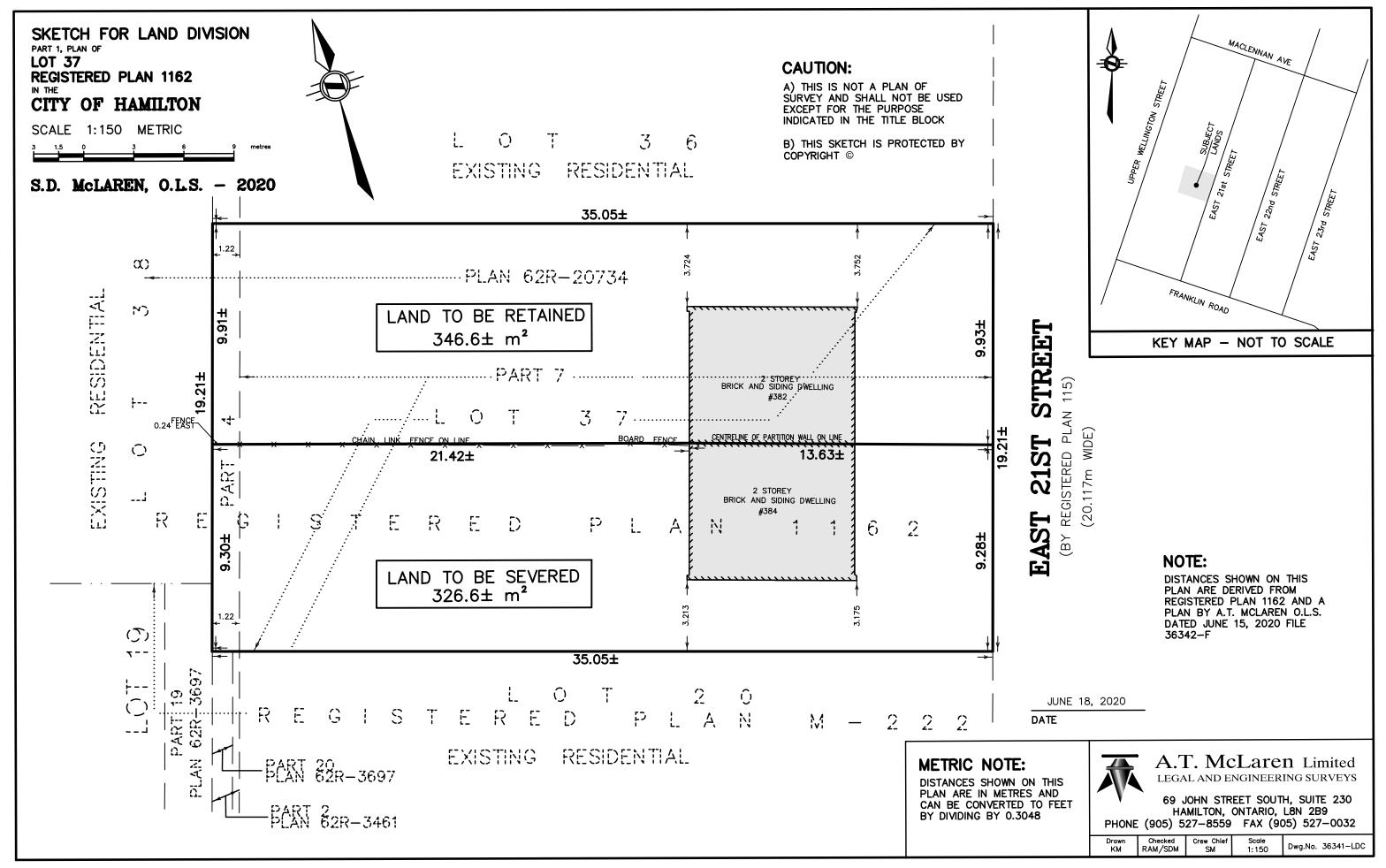
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

HM/B-20:52 Page 2

DATED: August 25th, 2020.

Jamila Sheffield, 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.





Committee of Adjustment

City Hall 5th floor, 71 Main Street West Hamilton, Ontario L8P 4Y5

Planning and Economic Development Department Planning Division

Phone (905) 546-2424, ext. 4221 Fax (905) 546-4202

APPLICATION FOR CONSENT TO SEVER LAND UNDER SECTION 53 OF THE PLANNING ACT

S	ONDER	OLOTION 00	01 111	L I LAMMINO A	107	Office Use Only
Date Application Received:		e Application emed Complete	e:	Submission N	o.:	File No.:
1 APPLICANT IN	FORMATIO	ON				
1.1, 1.2	N	IAME		ADDRESS		PHONE/FAX
Registered Owners(s)	CityHousi Corporatio	ng Hamilton on				
Applicant(s)*						
Agent or Solicitor	UrbanSolut Land Deve	99 10				
1.3 All corresponder 2 LOCATION OF S	SUBJECT	LAND Com		e applicable line	es	X Agent/Solicitor
2.1 Area Municipali	ty	Lot	Conc	ession	For	mer Township
Registered Plan N°	•	Lot(s)	Refe	ence Plan N°.	Par	t(s)
1162		37				
Municipal Address 384 East 21st Street, H	amilton				Ass	sessment Roll N°.
2.2 Are there any each of Yes X No If YES, describe				1550 2150 - 200 2	ubjed	ct land?
PURPOSE OF 3.1 Type and purpo			n: (che	ck appropriate	box)	
a) <u>Urban Area T</u>	ransfer (de	o not complet	e Secti	on 10):		
X creation o		t		Other: [charge
☐ addition t☐ an easem				[lease correction of title

b) Rural Area / Rural Settle	b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):						
creation of a new lot creation of a new no (i.e. a lot containing a resulting from a farm compaddition to a lot	n-farm parcel surplus farm dwe		a le	harge ease orrection of title easement			
3.2 Name of person(s), if know or charged: Unknown							
3.3 If a lot addition, identify the							
4 DESCRIPTION OF SUBJE4.1 Description of land intende				ON			
Frontage (m)	Depth (m)	(004 Edot 2101 Ot	Area (m²	or ha)			
9.28m	35.05m		326.6 r				
Existing Use of Property to be s X Residential Agriculture (includes a farm Other (specify)		☐ Industrial ☐ Agricultural-F	Related	☐ Commercial ☐ Vacant			
Proposed Use of Property to be Residential Agriculture (includes a farm Other (specify)		Industrial Agricultural-F	Related	☐ Commercial ☐ Vacant			
Building(s) or Structure(s): Existing: Semi-Detached	Dwelling						
Proposed: Semi-Detached	Dwelling						
Type of access: (check appropriate provincial highway municipal road, seasonally road, maintained at municipal road, maintaine	naintained] right of wa] other pub	2 N - C			
Type of water supply proposed: (check appropriate box) X publicly owned and operated piped water system lake or other water body privately owned and operated individual well other means (specify)							
Type of sewage disposal proposed: (check appropriate box) X publicly owned and operated sanitary sewage system privately owned and operated individual septic system other means (specify)							
4.2 Description of land intender Frontage (m)	Depth (m)	: (382 East 21st S	Area (m²				
Existing Use of Property to be a X Residential Agriculture (includes a farm Other (specify)		☐ Industrial ☐ Agricultural-l	Related	☐ Commercial ☐ Vacant			

X Residential ☐ Agriculture (includes a farm dwelling) ☐ Other (specify)	☐ Industrial ☐ Agricultural-Relat	Commercial ed Vacant
Building(s) or Structure(s): Existing: Semi-detached dwelling		
Proposed:Semi-detached dwelling		
Type of access: (check appropriate box) provincial highway municipal road, seasonally maintained municipal road, maintained all year		t of way er public road
Type of water supply proposed: (check appropria x publicly owned and operated piped water syst privately owned and operated individual well	tem 🔲 lake	e or other water body er means (specify)
Type of sewage disposal proposed: (check appropriately publicly owned and operated sanitary sewage privately owned and operated individual seption other means (specify)	system	
4.3 Other Services: (check if the service is availated by the service by the service is availated by the service b	9071	X garbage collection
5 CURRENT LAND USE5.1 What is the existing official plan designationRural Hamilton Official Plan designation (if a		
Urban Hamilton Official Plan designation (if a Please provide an explanation of how the ap Official Plan.		with a City of Hamilton
Please provide an explanation of how the ap		
Please provide an explanation of how the ap Official Plan.		
Please provide an explanation of how the ap Official Plan.	oplication conforms of the conformation of the con	with a City of Hamilton
Please provide an explanation of how the ap Official Plan. Please refer to cover letter. 5.2 What is the existing zoning of the subject land if the subject land is covered by a Minister's 2	oplication conforms of the subject land or when the subject land or whe	with a City of Hamilton s the Ontario Regulation s this 500 metres of the
Please provide an explanation of how the ap Official Plan. Please refer to cover letter. 5.2 What is the existing zoning of the subject land If the subject land is covered by a Minister's Number? Urban Protected "D" in the Former City of State any of the following uses or features on a subject land, unless otherwise specified. Please refer to cover letter.	oplication conforms of the subject land or when the subject land or whe	with a City of Hamilton s the Ontario Regulation 593 within 500 metres of the copriate boxes, if any Within 500 Metres of Subject Land, unless otherwise specified (indicate)

A lan	d fill		N/A			
A sewage treatment plant or waste stabilization plant						
A provincially significant wetland						
A provincially significant wetland within 120 metres						
A flood plain						
An industrial or commercial use, and specify the use(s)						
An active railway line						
A municipal or federal airport						
6 PREVIOUS USE OF PROPERTY X Residential Industrial Commercial Agriculture Vacant Other (specify)						
6.1	If Industrial or Commercial, specify useN/A					
6.2	Has the grading of the subject land been changed by a has filling occurred? X Yes No Unknown	adding ear	th or other material, i.e.,			
6.3	Has a gas station been located on the subject land or ☐ Yes ☐ No ☐ Unknown	adjacent la	ands at any time?			
6.4	Has there been petroleum or other fuel stored on the s ☐ Yes ☐ No ☐ Unknown	subject lan	d or adjacent lands?			
6.5	Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes X No Unknown					
6.6						
6.7	Have the lands or adjacent lands ever been used as a Yes X No Unknown	weapons	firing range?			
6.8	Is the nearest boundary line of the application within 5 area of an operational/non-operational landfill or dump Yes No Unknown		(1,640 feet) of the fill			
6.9	If there are existing or previously existing buildings, ar remaining on site which are potentially hazardous to p PCB's)? Yes No X Unknown					
6.10	6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No X Unknown					
6.11						
6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, 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 X No						
7 F 7.1 a	PROVINCIAL POLICY) Is this application consistent with the Policy Statem of the <i>Planning Act</i> ? (Provide explanation)	ents issue	d under subsection			
	X Yes □ No					

Please relei t	o cover letter.
Is this applica X Yes	tion consistent with the Provincial Policy Statement (PPS)? No (Provide explanation)
Please refer t	to cover letter.
Does this app X Yes	lication conform to the Growth Plan for the Greater Golden Horseshoe' No (Provide explanation)
Please refer to	o cover letter.
olans? (If YE	ct lands within an area of land designated under any provincial plan or S, provide explanation on whether the application conforms or does not ne provincial plan or plans.) X No
Subject la	ands are not located within land designated under any provincial plan.
Yes	ct lands subject to the Niagara Escarpment Plan? \times No proposal in conformity with the Niagara Escarpment Plan? \times No anation) Subject lands are not located within the Niagara Escarpment Plan boundaries.
Yes	ct lands subject to the Parkway Belt West Plan? X No
If yes, is the p Yes N/A	oroposal in conformity with the Parkway Belt West Plan? No (Provide Explanation)
Yes	ct lands subject to the Greenbelt Plan? X No nis application conform with the Greenbelt Plan?
Yes	No (Provide Explanation) ds are located in Settlement area outside of Greenbelt

8 8.1	HISTORY OF THE SUBJECT LAND 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 <i>Planning Act</i> ? Yes X No Unknown						
	If YES, and known, indicate the appropriate application file number and the decision made on the application.						
	N/A						
8.2	If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.						
	N/A						
8.3	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.						
8.4	How long has the applicant owned the subject land? March 2005						
8.5	Does the applicant own any other land in the City?						
9 9.1	OTHER APPLICATIONS Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? Yes X No Unknown						
	If YES, and if known, specify file number and status of the application. N/A						
9.2	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						
	If YES, and if known, specify file number and status of the application(s).						
	File number N/A Status N/A						
10 10.							
	Agricultural Rural Specialty Crop						
	☐ Mineral Aggregate Resource Extraction ☐ Open Space ☐ Utilities						
	Rural Settlement Area (specify) Settlement Area Designation						
	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 operation.						
10.	2 Type of Application (select type and complete appropriate sections)						
	 ☐ Agricultural Severance or Lot Addition ☐ Agricultural Related Severance or Lot Addition ☐ Rural Resource-based Commercial Severance or Lot Addition ☐ Rural Institutional Severance or Lot Addition 						

	Rural Settlement Area Severance		
	Surplus Farm Dwelling Severance Abutting Farm Consolidation	from an	(Complete Section 10.4)
	Surplus Farm Dwelling Severance Non-Abutting Farm Consolidation	from a	(Complete Section 10.5)
10.3	Description of Lands		
	a) Lands to be Severed:		
	Frontage (m): (from Section 4.1)	Area (m² or ha): (t	from in Section 4.1)
	Existing Land Use:	Proposed Land Us	e:
	b) Lands to be Retained:		
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (f	rom Section 4.2)
	Existing Land Use:	Proposed Land Us	e:
10.4	Description of Lands (Abutting Farm a) Location of abutting farm:	Consolidation)	
	(Street)	(Municipality)	(Postal Code)
	b) Description abutting farm:		
	Frontage (m):	Area (m2 or ha):	
	Existing Land Use(s):	Proposed Land Use(s):
	c) Description of consolidated farm (ex surplus dwelling):	cluding lands intende	d to be severed for the
	Frontage (m):	Area (m2 or ha):	
	Existing Land Use:	Proposed Land Use:	-
	d) Description of surplus dwelling lands	proposed to be seve	ered:
	Frontage (m): (from Section 4.1)	Area (m2 or ha): (fi	rom Section 4.1)
	Front yard set back:		
	e) Surplus farm dwelling date of constr	uction:	
	Prior to December 16, 2004	☐ After Decemb	per 16, 2004
	f) Condition of surplus farm dwelling:		
	☐ Habitable	☐ Non-Habitabl	e \
	g) Description of farm from which the s (retained parcel):	urplus dwelling is inte	ended to be severed
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (fr	rom Section 4.2)
	Existing Land Use:	Proposed Land Use:	
10.5	Description of Lands (Non-Abutting F	arm Consolidation)	
	a) Location of non-abutting farm		
	(Street)	Municipality)	(Postal Code)

 Description of non-abutting farm 	
Frontage (m):	Area (m2 or ha):
Existing Land Use(s):	Proposed Land Use(s):
1. 2	Lorda Salarada dika baransarada
Prontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
Front yard set back:	
d) Surplus farm dwelling date of c	construction:
Prior to December 16, 200	4 After December 16, 2004
e) Condition of surplus farm dwell	ling:
☐ Habitable	☐ Non-Habitable
f) Description of farm from which (retained parcel):	the surplus dwelling is intended to be severed
	Area (m2 or ha): (from Section 4.2)
Frontage (m): (from Section 4.2) Existing Land Use: THER INFORMATION Is there any other information the	Proposed Land Use: nat you think may be useful to the Committee of
Frontage (m): (from Section 4.2) Existing Land Use: THER INFORMATION Is there any other information the Adjustment or other agencies in	Proposed Land Use:
Frontage (m): (from Section 4.2) Existing Land Use: THER INFORMATION Is there any other information the Adjustment or other agencies in attach on a separate page.	Proposed Land Use: nat you think may be useful to the Committee of
Frontage (m): (from Section 4.2) Existing Land Use: THER INFORMATION Is there any other information the Adjustment or other agencies in attach on a separate page.	Proposed Land Use: nat you think may be useful to the Committee of

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- s and dimensions of any land abutting the subj the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - are located on the subject land an on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private



August 10, 2020 358-20

Via Delivered

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 & 384 East 21st Street., Hamilton

Consent to Sever Application

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of CityHousing Hamilton Corporation, for the lands municipally known as 382 & 384 East 21st St., in the City of Hamilton. Please accept the enclosed Application for Consent to Sever to facilitate the severance of the subject property on their behalf.

The subject property is located on the western side of East 21st Street and is currently occupied by two semi-detached dwellings. The property is a +/- 672.9 m² parcel with lot frontage of +/- 19.20 m, that is to be split into two (2) lots. The parcel is designated as "Neighbourhoods" in the Urban Hamilton Official Plan and is zoned Urban Protected "D" Zone of the Former City of Hamilton Zoning By-law 6593.

Purpose of the Application

The purpose of the Consent Application is to sever 384 East 21^{st} Street from 382 East 21^{st} Street. The retained lot is proposed to have a lot area of +/- 346.6 m² and a frontage of +/- 9.93 m. The severed lot will have a lot area of +/- 326.6 m² with +/- 9.28 m of frontage. The proposed severance is illustrated on the enclosed Sketch of Land Division and both lots conform to Former City of Hamilton Zoning By-law 6593.

To assist in the evaluation of the application, please refer to the enclosed Sketch of Land Division.

The Consent Application is in keeping with 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.

Based on the above analysis, UrbanSolutions believes that the applications represent good land use planning and satisfy Sections 45(1) and 53(1) of the *Planning Act*.

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

- Two (2) copies of the completed Consent Application form;
- One (1) full size copy and two (2) reduced 11" x 17" copies of the Sketch of Land Division, prepared by AT McLaren Ltd.;
- One (1) cheque in the amount of \$2,845.00 made payable to the City of Hamilton for the Consent to Sever Application.

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

Regards,

UrbanSolutions

Principal

Planner

AT McLaren Ltd. c/o Robert McLaren cc:

CityHousing Hamilton Corp. c/o Vimal Sarin



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5 Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:53

SUBJECT PROPERTY: 387 East 23rd St., Hamilton

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

APPLICANT(S): Agent Urban Solutions c/o M. Johnston

Owner City Housing Hamilton Corporation

PURPOSE OF APPLICATION: To permit the conveyance of one half of a semi-

detached dwelling and to retain one half of a semi-

detached dwelling.

Severed lands:

9.44 m[±] x 42.66 m[±] and an area of 421.1 m^{2 ±}

Retained lands:

10.68 m[±] x 42.66 m[±] and an area of 437.6 m^{2 ±}

DATE: Thursday, September 10th, 2020

TIME: 1:35 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

HM/B-20:53 Page 2

MORE INFORMATION

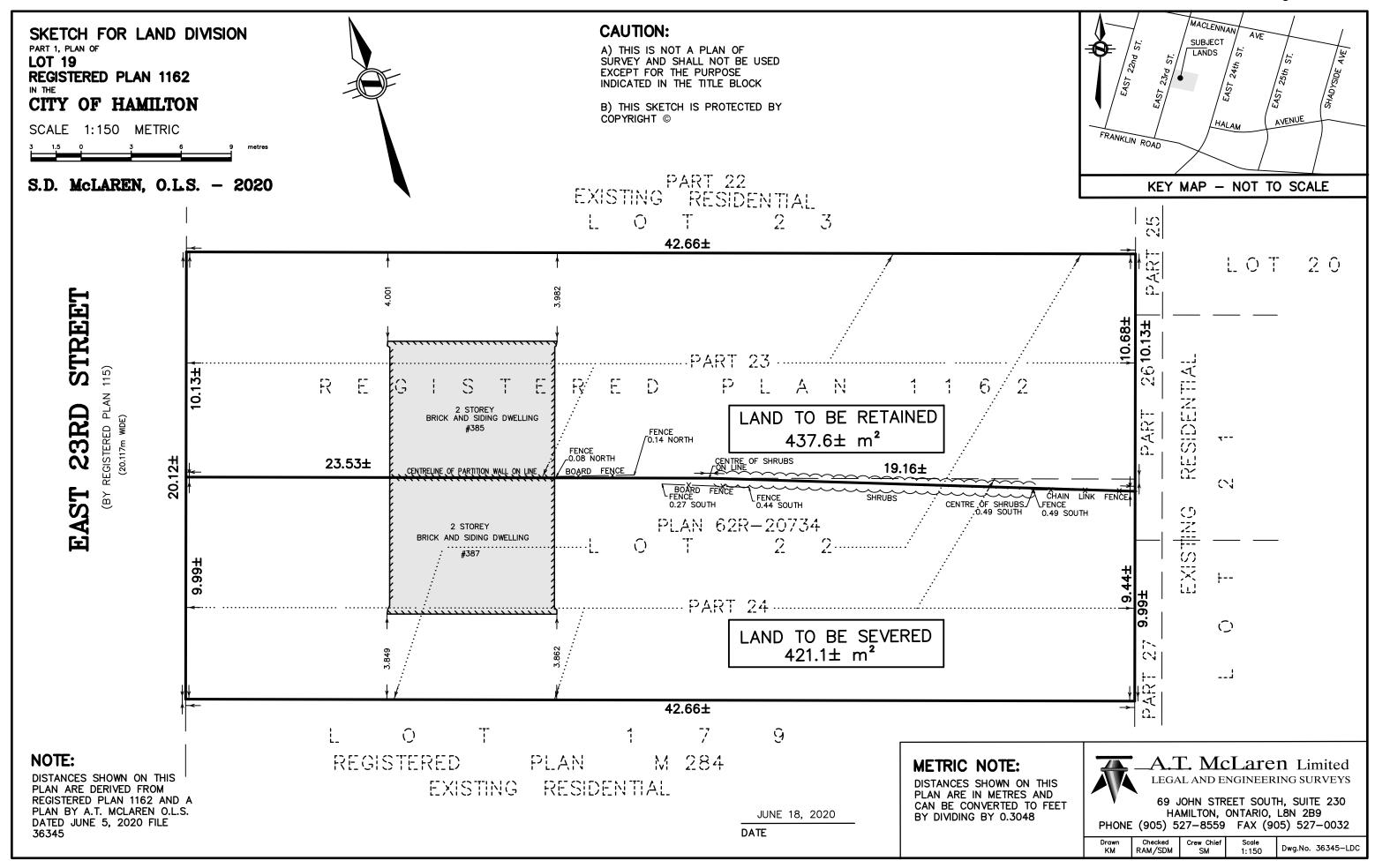
For more information on this matter, including access to drawings illustrating this request:

- Visit <u>www.hamilton.ca/committeeofadjustment</u>
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 25th, 2020.

Jamila Sheffield, 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.





Committee of Adjustment

City Hall

5th floor, 71 Main Street West Hamilton, Ontario L8P 4Y5

Planning and Economic Development Department Planning Division

Phone (905) 546-2424, ext. 4221 Fax (905) 546-4202

APPLICATION FOR CONSENT TO SEVER LAND UNDER SECTION 53 OF THE PLANNING ACT

	ONDEN	OLOTION 33	01 111	LILANING	101	Office Use Only
Date Application Received:			0.:	File No.:		
1 APPLICANT IN	FORMATI	ON				
1.1, 1.2	N	AME		ADDRESS		PHONE/FAX
Registered Owners(s)	CityHousi Corporati	ng Hamilton on				
Applicant(s)*						
Agent or Solicitor	UrbanSolut Land Deve					
	*	Owner's autho	risatio	n required if the	appl	icant is not the owner
1.3 All corresponder 2 LOCATION OF S	UBJECT		T	e applicable line		X Agent/Solicitor
2.1 Area Municipali Hamilton	ty	Lot	Cond	ession	For	mer Township
Registered Plan N°		Lot(s)	Refe	rence Plan N°.	Pai	rt(s)
1162		19				,
Municipal Address 387 East 23rd Street, H	amilton				Ass	sessment Roll N°.
2.2 Are there any ea Yes No If YES, describe					ubje	ct land?
3 PURPOSE OF T 3.1 Type and purpos			n: (che	eck appropriate	box)	
a) <u>Urban Area Tr</u> X creation o addition to an easem	of a new lo		e Sect	on 10): Other: [[a	charge lease correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):							
creation of a new	creation of a new lot Other: a charge						
creation of a new	creation of a new non-farm parcel a lease						
(i.e. a lot containing	(i.e. a lot containing a surplus farm dwelling a correction of title						
resulting from a farm	consolidation)		an	easement			
addition to a lot							
3.2 Name of person(s), if kn or charged: Unknown							
3.3 If a lot addition, identify the lands to which the parcel will be added: N/A							
4 DESCRIPTION OF SUE 4.1 Description of land inten	5			ION			
Frontage (m)	Depth (m)	54. (66) Eddi 2014 611	Area (m²	or ha)			
9.44m	42.66m		421.1	· · ·			
0.44111			721.1	IIIZ			
Existing Use of Property to b	e severed:						
X Residential		☐ Industrial		Commercial			
Agriculture (includes a fai		Agricultural-F	Related	☐ Vacant			
Other (specify)							
Proposed Use of Property to X Residential		☐ Industrial	Dalatad	Commercial			
☐ Agriculture (includes a fall Other (specify)	m aweiling)	Agricultural-F	Relateu	☐ Vacant			
Building(s) or Structure(s):	and Dwolling						
Existing: Semi-Detac	led Dwelling						
Proposed:Semi-Detac	ched Dwelling						
Type of access: (check appr	opriate box)						
provincial highway	,		right of w	vav			
municipal road, seasonal	ly maintained		other pul	•			
X municipal road, maintaine	ed all year						
Type of water aupply proper	ad: /ahaak annra	anriota hav					
Type of water supply propos			م ده میلما آ	than waten bady			
x publicly owned and operaprivately owned and opera	2000 (J. 1800) - 통기를 보고 있다면 가장 그렇게 가게 하고 있다 :			other water body eans (specify)			
privately owned and open	atea marviadar w		J outlot the	cans (specify)			
Type of sewage disposal pro	posed: (check a	ppropriate box)					
X publicly owned and opera	1 1						
privately owned and open	~ 100 H. (1908) 10 H.						
other means (specify)							
4.2 Description of land inter	nded to be Retain	ned: (385 East 23rd S	treet)				
Frontage (m)	Depth (m)		Area (m	² or ha)			
10.68m	42.66m		437.6 r	m2			
Existing Use of Property to b	63 - 1900 V						
	pe retained:			_			
 X Residential ☐ Agriculture (includes a fa 		☐ Industrial ☐ Agricultural-	Doloto	☐ Commercial ☐ Vacant			

X Residential	☐ Industrial ☐ Agricultural-R	elated	Commercial Vacant
Building(s) or Structure(s): Existing: Semi-detached dwelling			
Proposed: Semi-detached dwelling			
Type of access: (check appropriate box) provincial highway municipal road, seasonally maintained municipal road, maintained all year		right of wa other publi	
Type of water supply proposed: (check appropriate publicly owned and operated piped water sys privately owned and operated individual well	tem 🔲		er water body ns (specify)
Type of sewage disposal proposed: (check approximately owned and operated sanitary sewage privately owned and operated individual seption other means (specify)	e system		
4.3 Other Services: (check if the service is avail X electricity X telephone School	able) ool bussing	⊠ gart	page collection
 5 CURRENT LAND USE 5.1 What is the existing official plan designation Rural Hamilton Official Plan designation (if a 			
Urban Hamilton Official Plan designation (if Please provide an explanation of how the ap Official Plan.	3.		
Please provide an explanation of how the ap	3.		
Please provide an explanation of how the ap Official Plan.	3.		
Please provide an explanation of how the ap Official Plan.	nd? zoning order, wh	ms with a 0	City of Hamilton
Please provide an explanation of how the ap Official Plan. Please refer to cover letter. 5.2 What is the existing zoning of the subject lar If the subject land is covered by a Minister's	nd? zoning order, what Hamilton Zoning By-	nat is the Claw 6593	Ontario Regulation
Please provide an explanation of how the ap Official Plan. Please refer to cover letter. 5.2 What is the existing zoning of the subject land If the subject land is covered by a Minister's Number? Urban Protected "D" in the Former City of Subject land, unless otherwise specified. Plant of the provided in the subject land, unless otherwise specified. Plant of the provided in the subject land, unless otherwise specified.	nd? zoning order, when the subject land ease check the action of the subject land the subject land the subject land the subject land ease check the action of the subject land t	nat is the Claw 6593 or within 5 appropriate	Ontario Regulation

A lan	d fill		N/A				
A sev	wage treatment plant or waste stabilization plant		N/A				
A pro	ovincially significant wetland		N/A				
A pro	ovincially significant wetland within 120 metres		N/A				
A flood plain							
An industrial or commercial use, and specify the use(s)							
An ac	ctive railway line		N/A				
A municipal or federal airport							
6	6 PREVIOUS USE OF PROPERTY X Residential						
6.1	If Industrial or Commercial, specify useN/A						
6.2	Has the grading of the subject land been changed by a has filling occurred? X Yes No Unknown	adding ear	th or other material, i.e.,				
6.3	Has a gas station been located on the subject land or ☐ Yes ☐ No ☐ Unknown	adjacent la	ands at any time?				
6.4	Has there been petroleum or other fuel stored on the s ☐ Yes ☐ No ☐ Unknown	subject lan	d or adjacent lands?				
6.5	Are there or have there ever been underground storag subject land or adjacent lands? Yes X No Unknown	je tanks or	buried waste on the				
6.6	Have the lands or adjacent lands ever been used as a cyanide products may have been used as pesticides a lands? Yes No Unknown						
6.7	Have the lands or adjacent lands ever been used as a Yes X No Unknown	weapons	firing range?				
6.8	Is the nearest boundary line of the application within 5 area of an operational/non-operational landfill or dump Yes No Unknown		(1,640 feet) of the fill				
6.9	If there are existing or previously existing buildings, ar remaining on site which are potentially hazardous to p PCB's)? Yes No X Unknown		50 mg/mmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmmm				
6.10	Is there reason to believe the subject land may have be on the site or adjacent sites? Yes No X Unknown	een conta	minated by former uses				
6.11							
6.12	6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, 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 X No						
7 P 7.1 a	PROVINCIAL POLICY) Is this application consistent with the Policy Statem of the <i>Planning Act</i> ? (Provide explanation)	ents issue	d under subsection				
	X Yes						

-	Please refer to cover letter.
	his application consistent with the Provincial Policy Statement (PPS)? Yes
2	Please refer to cover letter.
	es this application conform to the Growth Plan for the Greater Golden Horseshoe Yes
	Please refer to cover letter.
pla cor	the subject lands within an area of land designated under any provincial plan or ns? (If YES, provide explanation on whether the application conforms or does not afflict with the provincial plan or plans.) Yes X No
	Subject lands are not located within land designated under any provincial plan.
o <u> </u>	
	the subject lands subject to the Niagara Escarpment Plan? Yes X No
	es, is the proposal in conformity with the Niagara Escarpment Plan? Yes □ No ovide Explanation)
	Subject lands are not located within the Niagara Escarpment Plan boundaries.
	the subject lands subject to the Parkway Belt West Plan? Yes X No
	es, is the proposal in conformity with the Parkway Belt West Plan? Yes
	N/A
	the subject lands subject to the Greenbelt Plan? Yes X No
	es, does this application conform with the Greenbelt Plan? Yes
	Subject lands are located in Settlement area outside of Greenbelt

8 8.1	HISTORY OF THE SUBJECT LAND 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 <i>Planning Act</i> ? 1 Yes					
	If YES, and known, indicate the appropriate application file number and the decision made on the application.					
	N/A					
8.2	If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.					
2.72	N/A					
8.3	Has any land been severed or subdivided from the parcel originally acquired by the owne of the subject land? Yes X No					
	If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.					
8.4	How long has the applicant owned the subject land? March 2005					
8.5	Does the applicant own any other land in the City? X Yes No If YES, describe the lands in "11 - Other Information" or attach a separate page.					
9 9.1	OTHER APPLICATIONS Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? Yes X No Unknown					
	If YES, and if known, specify file number and status of the application. N/A					
9.2	2 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 if known, specify file number and status of the application(s).					
	File number N/A Status N/A					
10 .	RURAL APPLICATIONS Rural Hamilton Official Plan Designation(s)					
	Agricultural Rural Specialty Crop					
	☐ Mineral Aggregate Resource Extraction ☐ Open Space ☐ Utilities					
	Rural Settlement Area (specify) Settlement Area Designation					
	Settlement Area Designation					
	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 operation.					
10.2 Type of Application (select type and complete appropriate sections)						
	Agricultural Severance or Lot Addition Agricultural Related Severance or Lot Addition Rural Resource-based Commercial Severance or Lot Addition Or Lot Addition (Complete Section 10.3)					
	Rural Institutional Severance or Lot Addition					

	Rural Settlement Area Severance or Lot Addition				
	Surplus Farm Dwelling Severance Abutting Farm Consolidation	from an	(Complete Section 10.4)		
	Surplus Farm Dwelling Severance Non-Abutting Farm Consolidation	from a	(Complete Section 10.5)		
10.3	Description of Lands				
	a) Lands to be Severed:				
	Frontage (m): (from Section 4.1)	Area (m² or ha): (from in Section 4.1)		
	Existing Land Use:	Proposed Land Us	e:		
	b) Lands to be Retained:				
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (f	rom Section 4.2)		
	Existing Land Use:	Proposed Land Us	e:		
10.4 Description of Lands (Abutting Farm Consolidation) a) Location of abutting farm:					
	(Street)	(Municipality)	(Postal Code)		
	b) Description abutting farm:				
	Frontage (m):	Area (m2 or ha):			
	Existing Land Use(s):	Proposed Land Use	(s):		
	c) Description of consolidated farm (excluding lands intended to be severed for the surplus dwelling):				
	Frontage (m):	Area (m2 or ha):			
	Existing Land Use:	Proposed Land Use:			
d) Description of surplus dwelling lands proposed to be severed:					
	Frontage (m): (from Section 4.1)	Area (m2 or ha): (f	rom Section 4.1)		
	Front yard set back:				
	e) Surplus farm dwelling date of constr	ruction:			
	Prior to December 16, 2004	After Decem	ber 16, 2004		
	f) Condition of surplus farm dwelling:				
	☐ Habitable	☐ Non-Habitab	le \		
	g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):				
	Frontage (m): (from Section 4.2)	Area (m2 or ha): (f	rom Section 4.2)		
	Existing Land Use:	Proposed Land Use:			
10.5	Description of Lands (Non-Abutting Farm Consolidation)				
	a) Location of non-abutting farm				
	(Street)	(Municipality)	(Postal Code)		

	i age i
b) Description of non-abutting farm Frentage (m):	Area (m2 or ha):
Trantage (III).	Alba (mz or ma).
Existing Land Use(s):	Proposed Land Use(s):
a) Barrie for a favor de alle a landa	internal and to the annual section of
c) Description of surplus dwelling lands Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
Front yard set back:	
d) Surplus farm dwelling date of constru	uction:
Prior to December 16, 2004	After December 16, 2004
e) Condition of surplus farm dwelling:	
Habitable	☐ Non-Habitable
 f) Description of farm from which the su (retained parcel): 	urplus dwelling is intended to be severed
Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
Existing Land Use:	Proposed Land Use:
	u think may be useful to the Committee of wing this application? If so, explain below or
Please refer to cover letter.	
KETCH (Use the attached Sketch Sheeth he application shall be accompanied by a	et as a guide) a sketch showing the following in metric units:
the boundaries and dimensions of an the owner of the	y land abutting the subject land that is owned

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- y subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - are located on the subject land an on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private



August 10, 2020 358-20

Via Delivered

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: 385 & 387 East 23rd Street, Hamilton

Consent to Sever Application

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of CityHousing Hamilton Corporation, for the lands municipally known as 385 & 387 East 23rd St., in the City of Hamilton. Please accept the enclosed Application for Consent to Sever to facilitate the severance of the subject property on their behalf.

The subject property is located on the eastern side of East 23rd Street and is currently occupied by two semi-detached dwellings. The property is a +/-858.3 m² parcel with lot frontage of +/-20.12 m, that is to be split into two (2) lots. The parcel is designated as "Neighbourhoods" in the Urban Hamilton Official Plan and is zoned Urban Protected "D" Zone of the Former City of Hamilton Zoning By-law 6593.

Purpose of the Application

The purpose of the Consent Application is to sever 387 East 23rd Street from 385 East 23rd Street. The retained lot is proposed to have a lot area of +/- 437.6 m² and a frontage of +/- 10.68 m. The severed lot will have a lot area of +/- 421.1 m² with +/- 9.44 m of frontage. The proposed severance is illustrated on the enclosed Sketch for Land Division and both lots conform to Former City of Hamilton Zoning By-law 6593.

To assist in the evaluation of the application, please refer to the enclosed Sketch for Land Division.

The Consent Application is in keeping with 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.

Based on the above analysis, UrbanSolutions believes that the applications represent good land use planning and satisfy Sections 45(1) and 53(1) of the *Planning Act*.

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

- Two (2) copies of the completed Consent Application form;
- One (1) full size copy and two (2) reduced 11" x 17" copies of the Sketch of Land Division, prepared by AT McLaren Ltd.;
- One (1) cheque in the amount of \$2,845.00 made payable to the City of Hamilton for the Consent to Sever Application.

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

Regards,

UrbanSolutions

Matt Johnston, MCIP, RPP

Principal

Planner

cc: AT McLaren Ltd. c/o Robert McLaren

CityHousing Hamilton Corp. c/o Vimal Sarin



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING Minor Variance

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.: AN/A-20:155

APPLICANTS: Nick Carrescia, owner

SUBJECT PROPERTY: Municipal address 148 John Frederick Dr., Ancaster

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-law 16-244

ZONING: "I1" (Neighbourhood Institutional) district

PROPOSAL: To construct a swimming pool with accessory building to the existing

semi-detached dwelling notwithstanding that:

- 1. The accessory building shall be permitted within the front yard at a distance of 0.6m from the front lot line, whereas the by-laws states no accessory building shall be located within a front yard.
- 2. The accessory building having a maximum gross floor area of less than 10.0 square metres shall be permitted to have a maximum building height of 5.0m and is located 0.6m from the front lot line and 0.6m from the northerly side lot line, instead of the required maximum building height of 3.0m to be located within the required side yard setback of 1.2m.
- 3. The outdoor swimming pool shall be permitted to be located in the required front yard at a distance of 1.2m from the front lot line and 1.0m from the northerly side lot line, instead of the requirement that the outdoor swimming pool may be located in any yard except the required front yard and shall be located a minimum of 1.25 metres from any lot line, measured from the water's edge to the lot line.

NOTES:

1. Detailed drawings of the proposed accessory building, to be used as a storage shed, have not been provided from which to confirm maximum building height. The owner shall ensure the maximum height of the accessory building shall be 5.0m or less and the maximum height of the underside of any fascia eaves, overhang or the lower ends of the roof joists shall be 3.0 metres or less. Otherwise, further variances will be required.

This application will be heard by the Committee as shown below:

DATE: Thursday, September 10th, 2020

TIME: 2:00 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

AN/A-20:155 Page 2

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

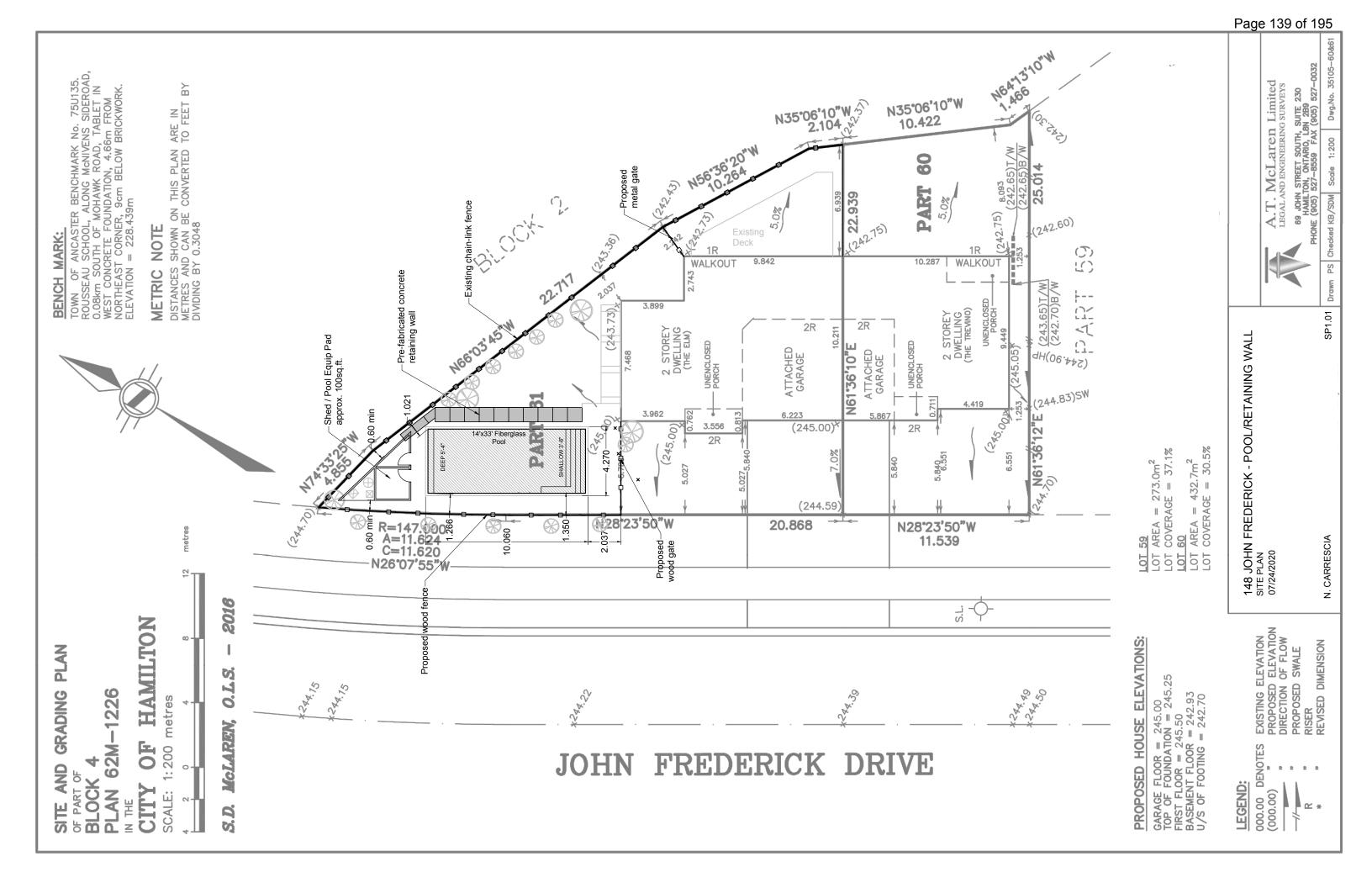
For more information on this matter, including access to drawings illustrating this request:

- Visit <u>www.hamilton.ca/committeeofadjustment</u>
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 25th, 2020.

Jamila Sheffield, 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.





FIBERGLASS POOL

Claremont Model

The kids are only young once, learning to swim, birthday and after school pool parties, the Claremont is the perfect pool to finally host the wedding in the pool.

Save & Print

Specs & Features

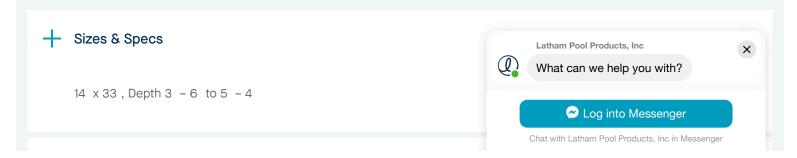
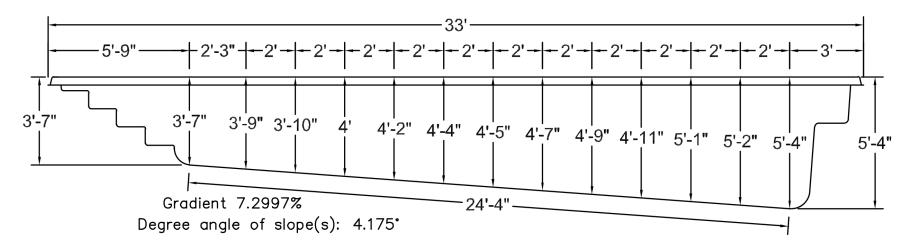
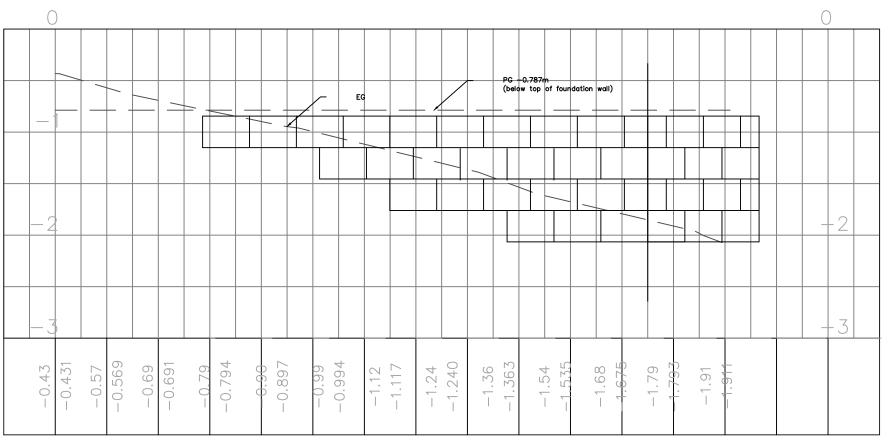


Figure 2 - Pool Shell Depth Dimensions



Retaining Wall PROFILE

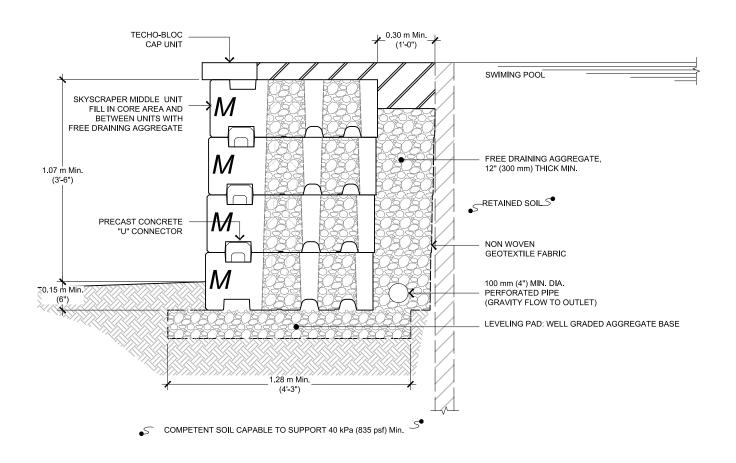


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TECHO—BLOC

POOL RETAINING WALL SKYSCRAPER

1-877-832-4625 www.techo-bloc.com





Planning and Economic Development Department Planning Division

Committee of Adjustment

5th floor 71 Main Street West Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221 Fax (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND RETURN TO THE CITY OF HAMILTON PLANNING DEPARTMENT.

FOR	R OFFICE USE ONLY.
	LICATION NO DATE APPLICATION RECEIVED
PAIC	DATE APPLICATION DEEMED COMPLETE
SEC	RETARY'S
SIGN	NATURE
	CITY OF HAMILTON
	COMMITTEE OF ADJUSTMENT HAMILTON, ONTARIO
	TAMETON, ON TARIO
	The Planning Act
	Application for Minor Variance or for Permission
this a _l	r Section 45 of the <i>Planning Act</i> , R.S.O. 1990, Chapter P.13 for relief, as described in pplication, from the Zoning By-law. Name of Owner Nicholas Carrescia
1.	
2.	FAX NOE-mail address Address 148 John Frederick Drive, Ancaster, ON
2.	
2	Postal Code L9G 0G5
3.	Name of AgentTelephone No
4.	FAX NOE-mail address
٦.	Address
Note:	Postal Code
	Unless otherwise requested all communications will be sent to the agent, if any.
5.	Names and addresses of any mortgagees, holders of charges or other encumbrances: Royal Bank of Canada
	59 Wilson Street West, Ancaster, ON Postal Code L9G 1N1
	Postal Code
	Tavt

	Nature and extent of relief applied for:
	Pool and pool equipment location cannot meet requirements of By-law No. 05-200, s4.11
	- pool and pool equipment to be located within front yard space
	- pool cannot meet minimum setback of 1.25m from lot lines, as measured from the water's edge
	Accessory building (storage shed) to be located within front yard space (By-law No. 05-200, s4.8.1)
	Why it is not possible to comply with the provisions of the By-law? Irregular, corner lot (triangular)
1	egal description of subject lands (registered plan number and lot number or other egal description and where applicable, street and street number):
*	PART BLOCK 4, Plan 62M-1226
	being Part 61 on Plan 62R-20564
	PREVIOUS USE OF PROPERTY
	Residential Industrial Commercial
	Agricultural Vacant X
	Other
	If Industrial or Commercial, specify use
	Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
	Yes No _x Unknown
1	Has a gas station been located on the subject land as adjacent land at a first land.
	rias a gas station been located on the subject land or adjacent lands at any time?
	Yes No _x Unknown Has there been petroleum or other fuel stored on the subject land or adjacent
-	Yes No _x Unknown Has there been petroleum or other fuel stored on the subject land or adjacent lands?
	Yes No _x Unknown Has there been petroleum or other fuel stored on the subject land or adjacent lands? Yes No _x Unknown Are there or have there ever been underground storage tanks or buried waste on
	Yes No _x Unknown Has there been petroleum or other fuel stored on the subject land or adjacent lands? Yes No _x Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
	Yes No _x Unknown Has there been petroleum or other fuel stored on the subject land or adjacent lands? Yes No _x Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No _x Unknown 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
	Yes No _x Unknown Has there been petroleum or other fuel stored on the subject land or adjacent lands? Yes No _x Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No _x Unknown 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?
	Has there been petroleum or other fuel stored on the subject land or adjacent lands? Yes No _x Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No _x Unknown 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 _x Unknown
1	Has there been petroleum or other fuel stored on the subject land or adjacent lands? Yes No _X Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No _X Unknown 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 _X Unknown Have the lands or adjacent lands ever been used as a weapon firing range?
	Yes No _x Unknown Has there been petroleum or other fuel stored on the subject land or adjacent lands? Yes No _x Unknown Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No _x Unknown 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 _x Unknown Have the lands or adjacent lands ever been used as a weapon firing range?

9.9	If there are existing remaining on site v PCB's)?	or previously existing which are potentially had	buildings, are th zardous to publi	ere any bui ic health (eç	lding materials g. asbestos,
	Yes	No _X Unknow	vn		
9.10	Is there any reason former uses on the	n to believe the subject site or adjacent sites?	land may have	been conta	minated by
	Yes	No X Unknow	vn		
9.11	What information d	id you use to determine naser of the dwelling and va	the answers to cant land from Los	9.1 to 9.10 sani Homes (1	above? 998) Ltd. and
	can confirm answers	9.1 to 9.10 are true to the be	st of my knowledge	e and as docu	mented in the
	land transfer/deed agr	eement.			
9.12	a previous use inve	roperty is industrial or o entory showing all forme nd adjacent to the subje	er uses of the su	ubject land.	of 9.2 to 9.10, or if
	Is the previous use	inventory attached?	Yes _	No	X
l ackr remed reaso	diation of contaminat n of its approval to th	y of Hamilton is not res	ponsible for the	identification t of this App	n and lication – by
Date	10-07-31	-	Signature Prope	erty Owner	<u>Ja</u>
		i	Nicholas Carresci		
10.	Dimensions of land	s affected:			
10.	Frontage	32.488 metres			
	Depth	22.939 metres			
	Area	432.7 sq. metres			
	Width of street	12 metres			
11.		ildings and structures o or area, gross floor are			
	Existing: Two-storey	semi-detached dwelling, To	t. building coverag	ge = 1425 sq.f	t.,
	Tot. floor a	rea = 2251 sq.ft., 13.741m (w	ridth) x 10.211m (le	ngth)	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Proposed: Fibergla	ss Pool "Claremont model b	y Latham Pools"		
	33' lengt	th x 14' width, depth @ 3'-6"	(shallow) and 5'-4'	" (deep)	
	Storage Shed (triang	ular), approx 100 sq.ft, 4.3m	width x 4.5m leng	th x 9.0m heig	jht
12.		ings and structures on o		the subject	lands;
	Existing: Dwelling se	etbacks: 5.004m (minimum)	from front lot line;	2.066m (minir	num) from rear
	lot line; 7.9	48m (minimum) from side lo	t line		
					

	Pool Setbacks: 1.25m* (minimum) from front lot line; 1.0m* (minimum) from side lot *as measured to water's edge
Storage Sh	red / Pool Equipment Pad: 0.6m from front lot line; 0.6m from side lot line
-	
Date of acc	quisition of subject lands:
Date of cor June 21, 20	nstruction of all buildings and structures on subject lands:
Existing us	es of the subject property: Residential
Existing use	es of abutting properties:Residential
Length of ti	me the existing uses of the subject property have continued:
Municipal s	ervices available: (check the appropriate space or spaces)
Water x	Connected x
Sanitary Se	ewer X Connected X
Storm Sewe	ers X
Present Off	icial Plan/Secondary Plan provisions applying to the land:
	nbourhood Institutional (I1)
Present Re 05-200, 16-24	stricted Area By-law (Zoning By-law) provisions applying to the land:
Has the ow	ner previously applied for relief in respect of the subject property?
	Yes
If the answe	er is yes, describe briefly.
ls the subje 53 of the <i>Pla</i>	ct property the subject of a current application for consent under Section
	Yes
dimensions size and typ where requi	nt shall attach to each copy of this application a plan showing the of the subject lands and of all abutting lands and showing the location, be of all buildings and structures on the subject and abutting lands, and tred by the Committee of Adjustment such plan shall be signed by an d Surveyor.
NOTE:` It	is required that two copies of this application be filed with the reasurer of the Committee of Adjustment together with the map



A Healthy Watershed for Everyone

BY E-MAIL

July 30, 2020 GC-ANC

Nicholas Carrescia 148 John Frederick Drive Ancaster, ON L9G 0G5

Dear Mr. Carrescia:

RE: Letter of Permission for the Installation of an In-Ground Pool and Construction

of a Retaining Wall

Location: 148 John Frederick Drive

Part Lot 48, Concession 3, City of Hamilton (Ancaster)

Staff of the Hamilton Conservation Authority (HCA) have reviewed the above-noted proposal including your site plan dated July 24, 2020 (attached).

The subject property is affected by the HCA Development, Interference with Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) made under the Conservation Authorities Act, R.S.O. 1990 as it is located in close proximity to a tributary of Ancaster Creek. However, as shown on the site plan, the proposed pool and retaining wall will be located outside of the flood and erosion hazards associated with the watercourse. Therefore, please accept this correspondence as written permission for the proposed pool installation and retaining wall construction on lands regulated by the HCA. We do not have any objection to the issuance of a pool enclosure and/or building permit by the municipality.

If you have any questions regarding the above, please do not hesitate to contact the undersigned at ext. 131.

Darren Kenny

Watershed Officer

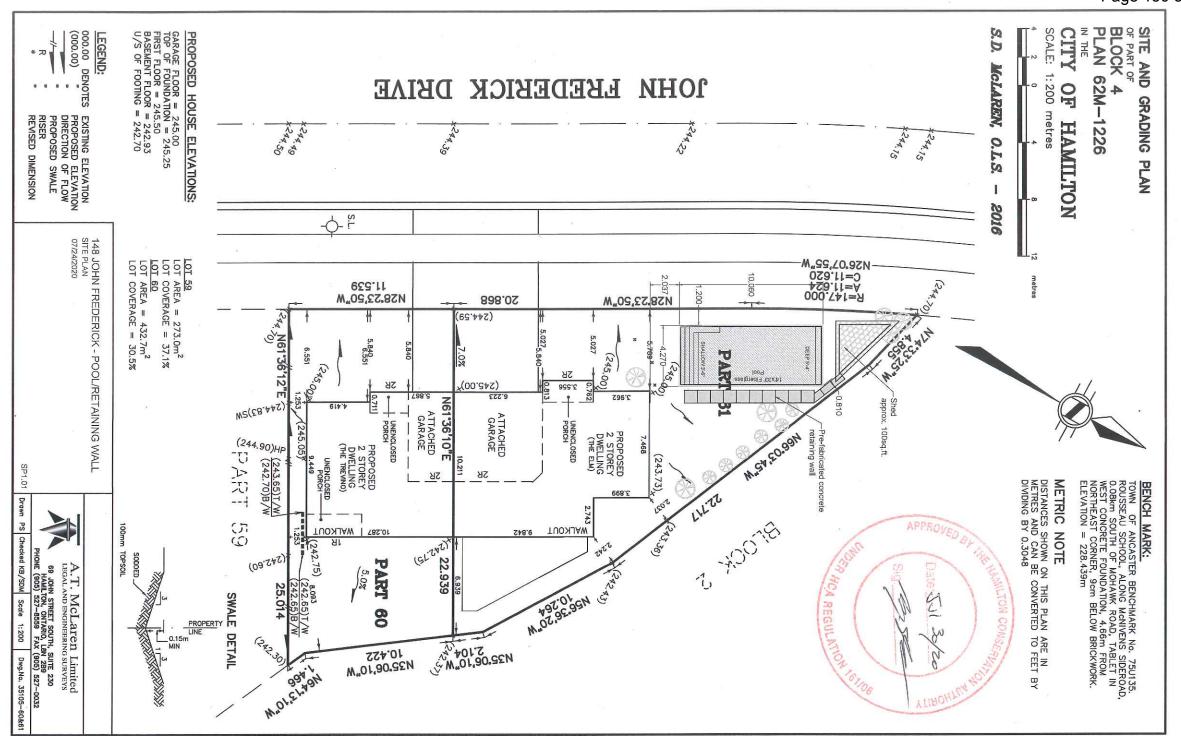
Laven kenny

<u>July 30, 2020</u>

Date

Encl. approved site plan

c.c. Chanell Ross, Plan Examination Secretary, City of Hamilton, Building Division (by mail)





COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5 Telephone (905) 546-2424, ext. 4221 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING Minor Variance

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.: AN/A-20:69

APPLICANTS: Owner Savoy Trailer Installations Inc.

SUBJECT PROPERTY: Municipal address 722 Shaver Rd., Ancaster

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-laws 10-128 & 18-

219

ZONING: "M3,678" (Prestige Business Park) district

PROPOSAL: To permit the establishment of 425 square metres of warehouse use

with 103 square metres of office use notwithstanding that:

- 1. A landscaped area of 4.1 metres shall be provided instead of the minimum 6.0 metres wide landscaped area required.
- 2. The proposed establishment will not have a sanitary sewer system instead of the requirement that no building or structure may be erected, used or occupied unless adequate watermains, storm and sanitary sewer systems are existing or have been provided for in a binding and secured development agreement and all regulatory approvals have been received to the satisfaction of the General Manager of Planning and Economic Development Department and/or his or her designate.

NOTES:

1. Variances have been written exactly as requested by the applicant. Please note, that this property is subject to Site Plan Control SPA-19-082; to date, a recirculation of the revised plan has not been submitted and a full zoning review has not been conducted for the new proposal. Further variances may be required at such time that a full zoning review is conducted on the new proposal.

This application will be heard by the Committee as shown below:

DATE: Thursday, September 10th, 2020

TIME: 2:25 p.m.

PLACE: Via video link or call in (see attached sheet for

details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

AN/A-20:69 PAGE 2

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

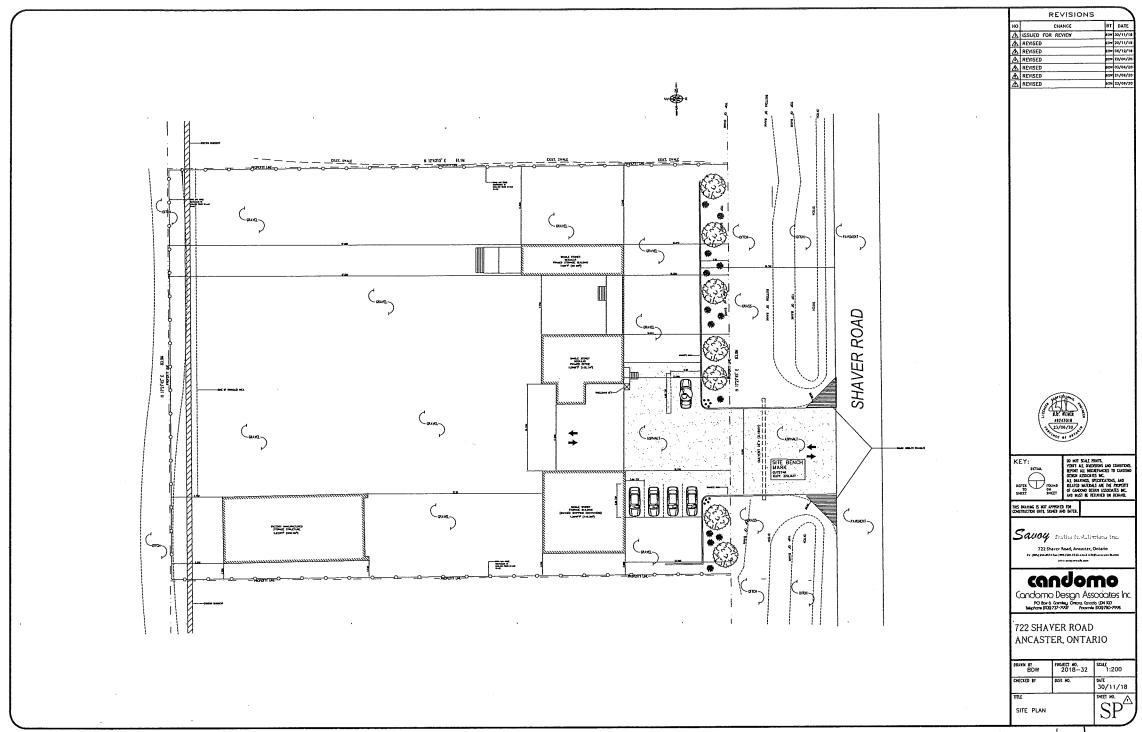
For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

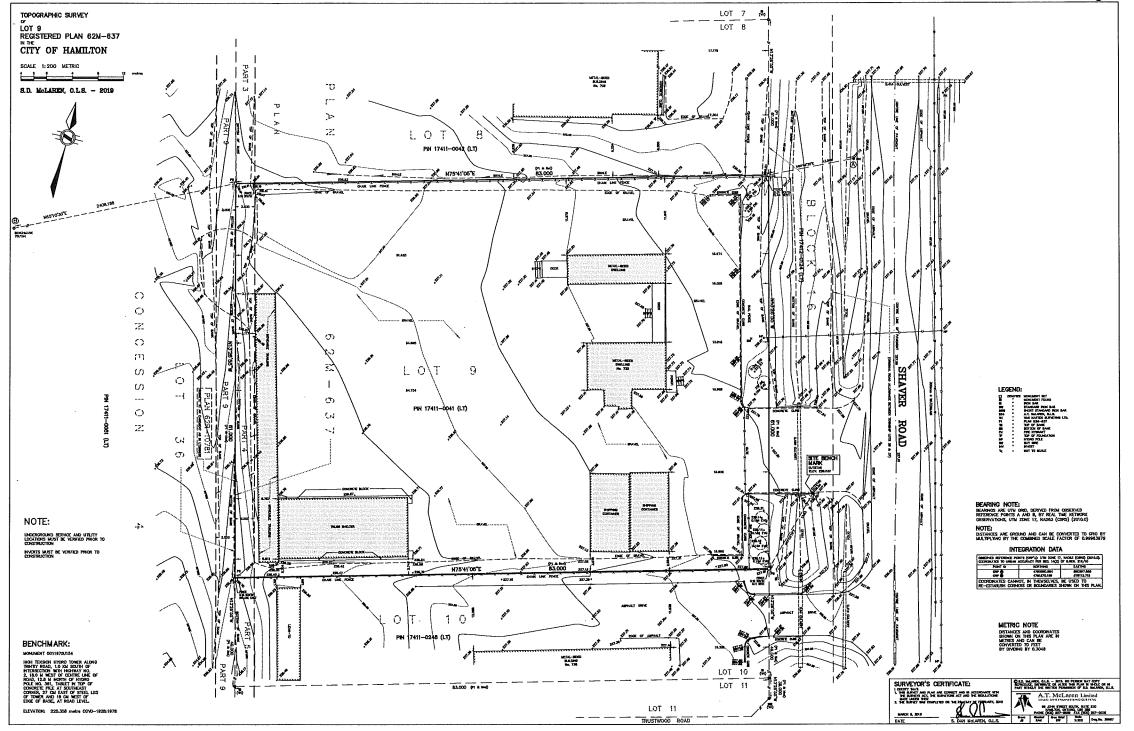
DATED: August 25th, 2020.

Jamila Sheffield 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.



Amended ANIA-20:69 June 24/20



ANIA 20:69 Skith 2

20.15 3294



Planning and Economic Development Department Planning Division

Committee of Adjustment City Hall 5th floor 71 Maln Street West Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221 Fax (905) 546-4202

Page 1

PLEASE FILL OUT THE FOLLOWING PAGES AND RETURN TO THE CITY OF HAMILTON PLANNING DEPARTMENT.

Minor Variance Application Form (January 1, 2020)

FOR OFFICE USE ONLY.	
APPLICATION NO. AN/A-20:69 DATE APPLICATION RECEIVED Feb. 18/20	
PAID DATE APPLICATION DEEMED COMPLETE	
SECRETARY'S SIGNATURE	
CITY OF HAMILTON COMMITTEE OF ADJUSTMENT HAMILTON, ONTARIO	
The Planning Act	
Application for Minor Variance or for Permission	
The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the <i>Planning Act</i> , R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.	
1. Name of Owner Savoy Trails Installations Telephone No	
2.	
3. Name of Agent Robert Savay Telephone No	
4.	
Note: Unless otherwise requested all communications will be sent to the agent, if any.	
Names and addresses of any mortgagees, holders of charges or other encumbrances: TO BOWK 4720 Tahor Blvd, 4th floor Building I MISSISS awage, ON Postal Code LAW 5P2	
Postal Code	

6. Nature and extent of relief applied for:

SPA-19-082

Preamble:

The property is a gravel lot that we are seeking site plan approval for four structures, including the modular office and self-contained washroom that services the staff. We have been operating out of the office since 2014.

The property has water services available, however, we have not been using them.

There are no sanitary services available.

New site plan approvals in an Urban Area now requires connection to both water and sanitary services.

The city does not want to build a sanitary extension to the property that is located in the Ancaster Business Park.

Request:

Exempt the property from the provision for Adequate Services (4.22) to allow site plan approval.

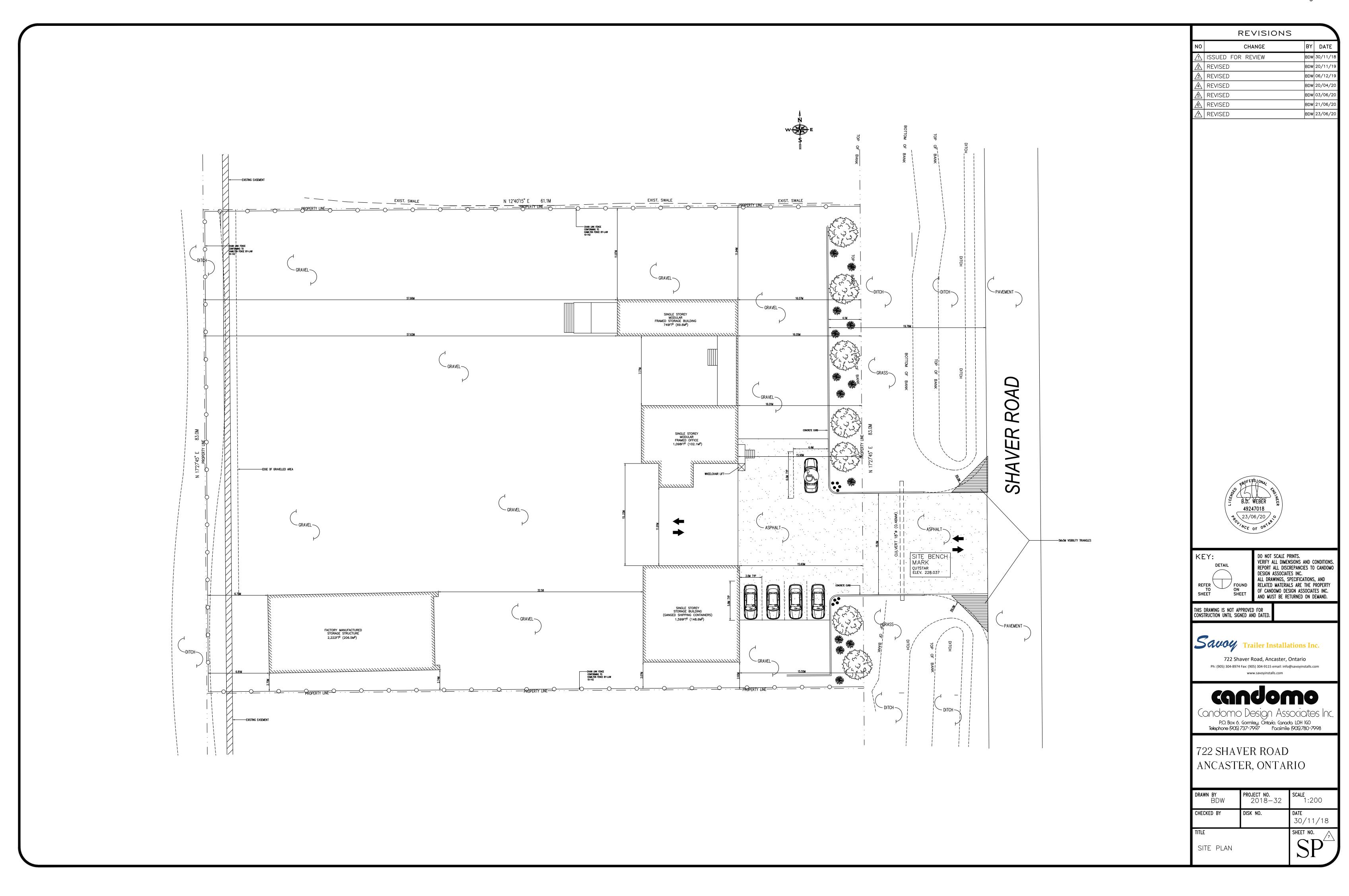
7. Why it is not possible to comply with the provisions of the By-law?

The city does not want to extend the sanitary line to the property.

I	Nature and extent of relief applied for:
	See attationed
-	
-	
,	Why it is not possible to comply with the provisions of the By-law?
	See citatched.
•	362
•	
•	
•	Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
	PLAN 62M637 LOT9
	1.25 AC 200,13FR 272,310
	722 Shaver Rd, Ancaster, CN
	PREVIOUS USE OF PROPERTY
	Residential Industrial Commercial
	Agricultural Vacant
	Other
	If Industrial or Commercial, specify use
	Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
	Yes No Unknown
	Has a gas station been located on the subject land or adjacent lands at any time?
	Yes No Unknown _ V
	Has there been petroleum or other fuel stored on the subject land or adjacent
	lands?
	Yes No Unknown
	Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
	Yes No Unknown
	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
	Have the lands or adjacent lands ever been used as a weapon firing range?
	Yes No Unknown
	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
	If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos,
	PCB's)?
	Yes No V Unknown

9.10	Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No V Unknown		
9.11	What information did you use to determine the answers to 9.1 to 9.10 above? To our understanding previous use was		
	agricultural.		
9.12	If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, 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		
l ackt	NOWLEDGEMENT CLAUSE nowledge that the City of Hamilton is not responsible for the identification and diation of contamination on the property which is the subject of this Application – by signature Property Owner Signature Property Owner Toseph 4 Savey Print Name of Owner		
10.	Dimensions of lands affected:	_	
	Depth 83m	_	
	Area 5063 m2	-	
	Width of street 7.4 m	-	
11.	Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.) Existing: Single Story Modular Office: 102,1 m² W 7.3 m L 12. Workshop: 64.6 m² W 4.5 m L 15.24 m H 4.26 m Gavinged shipping combainers: 148.6 m² W 12 m L 12 m H 2.74 These Shaller 206.5 m² W 9.1 m L 19.8 m H 5.1 m	2m	H 4,26m
	Proposed:		
		- · -	
12.	Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines) Existing: Single Stary Modular Office: Front - 17.75m Wickshop: Front - 17.17m Side - 12.77m Ganged Shipping Containers: Front - 125m Side - 2.19 Truss Shelter: Side 1.87m Rear - 3.4m Proposed:	- <u>-</u> -	
	11		
		_	
		_	

. Date	e of acquisition of subject lands:	
 Date చి∳∠	e of construction of all buildings and structures on subject lands: See & Weekshop (2014) Shipping contents & Truss S	helder/Spring 2015
. Exis	eting uses of the subject property: Office /Storage of materials	
Exis	eting uses of abutting properties: <u>Industrial</u>	
Len	gth of time the existing uses of the subject property have continued:	
Wa	nicipal services available: (check the appropriate space or spaces) ter Connected	
Pre	m Sewers	
	sent Restricted Area By-law (Zoning By-law) provisions applying to the land: Samilton Zoning By-law No.05-200 M3,67 General Provisions (Section 4, provision 4.2)	
	s the owner previously applied for relief in respect of the subject property? Yes ne answer is yes, describe briefly.	
	he subject property the subject of a current application for consent under Section of the <i>Planning Act</i> ?	·
din siz wh	Yes e applicant shall attach to each copy of this application a plan showing the nensions of the subject lands and of all abutting lands and showing the location, e and type of all buildings and structures on the subject and abutting lands, and ere required by the Committee of Adjustment such plan shall be signed by an tario Land Surveyor.	·
se ref	OTE:` It is required that two copies of this application be filed with the cretary-treasurer of the Committee of Adjustment together with the maps erred to in Section 5 and be accompanied by the appropriate fee in cash by cheque made payable to the City of Hamilton.	





COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5 Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING Minor Variance

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.: AN/A-20:157

APPLICANTS: Scanlan Contracting c/o B. Scanlan on behalf of the owner Vish

Surat

SUBJECT PROPERTY: Municipal address 23 Dougherty Crt., Ancaster

ZONING BY-LAW: Zoning By-law 87-57, as Amended by By-law 11-014

ZONING: "R4-612" (Residential) district

PROPOSAL: To the construction of a 23.8 square metres rear deck accessible from

the ground floor and a 13.4 square metre rear deck with stairs accessible from the second floor of a single detached dwelling,

notwithstanding that:

1. A deck with an area of over 15 square metres shall be permitted to be setback a minimum distance of 5.7 metres from the rear lot line instead of the required 6.0 metres;

NOTES:

1. The Zoning By-law defines "deck" as follows:

"Deck means a platform or series of platforms, accessory to a dwelling unit, exceeding a height of 60 cm measured from the lowest point of grade at the platform perimeter to the floor of the platform. Decks may be free-standing or attached to a dwelling and are intended for use as an outdoor living area. Decks may be roofed over with a trellis or trellis-like structure only, screened-in and enclosed by a hand rail not exceeding a height of 122 cm above the platform floor, otherwise a deck shall not be enclosed. Any and all stairs, as measured to the exterior parameters of the framing structure, shall be considered to constitute part of the deck with respect to all relevant setbacks and lot coverage regulations. Any decking less than 60 cm in height shall not be considered to be a deck for the purpose of this by-law, but rather, shall be considered as landscaping material only".

As such, the proposed 13.4 square metre deck with stairs that is accessible from the second floor of the dwelling is considered to meet the definition of a deck. If there were no stairs, it would be considered to be a balcony, a term which is not defined. It is also noted that the second floor deck does not require any variances.

- 2. The Zoning By-law defines "Lot Coverage" as "the percentage of the lot covered by all buildings, but shall not include swimming pools and decks". Therefore, the area proposed for decks would be excluded from the calculation for lot coverage.
- 3. The variance is written as requested by the applicant.

AN/A-20:157 Page 2

4. The R4-612 Zone, applicable to the subject property was passed by amending by-law 11-014 and includes a special provision to permit the front yard to be 4.5m to a dwelling and 6m to an attached garage.

This application will be heard by the Committee as shown below:

DATE: Thursday, September 10th, 2020

TIME: 2:30 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

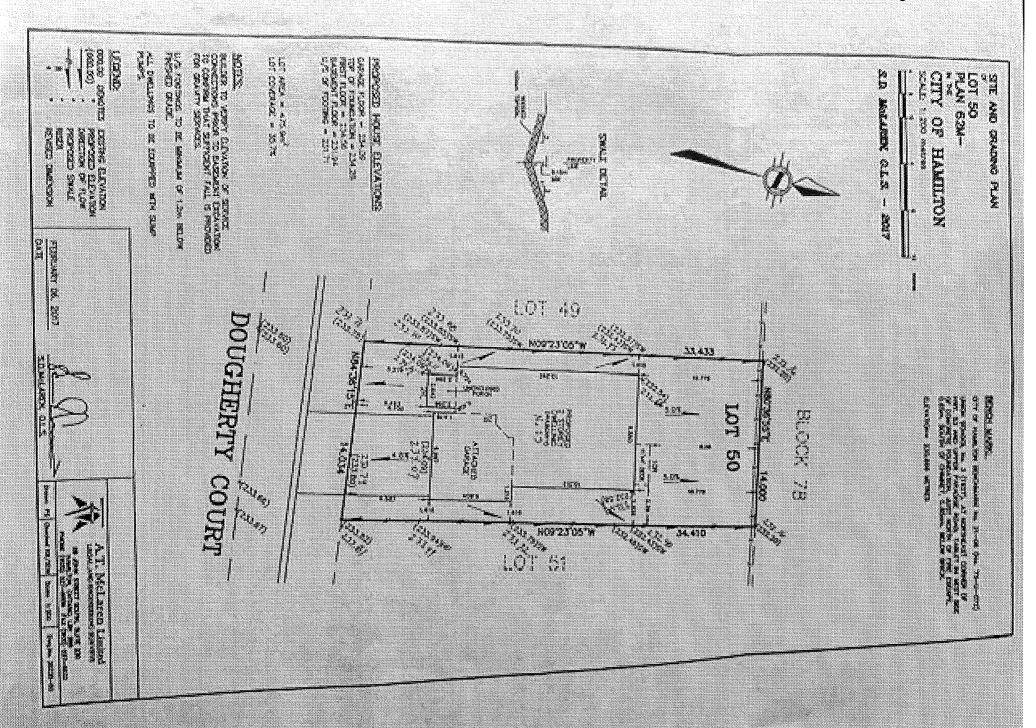
For more information on this matter, including access to drawings illustrating this request:

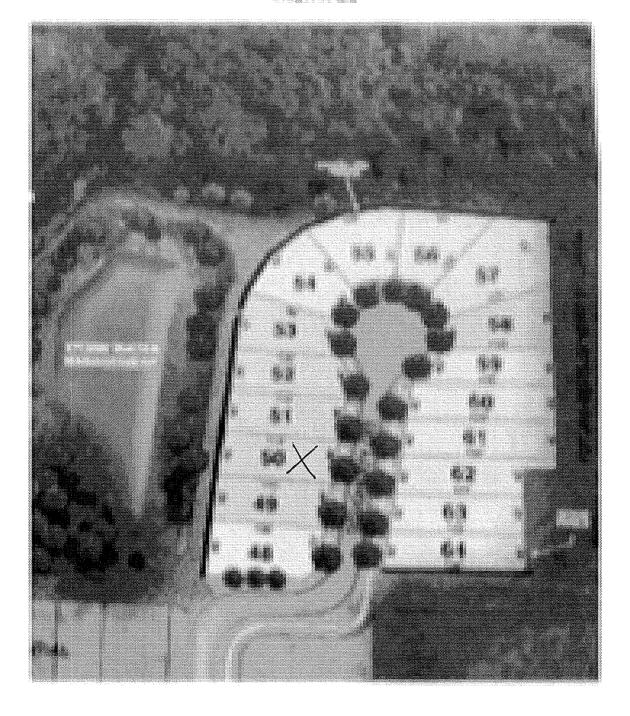
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 25th, 2020.

Jamila Sheffield, 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.







City Hall 5th floor 71 Main Street West Hamilton, Ontario L8P 4Y5

Committee of Adjustment

Planning and Economic Development Department Planning Division

Phone (905) 546-2424 ext.4221 Fax (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND RETURN TO THE CITY OF HAMILTON PLANNING

20.177215

DEPARTMENT.
FOR OFFICE USE ONLY. APPLICATION NO. ANA - 20:157 DATE APPLICATION RECEIVED Aug. 5/20 PAID DATE APPLICATION DEEMED COMPLETE SECRETARY'S SIGNATURE
CITY OF HAMILTON COMMITTEE OF ADJUSTMENT HAMILTON, ONTARIO
The Planning Act
Application for Minor Variance or for Permission
The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the <i>Planning Act</i> , R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.
Name of Owner Vish Surat & Susan Gin Telephone No.
2.
3. Name of Agent <u>Roß Scarlan</u> Telephone No.
4.
Note: Unless otherwise requested all communications will be sent to the agent, if any.
 Names and addresses of any mortgagees, holders of charges or other encumbrances:
Postal Code
Postal Code

Nature and extent of relief applied for:
TO BUILD A DECK AT BACK OF HOUSE
Why it is not possible to comply with the provisions of the By-law?
THE DECK WOULD BE TOO SMALL
Legal description of subject lands (registered plan number and lot number or other
legal description and where applicable, street and street number):
LOT 50 PLAN 62M
CMY OF HAMILTON
23 DOUGHERTY GURI ANCASTER L9KOH7
PREVIOUS USE OF PROPERTY
THE VIOLOGICAL THE LETTERS AND A SECOND AND A SECOND ASSESSMENT AND A SECOND ASSESSMENT
Residential Industrial Commercial
Agricultural Vacant X
y ignountain
Other
If Industrial or Commercial, specify use N/A
Has the grading of the subject land been changed by adding earth or other
material, i.e. has filling occurred?
Yes No X Unknown
Has a gas station been located on the subject land or adjacent lands at any time?
Yes No X Unknown
Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes No X Unknown
Are there or have there ever been underground storage tanks or buried waste on
the subject land or adjacent lands?
Yes No X Unknown
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 X Unknown
Have the lands or adjacent lands ever been used as a weapon firing range?
Yes No X Unknown
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 X Unknown
1 CO INU UIIKIIOWII

9.9	If there are existing remaining on site where PCB's)?	or previously on nich are poten	existing b tially haz	uildings, a ardous to _l	re there any build public health (eg.	ling materials asbestos,
	Yes N	o <u>X</u>	Unknow	n		
9.10	Is there any reason former uses on the s	to believe the site or adjacer o <u>X</u>	nt sites?		ave been contam	inated by
9.11	What information did New Residential Site	d you use to d	etermine	the answe	ers to 9.1 to 9.10 a	above?
9.12	If previous use of pre a previous use inver appropriate, the land	ntory showing	all forme	r uses of tl	ne subject land, o	
	Is the previous use i	nventory attac	ched?	Yes	No	
l ackr remed reaso	NOWLEDGEMENT Conversely to the City diation of contamination of its approval to the conversely conv	of Hamilton is on on the prop	erty whic	h is the su		
Date				ngriature r	Toperty Owner	
			P		rat Type of Owner	text here
10.	Dimensions of lands Frontage Depth Area Width of street	affected: 				
11.	Particulars of all buil (Specify ground floor height, etc.) Existing:	or area, gross	floor are	a, number	of stories, width	, length,
	Proposed: <u>Deck 16</u> STAIRS 4	1×16 70" AG	OTAL	426 S.	x12' 77" A F.	G
12.	Location of all buildir (Specify distance fro Existing: SIDE	m side, rear a	nd front l	ot lines)	-	ands;
	LAISHING. SIVE	GNIERVATI	1	27'	FRONT	
				1		

Proposed:	SIDE 11'	SIDE9"	REAR	- 19'	REA	IR 23'
		<u> </u>		7		
		<u> </u>				
Date of acqu May 2018	uisition of subjec	ot lands:				
Date of cons Feb 2017	struction of all b	uildings and	structure	s on su	bject lar	nds:
Existing uses	s of the subject	property: <u>Re</u>	sidential			
Existing uses	s of abutting pro	operties:_Resi	idential			
Length of tim Ongoing	ne the existing u	uses of the su	ubject pro	operty h	nave cor	ntinued:
Municipal se	rvices available	: (check the	appropr	iate spa	ice or s	paces)
Water	···	40000000		Connec	cted	
Sanitary Sev	ver			Connec	cted	/
Storm Sewe	rs		_			
	cial Plan/Second Family Re			applying	g to the	land:
Present Res	tricted Area By-	law (Zoning	By-law) _I	orovisio	ns appl	ying to the land
	Storm Water	r Manageme	ent			
Has the own	er previously ap	oplied for reli	ef in resp	ect of t	he subj	ect property?
	Yes		·		_	10)
If the answer	r is yes, describ	e briefly.				
					,	
			\			

ls the subjec 53 of the <i>Pla</i>	t property the s	ubject of a cเ	urrent ap	plicatio	n for co	nsent under Se
	Yes					No
dimensions of size and type	nt shall attach to of the subject la e of all buildings ed by the Comr	nds and of a and structur	II abutting	g lands e subje	and sho	owing the locati butting lands, a

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5 Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING Minor Variance

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.: FL/A-20:160

APPLICANTS: Adam J. Clapham, owner

SUBJECT PROPERTY: Municipal address 2178 2nd Con. Rd. W., Flamborough

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-law 15-173

ZONING: "A1" (Agriculture) district

PROPOSAL: To permit the construction of an accessory building/structure (garage)

associated with an existing single detached dwelling, notwithstanding

that:

- 1. Accessory buildings shall be permitted to be located within the front yard instead of the requirement no accessory buildings or structures shall be located within a front yard.
- 2. Two parking spaces shall be permitted in the required front yard within the proposed accessory building (garage), instead of the requirement that on a lot containing a single detached dwelling, semi-detached dwelling, or duplex dwelling in all zones, no parking spaces shall be permitted in a required front yard or required side yard, except as otherwise permitted for single detached, semi-detached or duplex dwellings.

NOTE:

- 1. Construction of the proposed accessory building/structure (garage) is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.
- 2. Specific details regarding proposed parking spaces have not been provided to confirm compliance with Section 5. Further variances may be required if compliance with Section 5 cannot be achieved.
- 3. The zoning by-law permits a maximum height of 6.0 metres for an accessory building/structure. Based on the elevation drawing provided, a maximum height of 4.87 metres is proposed. The applicant shall ensure that the height of the building/structure has been measured from grade as defined in the zoning By-law; otherwise, additional variances may be required.
- 4. As per Section 4.8.2(c), a maximum lot coverage of 5 percent is permitted for an accessory building/structure. Further variance may be required if compliance with Section 4.8.2© cannot be achieved.

FL/A-20:160 Page 2

This application will be heard by the Committee as shown below:

DATE: Thursday, September 10th, 2020

TIME: 2:40 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

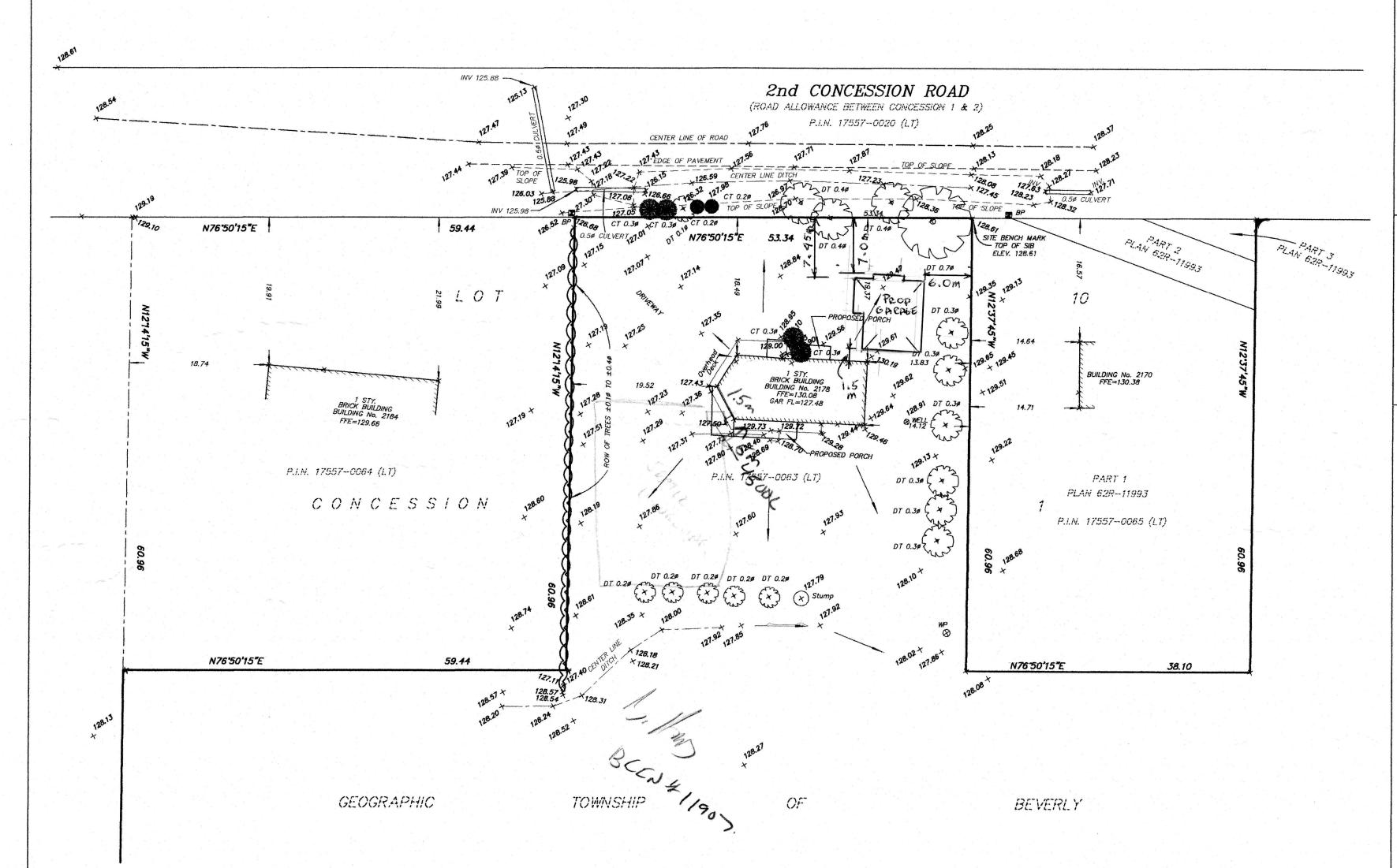
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 25th, 2020.

Jamila Sheffield, Secretary-Treasurer Committee of Adjustment

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SITE PLAN OF PART OF LOT 10 CONCESSION 1 GEOGRAPHIC TOWNSHIP OF BEVERLY

CITY OF HAMILTON

SCALE: 1:400

0 2 4 6 8 10

EDWARD J. GRENKIE ONTARIO LAND SURVEYOR
© COPYRIGHT 2012

LEGEND

DENOTES TOP OF WALL DENOTES SERVICE VALVE DENOTES UTILITY POLE

DENOTES DECIDUOUS TREE DENOTES CONIFEROUS TREE

DENOTES BELL PEDESTAL DENOTES DRAINAGE

DENOTES WOOD POLE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY OF 2nd CONCESSION ROAD AS SHOWN ON PLAN 62R-11993 HAVING A BEARING OF N76'50'15"E.

ELEVATION NOTE
TOP OF STANDARD IRON BAR AT NORTHWEST
CORNER OF PART 1, PLAN 62R-11993
HAVING AN ASSUMED ELEVATION OF 129.61 METRES.

MARCH 2, 2012

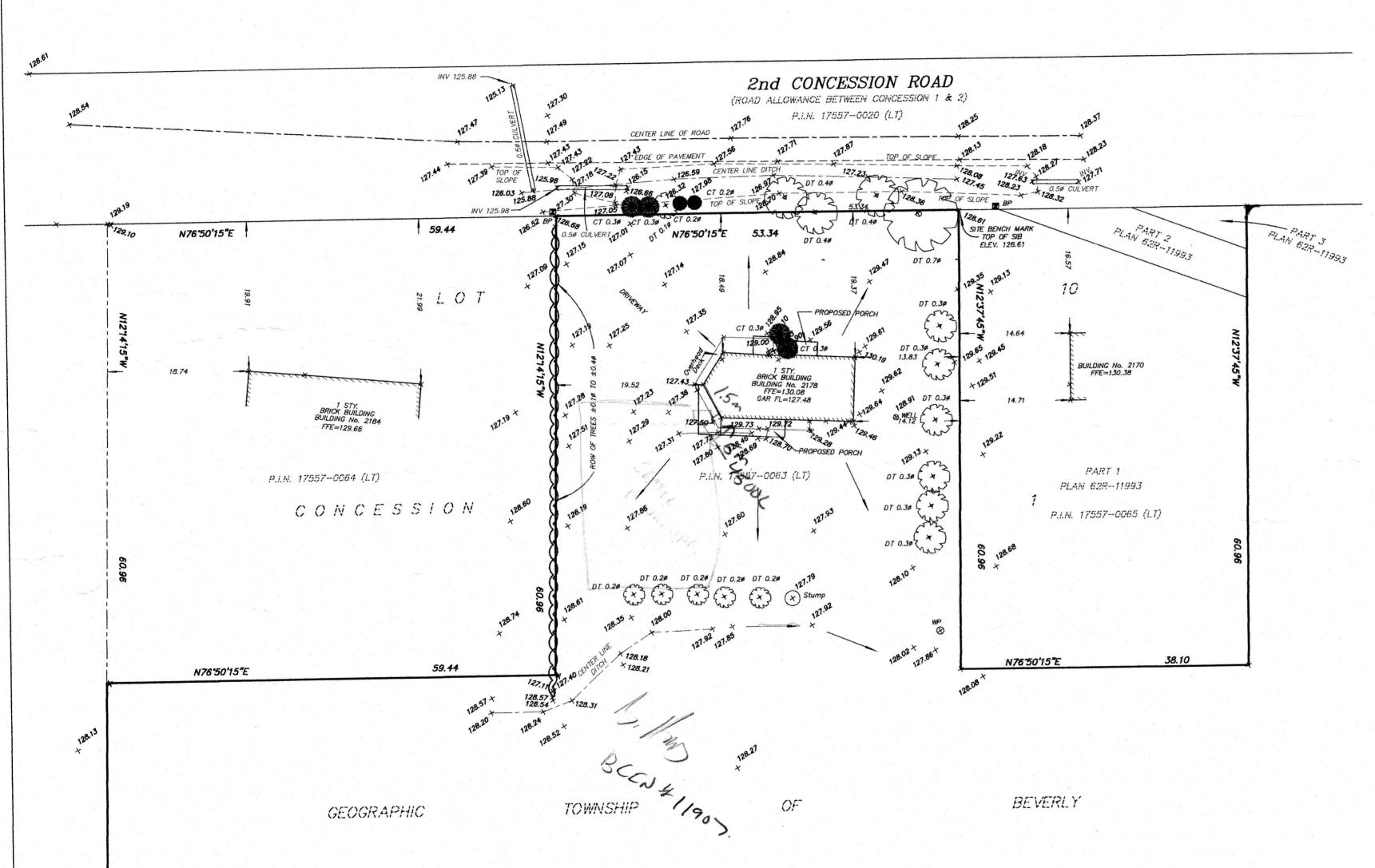
DATE

NO	REVISION	DATE	APP
1	ADDED PROPOSED FRONT AND BACK PORCHES	9/04/12	
2			

Barich Grenkie Surveying Ltd. 20 - 428 MILLEN ROAD - STONEY CREEK, ON (905) 552-6767

DWN BY: J.B. CHK BY: EG JOB No. 12-1107





SITE PLAN OF PART OF LOT 10 CONCESSION 1

GEOGRAPHIC TOWNSHIP OF BEVERLY

CITY OF HAMILTON

SCALE: 1:400

Page 174 of 195

EDWARD J. GRENKIE ONTARIO LAND SURVEYOR
© COPYRIGHT 2012

LEGEND

DENOTES TOP OF WALL DENOTES SERVICE VALVE DENOTES UTILITY POLE

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MARCH 2, 2012

DATE

APP REVISION DATE ADDED PROPOSED FRONT AND BACK PORCHES 9/04/12 DWN BY: J.B.

Barich Grenkie Surveying Ltd. 20 - 428 MILLEN ROAD - STONEY CREEK, ON 9052 552-6767

CHK BY: EG JOB No. 12-1107





Committee of Adjustment City Hall

City Hall 5th floor 71 Main Street West Hamilton, Ontario L8P 4Y5

Planning and Economic Development Department Planning Division

Phone (905) 546-2424 ext.4221 Fax (905) 546-4202

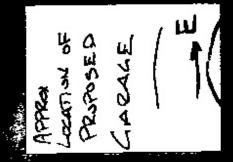
PLEASE FILL OUT THE FOLLOWING PAGES AND RETURN TO THE CITY OF HAMILTON PLANNING DEPARTMENT.

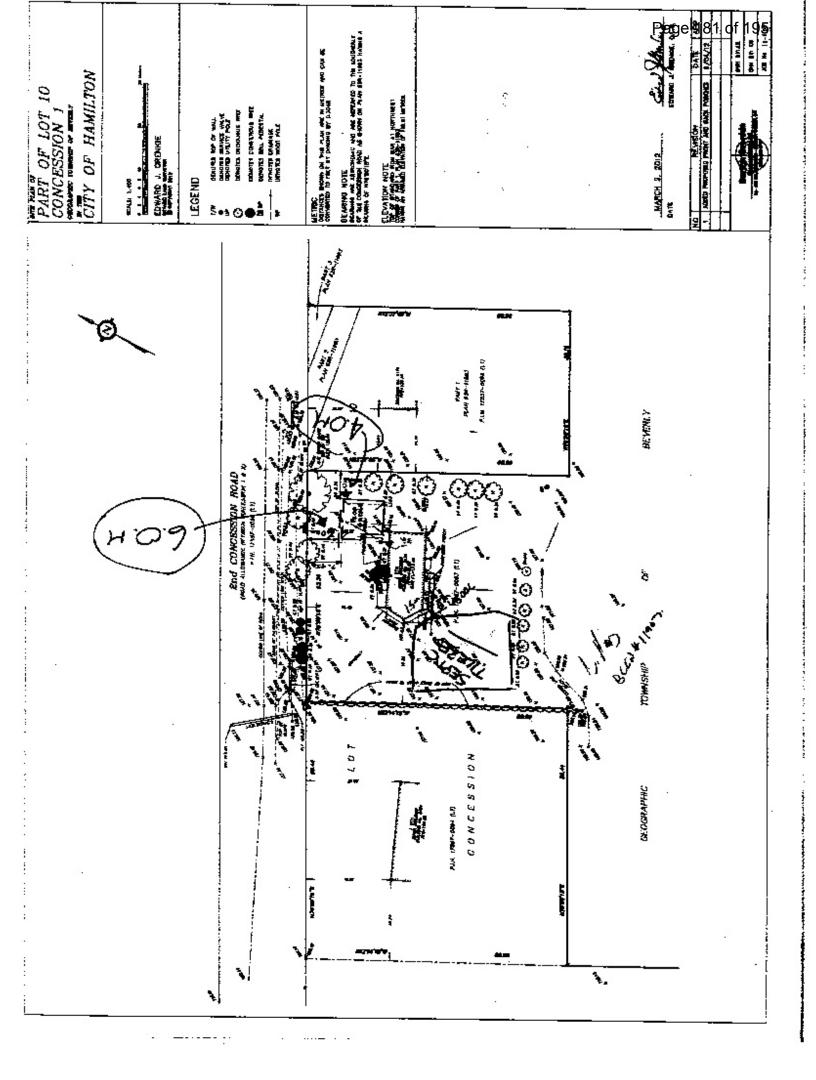
1	ICE USE ONLY.							
APPLICA	APPLICATION NO DATE APPLICATION RECEIVED							
PAID DATE APPLICATION DEEMED COMPLETE								
SECRETA SIGNATU	ARY'S							
	CITY OF HAMILTON COMMITTEE OF ADJUSTMENT HAMILTON, ONTARIO							
	The Planning Act							
	Application for Minor Variance or for Permission							
1. Nar 2.	Telephone No							
	me of Agent Telephone No							
3. Na	me of AgentN_A Telephone No X NO E-mail address							
3. Nai	X NOE-mail address							
3. Na: FAX 4. Add	X NOE-mail address							
3. Nar FAX 4. Add Note:	E-mail address. Postal Code Unless otherwise requested all communications will be sent to the agent, if any. mes and addresses of any mortgagees, holders of charges or other cumbrances:							
3. Nar FAX 4. Add Note:	E-mail address. Postal Code Unless otherwise requested all communications will be sent to the agent, if any. mes and addresses of any mortgagees, holders of charges or other cumbrances: [AMILIFE BANK OF CALADA C/O HAMILIFE CALE							
3. Nar FAX 4. Add Note:	E-mail address. Postal Code Unless otherwise requested all communications will be sent to the agent, if any. mes and addresses of any mortgagees, holders of charges or other cumbrances:							

	Nature and extent of relief applied for:								
	ACCESSORY BUILDING IN FRONT YARD.								
									
									
	Why it is not possible to comply with the provisions of the By-law?								
	THE SEPTIC TILE BED IS LOCATED ON FINE								
OF DRIVEWAY (SHOWN ON SITE PLAN)									
•									
	Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):								
	2178 CONCESSION 2 80.11.								
	CON 1 PT LOT 10 BEV FLH								
	PREVIOUS USE OF PROPERTY								
F	Residential Commercial								
1	Agricultural Vacant								
	Other								
	If Industrial or Commercial, specify use								
	Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?								
	Yes No Unknown								
	Has a gas station been located on the subject land or adjacent lands at any time?								
	Yes No Unknown								
	Has there been petroleum or other fuel stored on the subject land or adjacent lands?								
	Yes No/ Unknown								
	Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?								
	Yes No _/ Unknown								
	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								
	Have the lands or adjacent lands ever been used as a weapon firing range?								
	Yes No/ Unknown								
	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								
	If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?								
	Yes No/ Unknown								

9.10	former uses on the s	ite or adjacent si	ites?	•	ve been o	contamina	ited by	
	Yes No	D Ur	nknown					
9.11	What information did	you use to dete	mine th	e answer	s to 9.1 to	9.10 abo	ve?	
	PROPERTY H	AS BEEL	FAH	IN OW	MED	SINCE	_14.9. _z	
	200 2000 2002 2003 2000				70.11			
9.12	If previous use of pro a previous use inven appropriate, the land	itory showing all	former i	uses of th	e subject			
	Is the previous use in	nventory attache	d?	Yes		No 🗸	/	
ACK	NOWLEDGEMENT C	LAUSE						
remed	nowledge that the City diation of contamination on of its approval to this	on on the propert	•					
A.z. Date	10.2020		Sig	gnature P	roperty Q	wner		
			_	Int Name				
10.	Dimensions of lands	affected:						
	Frontage	<u>53</u> .	.34	н				
	Depth	A991	Rox	813.	Н			
	Area	APP	ZOX	85 A	CRES	23.7.40.00		
	Width of street	GH	1					
11.	Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)							
	Existing: AREA =	20.4 H x 8	3.5H	Ton	AL 17	3.4 H		
	200 PARTO SECURIO 1	DRY HEID			4.87 +	(
	BUNGALO WALKOUT STYLE 3 BEDROOM HOME							
	Proposed: Two	(10 (1	OLCE					
	20 10 11 PART P. P. 10 10 PART 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 × 9.14		T-TM	an	39 H		
	- LEIGHT			TO ! NL		57.71		
12.	Location of all buildin	om side, rear and	front lo	t lines)			8.8650	
		H EDGE						
	13.83 H EDGE OF HOUSE TO EAST PROPERTY LINE							
	18.49 HEDGE OF HOUSE TO NORTH PROPERTY LINE							
	APPROX 785	H EURE OF	House	E To	South	A PROPE	SAY LINE	
	Proposed: GAZA	LE APPROX	40	PH TO	WEST	Prof	LINE	
	GREK	TER THAN	>5	DM C	TO 505	TH PRO	PLINE	
		TO NO	1150	PROFE	274	LINE		
	4 н	TO EA	5T '	PROPER	J res	- ILLE		

Date of acquisition of subject lands:							
SEPTEMBER 2005							
Date of construction of all buildings and structures on subject lands:							
Existing uses of the subject property:							
Existing uses of abutting properties: RESIDENTIAL / NICIONAL	<u>-</u>						
Length of time the existing uses of the subject property have continued:							
APPROL GO YEARS							
Municipal services available: (check the appropriate space or spaces)							
Water Connected							
Sanitary Sewer Connected							
Storm Sewers							
Present Official Plan/Secondary Plan provisions applying to the land:							
Has the owner previously applied for relief in respect of the subject property? Yes No If the answer is yes, describe briefly.							
	<u> </u>						
Is the subject property the subject of a current application for consent under S 53 of the <i>Planning Act?</i>	ection						
Yes (No)							
The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.							
NOTE: It is required that two copies of this application be filed with secretary-treasurer of the Committee of Adjustment together with the referred to in Section 5 and be accompanied by the appropriate fee in or by cheque made payable to the City of Hamilton.	maps						





The state of the s



COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: FL/B-20:54

SUBJECT PROPERTY: 54 Dundas St. E., Flamborough

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

APPLICANT(S): Agent John Vitulli

Owner Waterdown Mini Storage Inc. c/o S. Manchia

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land for a self-

storage facility and to retain a parcel of land for future

industrial development.

Severed lands:

66.37 m[±] x 125.25 m[±] and an area of 10,562.48 m^{2 ±}

Retained lands:

4.11 m[±] x varies and an area of 12,194.32 m^{2 ±}

DATE: Thursday, September 10th, 2020

TIME: 2:45 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at www.hamilton.ca/committeeofadjustment

for viewing purposes only

PUBLIC INPUT

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MORE INFORMATION

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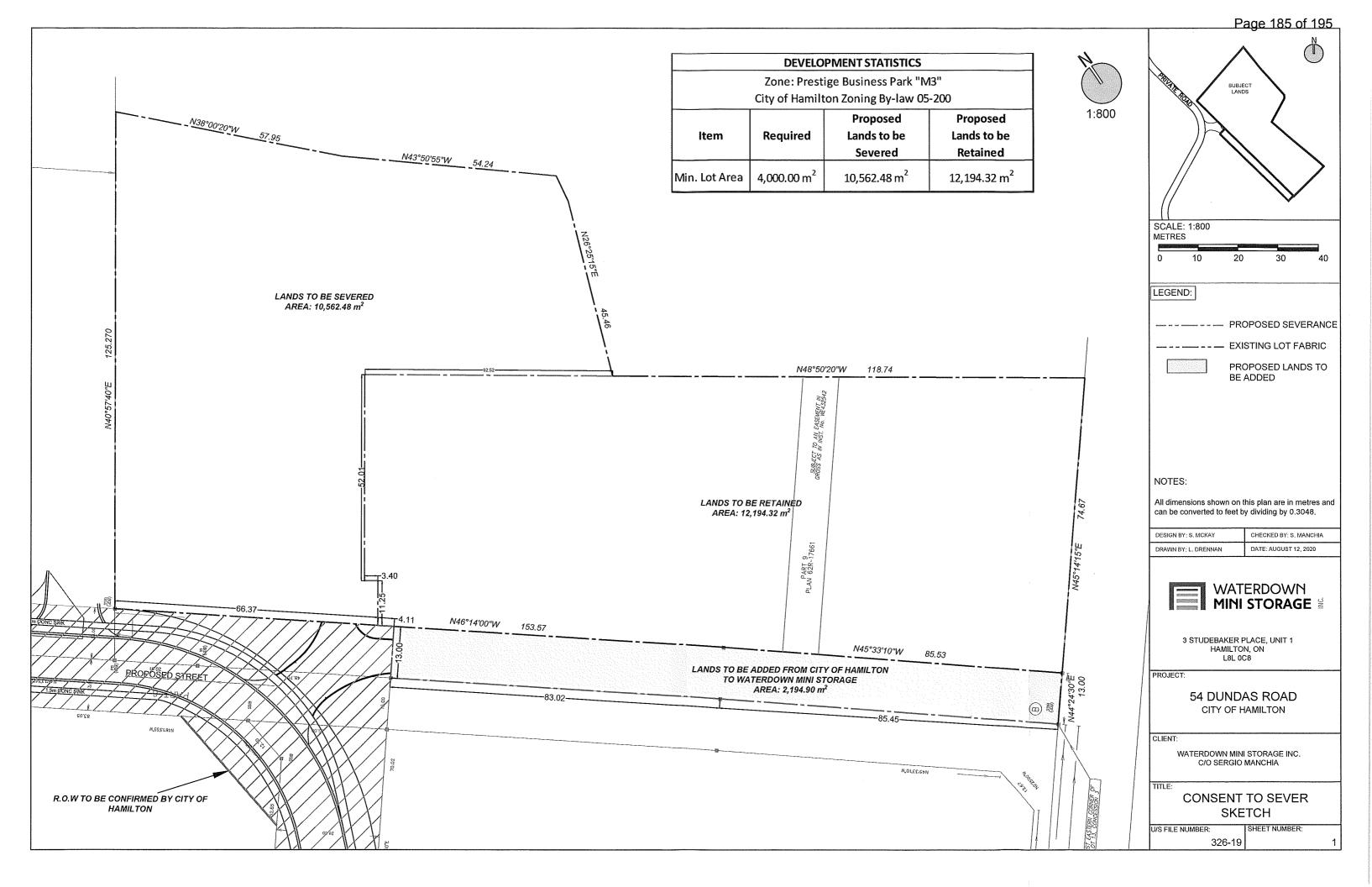
- Visit www.hamilton.ca/committeeofadjustment
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- Email Committee of Adjustment staff at cofa@hamilton.ca

HM/B-20:54 Page 2

DATED: August 25th, 2020.

Jamila Sheffield, 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.





RECEIVED

AUG 4 2020

COM OF ADJUSTMT

Committee of Adjustment

City Hall

5th floor, 71 Main Street West Hamilton, Ontario L8P 4Y5

Planning and Economic Development Department Planning Division

Phone (905) 546-2424, ext. 4221 Fax (905) 546-4202

APPLICATION FOR CONSENT TO SEVER LAND UNDER SECTION 53 OF THE PLANNING ACT

20 179080

Date Application Received:		te Application emed Complete	Submission N e:	o.: File No.:
Aug 14 2020			FL/B	a0:54
J			*	
1 APPLICANT INF	ORMATI	ON		
1.1, 1.2	1	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	Waterdown Mini Storage Inc. c/o Sergio Manchia			
Applicant(s)*	pplicant(s)* Same as Agent			
Agent or Vitulli Law Group Solicitor c/o John Vitulli				
1.3 All corresponden			☑ Owner ☐ Applic	applicant is not the owner. ant Agent/Solicitor
2 LOCATION OF S 2.1 Area Municipalit		LAND Comp	olete the applicable line	es Former Township
2.1 Alea Mullicipalit	у	Part of Lot 12	3	Flamborough
		T dit of Lot 12		Tramborough
Registered Plan N°. Lot(s)		Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 54 Dundas Street Ea	st			Assessment Roll N°.
	the easer	ment or covena	venants affecting the s nt and its effect: he site as in inst. WE43254	•
3 PURPOSE OF T 3.1 Type and purpos			n: (check appropriate	box)
a) <u>Urban Area Tra</u>	f a new lo a lot		e Section 10): Other:	☐ a charge ☐ a lease ☐ a correction of title

creation creation creation i.e. a lot of resulting fresulting addition 3.2 Name of person	n of a new lot n of a new nor containing a s om a farm cor n to a lot on(s), if knowr	n-farm parcel urplus farm dv nsolidation) n, to whom land	velling d or interest in la	other:	charge lease correction of title reasement transferred, leased
4 DESCRIPTIO 4.1 Description of Frontage (m)) SERVICING IN d:	NFORMAT Area (m²	
+/-66.37 m		+/-125.25 r	n	1	,562.48 sq. m
Existing Use of Pro Residential Agriculture (incl Other (specify)			☐ Industrial ☐ Agricultural-	-Related	☐ Commercial ☑ Vacant
Proposed Use of F Residential Agriculture (inc Other (specify)			☑ Industrial ☐ Agricultural-	-Related	☐ Commercial ☐ Vacant
Building(s) or Structure Existing: Vacant	cture(s):			WAR AND THE TOTAL THE TOTA	
Proposed: N/A					
Type of access: (c ☐ provincial highv ☐ municipal road, ☑ municipal road,	vay seasonally m	aintained		☐ right of w ☐ other pub	-
Type of water support of publicly owned privately owned owned	and operated	piped water sy	ystem _		ther water body ans (specify)
Type of sewage di ✓ publicly owned ☐ privately owned ☐ other means (s	and operated I and operated	sanitary sewa	ge system		
4.2 Description of	land intended	I to be Retain e	ed:		
Frontage (m) +/- 4.11 m		Depth (m) varies		Area (m²	or ha) 12,194.32 sq. m
Existing Use of Pro Residential Agriculture (inc Other (specify)			☐ Industrial ☐ Agricultural-	-Related	☐ Commercial ☑ Vacant

☐ Residential☐ Agriculture (includes a farm dwelling)☐ Other (specify)	☑ Industrial ☐ Agricultura	ıl-Related	☐ Commercial ☐ Vacant	
Building(s) or Structure(s): Existing: Vacant Proposed: N/A				
Type of access: (check appropriate box) ☐ provincial highway ☐ municipal road, seasonally maintained ☐ municipal road, maintained all year	[☐ right of ☐ other pu	way ublic road	
Type of water supply proposed: (check appropriate box) ☑ publicly owned and operated piped water system ☐ privately owned and operated individual well ☐ other means (specify)				
Type of sewage disposal proposed: (check applying publicly owned and operated sanitary seward privately owned and operated individual segment of their means (specify)	ge system			
4.3 Other Services: (check if the service is available of the service of the serv	ailable) hool bussing	g	arbage collection	
 5 CURRENT LAND USE 5.1 What is the existing official plan designation (in Rural Hamilton Official Plan designation (in Urban Hamilton Official Plan designation (in Please provide an explanation of how the 	f applicable): if applicable)	N/A Business P		
Official Plan. The lands to be severed are proposed to be a separate proposed to be a multi-unit contractor's establishment Park designation.	elf storage facility a	and the lands	to be severed are	
Official Plan. The lands to be severed are proposed to be a se	elf storage facility and? Is zoning order, City of Hamilton Zo	oth permitted what is the coning By-law and or within	e Ontario Regulation No. 05-200 n 500 metres of the	
The lands to be severed are proposed to be a second proposed to be a multi-unit contractor's establish. Park designation. 5.2 What is the existing zoning of the subject If the subject land is covered by a Minister Number? Prestige Business Park (M3) in the Country of the following uses or features of subject land, unless otherwise specified.	elf storage facility and? Is zoning order, City of Hamilton Zo	oth permitted what is the coning By-law and or within	e Ontario Regulation No. 05-200 n 500 metres of the	

A land fill					
A sewage treatment plant or waste stabilization plant			N/A		
A pro	ovincially significant wetland		N/A		
A pro	ovincially significant wetland within 120 metres		N/A		
A flo	od plain		N/A		
			Future L3 WesCAM Office		
An active railway line			N/A		
A mu	ınicipal or federal airport		N/A		
6	PREVIOUS USE OF PROPERTY ☐ Residential ☐ Industrial ☐ Commercial ☐ Agriculture ☐ Vacant ☐ Other (specify)				
6.1	If Industrial or Commercial, specify useN/A		Contragor Nation 4 to 4 to		
6.2	6.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred? ☑ Yes ☐ No ☐ Unknown				
6.3	Has a gas station been located on the subject land or a ☐ Yes ☑ No ☐ Unknown	adjacent la	ands at any time?		
6.4	Has there been petroleum or other fuel stored on the s ☐ Yes ☐ No ☐ Unknown	ubject land	d or adjacent lands?		
6.5	Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? ☐ Yes ☑ No ☐ Unknown				
6.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands? ☐ Yes ✓ No ☐ Unknown					
6.7	Have the lands or adjacent lands ever been used as a ☐ Yes ☐ No ☐ Unknown	weapons [·]	firing range?		
6.8	Is the nearest boundary line of the application within 50 area of an operational/non-operational landfill or dump. ☐ Yes ☐ No ☐ Unknown		(1,640 feet) of the fill		
If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)? ☐ Yes ☑ No ☐ Unknown					
6.10	Is there reason to believe the subject land may have be on the site or adjacent sites? ☐ Yes ☐ No ☐ Unknown	een contar	minated by former uses		
6.11	What information did you use to determine the answers Consultation with owner	s to 6.1 to	6.10 above?		
6.12	If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, 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				
	7 PROVINCIAL POLICY 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the <i>Planning Act</i> ? (Provide explanation)				
	☑ Yes ☐ No				

✓ Yes	ation consistent with the Provincial Policy Statement (PPS)? No (Provide explanation) Severance represents appropriate intensification within the Designated Greenfi
Area bounda	y of the municipality where adequate infrastructure and public service facilities a
available.	
Does this ap ☑ Yes	plication conform to the Growth Plan for the Greater Golden Horse No (Provide explanation)
Subject lands	is located outside the Built Boundary within the Designated Greenfield Area wh
new develpm	ent is permitted in an appropriate manner.
plans? (If Y	ect lands within an area of land designated under any provincial places, provide explanation on whether the application conforms or doesthe provincial plan or plans.)
N/A	
Are the subj ☑ Yes	ect lands subject to the Niagara Escarpment Plan?
☑ Yes	☐ No Proposal in conformity with the Niagara Escarpment Plan?☐ No
✓ Yes If yes, is the ✓ Yes (Provide Expended)	☐ No Proposal in conformity with the Niagara Escarpment Plan?☐ No
✓ Yes If yes, is the ✓ Yes (Provide Exposer Subject land	☐ No
✓ Yes If yes, is the ✓ Yes (Provide Exposed in the subject land) Are the subject in the subje	□ No proposal in conformity with the Niagara Escarpment Plan? □ No lanation) s is designated as Urban Area where development is permitted. ect lands subject to the Parkway Belt West Plan?
✓ Yes If yes, is the ✓ Yes (Provide Exposed Subject land) Are the subject Yes If yes, is the	□ No proposal in conformity with the Niagara Escarpment Plan? □ No lanation) s is designated as Urban Area where development is permitted. ect lands subject to the Parkway Belt West Plan? □ No proposal in conformity with the Parkway Belt West Plan?
Yes If yes, is the Yes (Provide Exposite of the subject land) Are the subject land Yes If yes, is the Yes N/A	□ No proposal in conformity with the Niagara Escarpment Plan? □ No lanation) s is designated as Urban Area where development is permitted. ect lands subject to the Parkway Belt West Plan? □ No proposal in conformity with the Parkway Belt West Plan?

8 .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 <i>Planning Act</i> ? ☐ Yes ☐ No ☐ Unknown				
	If YES, and known, indicate the appropriate application file number and the decision made on the application.				
	N/A				
8.2	If this application is a re-submission of a previous consent application, describe how it has been changed from the original application. N/A				
8.3	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. $_{\rm N/A}$				
8.4	How long has the applicant owned the subject land? Approx. 2007				
8.5	Does the applicant own any other land in the City? ☑ Yes ☐ No If YES, describe the lands in "11 - Other Information" or attach a separate page. N/A				
9 9.1	OTHER APPLICATIONS 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 if known, specify file number and status of the application.				
9.2	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 Unknown				
	If YES, and if known, specify file number and status of the application(s).				
	File number Status				
10 10.1	RURAL APPLICATIONS Rural Hamilton Official Plan Designation(s)				
	☐ Agricultural ☐ Rural ☐ Specialty Crop				
	☐ Mineral Aggregate Resource Extraction ☐ Open Space ☐ Utilities				
	Rural Settlement Area (specify)				
	Settlement Area Designation				
	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 operation.				
10.2	2 Type of Application (select type and complete appropriate sections)				
	Agricultural Severance or Lot Addition Agricultural Related Severance or Lot Addition Rural Resource-based Commercial Severance or Lot Addition To Lot Addition Agricultural Severance or Lot Addition Complete Section 10.3)				
	☐ Rural Institutional Severance or Lot Addition				

Rural Settlement Area Severance	e or Lot Addition	
Surplus Farm Dwelling Severance Abutting Farm Consolidation	e from an	(Complete Section 10.4)
Surplus Farm Dwelling Severance Non-Abutting Farm Consolidation		(Complete Section 10.5)
Description of Lands		
a) Lands to be Severed:		
Frontage (m): (from Section 4.1)	Area (m² or ha):	(from in Section 4.1)
Existing Land Use:	_ Proposed Land U	se:
b) Lands to be Retained:		
Frontage (m): (from Section 4.2)	Area (m2 or ha): ((from Section 4.2)
Existing Land Use:	Proposed Land U	se:
a) Location of abutting farm: (Street)	(Municipality)	(Postal Code)
h) Description abutting form:	\	
b) Description abutting farm: Frontage (m):	Area (m2 or ha):	
Existing Land Use(s):	Proposed Land Use	=(s):
c) Description of consolidated farm (surplus dwelling):	excluding lands intend	led to be severed for the
Frontage (m):	Area (m2 or ha):	
Existing Land Use:	Proposed Land Use	e:
d) Description of surplus dwelling lan Frontage (m): (from Section 4.1)	ds proposed to be sev Area (m2 or ha): (vered: (from Section 4.1)
Front yard set back:	\	
e) Surplus farm dwelling date of cons	struction:	
Prior to December 16, 2004	☐ After Decem	nber 16, 2004
f) Condition of surplus farm dwelling	:	
☐ Habitable	☐ Non-Habital	ble
g) Description of farm from which the (retained parcel):	e surplus dwelling is inf	tended to be severed
Frontage (m): (from Section 4.2)	Area (m2 or ha): ((from Section 4.2)
Existing Land Use:	Proposed Land Use	e:
Description of Lands (Non-Abuttinຸ	g Farm Consolidatior	n)
a) Location of non-abutting farm		
(Street)	(Municipality)	(Postal Code)

b)	Description of non-abutting farm	
F	rontage (m):	Area (m2 or ha):
E:	xisting Land Use(s):	Proposed Land Use(s):
c)	Description of surplus dwelling lands	intended to be severed:
F	Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
E,	ront yard set back:	1
	-	<u></u>
d)	Surplus farm dwelling date of constru	\
- \	Prior to December 16, 2004	After December 16, 2004
e)	Condition of surplus farm dwelling:	New Media
_	☐ Habitable	☐ Non-Habitable
f) 	Description of farm from which the su (retained parcel):	urplus dwelling is intended to be severed
F	Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
E	xisting Land Use:	Proposed Land Use:
	Please refer to enclosed cover letter for a	dullonal information.

The		sketch showing the following in metric units:
(a)	the boundaries and dimensions of any the owner of the subject land;	/ land abutting the subject land that is owned b
	•	
(b)	the approximate distance between the or landmark such as a bridge or railwa	
	or landmark such as a bridge or railwa	subject land, the part that is intended to be
(c)	or landmark such as a bridge or railwathe boundaries and dimensions of the severed and the part that is intended	ay crossing; subject land, the part that is intended to be
(c) (d)	or landmark such as a bridge or railway the boundaries and dimensions of the severed and the part that is intended the location of all land previously seve current owner of the subject land; the approximate location of all natural	ay crossing; subject land, the part that is intended to be to be retained; ered from the parcel originally acquired by the and artificial features (for example, buildings, drainage ditches, banks of rivers or streams,

agricultural or commercial);

in the applicant's opinion, may affect the application;

(f) the current uses of land that is adjacent to the subject land (for example, residential,

indicating whether it is an unopened road allowance, a public travelled road, a private

(g) the location, width and name of any roads within or abutting the subject land,



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August 12, 2020

326-19

Via Courier

Jamila Sheffield Secretary Treasurer, Committee of Adjustment

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

Dear Ms. Sheffield:

RE:

54 Dundas Road, Hamilton Site Plan (SPA-17-202) Building Permit No. 14-135385-00 I3 Consent to Sever Application

Waterdown Mini Storage Inc. is the owner of the lands municipally known as 54 Dundas Road, in the City of Hamilton (Subject Lands). Vitulli Law Group c/o John Vitulli are the applicant and agent representing Waterdown Mini Storage for the enclosed application. In keeping with ongoing liaison and discussions with the abutting land owners (First Gulf and L3Harris WESCAM), we are pleased to submit the enclosed Consent to Sever application as it relates to our updated development as a result of the changes proposed to Street 'C' known as Leavitt Boulevard by First Gulf/L3Harris WESCAM.

The Subject Lands are designated Business Park in the Urban Hamilton Official Plan (UHOP) and are located in the Prestige Business Park (M3) Zone of the City of Hamilton Zoning By-law No. 05-200. The Subject Lands are currently vacant.

The purpose of this application is to separate the subject lands in to two (2) separate parcels. The lands to be severed are proposed to be a self-storage facility with a total area of 10,562.48 m². The lands to be retained are proposed to be industrial condominiums with a total area of 12,194.32 m². In addition, a previous 13.00 m Right-of-Way dedication as made across the entire frontage of the subject lands that is to be transferred back from the City of Hamilton as the proposed municipal Right-of-Way is no longer extending across the entire frontage of the subject lands. These lands that are to be transferred back to Waterdown Mini Storage Inc. (approximately 2,194.90 m²) from the City of Hamilton are to be merged with the lands to be retained and are highlighted on the enclosed Consent to Sever Sketch.

The Consent to Sever application is in keeping with 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 subject lands will have full access to municipal services and can be considered a reasonable subdivision of land without being subject to the provisions of a full Draft Plan of Subdivision. In addition, the Consent to Sever application implements the intent of the UHOP and the Provincial Policy Plan, Greenbelt Plan and Niagara Escarpment Plan. Based on the above analysis, we hold the opinion that the Consent to Sever application represents good land use planning and satisfies Section 53(1) of the *Planning Act*.

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

- Two (2) copies of a completed Consent to Sever application form;
- Two (2) copies of Severance Sketch;
- One (1) copy of the cover letter prepared by the applicant, Vitulli Law Group; and,
- One (1) cheque in the amount of \$2,845.00 made payable to the City of Hamilton.

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

Regards,

Waterdown Mini Storage

Spencer McKay, CPT Project Manager

Cc:

Mr. Sergio Manchia, Waterdown Mini Storage Inc.

Mr. Steve Robichaud, Chief Planner, City of Hamilton (cover letter and sketch only)

Mr. Tony Sergi, Senior Director, City of Hamilton (cover letter and sketch only)

Mr. Binu Korah, Manager, City of Hamilton (cover letter and sketch only)

Mr. John Vitulli, Vitulli Law Group