



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

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

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

4. RURAL

- 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

6. ADJOURNMENT



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.: 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:

Variations # 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

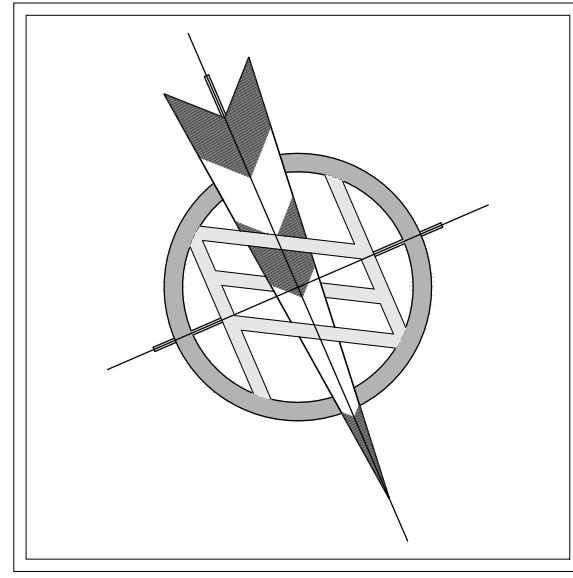
For more information on this matter, including access to drawings illustrating this request:

- 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.

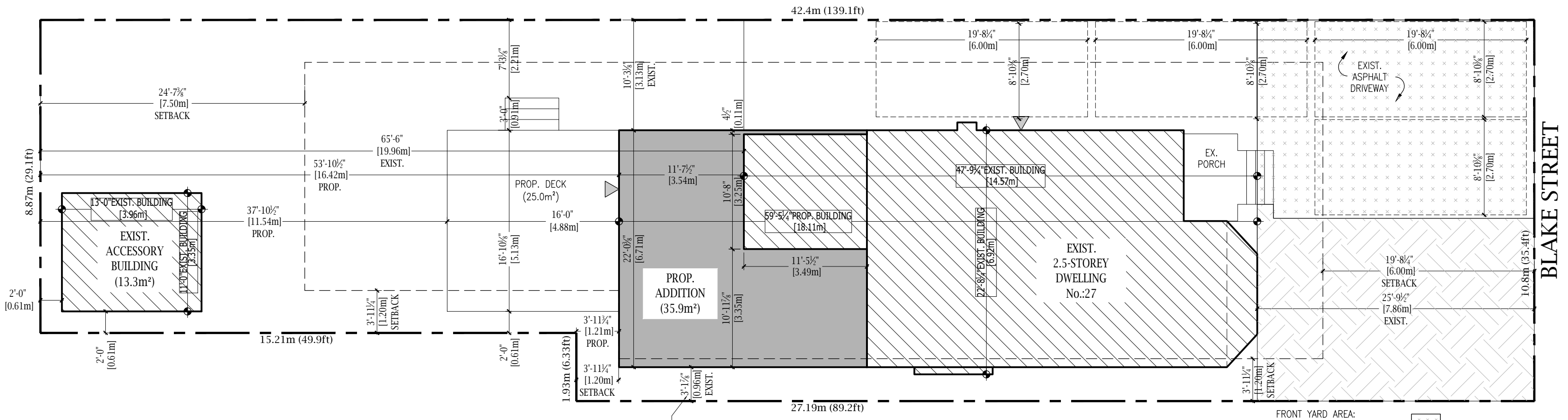
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.



SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING TO BE REMOVED
	PROPOSED SOLID HOARDING
	PROPOSED FRAMED HOARDING
	NEW WATER LINE
	NEW SANITARY LINE
	NEW NATURAL GAS LINE
	NEW BURIED HYDRO VAULT
	NEW SUMP LINE TO GRADE
	CONSTRUCTION ACCESS
	EXISTING GRADE
	PROPOSED FINISHED GRADE
	MAIN ENTRY, FRONT DOOR
	SECONDARY ENTRANCE
	EXISTING BUILDING TO REMAIN
	PROPOSED NEW CONSTRUCTION
	PROPOSED NEW DRIVEWAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER LEADERS



FRONT YARD AREA:
914.21ft² (84.93m²)
PROPOSED LANDSCAPING:
440.39ft² (40.91m²)
=48.2%
MINIMUM REQUIRED: 50%

PROP. DRIVEWAY
 PROP. LANDSCAPE

1 SITE PLAN
SP1.01 1:100

PROPERTY OWNER/PROJECT ADDRESS	APPLICANT/DESIGNER:	%		METRIC	IMPERIAL
Paul & Brandy Rennick 27 Blake Street Hamilton, Ontario L8M 2S4	Christine Brown, My House Designs 444 Upper Gage Avenue Hamilton, Ontario L8V 4H9				
SITE STATISTICS:		D			
ZONING:		D			
6593 Former Hamilton					
LOT INFORMATION:					
MIN. LOT AREA AS PER DEFINITION:		360.00		360.00	3875.00
EXIST. LOT AREA:		428.58		428.58	4613.19
MIN. FRONTAGE AS PER DEFINITION:		12.00		12.00	39.37
EXIST. LOT FRONTAGE:		10.80		10.80	35.43
EXIST. LOT DEPTH:		42.40		42.40	139.11
SETBACK INFORMATION:					
MINIMUM FRONT YARD SETBACK:		6.00		6.00	19.69
EXISTING:		7.86		7.86	25.79
MINIMUM REAR YARD SETBACK:		7.50		7.50	24.61
EXISTING:		19.96		19.96	65.49
PROPOSED:		16.42		16.42	53.87
PROPOSED (TO DECK):		11.54		11.54	37.86
MIN. L. SIDEYARD SETBACK:		1.20		1.20	3.94
EXISTING:		0.96		0.96	3.15
PROPOSED:		0.96		0.96	3.15
PROPOSED (TO DECK):		0.61		0.61	2.00
MIN. R. SIDEYARD SETBACK:		1.20		1.20	3.94
EXISTING:		3.13		3.13	10.27
PROPOSED:		3.13		3.13	10.27
PROPOSED (TO DECK):		3.13		3.13	10.27
GROSS FLOOR AREA:					
EXIST. BASEMENT FLOOR AREA:		56.49		56.49	608.06
PROP. BASEMENT FLOOR AREA:		40.53		40.53	436.26
EXIST. 1ST FLOOR AREA:		79.54		79.54	856.13
PROP. ADD'L 1ST FLOOR AREA:		36.27		36.27	390.41
EXIST. 2ND FLOOR AREA:		65.73		65.73	707.56
PROP. ADD'L 1ST FLOOR AREA:		47.06		47.06	506.60
EXIST. 3RD FLOOR AREA:		31.35		31.35	337.50
EXISTING GROSS FLOOR AREA:		233.12		233.12	2509.25
TOTAL PROP. GROSS FLOOR AREA:		356.98		356.98	3842.52
COVERAGE CALCULATIONS:					
EXIST. 1ST FLOOR AREA:		79.54		79.54	856.13
PROP 1ST FLOOR AREA:		115.81		115.81	1246.54
EXIST. ACCESSORY BUILDING:		13.29		13.29	143.00
EXISTING COVERAGE:		21.66%		21.66%	999.13
PROPOSED COVERAGE:		48.68%		48.68%	2245.67
HEIGHT CALCULATIONS					
MAX. ALLOWABLE HEIGHT:		14.00		14.00	45.93
EXIST. HEIGHT:		8.72		8.72	28.61
PROP. HEIGHT:		8.72		8.72	28.61

2 SITE STATS
SP1.01 1:100

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 BCIN 37240
MY HOUSE DESIGNS BCIN 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 DESIGNS
RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 Upper Gage Avenue
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
RENNICK RESIDENCE

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

DRAWING TITLE:
SITE PLAN & SITE STATS

DRAWN: CB	SCALE: AS NOTED
DATE: 8/12/20	SHEET:
JOB NO.: 20-069	11 of 12

Drawings must NOT 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.



Hamilton

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.**

20.17680 2

FOR OFFICE USE ONLY.	
APPLICATION NO. <u>HMA.20:156</u>	DATE APPLICATION RECEIVED <u>AUG. 4/20</u>
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 *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

- Name of Owner Paul & Brandy Rennick Telephone No.
-
- Name of Agent Christine Brown Telephone No.
-

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:
Brandy Rennick
27 Blake Street, Hamilton Postal Code L8M 2S4
Paul Rennick
27 Blake Street, Hamilton Postal Code L8M 2S4

6. Nature and extent of relief applied for:
the minimum southernly side yard shall be 0.96 instead of the required minimum
1.2m side yard for an interior lot

7. 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 house
is recognized legal non-complying for this property

8. 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.

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

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 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

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 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

ACKNOWLEDGEMENT CLAUSE

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

July 30, 2020
Date



Signature Property Owner

Paul Rennie
Print Name of Owner

10. 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: 7.86m, rear yard: 19.96m, L side: 0.96m, R side: 3.13m

Proposed: front yard: no change, rear yard: 16.42m, L side: no change *COA,
 R side: no change
 deck rear yard: 11.54m, R side: 3.13m, L side: 0.61m

13. Date of acquisition of subject lands:
 2015
14. Date of construction of all buildings and structures on subject lands:
 1920's
15. Existing uses of the subject property: single family residential
16. Existing uses of abutting properties: single family residential
 & I1 - neighbourhood institutional
17. Length of time the existing uses of the subject property have continued:
 100+ years
18. Municipal services available: (check the appropriate space or spaces)
 Water Connected
 Sanitary Sewer Connected
 Storm Sewers
19. Present Official Plan/Secondary Plan provisions applying to the land:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
 6593 Former Hamilton Zone D
21. Has the owner previously applied for relief in respect of the subject property?
 Yes No
 If the answer is yes, describe briefly.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
 Yes No
23. 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 the secretary-treasurer of the Committee of Adjustment together with the maps

DWG. No.	DRAWING TITLE
A0.01	TITLE PAGE
A0.02	GENERAL NOTES & CONSTRUCTION SCHEDULE
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



LOCATION MAP (N.T.S.)

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

Drawings must NOT 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.

REF.	DATE	DESCRIPTION
4	07.31.20	ISSUED FOR COA
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1	06.18.20	ISSUED FOR AS-BUILTS

 RESIDENTIAL DESIGN AND DRAFTING SERVICES	 CHRISTINE BROWN Architectural Technologist 905.802.5272 444 Upper Gage Avenue HAMILTON, ON L8V 4H9 cbrown@friendlycadmonkey.com
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CLIENT:
RENNICK RESIDENCE

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

DRAWING TITLE:
TITLE PAGE

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

Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION
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 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN	BCIN 37240
MY HOUSE DESIGNS	BCIN 113120

Construction Notes

1 Bituminous Dampproofing with foundation wall drainage as per O.B.C. 9.13 & 9.14 or waterproofing.

2 **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.

3 Min. 32 MPa 76mm (3") poured concrete slab, Min. 100mm (4") gravel fill.

4 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..

5 Min. 100mm (4") diameter weeping tile, Min. 150mm (6") gravel cover.

6 Weep-holes @ max. 600mm (2'-0") o.c. w/ Cont. flashing extending 3/8" beyond exterior wall.

7 Precast concrete steps

8 Blanket insul., from u/s of subfloor to 200mm (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)

9 **Masonry Veneer Construction**
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 sheathing paper. (see sections 9.20.13.8 & 9.20.13.5)

10 **Frame Wall Construction (Vinyl)**
Vinyl siding, Building Paper, Air barrier, 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., 1/2" drywall taped and sanded.

10a **Frame Wall Construction (Stucco)**
Durock System
Stucco Finish Coat, Stucco Base Primer, Fibre Mesh, PUCCS insulation board, Durock Air / moisture barrier, 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., 1/2" drywall taped and sanded.

11 **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

12 **Interior Partitions (Plumbing & HVAC walls)**
38x140 (2"x6") studs @ 400mm (16") o.c. 2x top plate, single bottom plate, triple studs at corners, 2x studs at openings, 12.7mm (1/2") drywall - 2 sides taped and sanded. 6mil poly separation between conc. and wood

13 **All Stairs/Exterior Stairs**
Max. Rise = 200 (7 7/8")
Min. Run = 210 (8 1/4")
Min. Tread = 235 (9 1/4")
Nosing = 25 (1")
Min. Headroom = 1950 (6'-5")
Min. Width = 860 (2'-10")
For Curved Stairs
Min. Run = 150 (5 7/8")
Min. Average Run = 200 (7 7/8")

14 **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.

15 **Guard/Handrail 9.8.7.4**
All guards secured in conformance to obc standards.
Rail @ Int. Landing = 865mm (2'-10")
Rail @ Int. Stair = 865mm (2'-10")
Rail @ Ext. Landing (Greater than 1800 [5'-11"] above fin. grade) = 1070mm (3'-6")
Rail @ Ext. Landing = 865mm (2'-10")
Rail @ Ext. Stair = 865mm (2'-10")
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.

17 Where the hatch serves a single dwelling unit, the hatch may be reduced to 0.32 m2 in area with no dimension less than 545 mm. (21 3/4"). or Min dimension 500mm x 700mm. Minimum (RSI 3.52 (R20) above inner surface for insulation.

18 **Gas-proof walls and ceiling between house and garage**, 12.7mm (1/2") Gypsum board (taped, caulked, sanded and primed), 11.1mm (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 (1/2") gyp. board, taped & sanded ceil. Use 1/2" density board for floor joists greater than 16" o.c. spacing.

20 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.

21 **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.

22 Provide Ice and Watershield eaves protection to extend 760mm (2'-6") beyond interior face of wall & 910mm (3'-0") Min. from eaves.

23 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
26 38x140 (2"x6") wood fascia, Aluminum clad.
27 Pre-finished alum. eaves trough and rainwater leader.
28 Prefinished Metal Flashing or G.I. Metal Flashing.
29 EBF Limiting Distance

30 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) (L-shaped)

31 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)

33 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 opposite the entrance (b) Shower or bath 3.8.3.13.(1)(f)

34 45 mm thick solid core wood door, 20 min Fire Rated door w/ self closure (9.10.13.2 & 9.10.13.3)

35 6 panel door w/ weather stripping and self closure (9.10.13.15)

36 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.

37 Provide chimney hood over stove & exhaust to exterior OBC 9.32.3.5

38 Provide 100mm (4") dia. P.V.C. pipe vent with insect screen & louvre. (1 vent per 50 sq.ft.)

39 PVC Type panel to be painted as specified

40 559x178 (22"x7") Cont. conc. footing for Walkouts. Min. Soil bearing capacity to be 75 KPa

41 500x150 (20"x6") Continuous conc. footing. Min. Soil bearing capacity to be 75 KPa

42 Brick soldier course, with or without Keystone and/or Springstones, 12.7mm (1/2") projection Max. (typical)

43 Brick soldier course and Rowlock, with or without Keystone and/or Springstones, 12.7mm (1/2") projection Max. (typical.)

44 Brick Arch with or without Keystone and/or Springers, 12.7mm (1/2") projection Max. (typical).

45 Brick Quoins, 12.7mm (1/2") projection Max. (typical).

46 Aluminum clad wood trim (size to be specif'd) refer to elevations.

47 Wood trim (size to be specified) refer to elevations.

48 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 longer than 1820mm (6'-0") shall be laterally braced.

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



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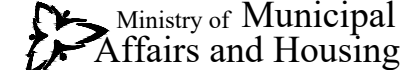


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CLIENT:
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DRAWING TITLE:
GENERAL NOTES

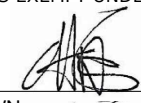



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QUALIFICATION INFORMATION

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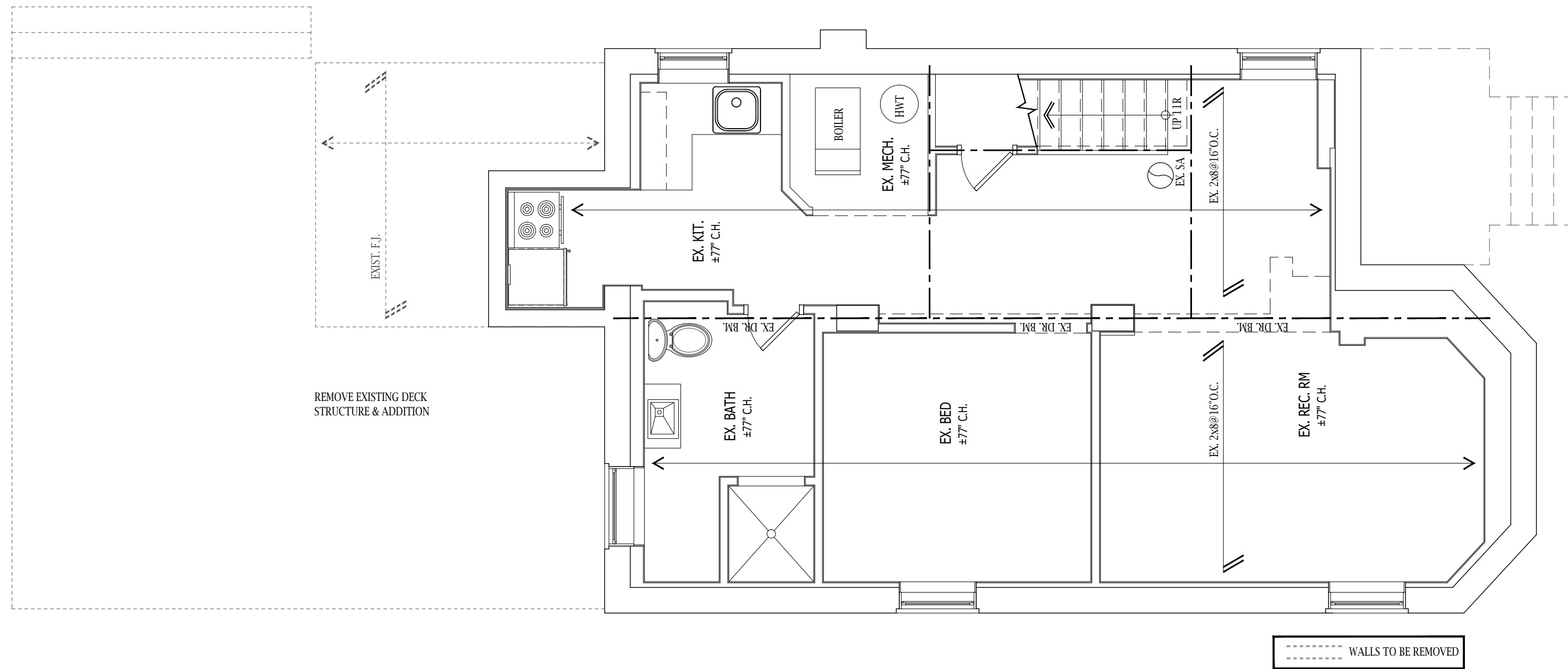
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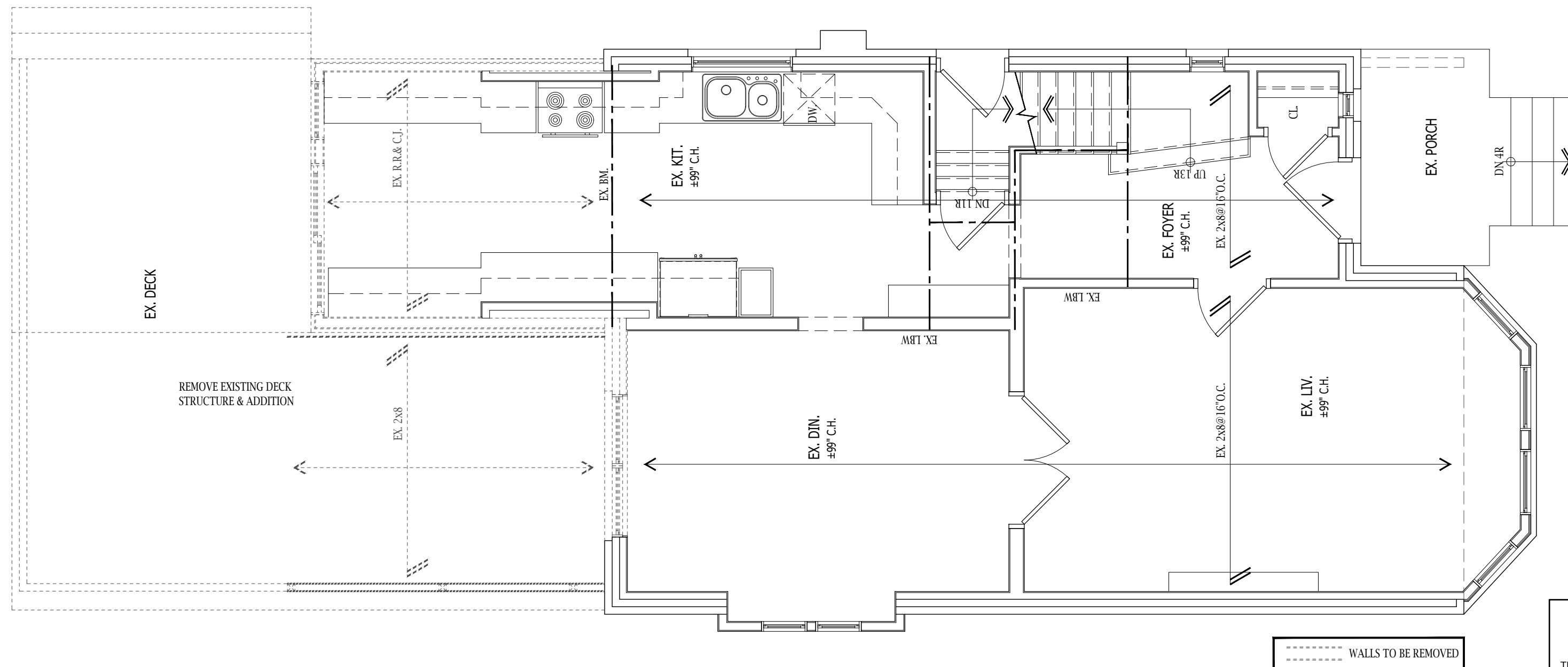

 MY HOUSE DESIGNS
 BCIN 113120

DRAWN: CB
DATE: 7/30/20
JOB NO.: 20-069

SCALE: NO SCALE
SHEET: A0.02

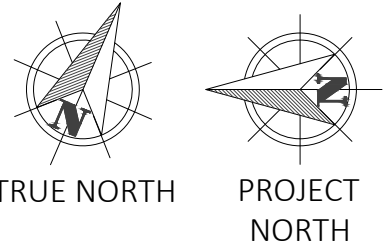


1 EXIST. BASEMENT PLAN
A1.01 1/4" = 1'-0"



2 EXIST. 1ST FLOOR PLAN
A1.01 1/4" = 1'-0"

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TRUE NORTH PROJECT NORTH

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

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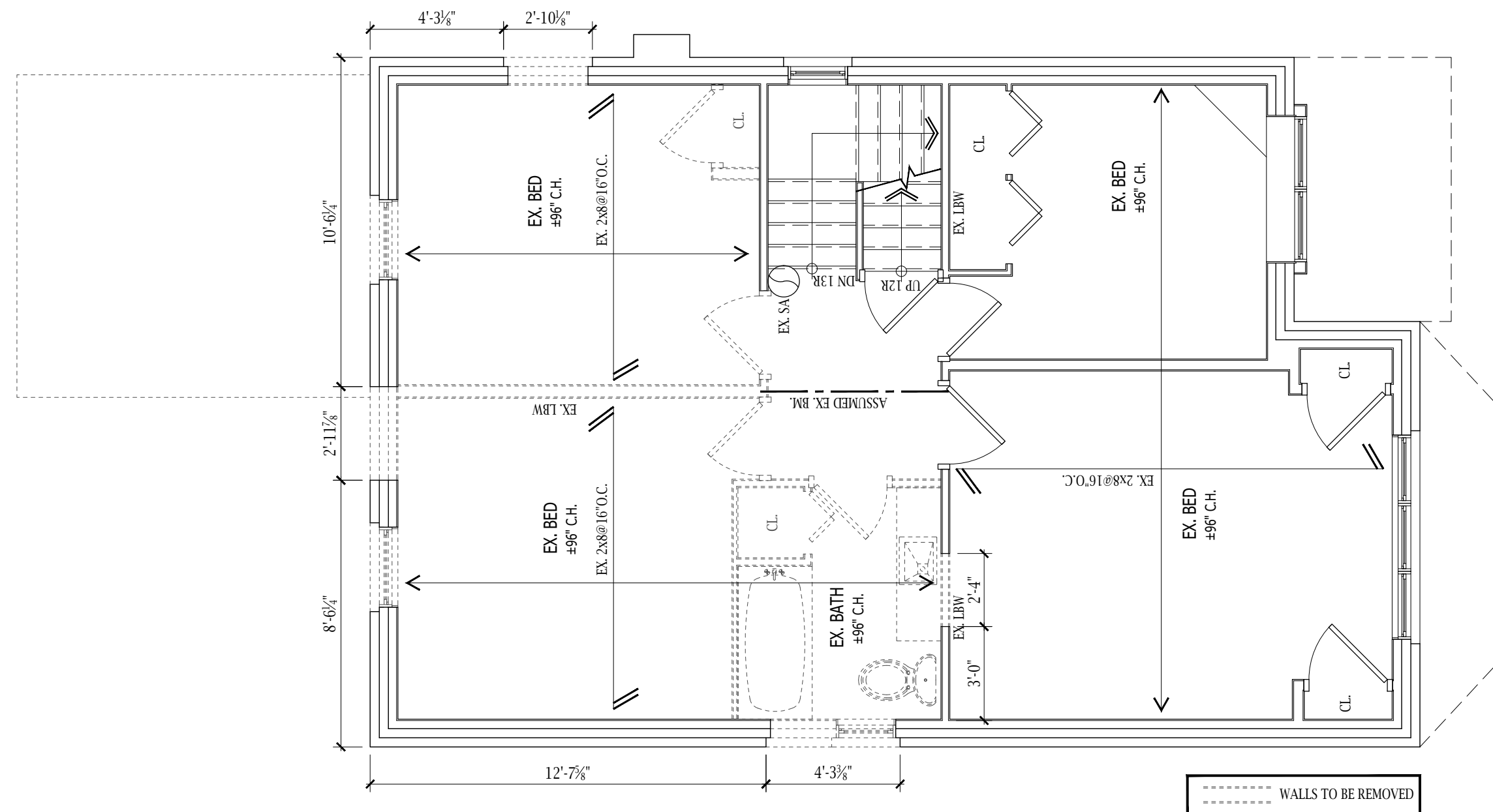
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EXIST. BASEMENT & 1ST FLOOR PLAN

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QUALIFICATION INFORMATION

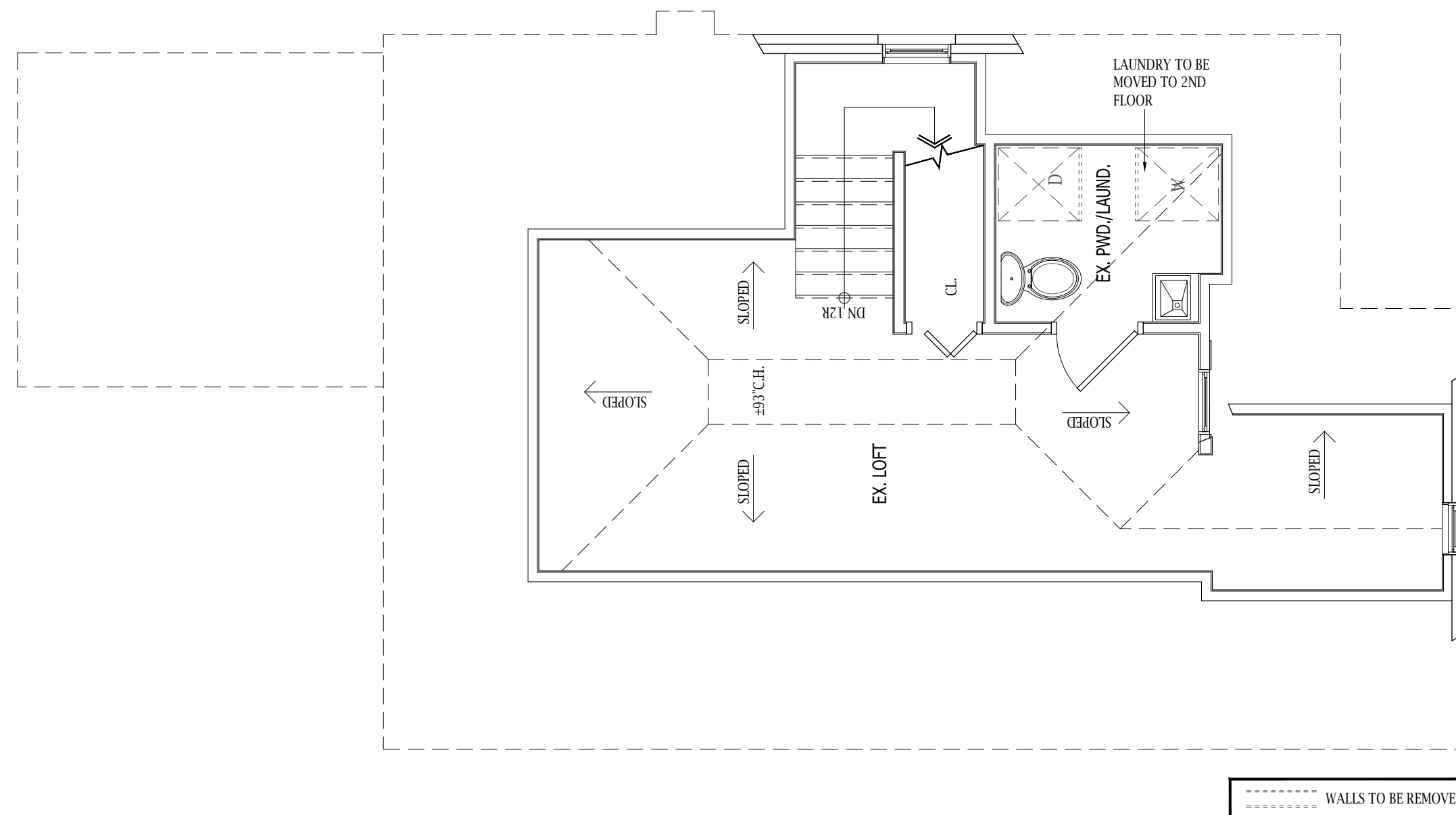
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MY HOUSE DESIGNS	BCIN 113120

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DATE: 7/30/20	SHEET:
JOB NO.: 20-069	A1.01

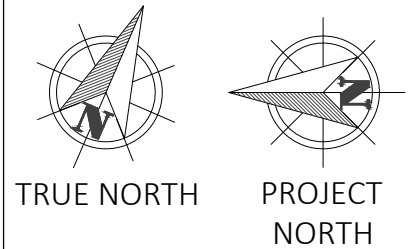


1 EXIST. 2ND FLOOR PLAN
A1.02 1/4" = 1'-0"



2 EXIST. 3RD FLOOR PLAN
A1.02 1/4" = 1'-0"

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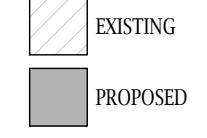
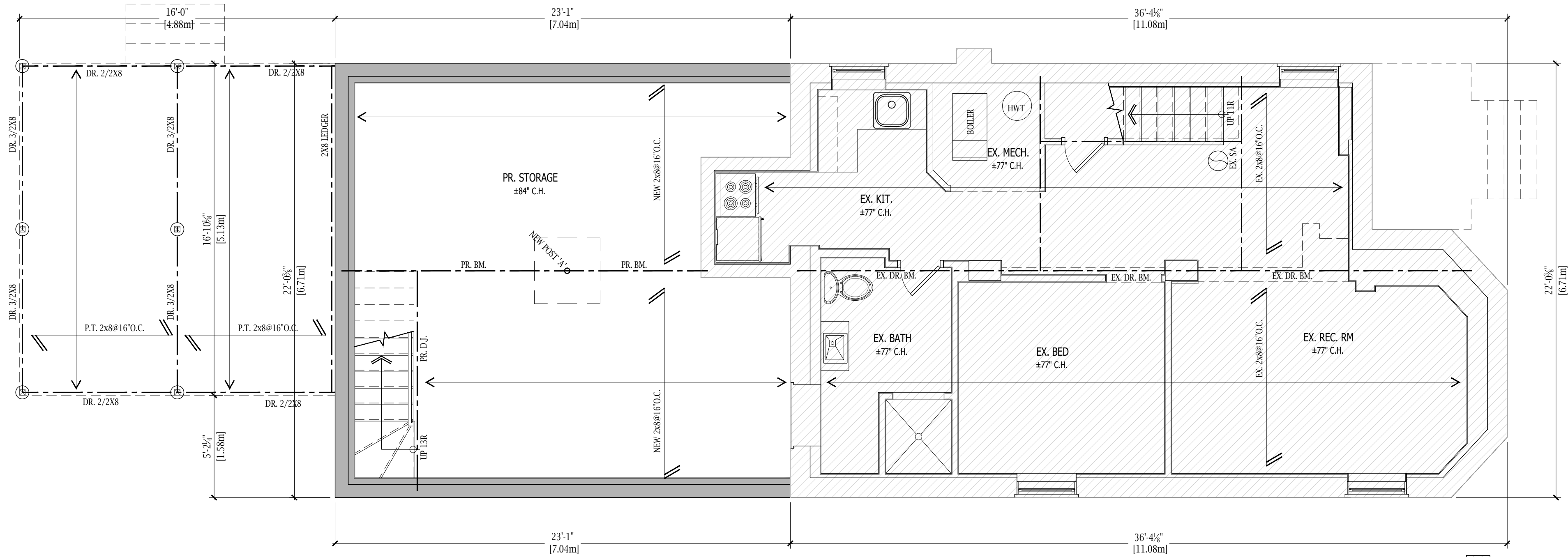
DRAWING TITLE:
EXIST. 2ND & 3RD FLOOR PLAN

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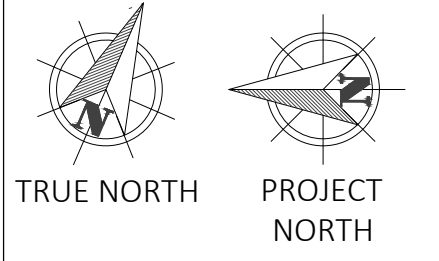
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MY HOUSE DESIGNS	BCIN 113120

DRAWN: CB	SCALE:
DATE: 7/30/20	AS NOTED
JOB NO.:	SHEET:
20-069	A1.02



1 PROP. BASEMENT PLAN
A1.03 1/4" = 1'-0"

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DRAWING TITLE:
PROP. BASEMENT PLAN

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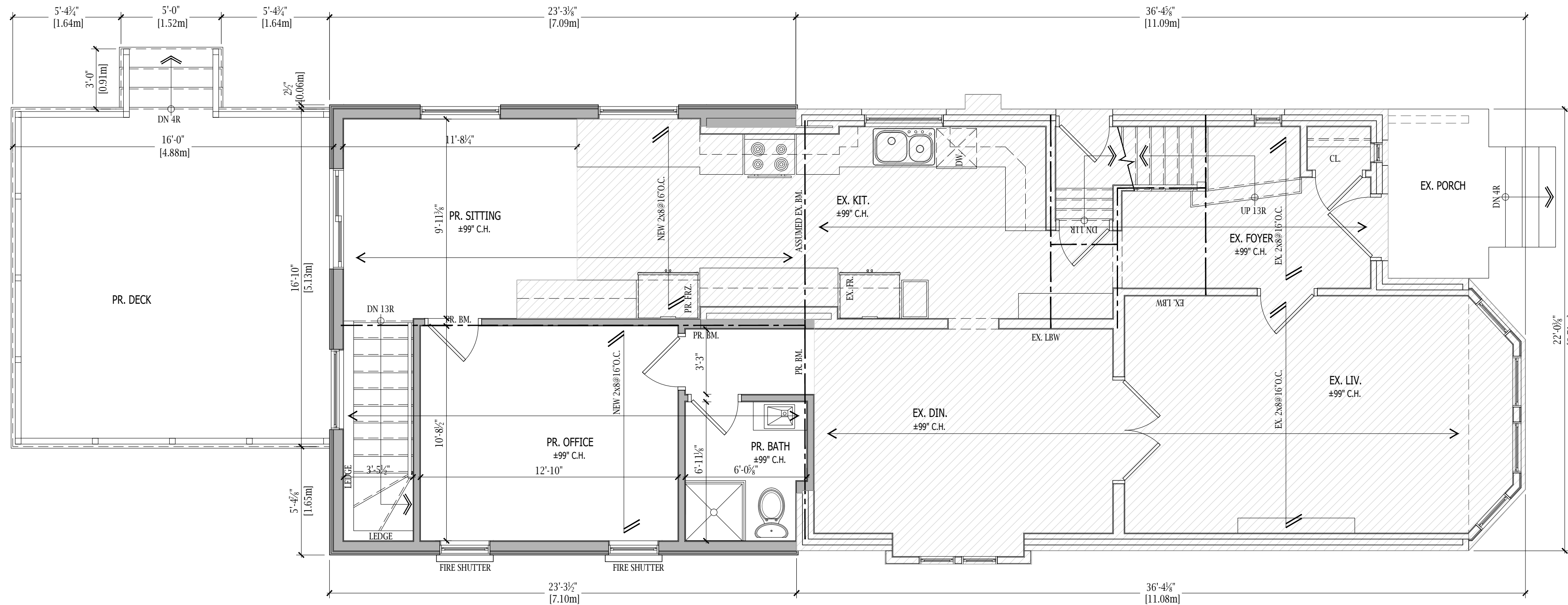
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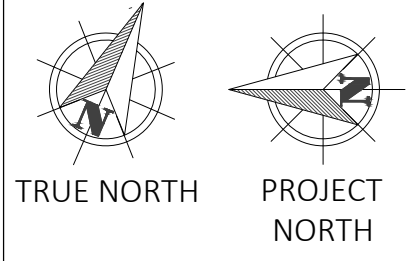
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DATE: 7/30/20	AS NOTED
JOB NO.:	SHEET:
20-069	A1.03



EXIST. 1ST FLOOR AREA:
856.13ft² (79.53m²)
ADDITIONAL 1ST FLOOR AREA:
390.41ft² (36.27m²)
PROP NEW 1ST FLOOR AREA:
1246.5ft² (115.8m²)

EXISTING
PROPOSED

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1 PROP. 1ST FLOOR PLAN
A1.04 1/4" = 1'-0"

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DRAWING TITLE:
PROP. 1ST FLOOR PLAN

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QUALIFICATION INFORMATION

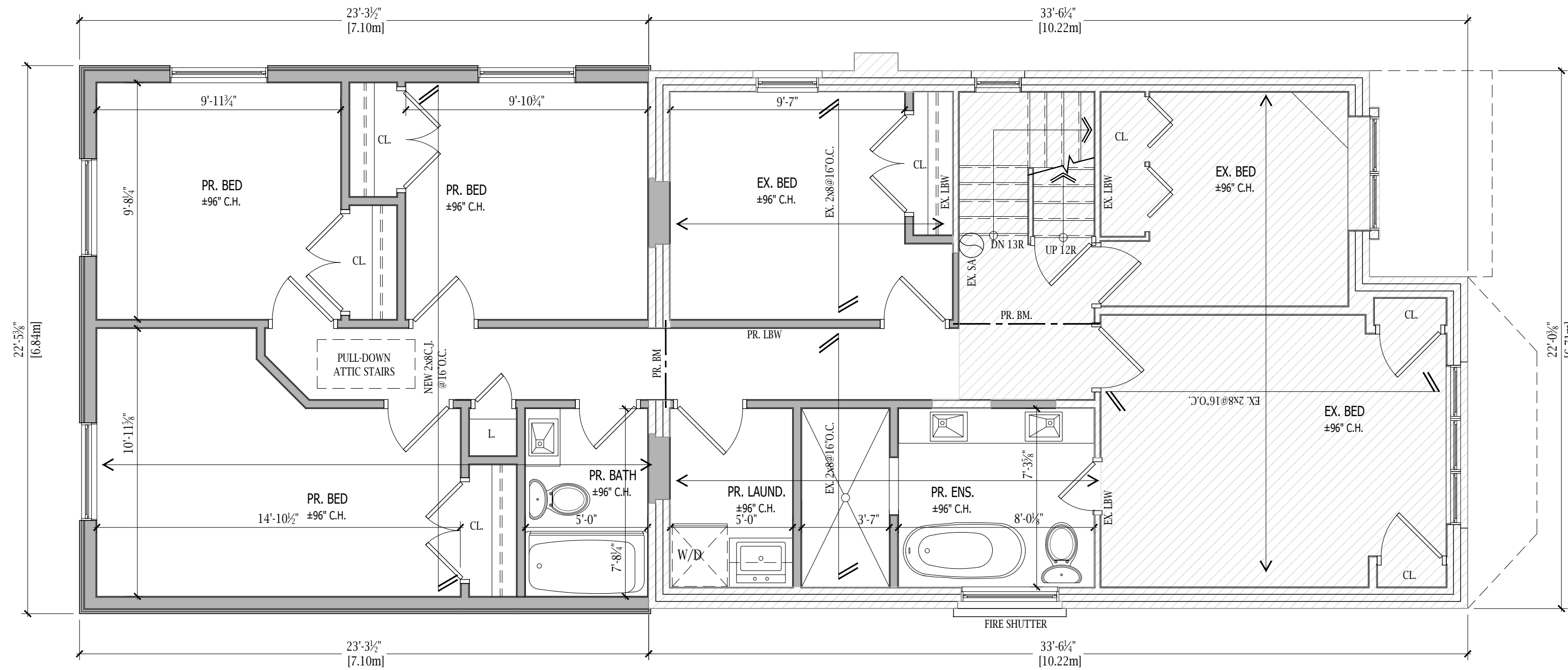
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BCIN 37240

MY HOUSE DESIGNS
BCIN 113120

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DATE: 7/30/20	AS NOTED
JOB NO.:	SHEET:
20-069	A1.04

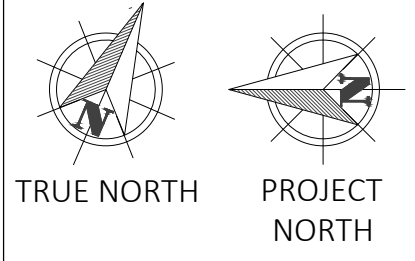


EXIST. 2ND FLOOR AREA:
707.56ft² (65.73m²)
ADDITIONAL 2ND FLOOR
AREA: 506.6ft² (47.06m²)
PROP NEW 2ND FLOOR AREA:
1214.10ft² (112.79m²)

EXISTING
PROPOSED

1 PROP. 2ND FLOOR PLAN
A1.05 1/4" = 1'-0"

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DRAWING TITLE:
PROP. 2ND FLOOR PLAN

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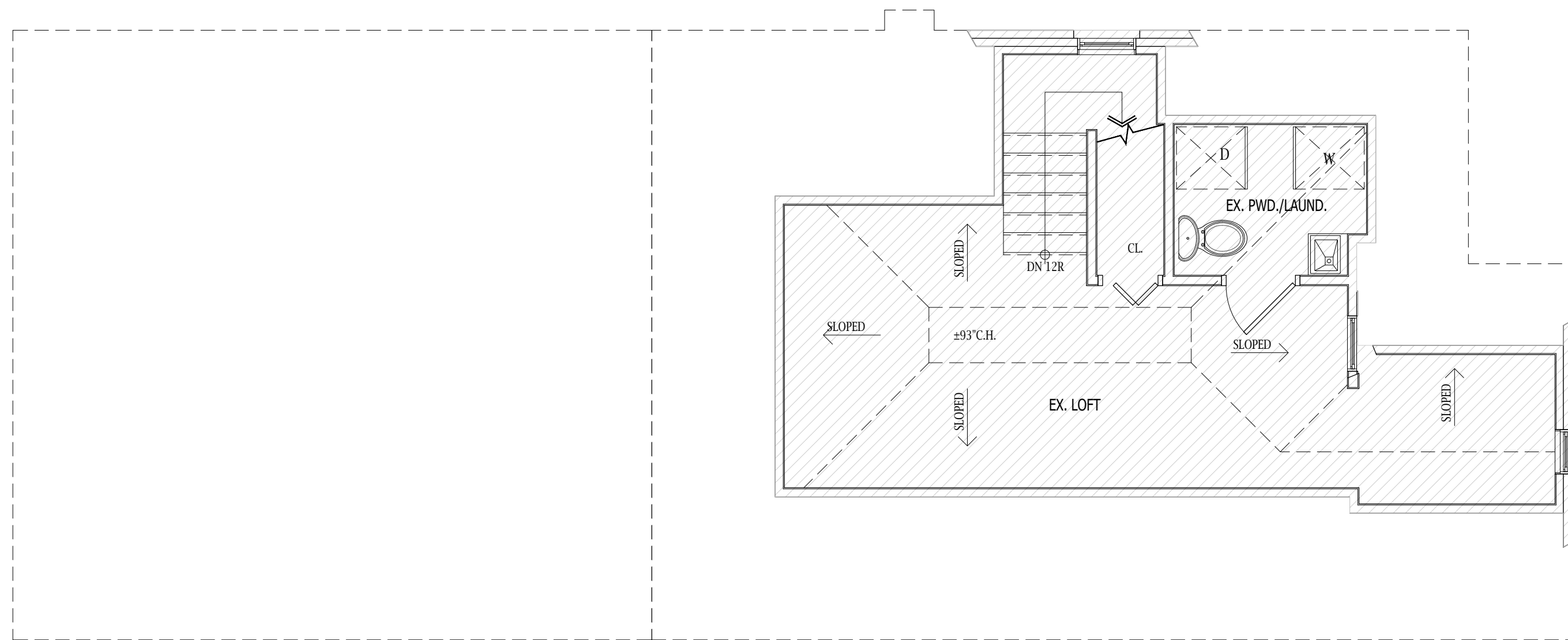
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MY HOUSE DESIGNS	BCIN 113120

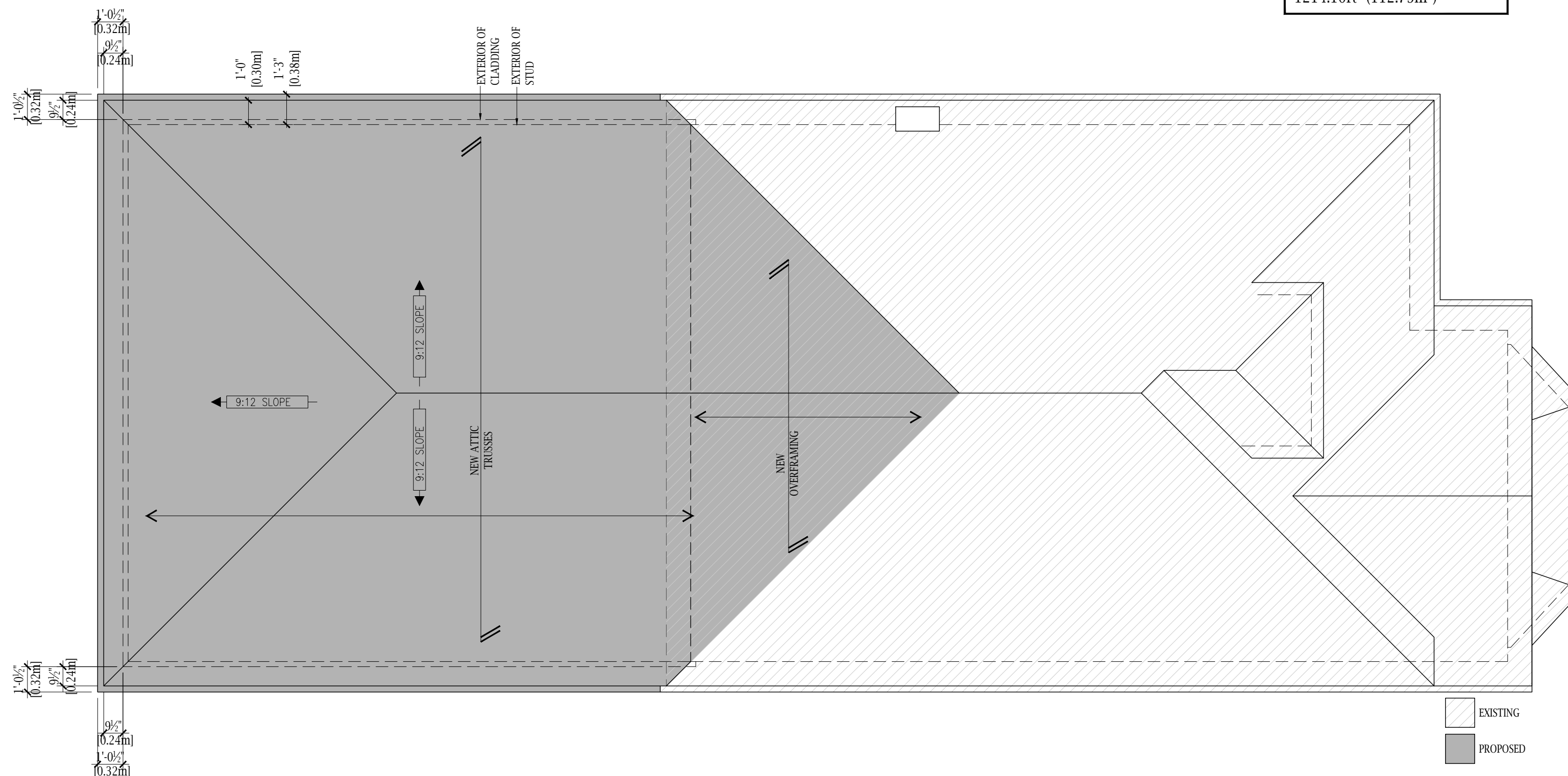
DRAWN: CB	SCALE:
DATE: 7/30/20	AS NOTED
JOB NO.:	SHEET:
20-069	A1.05



1 PROP. 3RD FLOOR PLAN
A1.06 1/4" = 1'-0"

EXIST. 2ND FLOOR AREA: 707.56ft² (65.73m²)
ADDITIONAL 2ND FLOOR AREA: 506.6ft² (47.06m²)
PROP NEW 2ND FLOOR AREA: 1214.10ft² (112.79m²)

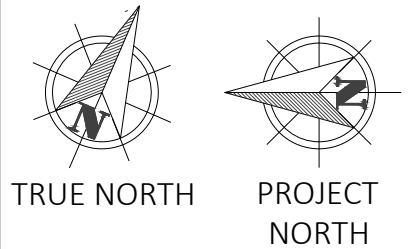
EXISTING
PROPOSED



1 PROP. ROOF PLAN
A1.06 1/4" = 1'-0"

EXISTING
PROPOSED

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REF.	DATE	DESCRIPTION:

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DRAWING TITLE:
PROP. 3RD FLOOR & ROOF PLAN

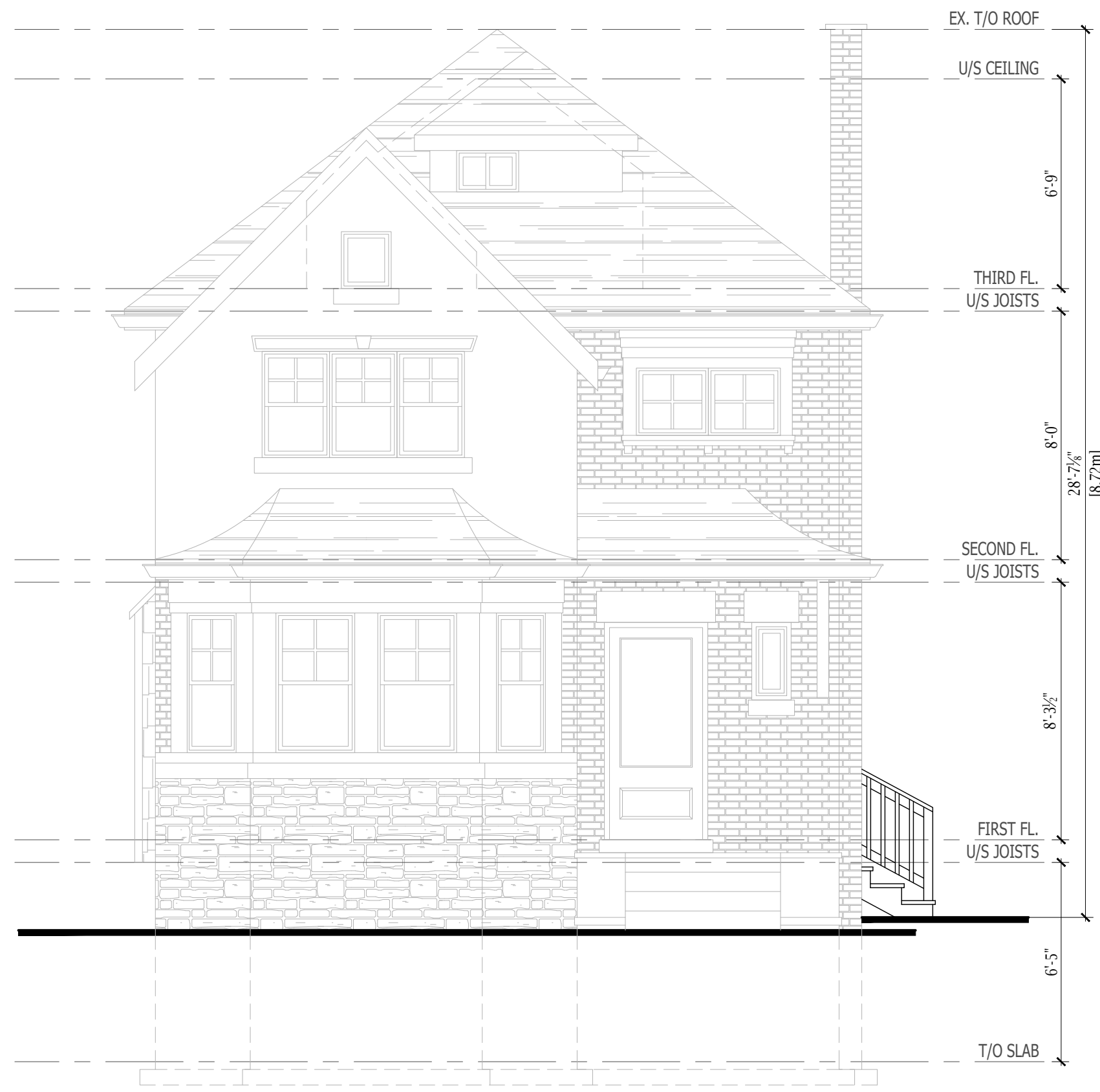
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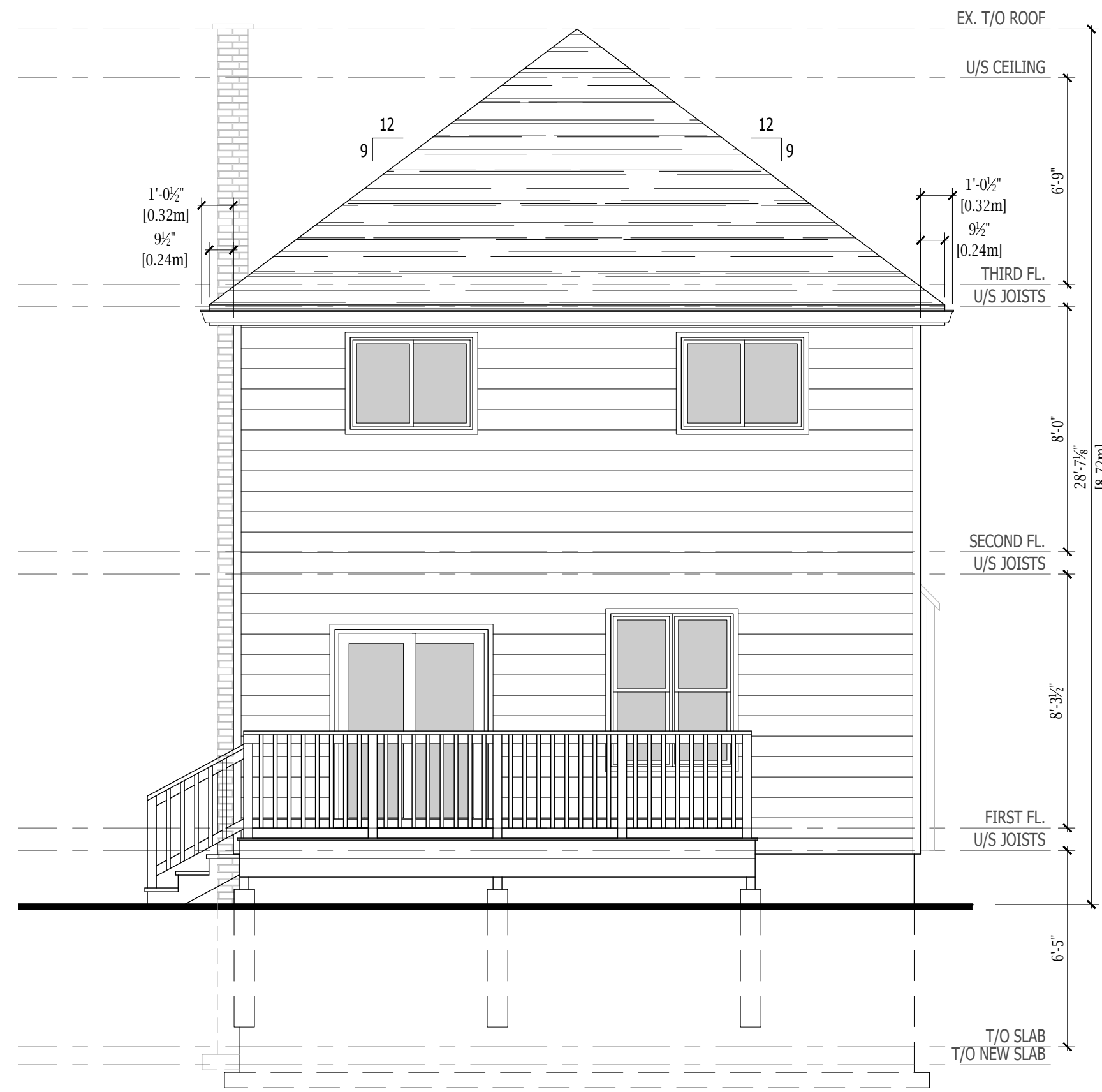
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MY HOUSE DESIGNS		BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: 7/30/20	SHEET: A1.06
JOB NO.: 20-069	8 of 11



1 FRONT ELEVATION
A2.01 1/4" = 1'-0"



1 REAR ELEVATION
A2.01 1/4" = 1'-0"

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



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ADDRESS: 27 BLAKE STREET	
CITY: HAMILTON, ONTARIO, L8M 2S4	
DRAWING TITLE:	
PROP. FRONT & REAR ELEVATION	
DRAWN: CB	SCALE:
DATE: 7/30/20	AS NOTED
JOB NO.:	SHEET:
20-069	A2.01



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CHRISTINE BROWN	BCIN 37240
MY HOUSE DESIGNS	BCIN 113120



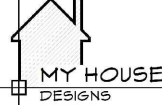
1 RIGHT SIDE ELEVATION
A2.02 3/16" = 1'-0"




2 LEFT SIDE ELEVATION
A2.02 3/16" = 1'-0"

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CITY: HAMILTON, ONTARIO, L8M 2S4

DRAWING TITLE:
PROP. RIGHT & LEFT ELEVATION



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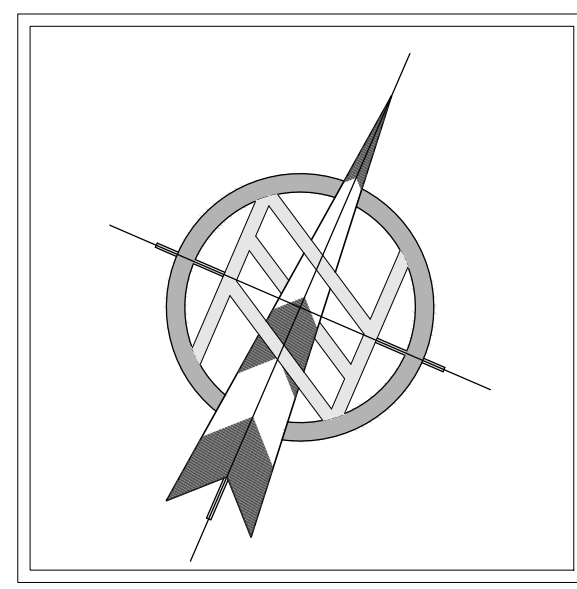
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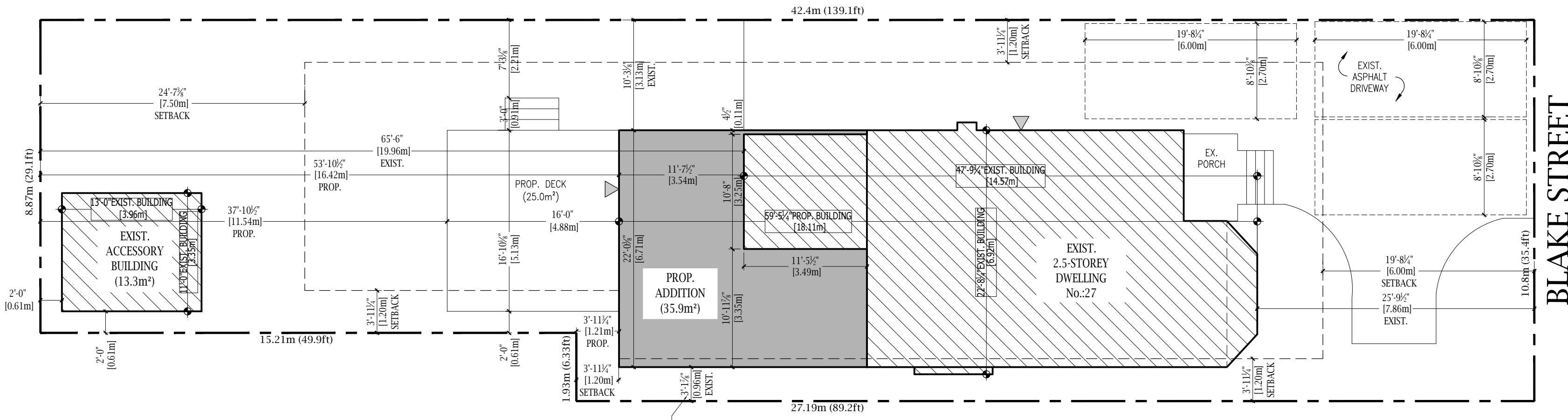
CHRISTINE BROWN	BCIN 37240
MY HOUSE DESIGNS	BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: 7/30/20	SHEET:
JOB NO.:	20-069
A2.02 <small>10 of 11</small>	



SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING TO BE REMOVED
	PROPOSED SOLID HOARDING
	PROPOSED FRAMED HOARDING
	NEW WATER LINE
	NEW SANITARY LINE
	NEW NATURAL GAS LINE
	NEW BURIED HYDRO VAULT
	NEW SUMP LINE TO GRADE
	CONSTRUCTION ACCESS
	EXISTING GRADE
	PROPOSED FINISHED GRADE
	MAIN ENTRY, FRONT DOOR
	SECONDARY ENTRANCE
	EXISTING BUILDING TO REMAIN
	PROPOSED NEW CONSTRUCTION
	PROPOSED NEW DRIVEWAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER LEADERS



1 SITE PLAN
SP1.01 1:100

PROPERTY OWNER/PROJECT ADDRESS		APPLICANT/DESIGNER:		
Paul & Brandy Rennick 27 Blake Street Hamilton, Ontario L8M 2S4		Christine Brown, My House Designs 444 Upper Gage Avenue Hamilton, Ontario L8V 4H9		
SITE STATISTICS:		D		
ZONING:		D		
6593 Former Hamilton				
LOT INFORMATION:		%	METRIC	IMPERIAL
MIN. LOT AREA AS PER DEFINITION:			360.00	3875.00
EXIST. LOT AREA:			428.58	4613.19
MIN. FRONTAGE AS PER DEFINITION:			12.00	39.37
EXIST. LOT FRONTAGE:			10.80	35.43
EXIST. LOT DEPTH:			42.40	139.11
SETBACK INFORMATION:				
MINIMUM FRONT YARD SETBACK:			6.00	19.69
EXISTING:			7.86	25.79
MINIMUM REAR YARD SETBACK:			7.50	24.61
EXISTING:			19.96	65.49
PROPOSED:			16.42	53.87
PROPOSED (TO DECK):			11.54	37.86
MIN. L. SIDEYARD SETBACK:			1.20	3.94
EXISTING:			0.96	3.15
PROPOSED:			0.96	3.15
PROPOSED (TO DECK):			0.61	2.00
MIN. R. SIDEYARD SETBACK:			1.20	3.94
EXISTING:			3.13	10.27
PROPOSED:			3.13	10.27
PROPOSED (TO DECK):			3.13	10.27
GROSS FLOOR AREA:		%	METRIC	IMPERIAL
EXIST. BASEMENT FLOOR AREA:			56.49	608.06
PROP. BASEMENT FLOOR AREA:			40.53	436.26
EXIST. 1ST FLOOR AREA:			79.54	856.13
PROP. ADD'L 1ST FLOOR AREA:			36.27	390.41
EXIST. 2ND FLOOR AREA:			65.73	707.56
PROP. ADD'L 1ST FLOOR AREA:			47.06	506.60
EXIST. 3RD FLOOR AREA:			31.35	337.50
EXISTING GROSS FLOOR AREA:			233.12	2509.25
TOTAL PROP. GROSS FLOOR AREA:			356.98	3842.52
COVERAGE CALCULATIONS:		%	METRIC	IMPERIAL
EXIST. 1ST FLOOR AREA:			79.54	856.13
PROP 1ST FLOOR AREA:			115.81	1246.54
EXIST. ACCESSORY BUILDING:			13.29	143.00
EXISTING COVERAGE:			92.82	999.13
PROPOSED COVERAGE:		21.66%	208.63	2245.67
HEIGHT CALCULATIONS		%	METRIC	IMPERIAL
MAX. ALLOWABLE HEIGHT:			14.00	45.93
EXIST. HEIGHT:			8.72	28.61
PROP. HEIGHT:			8.72	28.61

2 SITE STATS
SP1.01 1:100

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 BCIN 37240
MY HOUSE DESIGNS BCIN 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 DESIGNS
RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 Upper Gage Avenue
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT: **RENNICK RESIDENCE**

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

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

DRAWN: CB
DATE: 7/30/20
JOB NO.: 20-069

SCALE: AS NOTED
SHEET: SP1.01

Drawings must NOT 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.



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.: 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.

Table with 4 columns: DEVELOPMENT DETAILS - PROPERTY A, REQUIRED, PROPOSED, AMENDMENT NEEDED. Rows include Lot Area, Frontage, Yard, Building Height, Parking, etc.

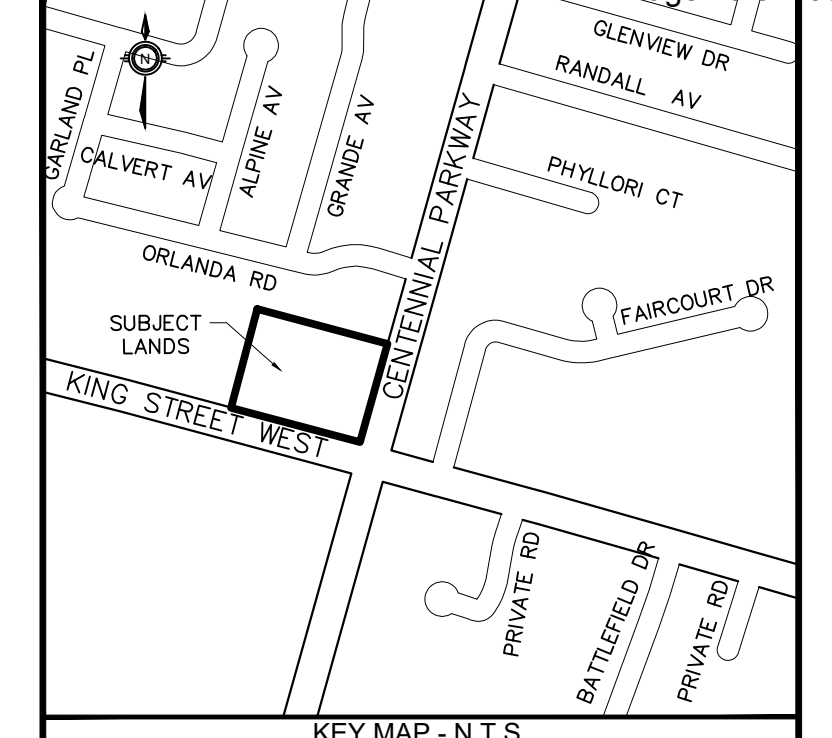
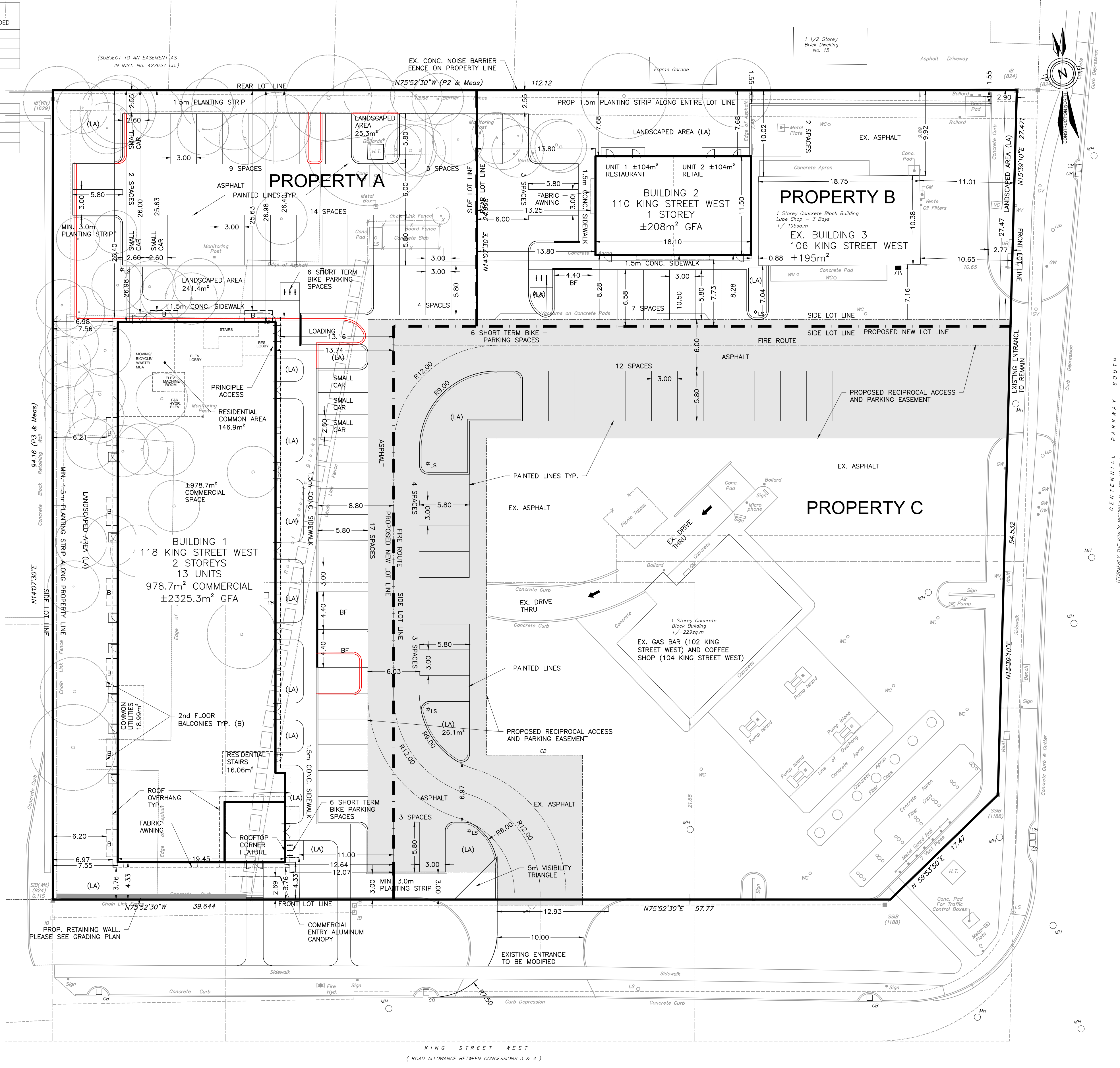
Table with 4 columns: DEVELOPMENT DETAILS - PROPERTY B, REQUIRED, PROPOSED, AMENDMENT NEEDED. Rows include Lot Area, Frontage, Yard, Building Height, Parking, etc.

Table with 4 columns: DEVELOPMENT DETAILS - PROPERTY C, REQUIRED, PROPOSED, AMENDMENT NEEDED. Rows include Lot Area, Frontage, Yard, Building Height, Parking, etc.

Table with 4 columns: DEVELOPMENT DETAILS - PROPERTY D, REQUIRED, PROPOSED, AMENDMENT NEEDED. Rows include Lot Area, Frontage, Yard, Building Height, Parking, etc.

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

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...



BEFORE STARTING WORK
1. THE CONTRACTOR SHALL NOTIFY THE CITY OF HAMILTON AND THE GROUP AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
2. THE POSITION OF THE POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS...

FORMERLY THE KING'S HIGHWAY No. 20, NAME CHANGED BY BY-LAW 846, REGISTERED AS INST. No. 2005(246)
(CROSS ALLOTTMENT BETWEEN TOWNSHIP LOTS 26 AND 27, PLAN 17269-0001 (0.1))

NOT FOR CONSTRUCTION
SOURCE: TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM B.A. JACOBS SURVEYING LTD., JOB No. 18s15-T, DATED MARCH 23, 2018.

SCALE
1:250 (m)
DESIGN BY: J.MARCUS CHECKED BY: B.ENTER
DRAWN BY: J.MARCUS DATE: 2018-04-19

DRAWING ISSUE RECORD table with columns: NO., DATE, BY, DESCRIPTION.

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
FILE NUMBER: 112990 SHEET NUMBER: SP1

GENERAL NOTES:

- 1. 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.
2. 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.

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.

Dated this 20th day of July, 2020
Witness (signature) Owner (signature)
Witness (print) Owner (print)



Hamilton

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.**

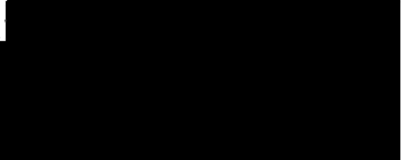
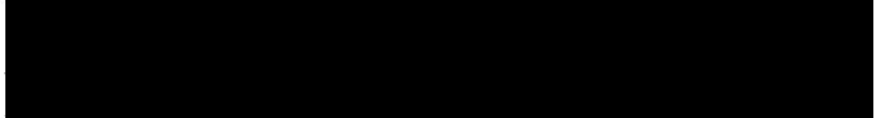
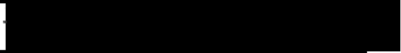
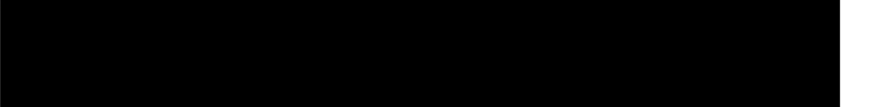
FOR OFFICE USE ONLY.	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

**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 *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

- Name of Owner 1970752 Ontario Inc. 
- 
- Name of Agent IBI Group c/o Jared Marcus 
- 

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 _____

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 regulations in order to make efficient use of the existing infrastructure.

8. 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. 1405.
106, 110 & 118 King Street West, Stoney Creek
9. PREVIOUS USE OF PROPERTY
- Residential _____ Industrial _____ Commercial X
 Agricultural _____ Vacant _____
 Other _____
- 9.1 If Industrial or Commercial, specify use
Lube Shop, Coffee Shop, Gas Bar
- 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 X
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
 Yes X No _____ Unknown _____
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 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 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 _____
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
 Yes _____ No X 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 X 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

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?

Subject lands are currently used for a gas station, coffee shop and lube shop.
Environmental reports and a RSC are underway as part of concurrent Site Plan.

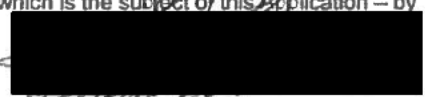
9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes No

ACKNOWLEDGEMENT CLAUSE

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

June 28/2020
Date



Signature of Property Owner

CARMINE RICCIARDONE
Print Name of Owner

10. Dimensions of lands affected:

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.)

Existing: 1 storey gas 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.

Proposed: Variable lot lines, please see attached Site Plan for details.

13. Date of acquisition of subject lands:
Unknown

14. Date of construction of all buildings and structures on subject lands:
Unknown

15. Existing uses of the subject property: Gas bar, coffee shop, lube shop

16. Existing uses of abutting properties: North - Residential, West - Residential/Mixed-Use

17. Length of time the existing uses of the subject property have continued:
Unknown

18. Municipal services available: (check the appropriate space or spaces)
Water X Connected X
Sanitary Sewer X Connected X
Storm Sewers X

19. Present Official Plan/Secondary Plan provisions applying to the land:
UHOP - Neighbourhoods
Old Town Secondary Plan - Local Commercial

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Community Commercial (C3, 579)

21. Has the owner previously applied for relief in respect of the subject property?
Yes X No
If the answer is yes, describe briefly.
Application SC/A-19:197 was approved and sought relief for the existing
buildings and existing conditions on site.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes X (SC/B-18:157 & 158) No

23. 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 the secretary-treasurer of the Committee of Adjustment together with the maps

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,

A handwritten signature in black ink, appearing to read 'Jared Marcus', written over a horizontal line.

Jared Marcus, CPT

Associate, Manager – Planning

Encl.

Cc: 1970752 Ontario Inc.



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.: 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 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.



Hamilton

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.**

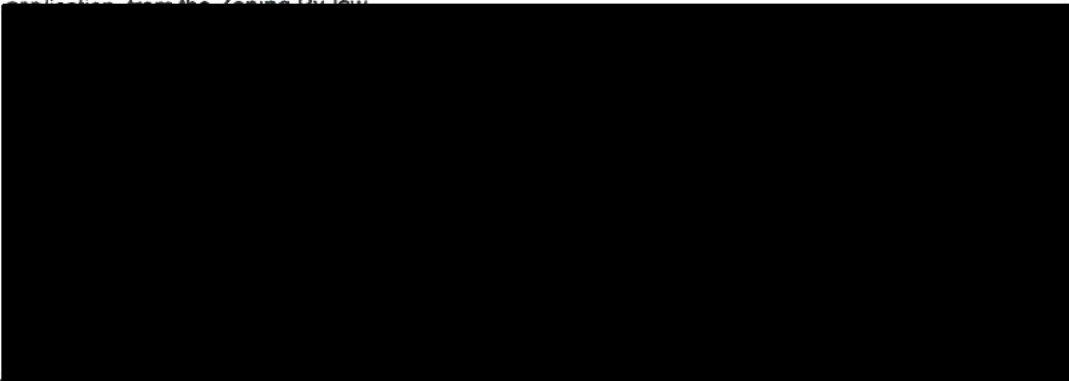
FOR OFFICE USE ONLY.	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

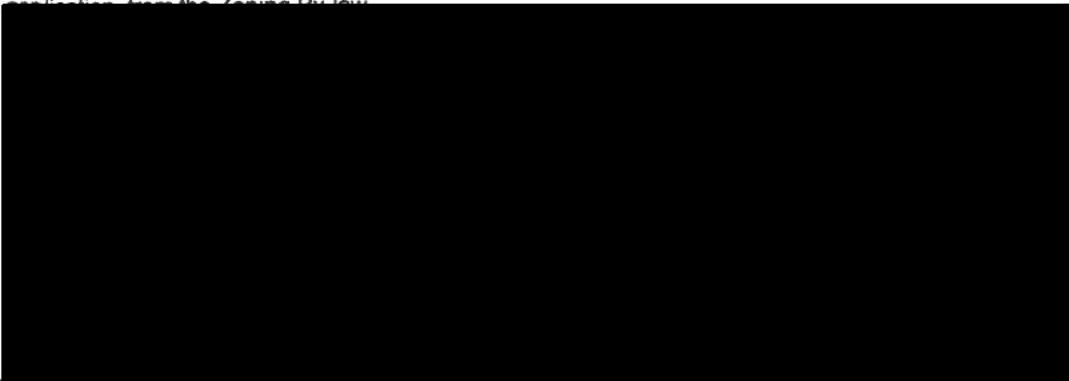
**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

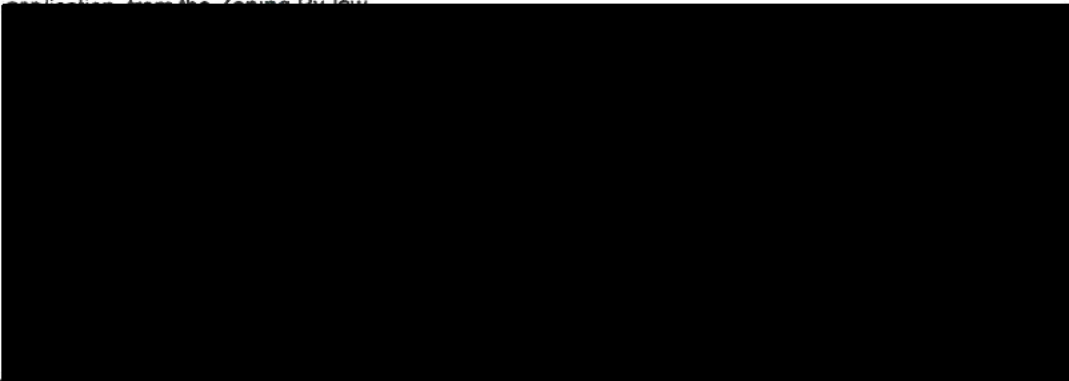
The Planning Act

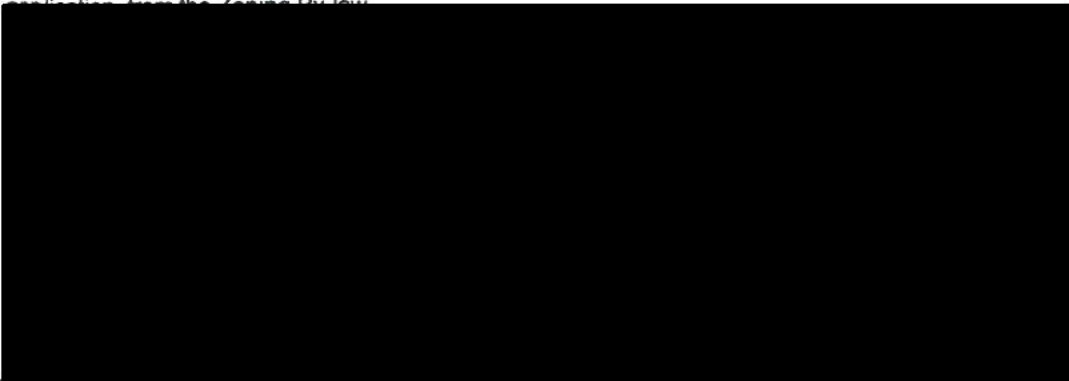
Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law:

1.  X

2. 

3. 

4. 

Note: Unless otherwise requested in writing, the undersigned will be deemed to be acting as the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances: NONE X

_____ Postal Code _____

_____ Postal Code _____

6. Nature and extent of relief applied for:
TO PERMIT A 3.0m LANDSCAPE AREA INCLUDING A 3.0m PLANTING STRIP ADJUTING A STREET EXCEPT FOR POINTS OF ACCESS WHERE AS A 6.0m LANDSCAPE AREA INCLUDING A 3.0m 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 AVE, A 6.0m WIDE LANDSCAPE AREA WOULD REMOVE OVER HALF 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. PART OF LOT 22, CONCESSION 1
 FORMER TOWNSHIP OF SACTELET
 REG. PLAN 62R-512 PARTS 495
9. PREVIOUS USE OF PROPERTY
- Residential Industrial Commercial
 Agricultural Vacant
 Other _____
- 9.1 If Industrial or Commercial, specify use
MANUFACTURING
- 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
- 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 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

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

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the remediation of contamination on the property as a condition of its approval to this Application.

June 23/20
Date

10. Dimensions of lands affected:

Frontage 48m +/-
Depth 88.5m +/-
Area 0.466 ha
Width of street 26m +/-

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: 1 STOREY, 38.1m +/- WIDE, 38.1m +/- LENGTH
1450.3m² +/- AREA; HEIGHT 5.6m +/-
(MANUFACTURING)

Proposed: 1 STOREY, 50.74m +/- WIDE, 21.68m +/- LENGTH
1097.54m² +/- AREA, HEIGHT 11.6m +/-
(PROP. WAREHOUSE)
WITH 151.1m² MEZZANINE

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, 5.0m +/- WEST SIDE YARD
8.5m +/- EAST SIDE YARD, 30.4m +/- REAR YARD

Proposed: 63.1m +/- FRONT, 0.5m +/- SIDES AND REAR

- 13. Date of acquisition of subject lands: 5 YEARS +/- X
- 14. Date of construction of all buildings and structures on subject lands: X
- 15. Existing uses of the subject property: MANUFACTURING
- 16. Existing uses of abutting properties: MANUFACTURING
- 17. Length of time the existing uses of the subject property have continued: 15 YEARS + X
- 18. Municipal services available: (check the appropriate space or spaces)

Water	<input checked="" type="checkbox"/>	Connected	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	Connected	<input checked="" type="checkbox"/>
Storm Sewers	<u>NO</u>		
- 19. Present Official Plan/Secondary Plan provisions applying to the land: EMPLOYMENT, BUSINESS PARK
- 20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land: BY-LAW 05-200 - M2
- 21. Has the owner previously applied for relief in respect of the subject property?

Yes No

If the answer is yes, describe briefly.

- 22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No
- 23. 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 the secretary-treasurer of the Committee of Adjustment together with the maps

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.

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

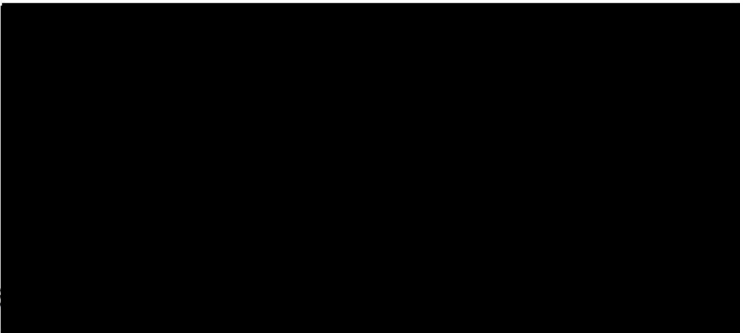
Application information is collected under the authority of the *Planning Act*, R.S.O. 1990,



(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.

June 23/20
Date



PART 27 PERMISSION TO ENTER

Date: JUNE 23/20

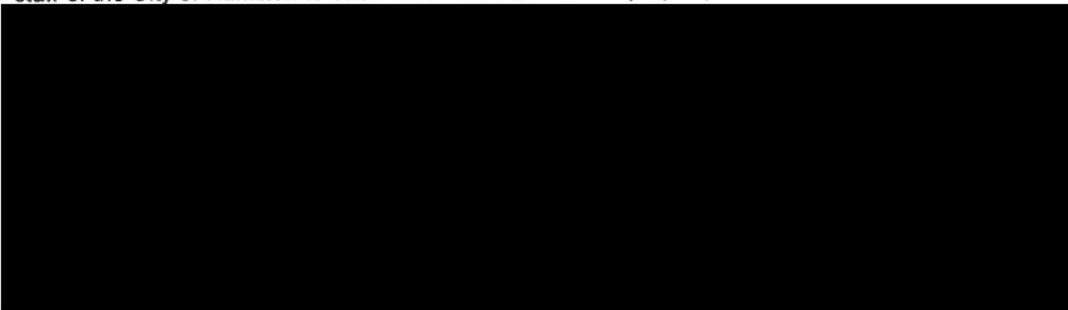
Secretary/Treasurer
Committee of Adjustment
City of Hamilton,
City Hall

Dear Secretary/Treasurer;

Re: Application to Committee of Adjustment

Location of Land: 200 ARVIN AVE
(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 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

This Agreement made this 23 day of JUNE, 2020.

BETWEEN:



Developer"

-and-

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 dated _____ with 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.

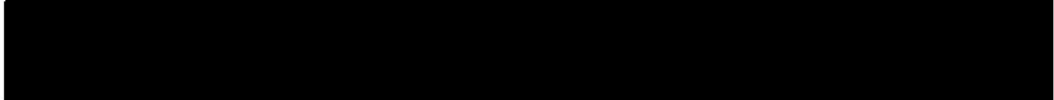
3. It is hereby acknowledged that if the deposit required pursuant to section 2 of this Agreement is not paid by the Developer the City shall have the option, at its sole discretion, of taking no further steps in supporting the Developer's application before the Local Planning Appeal Tribunal.

4. 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.
5. 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.
6. 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.
7. The City shall provide the Developer with an accounting of all staff costs and City disbursements included in the expenses claimed by the City.
8. 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.
9. 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 rendered 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.
12. 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.
13. 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 Hamilton this 23 day of June, 2020



WITNESS

Per:
I have authority to bind the corporation.

X

X

WITNESS

Per:
I have authority to bind the corporation

DATED at Hamilton, Ontario this ___ day of _____, 20__.

City of Hamilton

Per: _____
Mayor

Per: _____
Clerk

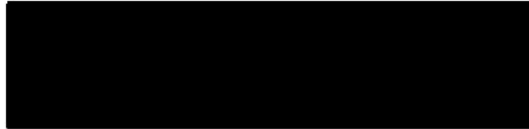
Schedule "A"
Description of Lands

SEE ATTACHED SKETCH

SCHEDULE "B"
FORM OF ASSUMPTION AGREEMENT

THIS AGREEMENT dated the 23 day of JUNE 20 20

BETWEEN



X

OF THE FIRST PART

-and-

(hereinafter called the "Assignee")

-and-

OF THE SECOND PART

CITY OF HAMILTON
(hereinafter called the "Municipality")

OF THE THIRD PART

WHEREAS the owner and the Municipality entered into and executed a Cost Acknowledgement Agreement dated _____.

AND WHEREAS Assignee has indicated that it will assume all of the Owner's duties, liabilities and responsibilities as set out in the Cost Acknowledgement 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.

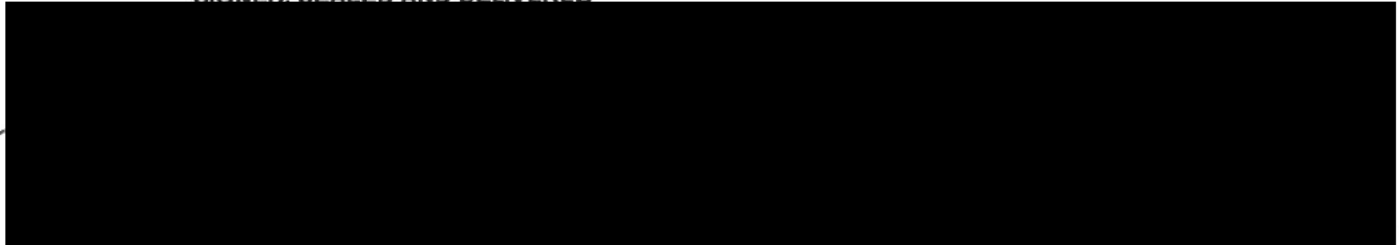
NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants hereinafter expressed and other good and valuable consideration, the parties hereto agree as follows.

1. The Assignee covenants and agrees to accept, assume and to carry out the Owner's duties, liabilities and responsibilities under the Cost Acknowledgement Agreement and in all respects to be bound under said Cost Acknowledgement Agreement as if the Assignee had been the original party to the agreement in place of the Owner.
2. The Municipality hereby releases the Owner from all claims and demands of any nature whatsoever against the Owner in respect of the Cost Acknowledgement Agreement. The Municipality hereby accepts the Assignee as a party to the Cost Acknowledge Agreement in substitution of the Owner, and agrees with the Assignee that the Assignee will be bound by all the terms and conditions of the Cost Acknowledgement Agreement as if the Assignee had been the original executing party in place of the Owner.
3. All of the terms, covenants, provisos and stipulations in the said Cost Acknowledgement Agreement are hereby confirmed 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 DELIVERED



Assignee:
Title:
I have authority to bind the corporation

CITY OF HAMILTON

Mayor

Clerk



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

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 m² ±

Retained lands:
 11.48 m[±] x 30.48 m[±] and an area of 352.0 m² ±

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.

SKETCH FOR LAND DIVISION

PART 1, PLAN OF
LOT 35
REGISTERED PLAN 876
 IN THE
CITY OF HAMILTON

SCALE 1:150 METRIC

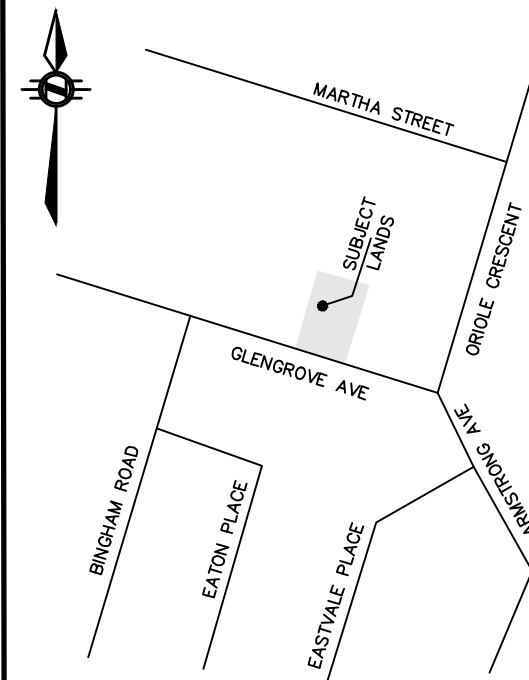


S.D. McLAREN, O.L.S. - 2020

CAUTION:

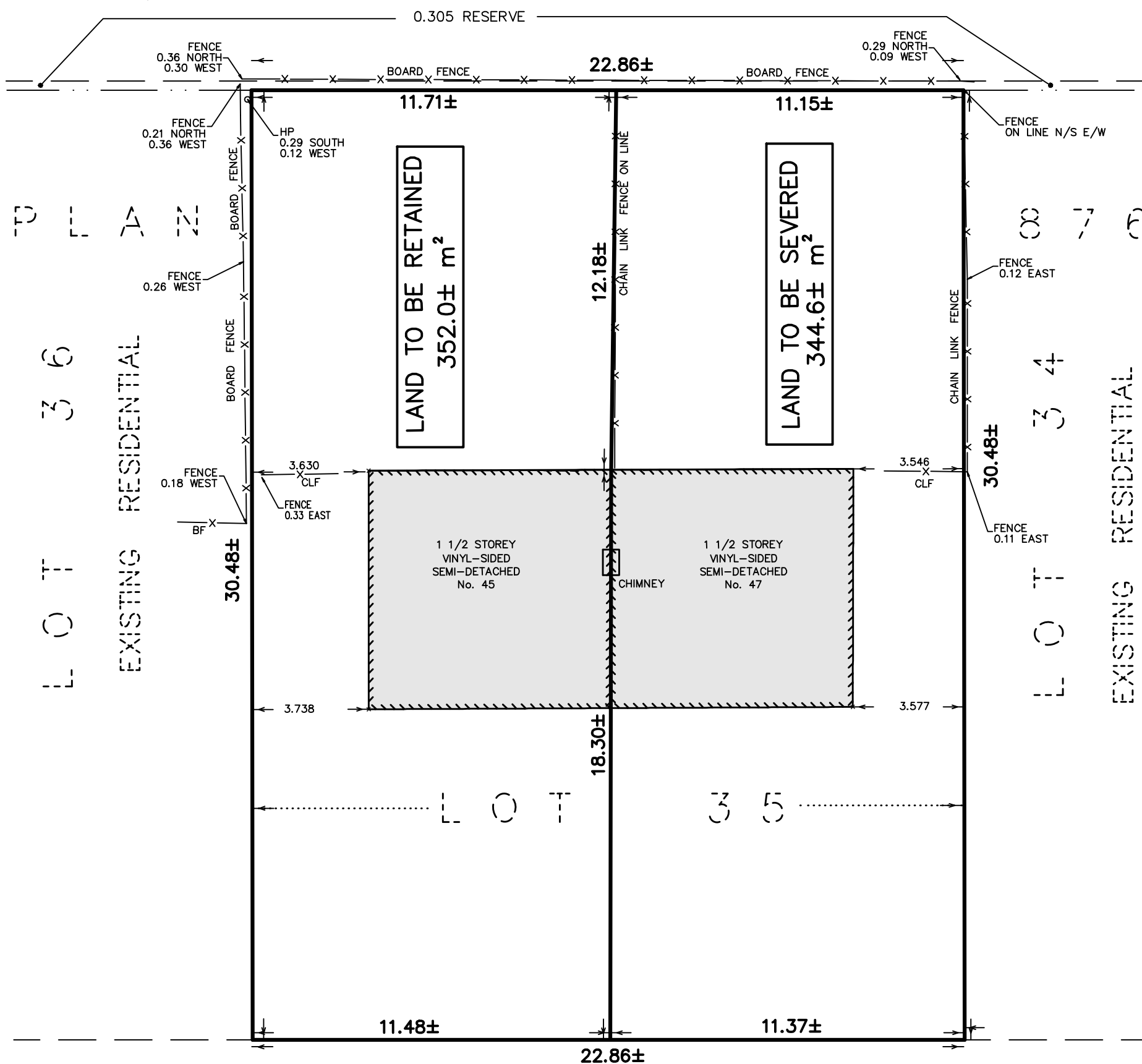
A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©



KEY MAP - NOT TO SCALE

UN-NUMBERED BLOCK
 EXISTING RESIDENTIAL



JUNE 18, 2020

DATE

GLENGROVE AVENUE

(BY PLAN 876)
 (20.117m WIDE)

NOTE:

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

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

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

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

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
----------------------------	-----------------------------------	-----------------	-----------

1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	CityHousing Hamilton Corporation		
Applicant(s)*			
Agent or Solicitor	UrbanSolutions Planning and 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 Hamilton	Lot	Concession	Former Township
Registered Plan N°. 876	Lot(s) 35	Reference Plan N°.	Part(s)
Municipal Address 45 Glengrove Avenue, Hamilton			Assessment 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:

N/A

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):

- creation of a new lot
 addition to a lot
 an easement

- Other: a charge
 a lease
 a correction of title

b) ~~Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):~~

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot | Other: <input type="checkbox"/> a charge |
| <input type="checkbox"/> creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | <input type="checkbox"/> a lease |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a correction of title |
| | <input type="checkbox"/> an easement |

3.2 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 the parcel will be added:

N/A

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**: (45 Glengrove Avenue)

Frontage (m)	Depth (m)	Area (m ² or ha)
11.37m	30.48m	344.6 m2

Existing Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Building(s) or Structure(s):

Existing: Semi-Detached Dwelling

Proposed: Semi-Detached Dwelling

Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | |

Type of water supply proposed: (check appropriate box)

- | | |
|--|--|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) _____ |

Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

4.2 Description of land intended to be **Retained**: (47 Glengrove Avenue)

Frontage (m)	Depth (m)	Area (m ² or ha)
11.48m	30.48m	352.0m2

Existing Use of Property to be retained:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be retained:

- 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
 right of way
 municipal road, seasonally maintained
 other public road
 municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

- 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)

- publicly owned and operated sanitary sewage system
 privately owned and operated individual septic system
 other means (specify) _____

4.3 Other Services: (check if the service is available)

- electricity
 telephone
 school bussing
 garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____ N/A

Urban Hamilton Official Plan designation (if applicable): _____ Neighbourhood

Please provide an explanation of how the application conforms with a City of Hamilton 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 zoning order, what is the Ontario Regulation Number? _____ Urban Protected "D" in the Former City of Hamilton Zoning By-law 6593

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any 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	<input type="checkbox"/>	N/A

A land fill	<input type="checkbox"/>	N/A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N/A
A flood plain	<input type="checkbox"/>	N/A
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	N/A
An active railway line	<input type="checkbox"/>	N/A
A municipal or federal airport	<input type="checkbox"/>	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 material, i.e., 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 No Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes 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 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 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 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 No

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)
- Yes No

Please refer to cover letter.

- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

Please refer to cover letter.

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

Please refer to cover letter.

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
 Yes No

Subject lands are not located within land designated under any provincial plan.

- e) Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?

- Yes No

(Provide Explanation)

Subject lands are not located within the Niagara Escarpment Plan boundaries.

- f) Are the subject lands subject to the Parkway Belt West Plan?
 Yes No

If yes, is the proposal in conformity with the Parkway Belt West Plan?

- Yes No (Provide Explanation)

N/A

- g) Are the subject lands subject to the Greenbelt Plan?
 Yes No

If yes, does this application conform with the Greenbelt Plan?

- Yes No (Provide Explanation)

Subject lands are located in Settlement area outside of Greenbelt

Rural Settlement Area Severance or Lot Addition

Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)

Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
----------------------------------	--

Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
----------------------------------	---

Existing Land Use: _____ Proposed Land Use: _____

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

 (Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² 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 (m ² 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 (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

e) Surplus farm dwelling date of construction:

Prior to December 16, 2004 After December 16, 2004

f) Condition of surplus farm dwelling:

Habitable Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from 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)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
---------------	------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back: _____

d) Surplus farm dwelling date of construction:

- 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 surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

_____ Please refer to cover letter.

12 SKETCH (Use the attached Sketch Sheet as a guide)

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by 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,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) 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

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



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

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.

.../2

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.

SKETCH FOR LAND DIVISION
 PART 1, PLAN OF PART OF
LOT 82
REGISTERED PLAN 876
 IN THE
CITY OF HAMILTON

SCALE 1:200 METRIC

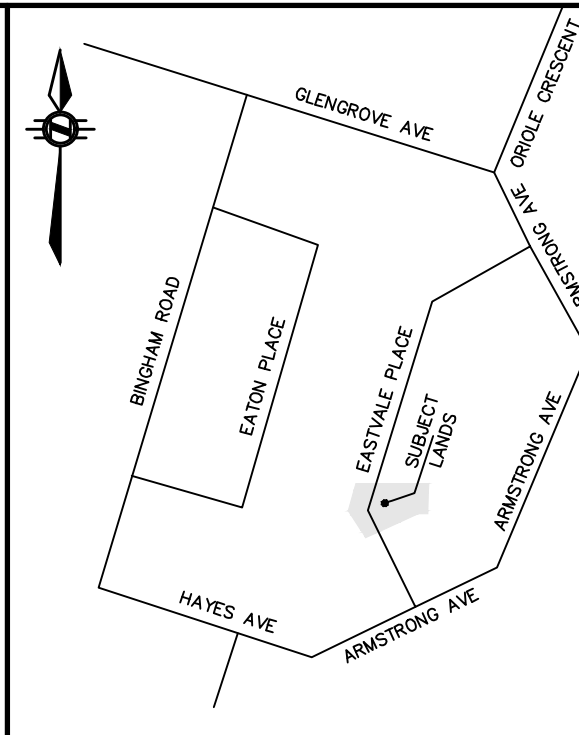


S.D. McLAREN, O.L.S. - 2020

CAUTION:

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

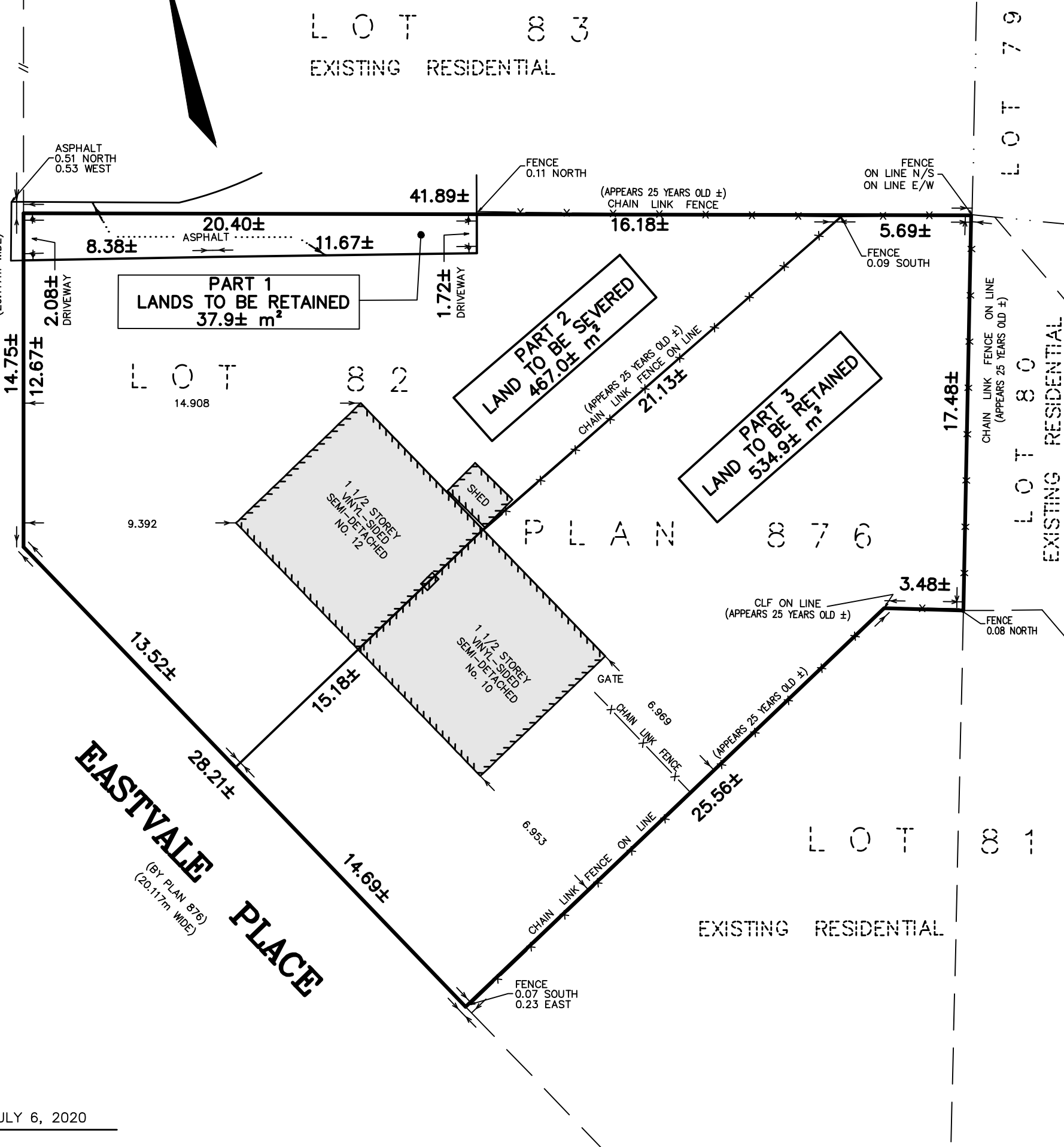


KEY MAP - NOT TO SCALE

LOT 84

LOT 83
 EXISTING RESIDENTIAL

EASTVALE PLACE
 (BY PLAN 876)
 (20.117m WIDE)



**PART 1
 LANDS TO BE RETAINED
 37.9± m²**

**LAND PART 2
 TO BE SEVERED
 467.0± m²**

**LAND PART 3
 TO BE RETAINED
 534.9± m²**

EASTVALE PLACE
 (BY PLAN 876)
 (20.117m WIDE)

PLAN 876

JULY 6, 2020

DATE

NOTE:

DISTANCES SHOWN ON THIS PLAN ARE DERIVED FROM REGISTERED PLAN 876 AND A PLAN BY A.T. MCLAREN O.L.S. DATED JUNE 10, 2020 FILE 36340-F

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 KM	Checked RAM/SDM	Crew Chief SM	Scale 1:200	Dwg.No. 36340-LDC
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Hamilton

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

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

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
----------------------------	-----------------------------------	-----------------	-----------

1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	CityHousing Hamilton Corporation		
Applicant(s)*			
Agent or Solicitor	UrbanSolutions Planning and 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 Hamilton	Lot	Concession	Former Township
Registered Plan N°. 876	Lot(s) 82	Reference Plan N°.	Part(s)
Municipal Address 12 Eastvale Place, Hamilton			Assessment 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:

N/A

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):

creation of a new lot

addition to a lot

an easement

Other: a charge

a lease

a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot | Other: <input type="checkbox"/> a charge |
| <input type="checkbox"/> creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | <input type="checkbox"/> a lease |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a correction of title |
| | <input type="checkbox"/> an easement |

3.2 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 the parcel will be added:

Part 1 of retained lots created to acknowledge existing encroachment and is to be transferred to 22 Eastvale Place.

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**: (12 Eastvale Place)

Frontage (m)	Depth (m)	Area (m ² or ha)
14.69m	36.31m	534.9 m2

Existing Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Building(s) or Structure(s):

Existing: Semi-Detached Dwelling

Proposed: Semi-Detached Dwelling

Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | |

Type of water supply proposed: (check appropriate box)

- | | |
|--|--|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) _____ |

Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

*Note: Land to be retained is divided into Part 1 and Part 3 as per R-Plan
(Part 1: Lot addition to 22 Eastvale Place - Part 3: 10 Eastvale Place to be

4.2 Description of land intended to be **Retained**: (retained)

Frontage (m)	Depth (m)	Area (m ² or ha)
Part 3: 13.52m Part 1: 2.08m	Part 3: 36.31m Part 1: 20.40m	Part 3: 504.9 m2 Part 1: 37.9 m2

Existing Use of Property to be retained:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be retained:

- 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
 right of way
 municipal road, seasonally maintained
 other public road
 municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

- 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)

- publicly owned and operated sanitary sewage system
 privately owned and operated individual septic system
 other means (specify) _____

4.3 Other Services: (check if the service is available)

- electricity
 telephone
 school bussing
 garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____ N/A

Urban Hamilton Official Plan designation (if applicable): _____ Neighbourhood

Please provide an explanation of how the application conforms with a City of Hamilton 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 zoning order, what is the Ontario Regulation Number? _____ Urban Protected "D" in the Former City of Hamilton Zoning By-law 6593

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any 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	<input type="checkbox"/>	N/A

A land fill	<input type="checkbox"/>	N/A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N/A
A flood plain	<input type="checkbox"/>	N/A
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	Commercial Plazas + Lime Ridge Mall
An active railway line	<input type="checkbox"/>	N/A
A municipal or federal airport	<input type="checkbox"/>	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 material, i.e., 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 No Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes 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 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 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 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 No

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)
- Yes No

Please refer to cover letter.

- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

Please refer to cover letter.

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

Please refer to cover letter.

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
 Yes No

Subject lands are not located within land designated under any provincial plan.

- e) Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?
 Yes No
 (Provide Explanation)

Subject lands are not located within the Niagara Escarpment Plan boundaries.

- f) Are the subject lands subject to the Parkway Belt West Plan?
 Yes No

If yes, is the proposal in conformity with the Parkway Belt West Plan?
 Yes No (Provide Explanation)

N/A

- g) Are the subject lands subject to the Greenbelt Plan?
 Yes No

If yes, does this application conform with the Greenbelt Plan?
 Yes No (Provide Explanation)

Subject lands are located in Settlement area outside of Greenbelt

Rural Settlement Area Severance or Lot Addition

Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)

Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
----------------------------------	--

Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
----------------------------------	---

Existing Land Use: _____ Proposed Land Use: _____

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

(Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² 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 (m ² 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 (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

e) Surplus farm dwelling date of construction:

Prior to December 16, 2004 After December 16, 2004

f) Condition of surplus farm dwelling:

Habitable Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from 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)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
---------------	------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back: _____

d) Surplus farm dwelling date of construction:

- 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 surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Please refer to cover letter.

12 SKETCH (Use the attached Sketch Sheet as a guide)

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by 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,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) 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 m² and a frontage of +/- 2.08 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.

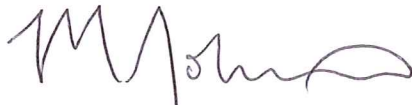
Based on the above analysis, UrbanSolutions believes that the applications represent good land use planning and satisfy Sections 45(1) and 53(1) of the *Planning Act*.

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

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



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

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.

SKETCH FOR LAND DIVISION

PART 1, PLAN OF
LOT 7
REGISTERED PLAN 1162
 IN THE
CITY OF HAMILTON

SCALE 1:150 METRIC

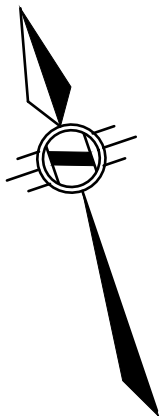
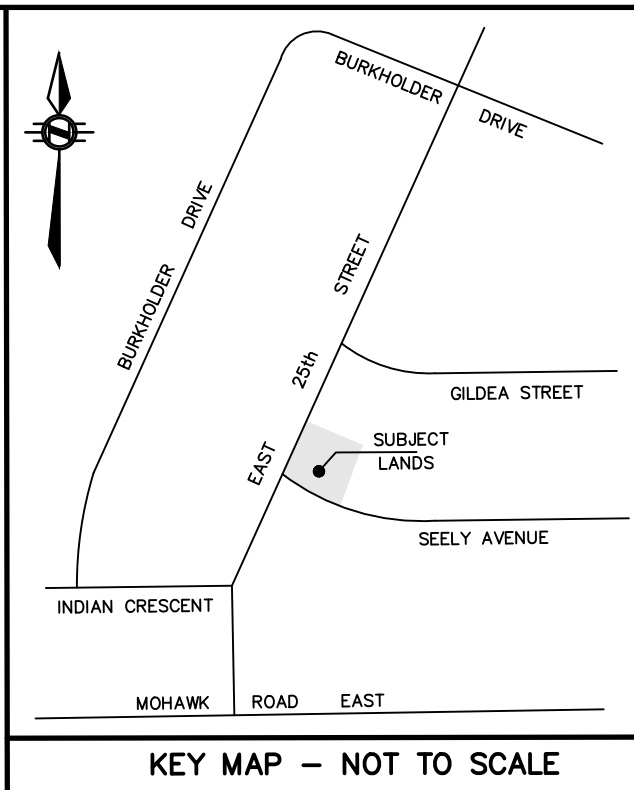


S.D. McLAREN, O.L.S. - 2020

CAUTION:

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

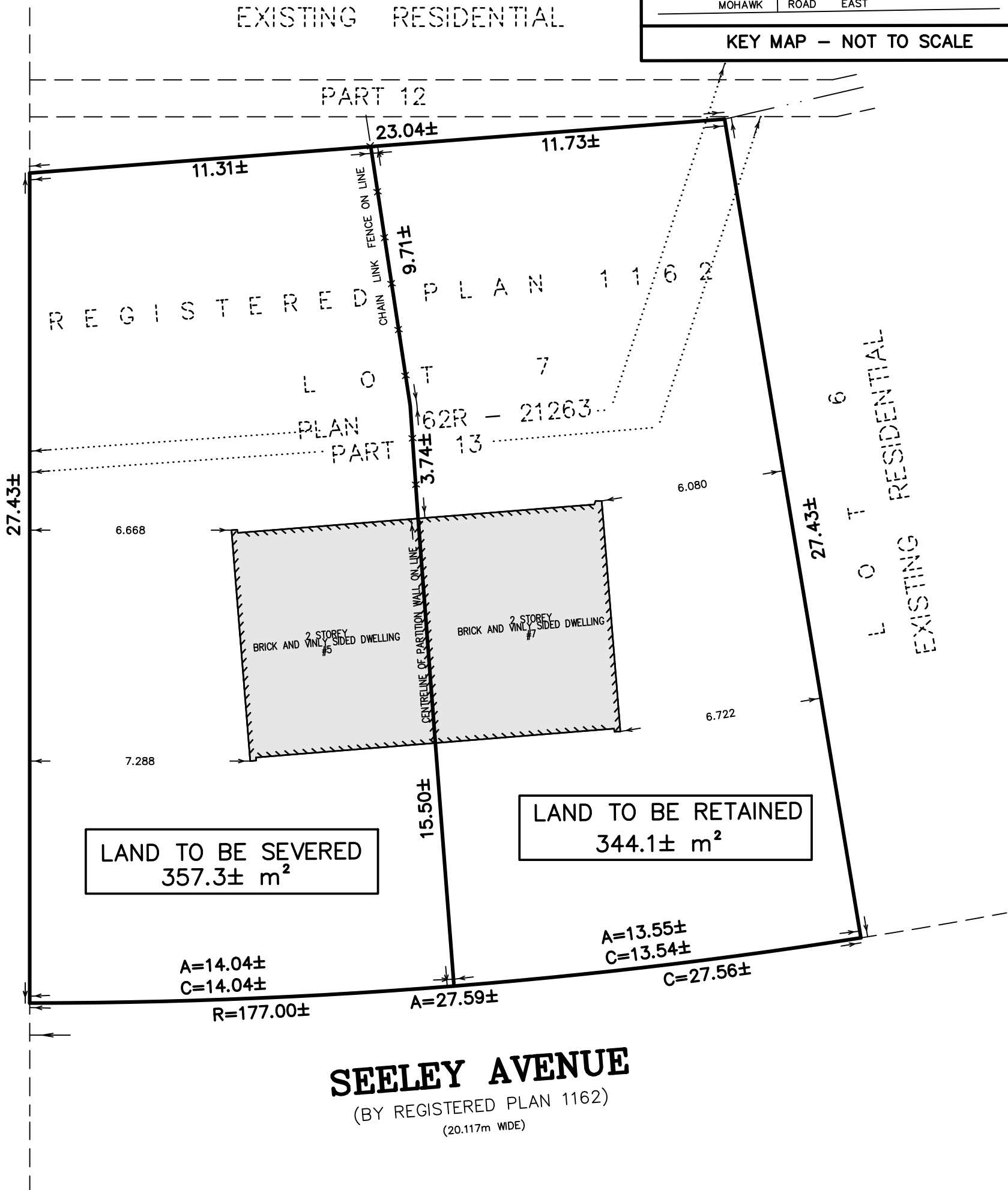
B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©



PART 11
LOT 8
 EXISTING RESIDENTIAL

EAST 25TH STREET

(BY REGISTERED PLAN 1162)
 (20.117m WIDE)



SEELEY AVENUE
 (BY REGISTERED PLAN 1162)
 (20.117m WIDE)

NOTE:

DISTANCES SHOWN ON THIS PLAN ARE DERIVED FROM REGISTERED PLAN 1162 AND A PLAN BY A.T. McLAREN O.L.S. DATED JUNE 18, 2020 FILE 36343

JUNE 18, 2020
 DATE

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

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

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

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
----------------------------	-----------------------------------	-----------------	-----------

1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	CityHousing Hamilton Corporation		
Applicant(s)*			
Agent or Solicitor	UrbanSolutions Planning and 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 Hamilton	Lot	Concession	Former Township
Registered Plan N°. 1162	Lot(s) 7	Reference Plan N°.	Part(s)
Municipal Address 7 Seeley Avenue, Hamilton			Assessment 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:

N/A

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):

- creation of a new lot
- addition to a lot
- an easement

- Other: a charge
 a lease
 a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):

- | | |
|--|--|
| <input type="checkbox"/> creation of a new lot | Other: <input type="checkbox"/> a charge |
| <input type="checkbox"/> creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | <input type="checkbox"/> a lease |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a correction of title |
| | <input type="checkbox"/> an easement |

3.2 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 the parcel will be added:

N/A

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**: (7 Seeley Avenue)

Frontage (m)	Depth (m)	Area (m ² or ha)
14.04m	27.43m	357.3 m2

Existing Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Building(s) or Structure(s):

Existing: Semi-Detached Dwelling

Proposed: Semi-Detached Dwelling

Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | |

Type of water supply proposed: (check appropriate box)

- | | |
|--|--|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) _____ |

Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

4.2 Description of land intended to be **Retained**: (5 Seeley Avenue)

Frontage (m)	Depth (m)	Area (m ² or ha)
13.54m	27.43m	344.1 m2

Existing Use of Property to be retained:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be retained:

- 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
 right of way
 municipal road, seasonally maintained
 other public road
 municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

- 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)

- publicly owned and operated sanitary sewage system
 privately owned and operated individual septic system
 other means (specify) _____

4.3 Other Services: (check if the service is available)

- electricity
 telephone
 school bussing
 garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____ N/A

Urban Hamilton Official Plan designation (if applicable): _____ Neighbourhood

Please provide an explanation of how the application conforms with a City of Hamilton 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 zoning order, what is the Ontario Regulation Number? _____ Urban Protected "D" in the Former City of Hamilton Zoning By-law 6593

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any 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	<input type="checkbox"/>	N/A

Please refer to cover letter.

- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

Please refer to cover letter.

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

Please refer to cover letter.

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
 Yes No

Subject lands are not located within land designated under any provincial plan.

- e) Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?

- Yes No

(Provide Explanation)

Subject lands are not located within the Niagara Escarpment Plan boundaries.

- f) Are the subject lands subject to the Parkway Belt West Plan?
 Yes No

If yes, is the proposal in conformity with the Parkway Belt West Plan?

- Yes No (Provide Explanation)

N/A

- g) Are the subject lands subject to the Greenbelt Plan?
 Yes No

If yes, does this application conform with the Greenbelt Plan?

- Yes No (Provide Explanation)

Subject lands are located in Settlement area outside of Greenbelt

8 HISTORY OF THE SUBJECT LAND

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 *Planning Act*?

- 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? Yes No

If YES, describe the lands in "11 - Other Information" or attach a separate page.

9 OTHER APPLICATIONS

9.1 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.

_____ 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 _____

~~**10 RURAL APPLICATIONS**~~

~~10.1 Rural Hamilton Official Plan Designation(s)~~

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Rural | <input type="checkbox"/> Specialty Crop |
| <input type="checkbox"/> Mineral Aggregate Resource Extraction | <input type="checkbox"/> Open Space | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> 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)

- | | | |
|--|---|-------------------------|
| <input type="checkbox"/> Agricultural Severance or Lot Addition | } | (Complete Section 10.3) |
| <input type="checkbox"/> Agricultural Related Severance or Lot Addition | | |
| <input type="checkbox"/> Rural Resource-based Commercial Severance or Lot Addition | | |
| <input type="checkbox"/> Rural Institutional Severance or Lot Addition | | |

- Rural Settlement Area Severance or Lot Addition
- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
----------------------------------	--

Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
----------------------------------	---

Existing Land Use: _____ Proposed Land Use: _____

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

 (Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² 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 (m ² 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 (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

e) Surplus farm dwelling date of construction:

- Prior to December 16, 2004 After December 16, 2004

f) Condition of surplus farm dwelling:

- Habitable Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from 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)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
---------------	------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back: _____

d) Surplus farm dwelling date of construction:

- 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 surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Please refer to cover letter.

12 SKETCH (Use the attached Sketch Sheet as a guide)

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by 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,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) 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.

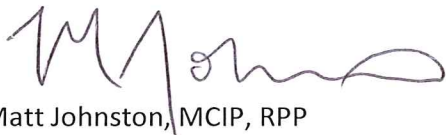
Based on the above analysis, UrbanSolutions believes that the applications represent good land use planning and satisfy Sections 45(1) and 53(1) of the *Planning Act*.

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



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

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 m² ±

Retained lands:
 10.33 m[±] x 42.67 m[±] and an area of 458.9 m² ±

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.

SKETCH FOR LAND DIVISION

PART 1, PLAN OF
LOT 19
 REGISTERED PLAN 1162
 IN THE
CITY OF HAMILTON

SCALE 1:150 METRIC

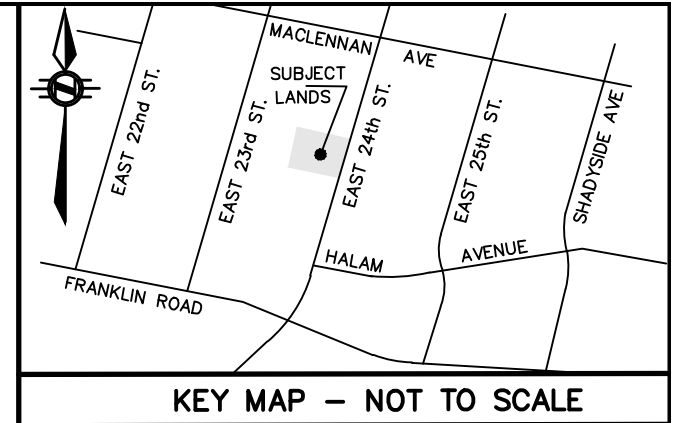


S.D. McLAREN, O.L.S. - 2020

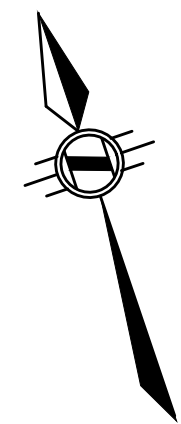
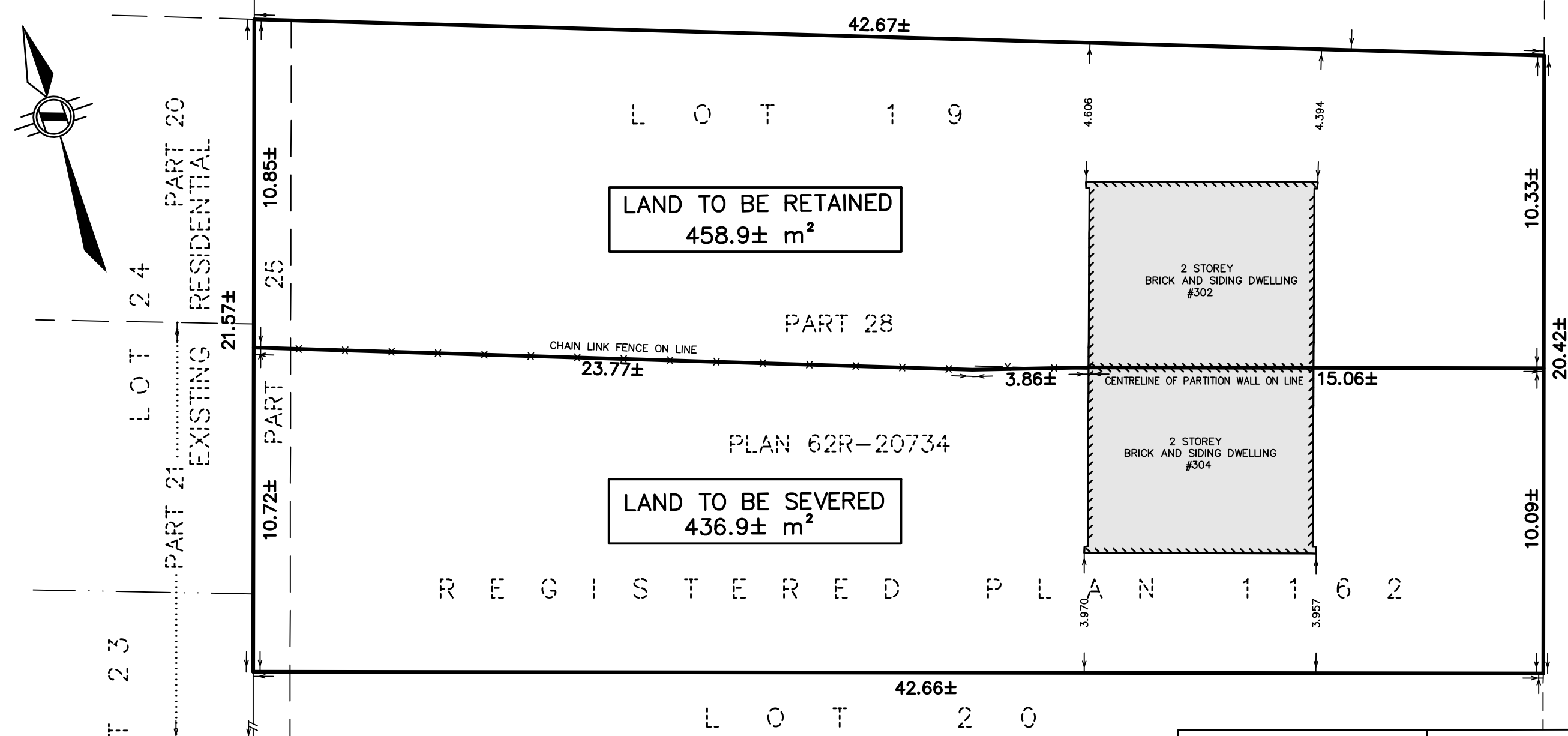
CAUTION:

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©



L O T 3 6
 R E G I S T E R E D P L A N 8 7 2
 EXISTING RESIDENTIAL



NOTE:
 DISTANCES SHOWN ON THIS PLAN ARE DERIVED FROM REGISTERED PLAN 1162 AND A PLAN BY A.T. MCLAREN O.L.S. DATED JUNE 12, 2020 FILE 36344

JUNE 18, 2020
 DATE

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 KM	Checked RAM/SDM	Crew Chief SM	Scale 1:150	Dwg.No. 36344-LDC
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Hamilton

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

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

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
----------------------------	-----------------------------------	-----------------	-----------

1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	CityHousing Hamilton Corporation		
Applicant(s)*			
Agent or Solicitor	UrbanSolutions Planning and 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 Hamilton	Lot	Concession	Former Township
Registered Plan N°. 1162	Lot(s) 19	Reference Plan N°.	Part(s)
Municipal Address 304 East 24th Street, Hamilton			Assessment 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:

N/A

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):

- creation of a new lot
 addition to a lot
 an easement

- Other: a charge
 a lease
 a correction of title

b) ~~Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):~~

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot | Other: <input type="checkbox"/> a charge |
| <input type="checkbox"/> creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | <input type="checkbox"/> a lease |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a correction of title |
| | <input type="checkbox"/> an easement |

3.2 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 the parcel will be added:

N/A

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**: (304 East 24th Street)

Frontage (m)	Depth (m)	Area (m ² or ha)
10.09m	42.66m	436.9 m2

Existing Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Building(s) or Structure(s):

Existing: Semi-Detached Dwelling

Proposed: Semi-Detached Dwelling

Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | |

Type of water supply proposed: (check appropriate box)

- | | |
|--|--|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) _____ |

Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

4.2 Description of land intended to be **Retained**: (302 East 24th Street)

Frontage (m)	Depth (m)	Area (m ² or ha)
10.33m	42.67m	458.9 m2

Existing Use of Property to be retained:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be retained:

- 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
 right of way
 municipal road, seasonally maintained
 other public road
 municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

- 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)

- publicly owned and operated sanitary sewage system
 privately owned and operated individual septic system
 other means (specify) _____

4.3 Other Services: (check if the service is available)

- electricity
 telephone
 school bussing
 garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____ N/A

Urban Hamilton Official Plan designation (if applicable) _____ Neighbourhood

Please provide an explanation of how the application conforms with a City of Hamilton 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 zoning order, what is the Ontario Regulation Number? _____ Urban Protected "D" in the Former City of Hamilton Zoning By-law 6593

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any 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	<input type="checkbox"/>	N/A

A land fill	<input type="checkbox"/>	N/A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N/A
A flood plain	<input type="checkbox"/>	N/A
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	Commercial Plaza
An active railway line	<input type="checkbox"/>	N/A
A municipal or federal airport	<input type="checkbox"/>	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 material, i.e., 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 No Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes 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 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 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 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 No

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)
- Yes No

Please refer to cover letter.

- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

Please refer to cover letter.

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

Please refer to cover letter.

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
 Yes No

Subject lands are not located within land designated under any provincial plan.

- e) Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?

- Yes No

(Provide Explanation)

Subject lands are not located within the Niagara Escarpment Plan boundaries.

- f) Are the subject lands subject to the Parkway Belt West Plan?
 Yes No

If yes, is the proposal in conformity with the Parkway Belt West Plan?

- Yes No (Provide Explanation)

N/A

- g) Are the subject lands subject to the Greenbelt Plan?
 Yes No

If yes, does this application conform with the Greenbelt Plan?

- Yes No (Provide Explanation)

Subject lands are located in Settlement area outside of Greenbelt

8 HISTORY OF THE SUBJECT LAND

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 *Planning Act*?

- 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? Yes No

If YES, describe the lands in "11 - Other Information" or attach a separate page.

9 OTHER APPLICATIONS

9.1 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.

_____ 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 _____

~~**10 RURAL APPLICATIONS**~~

~~10.1 Rural Hamilton Official Plan Designation(s)~~

- | | | |
|---|--|--|
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Rural | <input type="checkbox"/> Specialty Crop |
| <input type="checkbox"/> Mineral Aggregate Resource Extraction | <input type="checkbox"/> Open Space | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> 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)

- | | |
|--|---------------------------|
| <input type="checkbox"/> Agricultural Severance or Lot Addition | } (Complete Section 10.3) |
| <input type="checkbox"/> Agricultural Related Severance or Lot Addition | |
| <input type="checkbox"/> Rural Resource-based Commercial Severance or Lot Addition | |
| <input type="checkbox"/> Rural Institutional Severance or Lot Addition | |

- Rural Settlement Area Severance or Lot Addition
- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
----------------------------------	--

Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
----------------------------------	---

Existing Land Use: _____ Proposed Land Use: _____

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

(Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² 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 (m ² 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 (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

e) Surplus farm dwelling date of construction:

- Prior to December 16, 2004
- After December 16, 2004

f) Condition of surplus farm dwelling:

- Habitable
- Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from 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)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
---------------	------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back: _____

d) Surplus farm dwelling date of construction:

- 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 surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Please refer to cover letter.

12 SKETCH (Use the attached Sketch Sheet as a guide)

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by 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,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) 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: 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*.

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,
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



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

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 m²±

Retained lands:
 9.93 m[±] x 35.05 m[±] and an area of 346.6 m²±

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.

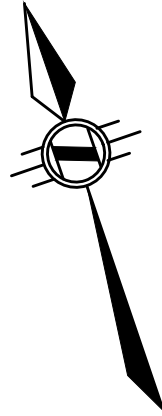
SKETCH FOR LAND DIVISION

PART 1, PLAN OF
LOT 37
REGISTERED PLAN 1162
 IN THE
CITY OF HAMILTON

SCALE 1:150 METRIC



S.D. McLAREN, O.L.S. - 2020



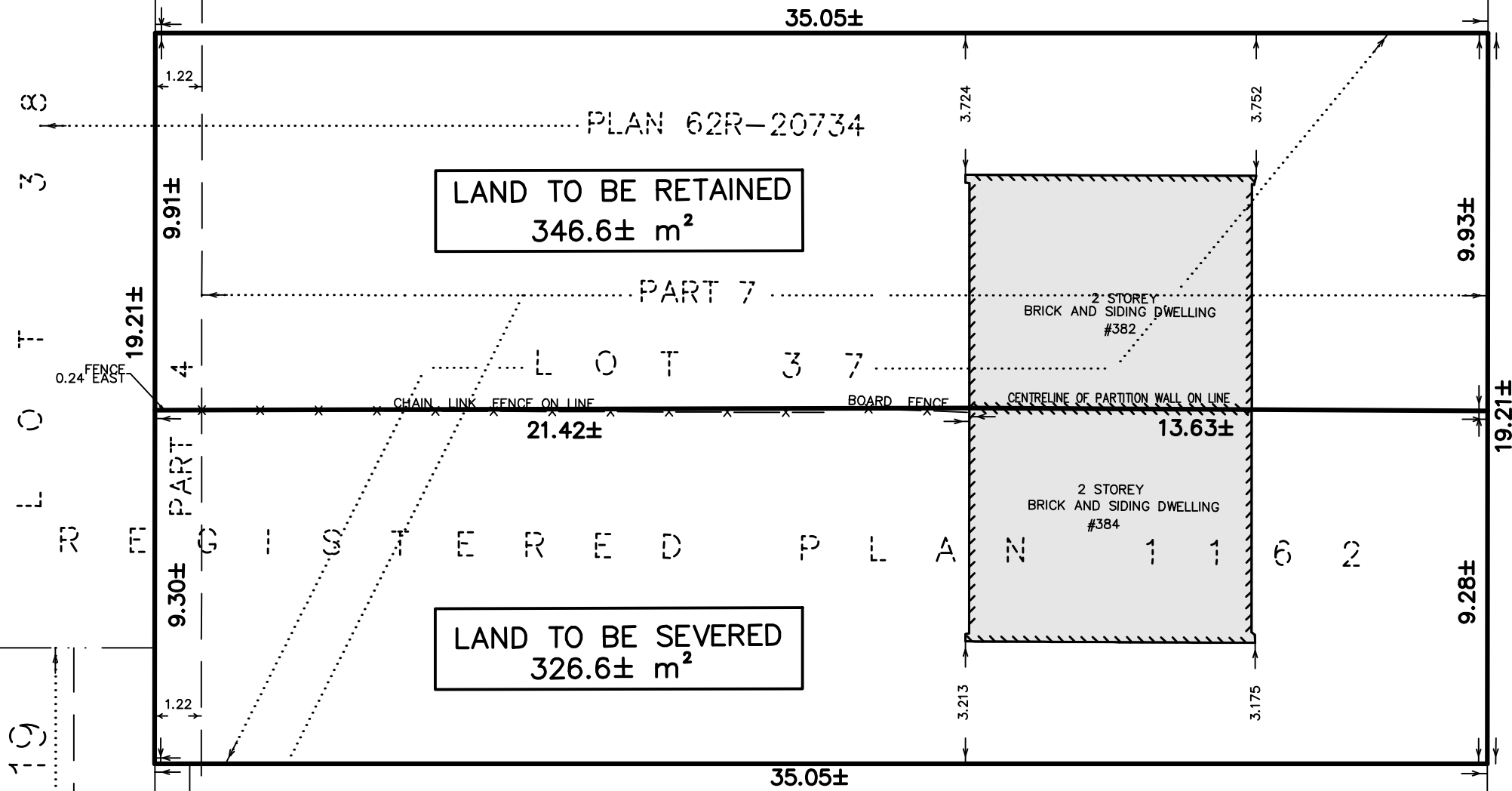
LOT 36
 EXISTING RESIDENTIAL

CAUTION:

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

EXISTING RESIDENTIAL



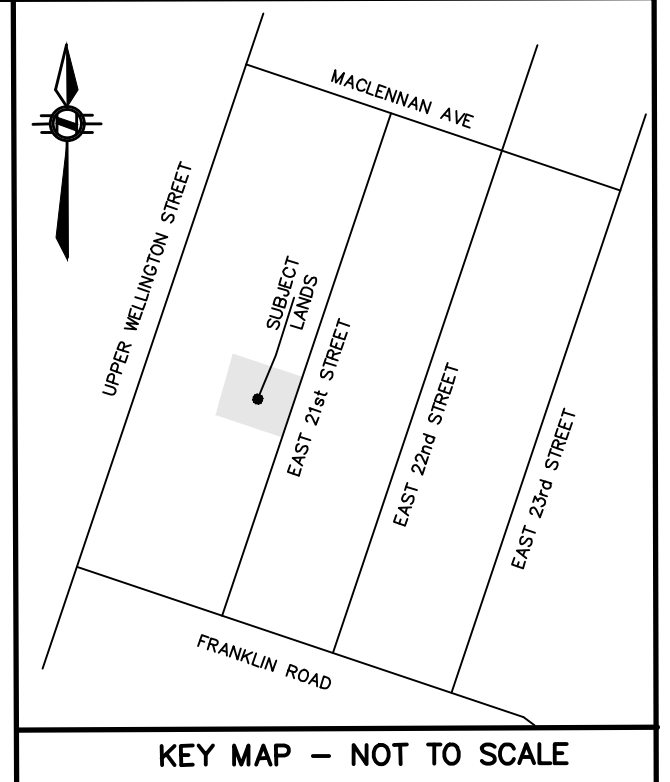
EAST 21ST STREET

(BY REGISTERED PLAN 115)

(20.117m WIDE)

NOTE:

DISTANCES SHOWN ON THIS PLAN ARE DERIVED FROM REGISTERED PLAN 1162 AND A PLAN BY A.T. MCLAREN O.L.S. DATED JUNE 15, 2020 FILE 36342-F



LOT 19

PART 19
 PLAN 62R-3697

PART 20
 PLAN 62R-3697

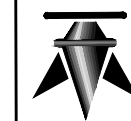
PART 2
 PLAN 62R-3461

REGISTERED PLAN 20
 EXISTING RESIDENTIAL

JUNE 18, 2020
 DATE

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

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

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

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
----------------------------	-----------------------------------	-----------------	-----------

1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	CityHousing Hamilton Corporation		
Applicant(s)*			
Agent or Solicitor	UrbanSolutions Planning and 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 Hamilton	Lot	Concession	Former Township
Registered Plan N°. 1162	Lot(s) 37	Reference Plan N°.	Part(s)
Municipal Address 384 East 21st Street, Hamilton	Assessment 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:

N/A

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):

- creation of a new lot
 addition to a lot
 an easement

- Other: a charge
 a lease
 a correction of title

b) ~~Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):~~

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot | Other: <input type="checkbox"/> a charge |
| <input type="checkbox"/> creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | <input type="checkbox"/> a lease |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a correction of title |
| | <input type="checkbox"/> an easement |

3.2 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 the parcel will be added:

N/A

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**: (384 East 21st Street)

Frontage (m)	Depth (m)	Area (m ² or ha)
9.28m	35.05m	326.6 m2

Existing Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Building(s) or Structure(s):

Existing: Semi-Detached Dwelling

Proposed: Semi-Detached Dwelling

Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | |

Type of water supply proposed: (check appropriate box)

- | | |
|--|--|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) _____ |

Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

4.2 Description of land intended to be **Retained**: (382 East 21st Street)

Frontage (m)	Depth (m)	Area (m ² or ha)
9.93m	35.05m	346.6 m2

Existing Use of Property to be retained:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Please refer to cover letter.

- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

Please refer to cover letter.

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

Please refer to cover letter.

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
 Yes No

Subject lands are not located within land designated under any provincial plan.

- e) Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?
 Yes No
 (Provide Explanation)

Subject lands are not located within the Niagara Escarpment Plan boundaries.

- f) Are the subject lands subject to the Parkway Belt West Plan?
 Yes No

If yes, is the proposal in conformity with the Parkway Belt West Plan?
 Yes No (Provide Explanation)

N/A

- g) Are the subject lands subject to the Greenbelt Plan?
 Yes No

If yes, does this application conform with the Greenbelt Plan?
 Yes No (Provide Explanation)

Subject lands are located in Settlement area outside of Greenbelt

8 HISTORY OF THE SUBJECT LAND

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 *Planning Act*?

- 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? Yes No

If YES, describe the lands in "11 - Other Information" or attach a separate page.

9 OTHER APPLICATIONS

9.1 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.

_____ 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 _____

~~**10 RURAL APPLICATIONS**~~

~~10.1 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~~
- ~~} (Complete Section 10.3)~~

Rural Settlement Area Severance or Lot Addition

Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)

Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
----------------------------------	--

Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
----------------------------------	---

Existing Land Use: _____ Proposed Land Use: _____

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

 (Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² 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 (m ² 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 (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

e) Surplus farm dwelling date of construction:

Prior to December 16, 2004 After December 16, 2004

f) Condition of surplus farm dwelling:

Habitable Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from 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)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
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Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back: _____

d) Surplus farm dwelling date of construction:

- 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 surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

_____ Please refer to cover letter.

12 SKETCH (Use the attached Sketch Sheet as a guide)

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by 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,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) 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 21st Street from 382 East 21st 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



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, BURPI
Planner

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



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

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 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.

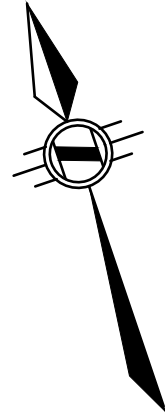
SKETCH FOR LAND DIVISION

PART 1, PLAN OF
LOT 19
REGISTERED PLAN 1162
 IN THE
CITY OF HAMILTON

SCALE 1:150 METRIC



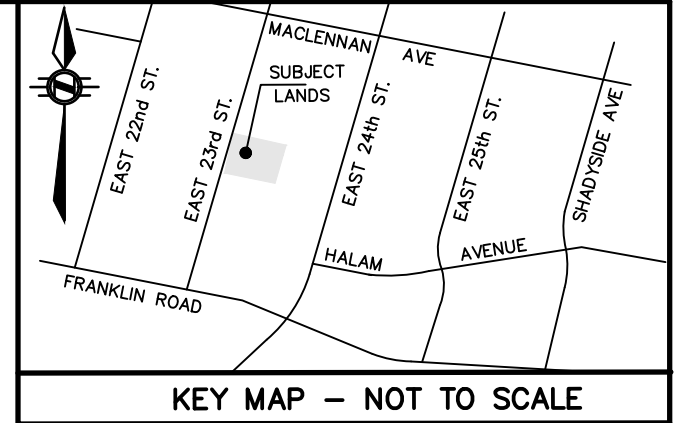
S.D. McLAREN, O.L.S. - 2020



CAUTION:

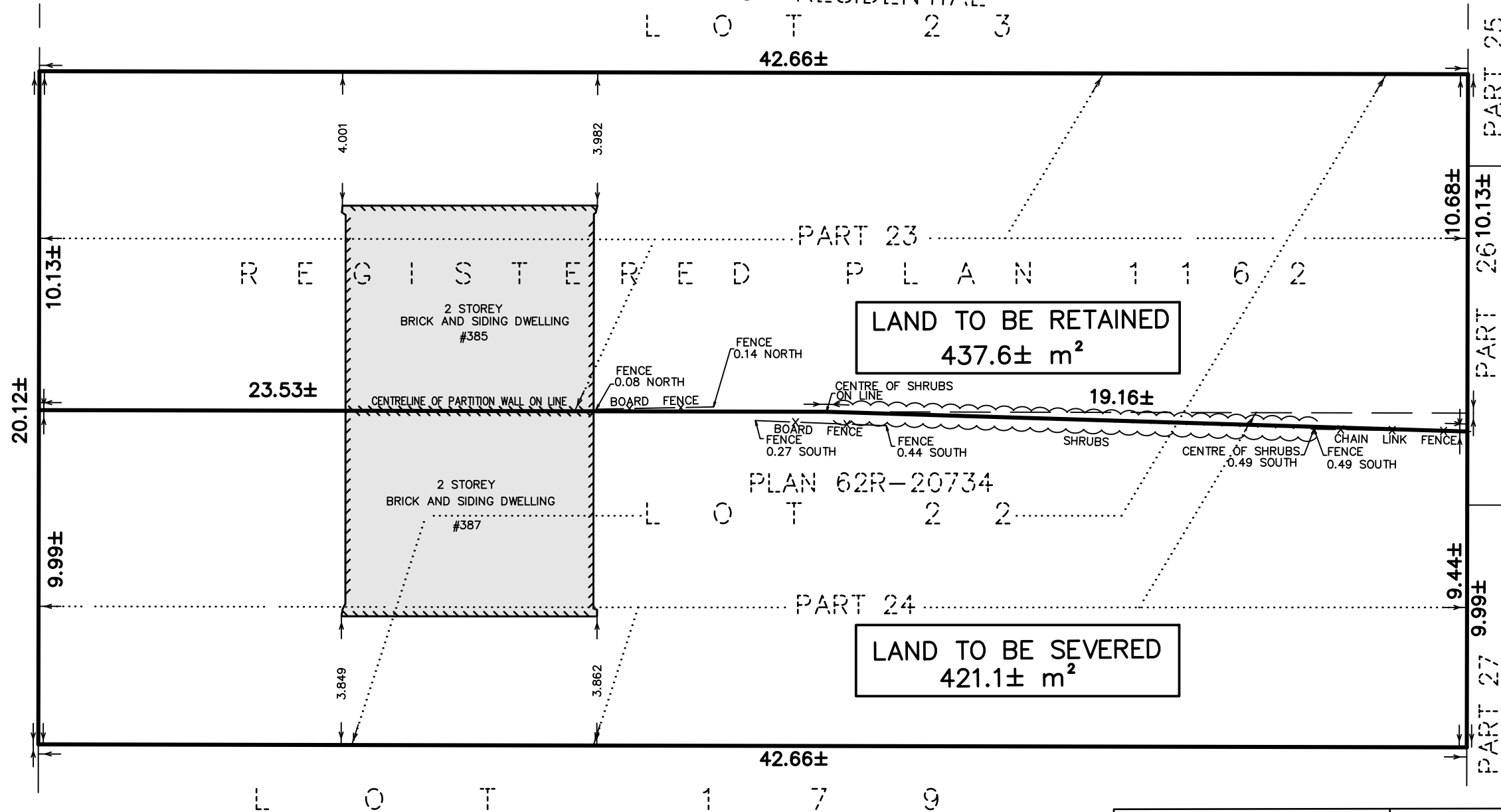
A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©



EXISTING PART 22
 RESIDENTIAL
 LOT 2 3

EAST 23RD STREET
 (BY REGISTERED PLAN 115)
 (20.17m WIDE)



EXISTING RESIDENTIAL
 LOT 20
 LOT 21
 LOT 22

REGISTERED PLAN M 284
 EXISTING RESIDENTIAL

NOTE:
 DISTANCES SHOWN ON THIS PLAN ARE DERIVED FROM REGISTERED PLAN 1162 AND A PLAN BY A.T. MCLAREN O.L.S. DATED JUNE 5, 2020 FILE 36345

JUNE 18, 2020
 DATE

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 KM	Checked RAM/SDM	Crew Chief SM	Scale 1:150	Dwg.No. 36345-LDC
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Hamilton

Planning and Economic Development Department
 Planning Division

Committee of Adjustment
 City Hall
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 Hamilton, Ontario L8P 4Y5

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

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
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1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	CityHousing Hamilton Corporation		
Applicant(s)*			
Agent or Solicitor	UrbanSolutions Planning and 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 Hamilton	Lot	Concession	Former Township
Registered Plan N° 1162	Lot(s) 19	Reference Plan N°	Part(s)
Municipal Address 387 East 23rd Street, Hamilton			Assessment 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:

N/A

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):

- creation of a new lot
- addition to a lot
- an easement

- Other: a charge
 a lease
 a correction of title

b) ~~Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):~~

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot | Other: <input type="checkbox"/> a charge |
| <input type="checkbox"/> creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | <input type="checkbox"/> a lease |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a correction of title |
| | <input type="checkbox"/> an easement |

3.2 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 the parcel will be added:

N/A

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**: (387 East 23rd Street)

Frontage (m)	Depth (m)	Area (m ² or ha)
9.44m	42.66m	421.1 m2

Existing Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be severed:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Building(s) or Structure(s):

Existing: Semi-Detached Dwelling

Proposed: Semi-Detached Dwelling

Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | |

Type of water supply proposed: (check appropriate box)

- | | |
|--|--|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) _____ |

Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

4.2 Description of land intended to be **Retained**: (385 East 23rd Street)

Frontage (m)	Depth (m)	Area (m ² or ha)
10.68m	42.66m	437.6 m2

Existing Use of Property to be retained:

- | | | |
|---|---|-------------------------------------|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be retained:

- 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
 right of way
 municipal road, seasonally maintained
 other public road
 municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

- 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)

- publicly owned and operated sanitary sewage system
 privately owned and operated individual septic system
 other means (specify) _____

4.3 Other Services: (check if the service is available)

- electricity
 telephone
 school bussing
 garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____ N/A

Urban Hamilton Official Plan designation (if applicable): _____ Neighbourhood

Please provide an explanation of how the application conforms with a City of Hamilton 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 zoning order, what is the Ontario Regulation Number? _____ Urban Protected "D" in the Former City of Hamilton Zoning By-law 6593

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any 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	<input type="checkbox"/>	N/A

A land fill	<input type="checkbox"/>	N/A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N/A
A flood plain	<input type="checkbox"/>	N/A
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	Commercial Plaza
An active railway line	<input type="checkbox"/>	N/A
A municipal or federal airport	<input type="checkbox"/>	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 material, i.e., 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 No Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes 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 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 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 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 No

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)
- Yes No

Please refer to cover letter.

- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

Please refer to cover letter.

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

Please refer to cover letter.

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
 Yes No

Subject lands are not located within land designated under any provincial plan.

- e) Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?
 Yes No
 (Provide Explanation)

Subject lands are not located within the Niagara Escarpment Plan boundaries.

- f) Are the subject lands subject to the Parkway Belt West Plan?
 Yes No

If yes, is the proposal in conformity with the Parkway Belt West Plan?
 Yes No (Provide Explanation)

N/A

- g) Are the subject lands subject to the Greenbelt Plan?
 Yes No

If yes, does this application conform with the Greenbelt Plan?
 Yes No (Provide Explanation)

Subject lands are located in Settlement area outside of Greenbelt

8 HISTORY OF THE SUBJECT LAND

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 *Planning Act*?
 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? Yes No

If YES, describe the lands in "11 - Other Information" or attach a separate page.

9 OTHER APPLICATIONS

9.1 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.

_____ 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 _____

10 RURAL APPLICATIONS

10.1 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
- } (Complete Section 10.3)

- Rural Settlement Area Severance or Lot Addition
- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
----------------------------------	--

Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
----------------------------------	---

Existing Land Use: _____ Proposed Land Use: _____

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

(Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² 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 (m ² 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 (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

e) Surplus farm dwelling date of construction:

- Prior to December 16, 2004
- After December 16, 2004

f) Condition of surplus farm dwelling:

- Habitable
- Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from 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)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
---------------	------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back: _____

d) Surplus farm dwelling date of construction:

- 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 surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Please refer to cover letter.

12 SKETCH (Use the attached Sketch Sheet as a guide)

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by 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,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) 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.

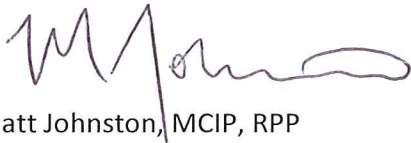
Based on the above analysis, UrbanSolutions believes that the applications represent good land use planning and satisfy Sections 45(1) and 53(1) of the *Planning Act*.

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



Scott Beedie, BURPI
Planner

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



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-20:155

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 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.

SITE AND GRADING PLAN
 OF PART OF
BLOCK 4
PLAN 62M-1226
 IN THE
CITY OF HAMILTON

SCALE: 1:200 metres



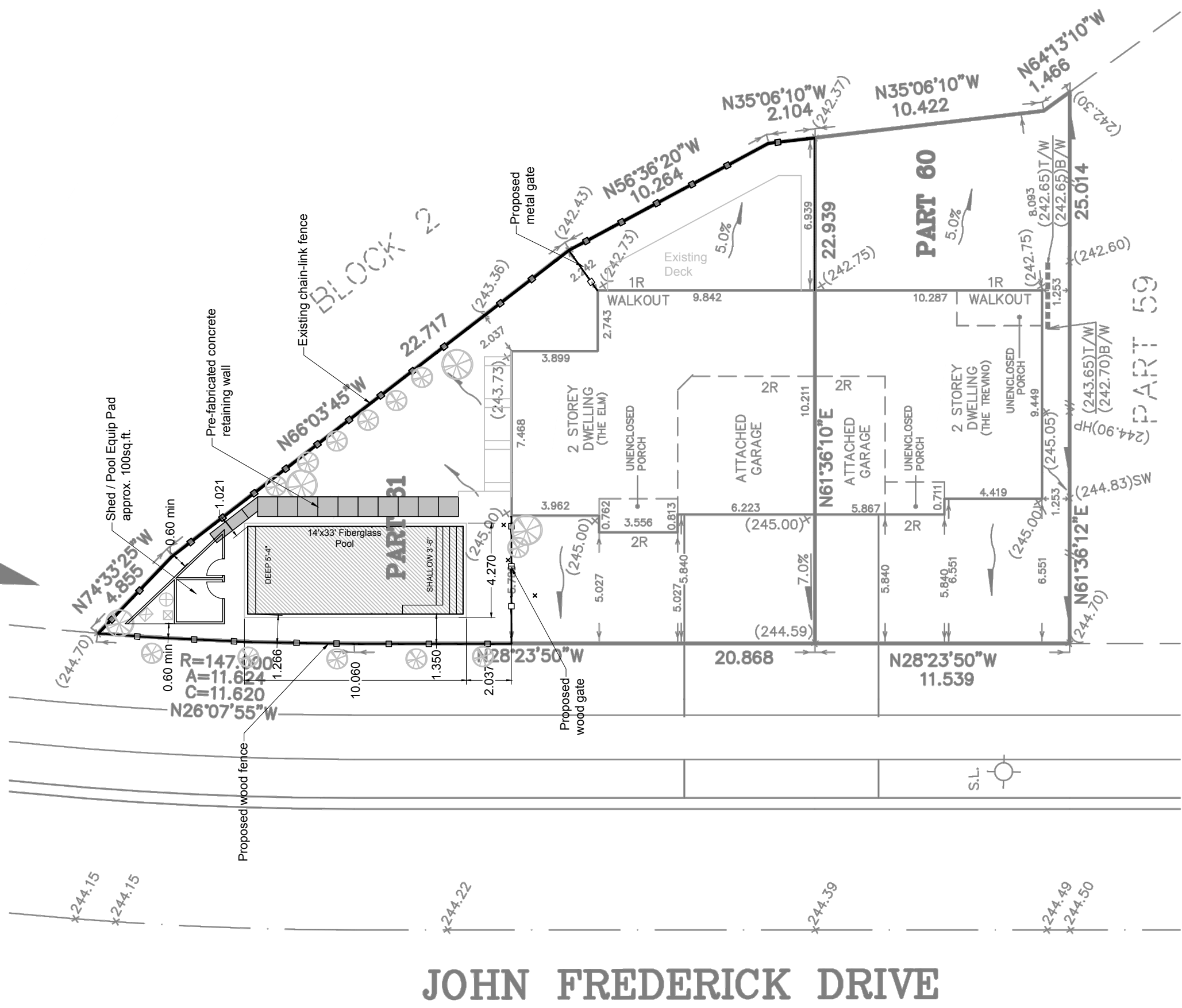
S.D. McLAREN, O.L.S. - 2016

BENCH MARK:

TOWN OF ANCASTER BENCHMARK No. 75U135,
 ROUSSEAU SCHOOL, ALONG McNIVENS SIDEROAD,
 0.08km SOUTH OF MOHAWK ROAD, TABLET IN
 WEST CONCRETE FOUNDATION, 4.66m FROM
 NORTHEAST CORNER, 9cm BELOW BRICKWORK.
 ELEVATION = 228.439m

METRIC NOTE

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



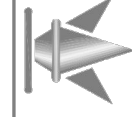
PROPOSED HOUSE ELEVATIONS:
 GARAGE FLOOR = 245.00
 TOP OF FOUNDATION = 245.25
 FIRST FLOOR = 245.50
 BASEMENT FLOOR = 242.93
 U/S OF FOOTING = 242.70

148 JOHN FREDERICK - POOL/RETAINING WALL

SITE PLAN
 07/24/2020

N. CARRESCIA

SP1.01



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 PS Checked KB/SDM Scale 1:200 Dwg.No. 35105-60861

Select Language »



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

+ Sizes & Specs

14 x 33 , Depth 3 - 6 to 5 - 4

Latham Pool Products, Inc

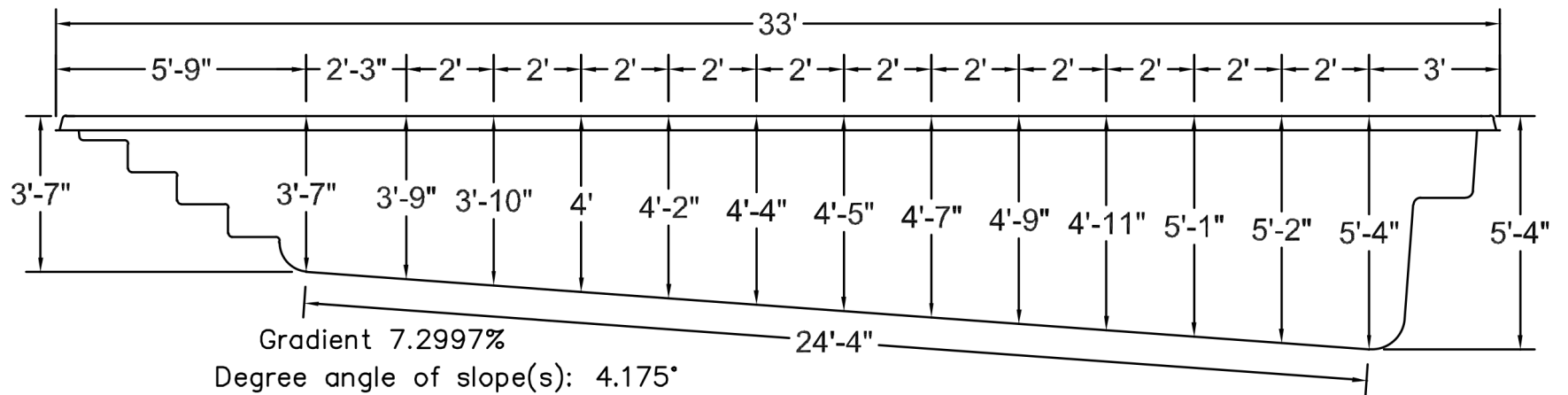


What can we help you with?

 Log into Messenger

Chat with Latham Pool Products, Inc in Messenger

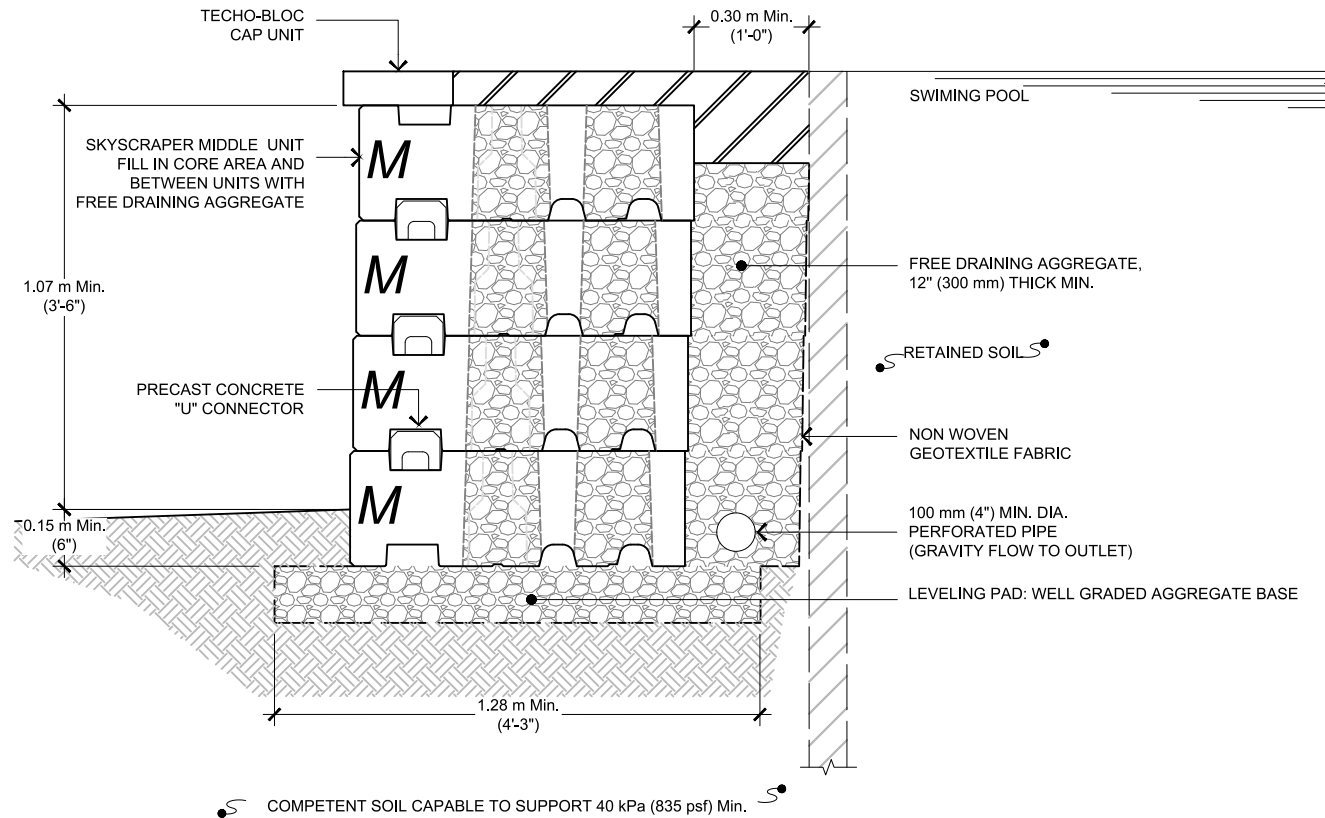
Figure 2 - Pool Shell Depth Dimensions



TECHO — BLOC

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

POOL RETAINING WALL SKYSCRAPER





Hamilton

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 *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

- Name of Owner Nicholas Carrescia _____
FAX NO. _____ E-mail address _____
- Address 148 John Frederick Drive, Ancaster, ON _____
Postal Code L9G 0G5
- Name of Agent _____ Telephone No. _____
FAX NO. _____ E-mail address _____
- Address _____
Postal Code _____

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:
Royal Bank of Canada
59 Wilson Street West, Ancaster, ON Postal Code L9G 1N1

Postal Code _____

Text

6. 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)
7. Why it is not possible to comply with the provisions of the By-law?
Irregular, corner lot (triangular)

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
148 John Frederick Drive, Ancaster
PART BLOCK 4, Plan 62M-1226
being Part 61 on Plan 62R-20554
9. PREVIOUS USE OF PROPERTY
Residential _____ Industrial _____ Commercial _____
Agricultural _____ Vacant X
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 X Unknown _____
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes _____ No X Unknown _____
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes _____ No X 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 X Unknown _____
- 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 X Unknown _____
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes _____ No X 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 X 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
- 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?
I am the original purchaser of the dwelling and vacant land from Losani Homes (1998) Ltd. and can confirm answers 9.1 to 9.10 are true to the best of my knowledge and as documented in the land transfer/deed agreement.
- 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

ACKNOWLEDGEMENT CLAUSE

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

2020-07-31
 Date


 Signature Property Owner

Nicholas Carrescia
 Print Name of Owner

10. Dimensions of lands affected:
- | | |
|-----------------|-------------------------|
| Frontage | <u>32.488 metres</u> |
| Depth | <u>22.939 metres</u> |
| Area | <u>432.7 sq. metres</u> |
| Width of street | <u>12 metres</u> |
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: Two-storey semi-detached dwelling, Tot. building coverage = 1425 sq.ft.,
Tot. floor area = 2251 sq.ft., 13.741m (width) x 10.211m (length)
- Proposed: Fiberglass Pool "Claremont model by Latham Pools"
33' length x 14' width, depth @ 3'-6" (shallow) and 5'-4" (deep)
Storage Shed (triangular), approx 100 sq.ft, 4.3m width x 4.5m length x 9.0m height
12. Location of all buildings and structures on or proposed for the subject lands:
 (Specify distance from side, rear and front lot lines)
- Existing: Dwelling setbacks: 5.004m (minimum) from front lot line; 2.066m (minimum) from rear
lot line; 7.948m (minimum) from side lot line

Proposed: Pool Setbacks: 1.25m* (minimum) from front lot line; 1.0m* (minimum) from side lot line

*as measured to water's edge

Storage Shed / Pool Equipment Pad: 0.6m from front lot line; 0.6m from side lot line

13. Date of acquisition of subject lands:
June 21, 2017
14. Date of construction of all buildings and structures on subject lands:
June 21, 2017
15. Existing uses of the subject property: Residential
16. Existing uses of abutting properties: Residential
17. Length of time the existing uses of the subject property have continued:
3 years
18. Municipal services available: (check the appropriate space or spaces)
Water X Connected X
Sanitary Sewer X Connected X
Storm Sewers X
19. Present Official Plan/Secondary Plan provisions applying to the land:
Urban, Neighbourhood Institutional (I1)
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
05-200, 16-244
21. Has the owner previously applied for relief in respect of the subject property?
Yes No
If the answer is yes, describe briefly.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes No
23. 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 the secretary-treasurer of the Committee of Adjustment together with the maps

**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

July 30, 2020
 Date

Encl. approved site plan

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

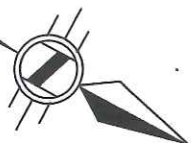
SITE AND GRADING PLAN
 OF PART OF
BLOCK 4
PLAN 62M-1226

IN THE
CITY OF HAMILTON

SCALE: 1:200 metres



S.D. McLaren, O.L.S. - 2016

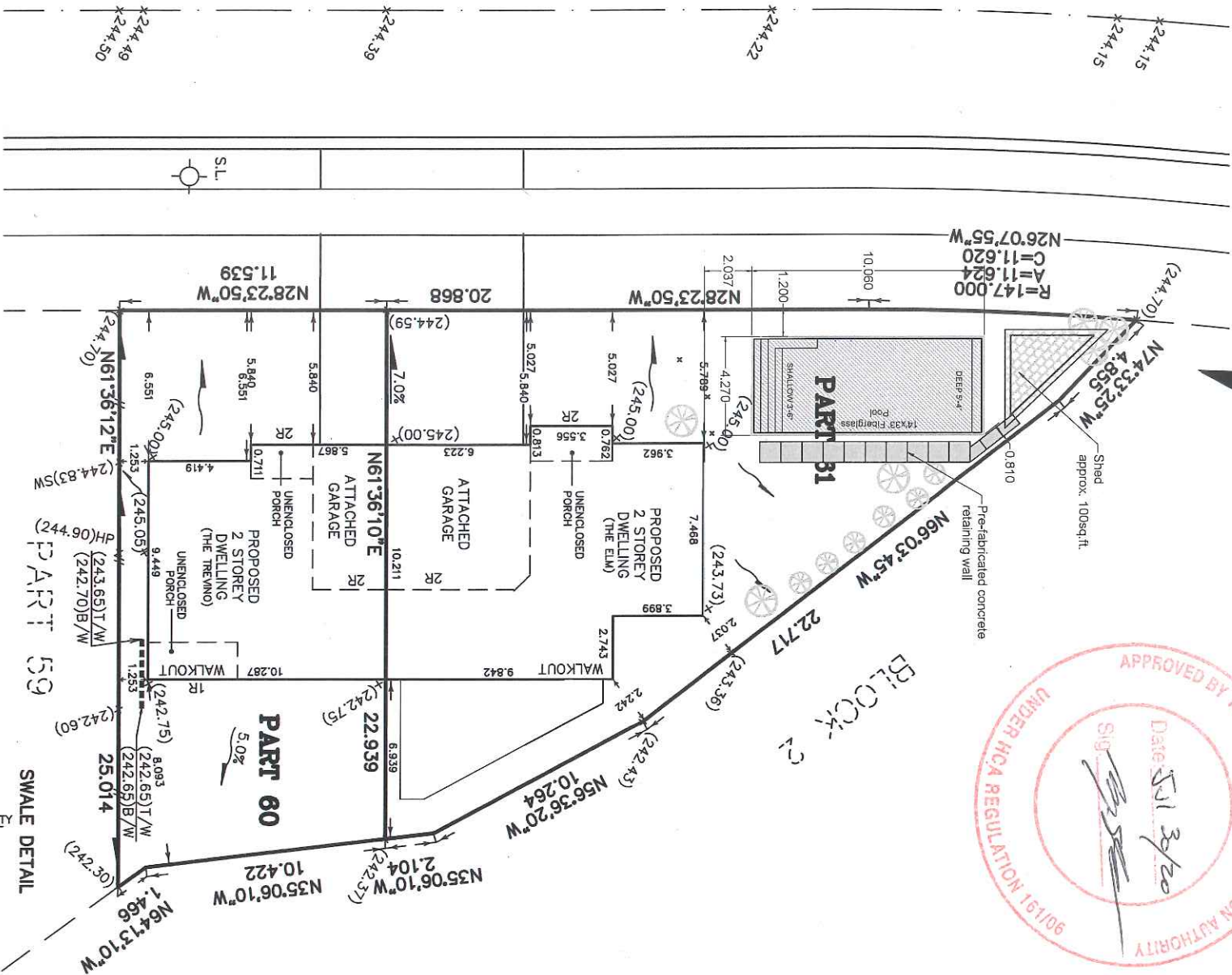


BENCH MARK:
 TOWN OF ANCASTER BENCHMARK No. 75U135,
 ROUSSEAU SCHOOL, ALONG MANNIVENS SIDEROAD,
 0.08km SOUTH OF MOHAWK ROAD, TABLET IN
 WEST CONCRETE FOUNDATION, 4.66m FROM
 NORTHEAST CORNER, 9cm BELOW BRICKWORK,
 ELEVATION = 228.439m

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



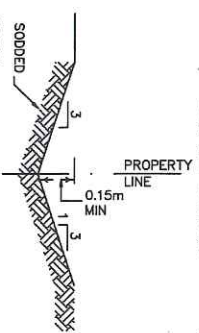
JOHN FREDERICK DRIVE



PROPOSED HOUSE ELEVATIONS:
 GARAGE FLOOR = 245.00
 TOP OF FOUNDATION = 245.25
 FIRST FLOOR = 245.50
 BASEMENT FLOOR = 242.93
 U/S OF FOOTING = 242.70

LOT 59
 LOT AREA = 273.0m²
 LOT COVERAGE = 37.1%
LOT 60
 LOT AREA = 432.7m²
 LOT COVERAGE = 30.5%

100mm TOPSOIL



LEGEND:
 000.00 DENOTES EXISTING ELEVATION
 (000.00) " " PROPOSED ELEVATION
 -/-/ " " DIRECTION OF FLOW
 " " " " PROPOSED SWALE
 R " " RISER
 * " " REVISED DIMENSION

148 JOHN FREDERICK - POOL/RETAINING WALL
 SITE PLAN
 07/24/2020

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 PS Checked KB/SJM Scale 1:200 Dwg.No. 35105-60461



Hamilton

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

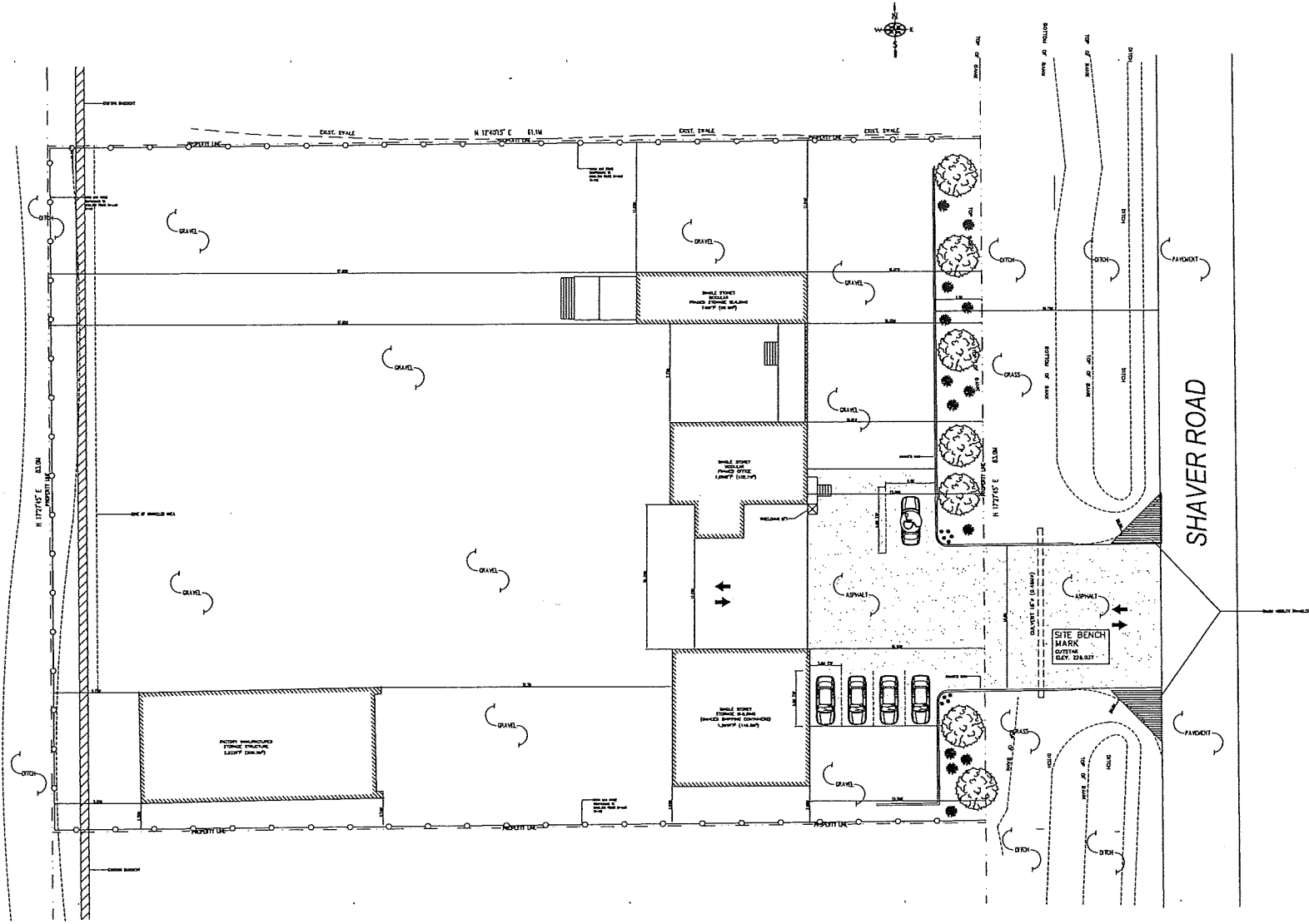
For more information on this matter, including access to drawings illustrating this request:

- 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.



REVISIONS			
NO.	CHANGE	BY	DATE
△	ISSUED FOR REVIEW	BDW	29/11/18
△	REVISED	BDW	29/11/18
△	REVISED	BDW	26/12/18
△	REVISED	BDW	23/02/20
△	REVISED	BDW	03/02/20
△	REVISED	BDW	21/02/20
△	REVISED	BDW	22/09/20



KEY:

○	ACTUAL	DO NOT SCALE PRINTS.
⊕	FOUND ON SHEET	VERIFY ALL DIMENSIONS AND CONDITIONS.
⊖	REFER TO SHEET	REPORT ALL DISCREPANCIES TO CANDOMO DESIGN ASSOCIATES INC.
		ALL DIMENSIONS, SPECIFICATIONS, AND RELATED MATERIALS ARE THE PROPERTY OF CANDOMO DESIGN ASSOCIATES INC. AND MUST BE REVIEWED BY OWNER.

THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNTIL SIGNED AND DATED.

Savoy Planning & Architecture Inc.
 722 Shaver Road, Ancaster, Ontario
 P: (905) 884-9811 Fax: (905) 884-1113 Email: info@savoyarch.com
 www.savoyarch.com

candomo
 Candomo Design Associates Inc.
 703 Box 6, Goring Green, Canada (ON K0)
 Telephone: (609) 732-7009 Facsimile: (609) 732-7008

722 SHAVER ROAD
 ANCASTER, ONTARIO

DRAWN BY BDW	PROJECT NO. 2018-32	SCALE 1:200
CHECKED BY	DISE NO.	DATE 30/11/18
TITLE SITE PLAN	SHEET NO.	SP [△]

Amended
 AN/A-20:69 June 24/20



Hamilton

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. <u>AN/A-20:69</u>	DATE APPLICATION RECEIVED <u>Feb.18/20</u>
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 *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

- Name of Owner Savoy Trailer Installations Telephone No. _____
- _____
- Name of Agent Robert Savoy Telephone No. _____
- _____

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:
TD Bank 4720 Tahoe Blvd, 4th floor, Building 1
Mississauga, ON Postal Code L4W 5P2

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.

6. Nature and extent of relief applied for:

See attached

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

See attached

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

PLAN 62M637 LOT 9
1.25 AC 200.13FR 272,310
722 Sharer Rd, Ancaster, ON

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

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 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

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?
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

ACKNOWLEDGEMENT CLAUSE

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

Feb 13/20
 Date


 Signature/Property Owner
Joseph A Savoy
 Print Name of Owner

10. Dimensions of lands affected:
 Frontage 61m
 Depth 83m
 Area 5063m²
 Width of street 7.4m

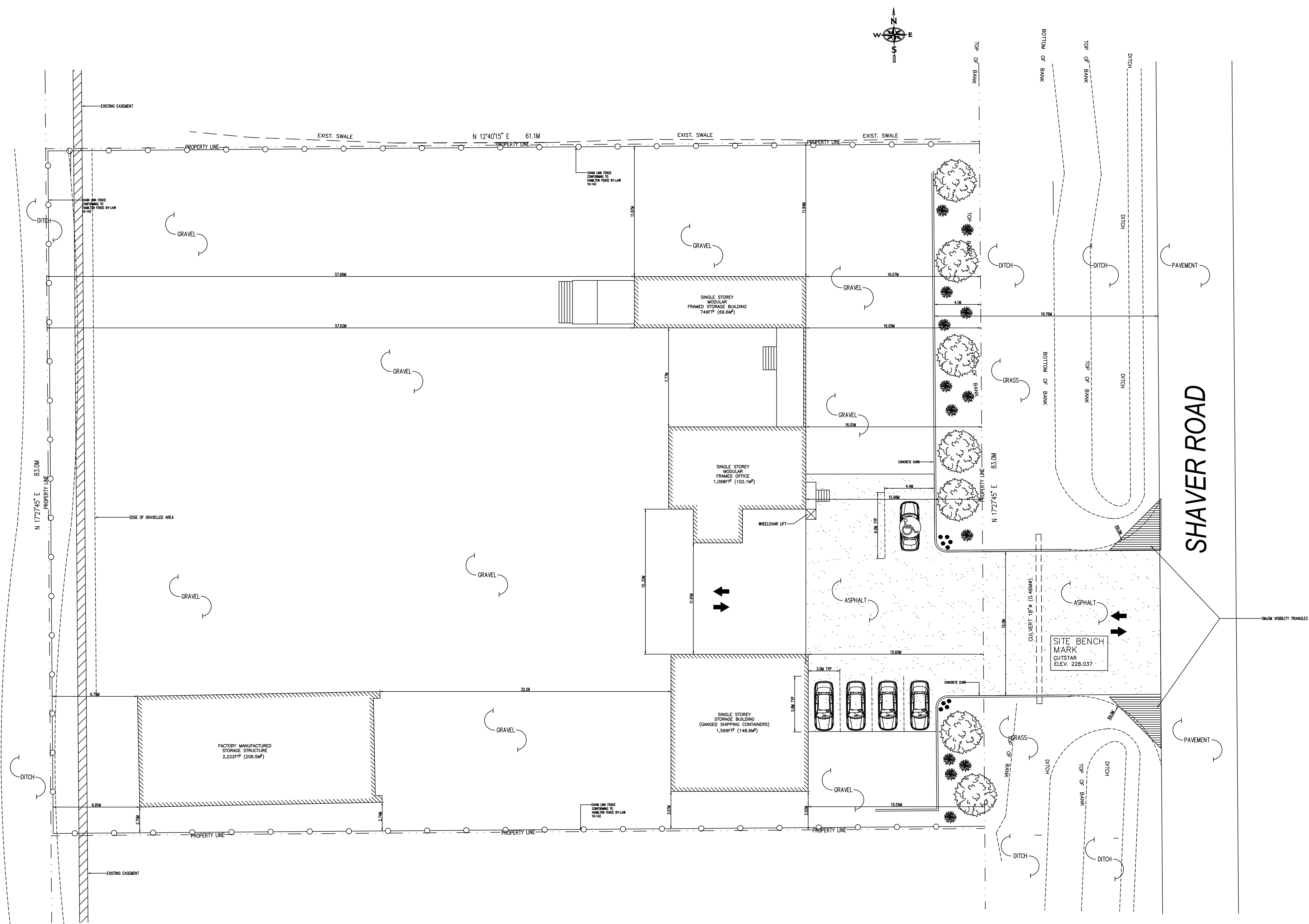
11. Particulars of all buildings and structures on or proposed for the subject lands:
 (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)
 Existing: Single Story Modular Office: 102.1m² W 7.3m L 12.2m H 4.26m
Workshop: 69.6m² W 4.5m L 15.24m H 4.26m
Ganged shipping containers: 148.6m² W 12m L 12m H 2.74m
Truss Shelter: 206.5m² W 9.1m L 19.8m H 5.1m
 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 Story Modular Office: Front - 17.25m
Workshop: Front - 17.17m Side - 12.77m
Ganged Shipping Containers: Front - 12.5m Side - 2.14m
Truss Shelter: Side 1.87m Rear - 3.4m
 Proposed: ''

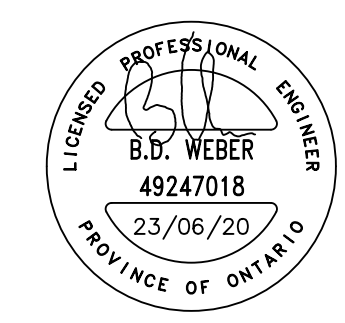
13. Date of acquisition of subject lands:
November 1, 2017
14. Date of construction of all buildings and structures on subject lands:
Office & workshop (2014). Shipping containers & truss shelter (Spring 2018)
15. Existing uses of the subject property: Office / Storage of materials
16. Existing uses of abutting properties: Industrial
17. Length of time the existing uses of the subject property have continued:
5 years
18. Municipal services available: (check the appropriate space or spaces)
 Water Yes Connected No
 Sanitary Sewer No Connected No
 Storm Sewers No
19. Present Official Plan/Secondary Plan provisions applying to the land:
Urban Hamilton Official Plan
Business Park
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Hamilton Zoning By-law No. 05-200 M3,678
General Provisions (Section 4, provision 4.22)
21. Has the owner previously applied for relief in respect of the subject property?
 Yes No
 If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
 Yes No
23. 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 the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.



REVISIONS			
NO	CHANGE	BY	DATE
△	ISSUED FOR REVIEW	BDW	30/11/18
△	REVISED	BDW	20/11/19
△	REVISED	BDW	06/12/19
△	REVISED	BDW	20/04/20
△	REVISED	BDW	03/06/20
△	REVISED	BDW	21/06/20
△	REVISED	BDW	23/06/20



KEY:

DETAIL (triangle symbol)
 REFER TO SHEET (circle with arrow symbol)
 FOUND ON SHEET (circle with checkmark symbol)

DO NOT SCALE PRINTS. VERIFY ALL DIMENSIONS AND CONDITIONS. REPORT ALL DISCREPANCIES TO CANDOMO DESIGN ASSOCIATES INC. ALL DRAWINGS, SPECIFICATIONS, AND RELATED MATERIALS ARE THE PROPERTY OF CANDOMO DESIGN ASSOCIATES INC. AND MUST BE RETURNED ON DEMAND.

THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNTIL SIGNED AND DATED.

Savoy Trailer Installations Inc.
 722 Shaver Road, Ancaster, Ontario
 Ph: (905) 304-8974 Fax: (905) 304-9115 email: info@savoystalls.com
 www.savoystalls.com

candomo
 Candomo Design Associates Inc.
 P.O. Box 5, Gormley, Ontario, Canada L0H 1G0
 Telephone (905) 737-7997 Facsimile (905) 780-7998

722 SHAVER ROAD
 ANCASTER, ONTARIO

DRAWN BY BDW	PROJECT NO. 2018-32	SCALE 1:200
CHECKED BY	DISK NO.	DATE 30/11/18
TITLE SITE PLAN		SHEET NO. SP



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

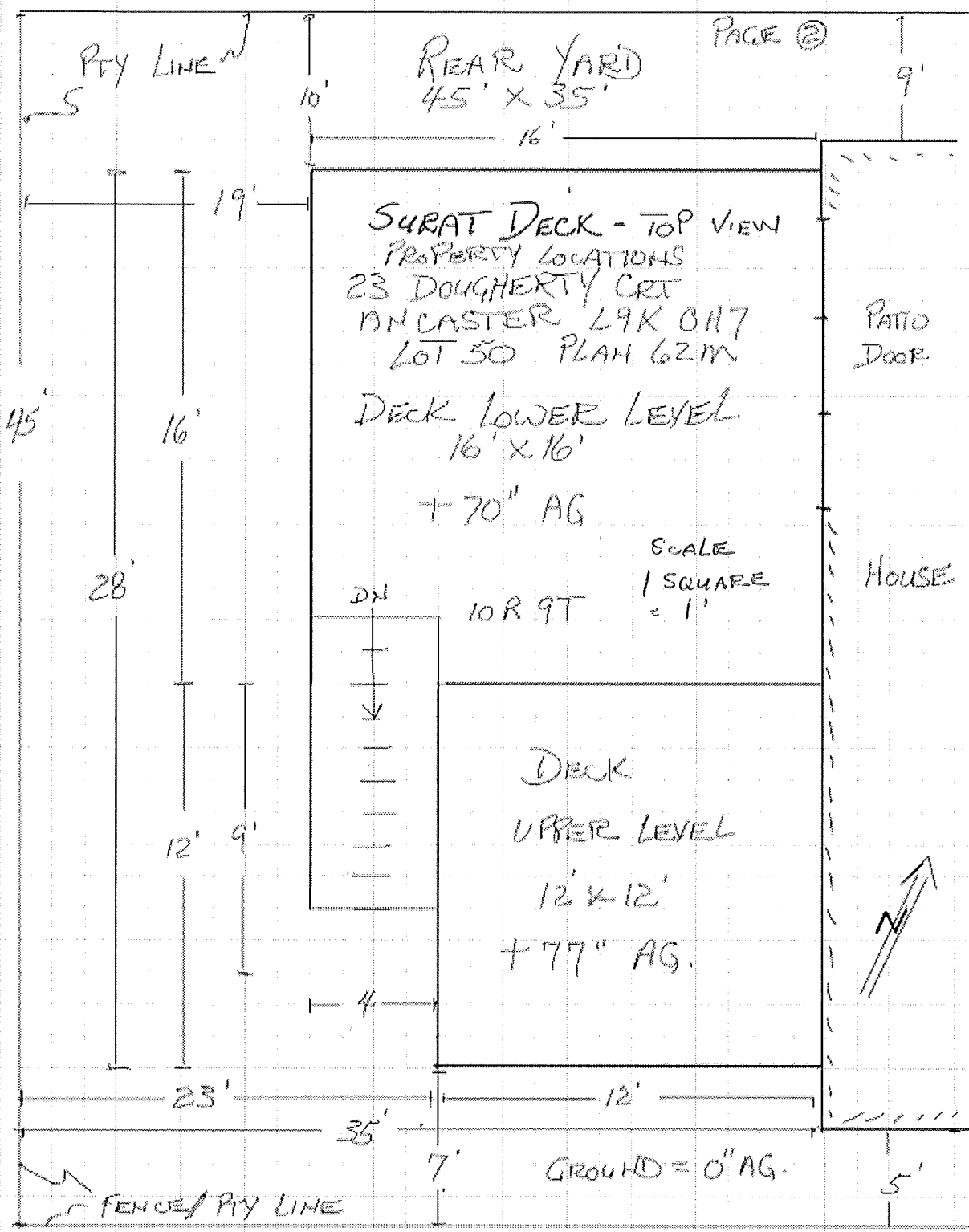
For more information on this matter, including access to drawings illustrating this request:

- 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.

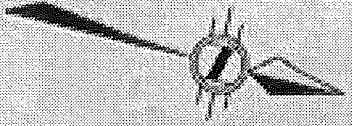
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

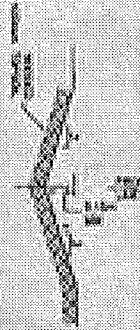


SITE AND GRADING PLAN
LOT 50
PLAN 63M-
 IN THE
CITY OF HAMILTON
 SCALE: 1" = 200' GRAPHIC
S.D. McLEARN O.L.S. - 2007

GENERAL NOTES:
 1. CITY OF HAMILTON REQUIREMENTS ARE PROVIDED ON SHEET 75-2-2007
 2. JACOBS ENGINEERING CONSULTANTS LTD. HAS CONDUCTED A PRELIMINARY SITE ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING BY-LAW AND THE CITY OF HAMILTON ACT.
 3. ALL DIMENSIONS TO BE SHOWN ON THIS PLAN SHALL BE IN METERS UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO BE SHOWN ON THIS PLAN SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



SMALL DETAIL



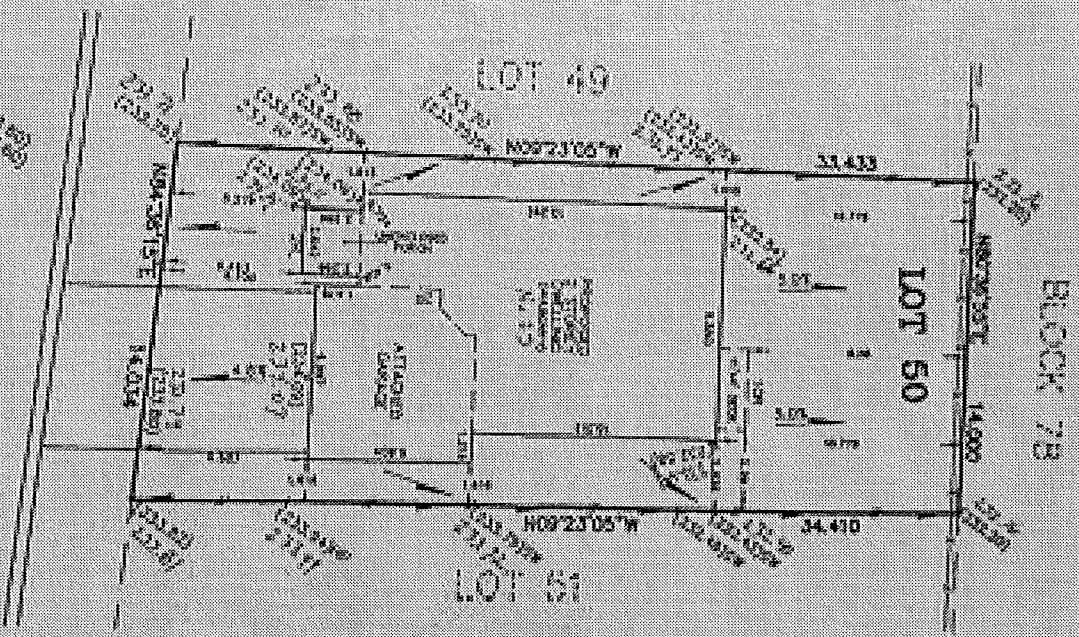
PROPOSED HOUSE ELEVATIONS
 GARAGE FLOOR - 204.25
 TOP OF FINISH FLOOR - 204.25
 FINISH FLOOR - 204.25
 BASEMENT FLOOR - 201.25
 TOP OF FOOTING - 201.75


LOT AREA = 470 SQM
 LOT COVERAGE = 30.7%

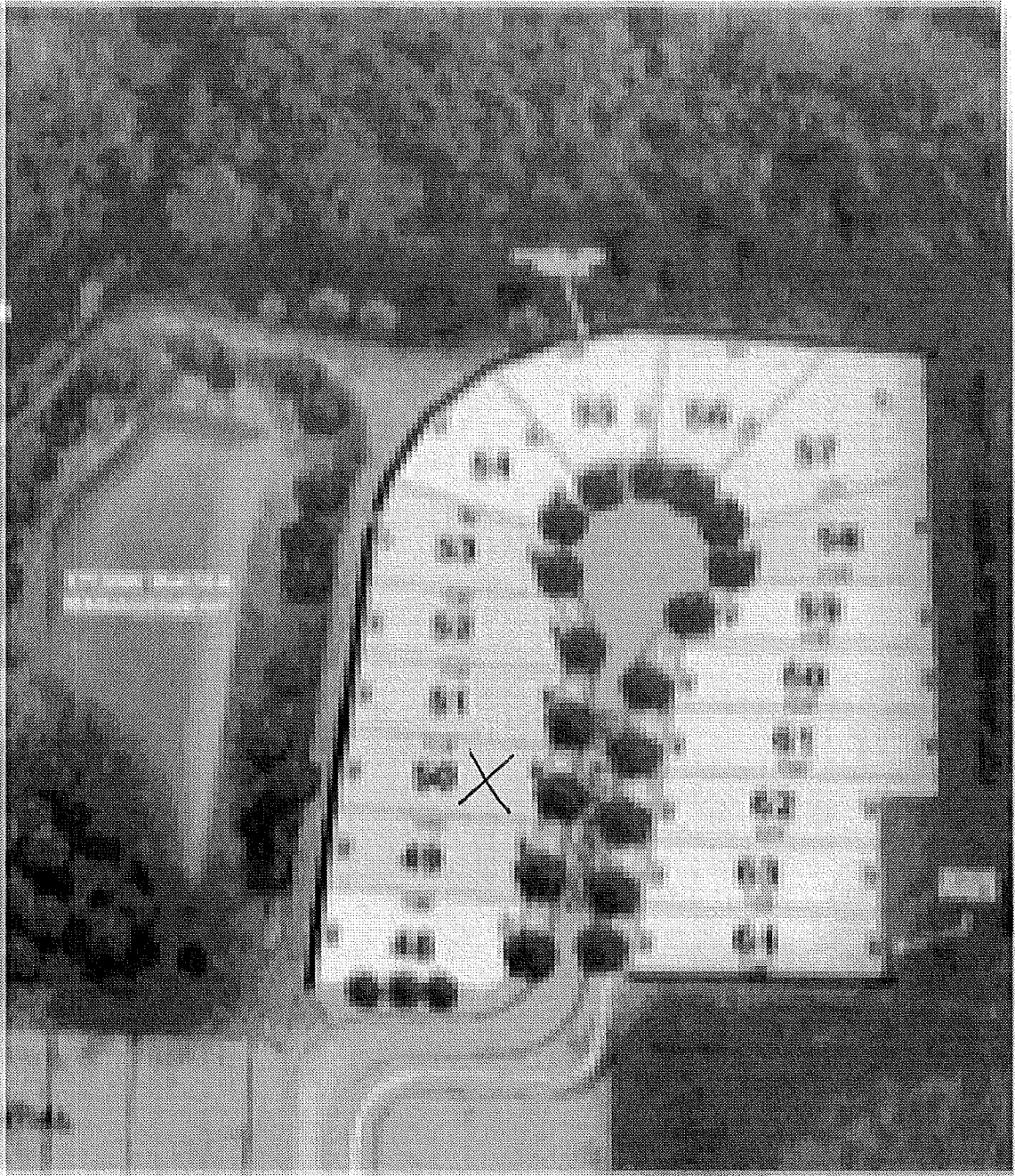
NOTES:
 1. REFER TO VERTICAL ALIGNMENT OF SERVICE CONNECTIONS PRIOR TO EXERCISING EXEMPTION IS COMPASS THAT SERVICES WILL BE PROVIDED FOR GRAVITY SERVICES.
 2. ALL PROPOSED TO BE MINIMUM OF 1.0M BELOW PROPOSED GRAVEL.
 3. ALL DIMENSIONS TO BE SHOWN WITH CLEAR PLACES.

LEGEND:
 DOTTED LINE INDICATES EXISTING ELEVATION (600.00)
 DASHED LINE INDICATES PROPOSED ELEVATION
 SOLID LINE INDICATES PROPOSED GRAVEL
 SOLID LINE WITH DOTTED LINE INDICATES PROPOSED SIDEWALK
 SOLID LINE WITH DOTTED LINE INDICATES PROPOSED DRIVEWAY

DOUGHERTY COURT



PREPARED BY: 2007 S.D. McLEARN O.L.S.	 S.D. McLEARN O.L.S.
DATE:	AT: McLearn Limited 1000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONTARIO M1B 2Y9 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW: WWW.MCLEARN.COM





Hamilton

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.**

20-177215

FOR OFFICE USE ONLY.	
APPLICATION NO. <u>AN/A-20:157</u>	DATE APPLICATION RECEIVED <u>Aug. 5/20</u>
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 *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner Vish Surat & Susan Gin Telephone No. _____

2. _____

3. Name of Agent BOB SCANLAN Telephone No. _____

4. _____

Note: 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:

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

TO BUILD A DECK AT BACK OF HOUSE

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

THE DECK WOULD BE TOO SMALL

8. 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

CITY OF HAMILTON

23 DOUGHERTY CURVE ANCASTER L9K0H7

9. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

9.1 If Industrial or Commercial, specify use

N/A

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

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 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

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?
New Residential Site - Built by Losani Homes

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

ACKNOWLEDGEMENT CLAUSE

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

June 22, 2020
Date

X 
Signature Property Owner

Vish Surat Type text here
Print Name of Owner

10. Dimensions of lands affected:

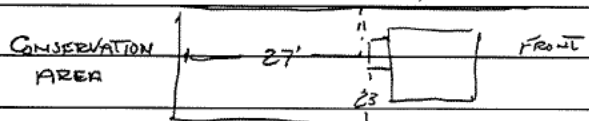
Frontage 14.034 M
Depth _____
Area 75 M²
Width of street _____

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.)

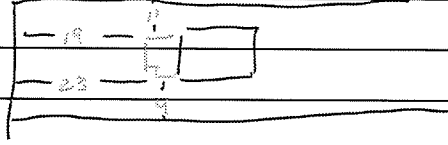
Existing: DECK 8' x 10'

Proposed: DECK 16' x 16' 70" AG + DECK 12' x 12' 77" AG
STAIRS 4' x 9' TOTAL 426 S.F.

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing: SIDE 11' SIDE 23' REAR 27'


Proposed: SIDE 11' SIDE 9' REAR 19' REAR 23'



13. Date of acquisition of subject lands:
May 2018
14. Date of construction of all buildings and structures on subject lands:
Feb 2017
15. Existing uses of the subject property: Residential
16. Existing uses of abutting properties: Residential
17. Length of time the existing uses of the subject property have continued:
Ongoing
18. Municipal services available: (check the appropriate space or spaces)

Water <u> ✓ </u>	Connected <u> ✓ </u>
Sanitary Sewer <u> ✓ </u>	Connected <u> ✓ </u>
Storm Sewers <u> ✓ </u>	
19. Present Official Plan/Secondary Plan provisions applying to the land:
SINGLE FAMILY RESIDENCE
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
~~SETBACK FROM WEEDMATS AREA 11' ROAD~~
Storm Water Management
21. Has the owner previously applied for relief in respect of the subject property?

Yes (No)

If the answer is yes, describe briefly.

/
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes (No)
23. 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 the secretary-treasurer of the Committee of Adjustment together with the maps



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.: 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

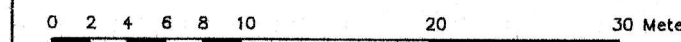
DATED: August 25th, 2020.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

SITE PLAN OF
**PART OF LOT 10
 CONCESSION 1**
 GEOGRAPHIC TOWNSHIP OF BEVERLY
 IN THE
CITY OF HAMILTON

SCALE: 1:400



EDWARD J. GRENKIE
 ONTARIO LAND SURVEYOR
 © COPYRIGHT 2012

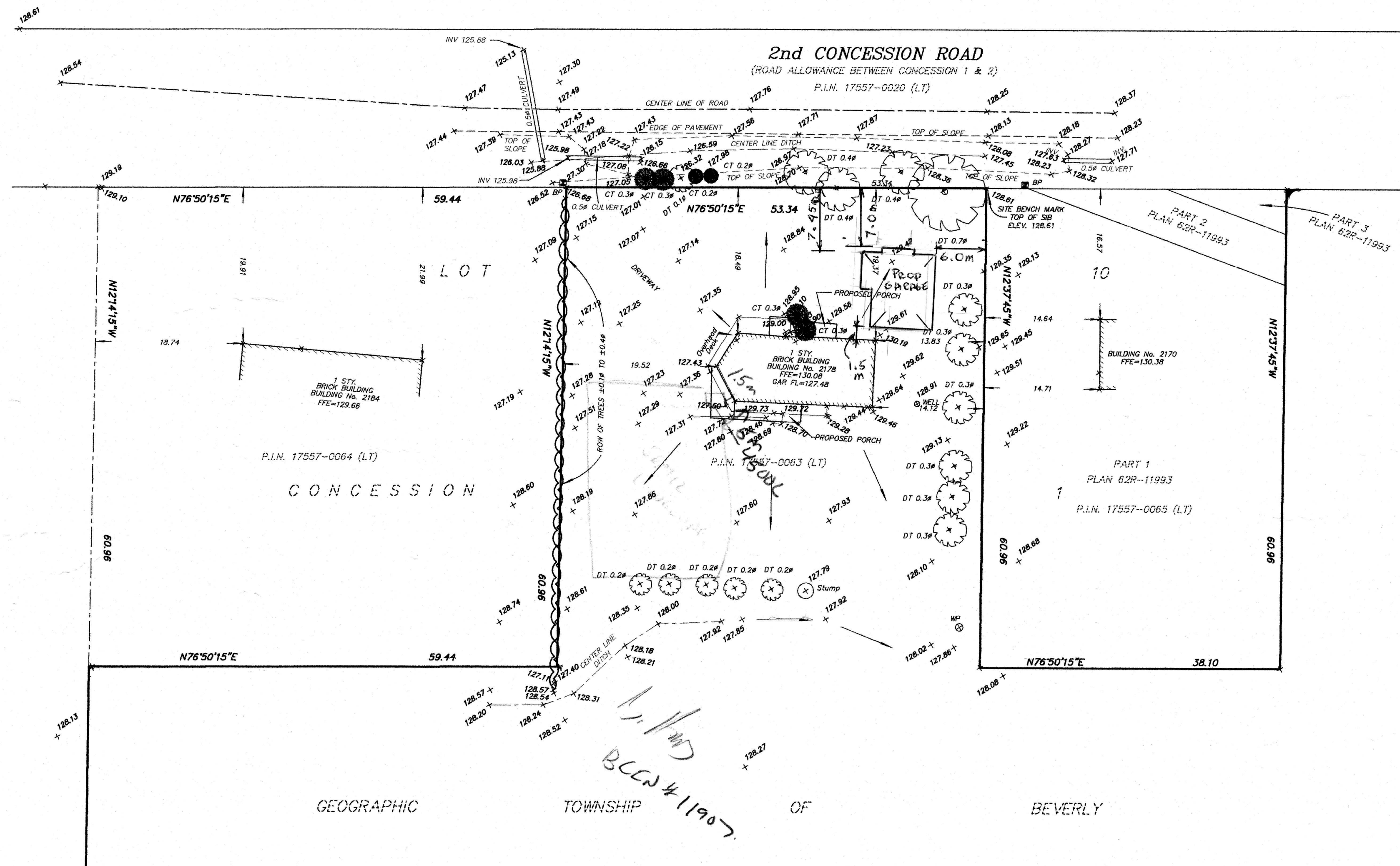
LEGEND

- T/W DENOTES TOP OF WALL
- ⊕ DENOTES SERVICE VALVE
- UP DENOTES UTILITY POLE
- ⊙ DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- ⊗ BP DENOTES BELL PEDESTAL
- DENOTES DRAINAGE
- WP DENOTES WOOD POLE

METRIC
 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.



GEOGRAPHIC TOWNSHIP OF BEVERLY

MARCH 2, 2012
 DATE

Edward J. Grenkie
 EDWARD J. GRENKIE, O.L.S.

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

<p>Barich Grenkie Surveying Ltd. 20 - 428 MILLER ROAD - STONEY CREEK, ON (905) 882-6787</p>	DWN BY: J.B.
	CHK BY: EG
	JOB No. 12-1107

**SITE PLAN OF
PART OF LOT 10
CONCESSION 1**
GEOGRAPHIC TOWNSHIP OF BEVERLY
IN THE
CITY OF HAMILTON

SCALE: 1:400
0 2 4 6 8 10 20 30 Meters

EDWARD J. GRENKIE
ONTARIO LAND SURVEYOR
© COPYRIGHT 2012

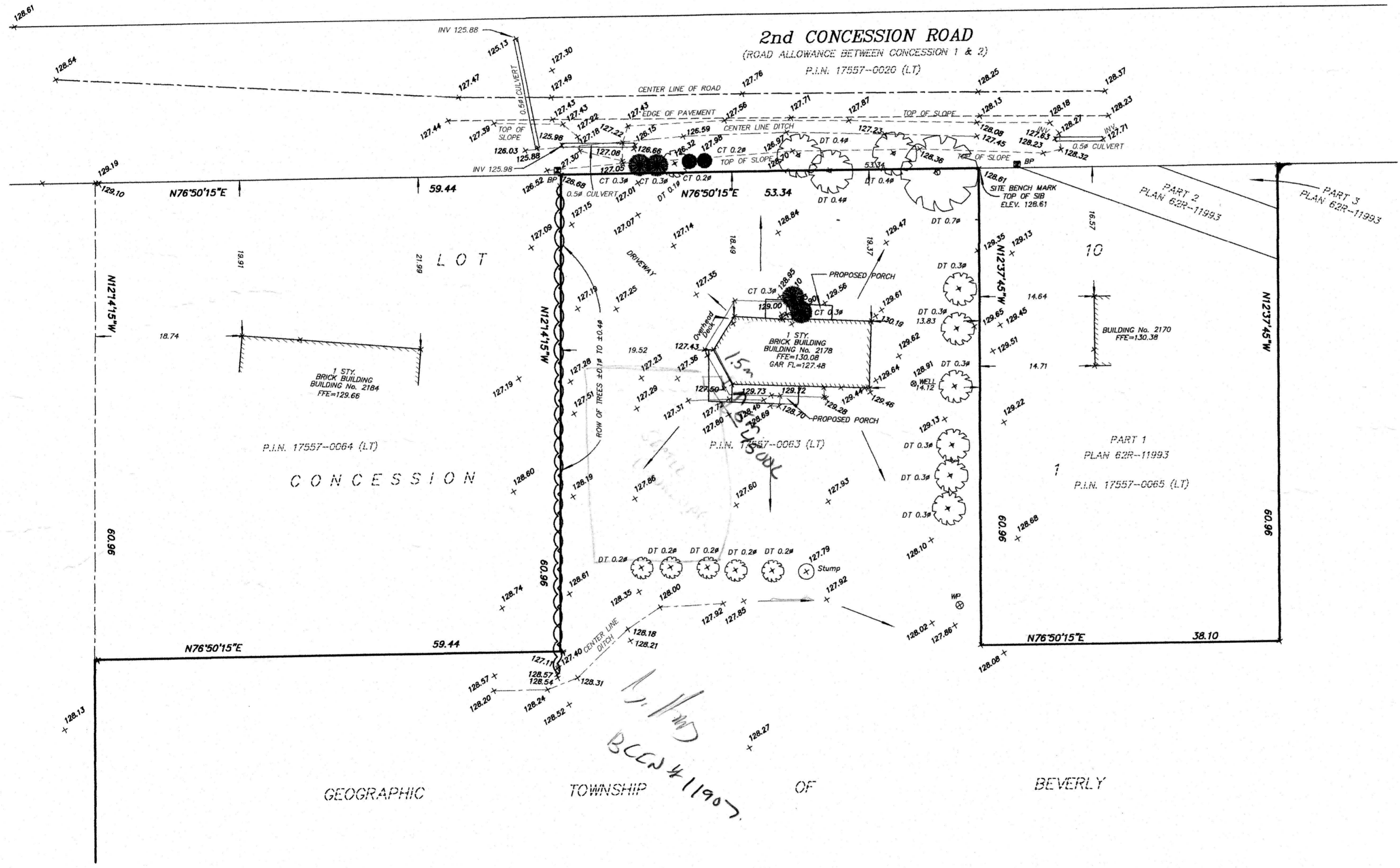
LEGEND

- T/W DENOTES TOP OF WALL
- ⊕ DENOTES SERVICE VALVE
- UP DENOTES UTILITY POLE
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- DENOTES CONIFEROUS TREE
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- DENOTES DRAINAGE
- WP DENOTES WOOD POLE

METRIC
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.



GEOGRAPHIC TOWNSHIP OF BEVERLY

Handwritten: B.C.C. 4/11907

MARCH 2, 2012
DATE

Edward J. Grenkie
EDWARD J. GRENKIE, O.L.S.

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

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

Barich Grenkie
Surveying Ltd.
20 - 428 MILLER ROAD - STONEY CREEK, ON
(905) 882-6767



Hamilton

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 *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

- Name of Owner ADAM CLAPHAM Telephone No.
-
- Name of Agent N-A Telephone No. _____
FAX NO. _____ E-mail address. _____
- Address _____
Postal Code _____

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:
MANULIFE BANK OF CANADA C/O MANULIFE ONE
500 KING ST. NORTH WATERLOO ON Postal Code N2J 4G6
Postal Code _____

6. Nature and extent of relief applied for:

ACCESSORY BUILDING IN FRONT YARD.

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

THE SEPTIC TICE BED IS LOCATED ON EDGE OF DRIVEWAY (SHOWN ON SITE PLAN)

8. 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 RD. W.
CON 1 PT LOT 10 BEV FLH

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

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 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

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?

PROPERTY HAS BEEN FAMILY OWNED SINCE 1970'S

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

ACKNOWLEDGEMENT CLAUSE

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

Aug. 10, 2020
Date


Signature Property Owner

ADAM CLAPHAM
Print Name of Owner

10. Dimensions of lands affected:

Frontage 53.34 M
Depth APPROX 813. M
Area APPROX 85 ACRES
Width of street 6 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: AREA = 20.4 M x 8.5 M TOTAL 173.4 M
SINGLE STORY HEIGHT IS 4.87 M
BUNGALO WALKOUT STYLE 3 BEDROOM HOME

Proposed: TWO CAR GARAGE
9.89 M x 9.14 M TOTAL 90.39 M
HEIGHT = 4.87 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: 19.52 M EDGE OF HOUSE TO WEST PROPERTY LINE
13.83 M EDGE OF HOUSE TO EAST PROPERTY LINE
18.49 M EDGE OF HOUSE TO NORTH PROPERTY LINE
APPROX 785 M EDGE OF HOUSE TO SOUTH PROPERTY LINE
Proposed: GARAGE APPROX 40 M TO WEST PROP LINE
GREATER THAN >500 M TO SOUTH PROP LINE
6 M TO NORTH PROPERTY LINE
4 M TO EAST PROPERTY LINE

13. Date of acquisition of subject lands:
SEPTEMBER 2005
14. Date of construction of all buildings and structures on subject lands:
1972
15. Existing uses of the subject property: RESIDENTIAL
16. Existing uses of abutting properties: RESIDENTIAL / AGRICULTURE
17. Length of time the existing uses of the subject property have continued:
APPROX 60 YEARS
18. Municipal services available: (check the appropriate space or spaces)
 Water _____ Connected _____
 Sanitary Sewer _____ Connected _____
 Storm Sewers _____
19. Present Official Plan/Secondary Plan provisions applying to the land:

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

21. Has the owner previously applied for relief in respect of the subject property?
 Yes No
- If the answer is yes, describe briefly.


22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
 Yes No
23. 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 the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.

APPROX
LOCATION OF
PROPOSED
GARAGE



PART OF
PART OF LOT 10
CONCESSION 1
 IN THE
 CIRCULAR TOWNSHIP OF BEVELLY
CITY OF HAMILTON

SCALE 1:400

EDWARD J. ORENKIE
 CIVIL ENGINEER
 1000 BAYVIEW AVE.
 SCARBOROUGH, ONT.

- LEGEND**
- 1/4" = CENTER LINE OF WALL
 - = EXISTING SERVICE LINE
 - = EXISTING UTILITY POLE
 - = EXISTING DRAINAGE POLE
 - = EXISTING CONCRETE PIPE
 - = EXISTING SOIL PILE/POST
 - = EXISTING DRAINAGE
 - = EXISTING WOOD PILE

METRIC
 DIMENSIONS SHOWN ON THIS PLAN AND IN NOTES AND ON ALL
 PERTAINING TO THIS PLAN SHALL BE IN METERS AND MILLIMETERS.

BEARING NOTE
 ALL BEARINGS ARE REFERENCED TO THE MERIDIAN
 OF THE CONCESSION PLAN OF WHICH THIS PLAN IS A
 PART OR TO THE MERIDIAN OF THE CITY OF HAMILTON.

ELEVATION NOTE
 ALL ELEVATIONS ARE IN METERS AS MEASURED TO THE
 FINISHED GRADE OF THE SURFACE OF THE LOT UNLESS
 OTHERWISE SPECIFIED.

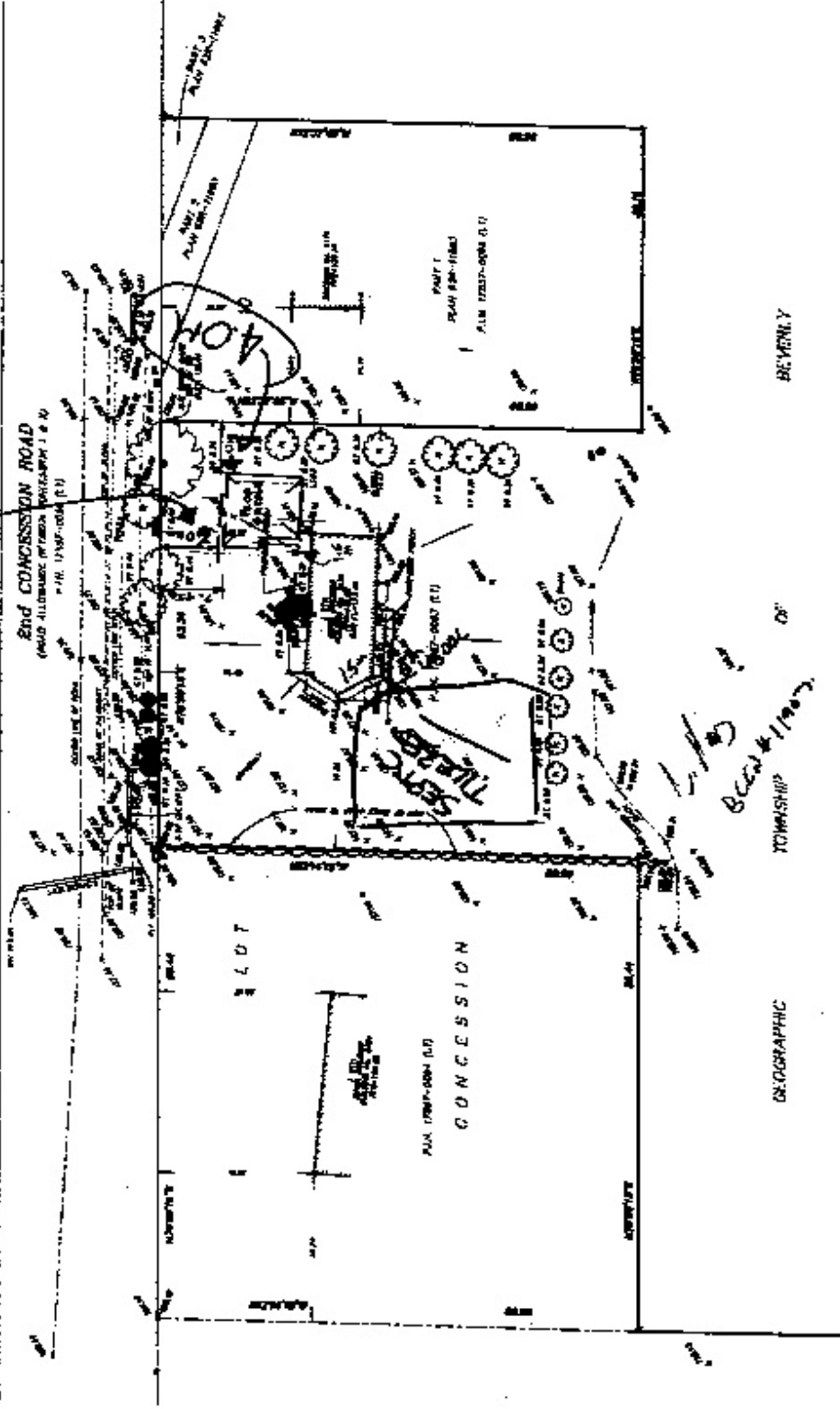
DATE: MARCH 9, 2012
 DRAWN BY: *Edward J. Orenkie*
 CHECKED BY: *Edward J. Orenkie*

NO.	REVISION	DATE
1.	ISSUED PERMITTED PART AND PART PERMITS	8/25/12

SHEET NO. 11-107
 OF 19



6.04



BEVELLY
 OF
 TOWNSHIP
 GEOGRAPHIC



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

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

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

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- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
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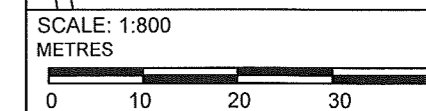
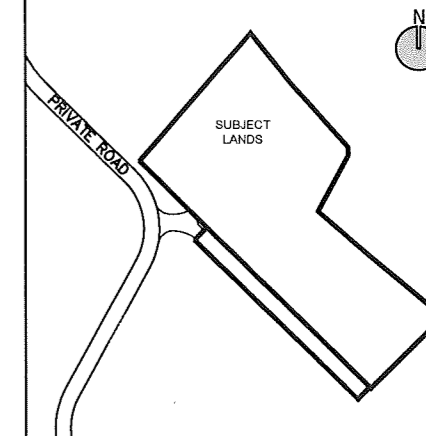
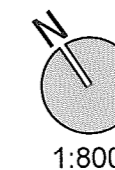
HM/B-20:54
Page 2

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.

DEVELOPMENT STATISTICS			
Zone: Prestige Business Park "M3"			
City of Hamilton Zoning By-law 05-200			
Item	Required	Proposed Lands to be Severed	Proposed Lands to be Retained
Min. Lot Area	4,000.00 m ²	10,562.48 m ²	12,194.32 m ²



- LEGEND:
- PROPOSED SEVERANCE
 - EXISTING LOT FABRIC
 - PROPOSED LANDS TO BE ADDED

NOTES:
All dimensions shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

DESIGN BY: S. MCKAY	CHECKED BY: S. MANCHIA
DRAWN BY: L. DRENNAN	DATE: AUGUST 12, 2020



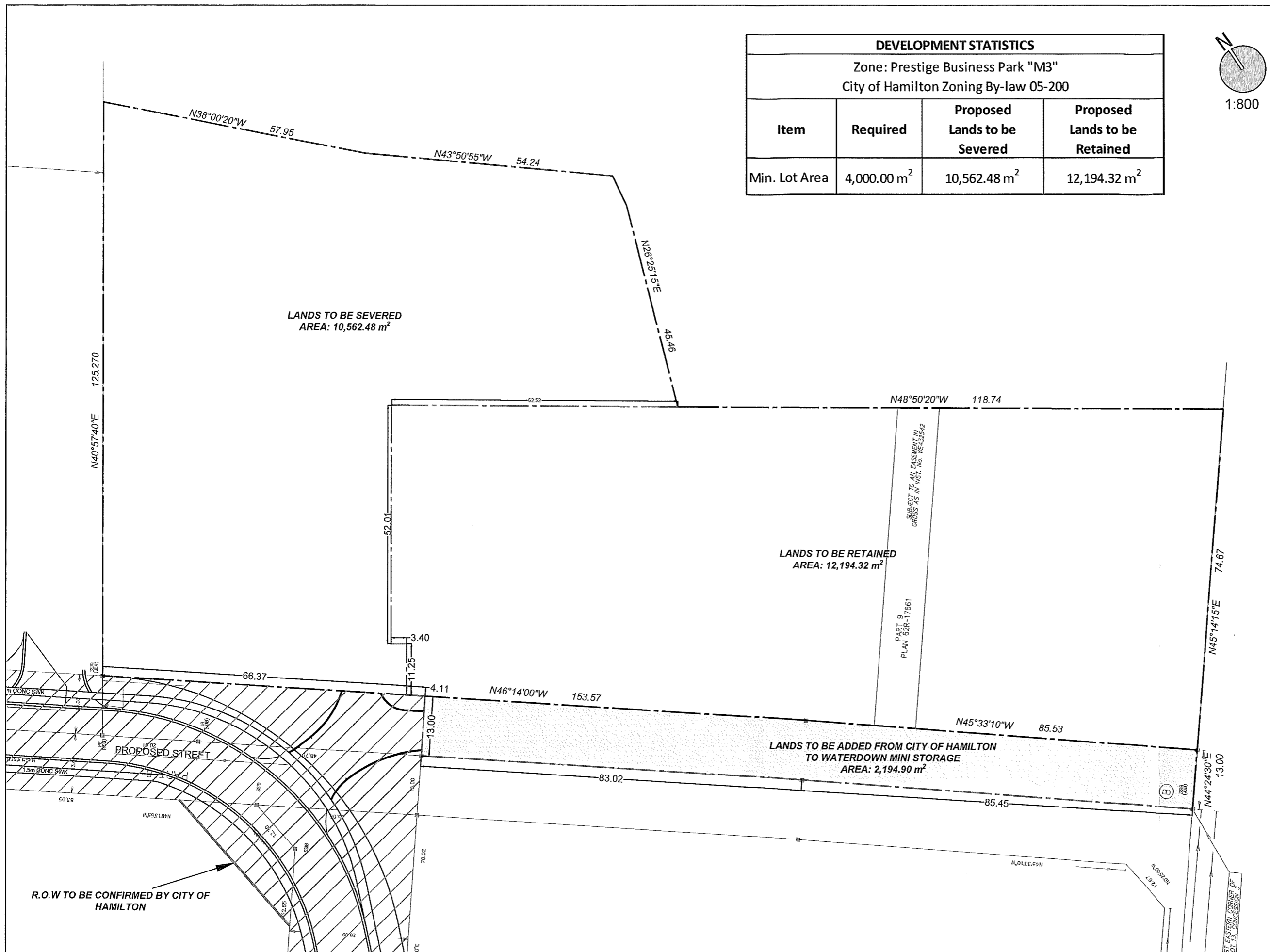
3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON
L8L 0C8

PROJECT:
54 DUNDAS ROAD
CITY OF HAMILTON

CLIENT:
WATERDOWN MINI STORAGE INC.
C/O SERGIO MANCHIA

TITLE:
CONSENT TO SEVER
SKETCH

U/S FILE NUMBER: 326-19	SHEET NUMBER: 1
----------------------------	--------------------



R.O.W TO BE CONFIRMED BY CITY OF HAMILTON



Hamilton

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**

20179080
Office Use Only

Date Application Received: <i>Aug 14 2020</i>	Date Application Deemed Complete:	Submission No.: <i>FL/B-20-54</i>	File No.:
--	-----------------------------------	--------------------------------------	-----------

1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	Waterdown Mini Storage Inc. c/o Sergio Manchia		
Applicant(s)*	Same as Agent		
Agent or Solicitor	Vitulli Law Group c/o John Vitulli		

* 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
	Part of Lot 12	3	Flamborough
Registered Plan N°.	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address			Assessment Roll N°.
54 Dundas Street East			

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:

Existing easement for storm drainage through the site as in inst. WE432542

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):

- creation of a new lot
- addition to a lot
- an easement

- Other: a charge
 a lease
 a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot | Other: <input type="checkbox"/> a charge |
| <input type="checkbox"/> creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | <input type="checkbox"/> a lease |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a correction of title |
| | <input type="checkbox"/> an easement |

3.2 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 the parcel will be added:
N/A

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**:

Frontage (m) +/-66.37 m	Depth (m) +/-125.25 m	Area (m ² or ha) +/-10,562.48 sq. m
----------------------------	--------------------------	---

Existing Use of Property to be severed:

- | | | |
|---|---|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input checked="" type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be severed:

- | | | |
|---|--|-------------------------------------|
| <input type="checkbox"/> Residential | <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Building(s) or Structure(s):

Existing: Vacant

Proposed: N/A

Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | |

Type of water supply proposed: (check appropriate box)

- | | |
|--|--|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) _____ |

Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

4.2 Description of land intended to be **Retained**:

Frontage (m) +/- 4.11 m	Depth (m) varies	Area (m ² or ha) +/- 12,194.32 sq. m
----------------------------	---------------------	--

Existing Use of Property to be retained:

- | | | |
|---|---|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input checked="" type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

A land fill	<input type="checkbox"/>	N/A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N/A
A flood plain	<input type="checkbox"/>	N/A
An industrial or commercial use, and specify the use(s)	<input checked="" type="checkbox"/>	Future L3 WesCAM Office
An active railway line	<input type="checkbox"/>	N/A
A municipal or federal airport	<input type="checkbox"/>	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 material, i.e., 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 No Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes 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 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 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 What information did you use to determine the answers to 6.1 to 6.10 above?
 Consultation with owner
- 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 *Planning Act*? (Provide explanation)
- Yes No
- _____

b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

The proposed Severance represents appropriate intensification within the Designated Greenfield

Area boundary of the municipality where adequate infrastructure and public service facilities are
available.

c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

Subject lands is located outside the Built Boundary within the Designated Greenfield Area where
new development is permitted in an appropriate manner.

d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
 Yes No

N/A

e) Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?

Yes No
(Provide Explanation)

Subject lands is designated as Urban Area where development is permitted.

f) Are the subject lands subject to the Parkway Belt West Plan?
 Yes No

If yes, is the proposal in conformity with the Parkway Belt West Plan?

Yes No (Provide Explanation)

N/A

g) Are the subject lands subject to the Greenbelt Plan?
 Yes No

If yes, does this application conform with the Greenbelt Plan?

Yes No (Provide Explanation)

Subject lands is designated Niagara Escarpment Plan Area

8 HISTORY OF THE SUBJECT LAND

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 *Planning Act*?

- 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. 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 OTHER APPLICATIONS

9.1 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.

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 _____ Status _____

10 RURAL APPLICATIONS

10.1 **Rural Hamilton Official Plan Designation(s)**

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Rural | <input type="checkbox"/> Specialty Crop |
| <input type="checkbox"/> Mineral Aggregate Resource Extraction | <input type="checkbox"/> Open Space | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> 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

(Complete Section 10.3)

- Rural Settlement Area Severance or Lot Addition
- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
----------------------------------	--

Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
----------------------------------	---

Existing Land Use: _____ Proposed Land Use: _____

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

 (Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² 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 (m ² 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 (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

e) Surplus farm dwelling date of construction:

- Prior to December 16, 2004 After December 16, 2004

f) Condition of surplus farm dwelling:

- Habitable Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from 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)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
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Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back: _____

d) Surplus farm dwelling date of construction:

- 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 surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Please refer to enclosed cover letter for additional information.

12 SKETCH (Use the attached Sketch Sheet as a guide)

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by 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,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) 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

AUG 17

COM OF ADJUSTMT



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