



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

Fax (905) 546-4202

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

# NOTICE OF PUBLIC HEARING

## Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-19:124

SUBJECT PROPERTY: 130 Gibson Avenue, City of Hamilton

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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): Marina Fensham on behalf of the owners Roger, Denis & Marilyn Gignac

PURPOSE OF APPLICATION: To permit the conveyance of a vacant parcel of land for residential purposes (shown as Part 2 on the attached sketch) and to retain a parcel of land containing an existing dwelling for residential purposes (shown as Part 1 on the attached sketch). The applicant is proposing that each dwelling will be used as two-family dwellings.

**Severed lands:**

7.4m<sup>±</sup> x 30.48m<sup>±</sup> and an area of 225.29m<sup>2±</sup>

**Retained lands:**

6.62m<sup>±</sup> x 30.48m<sup>±</sup> and an area of 201.77m<sup>2±</sup>

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

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**DATE:** Thursday, July 16<sup>th</sup>, 2020

**TIME:** 2:55p.m.

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

To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment) for viewing purposes only

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### 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](http://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](mailto:cofa@hamilton.ca)

DATED: June 30<sup>th</sup>, 2020

*Original Signed*

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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 & ZONING STATISTICS PROPOSED  
SEVERED LOT WITH NEW TWO FAMILY DWELLING

SECTION TEN "D" Districts  
Proposed Residential Use:  
10(1) (ii) A Two Family Dwelling, together with the accommodation of  
lodgers to the number of not more than three (81-27)

Proposed Height: 2.5 storeys / 11.0m

M.H.

Minimum Lot Area	540 m <sup>2</sup> Required / 225.29 Proposed
Minimum Lot Frontage	18 m Required / 7.4m Proposed
Minimum Lot Coverage	N/A
Minimum Front Yard	6.0m Required / 3.5m Proposed
Minimum Side Yard	1.2m Required / 1.2m Proposed
Minimum Rear Yard	7.5m Required / 11m Proposed
Maximum Height	11m Required / 11m Proposed
Parking Requirements	One Parking Spot per Unit 2 Spots Required / 2 Spots Provided

Building Area	77.4m <sup>2</sup>
Building Gross Floor Area	154.8m <sup>2</sup>

SITE & ZONING STATISTICS PROPOSED  
ADDITION TO EXISTING 2 FAMILY DWELLING

SECTION TEN "D" Districts  
Proposed Residential Use:  
10(1) (ii) A Two Family Dwelling, together with the accommodation of  
lodgers to the number of not more than three (81-27)

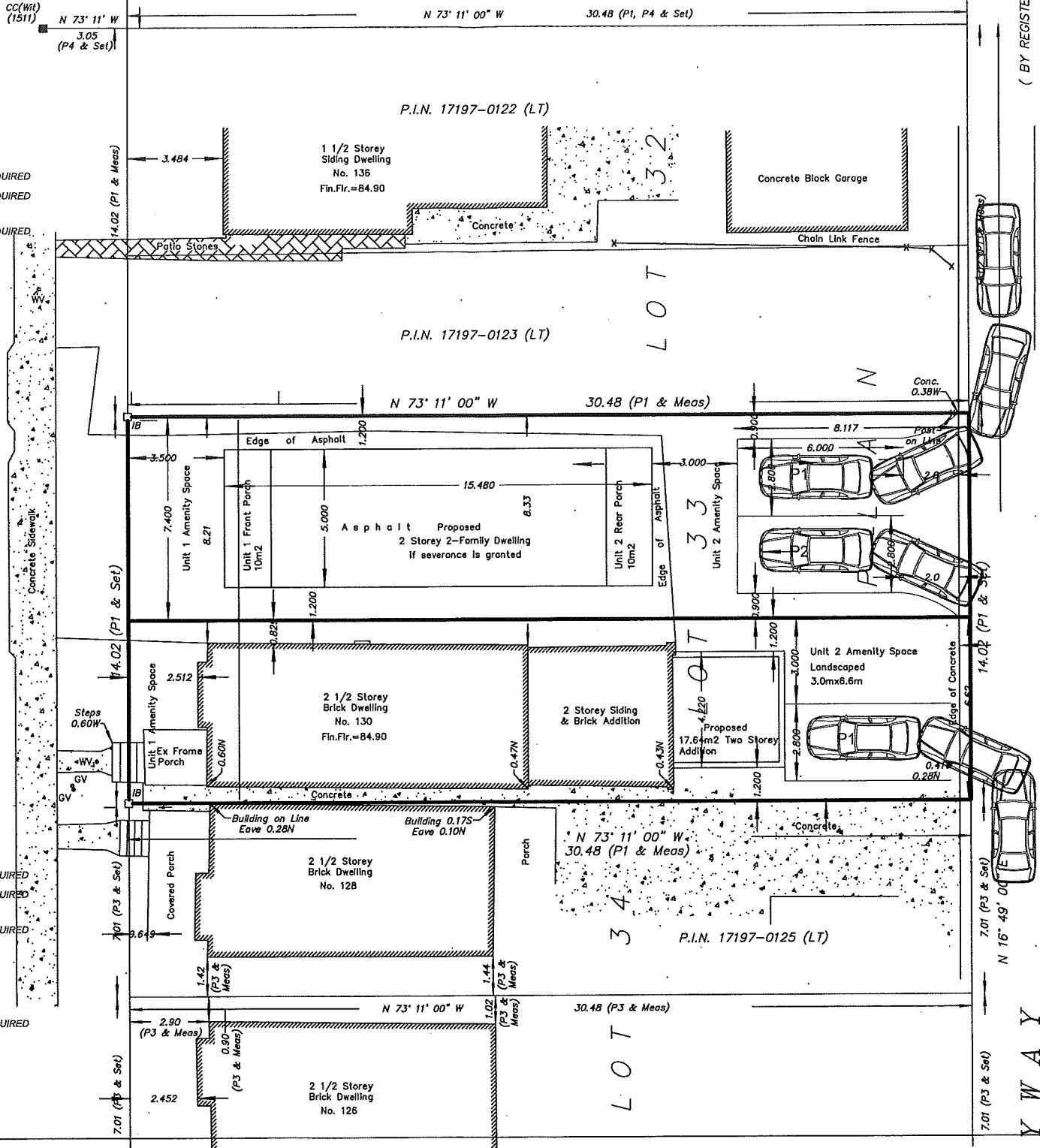
Proposed Height: 2.5 storeys / 11.0m

Minimum Lot Area	540 m <sup>2</sup> Required / 201.77m <sup>2</sup> Proposed
Minimum Lot Frontage	18 m Required / 6.62m Proposed
Minimum Lot Coverage	N/A
Minimum Front Yard	Existing
Minimum Side Yard	1.2m Required / 1.2m Proposed (Addition)
Minimum Rear Yard	7.5m Required / 6.5m Proposed
Maximum Height	11m Required / 11m Proposed
Parking Requirements	One Rear Yard Parking Spot 2 Required

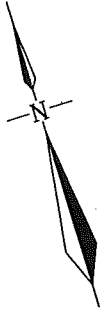
Building Area Existing	87.9m <sup>2</sup>
Proposed Addition Area	17.64m <sup>2</sup>
Proposed Building Gross Floor Area	211.08m <sup>2</sup>

( BY REGISTERED PLAN 169, P.I.N. 17197-0382 (LT) )

GIBSON AVENUE



CONTRACTOR IS TO CHECK AND VERIFY  
ALL DIMENSIONS ON THE JOB SITE AND  
NOTIFY DESIGNERS OF ALL DISCREPANCIES  
BEFORE INITIATING WORK.  
ALL DRAWINGS ARE THE PROPERTY OF  
THINKGIRAFFE  
DRAWINGS ARE NOT TO BE REPRODUCED  
WITHOUT WRITTEN PERMISSION FROM  
DESIGNERS.  
PRINTS ARE NOT TO BE SCALED.



PART 1  
PLAN OF

LOT 33  
REGISTERED PLAN 169

CITY OF HAMILTON

REMARKS	DATE	NO.
REVISIONS		

thinkGiraffe

ENVIRONMENTAL DESIGN

16 Sulphur Springs Road,  
Ancaster, ON, L9G 1L8

905 304 1496  
thinkgiraffe@bellnet.ca

PROJECT

PROPOSED SEVERANCE (Separate Application)  
- New 2 Family Dwelling on new North Lot  
- Convert #130 to duplex

130 Gibson Avenue  
Hamilton

SHEET TITLE

SITE PLAN

FOLDER

DRAWN BY

FILE

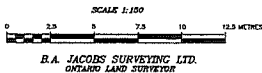
SCALE

DATE

NUMBER

Am1B 19:12:4  
Am1A 19:440  
Sketch 2

SURVEYOR'S REAL PROPERTY REPORT - PART 1  
PLAN OF  
LOT 33  
REGISTERED PLAN 169  
CITY OF HAMILTON



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

ELEVATION NOTE:  
ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO CITY OF  
HAMILTON CONTROL MONUMENT NO. 07220100044.  
LOCATION: MONUMENT LOCATED AT THE WEST END OF  
WOODLAND PARK, 20 m. NORTH OF THE CENTRELINE OF BARTON  
STREET EAST AND 25 m. EAST OF THE CENTRELINE OF WENTWORTH  
STREET NORTH.  
ELEVATION = 51.062 m.

LEGEND AND NOTES:  
# DENOTES SURVEY MONUMENT FOUND  
D DENOTES SURVEY MONUMENT PLANTED  
SSB DENOTES STANDARD IRON BARR  
S DENOTES SHORT STANDARD IRON BARR  
B DENOTES IRON BARR  
OC DENOTES CUT CROSS  
OC (S) DENOTES OPEN UNKNOWN  
WT. DENOTES WITNESS  
P1 DENOTES REGISTERED PLAN 169  
P2 DENOTES REGISTERED PLAN 169  
P3 DENOTES PLAN BY MACKAY & MACKAY (FILE Y-9107)  
P4 DENOTES PLAN BY THE OFFICE (FILE 25-151)  
(224) DENOTES A.T. MCLAREN O.L.S.  
(1213) DENOTES J.M. PETERS O.L.S.  
(1511) DENOTES G.V. CONSOUL O.L.S.  
C.V. DENOTES GAS VALVE  
M.V. DENOTES MANHOLE  
W.V. DENOTES WATER VALVE

FOR BEARING COMPARISONS: A ROTATION OF 171.00° COUNTER  
CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 169  
AND PLAN 62R-16086.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS  
07220100043 AND 07220100044, UTM ZONE 17, MAGS (ORIGINAL).

SURVEYOR'S REAL PROPERTY REPORT PART 2 - REPORT SUMMARY
DESCRIPTION OF LAND REGD. ALL OF LOT 33, REGISTERED PLAN 169, KNOWN AS MUNICIPAL NO. 130 GIBSON AVENUE NORTH, CITY OF HAMILTON
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY NO EASEMENTS LISTED ON THE PARCEL REGISTER FOUND IN THE LAND REGISTRY OFFICE.
BOUNDARY FEATURES A PORTION OF THE STEPS LEADING TO THE FRAME PORCH ARE BEHIND THE WESTERLY BOUNDARY OF THE PROPERTY. NOTE THE LOCATION OF CONCRETE AS IT RELATES TO THE SOUTHERLY AND EASTERLY BOUNDARIES OF THE PROPERTY. A PORTION OF THE EAVES ON THE NORTH SIDE OF DWELLING NO. 128 ARE OVERHANGING THE SOUTHERLY BOUNDARY OF THE PROPERTY.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS NOT CERTIFIED BY THIS REPORT



THIS REPORT WAS PREPARED FOR ROGER GIDHAC

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE  
REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON JULY 12, 2012.

JULY 12, 2012  
DATE  
B.A. JACOBS  
ONTARIO LAND SURVEYOR



B.A. JACOBS SURVEYING LTD.  
152 JACKSON STREET EAST, SUITE 102  
HAMILTON, ONTARIO (L8N 1J3)  
PHONE 905-521-1625 ba.jacobs@regpro.on.ca

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Am/B 19:124; Am/A 19:440  
Sketch 1



**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: <i>Dec 2 2019</i>	Date Application Deemed Complete:	Submission No.: <i>Hm/B-19-124</i>	File No.:
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**1. APPLICANT INFORMATION**

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	<i>Roger Gignac Marilyn Gignac Denis Gignac</i>		
Applicant(s)*	<i>Marina Fensham</i>		
Agent or Solicitor			

\* 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 <i>City of Hamilton</i>	Lot <i>33</i>	Concession	Former Township
Registered Plan N°. <i>169</i>	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address <i>130 Gibson Ave North</i>			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:

**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):

- ☐ creation of a new lot  
☐ creation of a new non-farm parcel  
 ( i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)  
☐ addition to a lot
- Other: ☐ a charge  
☐ a lease  
☐ a correction of title  
☐ an easement

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Present owners

3.3 If a lot addition, identify the lands to which the parcel will be added:

**4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION**

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

Frontage (m) <u>7.4 m</u> <u>14.0 m</u>	Depth (m) <u>30.48 m</u>	Area (m <sup>2</sup> or ha) <u>427.32 m<sup>2</sup></u> <u>225.29</u>
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Existing Use of Property to be severed:

- ☒ Residential  
☐ Agriculture (includes a farm dwelling)  
☐ Other (specify) \_\_\_\_\_
- ☐ Industrial  
☐ Agricultural-Related  
☐ Commercial  
☐ Vacant

Proposed Use of Property to be severed:

- ☒ Residential  
☐ Agriculture (includes a farm dwelling)  
☐ Other (specify) \_\_\_\_\_
- ☐ Industrial  
☐ Agricultural-Related  
☐ Commercial  
☐ Vacant

Building(s) or Structure(s):

Existing: SE Residence on southern part Part 1

Proposed: Two-Part Family Dwelling on each part = 2 Dwellings

Type of access: (check appropriate box)

- ☐ provincial highway  
☒ municipal road, seasonally maintained  
☐ municipal road, maintained all year
- ☐ right of way  
☐ other public road  
Rear Lane

Type of water supply proposed: (check appropriate box)

- ☒ publicly owned and operated piped water system  
☐ privately owned and operated individual well
- ☐ lake or other water body  
☐ 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) \_\_\_\_\_

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

Frontage (m) <u>6.62 m</u>	Depth (m) <u>30.48 m</u>	Area (m <sup>2</sup> or ha) <u>201.77 m<sup>2</sup></u>
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Existing Use of Property to be retained:

- ☒ Residential  
☐ Agriculture (includes a farm dwelling)  
☐ Other (specify) \_\_\_\_\_
- ☐ Industrial  
☐ Agricultural-Related  
☐ Commercial  
☐ Vacant

Proposed Use of Property to be retained:

- ☒ Residential
- ☐ Agriculture (includes a farm dwelling)
- ☐ Other (specify) \_\_\_\_\_
- ☐ Industrial
- ☐ Agricultural-Related
- ☐ Commercial
- ☐ Vacant

Building(s) or Structure(s):

Existing: SF Dwelling 87.9 m<sup>2</sup> Area  
Proposed: Two Family Dwelling 87.9 m<sup>2</sup> + 24.26 m<sup>2</sup> Addition Area

Type of access: (check appropriate box)

- ☐ provincial highway
- ☒ municipal road, seasonally maintained
- ☐ municipal road, maintained all year
- ☐ right of way
- ☐ other public road  
lane

Type of water supply proposed: (check appropriate box)

- ☒ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ 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): \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) Section 10 "D" District

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

Section 10 "D" District  
10(1) Two Family Dwelling allowed (81-27)

5.2 What is the existing zoning of the subject land? Section 10 "D" District  
If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? \_\_\_\_\_

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"/>	

A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

## 6 PREVIOUS USE OF PROPERTY

- ☒ Residential
 ☐ Industrial
 ☐ Commercial  
☐ Agriculture
 ☐ Vacant
 ☐ Other (specify)

- 6.1 If Industrial or Commercial, specify use \_\_\_\_\_
- 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?  
Owners
- 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



Infill / Intensification

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

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

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- 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

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- 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)

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- 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)

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- 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)

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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.

8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

Variance. Agent did not show up at meeting

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 <sup>owner</sup> applicant owned the subject land?

2012

8.5 Does the <sup>owner</sup> applicant own any other land in the City? ☒ Yes ☐ No  
If YES, describe the lands in "11 - Other Information" or attach a separate page.

736 Upper Paradise Rd Hamilton

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.

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)

☐ 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) 7.4 m	Area (m <sup>2</sup> or ha): (from in Section 4.1) 225.29 m <sup>2</sup>
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Existing Land Use: SF Residential Proposed Land Use: Two Family Residential

b) Lands to be Retained:

Frontage (m): (from Section 4.2) 6.66 m	Area (m <sup>2</sup> or ha): (from Section 4.2) 201.77 m <sup>2</sup>
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Existing Land Use: SF Residential Proposed Land Use: Two Family Residential

### 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 <sup>2</sup> or ha):
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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 <sup>2</sup> or ha):
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Existing Land Use: Proposed Land Use:

d) Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m <sup>2</sup> or ha): (from Section 4.1)
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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 <sup>2</sup> or ha): (from Section 4.2)
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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)
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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)
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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.

This is a ~~one~~ double lot intended to be severed. The new lot sized will conform to the existing surrounding residences on Gibson Ave. N. The proposed dwellings will also conform to adjacent setbacks, style and height.

## 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:

- the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- 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;
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
  - are located on the subject land and on land that is adjacent to it, and
  - in the applicant's opinion, may affect the application;
- the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- 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

# SITE & ZONING STATISTICS PROPOSED ADDITION TO EXISTING SF DWELLING AT #130 GIBSON TO CREATE 2 FAMILY DWELLING

Part 1

## SECTION TEN "D" Districts

### Proposed Residential Use:

10(1) (ii) A Two Family Dwelling, together with the accommodation of lodgers to the number of not more than three (81-27)

Proposed Height: 2.5 storeys / 11.0m

Minimum Lot Area	540 m <sup>2</sup> Required / 201.77m <sup>2</sup> Proposed	VARIANCE REQUIRED
Minimum Lot Frontage	18 m Required / 6.62m Proposed	VARIANCE REQUIRED
Minimum Lot Coverage	N/A	
Minimum Front Yard	Existing	VARIANCE REQUIRED
Minimum Side Yard	1.2m Required / 1.2m Proposed (Addition)	
Minimum Rear Yard	7.5m Required / 5.0m Proposed	
Maximum Height	11m Required / 11m Proposed	
Parking Requirements	One Rear Yard Parking Spot 2 Required	VARIANCE REQUIRED
Building Area Existing	87.9m <sup>2</sup>	
Proposed Addition Area	24.26m <sup>2</sup>	
Proposed Building Gross Floor Area	224.32m <sup>2</sup>	

# SITE & ZONING STATISTICS PROPOSED SEVERED LOT WITH NEW TWO FAMILY DWELLING

Part 2

## SECTION TEN "D" Districts

### Proposed Residential Use:

10(1) (ii) A Two Family Dwelling, together with the accommodation of lodgers to the number of not more than three (81-27)

Proposed Height: 2.5 storeys / 11.0m

Minimum Lot Area	540 m <sup>2</sup> Required / 225.29 Proposed	<i>VARIANCE REQUIRED</i>
Minimum Lot Frontage	18 m Required / 7.4m Proposed	<i>VARIANCE REQUIRED</i>
Minimum Lot Coverage	N/A	
Minimum Front Yard	6.0m Required / 3.5m Proposed	<i>VARIANCE REQUIRED</i>
Minimum Side Yard	1.2m Required / 1.2m Proposed	
Minimum Rear Yard	7.5m Required / 7.5m Proposed	
Maximum Height	11m Required / 11m Proposed	
Parking Requirements	One Parking Spot per Unit 2 Spots Required / 2 Spots Provided	
Building Area	92.4m <sup>2</sup>	
Building Gross Floor Area	277.2m <sup>2</sup> (2,988.2 Sq Ft)	