



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

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-19:124

SUBJECT PROPERTY: 130 Gibson Avenue, City of 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): 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[±] x 30.48m[±] and an area of 225.29m^{2±}

Retained lands:

6.62m[±] x 30.48m[±] and an area of 201.77m^{2±}

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

DATE: Thursday, July 16th, 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 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: June 30th, 2020

Original Signed

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

Minimum Lot Area	540 m ² Required / 225.29 Proposed	VARIANCE REQUIRED
Minimum Lot Frontage	18 m Required / 7.4m Proposed	VARIANCE REQUIRED
Minimum Lot Coverage	N/A	
Minimum Front Yard	6.0m Required / 3.5m Proposed	VARIANCE REQUIRED
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 77.4m²
Building Gross Floor Area 154.8m²

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)

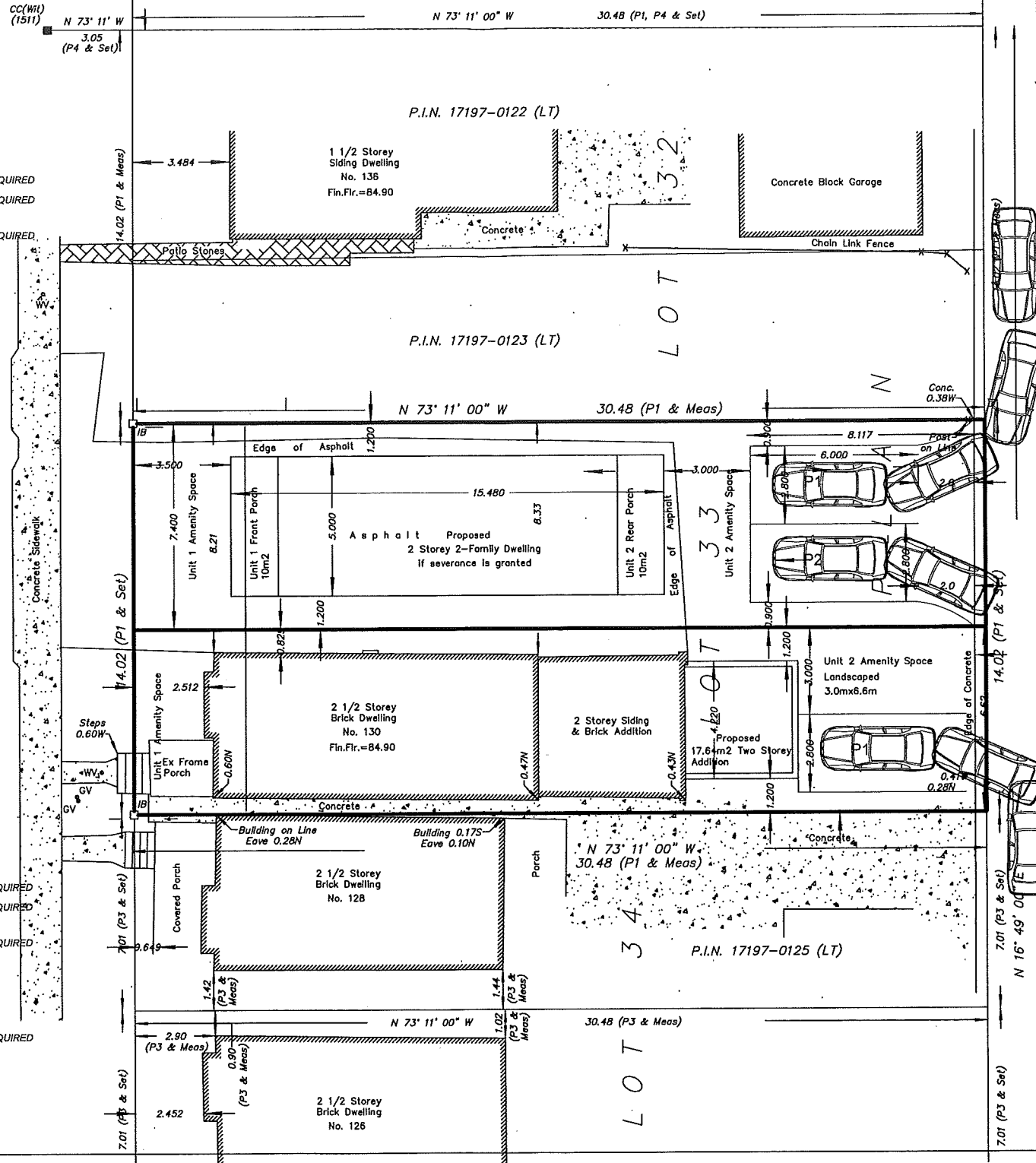
Proposed Height: 2.5 storeys / 11.0m

Minimum Lot Area	540 m ² Required / 201.77m ² 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 / 6.5m Proposed	
Maximum Height	11m Required / 11m Proposed	
Parking Requirements	One Rear Yard Parking Spot 2 Required	VARIANCE REQUIRED

Building Area Existing 87.9m²
Proposed Addition Area 17.64m²
Proposed Building Gross Floor Area 211.08m²

(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 THINKGIARAFFE. 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

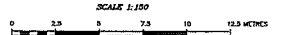
PROJECT
PROPOSED SEVERANCE (Separate Application)
- New 2 Family Dwelling on new North Lot
- Convert #130 to duplex
130 Gibson Avenue
Hamilton

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



B.A. JACOBS SURVEYING LTD.
 ONTARIO LAND SURVEYOR

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. 0722100044. LOCATION: MONUMENT LOCATED AT THE WEST END OF WOODLAND PARK, 30 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 BAR
- SSSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- OC DENOTES CUT CROSS
- OC (2) DENOTES OPEN UNFINISH
- 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 THIS OFFICE (FILE 23-121)
- (224) DENOTES A.T. MCLAREN O.L.S.
- (213) DENOTES J.M. PETERS O.L.S.
- (151) DENOTES G.V. CONSOUL O.L.S.
- C.V. DENOTES GAS VALVE
- M.V. DENOTES MANHOLE
- W.V. DENOTES WATER VALVE

BEARING COMPARISONS: A ROTATION OF 131.00° COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 169 AND PLAN 62R-16086.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 0722100043 AND 0722100044, UTM ZONE 17, MAG33 (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 BEYOND 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 GIGNAC

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, 2019.

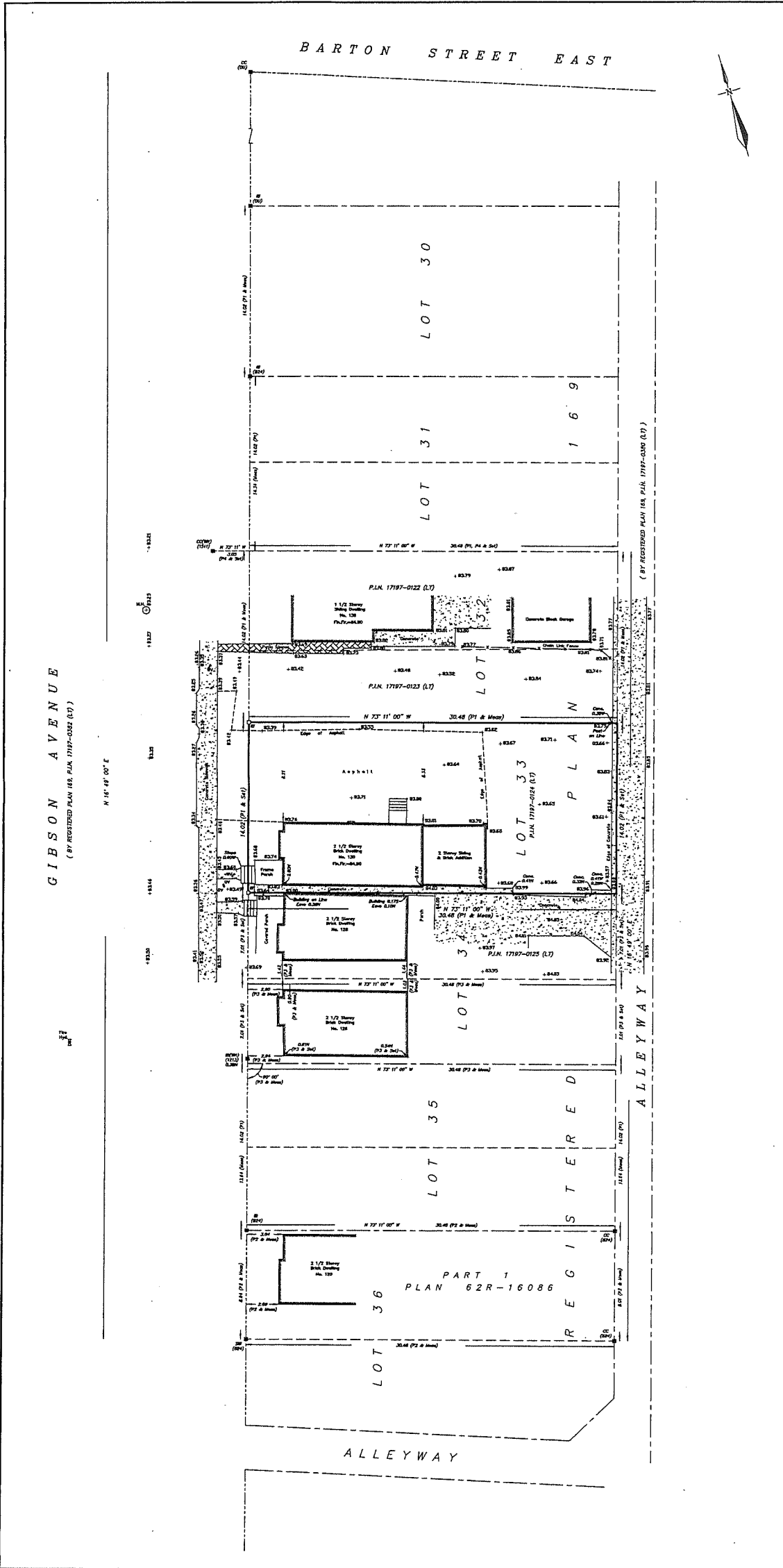
JULY 12, 2019
 DATE

Bryan Jacobs
 BRYAN JACOBS
 ONTARIO LAND SURVEYOR



B.A. JACOBS SURVEYING LTD.
 152 JACKSON STREET EAST, SUITE 102
 HAMILTON, ONTARIO (L8N 1J2)
 PHONE 905-521-1123 b.jacobs@regpro.com

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

19-157493



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: Dec 2 2019	Date Application Deemed Complete:	Submission No.: HM/B-19-124	File No.:
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1. APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	Roger Gignac Marilyn Gignac Denis Gignac		
Applicant(s)*	Marina Feusham		
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 City of Hamilton	Lot 33	Concession	Former Township
Registered Plan N°. 169	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 130 Gibson Ave North			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):

- | | |
|--|--|
| <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:

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>4.02 m</u>	Depth (m) <u>30.48 m</u>	Area (m ² or ha) <u>427.37 m²</u> <u>215.29</u>
---	-----------------------------	---

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: SK Residence on southern part Part 1 Vacant.

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

Type of access: (check appropriate box)

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

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) <u>6.62 m</u>	Depth (m) <u>30.48 m</u>	Area (m ² or ha) <u>201.77 m²</u>
-------------------------------	-----------------------------	--

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
- Agriculture (includes a farm dwelling)
- Other (specify) _____
- Industrial
- Agricultural-Related
- Commercial
- Vacant

Building(s) or Structure(s):

Existing: SF Dwelling 87.9 m² Area
 Proposed: Two Family Dwelling 87.9 m² + 24.26 m² 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?
Ownership
- 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)

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

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

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)

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)

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)

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. No

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 ^{owner} applicant owned the subject land?
2012

8.5 Does the ^{owner} 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 ² or ha): (from in Section 4.1) 225.29 m ²
---	---

Existing Land Use: SF Residential Proposed Land Use: Two Family Residential

b) Lands to be Retained:

Frontage (m): (from Section 4.2) 6.62 m	Area (m ² or ha): (from Section 4.2) 201.77 m ²
--	--

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 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.

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:

- (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

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 ² Required / 201.77m ² Proposed	<i>VARIANCE REQUIRED</i>
Minimum Lot Frontage	18 m Required / 6.62m Proposed	<i>VARIANCE REQUIRED</i>
Minimum Lot Coverage	N/A	
Minimum Front Yard	Existing	<i>VARIANCE REQUIRED</i>
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	<i>VARIANCE REQUIRED</i>
Building Area Existing	87.9m ²	
Proposed Addition Area	24.26m ²	
Proposed Building Gross Floor Area	224.32m ²	

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 ² 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 ²	
Building Gross Floor Area	277.2m ² (2,988.2 Sq Ft)	