

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-20:105

APPLICANTS: Urbancore Developments c/o S. Manchia on behalf of the owner 1800615 Ontario Inc.

SUBJECT PROPERTY: Municipal address **1335 Barton St., Stoney Creek**

ZONING BY-LAW: Zoning By-law 3692-92, as Amended by By-laws 13-130 & 14-082

ZONING: "RM3-47 and RM3-48" (Multiple Residential "RM3" Zone)

PROPOSAL: To permit the construction of a forty-two (42) unit Townhouse development in order to facilitate Site Plan File No. DA-18-175 notwithstanding that:

1. A minimum lot frontage of 35.0m shall be provided instead of the minimum required lot frontage of 50.0m required by the "RM3-48" site-specific zone.
2. A minimum front yard of 4.80m shall be provided abutting the Foothills Lane front lot line instead of the minimum required front yard of 5.0m required by the "RM3-48" site-specific zone.
3. A minimum side yard of 6.0m shall be provided abutting the westerly side lot line instead of the minimum required side yard of 7.0m required by the "RM3-48" site-specific zone.
4. A minimum rear yard of 3.75m shall be provided abutting the easterly 133.89m rear lot line instead of the minimum required rear yard of 6.0m required by the "RM3-48" site-specific zone.
5. A maximum density of 50 units per hectare shall be provided instead of the maximum permitted density of 40 units per hectare as required by the "RM3-47" site-specific zone and the maximum permitted density of 41 units per hectare as required by the "RM3-48" site-specific zone.
6. Not less than 35% of the lot area shall be landscaped including privacy area instead of the requirement that not less than 40% of the lot area shall be landscaped including privacy area as required by the "RM3-47" zone.
7. Not less than 35% of the lot area shall be landscaped including privacy areas instead of the requirement that not less than 40% of the lot area shall be landscaped including privacy areas as required by the "RM3-47" site-specific zone.

8. A minimum of 0.25 visitor parking spaces for each townhouse dwelling unit shall be provided instead of the minimum required 0.5 visitor parking spaces for each townhouse dwelling unit.

9. Where there is a grouping of three (3) or more parking spaces, a parking space shall be permitted to be as close as 1.25m to any dwelling unit located on the same lot, except that the provisions of this clause shall not apply to any parking space located within a private garage instead of the requirement that where there is a grouping of three (3) or more parking spaces, no parking space shall be provided closer than 3 metres to any dwelling unit located on the same lot, except that the provisions of this clause shall not apply to any parking space located within a private garage or underground garage.

10. Where the required minimum number of parking spaces is four (4) or more, the parking spaces shall be permitted to be as close as 0.5m to any lot line instead of the requirement that where the required minimum number of parking spaces is four (4) or more, no parking space shall be provided closer than 3.0m to any lot line.

11. Where the required minimum number of parking spaces is four (4) or more, the parking spaces shall be permitted to be as close as 4.8m to any dwelling unit located on a lot other than the said lot instead of the requirement that where the required minimum number of parking spaces is four (4) or more, no parking space shall be provided closer than 5.0m to any dwelling unit located on a lot other than the said lot.

12. Balconies, canopies, unenclosed porches and decks, including a cold cellar underneath same, shall be permitted to project into a required side yard not more than 4.0m instead of the requirement that balconies, canopies, unenclosed porches and decks are not permitted to project into a required side yard.

NOTE:

- i) The variances are necessary to facilitate Site Plan File No. DA-18-175.
- ii) This lot is intended to be developed as a Standard Condominium.
- iii) The variances are based on Minor Variance Plan 3 (dated June 26, 2020), The development is composed of Block 27 and part of Block 28 pursuant to Plan 62M-1241. The applicant shall ensure that the lots are merged in title or registered under identical ownership for the purpose of this development.
- iv) Pursuant to Variance No. 5, a maximum of 42 dwelling units shall be permitted.
- v) Pursuant to Variance No. 8, a minimum of eleven (11) visitor parking spaces shall be provided.

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

DATE: Thursday, July 23rd, 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.

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: July 7th, 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		
Existing Zoning: Multiple Residential "RM3-48"		
Item	Required	Proposed
Min. Lot Area	4,000 m ²	8,577.053 m ²
Min. Lot Frontage	50.0 m	38.74 m (Foothills) & 56.78 m (Barton) (MVR No. 1)
Min. Front Yard	5.0 m	4.88 m (Foothills) 4.77 m (Barton) (MVR No. 2)
Min. Side Yard	4.0 m	6.0 m (MVR No. 3)
Min. Flankage Side Yard	5.0 m	6.0 m
Min. Side Yard Abutting Single, Semi, and Duplex Zone	7.5 m	N/A
Min. Side Yard End Yard Abutting Street Townhouse	3.0 m	N/A
Min. Rear Yard	6.0 m	3.75 m (MVR No. 4)
Min. Rear Yard Abutting Single, Semi, and Duplex Zone	7.5 m	N/A
Min. Distance Between Buildings	12.0 m	19.7 m
Min. Building Distance between End Walls	2.0 m	3.0 m
Min. Distance between End Wall and Rear Wall	9.0 m	N/A
Max. Density	40 UPH	49 UPH (MVR No. 5)
Max. Building Height	11.0 m	>11.0 m
Max. Lot Coverage	35%	35% (MVR No. 6)
Min. Privacy Area Depth	4.5 m	4.5 m
Min. Landscaped Open Space	35%	38.50%
Min. Landscape Strip Abutting Privacy area & Lot Line	1.5 m	1.5 m
Landscape Strip Abutting Street	4.50 m	4.77 m
No. of Units	N/A	42 units
Parking Spaces	2 per unit = 84	84 spaces
Visitor	0.5 per unit = 21	11 spaces (MVR No. 8)
Parking Stall Size	2.60 m x 5.50 m	3.0 m x 5.8 m

VARIANCE AS PER APPLICABLE BYLAW REVIEW LETTER DATED APRIL 6, 2020.

VARIANCE #1 - TO PERMIT A MINIMUM LOT FRONTAGE OF 35.0 METRES ABUTTING FOOTHILLS LANE WHEREAS THE REQUIRED MINIMUM LOT FRONTAGE IS 50.0 METRES IN THE RM3-48 ZONE.

VARIANCE #2 - TO PERMIT A MINIMUM FRONT YARD SETBACK OF 4.80 METRES ABUTTING FOOTHILLS LANE WHEREAS THE REQUIRED MINIMUM FRONTYARD SETBACK IS 5.0 METRES IN THE RM3-48 ZONE.

VARIANCE #3 - TO PERMIT A MINIMUM SIDE YARD SETBACK OF 6.0 METRES TO THE WESTERLY LOT LINE ABUTTING THE RM2-38 ZONE WHEREAS THE REQUIRED MINIMUM SIDE YARD SETBACK IS 7.0 METRES IN THE RM3-47 ZONE.

VARIANCE #4 - TO PERMIT A MINIMUM REAR YARD SETBACK FOR TOWNHOUSE DWELLING UNITS OF 3.75 METRES TO THE EASTERLY LOT LINE ABUTTING THE NEIGHBOURHOOD INSTITUTIONAL "I1" ZONE IN THE CITY OF HAMILTON ZONING BY-LAW 05-200 WHEREAS THE REQUIRED MINIMUM REAR YARD FOR TOWNHOUSE DWELLING UNITS IS 6.0 METRES IN THE RM3-48 ZONE.

VARIANCE #5 - TO PERMIT A MAXIMUM DENSITY OF 50 UNITS PER HECTARE WHEREAS THE PERMITTED MAXIMUM DENSITY IS 40 UNITS PER HECTARE IN THE RM3-47 ZONE AND 41 UNITS PER HECTARE IN THE RM3-48 ZONE.

VARIANCE #6 - TO PERMIT A MAXIMUM LOT COVERAGE OF 40% WHEREAS THE REQUIRED MAXIMUM LOT COVERAGE IS 35%.

VARIANCE #7 - TO PERMIT A MINUMUM LANDSCAPED OPEN SPACE OF 35% WHEREAS THE REQUIRED MINIMUM LANDSCAPED OPEN SPACE IS TO BE 40% IN THE RM3-47 ZONE.

VARIANCE #8 - TO PERMIT 0.25 VISITOR PARKING SPACES FOR EACH TOWNHOUSE DWELLING UNIT WHEREAS THE REQUIRED MINIMUM VISITOR PARKING SPACES IS 0.5 SPACES PER TOWNHOUSE DWELLING UNIT.

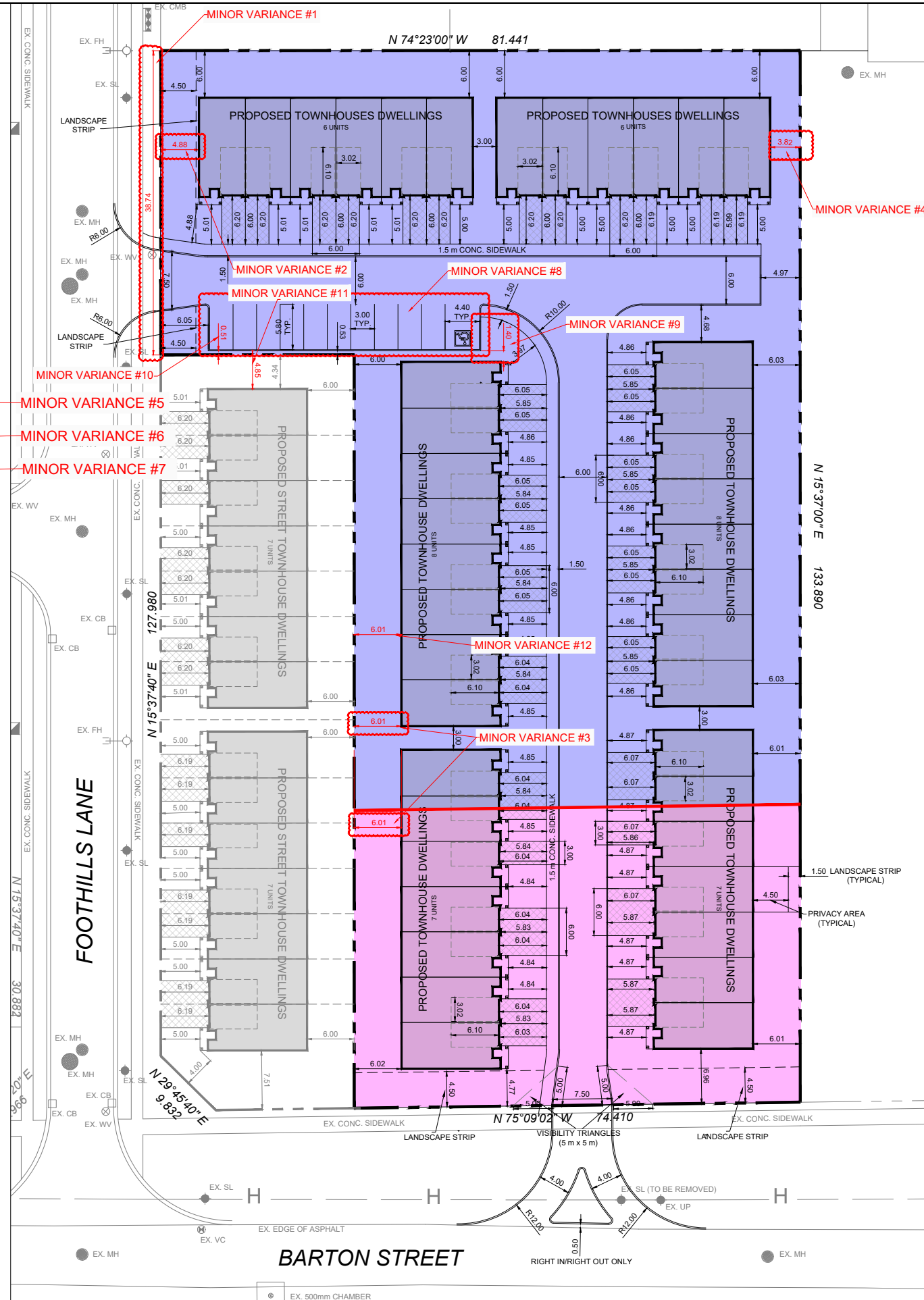
VARIANCE #9 - TO PERMIT A GROUPING OF THREE OR MORE PARKING SPACES 1.25 METRES TO ANY DWELLING UNIT LOCATED ON THE SAME LOT WHEREAS THE REQUIRED GROUPING OF THREE OR MORE PARKING SPACES SHALL BE SETBACK 3.0 METRES FROM A DWELLING UNIT LOCATED ON THE SAME LOT.

VARIANCE #10 - TO PERMIT THE LOCATION OF PARKING AREAS OF FOUR OR MORE TO BE WITHIN 0.5 METRES TO ANY LOT LINE WHEREAS PARKING AREAS ARE REQUIRED TO BE SETBACK 3.0 METRES TO ANY LOT LINE.

VARIANCE #11 - TO PERMIT THE LOCATION OF PARKING AREAS OF FOUR OR MORE TO BE WITHIN 4.8 METRES TO ANY DWELLING LOCATED ON ANOTHER LOT WHEREAS PARKING AREAS ARE REQUIRED TO BE SETBACK 5.0 METRES TO ANY DWELLING LOCATED ON ANOTHER LOT.

VARIANCE #12 - BACLONIE, CANOPIES, UNENCLOSED PORCHES AND DECKS, SHALL BE PERMITTED TO PROJECT INTO A REQUIRED SIDE YARD NOT MORE THAN 4.0 METRES INSTEAD OF THE REQUIREMENT THAT THEY ARE NOT PERMITTED IN A SIDE YARD.

DEVELOPMENT STATISTICS		
Existing Zoning: Multiple Residential "RM3-47"		
Item	Required	Proposed
Min. Lot Area	2,5000 m ²	8,577.053 m ²
Min. Lot Frontage	30.0 m	38.74 m (Foothills) & 56.78 m (Barton) (MVR No. 1)
Min. Front Yard	3.0 m	4.88 m (Foothills) 4.77 m (Barton) (MVR No. 2)
Min. Side Yard	7.0 m	6.0 m (MVR No. 3)
Min. Flankage Side Yard	7.5 m	6.0 m
Min. Side Yard Abutting Single, Semi, and Duplex Zone	7.5 m	N/A
Min. Side Yard End Yard Abutting Street Townhouse	3.0 m	N/A
Min. Rear Yard	2.0 m	6.0 m (MVR No. 4)
Min. Rear Yard Abutting Single, Semi, and Duplex Zone	7.5 m	N/A
Min. Distance Between Buildings	15.0 m	19.7 m
Min. Building Distance between End Walls	2.0 m	3.0 m
Min. Distance between End Wall and Rear Wall	9.0 m	N/A
Max. Density	40 UPH	49 UPH (MVR No. 5)
Max. Building Height	11.0 m	>11.0 m
Max. Lot Coverage	35%	35% (MVR No. 6)
Min. Privacy Area Depth	4.5 m	4.5 m
Min. Landscaped Open Space	40%	38.5% (MVR No. 7)
Min. Landscape Strip Abutting Privacy area & Lot Line	1.5 m	1.5 m
Landscape Strip Abutting Street	4.5 m	4.77 m
No. of Units	N/A	42 units
Parking Spaces	2 per unit = 84	84 spaces
Visitor	0.5 per unit = 24	11 spaces (MVR No. 8)
Parking Stall Size	2.60 m x 5.50 m	3.0 m x 5.8 m



N

SONOMA LANE

ZINFANDEL DR

FOOTHILLS LN

BARTON ST

KEY MAP - N.T.S.

SCALE 1:650

METRES

0 5 10 15 20 25 30

LEGEND:

SUBJECT LANDS

EXISTING BUILDINGS

"RM3" ZONE

"RM3-48" ZONE

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: NEXUS

CHECKED BY: S. MANCHIA

DRAWN BY: M.GOWANS

DATE: JUNE 25, 2020

1147 Garner Road West
Hamilton, ON L9G 3K9
905-540-4280 - urbancore.info

PROJECT:

FOOTHILLS OF WINONA
CITY OF HAMILTON

CLIENT:

1800615 ONTARIO INC.

TITLE:

MINOR VARIANCE PLAN 3

U/S FILE NUMBER:

290-18

SHEET NUMBER:

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

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

FOR OFFICE USE ONLY.

APPLICATION NO. SC/A. 20:105 DATE APPLICATION RECEIVED May 16/20

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

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

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *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 5000993 Ontario Inc.

2.

3. Name of Agent UrbanCore Developments

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: N/A

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

Please refer to cover letter for list of proposed Minor Variances

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

Please refer to cover letter.

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

Block 27 & Part of Block 28, 62M-1241

(DA 18:175)

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?

Consultation with owner.

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. ^{N/A}

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.

Date

Apr 29/20

Signature Property Owner

5000993 Ontario Inc.

Print Name of Owner

10. Dimensions of lands affected:

Frontage +/- 38.74 m

Depth +/- 81.44 m

Area +/- 8,577.05 sq. m

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: Site is currently vacant.

Proposed: _____

Proposed 42 Block Townhouses, two storeys in height via private condominium road being accessed off of Foothills Lane and Barton Street. Please refer to enclosed Minor Variance sketch for additional information.

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

Existing: Site is currently vacant.

Proposed: Please refer to enclosed Minor Variance Sketch.

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: Vacant
16. Existing uses of abutting properties: North: vacant, South: Winona Park, East: St. Gabriel Catholic Elementary School, West: Residential.
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 | <input checked="" type="checkbox"/> | Connected | <input type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
Urban Hamilton Official Plan "Neighbourhoods" and Fruitland-Winona Secondary Plan "Low Density Residential 2 Site Specific Policy Area I".
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
City of Stoney Creek Zoning By-law No 3962-92 "RM3-47" & "RM3-48"
21. Has the owner previously applied for relief in respect of the subject property?
Yes No
If the answer is yes, describe briefly.
N/A
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.



RECEIVED
MAY - 6 2020

May 4, 2020

290-18

Via Delivered

Mr. Jamila Sheffield
Secretary-Treasurer
Committee of Adjustment

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

Dear Ms. Sheffield,

**Re: Block 27 & Part of Block 28 of 62M-1241, Stoney Creek, Hamilton
Minor Variance Application Submission**

Urbancore Developments on behalf of the owner 5000933 Ontario Inc., is pleased to submit the enclosed Minor Variance application for the lands known as Block 27 & Part of Block 28 of 62M-1241, Stoney Creek, in the City of Hamilton.

A Site Plan application (DA-18-175) was submitted on September 13, 2018 for the subject lands. Conditional approval was not received as the proposal exceeded the maximum permitted density. Since the submission, an Urban Hamilton Official Plan Amendment application has been submitted to increase the maximum permitted density over the balance of the Foothills of Winona Subdivision (62M-1241). A staff report recommending approval has been received and will be scheduled for the first Planning Committee meeting once Planning Committee resumes at which time staff have noted conditional Site Plan approval will be issued. The proposed development includes 42 Block Townhouses as part of a Standard Condominium that will have 13 visitor parking spaces with vehicular access from Barton Street and Foothills Lane.

The subject lands are currently designated Neighbourhoods in the Urban Hamilton Official Plan and Low Density Residential 2 Area I of the Fruitland - Winona Secondary Plan. The subject lands are zoned Multiple Residential - Three "RM3-47" and Multiple Residential - Three "RM3-48" in the City of Stoney Creek Zoning By-law No. 3692-92.

Purpose of the Application

This Minor Variance Application is required on the subject lands within an Multiple Residential - Three "RM3-47" and Multiple Residential - Three "RM3-48" Zone to facilitate the Site Plan approval. The requested variances from the City of Stoney Creek Zoning By-law No. 3692-92 were identified in an

Applicable Law Review respecting zoning by-law compliance was completed on April 6, 2020 and have identified the applicable zoning deficiencies, and are as follows:

- Variance No. 1: To permit a minimum lot frontage of 35.0 metres abutting Foothills Lane whereas the required minimum lot frontage is 50.0 metres in the RM3-48 Zone.
- Variance No. 2: To permit a minimum front yard setback of 4.8 metres abutting Foothills Lane whereas the required minimum front yard setback is 5.0 metres in the RM3-48 Zone.
- Variance No. 3: To permit a minimum side yard setback of 6.0 metres to the westerly lot line abutting the RM2-38 Zone whereas the required minimum side yard setback is 7.0 metres in the RM3-47 Zone.
- Variance No. 4: To permit a minimum rear yard setback for townhouse dwelling units of 3.75 metres to the easterly lot line abutting the Neighbourhood Institutional "I1" Zone in City of Hamilton Zoning By-law 05-200 whereas the required minimum rear yard for townhouse dwelling units is 6.0 metres in the RM3-48 Zone.
- Variance No. 5: To permit a maximum density of 50 units per hectare whereas the permitted maximum density is 40 units per hectare in the RM3-47 Zone and 41 units per hectare in the RM3-48 Zone.
- Variance No. 6: To permit a maximum lot coverage of 40% whereas the required maximum lot coverage is 35%.
- Variance No. 7: To permit a minimum landscaped open space of 35% whereas the required minimum landscaped open space is to be 40% in the RM3-47 Zone.
- Variance No. 8: To permit 0.25 visitor parking spaces for each townhouse dwelling unit whereas the required minimum visitor parking space is 0.5 spaces per townhouse dwelling unit.
- Variance No. 9: To permit a grouping of three or more parking spaces 1.25 metres to any dwelling unit located on the same lot whereas the required grouping of three or more parking spaces shall be setback 3.0 metres from a dwelling unit located on the same lot.
- Variance No. 10: To permit the location of parking on an adjacent lot that on which the use is located whereas parking is required to be on the same lot on which the use is located.

To assist in the evaluation of the application, please refer to the enclosed Minor Variance Sketch.

Section 45(1) of the *Planning Act*, R.S.O., 1990, as amended, requires a Minor Variance to satisfy four tests. The above variances are technical in nature, promote good Urban Design principles and the built form and site orientation is in keeping with DA-18-175. The proposed variances are required generally due to the irregular shape of lot and therefore unique classifications of the lot lines based on this, it is our opinion that the application for the above minor variances satisfies the four tests outlined in Section 45(1) of the

Planning Act as the relief requested is minor in nature, is desirable for the appropriate development of the lands, and meets the general intent and purpose of the Official Plan and Zoning By-law.

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

- Two (2) copies of the completed Minor Variance Application form;
- One (1) copy of the Zoning Review;
- Two (2) copies of the Minor Variance Sketch; and,
- One (1) cheque payable to the City of Hamilton in the amount of **\$3,302.00**.

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

Regards,
UrbanCore



Spencer McKay
Project Manager

cc: Messrs. A. DiCenzo & S. Manchia, 5000933 Ontario Inc.
Councillor Maria Pearson, Ward 10, City of Hamilton (cover letter only)
Mr. Steve Robichaud, Chief Planner, City of Hamilton (cover letter only)