

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-20:159

APPLICANTS: Owner 2652385 Ontario Inc. c/o J. Sharma
Agent T. Johns Consulting Group c/o D. Morris

SUBJECT PROPERTY: Municipal address **20 Ainslie Ave., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-law 95-02; 95-33; 19-307

ZONING: C/S-1335; C/S-1335a; C/S-1788 (Urban Protected Residential) district

PROPOSAL: To permit the conveyance of the easterly portion of the subject lands (known as Part 2) in order to facilitate the creation of one (1) new lot for the construction of a single family dwelling, and retain the westerly portion of the subject lands (known as Part 1) in order to facilitate the construction of a single family dwelling as per consent application HM/B-20:47, notwithstanding that:

1. A lot width of 8.3 metres shall be permitted instead of the minimum required lot width of 12.0 metres.
2. A minimum lot area of 300.0 square metres shall be permitted instead of the minimum required lot area of 360.0 square metres.
3. A maximum gross floor area ratio factor of 0.65 shall be permitted instead of the maximum gross floor area ratio factor required of 0.45.

NOTES:

1. The owner shall ensure building height is provided from grade as defined. A maximum building height of 9.0 metres and two-storeys is permitted, should the proposed single family dwelling exceed the maximum building height permitted, further variances shall be required.
2. Variance for maximum gross floor area has been written as requested by the owner. Should the maximum gross floor area exceed a ratio factor of 0.65, further variances will be required.
3. The owner shall ensure a minimum of 50% front yard landscaping is provided for each single family dwelling. Planning Rationale prepared by T. Johns Consulting Group states "the proposed lot area can accommodate... a minimum of 50.0% landscaping". Site plan submitted has not provided front yard landscaping details from which to confirm zoning compliance. As such, further variances will be required should the requirements under Section 18(14) not be met.

4. The owner shall ensure the garage floor level of the attached garage be a minimum of 0.3 metres above grade for each single family dwelling. Site plan submitted has not provided details of the parking from which to confirm zoning compliance. As such, further variances will be required should the requirements under Section 18A(7b) not be met.

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

DATE:	Thursday, September 17th, 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:

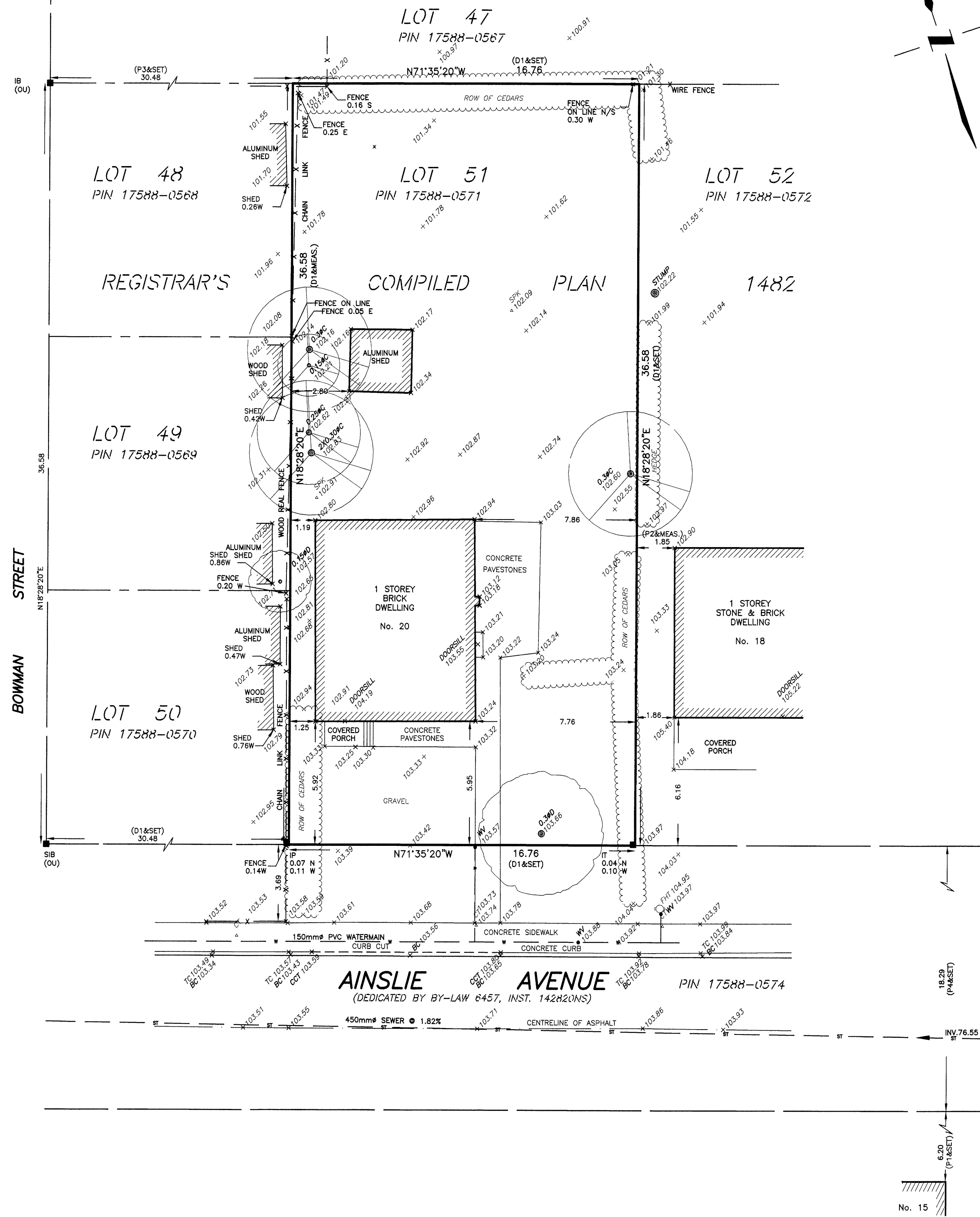
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 4144
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: September 1st, 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.

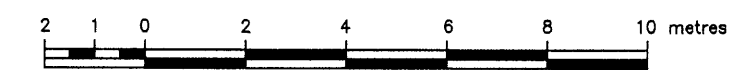
METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 51
REGISTRAR'S COMPILED PLAN 1482
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

SCALE 1 : 150



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2019

REPORT SUMMARY

PROPERTY DESCRIPTION: 20 AINSIE AVENUE, BEING LOT 51,
REGISTRAR'S COMPILED PLAN 1482, CITY OF HAMILTON,
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH, PIN 17588-0571.

THERE ARE NO EASEMENTS REGISTERED ON TITLE.

COMMENTS: NOTE LOCATION OF FENCES.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928
(1978 ADJUSTMENT), AND WERE DERIVED FROM ONTARIO CONTROL MONUMENT
No. 0011965U033, HAVING A PUBLISHED ELEVATION OF 100.149 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
LIMIT OF AINSIE AVENUE AS SHOWN ON PLAN 62R-3975, HAVING A
BEARING OF N71°35'20"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
IP	DENOTES	IRON PIPE
IT	DENOTES	IRON TUBE
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
WV	DENOTES	WATER VALVE
FHT	DENOTES	FIRE HYDRANT TOP
P1	DENOTES	PLAN 62R-3975
P2	DENOTES	MACKAY & MACKAY, O.L.S., AUG. 13, 1952
P3	DENOTES	MACKAY & MACKAY, O.L.S., MAY 18, 1951
P4	DENOTES	A.J. CLARKE AND ASSOCIATES O.L.S., OCT. 8, 1979
D1	DENOTES	INSTRUMENT HL213397
(OU)	DENOTES	ORIGIN UNKNOWN

0.20φ DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20φ DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:

THIS REPORT WAS PREPARED FOR JAYANT SHARMA AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

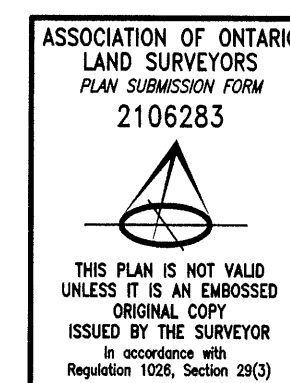
I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON NOVEMBER 18, 2019.

NOVEMBER 20, 2019

DATE

BORYS KUBICKI
ONTARIO LAND SURVEYOR



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

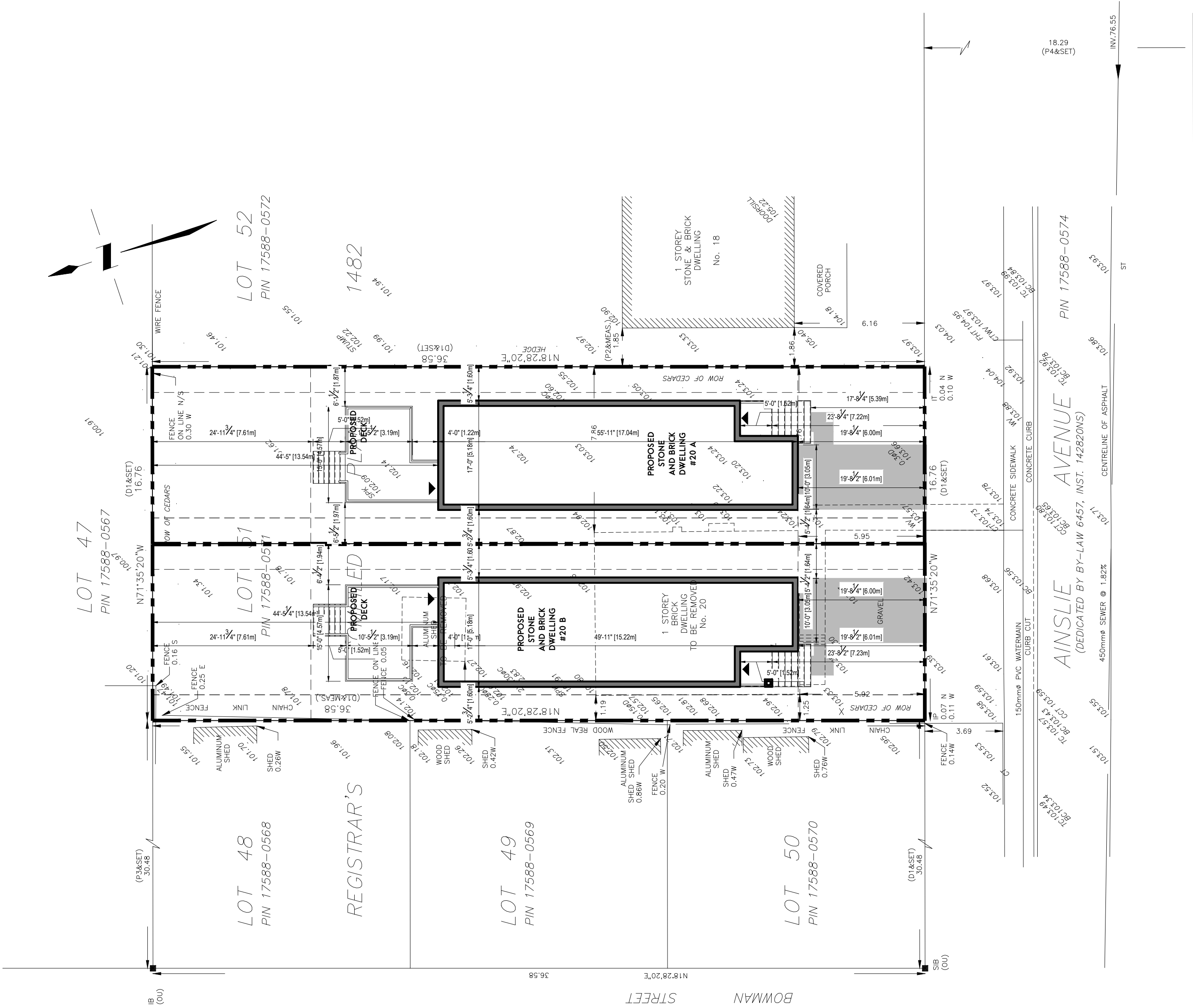
DRAWN BY: H.P.

FILE No. 8322-SRPR-T

1:150

CONCEPTUAL SITE PLAN

	AINSLIE AVENUE	
	#20A	#20B
Lot Area	306.02 sq. m	306.02 sq. m
Lot Width	8.38 m	8.38 m
Front Yard	6.00 m	6.00 m
Side Yard	1.60 m	1.60 m
Side Yard	1.60 m	1.60 m
Rear Yard	13.54 m	13.54 m
Lot Cov.		
House (Garage Included)	83 sq. m	83 sq. m
Porch	2.55 sq. m	2.55 sq. m
Deck	17.04 sq. m	17.04 sq. m
Total	102.59 sq. m	102.59 sq. m
	33.52 %	33.52 %
GFA		
First Floor	61.72 sq. m	61.72 sq. m
Second Floor	81.09 sq. m	81.09 sq. m
Basement	51.33 sq. m	51.33 sq. m
Total	194.14 sq. m	194.14 sq. m
	0.63	0.63



HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
1A CONESTOGA DRIVE #3011 BRAMPTON, ON L6Z 4N5
T:647.206.9555 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME B.C.I.N.

REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME B.C.I.N.

REVISION LIST

1	REVISED AS PER CLIENT	06.16.2020
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED TO CLIENT	02.19.2020
2	ISSUED FOR REVIEW	04.06.2020
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH:

TRUE NORTH:



DRAWING TITLE:

DRAWN BY:

ADDRESS:

SHEET NO.

CHECKED BY:

20 AINSLIE AVE

2020-026

SCALE:

SITE PLAN

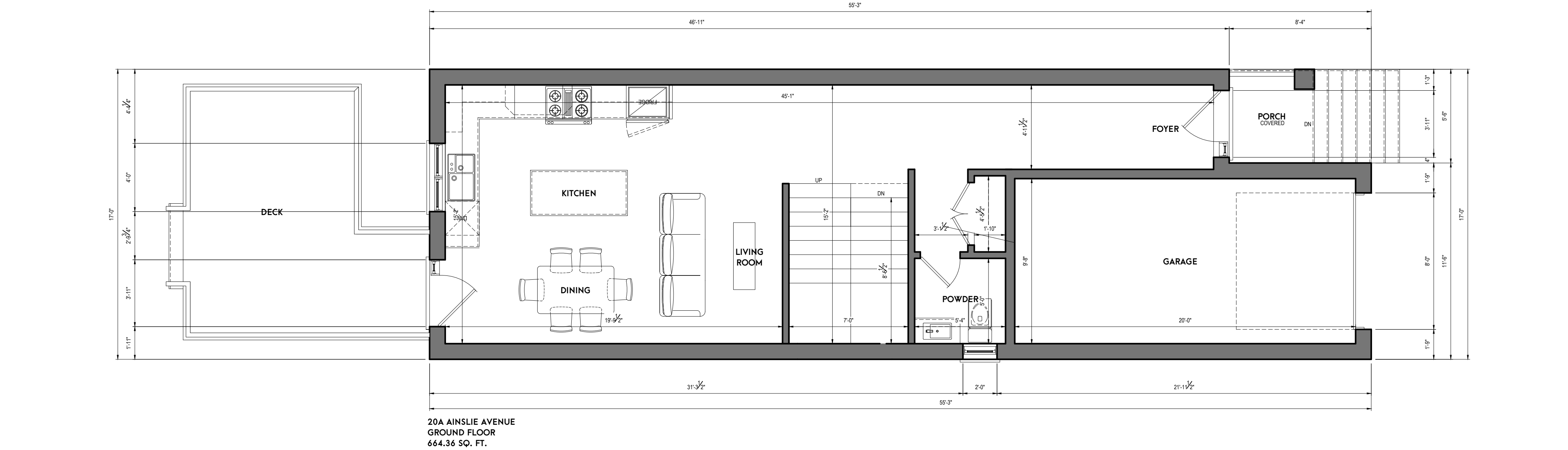
J.D.

1:150

SP

1/4"=1'-0"

BASEMENT FLOOR PLAN



1/4"=1'-0"

GROUND FLOOR PLAN



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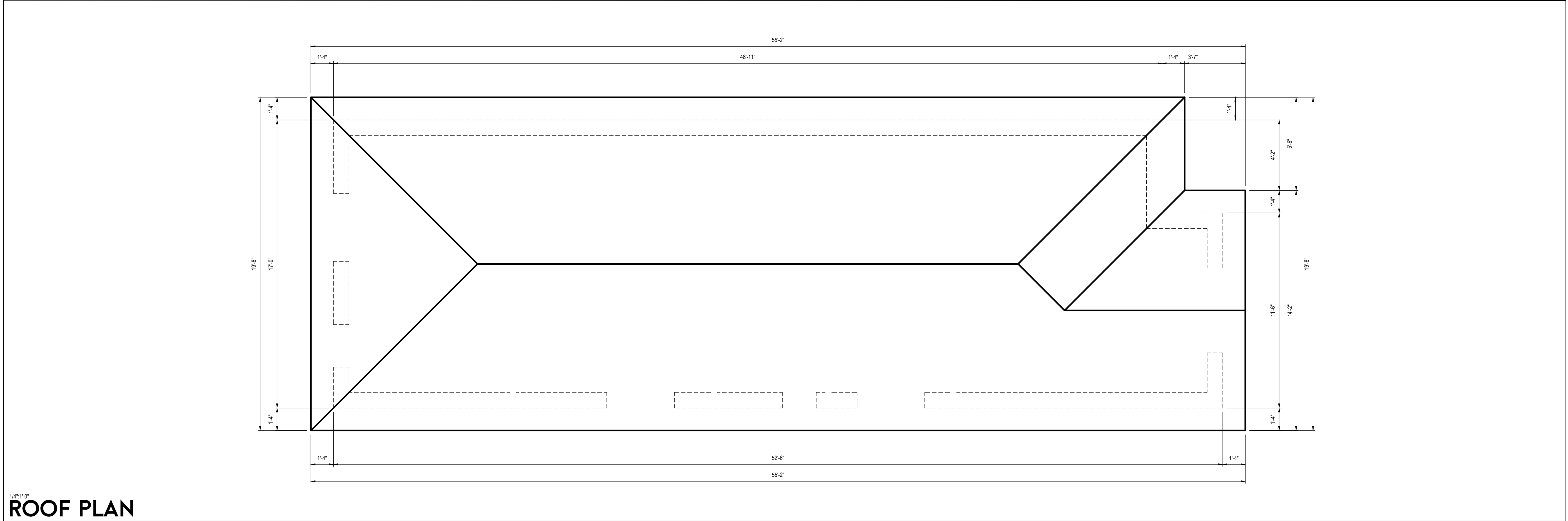
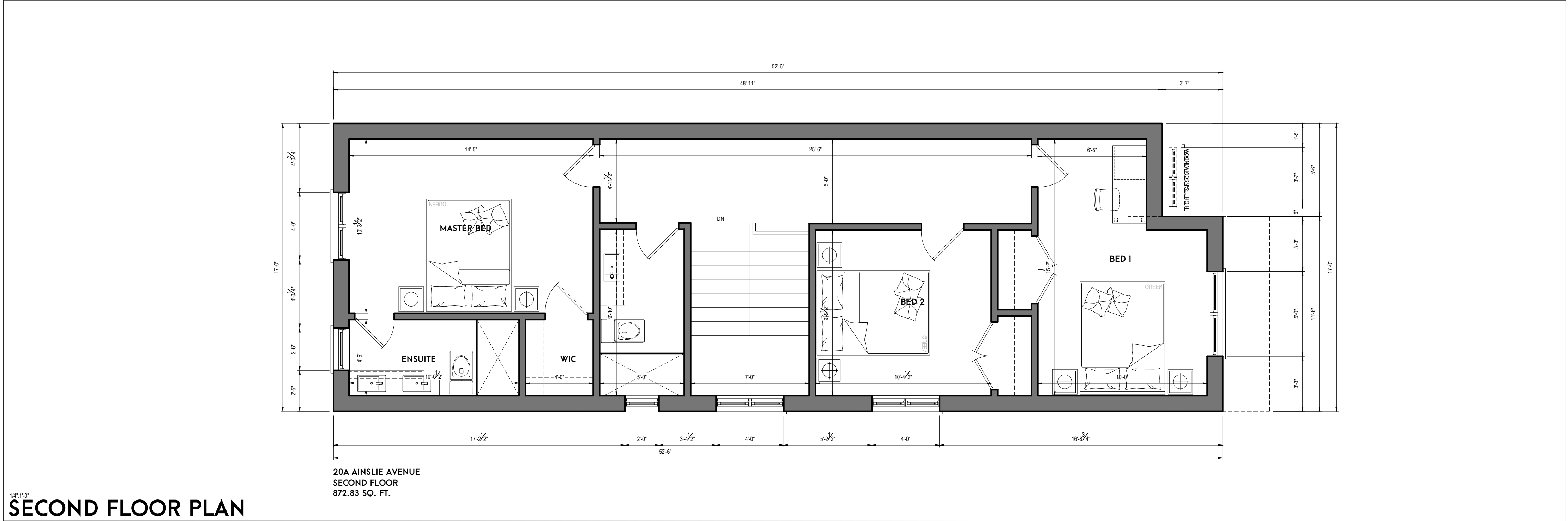
NO.	REVISION	DATE
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5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: BASEMENT & GROUND FLOOR PLAN
DRAWN BY: S.E. **CHECKED BY:** J.D.
ADDRESS: 20 AINSLIE AVE
PROJECT NO. 2020-026 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A101**



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ISSUE LIST

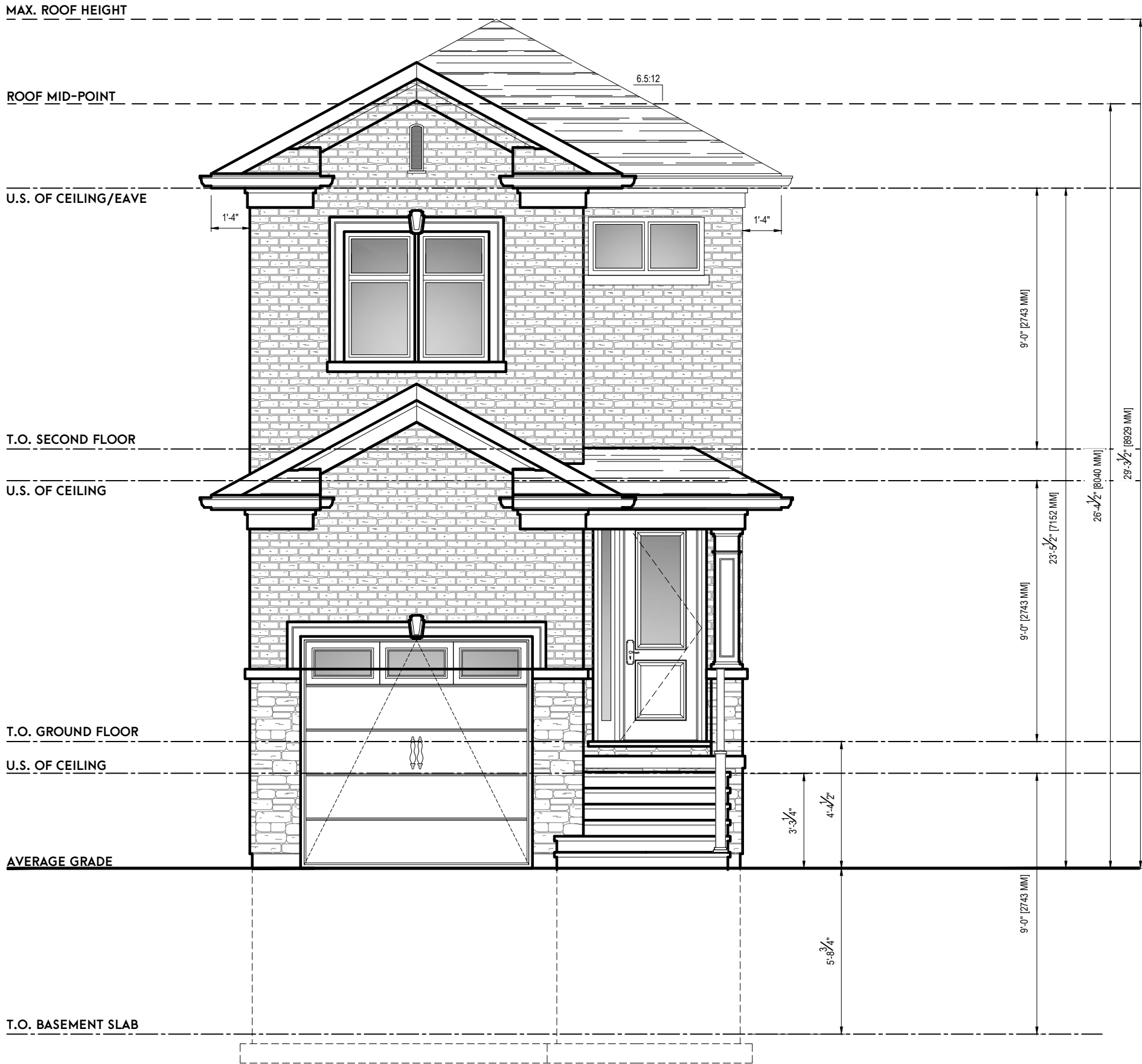
NO.	ISSUED TO CLIENT	DATE
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PROJECT NORTH: TRUE NORTH:

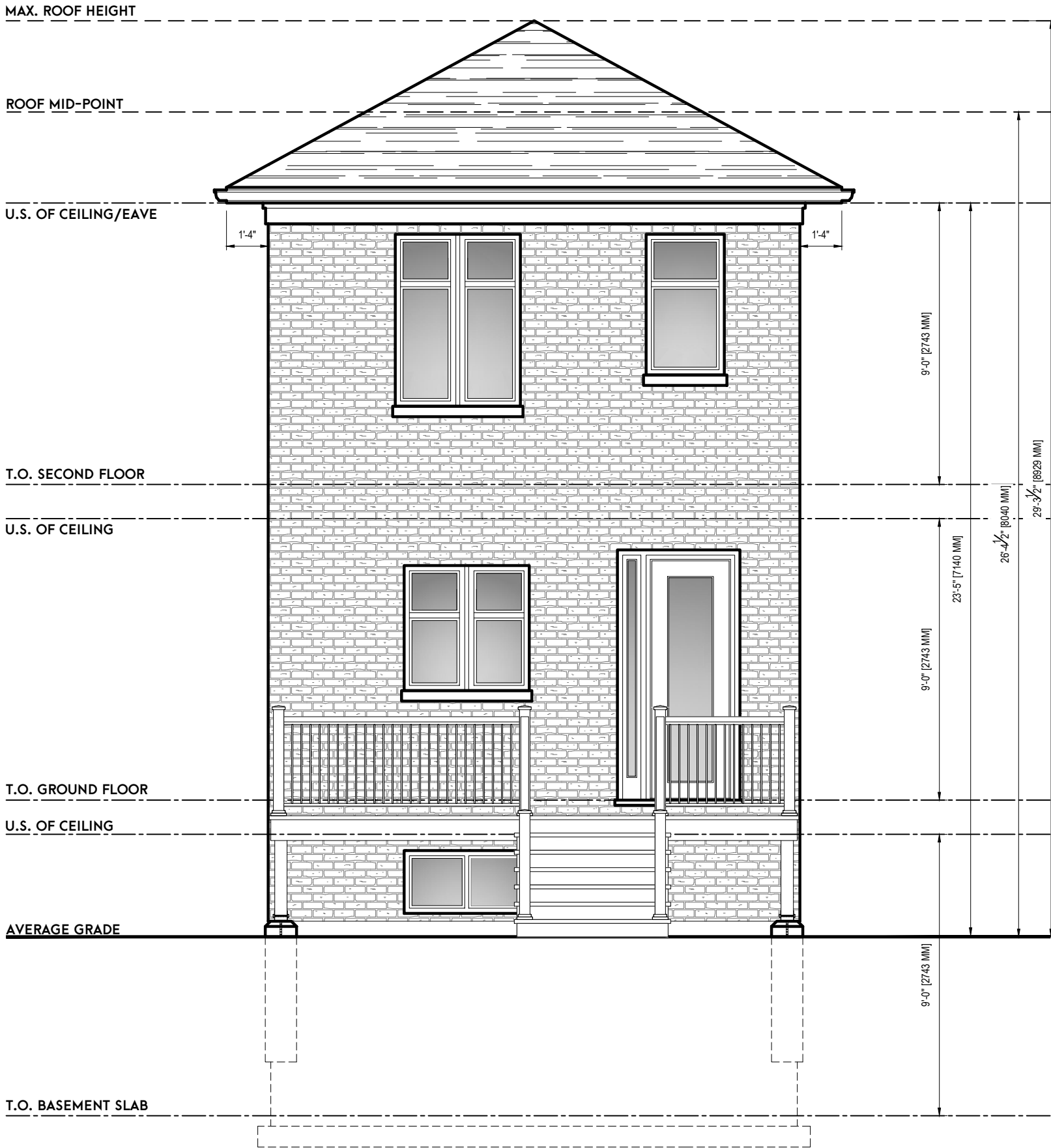


DRAWING TITLE: SECOND FLOOR PLAN & ROOF PLAN
DRAWN BY: S.E. CHECKED BY: J.D.
ADDRESS: 20 AINSLIE AVE
PROJECT NO. 2020-026
SHEET NO. SCALE: 1/4" = 1'-0"

A102



1/4"=1'-0"
FRONT ELEVATION



1/4"=1'-0"
REAR ELEVATION

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T:647.206.9555 | E:INFO@HUISDESIGNS.CA
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PROJECT NORTH:



TRUE NORTH:



DRAWING TITLE:

ARCHITECTURAL ELEVATIONS

DRAWN BY:

J.H.

CHECKED BY:

J.D.

ADDRESS:

20 AINSLIE AVE

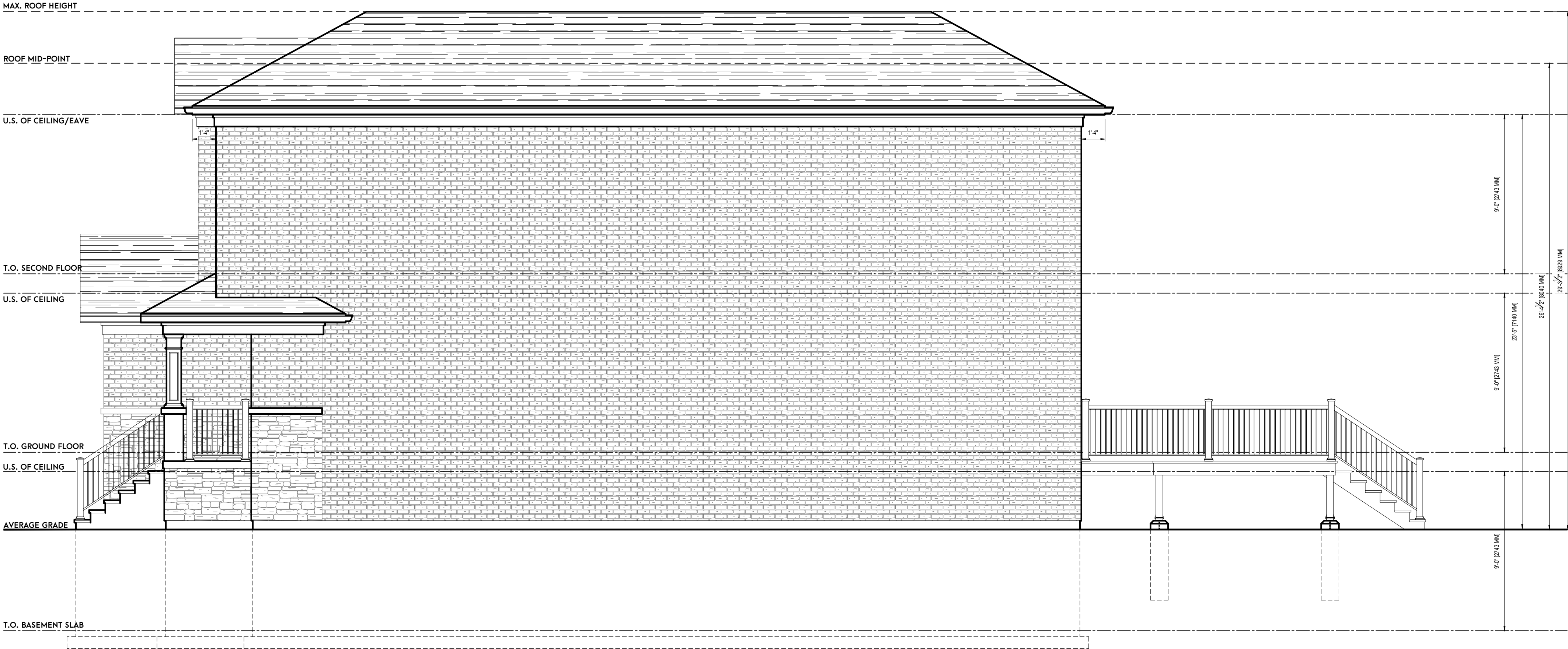
PROJECT NO.

2020-026

SHEET NO.

SCALE: 1/4" = 1'-0"

A201



1/4"=1'-0"
RIGHT ELEVATION

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PROJECT NORTH:



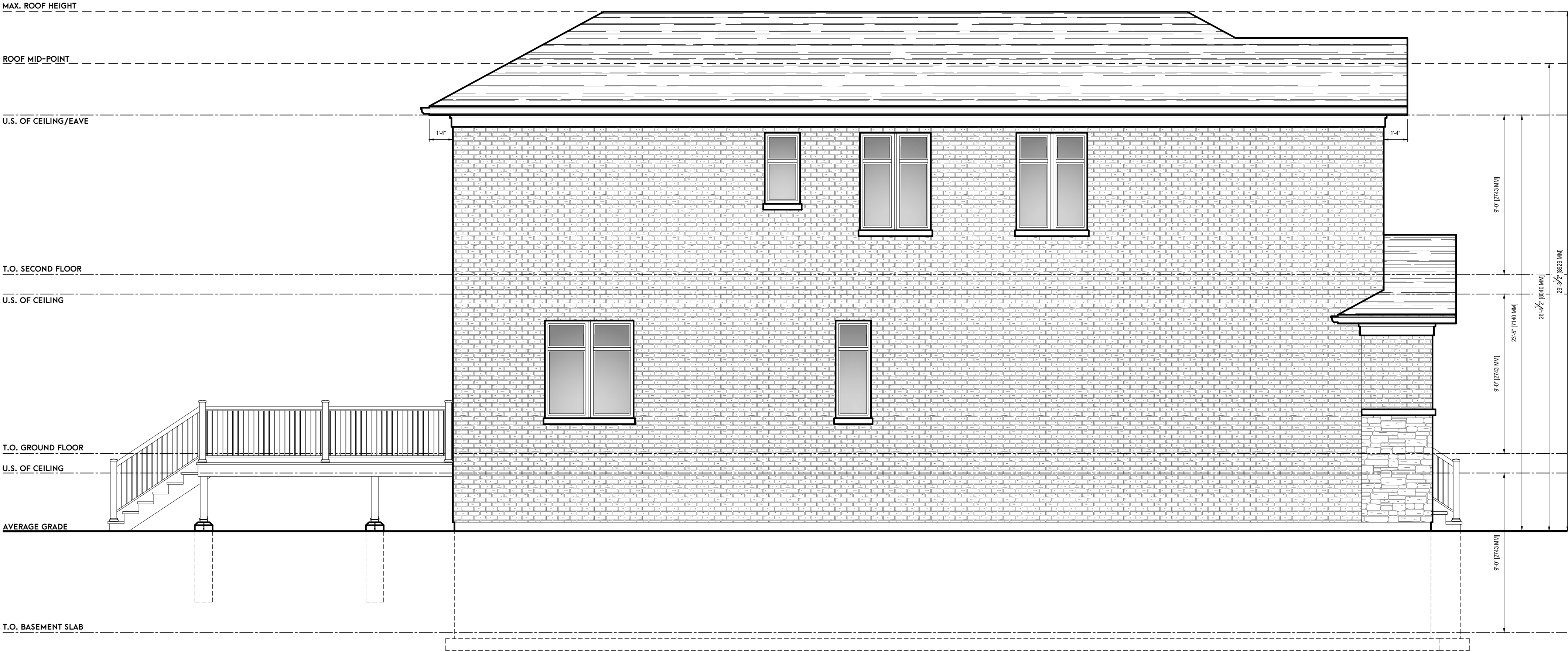
TRUE NORTH:



DRAWING TITLE:

ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. CHECKED BY: J.D.
ADDRESS: 20 AINSLIE AVE
PROJECT NO. 2020-026
SHEET NO.

SCALE: 1/4" = 1'-0"
A202



1/4"=1'-0"
LEFT ELEVATION

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1A CONESTOGA DRIVE #301 | BRAMPTON, ON L6Z 4N5
T:416.206.9555 | E:INFO@HUISDESIGNS.CA
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2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:



DRAWING TITLE: ARCHITECTURAL ELEVATIONS

DRAWN BY: J.H. CHECKED BY: J.D.

ADDRESS: 20 AINSLIE AVE

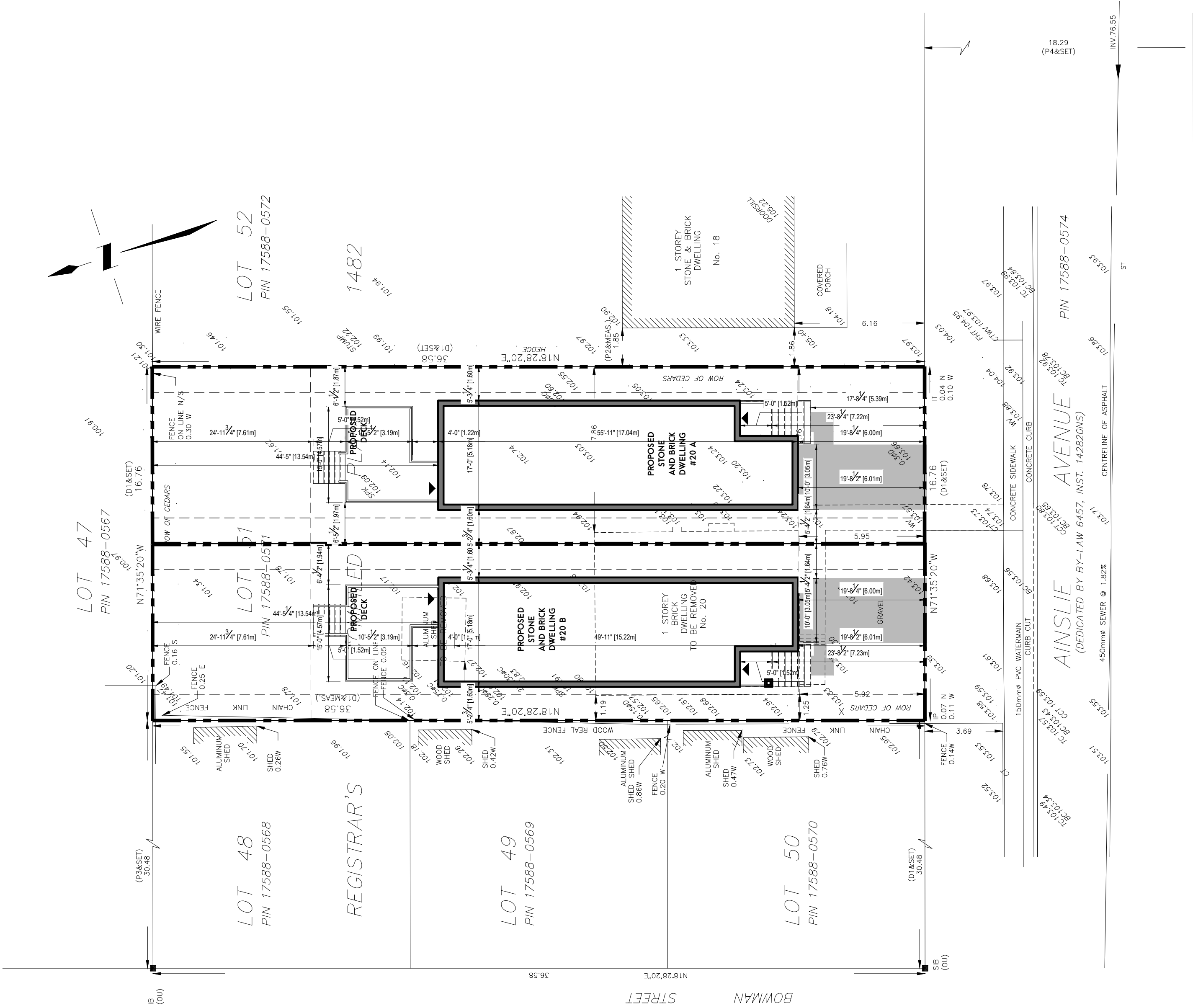
PROJECT NO. 2020-026 SCALE: 1/4" = 1'-0"

SHEET NO. A203

1:150

CONCEPTUAL SITE PLAN

AINSLIE AVENUE			
		#20A	#20B
Lot Area		306.02 sq. m	306.02 sq. m
Lot Width		8.38 m	8.38 m
Front Yard		12.00 m	6 m
Side Yard		1.60 m	1.6 m
Side Yard		1.60 m	1.6 m
Rear Yard		9.37 m	13.54 m
Lot Cov.			
House (Garage Included)		83 sq. m	83 sq. m
Porch		2.55 sq. m	2.55 sq. m
Deck		17.04 sq. m	17.04 sq. m
Total		102.59 sq. m	102.59 sq. m
		33.52 %	33.52 %
GFA			
First Floor		61.72 sq. m	61.72 sq. m
Second Floor		81.09 sq. m	81.09 sq. m
Basement		51.33 sq. m	51.33 sq. m
Total		194.14 sq. m	194.14 sq. m
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CUSTOM HOME DESIGN AND RENOVATIONS
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FIRM NAME B.C.I.N.

REVISION LIST

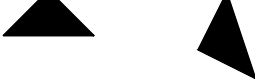
1	REVISED AS PER CLIENT	06.16.2020
2	-	MM.DD.YYYY
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ISSUE LIST

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2	ISSUED FOR REVIEW	04.06.2020
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH:

TRUE NORTH:



DRAWING TITLE:

DRAWN BY:

CHECKED BY:

ADDRESS:

20 AINSLIE AVE

PROJECT NO.

2020-026

SHEET NO.

SCALE:

1:150

SP

SITE PLAN

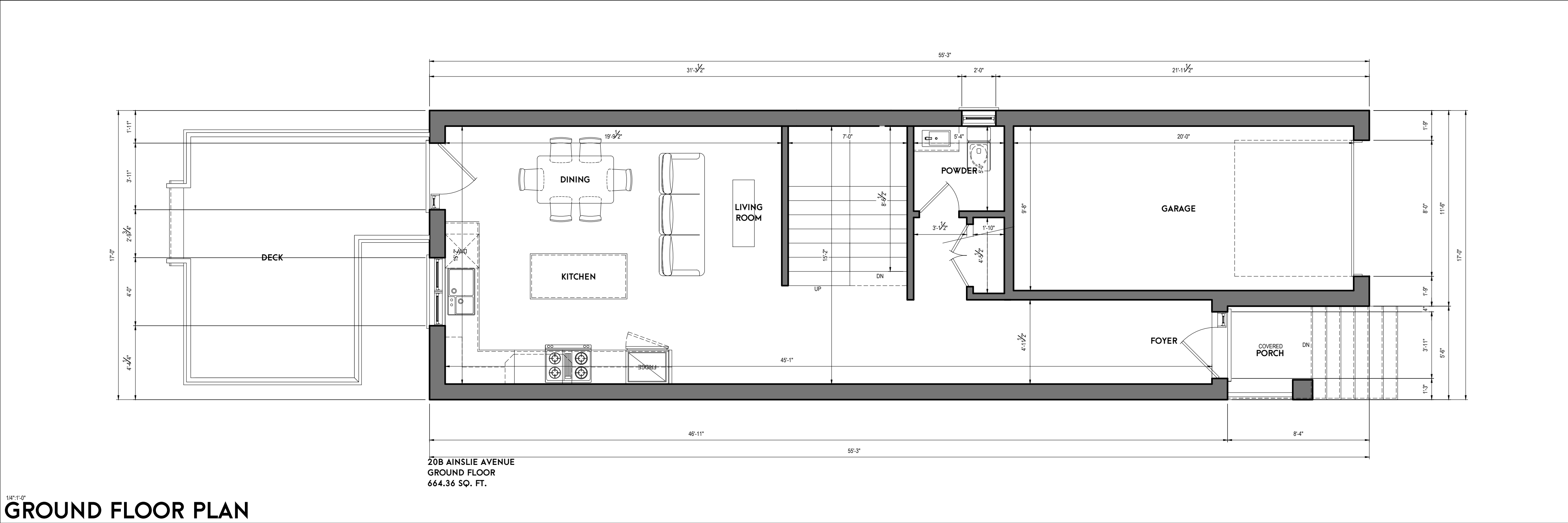
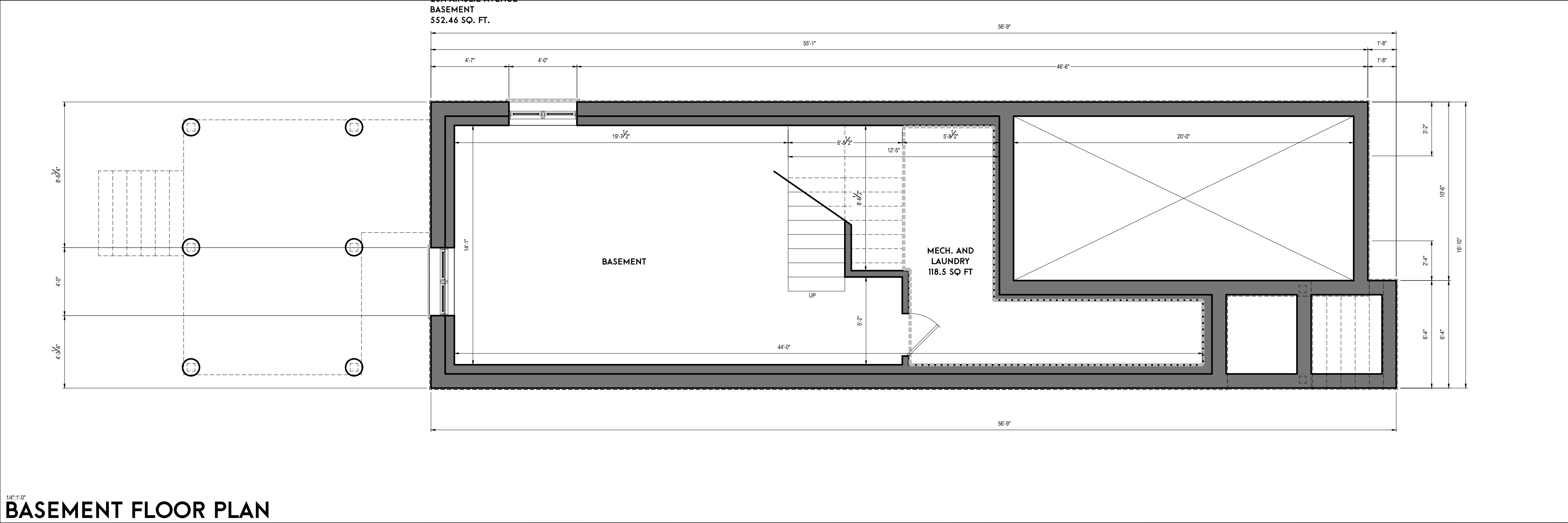
J.D.

20 AINSLIE AVE

2020-026

1:150

SP



HUIS
DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
1A CONESTOGA DRIVE #301 | BRAMPTON, ON L6Z 4N5
T:647.206.9555 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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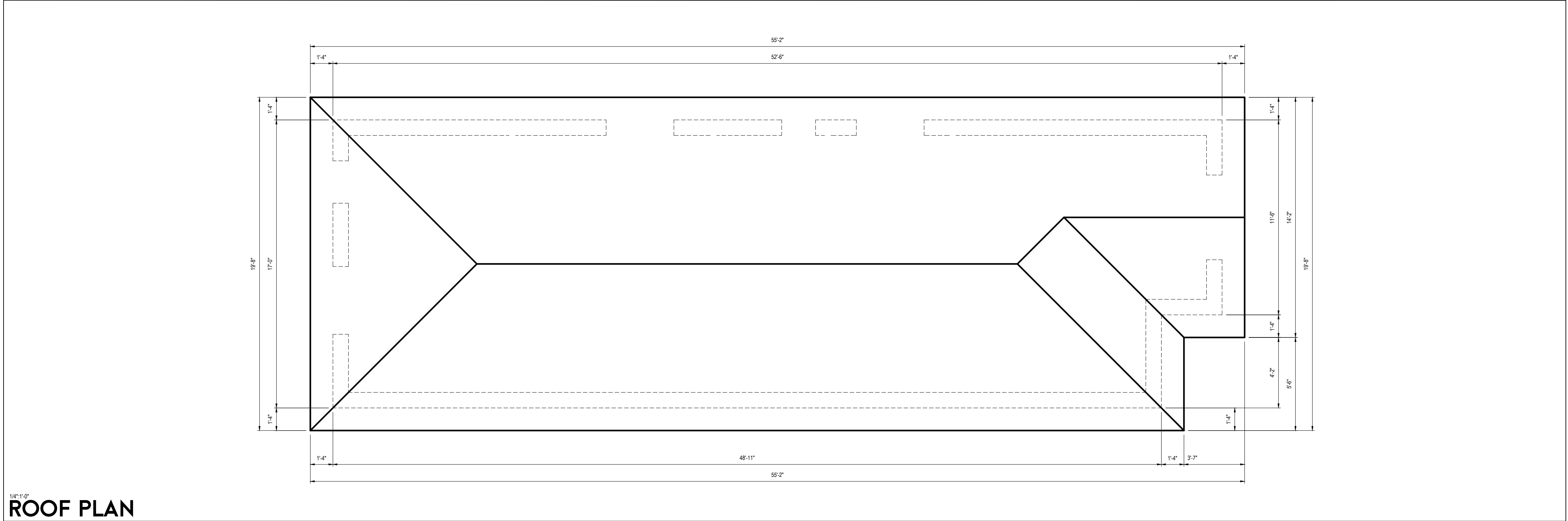
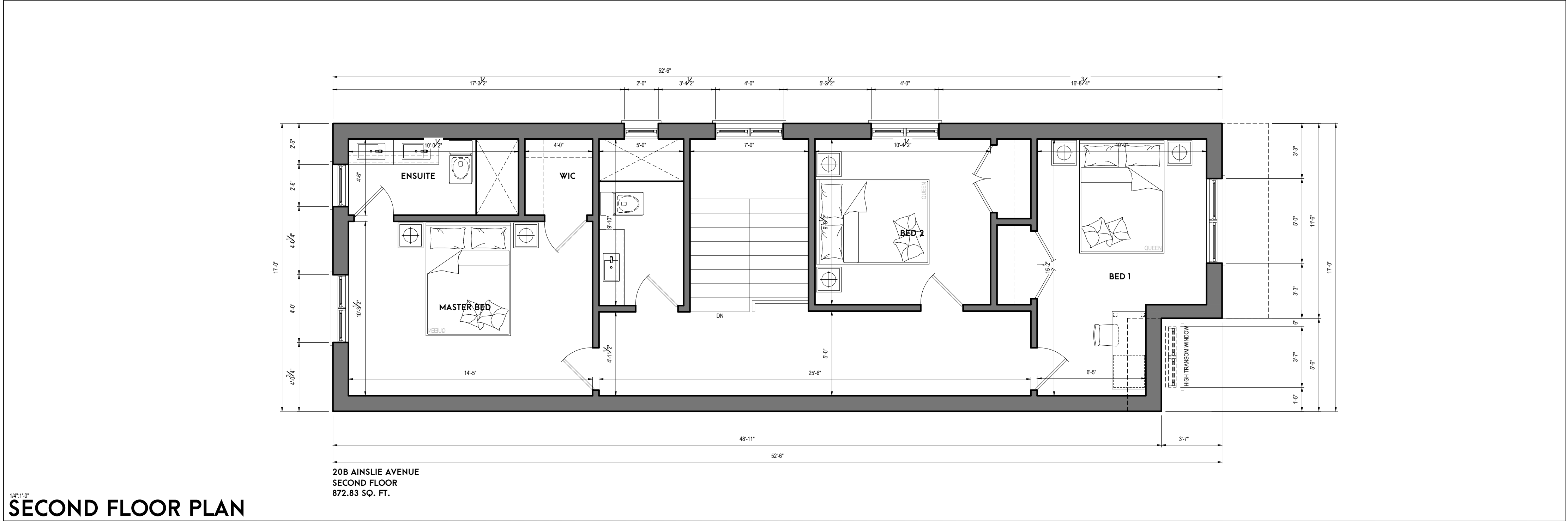
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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: BASEMENT & GROUND FLOOR PLAN
DRAWN BY: S.E. **CHECKED BY:** J.D.
ADDRESS: 20 AINSLIE AVE
PROJECT NO. 2020-026 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A101**



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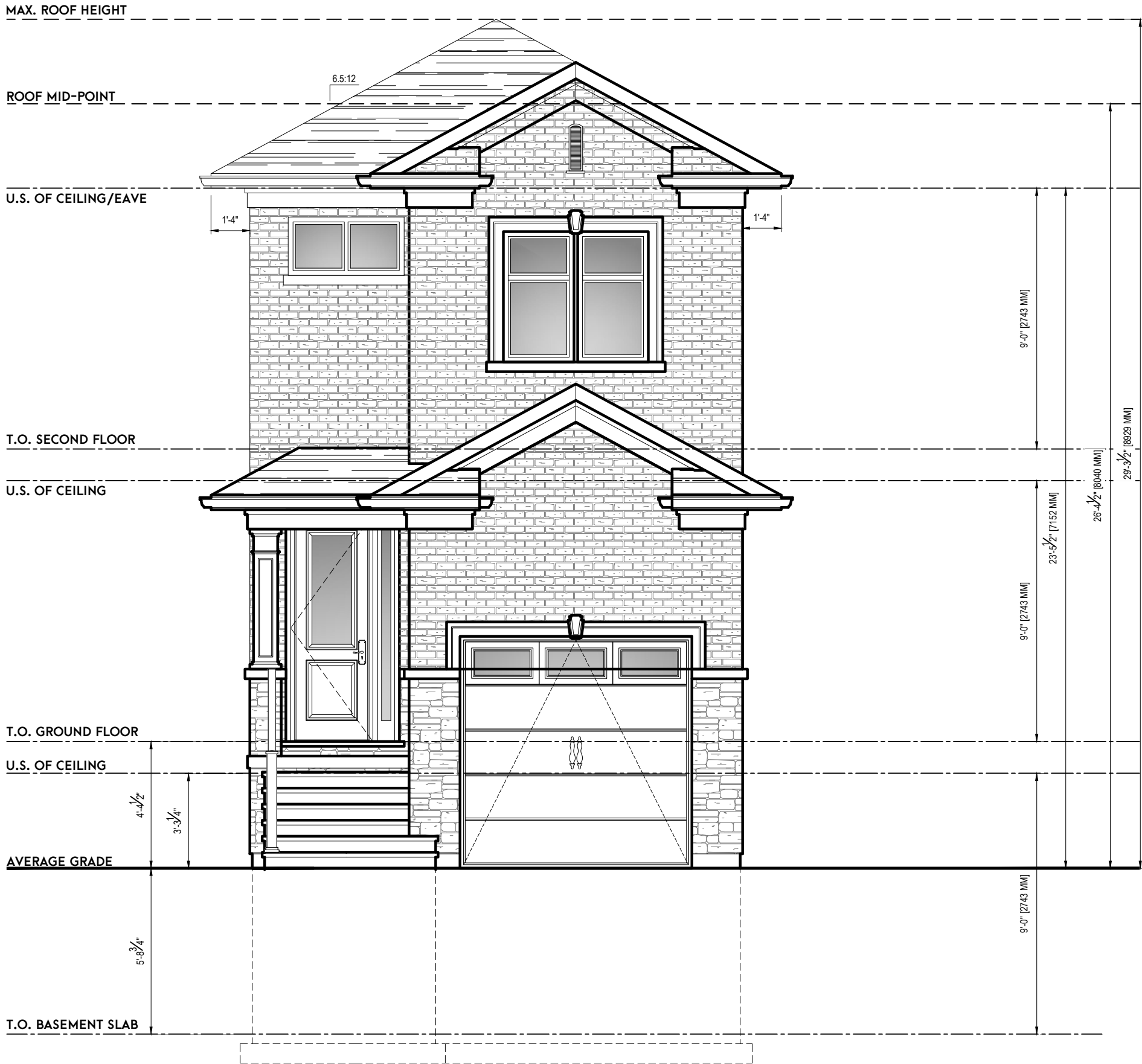
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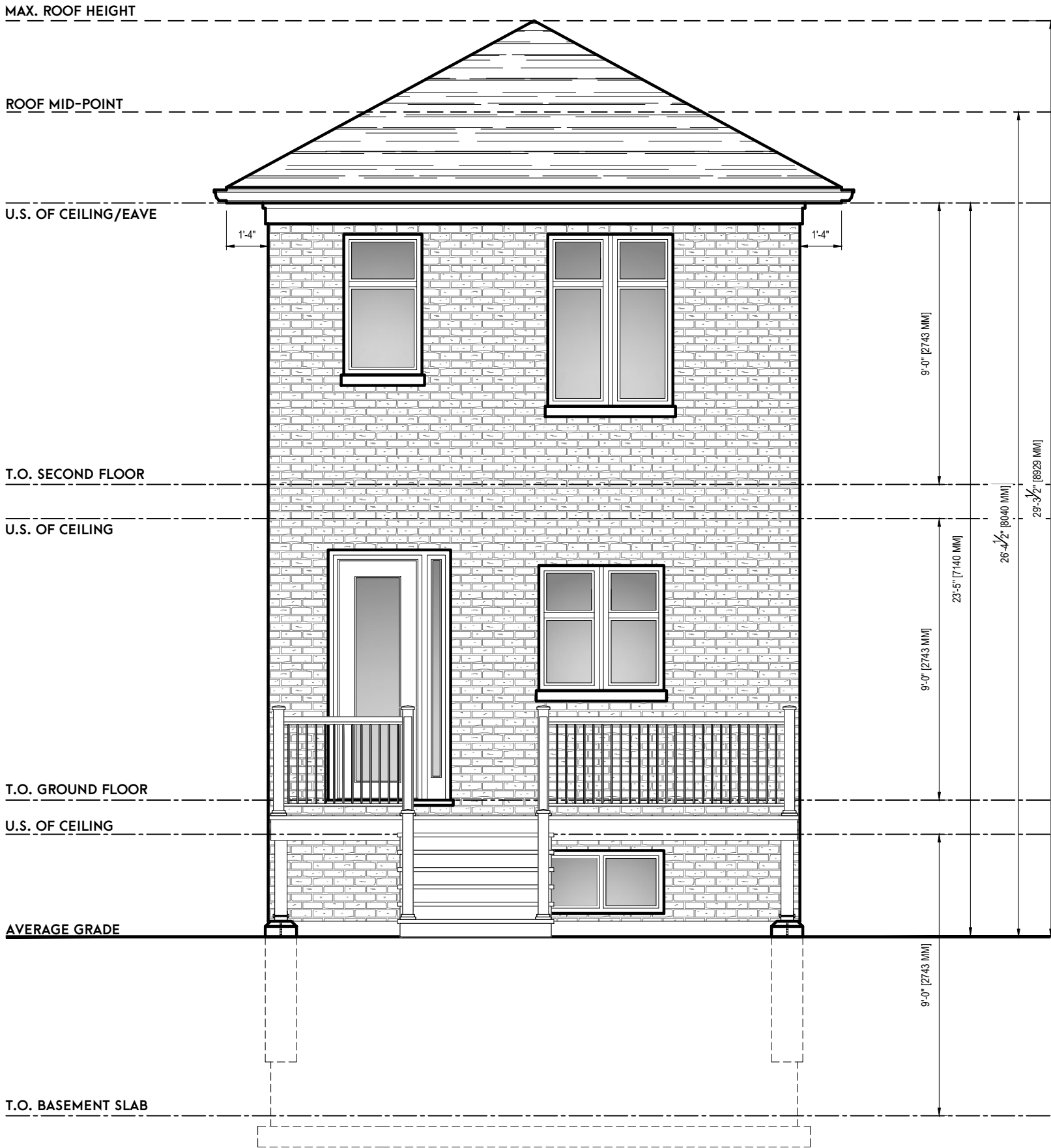
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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE: SECOND FLOOR PLAN & ROOF PLAN
DRAWN BY: S.E. **CHECKED BY:** J.D.
ADDRESS: 20 AINSLIE AVE
PROJECT NO. 2020-026 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A102**



1/4"=1'-0"
FRONT ELEVATION



1/4"=1'-0"
REAR ELEVATION

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NAME B.C.I.N.

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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH:

TRUE NORTH:



DRAWING TITLE:

ARCHITECTURAL ELEVATIONS

DRAWN BY:

J.H.

CHECKED BY:

J.D.

ADDRESS:

20 AINSLIE AVE

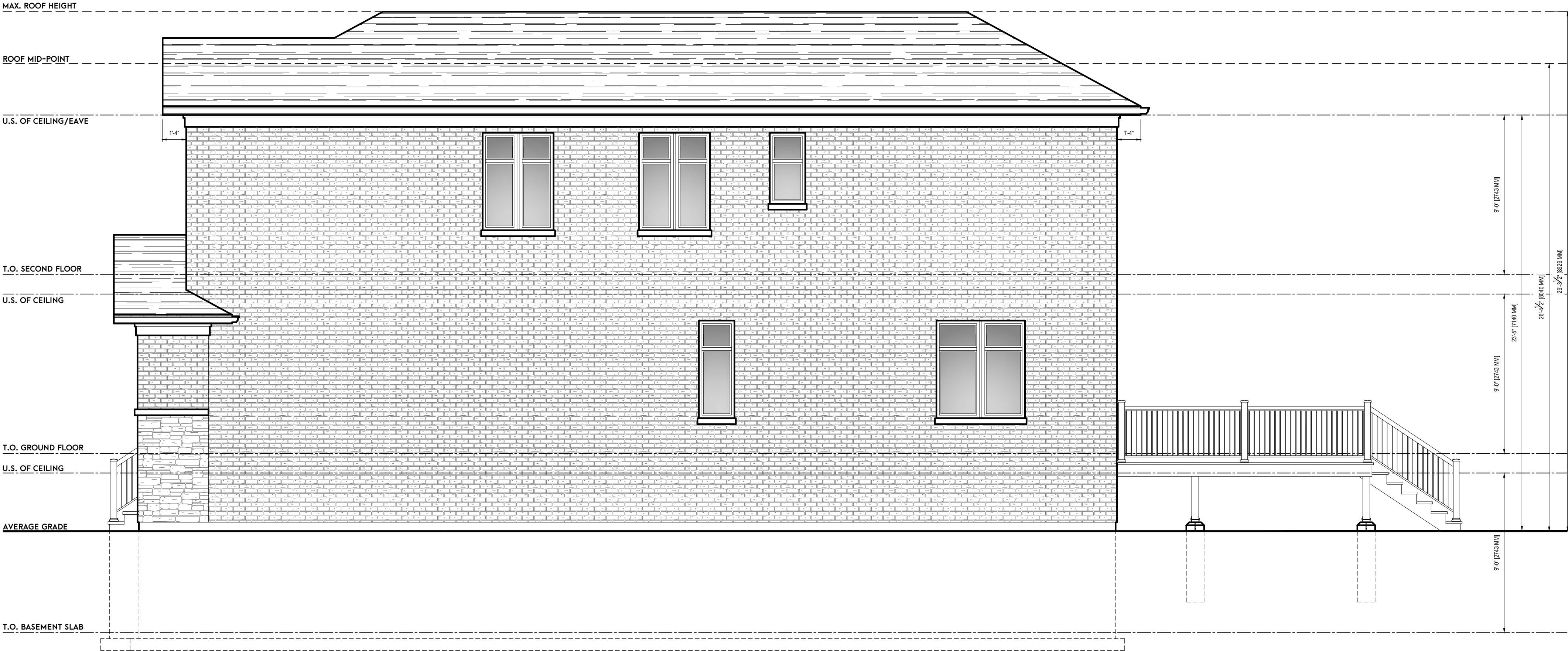
PROJECT NO.

2020-026

SHEET NO.

SCALE: 1/4" : 1'-0"

A201



1/4"=1'-0"
RIGHT ELEVATION

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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:



DRAWING TITLE: ARCHITECTURAL ELEVATIONS

DRAWN BY: J.H. CHECKED BY: J.D.

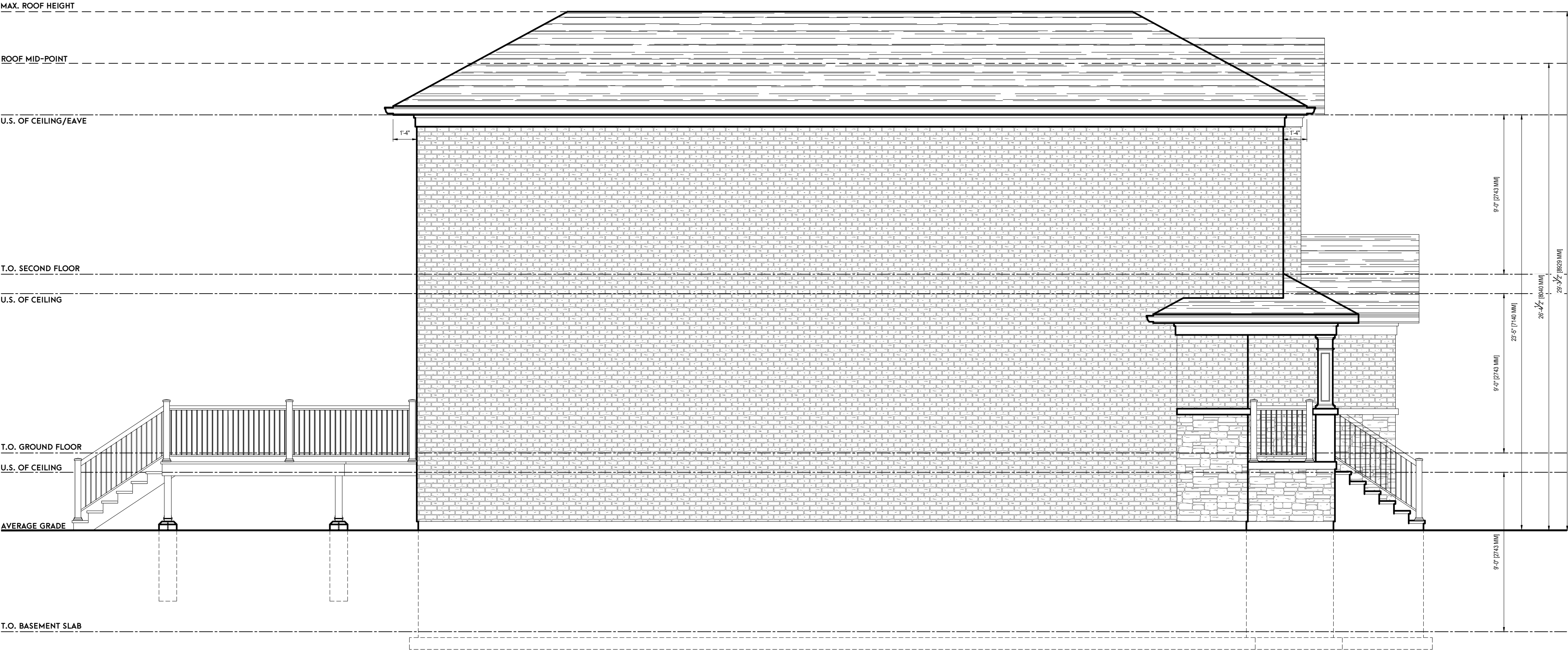
ADDRESS: 20 AINSLIE AVE

PROJECT NO. 2020-026

SHEET NO.

SCALE: 1/4" = 1'-0"

A202



1/4"=1'-0"
LEFT ELEVATION

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5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:



DRAWING TITLE: ARCHITECTURAL ELEVATIONS

DRAWN BY: J.H. CHECKED BY: J.D.

ADDRESS: 20 AINSLIE AVE

PROJECT NO. 2020-026 SCALE: 1/4" = 1'-0"

SHEET NO. A203



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. Name of Owner 2652385 Ontario Inc.
c/o Jayant Sharma Telephone No. [REDACTED]
2. [REDACTED]
3. Name of Agent T. Johns Consulting Group
c/o Diana Morris Telephone No. [REDACTED]
4. [REDACTED]

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:

Neighbourhood Holdings

310-1050 Homer Street, Vancouver BC

Postal Code V6B 2W9

Postal Code _____

6. Nature and extent of relief applied for:

See Appendix A: Planning Rationale

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

See Appendix A: Planning Rationale

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

Lot 51 Registrar's Compiled Plan 1482, City of Hamilton, Regional Municipality of
Hamilton-Wentworth

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?
Owner's knowledge.

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.

August 5th, 2020
Date


Signature Property Owner

2652385 Ontario Inc. c/o Jayant Sharma
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>16.76m</u>
Depth	<u>36.58m</u>
Area	<u>613.41m²</u>
Width of street	<u>18.4m</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: Single detached dwelling

Proposed: Single detached dwelling

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: 5.92m

Side Yard: 1.19m

Rear Yard: 20.93m

- Proposed: See concept plan.
13. Date of acquisition of subject lands:
August 9, 2019
14. Date of construction of all buildings and structures on subject lands:
1952
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:
Unknown
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:
Neighbourhoods
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Urban Protected Residential, Etc. "C/S-1335, C/S-1335a, C/S-720, C/S-1788" District, Modified)
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 Running concurrent with this application
 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

August 11, 2020

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

Dear Ms. Sheffield:

**RE: Minor Variance and Consent Applications
20 Ainslie Avenue, Hamilton**

T. Johns Consulting Group (T. Johns) has been retained by the landowner of the above-referenced lands to submit the minor variance and consent applications on their behalf to construct 2 new single-detached dwellings.

Description of Subject Lands

20 Ainslie Avenue is located north-west of Hwy 403 and east of Bowman Street. The subject lands have an approximate area of 0.06ha (613.1sqm) with 16.76m of frontage on Ainslie Avenue and a depth of 36.58m. The lands are currently occupied by a one (1) storey single detached dwelling, which will be demolished to construct two (2) new single-detached dwellings.

Planning Status

The subject land is designated “*Neighbourhoods*” on Schedule E-1 of the *Urban Hamilton Official Plan (“UHOP”)*. The Neighbourhoods designation permits low density residential infill redevelopment for gentle intensification within the interior of stable neighbourhoods, subject to reflecting the character of the neighbourhood.

The subject lands are also designated “*Low Density Residential 2*” of Volume 2- *Ainslie Woods Secondary Plan*. This designation permits single-detached dwellings, which are the primary form of housing located within the interior of a neighbourhood.

The former City of Hamilton By-law No. 6593 zones the lands ‘C’ which permits single-detached dwellings. However, both the retained and severed lots require relief from the regulations to permit reduced lot width, lot area and increase the gross floor area.

Proposed Development

The applicant is proposing to demolish the existing single-detached dwelling and build 2 new dwellings. This requires a consent application to create 1 new lot and minor variance application to provide relief from the existing zoning regulations.

Request for Formal Consultation

T. Johns respectfully requests that this letter and enclosed documents be circulated to all relevant Departments at the City of Hamilton and outside agencies for commenting. We look forward to discussing the proposal with you:

Please find the enclosed:

- Two (2) copies of the Minor Variance Application;
- Two (2) copies of the Consent Application;
- Five (5) copies of the Survey Plan;
- Five (5) copies of the Planning Rationale;
- Two (2) copies of floor plans/elevations for each proposed dwelling/lot;
- Three (3) copies of the Consent Sketch;
- One (1) cheque in the amount of \$2,845.00 made payable to the City of Hamilton to satisfy the Consent application fee, and;
- One (1) cheque in the amount of \$3,302.00 made payable to the City of Hamilton to satisfy the Minor Variance application fee.

Should you have any questions or require additional information, please do not hesitate to contact Diana Morris at (905) 574-1993 ext. 202.

Respectfully Submitted,
T. JOHNS CONSULTING GROUP LTD.



Diana Morris, BA, MCIP, RPP
Senior Planner