

NOTICE OF PUBLIC HEARING Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application.
-

APPLICATION NO.: FL/A-20:220

APPLICANTS: Jay Hart & Scott Ingle on behalf of the owner Anne McDougal

SUBJECT PROPERTY: Municipal address **1751 Concession 2 Rd. W., Flamborough**

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-law 15-173

ZONING: "A1" (Agriculture) district

PROPOSAL: To permit the expansion of an existing agriculture building ("horse stable") comprising 348 square metres of gross floor area, notwithstanding that;

1. That the minimum distance separation for the proposed expansion of the existing agriculture building shall be 59 metres to an existing single detached dwelling located on an adjacent property, instead of the requirement that minimum distance separation be 68 metres, as established by the Province.

NOTE:

1. Variances have been written exactly as requested by the applicant.
2. Please be advised that a portion of this property is under Conservation Management. Please contact Grand River Conservation at 519-621-2761 for further information.
3. This property is listed in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest as a property of cultural heritage value or interest. Please contact a Cultural Heritage Planner at (905) 546-2424, extension 1202 or 1214, or visit www.hamilton.ca/heritageplanning for further information
4. A building permit is required for the construction of the proposed building addition. Be advised that Ontario Building Code regulations may require specific setback and construction types.

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

DATE: Thursday, November 19th, 2020
TIME: 1:35 p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.


Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

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

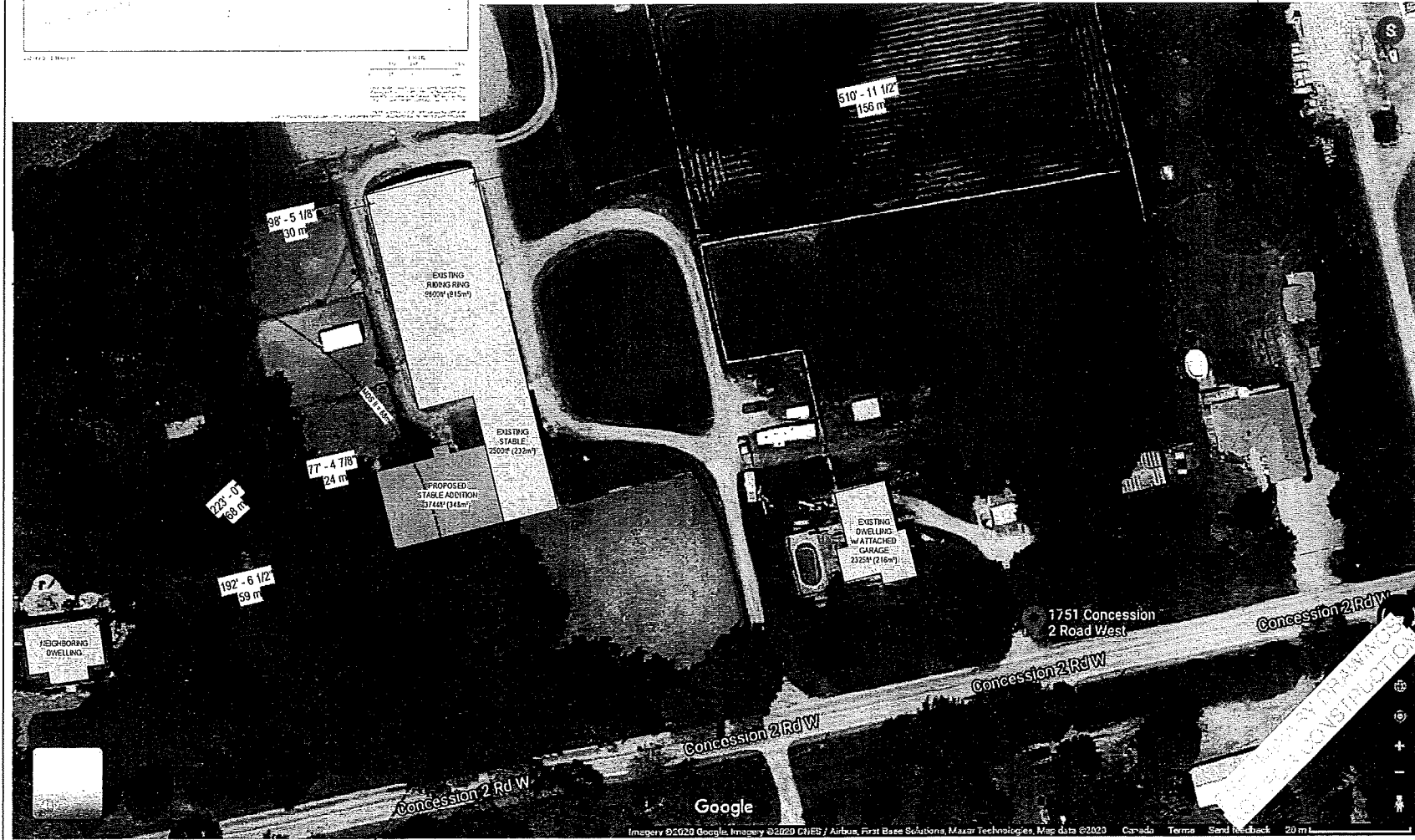
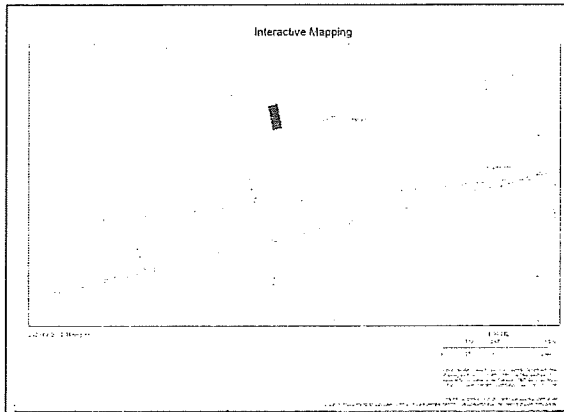
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: November 3rd, 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.



FL/A
LO: 20: 200

2	ISSUE FOR LIVEN VARIANCE	2020-08-03
1	SCHEMATIC DESIGN	2020-07-22
No.	Description	Date

HPH 5006 Hwy. 8, RR#2
Eora, ON, N0B 1S0
www.hphinc.com

THE USER ASSUMES ALL LIABILITY FOR THIS DESIGN AND THE QUALITY AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUANTIFICATION INFORMATION REQUIRED UNDER 13.1.1 OF THE BUILDING CODE

NAME: _____
 ECH: _____
 PROJECT INFORMATION REQUIRED UNDER 13.1.1 OF THE BUILDING CODE
 PROJECT: _____
 ECH: _____

PROJECT: LIVEN STABLES
5 STALL STABLE ADDITION
 1751 CONCESSION 2 W.
 LYNDEN ONTARIO

SITE PLAN

NO.	20-035-JH	DATE	AUG. 6, 2020
REVISED BY	SHB	DATE	11 - 30-21
APPROVED BY		DATE	05 OR 2020 4 50 24 PAL
A1.1			

LIV STABLES

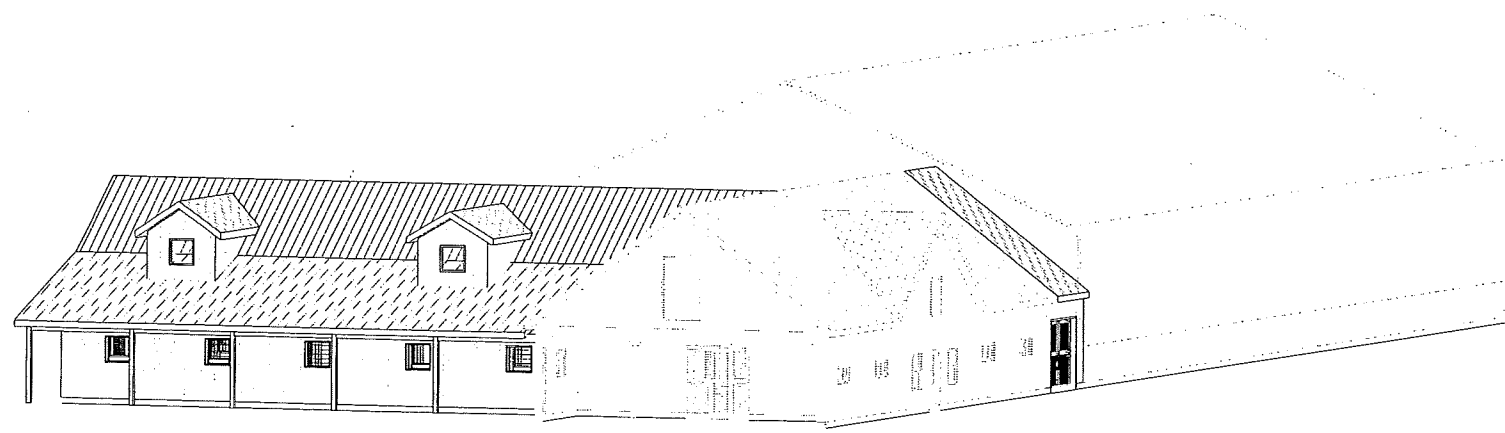
5 STALL STABLE ADDITION

1751 CONCESSION 2 W.

LYNDEN
ONTARIO

PROJECT NUMBER
20-038-JH

FL/A
20:22:0



- ARCHITECTURAL
- A1.1 SITE PLAN
 - A2.1 FOUNDATION PLAN
 - A2.2 MAIN FLOOR PLAN
 - A3.1 ROOF PLAN & DETAILS
 - AS.1 ELEVATIONS
 - AS.2 ELEVATIONS
 - AS.3 ELEVATIONS
 - AS.4 ELEVATIONS
 - AS.5 ELEVATIONS
 - AS.6 ELEVATIONS
 - AS.7 ELEVATIONS
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 - AS.100 ELEVATIONS

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

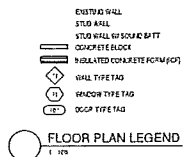
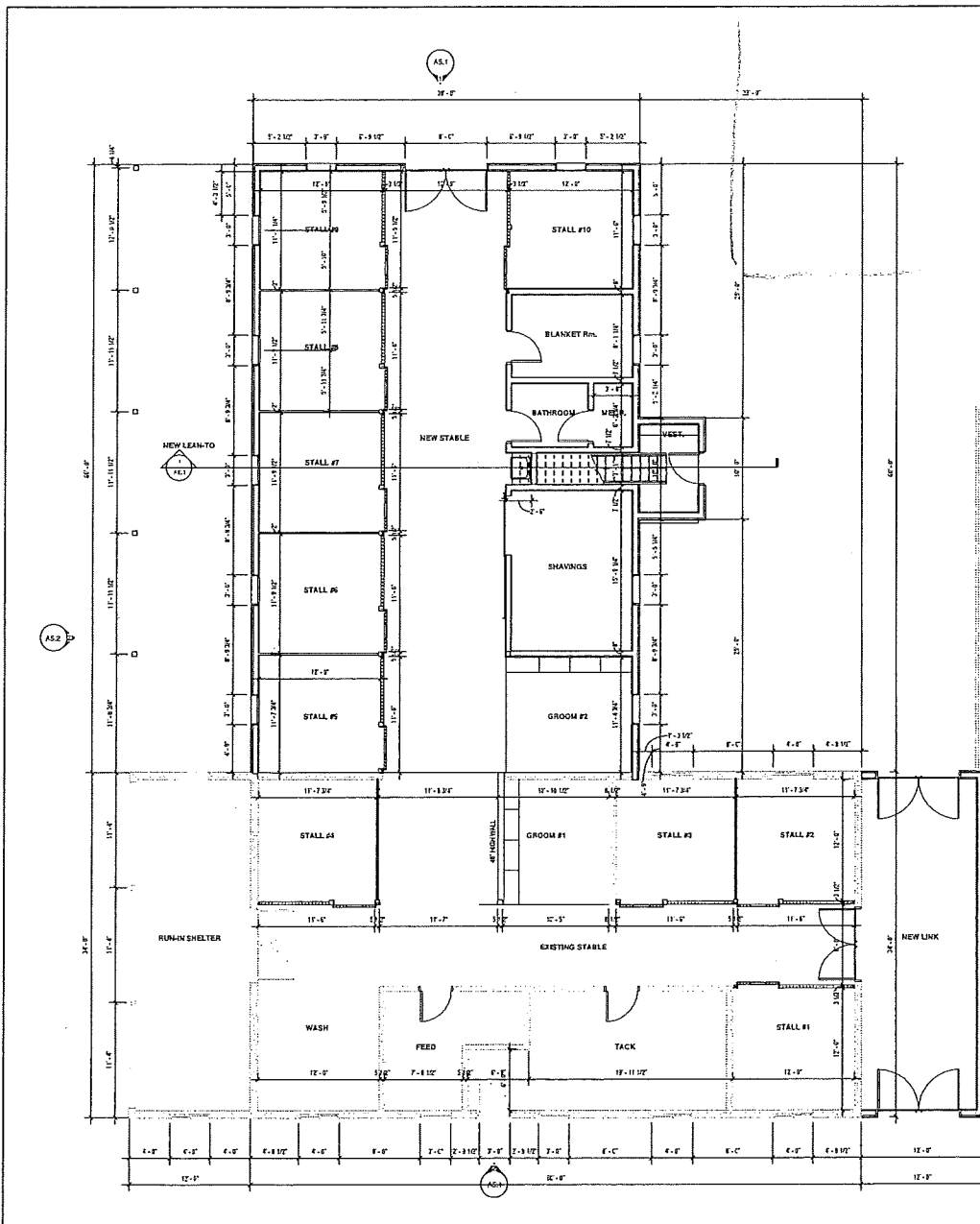
GENERAL CONTRACTOR:



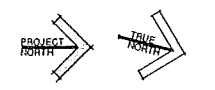
6006 Hwy 6, RR#2
Bora, ON, N0B 1S0
www.hfhinc.ca

No.	Description	Date
1	SCHEMATIC DESIGN	2020-07-22
2	ISSUE FOR PERMIT VARIANTE	2020-08-05

05/08/2020 4:50:23 PM



FL/A
20: d20



No.	Description	Date
1	ISSUE FOR VENDOR VARIATIONS	2020-09-04
2	SCHEMATIC DESIGN	2020-07-22

H2H 2006 Hwy 6, RR#2
Bora ON, N0B 1S0
www.h2hinc.ca

THE ENGINEER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALITY OF THE PROJECTS. THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A REGISTERED ENGINEER.

REGISTRATION INFORMATION REQUIRED UNDER REGS 13.01 & 13.02 IS EXEMPT UNDER 13.01 OF THE BUILDING CODE.

NAME: _____
FIRM: _____

REGISTRATION INFORMATION REQUIRED UNDER REGS 13.01 & 13.02 IS EXEMPT UNDER 13.01 OF THE BUILDING CODE.

PRINT NAME: _____
FIRM: _____

PROJECT: LIV STABLES
5 STALL STABLE ADDITION
1751 CONCESSION 2 W. ONTARIO

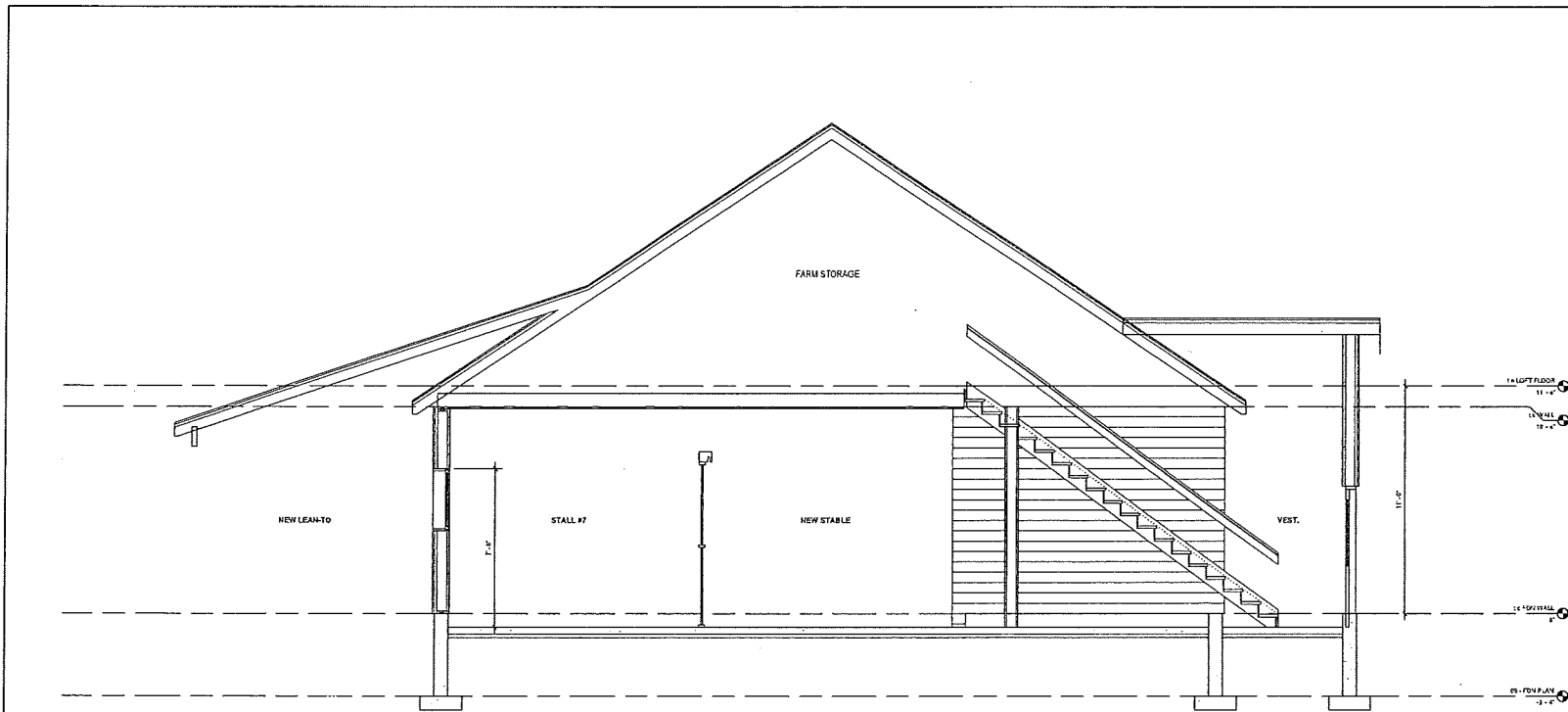
5 SHEET TOTAL

MAIN FLOOR PLAN

DATE: 20-08-21	BY: SIE	DATE: AUG. 6, 2020
SCALE: AS INDICATED	PROJECT: 1751 CONCESSION 2 W. ONTARIO	DATE: 4/20/20

A2.2

THIS DOCUMENT IS UNCONTROLLED



1 NEW STABLE SECTION A
3/1 - 2/2

FL/A
LO: 220

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	2020-07-22
2	ISSUE FOR VARIANCE	2020-08-01

HFH 3500 Hwy. 5, RR#2
Bldg. CN 1408 150
Oshawa, Ontario L1G 4C1
PH: 905.439.1111

THE DESIGNER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT BY THE ONTARIO BUILDING CODE TO BE A REGISTERED PROFESSIONAL ENGINEER.

QUALIFICATION INFORMATION REQUIRED UNDER 13.1 OF THE BUILDING CODE IS EXEMPT UNDER 13.2.1 OF THE BUILDING CODE.

NAME: _____
COP: _____

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 13.1 OF THE BUILDING CODE.

PROJ. NAME: _____
COP: _____

PROJECT: LIV STABLES
5 STALL STABLE ADDITION
1751 CONCESSION 2 W., ONTARIO

DATE: 17/08/2020
BUILDING SECTIONS & SECTION DETAILS.

NO.	DATE	BY	DESCRIPTION
1	20-08-20	JL	ISSUE FOR VARIANCE

A6.1

PLEASE PRINT AND SIGN
DATE: 17/08/2020
TIME: 05:08:20
PROJECT: 1751 CONCESSION 2 W.

LIV STABLES

5 STALL STABLE ADDITION

1751 CONCESSION 2 W.

LYNDEN
ONTARIO

PROJECT NUMBER
20-038-JH



ARCHITECTURAL

- A1.1 SITE PLAN
- A2.1 FOUNDATION PLAN
- A2.2 MAIN FLOOR PLAN
- A3.1 ROOF PLAN & DETAILS
- A5.1 ELEVATIONS
- A5.2 ELEVATIONS
- A6.1 BUILDING SECTIONS & SECTION DETAILS
- A7.1 WALL SECTIONS & DETAILS

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

GENERAL CONTRACTOR:

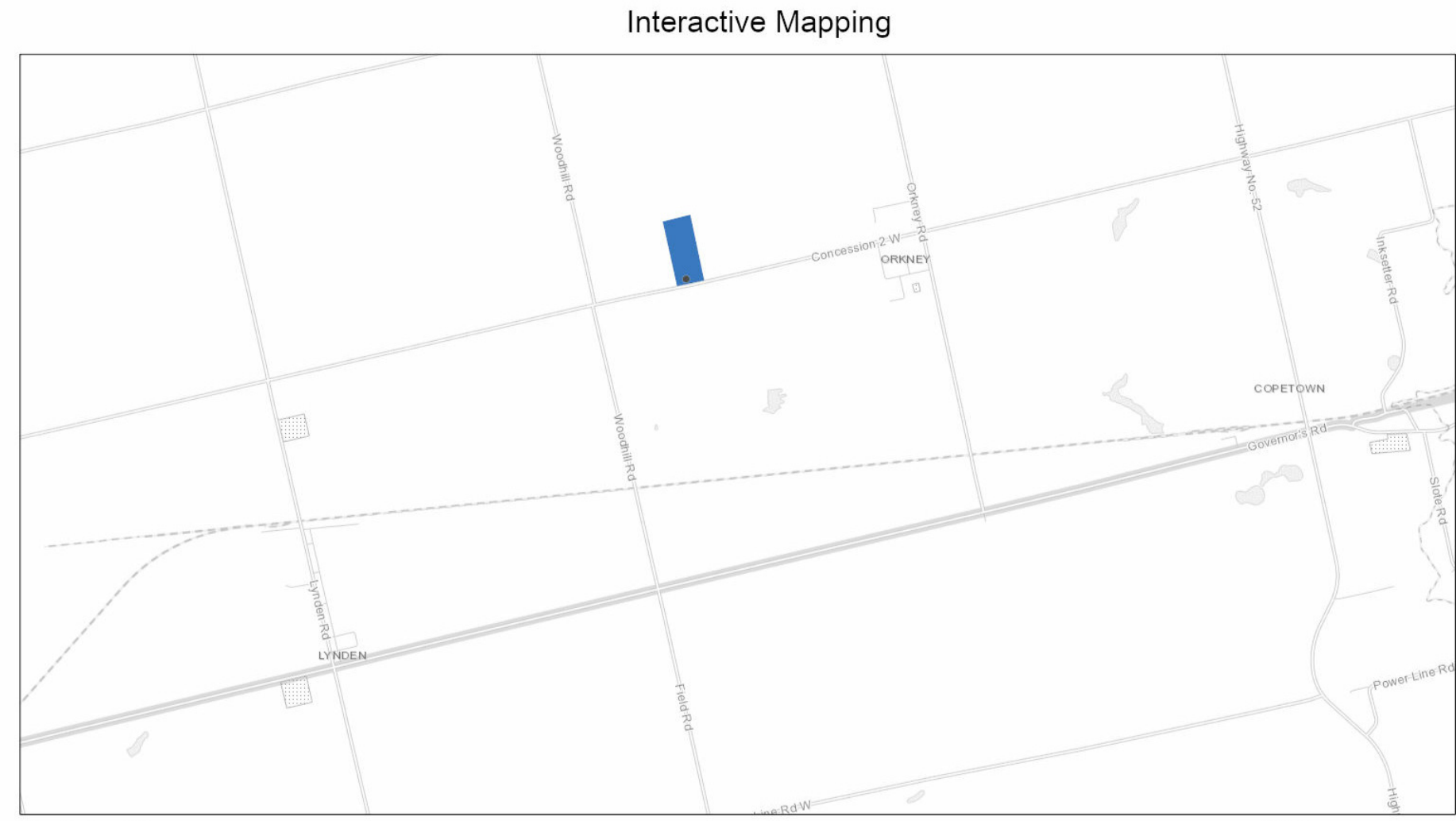


6006 Hwy 6, RR#2
Elora, ON, N0B 1S0
www.hfhinc.ca

No.	Description	Date
2	ISSUE FO MINOR VARIANCE	2020-08-06
1	SCHEMATIC DESIGN	2020-07-22

DATE PLOTTED

10/08/2020 1:35:40 PM



2020-07-21, 2:01:59 p.m.

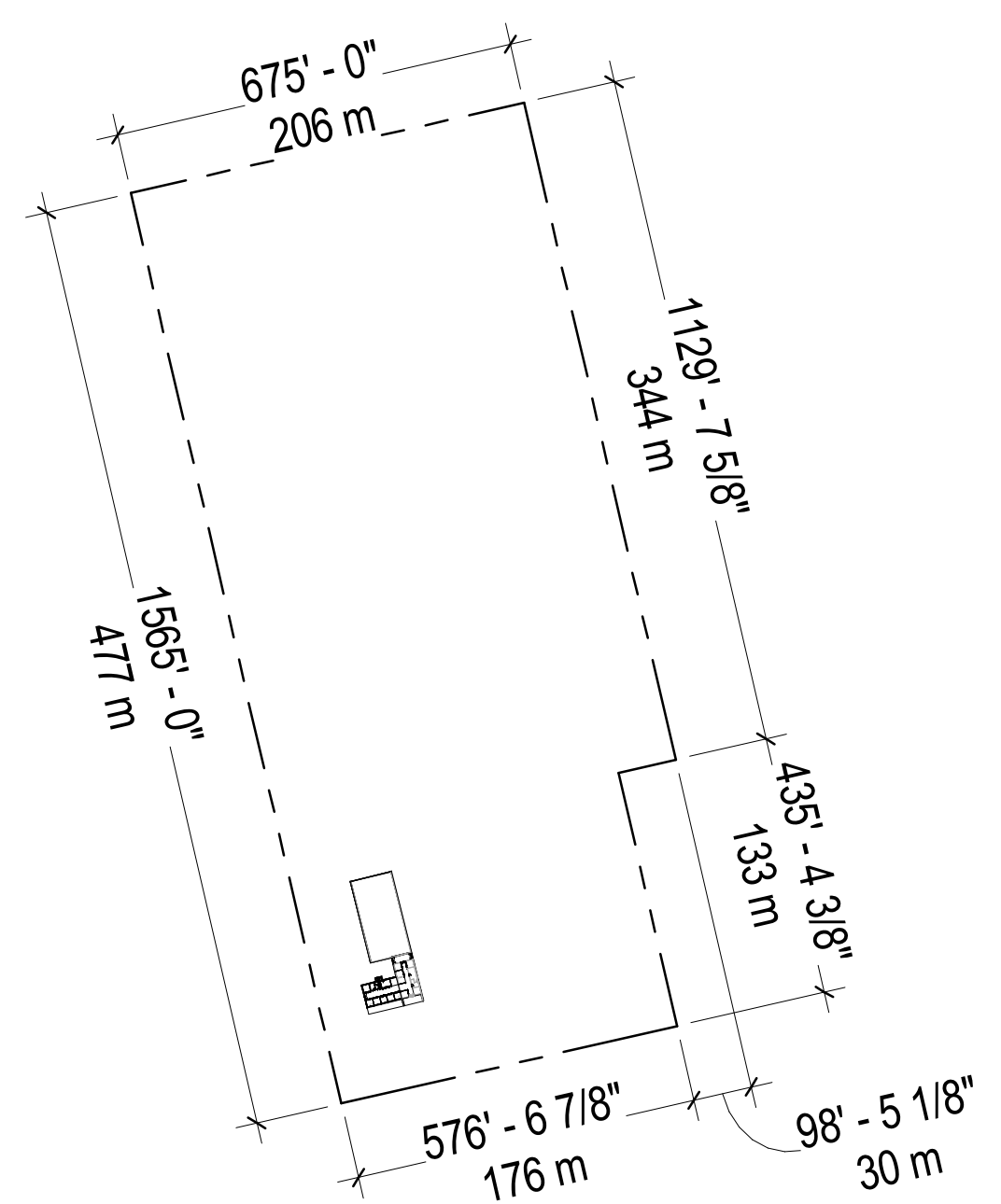
1:36,112

0 0.33 0.65 1.31 2.62

0 0.5 1 2 km

City of Hamilton Sources: Esri, HERE, Garmin, Swiremap, Intermap, P. Eric, GEBCO, IGN, FAO, NPS, NRCAN, Geobase, IGN, Hellenic, IGN, DeLorme, Swire, Esri, Japan, NGA, Esri, China, Swire, Korea, Esri, OpenStreetMap contributors, and the GIS User Community

The City of Hamilton is not liable for any damages resulting from the use of this product for informational purposes only and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes.



2 03 - PROPERTY
1" = 300'-0"

LEGAL DESCRIPTION
- 1751 CONCESSION 2 WEST, FLAMBOROUGH

SITE DESCRIPTION
SITE INFORMATION WAS BASED ON HAMILTON GIS MAPPING

ZONING (CURRENT): - A1 - AGRICULTURAL

BUILDING CLASSIFICATION
OCCUPANCY: LOW HUMAN OCCUPANCY
CLASSIFICATION:

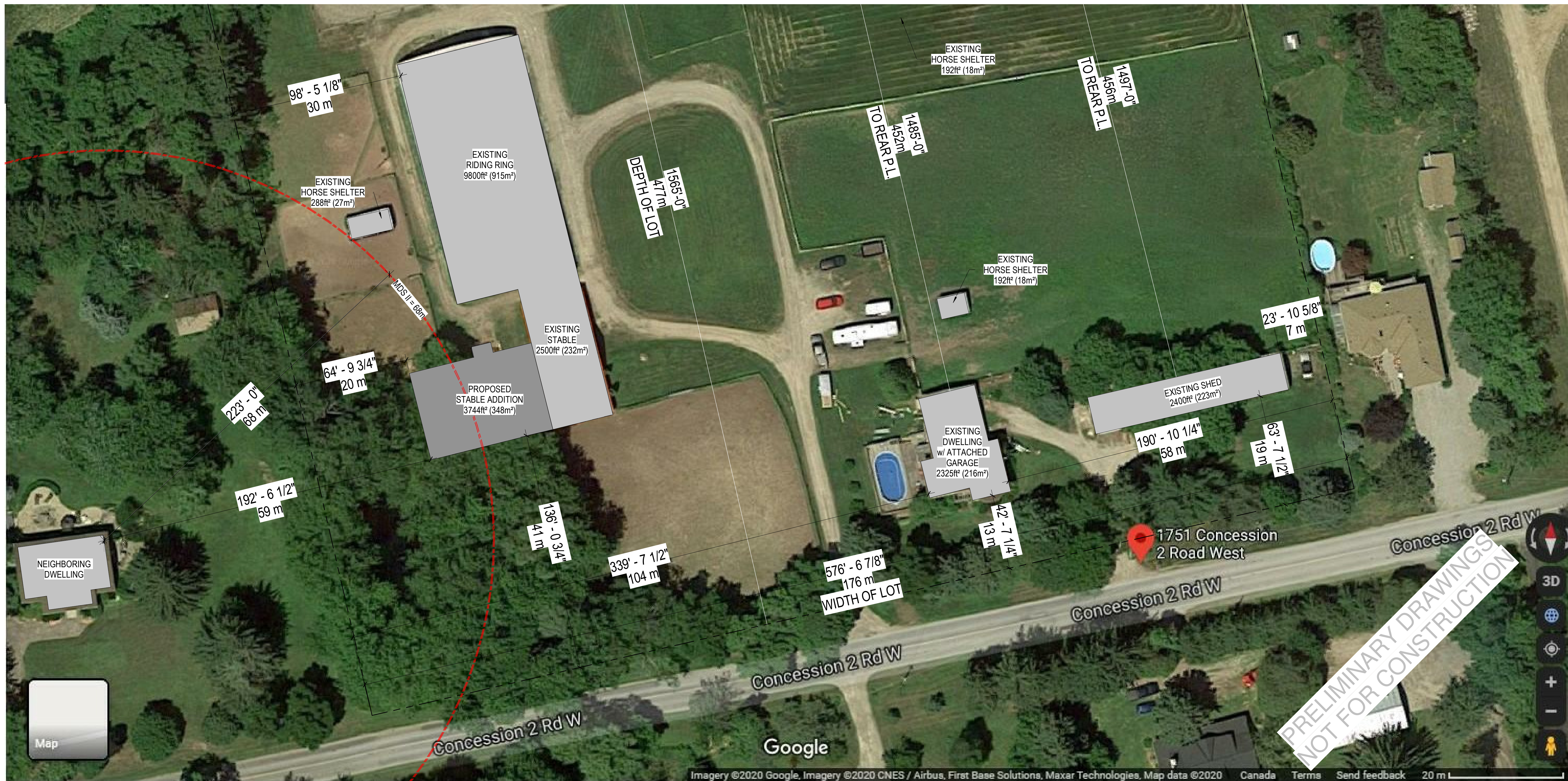
BUILDING STATISTICS

GROSS FLOOR AREA (GFA)	m ²
EXISTING	1649
PROPOSED	348
GFA - TOTAL	1997

SITE STATISTICS

LOT AREA:	PROVIDED
LOT FRONTAGE	9.5 Ha
LOT DEPTH:	176 m
LOT COVERAGE	477 m
FRONT YARD SETBACK:	2.1 %
SIDEYARD SETBACK:	41 m
REARYARD SETBACK:	20 m
SETBACK FROM RESIDENTIAL (MDS II MIN):	420 m
SETBACK FROM RESIDENTIAL (MDS II MIN):	68 m

BUILDING HEIGHT (GRADE TO MID-ROOF): 5 m



No.	Description	Date
2	ISSUE FO MINOR VARIANCE	2020-08-06
1	SCHEMATIC DESIGN	2020-07-22

6006 Hwy 6, RR#2
Elora, ON, N0B 1S0
www.hfhinc.ca

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QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF THE BUILDING CODE

NAME: _____
BCIN: _____

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE BUILDING CODE.

FIRM NAME: _____
BCIN: _____

PROJECT: LIV STABLES
5 STALL STABLE ADDITION
1751 CONCESSION 2 W. ONTARIO

LYNDEN

SHEET TITLE: **SITE PLAN**

PROJ. NO. 20-038-JH	DATE AUG. 6, 2020
DRAWN BY SIE	SCALE As Indicated
CHECKED --	DATE PLOTTED 10/08/2020 1:35:40 PM
DRAWING NO.	

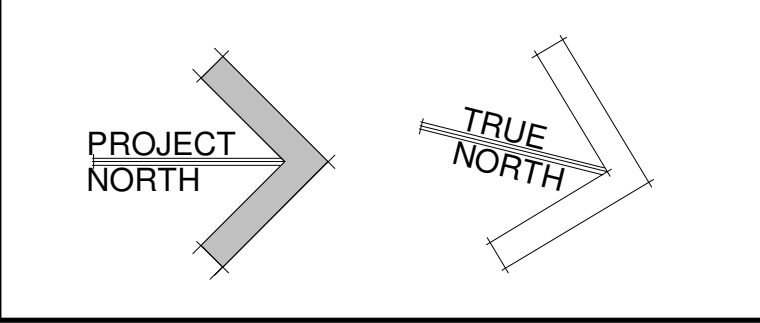
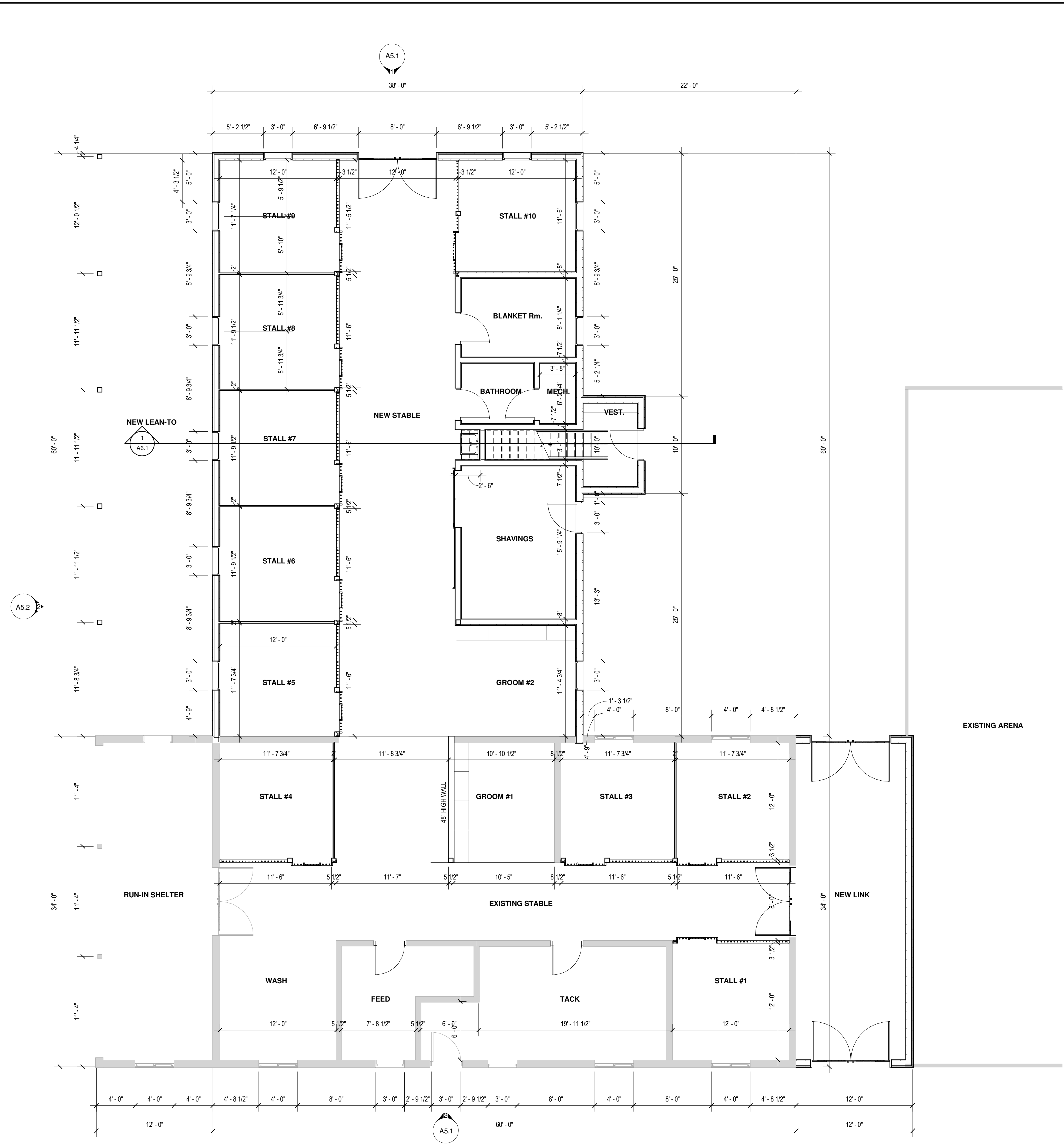
A1.1

**PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION**

EXISTING WALL
 STUD WALL W/ SOUND BATT
 CONCRETE BLOCK
 INSULATED CONCRETE FORM (ICF)

11 WALL TYPE TAG
 11 WINDOW TYPE TAG
 101 DOOR TYPE TAG

FLOOR PLAN LEGEND
 1:100



No.	Description	Date
2	ISSUE FO MINOR VARIANCE	2020-08-06
1	SCHEMATIC DESIGN	2020-07-22

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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NAME: _____
 BCIN: _____

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE BUILDING CODE.

FIRM NAME: _____
 BCIN: _____

PROJECT LIV STABLES
5 STALL STABLE ADDITION
 1751 CONCESSION 2 W. ONTARIO

LYNDEN

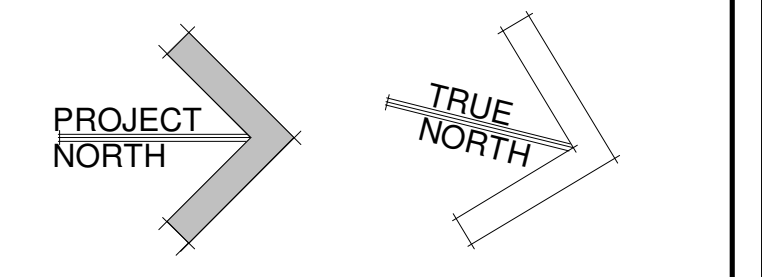
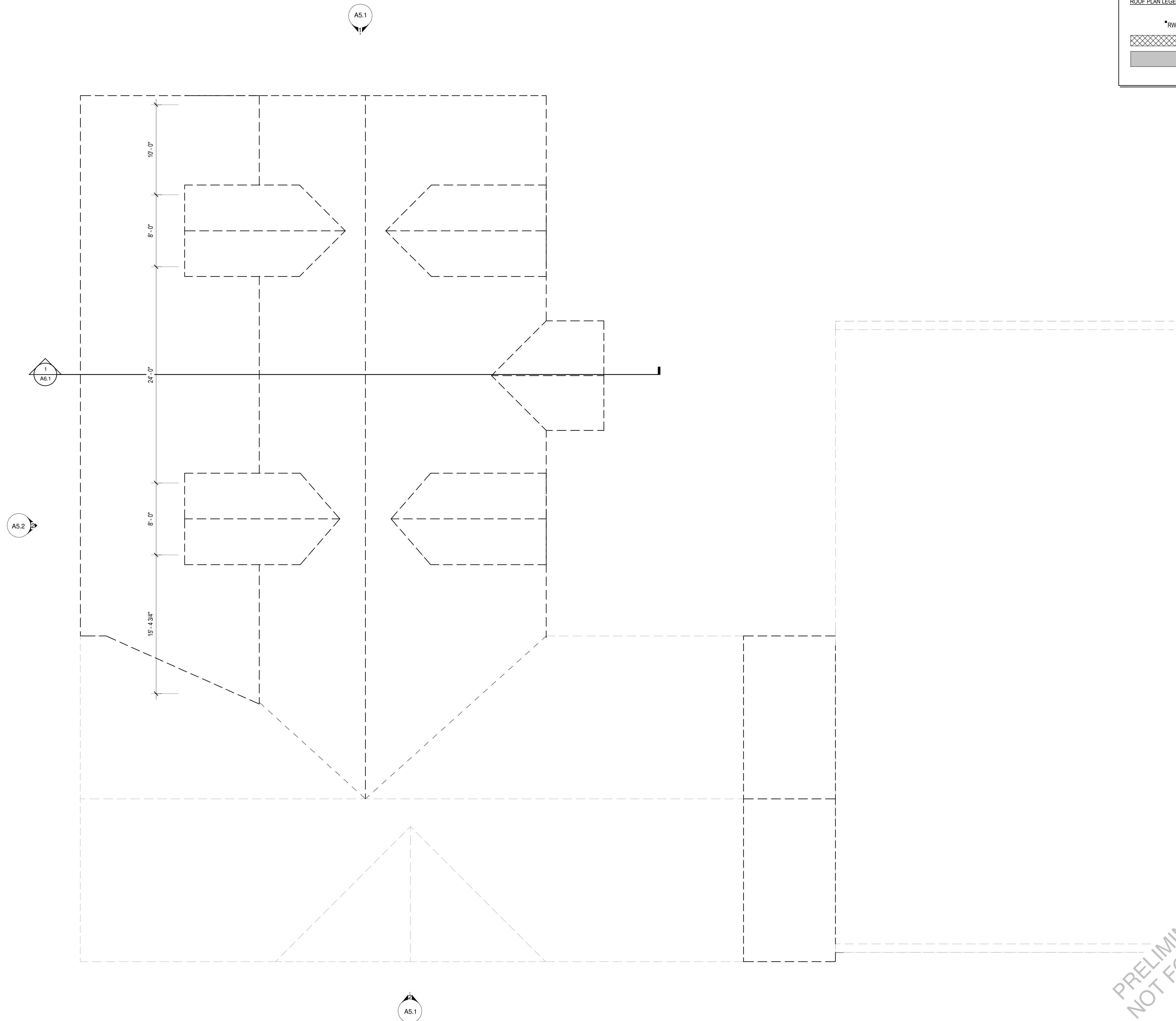
SHEET TITLE
MAIN FLOOR PLAN

PROJ. NO.	20-038-JH	DATE	AUG. 6, 2020
DRAWN BY	SIE	SCALE	As indicated
CHECKED	--	DATE PLOTTED	10/08/2020 1:35:41 PM
DRAWING NO.			

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

A2.2

ROOF PLAN LEGEND	
	RAIN WATER LEADER
	SLOPED FIBERBOARD
	ICE & WATER SHIELD



No.	Description	Date
2	ISSUE FO MINOR VARIANCE	2020-08-06
1	SCHEMATIC DESIGN	2020-07-22

6006 Hwy 6, RR#2
Elora, ON, N0B 1S0
www.hfhinc.ca

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BCIN: _____

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE BUILDING CODE.

FIRM NAME: _____
BCIN: _____

PROJECT: LIV STABLES
5 STALL STABLE ADDITION
1751 CONCESSION 2 W. ONTARIO
LYNDEN

SHEET TITLE:
ROOF PLAN & DETAILS

PROJ. NO.	20-038-JH	DATE	AUG. 6, 2020
DRAWN BY	Author	SCALE	As indicated
CHECKED	Checker	DATE PLOTTED	10/08/2020 1:35:42 PM

DRAWING NO. **A3.1**

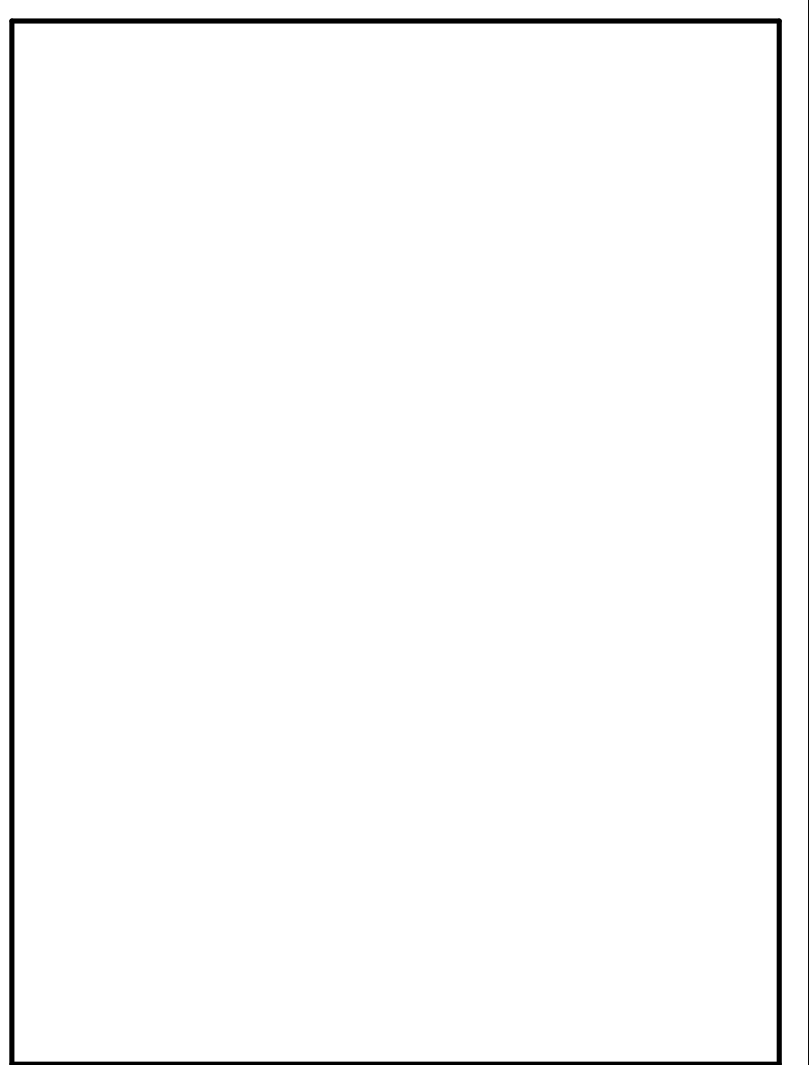
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



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



2 SOUTH ELEVATION
1/4" = 1'-0"



No.	Description	Date
2	ISSUE FO MINOR VARIANCE	2020-08-06
1	SCHEMATIC DESIGN	2020-07-22

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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NAME: _____
BCIN: _____

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE BUILDING CODE.

FIRM NAME: _____
BCIN: _____

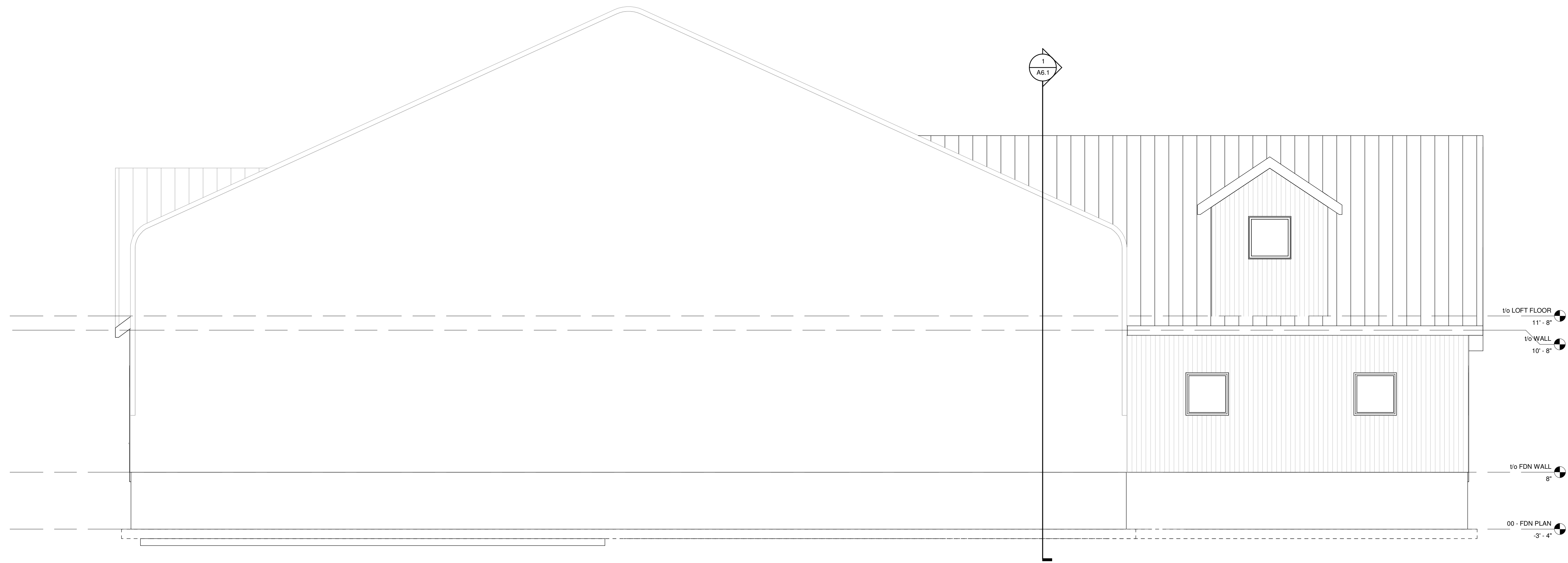
PROJECT: LIV STABLES
5 STALL STABLE ADDITION
 1751 CONCESSION 2 W. ONTARIO
 LYNDEN

SHEET TITLE:
ELEVATIONS

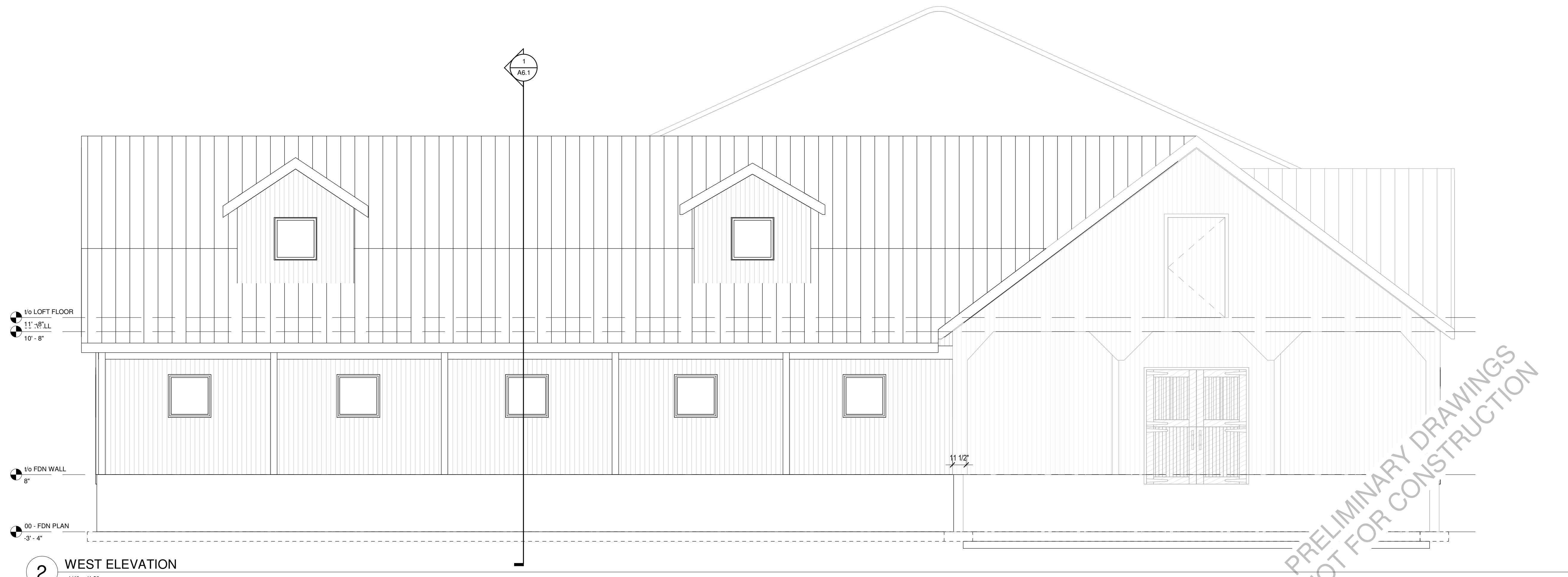
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CHECKED	--	DATE PLOTTED	10/08/2020 1:35:42 PM
DRAWING NO.			

A5.1

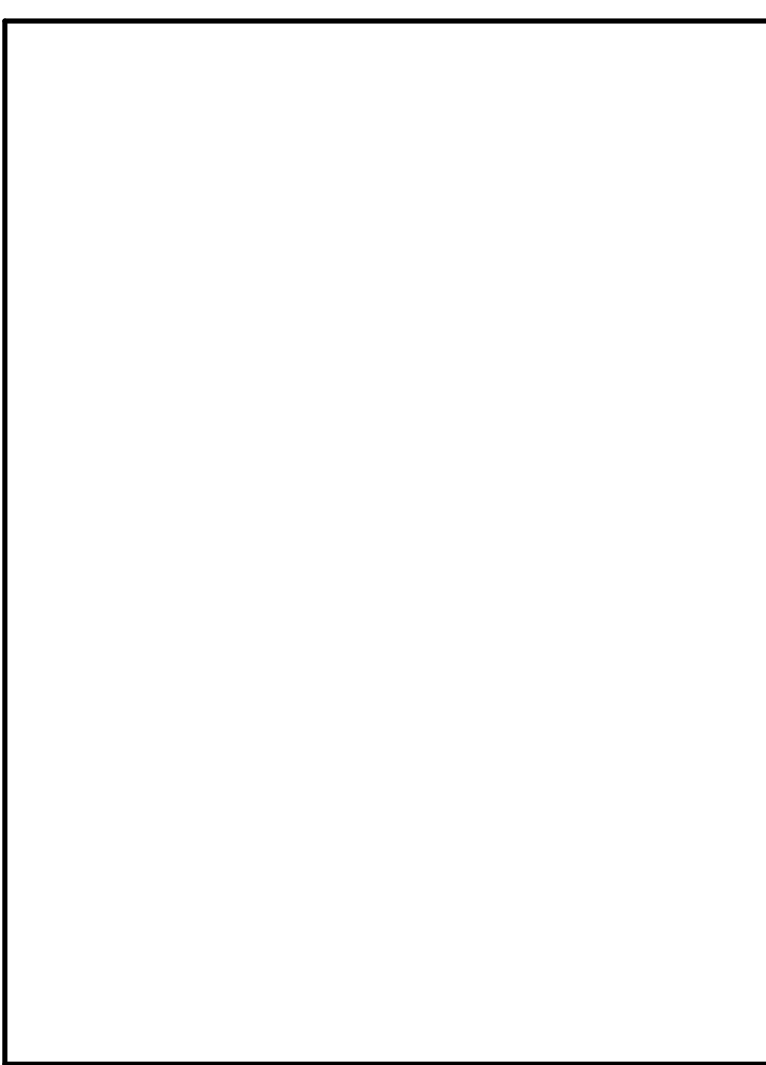
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



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



2 WEST ELEVATION
1/4" = 1'-0"



No.	Description	Date
2	ISSUE FO MINOR VARIANCE	2020-08-06
1	SCHEMATIC DESIGN	2020-07-22

No.	Description	Date
2	ISSUE FO MINOR VARIANCE	2020-08-06
1	SCHEMATIC DESIGN	2020-07-22

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NAME: _____
BCIN: _____

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE BUILDING CODE.

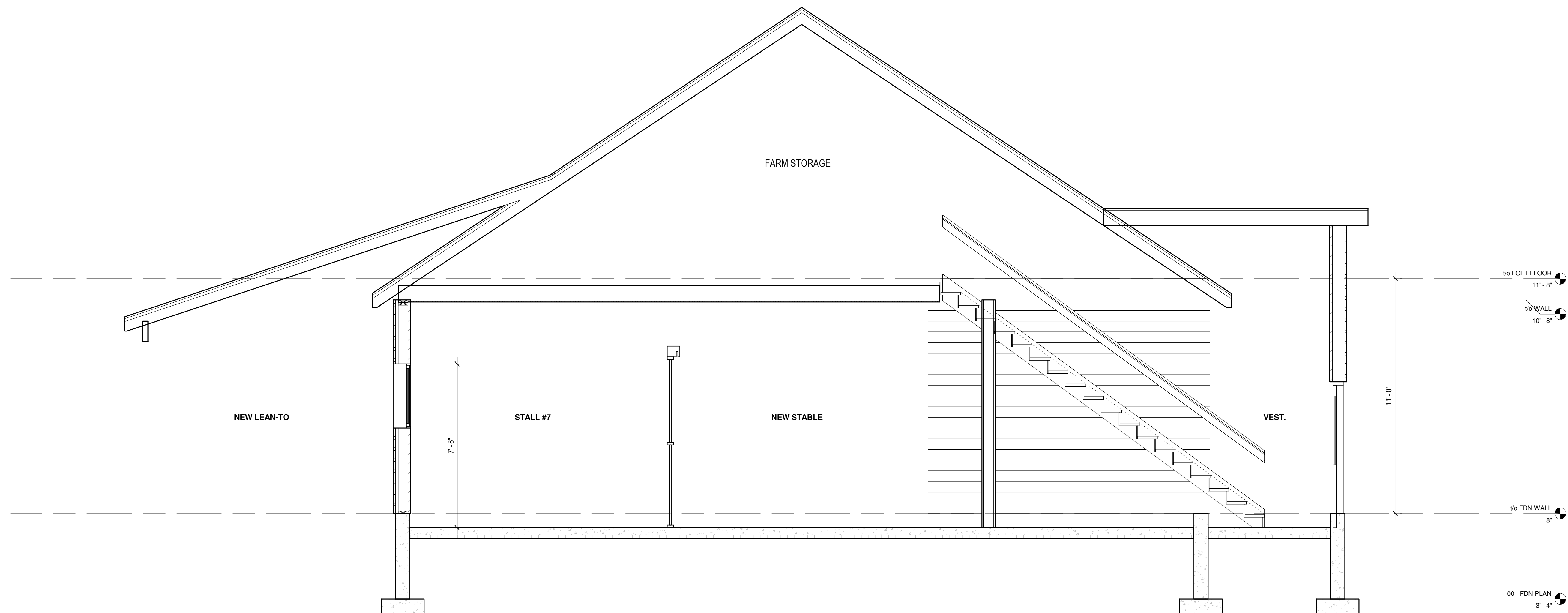
FIRM NAME: _____
BCIN: _____

PROJECT: LIV STABLES
5 STALL STABLE ADDITION
 1751 CONCESSION 2 W. ONTARIO
 LYNDEN
 SHEET TITLE: **ELEVATIONS**

PROJ. NO.	20-038-JH	DATE	AUG. 6, 2020
DRAWN BY	SIE	SCALE	1/4" = 1'-0"
CHECKED	--	DATE PLOTTED	10/08/2020 1:35:42 PM
DRAWING NO.			

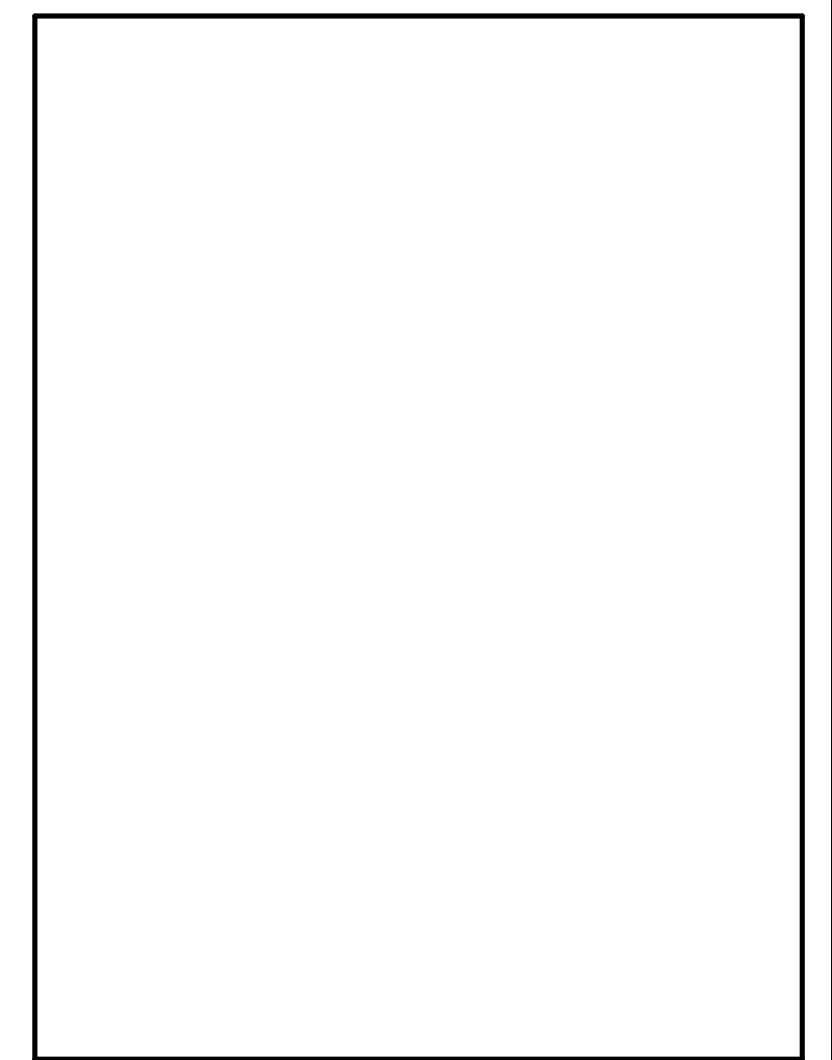
A5.2

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



1 NEW STABLE SECTION A
3/8" = 1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



No.	Description	Date
2	ISSUE FO MINOR VARIANCE	2020-08-06
1	SCHEMATIC DESIGN	2020-07-22

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FIRM NAME: _____
BCIN: _____

PROJECT: LIV STABLES
5 STALL STABLE ADDITION
1751 CONCESSION 2 W.
LYNDEN ONTARIO

SHEET TITLE:
BUILDING SECTIONS & SECTION DETAILS

PROJ. NO.	20-038-JH	DATE	AUG. 6, 2020
DRAWN BY	SIE	SCALE	3/8" = 1'-0"
CHECKED	--	DATE PLOTTED	10/08/2020 1:35:43 PM

DRAWING NO. **A6.1**















Hamilton
City of Hamilton
Zoning By-Law 05-200

DRAFT

Map Reference Number	By-Law Number	Effective Date of By-Law

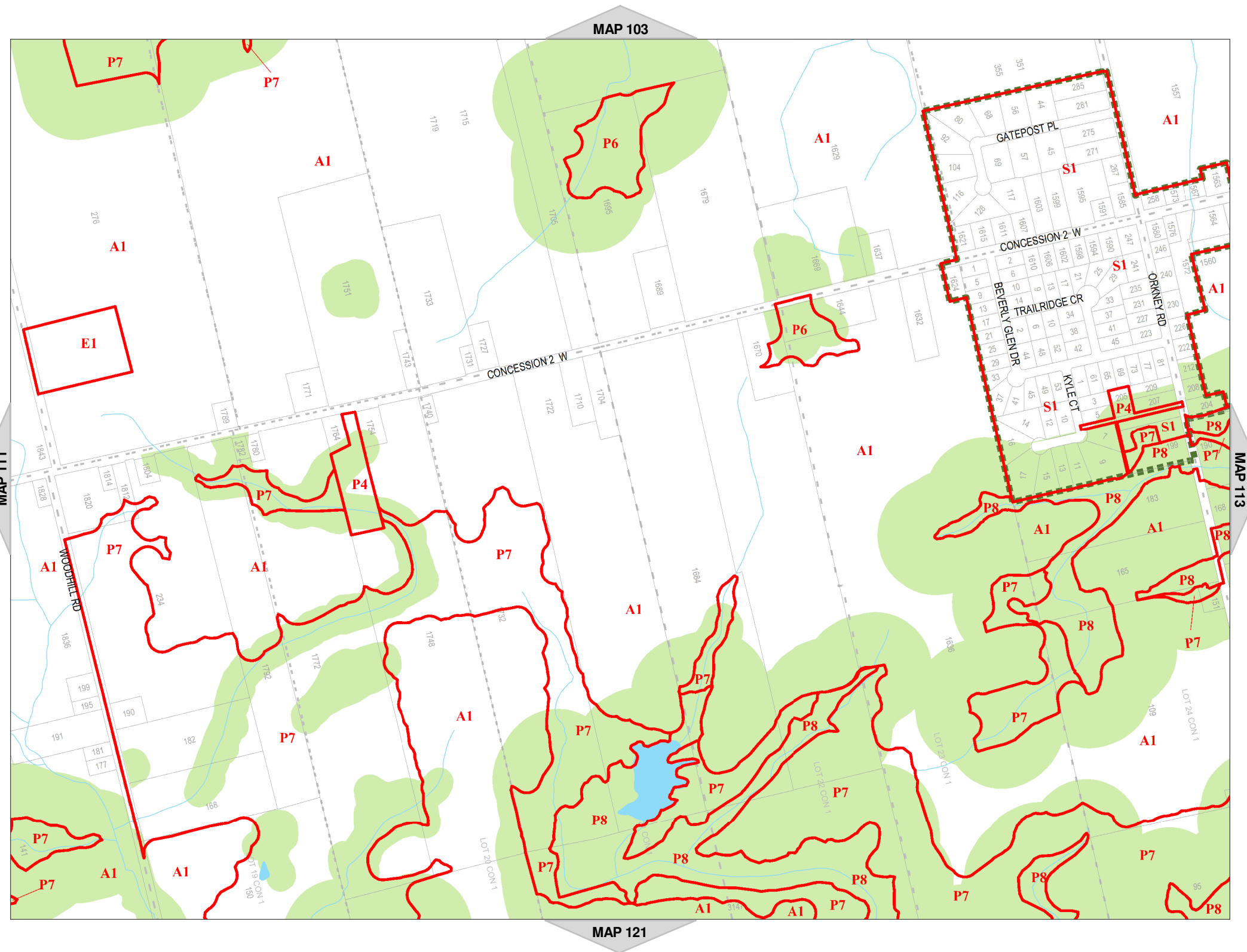
Legend

-  Urban Boundary
-  Lots and Concessions
-  Zoning Boundary
-  City Boundary
-  RSA Boundary
-  Special Exception
-  Holding Provision
-  Temporary Use
-  NEC Development Control
-  C.A. Regulated Area
-  Area Subject to Different Zoning By-Law
-  Stream



NORTH
SCALE 1 : 10,000

MAP 112 of Schedule 'A'



Minimum Distance Separation II

Liv Stables

Prepared By: Rob Alton, Trillium Agronomics Inc.

Description:

Application Date: Friday, July 24, 2020

Municipal File Number:

Applicant Contact Information

Phillip Beckerman
1751 Concession 2 West
Lynden, ON, Canada

Location of Subject Livestock Facilities

City of Hamilton
BEVERLY, Concession: 2, Lot: 20
Roll Number: 251830124007800

Calculation Name: *Farm 1*

Description:

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	6	6.0	10	10.0	232 m ²

Manure Storage: V1. Solid, inside, bedded pack


Existing design capacity (NU): 6.0

Design capacity after alteration (NU): 10.0

$$\begin{array}{ccccccc}
 \text{Factor A} & \text{Factor B} & \text{Factor C} & \text{Factor D} & & \text{Building Base Distance 'F'} & \\
 \text{(Odour Potential)} & \text{(Size)} & \text{(Orderly Expansion)} & \text{(Manure Type)} & & \text{(minimum distance from livestock barn)} & \\
 \mathbf{0.7} & \mathbf{X} & \mathbf{166.66} & \mathbf{X} & \mathbf{0.8315} & \mathbf{X} & \mathbf{0.7} & = & \mathbf{68\ m\ (223\ ft)}
 \end{array}$$

$$\begin{array}{c}
 \text{Storage Base Distance 'S'} \\
 \text{(minimum distance from manure storage)} \\
 \mathbf{68\ m\ (223\ ft)}
 \end{array}$$

MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	68 m 223 ft	66 m 217 ft 	68 m 223 ft	TBD
Type B Land Uses	136 m 446 ft	TBD	136 m 446 ft	TBD
Nearest lot line (side or rear)	7 m 22 ft	TBD	7 m 22 ft	TBD
Nearest road allowance	14 m 45 ft	TBD	14 m 45 ft	TBD



Minimum Distance Separation II

Liv Stables

Prepared By: Rob Alton, Trillium Agronomics Inc.

Preparer Information

Rob Alton
Trillium Agronomics Inc.
P.O. Box 25023
West Brantford
Brantford, ON, Canada N3T 1L0
Phone #1: 519-755-6722
Email: r.alton@trilliumagronomics.ca

Signature of Preparer: _____ Date: _____
Rob Alton

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

LOT NO. _____ PLAN NO. _____ PARCEL ID: _____

STREET ADDRESS: 1751 2nd conc rd. w Lynden, ON L0R1T0

Please print:
Property Owner: Anne McDougall

Property Owner: _____

The undersigned, registered property owners of the above noted property, do hereby authorize

Jay Hart / Scott Ingle, of HFH Inc.
(Contractor / Agent) (Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address (if different than property above):

Telephone: 905-541-9591

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.



Authorized Signature

Date: 8/7/2020

Authorized Signature

Date: _____



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment
City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

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

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

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

The Planning Act

Application for Minor Variance or for Permission

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

- Name of Owner Anne McDougal Telephone No. [REDACTED]
FAX NO. _____ E-mail address. [REDACTED]
- Address [REDACTED]
Postal Code _____
- Name of Agent Jay Hart / Scott Ingle Telephone No. [REDACTED]
FAX NO. [REDACTED] E-mail address. [REDACTED]
- Address [REDACTED]
Postal Code [REDACTED]

Note: Unless otherwise requested all communications will be sent to the agent, if any.

- Names and addresses of any mortgagees, holders of charges or other encumbrances:
RBC
100 King St. W Hamilton, ON. Postal Code L8P 1A2

Postal Code _____

6. Nature and extent of relief applied for:
Location of proposed stable addition from the existing stable encroaches into
the minimum distance from neighboring dwelling by 9m.
MDS II = 68m / actual proposed distance = 59m
-
7. Why it is not possible to comply with the provisions of the By-law?
The layout of the existing barn dictates the best position of the proposed addition
to be on the west side. This also preserves existing paddock space for the
benefit of the horses.
-
8. Legal description of subject lands (registered plan number and lot number or other
legal description and where applicable, street and street number):
1751 Concession 2 W. Lynden, ON.
-
9. PREVIOUS USE OF PROPERTY
- Residential Industrial Commercial
Agricultural Vacant
Other _____
- 9.1 If Industrial or Commercial, specify use

- 9.2 Has the grading of the subject land been changed by adding earth or other
material, i.e. has filling occurred?
Yes No Unknown
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes No Unknown
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent
lands?
Yes No Unknown
- 9.5 Are there or have there ever been underground storage tanks or buried waste on
the subject land or adjacent lands?
Yes No Unknown
- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation
where cyanide products may have been used as pesticides and/or sewage sludge
was applied to the lands?
Yes No Unknown
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes No Unknown
- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the
fill area of an operational/non-operational landfill or dump?
Yes No Unknown

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes _____ No Unknown _____

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes _____ No Unknown _____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?
Satellite imagery shows surrounding land to be residential and agricultural use.

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.

Date

Signature Property Owner

Print Name of Owner

10. Dimensions of lands affected:

Frontage 176m

Depth 477m

Area 9.5 Hectares

Width of street 6.5m (paved width)

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: 2 storey dwelling (155m²) with attached garage (70m²)

Shed (223m²), Stable with Hay Loft (232m²), Cover-all Riding Ring (915m²)

Various Run-in Horse Shelters (1 - 12'x24', 2 - 12'x16')

Note: Area is footprint of building

Proposed: Horse Stable with Hay Loft above and Lean-to on side for Horse Shelter(348m² total)

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

Existing: See Site Plan

Proposed: Front = 41m
West Side = 20m
East Side = 133m
Rear = 420m

13. Date of acquisition of subject lands:
Oct. 31, 2018

14. Date of construction of all buildings and structures on subject lands:
Existing = Pre 1995, Proposed = Dec. / Jan. 2021

15. Existing uses of the subject property: Agricultural and Residential

16. Existing uses of abutting properties: Agricultural and Residential

17. Length of time the existing uses of the subject property have continued:
25+ years

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

19. Present Official Plan/Secondary Plan provisions applying to the land:
N/A

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

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

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

Yes No

23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps