

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.: AN/A-20:245

APPLICANTS: A.J. Clarke & Associates on behalf of the owner Marz Homes Inc.

SUBJECT PROPERTY: Municipal address **69-105 Beasley Grove, Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended by By-law 16-068

ZONING: "RM2-669" (Residential Multiple "RM2" Zone)

PROPOSAL: To permit the construction of street townhouses on lots/units to be known municipally as 69 – 105 Beasley Grove notwithstanding that:

1. A minimum lot depth of 28.6m shall be provided instead of the minimum required lot depth of 29.0m.

NOTE:

- i) Building and Elevation Plans were not submitted.

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

DATE: Thursday, December 3rd, 2020

TIME: 1:45 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 17th, 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.

Cortland

LOT 51

CONCESSION 3

PLAN 62M - 1237

PLAN 62M - 1237

PLAN OF SUBDIVISION OF
PART OF LOTS 51 & 52-CONCESSION 3
GEOGRAPHIC TOWNSHIP OF ANCASTER
CITY OF HAMILTON

PLAN 62M-1255

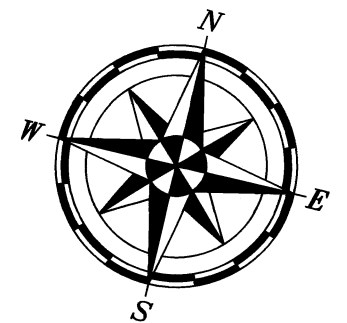
I CERTIFY THAT THIS PLAN IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF WENTWORTH (62) AT 12:24 O'CLOCK ON THE
1ST DAY OF November, 2018 AND ENTERED IN
THE PARCEL REGISTER FOR PROPERTY IDENTIFIER
17565-4973 (L)
AND REQUIRED CONSENTS ARE REGISTERED
AS PLAN DOCUMENT NO. 1318726
"C. LANGRANEE"
REPRESENTATIVE FOR
LAND REGISTRAR

APPROVED UNDER SECTION 51 OF THE PLANNING ACT
R.S.O. 1990, c.P.13, AS AMENDED, BY THE GENERAL
MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT
DEPARTMENT OF THE CITY OF HAMILTON UNDER THE
AUTHORITY OF BY-LAW 07-323.
THIS 2nd DAY OF OCTOBER, 2018.

GENERAL MANAGER
PLANNING AND ECONOMIC DEVELOPMENT
CITY OF HAMILTON

THIS PLAN COMPRISES ALL OF PIN 17565-4973

SCALE 1:500
0 5 10 15 20 metres
N. P. MUTH O.L.S.



CURVE TABLE			
BLOCK	RADIUS	ARC	BEARING
9	9.50	4.42	N12°36'25"E
9	9.20	4.13	N12°10'00"E
9	13.80	23.04	N47°07'25"E
9	13.50	22.64	N47°20'00"E
6	13.50	17.84	N46°46'15"W
6	13.80	18.31	N47°01'40"W

LEGEND:
■ DENOTES A SURVEY MONUMENT PLANTED
■ DENOTES A SURVEY MONUMENT FOUND
IB DENOTES IRON BAR
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
C DENOTES CENTERLINE
(912) DENOTES A. J. CLARKE O.L.S.
(HAM) DENOTES CITY OF HAMILTON
(1135) DENOTES L. G. WOODS O.L.S.
(1511) DENOTES G. V. CONSOLI O.L.S.
(MM&P) DENOTES MACKAY MACKAY & PETERS LIMITED O.L.S.
(P1) DENOTES PLAN 62M-1237
(OU) DENOTES ORIGIN UNKNOWN

NOTE
SSIB PLANTED DUE TO THE
PRESENCE OF UTILITIES

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

OWNER'S CERTIFICATE:
THIS IS TO CERTIFY THAT:
1) BLOCKS 1, 2, 3, AND 4
THE STREET, NAMELY BEASLEY GROVE, STREET WIDENINGS
NAMELY BLOCKS 5, 10 AND 11 AND RESERVES, NAMELY BLOCKS 6, 7, 8 AND 9
HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
2) THE SAID STREET, AND STREET WIDENINGS
ARE HEREBY DEDICATED TO CITY OF HAMILTON AS PUBLIC HIGHWAYS.
DATED THE 28th DAY OF SEPTEMBER, 2018.

MARZ HOMES (GARNER) INC.
A. CHIARELLA JR.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

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 LAND TITLES ACT AND
THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 12th DAY OF JUNE, 2018

SEPTEMBER 12, 2018
DATE
N. P. MUTH
ONTARIO LAND SURVEYOR

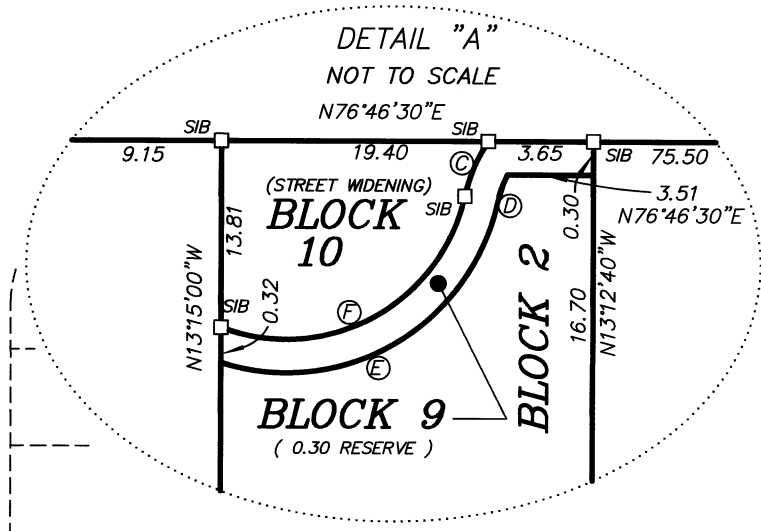
BLOCK 319 PLAN 62M-1158

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS Q AND Q BY REAL TIME NETWORK (RTN) OBSERVATIONS.
UTM ZONE 17, (61 DEGREES LONGITUDE) NAD83 (CSRS)(1997)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999660

OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS) (1997)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
Q	4784683.906	586762.727
Q	4784583.908	586294.232

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



SCHEDULE	
BLOCK	AREA (m ²)
1	21,562.77
2	162.14
3	267.22
4	3,170.13
5	1,199.75
6	5.41
7	5.31
8	40.68
9	9.14
10	220.49
11	95.29
TOTAL AREA OF SUBDIVISION=29,316.11	

FORMERLY THE KING'S HIGHWAY No. 53
DESIGNATED AS KINGS HIGHWAY AND TRANSFERRED TO REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
BY O.C. 1908/97 AND SHOWN AS PART 1 PLAN P-1853-089, REGISTERED AS L7485387
NAME CHANGED BY BY-LAW R99-056, REGISTERED AS INSTRUMENT No. L7566230

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4
DEPOSITED PLAN 152 MISC (P-1853-3)

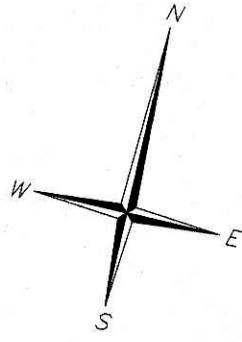
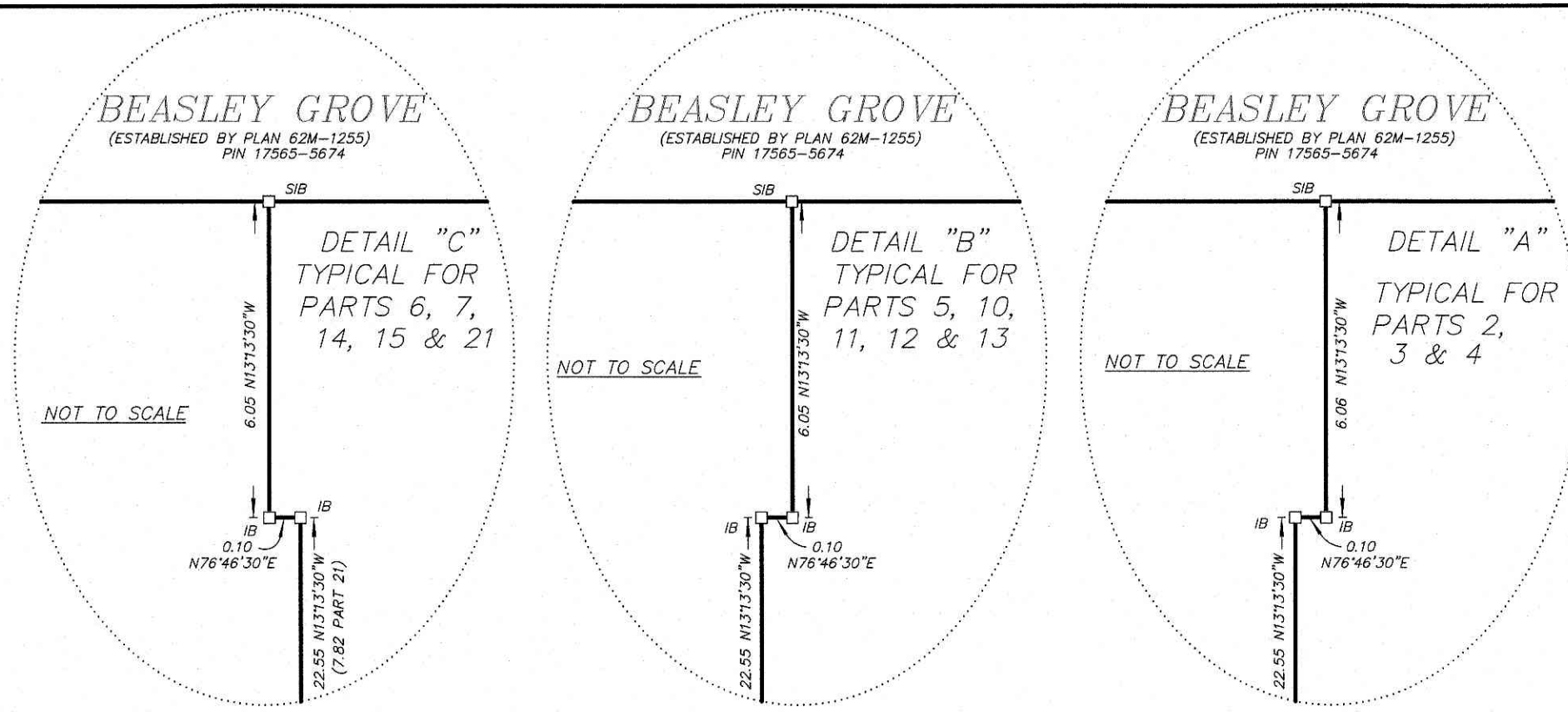
PART 1
PLAN 62R-13865

CONCESSION 4 GEOGRAPHIC TOWNSHIP OF ANCASTER

A. J. Clarke and Associates Ltd
SURVEYORS • ENGINEERS • PLANNERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

PROJECT No 158011

PLAN OF SURVEY OF
BLOCKS 2, 3, 4, 9 & 10
PLAN 62M-1255
CITY OF HAMILTON
SCALE 1:250
NICHOLAS P. MUTH O.L.S.

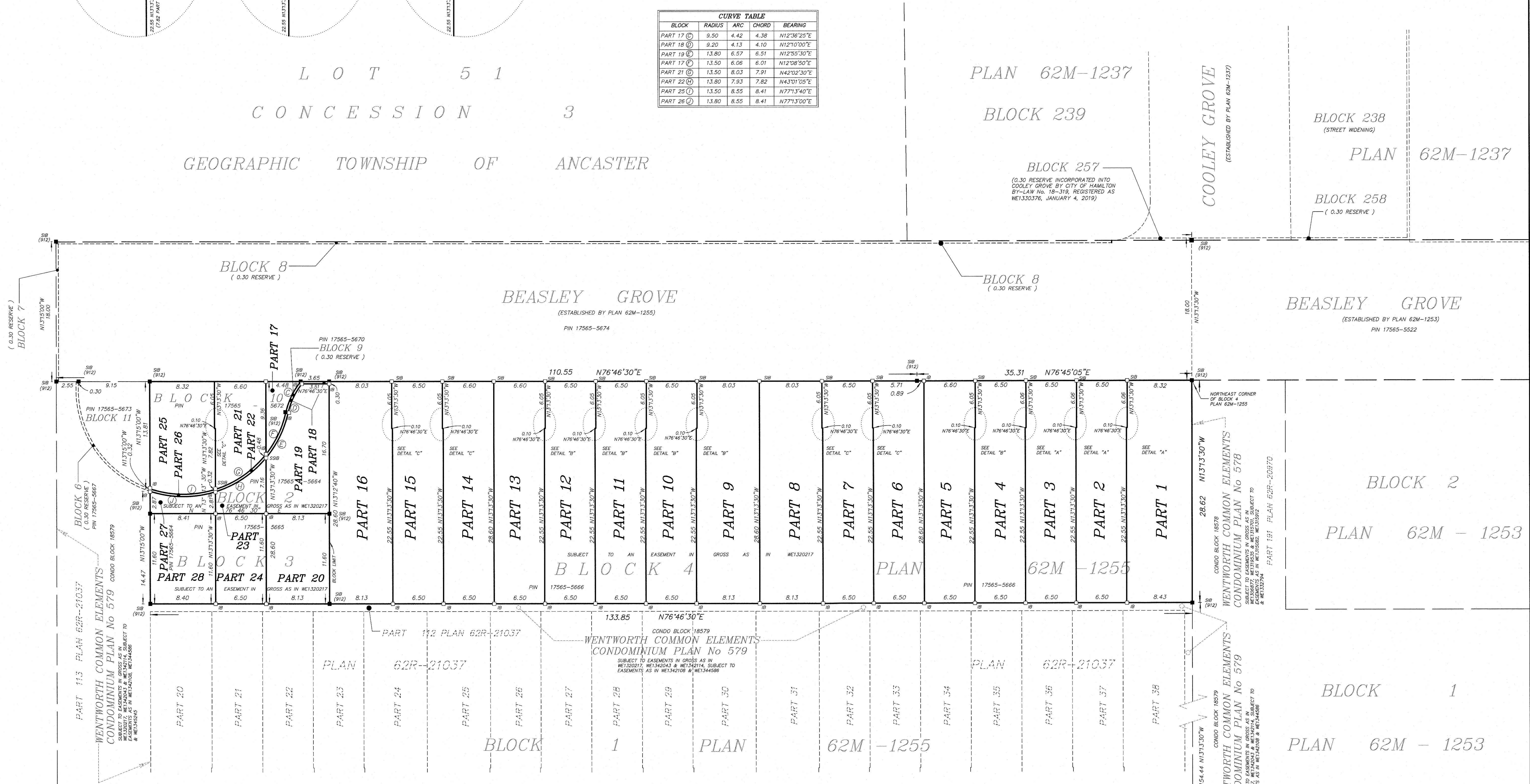


LOT 51
CONCESSION 3

GEOGRAPHIC TOWNSHIP OF ANCASTER

SCHEDULE					SCHEDULE					SCHEDULE				
PART	BLOCK	PLAN	PART OF PIN	AREA	PART	BLOCK	PLAN	PART OF PIN	AREA	PART	BLOCK	PLAN	PART OF PIN	AREA
1	PART OF BLOCK 4	PLAN 62M-1255	17565-5666	240.36 m ²	10	PART OF BLOCK 4	PLAN 62M-1255	17565-5666	185.90 m ²	21	PART OF BLOCK 10 PART OF BLOCK 9 PART OF BLOCK 2 PART OF BLOCK 3	PLAN 62M-1255	17565-5672	186.50 m ²
2				185.96 m ²	11				185.90 m ²	22			17565-5670	
3				185.96 m ²	12				185.90 m ²	23			17565-5664	
4				185.96 m ²	13				186.50 m ²	24			17565-5665	
5				186.50 m ²	14				186.50 m ²	25			17565-5672	
6				186.50 m ²	15				185.90 m ²	26			17565-5670	
7				185.90 m ²	16				232.01 m ²	27			17565-5664	
8				231.91 m ²	17				232.42 m ²	28			17565-5665	
9				231.91 m ²	18									
PARTS 1 TO 16 INCLUSIVE COMPRISE ALL OF PIN 17565-5666					PARTS 19, 20, 23, 24, 27 & 28 SUBJECT TO AN EASEMENT IN GROSS AS IN WE1320217					PARTS 1-16 INCLUSIVE, 19, 20, 23, 24, 27 & 28 SUBJECT TO AN EASEMENT IN GROSS AS IN WE1320217				
PARTS 20, 24, 28 COMPRISE ALL OF PIN 17565-5665														
PARTS 19, 23, 27 COMPRISE ALL OF PIN 17565-5664														
PARTS 18, 22, 26 COMPRISE ALL OF PIN 17565-5670														
PARTS 17, 21, 25 COMPRISE ALL OF PIN 17565-5672														

CURVE TABLE				
BLOCK	RADIUS	ARC	CHORD	BEARING
PART 17 (C)	9.50	4.42	4.38	N12°36'25"E
PART 18 (D)	9.20	4.13	4.10	N12°10'00"E
PART 19 (E)	13.80	6.57	6.51	N12°55'30"E
PART 17 (C)	13.50	6.06	6.01	N12°08'50"E
PART 21 (C)	13.50	8.03	7.91	N42°02'30"E
PART 22 (D)	13.80	7.93	7.82	N43°01'05"E
PART 25 (D)	13.50	8.55	8.41	N77°13'40"E
PART 26 (D)	13.80	8.55	8.41	N77°13'00"E



SURVEYOR'S CERTIFICATE:

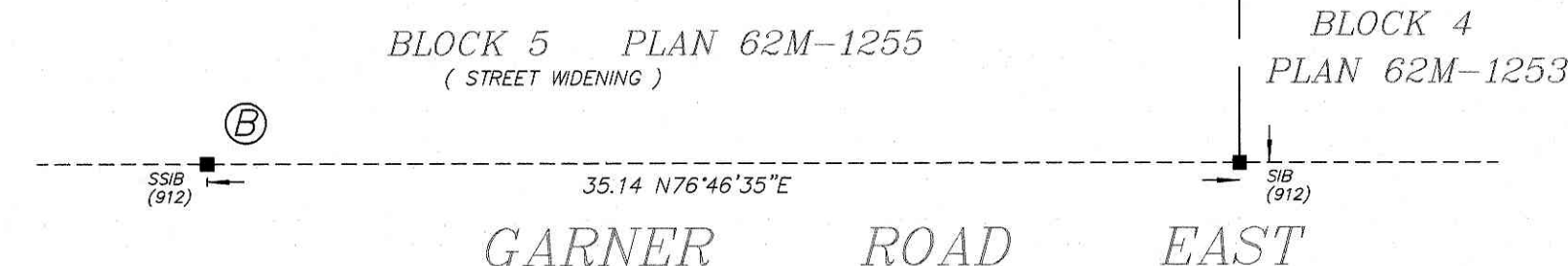
- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
 - THE SURVEY WAS COMPLETED ON THE 11th DAY OF FEBRUARY 2020

OBSERVED REFERENCE POINTS: UTM ZONE 17NAD83 (CSRS) (1997) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10		
POINT ID	NORTHING	EASTING
SIB (HAM)	4784693.996	586762.727
SOUTHWEST CORNER OF PART 1 PLAN 62R-19113		
(B)	4784583.908	586294.232
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND:

- DENOTES A SURVEY MONUMENT PLANTED
- DENOTES A SURVEY MONUMENT FOUND
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- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
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- (HAM) DENOTES CITY OF HAMILTON

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TEL. 905-528-8761 FAX 905-528-2289
email: a.jc@ajclarke.com

PROJECT No 158011

Cortland

LOT 51

CONCESSION 3

PLAN 62M - 1237

PLAN 62M - 1237

PLAN OF SUBDIVISION OF
PART OF LOTS 51 & 52-CONCESSION 3
GEOGRAPHIC TOWNSHIP OF ANCASTER
CITY OF HAMILTON

SCALE 1:500
0 5 10 15 20 metres
N. P. MUTH O.L.S.

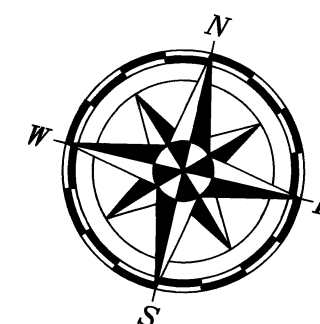
PLAN 62M-1255

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DEPARTMENT OF THE CITY OF HAMILTON UNDER THE
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THIS 2nd DAY OF OCTOBER, 2018.

GENERAL MANAGER
PLANNING AND ECONOMIC DEVELOPMENT
CITY OF HAMILTON

THIS PLAN COMPRISES ALL OF PIN 17565-4973



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(MM&P) DENOTES MACKAY MACKAY & PETERS LIMITED O.L.S.
(P1) DENOTES PLAN 62M-1237
(OU) DENOTES ORIGIN UNKNOWN

NOTE
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DATED THE 28th DAY OF SEPTEMBER, 2018.

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A. CHIARELLA JR.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

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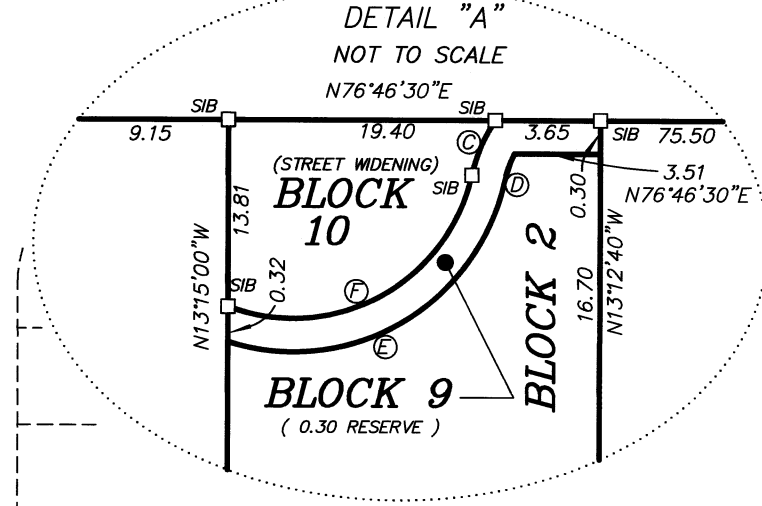
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THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 12th DAY OF JUNE, 2018

SEPTEMBER 12, 2018
DATE

N. P. MUTH
ONTARIO LAND SURVEYOR

BLOCK 319 PLAN 62M-1158

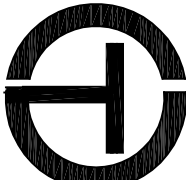
SCHEDULE	
BLOCK	AREA (m ²)
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4	3,170.13
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11	95.29
TOTAL AREA OF SUBDIVISION=29,316.11	



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POINTS Q AND Q BY REAL TIME NETWORK (RTN) OBSERVATIONS.
UTM ZONE 17, (61 DEGREES LONGITUDE) NAD83 (CSRS)(1997)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999660
OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS) (1997)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10
POINT ID NORTHING EASTING
Q 4784683.906 586762.727
Q 4784583.908 586294.232
COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PLAN 62M - 1253
PART 189
BLOCK 1
PLAN 62M-1253
PART 189
BLOCK 2
PLAN 62M-1253
PART 189
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PLAN 62M-1253
PART 189
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PART 1

REVISIONS/ISSUED		
No.	DATE:	DESCRIPTION
1.	01.30.19	ISSUED FOR CLIENT REVIEW
2.		
3.		ISSUED FOR HVAC AND TRUSS DESIGN
4.		
5.		
6.		
7.		
8.		




CLATC

DESIGN

REGISTERED BCIN # 31416

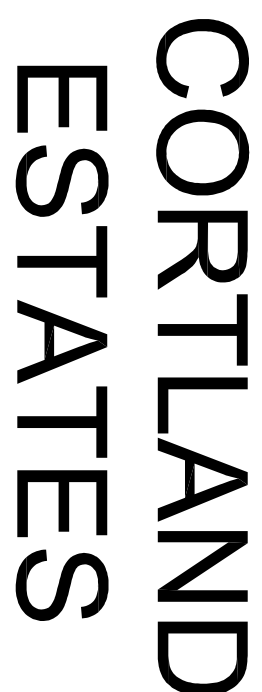
REGISTERED BCIN #27448



Authorized Signature

Authorized Signature _____

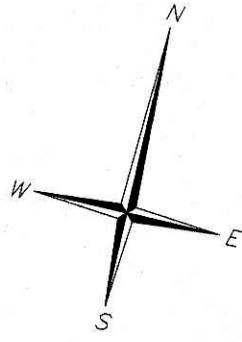
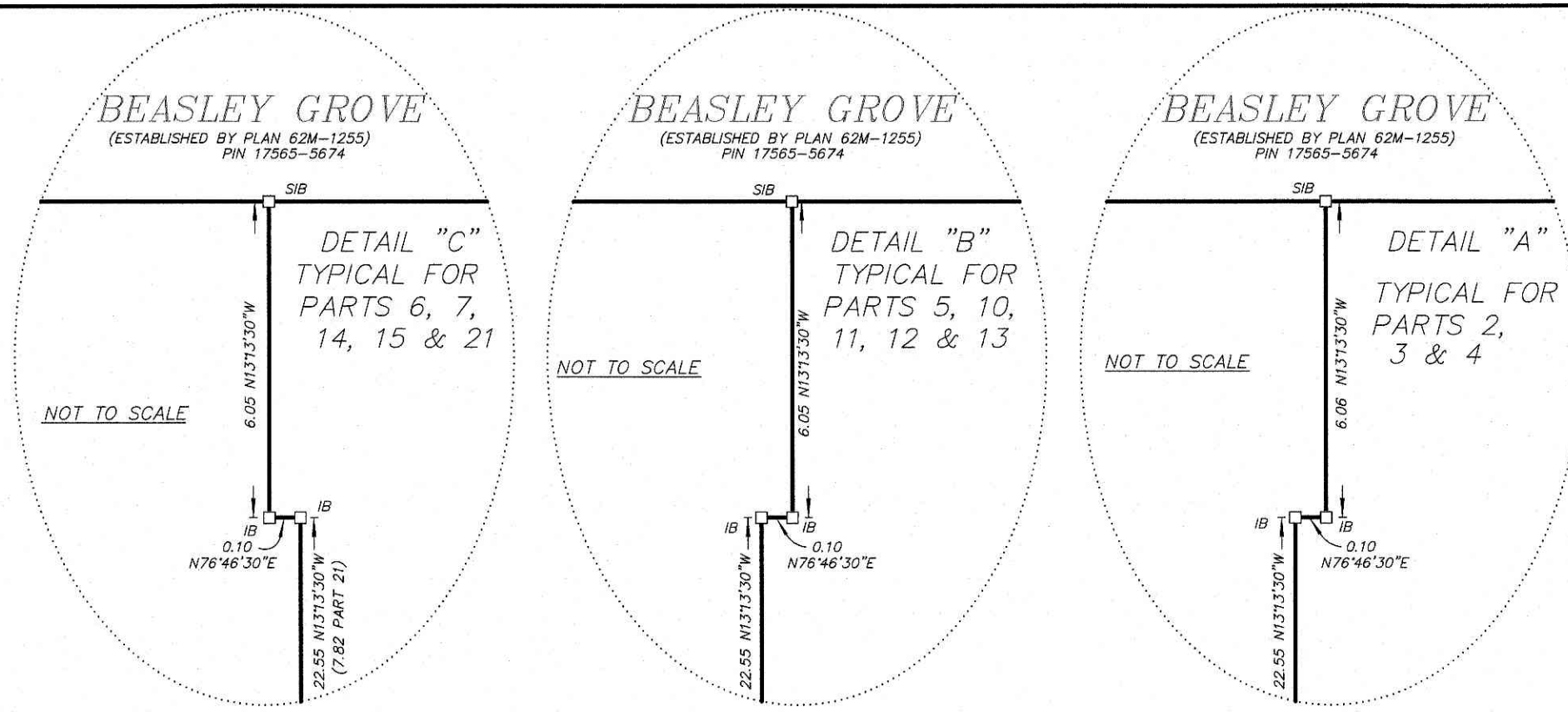
CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL JOB CONDITIONS BEFORE PROCEEDING WITH THE WORK.



GROUND FLOOR PLAN

FILE NO. 050518-MARZ CORTLAND

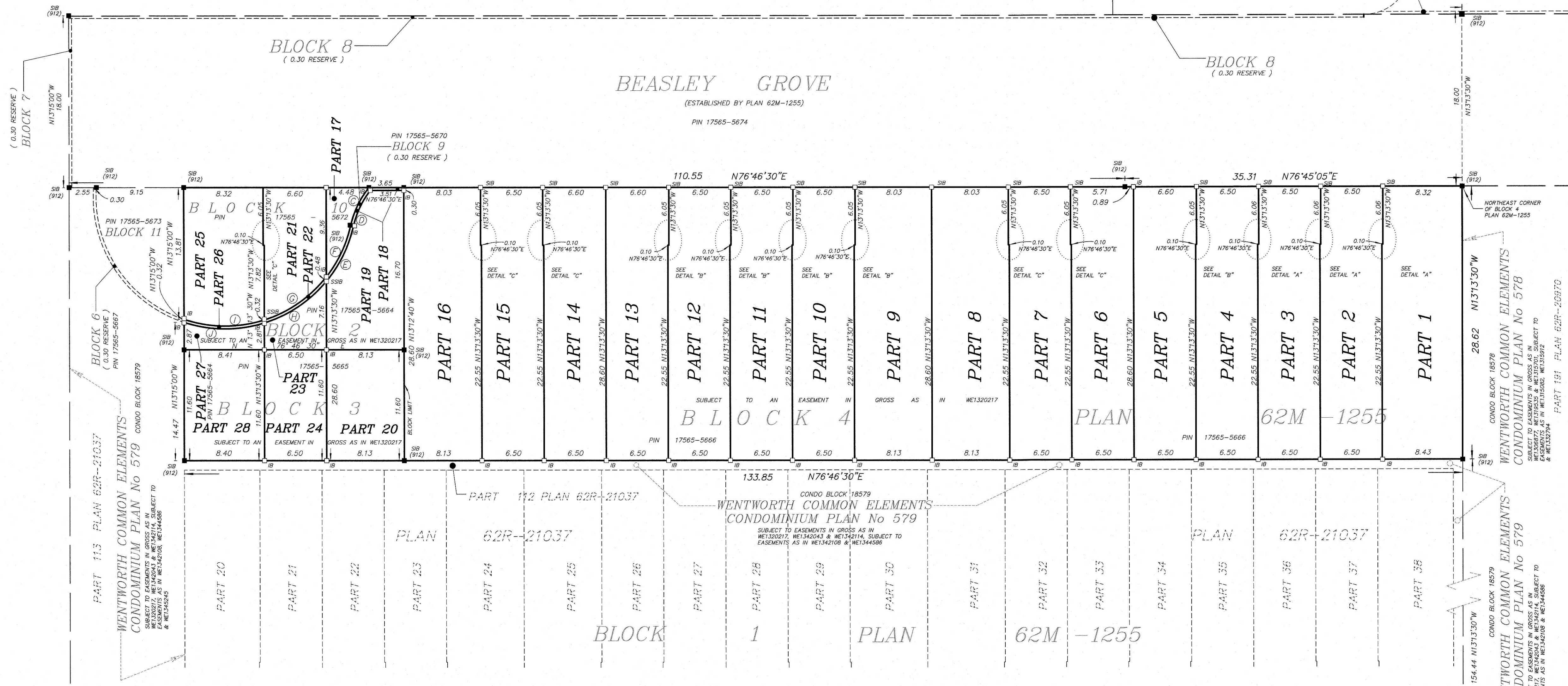
PLAN OF SURVEY OF
BLOCKS 2, 3, 4, 9 & 10
PLAN 62M-1255
CITY OF HAMILTON
SCALE 1:250
NICHOLAS P. MUTH O.L.S.



LOT 51
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF ANCASTER

SCHEDULE			
PART	BLOCK	PLAN	PART OF PIN
1	PART OF BLOCK 4	PLAN 62M-1255	17565-5666
2			
3			
4			
5			
6			
7			
8			
9			
PARTS 1 TO 16 INCLUSIVE COMPRISE ALL OF PIN 17565-5666			

CURVE TABLE				
BLOCK	RADIUS	ARC	CHORD	BEARING
PART 17 (C)	9.50	4.42	4.38	N12°36'25"E
PART 18 (D)	9.20	4.13	4.10	N12°10'00"E
PART 19 (E)	13.80	6.57	6.51	N12°55'30"E
PART 17 (C)	13.50	6.06	6.01	N12°08'50"E
PART 21 (G)	13.50	8.03	7.91	N42°02'30"E
PART 22 (H)	13.80	7.93	7.82	N43°01'05"E
PART 25 (I)	13.50	8.55	8.41	N77°13'40"E
PART 26 (J)	13.80	8.55	8.41	N77°13'00"E



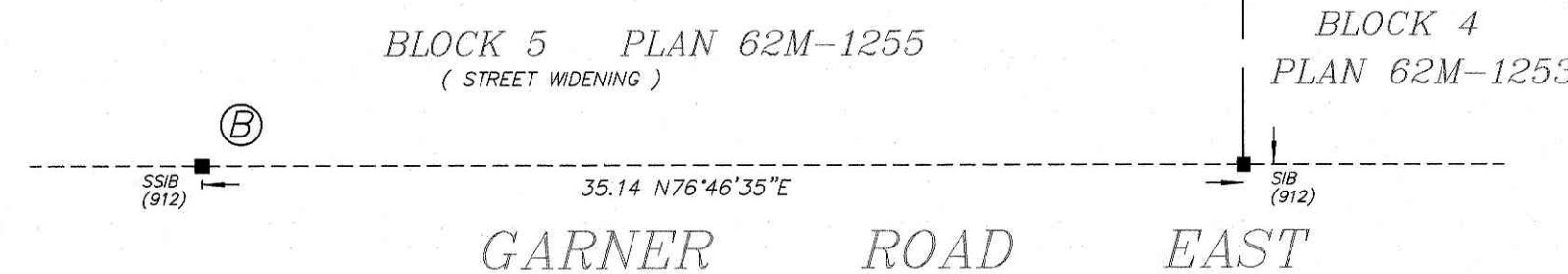
SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF FEBRUARY 2020

MARCH 25, 2020
DATE
NICHOLAS P. MUTH
ONTARIO LAND SURVEYOR

OBSERVED REFERENCE POINTS: UTM ZONE 17NAD83 (CSRS) (1997) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10		
POINT ID	NORTHING	EASTING
SIB (HAM)	4784693.996	586762.727
SIB (HAM)	4784583.908	586294.232
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND:
■ DENOTES A SURVEY MONUMENT PLANTED
■ DENOTES A SURVEY MONUMENT FOUND
IB DENOTES IRON BAR
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
(912) DENOTES A. J. CLARKE O.L.S.
(HAM) DENOTES CITY OF HAMILTON

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



PLAN 62R-
RECEIVED AND DEPOSITED:
DATE REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF WENTWORTH (No. 62)
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT.
MARCH 25, 2020
DATE MAURIZIO TARLI

A.J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: a.jc@ajclarke.com

PROJECT No 158011

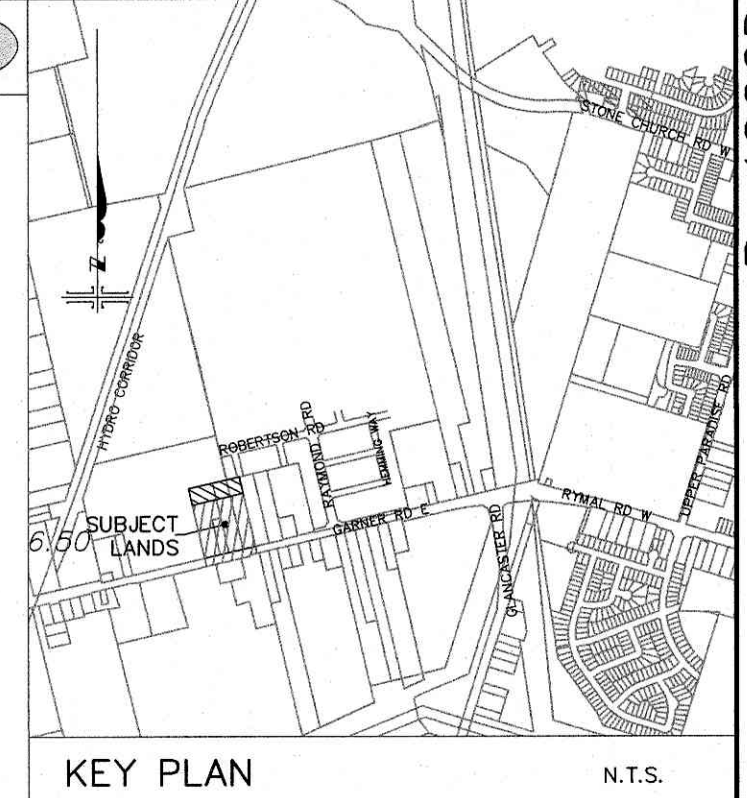
SITE & GRADING PLAN
PART OF BLOCK 4 - CORTLAND (BLOCK 18)
REGISTERED PLAN 62M-1255
IN THE
CITY OF HAMILTON

SCALE 1:200
0 5 10 metres

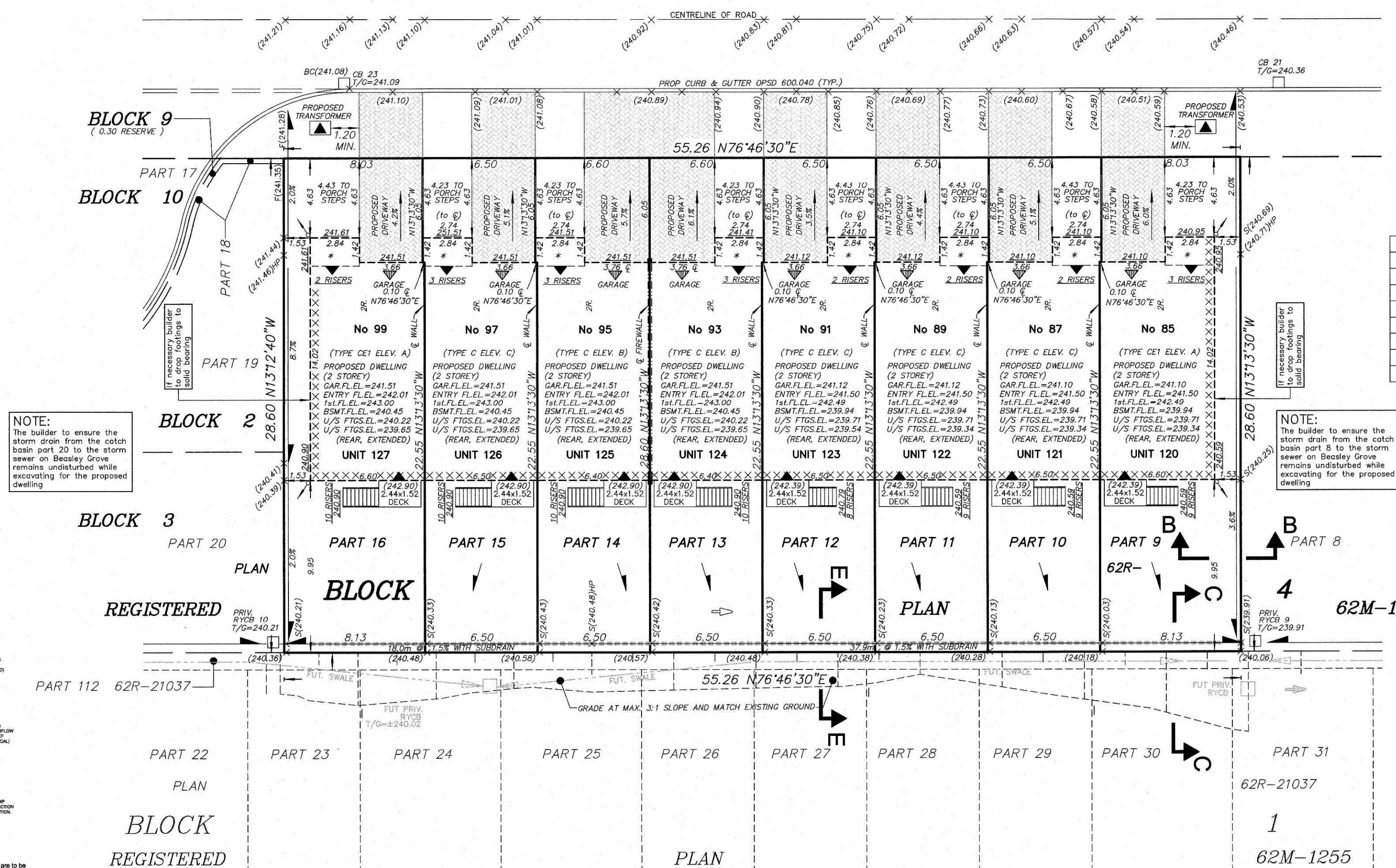
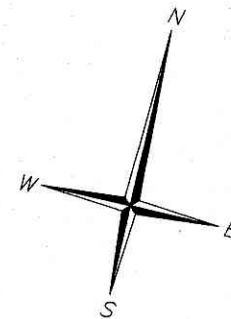
G. G. ALDWORTH O.L.S.

Caution:
This is not a plan of survey and
shall not be used except for the
purpose indicated in the title block.

BEASLEY GROVE
(ESTABLISHED BY PLAN 62M-1255)



R-4222D



LOT/UNIT No.	PART No.	LOT AREA	HOUSE AREA	LOT COVERAGE (%)
Unit 120	9	231.91m ²	87.52m ²	37.74%
Unit 121	10	185.90m ²	85.91m ²	46.21%
Unit 122	11	185.90m ²	85.91m ²	46.21%
Unit 123	12	185.90m ²	85.91m ²	46.21%
Unit 124	13	185.50m ²	85.96m ²	46.34%
Unit 125	14	185.50m ²	85.98m ²	46.35%
Unit 126	15	185.90m ²	85.91m ²	46.21%
Unit 127	16	232.01m ²	87.16m ²	37.57%

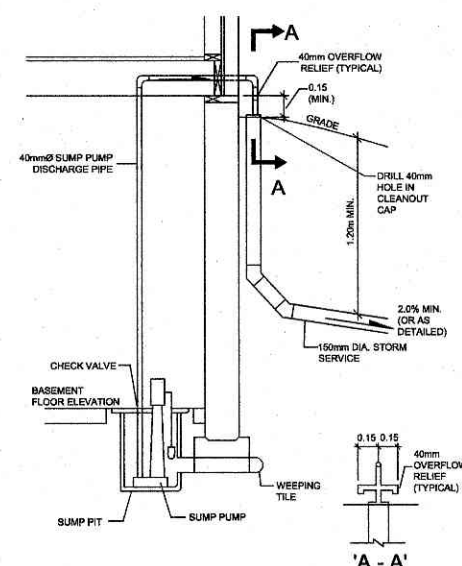
NOTE:
The builder to ensure the
storm drain from the catch
basin part 20 to the storm
sewer on Beasley Grove
remains undisturbed while
excavating for the proposed
dwelling

NOTE:
The builder to ensure the
storm drain from the catch
basin part 8 to the storm
sewer on Beasley Grove
remains undisturbed while
excavating for the proposed
dwelling

NOTE:
The builder is to verify the location and grade
of all sewer and water services prior to
setting u/s footings elevation

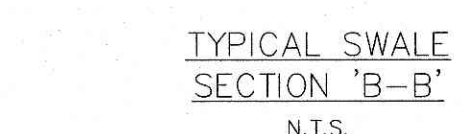
NOTE:
The builder is to verify the location of all street
hardware and utilities prior to construction.
Driveways and/or driveway approaches shall be
located such that hydro vaults and other street
furniture are minimum 1.2 metres from the
projections of the outside garage walls unless
otherwise detailed on the lot grading plan.

NOTE:
Keep footings minimum 1.22
metres below finished grade
at all times

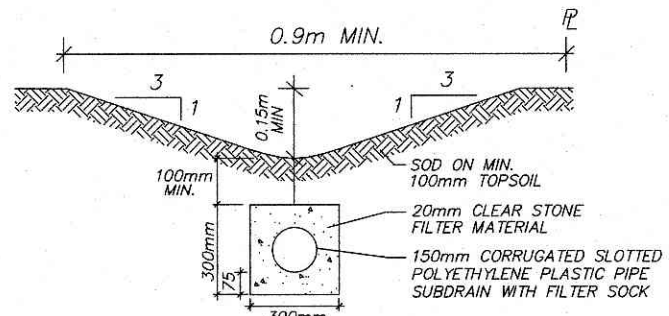


SUMP PUMP DETAIL
STORM CONNECTION
N.T.S.

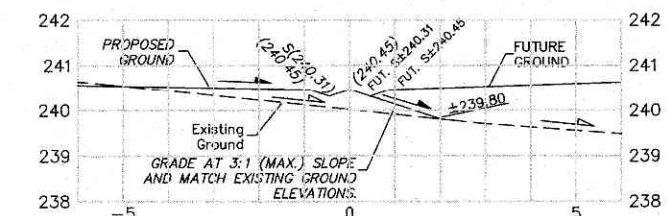
SUMP PUMPS
Sump pumps with check valves and back flow prevention are to be
installed in each dwelling to pump the weeping tiles to the storm
private drain. The sump outlet shall extend a minimum of 150mm
above the proposed grade at the dwelling (basement ceiling) prior to
discharging to the storm private drain.



TYPICAL SWALE
SECTION 'B-B'
N.T.S.



TYPICAL SWALE CROSS-SECTION
WITH SUBDRAIN
SECTION 'C-C'
N.T.S.



SECTION 'E-E'
N.T.S.

FOUNDATION DRAINS
WEEPING TILES SHALL DRAIN TO SUMP
PIT AND BE PUMPED TO STORM
SEWER VIA SUMP PUMP WITH BACK-
FLOW PREVENTOR (SEE DETAIL)

ROOFWATER LEADERS
ROOFWATER LEADERS FOR ALL LOTS
SHALL DRAIN ONTO THE GROUND VIA
CONCRETE SPLASH PADS, AND THEN
TO GRASSED AREAS AT LEAST 0.6m
FROM DWELLING FACE.

BENCH MARK
Elevation: 228.439
Description: Rousseau school, along McNicoll Rd. 0.08km South
of Mohawk Rd. Tablet in West Conc. foundation,
4.66m from corner, 8cm below brickwork

THE PROPOSED ELEVATIONS SHOWN HEREON
ARE DERIVED FROM A LOT GRADING PLAN
PREPARED FOR CORTLAND SUBDIVISION
BY A. J. CLARKE & ASSOCIATES LIMITED
DATED AUGUST 03, 2018

NOVEMBER 10, 2020
DATE



A.J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

PROJECT No 158011

R-4222D



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.

Marz Homes (Garner)

1. Name of Owner Inc. (Dan Gabriele) Telephone No. _____

FAX NO. _____ E-mail address. _____

2. Address _____

Postal Code _____

3. Name of Agent A. J. Clarke and Associates Ltd. Telephone No. _____
(Stephen Fraser)

FAX NO. _____ E-mail address. _____

4. Address _____

Postal Code _____

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:

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

To permit a minimum lot depth of 28.6m; whereas 29m is
the current minimum.

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

At the time of draft plan approval and zoning approval, the
depth of the subject lands was 29.43m. When the subdivision
was registered, the depth became 28.6m to accommodate a
rear yard access within the common elements of the condo to
the south (Block 1, Plan 62M-1255 attached).

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

Blocks 2, 3, 4, 9 and 10, Plan 62M-1255. Note: Blocks 2,
3, 9 and 10 were created to allow for the temporary turning
circle and will be developed for street townhouses when Beasley
Grove gets extended westerly. 69-105 Beasley Grove, Ancaster.

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 x 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 x Unknown _____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Previous approvals and property 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 x

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.

October 27, 2020
Date


Signature Property Owner

Dan Gabriele
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>133.86m</u>
Depth	<u>28.6m</u>
Area	<u>3,829.12sq.m</u>
Width of street	<u>18m</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: _____

Proposed: Area = +/-85 to 87sq.m; 2 stories; 6.5m to 6.6m
in width; 14.02m to 14.78m; height = +/-9.0m.

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

Existing: _____

Proposed: Please see attached site & grading plans
(R-4220B & R-4222C) .

13. Date of acquisition of subject lands:

May 2014

14. Date of construction of all buildings and structures on subject lands:

Fall/winter 2020

15. Existing uses of the subject property: Residential (vacant)

16. Existing uses of abutting properties: Residential and agricultural

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

Since plans of subdivision was registered (Oct, 2018)

18. Municipal services available: (check the appropriate space or spaces)

Water	<u>x</u>	Connected	<u>x</u>
Sanitary Sewer	<u>x</u>	Connected	<u>x</u>
Storm Sewers	<u>x</u>		

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

Low Density Residential 2B (OPA No. 50) .

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

Residential Multiple "RM2-669" (By-law No. 16-068) .

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

However, City File: PLC-20-004 will create the individual parcels.

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



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

November 3, 2020

The City of Hamilton
Committee of Adjustment
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Attn: Jamila Sheffield
Secretary-Treasurer

Via email: Jamila.Sheffield@hamilton.ca

**Re: 69-105 Beasley Grove, Ancaster
Minor Variance Application**

Dear Madam,

Further to our recent correspondence and as required for the above-noted application, please find attached the following:

1. A cheque for \$3,302.00 made payable to the City of Hamilton.
2. A copy of the completed application form.
3. A copy to scale of the draft approved plan of subdivision.
4. A copy to scale of the registered plan of subdivision, 62M-1255.
5. A copy to scale of site & grading plan R-4220B.
6. A copy to scale of site & grading plan R-4222C.

I trust the above and attached will be satisfactory for your purposes. Thank you for your anticipated cooperation in this matter. Should you have any questions or require additional information, please do not hesitate to contact our office.

Yours very truly,

Stephen Fraser, MCIP, RPP
Planner
A. J. Clarke and Associates Ltd.
Encl.

Copy: Marz Homes (Garner) Inc.
Attn: Mr. Dan Gabriele, President

IMPORTANT NOTICE

CITY OF HAMILTON

IN THE MATTER OF proposed Draft Plan of Subdivision "**Cortland**" in the City of Hamilton (File 25T201502).

I, **Guy Paparella**, a delegated officer for the City of Hamilton under By-law 07-323, do hereby give notice, pursuant to subsection 51(37) of the Planning Act, R.S.O. 1990, that the City intends to draft approve "**Cortland**" subdivision, subject to the conditions on Schedule 1 attached.

As provided for under subsections 51(39) and 51(43) of the Planning Act, a right of appeal is given:

39) Subject to subsection (43), not later than 20 days after the day that the giving of notice under subsection (37) is completed, any of the following may appeal the decision, the lapsing provision or any of the conditions to the Municipal Board by filing with the approval authority a notice of appeal that must set out the reasons for the appeal, accompanied by the fee prescribed under the *Ontario Municipal Board Act*:

- The applicant.
- A person or public body who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
- The Minister.
- The municipality in which the land is located or the planning board in whose planning area the land is located.

43) At any time before the approval of the final plan of subdivision under subsection (58), any of the following may appeal any of the conditions to the Municipal Board by filing with the approval authority a notice of appeal that must set out the reasons for the appeal, accompanied by the fee prescribed under the *Ontario Municipal Board Act*:

- The applicant.
- A public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
- The Minister.
- The municipality in which the land is located or the planning board in whose planning area the land is located.

THE LAST DAY TO APPEAL IS APRIL 6, 2016. IF NO APPEAL IS FILED ON OR BEFORE THIS DATE, THE DECISION TO GIVE DRAFT APPROVAL SHALL BE DEEMED TO HAVE BEEN MADE ON THE NEXT DAY.

NOTE:

1) You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

2) Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

3) No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council or, in the Ontario Municipal Board's opinion, there are reasonable grounds to add the person or public body as a party.

4) No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions.

5) The lands to which this draft plan applies are also subject to the following applications: Urban Hamilton Official Plan Amendment UHOPA-15-002 and Zoning By-law Amendment application ZAC-15-006.

Appeals should be submitted to: City of Hamilton, The Director of Growth Planning, Planning and Economic Development Department, City Hall 71 Main Street West, 6th Floor, Hamilton, ON, L8P 4Y5 FAX 905-540-5611. A copy of the draft plan and the proposed decision is available for public inspection at the Planning and Economic Development Department (Growth Management Division) Offices, City Hall, 71 Main Street West, 6th Floor, Hamilton, Ontario, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday. Any questions should be directed to Danielle Fama at 905-546-2424 x 1245.

Dated at the City of Hamilton,
this 17th day
of March, 2016.


Guy Paparella, MCIP, RPP
Director, Growth Planning

SCHEDULE 1

As authorized by By-law No. 07-323, I, Guy Paparella, hereby approve draft plan of Subdivision, "**Cortland**", by Marz Homes (Garner) Inc., owner, for lands located in the City of Hamilton under File No. 25T-201502, subject to the following conditions:

That this approval for the Revised Draft Plan of Subdivision, 25T-201502, prepared by A.J. Clarke and Associates Ltd. and certified by B.J. Clarke, O.L.S., dated, September 10, 2015, consisting of one block (Block 1) for block townhouses and maisonettes, one block (Block 2) for a temporary turning circle and future street townhouses, two blocks for street townhouses (Blocks 3 and 4), one block (Block 5) for a street widening, one block (Block 6) for townhouses, maisonettes and temporary turnaround easement in favour of the City of Hamilton, and two blocks (Blocks 7 and 8) for 0.30 m reserves and the future extension of Beasley Grove be received and endorsed by City Council with the following special conditions.

Development Planning, Heritage and Design

- 1) Prior to the issuance of building permit(s), for Buildings 6, 17, 18 and 19, inclusive, which have been identified for noise mitigation measures, the builder's plans shall be certified by a Professional Engineer qualified to provide acoustical engineering services in Ontario as being in compliance with the recommendations of the Original Noise Feasibility Study prepared by HGC Engineering Limited (dated July 24, 2014) and the addendum noise impact study titled "Addendum Letter - Noise Feasibility Study, Marz Homes, Cortland, Garner Road East, Hamilton, Ontario" (dated November 26, 2015), as approved. Prior to final inspection and release for occupancy, these dwellings shall be certified by a Professional Engineer qualified to provide acoustical engineering services in Ontario as being in compliance with the recommendations of the Noise Study.
- 2) That, prior to registration of the final plan of subdivision, the owner / applicant agrees to include the following warning clause in all purchase and sale and / or lease agreements, and registered on title to the satisfaction of the Director of Planning and Chief Planner:

"Garages are intended for use as parking. It is the owner's responsibility to ensure that their parking needs can be met on their own property. On-street parking in this area is limited and cannot be guaranteed in perpetuity."
- 3) That prior to registration of the final plan of subdivision the applicant demonstrate that Block 3 have frontage on a public highway to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner.

Development Engineering

- 4) That prior to registration, the owner agrees that Beasley Grove shall align centerline to centerline with the sections to be constructed by the adjacent developer, to the satisfaction of the City of Hamilton, Senior Director of Growth Management.
- 5) That prior to registration, the owner shall pay its proportionate share for maintenance responsibilities of the receiving stormwater management facility in Ancaster Woodlands Subdivision including the removal of deposited solids, to the satisfaction of the City of Hamilton, Senior Director of Growth Management.
- 6) That prior to registration, the final plan of subdivision shall include a block showing sufficient lands to be dedicated to the City of Hamilton as public highway by the Owner's certificate on the plan, to establish the widened limit of Garner Road East at 36.576 metres (120 feet) from the center line of the original road allowance, to the satisfaction of the City of Hamilton, Senior Director of Growth Management.
- 7) That prior to registration, the Owner pay their proportionate share for the future urbanization of Garner Road East adjacent to the subdivision, based on the City's "New Roads Servicing Rate" in effect at the time of payment, to the satisfaction of the City of Hamilton, Senior Director of Growth Management.
- 8) That prior to registration, the Owner shall submit to the City's Legal Department the necessary transfer deeds to convey any required easements for drainage and / or municipal services that may be necessary, to the satisfaction of the City of Hamilton, Senior Director of Growth Management.
- 9) That prior to preliminary grading, the Owner shall prepare a plan or procedure for dealing with issues concerning dust control and street cleaning (external roads included) throughout construction within the subdivision, including homes. This document will also include, first point of contact, a schedule for regular cleaning of streets that is specific to the methods to be used, the source of water, and the contractor or agent to be used to undertake the works as well as the contractor/agent contact information so that the City can direct works to be completed as necessary, to the satisfaction of the City of Hamilton, Senior Director of Growth Management.
- 10) That prior to preliminary grading, the Owner shall submit a Hydrogeological Report to the City, prepared by a qualified professional, to assess impacts, identify any significant recharge and discharge zone, provide recommendations to mitigate the groundwater impacts during any construction within the subdivision including, but not limited to, house construction, address the impacts of the pond bottom elevation below the groundwater table, and to undertake any

mitigative works, as recommended, including monitoring. The Report shall include a groundwater contingency plan to ensure that an appropriate mitigation strategy is available to be implemented in the case whereof:

- i) An aquifer is breached during construction;
- ii) Groundwater is encountered during any construction within the subdivision including, but not limited to, house construction;
- iii) Sump pumps, if required, are found to be continuously running; and,
- iv) Water supply and sewage disposal systems, and any surface and groundwater related infrastructure, are negatively impacted.

to the satisfaction of the City of Hamilton, Senior Director of Growth Management.

- 11) That prior to preliminary grading, the Owner shall include in the engineering design a plan demonstrating that all minor and major overland flow from the rear yards can be safely conveyed to roadways and / or the Stormwater Management Facilities, to the satisfaction of the City of Hamilton, Senior Director of Growth Management.
- 12) That prior to preliminary grading, the Owner agrees that suitable transition grading shall be used when matching into existing properties. The use of retaining walls should be avoided, wherever possible, to the satisfaction of the City of Hamilton, Senior Director of Growth Management.
- 13) That prior to servicing, the owner shall include in the engineering design and cost schedules, provisions for the construction of a sanitary sewer and storm sewer on Garner Road East across the full frontage of the draft plan lands, to the satisfaction of the City of Hamilton, Senior Director of Growth Management.
- 14) That prior to servicing, the Owner shall submit a detailed stormwater management report in accordance with current / applicable stormwater management guidelines and reports to the satisfaction of the City of Hamilton, Senior Director of Growth Management Division and all other appropriate agencies.
- 15) That prior to servicing, the owner shall include in the engineering design and cost estimates, provision to install municipal sidewalks, in accordance with the current City of Hamilton Policy, and to the satisfaction of the Senior Director of the Growth Management.
- 16) That prior to servicing, the owner shall include in the engineering design, the provision for a detailed sump pump design which shall include a secondary relief

/ overflow on surface and back-up power unit. The pump design shall consider the weeping tile inflow based on both the groundwater and severe wet weather conditions, to the satisfaction of the City of Hamilton, Senior Director of Growth Management.

- 17) That prior to servicing, the owner makes provisions in the engineering design and cost schedules for the installation and removal of any required temporary turning circles to the satisfaction of the City of Hamilton, Senior Director of Growth Management.

Hamilton Conservation Authority

- 18) That the applicant prepares and implements an erosion and sediment control plan for the subject property to the satisfaction of the Hamilton Conservation Authority. The approved plan should include the following notes:
- a) All erosion and sediment control measures shall be installed prior to development and maintained throughout the construction process, until all disturbed areas have been revegetated;
 - b) All erosion and sediment control measures shall be inspected after each rainfall to the satisfaction of Authority staff;
 - c) Any disturbed area not scheduled for further construction within 45 days will be provided with a suitable temporary mulch and seed cover within 7 days of the completion of that particular phase of construction; and
 - d) All disturbed areas shall be revegetated with permanent cover immediately following completion of construction.
- 19) That the applicant prepares and implements a stormwater management plan for the subject property to the satisfaction of the Hamilton Conservation Authority. The approved plan shall ensure that post development flows will equal pre-development levels and that current Provincial drainage and stormwater quality guidelines are implemented.
- 20) That the applicant prepares and implements a lot grading plan to the satisfaction of the Hamilton Conservation Authority,
- 21) That the development be undertaken in accordance with the recommendations of the Hydrogeological Assessment prepared by Soil-Mat Engineers and Consultants Ltd. dated November 13, 2014.
- 22) That the applicant obtain a permit from the Hamilton Conservation Authority under its *Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation 161/06 under Ontario Regulation 97/04* prior to any construction and/or grading activities, or watercourse alterations within the area regulated by the Hamilton Conservation Authority.

Corridor Management

- 23) That prior to construction the owner / applicant shall agree to construct a continuous centre turn lane along the Garner Road East frontage of the draft plan. The storage length at the start of the west taper shall be 25m. This turn lane must be constructed to the satisfaction of the Director of Engineering Services, Public Works Department
- 24) That prior to registration, a Traffic Signs and Pavement Markings plan be submitted for the required centre turn lane on Garner Road East. This Plan must be to the satisfaction of the Director of Engineering Services, Public Works Department.
- 25) That prior to construction, a Driveway access to Garner Road East must be a minimum 8.0m wide at the property line with a 6.0m unobstructed throat. This access must be constructed to the satisfaction of the Director of Engineering Services, Public Works Department.
- 26) That prior to construction, the owner agree to construct a municipal sidewalk along the Garner Road East frontage of this development and connect to Raymond Road. This sidewalk must be continuous through the driveway approaches. All driveway curbing must end behind the municipal sidewalk. This sidewalk must be constructed to the satisfaction of the Director of Engineering Services, Public Works Department.
- 27) That prior to registration, to the satisfaction of the Director of Engineering Services, Public Works Department, the owner / applicant receive final approval of the Traffic Impact Study titled "Traffic Impact Study: Proposed Residential Development" completed by Trans-Planning, dated October 2014 to the satisfaction of the Manager of Traffic Operations and Engineering.

Director of Growth Planning

- 28) Prior to the signing of the final plan, the Director of Growth Planning must be satisfied that conditions 1) to 27) inclusive, have been carried out to his satisfaction with a brief but complete statement indicating how each condition has been satisfied.

NOTES

CITY COST SHARING

Acknowledgement by the City of Hamilton for its responsibility for cost-sharing with respect to this development shall be in accordance with the City's Financial Policies and will be determined at the time of development.

PARKLAND

That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 42 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the day of issuance of each building permit, with the exception of Townhouse Blocks 1 – 4 and 6, to which payment shall be based on the value of the land on the day prior to the issuance of the first building permit for each said Block, as follows:

With regards to Block 1 and Block 6 (Block Townhouses and Maisonettes), a parkland dedication, at a ratio of 1 ha per 300 dwelling units, will be required.

Furthermore, regarding Blocks 2 - 4 (Street Townhouses), a parkland dedication, at a ratio of 0.6 ha per 300 dwelling units, will be required.

All in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

LAPSING

Pursuant to Section 51(32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within 3 years. However, extensions will be considered if a written request is received before the draft approval lapses.

Signed:


Guy Paparella
Director of Growth Planning

Date: March 17, 2016



Hamilton

Mailing Address:
71 Main Street West, 6th Floor
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Growth Planning Section, Growth Management Division
71 Main Street West, 6th Floor, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-4202

April 15, 2016

FILE: 25T-201502

A.J. Clarke and Associates Ltd.
c/o Stephan Fraser
25 Main Street West, Suite 300
Hamilton, ON L8P 1H1

Dear Mr. Fraser:

Re:	File No.:	25T201502
	Subdivision:	Cortland
	Owner:	Marz Homes (Garner) Inc.
	Surveyor:	B.J. Clarke, O.L.S.
	Location:	Part of Lots 51 and 52 – Concession 3, Geographic Township of Ancaster, in the City of Hamilton

Pursuant to our Notice of Decision dated March 17th, 2016, no appeals were received by the last date of appeal. Therefore, in accordance with Section 51 of the Planning Act, this application is hereby Draft Approved on **April 7th, 2016** by the General Manager of Planning and Development.

NOTE: Pursuant to Section 51(32) of the Planning Act, draft approval shall lapse on April 7th, 2019 if the plan is not given final approval within 3 years. However, extensions will be considered if a written request is received before the draft approval lapses.

Enclosed is a copy of the draft plan stamped and endorsed as approved by the Director of Growth Planning, Planning and Economic Development Department. Final approval will be granted by the City of Hamilton upon receipt of the following:

- i) a concise and complete statement or clearance letter from all agencies and departments requesting draft plan conditions indicating how each of their conditions have been addressed to their satisfaction.
- ii) the final plan submission including:
 - (a) the original mylar;
 - (b) two mylar copies (three if surveyor requires a signed copy);
- iii) three white paper prints (in addition to print with "plan submission form" if included);
- iv) one 8 1/2" x 11" reduction or one final plan; and
- v) the requisite user fee for processing (for condominiums only)

Please find the following attachments for your information:

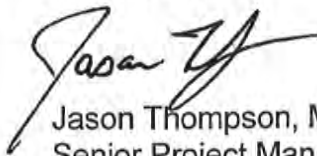
- City of Hamilton subdivision sign procedure and specifications

Re: **File No.:** 25T201502
Subdivision Name: Cortland
Owner: Marz Homes (Garner) Inc.
Surveyor: B.J. Clarke, O.L.S.
Location: Part of Lots 51 and 52 – Concession 3,
Geographic Township of Ancaster, in the
of Hamilton

April 15, 2016
Page 2 of 2

If you have any questions concerning this file, please contact Danielle Fama at 905-546-2424 ext. 1245 or by email at Danielle.Fama@hamilton.ca.

Yours truly,



Jason Thompson, MCIP, RPP
Senior Project Manager, Growth Planning

:df
Encl.

cc: Y. Rybensky, Senior Project Manager, Development Planning, Heritage and Design
J. Syed, Senior Project Manager, Growth Management
M. Kovacevic/ J. Wice, City Solicitor, Legal Services
D. Cook, GIS Technician
D. Janaszek, Tax Administrator, Corporate Tax Services
M. Inrig, Senior Development Administrator, Growth Management
J. Ames, Planner, Growth Planning
S. Parker, Plan Examiner I, Building Division
M. Stone, Manager, Watershed Planning and Engineering, Hamilton Conservation Authority
T. Filice, Delivery Planning, Canada Post Corporation
Marz Homes (Garner) Inc., 115 Highway 8, Suite 204, Stoney Creek, ON L8G 1C1
Losani Homes Ltd, 430 McNeilly Road, Suite 203, Stoney Creek, ON L8E 5E3
J. Leung, 1024 Garner Road East, Ancaster, ON L9G 3K9
2054971 Ontario Inc., c/o of Dave Pitblado, Director, Real Estate Development, 4480 Paletta Court, Burlington, ON L7L 5R2

