

NOTICE OF PUBLIC HEARING

Minor Variance

You are receiving this notice because you are either:

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

APPLICATION NO.: SC/A-20:257

APPLICANTS: Owner: 500933 Ontario Inc.
Agent: Jason Brouwer

SUBJECT PROPERTY: Municipal address **20 Sauvignon Cres., Stoney Creek**

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

ZONING: R2-61 district (Single Residential)

PROPOSAL: To permit the establishment of a single detached dwelling on a newly created lot notwithstanding that:

1. The rear yard shall be 5.0 metres instead of the minimum required 7.5 metres.

NOTES:

1. The applicant has advised that the residential lot shown in the submission was created by Part Lot Control removal under By-law 20-243, and passed by City Council on November 24, 2020. The residential parcel that was created is designated as Lot 5 on Reference Plan 62R-21489.
2. The By-law was written as requested by the applicant.
3. The property is zoned R2-61 in Stoney Creek Zoning By-law 3692-92. The R2-61 Zone was created under amending bylaw 13-130 and includes a special provision for minimum lot frontage.
4. Committee of Adjustment Application was approved August 6, 2020 to permit the minimum lot frontage to be 12.0m instead of 15.0m and is now final and binding.
5. The Zoning By-law requires the minimum lot coverage to not exceed 40% of the total lot area. It is further noted that the proposed balcony on the second floor which projects into the rear yard would be included in the calculation for lot coverage. The applicant has advised that the lot coverage provided has included the balcony projection and does not exceed the 40% requirement.

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

DATE: Thursday, January 21st, 2021
TIME: 2:10 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.

Important note: If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

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: January 5th, 2021.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

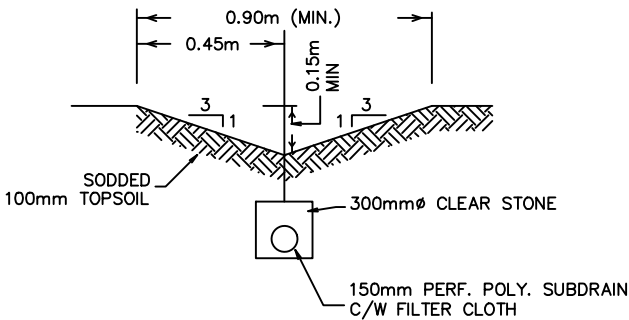
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

SITE AND GRADING PLAN
OF PART OF
BLOCK 1
PLAN 62M-1241
IN THE
CITY OF HAMILTON
SCALE: 1:200 metres

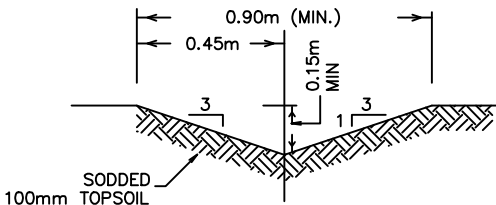


S.D. McLAREN, O.L.S. - 2020

SWALE DETAIL
WITH SUB-DRAIN



SWALE DETAIL



METRIC NOTE

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

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO HAMILTON-WENTWORTH BENCHMARK 75U181, LOCATED ON TOP OF CONCRETE MONUMENT, NORTH-EAST CORNER OF HIGHWAY 8 AND FIFTY ROAD ON BOX CULVERT.

88.574 METRES.

NOTES:

BUILDER TO VERIFY ELEVATION OF SERVICE CONNECTIONS PRIOR TO BASEMENT EXCAVATION TO CONFIRM THAT SUFFICIENT FALL IS PROVIDED FOR GRAVITY SERVICES.

U/S FOOTINGS TO BE MINIMUM OF 1.2m BELOW FINISHED GRADE.

ALL DWELLINGS TO BE EQUIPPED WITH SUMP PUMPS.

LEGEND:

000.00 DENOTES EXISTING ELEVATION
(000.00) " PROPOSED ELEVATION
" " DIRECTION OF FLOW
" " PROPOSED SWALE
R " RISER
* " REVISED DIMENSION

OCTOBER 27, 2020
DATE

S.D.McLAREN, O.L.S.



A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

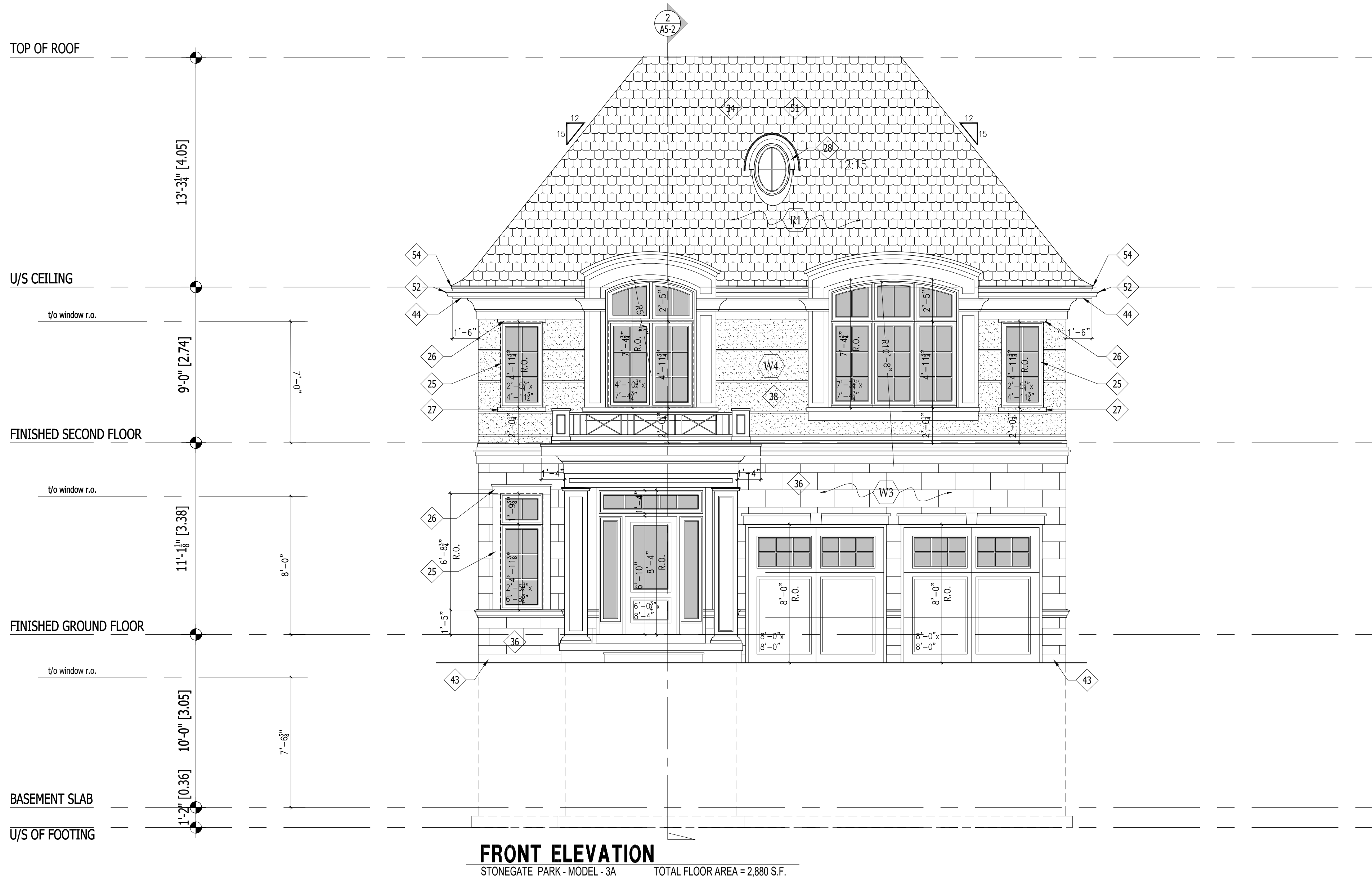
Drawn KB

Checked SDM

Scale 1:200

Dwg.No. 35409-P5


10/23/2020 2:41M PROJECTS\002 DRAWINGS\PROJECTS\HAMILTON\STONEGATE PARK - DICENZO\DRAWINGS\MODEL 3A.DWG
10/23/2020 2:41M PROJECTS\002 DRAWINGS\PROJECTS\HAMILTON\STONEGATE PARK - DICENZO\DRAWINGS\MODEL 3A.DWG



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Architect prior to proceeding with any of the work.

The undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
REGISTRATION AND QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN: 111071
INDIVIDUAL BCIN: 36866

NAME: A. Jarret McNamee SIGNATURE: 
This document must be signed above to be valid.
Reproductions should not be accepted.

| | | |
|-------------|-----------|-------------------|
| 1 | 10/23/20 | ISSUED FOR REVIEW |
| REF: | DATE: | DESCRIPTION: |
| REVISIONS / | ISSUANCE: | |


AJM DESIGNS
INC
#3 - 2524 Speers Road, Oakville ON, L6L 5M2
T: 905.825.0433 E: info@ajmdesigns.ca

CLIENT:
DICENZO HOMES

ADDRESS: 20 SAUVIGNON CR.
CITY: HAMILTON, ONTARIO

DRAWING TITLE:
FRONT ELEVATION

| | |
|----------------|-------------------|
| DRAWN: J.Mc. | SCALE: 1/4"=1'-0" |
| DATE: 17.11.21 | SHEET NUMBER: |
| JOB NUMBER: | |
| 319-17 | A4.1 |

he undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION AND QUALIFICATION INFORMATION

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NAME: A. Jarret McNamee SIGNATURE:

This document must be signed above to be valid.
Reproductions should not be accepted.



AJM DESIGNS
INC

CLIENT:
DICENZO HOMES

DRAWING TITLE:
SIDE ELEVATION

| | |
|-----------------------------|------------------------------|
| RAWN: J.Mc. | |
| ATE: 17.11.21 | SCALE: 1/4"=1'-0" |
| OB NUMBER: 319-17 | SHEET NUMBER: A4.4 |

FOOTHILLS OF WINONA - Phases 2 and 3

APPROVAL CERTIFICATE

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 30TH DAY OF AUGUST, 2017

for *Sergio Manchia*
GENERAL MANAGER, PLANNING AND ECONOMIC DEVELOPMENT
CITY OF HAMILTON

PLAN 62M-1241

I CERTIFY THAT THIS PLAN 62M-1241 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WENTWORTH (62) AT 13:52 O'CLOCK ON THE 14th DAY OF SEPT. 2017 AND ENTERED IN THE REGISTER FOR PROPERTY IDENTIFIER(S)

17368-0652 (LT)

AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. WE1234815

"C. LANGRANER"

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES PART OF PIN 17368-0652(LT)

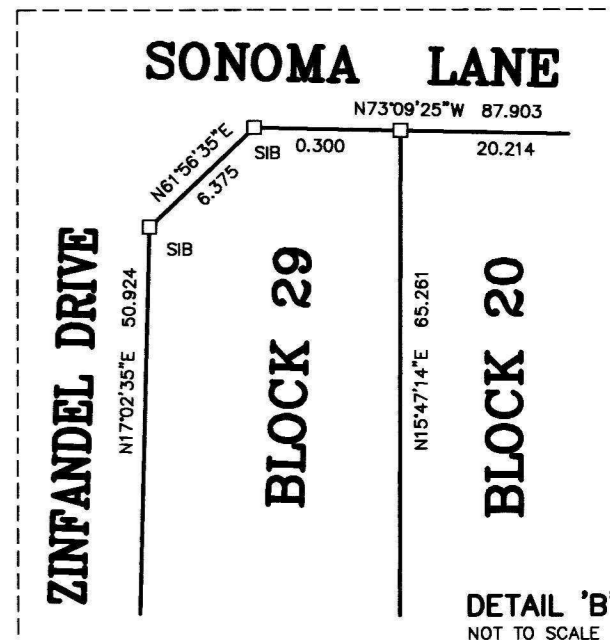
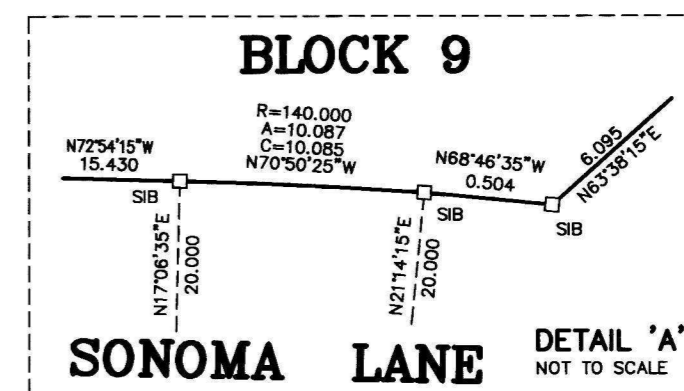
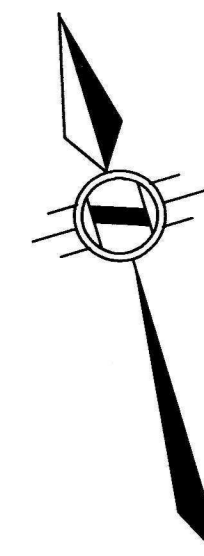
ALL OF BLOCKS 1 TO 33, INCLUSIVE, AND ALL OF SONOMA LANE, FOOTHILLS LANE, SAUVIGNON CRESCENT, PINO CRESCENT AND ZINFANDEL DRIVE ARE SUBJECT TO AN EASEMENT AS IN WE924616

PLAN OF SUBDIVISION
OF PART OF
LOTS 3 AND 4
CONCESSION 1
GEOGRAPHIC
TOWNSHIP OF SALT FLEET
IN THE
CITY OF HAMILTON

SCALE 1:1000 METRIC

20 0 20 40 60 metres

S.D. McLaren, O.L.S. - 2017



OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

1. BLOCKS 1 TO 4, BOTH INCLUSIVE, BLOCKS 6 TO 30, BOTH INCLUSIVE, THE STREETS, NAMED SONOMA LANE, FOOTHILLS LANE, SAUVIGNON CRESCENT, PINO CRESCENT AND ZINFANDEL DRIVE, THE STREET WIDENING, NAMED BLOCK 31 AND THE RESERVES, NAMED BLOCKS 5, 32 AND 33 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS AND STREET WIDENING ARE HEREBY DEDICATED TO CITY OF HAMILTON AS PUBLIC HIGHWAYS.

OWNER'S NAME: 1800815 ONTARIO INC.

JULY 28, 2017

DATE

Anthony G. Dicenzo
ANTHONY G. DICENZO

I HAVE THE AUTHORITY TO BIND THE CORPORATION

JULY 28, 2017

DATE

Sergio Manchia
SERGIO MANCHIA

I HAVE THE AUTHORITY TO BIND THE CORPORATION

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0)

NOTE:

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99974227

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (1997.0). COORDINATES TO UTM ACCURACY PER SEC. 14(2) OF O.R.G. 216/10

| POINT ID | NORTHING | EASTING |
|----------|-------------|------------|
| ORP A | 4784984.388 | 610468.395 |
| ORP B | 4783361.289 | 610468.395 |

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

LEGEND:

- IB DENOTES MONUMENT SET
- IB MONUMENT FOUND
- IB IRON BAR
- IB ROUND IRON BAR
- IB IRON PIPE
- IB STANDARD IRON BAR
- IB SHORT STANDARD IRON BAR
- IB S.W. WOODS, O.L.S.
- IB H.B. ASHCHURET, O.L.S.
- IB J.J. KENWAY, O.L.S.
- IB A.T. McLaren, O.L.S.
- IB J.D. PETERS, O.L.S.
- IB J.P. NOUMENS, O.L.S.
- IB BARRY CREWIE SURVEYING LTD.
- IB J.D. BARNES LIMITED
- IB CU
- IB MEASURED
- IB PLAN 62R-19938

METRIC NOTE

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

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT 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 14th DAY OF JULY, 2017

JULY 28, 2017

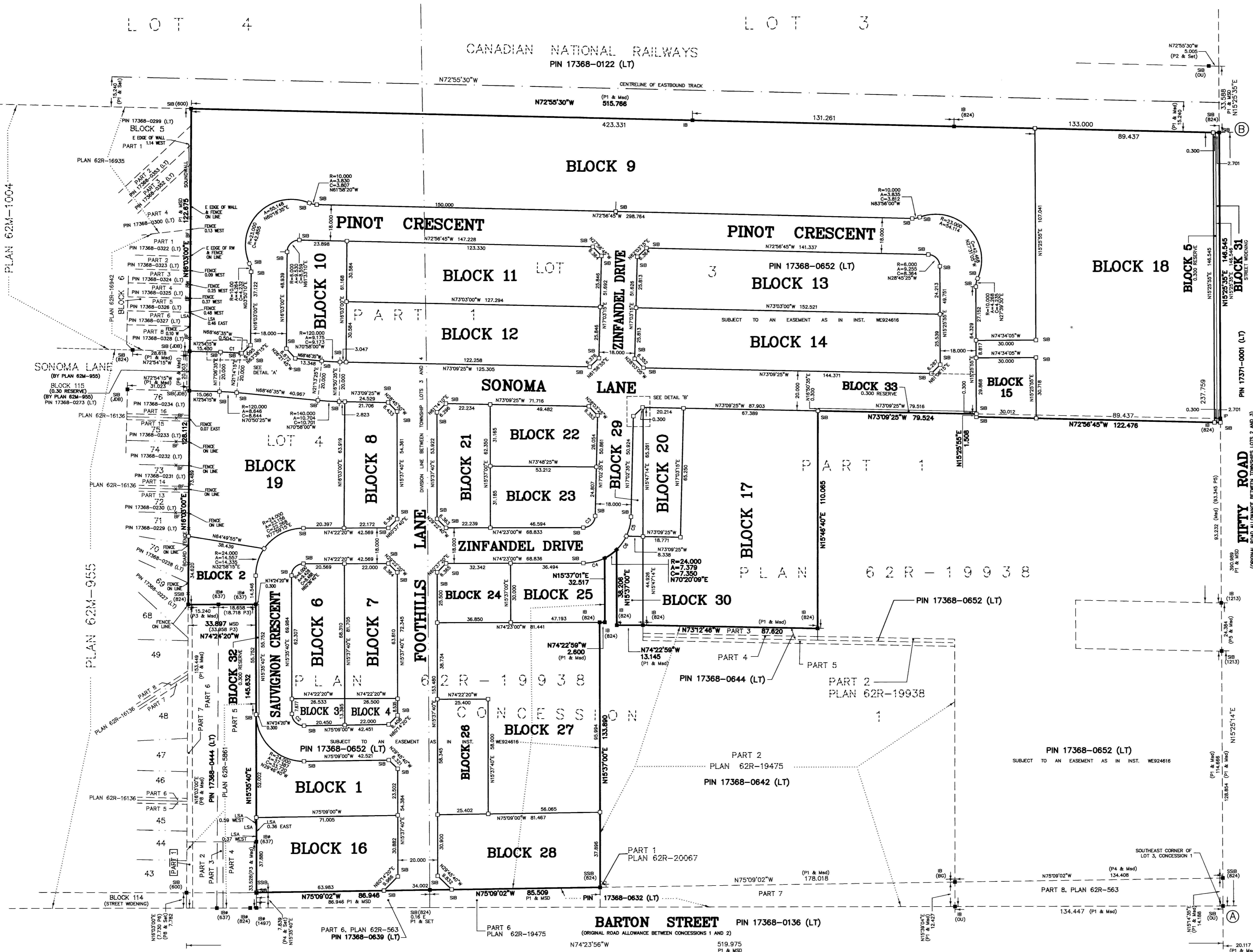
S. DAN McLaren, O.L.S.



A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn RMB Checked LD Scale 1:1000 Dwg.No. 34156-103



| BLOCK | RADIUS | ARC | CHORD | BEARING |
|-------|--------|---------|--------|-------------|
| C1 | 9 | 140.000 | 10.087 | N70°50'25"W |
| C2 | 3 | 22.570 | 0.448 | N29°46'40"W |
| C3 | 23 | 6.000 | 9.275 | N61°19'50"E |
| C4 | 25 | 24.000 | 11.089 | N87°37'10"W |
| C5 | 29 | 24.000 | 10.132 | N29°08'20"W |
| C6 | 30 | 24.000 | 8.501 | N51°22'50"W |

he undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION AND QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

NAME: A. Jarret McNamee SIGNATURE: 

AJM DESIGNS
INC

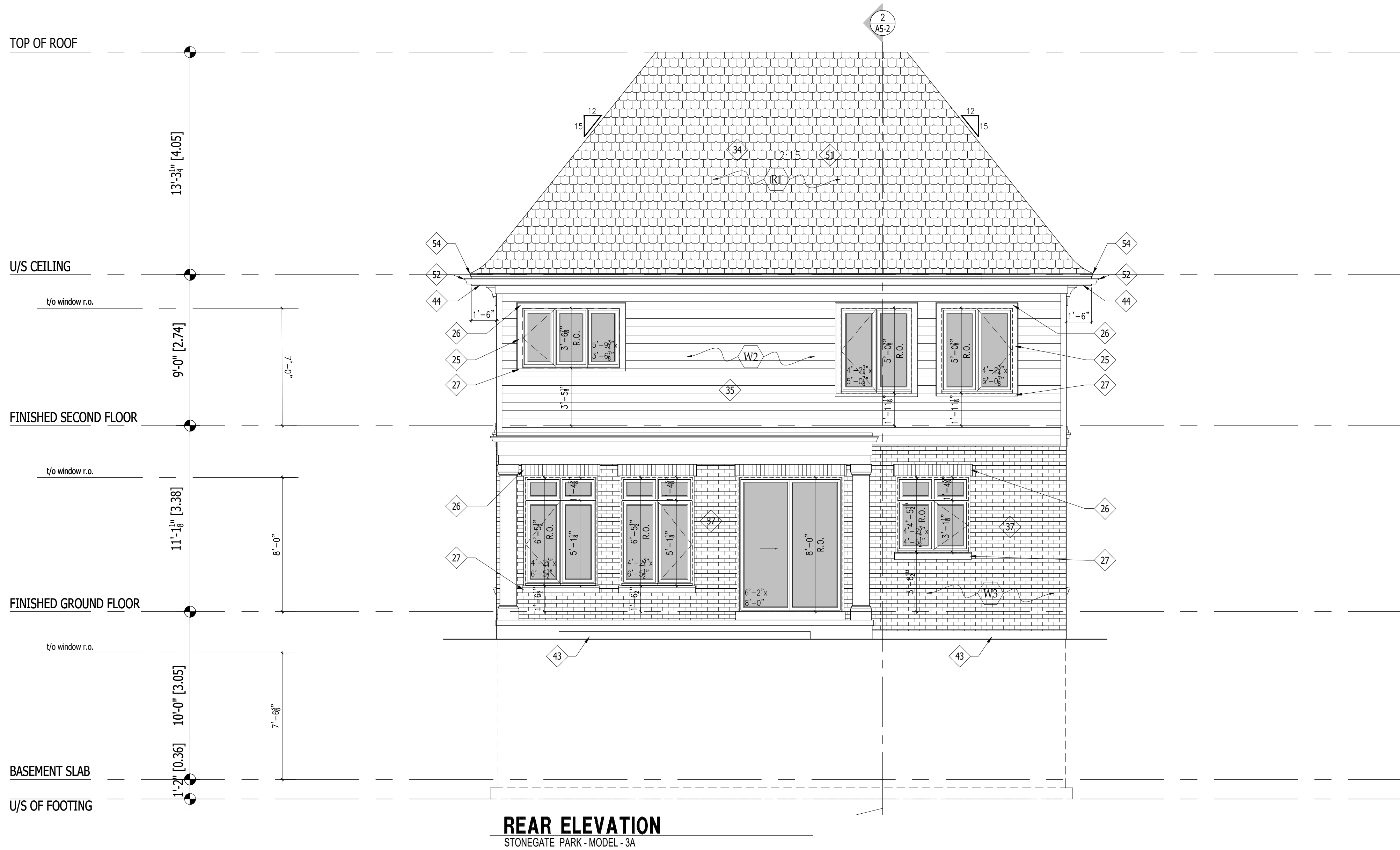
#3 - 2526 Speers Road, Oakville ON, L6L 5M2
T: 905.825.0433 E: info@ajmdesigns.ca

ADDRESS: 20 SAUVIGNON CR.
CITY: HAMILTON, ONTARIO

DRAWING TITLE:
SIDE ELEVATION

| | |
|------------------------------|------------------------------|
| RAWN: J.Mc. | |
| DATE: 17.11.21 | SCALE: 1/4"=1'-0" |
| JOB NUMBER: 319-17 | SHEET NUMBER: A4.2 |


10/23/2020 2:41M PROJECTS\002 DRAWINGS\PROJECTS\HAM PROJECT\318-17 - STONEGATE PARK - DICENZO DRAWINGS\MODEL 3A.dwg SAUVIGNON CR. 20.10.13.DWG



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Architect prior to proceeding with any of the work.

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Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN: 111071
INDIVIDUAL BCIN: 36866

NAME: A. Jarret McNamee SIGNATURE: 
This document must be signed above to be valid.
Reproductions should not be accepted.

| | | |
|-----------------------|----------|-------------------|
| 1 | 10/23/20 | ISSUED FOR REVIEW |
| REF: | DATE: | DESCRIPTION: |
| REVISIONS / ISSUANCE: | | |


AJM DESIGNS
INC
#3 - 2524 Speers Road, Oakville ON, L6L 5M2
T: 905.825.0433 E: info@ajmdesigns.ca

CLIENT:
DICENZO HOMES

ADDRESS: 20 SAUVIGNON CR.
CITY: HAMILTON, ONTARIO

DRAWING TITLE:
REAR ELEVATION

| | | |
|--------------|----------------|-------------------|
| DRAWN: J.Mc. | DATE: 17.11.21 | SCALE: 1/4"=1'-0" |
| JOB NUMBER: | SHEET NUMBER: | |
| 319-17 | A4.3 | |



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 5000933 Ontario Inc. Telephone No. _____
FAX NO. _____ E-mail address. _____
2. Address _____
_____ Postal Code _____
3. Name of Agent DiCenzo & Associates Professional Corporation c/o Allan Buist Telephone No. _____
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:
N/A

_____ Postal Code _____

_____ Postal Code _____

6. Nature and extent of relief applied for:
To reduce the minimum rear yard setback from 7.5 m to 5.0m

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

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
Part of Block 1, Registered Plan of Subdivision Plan 62M-1241

9. PREVIOUS USE OF PROPERTY
- Residential _____ Industrial _____ Commercial _____
 Agricultural _____ Vacant X
 Other _____
- 9.1 If Industrial or Commercial, specify use
N/A
- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
 Yes X No _____ Unknown _____
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
 Yes _____ No X Unknown _____
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes _____ No X 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 X 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 X Unknown _____
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
 Yes _____ No X 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 X 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?

Consultation with the owner.

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed. N/A

Is the previous use inventory attached? Yes _____ No _____

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

Oct. 30, 2020
Date

5000933 Ontario Inc.
Print Name of Owner
Anthony G. DiCenzo

10. Dimensions of lands affected:

| | |
|-----------------|---------------------|
| Frontage | <u>12.00 m</u> |
| Depth | <u>28.24</u> |
| Area | <u>473.29 Sq. m</u> |
| Width of street | <u>18.00 m</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: N/A

Proposed: Please refer to the enclosed building elevations & site plan.

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

Existing: N/A

- Proposed: _____
Refer to 11 above.
13. Date of acquisition of subject lands:
Unknown
14. Date of construction of all buildings and structures on subject lands:
N/A
15. Existing uses of the subject property: _____
Vacant
16. Existing uses of abutting properties: North - Residential, East - Future Residential
West - Residential, South - Future 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 X _____ Connected _____
Sanitary Sewer X _____ Connected _____
Storm Sewers X _____
19. Present Official Plan/Secondary Plan provisions applying to the land:
Urban Hamilton Official Plan - Neighbourhoods and in the Fruitland Winona Secondary Plan
- Low Density Residential
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Single Residential - Two - "R2-61" in the Stoney Creek By-law No. 3692-92.
21. Has the owner previously applied for relief in respect of the subject property?

YesNo

If the answer is yes, describe briefly.
Minor variance for lot frontage was approved by the Committee of Adjustment.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

YesNo
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

DICENZO & ASSOCIATES
PROFESSIONAL CORPORATION
LAWYERS

September 15, 2020

VIA EMAIL (Jamila.Sheffield@hamilton.ca)

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

Attention: Jamila Sheffield, Secretary-Treasurer

Dear Sirs/Mesdames:

**Re: Part of Block 1, Registered Plan of Subdivision 62M-1241
20 Sauvignon Crescent, Hamilton, Ontario
Minor Variance Application**

We are the solicitors for the owner, 5000933 Ontario Inc. of the above-captioned lands and are pleased to submit the enclosed Minor Variance Application in respect thereof.

The subject lands designated Neighbourhoods in the Urban Hamilton Official Plan and Low Density Residential 2 of the Fruitland – Winona Secondary Plan. The subject lands are zoned Single Residential – Two “R2-61” in the City of Stoney Creek Zoning By-law No. 3692-92.

Purpose of the Application

This Minor Variance Application is required to achieve relief on the subject lands within a Single Residential – Two “R2-61” Zone to facilitate the approval of a Building Permit application for a single detached dwelling. In order to facilitate the approval of the Building Permit, the following Minor Variance is required:

- To permit a Minimum Rear Yard setback of 5.0 metres whereas 7.5 metres is the required minimum.

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

Section 45(1) of the Planning Act, R.S.O., 1990, as amended, requires a Minor Variance to satisfy four tests. In consideration of the above, the requested variance is technical in nature and does promote good Urban Design principles. The single detached dwelling is a permitted use in the Neighbourhoods designation of the Urban Hamilton Official Plan, the Low Density Residential 2 designation of the Fruitland-Winona Secondary Plan, and Single Residential – Two “R2-61” Zone of the City of Stoney Creek Zoning By-law No. 3692-92. Based on this, it is our opinion that the application of the above minor variance satisfies the four tests outlined in Section 45(1) of the

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

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

- Two (2) copies of the completed Minor Variance Application form;
- One (1) copy of the draft R-Plan, Prepared by A.T. McLaren;
- Two (2) copies of the Minor Variance Sketch;
- Two (2) copies of the Building Elevations; and,
- One (1) cheque payable to the City of Hamilton in the amount of **\$3,302.00**.

We trust the enclosed is in order, however please feel free to contact the undersigned should you have any questions or concerns or require anything further in this matter.

Yours very truly,

DICENZO & ASSOCIATES
PROFESSIONAL CORPORATION

A handwritten signature in black ink, appearing to read 'AB', is written over a light blue horizontal line. The signature is enclosed within a thin black rectangular border.

per: Allan Buist
AB/