

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-21:50

APPLICANTS: Charles MacPhail on behalf of the owners C. & C. DeMenna

SUBJECT PROPERTY: Municipal address **207 Main St. N., Flamborough**

ZONING BY-LAW: Zoning By-law 90-145-Z, as Amended

ZONING: "R1" (Urban Residential) district

PROPOSAL: To permit the renovation of the existing single detached dwelling which includes the construction of a new rear yard addition and deck notwithstanding that:

1. The gross floor area of the dwelling shall be increased by 35% whereas the Waterdown Interim Control By-law restricts the expansion of legally existing buildings to a maximum of 10% of the existing gross floor area.

NOTES:

i. The percentage of gross floor area is based on the information provided by the applicant. The gross floor area of the existing building is shown to be 273.5m². As such, the maximum permitted expansion of 10% would allow for an addition being no greater than 27.3m². A total gross floor area of 368.5m² is being proposed.

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

DATE: Thursday, March 4th, 2021
TIME: 1:30 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: February 16th, 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.

MAIN STREET NORTH

(BY REGISTERED PLAN M-7)

P.I.N. 17507-0245

SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF

PART OF LOTS 9 AND 10
REGISTERED PLAN M-7

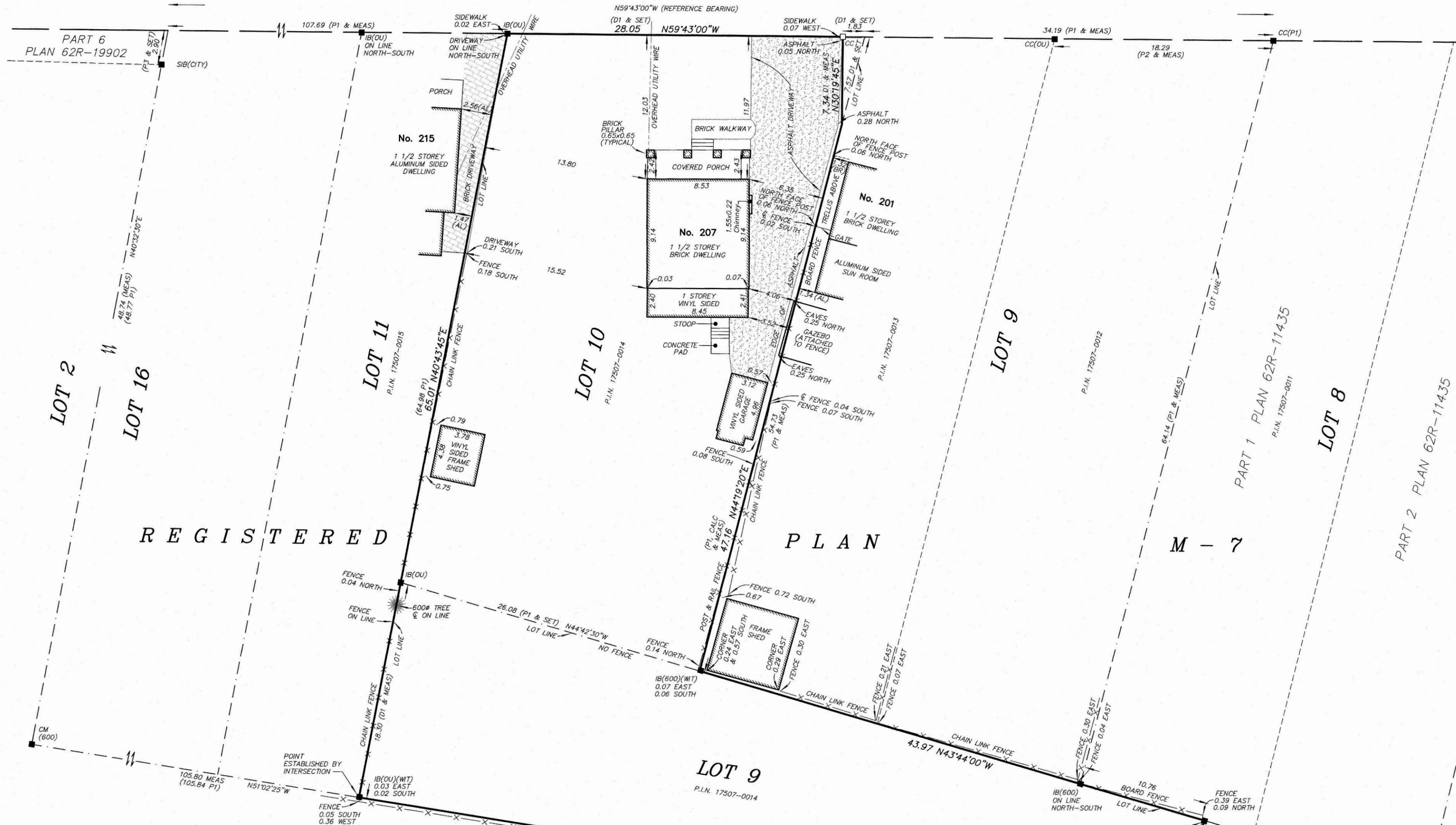
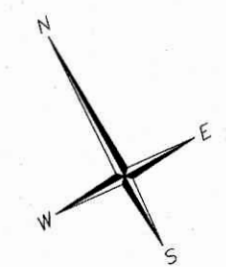
IN THE

CITY OF HAMILTON

SCALE 1:250

0 5 10 metres

ATHITHTHAN KANAGANAYAGAM O.L.S.



REGISTERED

PLAN

M-7

SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN R-4449

PART 2

- PARCEL IS NOT SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAY
- PLEASE REFER TO FACE OF PLAN FOR SPECIFIC LOCATION OF FENCES AND OTHER FEATURES
- PLEASE NOTE THE PRESENCE OF OVERHEAD UTILITY WIRES

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 8th DAY OF JANUARY, 2021

JANUARY 18, 2021

DATE

A. J. Clarke
ATHITHTHAN KANAGANAYAGAM
ONTARIO LAND SURVEYOR

© COPYRIGHT, 2021 A. J. CLARKE & ASSOCIATES LTD.
THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF A. J. CLARKE & ASSOCIATES LTD. IS STRICTLY PROHIBITED.

LEGEND:

- IB DENOTES SURVEY MONUMENT PLANTED
- IB DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES IRON BAR
- CC DENOTES STANDARD IRON BAR
- MEAS DENOTES CUT CROSS
- CM DENOTES CONCRETE MONUMENT
- P1 DENOTES MEASURED
- P2 DENOTES REGISTERED PLAN M-7
- P3 DENOTES PLAN 62R-11435
- D1 DENOTES PLAN 62R-19902
- CITY DENOTES P.I.N. 17507-0014
- (600) DENOTES CITY OF HAMILTON
- (1135) DENOTES S. W. WOODS O.L.S.
- (OU) DENOTES L. G. WOODS O.L.S.
- 600# DENOTES ORIGIN UNKNOWN
- 600# DENOTES DIAMETER (mm)
- (AL) DENOTES YATES & YATES LIMITED, O.L.S.
- (BR) DENOTES ALUMINUM
- BR DENOTES BRICK
- CONF DENOTES CONIFEROUS TREE

METRIC:

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

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE WESTERN LIMIT OF MAIN STREET NORTH AS SHOWN ON PLAN M-7 HAVING A BEARING OF N59°43'00"W

ASSOCIATION OF ONTARIO LAND SURVEYORS

PLAN SUBMISSION FORM

2143236



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1028, Section 29(3).

THIS REPORT WAS PREPARED FOR OWNER

NOTE:

TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED

NOTE:

A. J. CLARKE & ASSOCIATES LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE of the SURVEYOR'S CERTIFICATE.



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

25 MAIN STREET WEST, SUITE 300

HAMILTON, ONTARIO, L8P 1H1

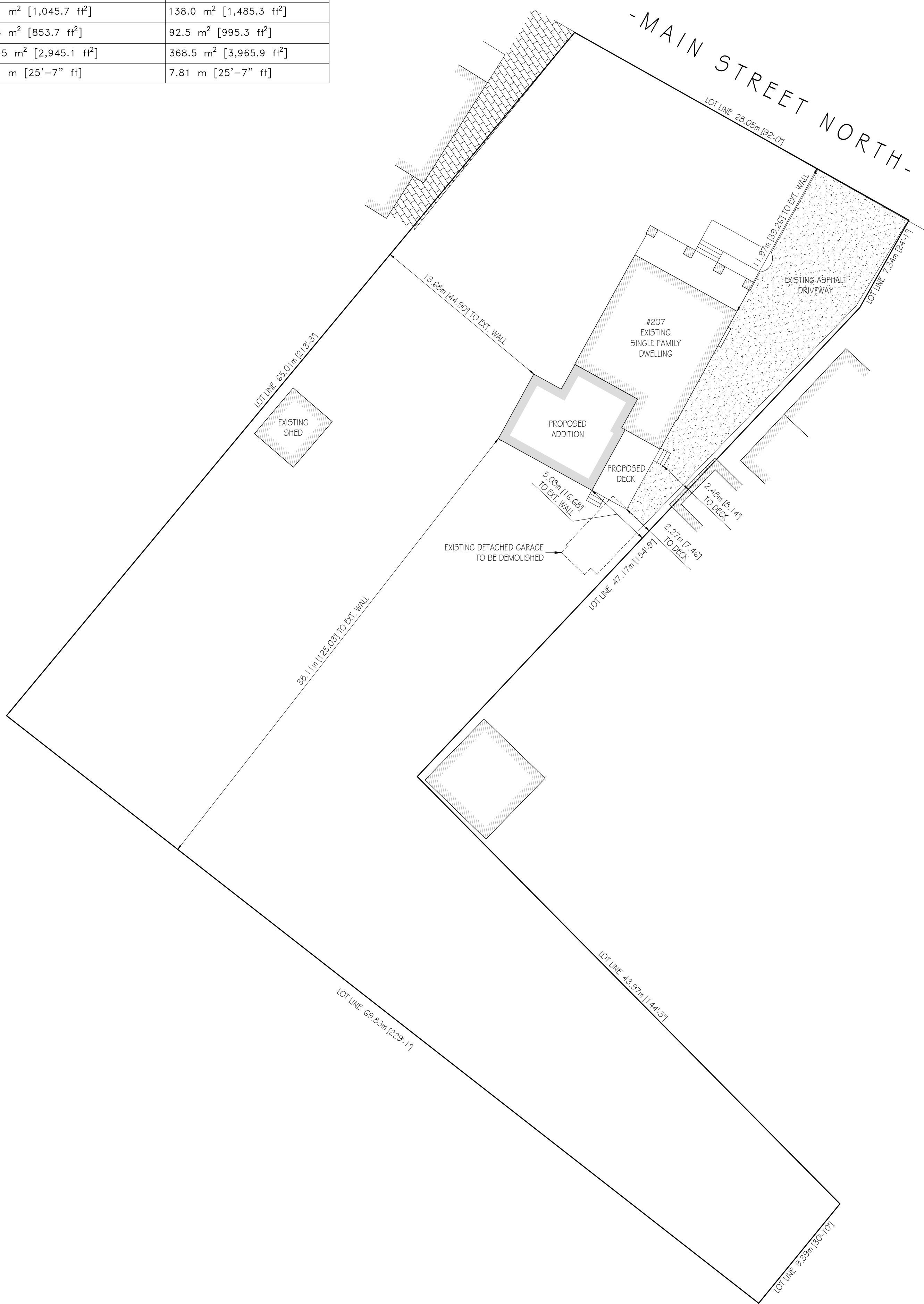
TEL. 905-528-8761 FAX 905-528-2289

email: ajc@ajclarke.com

PROJECT No 218004R

H:\62\m\7\Lot 9\207 Main Street North (218004R)\Current\R-4449.dwg

SITE STATISTICS		
	EXISTING	PROPOSED
USE	RESIDENTIAL – S.F.D.	RESIDENTIAL – S.F.D.
LOT AREA	2,358.5 m ² [25,386.7 ft ²]	2,358.5 m ² [25,386.7 ft ²]
COVERAGE	97.1 m ² [1,045.7 ft ²] 4.2%	138.0 m ² [1,485.3 ft ²] 5.9%
# OF STOREYS	1.5	1.5
GFA – BASEMENT	97.1 m ² [1,045.7 ft ²]	138.0 m ² [1,485.3 ft ²]
GFA – MAIN	97.1 m ² [1,045.7 ft ²]	138.0 m ² [1,485.3 ft ²]
GFA – SECOND	79.3 m ² [853.7 ft ²]	92.5 m ² [995.3 ft ²]
GFA – TOTAL	273.5 m ² [2,945.1 ft ²]	368.5 m ² [3,965.9 ft ²]
HEIGHT OF BUILDING	7.81 m [25'-7" ft]	7.81 m [25'-7" ft]



2 NORTH EAST PERSPECTIVE
1 SCALE: N.T.S.



3 NORTH WEST PERSPECTIVE
1 SCALE: N.T.S.



4 SOUTH EAST PERSPECTIVE
1 SCALE: N.T.S.

1 SITE PLAN
SP-1 SCALE: 1/8" = 1'-0"

CHARLES LINSEY

& ASSOCIATES LIMITED
37 MAIN STREET SOUTH, PO BOX 1479, WATERDOWN, ON LOR 2H0
TEL: (905) 548-7607
INFO@CHARLESLINSEY.COM
WWW.CHARLESLINSEY.COM

**THIS DRAWING IS NOT
TO BE USED AS PART OF A
BUILDING PERMIT
APPLICATION**

**THIS DRAWING IS FOR
DISCUSSION PURPOSES
ONLY**

- DRAWING LIST**
- SP-1 SITE PLAN
1 FRONT AND RIGHT ELEVATIONS
2 REAR AND LEFT ELEVATIONS
3 BASEMENT FLOOR PLAN
4 MAIN FLOOR PLAN
5 SECOND FLOOR PLAN
6 ROOF PLAN
- LEGEND**
- DENOTES EXISTING ASSEMBLYFRAMING
----- TO BE REMOVED
- EXISTING ASSEMBLY TO REMAIN
NEW ASSEMBLYFRAMING
--- DENOTES FRM FRAMING ASSEMBLY
- SMOKE ALARM, SEE CONST. NOTES FOR DETAILS
CARBON MONOXIDE ALARM
FLOOR DRAIN
EXHAUST FAN
DOOR # ASSOCIATED SCHEDULE NUMBER
WINDOW # ASSOCIATED SCHEDULE NUMBER

REV	DESCRIPTION	DATE
A	FOR MINOR VARIANCE APPLICATION	JAN 26/21
client		
HOME OWNER		
project		
207 MAIN STREET NORTH WATERDOWN, ONTARIO PROJECT No. 20-140		
title		
SITE PLAN		
drawn	L.C.	checked C.M.
date	OCTOBER 2020	scale AS NOTED
revision number	A	drawing number SP-1

THIS DRAWING IS NOT
TO BE USED AS PART OF A
BUILDING PERMIT
APPLICATION

THIS DRAWING IS FOR
DISCUSSION PURPOSES
ONLY

DRAWING LIST

- SP-1 SITE PLAN
- 1 FRONT AND RIGHT ELEVATIONS
- 2 REAR AND LEFT ELEVATIONS
- 3 BASEMENT FLOOR PLAN
- 4 MAIN FLOOR PLAN
- 5 SECOND FLOOR PLAN
- 6 ROOF PLAN

LEGEND

----- DENOTES EXISTING ASSEMBLY/FRAMING
----- TO BE REMOVED

EXISTING ASSEMBLY TO REMAIN

NEW ASSEMBLY/FRAMING

--- DENOTES FRM FRAMING ASSEMBLY

SMOKE ALARM, SEE CONST. NOTES
FOR DETAILS

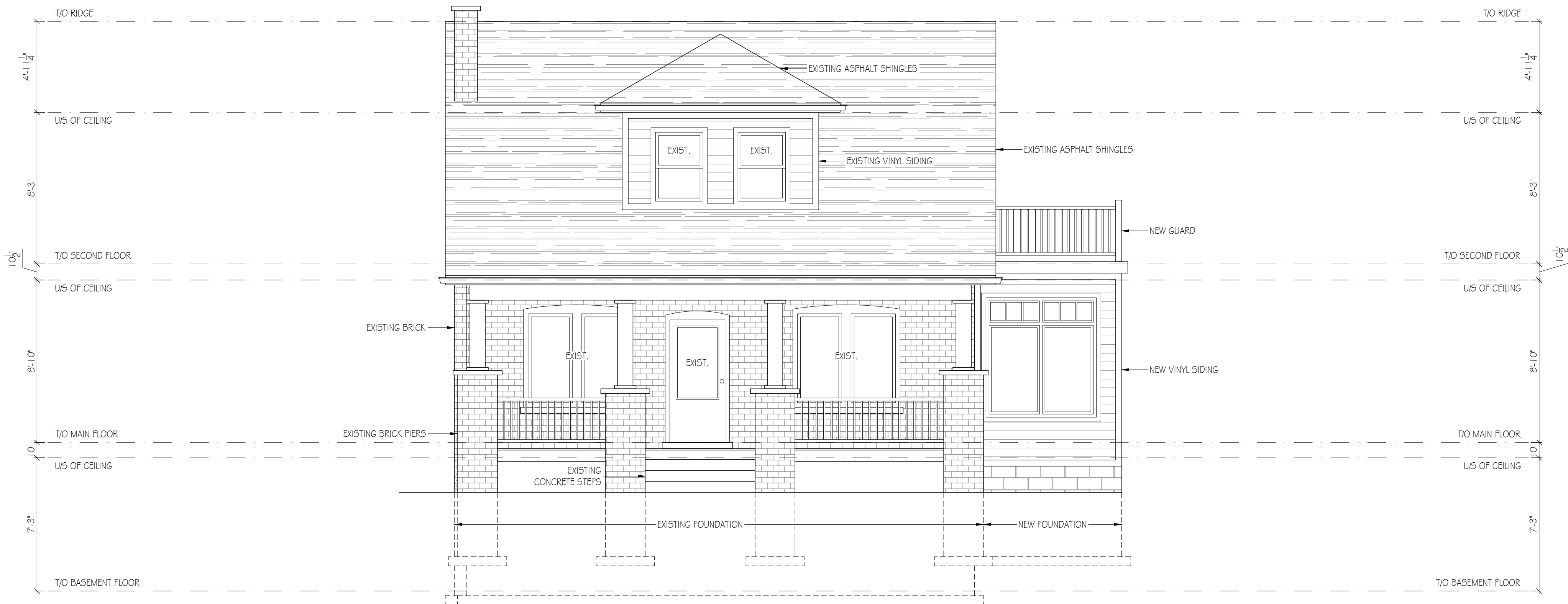
CARBON MONOXIDE ALARM

FLOOR DRAIN

EXHAUST FAN

DOOR # ASSOCIATED SCHEDULE
NUMBER

WINDOW # ASSOCIATED SCHEDULE
NUMBER



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



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

REV	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 14/20
B	FOR DISCUSSION	NOV 23/20
C	FOR MINOR VARIANCE APPLICATION	JAN 26/21

client

HOME OWNER

project

207 MAIN STREET NORTH
WATERDOWN, ONTARIO

PROJECT No. 20-140

title

FRONT AND RIGHT ELEVATIONS

drawn	L.C.	checked	C.M.
date	OCTOBER 2020	scale	AS NOTED
revision number	C	drawing number	1

THIS DRAWING IS NOT
TO BE USED AS PART OF A
BUILDING PERMIT
APPLICATION

THIS DRAWING IS FOR
DISCUSSION PURPOSES
ONLY

DRAWING LIST

- 5P-1 SITE PLAN
- 1 FRONT AND RIGHT ELEVATIONS
- 2 REAR AND LEFT ELEVATIONS
- 3 BASEMENT FLOOR PLAN
- 4 MAIN FLOOR PLAN
- 5 SECOND FLOOR PLAN
- 6 ROOF PLAN

LEGEND

----- DENOTES EXISTING ASSEMBLY/FRAMING
----- TO BE REMOVED

EXISTING ASSEMBLY TO REMAIN

NEW ASSEMBLY/FRAMING

--- DENOTES FRM FRAMING ASSEMBLY

SMOKE ALARM, SEE CONST. NOTES
FOR DETAILS

CARBON MONOXIDE ALARM

FLOOR DRAIN

EXHAUST FAN

DOOR # ASSOCIATED SCHEDULE
NUMBER

WINDOW # ASSOCIATED SCHEDULE
NUMBER



1 REAR ELEVATION
2 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
2 SCALE: 1/4" = 1'-0"

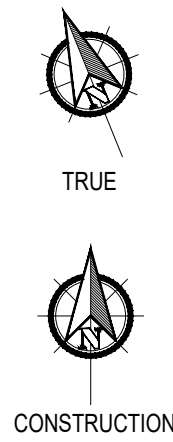
REV	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 14/20
B	FOR DISCUSSION	NOV 23/20
C	FOR MINOR VARIANCE APPLICATION	JAN 26/21

client
HOME OWNER

project
207 MAIN STREET NORTH
WATERDOWN, ONTARIO
PROJECT No. 20-140

title
REAR AND LEFT ELEVATIONS

drawn	L.C.	checked	C.M.
date	OCTOBER 2020	scale	AS NOTED
revision number	C	drawing number	2



CHARLES LINSEY
& ASSOCIATES LIMITED
37 MAIN STREET SOUTH,
PO BOX 1479
WATERDOWN, ON L0R 2H0
TEL: (905) 548 7607
INFO@CHARLESLINSEY.COM
WWW.CHARLESLINSEY.COM

**THIS DRAWING IS NOT
TO BE USED AS PART OF A
BUILDING PERMIT
APPLICATION**

**THIS DRAWING IS FOR
DISCUSSION PURPOSES
ONLY**

DRAWING LIST

- SF-1 SITE PLAN
1 FRONT AND RIGHT ELEVATIONS
2 REAR AND LEFT ELEVATIONS
3 BASEMENT FLOOR PLAN
4 MAIN FLOOR PLAN
5 SECOND FLOOR PLAN
6 ROOF PLAN

LEGEND

----- DENOTES EXISTING ASSEMBLY
----- TO BE REMOVED

EXISTING ASSEMBLY TO REMAIN

NEW ASSEMBLY FRAMING

DENOTES FRAMING ASSEMBLY

SMOKE ALARM, SEE CONST. NOTES
FOR DETAILS

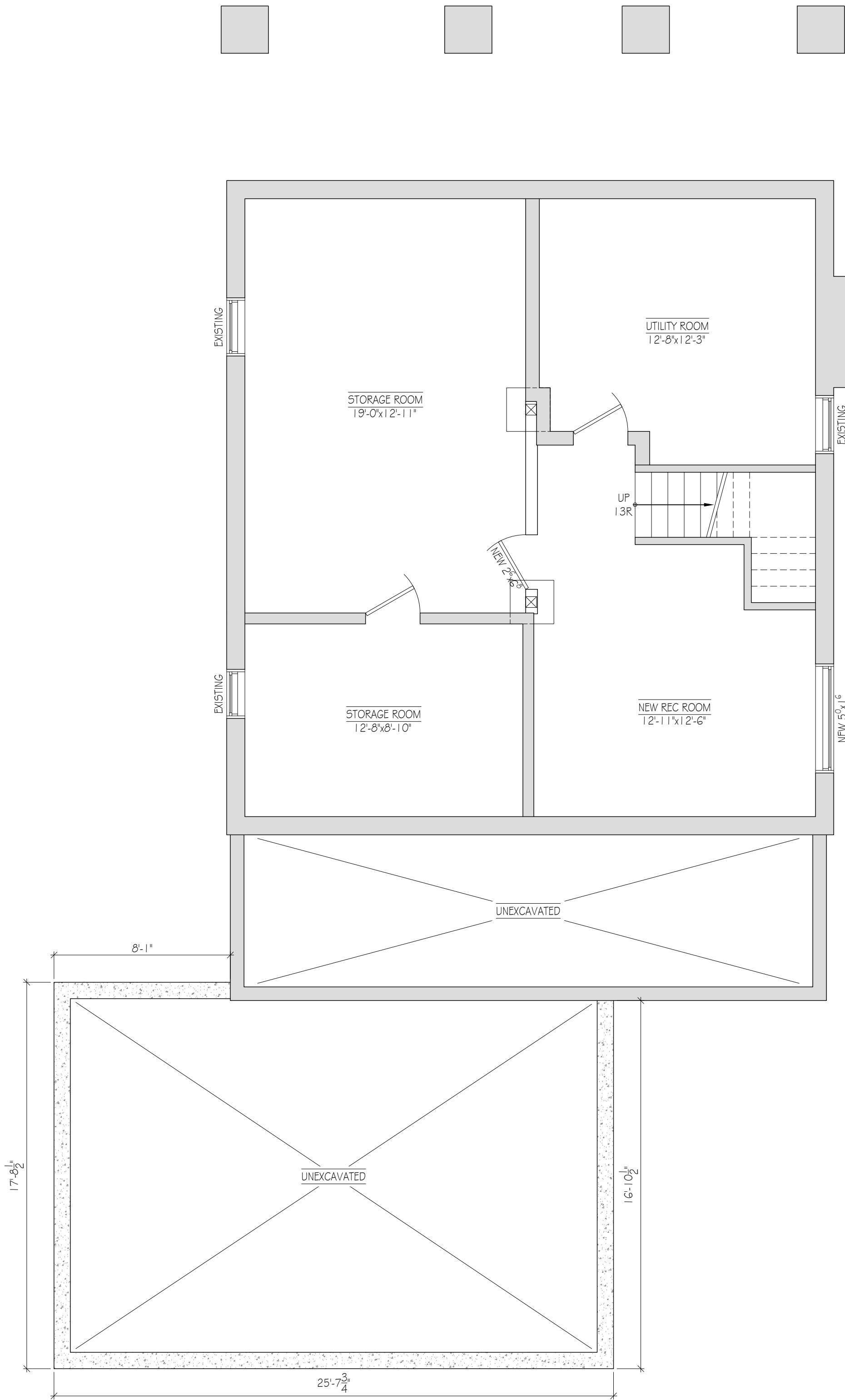
CARBON MONOXIDE ALARM

FLOOR DRAIN

EXHAUST FAN

DOOR # ASSOCIATED SCHEDULE
NUMBER

WINDOW # ASSOCIATED SCHEDULE
NUMBER



1 BASEMENT FLOOR PLAN
3 SCALE: 1/4" = 1'-0"

REV	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 14/20
B	FOR DISCUSSION	NOV 23/20
C	FOR MINOR VARIANCE APPLICATION	JAN 26/21

client	HOME OWNER
project	207 MAIN STREET NORTH WATERDOWN, ONTARIO PROJECT No. 20-140

title	BASEMENT FLOOR PLAN
-------	---------------------

drawn	L.C.	checked	C.M.
date	OCTOBER 2020	scale	AS NOTED
revision number	C	drawing number	3



CHARLES LINSEY

& ASSOCIATES LIMITED
37 MAIN STREET SOUTH, PO BOX 1479, WATERDOWN, ON LOR 2H0
TEL: (905) 548 7607
INFO@CHARLESLINSEY.COM
WWW.CHARLESLINSEY.COM

THIS DRAWING IS NOT
TO BE USED AS PART OF A
BUILDING PERMIT
APPLICATION

THIS DRAWING IS FOR
DISCUSSION PURPOSES
ONLY

DRAWING LIST

- SP-1 SITE PLAN
1 FRONT AND RIGHT ELEVATIONS
2 REAR AND LEFT ELEVATIONS
3 BASEMENT FLOOR PLAN
4 MAIN FLOOR PLAN
5 SECOND FLOOR PLAN
6 ROOF PLAN

LEGEND

----- DENOTES EXISTING ASSEMBLY/FRAMING
----- TO BE REMOVED

EXISTING ASSEMBLY TO REMAIN

NEW ASSEMBLY/FRAMING

DENOTES FRM FRAMING ASSEMBLY

SMOKE ALARM, SEE CONST. NOTES
FOR DETAILS

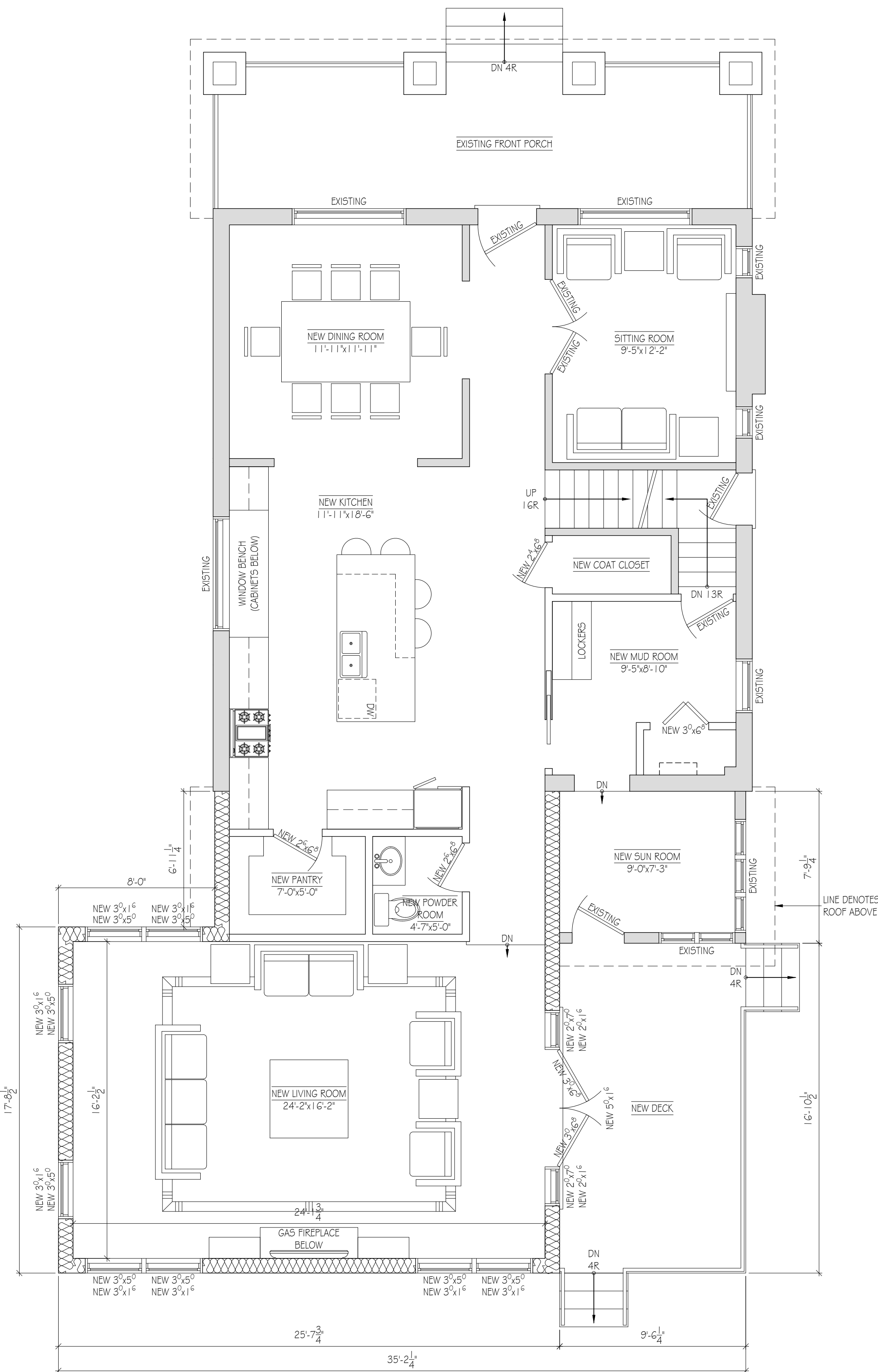
CARBON MONOXIDE ALARM

FLOOR DRAIN

EXHAUST FAN

DOOR # ASSOCIATED SCHEDULE
NUMBER

WINDOW # ASSOCIATED SCHEDULE
NUMBER



1 MAIN FLOOR PLAN
4 SCALE: 1/4" = 1'-0"

REV	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 14/20
B	FOR DISCUSSION	NOV 23/20
C	FOR MINOR VARIANCE APPLICATION	JAN 26/21

client
HOME OWNER

project
207 MAIN STREET NORTH
WATERDOWN, ONTARIO
PROJECT No. 20-140

title
MAIN FLOOR PLAN

drawn	L.C.	checked	C.M.
date	OCTOBER 2020	scale	AS NOTED
revision number	C	drawing number	4



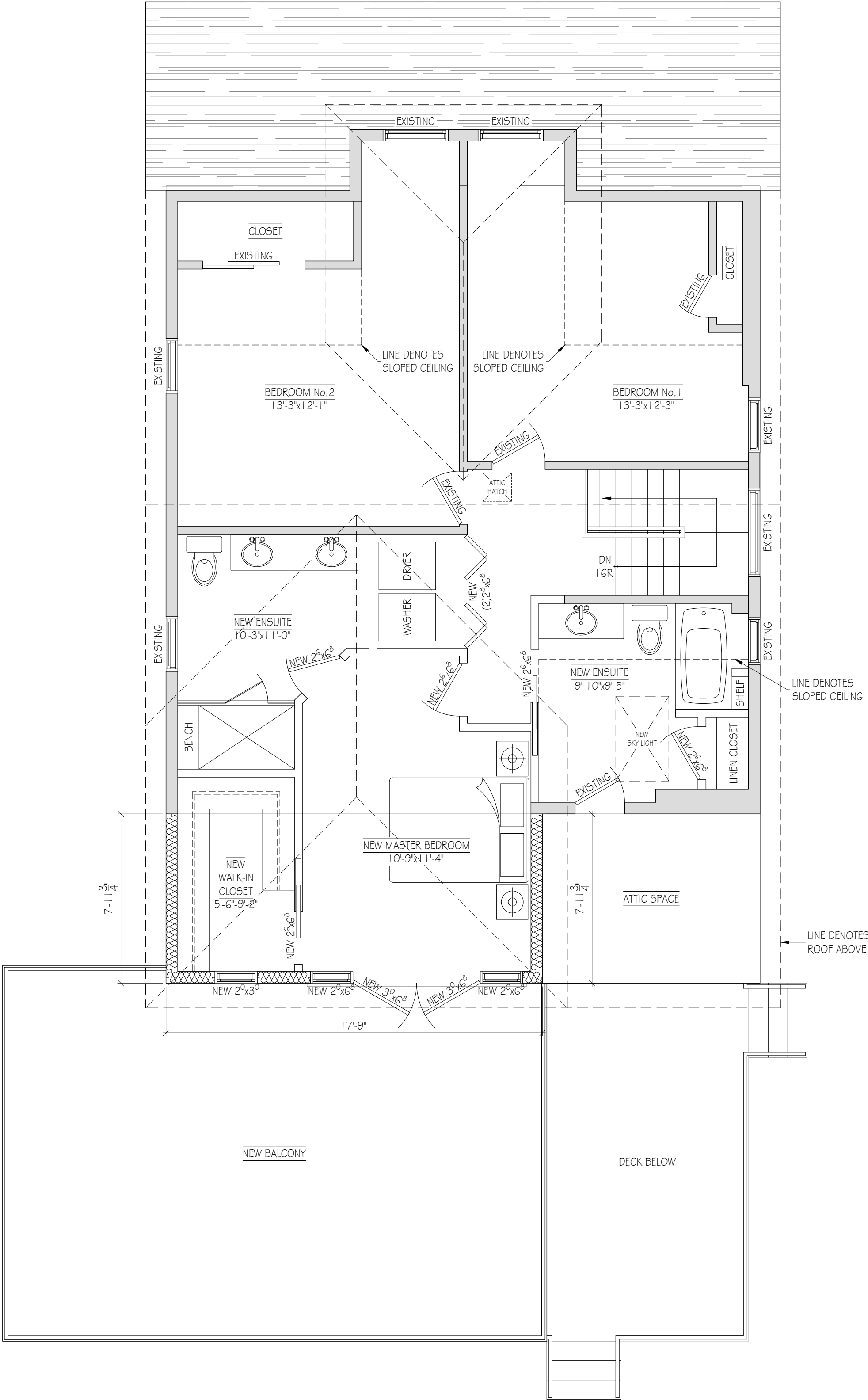
CHARLES LINSEY

& ASSOCIATES LIMITED
37 MAIN STREET SOUTH, PO BOX 1479, WATDOWNS, ON L0R 2H0
TEL: (905) 548 7607
INFO@CHARLESLINSEY.COM
WWW.CHARLESLINSEY.COM

THIS DRAWING IS NOT
TO BE USED AS PART OF A
BUILDING PERMIT
APPLICATION

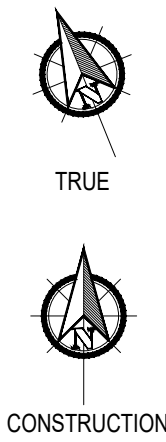
THIS DRAWING IS FOR
DISCUSSION PURPOSES
ONLY

- DRAWING LIST
- | | |
|------|----------------------------|
| SP-1 | SITE PLAN |
| 1 | FRONT AND RIGHT ELEVATIONS |
| 2 | REAR AND LEFT ELEVATIONS |
| 3 | BASEMENT FLOOR PLAN |
| 4 | MAIN FLOOR PLAN |
| 5 | SECOND FLOOR PLAN |
| 6 | ROOF PLAN |
- LEGEND
- DENOTES EXISTING ASSEMBLY/FRAMING
 - TO BE REMOVED
 - EXISTING ASSEMBLY TO REMAIN
 - NEW ASSEMBLY/FRAMING
 - DENOTES FRAMING ASSEMBLY
 - SMOKE ALARM, SEE CONST. NOTES FOR DETAILS
 - CARBON MONOXIDE ALARM
 - FLOOR DRAIN
 - EXHAUST FAN
 - DOOR # ASSOCIATED SCHEDULE NUMBER
 - WINDOW # ASSOCIATED SCHEDULE NUMBER



1 SECOND FLOOR PLAN
5 SCALE: 1/4" = 1'-0"

REV	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 14/20
B	FOR DISCUSSION	NOV 23/20
C	FOR MINOR VARIANCE APPLICATION	JAN 26/21
client		
HOME OWNER		
project		
207 MAIN STREET NORTH WATERDOWN, ONTARIO PROJECT No. 20-140		
title		
SECOND FLOOR PLAN		
drawn	L.C.	checked C.M.
date	OCTOBER 2020	scale AS NOTED
revision number	C	drawing number 5



CHARLES LINSEY
& ASSOCIATES LIMITED
37 MAIN STREET SOUTH,
PO BOX 1479
WATERDOWN, ON L0R 2H0
TEL: (905) 548-7607
INFO@CHARLESLINSEY.COM
WWW.CHARLESLINSEY.COM

**THIS DRAWING IS NOT
TO BE USED AS PART OF A
BUILDING PERMIT
APPLICATION**

**THIS DRAWING IS FOR
DISCUSSION PURPOSES
ONLY**

DRAWING LIST

- SF-1 SITE PLAN
1 FRONT AND RIGHT ELEVATIONS
2 REAR AND LEFT ELEVATIONS
3 BASEMENT FLOOR PLAN
4 MAIN FLOOR PLAN
5 SECOND FLOOR PLAN
6 ROOF PLAN

LEGEND

----- DENOTES EXISTING ASSEMBLY
----- TO BE REMOVED

EXISTING ASSEMBLY TO REMAIN

NEW ASSEMBLY FRAMING

----- DENOTES FRAMING ASSEMBLY

SMOKE ALARM, SEE CONST. NOTES
FOR DETAILS

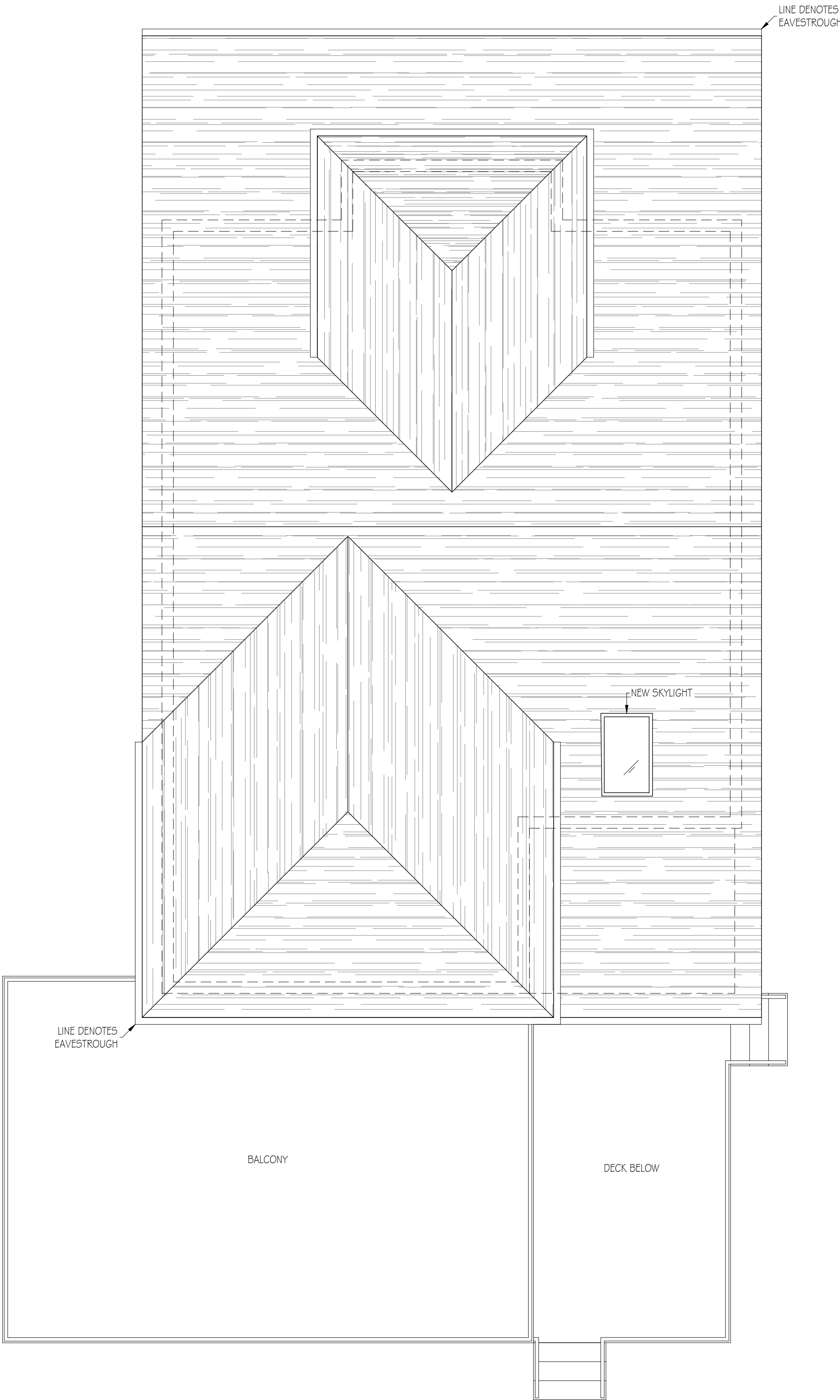
CARBON MONOXIDE ALARM

FLOOR DRAIN

EXHAUST FAN

DOOR # ASSOCIATED SCHEDULE
NUMBER

WINDOW # ASSOCIATED SCHEDULE
NUMBER



1 ROOF PLAN
6 SCALE: 1/4" = 1'-0"

REV	DESCRIPTION	DATE
A	FOR DISCUSSION	OCT 14/20
B	FOR DISCUSSION	NOV 23/20
C	FOR MINOR VARIANCE APPLICATION	JAN 26/21

client	HOME OWNER		
project	207 MAIN STREET NORTH WATERDOWN, ONTARIO PROJECT No. 20-140		
title	ROOF PLAN		
drawn	L.C.	checked	C.M.
date	OCTOBER 2020	scale	AS NOTED
revision number	C	drawing number	6



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 _____
Part of Plots 9 and 10, Registered plan M-7,

**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 Chris and Cheri DeMenna

2.

3. Name of Agent Charles MacPhail

4.

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

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Chris and Cheri DeMenna

207 Main Street North, Waterdown Postal Code L0R 2H0

Postal Code _____

6. Nature and extent of relief applied for:
Relief from interim zoning by-law.

7. Why it is not possible to comply with the provisions of the By-law?
The interim zoning by-law for the maximum addition size is too restrictive.

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 lots 9 and 10, Registered Plan M-7
207 Main Street North, Waterdown

9. PREVIOUS USE OF PROPERTY
Residential ☒ Industrial _____ Commercial _____
Agricultural _____ Vacant _____
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 _____ No ☒ Unknown _____
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes _____ No ☒ Unknown _____
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes _____ No ☒ Unknown _____
- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes _____ No ☒ Unknown _____
- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
Yes _____ No ☒ Unknown _____
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes _____ No ☒ Unknown _____
- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
Yes _____ No ☒ Unknown _____
- 9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
Yes _____ No ☒ Unknown _____

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

Yes _____ No ☒ Unknown _____

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

Owner's Knowledge

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

Is the previous use inventory attached? Yes _____ No ☒

ACKNOWLEDGEMENT CLAUSE

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

Jan 29/2021
Date

Signature Property Owner

Cheri DeMenna
Print Name of Owner

10. Dimensions of lands affected:

Frontage 28.05m (92'-0")
Depth 65.01m (213'-4")
Area 2358.5 Meters Squared (25,386.7 Feet Squared)
Width of street 8.6m (28'-3")

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: Ground Floor Area: 97.1 meters squared, Gross Floor Area: 273.5 meters squared

Number of Stories: 1.5, Width: 8.53m, Length: 11.55m, Height: 8.42m

Proposed: Ground Floor Area: 138.0 meters squared, Gross Floor Area: 368.5 meters squared

Number of Stories: 1.5, Width: 10.72m, Length: 16.60m, Height: 8.42m

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

Existing: 11.97m from Front Lot Line, 13.80m from West Side Lot Line, 3.52m from East Side Lot Line,
43.48m from Rear Lot Line

Proposed: 11.97m from Front Lot Line, 13.68m from West Side Lot Line, 5.08m (House) from East Lot Line
2.27m (Deck) from East Lot Line, 38.1m from Rear Lot Line

13. Date of acquisition of subject lands:
September 30, 2020
14. Date of construction of all buildings and structures on subject lands:
1925
15. Existing uses of the subject property: Residential
16. Existing uses of abutting properties: Residential
17. Length of time the existing uses of the subject property have continued:
Always
18. Municipal services available: (check the appropriate space or spaces)
Water ✓ Connected ✓
Sanitary Sewer ✓ Connected ✓
Storm Sewers _____
19. Present Official Plan/Secondary Plan provisions applying to the land:

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

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 referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.