



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: GL/B-20:55

SUBJECT PROPERTY: 3051-3055 Homestead Dr., Glanbrook

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
-

APPLICANT(S): Danielson Design Build on behalf of the owner E. C. Lalli

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land and to retain a parcel of land for commercial purposes.

Severed lands:
20.89m[±] x 37.90m[±] and an area of 817m^{2±}

Retained lands:
28.60m[±] x 38.6m[±] and an area of 1,132.74m^{2±}

The Committee of Adjustment will hear this application on:

DATE: Thursday, March 18th , 2021

TIME: 3:10 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.

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: March 2nd, 2021

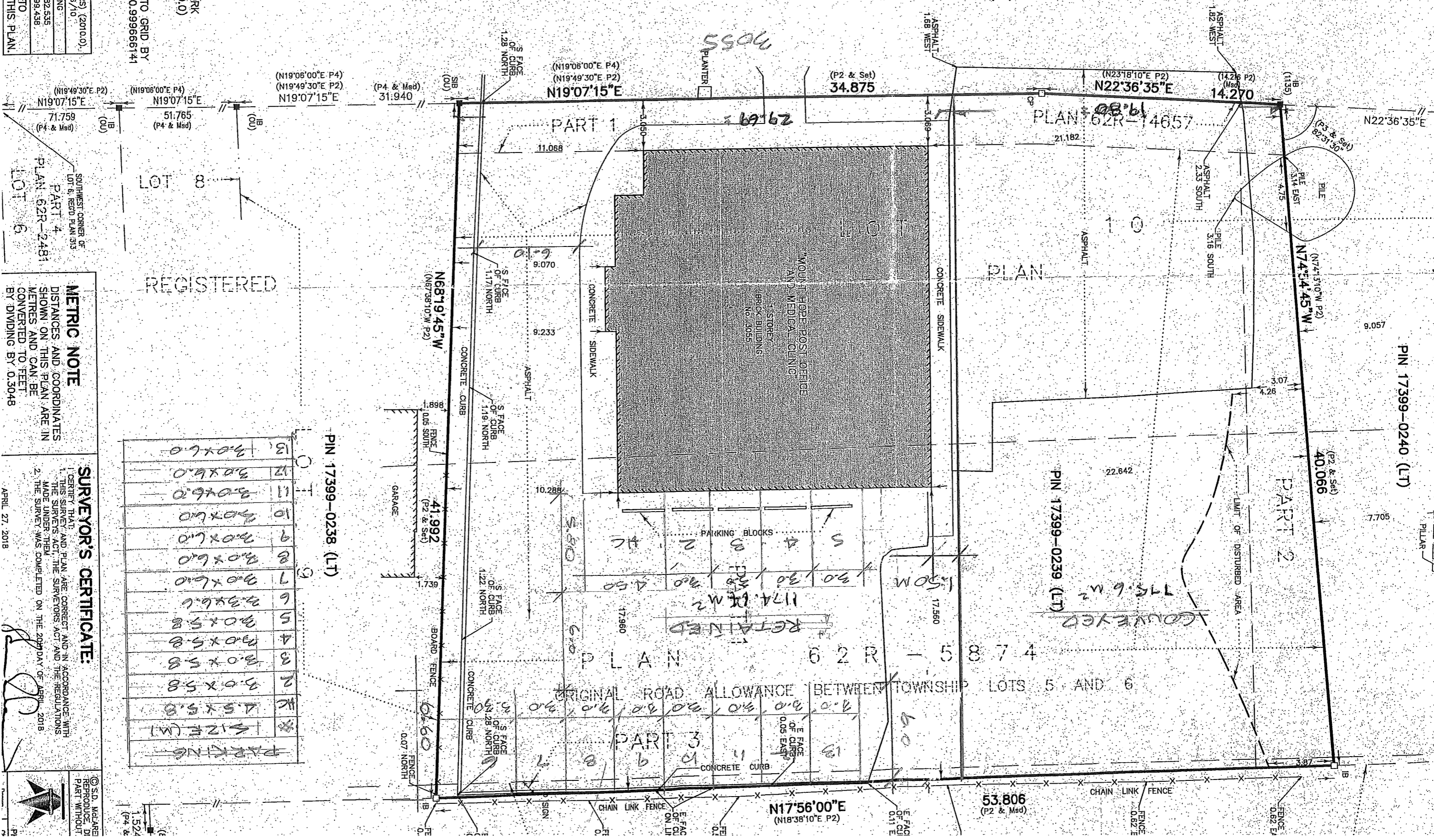
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

HOMESTEAD DRIVE

(OPENED IN LIEU OF ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 5 & 6)

PIN 17399-0308 (LT)



DERIVED FROM OBSERVED
 B.Y. REAL TIME NETWORK
 17, NAD83 (OSRS) (2010.0)

ND CAN BE CONVERTED TO GRID BY
 INED SCALE FACTOR OF 0.999666141

ATION DATA

P.3) UTM ZONE 17, NAD83 (OSRS) (2010.0)	EASTING
Y. PER SEC. 14(2) OF OREG. 219/10	588392.535
NORTHING	588399.436
477918.762	
4779164.886	

THEMSELVES, BE USED TO
 BOUNDARIES SHOWN ON THIS PLAN.

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:

I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEYOR'S ACT, THE SURVEYORS ACT AND THE REGULATIONS
 MADE UNDER THEM
 2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF APRIL 2018

APRIL 27, 2018

S.D. McLARE
 REPRODUCE IN
 PART WITHOUT

PIN 17399-0238 (LT)

13	3.0 x 6.0
12	3.0 x 6.0
11	3.0 x 6.0
10	3.0 x 6.0
9	3.0 x 6.0
8	3.0 x 6.0
7	3.0 x 6.0
6	3.0 x 6.0
5	3.0 x 5.8
4	3.0 x 5.8
3	3.0 x 5.8
2	3.0 x 5.8
1C	4.5 x 5.8
1B	5.12 FT (M)

PARKING

PIN 17399-0238 (LT)

PIN 17399-0239 (LT)

PIN 17399-0240 (LT)

DANIELSON DESIGN BUILD
DIVISION OF 1298038 ONT. INC.
P.O. BOX 130 MOUNT HOPE ON
LOR 1W0

January 13th .2021

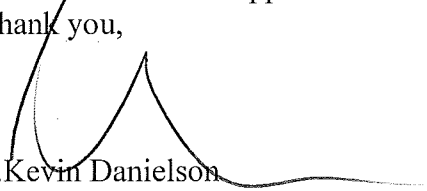
Samantha Costa,
Development Clerk,
Committee of Adjustment
City of Hamilton., 5th floor

Please find attached:

Re GLB-20:55 3055 Homestead Drive

1. E-mail from Zivko Panovski removing condition #8
2. Revised survey/severance sketch moving the proposed property line to 1.5m off the existing north building face , proposed frontage and lot areas adjusted accordingly
3. Revised page 2 of the consent application
4. Applicable law review related to conditions 5,6 ,demonstrating compliance
5. E-mail from Victoria Brito confirming existing parking compliance. NB all zoning in compliance as per the ALR
6. Clearance of condition 4 (building code compliance) the letter says condition #6 which is a typo
7. Credit card payment form (\$190 recirculation fee)

In summary conditions 4,5,6 and 8 are compliant ,
Please schedule the application for the next available meeting.
Thank you,


P. Kevin Danielson
President

Att

CLB-20:55 (REVISED)

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):

- creation of a new lot
- creation of a new non-farm parcel (i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
- addition to a lot
- Other: a charge
- a lease
- a correction of title
- an easement

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

3.3 If a lot addition, identify the lands to which the parcel will be added:

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be Severed:

Frontage (m)	Depth (m)	Area (m ² or ha)
20.89 19.80	37.90	807 m ² 775.6

Existing Use of Property to be severed:

- Residential
- Agriculture (includes a farm dwelling)
- Other (specify) _____
- Industrial
- Agricultural-Related
- Commercial
- Vacant

Proposed Use of Property to be severed:

- Residential
- Agriculture (includes a farm dwelling)
- Other (specify) _____
- Industrial
- Agricultural-Related
- Commercial
- Vacant

Building(s) or Structure(s):

Existing: _____

Proposed: CO-USE3.

Type of access: (check appropriate box)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year
- right of way
- other public road

Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well
- lake or other water body
- other means (specify) _____

Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage system
- privately owned and operated individual septic system
- other means (specify) _____

4.2 Description of land intended to be Retained:

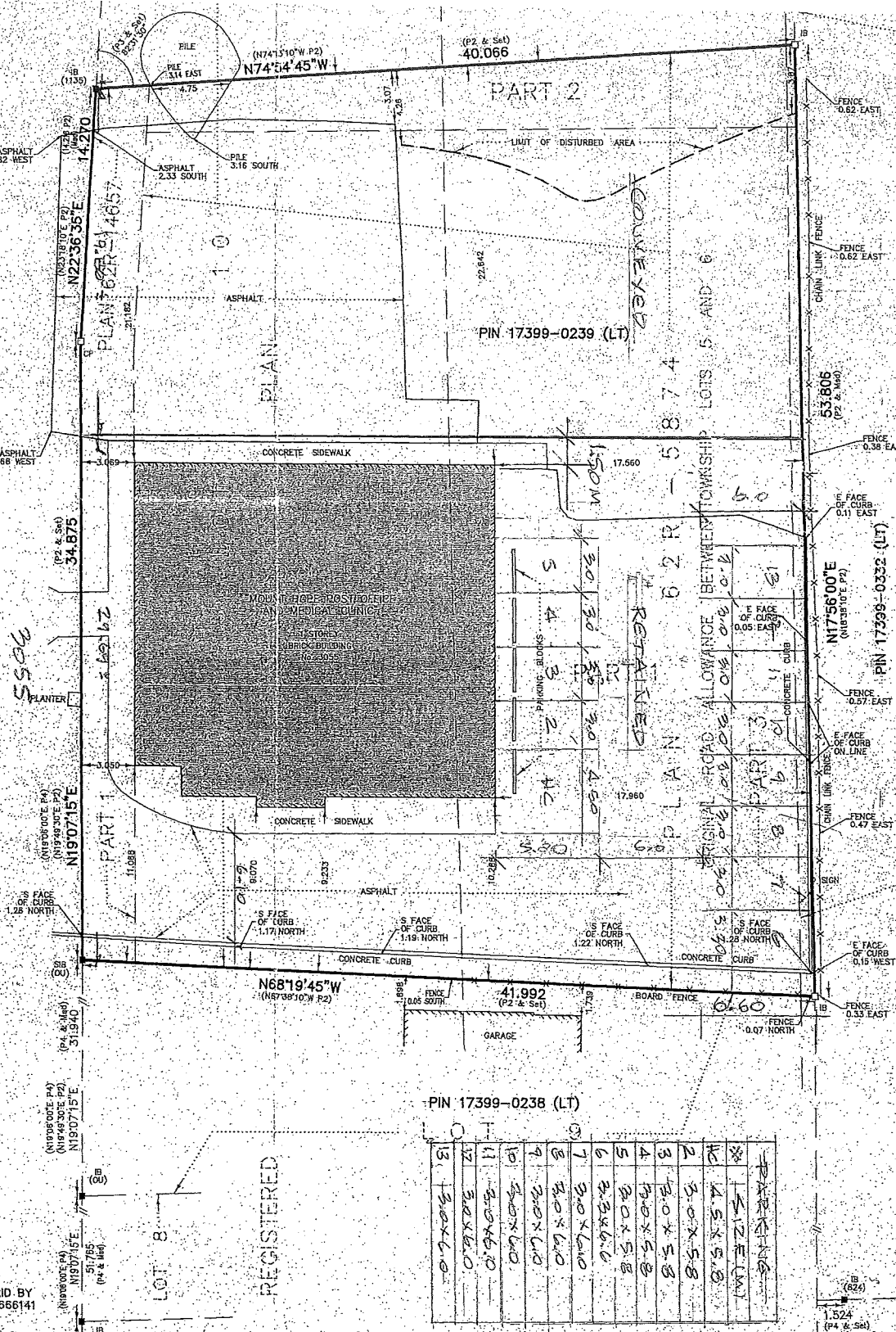
Frontage (m)	Depth (m)	Area (m ² or ha)
29.69 28.60	38.6	1132.74 m ² 1174.14 m ²

Existing Use of Property to be retained:

- Residential
- Agriculture (includes a farm dwelling)
- Other (specify) _____
- Industrial
- Agricultural-Related
- Commercial
- Vacant

HOMESTEAD DRIVE

(OPENED IN LIEU OF ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 5 & 6)
 PIN 17399-0308 (LT)



J FROM OBSERVED
 REAL TIME NETWORK
 DB3 (CSRS) (2010,0)

N.BE CONVERTED TO GRID BY
 SCALE FACTOR OF 0.999666141

DATA

NAD83 (CSRS) (2010,0)	
E2 T4(2) OF 0.REG. 216/10	
UTM	EASTING
3762	588382.635
4886	588399.436
N.BE USED TO DERIVED SHOWN ON THIS PLAN.	

REGISTERED

PIN 17399-0238 (LT)

13	30x60	
12	30x60	
11	30x60	
10	30x60	
9	30x60	
8	30x60	
7	30x60	
6	30x60	
5	30x58	
4	30x58	
3	30x58	
2	30x58	
1	30x58	
		PARKING (SIDEWALK)

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:

- 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 20th DAY OF APRIL, 2018.

APRIL 27, 2018
 DATE

S. DAN McCLAREN, O.L.S.

© S.D. McCLAREN, O.L.S. - 2018
 REPRODUCE, DISTRIBUTE OR VARY
 PART WITHOUT THE WRITTEN
 PERMISSION OF THE SURVEYOR



A.T.M.
 LEGAL AND
 89 JOHN'S
 HAMILTON
 PHONE (905) 521-1178

Drawn by: [Signature]
 Checked by: [Signature]
 Created by: [Signature]

Danielson, Kevin

From: pkevin.danielson@sympatico.ca
Sent: October 21, 2020 7:43 AM
To: Danielson, Kevin
Subject: Fwd: Re: FW: GL/B-20:055 for lands at 3055 Homestead Drive, Glanbrook

----- Forwarded message -----

From: pkevin.danielson@sympatico.ca
Date: Oct 20, 2020 4:45 PM
Subject: Re: FW: GL/B-20:055 for lands at 3055 Homestead Drive, Glanbrook
To: "Panovski, Zivko" <Zivko.Panovski@hamilton.ca>
Cc:

Thanks Zivko ,much appreciated.
Have a good evening, Kevin.

On Oct 20, 2020 3:29 PM, "Panovski, Zivko" <Zivko.Panovski@hamilton.ca> wrote:

fyi

From: Panovski, Zivko
Sent: October 19, 2020 4:56 PM
To: pkevin.donaldson@sympatico.ca
Cc: Sheffield, Jamila <Jamila.Sheffield@hamilton.ca>
Subject: GL/B-20:055 for lands at 3055 Homestead Drive, Glanbrook

Hi Kevin,

Further to our conversation and documents you have provided related to the above noted severance application, we would like to clarify that our original condition for a consent agreement will be obsolete. The condition for land dedication for road widening purposes is still applicable.

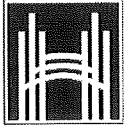
Regards,

Zivko Panovski, P. Eng.

Senior Project Manager

PED, Growth Management Division

City of Hamilton



Hamilton

December 08, 2020

FILE: GL/B-20:55
FOLDER: 20-187014-00 ALR
ATTENTION OF: Victoria Brito
TELEPHONE NO: (905) 546-2424
EXTENSION: 7628

Kevin Danielson
522 DICENZO DR
HAMILTON, ON L9B 2C3

Attention:

Re: APPLICABLE LAW REVIEW – ZONING BYLAW
Present Zoning: C6, 580 (Hamilton Zoning By-law 05-200)
Address: 3055 HOMESTEAD DR, GLANBROOK, ON

An Applicable Law Review respecting zoning bylaw compliance has been completed and the following comments are provided.

COMMENTS:

1. The applicant is proposing to sever the lands in order to create two (2) lots; the retained lot is intended to maintain the existing commercial building and the severed lot is intended for future development.

In addition, the submitted plan shows a minor expansion of the existing parking area through the addition of three (3) new parking spaces north of the existing parking area on the retained lot. Please note that the establishment of the new parking spaces is subject to Site Plan Control; however, will be reviewed as part of this application.

2. Our records indicate that the existing commercial building consist of two (2) tenants. The recognized uses are a medical clinic for a doctor's office with an accessory pharmacy within one tenant and an office for the Canada Post within the second tenant which are permitted under the current "C6, 580" zone.

Please note that Section 10.6.1.1 (Restricted Uses) indicates that offices shall only be permitted above the ground floor; however, the existing office was established under the former Glanbrook Zoning By-law 464. Therefore, as it predates this requirement, the existing office is legally established non-compliant respecting the location.

The specific proposed use for the severed lands was not indicated; as such, the Building Division is unable to determine compliance at this time. The lands shall be developed in accordance with the C6, 580 zone and all other provisions of the Hamilton Zoning By-law 05-200. The applicant shall be advised that site specific #580, specifically prohibits the use of Day Nursery, Dwelling Unit(s) and Multiple Dwelling.

3. Our records show that Consent Application #GL/B-20:55 for the proposed severance has been tabled. For further information please contact Committee of Adjustment staff at cofa@hamilton.ca.
4. Pursuant to Section 4.3a) of the Hamilton Zoning By-law 05-200, a minimum frontage of 4.5m is required on a street. A frontage of 19.80m is proposed for the severed lot and a frontage of 29.69m is proposed for the retained lot which conforms to the said requirement.
5. The proposed severance for the retained lot has been reviewed and compared to the standards of the C6, 580 zone as indicated in the following chart:

Section 5	Required by By-law	Site Statistics/Show on plans	Compliance comment: Conforming non-conforming
Building Setback from a Street Line <i>[Section 10.6.3 a) of Hamilton Zoning By-law 05-200]</i>	Minimum 1.5m Maximum 4.5m, except where a visibility triangle is required for a driveway access. Notwithstanding Section 10.6.3i), 6.0 metres for that portion of a building providing an access driveway to a garage; and, Section 10.6.3i) shall not apply for any portion of a building that exceeds the requirement of Section 10.6.3 g) ii) and iii).	3.05m from the Homestead Drive street line	Conforms
Minimum Rear Yard <i>[Section 10.6.3 b) of Hamilton Zoning By-law 05-200]</i>	6.0 metres; and, ii) 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.	17.5m from the rear lot line <i>Note: This property does not abut a residential or institutional zone or a lot containing a residential use along the rear lot line.</i>	Conforms
Minimum Interior Side Yard <i>[Section 10.6.3 c) of Hamilton Zoning By-law 05-200]</i>	1.5 metres; and, ii) 4.5 metres abutting a Residential or Institutional Zone or lot containing residential use. <i>Note: This property abuts residential uses along both the northerly and southerly sides.</i>	9.07m – along southerly side 1.5m – proposed northerly yard along new lot line <i>Note: Upon completion of severance the retained lot will no longer abut a residential use along the northerly side. In addition, the severed lot will no longer abut any residential use along the southerly side.</i>	Conforms Conforms
Maximum Height <i>[Section 10.6.3 d) of Hamilton Zoning By-law 05-200]</i>	14.0m	Height dimension details where not provided; however, the existing building is one storey with a height less than 14.0m	Conforms

Section 5	Required by By-law	Site Statistics/Show on plans	Compliance comment: Conforming non-conforming
Maximum Gross Floor Area for Office Use <i>[Section 10.6.3 e) of Hamilton Zoning By-law 05-200]</i>	2000.0m ²	205.41m ² - Existing office	Conforms
Maximum Gross Floor Area for Individual Commercial Use <i>[Section 10.6.3 f) of Hamilton Zoning By-law 05-200]</i>	10,000.0m ² per individual Commercial Use	387.77m ² overall building <u>Breakdown:</u> 182.36m ² - Doctor's office 205.41m ² - Office	Conforms
Built Form for New Development – In the case of new buildings constructed after the effective date of this by-law or additions to buildings existing as of the effective date of this by-law: <i>[Section 10.6.3 g) of Hamilton Zoning By-law 05-200]</i>	Rooftop mechanical equipment shall be located and/or screened from view of any abutting street;	No additions or alterations proposed at this time.	Not applicable
	For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 40% of the measurement of the front lot line and shall exclude access driveways and lands within a required yard. While no additions are proposed at this time, the existing ground floor façade for the retained lot is intended to be altered as a result of the proposed severance. Therefore, based on a proposed front lot line measurement of 29.69m, a minimum ground floor façade of 11.876m being 40% shall be maintained.	The ground floor façade for the retained lot is 65.3% being 19.4m (width of building) ÷ 29.69m (new front lot line measurement for retained lot).	Conforms
	No parking, stacking lanes, or aisles shall be located between a building façade and the front lot line and flankage lot line A minimum of one principal entrance shall be provided: 1. within the ground floor façade that is set back is closest to a street; and,	No additions or alterations proposed at this time.	Not applicable

Section 5	Required by By-law	Site Statistics/Show on plans	Compliance comment: Conforming non-conforming
	2. shall be accessible from the building façade with direct access from the public sidewalk; and,		
Planting Strip Requirement <i>[Section 10.6.3 h) of Hamilton Zoning By-law 05-200]</i>	Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.	This property does not abut a residential or an institutional zone.	Not applicable
Visual Barrier <i>[Section 10.6.3 e) of Hamilton Zoning By-law 05-200]</i>	A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.		
Outdoor Storage <i>[Section 10.6.3 j) of Hamilton Zoning By-law 05-200]</i>	i) No outdoor storage of goods, materials, or equipment shall be permitted; and, ii) Notwithstanding Section 10.6.3j)i), the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.	No outdoor storage is shown to be proposed at this time.	Not applicable
Parking on the Same Lot <i>[Section 5.1 a) i) of Hamilton Zoning By-law 05-200]</i>	Required parking facilities shall be located on the same lot as the use requiring the parking.	Parking facilities will be provided on site.	Conforms
Parking Location from a Street Line and Planting Strips - Unless otherwise regulated in this By-law, parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street, shall be subject to the following: <i>[Section 5.1 a) v) a), b) & c) of Hamilton Zoning By-law 05-200]</i>	Shall not be located within 3.0 metres of a street line; and Shall provide a 3.0m wide planting strip being required and permanently maintained between the street line and the said parking spaces or aisles;	Parking is located at a distance significantly greater than 3.0m from the street line. No planting strip is provided. Please note that the establishment of the new three (3) parking spaces north of the retained lot, triggers the requirement for a planting strip along the street line for the portion where the parking spaces front on the street. <i>Note: A planting strip is not required along the access driveway.</i>	Conforms Non-conforming

Section 5	Required by By-law	Site Statistics/Show on plans	Compliance comment: Conforming non-conforming
<p>Visual barrier for a Parking lot abutting a Residential Zone <i>[Section 5.2 a) of Hamilton Zoning By-law 05-200]</i></p> <p><u>Visual Barrier Provisions (Section 4.19):</u> <i>Where this By-law requires a visual barrier is required to be provided and maintained, such barrier shall act as a screen between uses and be constructed to a minimum height of 1.8 metres only that portion of a visual barrier consisting of a fence or wall shall have a maximum height of 2.5 metres and shall not be located within 3.0 metres of a street line. A visual barrier shall consist of the following:</i></p> <p><i>a) A wall, fence;</i> <i>b) A continuous planting of suitable trees or shrubs, together with a reserved width of planting area appropriate for healthy plant growth;</i> <i>c) Earth berms; or,</i> <i>d) Any combination of the above.</i></p>	<p>Where a parking lot is situated on a lot which abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown D5 or Downtown D6 Zone, a visual barrier shall be provided and maintained along that portion of the lot line that abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown D5 Zone or Downtown D6 Zone in accordance with Section 4.19 of this By-law;</p>	<p>This property is not adjacent to any of the said zones.</p>	<p>Not Applicable</p>
<p>Minimum Parking Space Size other than parallel <i>[per Section 5.2 b) and 4.12 g) i) of the Hamilton Zoning By-law 05-200]</i></p>	<p>2.6m x 5.5m (min) 3.0m x 6.0m (max); and <i>(current regulations Section 5.2 b))</i></p>	<p>≥2.8m x ≥5.8m</p>	<p>Conforms to existing regulations</p>
	<p>i) 3.0m wide x 5.8m long <i>(proposed regulations Section 5.2 b) i))</i></p>		<p>Partly Non-conforming to proposed regulations</p>
	<p>ii) Notwithstanding Subsection i) herein, a minimum 2.8 metres in width and 5.8 metres in length shall be permitted within an above ground or underground parking structure. <i>(proposed regulations Section 5.2 b)ii))</i></p>	<p>All surface parking.</p>	<p>Not applicable</p>
	<p>iii), where a wall, column, or any other obstruction is located abutting or within any parking space within an above ground or underground parking structure, the minimum width of a parking space</p>	<p>All surface parking.</p>	<p>Not applicable</p>

Section 5	Required by By-law	Site Statistics/Show on plans	Compliance comment: Conforming non-conforming
	<p>shall be increased by 0.3 metres; (proposed regulations Section 5.2 b)iii))</p> <p>iv) Notwithstanding Subsection i) herein, where 10 or more parking spaces are required on a lot, the minimum parking space size of not more than 10% of such required parking spaces shall be a width of 2.6 metres and a length of 5.5 metres, provided that any such parking space is clearly identified as being reserved for the parking of small cars only; (proposed regulations Section 5.2 b)iv)</p> <p>Therefore, based on the minimum 11 x parking spaces required x 10.0%, a <u>maximum of 1 parking spaces</u> are permitted to be provided as "small car parking space".</p> <p>Notwithstanding any other provisions of this By-law, parking spaces located within any zone and approved after May 25, 2005 and prior to the effective date of this By-law shall be deemed to comply with the regulations for the length and width and are permitted by this By-law. (Regulations under Section 4.12 g)</p>	<p>No parking spaces have been labelled as "small cars" parking spaces.</p> <p>The previous zoning By-law (i.e. Glanbrook 464) required a minimum 3.0m x 6.0m parking space size.</p>	<p>Not applicable</p> <p>Not applicable as the parking space sizes are proposed to be modified to today's standards.</p>
<p>Access to Parking [Section 5.2 c) of Hamilton Zoning By-law 05-200]</p>	<p>All required parking shall be provided with adequate means of ingress and egress to and from the street or laneway and shall be arranged so as not to interfere with normal public use of the street or laneway</p>	<p>The required parking is provided with adequate means of ingress and egress to and from the street or laneway and is arranged so as not to interfere with normal public use of the street or laneway</p>	<p>Conforms</p>

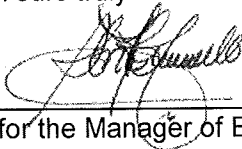
Section 5	Required by By-law	Site Statistics/Show on plans	Compliance comment: Conforming non-conforming
	Any parking lot shall provide for ingress and egress of vehicles to and from a street in a forward motion only	Ingress and egress of vehicles to and from the street is in a forward motion	Conforms
Minimum Parking space size for parallel spaces <i>[Section 5.2 c) of Hamilton Zoning By-law 05-200]</i>	Each parallel parking space shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres. End spaces which have a clear, unobstructed approach, shall have a minimum length of 5.5 metres.	Not proposed at this time	Not applicable
Surface materials for Parking Lots <i>[per Section 5.2 e) of the Hamilton Zoning By-law 05-200]]</i>	Parking lots shall be designed and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material.	Existing asphalt for the existing parking area. No details provided for the proposed three (3) new parking spaces.	Conforms Unable to determine compliance
Minimum Barrier Free Parking Space Size <i>[Section 5.2 f) of Hamilton Zoning By-law 05-200]</i>	4.4m (W) x 5.8m(L) – for barrier free parking spaces (By-law 17-240)	4.4m x 5.8m (typical size shown for barrier free parking space)	Conforms
Minimum Planting strip requirements for a parking lot in a Commercial and Mixed Use Zone where there are 50 or more parking spaces provided <i>[Section 5.2 h) of Hamilton Zoning By-law 05-200]</i>	<p>Landscaped Area(s) or Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the parking lot and associated access driveway and manoeuvring areas shall be provided and maintained; <i>[Section 5.2 h) i)]</i></p> <p>Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres; <i>[Section 5.2 h) ii)]</i></p> <p>In addition to Section 5.6, the number of required parking spaces required to accommodate the Landscaped Area or Landscaped Parking Island within the parking lot shall be reduced by the amount needed to accommodate the minimum Landscaped Parking Island requirement as required by Subsection 5.2h)i), up to a maximum of 10% of the required parking spaces.</p>	The parking areas are composed of <u>less</u> than 50 parking spaces.	Not applicable

Section 5	Required by By-law	Site Statistics/Show on plans	Compliance comment: Conforming non-conforming						
<p>Minimum Space Aisle Width [Section 5.2 i) of Hamilton Zoning By-law 05-200]</p>	<p>6.0m aisle width for 90° parking</p>	<p>6.0m wide shown</p>	<p>Conforms</p>						
<p>Location of Loading facilities [Section 5.2 i) of Hamilton Zoning By-law 05-200]]</p>	<p>Shall not be permitted within a front yard</p> <p>Shall not be permitted in any yard abutting a street, except where screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law; and,</p> <p>Shall not be permitted in a required yard abutting a Residential Zone or an Institutional Zone and shall be screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law.</p>	<p>No loading facilities are shown to be proposed</p>	<p>Not applicable</p>						
<p>Minimum barrier free spaces Section 5.5 of Hamilton Zoning By-law 05-200</p> <p>NOTE: Per Section 5.5, barrier free parking spaces shall be designated and provided as part of the required parking spaces</p>	<table border="1"> <tr> <td colspan="2" data-bbox="516 915 803 999">1 parking spaces based on 11 parking spaces required.</td> </tr> <tr> <td data-bbox="516 999 651 1115">Required Parking Spaces</td> <td data-bbox="651 999 803 1115">Designated Barrier Free Parking Spaces</td> </tr> <tr> <td data-bbox="516 1115 651 1165">1-49 spaces</td> <td data-bbox="651 1115 803 1165">Minimum 1 space</td> </tr> </table>	1 parking spaces based on 11 parking spaces required.		Required Parking Spaces	Designated Barrier Free Parking Spaces	1-49 spaces	Minimum 1 space	<p>1 spaces barrier free parking spaces provided</p>	<p>Conforms</p>
1 parking spaces based on 11 parking spaces required.									
Required Parking Spaces	Designated Barrier Free Parking Spaces								
1-49 spaces	Minimum 1 space								
<p>Minimum Number of Parking Spaces [Per Section 5.6 of the Hamilton Zoning By-law 05-200]</p> <p>Definition: Gross floor area Shall mean the aggregate horizontal area measured from the exterior faces of the exterior walls of all floors of a building (excluding any cellar or floor area having a ceiling height of 2.0 metres or less or devoted exclusively to parking) within all buildings on a lot but shall not include any area devoted to mechanical equipment.</p> <p>Note: Per Section 5.6 h) Where the application of the parking standards in Section c) above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.</p>	<p>11 parking spaces</p> <p><u>Medical clinic requirement:</u> 1 for each 16.0m² of gross floor area.</p> <p><u>Office Use requirement:</u> 0 where a use is less than 450.0 square metres in gross floor area;</p> <p>Based on the submitted plans, the medical cline has a GFA of 182.36m² (includes the accessory retail pharmacy) ÷ 16.0m² = 11.39 spaces</p> <p>The office use has a GFA of 205.41m². Therefore, as it is less than 450.0m² no parking is required for the office tenant.</p>	<p>16 parking spaces (13 exiting plus 3 proposed)</p>	<p>Conforms</p>						

Section 5	Required by By-law	Site Statistics/Show on plans	Compliance comment: Conforming non-conforming
Bicycle Parking Spaces <i>[Section 5.7 a) of Hamilton Zoning By-law 05-200]</i>	Long-term Bicycle Parking Space shall be located in a secure enclosed bicycle parking area. Short-term Bicycle Parking Space shall be located within a bicycle parking area at grade.	No short-term or long-term bicycle parking is shown.	Not applicable
Minimum required Short-term bicycle parking <i>[Section 5.7 c) of Hamilton Zoning By-law 05-200]</i>	15 Short-term bicycle parking spaces combined. <u>Short-term bicycle parking for medical office:</u> 5 spaces. <u>Short-term bicycle parking for office use:</u> Not required as it is less than 450.0m ² in GFA	No short-term bicycle parking provided; however, the lack of short-term bicycle parking is an existing condition established under the former Glanbrook Zoning By-law 464.	Legally established non-compliant.


6. Any proposed encroachments (i.e. eaves) shall be in accordance with Section 4.6 of the Hamilton Zoning By-law 05-200. Please note that an eave shall maintain a setback of 0.9m from the new side lot line. Insufficient details were provided from which to confirm compliance.
7. Any proposed mechanical structures such as transformers shall conform to Section 4.9 of the Hamilton Zoning By-law 05-200.
8. The lands are subject to Site Plan Control.
9. Any proposed alterations, additions, or new buildings is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setback and construction types.
10. All new signs proposed for this development must comply with the regulations contained within the Sign By-law 10-197.
11. All new fences proposed for this development shall comply with the regulations contained within the Fence By-law 10-142.
12. The designer shall ensure that the fire access route conforms to the Ontario Building Code.

Yours truly



for the Manager of Building Engineering and Zoning

VB/vb

From: **Danielson, Kevin** Kevin.Danielson@hamilton.ca 
Subject: FW: ALR 3055 Homestead Drive
Date: December 9, 2020 at 6:11 PM
To: pkevin.danielson@sympatico.ca



Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: "Brito, Victoria" <Victoria.Brito@hamilton.ca>
Date: 2020-12-09 4:33 PM (GMT-05:00)
To: "Danielson, Kevin" <Kevin.Danielson@hamilton.ca>
Subject: RE: ALR 3055 Homestead Drive

Hello Kevin,

Thank you for your e-mail. Unfortunately we do not revise ALR comments as I had already sent my comments in Amanda since yesterday.

For your information, the existing 13 parking spaces are sufficient for the existing medical clinic and Canada Post office as only 11 parking spaces are required to be maintained.

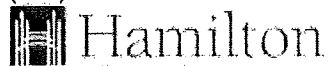
Let me know if you have any further questions or concerns.

Have a good night.

Kind regards,

Victoria Brito

Zoning Examiner/Code Correlator
Planning and Economic Development
Building, City of Hamilton
(905) 546-2424 Ext.7628

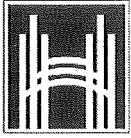


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Due to concerns related to COVID-19, only the 1st and 2nd floors of City Hall are open to the public. Although the Building Division offices remain closed to the public, the Building Division continues to operate as many of our services can still be accessed, including building permit inspections.

We can receive building permit applications and requests for zoning verifications (regular service only) by mail/courier delivery or online. Online building permit applications can be completed at www.hamilton.ca/eplans and zoning verifications at <https://zoningverification.hamilton.ca/>. In addition, there is a drop box (for letters and small parcels) outside of City Hall at the rear of the building.

Under these unprecedented service delivery constraints, we are doing our best to maintain timeframes for building permit applications, responding information, building inspections, zoning verifications, and other requests for



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Building Division
71 Main Street West – 3RD Floor
Hamilton, Ontario, Canada, L8P 4Y5
Phone: 905.546.2720 Fax: 905.546.2764
www.hamilton.ca

FILE NO: 20-198405-00 OBC
COA #: GL/B-20:55
ATTENTION OF: Rob Stumpo
TELEPHONE NO: 905.546.2424 x6107

KevinDanielson
522DicenzoDrive.
Hamilton, ONL9B 2C4

December 18, 2020

Dear Sir:

RE: 3055 Homestead Dr. Clearance of Land Severance Condition #⁴6, GL/B-20:55

This is in response to the application dated June 18th, 2020, to review the spatial separation requirements imposed by Condition #3 of Committee of Adjustment Application No. HM/B-19:26.

We advise that after having reviewed the information provided, we agree that you have successfully demonstrated compliance with the spatial separation requirements of the Ontario Building Code.

We hereby advise that condition #3 of the said "land severance application", has been deemed cleared to the satisfaction of the Building Division.

If you require further assistance, please contact Mr. Rob Stumpo at (905) 546-2424 ext. 6107.

Yours very truly,

Rob Stumpo
Building Engineer