

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.: HM/A-21:166

APPLICANTS: Owner Vlad Andriuca

SUBJECT PROPERTY: Municipal address **28 Burris St., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 77-8 and 83-48

ZONING: "D/S-497a" (Urban Protected Residential - One and Two Family Dwellings etc.) district

PROPOSAL: To permit the conversion of the existing building currently occupied by a Residential Care Facility to a two (2) family dwelling, notwithstanding,

1. A minimum lot width of 11.8 metres and a minimum lot area of 273 square metres shall be provided instead of the minimum required lot width of 18.0 metres and minimum required lot area of 540.0 square metres;

2. One (1) on-site parking space shall be provided instead of providing a minimum of two (2) parking spaces required to be provided for a two-family dwelling.

NOTE:

1. The submitted site plan does not accurately reflect actual site conditions as setbacks are shown to be provided to the limits of the sidewalks and not the actual property lines.

2. The requested variance for relief from the minimum required parking space size is not required as the minimum required parking space size of 2.7 metres in width by 6.0 metres in length is shown to be provided.

3. A further variance will be required if a minimum of 50% of the gross area of the front yard (yard abutting Burris Street) is not provided as landscaped area.

4. A further variance will be required if the minimum required access driveway width of 2.8 metres is not provided.

5. A further variance will be required should gravel or similar surface or other suitable paving not be provided for the parking spaces and access driveway.

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

DATE: Thursday, August 26th, 2021
TIME: 2:30 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

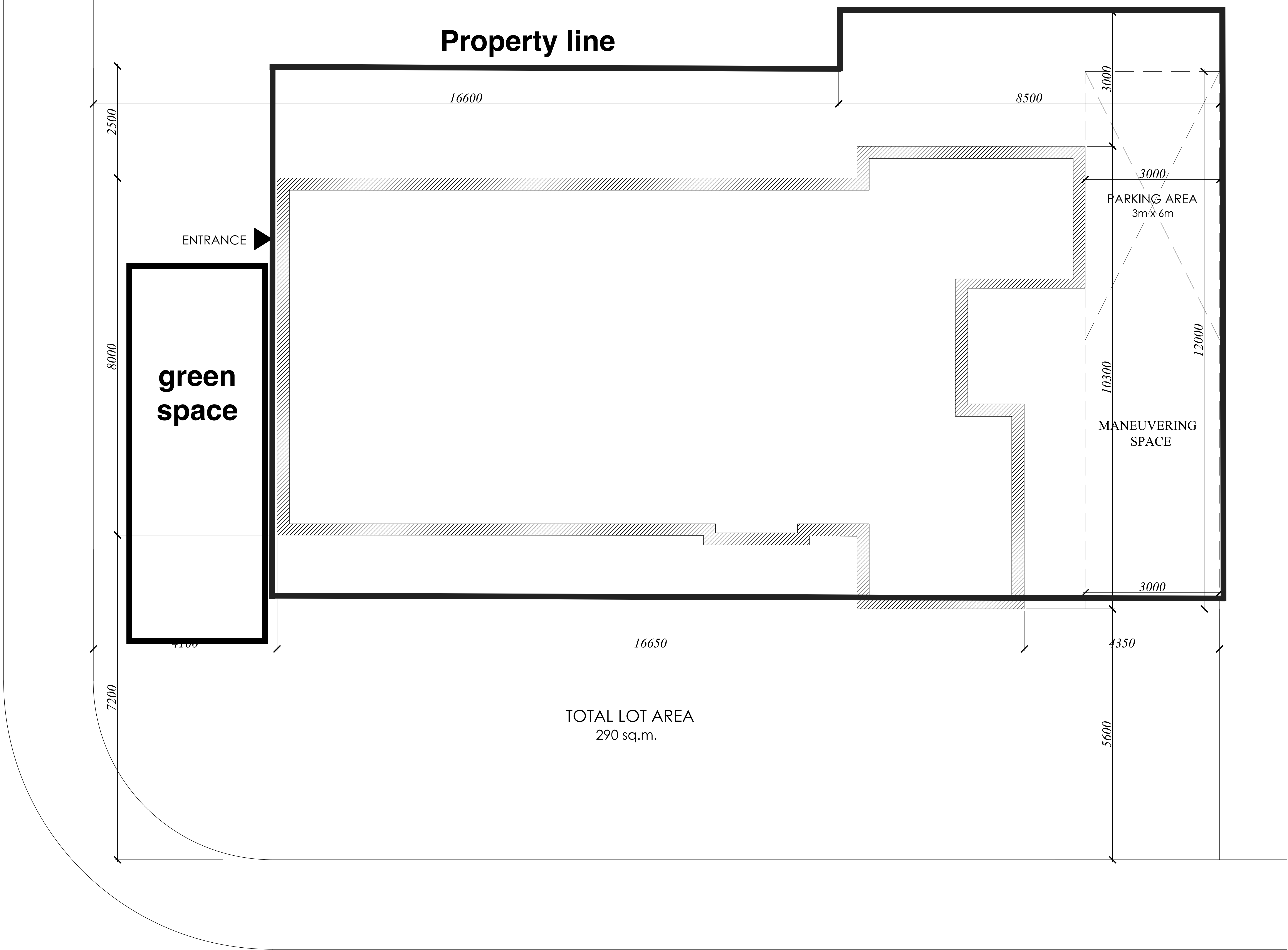
For more information on this matter, including access to drawings illustrating this request:

- 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: August 10th, 2021.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

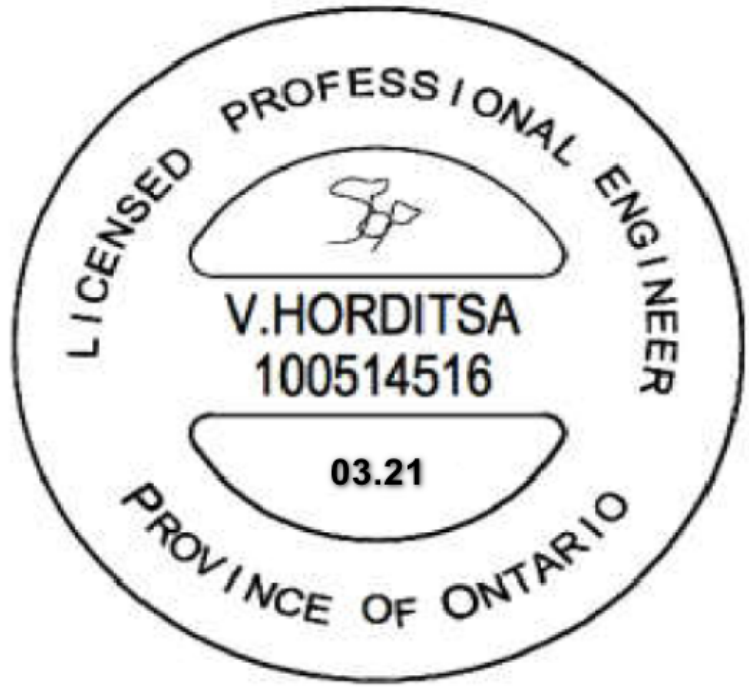
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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

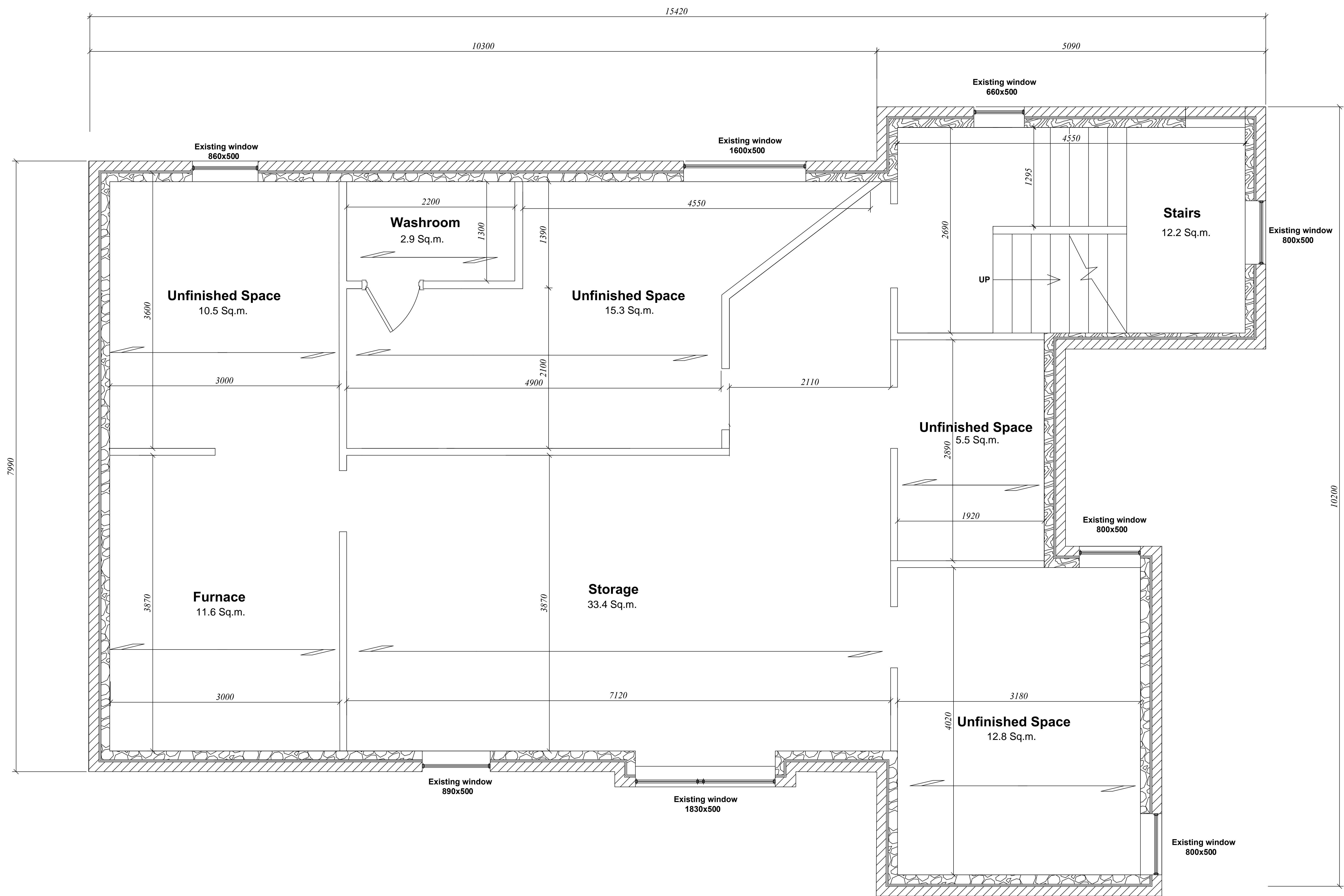


GENERAL NOTES:

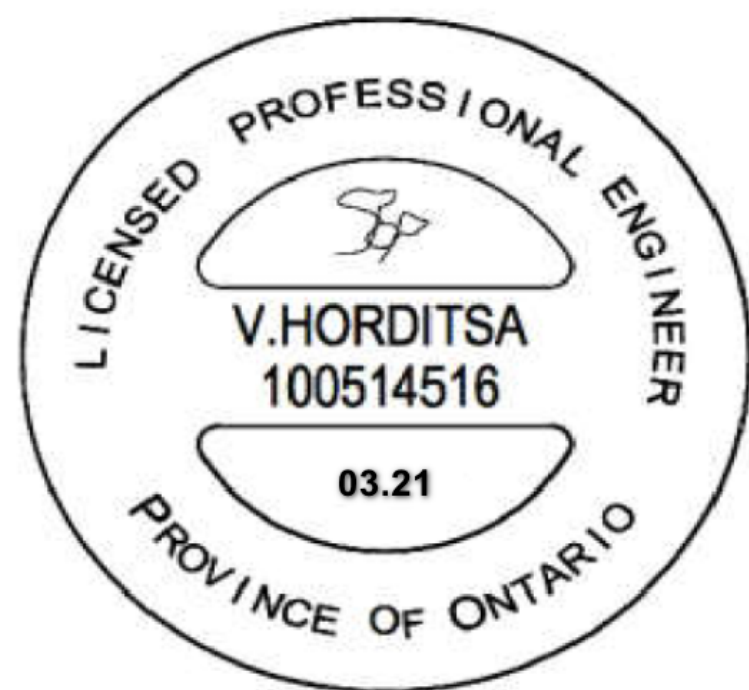
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- DO NOT SCALE DRAWINGS.
- CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN DO TO FIELD CONSTRUCTION CONDITIONS AND CONSTRUCTION METHODS.
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DATE:	DESCRIPTION:
DRAWN BY: V.H.	
DATE:	Mar 15, 2021
SCALE:	1:100
PROJECT:	28 Burris St., Hamilton, ON, L8M, 2J3
SHEET TITLE : PROPOSED SITE PLAN	
SHEET NUMBER : A0.01	





EXISTING BASEMENT
SCALE: 1:100m



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PROJECT: 28 Burris St.,
Hamilton,
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SHEET TITLE :

**EXISTING
BASEMENT**

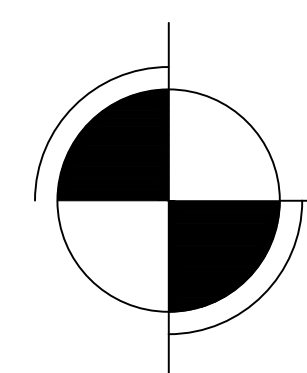
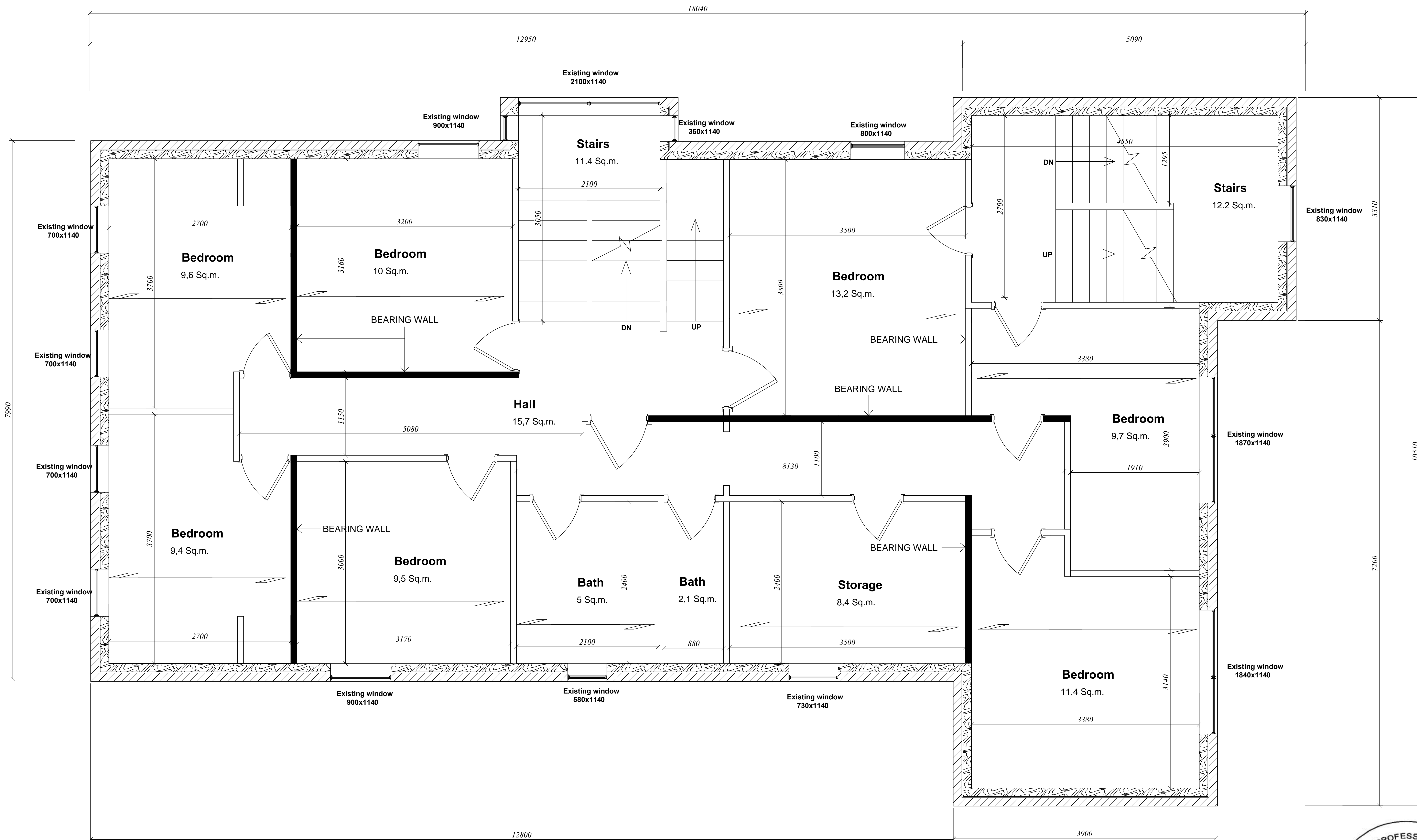
SHEET NUMBER :

A1.01



A1.02

1:100m



EXISTING SECOND FLOOR

SCALE:

1:100m

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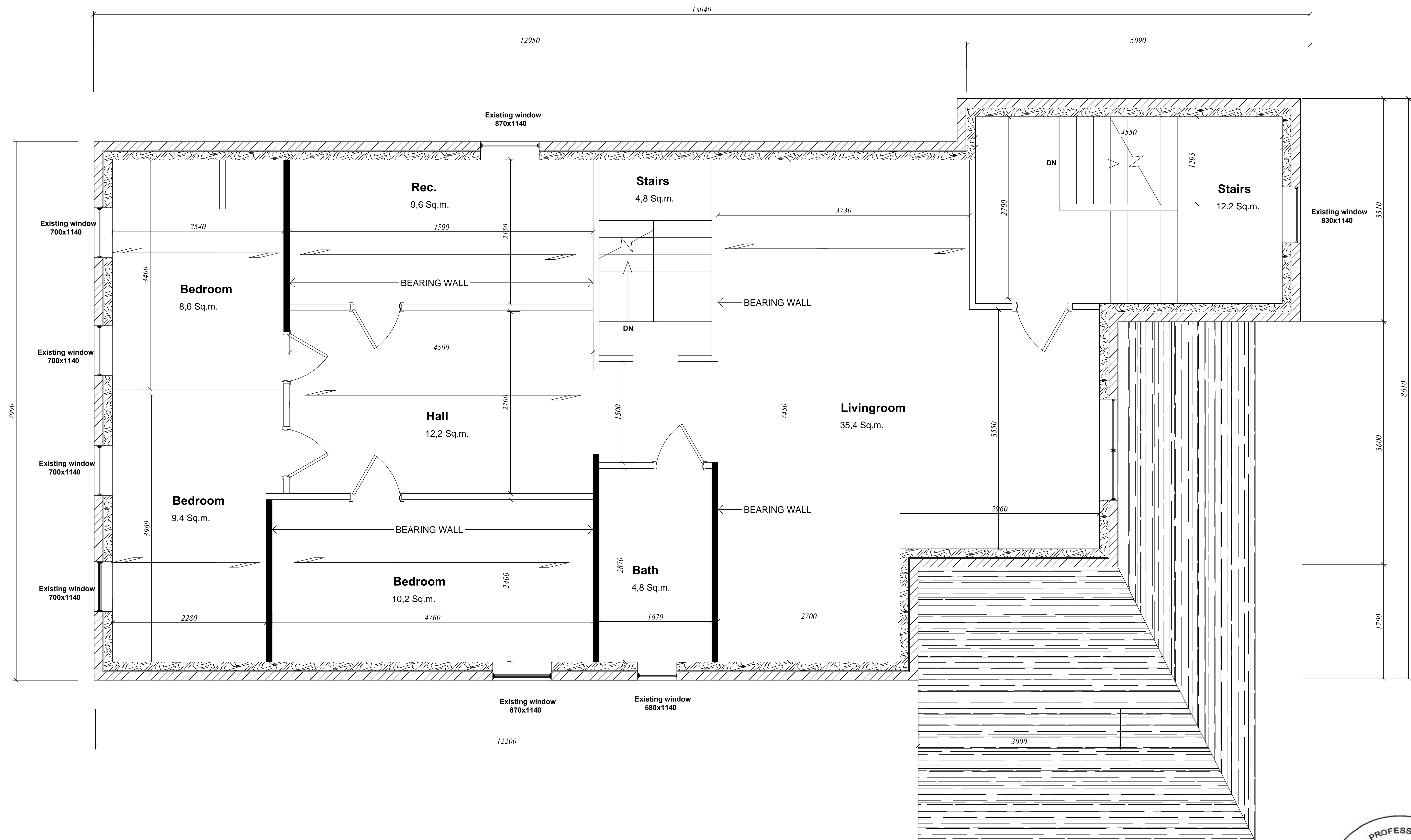
SHEET TITLE :

EXISTING
SECOND
FLOOR

SHEET NUMBER :

A1.03





 **EXISTING ATTIC**
SCALE: 1:100m

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PROJECT: 28 Burris St.,
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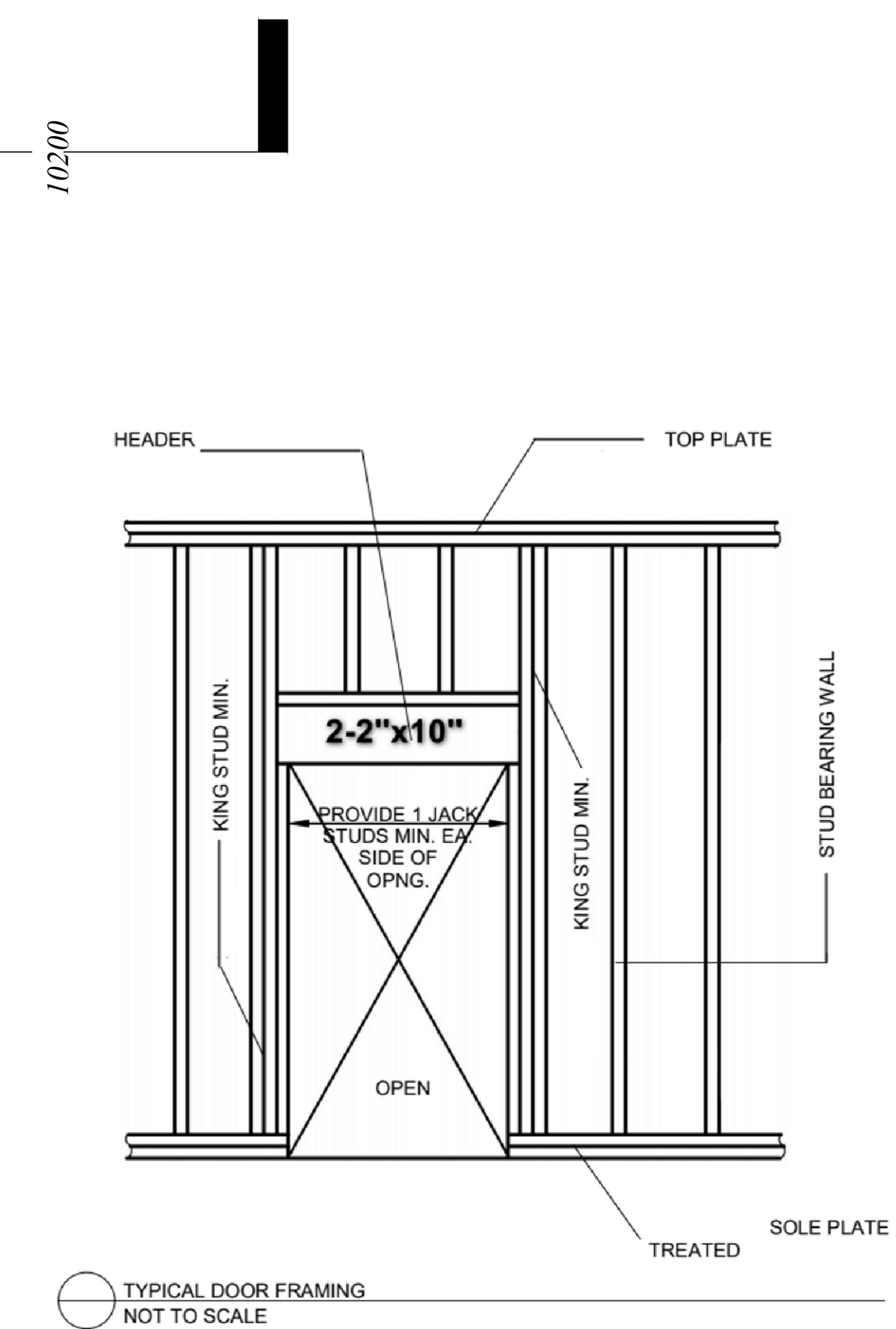
SHEET TITLE :

EXISTING
ATTIC

SHEET NUMBER :

A1.04





-ANY MATERIALS SUBSTITUTIONS MUST BE OF
EQUAL OR GREATER PERFORMANCE.

28 Burris St.,
Hamilton,
ON, L8M, 2J3

A1.05





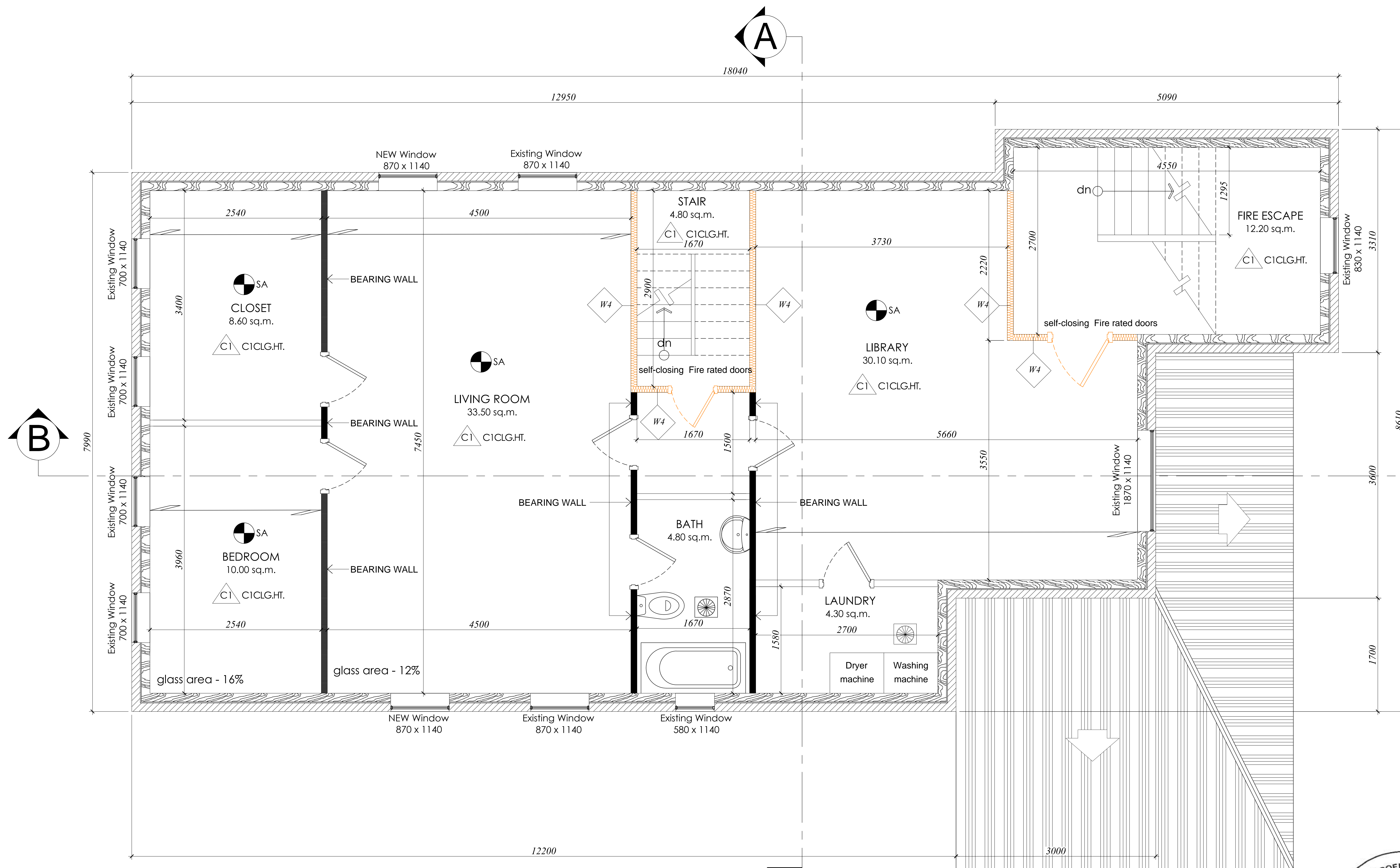
A1.06





A1.07

SCALE: 1:100m



PROPOSED ATTIC
SCALE: 1:100m



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PROJECT:	28 Burris St., Hamilton, ON, L8M, 2J3

SHEET TITLE :
**PROPOSED
ATTIC**

SHEET NUMBER :
A1.08



2 FRONT ELEVATION
SCALE: 1:150m



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DATE:	Mar 15, 2021
SCALE:	1:150
PROJECT:	28 Burris St., Hamilton, ON, L8M, 2J3
SHEET TITLE : FRONT ELEVATION	
SHEET NUMBER : A2.01	



2 LEFT-SIDE ELEVATION
SCALE: 1:150m



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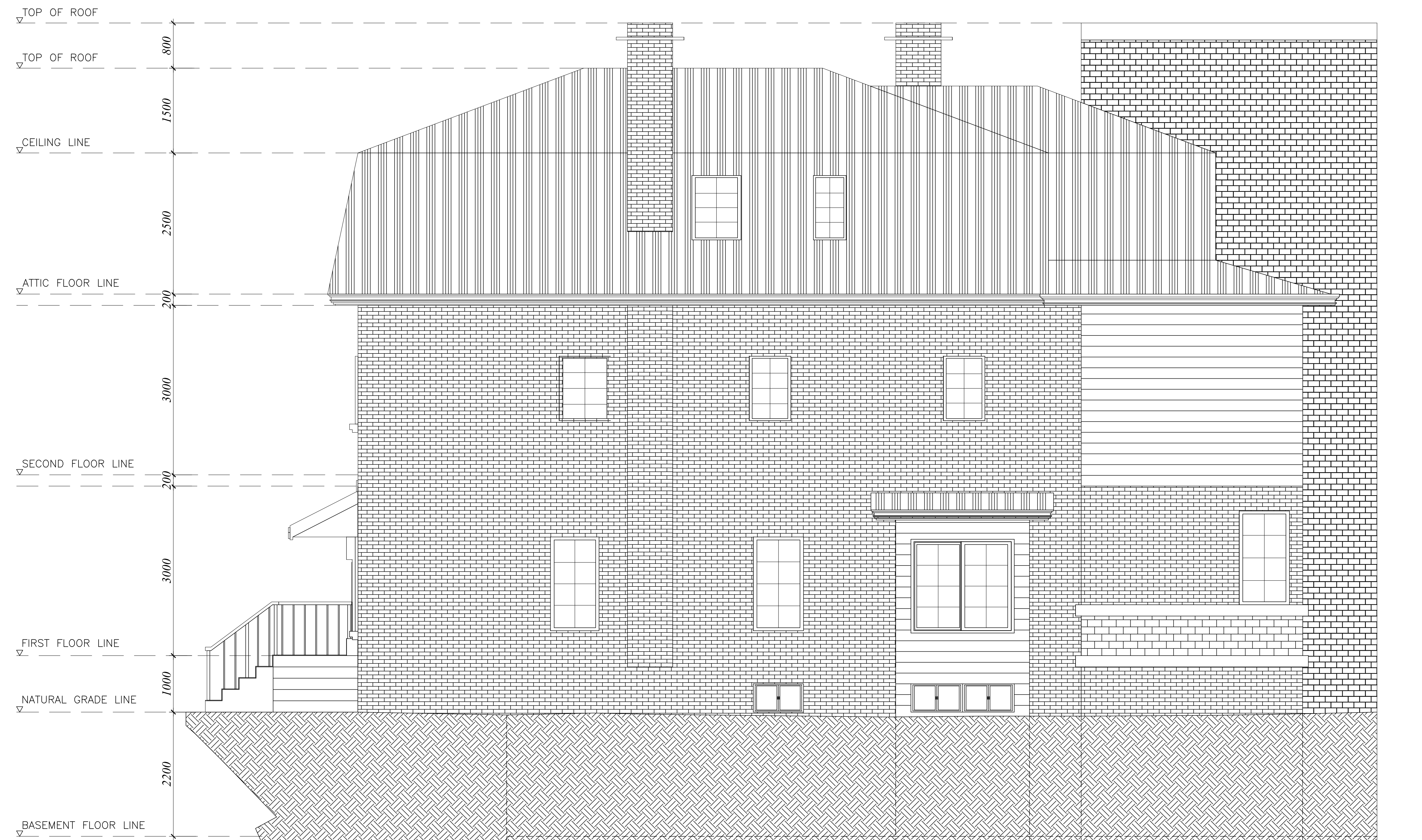
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SCALE:	1:150
PROJECT: 28 Burris St., Hamilton, ON, L8M, 2J3	
SHEET TITLE : LEFT-SIDE ELEVATION	
SHEET NUMBER : A2.02	



2 RIGHT-SIDE ELEVATION
SCALE: 1:150m



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PROJECT: 28 Burris St.,
Hamilton,
ON, L8M, 2J3

SHEET TITLE :

RIGHT-SIDE
ELEVATION

SHEET NUMBER :

A2.03



2 REAR ELEVATION
SCALE: 1:150m



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PROJECT:	28 Burris St., Hamilton, ON, L8M, 2J3
SHEET TITLE : REAR ELEVATION	
SHEET NUMBER : A2.04	

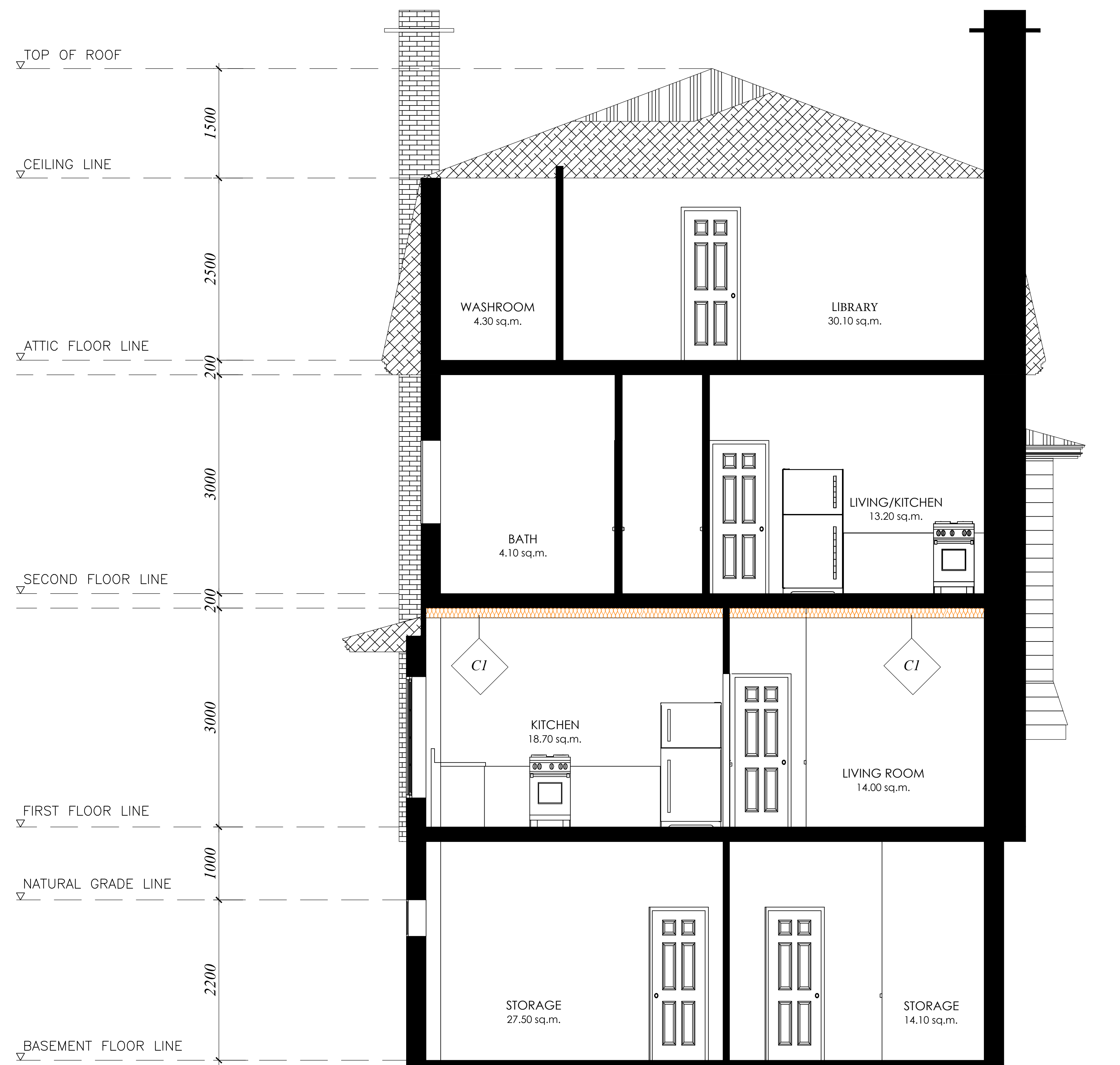


2 LONGITUDINAL SECTION THRU-B
SCALE: 1:150m



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PROJECT:	28 Burris St., Hamilton, ON, L8M, 2J3
SHEET TITLE : LONGITUDINAL SECTION THRU-B	
SHEET NUMBER : A3.01	



CROSS SECTION THRU-A



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SHEET TITLE :

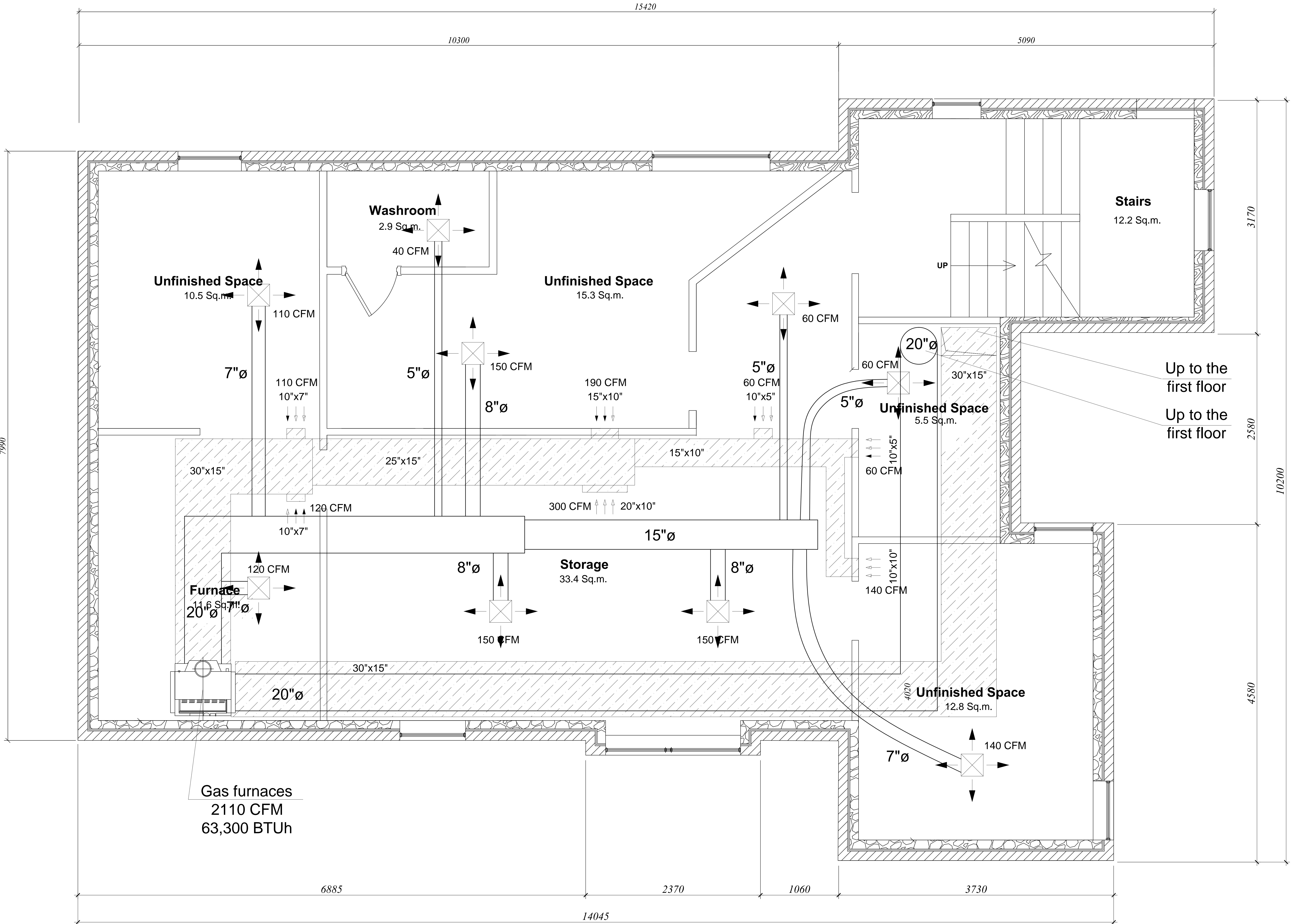
CROSS
SECTION
THRU-A

SHEET NUMBER :

A3.02

Mechanical Checklist

1. Provide mechanical exhaust ventilation for bathrooms, water closet rooms, laundry room and Kitchen, ducted direct to outside. Except where functioning as a component of a whole house ventilation system, exhaust fans in bathrooms shall be provided with a delay timer or humidly / condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (R303.3 amended & M1507.2)
2. Provide attic ventiation per (R806.1) unless insulation is applied on the under-side of roof sheathing. (R806.5)
3. Show mechanical equipment and water heaters on a 18" high platform if placed in the storage or room with access to storage. (M1307.3)
4. Provide combustion for gas fuel appliainces located in confined spaces. (G2407)



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V.H.

DATE:

Mar 15. 2021

SCALE:

1:100

PROJECT:

28 Burris St.,
Hamilton,
ON, L8M, 2J3

SHEET TITLE :

**PROPOSED
BASEMENT**

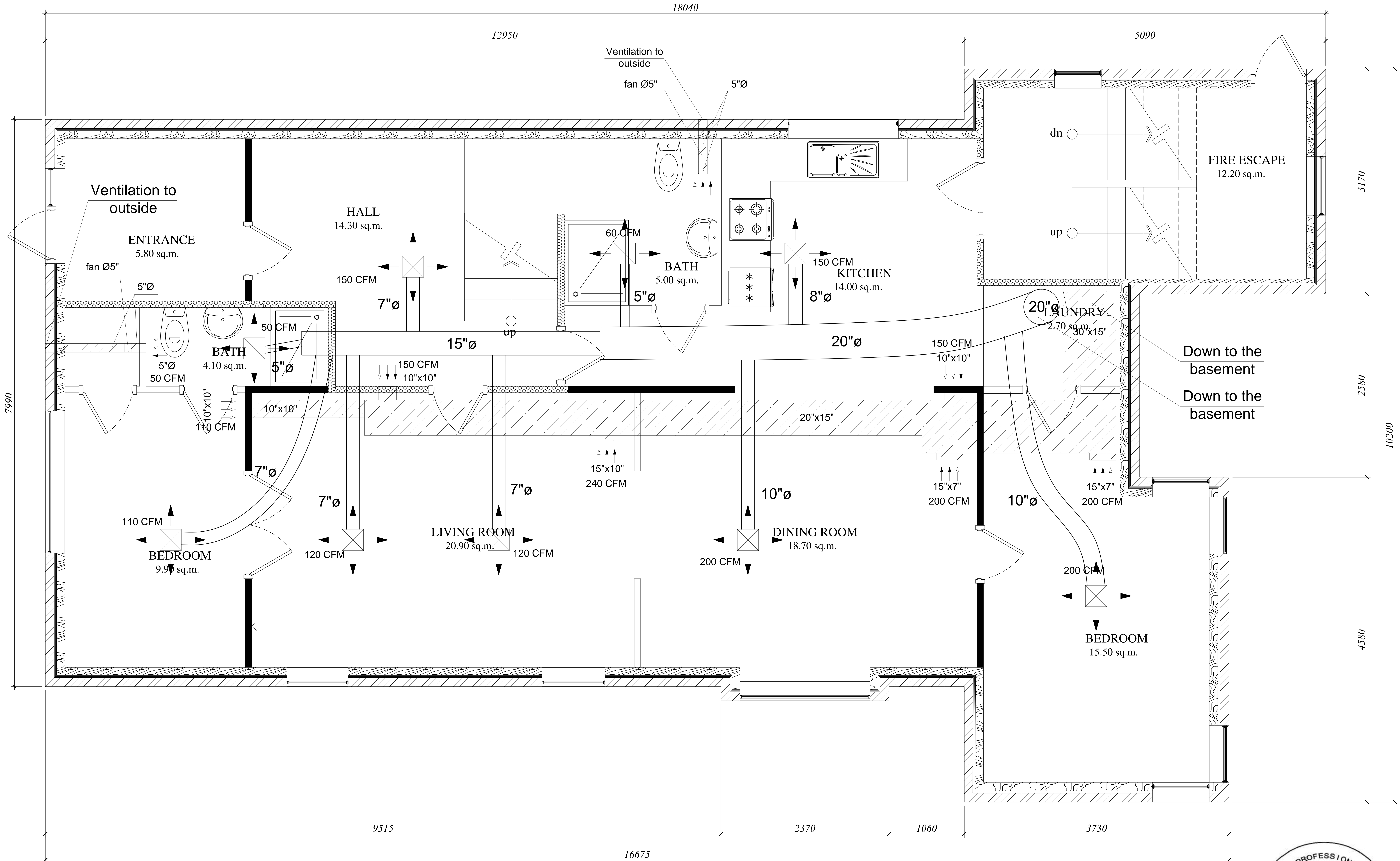
SHEET NUMBER :

M1.01



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PROJECT:

28 Burris St.,
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SHEET TITLE :

PROPOSED
FIRST FLOOR

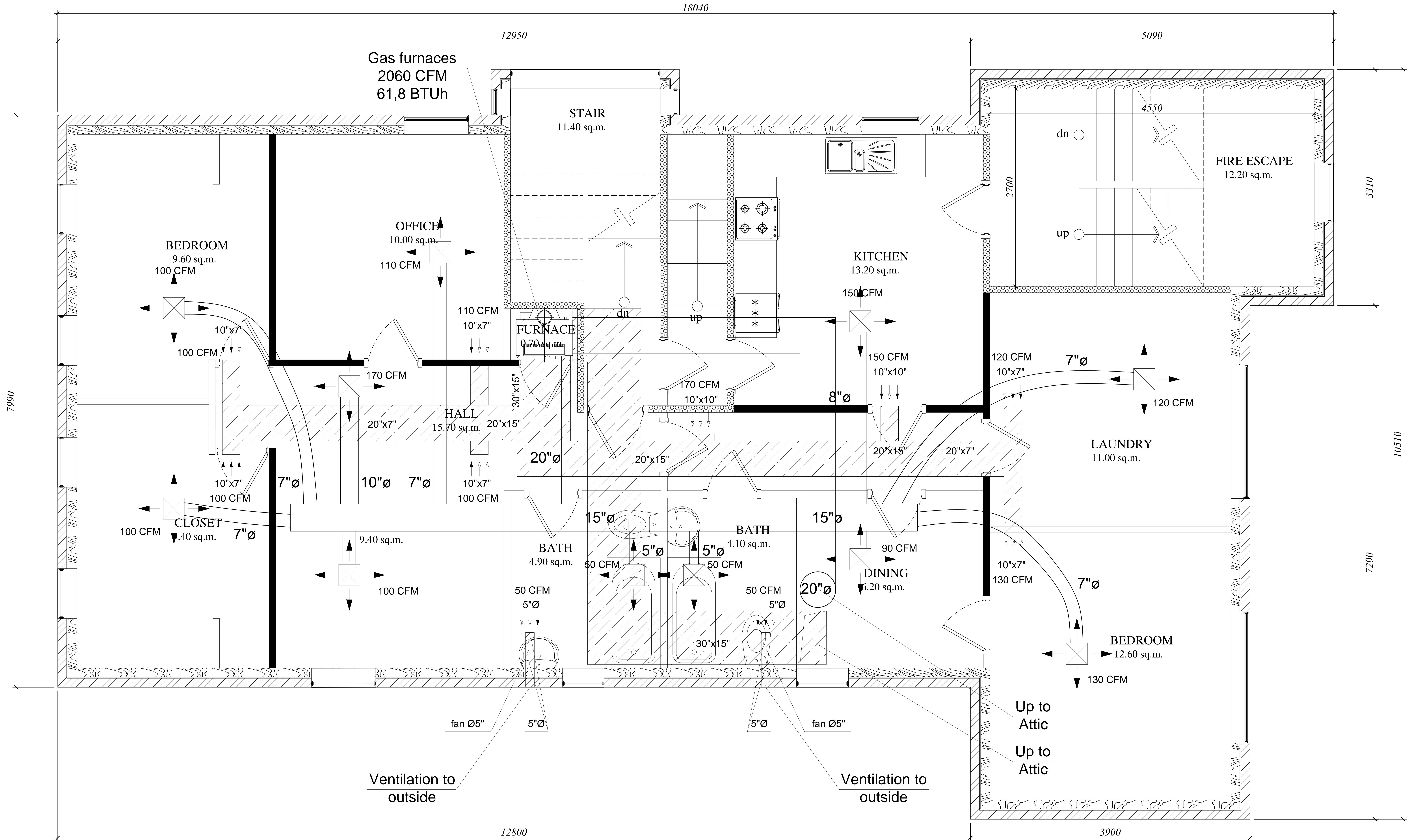
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SHEET TITLE :

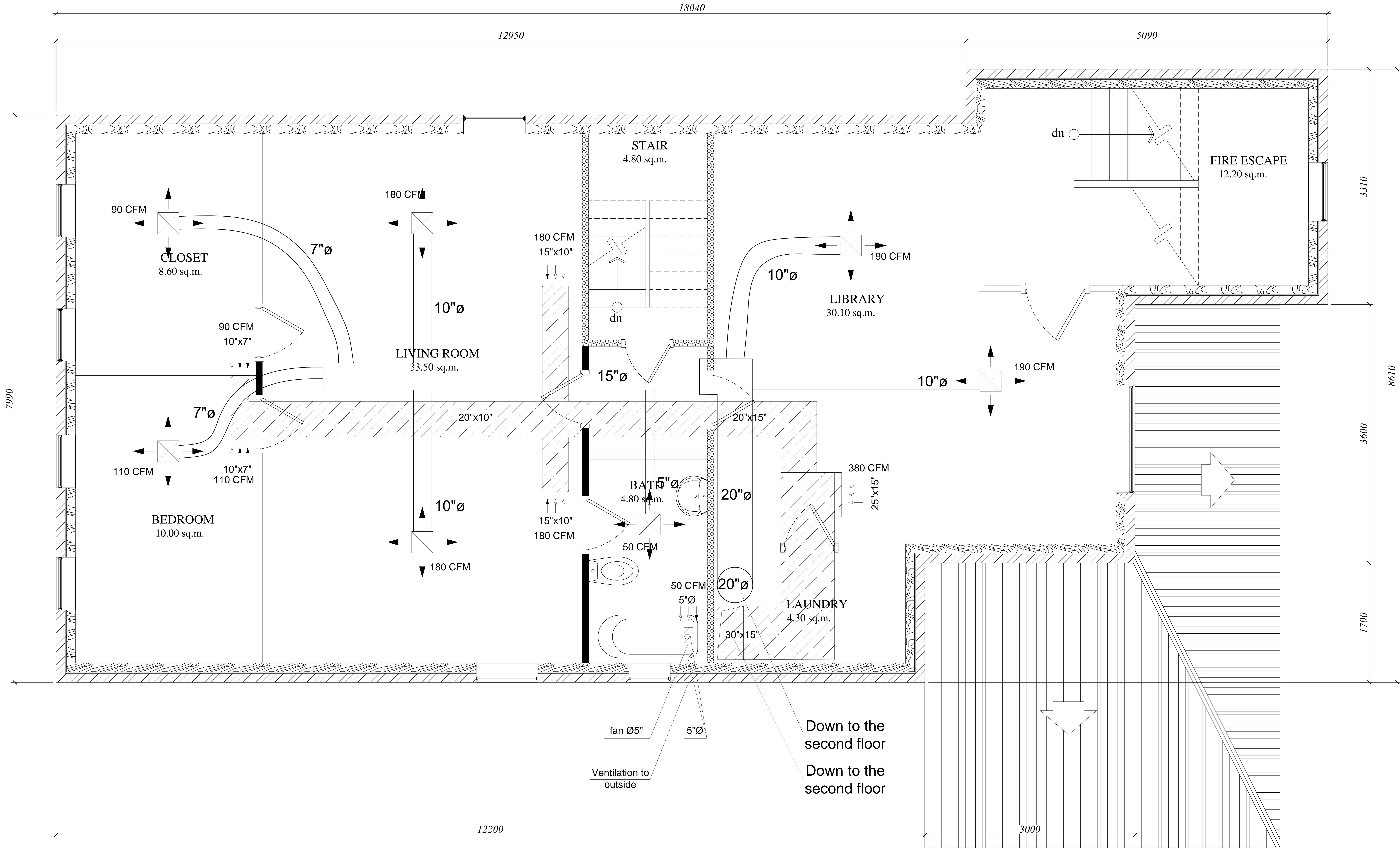
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SHEET TITLE :

PROPOSED
ATTIC

SHEET NUMBER :

M1.04



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- DO NOT SCALE DRAWINGS
- REFER TO CONSTRUCTION NOTES FOR ALL SPECIFICATIONS
- OWNERS & CONTRACTORS RESPONSIBLE FOR ALL MEANS & METHODS OF CONSTRUCTION INCLUDING ANY RELATED SAFETY PRECAUTIONS
- ALL DIMENSOINS & AS-BUILT INFORMATION TO BEVERIFIED BY CONTRACTORS • CONTRACTORS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THE PLAN
- CONTRACTORS TO CARRY LIABILITY INSURANCE FOR PERFORMING THE WORK • CONTRACTORS RESPONSIBLE TO ENSURE PROPER SAFETY PRECAUTIONS ARE IN PLACE THROUGHOUT CONSTRUCTION FOR ALL ITEMS RELATED TO ALL CONSTRUCTION METHODS INCLUDING MATERIAL SUPPLIES

CODE AND REGULATIONS AND INSPECTIONS

- ALL CONSTRUCTION TO ADHERE TO ONTARIO BUILDING CODE REQUIREMENTS AS WELL AS OTHER CODES & AUTHORITIES HAVING JURISDICTION
- ADDITIONAL DESIGN & CALCULATIONS TO BE PROVIDED BY OTHER QUALIFIED DESIGNERS SUCH AS STRUCTURAL, HVAC, TRUSS, GRADING, SURVEY, ETC...
- CONTRACTORS TO ENSURE THAT ALL INSPECTIONS ARE CARRIED OUT AS REQUIRED BY LOCAL BUILDING CODE AUTHORITIES, GENERAL REVIEW COMMITMENTS, AND THIRDPARTY DESIGN SPECIFICATIONS

SITE WORK:

- ENSURE ALL EXCAVATION AVOIDS DAMAGE TO ANY RELATED PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS OR SURROUNDING FEATURES.
- CONTRACTOR TO CONFIRM ALL UTILITIES LOCATIONS BEFORE EXCAVATION.
- EXISTING GRADES AND DRAINAGE LOCATIONS TO BE MAINTAINED UNLESS NOTED OTHERWISE STATED OTHERWISE.

PRECATONS DURING DEMOLITION AND CONSTRUCTION:

- EXISTING STRUCTURE(S) TO BE PROTECTED DURING CONSTRUCTION FROM ANY WEATHER ISSUES, SECURITY OR RELATED DAMAGES.
- VERIFY/REINFORCE EXISTING SUPPORT SYSTEMS, INCLUDING FOUDATIONS THOUGHTOUT CONSTRUCTION

PREFABRICATED ITEMS AND ORDERING OF MATERIALS:

- ALL PREFABRICATED ITEMS TO BE SITE VERIFIED PRIOR TO CONSTRUCTION
- SHOP DRAWINGS FOR PREFRABICATION ITEMS TO BE SUPPLIED BY OTHERS.
- REFER TO RELEVANT DOCUMENTS FOR DIMENSIONS AND INSTALLATION REQUIREMENTS

UTILITIES, SERVICES, AND EASEMENTS:

- CONTACT ALL LOCAL AUTHORITIES HAVING JURISDICTION TO GAS, ELECTRICAL, WATER, SANITARY, EASEMENTS, AND OTHER RELATED ITEMS WHERE APPLICABLE

STRUCTURAL (INCL. BEAMS & POSTS):

- REFER TO PLANS FOR ALL BEAMS AND POST SIZES
- ALL MEMBERS SHALL BE FRAMES, ANCHORED, FASTENED, TIED AND BRACED TO PROVIDE THE NECESSARY STRENGTH AND RIGIDITY
- ALL STRUCTURAL LOADS TO BE CONTINUOUS & VERTICAL WITH SOLID BEARING THROUGH THE FOUNDATION
- MIN 3 1/2" SOLID BEARING FOR ALL WOOD BEAMS 2-PLY OR LESS
- MIN 5 1/2" SOLID BEARING FOR STEEL & WOOD BEAMS 3-PLY OR GREATER
- ALL STRUCTURAL POSTS TO BE SAME WIDTH AS MEMBER THEY SUPPORT
- PROVIDE SOLID CONCRETE FOR 2 COURSES FOR ALL BEAMS AND POST BEARING ON MASONRY WALLS
- ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE SIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

TREE PROTECTION:

- NO CONSTRUCTION ACTIVITY IS PERMITTED WITH IN TREE PROTECTION ZONES WITHOUT APPROVAL FROM LOCAL FORESTRY DEPARTMENT.

INSPECTION

- CONTRACTORS ARE RESPONSIBLE TO ARRANGE FOR REQUIRED INSPECTIONS BY LOCAL BUILDING AUTHORITIES AND/OR STRUCTURAL ENGINEER WHERE APPLICABLE FOR GENERAL REVIEW COMMITMENT.

OTHER DESIGN DRAWINGS:

- OTHER DESIGN DRAWINGS REQUIRED FOR PERMIT RELATED APPROVALS TO BE PREPARE PRIOR TO ANY WORK. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO HVAC DESIGN, ENGINEER ROOF DESIGN, SOILS REPORTS, ETC...

1 WOOD DECK

- 1"x4" P.T. WOOD DECKING ON DECK JOISTS
- PRESSURE TREATED DECK JOISTS AND BEAMS AS PER PLAN
- P.T. POST ANCHORED TO METAL SHOE WITH ½" BOLTS ON CONCRETE PIER

NOTES

- REFER TO SB-3 OF OBC FOR ALL TYP. SPECIFICATIONS REGARDING RAILINGS, GUARDS AND CONNECTION DETAIL

2 FRAMING AND STRUCTURAL NOTES

FLOORS:

- FLOOR JOISTS TO HAVE MIN 1 1/2" BEARING
- APPROVED STEEL HANGERS WHERE FLUSH MOUTING
- DOUBLE JOISTS OR BLOCKING UNDER PARALLEL NON-LOADBEARING WALLS
- NOTE ABOUT CONCRETE TOPPONG
- UNHEATED BELOW
- PROVIDE SILL PLATES (MIN 2"x4") ANCHORED TO ALL MASONRY AND FOUDATION WALLS WITH APPROVED SILL GASKET

WALLS :

- WALL JOISTS TO HAVE MIN 1 1/2" BEARING
- APPROVED STEEL HANGERS WHERE FLUSH MOUTING
- DOUBLE JOISTS OR BLOCKING UNDER PARALLEL NON-LOADBEARING WALLS
- NOTE ABOUT CONCRETE TOPPONG
- UNHEATED BELOW

PARTITIONS:

- BLOCKING MID HEIGHT FOR ALL UNFINISHED WALLS
- PROVIDE BLOCKING BELOW @48" O.C. (BETWEEN PARALLEL JOISTS UNDER NONLOADBEARING WALLS)
- LUMBER IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE WITH 2MIL POLY. NO 50(45LBS) ROLL ROOFING PAPER, OR OTHER DAMPROOFING MATERIALS, EXCEPT WHERE THE WOOD MEMBER IS MORE THAN 6" ABOVE GROUND

BEAMS/POSTS

- REFER TO PLANS FOR ALL BEAMS AND POSTS SIZES NOTES:
- MIN 3 1/2" SOLID BEARING FOR ALL WOOD BEAM 2-PLY OR LESS
- MIN 5 1/2" SOLID BEARING FOR STEEL BEAM AND WOOD BEAM 3-PLY OR GREATER
- ALL STRUCTURAL POSTS TO BE THE SAME WIDTH AS MEMBER THER SUPPORT
- PROVIDE SOLID CONCRETE FOR TOP 2 COURSES FOR ALL BEAMS AND POSTS BEARING ON MASONRY WALLS
- ALL BEAMS AND POSTS TO HAVE SOLID BEARING WITH LOADS CONTINUOUS THROUGH FOUNDATION
- FIELD WELD FOR ALL STEEL BEAM-BEAM CONNECTION, WELDING OR BOLTED CONNECTIONS ACCEPTABLE FOR STEEL POST-BEAM CONNECTIONS.
- ENGINEER APPROVED JOITS HANGERS AND FASTENERS WHERE REQUIRED FOR JOIST AND BEAM CONNECTIONS
- ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND DESIGNED & CERTIFIED BY BY TRUSS MANUFACTURER.
- ENSURE QUALITY OF EXISTING MASONRY WALLS IS ADEQUATE FOR ALL LOADS WHERE REQUIRED

MASONRY WALLS:

- PROVIDE SOLID MASONRY FILLED TOP COURSE WITH CONTINUOUS 2"x4" SILL PLATE UNDER ALL FRAMING MEMBER
- REPAIR AND/OR PARGE AS NEEDED FOR ALL EXISTING MASONRY WALLS
- FOR REDUCED FOUNDATION WALL THICKNESS TO ALLOW BRICK VENEER (WHILE MARINATING LATERAL SUPPORT)
- MASONRY OVER OPENINGS SHALL BE SUPPORTED WITH SHOP PRIMED STEEL LINTELS (MIN 6" BEARING)

3 FLOOR ASSEMBLY (FRAMED)

FLOOR ASSEMBLY:

- FINISHED FLOORING
- ½" PLYWOOD FLOORING
- FLOOR JOISTS, TRIMMERS, HEADERS, AND BEAMS AS PER PLAN
- CROSS BRIDGING @ 6'-11" O.C. FROM OTHER BRIDGING OR END SUPPORTS
- ½" TAPED DRYWALL OR 1" X3" STRAPPING

FLOOR EXPOSED TO EXTERIOR

- 6MIL CONTINUOUS POLY
- MIN R31 BATT OR FOAM INSULATION
- R5ei (VAPOUR PERMEABLE) RIGID FOAM INSULATION
- EXTERIOR GRADE PLYWOOD OR ALUMINUM SOFFIT

SILL PLATES

- 2"x4" FASTENED TO TOP OF WALL ANCHOR BOLTS
- FOAM GASKET OR 6MIL POLY TO SEPARATE PLATE FROM WALL
- LEVEL SILL PLATE WITH NON-SHINK GROUT AS REQUIRED

NOTES:

- FLOOR JOISTS TO HAVE MIN 1 ½" BEARING
- VERIFY JOISTS SPECIFICATIONS WHERE CONCRETE TOPPING APPLIES APPROVED STEEL HANGER WHERE FLUSH MOUNTING
- DOUBLE JOISTS OR BLOCKING UNDER PARALLEL NON-LOADBEARING WALLS
- ENSURE ALL BEAMS HAVE MIN SOLID BEARING
- WOOD DECK
- 1"x4" P.T. WOOD DECKING ON DECK JOISTS
- PRESSURE TREATED DECK JOISTS AND BEAMS AS PER PLAN
- P.T. POST ANCHORED TO METAL SHOE WITH ½" BOLTS ON CONCRETE PIER NOTES:
- REFER TO SB-7 OF OBC FOR ALL TYP. SPECIFICATIONS REGARDING RAILINGS

4 STAIR / HANDRAILS / GUARDS

STAIR

- MIN HEAD ROOM: 6'-5"
- MIN WIDTH: 2'-10"
- RISER LIMITS: 4 7/8"--7 7/8"
- RUN LIMITS: 8 ¼"--14"
- TREAD LIMITS: 9 ¼"--14"
- ONE SET OF WINDERS BETWEEN EACH FLOOR LEVEL (MAX 30" PER WINDER & MIN 48" BETWEEN SETS OF WINDERS
- LANDINGS REQUIRED FOR ALL DOOR SWINGS OVER STAIR
- RISE AND RUN DIMENSIONS TO BE UNIFORM FOR ALL FLIGHTS

HANDRAILS

- CONTINUOUS HANDRAILS FOR ALL STAIR WITH 3 OR MORE RISERS
- MAXIMUM HEIGHT: 34"--38"

GUARDS:

- GUARDS REQUIRED FOR ALL AREAS WITH 3 OR MORE RISERS OR ADJACENT LEVEL EXCEED 24"
- NO MEMBERS TO FACILITATE CLIMBING BETWEEN 4" & 35 ½"
- MAX 4" SPACING BETWEEN PICKETS
- MIN INTERIOR GUARD HEIGHT TO BE 35 ½" @ LANDINGS & STAIRS

NOTES:

- REFER TO OBC TABLE 9.8.8.2 FOR LOAD SPECIFICATIONS LOADS GUARDS

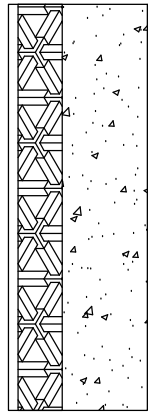
NOTES FOR ALL EXTERIOR STAIRS:

- CONCRETE STAIRS WITH 3 OR MORE RISERS REQUIRED FOUNDATIO
- WOOD STAIR SHALL NOT BE IN DIRECT CONTACT WITH GROUND UNLESS TREATED TO PREVENT DECAY OR RESTING ON CONCRETE PAD

GUARDS:

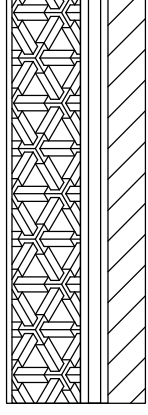
- REFER TO OBC SB-3 DETAILS FOR ALL SPECIFICATIONS FOR EXTERIOR GUARDS AND HANDRAILS CONNECTION

WALL/CEILING SCHEDULE



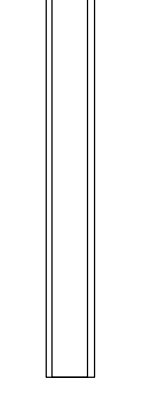
W1 EXT. STUD INSULATED WALL

-10" FDN WALL
-2"x4" WOOD STUD @ 16" O.C
-R12 BATT INS.
-6 MIL POLY VAPOUR BARRIER
-½" REGULAR GYPSUM



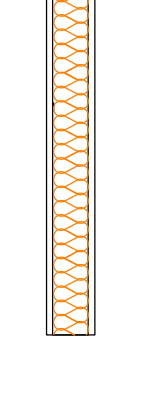
W2 EXT. BRICK CLADDING

-4" BRICK
-1" AIR SPACE
-AIR BARRIER
-R5 CONTINUOUS RIGID INS.
-2"x4" WOOD STUD @ 16" O.C -R19 BATT INS.
-6 MIL POLY VAPOUR BARRIER -½" REGULAR GYPSUM



W3 INT. PARTITION WALL

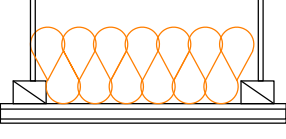
-3/4" REGULAR GYPSUM
-2"x4" WOOD STUD @ 16" O.C
-1/2" REGULAR GYPSUM



W4 INT. PARTITION WALL

50 MIN FIRE SEPARATION (SB-3)


-2-1/2" REGULAR GYPSUM
-2"x4" WOOD STUD @ 16" O.C
-3" SOUND INSULATION
-2-1/2" REGULAR GYPSUM



C1 FULL HEIGHT CEILING

50MIN FIRE SEPARATION (SB-3)


-WOOD JOISTS
-6" SOUND INSULATION
-RESILIENT CHANNEL @ 24" O.C
-2-1/2" TYPE 'X' GYPSUM




C2 BULKHEAD/STAIR CEILING 30MIN FIRE SEPARATION (SB-2)

2 LAYERS OF 1/2" TYPE 'X' GYPSUM
(NOTE: NO OPENING PERMITTED THIS MEMBRANE)

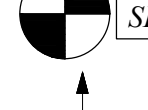
LEGEND



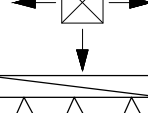
CARBON MONOXIDE DETECTOR



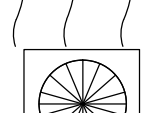
INTERCONNECTED SMOKE ALARM



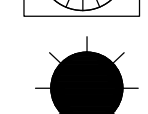
DUCT MOUNTED SMOKE DETECTOR




SUPPLY OUTLET




RETURN AIR INTAKE




EXHAUST FAN



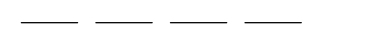
SPINKLER




20 MIN. FIRE RATED SOLID WOOD DOOR



BEAM



DUCT WORK



A.P. ACCESS PANEL

STRUCTURAL ELEMENTS		
WOOD LINTELS		
	METRIC	IMPERIAL
WL1	2 -38 x 140	2 -2" x 6"
WL2	2 -38 x 184	2 -2" x 8"
WL3	2 -38 x 235	2 -2" x 10"
WL4	2 -38 x 286	2 -2" x 12"

FOOTING BELL		
	METRIC	IMPERIAL
FB1	305	12" Ø
FB2	457	18" Ø
FB3	610	24" Ø

WOOD POSTS		
	METRIC	IMPERIAL
P1	3 -38 x 89	3 -2 x 4
P2	4 -38 x 89	4 -2 x 4
P3	140 x 140	6 x 6
P4	4 -38 x 14	4 -2 x 6

STEEL LINTELS		
	METRIC	IMPERIAL
L1	90 x 90 x 6	3 ½" x 3 ½" x ¾"
L2	100 x 90 x 6	4" x 3 ½" x ¾"
L3	125 x 90 x 10	4 7/8" x 3 ½" x 3/8"
L4	150 x 90 x 10	5 7/8" x 3 ½" x 3/8"
L5	150 x 100 x 13	5 7/8" x 4" x ½"
L6	180 x 100 x 13	7 1/8" x 4" x ½"

CALCULATIONS FOR ACTUAL GLAZED AREAS FOR ALL ROOMS/SPACES				
LOCATION	MINIMUM UNOBSCTRUCTED GLASS AREA WITH ELECTRIC LIGHTING, %	ROOM AREA m²	GLASS AREA m²	REAL RATIO %
FIRST FLOOR				
BEDROOM	5.0	9.9	3.32	33.5
LIVING ROOM	10.0	20.9	2.28	10.1
DINING ROOM	10.0	18.7	1.48	7.9
BEDROOM	5.0	15.5	5.31	34.3
SECOND FLOOR				
CLOSET	5.0	9.4	1.596	17.0
HALL	5.0	9.4	1.03	11.0
DINING ROOM	10.0	6.2	0.83	13.4
BEDROOM	5.0	12.6	2.098	16.7
OFFICE	5.0	10.0	1.03	10.3
BEDROOM	5.0	9.6	1.596	16.6
ATTIC				
BEDROOM	5.0	10.0	1.596	15.96
LIBRARY	5.0	30.1	2.13	7.1
LIVING ROOM	10.0	33.5	1.98	5.9
CLOSET	5.0	8.6	1.596	16.6



DESIGN LOADS:	
IMPORTANCE FACTOR, IE:	1
ROOF DEAD LOAD:	1.0KPa
SNOW LOAD:	1.28KPa
MAX. WIND LOAD:	0.46KPa
S.FLOOR DEAD LOAD:	1.0KPa
S.FLOOR LIVE LOAD:	1.9KPa
EARTH QUAKE:	
LOCATION:	HAMILTON, ONTARIO
Sa(0.2):	0.26
Sa(0.5):	0.128
Sa(1.0):	0.061
Sa(2.0):	0.028
PGA:	0.168
SITE CLASS:	D
IMPORTANCE FACTOR, IE:	1

GENERAL NOTES:

- ALL EXISTING & PROPOSED WORK MUST BE VERIFY ON SITE PRIOR TO ANY CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN DO TO FIELD CONSTRUCTION CONDITIONS AND CONSTRUCTION METHODS.
- SEE ATTACHED FOR ALL GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL CONSTRUCTION MUST BE ADHERE TO ONTARIO BUILDING CODE REQUIREMENTS AND ANY AUTHORITIES HAVING JURISDICTION.
- CONTRACTORS TO REVIEW APPROVED PERMIT DRAWINGS FOR ADDITIONAL NOTES AND RELATED DOCUMENTS.
- ALL PRODUCTS & COLOUR SELECTIONS ARE THE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR UNLESS STATED OTHERWISE IN THESE PLANS.
- ANY MATERIALS SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE.

Date : Description :

DRAWN BY:

V.H.

DATE:

Mar 15, 2021

SCALE:

1:100

Project :

28 Burris St.,
Hamilton,
ON, L8M, 2J3

SHEET TITLE :

GENERAL
NOTES

Sheet Number :

A0.00

DESIGN CONDITIONS

[illegible][illegible][illegible]**Notes:**

HRAI Residential Heat Loss and Heat Gain Calculations							Page 3 of ____		
		HL ΔT =		HG ΔT =					
COMPONENTS	STRUCTURE	EFFECTIVE R-VALUE Col 1	$\frac{HL\Delta T}{R}$ Col 2	SC Col 3	$\frac{(HG\Delta T+SC)}{R}$ Col 4		P _E	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
							H	RM	
							A _F	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
							Area	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
1.GROSS EXPOSED WALLS									
2.WINDOWS, GLASS DOORS AND SKYLIGHT					THGM				
					THGM				
					THGM				
					THGM				
					THGM				
					THGM				
3.EXPOSED DOORS									
4.NET EXPOSED WALLS									
5.HEADER AREAS									
6.EXPOSED CEILINGS									
7.EXPOSED FLOORS									
8.OTHER									
9.FOUNDATION CONDUCTIVE HEAT LOSS <input type="checkbox"/> BASEMENT <input type="checkbox"/> SLAB ON GRADE									
			LVL 1	LVL 2	LVL 3	LVL 4			
10. TOTAL CONDUCTIVE	TOTAL HEAT LOSS								
	TOTAL HEAT GAIN								
11. AIR LEAKAGE	HEAT LOSS MULTIPLIER								
	HEAT GAIN MULTIPLIER								
12a. VENTILATION: EXHAUST ONLY	HEAT LOSS MULTIPLIER								
	HEAT GAIN MULTIPLIER								
12b. VENTILATION: DIRECT DUCTED SYSTEM		HEAT LOSS MULTIPLIER				<input type="checkbox"/> <input type="checkbox"/>			
		HEAT GAIN MULTIPLIER							
13. INTERNAL HEAT GAIN (PEOPLE, LIGHTS, APPLIANCES, PLUG LOADS)									
14. NET LOADS ADD SECTIONS (10 + 11 + 12 + 13)									
15. DUCT / PIPE HEAT LOSS/GAIN THROUGH UNCONDITIONED SPACES							LOSS		
							GAIN		
16. TOTAL HEAT LOSS FOR EACH ROOM ADD SECTIONS (14 + 15)							LOSS		
17. TOTAL HEAT GAIN FOR EACH ROOM ADD SECTIONS (14 + 15) x 1.3							GAIN		
18. SUB TOTAL HEAT LOSS (SUM OF SECTION 16)						20. TOTAL HEAT LOSS			
19. CENTRAL FORCED AIR VENTILATION HEAT LOSS						ADD SECTIONS (18 + 19)			
21. SUB TOTAL HEAT GAIN (SUM OF SECTION 17)						23. TOTAL HEAT GAIN			
22. CENTRAL FORCED AIR VENTILATION HEAT GAIN						ADD SECTIONS (21 + 22)			

HEAT LOSS

[illegible]

[illegible]

BEDROOM	22	-17	39	walls	6,9	3,3	19,77	5,11	0,20	0,05	1,05		159
9.90 sq.m.	22	-17	39	windows, doors	2	1,5	3	1,60	0,63	0,05	1,05		77
												260	496
TOTAL CONDUCTIVE (FIRST FLOOR)													1582
TOTAL AIR LEAKAGE (FIRST FLOOR)													2807
TOTAL HEAT LOSS (FIRST FLOOR)													4389
SECOND FLOOR													
BEDROOM	22	-17	39	walls	7	3,3	21	5,11	0,20	0,05	1,05		169
9.60 sq.m.	22	-17	39	windows, doors	0,7	1,5	1,05	1,60	0,63	0,05	1,05		27
	22	-17	39	windows, doors	0,7	1,5	1,05	1,60	0,63	0,05	1,05		27
												252	475
LIVING ROOM	22	-17	39	walls	3,2	3,3	9,21	5,11	0,20	0,05	1,05		74
10.00 sq.m.	22	-17	39	windows, doors	0,9	1,5	1,35	1,60	0,63	0,05	1,05		35
												263	372
LIVING/KITCHEN	22	-17	39	walls	3,6	3,3	10,68	5,11	0,20	0,05	1,05		86
13.20 sq.m.	22	-17	39	windows, doors	0,8	1,5	1,2	1,60	0,63	0,05	1,05		31
												347	464
BEDROOM	22	-17	39	walls	3,4	3,3	8,37	5,11	0,20	0,05	1,05		68
11.00 sq.m.	22	-17	39	windows, doors	1,9	1,5	2,85	1,60	0,63	0,05	1,05		73
												289	430
BEDROOM	22	-17	39	walls	10,1	3,3	30,48	5,11	0,20	0,05	1,05		245
12.60 sq.m.	22	-17	39	windows, doors	1,9	1,5	2,85	1,60	0,63	0,05	1,05		73
												331	649
REC.	22	-17	39	walls	2,6	3,3	7,53	5,11	0,20	0,05	1,05		61
6.20 sq.m.	22	-17	39	windows, doors	0,7	1,5	1,05	1,60	0,63	0,05	1,05		27
												163	251
BATH	22	-17	39	walls	1,7	3,3	5,61	5,11	0,20	0,05	1,05		45
4.10 sq.m.												108	153
BATH	22	-17	39	walls	2,1	3,3	6,03	5,11	0,20	0,05	1,05		49
4.90 sq.m.	22	-17	39	windows, doors	0,6	1,5	0,9	1,60	0,63	0,05	1,05		24
												129	202
BEDROOM	22	-17	39	walls	3,2	3,3	9,21	5,11	0,20	0,05	1,05		74

9.40 sq.m.	22	-17	39	windows, doors	0,9	1,5	1,35	1,60	0,63	0,05	1,05		35
												247	356
BEDROOM	22	-17	39	walls	7	3,3	21	5,11	0,20	0,05	1,05		169
9.40 sq.m.	22	-17	39	windows, doors	0,7	1,5	1,05	1,60	0,63	0,05	1,05		27
	22	-17	39	windows, doors	0,7	1,5	1,05	1,60	0,63	0,05	1,05		27
												247	470
TOTAL CONDUCTIVE (SECOND FLOOR)													1446
TOTAL AIR LEAKAGE (SECOND FLOOR)													2376
TOTAL HEAT LOSS (SECOND FLOOR)													3822
ATTIC													
BEDROOM	22	-17	39	walls	6,5	3,3	19,23	5,11	0,20	0,05	1,05		155
8.60 sq.m.	22	-17	39	windows, doors	0,74	1,5	1,11	1,60	0,63	0,05	1,05		29
	22	-17	39	windows, doors	0,74	1,5	1,11	1,60	0,63	0,05	1,05		29
	22	-17	39	ceilings			3,5	5,46	0,18	0,05	1,05		27
												226	466
LIVING ROOM	22	-17	39	walls	9	3,3	27,09	5,11	0,20	0,05	1,05		218
33.50 sq.m.	22	-17	39	windows, doors	0,87	1,5	1,305	1,60	0,63	0,05	1,05		34
	22	-17	39	windows, doors	0,87	1,5	1,305	1,60	0,63	0,05	1,05		34
	22	-17	39	ceilings			3,5	5,46	0,18	0,05	1,05		27
												881	1 194
LIVING ROOM	22	-17	39	walls	10,8	3,3	33,39	5,11	0,20	0,05	1,05		268
30.10 sq.m.	22	-17	39	windows, doors	1,5	1,5	2,25	1,60	0,63	0,05	1,05		58
	22	-17	39	ceilings			3,5	5,46	0,18	0,05	1,05		27
												791	1 144
WASHROOM	22	-17	39	walls	5	3,3	16,5	5,11	0,20	0,05	1,05		133
4.30 sq.m.	22	-17	39	ceilings			3,5	5,46	0,18	0,05	1,05		27
												113	273
BATH	22	-17	39	walls	1,7	3,3	4,71	5,11	0,20	0,05	1,05		38
4.80 sq.m.	22	-17	39	windows, doors	0,6	1,5	0,9	1,60	0,63	0,05	1,05		24
	22	-17	39	ceilings			3,5	5,46	0,18	0,05	1,05		27
												126	215
BEDROOM	22	-17	39	walls	7	3,3	20,88	5,11	0,20	0,05	1,05		168

10.00 sq.m.	22	-17	39	windows, doors	0,74	1,5	1,11	1,60	0,63	0,05	1,05		29
	22	-17	39	windows, doors	0,74	1,5	1,11	1,60	0,63	0,05	1,05		29
	22	-17	39	ceilings			3,5	5,46	0,18	0,05	1,05		27
												263	516
TOTAL CONDUCTIVE (ATTIC)													1408
TOTAL AIR LEAKAGE (ATTIC)													2400
TOTAL HEAT LOSS (ATTIC)													3808
INTERNAL HEAT GEIN (PEOPLE AND APPLIANCES), w					764								
SUB TOTAL HEAT LOSS (WHOLE HOUSE), w					6721								
VENTILATION HEAT LOSS (WHOLE HOUSE), w					9844								
TOTAL HEAT LOSS (WHOLE HOUSE), w					15801								

HEAT GAIN

room or area name and identify carefully	indoor temperature, °C	outdoor temperature, °C	ΔT, °C	Characteristics of a protection						SC	1+SC	air leakage, w	HEAT LOSS, w
				components	l, m	h, m	A, m²	R-value, (m²·°C)/w	k (1/R), w/(m²·°C)				
BASEMENT													
STORAGE	22	31	9	walls	7,1	3	20,27	3,52	0,28	0,05	1,05		55
10.40 sq.m.	22	31	9	windows, doors	0,86	1,2	1,032	1,60	0,63	0,05	1,05		7
	22	31	9	floors			10,4	5,46	0,18	0,05	1,05		18
												158	238
WASHROOM	22	31	9	walls	3,1	3	9,3	3,52	0,28	0,05	1,05		25
4.00 sq.m.	22	31	9	floors			4	5,46	0,18	0,05	1,05		7
												61	93
STORAGE	22	31	9	walls	3,9	3	9,78	3,52	0,28	0,05	1,05		27
14.10 sq.m.	22	31	9	windows, doors	1,6	1,2	1,92	1,60	0,63	0,05	1,05		12
	22	31	9	floors			14,1	5,46	0,18	0,05	1,05		25
												214	278
STORAGE	22	-17	39	walls	3,1	3	9,3	3,52	0,28	0,05	1,05		109

5.60 sq.m.	22	-17	39	floors			5,6	5,46	0,18	0,05	1,05		42
												368	519
STORAGE	22	31	9	walls	11,7	3	33,18	3,52	0,28	0,05	1,05		90
12.80 sq.m.	22	31	9	windows, doors	0,8	1,2	0,96	1,60	0,63	0,05	1,05		6
	22	31	9	windows, doors	0,8	1,2	0,96	1,60	0,63	0,05	1,05		6
	22	31	9	floors			12,8	5,46	0,18	0,05	1,05		23
												194	319
STORAGE	22	31	9	walls	7,2	3	18,36	3,52	0,28	0,05	1,05		50
27.50 sq.m.	22	31	9	windows, doors	1,8	1,2	2,16	1,60	0,63	0,05	1,05		13
	22	31	9	windows, doors	0,9	1,2	1,08	1,60	0,63	0,05	1,05		7
	22	31	9	floors			27,5	5,46	0,18	0,05	1,05		48
												417	535
FURNACE ROOM	22	31	9	walls	7,4	3	22,2	3,52	0,28	0,05	1,05		60
11.60 sq.m.	22	31	9	floors			11,6	5,46	0,18	0,05	1,05		21
												176	257
TOTAL CONDUCTIVE (BASEMENT)													651
TOTAL AIR LEAKAGE (BASEMENT)													1587
TOTAL HEAT GAIN (BASEMENT)													2238
FIRST FLOOR													
ENTRANCE	22	31	9	walls	5,4	3,3	14,87	5,11	0,20	0,05	1,05		28
5.80 sq.m.	22	31	9	windows, doors	1,34	2,2	2,948	1,60	0,63	0,05	1,05		18
												88	134
HALL	22	31	9	walls	3	3,3	9,9	5,11	0,20	0,05	1,05		19
14.30 sq.m.												217	236
BATH	22	31	9	walls	3,5	3,3	11,55	5,11	0,20	0,05	1,05		22
5.00 sq.m.												76	98
LIVING ROOM	22	31	9	walls	3,5	3,3	9,15	5,11	0,20	0,05	1,05		17
14.00 sq.m.	22	31	9	windows, doors	1,6	1,5	2,4	1,60	0,63	0,05	1,05		15
												212	244
CLOSET	22	31	9	walls	1,4	3,3	4,62	5,11	0,20	0,05	1,05		9
2.70 sq.m.												41	50
BEDROOM	22	31	9	walls	13,2	3,3	38,76	5,11	0,20	0,05	1,05		72

[illegible]

[illegible]

LIVING ROOM	22	31	9	walls	10,8	3,3	33,39	5,11	0,20	0,05	1,05		62
30.10 sq.m.	22	31	9	windows, doors	1,5	1,5	2,25	1,60	0,63	0,05	1,05		14
	22	31	9	ceilings			3,5	5,46	0,18	0,05	1,05		7
												456	539
WASHROOM	22	31	9	walls	5	3,3	16,5	5,11	0,20	0,05	1,05		31
4.30 sq.m.	22	31	9	ceilings			3,5	5,46	0,18	0,05	1,05		7
												65	103
BATH	22	31	9	walls	1,7	3,3	4,71	5,11	0,20	0,05	1,05		9
4.80 sq.m.	22	31	9	windows, doors	0,6	1,5	0,9	1,60	0,63	0,05	1,05		6
	22	31	9	ceilings			3,5	5,46	0,18	0,05	1,05		7
												73	95
BEDROOM	22	31	9	walls	7	3,3	20,88	5,11	0,20	0,05	1,05		39
10.00 sq.m.	22	31	9	windows, doors	0,74	1,5	1,11	1,60	0,63	0,05	1,05		7
	22	31	9	windows, doors	0,74	1,5	1,11	1,60	0,63	0,05	1,05		7
	22	31	9	ceilings			3,5	5,46	0,18	0,05	1,05		7
												152	212
TOTAL CONDUCTIVE (ATTIC)													334
TOTAL AIR LEAKAGE (ATTIC)													1385
TOTAL HEAT GAIN (ATTIC)													1719
INTERNAL HEAT GEIN (PEOPLE AND APPLIANCES), w					764								
SUB TOTAL HEAT GAIN (WHOLE HOUSE), w					1700								
VENTILATION HEAT GAIN (WHOLE HOUSE), w					5962								
TOTAL HEAT GAIN (WHOLE HOUSE), w					8426								



Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

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, 2	NAME	ADDRESS	
Registered Owners(s)	IZVOARE PROPERTIES INC.		
Applicant(s)*	Vlad Andriuca Alexandru Andriuca		
Agent or Solicitor			
			E-mail:

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

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

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:
second parking spot doesn't meet city requirements
5. Why it is not possible to comply with the provisions of the By-law?
parking spot is only 2,7m not 3,0m as By-Law require even if physically the car fits in
6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
28 Burris st, Hamilton, ON L8M2J3
LT 7, PL 578 ; PT LT 6, PL 578 ; PT LT 8, PL 578 , AS IN VM143350 ; HAMILTON
ARN : 251803023153920
7. PREVIOUS USE OF PROPERTY
- Residential ☒ Industrial ☐ Commercial ☐
Agricultural ☐ Vacant ☐
Other rooming house
- 8.1 If Industrial or Commercial, specify use _____
- 8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes ☐ No ☒ Unknown ☐
- 8.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes ☐ No ☒ Unknown ☐
- 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☐
- 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☐
- 8.6 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 ☐
- 8.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes ☐ No ☒ Unknown ☐
- 8.8 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 ☐
- 8.9 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 ☐

8.10 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 ☐

8.11 What information did you use to determine the answers to 9.1 to 9.10 above?
checked the history of the property

8.12 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 ☐

9. **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.

April 15, 2021

Date

Signature Property Owner

Alexandru Andriuca

Print Name of Owner

10. Dimensions of lands affected:

Frontage	38.91 ft
Depth	73.75 ft
Area	2,981.60 ft ²
Width of street	

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing:

2 1/2 stories, 8m wide, 17m long, 3900sqft

Proposed

no changes

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

Existing:

5,6m from the side, 4,0m from the front, 3m at the back

Proposed:

no changes

13. Date of acquisition of subject lands:
Jun 22, 2020
-
14. Date of construction of all buildings and structures on subject lands:
n/a
-
15. Existing uses of the subject property:
rooming house
16. Existing uses of abutting properties:
17. Length of time the existing uses of the subject property have continued:
n/a
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:
D/ S497a
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. Additional Information
24. 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.