

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-21:281

APPLICANTS: Owner Hayley Brown
Agent Christine Brown

SUBJECT PROPERTY: Municipal address **31 Delbrook Court, Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-law 95-02 and 95-33

ZONING: C/S-1335 and C/S-1335a district Urban Protected Residential,
etc.

PROPOSAL: To permit the construction a 63.1m² southerly second (2nd) floor addition, a 8.5m² front one storey foyer addition and a roofed-over unenclosed one-storey porch at the first storey onto an existing single family dwelling notwithstanding that:

1. A maximum floor area ratio of 0.46 shall be permitted instead of the maximum 0.45 floor area ratio permitted.
2. Eaves and gutters shall be permitted to project not more than 0.7m into the northerly side yard so that the eaves and gutters may be as close as 0.5m to the northerly side lot line instead of the requirement that an eave or gutter may project into the required side yard (being 1.2m) not more than ½ of its required width (being 0.6m)
3. Two parking spaces shall be provided instead of the minimum required three (3) parking spaces.

NOTE:

- i) Pursuant to Variance # 2, this variance is intended to recognize the location of the existing eave and gutter projection.
- ii) Pursuant to Variance # 3, a total of 10 habitable rooms will be located within the single family dwelling once the addition is constructed which requires a total of three (3) parking spaces.

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

DATE: Thursday, September 9th, 2021
TIME: 2:50 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

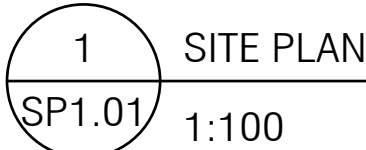
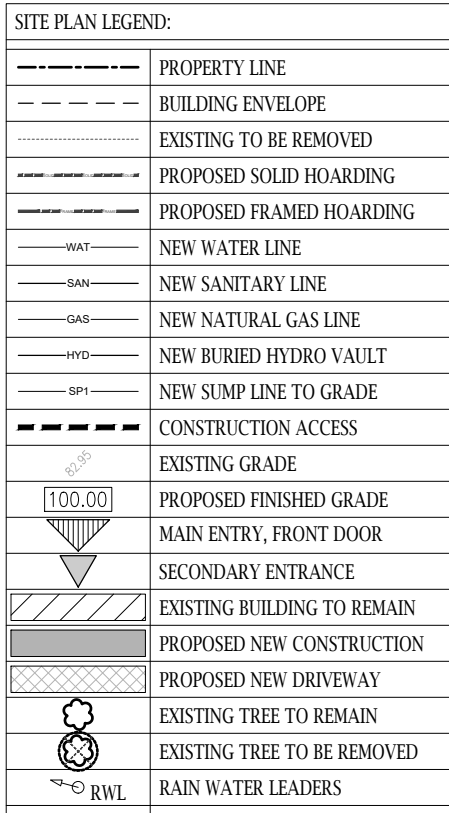
For more information on this matter, including access to drawings illustrating this request:

- 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 24th, 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.



PROPERTY OWNER/PROJECT ADDRESS	APPLICANT/DESIGNER:
Hayley & Russel Brown 31 Delbrook Court Hamilton, Ontario L8S 2B9	Christine Brown, My House Designs 444 Upper Gage Avenue Hamilton, Ontario L8V 4H9
SITE STATISTICS:	
ZONING:	C/S-1135, S-1335a, S-1788
6593 Former Hamilton	
LOT INFORMATION:	% METRIC IMPERIAL
MIN. LOT AREA AS PER DEFINITION:	200.00 2152.78
EXIST. LOT AREA:	724.62 7799.74
MIN LOT FRONTAGE AS PER DEFINITION:	12.00 39.37
EXIST. LOT FRONTAGE:	18.29 60.01
EXIST. LOT DEPTH:	39.62 129.99
SETBACK INFORMATION:	
MINIMUM FRONT YARD SETBACK:	6.00 19.69
EXISTING:	6.41 21.03
PROPOSED:	6.41 21.03
PROPOSED TO PORCH:	5.19 17.03
MINIMUM REAR YARD SETBACK:	7.50 24.61
EXISTING:	22.50 73.82
PROPOSED:	22.50 73.82
MIN. L. SIDEYARD SETBACK:	1.20 3.94
EXISTING:	1.56 5.12
MIN. R. SIDEYARD SETBACK:	1.20 3.94
EXISTING:	1.53 5.02
PROPOSED:	1.53 5.02
GROSS FLOOR AREA:	% METRIC IMPERIAL
EXIST. BASEMENT FLOOR AREA:	72.07 775.79
EXIST. 1ST FLOOR AREA:	101.23 1089.62
PROP. ADD'L 1ST FLOOR AREA:	8.46 91.06
EXIST. 2ND FLOOR AREA:	86.64 932.58
PROP. ADD'L 2nd FLOOR AREA:	63.07 678.90
EXISTING GROSS FLOOR AREA:	259.94 2797.99
TOTAL PROP. GROSS FLOOR AREA:	331.47 3567.95
FLOOR AREA RATIO CALCULATIONS:	% METRIC IMPERIAL
MAX. ALLOWABLE FLOOR AREA RATIO:	45.00% 326.08 3509.88
EXISTING FLOOR AREA RATIO:	35.87% 259.94 2797.99
PROPOSED FLOOR AREA RATIO:	45.74% 331.47 3567.95
COVERAGE CALCULATIONS:	% METRIC IMPERIAL
EXIST. BUILDING AREA AREA:	140.29 1510.03
PROP. BUILDING AREA:	8.46 91.06
EXISTING COVERAGE:	19.36% 140.29 1510.03
PROPOSED COVERAGE:	20.53% 148.75 1601.09
HEIGHT CALCULATIONS	% METRIC IMPERIAL
MAX. ALLOWABLE HEIGHT: (BYLAW 95-02)	9.00 29.53
EXIST. HEIGHT:	7.18 23.56
PROP. HEIGHT:	N/A

2	SITE STATS
SP1.01	N.T.S

6	08.11.21	REVISED FOR MINOR VARIANCE
5	07.12.21	ISSUED FOR MINOR VARIANCE
4	05.30.21	ISSUED FOR PERMIT
3	04.04.21	ISSUED FOR TRUSS/HVAC & ENG.
2	03.20.21	ISSUED FOR PRELIM DESIGNS
1	03.08.21	ISSUED FOR AS-BUILTS
REF.	DATE:	DESCRIPTION:


CLIENT: BROWN RESIDENCE

ADDRESS: 31 DELBROOK COURT
CITY: HAMILTON, ONTARIO, L8S 2B9

SITE PLAN & SITE STATS

DRAWN: CB	SCALE:
DATE: 8/11/21	1:100
JOB NO.: 21-019	SHEET: SP1.01 <small>7 of 7</small>

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



Ministry of

Municipal
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.N.T. BUILDING CODE TO BE A DESIGNER.

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

BCIN

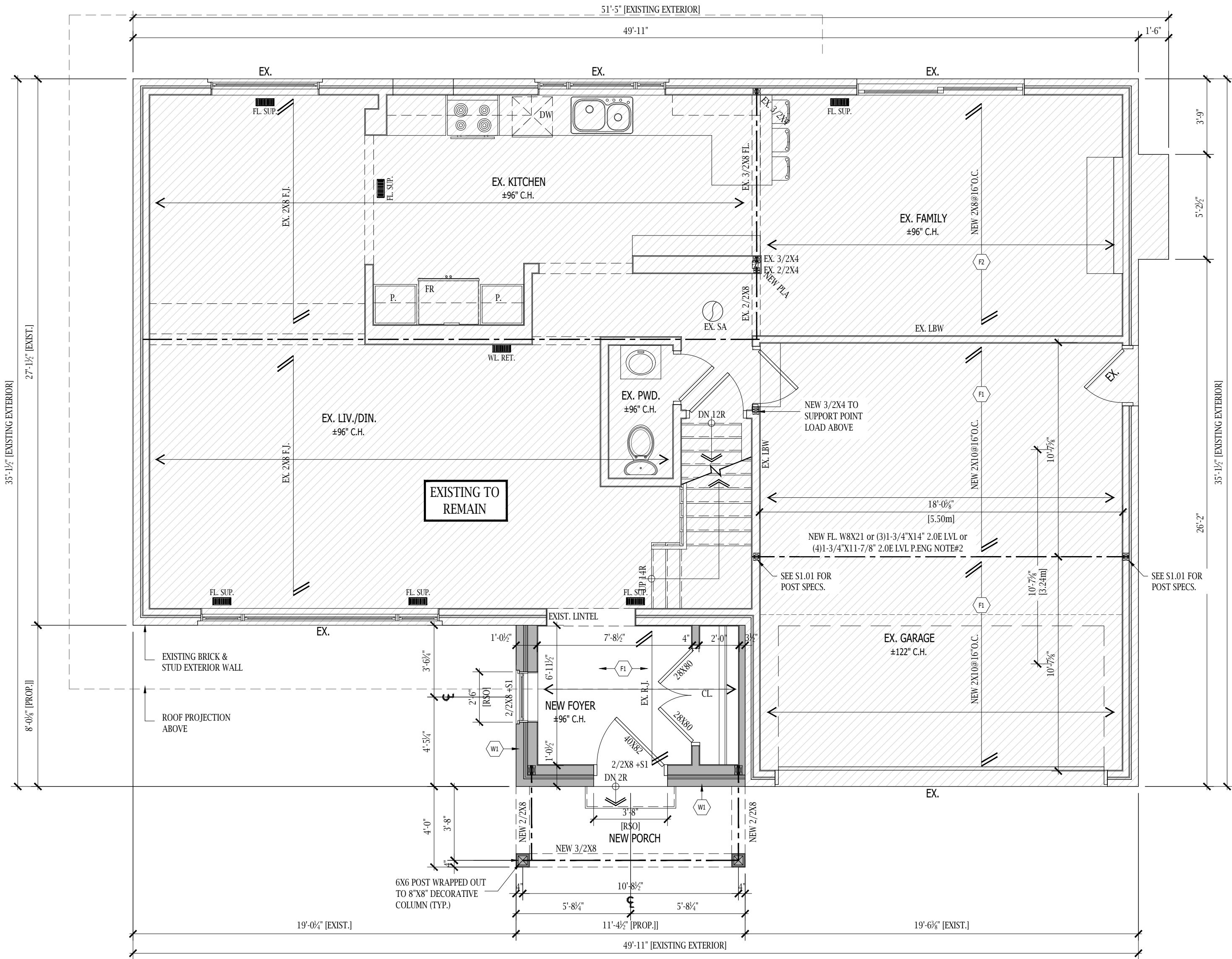
37240

BCIN

113120

CHRISTINE BROWN

MY HOUSE DESIGNS



EXIST. 1st FLOOR AREA: 1089.62ft² (101.23m²)
ADDITIONAL 1st FLOOR AREA: 91.06ft² (8.5m²)

PROP. 1st FLOOR AREA: 1180.7ft² (109.7m²)

PROP. NEW PORCH AREA: 35.5ft² (4.2m²)

EXISTING GARAGE AREA: 420.41ft² (39.1m²)

ALL PLUMBING ALTERATIONS ARE
SUBJECT TO FIELD INSPECTION

MINIMUM SOLID BEARING REQ'D:
BEAM BEARING = MIN. 3-1/2"
LINTEL BEARING = MIN. 3-1/2"
RAFTER BEARING = MIN. 1-1/2"
JOIST BEARING = MIN. 1-1/2"

NOTES:
1. LUMBER GRADE SHALL
BE SPF NO.1/2 OR BETTER

DESIGN LOADS:
DL = 1.00kPa
LL = 1.90kPa

PROPOSED

EXISTING


NEW INTER-CONNECTED
SMOKE ALARM/CO2 DETECTOR

STEEL LINTEL SCHEDULE

S1 = 3 1/2" X 3 1/2" X 1/4" L.
S2 = 4" X 3 1/2" X 5/16" L.
S3 = 5" X 3 1/2" X 5/16" L.
S4 = 6" X 3 1/2" X 5/16" L.
S5 = 6" X 3 1/2" X 3/8" L.
S6 = 7" X 4" X 3/8" L.

1 PROPOSED 1ST FLOOR PLAN
A1.02 1/4" = 1'-0"

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



Ministry of Municipal Affairs and Housing

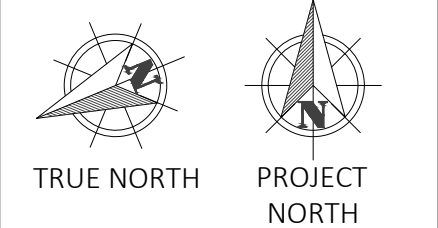
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REF.	DATE:	DESCRIPTION:



MY HOUSE
DESIGNS

RESIDENTIAL DESIGN
AND DRAFTING
SERVICES



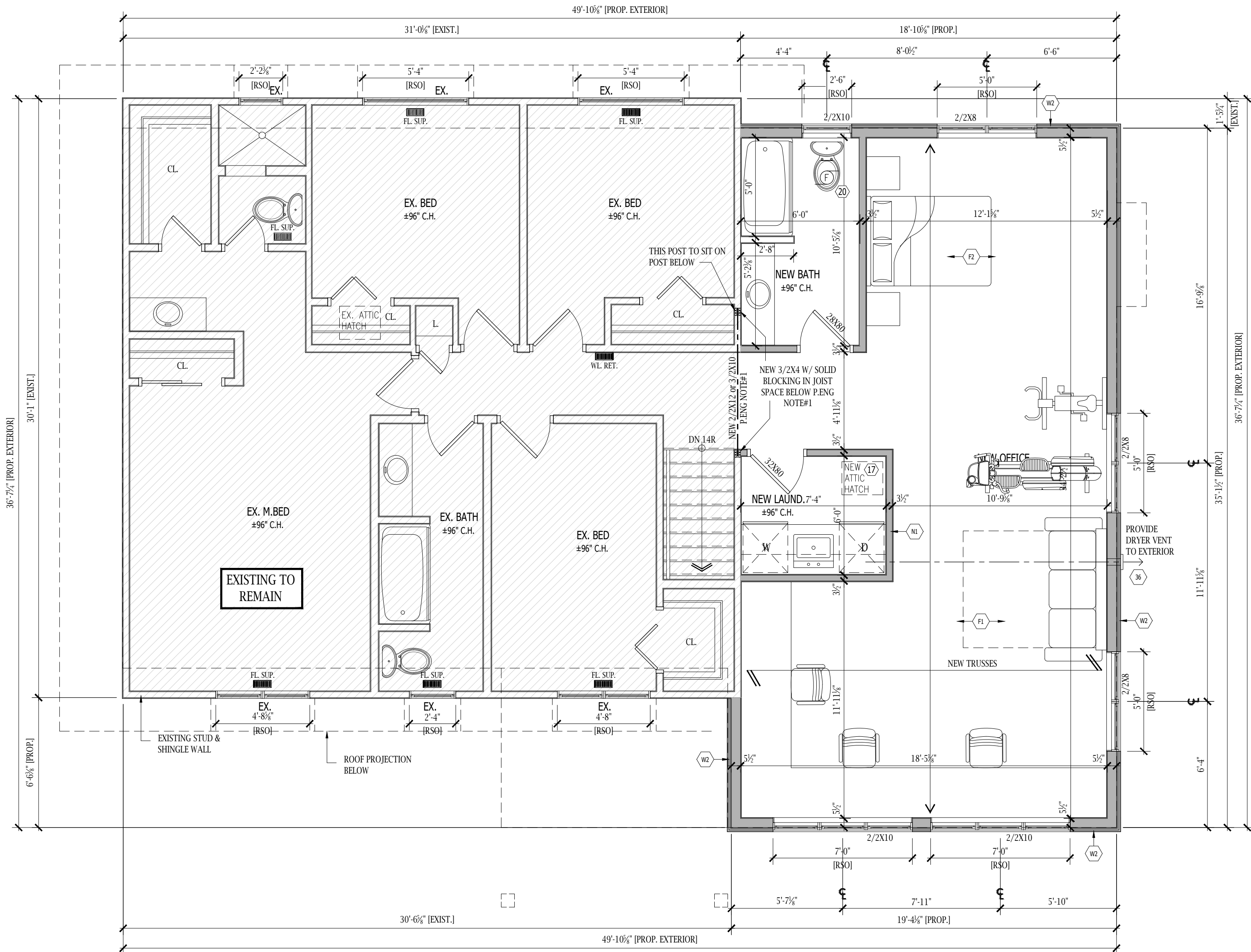
CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 Upper Gage Avenue
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
BROWN RESIDENCE

ADDRESS: 31 DELBROOK COURT
CITY: HAMILTON, ONTARIO, L8S 2B9

DRAWING TITLE:
PROPOSED 1ST FLOOR PLAN

DRAWN: CB	SCALE:
DATE: 8/11/21	1/4" = 1'-0"
JOB NO:	SHEET:
21-019	A1.02



EXIST. 2ND FLOOR AREA: 932.58ft² (86.64m²)
ADDITIONAL 2nd FLOOR AREA: 678.9ft² (63.1m²)
PROP. TOTAL 2ND FLOOR AREA: 1611.5ft² (149.7m²)

ALL PLUMBING ALTERATIONS ARE
SUBJECT TO FIELD INSPECTION

MINIMUM SOLID BEARING REQ'D:
BEAM BEARING = MIN. 3-1/2"
LINTEL BEARING = MIN. 3-1/2"
RAFTER BEARING = MIN. 1-1/2"
JOIST BEARING = MIN. 1-1/2"

NOTES:
1. LUMBER GRADE SHALL
BE SPF NO.1/2 OR BETTER

DESIGN LOADS:
DL = 1.00kPa
LL = 1.90kPa

PROPOSED
EXISTING

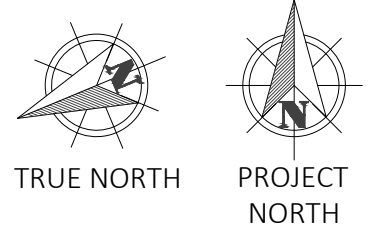
NEW INTER-CONNECTED
SMOKE ALARM/CO2 DETECTOR

1 PROPOSED 2ND FLOOR PLAN
A1.03 1/4" = 1'-0"

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Ministry of Municipal Affairs and Housing
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REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.1.2 OF THE O.B.C.

BCIN	37240
BCIN	113120
CHRISTINE BROWN	MY HOUSE DESIGNS



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REF. DATE: DESCRIPTION:

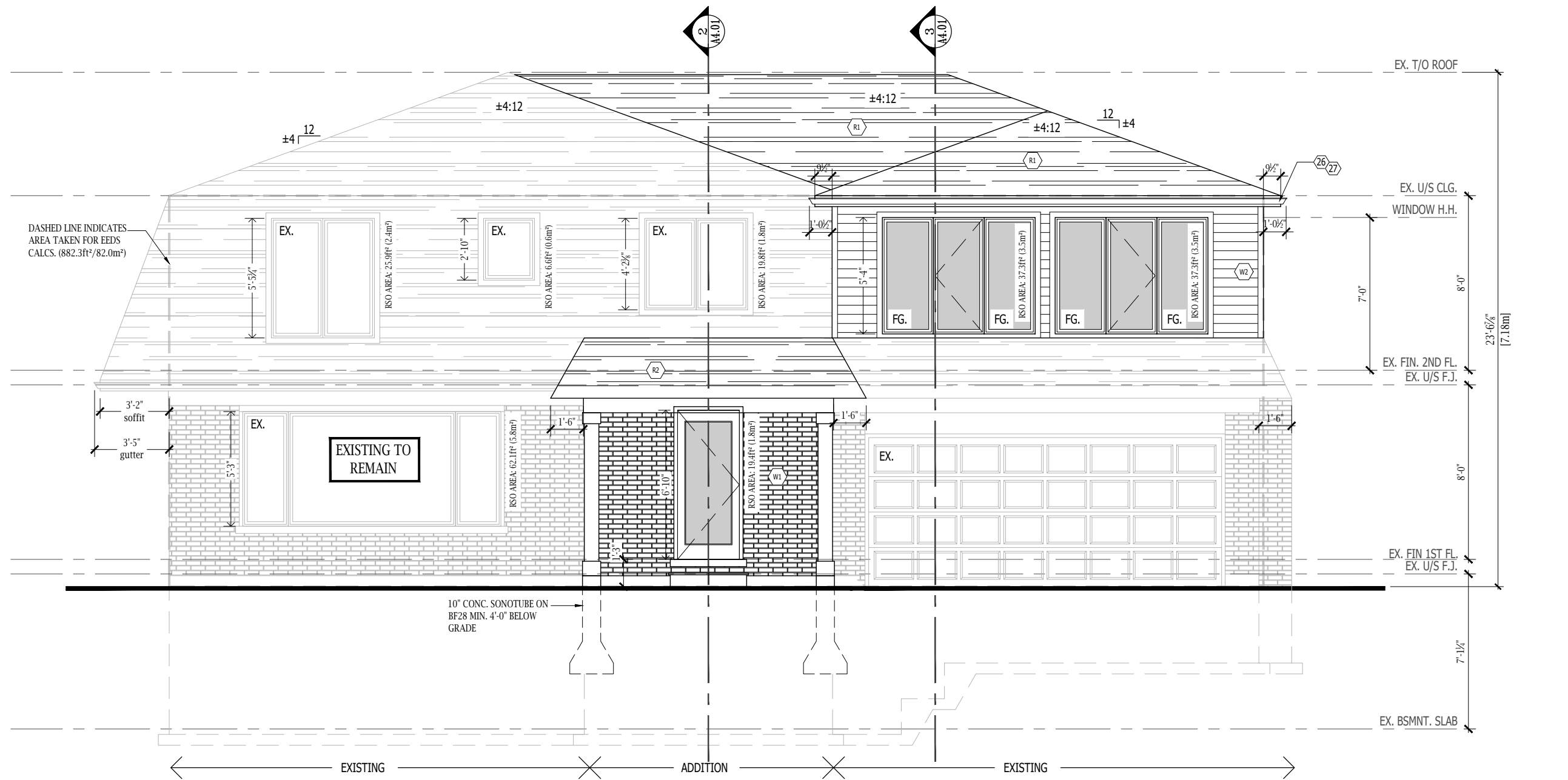
MY HOUSE DESIGNS RESIDENTIAL DESIGN AND DRAFTING SERVICES	CHRISTINE BROWN Architectural Technologist 905.802.5272 444 Upper Gage Avenue HAMILTON, ON L8V 4H9 cbrown@friendlycadmonkey.com
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CLIENT:
BROWN RESIDENCE

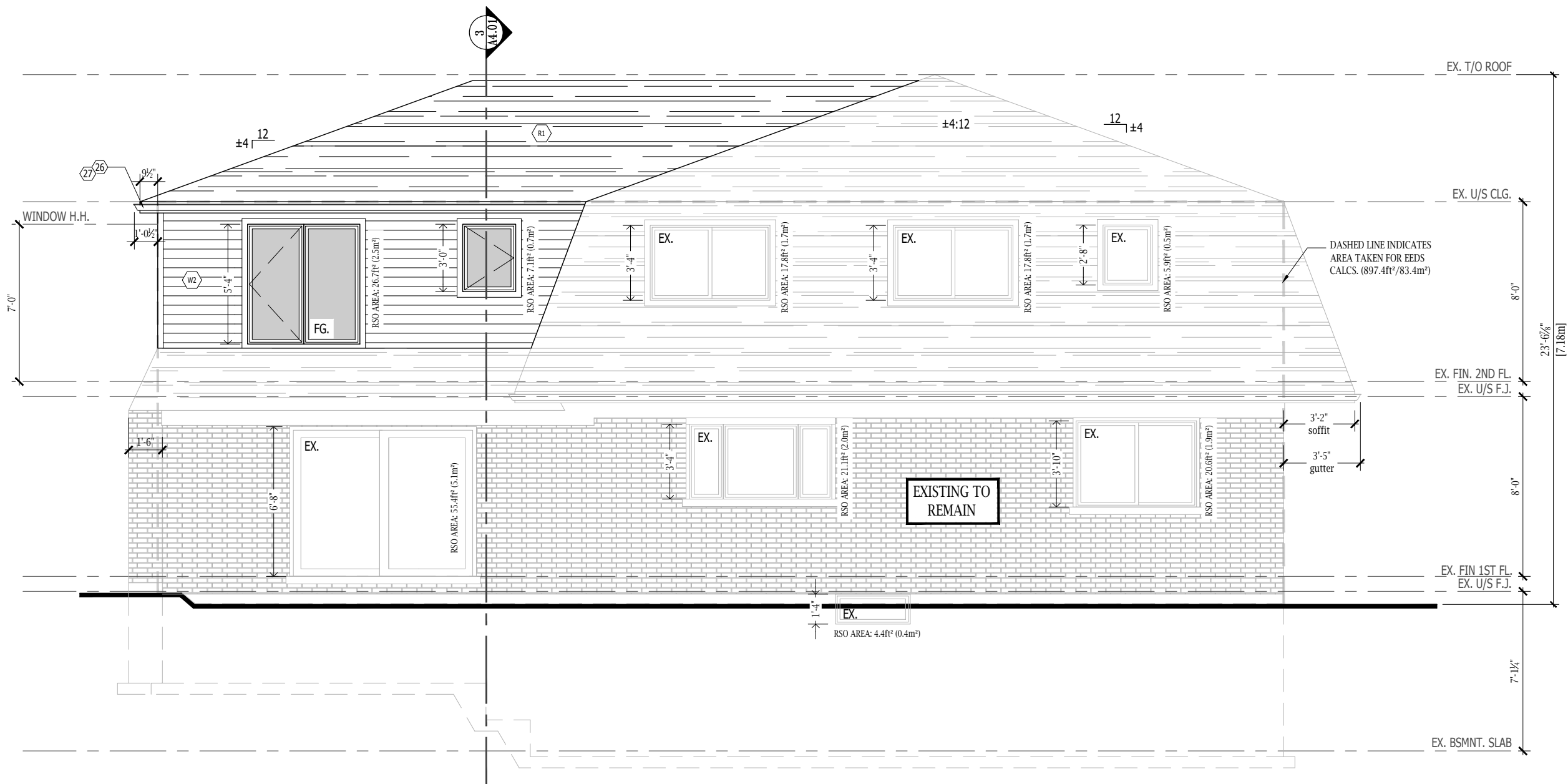
ADDRESS: 31 DELBROOK COURT
CITY: HAMILTON, ONTARIO, L8S 2B9

DRAWING TITLE:
PROPOSED 1ST FLOOR PLAN

DRAWN: CB DATE: 8/11/21 JOB NO.: 21-019	SCALE: 1/4" = 1'-0" SHEET: A1.03
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1 FRONT ELEVATION
A2.01 3/16" = 1'-0"



2 REAR ELEVATION
A2.01 3/16" = 1'-0"

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My House
DESIGNS

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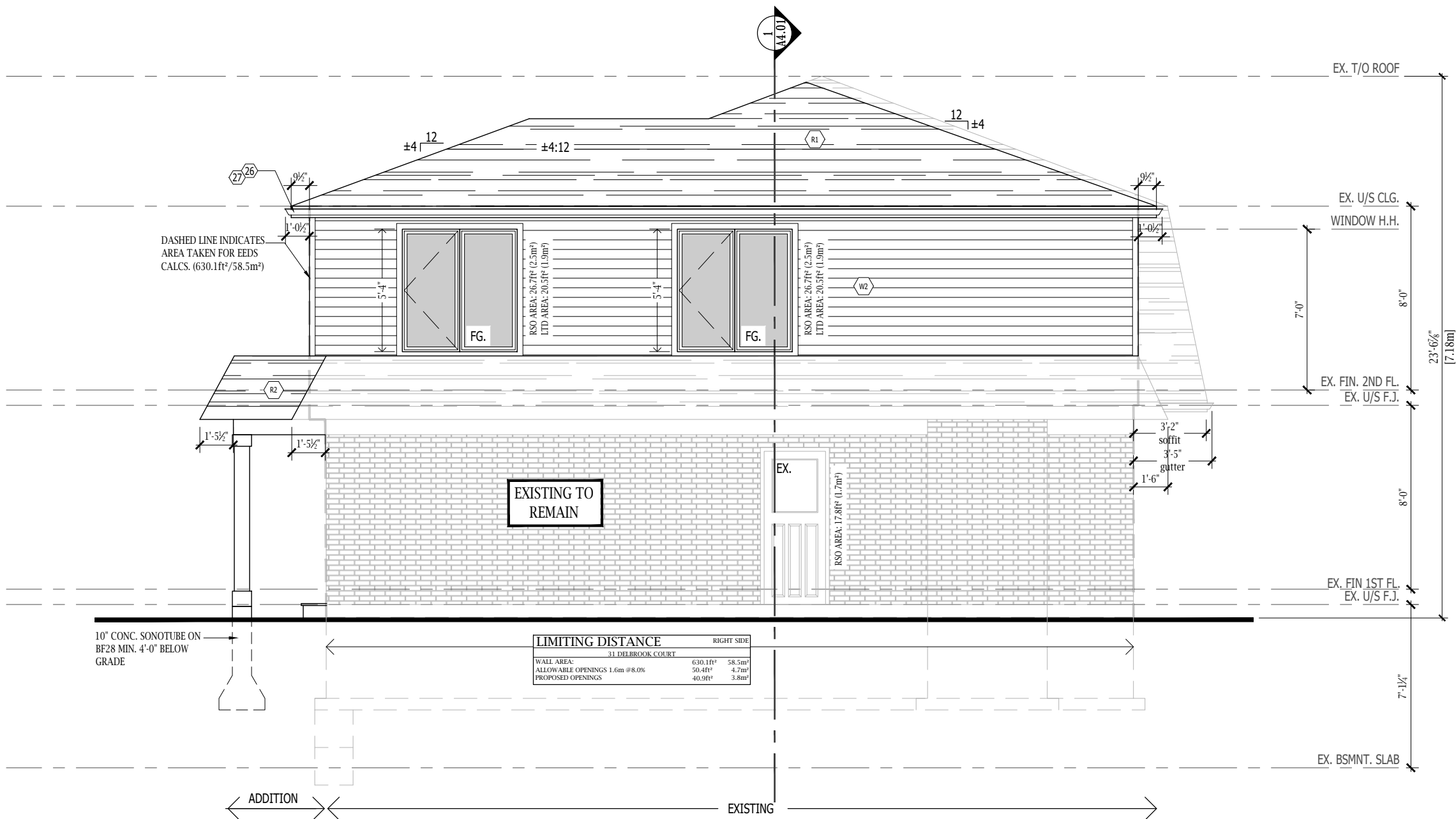
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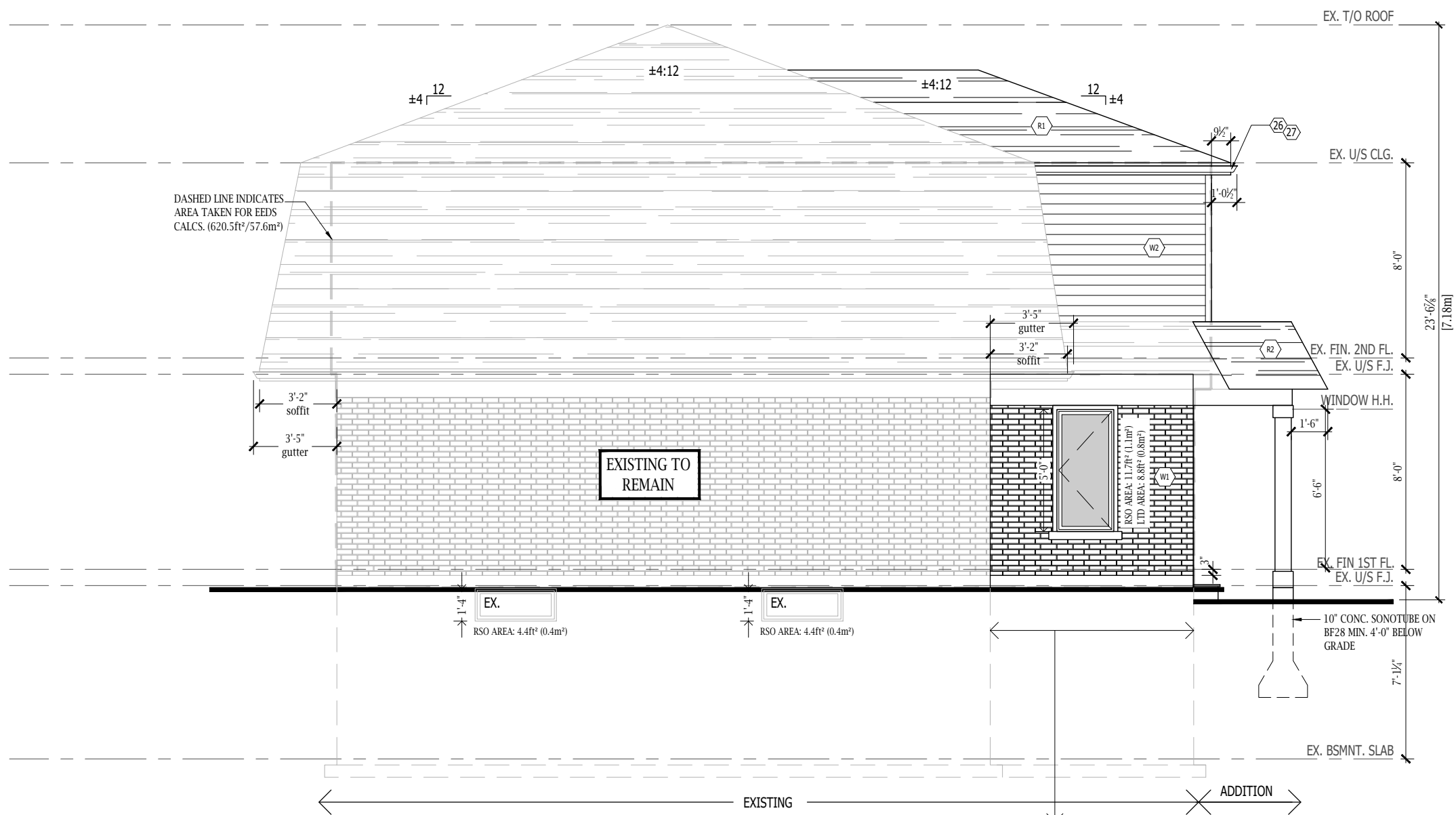
DRAWING TITLE:
FRONT & REAR ELEVATIONS

DRAWN: CB
DATE: 8/11/21
JOB NO.: 21-019

SCALE:
3/16" = 1'-0"
SHEET:
A2.01




1 RIGHT SIDE ELEVATION
A2.02 3/16" = 1'-0"



2 LEFT SIDE ELEVATION
A2.02 3/16" = 1'-0"

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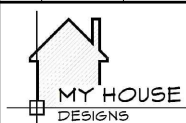
BCIN 37240

CHRISTINE BROWN

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MY HOUSE
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DRAWING TITLE:

**RIGHT & LEFT SIDE
ELEVATIONS**

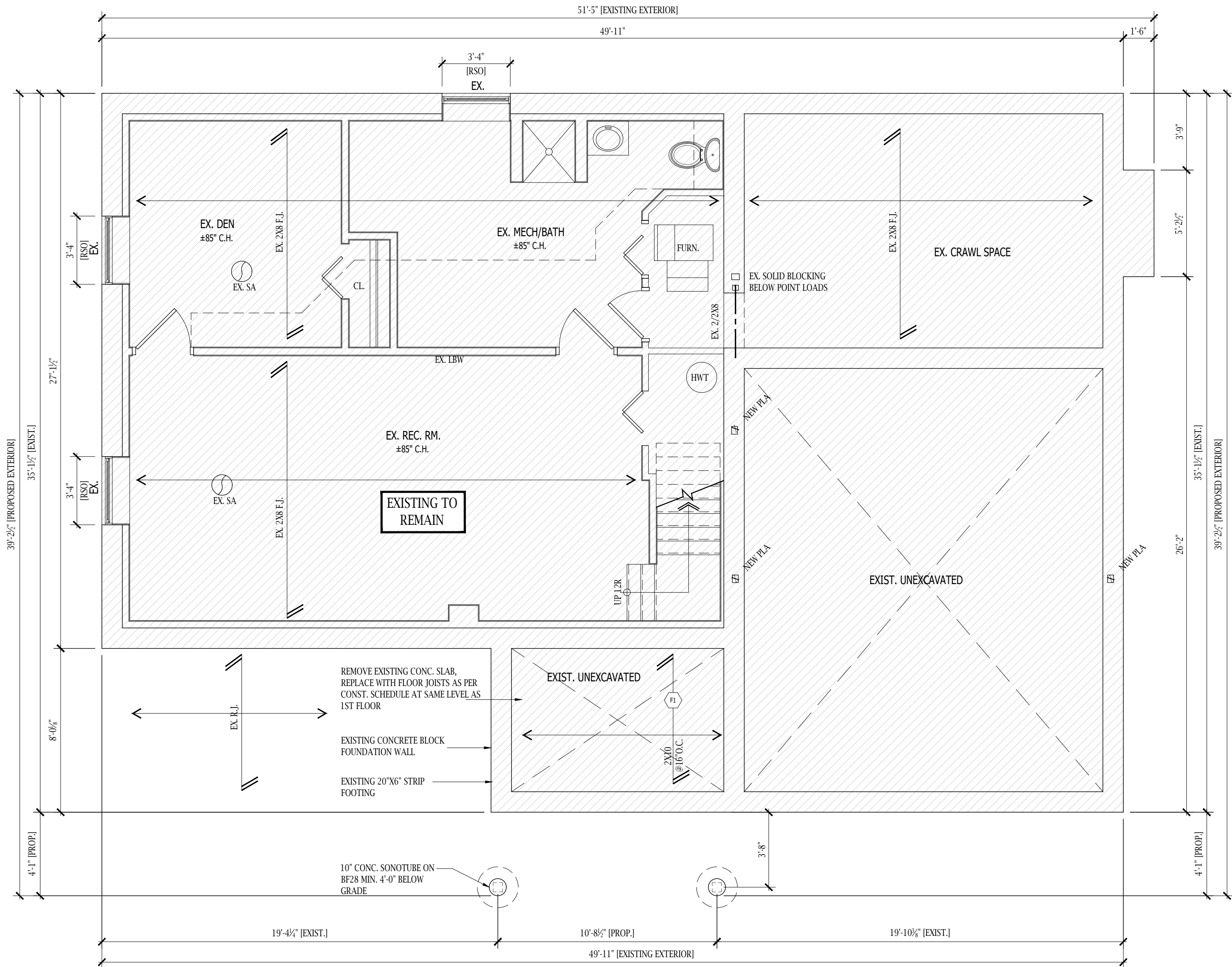
DRAWN: CB

DATE: 8/11/21

JOB NO.: 21-019

SCALE:
3/16" = 1'-0"

SHEET:
A2.02



EXIST. FIN. BSMNT. AREA: 775.79ft² (72.07m²)

MINIMUM SOLID BEARING REQ'D:
BEAM BEARING = MIN. 3-1/2"
LINTEL BEARING = MIN. 3-1/2"
RAFTER BEARING = MIN. 1-1/2"
JOIST BEARING = MIN. 1-1/2"

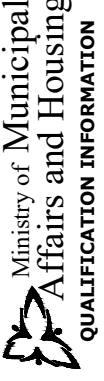
NOTES:
1. LUMBER GRADE SHALL
BE SPF NO.1/2 OR BETTER

DESIGN LOADS:
DL = 1.00kPa
LL = 1.90kPa

PROPOSED
EXISTING

1 PROPOSED BASEMENT PLAN
A1.01 1/4" = 1'-0"

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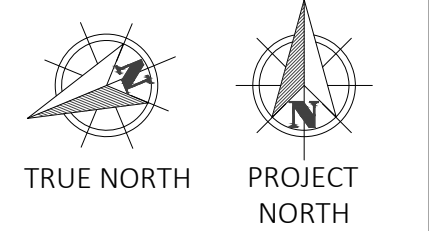
Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

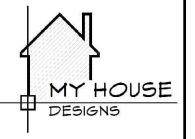
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MY HOUSE
DESIGNS

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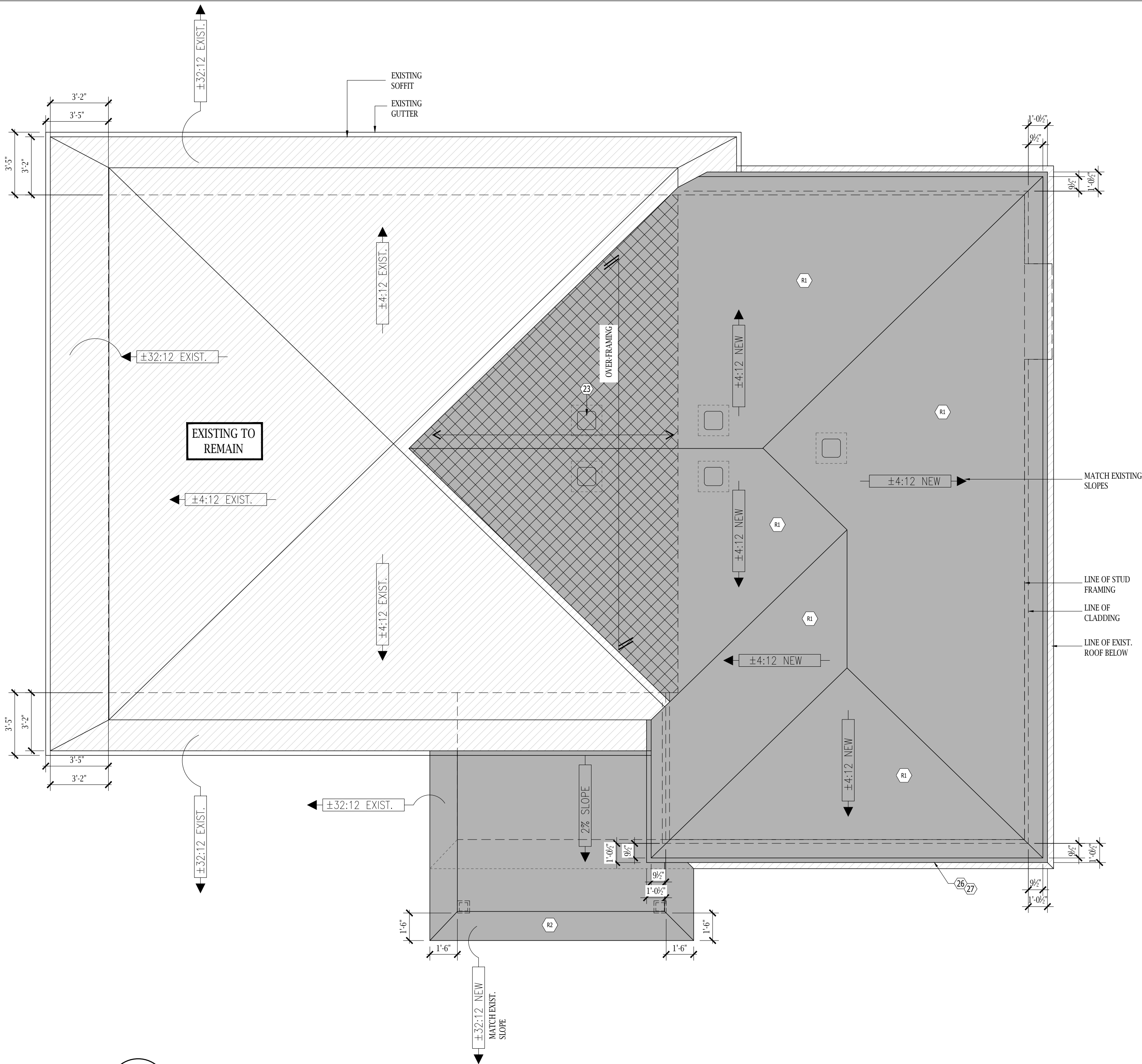
CLIENT:
BROWN RESIDENCE

ADDRESS: 31 DELBROOK COURT
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DRAWING TITLE:
PROPOSED BASEMENT PLAN

DRAWN: CB
DATE: 8/11/21
JOB NO.: **21-019**

SCALE:
1/4" = 1'-0"
SHEET:
A1.01



1 PROPOSED ROOF PLAN
A1.04 1/4" = 1'-0"

ROOF NOTES:

- 9.19.1 ROOF SPACES, VENTING.
THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA, EXCEPT WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6, OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.
FOR THIS ADDITION INSTALL MIN. 2 ADDITIONAL PLASTIC, MUSHROOM TYPE HIGH ROOF VENTS AROUND THE SIDES AND REAR SLOPING ROOF PLANES.
LOW SIDE ROOF VENTS SHALL BE BUILT INTO A CONTINUOUS STRIP WITHIN THE SOFFIT - ENSURE BUG-SCREENING IS INSTALLED UNDER SOFFIT FINISH.
ENSURE MIN. 2 1/2" AIR SPACE IS PROVIDED BETWEEN THE TOP OF INSULATION AND U/S OF ROOF SHEATHING. INSTALL BAFFLES AS REQUIRED.
- PROVIDE 'ARMOURGARD' ICE AND WATER PROTECTOR BY 'IKO INDUSTRIES LTD.' OR APPROVED EQUAL/MINISTER'S RULING#94-10-010-12413-R). APPLY MEMBRANE OVER PLYWOOD SHEATHING, MEMBRANE TO EXTEND FROM EDGE OF ROOF OVERHANG (AT LOW SIDE) TO A POINT MINIMUM 5'-0" BEYOND INSIDE FACE OF EXTERIOR WALLS. ALSO INSTALL MEMBRANE UP VALLEYS MINIMUM 1'-6" UP SLOPE EACH WAY TYPICAL.
- NEW ROOF TO HAVE NEW ASPHALT SHINGLES, COLOUR AND TEXTURE TO MATCH EXISTING.
- PROVIDE FLASHING IN ALL VALLEYS.
- ALL EAVESTROUGHS AND DOWNSPOUTS TO BE DIRECTED AWAY FROM HOUSE. PROFILE TO BE APPROVED BY OWNER AND ARCHITECT.

ROOF OVER-FRAMING:
EXISTING SHINGLES, OR OTHER ROOF FINISH TO BE REMOVED, EXPOSE ROOF SHEATHING (REPLACE SHEATHING IF REQUIRED).
OVER FRAME w/ 2"x6" ROOF RAFTERS @ 16"o.c.,
PROP DOWN NEW ROOF RAFTERS TO TOP ROOF SHEATHING ON TRUSSES/RAFTERS/JOISTS BELOW w/2"x4" PROPS @ 24"o.c. (MAX).
TOE-NAIL TO EXISTING ROOF SHEATHING & RAFTER w/(2) 3" LONG NAILS @ EACH END (TYPICAL).
NOTE: ROOF OVER-FRAMING MAY BE PROPPED DOWN TO THE STRUCTURE (ROOF TRUSSES/RAFTERS/JOISTS) @ 24"o.c. GRIDS AS PER SECTION 9.4.2.1.b OF THE 2012 O.B.C. TO TRANSFER THE APPLIED LOAD ON THE OVER FRAMING DOWN TO THE ROOF STRUCTURE BELOW WITHOUT INTRODUCING ANY NEW LOADS TO THE STRUCTURE BELOW OTHER THAN WHAT IT WAS ORIGINALLY DESIGNED TO SUPPORT.

- NOTES:
- LUMBER GRADE SHALL BE SPF NO.1/2 OR BETTER
 - REMOVE ALL THE EXISTING ROOFING MATERIAL (SHINGLES, PAPER, ETC.) AT OVER-FRAMING ROOF

MINIMUM SOLID BEARING REQ'D:	
BEAM BEARING	= MIN. 3-1/2"
LINTEL BEARING	= MIN. 3-1/2"
RAFTER BEARING	= MIN. 1-1/2"
JOIST BEARING	= MIN. 1-1/2"

DESIGN LOADS:
DL = 1.00kPa
LL = 1.90kPa

PROPOSED
EXISTING
ROOF
OVER-FRAMING

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.N.T. BUILDING CODE TO BE A DESIGNER.

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.1.2 OF THE O.B.C.

BCIN

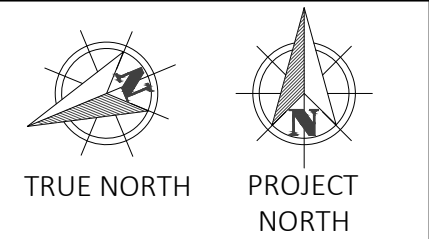
37240

CHRISTINE BROWN

MY HOUSE DESIGNS

BCIN

113120



6	08.11.21	REVISED FOR MINOR VARIANCE
5	07.12.21	ISSUED FOR MINOR VARIANCE
4	05.30.21	ISSUED FOR PERMIT
3	04.04.21	ISSUED FOR TRUSS/HVAC & ENG.
2	03.20.21	ISSUED FOR PRELIM DESIGNS
1	03.08.21	ISSUED FOR AS-BUILTS

REF.	DATE:	DESCRIPTION:
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MY HOUSE DESIGNS

RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN

Architectural Technologist

905.802.5272

444 Upper Gage Avenue

HAMILTON, ON L8V 4H9

cbrown@friendlycadmonkey.com

CLIENT: BROWN RESIDENCE

ADDRESS: 31 DELBROOK COURT
CITY: HAMILTON, ONTARIO, L8S 2B9

DRAWING TITLE: PROPOSED ROOF PLAN

DRAWN: CB	SCALE:
DATE: 8/11/21	1/4" = 1'-0"
JOB NO.: 21-019	SHEET: A1.04

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	MAILING ADDRESS	
Registered Owners(s)	Hayley Brown		
Applicant(s)*			
Agent or Solicitor	Christine Brown		

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:
to permit 2 parking spaces instead of the required 3 for the additional habitable rooms.

☐ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
Due to the restriction in garage opening, we cannot use the garage for 2 cars and the bylaw doesn't allow for two parking spaces in the front yard, though the driveway is double width.

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**):
31 Delbrook Court

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐
Agricultural ☐ Vacant ☐ Other ☐
Other _____

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 8.1 to 8.10 above?

the existing neighbourhood has exists as a single family residential neighbourhood for

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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.

07/07/2021
Date


Signature Property Owner(s)

Hayley Brown
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>18.29</u>
Depth	<u>39.62</u>
Area	<u>724.62</u>
Width of street	<u>8.0</u>

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

Existing: _

length: 15.21m, width: 11.16m, height: 7.18m
ground floor area:140.33s.m. gross floor area:187.87s.m. stories: 2

Proposed

length: NO CHANGE, width: NO CHANGE, height: NO CHANGE
ground floor area:148.8s.m. gross floor area:259.4s.m. stories: NO CHANGE

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

Existing:

front yard: 6.06m
rear yard: 22.41m
L side yard:1.47m
R side yard: 1.60m

Proposed:

front yard: NO CHANGE
rear yard: NO CHANGE
L side yard: NO CHANGE
R side yard: NO CHANGE

13. Date of acquisition of subject lands:
April 2006
-
14. Date of construction of all buildings and structures on subject lands:
1974
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
single family residential
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
single family residential
17. Length of time the existing uses of the subject property have continued:
approximately 47 years
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
urban area
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
6593 zone C
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.