



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: HM/B-21:

SUBJECT PROPERTY: 1440 Upper Gage Ave., Hamilton

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): Owner Michael, Ulrika & Sandro DiCenzo
Agent A.J. Clarke & Associates c/o Ryan Ferrari

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

Severed lands (Part 2):
9.1m[±] x 36.6m[±] and an area of 334.2m²±

Retained lands (Part 1):
9.1m[±] x 36.6m[±] and an area of 334.2m²±

The Committee of Adjustment will hear this application on:

DATE: Thursday, September 23rd, 2021
TIME: 2:40 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:

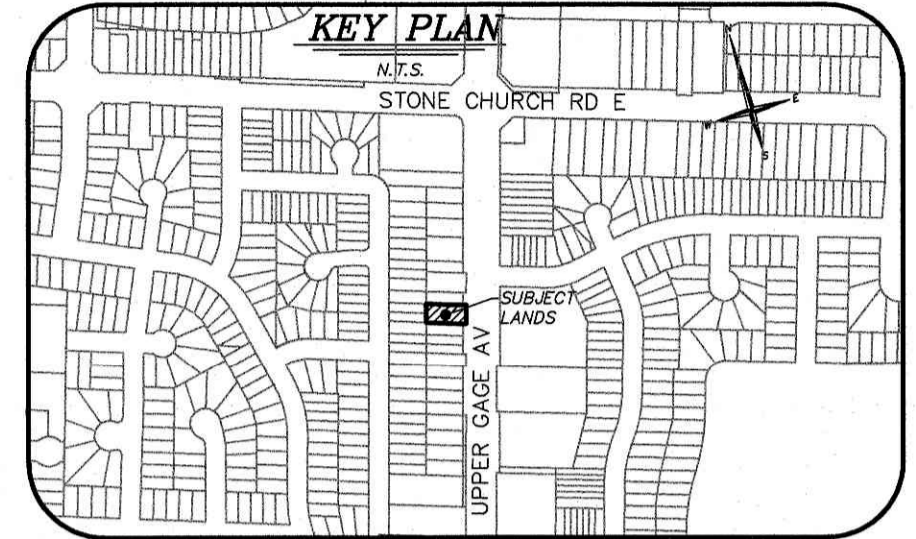
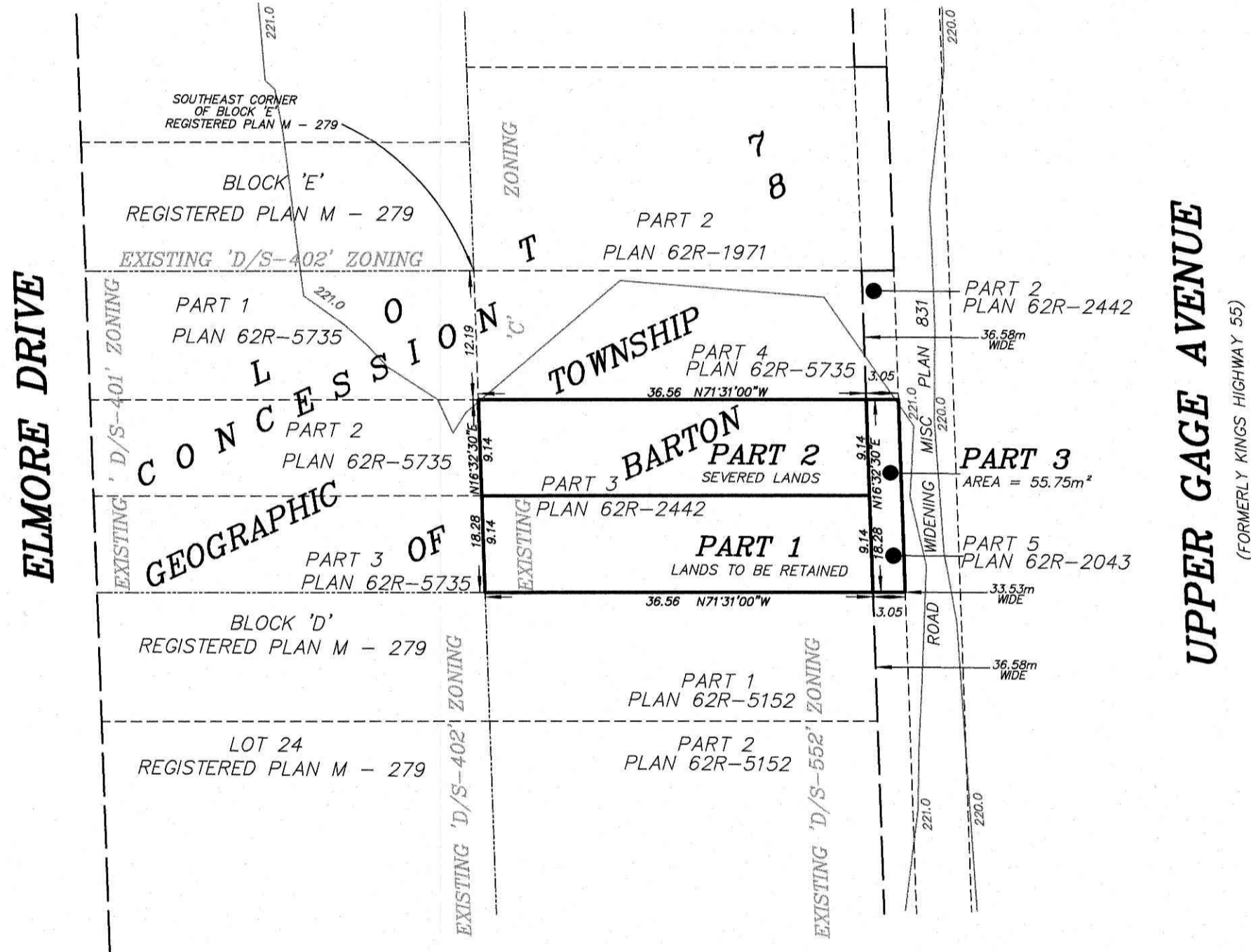
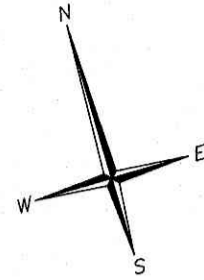
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: September 7th, 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.

E-18701



SKETCH FOR CONSENT TO SEVER
 1440 UPPER GAGE AVENUE
CITY OF HAMILTON

SCALE 1:500

THE ABOVE NOTED LANDS ARE:
 PART OF LOT 7
 CONCESSION 8
 GEOGRAPHIC TOWNSHIP OF BARTON

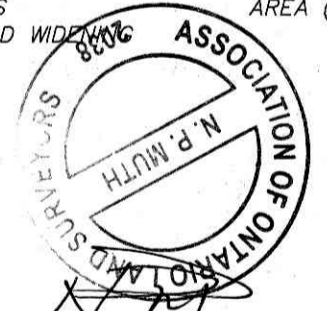
METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:
 THIS PLAN IS COMPILED FROM PLANS AND RECORDS
 ON FILE IN THIS OFFICE AND IS NOT BASED ON AN
 ACTUAL FIELD SURVEY.

THIS PLAN IS PREPARED TO ACCOMPANY AN APPLICATION
 TO THE LAND DIVISION COMMITTEE REQUESTING A GRANT
 OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION.

CAUTION:
 THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE
 USED FOR TRANSACTION OR MORTGAGE PURPOSES.

CONSENT SCHEDULE:
 PART 1 - LANDS TO BE RETAINED AREA (334.15m²±)
 PART 2 - SEVERED LANDS AREA (334.15m²±)
 PART 3 - PROPOSED ROAD WIDENING



JULY 23, 2021
 DATE

NICHOLAS P. MUTH
 ONTARIO LAND SURVEYOR

A. J. Clarke and Associates Ltd.
 SURVEYORS • ENGINEERS • PLANNERS
 25 MAIN STREET WEST, SUITE 300
 HAMILTON, ONTARIO, L8P 1H1
 TEL. 905-528-8761 FAX 905-528-2289
 email: ajc@ajclarke.com



Hamilton

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 CONSENT TO SEVER LAND UNDER SECTION 53 OF THE PLANNING ACT

Office Use Only

Table with 4 columns: Date Application Received, Date Application Deemed Complete, Submission No., File No.

1 APPLICANT INFORMATION

Table with 4 columns: 1.1, 1.2, NAME, ADDRESS. Rows include Registered Owners(s), Applicant(s)*, and Agent or Solicitor.

* Owner's author

1.3 All correspondence should be sent to [] Owner [x] Applicant [] Agent/Solicitor

2 LOCATION OF SUBJECT LAND Complete the applicable lines

Table with 4 columns: 2.1 Area Municipality, Lot, Concession, Former Township. Includes details for Registered Plan N°, Reference Plan N°, and Assessment Roll N°.

2.2 Are there any easements or restrictive covenants affecting the subject land?

[] Yes [x] No

If YES, describe the easement or covenant and its effect:

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

a) Urban Area Transfer (do not complete Section 10):

[x] creation of a new lot

Other: [] a charge

- addition to a lot
 an easement

- a lease
 a correction of title

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:

Unknown at this time.

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

N/A

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)
9.1m	36.56 m	334.15

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: One single detached dwelling

Proposed: One single detached dwelling

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)
9.14	36.56	334.15

Existing Use of Property to be retained:

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

Proposed Use of Property to be retained:

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

Building(s) or Structure(s):

Existing: One single detached dwelling

Proposed: One single detached dwelling

Type of access: (check appropriate box)

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

Type of water supply proposed: (check appropriate box)

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

4.3 Other Services: (check if the service is available)

- electricity
 telephone
 school bussing
 garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Urban Hamilton Official Plan designation (if applicable): Neighbourhoods

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

The proposed severance is keeping within the existing character of the surrounding neighbourhood.

5.2 What is the existing zoning of the subject land?

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? No Minister's Zoning Order. "C" zone.

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	

A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 PREVIOUS USE OF PROPERTY

- Residential Industrial Commercial
 Agriculture Vacant Other (specify)

- 6.1 If Industrial or Commercial, specify use N/A
- 6.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred?
 Yes No Unknown
- 6.3 Has a gas station been located on the subject land or adjacent lands at any time?
 Yes No Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes No Unknown
- 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
 Yes No Unknown
- 6.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands?
 Yes No Unknown
- 6.7 Have the lands or adjacent lands ever been used as a weapons firing range?
 Yes No Unknown
- 6.8 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
- 6.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?
 Yes No Unknown
- 6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
 Yes No Unknown
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?
Online mapping.
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, 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

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)
- Yes No

The proposed severance is keeping within the existing character of the surrounding neighbourhood.

- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

The proposed severance is keeping within the existing character of the surrounding neighbourhood.

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

The proposed severance will assist in intensifying the existing neighbourhood.

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
 Yes No

N/A

- e) Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?

- Yes No
(Provide Explanation)

N/A

- f) Are the subject lands subject to the Parkway Belt West Plan?
 Yes No

If yes, is the proposal in conformity with the Parkway Belt West Plan?

- Yes No (Provide Explanation)

N/A

- g) Are the subject lands subject to the Greenbelt Plan?
 Yes No

If yes, does this application conform with the Greenbelt Plan?

- Yes No (Provide Explanation)

N/A

8 HISTORY OF THE SUBJECT LAND

- 8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?
 Yes No Unknown

If YES, and known, indicate the appropriate application file number and the decision made on the application.

N/A

- 8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

- 8.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land? Yes No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of

the transferee and the land use.

N/A

8.4 How long has the applicant owned the subject land?

June 11, 2021

8.5 Does the applicant own any other land in the City? Yes No
If YES, describe the lands in "11 - Other Information" or attach a separate page.

Unknown.

9 OTHER APPLICATIONS

9.1 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? Yes No Unknown

If YES, and if known, specify file number and status of the application.

N/A

9.2 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

Yes No Unknown

If YES, and if known, specify file number and status of the application(s).

File number _____ Status _____

10 RURAL APPLICATIONS

10.1 Rural Hamilton Official Plan Designation(s)

- Agricultural Rural Specialty Crop
 - Mineral Aggregate Resource Extraction Open Space Utilities
 - Rural Settlement Area (specify) _____
- Settlement Area Designation

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm operation.

10.2 Type of Application (select type and complete appropriate sections)

- Agricultural Severance or Lot Addition
 - Agricultural Related Severance or Lot Addition
 - Rural Resource-based Commercial Severance or Lot Addition
 - Rural Institutional Severance or Lot Addition
 - Rural Settlement Area Severance or Lot Addition
- } (Complete Section 10.3)
- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
 - Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
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Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
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Existing Land Use: _____ Proposed Land Use: _____

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

(Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m ² or ha):
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Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of consolidated farm (excluding lands intended to be severed for the surplus dwelling):

Frontage (m):	Area (m ² or ha):
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Existing Land Use: _____ Proposed Land Use: _____

d) Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
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Front yard set back: _____

e) Surplus farm dwelling date of construction:

Prior to December 16, 2004 After December 16, 2004

f) Condition of surplus farm dwelling:

Habitable Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m ² or ha): (from Section 4.2)
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Existing Land Use: _____ Proposed Land Use: _____

10.5 Description of Lands (Non-Abutting Farm Consolidation)

a) Location of non-abutting farm

(Street) (Municipality) (Postal Code)

b) Description of non-abutting farm

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

d) Surplus farm dwelling date of construction:

Prior to December 16, 2004 After December 16, 2004

e) Condition of surplus farm dwelling:



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

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

August 10, 2021

Attn: Jamila Sheffield
Secretary-Treasurer, Committee of Adjustment

Sent via email to Jamila.Sheffield@hamilton.ca

**Re: Severance and Minor Variance Submission
1440 Upper Gage, Hamilton**

Dear Ms. Sheffield,

A.J. Clarke & Associates Ltd. has been retained by the owners of the subject lands for the completion of the above noted Severance and Minor Variance Applications. The proposal is to sever an existing parcel of land municipally known as 1440 Upper Gage Avenue into two equally sized parcels. Each proposed to contain one (1) single detached dwelling. The resultant lots are as follows:

	Severed	Retained
Lot Area	330 m ²	330 m ²
Lot Frontage	9 m	9 m

In addition, a road widening of approximately 3m has been shown on the attached severance sketch. In support of the above applications, the following has been submitted:

1. A cheque in the amount of \$2,860.00, representing the required Severance Application fee.
2. A cheque in the amount of \$3,320.00, representing the required Minor Variance Application fee.
3. One (1) electronic copy of the Signed and executed Severance and Minor Variance Applications
4. One (1) electronic copy of a severance sketch, prepared by A.J. Clarke & Associates Ltd., dated July 23, 2021.
5. One (1) electronic copy of the Site Plans, prepared by A.J. Clarke & Associates Ltd., dated July 29, 2021, depicting the size and location of the proposed dwellings.

Severance Application

As a result of the severance application, the resultant lots will be deficient in lot size and lot width as provided by the "C" District Zone. A concurrently submitted Minor Variance application is intended to address the above lot deficiencies.



The proposed lots are also in keeping with the generally established lot pattern found in the neighbourhood, which consists of various land uses with varying densities. Although the proposal will result in lots with narrower frontages when compared to the “C” District requirement, the lots are consistent with the prevailing lot fabric found in this neighbourhood. Additionally, the lots are in keeping with the adjacent lots to the west of the proposed severance. As shown on the Plot Plans, the lots can accommodate modestly sized dwellings in keeping with others found in this neighbourhood.

Policy Consistency and Conformity

Official Plan

The proposed development is located within the “Neighbourhoods” designation within the City’s Urban Hamilton Official Plan (UHOP). Section E.3.0 provides policies for lands designated “Neighbourhoods” on Schedule E-1 (Urban Land Use Designations). The designation is broadly supportive of a range of residential development, including various forms of intensification. The proposed development conforms to the applicable policies of the “Neighbourhoods” designation, as it is a permitted use and conforms to the “Neighbourhoods” policies related to function, scale and design.

In addition to the designation specific policies of the UHOP, the proposed severance applications are also evaluated against the lot creation policies of Section F.1.14.3; and against the residential intensification policies of Section B.2.4 of the UHOP. Each of these sections is discussed in detail below:

Residential Intensification

The City’s residential intensification policies state that 40% of the City’s intensification target is to be accommodated within the “Neighbourhoods” designation (Pol. 2.4.1.3 c)). With respect to the evaluation criteria outlined in Policy B.2.4.1.4, the proposed development is of compatible built form and character to surrounding development, which consists of primarily single detached dwellings, and integrates well with surrounding development in terms of use, scale, form and character. The proposed development represents a form of “gentle” intensification and appropriately intensifies an existing single detached lot that is on full municipal services and within the urban boundary. Accordingly, the proposed development generally satisfies the criteria outlined in Policy B.2.4.1.4.

Section B.2.4.2 of the UHOP deals specifically with residential intensification within the “Neighbourhoods” designation. Policy 2.4.2.2 of the UHOP outlines further evaluation criteria for residential intensification with the “Neighbourhoods” designation. The proposed development is compatible with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic and other nuisance effect. The proposed single detached dwellings are proposed to conform to the Zoning By-law in terms of height and setbacks. Although the proposed lots are slightly narrower than what is required under the “C” District, the general size and area of the proposed lots is consistent with surrounding lotting patterns, and the proposed dwellings will create a consistent street setback along the west side of Upper Gage Avenue. Further, the size of the lots and proposed building setbacks provide ample room for private amenity areas, and landscaping, including in the front yard. Accordingly, the proposed development satisfies the



criteria outlined in Policy 2.4.2.2.

Lot Creation Policies

Policy F.1.14.3.1 outlines the evaluation criteria for new lots for residential uses in the “Neighbourhoods” designation. It states that they shall be permitted provided that a number of conditions are met. Amongst these conditions, the lots must have frontage onto a public road and available municipal servicing. The lots have frontage onto a public road and have access to municipal services. The lots must also conform to the policies contained in the Official Plan. In this case, with respect to compatible residential intensification noted above, the lots conform. The lots are required to be compatible and generally reflect the existing development in the neighbourhood. Attached to this letter is an Appendix, which depicts the range of lot widths found within the neighbourhood. As shown, there are many lots below the 12m requirement in width, including lots having a minimum lot frontage of 9m at 1446 and 1448 Upper Gage Street.

Upper Gage is designated as a Major Arterial Road on Schedule C – Functional Road Classifications. Therefore, the lands are located along an appropriate corridor for intensification. Directly adjacent to the subject lands are a number of townhouse units that reflect a more compact built form. Given the location along an Arterial Road and the various lot sizes in this neighbourhood, the development proposal generally reflects the scale and character of the neighbourhood and is an appropriate form of intensification.

Minor Variance

The following variances are required to facilitate the application:

1. To provide for a minimum lot size of 334m² whereas a minimum lot size of 360m² is required.

The minimum lot size is intended to create a consistent lot fabric and provide an adequate lot size for a single detached dwelling. It should be noted that approximately 54m² of land is being conveyed as a 3m road widening to facilitate the application. Therefore, the proposed lots could ostensibly meet the By-law requirement should the road widening not be required. Regardless, the proposed lot size facilitates a modestly sized single detached dwelling that is consistent with dwellings found within this neighbourhood. The variance enables the severance of a parcel of land that is in keeping with the neighbourhood lot fabric and facilitates a form of intensification that is compatible with the neighbourhood. Accordingly, the variance maintains the four tests.

2. To provide for a minimum lot width of 9m whereas 12m is required.

The minimum lot frontage is intended to create a consistent lot fabric and provide for adequate access to and from the site. In this case, the site can accommodate a single detached dwelling along with on site parking and a driveway which meets the Zoning By-law. Motor Vehicles have adequate access in and out of the site. The lot widths are consistent with others found in this neighbourhood and facilitate a compatible form of intensification on the subject lands. Accordingly, the variance maintains the four tests.



3. No on-site maneuvering space shall be provided, whereas 6m of maneuvering space is required.

The intent of this provision is to allow for motor vehicles to enter and exit the site in a forward manner. Given that the site is adjacent to Upper Gage Avenue, a hammerhead has been included so that a motor vehicle can complete a three point turn and enter and exit Upper Gage Avenue in a forward manner. This facilitates safe access in and out of the site and will minimize traffic conflicts onto Upper Gage Avenue. Accordingly, there is appropriate on site maneuvering space and the variance maintains the purpose and intent of the zoning by-law. Accordingly, the variance maintains the four tests.

In our professional opinion, the subject consent application meets the requirements listed under Section 51 (24) of the Planning Act and accordingly, the variances meet the requisite four tests. The proposal represents good planning and should be approved.

We look forward to being scheduled for the next available Committee of Adjustment date. Please do not hesitate to contact our office should there be any questions regarding the above.

Regards,

Ryan Ferrari, BURPI, CPT
Planner
A.J Clarke & Associates Ltd.

Cc: Mike DiCenzo (email)

Appendix A: Lot Frontage Calculation



Lot Frontage Calculations

