



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 **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-21:390

APPLICANTS: Agent Perspective Views c/o Matthew Ribau
Owner Hien Chau

SUBJECT PROPERTY: Municipal address **359 Wilson St., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended

ZONING: "D" (Urban Protected Residential - One and Two Family Dwellings) district

PROPOSAL: To permit the construction of a full second story addition to the existing 1½ Single Family Dwelling notwithstanding;

1. A minimum front yard depth of 1.1 m shall be provided instead of the minimum required front yard depth of 6.0 m; and
2. A minimum side yard width of 0.0 m shall be provided on the westerly and easterly side lot lines instead of the minimum required 1.2 m; and
3. A minimum rear yard depth of 6.8 m shall be provided instead of the minimum required 7.5 m rear yard depth.

Notes:

A minimum of 50 % front yard landscaped area is required to be provided and maintained. No details have been provided to determine if the front yard landscaped area is being disturbed; therefore, further variances may be required.

A porch may project into a required front yard or side yard where the same abuts a street, but every such projecting porch shall be distant at least 1.5 m. it appears that the existing porch is right at the lot line; however, no details have been provided to determine if the existing porch is to remain or if it is being replace; therefore, further variances may be required.

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

DATE: Thursday, December 9th, 2021
TIME: 3:40 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

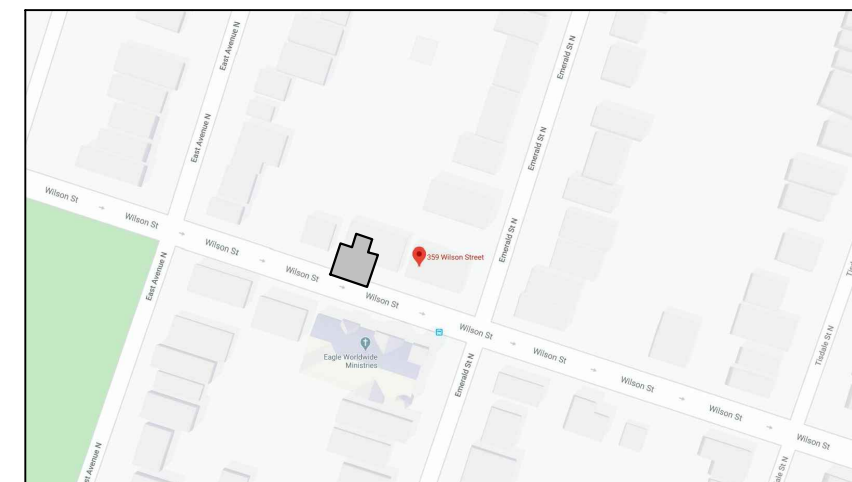
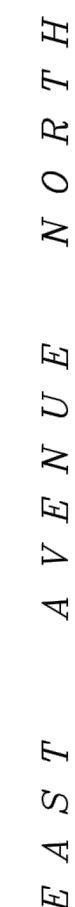
For more information on this matter, including access to drawings illustrating this request:

- 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: November 23rd, 2021.

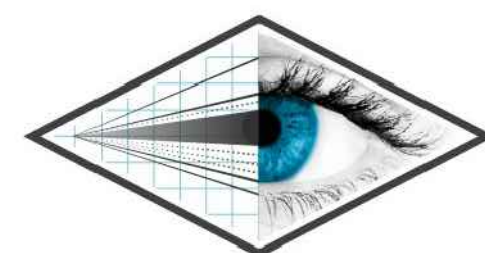
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.



KEY PLAN

PROJECT STATISTICS								
ADDRESS: 359 WILSON STREET, HAMILTON, ON L8L 1S6								
ZONING: D - BY-LAW #: 75-231 (PARENT BY-LAW #: 6593 FORMER HAMILTON)								
LOT AREA:			1796.99	ft²	166.95	m²		
LOT FRONTAGE			28.16	ft	8.58	m		
BUILDING HEIGHT								
			%				EXISTING	
HEIGHT TO HIGHEST RIDGE:			17.75	ft	5.41	m		
			%				PROPOSED	
HEIGHT TO HIGHEST RIDGE:			24.66	ft	7.52	m		
GROSS FLOOR AREA - RESIDENTIAL								
			%				EXISTING	
BASEMENT:				416.04	ft²	38.65	m²	
MAIN FLOOR:				991.69	ft²	92.13	m²	
SECOND FLOOR:				991.69	ft²	92.13	m²	
TOTAL GFA:				2399.42	ft²	222.91	m²	
			%				PROPOSED	
BASEMENT:				991.69	ft²	92.13	m²	
MAIN FLOOR:				991.69	ft²	92.13	m²	
SECOND FLOOR:				991.69	ft²	92.13	m²	
TOTAL GFA:				2975.07	ft²	276.39	m²	
LOT COVERAGE:								
			%				EXISTING	
DWELLING FOOTPRINT:			60.0	991.69	ft²	92.13	m²	
TOTAL LOT COVERAGE:					ft²		m²	
			%				PROPOSED	
DWELLING FOOTPRINT:			60.0	991.69	ft²	92.13	m²	
TOTAL LOT COVERAGE:					ft²		m²	



PERSPECTIVE VIEWS

126 CATHARINE STREET N
HAMILTON ON L8R 1J4

e. info@perspectiveviews.com p.289.389.4502

○ GENERAL NOTES:

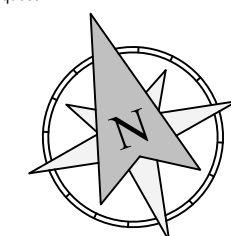
DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL
NOTES AND THE Q.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components.

Unless noted otherwise, no provision has been made in the design for conditions occurring during construction. It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction.

All dimensions are given in imperial units unless otherwise indicated.

All drawings are the property of the Architect / Designer & must be returned upon request.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

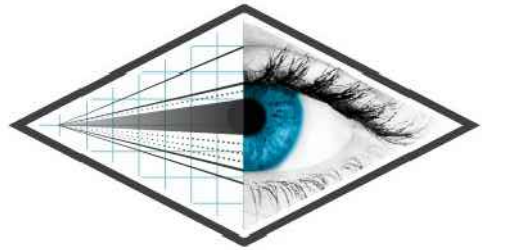
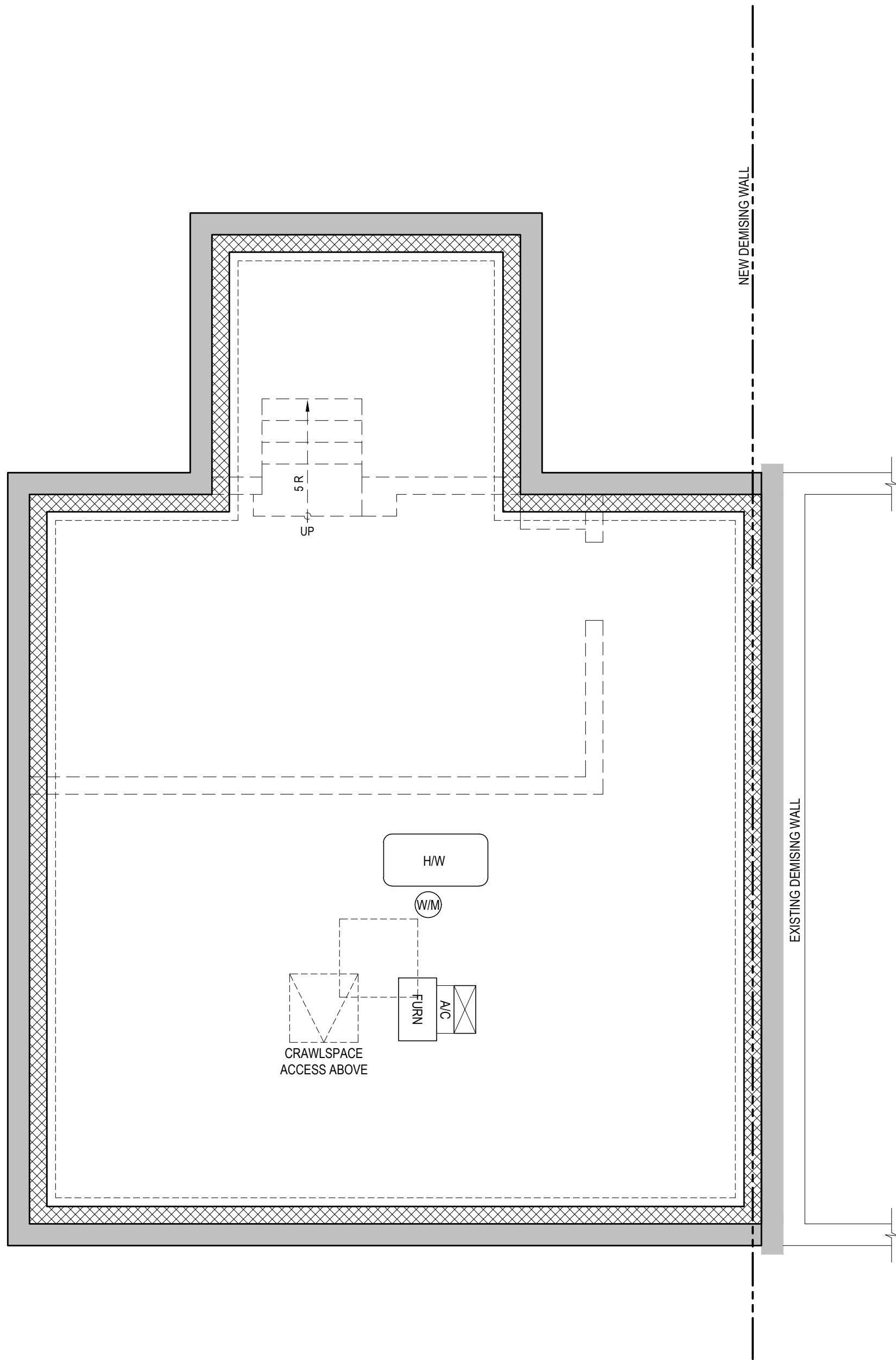
Qualification Information
Required unless design is exempt under Div. C - 3.2.5 of the Building Code

Matthew Ribau		100231
Name	Signature	BCIN

[illegible]

- | | |
|-------------|--|
| PROJECT: | CHR CONTRACTING
EXISTING SITE PLAN
359 WILSON STREET
HAMILTON, ON L8L 1S6 |
| DRAWING: | DEMOLITION BASEMENT FLOOR PLAN
ARCHITECTURAL DRAWINGS |
| SCALE: | 3/32" = 1'-0" |
| DATE: | JANUARY 9, 2020 |
| DW'N BY: | JAMES MACKLEM |
| CHK'D BY: | MATTHEW RIBAU |
| PROJECT No: | PV20-006 |
| DRAWING No: | SP1.0 |

1
A02.1
PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



PERSPECTIVE VIEWS

126 CATHARINE STREET N

HAMILTON ON L8R 1J4

e. info@perspectiveviews.com p.289.389.4502

GENERAL NOTES:

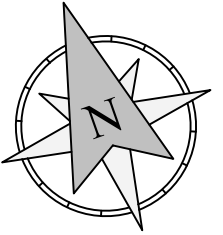
DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL
NOTES AND THE O.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components.

Unless noted otherwise, no provision has been made in the design for conditions occurring during construction. It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction.

All dimensions are given in imperial units unless otherwise indicated.

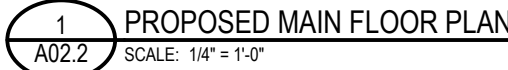
All drawings are the property of the Architect / Designer & must be returned upon request.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
Qualification Information		
Required unless design is exempt under Div. C - 3.2.5 of the Building Code		
Matthew Ribau		100231
Name	Signature	BCIN

No.	REVISION	DATE
1	ISSUED TO ENGINEERING FOR COORD	20/02/19
2	ISSUED FOR BUILDING PERMIT	20/05/25
3	ISSUED FOR MINOR VARIANCE	21/08/04
4	RE-ISSUED FOR MINOR VARIANCE	21/10/25

- PROJECT: CHR CONTRACTING
PROPOSED RESIDENTIAL
359 WILSON STREET
HAMILTON, ON L8L 1S6
- DRAWING: PROPOSED BASEMENT FLOOR PLAN
ARCHITECTURAL DRAWINGS
- SCALE: 1/4" = 1'-0"
- DATE: JANUARY 9, 2020
- DRWN BY: JAMES MACKLEM
- CHKD BY: MATTHEW RIBAU
- PROJECT No: PV20-006
- DRAWING No: A02.1



126 CATHARINE STREET N
HAMILTON ON L8R 1J4

e. info@perspectiveviews.com p.289.389.4502

○ GENERAL NOTES:

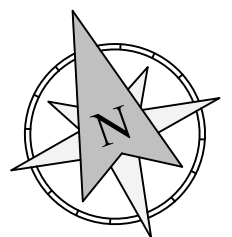
DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL
NOTES AND THE O.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components.

Unless noted otherwise, no provision has been made in the design for conditions occurring during construction. It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction.


All dimensions are given in imperial units unless otherwise indicated.

All drawings are the property of the Architect / Designer & must be returned upon request.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information
Required unless design is exempt under Div. C - 3.2.5 of the Building Code

Matthew Ribau		100231
Name	Signature	BCIN

[illegible]

PROJECT: CHR CONTRACTING
PROPOSED RESIDENTIAL
359 WILSON STREET
HAMILTON, ON L8L 1S6

○ DRAWING: PROPOSED GROUND FLOOR PLAN
ARCHITECTURAL DRAWINGS

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

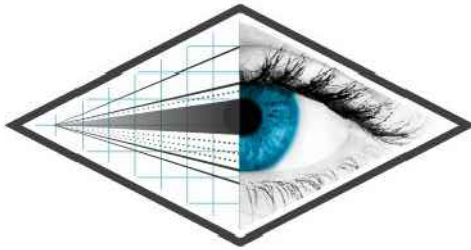
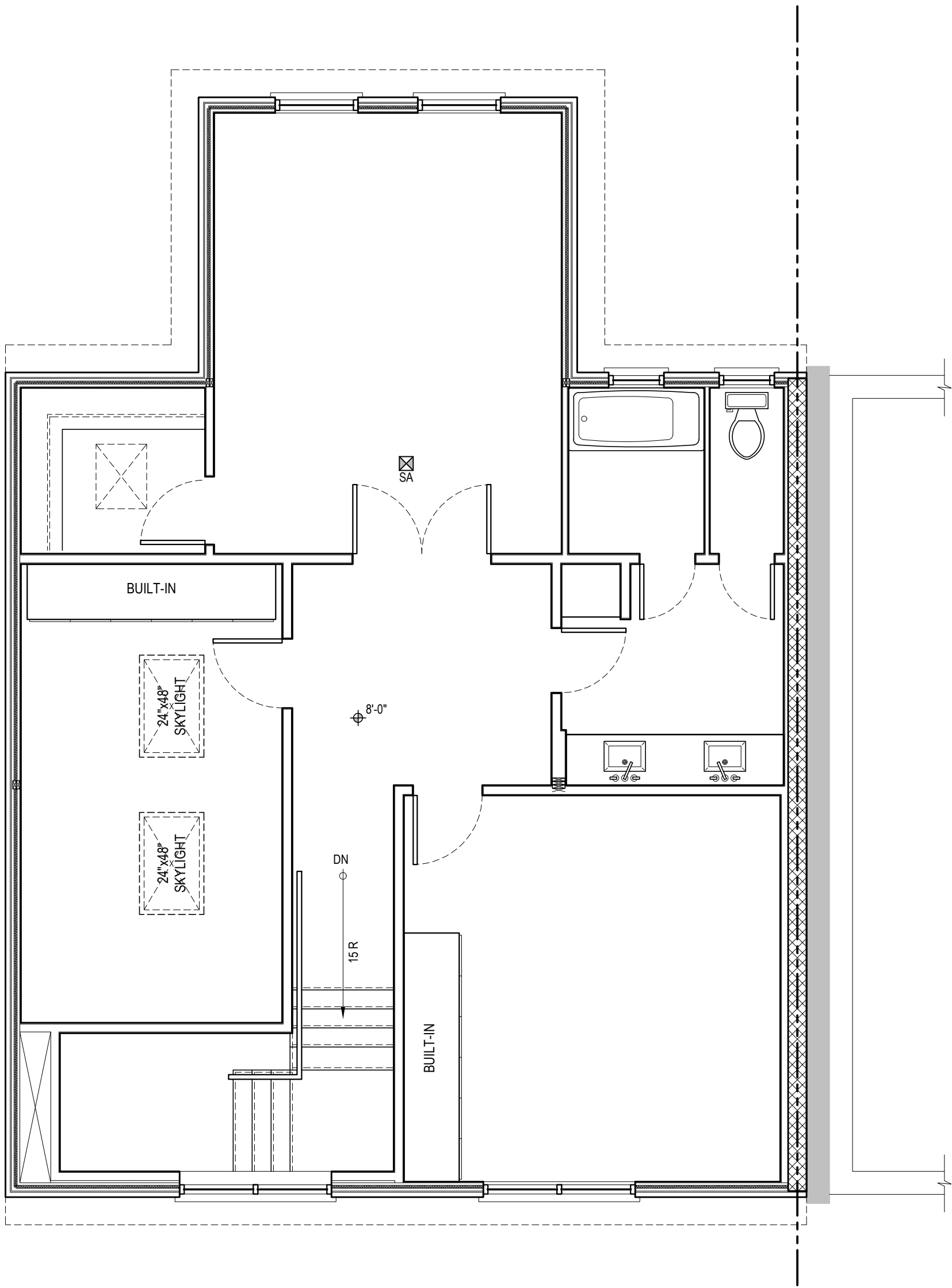
○ DATE: JANUARY 9, 2020

DRW'N BY: JAMES MACKLEM

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV20-006

DRAWING No: A02.2

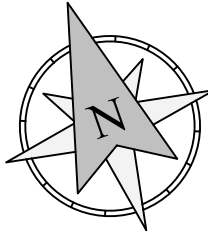


PERSPECTIVE VIEWS

126 CATHARINE STREET N
HAMILTON ON L8R 1J4

e. info@perspectiveviews.com p.289.389.4502

- GENERAL NOTES:
- DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL
NOTES AND THE O.B.C.
- All drawings & information shown on these drawings must be checked &
verified on site prior to construction or fabrication of its components.
- Unless noted otherwise, no provision has been made in the design for
conditions occurring during construction. It shall be the responsibility of
the contractor to provide all necessary bracing, shoring, sheet piling, or
other temporary supports, to safeguard all existing or adjacent structures
affected by construction.
- All dimensions are given in imperial units unless otherwise indicated.
- All drawings are the property of the Architect / Designer & must be
returned upon request.

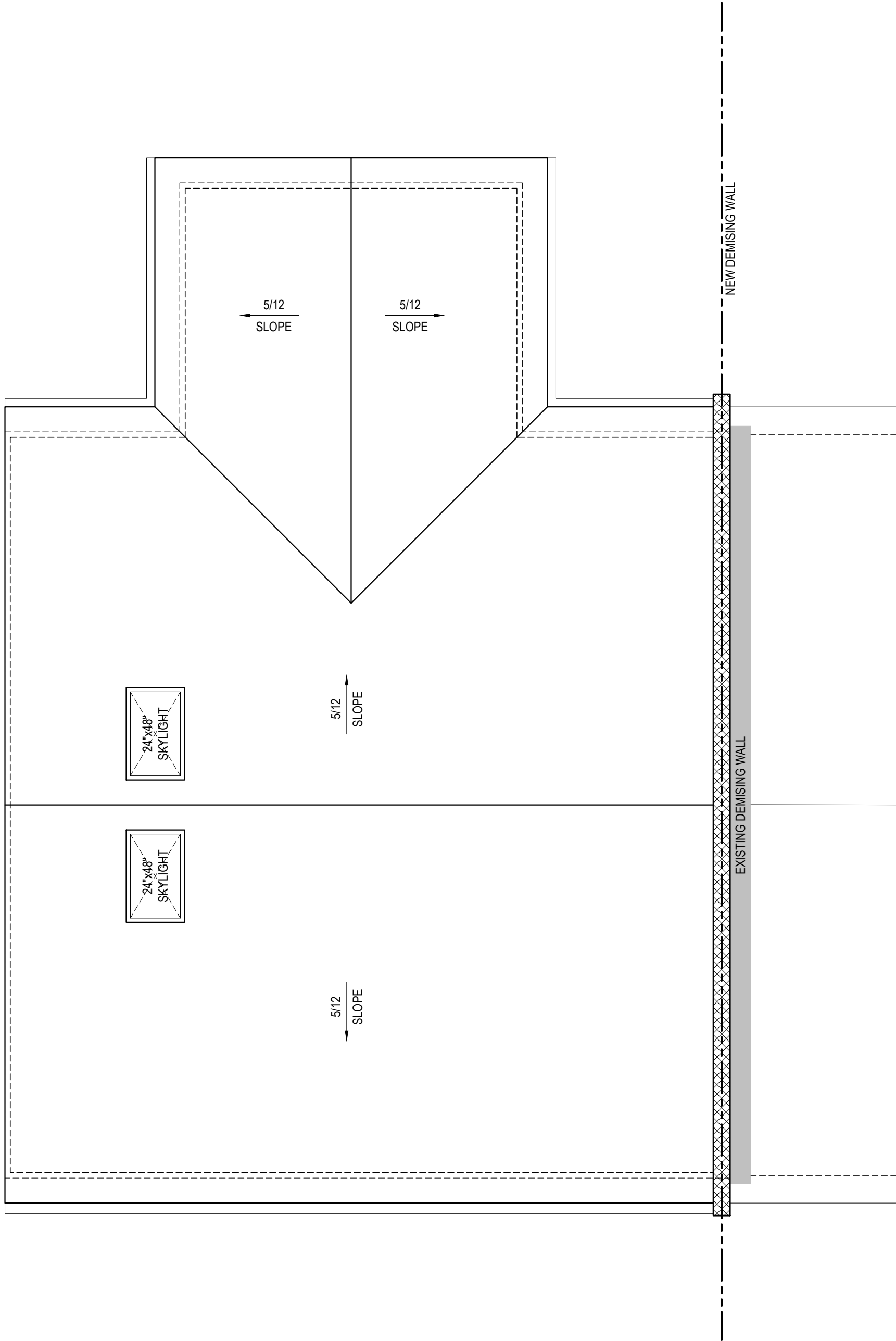


The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
Qualification Information		
Required unless design is exempt under Div. C - 3.2.5 of the Building Code		
Matthew Ribau		100231
Name	Signature	BCIN

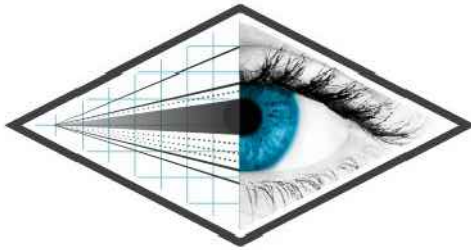
No.	REVISION	DATE
1	ISSUED TO ENGINEERING FOR COORD	20/02/19
2	ISSUED FOR BUILDING PERMIT	20/05/25
3	ISSUED FOR MINOR VARIANCE	21/08/04
4	RE-ISSUED FOR MINOR VARIANCE	21/10/25

- PROJECT: CHR CONTRACTING
PROPOSED RESIDENTIAL
359 WILSON STREET
HAMILTON, ON L8L 1S6
- DRAWING: PROPOSED SECOND FLOOR PLAN
ARCHITECTURAL DRAWINGS
- SCALE: 1/4" = 1'-0"
- DATE: JANUARY 9, 2020
- DRWN BY: JAMES MACKLEM
- CHKD BY: MATTHEW RIBAU
- PROJECT No: PV20-006
- DRAWING No: A02.3

1
A02.4
PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



DENOTES EXISTING TO REMAIN

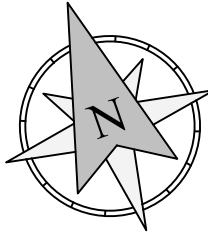


PERSPECTIVE VIEWS

126 CATHARINE STREET N
HAMILTON ON L8R 1J4

e. info@perspectiveviews.com p.289.389.4502

- GENERAL NOTES:
- DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL
NOTES AND THE O.B.C.
- All drawings & information shown on these drawings must be checked &
verified on site prior to construction or fabrication of its components.
- Unless noted otherwise, no provision has been made in the design for
conditions occurring during construction. It shall be the responsibility of
the contractor to provide all necessary bracing, shoring, sheet piling, or
other temporary supports, to safeguard all existing or adjacent structures
affected by construction.
- All dimensions are given in imperial units unless otherwise indicated.
- All drawings are the property of the Architect / Designer & must be
returned upon request.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
Qualification Information Required unless design is exempt under Div. C - 3.2.5 of the Building Code		
Matthew Ribau		100231
Name	Signature	BCIN

No.	REVISION	DATE
1	ISSUED TO ENGINEERING FOR COORD	20/02/19
2	ISSUED FOR BUILDING PERMIT	20/05/25
3	ISSUED FOR MINOR VARIANCE	21/08/04
4	RE-ISSUED FOR MINOR VARIANCE	21/10/25

- PROJECT: CHR CONTRACTING
PROPOSED RESIDENTIAL
359 WILSON STREET
HAMILTON, ON L8L 1S6
- DRAWING: PROPOSED ROOF PLAN
ARCHITECTURAL DRAWINGS
- SCALE: 1/4" = 1'-0"
- DATE: JANUARY 9, 2020
- DRWN BY: JAMES MACKLEM
- CHKD BY: MATTHEW RIBAU
- PROJECT No: PV20-006
- DRAWING No: A02.4

- 24'-7 7/8" [7.52m]

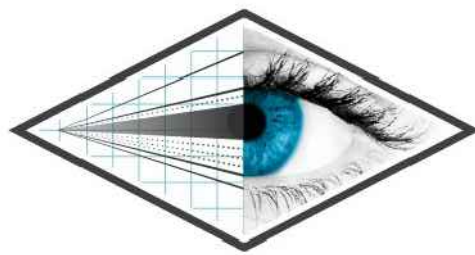
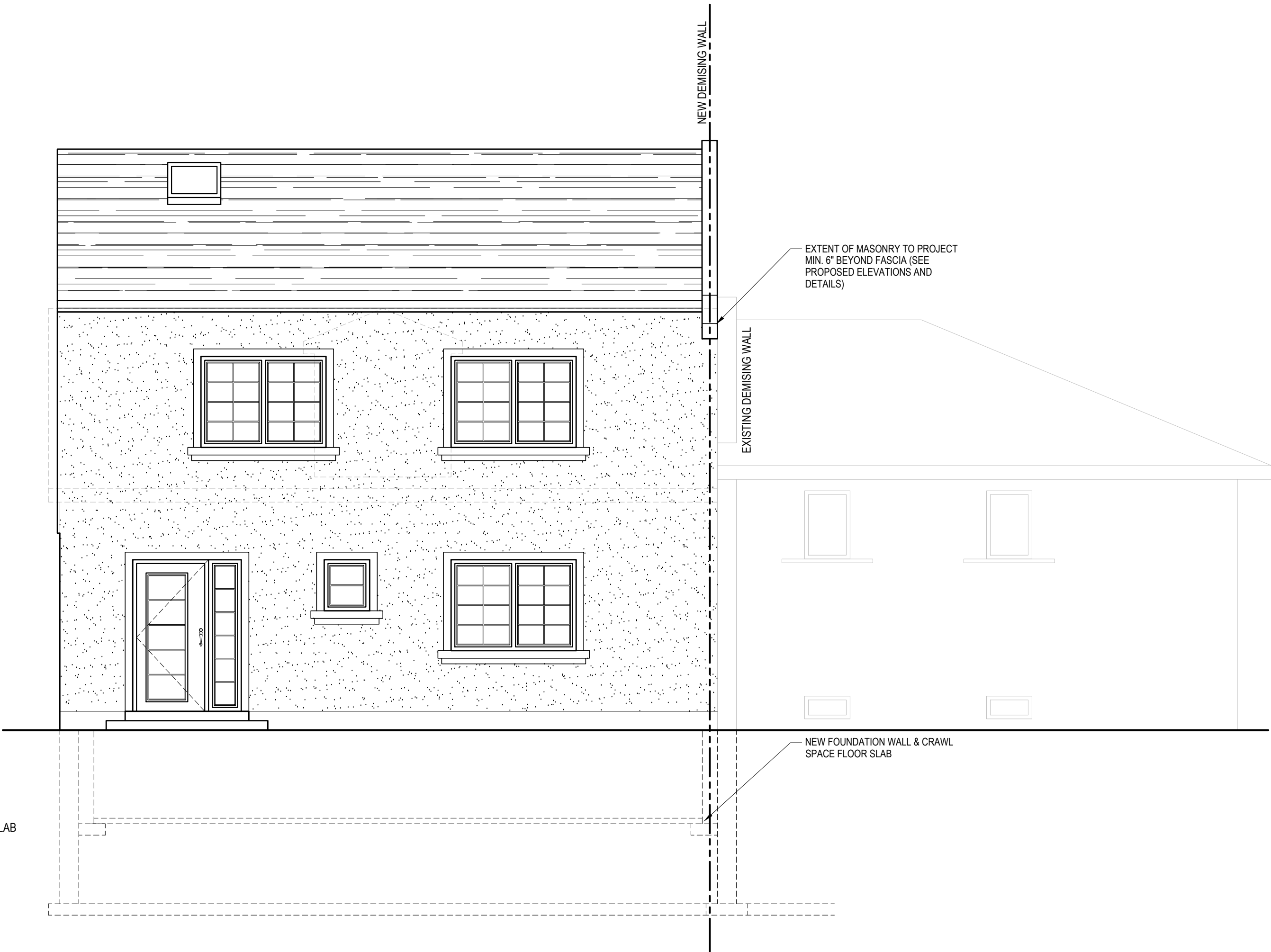
T/O ROOF PEAK
- 17'-8 1/4" [5.39m]

U/S SECOND FLOOR CEILING
- 9'-8 1/4" [2.95m]

PROPOSED SECOND FLOOR
- 0'-0" [0.00m]

PROPOSED GROUND FLOOR
- 4'-8 3/8" [-1.43m]

PROPOSED CRAWLSPACE FLOOR SLAB



PERSPECTIVE VIEWS

126 CATHARINE STREET N
HAMILTON ON L8R 1J4

e. info@perspectiveviews.com p.289.389.4502

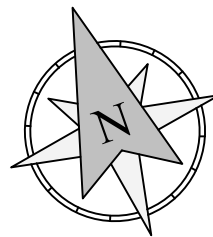
GENERAL NOTES:
DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL
NOTES AND THE O.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components.

Unless noted otherwise, no provision has been made in the design for conditions occurring during construction. It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction.

All dimensions are given in imperial units unless otherwise indicated.

All drawings are the property of the Architect / Designer & must be returned upon request.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
Qualification Information		
Required unless design is exempt under Div. C - 3.2.5 of the Building Code		
Matthew Ribau		100231
Name	Signature	BCIN

No.	REVISION	DATE
1	ISSUED TO ENGINEERING FOR COORD	20/02/19
2	ISSUED FOR BUILDING PERMIT	20/05/25
3	ISSUED FOR MINOR VARIANCE	21/08/04
4	RE-ISSUED FOR MINOR VARIANCE	21/10/25

- PROJECT:

CHR CONTRACTING
PROPOSED RESIDENTIAL
359 WILSON STREET
HAMILTON, ON L8L 1S6
- DRAWING:

PROPOSED FRONT ELEVATION
ARCHITECTURAL DRAWINGS
- SCALE:

1/4" = 1'-0"
- DATE:

JANUARY 9, 2020
- DRWN BY:

JAMES MACKLEM
- CHKD BY:

MATTHEW RIBAU
- PROJECT No:

PV20-006
- DRAWING No:

A03.0



e. info@perspectiveviews.com p.289.389.4502

○ GENERAL NOTES:

DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL
NOTES AND THE Q.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components.

Unless noted otherwise, no provision has been made in the design for conditions occurring during construction. It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction.


All dimensions are given in imperial units unless otherwise indicated.

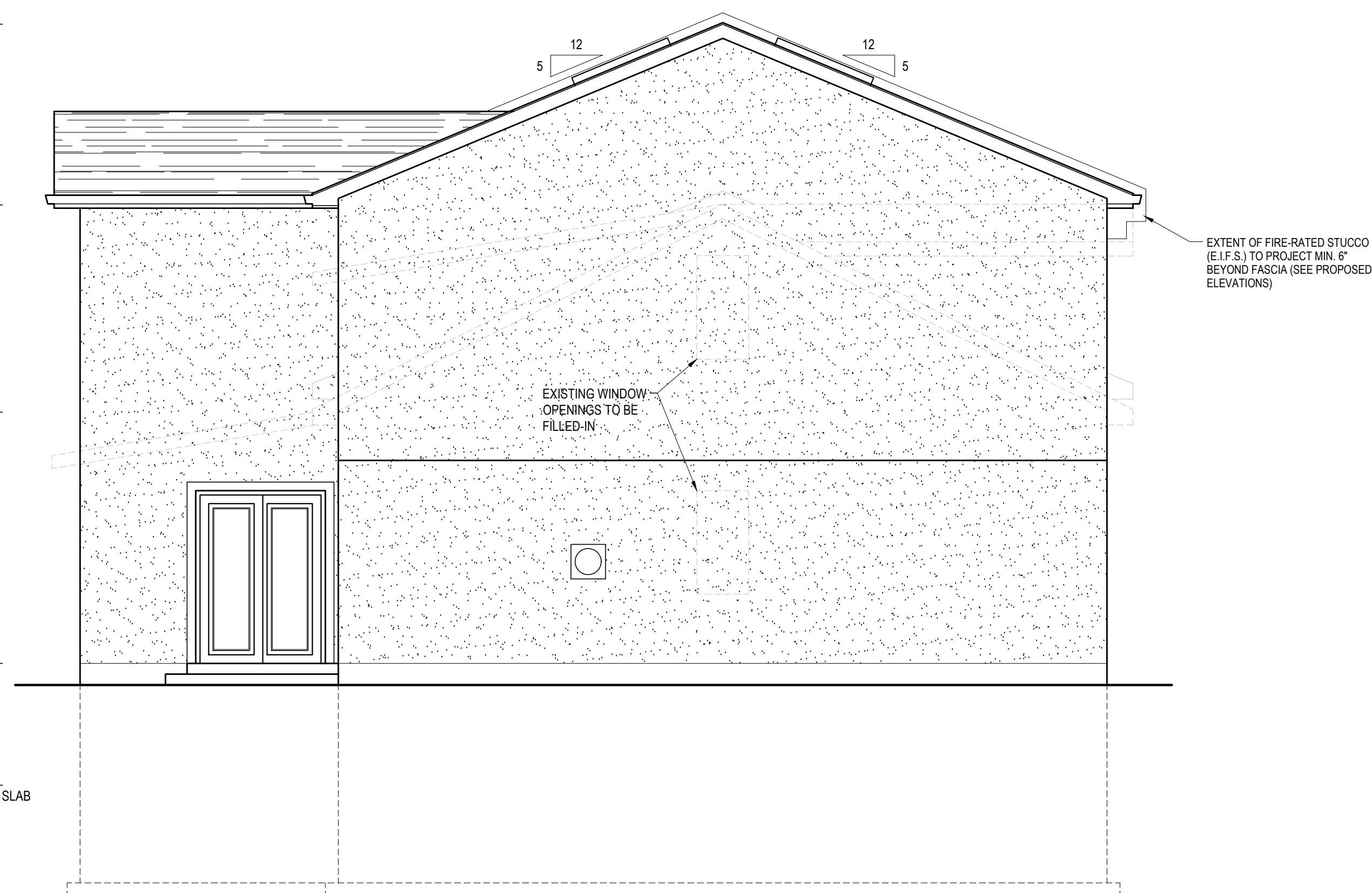
All drawings are the property of the Architect / Designer & must be returned upon request.



PROJECT:	CHR CONTRACTING PROPOSED RESIDENTIAL 359 WILSON STREET HAMILTON, ON L8L 1S6
DRAWING:	PROPOSED SIDE ELEVATION ARCHITECTURAL DRAWINGS
SCALE:	1/4" = 1'-0"
DATE:	JANUARY 9, 2020
DRWN BY:	JAMES MACKLEM
CHK'D BY:	MATTHEW RIBAU
PROJECT No:	PV20-006
DRAWING No:	A03.1

DRAWING No: A03.1


 -4'-8 3/8" [-1.43m]
 PROPOSED CRAWLSPACE FLOOR SLAB



— EXTENT OF FIRE-RATED STUCCO
(E.I.F.S.) TO PROJECT MIN. 6"
BEYOND FASCIA (SEE PROPOSED
ELEVATIONS)

EXISTING WINDOW -
OPENINGS TO BE
FILLED-IN



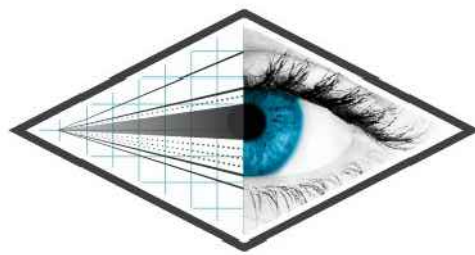
24'-7 7/8" [7.52m]
T/O ROOF PEAK

17'-8 1/4" [5.39m]
U/S SECOND FLOOR CEILING

9'-8 1/4" [2.95m]
PROPOSED SECOND FLOOR

0'-0" [0.00m]
PROPOSED GROUND FLOOR

-4'-8 3/8" [-1.43m]
PROPOSED CRAWLSPACE FLOOR SLAB



PERSPECTIVE VIEWS

126 CATHARINE STREET N
HAMILTON ON L8R 1J4

e. info@perspectiveviews.com p.289.389.4502

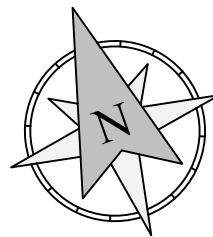
GENERAL NOTES:
DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL
NOTES AND THE O.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components.

Unless noted otherwise, no provision has been made in the design for conditions occurring during construction. It shall be the responsibility of the contractor to provide all necessary bracing, shoring, sheet piling, or other temporary supports, to safeguard all existing or adjacent structures affected by construction.

All dimensions are given in imperial units unless otherwise indicated.

All drawings are the property of the Architect / Designer & must be returned upon request.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
Qualification Information		
Required unless design is exempt under Div. C - 3.2.5 of the Building Code		
Matthew Ribau		100231
Name	Signature	BCIN

No.	REVISION	DATE
1	ISSUED TO ENGINEERING FOR COORD	20/02/19
2	ISSUED FOR BUILDING PERMIT	20/05/25
3	ISSUED FOR MINOR VARIANCE	21/08/04
4	RE-ISSUED FOR MINOR VARIANCE	21/10/25

PROJECT: CHR CONTRACTING
PROPOSED RESIDENTIAL
359 WILSON STREET
HAMILTON, ON L8L 1S6

DRAWING: PROPOSED REAR ELEVATION
ARCHITECTURAL DRAWINGS

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

DATE: JANUARY 9, 2020

DRWN BY: JAMES MACKLEM

CHKD BY: MATTHEW RIBAU

PROJECT No: PV20-006

DRAWING No: A03.2

**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

**Registered
Owners(s)****Applicant(s)*****Agent or
Solicitor**

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:

- 1) 3.89ft (1.19m) front yard setback. (maintain existing main floor setback)
- 2) 0.00ft (0.00m) side yard setback.
- 3) 22.53ft (6.87m) rear yard setback

☐ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?

Existing dwelling setbacks do not comply with zoning requirements for setbacks(existing ground floor of existing dwelling is to remain and will not be demolished).

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**):

Registered Plan 2231

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?

Existing dwelling located in residential neighbourhood.

- 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.

July 8, 2021
Date

Hein Chau
Signature Property Owner(s)
Hien Chau
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	26.23ft (7.99m)
Depth	64ft (19.50m)
Area	0.04 acres (161.874m ²)
Width of street	51.7ft (15.76m) (Approx. based off Hamilton GIS)

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: __

basement floor area = 416.04 SF, ground floor area = 991.69 SF,
second floor area = 991.69 SF, gross floor area = 2399.42 SF, 2 stories,
width = 28'-11", length = 39'-7", height = 20' approx.

Proposed

basement floor area = 416.04 SF, ground floor area = 991.69 SF,
second floor area = 991.69 SF, gross floor area = 2399.42 SF, 2 stories,
width = 28'-11", length = 39'-7", height = 25' approx.

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 = 1.19m,
Side Yard = 0.0m,
Rear Yard = 6.87m

Proposed:

Matches existing dwelling setbacks.

13. Date of acquisition of subject lands:
2019
14. Date of construction of all buildings and structures on subject lands:
Aprx. 1950
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Residential - single family dwelling
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Residential - single family dwelling
17. Length of time the existing uses of the subject property have continued:
18. Municipal services available: (check the appropriate space or spaces)
Water ☒ Connected ☒
Sanitary Sewer ☒ Connected ☒
Storm Sewers ☒
19. Present Official Plan/Secondary Plan provisions applying to the land:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
21. Has the owner previously applied for relief in respect of the subject property?
Yes ☐ No ☒
If the answer is yes, describe briefly.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes ☐ No ☒
23. Additional Information

We are currently in for building permit (20 189307 000 00 DP)
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.