

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.: GL/A-21:427

APPLICANTS: Owner Cachet Developments (Binbrook) Inc.
Agent A.J. Clarke & Associates c/o S. Fraser

SUBJECT PROPERTY: Municipal address **3105 Fletcher Rd., Glanbrook**

ZONING BY-LAW: Zoning By-law Glanbrook Zoning By-law No. 464 and Hamilton Zoning By-law No. 05-200, as Amended by 16-168 as approved by OMB File No. PL150224 (Glanbrook 464) and 16-169 as approved by OMB File No. PL150224 (Hamilton 05-200)

ZONING: "H-R4-295", "H-RM2-296", "H-RM3-297", "H-RM3-298", "H-C3-299", "A1", "P1", "P5" and "I2, 477, H16" district Residential "R4" zone; Residential Multiple "RM2" zone; Residential Multiple "RM3" zone; General Commercial "C3" zone; Agricultural (A1) zone; Neighbourhood Park (P1) zone; Conservation/Hazard Lands (P5) zone and Community Institutional (I2) zone

PROPOSAL: To permit the construction of a single detached dwelling on each of the lots zoned "H-R4-295" pursuant to Draft Plan of Subdivision File No. 25T-201405 notwithstanding that:

1. A minimum 0.6m side yard shall be provided on the garage side and minimum 1.2m side yard shall be provided on the non-garage side. Where a minimum side yard that is less than 1.2m abuts another side yard, a maximum 0.6m wide maintenance easement shall be registered over the adjacent side yard for maintenance purposes only instead of the requirement that a minimum 1.2m side yard shall be provided on the garage side and a minimum 0.6m side yard on non-garage side, subject to a maintenance easement registered on title for any minimum side yard that is less than 1.2m, with said maintenance easement permitting encroachment for maintenance purposes only for no more than 0.6m into the side yard with a side yard setback less than 1.2m and that a 0.6m side yard setback shall not be permitted adjacent to any side lot line less than 1.2m.

NOTE:

- i) The variance was written as requested by the applicant.
- ii) The "H" (Holding) provision shall be removed prior to development of the lots.
- iii) Draft Plan of Subdivision File No. 25T-201405 shall be registered.

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

DATE:	Thursday, January 20th, 2022
TIME:	4:15 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: January 4th, 2022.

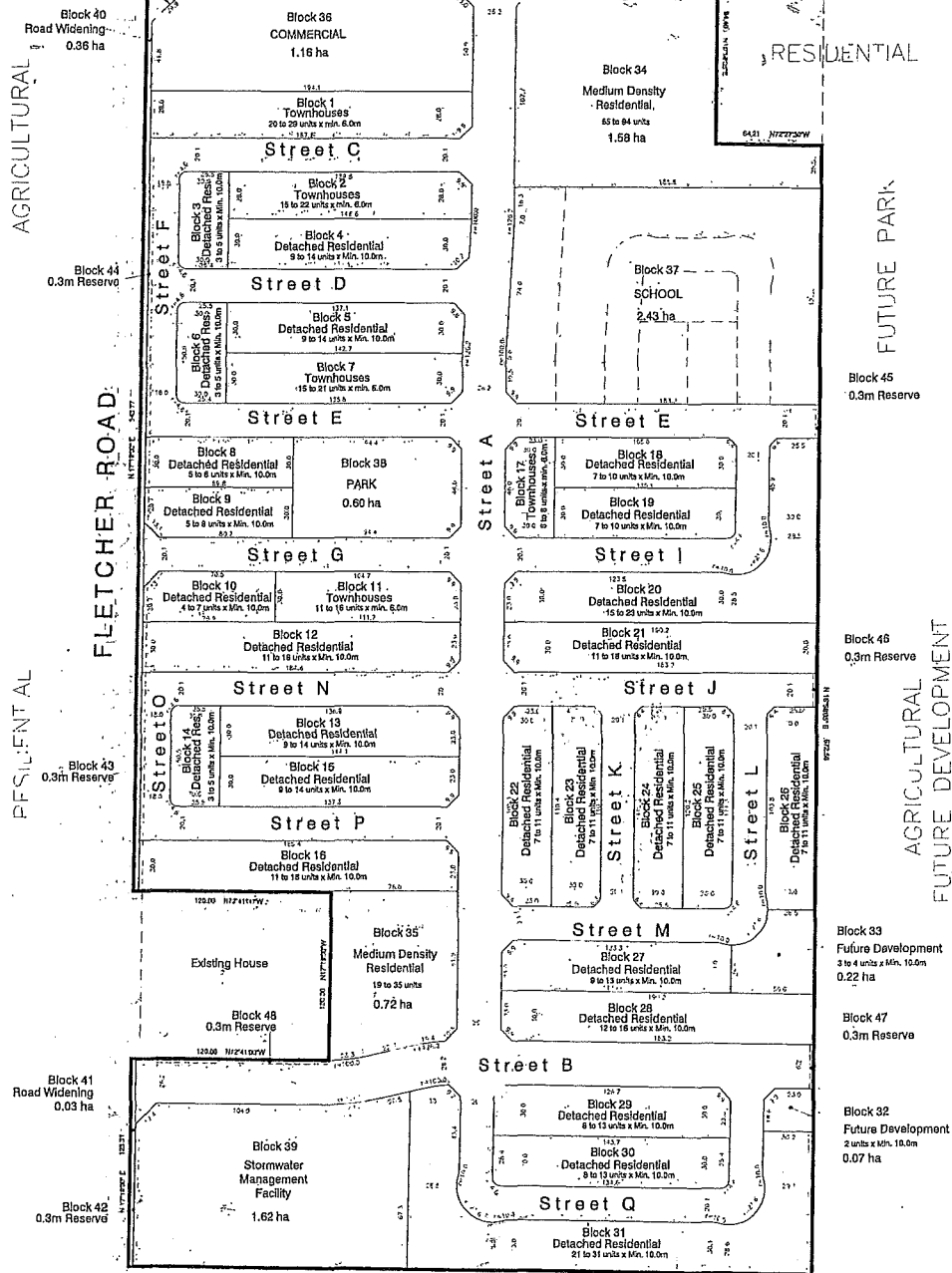
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

OPEN SPACE

RESIDENTIAL

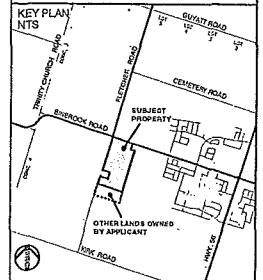
BINBROOK ROAD



DRAFT PLAN OF SUBDIVISION

PART OF LOT 5, BLOCK 4, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF BINBROOK
NOW IN THE CITY OF HAMILTON25T-2014-05
ZAC-14-028
UHOPA-14-014

April 29, 2016



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O., 1990

- (1) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (2) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (3) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (4) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (5) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (6) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (7) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (8) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
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- (10) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (11) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (12) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (13) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (14) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (15) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (16) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.
- (17) ALL LOTS SHALL BE SUBDIVIDED INTO LOTS OF APPROXIMATELY EQUAL SIZE.

SCHEDULE OF LAND USE

LAND USE	BLOCK	AREA (sq. m.)	AREA (ha.)
DETACHED RESIDENTIAL	1-4, 6-10, 12-14	214	10.46
DETACHED RESIDENTIAL	1, 2, 3, 11, 12	91	6.61
FUTURE DEVELOPMENT	33 and 35	9	0.22
EXIST. TOWNHOUSE RES.	24 and 25	24	1.00
CONCRETE	36	114	5.00
VEGETATION	37	5,415	6.00
PARK	38	7,420	1.5
STORMWATER MANAGEMENT	39	17,120	1.62
ROAD WIDENING	40 and 41	0.36	0.01
0.3m RESERVE	42 to 48	0.00	0.01
RANGE (B. 1/4, 2/4, 3/4)	SHEETS 14 to 15	8.54	19.8
TOTAL		3,275	104.7

In addition, reference is made to the following documents:

1. Zoning By-law, 2014

2. Planning Act, R.S.O., 1990

3. Official Plan, 2014

4. Survey Map, 2014

5. Survey Map, 2014

6. Survey Map, 2014

7. Survey Map, 2014

8. Survey Map, 2014

9. Survey Map, 2014

10. Survey Map, 2014

11. Survey Map, 2014

12. Survey Map, 2014

13. Survey Map, 2014

14. Survey Map, 2014

15. Survey Map, 2014

16. Survey Map, 2014

17. Survey Map, 2014

18. Survey Map, 2014

19. Survey Map, 2014

20. Survey Map, 2014

21. Survey Map, 2014

22. Survey Map, 2014

23. Survey Map, 2014

24. Survey Map, 2014

25. Survey Map, 2014

26. Survey Map, 2014

27. Survey Map, 2014

28. Survey Map, 2014

29. Survey Map, 2014

30. Survey Map, 2014

31. Survey Map, 2014

32. Survey Map, 2014

33. Survey Map, 2014

34. Survey Map, 2014

35. Survey Map, 2014

36. Survey Map, 2014

37. Survey Map, 2014

38. Survey Map, 2014

39. Survey Map, 2014

40. Survey Map, 2014

41. Survey Map, 2014

42. Survey Map, 2014

43. Survey Map, 2014

44. Survey Map, 2014

45. Survey Map, 2014

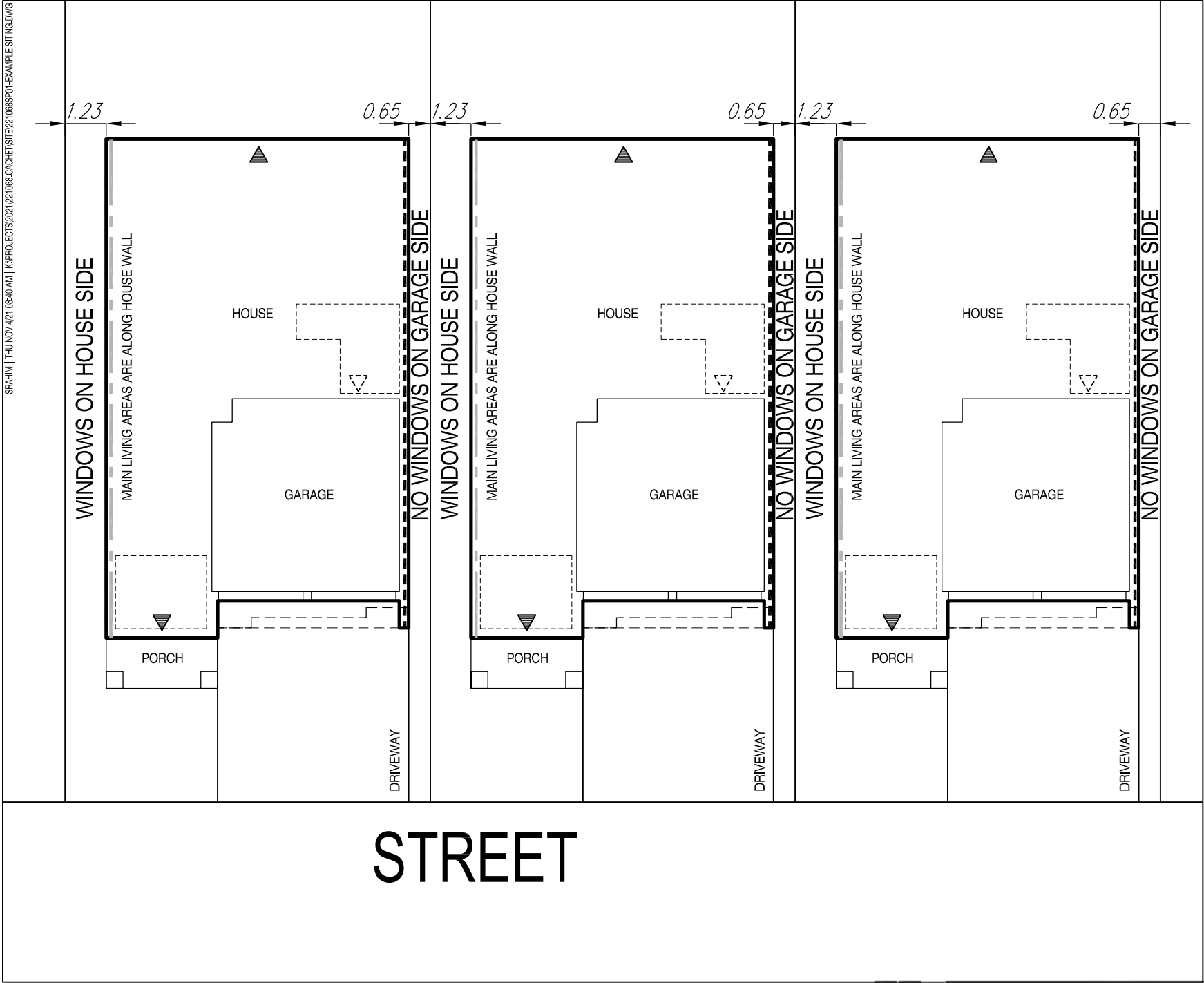
46. Survey Map, 2014

47. Survey Map, 2014

48. Survey Map, 2014

49. Survey Map, 2014

50. Survey Map, 2014



ZONING STANDARD AS PER ZONE SITE SPECIFIC BY-LAW-xx
TO AMEND ZONING BY-LAW NO. 464

ZONE = R4-295

FRONT YARD = 4.5m TO MAIN HOUSE WALL
= 6.0m TO GARAGE WALL

REAR YARD = 7.5m TO MAIN WALL

SIDE YARD = 0.6m GARAGE SIDE WALL
= 1.2m HOUSE SIDE WALL

THE REASON WE ASK FOR THIS MINOR VARIANCE IS TO
ALLOW WINDOWS IN MAIN LIVING HEADQUARTERS OF
THESE HOMES.

IF THE HOUSE IS SITED AT 1.2m ON GARAGE WALL AND
0.6m ON HOUSE SIDE, WE WILL LOSE THE POTENTIAL OF
WINDOWS ON THE MAIN SIDE OF THE HOUSE. THIS
RESULTS IN PUTTING WINDOWS IN AREAS OF THE HOME
THAT ARE NOT USED AS MUCH...



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 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)		
Applicant(s)*		
Agent or Solicitor		

Note: Unless otherwise requested all communications will be sent to the agent, if any. Please send all communications to both Agent and Owner.

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

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:

Approved By-Law No. 16-168 zones the Detached Residential blocks on approved Draft Plan of Subdivision 25T-2014-05 as H-R4-295, which requires a Minimum Side Yard of 1.2 m on the garage side and 0.6 m on the non-garage side. We are requesting relief from the by-law in order to permit a minimum Side Yard of 0.6 m on the garage side and 1.2 m on the non-garage side.

☐ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Please see attached cover letter.

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):

3105 Fletcher Road, Binbrook

PT LT 5 BLK 4 CON 4 BINBROOK, BEING PARTS 1,2,3 62R20456; S/T EASM'T IN GROSS OVER PART 2 62R20456 AS IN BN7298

Approved draft plan of subdivision 25T-2014-05

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?

Phase 1 Environmental Site Assessment Report by EXP, dated September 9, 2021.

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. N/A

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.

November 16, 2021

Date



Signature Property Owner(s)

Cachet Developments (Binbrook) Inc. (Ramsey Shaheen)

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>+/- 345 m</u>
Depth	<u>+/- 924 m</u>
Area	<u>89.8 acres</u>
Width of street	<u>See attached approved draft plan of subdivision</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: _

N/A

Proposed

Single Detached Dwellings

Approximate gross floor area = 1,600 to 3,000 square feet

Approximate ground floor area = 135 to 155 square metres

Width, length and height of buildings are as per the approved zoning (H-R4-295).

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

Existing:

N/A

Proposed:

Please refer to zone H-R4-295 within zoning by-law 16-168, approved by the Ontario Municipal Board.

13. Date of acquisition of subject lands:
November 15, 2021
14. Date of construction of all buildings and structures on subject lands:
Construction anticipated to commence in 2023.
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Agricultural
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Existing properties to the north, south east and west are agricultural.
17. Length of time the existing uses of the subject property have continued:
The subject property has always been agricultural.
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|--------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
Official Plan designation - Neighbourhoods
Binbrook Village Secondary Plan designation - Low Density Residential 2e
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Approved By-Law No. 16-168 zones the Detached Residential blocks on approved Draft Plan of Subdivision 25T-2014-05 as H-R4-295, which requires a Minimum Side Yard of 1.2 m on the garage side and 0.6 m on the non-garage side, which we are requesting relief from to permit a Minimum Side Yard of 0.6 m on the garage side and 1.2 m on the non-garage side.
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.



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

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

November 24, 2021

Attn: Jamila Sheffield, Secretary-Treasurer
Delivered via e-mail: Jamila.Sheffield@hamilton.ca

Re: 3105 Fletcher Road, Hamilton (Binbrook) – Minor Variance Application

Dear Madam:

A. J. Clarke and Associates Ltd. has been retained by the owners of 3105 Fletcher Road for the purposes of submitting the enclosed Minor Variance Application. Below is a summary of the materials submitted to your attention:

- One (1) electronic copy of the completed and signed Minor Variance Application form;
- One (1) cheque in the amount of \$3,320 representing the required application fee;
- One (1) electronic copy of the Draft Plan of Subdivision;
- One (1) electronic copy of the intended Architectural Plans used by the owner/applicant in other projects.

The lands that are subject to the requested Minor Variance are designated “Neighbourhoods” on Schedule E-1 of the Urban Hamilton Official Plan, “Low Density Residential 2e” as per the Binbrook Village Secondary Plan, and are zoned “H-R4-295; Holding - Residential” Zone in the Township of Glanbrook Zoning By-law 464. Additionally, By-laws 16-167, 16-168, and 16-169 were previously approved by the Ontario Municipal Board (OMB) under Case Number: PL150224. The existing “H-R4-295” zone contains the following provision:

(e) Minimum Side Yard

- i. 1.2 m on the garage side and 0.6 m on non-garage side, subject to a maintenance easement registered on title for any minimum side yard that is less than 1.2 m, with said maintenance easement permitting encroachment for maintenance purposes only for no more than 0.6m into the side yard with a side yard setback less than 1.2m. A 0.6 m side yard setback shall not be permitted adjacent to any side lot line less than 1.2 m.



Typically, single-detached residential zones in the City of Hamilton allow for flexibility with respect to the orientation of the 0.6 m and 1.2 m side yard (refer to By-law No's 04-173, 05-349 and 07-196 as examples), whereas the existing "H-R4-295" zone prohibits the typical side yard orientation of 1.2m on the non-garage side and 0.6 m on the garage side. A 0.6 m side yard is prohibitive to windows, therefore if the 0.6 m side yard were applied to the non-garage side of the dwelling, the result would be no windows within the main living spaces of the dwelling. This severely compromises the building floor plans, as demonstrated in the concurrently submitted architectural plans.

Minor Variance

The intent of the application is to permit a Minor Variance to the existing Minimum Side Yard provision of the "H-R4-295" zone for the subject lands. The required variances are as follows:

1. To permit the 0.6 metre side yard setback within the "H-R4-295" zone to be on the garage-side instead of the non-garage side of the dwelling, subject to a maintenance easement being registered on title.
2. To permit the 1.2m metre side yard setback to be on the non-garage side instead of the garage-side of the dwelling.

This minor variance application is made under the authority of Section 45(1) of the Planning Act. Accordingly, a Minor Variance must meet the requisite four tests as described in Section 45 (1) of the Act. The tests and professional planning opinion are outlined below:

1. Do the proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan.

The proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan as the subject site is designated "Neighbourhoods", which permits residential development. Further, the subject site is also designated "Low Density Residential 2e" as per the Binbrook Village Secondary Plan, which permits a range and mix of residential housing types, including single-detached dwellings.

The variance will provide relief from the "H-R4-295" zone by permitting a minimum side yard of 0.6m on the garage-side, and 1.2m on the non-garage-side of the dwelling, consistent with other single detached residential zones across the City of Hamilton. The current provisions require a minimum side yard of 1.2m on the garage-side, and 0.6m on the non-garage-side of the dwelling.



The side yard regulation is a zoning requirement intended to ensure that adequate separation distance between single-detached dwellings is provided, as well as ensuring proper drainage between buildings and maintenance to the side of the homeowner's dwelling. The current zoning regulation already permits the reduced side yard of 0.6m and requires a maintenance easement to be registered on title to enable the abutting homeowner to have access to maintain that portion of their home that is restricted by the reduced side yard. The only distinction in the requested Minor Variance from what already is permitted, is the side of the dwelling in which the side yard will be reduced. By having the 0.6 m side yard on the garage side and 1.2 m side yard on the non-garage side, it allows for windows to be located on the non-garage side, where the bulk of the living space is located within the dwelling, allowing for a more desirable and liveable housing product. This is consistent with other single detached residential zones across the City of Hamilton.

Based on the above, it is my professional opinion that the proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan.

2. Do the proposed variances maintain the intent and purpose of the Township of Glanbrook Zoning By-law 464 (i.e., By-law 16-168 approved by the OMB)?

A change to the location of the reduced 0.6m side yard is requested to facilitate the construction of single-detached dwellings on the subject lands. The variance will provide relief from the "H-R4-295" zone by permitting a minimum side yard of 0.6m on the garage-side, and 1.2m on the non-garage-side of the dwelling.

The side yard regulation is a zoning requirement intended to ensure that adequate separation distance between single-detached dwellings is provided as well as ensuring proper drainage between buildings and maintenance to the side of the homeowner's dwelling. The current zoning regulation already permits the reduced side yard of 0.6m and requires a maintenance easement to be registered on title to enable the abutting homeowner to have access to maintain that portion of their home that is restricted by the reduced side yard. The only distinction in this requested variance, from what already is permitted, is the side of the dwelling in which the side yard will be reduced. By having the reduced side yard on the garage side, it allows for additional windows on the non-garage side of the dwelling where the bulk of the living space is located, allowing for a more desirable and liveable housing product. This is consistent with other single detached residential zones across the City of Hamilton.

The current zoning by-law is simply being modified to enable a greater number of windows on the non-garage side where the bulk of the living space is contained within the dwelling. As a result, the intent and purpose of the zoning by-law is maintained as the functionality of the lots zoned "H-R4-295" will remain the same, the only change to the current by-law is what side of the lot the reduced side yard setback is on.



3. Are the proposed variances appropriate for the development of the subject lands?

The variances requested are simply taking the existing side yard setback regulations within the "H-R4-295" zone and changing which location of the lot the 0.6m setback is on. Furthermore, the current zoning requires a maintenance easement registered on title for any minimum side yard that is less than 1.2m, with said maintenance easement permitting encroachment for maintenance purposes only. The only change to what is currently permitted in the zoning by-law is the orientation of the side yards on the lot. The variance requested will still permit access for maintenance purposes on the reduced side yard and will ensure appropriate drainage is provided by ensuring at least a 1.2m side yard setback where it abuts the 0.6m setback. The variances are therefore appropriate for the development of the subject lands. This is consistent with other single detached residential zones across the City of Hamilton.

4. Are the proposed variances minor in nature?

The reduced side yard of 0.6m is already a zoning regulation for the "H-R4-295" zone and therefore will help to establish the single-detached scale and character of this neighbourhood. There are no perceived impacts stemming from the variance to the side yard on the non-garage side of the lot, as it is in keeping with the general built form for single-detached dwellings within this neighbourhood. There are no perceived impacts on the neighbourhood stemming from the proposed change to the location of the reduced side yard setback, and it will help to provide more windows for living space on the non garage side of the dwelling. Accordingly, it is my professional planning opinion that the variances are minor in nature.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available Committee of Adjustment hearing date. If you have any questions or require additional information, please do not hesitate to contact this office.

Yours truly,

Stephen Fraser MCIP, RPP
Principal, Planner
A. J. Clarke and Associates Ltd.

Copy via email: Cachet Developments (Binbrook) Inc. Attn: Andrew Eldebs