



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-22:12

APPLICANTS: Owners E. MacKay & J. Medeiros

SUBJECT PROPERTY: Municipal address **14 Bruce St., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 21-076

ZONING: "D" (Urban Protected Residential) district

PROPOSAL: To permit an accessory building with a Secondary Dwelling Unit– Detached on the second floor for a single family dwelling, notwithstanding that:

1. The minimum side yard shall be 0.75 metres for the existing dwelling and 1.2 metres for the proposed Secondary Dwelling Unit – Detached, instead of the minimum required 1.2 metre side yard;
2. The maximum lot coverage of all Accessory Buildings and a Secondary Dwelling Unit - Detached shall be 30% instead of the required 25% of the total lot area;
3. An unobstructed path from a Front Lot Line to the entrance of the Secondary Dwelling Unit – Detached shall be a minimum 0.75 metres in width instead of the minimum required 1.0 metre width.

NOTES:

1. The requested variances are intended to address the proposed Secondary Dwelling Unit– Detached with respect to amending By-law 21-076, but were not specifically identified by the applicant. The variances provided were identified through the review of the applicant’s submitted plans.
2. The property is a through lot with frontages along Bruce Street and Hess Street South. By-law 21-076 directs that for through lots, the front lot line shall be deemed to be the lot line where the front entrance of the existing principal dwelling faces, the lot line opposite the front lot line shall be deemed the rear lot line, and all other lot lines shall be deemed the side lot lines. Therefore, for the proposed variances, Bruce Street is recognized as the front lot line and Hess Street South the rear lot line.
3. The City’s Geographic Information System recognizes the existing accessory building as a separate parcel known municipally as 309 Hess Street South. The balance of the property is recognized as 14 Bruce Street. Additional information would be required to determine if this information is current or whether the parcels have been merged. The zoning by-law requires that the lots shall be under consolidated ownership.

4. The single detached dwelling and existing accessory building are recognized as being Registered (non-designated) Heritage properties by the City of Hamilton.

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

DATE: Thursday, February 17th, 2022
TIME: 1:50 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

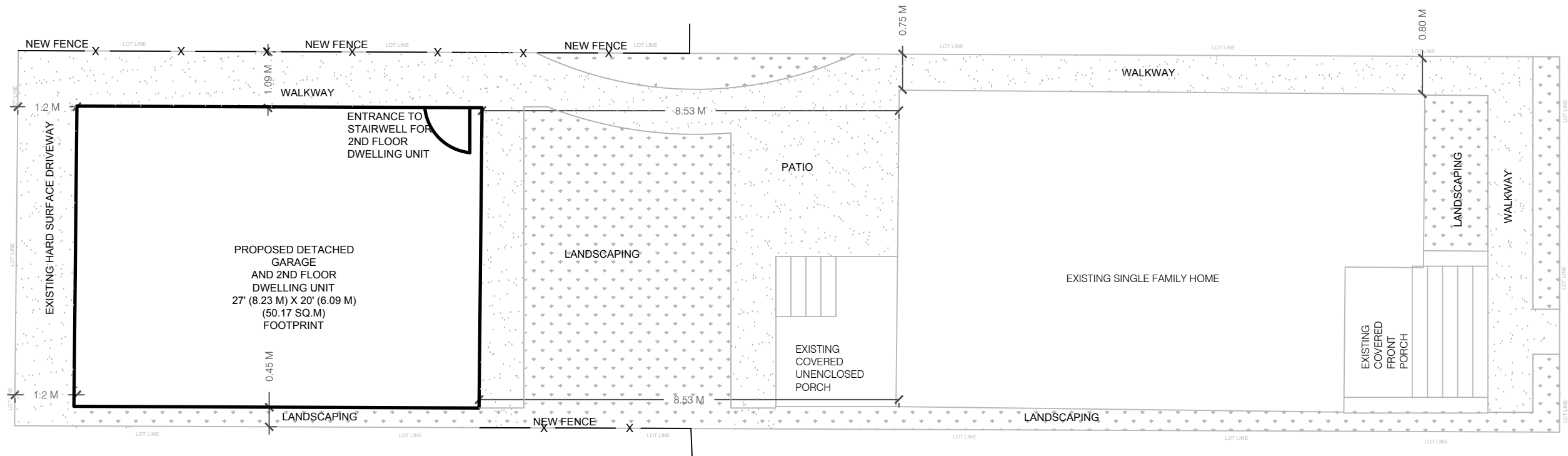
DATED: February 1st, 2022.

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.

SITE PLAN DEMO NOTES:

- ITEMS SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL. REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
- VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
- ALL CONCRETE AND ASPHALT REMOVAL SHALL BE SAW CUT. EDGES OF MATERIAL TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES TO BE DONE WITH CARE AND AT NO COST TO THE OWNER.
- ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND/OR LANDSCAPE ARCHITECT.
- REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
- CONTACT THE LOCAL UNDERGROUND SERVICE OFFICE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND/OR LANDSCAPE ARCHITECT.
- NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES



ZONING AND SITE STATISTICS PROPOSED DETACHED GARAGE WITH SECOND FLOOR DETACHED DWELLING UNIT

LOT AREA (m ²)	239.46 [2577.5 SQ.FT)	REQUIRED	PROPOSED
LOT FRONTAGE (m)	7.62	FRONT YARD	NA
		SIDE YARD	1.2 M MIN
		REAR YARD (HESS ST S)	1.2 M MIN
GROSS FLOOR AREA		LANDSCAPED AREA	20 SQ. M MIN
		PARKING SPOTS	1
		LOT COVERAGE (%)	30% MAX (148.96 SQ.M)
		BUILDING HEIGHT	6.0 M MAX



www.nichefordesign.com
info@nichefordesign.com

HAMILTON, ON

905-379-0792

No.	Description:	Date:
-	--	--

PROJECT:
GARAGE
ADDRESS:
14 BRUCE ST

DRAWING TITLE:
SITE PLAN & STATISTICS

DRAWN BY:
EM

CHECKED BY:
EM

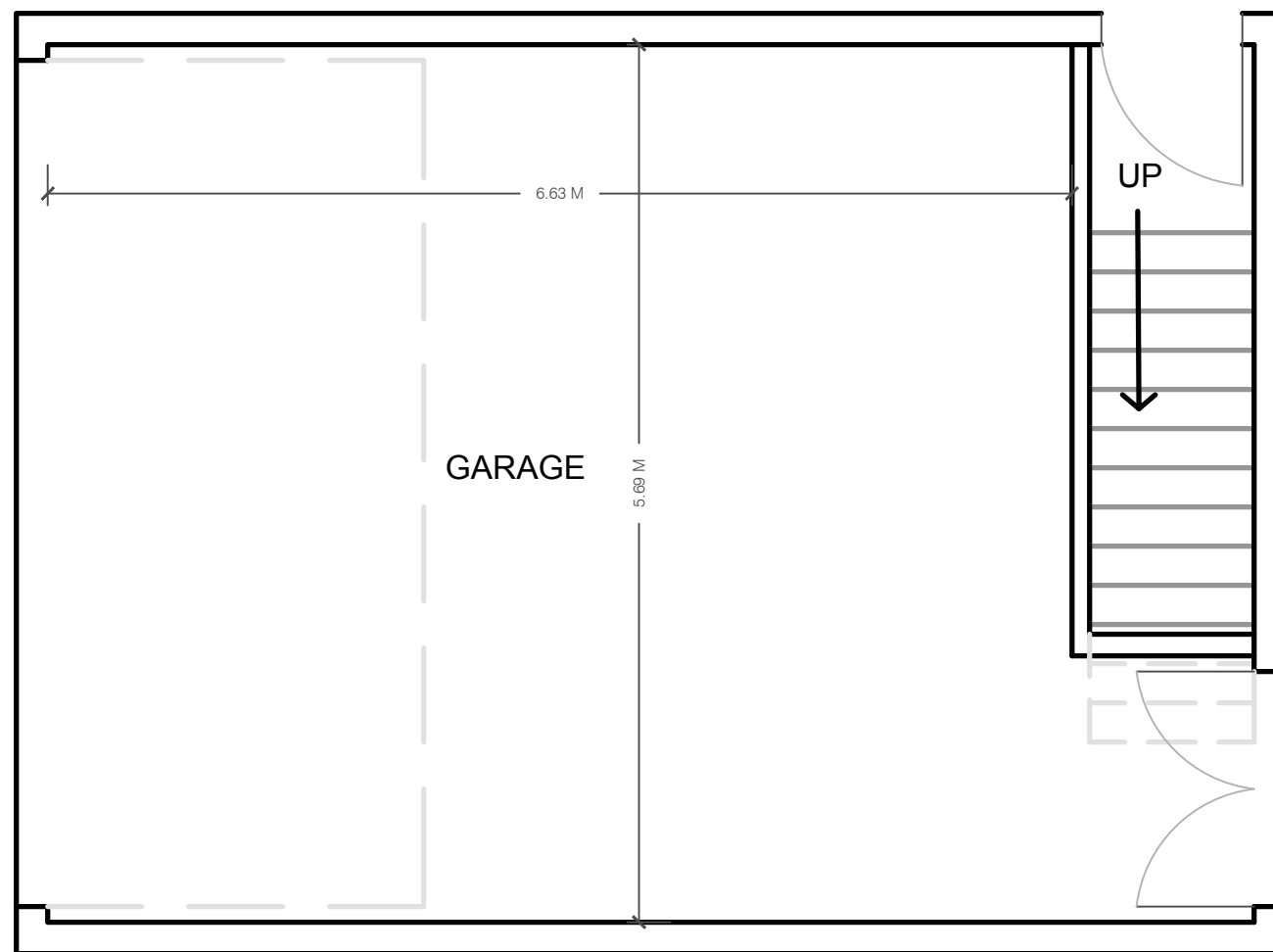
DATE:
10.23.21

SCALE:
1/8" = 1'-0"

DRAWING #:
A001

HESS STREET SOUTH

BRUCE STREET



MAIN FLOOR

AREA: 429 SF (39.85 SQ.M)

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No.	Description:	Date:

PROJECT:
GARAGE
ADDRESS:
14 BRUCE ST

DRAWING TITLE:
PROPOSED-MAIN FLOOR

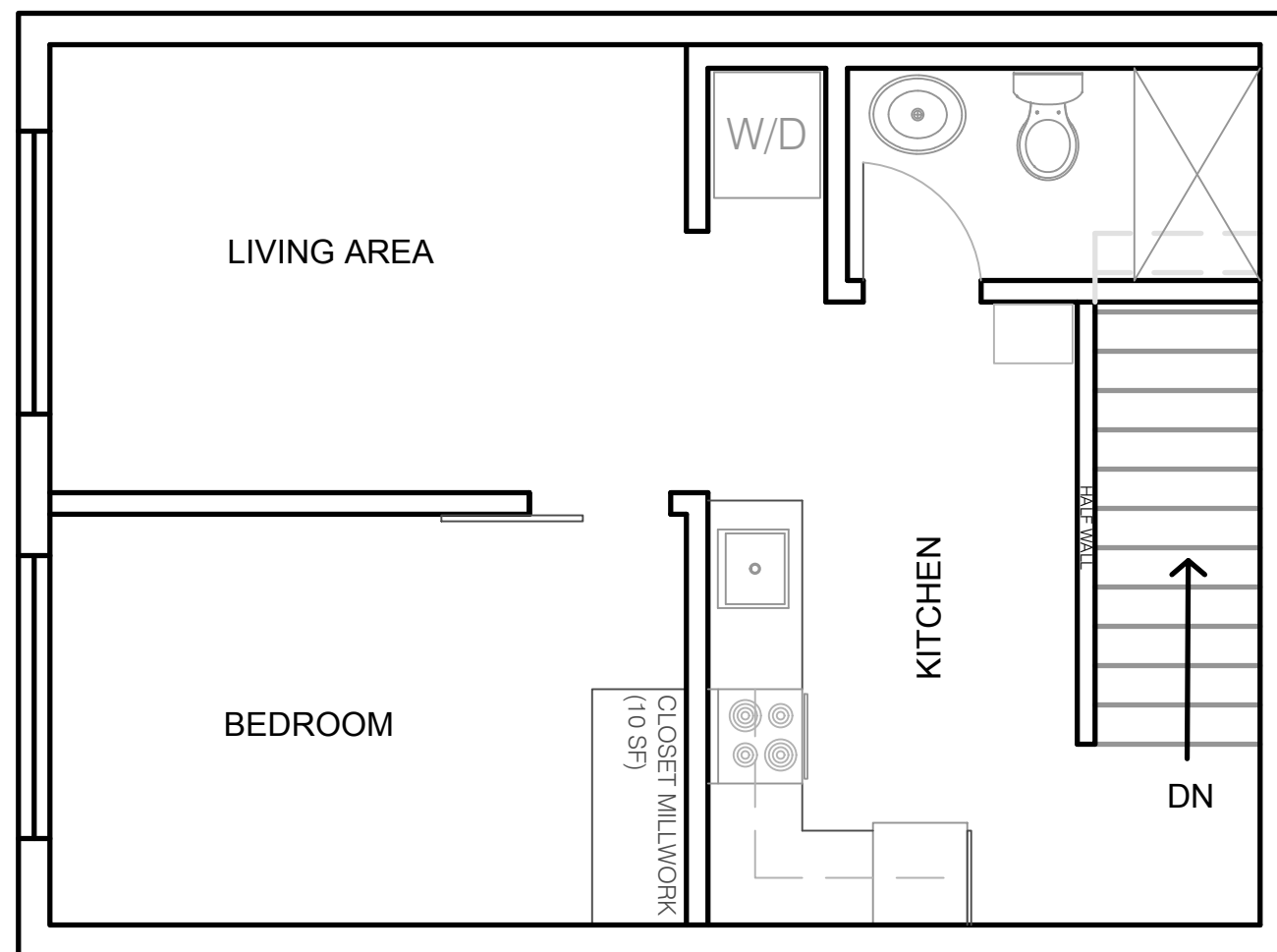
DRAWN BY:
EM

CHECKED BY:
EM

DATE:
10.23.21

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

DRAWING #:
A201



SECOND FLOOR

AREA: 446 SF (41.44 SQ.M)

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No.	Description:	Date:

PROJECT:
GARAGE
ADDRESS:
14 BRUCE ST

DRAWING TITLE:
PROPOSED- SECOND FLOOR

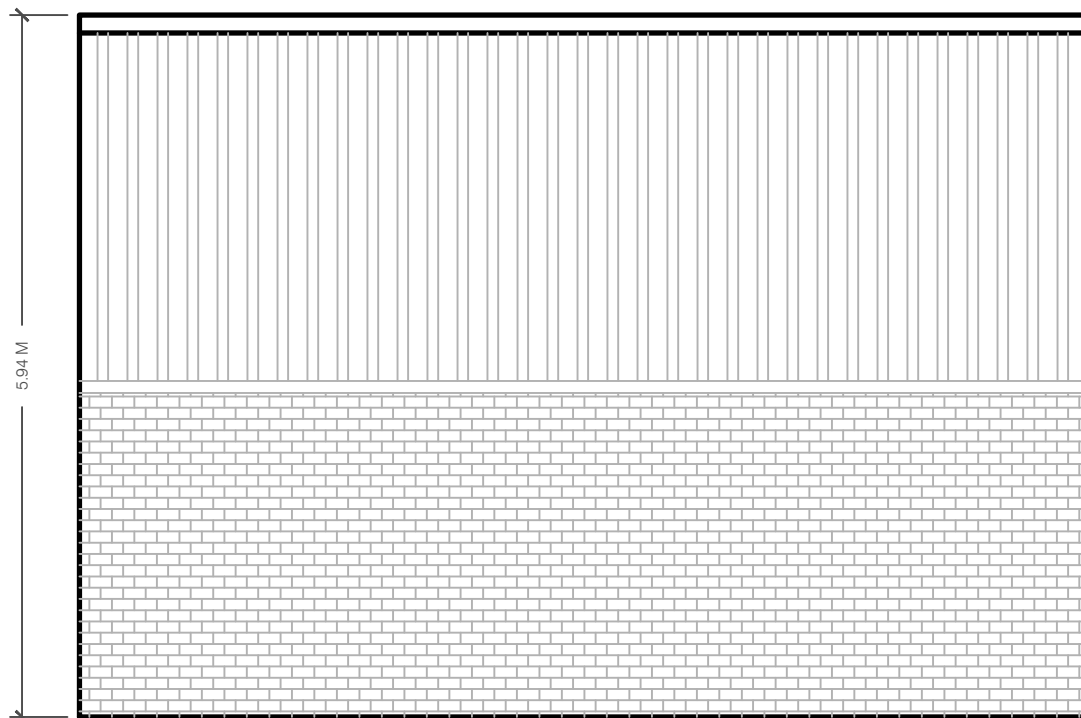
DRAWN BY:
EM

CHECKED BY:
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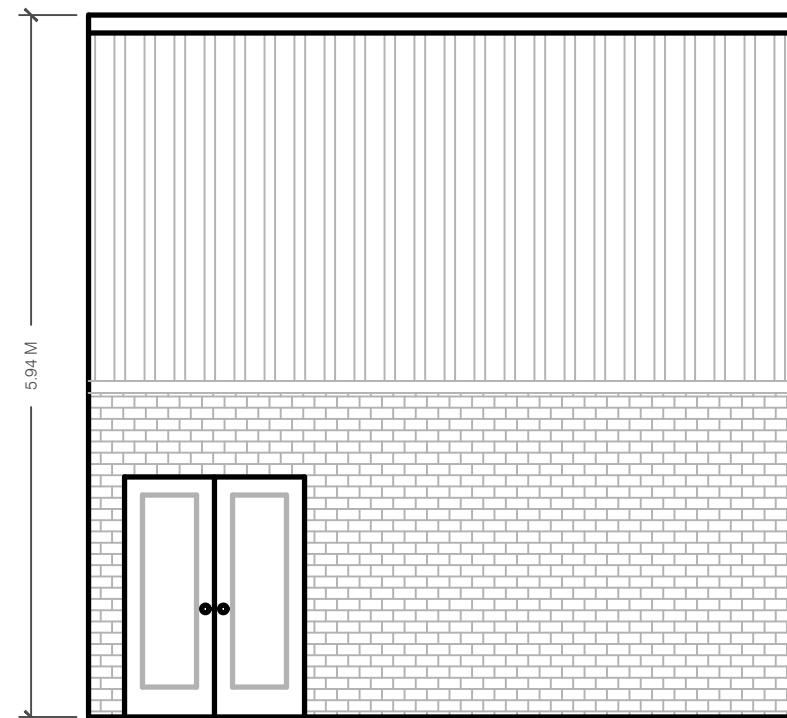
DATE:
10.23.21

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

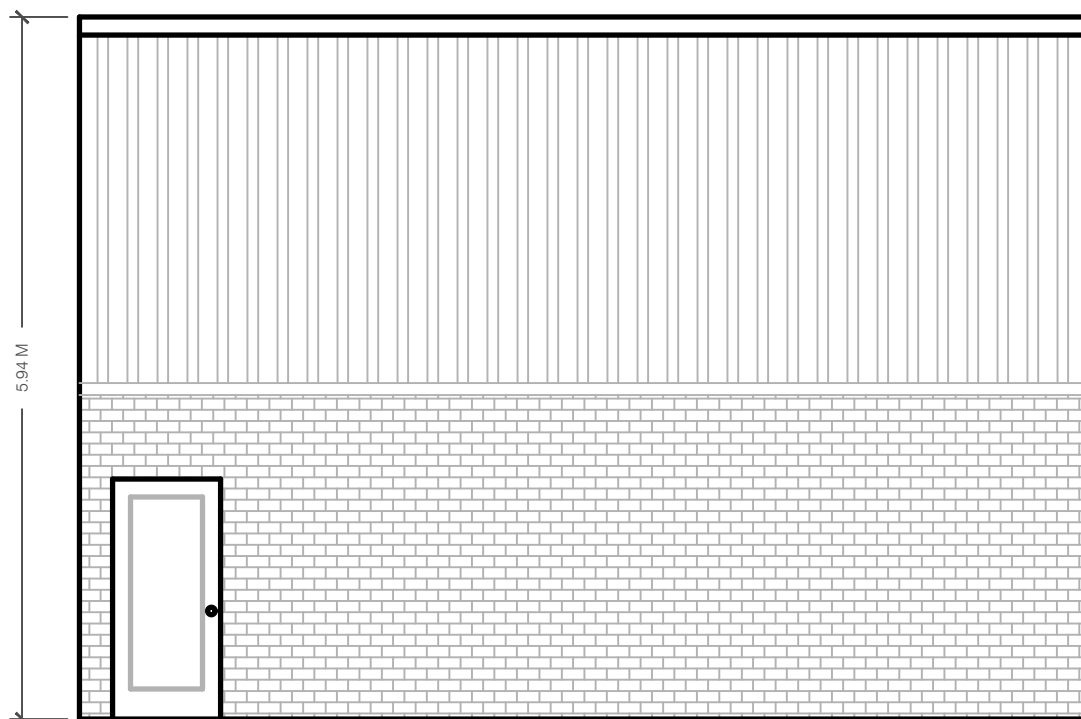
DRAWING #:
A202



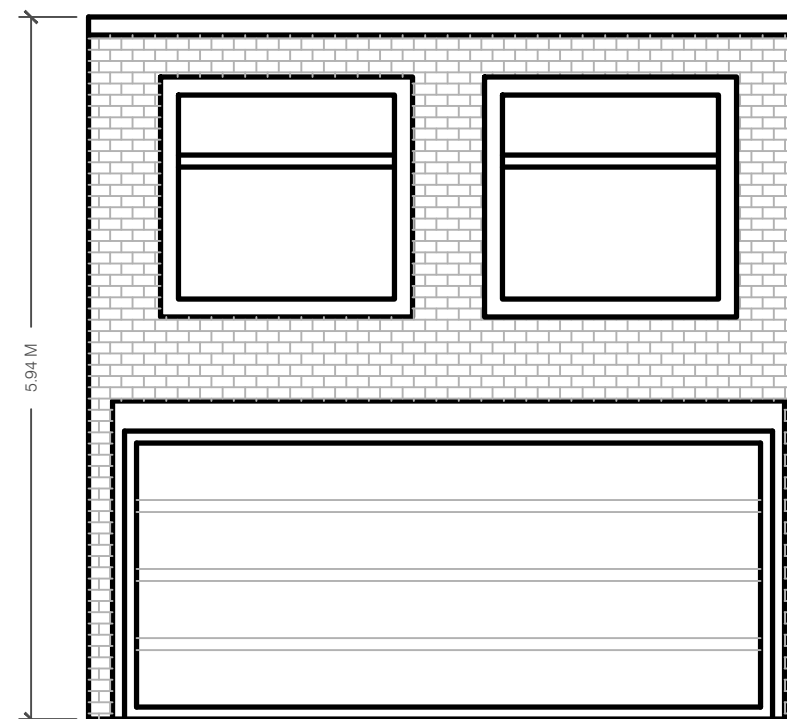
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

No.	Description:	Date:
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PROJECT:
GARAGE
ADDRESS:
14 BRUCE ST

DRAWING TITLE:
PROPOSED- ELEVATIONS

DRAWN BY:
EM

CHECKED BY:
EM

DATE:
10.23.21

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

DRAWING #:
A300

December 15, 2021

City of Hamilton
Planning and Economic Development Department
Planning Division, City Hall
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Attn: Secretary-Treasurer, Committee of Adjustment

**Re: Minor Variance Application – 14 Bruce Street, Hamilton, Ontario
Proposed Detached Accessory Building (Garage) with a 2nd Floor Detached
Secondary Dwelling Unit
Relief from City of Hamilton Zoning By-law 6593**

We are pleased to submit the subject minor variance application to facilitate the construction of a 5.94 m high detached accessory building with a 2nd floor detached secondary dwelling unit. The detached building is proposed to occupy an area of 50.17 m² (540 ft²) with the ground floor being utilized as a garage for the storage of automobiles, personal belongings, etc. A 41.44 m² (446.05 ft²) detached secondary dwelling unit will occupy the 2nd floor with direct access to the ground floor via an exterior door facing the northerly side yard. The detached secondary dwelling unit will have 1 bedroom, a kitchen, living area and a three-piece bathroom. The garage and secondary dwelling unit will function independently of each other with no direct access between each space inside. Two off-street parking spaces will be provided within the attached garage with additional parking on the existing driveway.

The subject lands are located on a through lot, with the front yard abutting Bruce Street, and the rear yard abutting Hess Street South. The subject property at 14 Bruce Street contains an existing single detached dwelling, a detached garage, and a shed. Both the existing garage and shed will be removed to facilitate the construction of the new accessory building. The property is situated in the Durand neighbourhood, which consists of a mix of housing types and styles including but not limited to: single detached, semi-detached dwellings, duplexes, townhouses, low and mid-rise apartments, and other multi-unit forms of housing.

The subject property is designated "Neighbourhoods" on Schedule "E" and designated "Neighbourhoods" on Schedule "E1" in the Urban Hamilton Official Plan and is zoned "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) district. A portion of the subject property (not including the garage at the rear adjacent to Hess Street South) is listed on the City's Municipal Heritage Registry as a "Character Supporting Resource" in the Durand Built Heritage Inventory. The subject property or any of the adjacent properties are not designated under the Ontario Heritage Act. The property is not situated within a Cultural Heritage Landscape (Schedule F, Urban Hamilton Official Plan).

In order to obtain a building permit from the City of Hamilton, the subject Minor Variance Application is required to facilitate the construction of the new detached accessory building with a detached secondary dwelling unit. Relief is being sought from the technical requirements of the Zoning Bylaw 6593 for the following:

1. Relief from Section 19.(1)(ii) to permit a lot coverage of 34% for an accessory building with a detached secondary dwelling unit, whereas accessory buildings shall occupy not more than 30% of the rear yard and side yard combined.

- This section of the by-law states that notwithstanding the zoning provisions for accessory buildings (restriction as to location), a secondary dwelling unit – detached shall only be considered an accessory building for the purposes of lot coverage. Therefore, aside from lot coverage, all other requirements of By-law 21-076 shall apply.

The subject property contains an existing single detached dwelling with a detached accessory building and shed. The proposed detached building will occupy a ground floor area of 50.17 m². The ground floor will be occupied by a two-car garage. It is proposed that the additional space is needed to accommodate personal vehicles, but also to accommodate a staircase to provide access to the secondary dwelling unit. The approved changes to the zoning under By-law 21-076 limits outside stairwells (with the exception of a required exterior exit), and therefore an additional 1.2 m (4 ft.) is required to the length of the building to hide the stairwell in order to facilitate the creation of the 2nd dwelling unit. If the staircase was not restricted to being located within the building itself (i.e., no exterior stairwell), then a variance to this section of the by-law would not otherwise be required. The calculation for lot coverage was rounded up to provide additional flexibility during the detailed design stage.

2. Relief from Section 19.(1).1(ii)2. to permit a minimum southerly side yard of 0.45 m, and to permit a northerly side yard of 1.09 m, whereas a minimum of 1.2 m is required.

- The subject property contains an existing detached single storey garage and shed. The existing garage is currently located 0.4 m from the southerly side yard and is in poor condition. Both the existing garage and shed are proposed to be removed and replaced with the proposed new detached garage with a 2nd floor detached secondary dwelling unit. The proposed new accessory building will maintain a slightly larger southerly side yard of 0.45 m than the existing garage and shed and is proposed to be 1.09 m from the northerly side yard. Landscaping will be maintained along the southerly side yard. A walkway is proposed along the northerly side yard, which will provide access to the detached secondary dwelling unit and to Hess Street South.

3. Relief from Sections 19.(1).1(ii)3. and 19.(1).1(ii)4. to permit a minimum rear yard of 1.2 m with a hard surfaced driveway and/or landscaping, whereas a minimum rear yard of 1.2 m which does not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod is required.

- The purpose of this section of the by-law is to ensure that no obstructions are created along the rear lot line. Furthermore, the intent of this section of the by-law applies more specifically to interior lots, which do not have frontage to a public street along the rear lot line. Through lots were not contemplated for this section of the by-law. Therefore, a variance is sought as there is already an existing hard surface driveway (crushed gravel) abutting the rear lot line. It is proposed that the driveway will eventually be resurfaced with a new hard surface material consisting of asphalt, and/or cement, etc. This is consistent with the driveways for the abutting properties.

4. Relief from Section 19.(1).1(ii)12. to permit an unobstructed path with a minimum 1.0 m width and minimum 2.1 m height clearance from a *Rear Lot Line* to the entrance of the *Secondary Dwelling Unit*, whereas an unobstructed path with a minimum 1.0 m width and minimum 2.1 m height clearance from a *Front Lot Line* is required.

- This section of the by-law is intended to ensure health and safety is maintained in the event of an emergency for access purposes. Similarly to the previous requested variance, this section of the by-law does not contemplate through lots. An existing 0.75 m width walkway provides access to the front lot line with no obstructed height. It is proposed that the detached secondary dwelling unit will have access to the rear lot line, which abuts Hess Street South. Therefore, an unobstructed walkway of 1.09 m is proposed to the rear lot line and the minimum 2.1 height clearance is maintained.

In considering the four tests for minor variances as outlined in Section 45(1) of the Planning Act, the following comments are offered:

1. The “Neighbourhoods” Designation in the City’s Official Plan encourages a full range of housing types and forms while achieving an overall low intensity of use. Residential dwellings including second dwelling units are a permitted use in the Neighbourhoods Designation. Hamilton’s “neighbourhoods” will see some physical change over time and will evolve as older residents move out, younger residents and families move in, and homes are renovated or rebuilt (Chapter E2.6). It is the policy of the City to promote and support design which enhances and respects the character of existing neighbourhoods while at the same time allowing their ongoing evolution (Chapter E3.1.4). The proposed detached garage and 2nd floor secondary dwelling unit will respect the character of the existing neighbourhood, is a permitted use in the Official Plan, is compatible with adjacent dwellings and will enhance the streetscape. The requested variances meet the general intent of the Official Plan.
2. The intent of the Zoning By-Law is to ensure compatibility with the adjacent streetscape and mitigating potential impacts on adjacent properties as it relates to the placement of buildings, off-street parking, etc. With respect to the proposed variances, the requested increase in lot coverage is appropriate and only represents a marginal increase in the maximum allowable lot coverage. The proposed detached garage and 2nd floor secondary dwelling unit will maintain the setback of the existing garage along the southerly lot line (side yard), it will align with the existing single detached dwelling along the northerly lot line (side yard) and conforms to the rear yard requirement of 1.2 m. The required 7.5 m distance between the rear façade of the principal dwelling and the proposed secondary dwelling unit is maintained. The proposed building also complies with the maximum building height and the minimum landscaping requirements of the by-law. All other requested variances are technical in nature and are intended to address the fact that the by-law does not fully contemplate all lot shapes and sizes (i.e., through lots). No changes are proposed to the existing parking and in fact will increase the on-site supply by allowing additional spaces on-site. The requested variances meet the intent of the Zoning By-law.
3. The variances can be considered minor as the requested variances will not present any significant impacts to the adjacent lands and the overall neighbourhood. The variances requested seek relief from the technical requirements of the Zoning By-law as the new

detached garage and 2nd floor detached secondary dwelling unit will maintain existing streetscape characteristics, while providing off-street parking as well as an additional housing unit in the neighbourhood. The proposal is also consistent with local and Provincial policies.

4. The variances are appropriate for the development and use of the land. The proposed detached garage and 2nd floor detached secondary dwelling unit will respect the scale, massing and proportion of adjacent buildings. The proposed building will contribute to the character and ambience of the community and neighbourhood. An additional housing unit will also be created as a result of facilitating the proposed development. The requested variances should not impact any of the adjacent land uses nor the subject property.

Thank you for consideration of this minor variance submission. We trust that this information addresses all the zoning requirements for the purposes of the proposed detached accessory building (garage) with a 2nd floor detached secondary dwelling unit. Please do not hesitate to contact the undersigned if there are any comments regarding the requested variances.

Regards,

Jeff Medeiros and Erika MacKay
Owners of 14 Bruce Street, Hamilton, ON

NATURE AND EXTENT OF RELIEF APPLIED FOR:

1. Relief from Section 19.(1)(ii) to permit a lot coverage of 34% for an accessory building with a detached secondary dwelling unit, whereas accessory buildings shall occupy not more than 30% of the rear yard and side yard combined.
2. Relief from Section 19.(1).1(ii)2. to permit a minimum southerly side yard of 0.45 m, and to permit a northerly side yard of 1.09 m, whereas a minimum of 1.2 m is required.
3. Relief from Sections 19.(1).1(ii)3. and 19.(1).1(ii)4. to permit a minimum rear yard of 1.2 m with a hard surfaced driveway and/or landscaping, whereas a minimum rear yard of 1.2 m which does not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod is required.
4. Relief from Section 19.(1).1(ii)12. to permit an unobstructed path with a minimum 1.0 m width and minimum 2.1 m height clearance from a *Rear Lot Line* to the entrance of the Secondary Dwelling Unit, whereas an unobstructed path with a minimum 1.0 m width and minimum 2.1 m height clearance from a *Front Lot Line* is required.



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

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

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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.

- Names and addresses of any mortgagees, holders of charges or other encumbrances:
Scotiabank
12 King St. E.
Hamilton, ON L8N 4G9

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 a detached accessory building with a 2nd floor detached secondary dwelling unit. The ground floor area will be occupied by a double car garage.
See attached letter for details.

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

The City approved by-law 21-076 in 2021, which does not contemplate all lot types and sizes. The subject lands have the benefit of facing two public street frontages, with direct access to the road, but has a narrow lot width and requires a minor reduction in the minimum requirements to permit the detached building as proposed.

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**):

14 Bruce Street, Hamilton, Ontario

PT LT 3, PL 88, AS IN HL 140245; Hamilton; PT LT 3, PL 88, AS IN CD402653; Hamilton

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant Other

Other _____

8.1 If Industrial or Commercial, specify use N/A

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?

Local knowledge. Age of current uses. Site assessment of the property.


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.

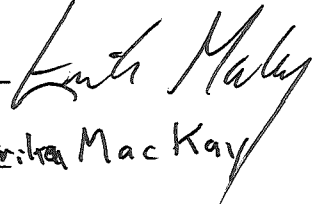
Is the previous use inventory attached? Yes No

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.

Dec 16, 2021
Date


Signature Property Owner(s)
Jeff Medeiros
Print Name of Owner(s)


Erika MacKay
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>7.63 m</u>
Depth	<u>31.4 m</u>
Area	<u>239.4 m²</u>
Width of street	<u>+/- 15.2 m (Bruce St.), +/- 20.5 m (Hess St. S.)</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: _

Single detached dwelling with a detached garage and shed.

Proposed

Proposing to remove the old shed and garage, and construct a new two (2) storey (5.94 m) high detached accessory building (garage) with a detached 41.44 m² (446 ft²) second floor secondary dwelling unit. The detached building is proposed to occupy a ground floor area of 50.17 m² (540 ft²).

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

Existing:

Single detached dwelling has its main entrance door at Bruce Street (front yard), with the frontage along Hess Street South being along the rear yard. An old existing detached accessory building fronts Hess Street South. There is also a detached accessory structure (garden shed) located in the rear yard as well.

Proposed:

Proposing to construct a 2-storey (5.94 m high) detached garage with a 2nd floor detached secondary dwelling unit. The building will be situated 1.2 m from the rear lot line (Hess St. S), 1.09 m from the northerly side yard, and 0.45 m from the southerly side yard. No changes are proposed to the existing house.

13. Date of acquisition of subject lands:
September 27, 2018
-
14. Date of construction of all buildings and structures on subject lands:
1940s (Existing detached garage and Single Detached Dwelling)
-
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:
+/- 70 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:
"Neighbourhoods", "Residential"
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
"D" Zone (Urban Protected Residential - One and Two Family Dwellings, etc.)
21. Has the owner previously applied for relief in respect of the subject property?
Yes No
If the answer is yes, describe briefly.
Minor Variance - reconstruction of the existing dwelling (File No. HM.A.18.332)
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
The property contains 2 PINs, and the PINs are currently being consolidated.
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.