



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.: AN/A-21:434

APPLICANTS: Agent Lanca Contracting Ltd. c/o P. Bisanti
Owner 1978771 Ontario Inc. c/o S. Modi

SUBJECT PROPERTY: Municipal address **586 Tradewind Dr., Ancaster**

ZONING BY-LAW: Zoning By-law 05-200, as Amended 10-128 and 18-219

ZONING: "M3, 678 and M3 and 377 and 678" (Prestige Business Park) district

PROPOSAL: To permit the development of the lands through the construction of two (2) multi-tenanted industrial buildings as per Site Plan application DA-18-156, notwithstanding that;

1. A landscaped area having a minimum width of 3.2m shall be permitted to be provided and maintained abutting a street, except for points of ingress and egress instead of the minimum 6.0m wide landscaped area required abutting a street.

Notes: The Zoning By-law also requires a minimum 3.0m wide planting strip between parking spaces and aisles or driveways and a street which may be located within the required landscaped area, except for points of ingress and egress. Please note that the required planting strips or landscaped areas have not been clearly labelled or indicated on the submitted Site Plan from which to determine compliance; therefore, further variances may be required.

The zoning By-law permits a maximum combined gross floor area of 25% of the principle use or 500.0m² whichever is the lesser for accessory retail, showroom area and tasting room. Insufficient details were provided from which to determine compliance; therefore, further variances may be required.

The lands are subject to Site Plan Control application DA-18-156.

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

DATE: Thursday, February 24th, 2022

TIME: 1:20 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 8th, 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.

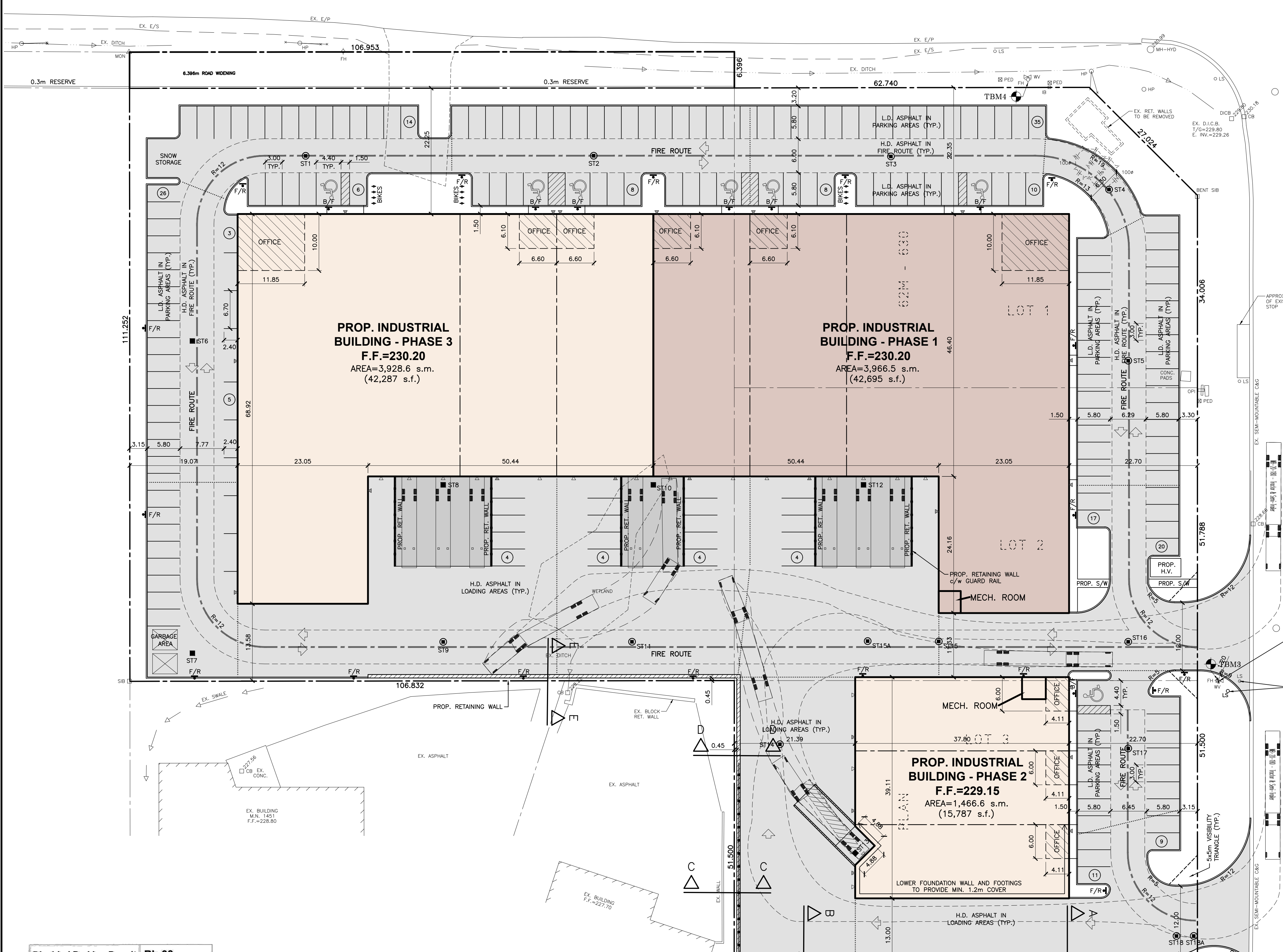
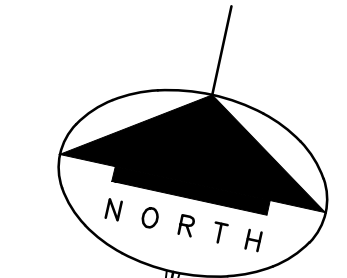
WILSON STREET

SPECIAL CONDITION #1 (PRIOR TO THE APPLICATION OF ANY BUILDING PERMIT)
 THAT PRIOR TO THE APPLICATION OF A BUILDING PERMIT, THE OWNER/APPLICANT PROVIDE EVIDENCE IN THE FORM OF E-MAIL CORRESPONDENCE OR WRITTEN LETTER FROM THE MANAGER OF DEVELOPMENT PLANNING, HERITAGE & DESIGN.

SPECIAL CONDITION #2 (PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT)
 THAT PRIOR TO ANY ON-SITE WORKS, THE OWNER/APPLICANT PROVIDE EVIDENCE IN THE FORM OF E-MAIL CORRESPONDENCE OR WRITTEN LETTER FROM THE MANAGER OF DEVELOPMENT PLANNING, HERITAGE AND DESIGN, THAT THE PROPOSED DEVELOPMENT WOULD NOT IMPACT HABITAT FOR SPECIES AT RISK (SAR).

STANDARD CONDITION 2 (b)-TREE MANAGEMENT
 TO PREPARE AND IMPLEMENT A TREE PRESERVATION/ENHANCEMENT PLAN AS PART OF THE REQUIRED LANDSCAPE PLAN HEREINAFTER DESCRIBED IN SECTION 3(c), SHOWING THE LOCATION OF DRIP LINES, EDGES AND EXISTING PLANTINGS, THE LOCATION OF ALL EXISTING TREES AND THE METHODS TO BE EMPLOYED IN RETAINING TREES REQUIRED TO BE PROTECTED, TO OBTAIN APPROVAL THEREOF FROM THE CITY'S MANAGER OF DEVELOPMENT PLANNING, HERITAGE AND DESIGN AND TO IMPLEMENT ALL APPROVED TREE SAVING MEASURES. THE IMPLEMENTATION OF THE PLAN SHALL INCLUDE A VERIFICATION OF TREE PROTECTION LETTER, PREPARED BY A QUALIFIED PROFESSIONAL AND APPROVED TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER.

STANDARD CONDITION 3 (e)
 TO PREPARE A LANDSCAPE PLAN SHOWING PLANTING AND SURFACE DETAILS FOR ALL AREAS NOT COVERED BY BUILDINGS, STRUCTURES, LOADING AREAS OR PARKING AREAS, AND TO OBTAIN APPROVAL THEREOF FROM THE CITY'S MANAGER OF DEVELOPMENT PLANNING, HERITAGE AND DESIGN.



UNDERTAKING
 RE: 1492 WILSON STREET WEST & 586 TRADEWIND DRIVE, HAMILTON (DA-18-156)
 I, (WE) _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION: _____

(A) TO COMPLY WITH ALL THE CONTENTS OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;

(B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(c) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTERS OF APPROVAL DATED _____;

(C) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(c) OF THE SAID ACT, SHOWN ON THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,

(D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____, THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.

(E) THAT THE OWNER ACKNOWLEDGE "THE SUBJECT PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. IT IS REASONABLE TO EXPECT THAT ARCHAEOLOGICAL RESOURCES MAY BE ENCOUNTERED DURING ANY DEMOLITION, GRADING, CONSTRUCTION ACTIVITIES, LANDSCAPING, STAKING, STOCKING OR OTHER DISTURBANCES AND THE PROPRIETOR IS ADVISED TO CONDUCT AN ARCHAEOLOGICAL ASSESSMENT PRIOR TO SUCH IMPACTS IN ORDER TO ADDRESS THESE CONCERNS AND MITIGATE THROUGH PRESERVATION OR RESOURCES REMOVAL AND DOCUMENTATION, ADVERSE IMPACTS TO ANY SIGNIFICANT ARCHAEOLOGICAL RESOURCES FOUND. MITIGATION, BY AN ONTARIO-LICENSED ARCHAEOLOGIST, MAY INCLUDE THE MONITORING OF ANY MECHANICAL EXCAVATION ARISING FROM THIS PROJECT. IF ARCHAEOLOGICAL RESOURCES ARE IDENTIFIED ON SITE, FURTHER STAGE 3 SITE SPECIFIC ASSESSMENT AND STAGE 4 MITIGATION OF DEVELOPMENT IMPACTS MAY BE REQUIRED AS DETERMINED BY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT. ALL ARCHAEOLOGICAL REPORTS SHALL BE SUBMITTED TO THE CITY OF HAMILTON FOR APPROVAL CONCURRENT WITH THEIR SUBMISSION TO THE MINISTRY OF TOURISM, CULTURE AND SPORT."

SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY DURING ANY OF THE ABOVE DEVELOPMENT ACTIVITIES THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT (MTC) SHOULD BE NOTIFIED IMMEDIATELY (416-314-7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPRIETOR SHOULD IMMEDIATELY CONTACT BOTH MTC AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416-326-8392).

(F) THAT THE OWNER AGREES TO DISPLAY THE MUNICIPAL NUMBER (1475) OR FULL ADDRESS (1475 SANDHILL DRIVE) ON A SIGN NEAR THE FRONT EASTERN ENTRANCE IN A MANNER THAT IS VISIBLE FROM THE STREET.

(G) THE OWNER SHALL COMPLETE TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING OF THE CITY OF HAMILTON AND CANADA POST:

(a) INCLUDE ON ALL OFFERS OF PURCHASE AND SALE A STATEMENT THAT ADVISES THE PROSPECTIVE PURCHASER:

i) THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAIL BOX.

ii) THAT THE DEVELOPERS/OWNERS BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASER OF THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.

(b) THE OWNER FURTHER AGREES TO:

i) WORK WITH CANADA POST TO DETERMINE AND PROVIDE TEMPORARY SUITABLE CENTRALIZED MAIL BOX LOCATION WHICH MAY BE UTILIZED BY CANADA POST UNTIL THE CURB, BOULEVARDS AND SIDEWALK ARE IN PLACE IN THE REMAINDER OF THE SUBDIVISION.

ii) INSTALL A CONCRETE PAD IN ACCORDANCE WITH THE REQUIREMENTS OF AND IN LOCATIONS TO BE APPROVED BY CANADA POST TO FACILITATE THE PLACEMENT OF COMMUNITY MAIL BOXES.

iii) IDENTIFY THE PADS ABOVE ON THE ENGINEERING SERVICES DRAWINGS SAID PADS ARE TO BE POURED AT THE TIME OF THE SIDEWALK AND/OR CURB INSTALLATION WITH EACH PHASE OF THE PLAN OF SUBDIVISION.

iv) DETERMINE THE LOCATION OF ALL CENTRALIZED MAIL DELIVERY FACILITIES IN COOPERATION WITH CANADA POST AND TO INDICATE THE LOCATION OF THE CENTRALIZED MAIL BOX ASSEMBLY ON APPROPRIATE MAPS, INFORMATION BOARDS AND PLANS MAPS ARE ALSO TO BE PROMINENTLY DISPLAYED IN THE SALES OFFICE(S) SHOWING SPECIFIC CENTRALIZED MAIL FACILITY.

(c) CANADA POST MULTI-UNIT POLICY, WHICH REQUIRES THAT THE OWNER/DEVELOPER PROVIDE CENTRALIZED MAIL BOX ASSEMBLY (LOOK UP POLICY) AT THEIR OWN EXPENSE. LESS THAN 100 UNITS WILL REQUIRE A FRONT LOADING LOCK BOX ASSEMBLY & MORE THAN 100 UNITS WILL REQUIRE A DEEP FRONT LOADING LOCK BOX ASSEMBLY. A MAIL ROOM WILL BE IN AFFECT FOR BUILDINGS AND COMPLEXES WITH A COMMON LOBBY, COMMON INDOOR OR SHELTERED SPACE.

EX. FIRE HYDRANT MUST BE MIN. 1.2m FROM SITE ENTRANCE. RELOCATION WILL BE AT OWNER'S EXPENSE.

EX. LIGHT STANDARD TO BE RELOCATED MIN. 1.2m FROM SITE ENTRANCE. ALL AT OWNER'S EXPENSE.

DATED THIS _____ DAY OF _____ 20____.

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____

WITNESS (PRINT) _____ OWNER(S) (PRINT) _____

ADDRESS OF WITNESS _____

SITE STATISTICS

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	M3	M3
LOT AREA (sq. m.)	24,507	4,000 MIN.
YARD ABUTTING A STREET (m)	22.25 (WILSON ST.) 22.70 (TRADEWIND DR.)	6.0 MIN. & 25.0 MAX.
MIN. YARD ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	N/A	N/A
BUILDING HEIGHT (m)	8.84	11.00 MAX.
GROUND FLOOR AREA (sq.m.)	- PHASE 1 OFFICE 199.0 - PHASE 1 PLANT 3,767.5 - PHASE 2 OFFICE 74.0 - PHASE 2 PLANT 1,392.6 - PHASE 3 OFFICE 199.0 - PHASE 3 PLANT 3,729.6	N/A
GROSS FLOOR AREA (sq. m.)	- PHASE 1 OFFICE 199.0 - PHASE 1 PLANT 3,767.5 - PHASE 2 OFFICE 74.0 - PHASE 2 PLANT 1,392.6 - PHASE 3 OFFICE 199.0 - PHASE 3 PLANT 3,729.6	N/A
NUMBER OF PARKING SPACES	188	188 *
NUMBER OF BARRIER FREE PARKING SPACES	7	7
NUMBER OF LOADING SPACES	9	N/A
PARKING STALL DIMENSIONS (m)	3.00 x 5.80	3.00 x 5.80
PARKING STALL DIMENSIONS-PARALLEL (m)	2.40 x 6.70	2.40 x 6.70
BARRIER FREE PARKING STALL DIMENSIONS (m)	4.40 x 5.80	4.40 x 5.80

* CALCULATION IS BASED ON PLANNED BUSINESS CENTRE = 1 PARKING SPACE FOR EVERY 50 sq.m. OF GROSS FLOOR AREA.
 ** CALCULATION BASED ON 1 + 3% REQUIRED SPACES

LEGEND:

	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	PROPOSED SWALE ELEVATIONS
	PROPOSED SWALE
	GENERAL DRAINAGE
	DENOTES MANDOOR
	DENOTES OVERHEAD DOOR
	BARRIER FREE PARKING SIGN
	FIRE ROUTE/NO PARKING SIGN
	PAINTED HANDICAPPED SYMBOL TO MEET MUNICIPAL REQUIREMENTS
	SITE PROPERTY LINE
	FIRE ROUTE
	PARKING COUNT BUBBLE

T.B.M. No. 3 ELEV. = 229.09m (GEO)
 TOP NUT OF FIRE HYDRANT ON THE WEST SIDE OF TRADEWIND DRIVE AS SHOWN.

T.B.M. No. 4 ELEV. = 231.70m (GEO)
 TOP NUT OF FIRE HYDRANT ON THE SOUTH SIDE OF HWY. No. 2 AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
4	TRANSFORMER RELOCATION	09/15/21	S.J.S.
3	ROAD WIDENING	08/10/21	S.J.S.
2	AS PER CITY COMMENTS	06/10/21	S.J.S.
1	AS PER CITY COMMENTS	05/18/21	K.P.B.



440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
 TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT: **PROPOSED INDUSTRIAL DEVELOPMENT**
 1492 WILSON STREET WEST & 586 TRADEWIND DRIVE
 CITY OF HAMILTON

CLIENT: LANCA CONTRACTING

SITE PLAN (DA-18-156)

DESIGN:	R.W.P.	SCALE:	1:400
DRAWN:	K.P.B.	JOB No:	12921
CHECKED:	R.W.P.	DWG. No:	12921-1
SHEET:	1 of 5		
DATE:	JAN. 25/21		

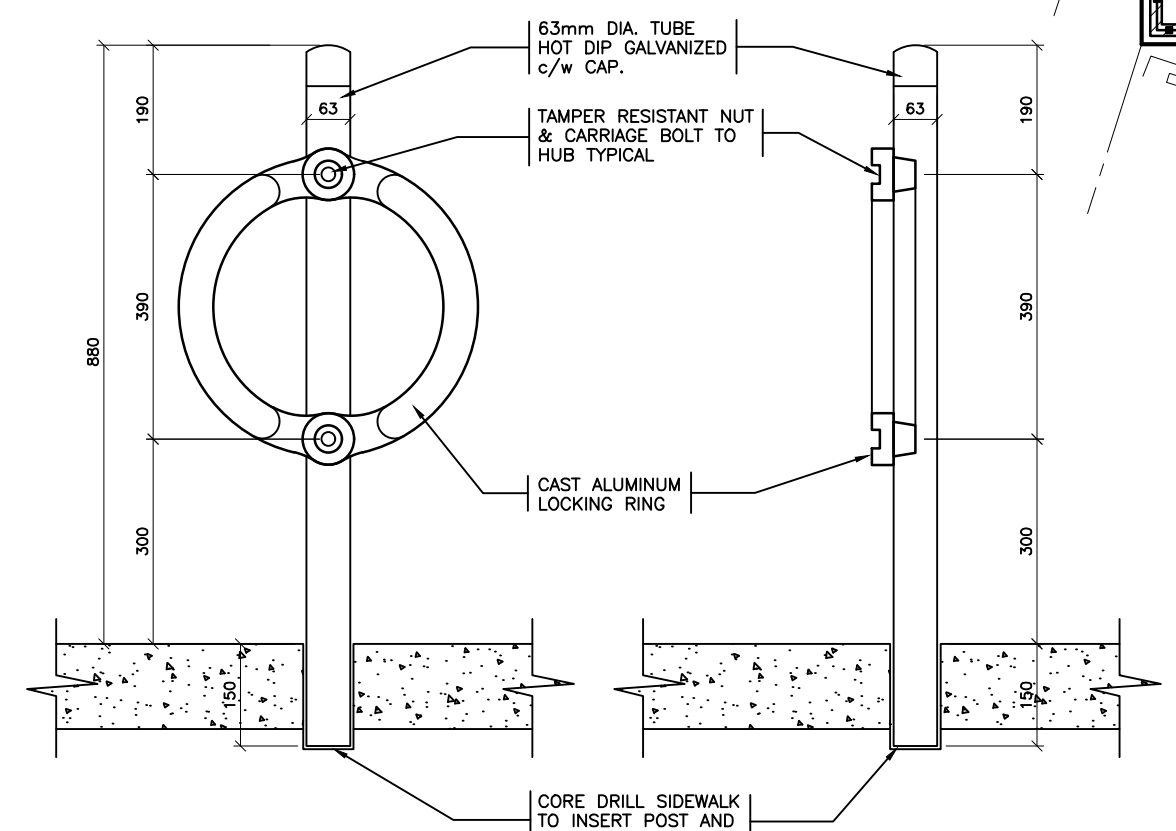
Disabled Parking Permit Rb-93

Sign No. & Cut Image Ref. Blank Special Notes
 Rb-93 (9509 & 9409) 87 Must comply with HTA and Regulations. For Biological version, see Rb-93 (95).

Sign Element	Colour	Min. Ref. (mm)	Font	All dimensions in millimetres unless otherwise specified.
Background	White		None / Type 1	Series "C"
Border/Inner Color	Black		None / Type 1	
Text	Black		None / Type 1 / Type 11	
Symbol	Black / Red / Blue		None / Type 1 / Type 11	



FIRE ROUTE SIGN DETAIL
 N.T.S.

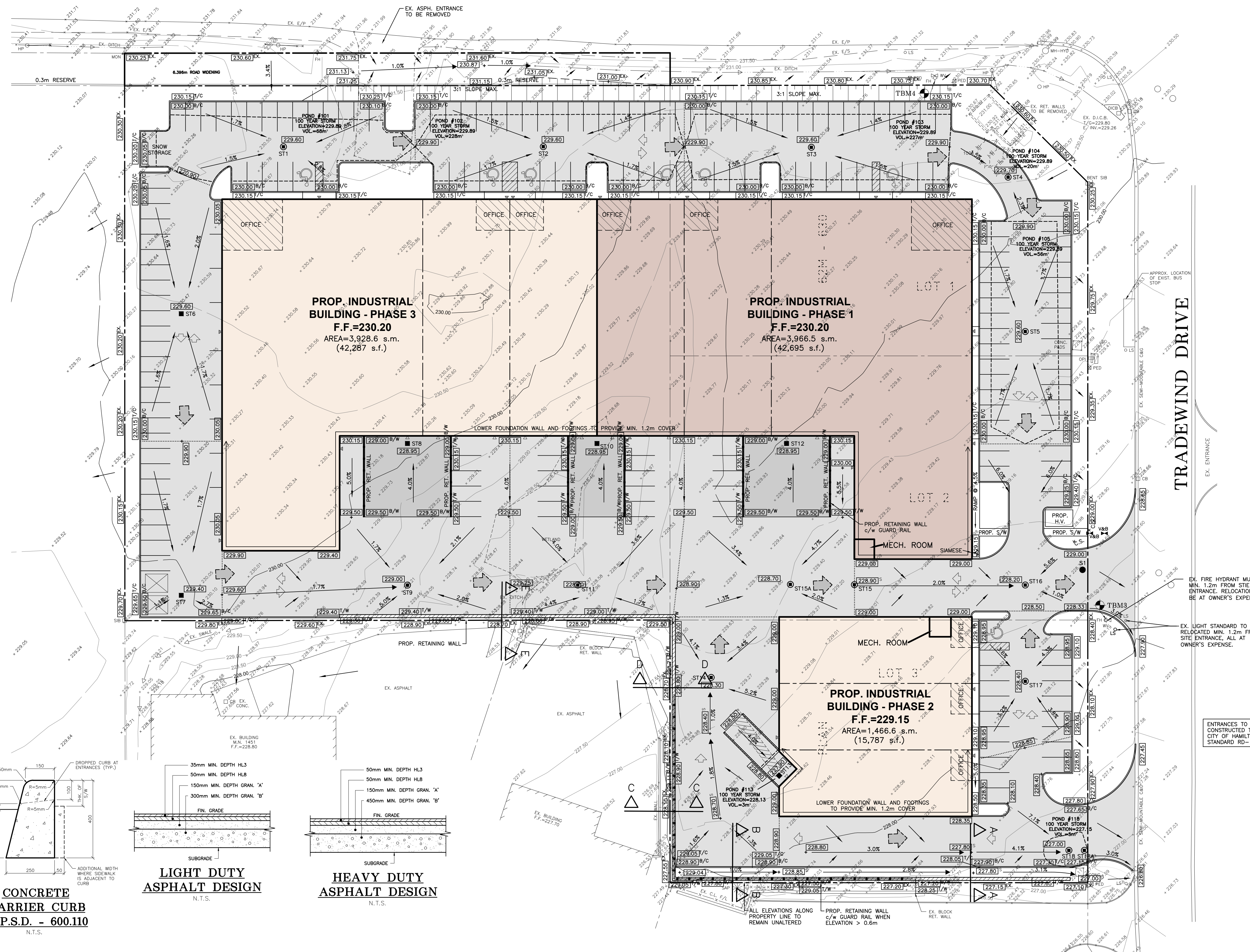


BICYCLE RACK DETAIL
 N.T.S.

BARRIER FREE PARKING SIGN DETAIL
 N.T.S.



WILSON STREET

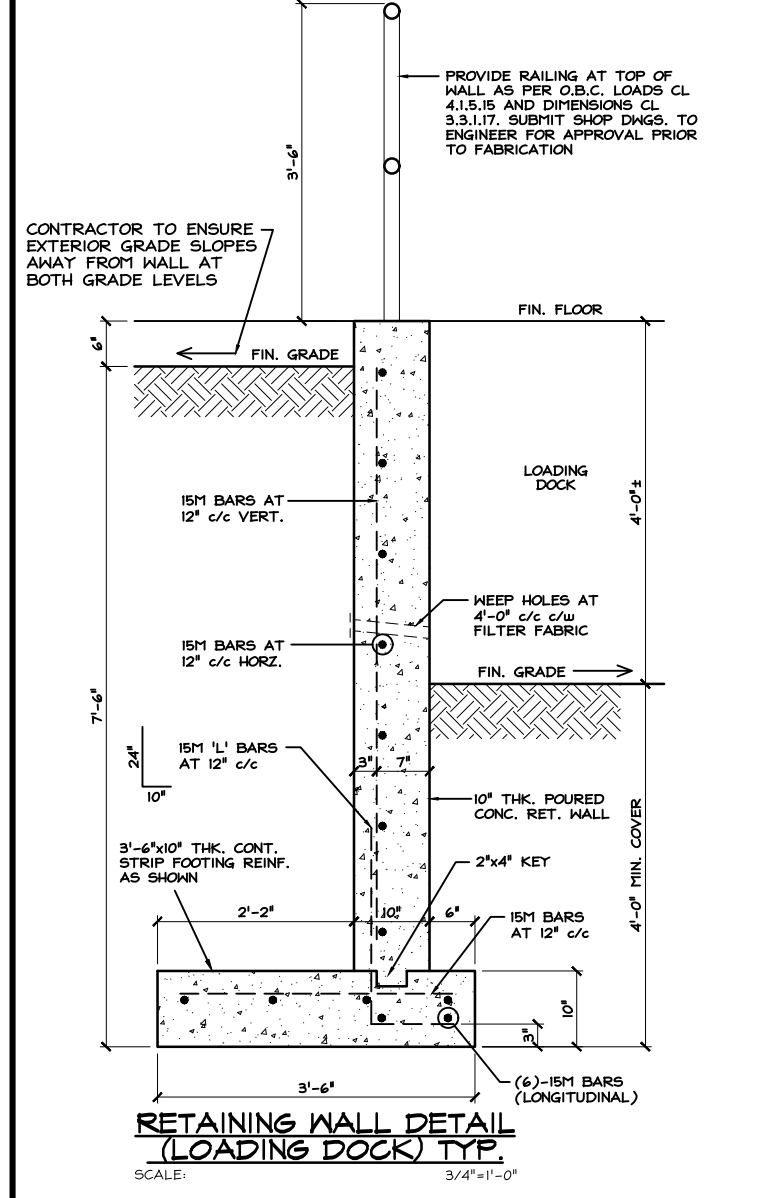
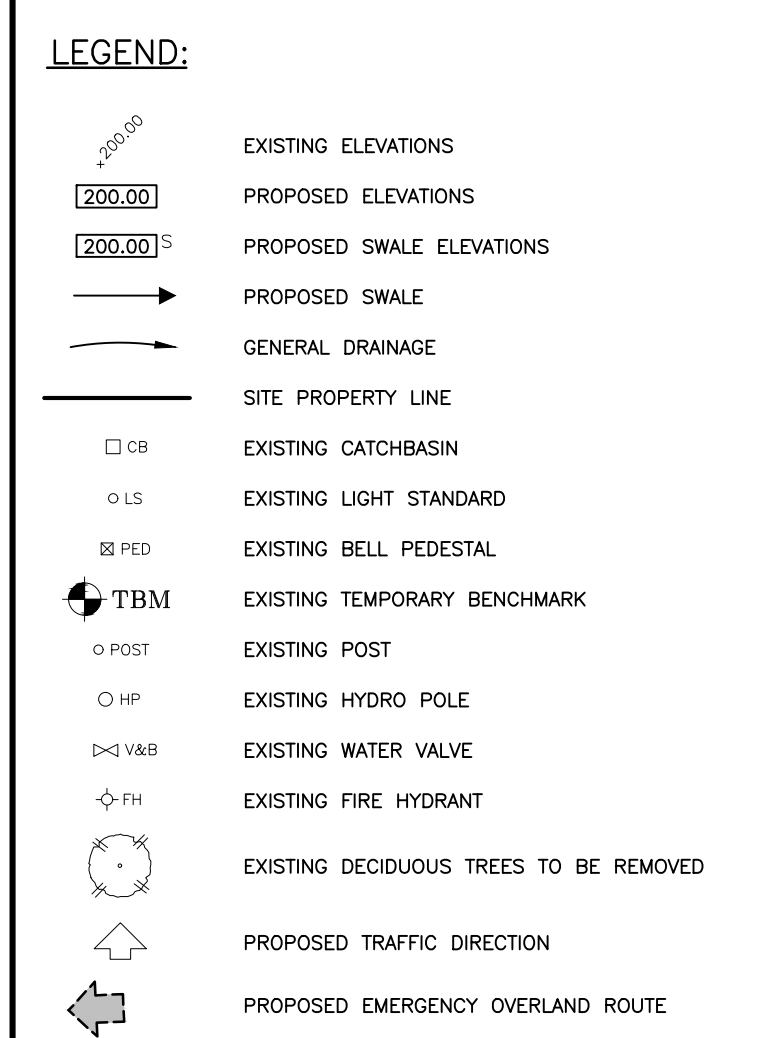


GRADING NOTES:

1. ANY CHANGES IN GRADES AND/OR CATCHBASINS, REQUIRE THE APPROVAL OF THE DIRECTOR, DEVELOPMENT DIVISION, PLANNING AND DEVELOPMENT DEPARTMENT.
2. ALL ELEVATIONS MUST BE TO GEODETIC DATUM AND A DESCRIPTION OF THE GEODETIC BENCHMARK USED TO ESTABLISH THE ELEVATIONS MUST BE INDICATING ON THE GRADING PLAN.
3. THE SITE MUST BE DEVELOPED IN ACCORDANCE WITH THE CURRENT CITY OF HAMILTON "STORM DRAINAGE POLICY" AND THE "GUIDELINES FOR STORM WATER INFRASTRUCTURE DESIGN".
4. IF THE DEVELOPER IS PROPOSING TO ALTER THE GRADING ON ADJACENT LANDS WHICH THEY DO NOT OWN, THE DEVELOPER IS REQUIRED TO OBTAIN WRITTEN PERMISSION FROM THE OWNER OF THE AFFECTED LANDS PERMITTING THIS WORK TO OCCUR. A COPY OF THIS WRITTEN PERMISSION MUST BE FORWARDED TO THE DEVELOPMENT DIVISION, PLANNING AND DEVELOPMENT DEPARTMENT, DEVELOPMENT AND REAL ESTATE DIVISION, PRIOR TO APPROVAL OF THE GRADING PLAN.
5. ANY EXISTING DRAINAGE COURSES, SEWERS OR CULVERTS TRAVERSING THE SITE MUST BE INTERCEPTED AND INCORPORATED INTO THE DESIGN OF THE PROPOSED DEVELOPMENT. DRAINAGE COMING FROM ADJACENT LANDS MUST NOT BE BLOCKED.
6. THE DRAINAGE FOR THE DEVELOPMENT MUST BE REDESIGNED SUCH THAT THERE IS NO NEGATIVE IMPACT ON SURROUNDING LANDS, ROADS AND SEWERS.

GENERAL NOTES:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)
3. BUILDING TO BE EQUIPPED WITH WALL MOUNTED LIGHTING.
4. ALL FILL PLACED ON SITE SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY. A SUFFICIENT NUMBER OF TESTS SHALL BE TAKEN AT VARIOUS LEVELS SATISFACTORY TO THE DIRECTOR OF ENGINEERING. TEST RESULTS SHALL BE SENT TO THE TOWN WITH A LETTER SIGNED AND STAMPED BY A SOILS ENGINEER, STATING THAT A SUFFICIENT NUMBER OF TEST HAVE BEEN TAKEN AND THAT A MIN. DEGREE OF COMPACTION HAS BEEN ACHIEVED.
5. ALL GARBAGE TO BE COLLECTED AND STORED INTERNALLY. THIS PROPERTY IS INELIGIBLE FOR MUNICIPAL COLLECTION OF GARBAGE, RECYCLABLE MATERIAL AND LEAF AND YARD WASTE COLLECTION. GARBAGE, RECYCLABLE MATERIAL AND LEAF AND YARD WASTE MUST BE PROVIDED THROUGH A PRIVATE WASTE HAULER(S). RECYCLING IS STRONGLY ENCOURAGED.
6. ALL ASPHALT PARKING STALLS ARE TO BE DELINEATED BY LINE PAINTING.
7. HANDICAP PARKING SPACES SHALL BE SIGNED AS PER THE CURRENT MINISTRY CRITERIA.
8. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPT. AND AT THE EXPENSE OF THE OWNER.
9. ALL SIGNAGE TO BE IN COMPLIANCE WITH THE CITY OF HAMILTON BY-LAW No. 10-197.
10. A STOP SIGN IS TO BE PROVIDED AT THE EXIT OF THE SITE WITHIN THE PROPERTY BOUNDARY. (NOT IN THE ROAD ALLOWANCE)
11. VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS TO BE PROVIDED: 5.0m x 5.0m IN WHICH THE MAXIMUM HEIGHT OF ANY SUBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70m ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET.
12. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
13. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADE.
14. ALL DRIVEWAY APPROACHES ARE TO BE A MINIMUM 2.5m AWAY FROM EACH SIDE PROPERTY LINE WHEN A HARD PLAN IS LOCATED.
15. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMITS
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - SEWER & WATER PERMITS
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
16. APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.
17. ALL EXPOSED AREAS NOT SUBJECT TO ACTIVE CONSTRUCTION WITHIN 30 DAYS ARE TO BE REVEGETATED AS PER O.P.S.S. 572 IMMEDIATELY UPON COMPLETION OF AREA GRADING.
18. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
19. ALL PLANT MATERIAL IS TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION SPECIFICATIONS & STANDARDS.
20. ALL SOD IS TO CONFORM TO THE CANADIAN NURSERY SOD GROWERS' SPECIFICATIONS.
21. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. MUST PROVIDE "HOUSE SHIELDS" WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.
22. BOULEVARD RESTORED WITH SOD AT THE OWNERS EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS.
23. THE OWNER AGREES TO AFFIX THE PHYSICAL MUNICIPAL NUMBER TO THE BUILDING OR AT THE DRIVEWAY ENTRANCE.
24. ALL, IF ANY, ABANDONED ACCESSES MUST BE RESTORED AT THE OWNER'S EXPENSE.
25. ALL NEW SIGNS PROPOSED FOR THIS DEVELOPMENT MUST COMPLY WITH THE REGULATIONS CONTAINED IN SIGN BY-LAW 10-197.
26. ALL NEW FENCES PROPOSED FOR THIS DEVELOPMENT MUST COMPLY WITH THE REGULATIONS CONTAINED IN FENCE BY-LAW 10-142.



T.B.M. No. 3 ELEV. = 229.09m (GEO)
TOP NUT OF FIRE HYDRANT ON THE WEST SIDE OF TRADEWIND DRIVE AS SHOWN.

T.B.M. No. 4 ELEV. = 231.70m (GEO)
TOP NUT OF FIRE HYDRANT ON THE SOUTH SIDE OF HWY. No. 2 AS SHOWN.

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J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS

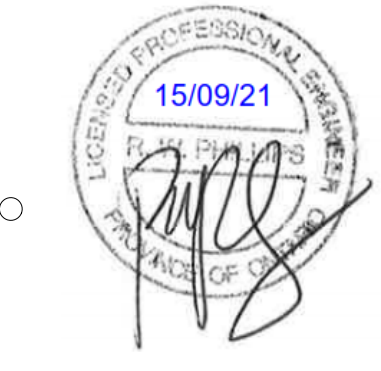
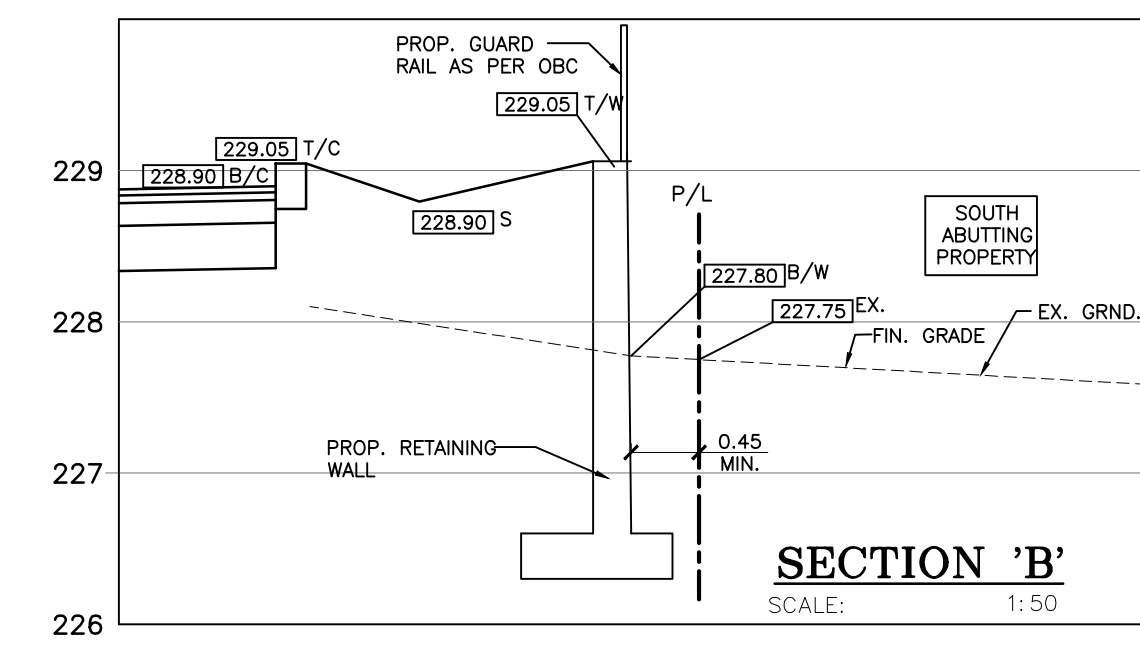
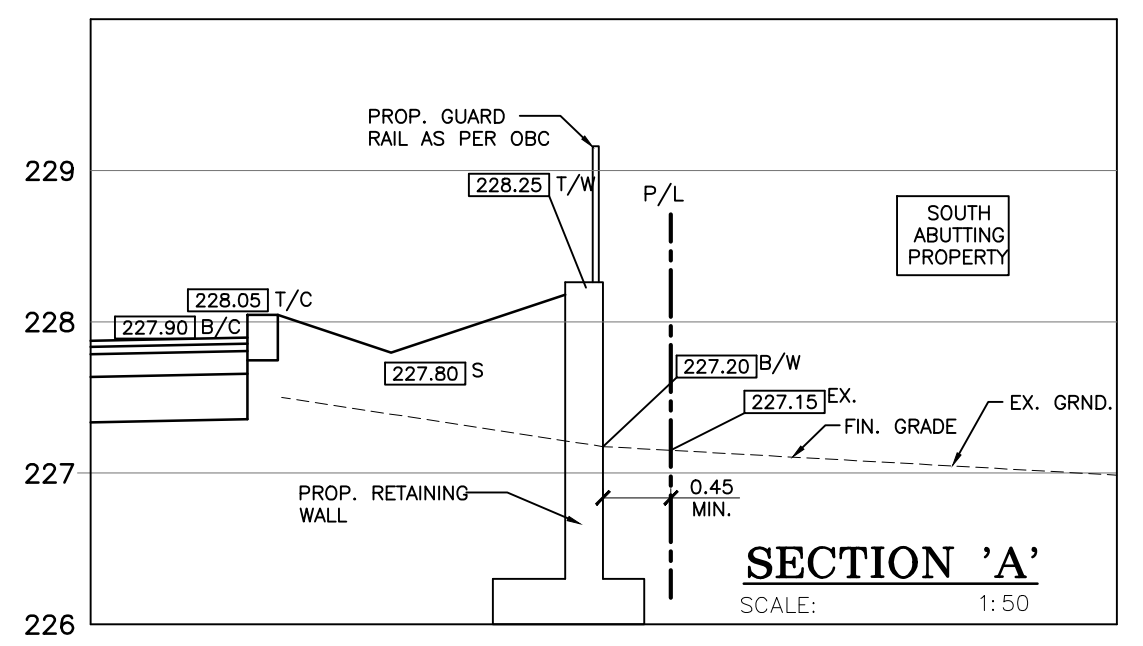
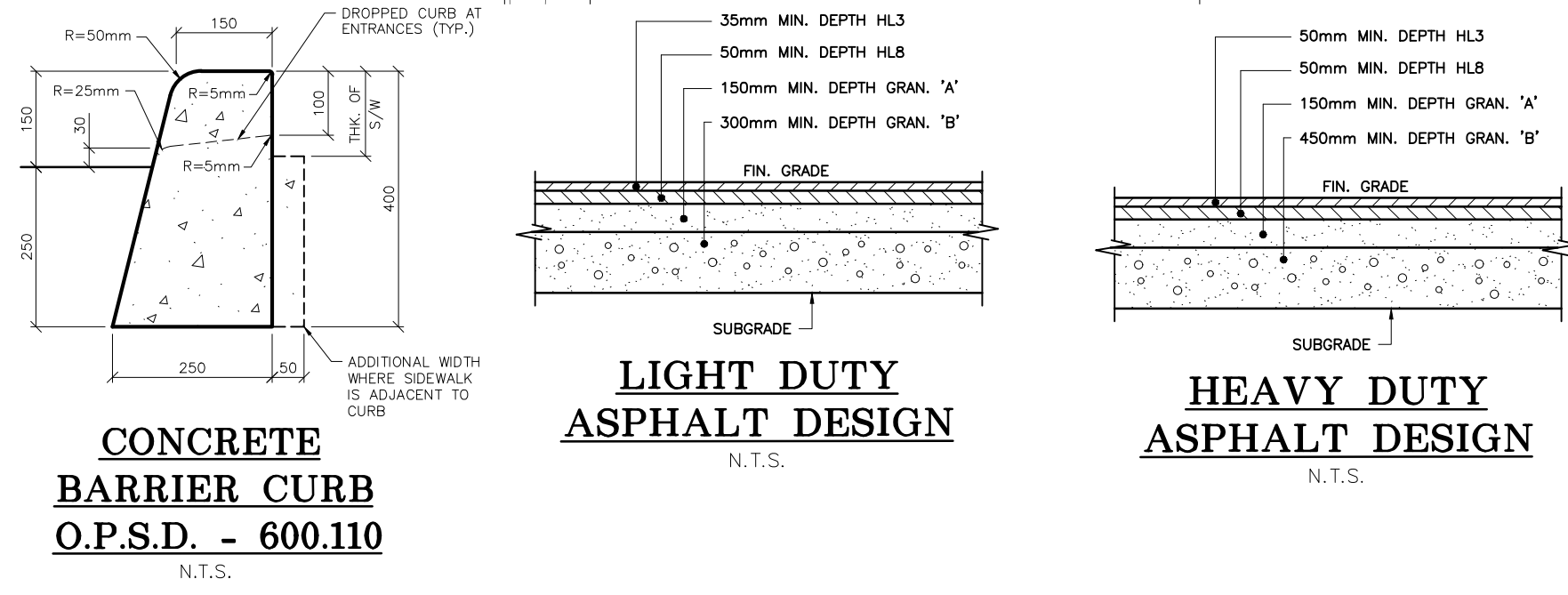
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROPOSED INDUSTRIAL DEVELOPMENT
1492 WILSON STREET WEST & 586 TRADEWIND DRIVE
CITY OF HAMILTON

CLIENT: LANCA CONTRACTING

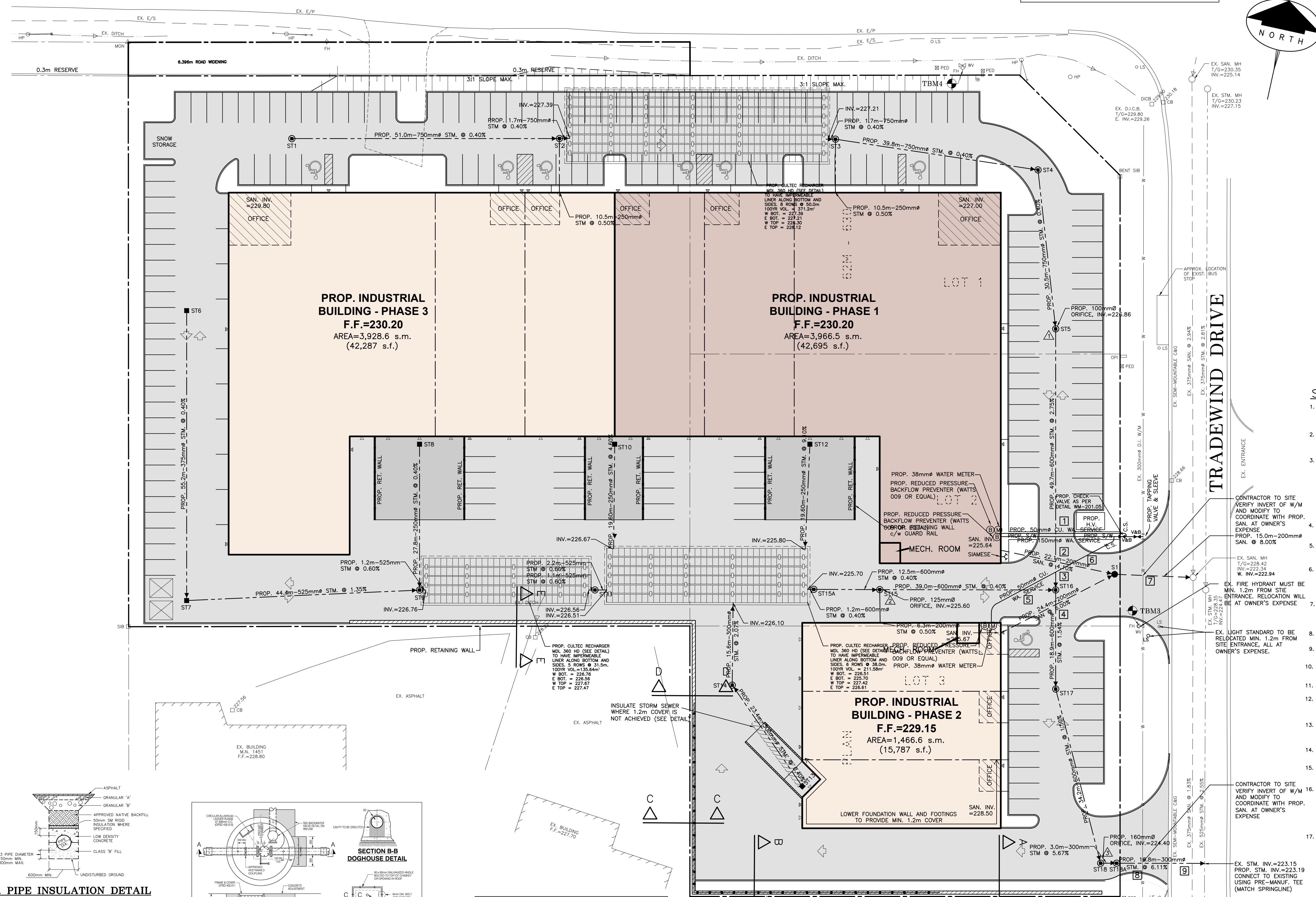
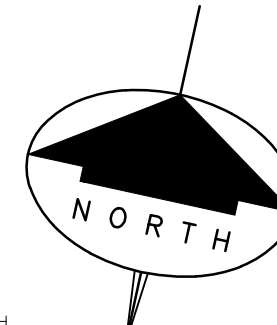
GRADING PLAN (DA-18-156)

DESIGN: R.W.P.	SCALE: 1:400
DRAWN: K.P.B.	JOB No: 12921
CHECKED: R.W.P.	DWG. No: 12921-2
SHEET: 2 of 5	
DATE: JAN. 25/21	



WILSON STREET

NOTE: APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OF HAMILTON DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.



STORM SYSTEM

MH No.	DESCRIPTION	T/G	INVERTS
ST1	1.5m P/C CB/MH	229.80	E 227.63
ST2	1.5m P/C CB/MH	229.60	W 227.42 E 227.40 S 227.50
ST3	1.5m P/C CB/MH	229.60	W 227.20 E 227.18 S 227.28
ST4	1.5m P/C CB/MH	229.70	W 227.08 S 227.00
ST5	1.5m P/C CB/MH C/W ORIFICE #1	229.60	N 226.88 S 226.86
ST6	1.2m P/C CB/MH	229.60	S 227.63
ST7	0.6x0.6x1.52m P/C CB	229.40	N 227.41 E 227.39
ST8	0.6x0.6x1.52m P/C CB	228.95	S 227.58
ST9	1.2m P/C CB/MH	229.00	W 226.79 E 226.77 N 226.87
ST10	0.6x0.6x1.52m P/C CB	228.95	S 227.58
ST11	1.2m P/C CB/MH	228.70	W 226.55 E 226.53
ST12	0.6x0.6x1.52m P/C CB	228.95	S 227.58
ST13	0.6x0.6x1.52m P/C CB	227.90	NW 226.53
ST14	1.2m P/C CB/MH	228.30	SE 226.43 NE 226.41
ST15	1.2m P/C CB/MH C/W ORIFICE #2	228.90	W 225.62 E 225.60 S 225.68
ST16	1.2m P/C CB/MH	228.20	W 225.41 S 225.35 N 225.49
ST17	1.2m P/C CB/MH	228.40	N 225.06 S 225.04
ST18	1.2m P/C CB/MH C/W ORIFICE #3	227.00	N 224.53 E 224.40
ST15A	1.2m P/C CB/MH	228.70	W 225.69 E 225.67
ST18A	JELLYFISH FILTER JF10-11-3	227.10	W 224.23 E 224.21

LEGEND:

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- CB EXISTING CATCHBASIN
- LS EXISTING LIGHT STANDARD
- ⊗ PED EXISTING BELL PEDESTAL
- ⊕ TBM EXISTING TEMPORARY BENCHMARK
- POST EXISTING POST
- HP EXISTING HYDRO POLE
- ⊕ W&B EXISTING WATER VALVE
- ⊕ FH EXISTING FIRE HYDRANT

FLOW CONTROL DEVICE ORIFICE PLATE w/ SNOUT

N.T.S.

SANITARY SYSTEM

MH No.	DESCRIPTION	T/G	INVERTS
S1	1.2m P/C MH	228.97	W 224.74 SW 224.24 E 224.14

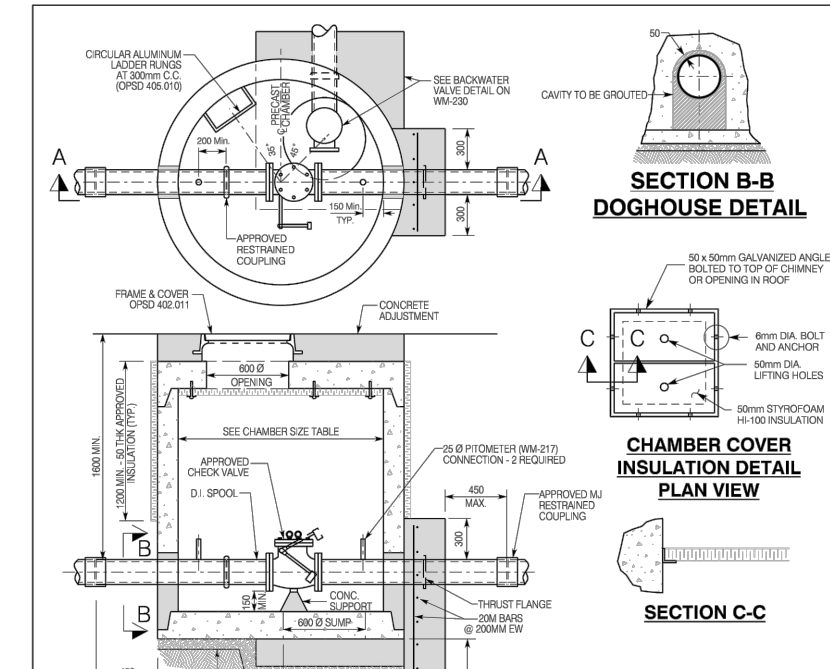
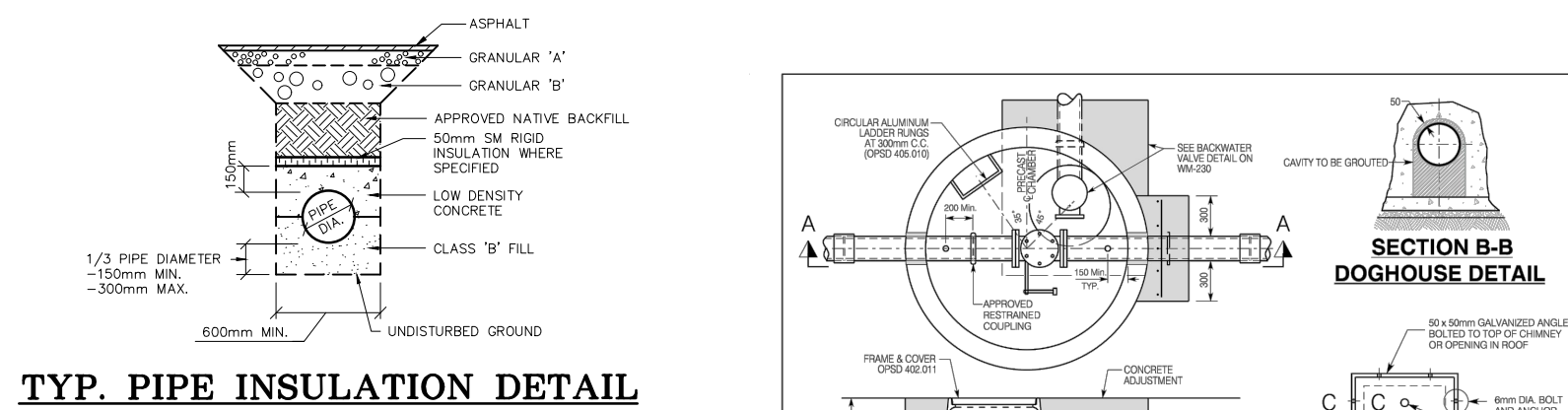
C.B. ORIFICE PLATE SIZING

ORIFICE PLATE CONFIGURATION NUMBER	DIAMETER OF ORIFICE PLATE OPENING
1	100mm
2	125mm
3	160mm

WATERMAIN SUMMARY - JOINT RESTRAINTS

LOCATION / DESCRIPTION	LENGTH TO BE RESTRAINED (L _r)
300x300x150mm PVC - TEE	L _r = MAIN LINE - 1.5m L _r = BRANCH LINE - 3.0m

- ### SERVICING NOTES:
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE SENIOR DIRECTOR, GROWTH MANAGEMENT, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
 - ALL SERVICES TO BE INSTALLED AS PER CITY OF HAMILTON CONSTRUCTION AND MATERIALS STANDARDS AND SPECIFICATIONS MANUAL (LATEST EDITION) AND THE MINISTRY OF ENVIRONMENT GUIDELINES (LATEST EDITION).
 - MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND SEWER DRAINS AND/OR MUNICIPAL SEWER MAINS SHALL BE 2.0m MEASURED FROM THE CLOSEST PIPE EDGE TO CLOSEST PIPE EDGE. VERTICAL SEPARATION WHERE A WATER SERVICE PASSES OVER A SEWER DRAIN AND/OR MUNICIPAL SEWER MAINS MUST BE A MINIMUM OF 0.15m UNLESS GREATER SEPARATION IS REQUIRED TO PROVIDE FOR PROPER BEDDING AND STRUCTURAL SUPPORT. WATER SERVICES PASSING UNDER SEWER DRAINS AND/OR MUNICIPAL SEWER MAINS MUST HAVE A SEPARATION OF 0.50m BETWEEN THE INVERT OF THE SEWER DRAIN AND/OR MUNICIPAL SEWER MAIN AND THE CROWN OF WATERMAIN.
 - PROPOSED STORM SEWER SHALL BE PVC SDR35 (RIBBED OR PROFILE PIPE) MAY NOT BE USED FOR PRIVATE DRAIN OR CATCH BASIN INSTALLATIONS.
 - ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE SENIOR DIRECTOR, GROWTH MANAGEMENT, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
 - CATCHBASINS SHALL BE AS PER OPSD 705.010 AND MUST BE MODIFIED WITH A GOSS TRAP AS PER SEW-304. ALL PRIVATE PROPERTY CATCHBASINS ARE TO INCLUDE A SLUMP. PROVIDE SILT SACK IN CATCHBASINS DURING CONSTRUCTION AND UNTIL GROUND COVER IS ESTABLISHED.
 - SEWERS TO BE INSTALLED WITH A MIN. COVER OF 2.00m AT THE PROPERTY LINE BELOW FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE ELEVATION OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER IS TO BE NO LESS THAN 1.2m.
 - PROPOSED SANITARY SEWER SHALL BE PVC SDR28 FOR 150mm AND SDR35 FOR OTHER SIZES.
 - PROPOSED SANITARY SEWER MANHOLE TO BE IN ACCORDANCE WITH O.P.S.D. 701.010 (NO Sumps).
 - SEWER BEDDING AND COVER TO BE AS PER O.P.S.D. 802.010 WITH GRANULAR 'A' FOR BOTH BEDDING AND COVER.
 - ALL MANHOLES TO CONFORM TO OPSD 701.01 & 701.03.
 - MINIMUM SIZE OR STORM AND SANITARY DRAINS LOCATED WITHIN THE ROAD ALLOWANCE TO BE 150mm IN THE ORIGINAL CITY OF HAMILTON AND 125mm IN THE OTHER AREA MUNICIPALITIES NOW COMPRISING THE NEW CITY.
 - RESTORATION OF ROAD OVER UTILITY CUTS IN HAMILTON TO BE AS PER STANDARD DRAWINGS RD-100.01 AND RD-100.02, WITH GRANULAR 'A' BEDDING.
 - MAINTENANCE HOLES ARE REQUIRED AT ALL CHANGES IN PIPE SIZE, CHANGES IN PIPE DIRECTION, ENDS OF PIPE RUNS AND AS CLEANOUTS.
 - ANCHOR OR THRUST BLOCKS ARE TO BE INSTALLED AT ALL WATER SERVICE ELBOWS, TEES, PLUGS ETC. FOR 300mm DIAMETER WATER SERVICES AND SMALLER. ANCHOR BLOCKS ARE TO BE AS PER WM-204.01.
 - WATERMAIN BEDDING AND COVER MATERIAL TO BE INSTALLED AS PER WM-203.01 (CONCRETE AND PVC WATERMANS AND SERVICES) AND WM-200.02 (DUCTILE IRON WATERMANS AND SERVICES) WITH GRANULAR 'A' FOR BEDDING AND COVER. BEDDING AND COVER FOR SMALL DIAMETER SERVICES (i.e. 50mm and UNDER) TO BE AS PER WM-200.01 WITH GRANULAR 'D' FOR BOTH BEDDING AND COVER. WATER SERVICES TO BE INSTALLED WITH A MINIMUM COVER OF 1.6m.
 - ALL BACKFLOW PREVENTION DEVICES MUST BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF HAMILTON'S BACKFLOW PREVENTION BY-LAW # 10-103, INCLUDING THE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION ETC., AND THE GUIDELINES SET OUT IN THE MOST RECENT VERSION OF THE 'AWWA CANADIAN CROSS CONNECTION CONTROL MANUAL AND THE CSA 694-10/07/04, 10.1-07 STANDARDS'. IN SELECTING A BACKFLOW DEVICE FOR A PROPERTY, CONSIDERATION MUST BE GIVEN TO FUTURE POSSIBLE USES OF THE SITE WHICH COULD RESULT IN A HIGHER RISK TO THE MUNICIPAL DRINKING WATER SYSTEM, THIS MAKING THE DEVICE INITIALLY CHOSEN INADEQUATE FOR THE NEW PURPOSE AND REQUIRING FUTURE CHANGE OUT AT THE OWNER'S EXPENSE.
 - DOWNSPOUTS TO OUTLET AT GRADE LEVEL AWAY FROM BUILDINGS.
 - PROVIDE A WATER BACKFLOW PREVENTOR FOR FIRE SERVICES, REQUIRED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, SHALL BE LOCATED AT THE SERVICE POINT OF ENTRY TO EACH BUILDING.
 - IF A SERVICE IS TO BE RE-USED THE APPLICANT/OWNER MUST ASSURE THEMSELVES THAT THE EXISTING SERVICE IS ADEQUATE TO MEET THEIR PROPOSED USES AND ARE IN GOOD WORKING CONDITION.
 - INTERNAL WATER METER INSTALLATIONS TO BE AS PER WM-210 AND THE METER IS TO BE INSTALLED AT FLOOR LEVEL.
 - ALL EXISTING UNUSED WATER SERVICES TO THE SITE MUST BE ABANDONED. SERVICES GREATER THAN 50mm MUST BE COMPLETELY REMOVED FROM THE ROAD ALLOWANCE WITH AN APPROPRIATE REPAIR TO THE MUNICIPAL MAIN.
 - CURB STOPS (VALVES) LESS THAN 300mm TO BE INSTALLED WITH A BOX AS PER WM-202.
 - SHUTDOWN OF A CITY WATERMAIN WILL BE AT THE DISCRETION OF THE CITY AND IS SUBJECT TO THE FOLLOWING REQUIREMENTS, WHICH SHOULD BE NOTED ON THE PLAN.
 - (a) MAXIMUM 4 HOUR SHUTDOWN OF EXISTING MAIN AT A TIME CONVENIENT TO THE CITY OF HAMILTON AND ABUTTING USERS.
 - (b) CONTRACTOR TO GIVE 48 HOUR PRIOR NOTIFICATION USING THE "CITY OF HAMILTON NOTICE OF SHUTDOWN" FOR ALL AFFECTED AREAS.
 - (c) IN THE EVENT OF A SCHEDULED SHUTDOWN IS CANCELLED BY THE CITY OF HAMILTON, THE CONTRACTOR SHALL HAVE NO CLAIMS AGAINST THE CITY.
 - ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE SENIOR DIRECTOR OF DEVELOPMENT ENGINEERING.
 - ALL EXISTING UNUSED WATER SERVICES MUST BE REMOVED FROM THE ROAD ALLOWANCE WITH APPROPRIATE REPAIR TO THE MUNICIPAL WATERMAIN AS PER CITY OF HAMILTON STANDARD REQUIREMENTS.
 - PVC WATER SERVICE/MAIN MATERIAL, CATHODIC PROTECTION, TRACER WIRE ETC. MUST BE AS PER FORM 400.



SEWER CROSSINGS

LOCATION	STM. INV.	STM. OBY.	W/M INV.	W/M OBY.
1	225.76	226.06	224.96	225.11
3	225.57	225.87	224.87	224.92
5	225.44	225.74	224.74	224.79
8	223.94	224.24	UNKNOWN	UNKNOWN

SEWER CROSSINGS

LOCATION	STM. INV.	STM. OBY.	SAN. INV.	SAN. OBY.
2	225.68	225.98	225.20	225.40
4	225.30	225.60	224.96	225.16
9	223.34	223.64	221.34	221.72

SEWER CROSSINGS

LOCATION	SAN. INV.	SAN. OBY.	W/M INV.	W/M OBY.
6	225.09	225.29	224.87	224.92
7	223.66	223.86	UNKNOWN	UNKNOWN

City of Hamilton
Public Works Department

CHECK VALVE AND CHAMBER 150mm DIA. TO 300mm DIA. WATERMANS

WM-201.05

15/09/21

T.B.M. No. 3 ELEV. = 229.09m (GEO)
TOP NUT OF FIRE HYDRANT ON THE WEST SIDE OF TRADEWIND DRIVE AS SHOWN.

T.B.M. No. 4 ELEV. = 231.70m (GEO)
TOP NUT OF FIRE HYDRANT ON THE SOUTH SIDE OF HWY. No. 2 AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
4	TRANSFORMER RELOCATION	09/15/21	S.J.S.
3	ROAD WIDENING	08/10/21	S.J.S.
2	AS PER CITY COMMENTS	06/08/21	S.J.S.
1	AS PER CITY COMMENTS	05/18/21	K.P.B.

NO. REVISION DATE (MM/DD/YY) BY

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohoeneng.com

PROJECT: **PROPOSED INDUSTRIAL DEVELOPMENT**
1492 WILSON STREET WEST & 586 TRADEWIND DRIVE
CITY OF HAMILTON

CLIENT: **LANCA CONTRACTING**

SERVICING PLAN (DA-18-156)

DESIGN:	R.W.P.	SCALE:	1:400
DRAWN:	K.P.B.	JOB No:	12921
CHECKED:	R.W.P.	DWG. No:	12921-3
SHEET:	3 of 5	DATE:	JAN. 25/21



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.

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:
Relief for zoning requirements on size of landscaping buffers.

Secondary Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
The site has an irregular property line that would not yield an economical footprint for an industrial facility as currently zoned and designated.

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**):
62R-1976 Instrument No 283476 AB/482027CD Part 1
62M-630 Lots 1, 2, and 3

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?

Geotechnical, Archaeological, and Environmental reporting conducted by third parties

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.

2021-11-11

Date



Signature Property Owner(s)

Sanjay Modi

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>137.294m</u>
Depth	<u>Irregular</u>
Area	<u>24,507 square meters</u>
Width of street	<u>unknown</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: _

none

Proposed

9,361.7 square meter ground floor single storey. Multiple buildings, see attached.

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

Existing:

Proposed:

22.70m setback from Tradewind, 22.35m setback from Wilson, 11.58m setback from rear property line (at narrowest point, site is irregular)

13. Date of acquisition of subject lands:
2018
-
14. Date of construction of all buildings and structures on subject lands:
n/a
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
vacant land
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
industrial
17. Length of time the existing uses of the subject property have continued:
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:
"Industrial Land"
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
M3 - Prestige Business Park - Exceptions 377, 678
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.