



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

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.:	DN/A-22:327	SUBJECT PROPERTY:	44 Head St, Hamilton
ZONE:	"M6" (Light Industrial)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: BMAN Holdings Inc
Agent: Vicano Developments – Yaw Yawson

The following variances are requested:

1. To permit the existing eight (8) parking spaces along Head Street to maintain no adequate means of ingress and egress to and from a street line and therefore reverse onto the road allowance instead of the requirement that parking shall be provided with adequate means of ingress and egress to and from a street and arranged in a forward motion only so as to not interfere with normal public use of the street.
2. To permit the loading door associated with the internal loading facilities to be located abutting the MacNab street line with no visual barrier screening whereas the zoning by-law states that loading doors and associated loading facilities shall not be permitted in any yard abutting a street, except where screened from view by a Visual Barrier in accordance with Section 4.19.

PURPOSE & EFFECT: To recognize an existing parking condition for the eight (8) parking spaces abutting Head street as well as to permit the location of the loading door located in the new addition along MacNab Street in order to facilitate the development per Site Plan Application SPA-21-060.

Notes:

This development is subject to Site Plan Application SPA-21-060.

Committee decision DN/A-22:83, previously approved variances to the landscaped and planting strip areas as well as to the location of the existing eight (8) parking spaces from a street line.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, November 17, 2022
TIME:	2:45 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

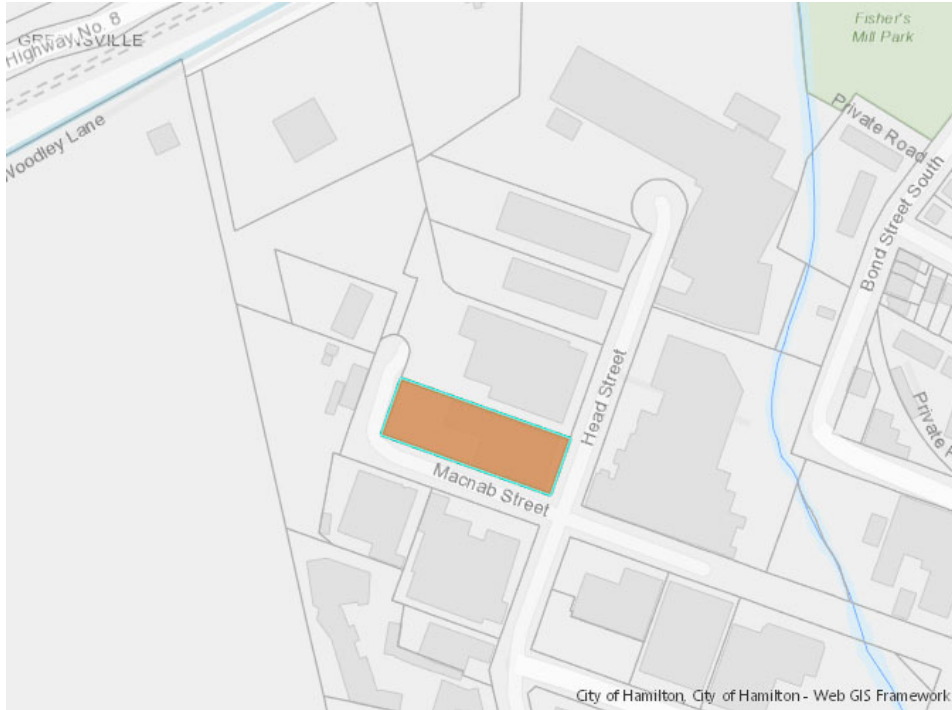
For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

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, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.



DATED: November 1, 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, and may include posting electronic versions.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

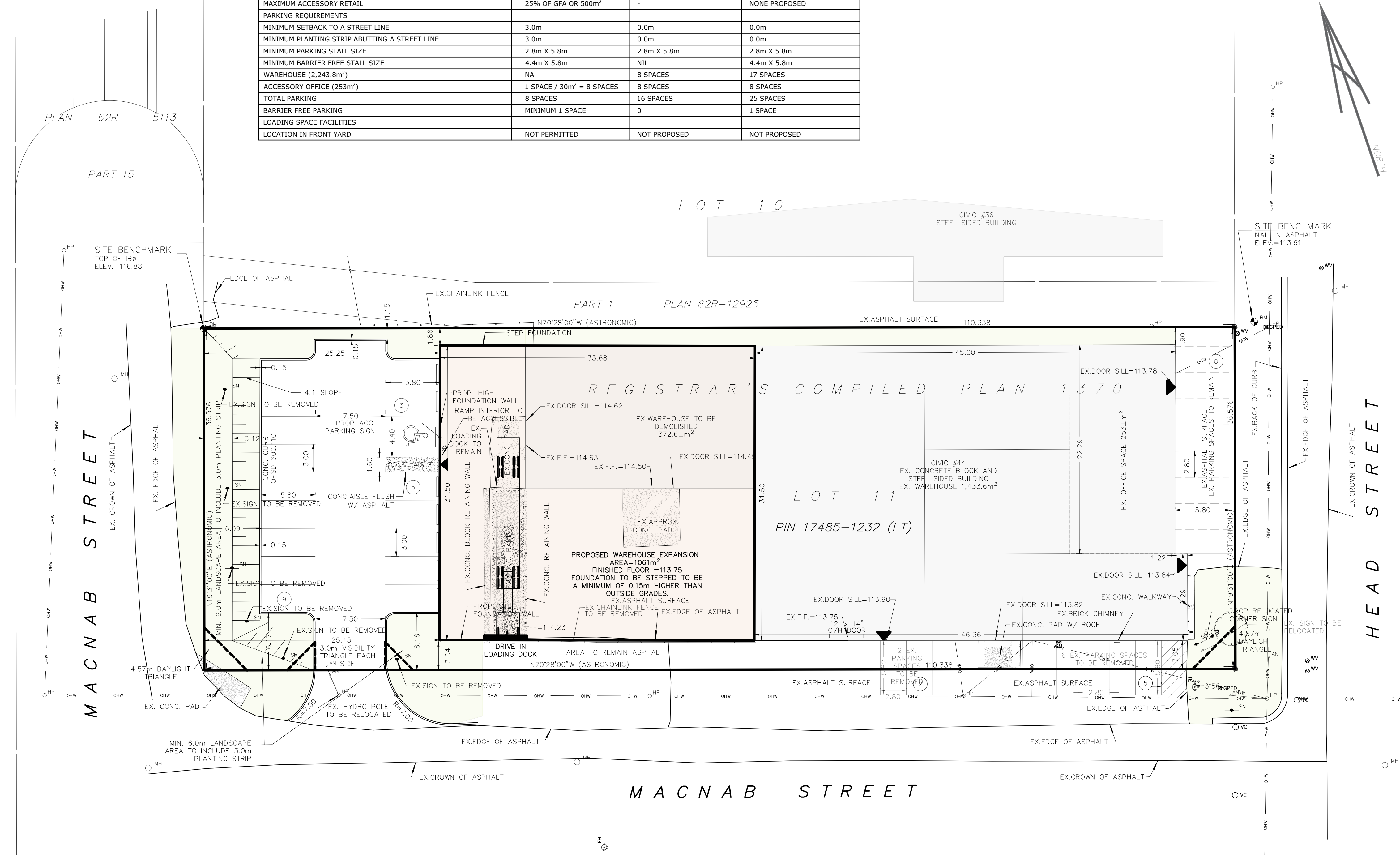
2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

	SITE STATISTICS		
	REQUIRED	EXISTING	PROPOSED
DEVELOPMENT DETAILS	LIGHT INDUSTRIAL (M6) ZONE	LIGHT INDUSTRIAL (M6) ZONE	LIGHT INDUSTRIAL (M6) ZONE
MINIMUM LOT AREA	4000m ²	4032.9m ²	4033m ²
MINIMUM YARD ABUTTING A STREET	3.0m	3.0m	3.04m
MAXIMUM LOT WIDTH	45.0m	36.6m	36.6m
MAXIMUM BUILDING HEIGHT	N/A	10.0m	11.0m
GROSS FLOOR AREA FOR OFFICE USE	MAX. 3000m ²	N/A	N/A
GROSS FLOOR AREA FOR INDUSTRIAL ADMINISTRATIVE OFFICE	10,000m ²	253.0m ²	253.0m ²
MINIMUM LANDSCAPED AREA ABUTTING A STREET	3.0m	-	0m MINOR VARIANCE
MINIMUM PLANTING AREA STRIP ABUTTING A STREET	3.0m	-	0m MINOR VARIANCE
OUTDOOR STORAGE SHALL NOT BE PERMITTED IN A FRONT YARD	NOT PERMITTED	NOT PERMITTED	NONE PROPOSED
MAXIMUM OUTDOOR STORAGE	85% OF LOT AREA 23,318m ²	-	NONE PROPOSED
MAXIMUM ACCESSORY RETAIL	25% OF GFA OR 500m ²	-	NONE PROPOSED
PARKING REQUIREMENTS			
MINIMUM SETBACK TO A STREET LINE	3.0m	0.0m	0.0m
MINIMUM PLANTING STRIP ABUTTING A STREET LINE	3.0m	0.0m	0.0m
MINIMUM PARKING STALL SIZE	2.8m X 5.8m	2.8m X 5.8m	2.8m X 5.8m
MINIMUM BARRIER FREE STALL SIZE	4.4m X 5.8m	NIL	4.4m X 5.8m
WAREHOUSE (2,243.8m ²)	NA	8 SPACES	17 SPACES
ACCESSORY OFFICE (253m ²)	1 SPACE / 30m ² = 8 SPACES	8 SPACES	8 SPACES
TOTAL PARKING	8 SPACES	16 SPACES	25 SPACES
BARRIER FREE PARKING	MINIMUM 1 SPACE	0	1 SPACE
LOADING SPACE FACILITIES			
LOCATION IN FRONT YARD	NOT PERMITTED	NOT PROPOSED	NOT PROPOSED



NOTES

- ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM THE PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MINIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADE.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS 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: ROAD CUT PERMITS, SEWER PERMITS, APPROACH APPROVAL PERMITS, RELOCATION OF SERVICES, COMMITTEE OF ADJUSTMENT, ENCROACHMENT AGREEMENTS (IF REQUIRED), BUILDING PERMITS
- ABANDONED ACCESSORIES MUST BE REMOVED AND THE CURB AND BOLLARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOT TO BE PROVIDED: 5.0 METERS BY 5.0 METER VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METERS ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET
- THIS PROPERTY IS INELIGIBLE FOR MUNICIPAL COLLECTION OF GARBAGE RECYCLABLE MATERIAL AND LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON. WASTE WILL BE MANAGED THROUGH A PRIVATE COMPLY.
- PROPOSED SIGNAGE SHALL BE CONFIRMED TO THE CITY'S SIGN AND OTHER DEVICES BY-LAW NO. 10-197.
- ALL FENCES MUST COMPLY WITH THE CITY OF HAMILTON FENCE BY-LAW NO 10-142
- LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.
- ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY SANDS SURVEYING AND DRAFTING
- THE POSITION & SIZE OF POLE LINES, CONDUITS, WATERMANS, SEWERS & OTHER UNDERGROUND & ABOVE GROUND UTILITIES & STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION & SIZE OF SUCH UTILITIES & STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES & STRUCTURES & SHALL ASSUME ALL LIABILITY FROM DAMAGE TO SAME.
- GARBAGE TO BE STORED INTERNALLY.

UNDERTAKING

I, (WE) BMAN HOLDINGS INC. THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

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

(B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITION OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED APRIL 12, 2021.

(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)(B) OF THE SAID ACT, SHOWN IN 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 MAY 18, 2022 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) THE OWNER AGREES TO AFFIX THE PHYSICAL MUNICIPAL NUMBER TO THE BUILDING IN A MANNER THAT IS VISIBLE FROM THE STREET

DATES THIS 30 DAY OF May 2022

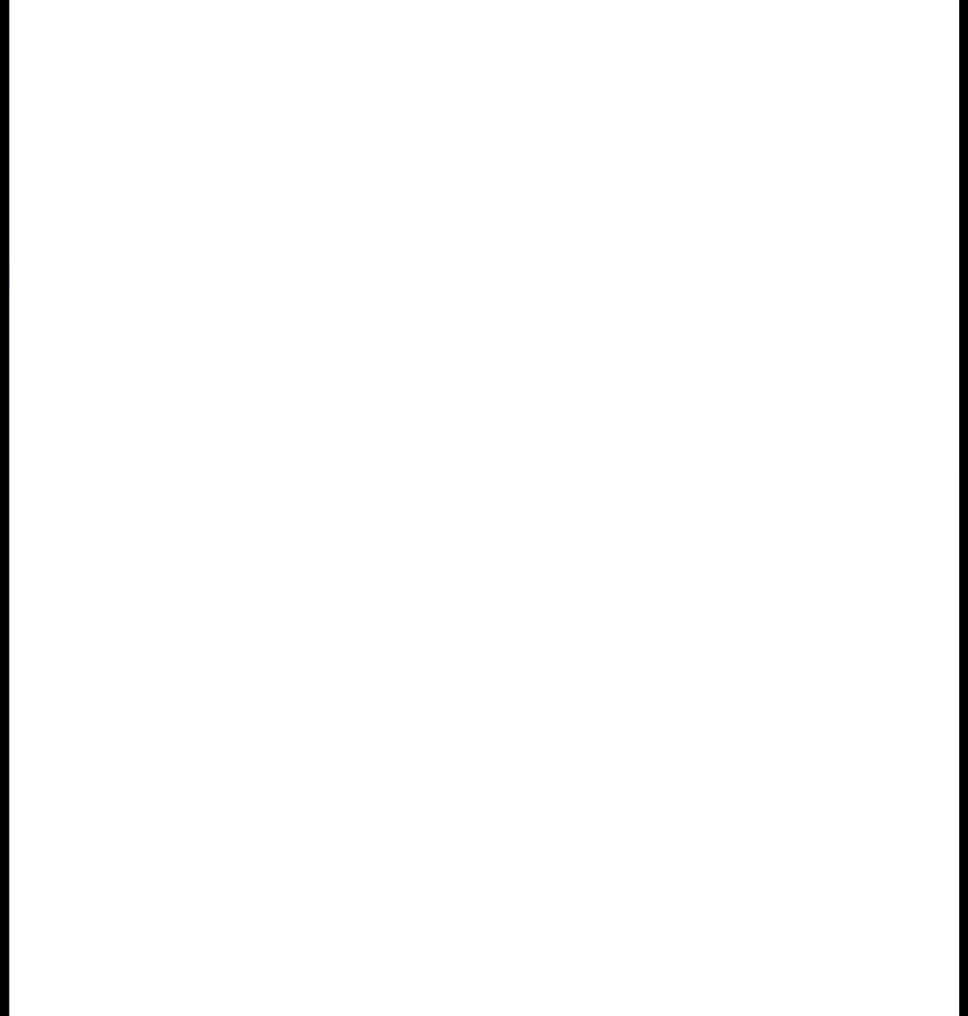
WITNESS (SIGNATURE) [Signature] OWNER(S) (SIGNATURE) (SEAL) [Signature]

WITNESS (PRINT) Ryan Parkinson OWNER (PRINT) Tom Vervalka

520 Seneca Dr. Hamilton, ON, L9C 1A8

ADDRESS OF WITNESS

KEY PLAN



REV.	DESCRIPTION	DATE	APPROV BY
4			
3	REVISED FOR CITY COMMENTS	2022.05.18	CHM
2	REVISED FOR CITY COMMENTS	2022.02.11	JL
1	REVISED FOR CITY COMMENTS	2021.08.03	OWNER
0	REVISED FOR COMMENTS	2021.07.29	CM
0	INITIAL RELEASE	2021.03.29	---

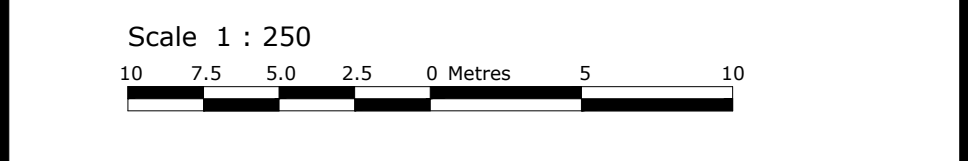
PROJECT

PROJECT TITLE

LOT 11
REGISTRAR'S COMPILED PLAN 1370
CITY OF HAMILTON
PIN 17485-1232 (LT)

44 HEAD STREET DUNDAS ONTARIO

CITY FILE NO. SPA-21-060



UNITS & CONVERSION

ALL DIMENSIONS IN METRES.
(CONVERT TO FEET: DIVIDE BY 0.3048)

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B", BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999603.

ANTECH DESIGN & ENGINEERING GROUP
Engineers and Urban Planners
25 King Street, Brantford, ON. N3T 3C4
www.antechdesign.com

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ANTECH DESIGN AND ENGINEERING GROUP. ANY REPRODUCTION OR DISTRIBUTION, IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ANTECH DESIGN AND ENGINEERING GROUP IS PROHIBITED.

CLIENT

VICANO DEVELOPMENTS LIMITED

SURVEY SYMBOLS	STORM, SANITARY, WATER SERVICE SYMBOLS	FIRE HYDRANT	UTILITY SERVICES SYMBOLS	GRADING SYMBOLS	OTHER SYMBOLS	UNDERGROUND SERVICES
<ul style="list-style-type: none"> FOUND MONUMENTS SET MONUMENTS IRON BAR STD. IRON BAR SHORT STD. IRON BAR CUT CROSS NAIL & WASHER 	<ul style="list-style-type: none"> REGISTERED PLAN ORIGIN UNKNOWN MEASURED PROPORTIONED WITNESS BENCHMARK IRON PIPE 	<ul style="list-style-type: none"> HYD SPRINKLER HEAD TEST HOLE BOREHOLE MONITORING WELL CULVERT CATCH BASIN DOUBLE CATCH BASIN DITCH INLET CATCH BASIN 	<ul style="list-style-type: none"> MANHOLE - SANITARY MANHOLE - STORM CATCH BASIN MANHOLE DBL. CATCH BASIN MANHOLE MANHOLE - HYDRO MANHOLE - TRAFFIC MANHOLE - BELL MANHOLE - FIBER OPTIC MANHOLE - UNSPECIFIED GAS VALVE BELL MARKER HYDRO GUIDE WIRE HYDRO TRANSFORMER BELL MARKER BELL PEDESTAL CABLE TV MARKER CABLE PEDESTAL HYDRO LIGHT STD. 	<ul style="list-style-type: none"> EXISTING GRADE (m) PROPOSED GRADE (m) SEDIMENT TRAP DIRECTION OF SURFACE WATER 	<ul style="list-style-type: none"> TREELINE TRAFFIC SIGN RAILWAY SIGN SIGN (OTHER) TRAFFIC LIGHT TRAFFIC CONTROL BOX RAILWAY SIGNAL CTRL BOX FLAG POLE DECORATIVE POLE BOLLARD PILLAR GUARD POST MAIL BOX PARKING METER FLOOD LIGHT AIR CONDITIONER 	<ul style="list-style-type: none"> STORM SANITARY BELL / PHONE / CABLE HYDRO GAS WATER PROPERTY LINES OVER-HEAD WIRES SILT FENCING - LIGHT DUTY SILT FENCING - HEAVY DUTY SWALE / DIRECTION GRADE SLOPE INDICATOR C/W SLOPE (ABOVE), OVERALL DISTANCE (BELOW)

PROFESSIONAL ENGINEER
J.A. BUTLER
2022-05-19
PROVINCE OF ONTARIO

DRAWN: CHM
CHECKED: JAB
DATE: 2021.03.29

SHEET: SITE PLAN
DRAWING NO. 210502 - V101
REV. 4

October 18, 2022

VIA ELECTRONIC DELIVERY

Ms. Jamila Sheffield, ACST
Secretary Treasurer-Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Re: 44 Head Street, Dundas (SPA-21-060) Minor Variance Application

Dear Ms. Sheffield:

On behalf of our Client Bman Holdings Inc., we are pleased to submit a Minor Variance application for the above noted development.

This application seeks permission for the following variances:

1. Remove the requirement for an adequate means of ingress and egress for the 8 existing parking spaces located along the Head Street frontage. [Section 5.2(c)]
2. To permit an unscreened loading door and loading facility where section 5.2.1(b) requires that the any loading doors abutting a street be screened by a visual barrier.

As part of the ongoing site plan review process City staff have identified these zoning deficiencies and have requested that the applicant submit this minor variance application to address these concerns.

In support of the application please find enclosed the following information:

- One (1) copy of the Minor Variance application form;
- One (1) copy of the Landscape Plan and Site Plan drawings; and,
- One (1) cheque in the amount of \$3,465.

Should you require any additional information please do not hesitate to contact the undersigned.

Yours truly,



Yaw Yawson
Development Planning Technician

cc: Tom Vejvalka, Bman Holdings Inc.



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)	BMAN HOLDINGS INC. (1136148 ONTARIO LTD.)		
Applicant(s)*	VICANO DEVELOPMENTS LIMITED c/o YAW YAWSON		
Agent or Solicitor	Same as applicant		Phone:
			E-mail:

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:

Please see attached Cover Letter for all of the required variances.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The variances required for the parking spaces and loading area are required due to existing conditions. Without the existing parking spaces & loading space the proposed building expansion can not proceed.

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**):

LOT 11, REGISTRAR'S COMPILED PLAN 1370, CITY OF HAMILTON

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

- 8.1 If Industrial or Commercial, specify use Warehouse facility

- 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?

Conversations with current owner

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.

Oct 17/22
Date


Signature Property Owner(s)

Tom Vejvalka
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 36.6m
Depth 110.4m
Area 4,033sq.m.
Width of street 20.1m Macnab Street/ 20.1m Head Street

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:

Existing 1-storey 1,806.2 sq.m. Industrial warehouse building. The dimensions of the building are approximately 78.7m x31.50m.

Proposed

The proposal includes a +/-1,060.9sq.m (11,423) sq.ft. addition to the rear of the existing warehouse facility. See enclosed site plan drawing.

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: 5.09m
Side: 1.90m/ 3.05m
Rear: 58.93m

Proposed:

Front: 5.09m
Side: 1.86m/ 3.05m
Rear: 25.15m

13. Date of acquisition of subject lands:
2012
14. Date of construction of all buildings and structures on subject lands:
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Warehouse
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:
Over 40 years
18. Municipal services available: (check the appropriate space or spaces)
Water yes Connected yes
Sanitary Sewer yes Connected yes
Storm Sewers yes
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:
Light Industrial Zone (M6)
21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)
 Yes No
If yes, please provide the file number:
COA Decision DN/A-22: 83
- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
 Yes No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.
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 (please include separate sheet if needed)
Property is subject to concurrent Site Plan application SPA-21-60 Landscape Plans showing the proposed design have been approved through this application.
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.