



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.:	AN/A-22:279	SUBJECT PROPERTY:	50 West Crest St, Ancaster
ZONE:	“ER” (Existing Residential)	ZONING BY-LAW:	Zoning By-law former Town of Ancaster 87-57, as Amended

APPLICANTS: Owner: Thomas & Natalie Booth

The following variances are requested:

1. The accessory building shall be permitted to be located 1.5 metres from the rear lot line instead of the minimum required 7.5 metres setback.
2. Height of 5.2 metres shall be provided for the proposed pool shed and gazebo instead of the maximum permitted building height of 4.5 metres for an accessory building.

PURPOSE & EFFECT: As to permit the construction of two new accessory buildings (pool shed and gazebo) in the rear yard of the existing single detached dwelling.

Notes:

1. The Ancaster Zoning By-law 87-57 permits eaves and gutters associated with an accessory building to project a maximum of 30 centimeters into a required minimum setback area. Insufficient information has been provided in order to determine zoning compliance. Further variances will be required if compliance cannot be achieved.
2. Insufficient information was provided in order to determine zoning compliance for the proposed overhang. Further variances may be required if compliance can not be achieved.
3. Please be advised that the property is subject to site plan control.

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:	3:10 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.



 Subject Lands

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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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

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.

Map Attachment # 1
(section 2.1)

PINE CREST SURVEY

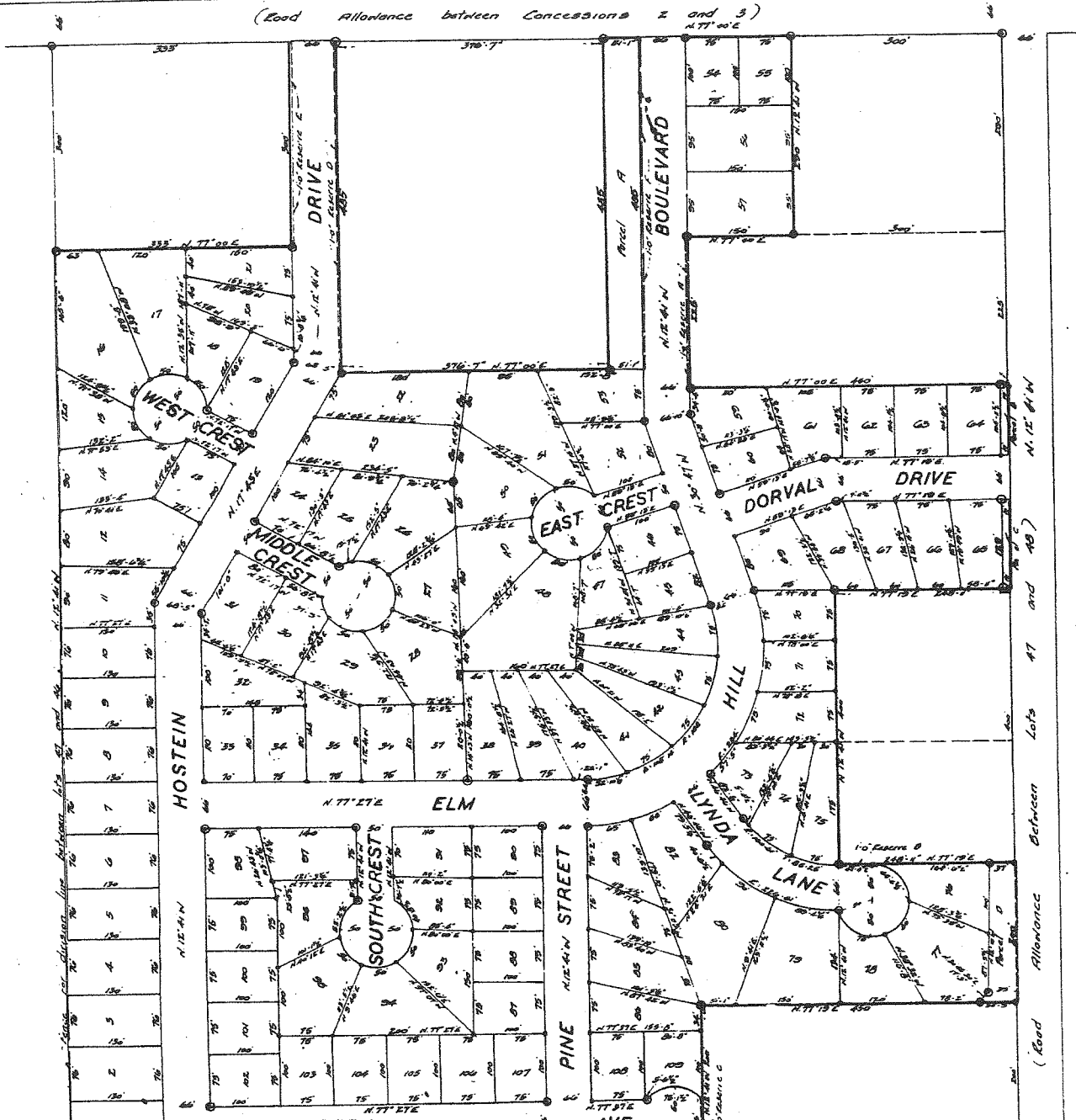
BEING A SUBDIVISION OF
PART OF LOT 47, CONCESSION 3

TOWNSHIP OF ANCASTER

SCALE: 1:100'

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We hereby certify
of this plan
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R. T. Marble
Witness
Alaska
Witness
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Alaska
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Witness

(Road Allowance between Concessions 2 and 3)
N 77° 00' E



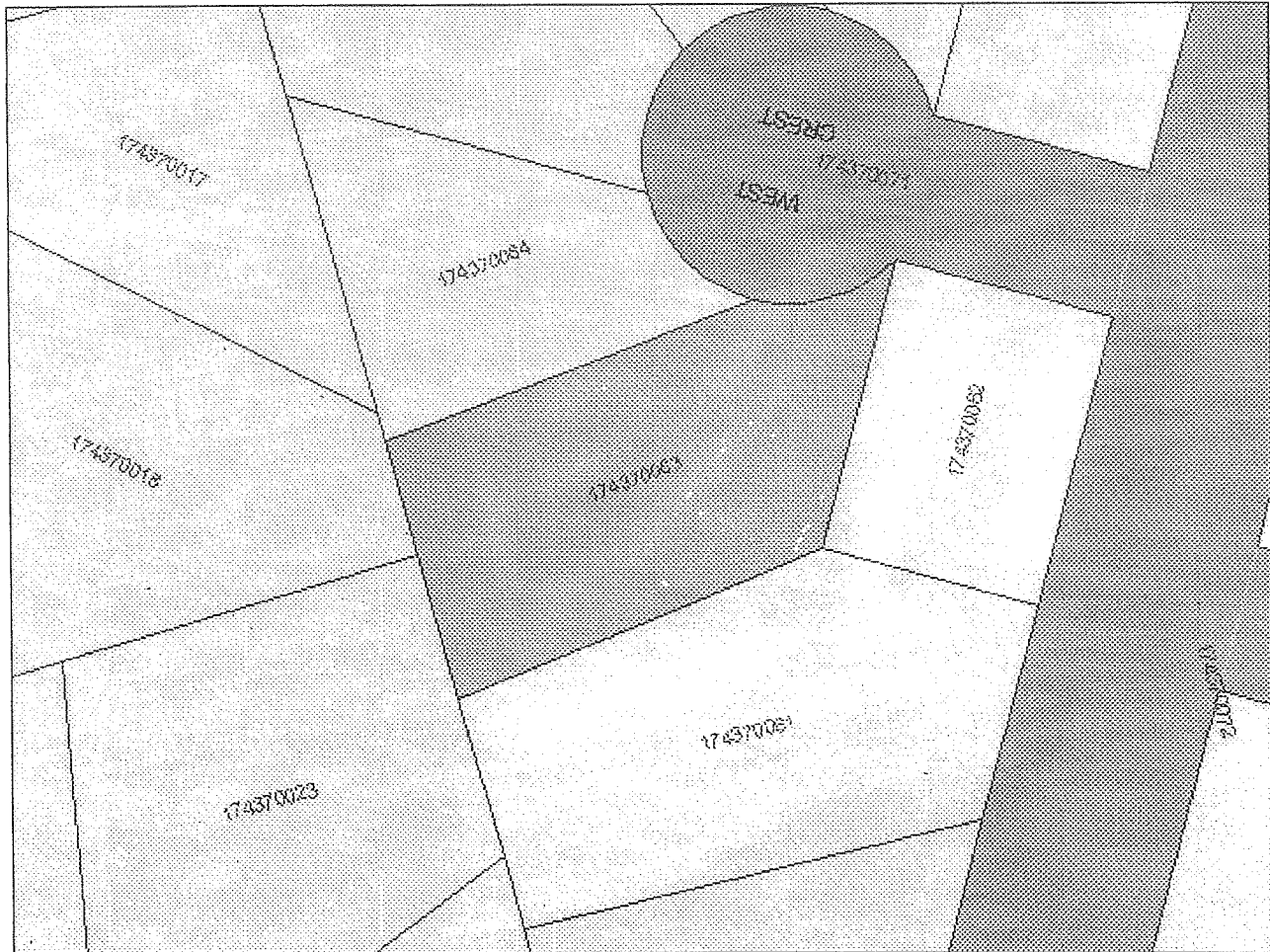
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have been surveyed and
3) every angle of the site
surveys thereof by a 12
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the monuments.
5) the monuments conform
Section 13 of the S.O.
6) the survey was made
and the 21st day of
7) the survey has been
all the provisions of
relating thereto.
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SALES HISTORY AND SUBJECT PROPERTY MAP REPORT

Sun Feb 11 19:22:49 EST 2007

Attachment 1a.



Legend:

- Subject Property Polygon
- Parcel Polygons
- Roads
- Railways
- Water Limits
- Easement Limits
- Subject Property Point
- Neighbourhood Sales Points

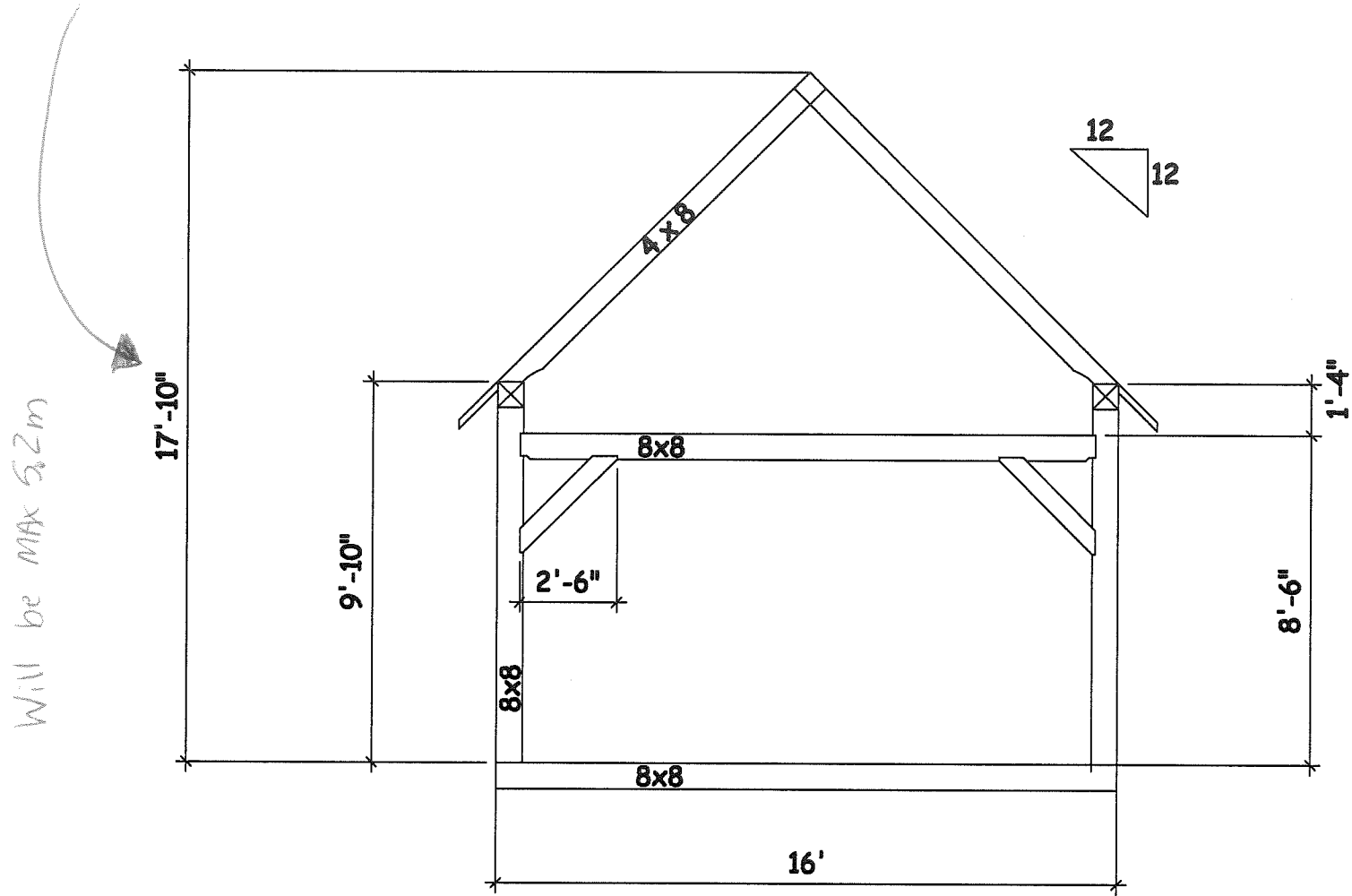
Scale: 0 10 m.

This map was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. This is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents. Only major easements are shown.

SUBJECT PROPERTY IDENTIFICATION INFORMATION				
LRO	62			
PIN	174370063			
ASSESSMENT ROLL NUMBER	251410037005800			
REGISTRATION TYPE	LT			
LAND REGISTRY STATUS	ACTIVE			
MUNICIPALITY	ANCASTER			
ADDRESS	50 WEST CREST ST			
AREA	1269 m ²			
PERIMETER	156 m			
DESCRIPTION	LT 14, PL 935 ; ANCASTER (AMENDED 08/10/00 BY LR2) CITY OF HAMILTON			
PARTY TO:	BOOTH, THOMAS ANDREW; WELSH, NATALIE DOROTHY			
SALES HISTORY				
INSTRUMENT	REGISTRATION	CONSIDERATION	INSTRUMENT	PARTY

Drawings for the 16 x 20

* Height to be adjusted to MAX 5.2m after variance approval.



PROJECT NAME:
16 x 20

DRAWING NAME:
Bent 1 + 2

DATE:
April 15 2020

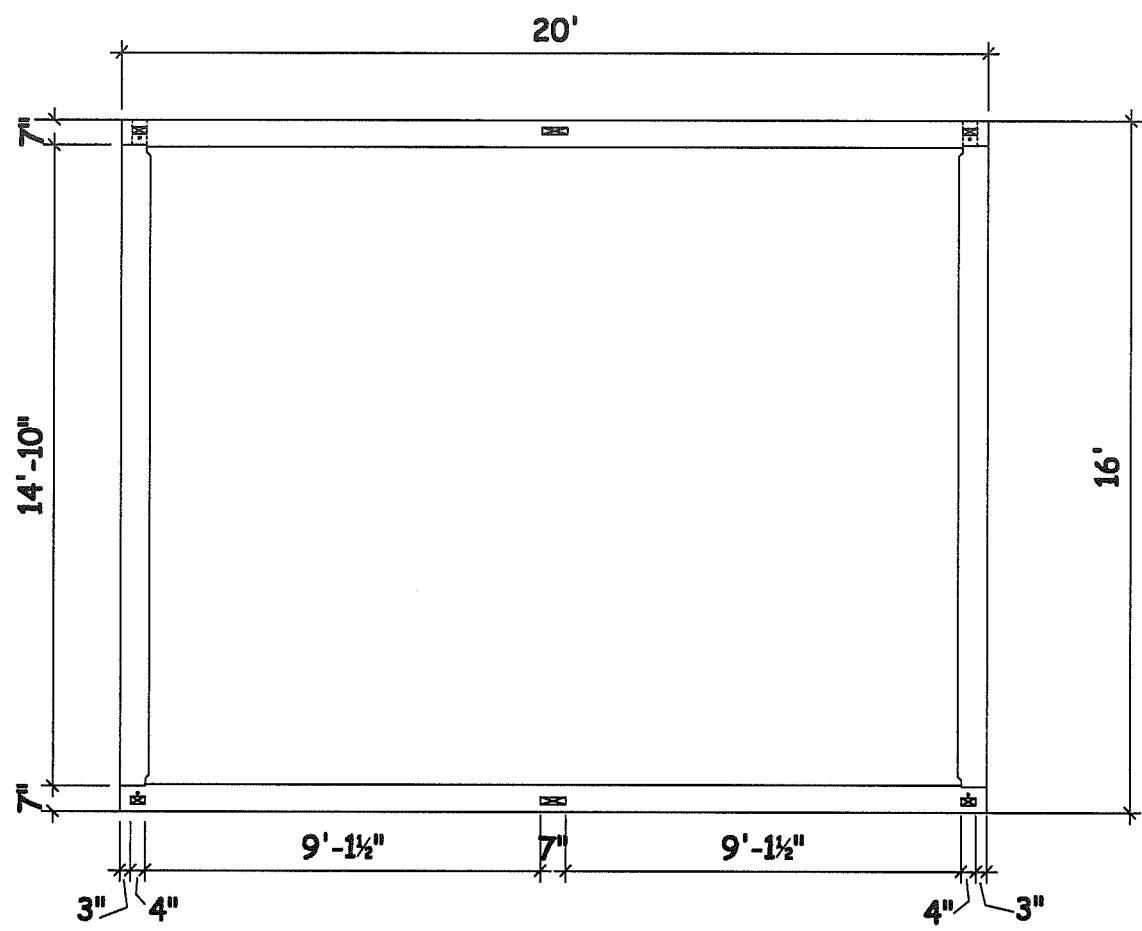
SCALE:
1/4" = 1' - 0"

DRAWN BY:
Jason Gibson

CHECKED BY:

Bent 1 and 2

NO.



PROJECT NAME:

DRAWING NAME:
Sill Plan

FILE:
16 x 20

DATE:
April 15 2020

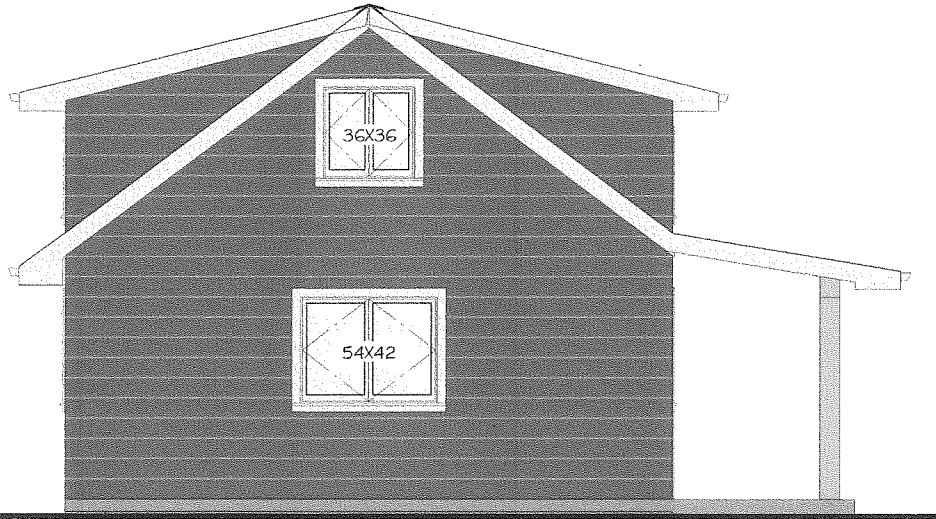
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1/4" = 1' - 0"

DRAWN BY:
Jason Gibson

CHECKED BY:

NO.

Sill Plan



1 BACK ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
A2 SCALE: 1/4" = 1'-0"

THIS DRAWING AND DESIGN ARE THE COPYRIGHT PROPERTY OF E.R. TROUGHT DESIGN AND SHALL NOT BE COPIED, REPRODUCED OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER. DRAWINGS SHALL NOT BE SCALED. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.

I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES WHICH BEARS THE DECLARATION AND HAVE MET THE REQUIREMENTS OF THE O.H.C. AS A REGISTERED DESIGNER, THESE DRAWINGS SHALL BE CONSIDERED AS NOT FOR CONSTRUCTION UNLESS AUTHORIZED BY THE DESIGNER'S SIGNATURE FOR PERMIT APPLICATION.

THESE PLANS WERE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATION FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODS TOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

ERIC TROUGHT, P. ENG

SIGNATURE **BCIN: 24453, 30033**



31 HILLENDALE AVE.
KINGSTON, ONTARIO
K7M 1S2

TEL 613 531-7873
CELL 613 561-3428
FAX 613 531-0602

PROPOSED CABIN

CLIENT: NATALIE BOOTH

LOCATION: KINGSTON, ON

ELEVATIONS

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

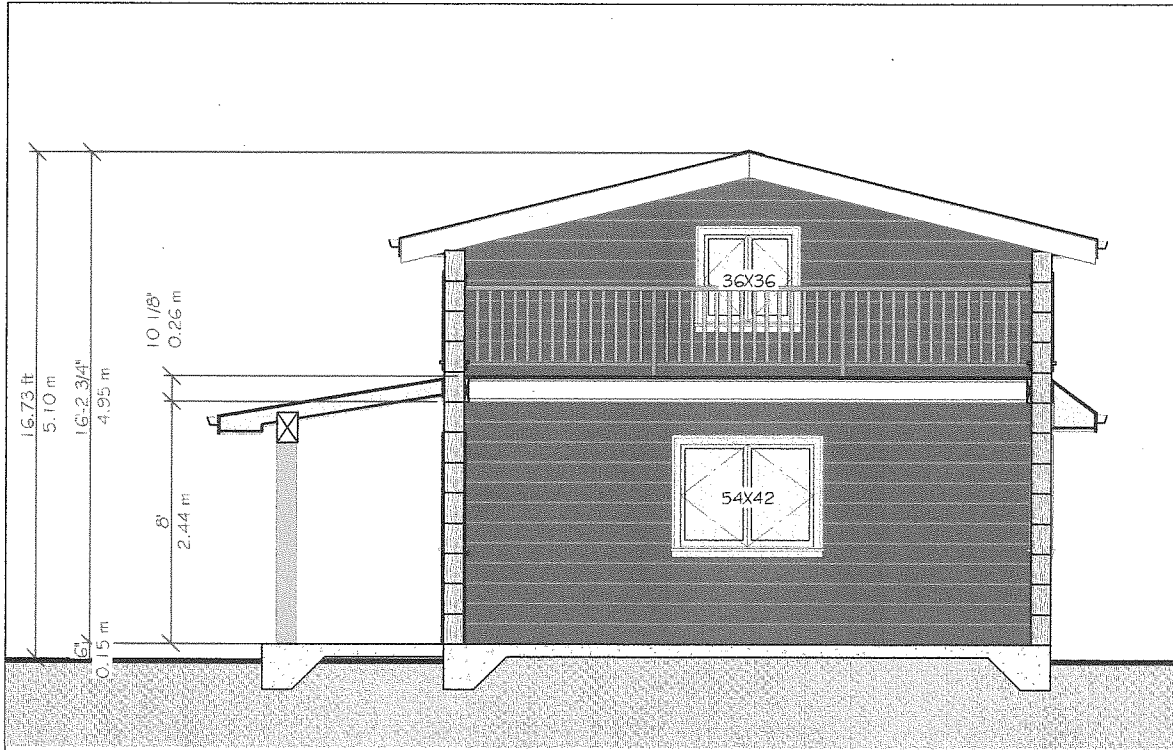
FRIDAY, OCTOBER 11, 2012

Sheet 2 of 4

DWG NO.

A2

22269



THIS DRAWING AND DESIGN ARE THE COPYRIGHT PROPERTY OF E.R. TROUGHT DESIGN AND SHALL NOT BE COPIED, REPRODUCED OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER. DRAWINGS SHALL NOT BE SCALED. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.

ERIC TROUGHT, P. ENG

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SIGNATURE: **BCIN: 24453, 30033**

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31 HILLENDALE AVE.
KINGSTON, ONTARIO
K7M 1S2

TEL 613 531-7873
CELL 613 561-3428
FAX 613 531-0602

PROPOSED CABIN

CLIENT: NATALIE BOOTH

LOCATION: KINGSTON, ON

BUILDING SECTION

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

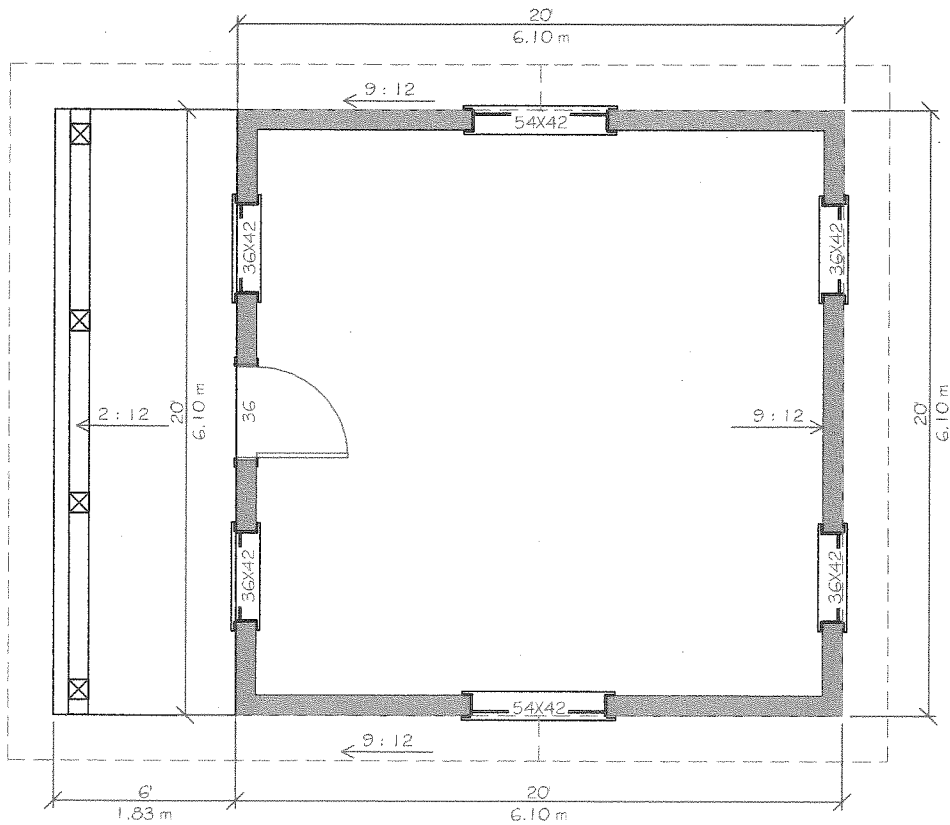
FRIDAY, OCTOBER 14, 2022

Sheet:
3 of 4

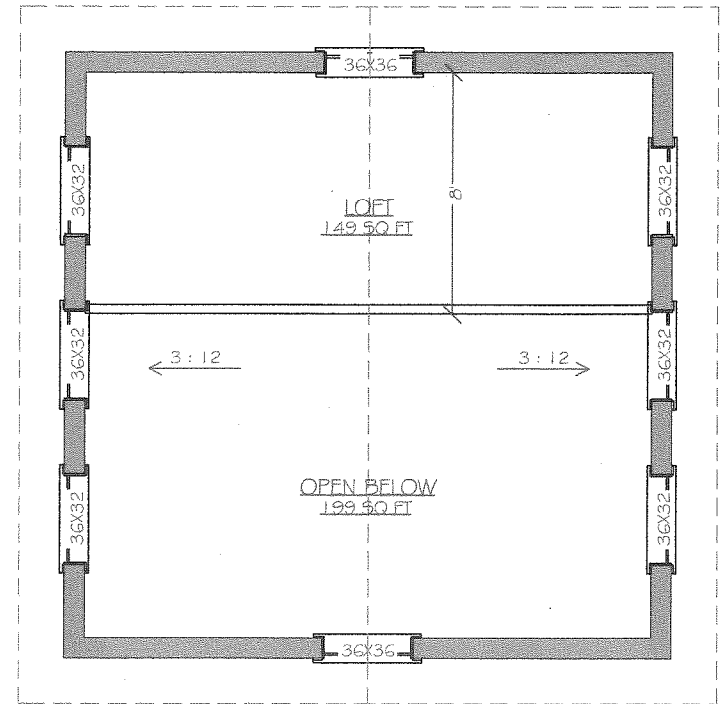
DWG NO.

A3

22280



1 MAIN FLOOR PLAN
A4 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
A4 SCALE: 1/4" = 1'-0"

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ERIC TROUGHT, P. ENG

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31 HILLENDALE AVE.
KINGSTON, ONTARIO
K7M 1S2

TEL 613 631-7873
CELL 613 561-3428
FAX 613 631-0602

PROPOSED CABIN

CLIENT: NATALIE BOOTH

LOCATION: KINGSTON, ON

FLOOR PLANS

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

FRIDAY, OCTOBER 14, 2022

Sheet:

4 of 4

DWG NO.

A4

22269

Application for Minor Variance

50 West Crest, Ancaster ON L9G 2P1

3.1 Nature and extent of relief applied for:

1. Accessory Structure Setback

We are looking for a minor variance to allow for accessory buildings to be permitted to be located 1.5m from the rear lot line

2. Building Height – Pool Shed

We are seeking a variance to allow for a maximum height of 5.2m for our pool shed

3. Building Height – Gazebo

We are seeking a variance to allow for a maximum height of 5.2m for our gazebo

Drawing attached is for max height of 5.1m. The variance request is for 5.2m to allow for changes in log size.

Amended

Attachment 6
(section 4.3)

Particulars of all Buildings and Structures

50 West Crest, Ancaster ON L9G 2P1

Lot 14, RP. 935

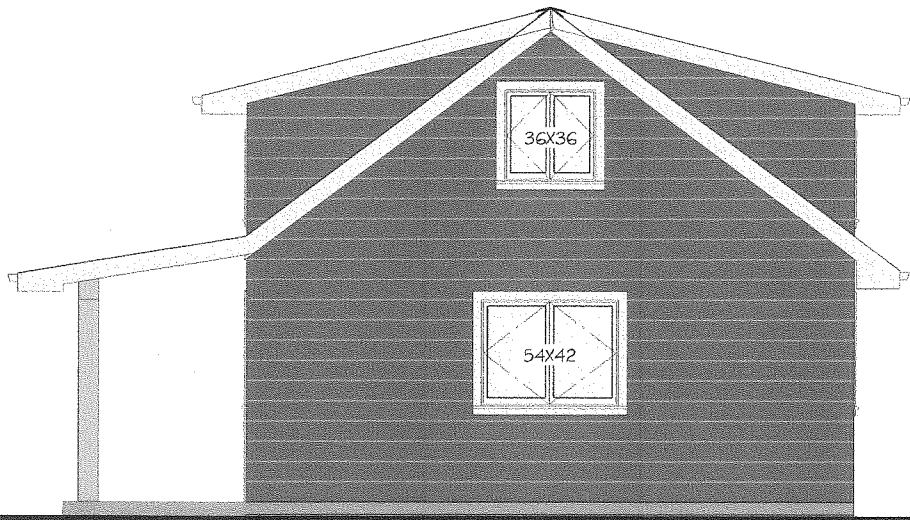
ZONING	LOT NO:	PLAN NO:	LOT AREA:	LOT FRONTAGE	LOT DEPTH
ER	14	935	1269m ²	15.24m	70m (approx)

DESCRIPTION	WIDTH	DEPTH	NO. OF STORIES HEIGHT	EXISTING LOT COVERAGE	PROPOSED ADDITONS	%
Single Family	19.30m	8.0m	1 (approx 5.5m)	154.4 m ²		12.2
Shed	3.048m	3.048m	(approx 3m)	9.29 m ²		0.73
Gazebo	3.658m	3.658m	(approx 3.5m)	13.38 m ²		8.66
Acessory Building Pavilion	4.8768m	6.096m	5.2m		29.73 m ²	2.34
Acessory Building Pool Shed	6.096m	6.096m	5.2m		37.16 m ²	2.93
Totals (accessory bldg)				22.67m²	66.89 m²	14.7
				89.56		

The total lot coverage for accessory buildings will TOTAL 89.56m, with the maximum coverage being 90m² in the ER zone

The total percentage of the lot for accessory buildings will TOTAL 14.66% with the maximum coverage being 35% in the ER zone

SETBACKS	EXISTING	PROPOSED
Rear	7.5m	1.5m
Side	1.5m	1.5m



1 FRONT ELEVATION
A1 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A1 SCALE: 1/4" = 1'-0"

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31 HILLENDALE AVE.
KINGSTON, ONTARIO
K7M 1S2

TEL 613 531-7873
CELL 613 561-3428
FAX 613 531-0502

PROPOSED CABIN

CLIENT: NATALIE BOOTH

LOCATION: KINGSTON, ON

ELEVATIONS

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

FRIDAY, OCTOBER 14, 2022

Sheet

1 of 4

DWG NO.

A1

22269

Amended

APPLICATION FOR A MINOR VARIANCE

(#5) Explanation why it is not possible to comply with the provisions of the By-Law

- We are at a disadvantage with an irregular shaped lot creating 2 rear lot lines.
- The By-Law stating a minimum set back of 7.5m on 2 sides of our lot would place our pool shed in the middle of our backyard.
- Not only the irregularity of our lot but also the positioning of our home limits the space we have to erect a pool shed (attachment 1a)
- It is unlikely we would be able to put an addition onto our garage due to the close proximity of the corner of our home to the rear lot line on the South side (which is actually already in the no build zone)
- Placing our pool shed within the setbacks as outlined by the By Law would create a space for unwanted wildlife and limit natural surveillance
- We are unable to position the pool shed on the South "rear lot line" abutting lot #12 due to extremely large existing trees. Our neighbourhood is valued due to the maturity of the natural trees, some being very old – ours being in excess of 20 meters (see attachment 1b)
- Erecting our pool shed with a 7.5m setback places the building over the existing decommissioned septic bed. Although this septic bed is no longer used for sewage, it remains in use for rainwater distribution.
- The natural grade of our property slopes away from our home in the backyard. The height of the pool shed will be below the height of our home and not visible from the street
- The exact height of our pool shed has not been determined as we will be using true logs and the final height will be based on the diameter of the logs used although it will not exceed a height of 6.5m
- The pool shed design includes a half loft to maximize storage space.
- Storage will be used in part for equipment for the local Ancaster Scouting Group. One of the churches sponsoring the group is no longer able to provide meeting or storage space for Scouts Canada. We have been active leaders for more than 50 years combined and continue to support and volunteer for Scouts Canada

The proposed positioning of the pool shed, and covered patio area would

- Allow for the best use of space in our yard allowing us to maximize our outdoor space
- The covered patio at the end of the pool would increase the visual aesthetics and usability of the current unusable space
- We would be able to condense other storage bins into the one structure for pool and yard equipment
- Both rear sides of the buildings are required to be positioned at the same spot to allow an exit from the pool shed to the covered patio area
- There is an existing natural buffer of tall bushes and trees along the rear lot line. Our buildings would not impact the sun or change the view of our rear neighbours – the rear lot line is almost 100% solid with existing natural buffers

- Due to the irregularity of both our lot and our surrounding properties as well as the oversized lots, there is a large distance between our rear lot line and the homes behind us. The 2 rear neighbours both have existing pools and outdoor living spaces located on the far sides of their backyards in relation to our property thus minimizing the impact of our build with a setback of 1.5m.
- It is very common in our area for homes to be sold and new owners demolish existing single-family dwellings and erect much larger homes in their place. We have considered this and are mindful of the nature and feel of Pinecrest being an older area. We feel it is in good keeping with the aesthetics of the area to build an accessory building rather than an addition or new build in our court

Overall we have considered our neighbours and feel our pool shed and covered patio will very minimally impact our neighbours in any way.

We have attached letters from our neighbours citing no concerns with our proposed building plans

July 25, 2022

Committee of Adjustment

RE: Minor Variance Application
50 West Crest Ancaster, ON L9G 2P1

We understand our neighbours are applying for minor variances to build a pool shed and gazebo at 50 West Crest, Ancaster, Ontario.

Tom and Natalie Booth have showed us plans and discussed the location and dimensions of the structures. We discussed what bylaw restrictions they found out the city currently has with their project and what minor variances would be required to allow the structures to go up where they want to.

We do not have any concerns regarding the location, size or height of the buildings in their yard. We fully support the improvements they are attempting to do to their property and are excited to encourage better utilization and enjoyment of their property.

We believe these structures will fit into the neighbourhood. These additions keep in the spirit of Pinecrest, encouraging outdoor living and enjoyment of individuals' properties without infringing on any neighbouring properties while reinvesting into the property and community.

Sincerely,

Pauline Skunben

60 Hosten Drive

July 25, 2022

Committee of Adjustment

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50 West Crest Ancaster, ON L9G 2P1

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Sincerely,

Terrie Wilkins-Duffie
48 West Crest
Ancaster Ont.

July 25, 2022

Committee of Adjustment

RE: Minor Variance Application
50 West Crest Ancaster, ON L9G 2P1

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Sincerely,

Lori E Brian Campbell

52 WEST CREST

ANCASTER

L9G 2P1

(for Section 5)



Google Maps

(for section 5)



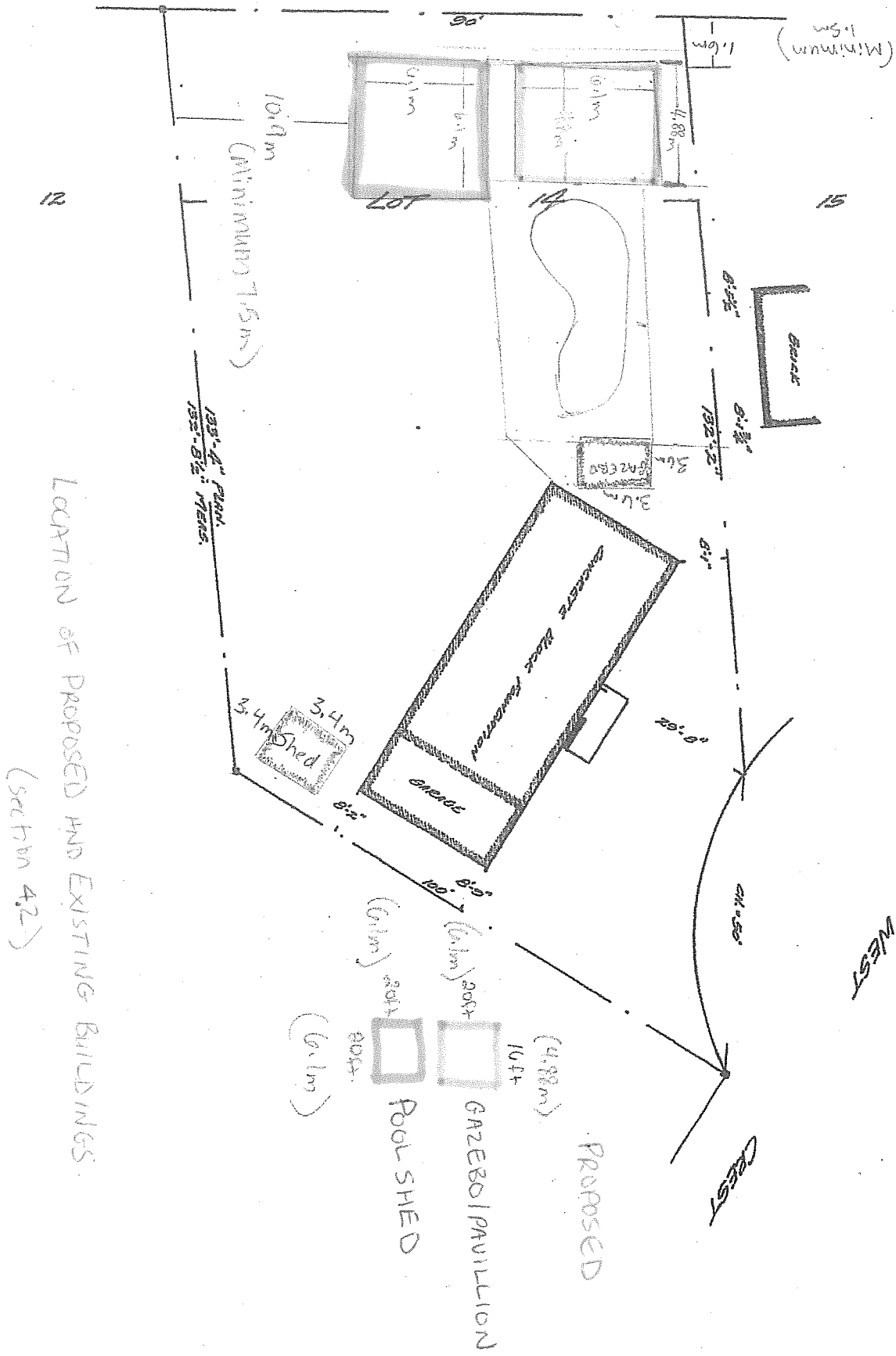
Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, Map data ©2022 Google 10 m

PLAN OF SURVEY OF
 LOT 14, ANCEST SURVEY,
 REGISTERED PLAN 935,
 TOWN OF ANCASTER
 SHANTYING

0.10cm ≈ 27.7cm

POOTH
 50 WEST CREST
 ANCASTER ON L9G2P1

Attachment 5



LOCATION OF PROPOSED AND EXISTING BUILDINGS:
 (SECTION 4.2)



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/PERMISSION UNDER SECTION 45 OF THE PLANNING ACT

1. APPLICANT INFORMATION

Registered Owners(s)			
Applicant(s)			
Agent or Solicitor			Phone:
			E-mail:

- 1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor
- 1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor
- 1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor
- 1.4 Request for digital copy of sign Yes* No *Please also send hard copy via mail*
If YES, provide email address where sign is to be sent nataliedbooth@gmail.com
- 1.5 All correspondence may be sent by email Yes* No
If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	50 West Crest, Ancaster ON L9G2P1		
Assessment Roll Number	251410037005800		
Former Municipality	Town of Ancaster		
Lot	14	Concession	3
Registered Plan Number	935	Lot(s)	Part of Lot 47
Reference Plan Number (s)		Part(s)	(see attachment #1 &1A)

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

See Attachment #2

Second Dwelling Unit Reconstruction of Existing Dwelling

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

See attachment #3

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands: *see attachment #4*

Lot Frontage	Lot Depth	Lot Area	Width of Street
15.24m	70m (approx)	1269m ²	average for court

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
See attachment #5				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
See attachment #5				

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
See Attachment 6				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
See Attachment 6 and 6a				

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)

Septic Bed for Rain Water (no longer sewage)

- 4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage system
 - privately owned and operated individual septic system
 - other means (specify)
-

- 4.7 Type of access: (check appropriate box)
- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | |
-

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Single Detached Dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Single Detached Dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2005

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Single Detached Dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Single Detached Dwelling

7.4 Length of time the existing uses of the subject property have continued:
Approx 60 years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) N/A

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? ER

7.8 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:

AN/A-22:279