



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.:	HM/A-22:363	SUBJECT PROPERTY:	69 Mount Albion Rd, Hamilton
ZONE:	“DE-3/S-63” (Multiple Dwellings)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 68-92

APPLICANTS: Owner: Tony & Virginia D’Alesio
 Agent: AJ Clarke & Associates – S. Fraser

The following variances are requested:

1. For the purpose of the regulations contained in Hamilton Zoning By-law No. 6593, the boundary of 69 Mount Albion Road as shown on the attached site plan shall be deemed to be the lot lines for this purpose, and the regulations of the “DE-3/S-63” District, including, but not limited to, lot area, lot frontage, building setbacks, separation distances, maximum density, lot coverage, landscaped areas, parking requirements, and accessory buildings, etc., shall be from the boundaries of 69 Mount Albion Road and not from individual property boundaries of dwelling units created by registration of a condominium plan or created by Part Lot Control.
2. A minimum northerly side yard of 1.44 metres for townhouse dwellings and 0.0 metres for accessory building (shed) shall be provided instead of the minimum required 3.66 metres.
3. A minimum rear yard of 0.0m for accessory building (shed) shall be provided instead of the minimum required 3.0 metres.
4. A minimum privacy area depth of 2.28 metres shall be provided instead of the minimum required 2.5 metres.
5. A minimum landscaped area of 30% shall be provided instead of the minimum required 40% landscaped area.
6. The location of front yard and parallel parking spaces, as they exist as of October 25th, 2022 shall be provided instead of the requirement of a minimum distance not less than 1.5m from the

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adjoining residential district boundary and a minimum distance not closer to the street line than the minimum depth of the front yard required to be provided in the adjoining residential district for that portion of the parking area within 3.0m of a residential district.

7. A 90-degree parking space size as they exist as of October 25th, 2022, with a minimum of 2.7 metres in width and 4.47 metres in length shall be provided instead of the minimum required 2.7 metres in width and 6.0 metres in length.
8. A parallel parking space size, as they exist as of October 25th, 2022, shall be provided with a minimum of 2.84 metres in width and 6.12 metres in length instead of the minimum required 2.5 metres in width and 6.7 metres in length.
9. A minimum 4.14 metre Aisle Width Maneuvering Space for 90-degree parking shall be provided instead of the minimum required 6.0 metres Aisle Width Manuevring Space.
10. A landscaped area and planting strip along the boundary of a lot abutting a residential district shall include a hedge row and shall be maintained along a portion of the boundary of a lot abutting a residential district shall be provided instead of the required planting strip between the boundary of the parking area and the residential district.
11. A planted visual barrier over 2.0m along a portion of the boundary of a lot abutting a residential district shall be provided instead of the required visual barrier along the boundary of the lot abutting the residential district not less than 1.2m in height and not greater than 2.0m in height.
12. An access driveway width of 4.1 metres shall be provided instead of the minimum required 5.5 metre access driveway width.
13. An access driveway of 0.3 metres from a residential district shall be provided instead of the minimum required 3.0 metre access driveway from a residential district.

PURPOSE & EFFECT: So as to permit the conversion of the existing block townhouse dwellings to be converted from rental tenure to a common element condominium notwithstanding that:

Notes:

- i. Note, Variance #10 has been altered to include a definition for landscaped area and planting strip to include the existing hedge row as part of the required landscaped area/ planting strip. The applicant shall ensure the hedge row is clearly labelled on the site plan and shall maintain the hedge row as part of the planting strip/ visual barrier to the abutting residential district.
- ii. All variances pertaining to parking have been provided based on the existing site conditions as discussed in a consultation meeting between the applicant and zoning examiner, on October 25th, 2022, and as per the submitted plans. Any alteration to the site which causes further instances of non-compliance shall be addressed through additional variances.

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.

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

DATE:	Thursday, January 19, 2023
TIME:	3:00 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: January 3, 2023

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.



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

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.

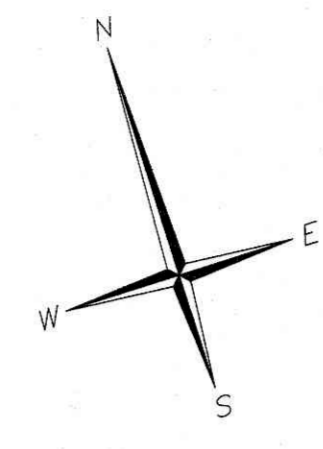
2. In person Oral Submissions

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.

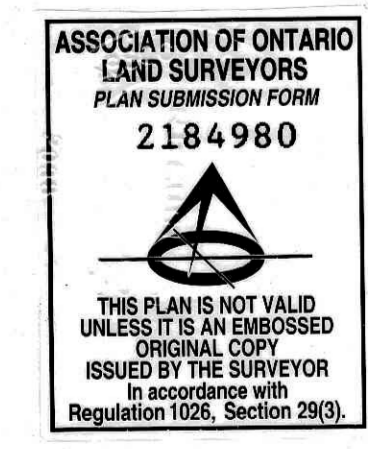
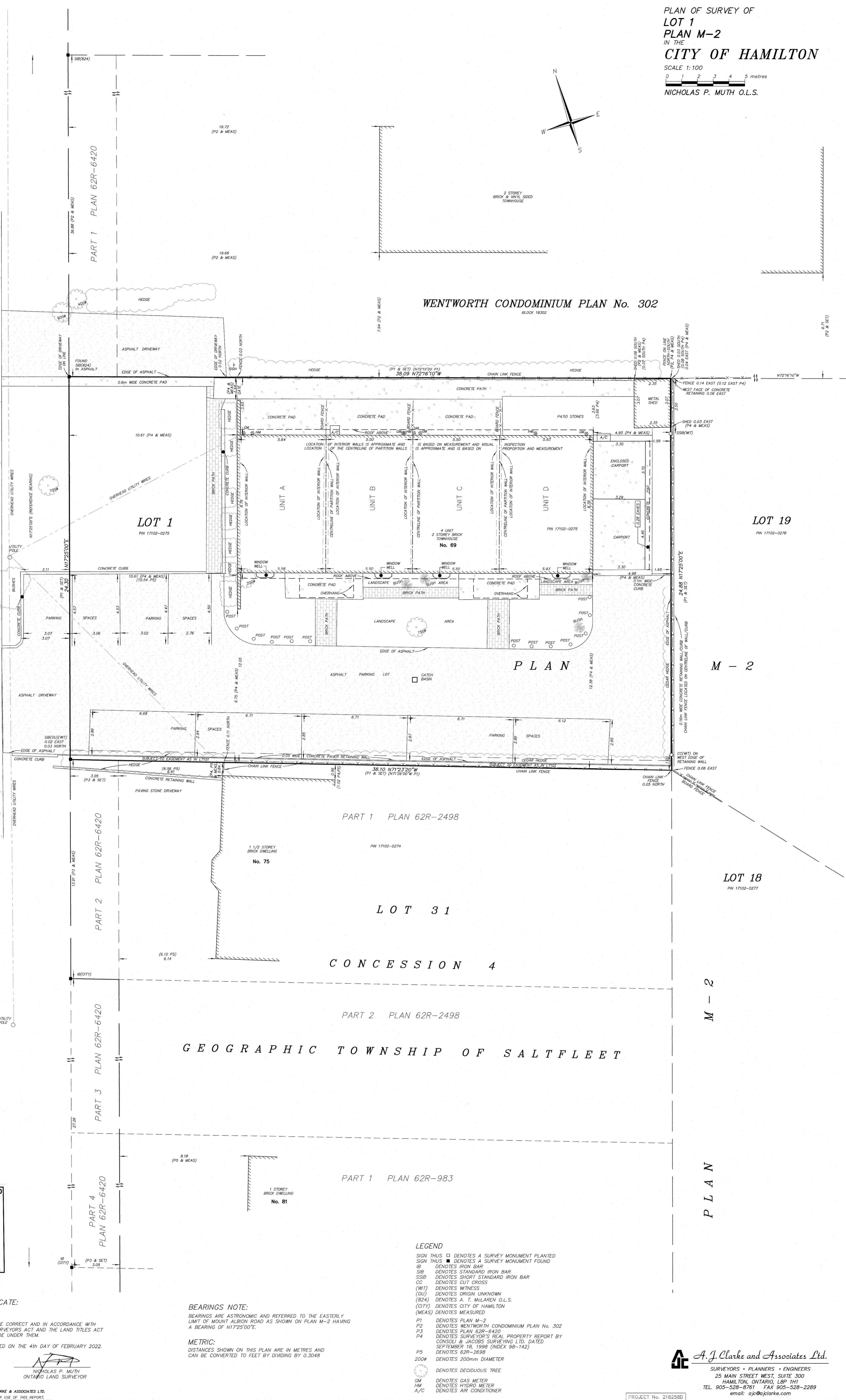
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

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.

PLAN OF SURVEY OF
LOT 1
PLAN M-2
 IN THE
CITY OF HAMILTON
 SCALE 1:100
 0 1 2 3 4 5 metres
 NICHOLAS P. MUTH O.L.S.



MOUNT ALBION ROAD
 (MEASURED BY CITY OF HAMILTON EXHIBITING BY-LAW 677-213,
 REGISTERED AS INST. A883284, DATED AUGUST 6, 1997)
 PIN 17102-0427

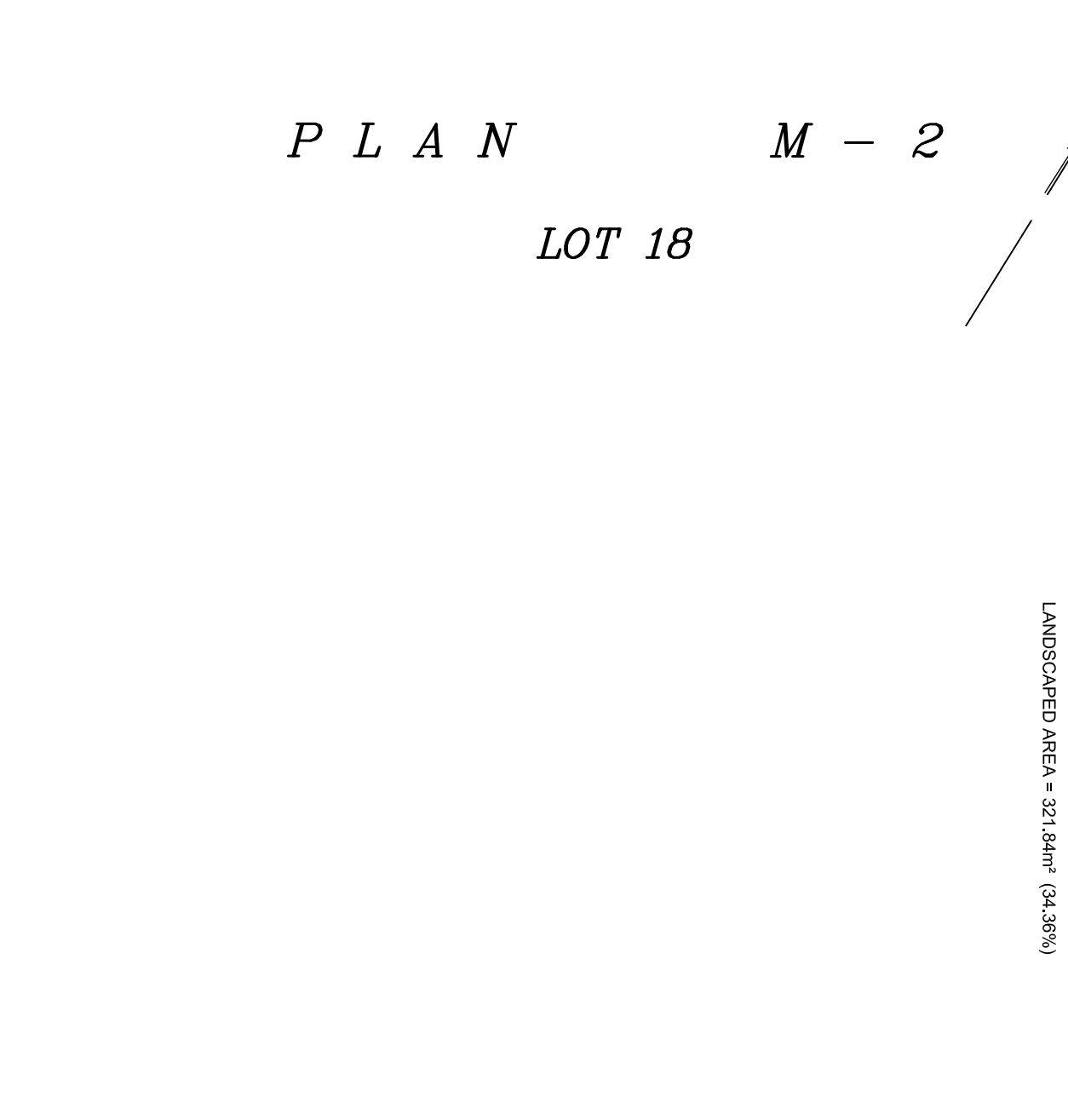
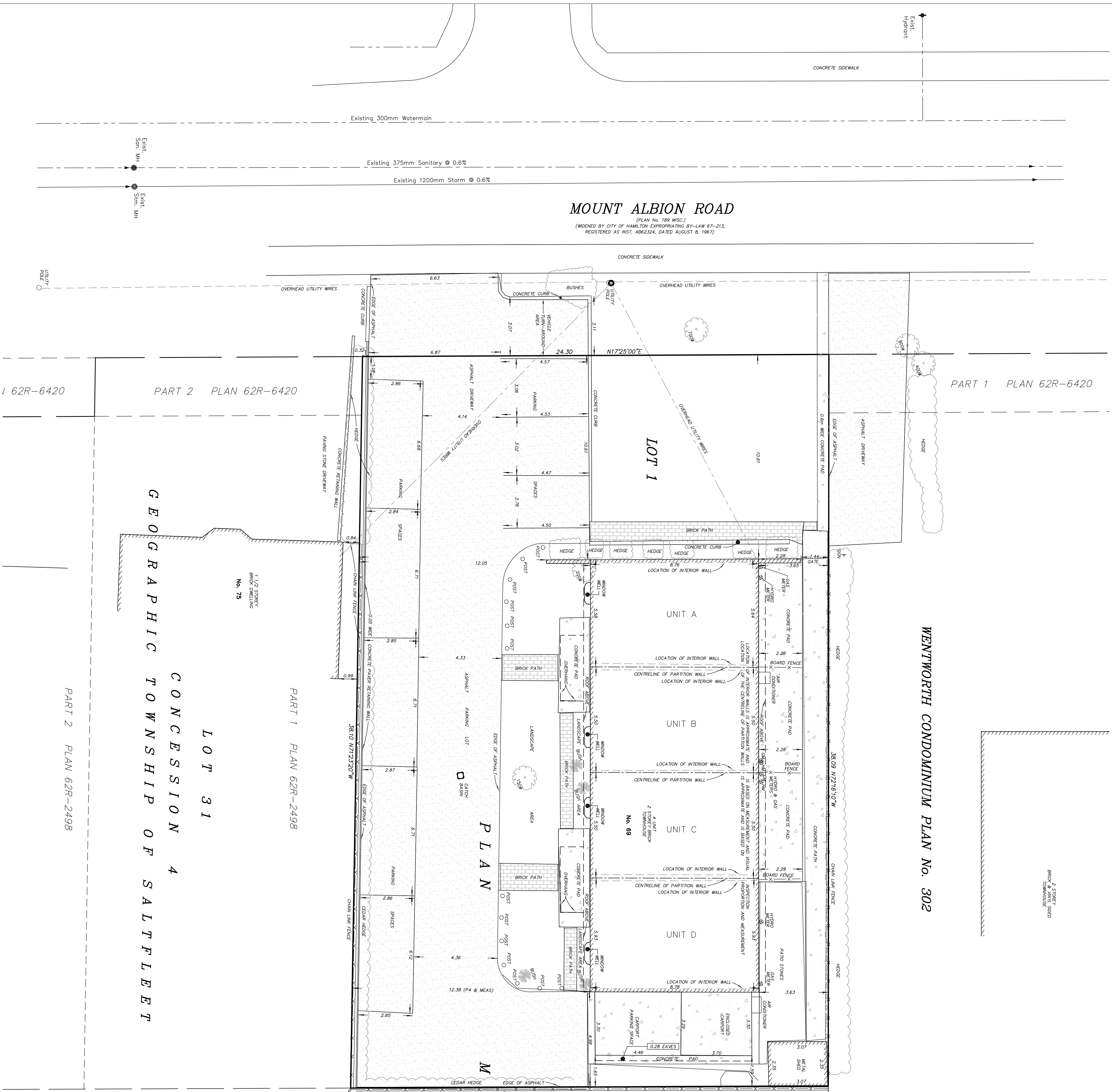


SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF FEBRUARY 2022.
 MAY 4, 2022
 DATE
 NICHOLAS P. MUTH
 ONTARIO LAND SURVEYOR

BEARINGS NOTE:
 BEARINGS ARE ASTRONOMIC AND REFERRED TO THE EASTERLY LIMIT OF MOUNT ALBION ROAD AS SHOWN ON PLAN M-2 HAVING A BEARING OF N1725°00'E.
METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- SIGN THUS □ DENOTES A SURVEY MONUMENT PLANTED
 - SIGN THUS ■ DENOTES A SURVEY MONUMENT FOUND
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - CC DENOTES CUT CROSS
 - (WT) DENOTES WITNESS
 - (OU) DENOTES ORIGIN UNKNOWN
 - (824) DENOTES A. T. MCLAREN O.L.S.
 - (CITY) DENOTES CITY OF HAMILTON
 - (MEAS) DENOTES MEASURED
 - P1 DENOTES PLAN M-2
 - P2 DENOTES WENTWORTH CONDOMINIUM PLAN No. 302
 - P3 DENOTES PLAN 62R-6420
 - P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY CONSOLI & JACOBS SURVEYING LTD. DATED SEPTEMBER 18, 1998 (INDEX 98-142)
 - PS DENOTES 62R-2838
 - 200# DENOTES 200mm DIAMETER
 - DENOTES DECIDUOUS TREE
 - GM DENOTES GAS METER
 - HM DENOTES HYDRO METER
 - A/C DENOTES AIR CONDITIONER

A. J. Clarke and Associates Ltd.
 SURVEYORS • PLANNERS • ENGINEERS
 25 MAIN STREET WEST, SUITE 300
 HAMILTON, ONTARIO, L8P 1H1
 TEL. 905-528-8761 FAX 905-528-2289
 email: ajc@ajclarke.com



WENTWORTH CONDOMINIUM PLAN No. 302

NOTES:

- All work involved in the construction, erection, repair or municipal services for the project shall be to the satisfaction of the Director of Planning and Chief Planner, Planning and Economic Development Department.
- Fire Route Signs and 3-Way Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
- All dimensions at the property line boundaries are full or minor 2.5m unless otherwise stated.
- All driveway's from property lines for the lot 7.5m shall be within 5% maximum grade, therefore, all driveway's shall be within 10% maximum grade.
- 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
 - Compliance of Adjacent
 - Encroachment Agreements (if required)
 - Approach approval permits
 - Reduction of services
- Abandoned access must be removed and the curb and boulevard restored with sod at the owner's expense to the satisfaction of the Corridor Management Section, Public Works Department.
- Proposed signage shall conform to the City's Sign and Other Devices By-law No. 16-197.
- Lighting must be directed on the and must not spill over to adjacent properties or streets.
- For Residential/Commercial electrical service requirements, the Developer needs to contact our IC and Layout Department at 1-877-935-6980 ext. 2913 or visit our web site at www.alectrautilities.com
- Reduction, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers are responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Developers acquire an easement, if required.
- All dimensions are as shown on the approved plan and shall be maintained for the duration of the project. If a change in dimensions is required, it would be the responsibility of the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.
- Excavation within two metres of hydro poles and conductors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is presented to provide direct supervision. Costs associated with this task shall be at the owner's expense.
- Associated with this work will be at the owner's expense:
 - Alectra Utilities (CU) 1-800-480-2355
 - Ontario Building Code (OBC) 1-800-480-2355
 - Occupational Health and Safety Act (OHSA) - Construction Projects (Electrical Hazards)
 - Occupational Health and Safety Act (OHSA) - Construction Projects (Electrical Hazards)
 - CNESC C22.3 No. 1-15, Overhead Systems
 - CNESC C22.3 No. 7-13 Underground Systems
- The following requirements must be provided to receive municipal waste collection:
 - A green cart, garbage container and red and yard waste containers;
 - Each residential unit must have a curbside set out area within the property line that is a minimum of 2.5 m to the curb and a minimum of 1.5 m to the adjacent sidewalk;
 - A green cart, garbage container and red and yard waste containers;
 - A green cart, garbage container and red and yard waste containers;
 - A green cart, garbage container and red and yard waste containers;
 - A green cart, garbage container and red and yard waste containers;
- Each residential unit must have a curbside set out area within the property line that is a minimum of 2.5 m to the curb and a minimum of 1.5 m to the adjacent sidewalk.

UNDERTAKING

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 thereon;

(b) to perform the facilities, works or matters mentioned in Section 417 (3) of the Planning Act shown on this plan and drawing in accordance with the conditions of approval as set out in the letter 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 417 (3) of the Planning Act shown on this plan and drawing in accordance with the conditions of approval as set out in the letter of Approval dated _____

(d) to complete the cutting of various kinds of existing trees, if required, under the supervision of a tree management professional (a certified arborist, registered forester or a suitably qualified person);

(e) to pay the costs of any other services mentioned in this plan and drawing;

(f) that the Owner agrees to display with the municipal number 69) at all addresses 69 Mount Albion Road) to either the building or on a sign in accordance with the City sign By-law, in a manner that is clearly visible from the road.

Dated this _____ day of _____ 20__.

Witness (Signature) _____ Owner (Signature) _____ (seal)

Witness (Print) _____ Owner (Print) _____ (seal)

<p>PROJECT OWNER: TONY & VIRGINIA DALESIO</p> <p>ENGINEER: </p>	
<p>MUNICIPALITY: CITY OF HAMILTON</p> <p>69 MOUNT ALBION ROAD</p> <p>NOT ISSUED FOR CONSTRUCTION</p>	
<p>SCALE: 1:1000 DATE: APRIL 2022</p> <p>DESIGN: L.H. DRAWN: L.H.</p> <p>DWG: 218258 SH: SP</p>	
<p>TITLE: SITE PLAN</p>	

KEY PLAN (N.T.S.)

CONTRACTOR'S OBLIGATIONS:

- TENDERS SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
- ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMANS, PRIVATE SEWER DRAINS AND WATER SERVICES, GASMANS, CABLE TV, HYDRO AND TELEPHONE DUCTS, ETC., AT START OF CONSTRUCTION.

AREA OF SITE = 806.84m²
LANDSCAPED AREA = 321.84m² (39.8%)

CONTRIBUTOR'S OBLIGATIONS:

AP *A.J. Clarke and Associates Ltd.*

SURVEYORS • PLANNERS • ENGINEERS

25 MAIN STREET WEST, SUITE 300
 HAMILTON, ONTARIO L9P 1H1
 TEL: 709 3252916 FAX: 709 3252289
 EMAIL: ajc@ajcltd.com



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

The City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

November 9, 2022

Attn: Jamila Sheffield
Secretary Treasurer, Committee of Adjustment
Via email: Jamila.Sheffield@hamilton.ca and cofa@hamilton.ca

**Re: 69 Mount Albion Road, Hamilton
Supporting Minor Variance Application for
Draft Plan of Condominium Application 25CDM-202206**

Dear Madam,

Further to our recent correspondence with City Staff regarding the Draft Plan of Condominium Application, 25CDM-202206, we are submitting the enclosed minor variance application to help facilitate the conversion of the existing block townhouse dwellings to a common element condominium, which includes a private road and nine parking spaces, as they exist, for the existing four townhouse dwellings. The following submission items for the above-noted application are as follows:

- A cheque in the amount of \$4,325.00, representing the fees required for Variance(s) "after the fact".
- A digital copy of the filled Minor Variance Application.
- Consolidated Comments from the City regarding the Draft Plan of Condominium Application, dated August 4th, 2022.
- A digital copy of the Plan of Survey prepared by Nicholas Muth, OLS, dated May 4, 2022.
- A digital copy of the Site Plan prepared A.J. Clarke & Associates Ltd, reflective of the survey.

The current survey and site plan describe the lands as they currently exist. No changes are proposed on the lands, and only a change in type of tenure from rental to condominium.

The minor variances being sought are all connected to the pre-existing, non-conforming conditions of the site and are listed below. It is important to note that these conditions currently exist and have done so since the development of the site in 1968, as such the variances should have no negative affect on the lands.



Variations required:

1. For the purpose of the regulations contained in Hamilton Zoning By-law No. 6593, the boundary of 69 Mount Albion Road as shown on the attached site plan shall be deemed to be the lot lines for this purpose, and the regulations of the “DE-3/S-63” District, including, but not limited to, lot area, lot frontage, building setbacks, separation distances, maximum density, lot coverage, landscaped areas, parking requirements, and accessory buildings, etc., shall be from the boundaries of 69 Mount Albion Road and not from individual property boundaries of dwelling units created by registration of a condominium plan or created by Part Lot Control.
2. To permit a northerly side yard of 1.44 metres for townhouse dwellings and 0.0 metres for accessory building (shed), whereas 3.66 metres is required as per Minor Variance A-68:89.
3. To permit a rear yard of 0.0m for accessory building (shed) whereas 3 metres is required.
4. To permit a privacy area depth of 2.21 metres, whereas 2.5 metres is required.
5. To permit a landscaped area of 30%, whereas 40% is required.
6. To permit the location of front yard and parallel parking spaces, as they exist as of October 25th, 2022.
7. To permit a 90-degree parking space size as they exist as of October 25th, 2022, with a minimum of 2.75m in width and 4.47m in length.
8. To permit a parallel parking space size, as they exist as of October 25th, 2022, of with a minimum of 2.84m in width and 6.12m in length.
9. To permit a minimum 4.14 metre Aisle Width Maneuvering Space for 90-degree parking instead of the required 6.0m
10. To permit a planted visual barrier over 2.0m along a portion of the boundary of a lot abutting a residential district shall be provided instead of the required visual barrier along the boundary of the lot abutting the residential district not less than 1.2m in height and not greater than 2.0m in height.
11. A planting strip along a portion of the boundary of a lot abutting a residential district shall be provided instead of the required planting strip between the boundary of the parking area and the residential district.
12. To permit an access driveway width of 4.1 metres, whereas 5.5 metres is required.
13. To permit an access driveway 0.3 metres from a residential district, whereas 3 metres is required.



Thank you for your anticipated cooperation in this matter. Should you have any questions or require additional information, please do not hesitate to contact our office.

Yours very truly,

Stephen Fraser, MCIP, RPP

A. J. Clarke and Associates Ltd.

Copy via email: Tony D'Alesio and Virginia D'Alesio
tony.dalesio@signify.com and dalesio@rogers.com

Simpson Wigle Law, Attn: Bilal Mirza
MirzaB@simpsonwagle.com



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Committee of Adjustment
City Hall, 5th Floor,
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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

	NAME	MAILING ADDRESS	Phone:
Registered Owners(s)	Tony D'Alesio & Virginia D'Alesio		
Applicant(s)	Tony D'Alesio & Virginia D'Alesio		
Agent or Solicitor	A.J. Clarke and Associates Ltd. Stephen Fraser		

- 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
 If YES, provide email address where sign is to be sent _____
- 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	69 Mount Albion Road, Hamilton		
Assessment Roll Number	05053100780		
Former Municipality	Saltfleet		
Lot	31	Concession	4
Registered Plan Number	PL M2	Lot(s)	Lot 1
Reference Plan Number (s)		Part(s)	

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:

Please see attached cover letter.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

Please see attached cover letter.

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:

Lot Frontage	Lot Depth	Lot Area	Width of Street
+/-24.3 metres	+/-38.10 metres	+/-936.6 metres squared	

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
Row Townhouse	10.61 m	1.59 m	12.05 m (south) & 1.44 m (north)	1969
Accessory Building (shed)		0 m	0 m	1969

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Same as existing	Same as existing	Same as existing	Same as existing	N/A
Same as existing	Same as existing	Same as existing	Same and existing	N/A

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
Row Townhouse	± 228.03 squared metres	±5 456.06 squared metres	2	±6 m
Accessory Building (shed)	7.21 squared metres	7.21 squared metres	1	±3 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Same as existing	Same as existing	Same as existing	Same as existing	Same as existing
Accessory Building (shed)	Same as existing	Same as existing	Same as existing	Same as existing

- 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)
-

- 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)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year

- right of way
 - other public road
-

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

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Row townhouse on east side of property. Single detached dwelling on the west side of property.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
May 13, 2010

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Row townhouses.

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Row townhouses.

7.4 Length of time the existing uses of the subject property have continued:
Since 1969 (53 years).

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

Rural Hamilton Official Plan designation (if applicable): Not Applicable

Rural Settlement Area: Not Applicable

Urban Hamilton Official Plan designation (if applicable) "Neighbourhoods"

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

7.6 What is the existing zoning of the subject land? DE-3 / S-63 "Multiple Dwellings"

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: