



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.:	GL/A-22:405	SUBJECT PROPERTY:	9788 TWENTY ROAD W, GLANBROOK, Ontario
ZONE:	"ER" (Existing Residential)	ZONING BY-LAW:	Zoning By-law former Township of Glanbrook 464, as Amended

APPLICANTS: Owner: Frank Luongo c/o Angelo Cameracci of Urbex Engineering Ltd.
Agent: T. Johns Consulting Group Ltd. c/o Diana Morris

The following variances are requested:

Severed Lands (Lot 1):

1. A minimum lot area of 1,330 metres squared shall be provided instead of the minimum required lot area of 1,390 metres squared.
2. A minimum lot frontage of 20.1 metres shall be provided instead of the minimum required 22 metres.

Severed Lands (Lot 2):

1. A minimum lot area of 1,330 metres squared shall be provided instead of the minimum required lot area of 1,390 metres squared.

PURPOSE & EFFECT: So as to permit a reduction in lot area and frontage for the proposed lots to be severed notwithstanding that:

Notes:

- i. This application shall be heard in conjunction with Consent Application GL/B-22:132.
- ii. Note, as per the submitted Site Plan, Lot 1 shall refer to the Easterly most lot containing the Existing Detached Dwelling. Lot 2 shall refer to the Westerly most lot containing the Proposed Dwelling.
- iii. Be advised, insufficient information provided to determine zoning requirements for the Proposed Dwelling on Lot 2 as it pertains to Front Yard, Rear Yard, Maximum Lot Coverage, Height, Gross

GL/A-22:405

Floor Area, Parking and other lot requirements. Should the proposed Dwelling not be in compliance with any applicable Sections of Glanbrook Zoning By-Law 464, additional variances may be required.

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, February 2, 2023
TIME:	3:05 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

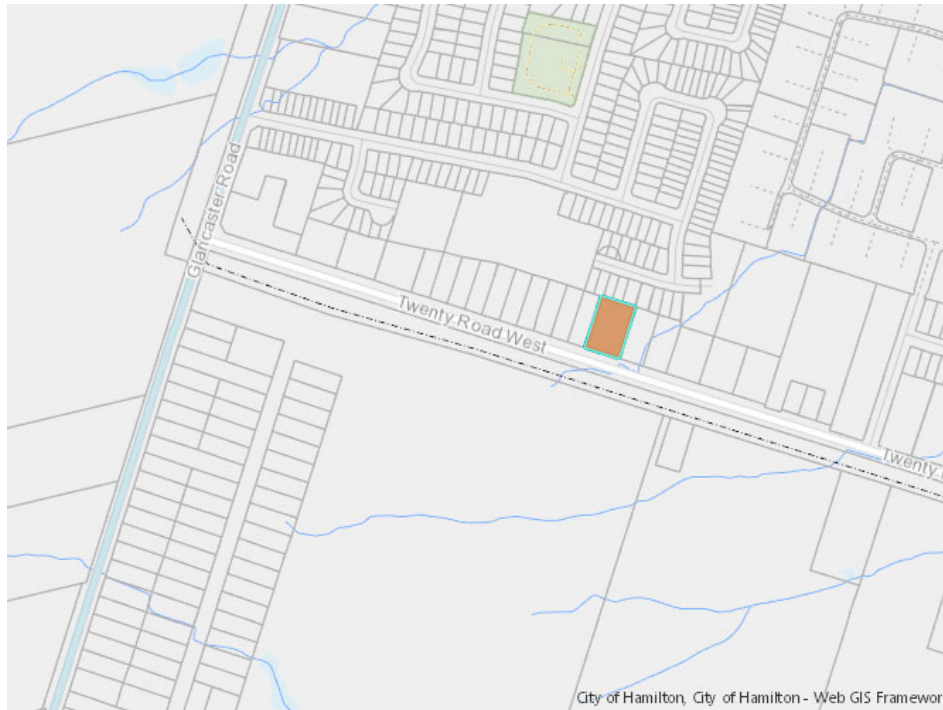
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding GL/A-22:405, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.



DATED: January 17, 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.

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.

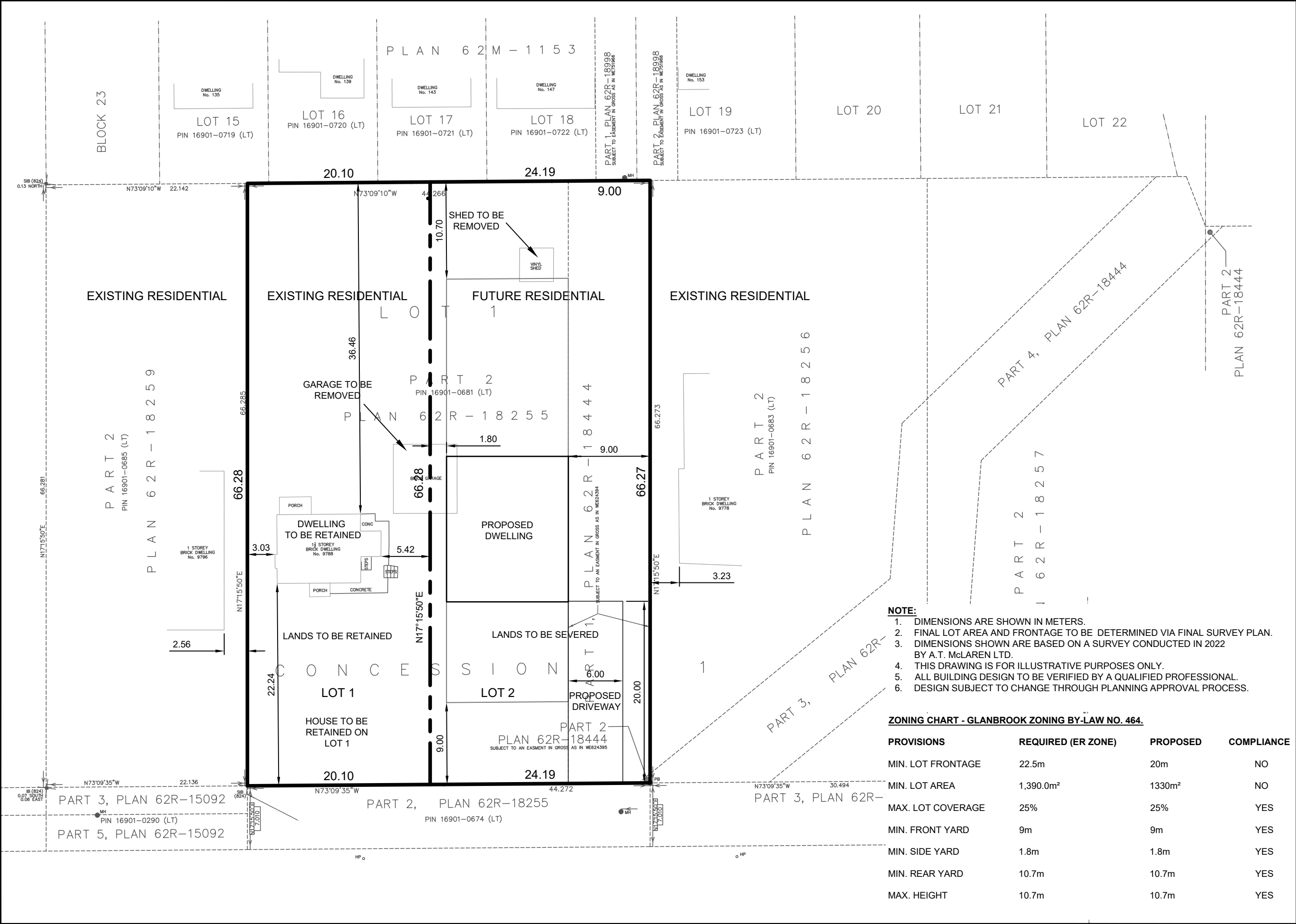
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



LEGAL DESCRIPTION

REVISIONS

REV.	DESCRIPTION	DATE	INIT.
A	REVIEW	14-DEC-2022	JS

DISCLAIMER

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF T. JOHNS CONSULTING GROUP LTD. AND IS PROTECTED UNDER COPYRIGHT.

ANY DISCREPANCIES SHALL BE REPORTED TO T. JOHNS CONSULTING GROUP LTD. PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.

310 LIMERIDGE ROAD WEST, SUITE 6
HAMILTON ONTARIO, L9C 2V2

P 905-574-1993
F 905-527-9559

PROJECT TITLE

9788 TWENTY ROAD WEST

HAMILTON, ONTARIO

DRAWING TITLE

CONSENT SKETCH

DRAWN BY	DESIGNED BY
JS	JS
PRINT DATE	PROJECT NUMBER
14-DEC-2022	
REVISION	DRAWING NUMBER
A	CS1-1
SCALE	
1:300	

SURVEYOR'S REAL PROPERTY REPORT

PART 1, PLAN OF PART OF
LOT 1
CONCESSION 1
 GEOGRAPHIC
TOWNSHIP OF GLANFORD
 IN THE
CITY OF HAMILTON
 SCALE 1:200 METRIC

R.A. McLaren, O.L.S. - 2022

SURVEYOR'S REAL PROPERTY REPORT

(PART 2)
 PART OF LOT 1, CONCESSION 1, IS SUBJECT
 TO AN EASEMENT IN GROSS OVER PART 1,
 PLAN 62R-18444 AS IN WE624394 AND PART 2,
 PLAN 62R-18444 AS IN WE624395.
 THIS PLAN DOES NOT CERTIFY COMPLIANCE
 WITH ZONING BY-LAWS.
 THIS PLAN WAS PREPARED FOR
 URBEK ENGINEERING LIMITED.

NOTE:

UNDERGROUND SERVICES WERE DERIVED FROM DRAWING BY
 ODAN DETECH DATED APRIL 1, 2011 (CITY OF HAMILTON
 DRAWING No. 11-S-48.02) AND CITY OF HAMILTON
 INSPECTOR REPORT IR08097.

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE
 VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

LEGEND:

- DENOTES MONUMENT SET
- MONUMENT FOUND
- FB IRON BAR
- PC PLASTIC BAR
- CO CUT CROSS
- CM CONCRETE MONUMENT
- SSB STANDARD IRON BAR
- SB SHORT STANDARD IRON BAR
- 824 A.T. McLaren, O.L.S.
- JOB J.D. BARNES LTD.
- OU ORIGIN UNKNOWN
- Mad MEASURED
- P1 PLAN 62R-18255
- P2 PLAN 62R-1153
- P3 PLAN 62R-1298
- P4 PLAN BY A.T. McLaren LIMITED
- P5 DATED OCTOBER 19, 2004, FILE No. 330984
- P6 PLAN BY A.T. McLaren LIMITED
- P7 DATED SEPTEMBER 27, 2012, FILE No. 33469-15F
- P8 PLAN BY A.T. McLaren LIMITED
- P9 DATED AUGUST 30, 2011, FILE No. 33469-18F
- P10 PLAN BY A.T. McLaren LIMITED
- P11 DATED AUGUST 17, 2011, FILE No. 33469-17F
- P12 PLAN BY A.T. McLaren LIMITED
- P13 DATED APRIL 18, 2011, FILE No. 33198-18F
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- CBW CONCRETE BLOCK RETAINING WALL
- SRW STONE RETAINING WALL
- EVG EVERGREEN TREE
- MH MAINTENANCE HOLE
- TS TOP OF BANK
- BS BOTTOM OF BANK
- WV WATER VALVE
- # DIAMETER
- * NOT TO SCALE

BENCHMARK:

MONUMENT 07720020030

RIB WITH BRASS CAP, LOCATED IN GLANBROOK,
 9.0 M SOUTH OF CENTRELINE OF TWENTY ROAD
 WEST, 20.0 M EAST OF CENTRELINE OF
 GLANCASTER ROAD AND 23.0 M NORTHEAST OF
 HYDRO TOWER.

ELEVATION: 242.012 metres CGVD-1928:1978

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED
 REFERENCE POINTS A AND B, BY REAL TIME NETWORK
 OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
 MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999661996

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF OREG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	4783343.158	587198.950
ORP B	4783293.836	587338.516
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

TWENTY ROAD WEST

(GIVEN ROAD)
 PIN 16901-0052 (LT)

METRIC NOTE:

DISTANCES AND COORDINATES
 SHOWN ON THIS PLAN ARE IN
 METRES AND CAN BE
 CONVERTED TO FEET
 BY DIVIDING BY 0.3048

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 REGULATIONS
 MADE UNDER THEM
 2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF JUNE, 2022

DATE
 05 JUL 22

ROB A. McLaren, O.L.S.

© R.A. McLaren, O.L.S. - 2022. NO PERSON MAY COPY
 REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN
 PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLaren, O.L.S.



A.T. McLaren Limited
 LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
 HAMILTON, ONTARIO, L8N 2B5
 PHONE (905) 527-8559 FAX (905) 527-0032

Drawn JC Checked SMW Crew Chief ZA Scale 1:200 Dwg No. 37022

T. Johns Consulting Group Ltd. (“T. Johns”) has prepared the following Planning Rationale Report in support of the Minor Variance application for 9788 Twenty Road West, Glanbrook (“subject lands”).

Description of Subject Lands

The subject lands are located on the north side of Twenty Road West, east of Glancaster Road and west of Garth Street. The subject lands are approximately 0.295 hectares (2,959.45sqm) in size with approximately 44.27 metres of frontage on Twenty Road West and a depth of 66.27 metres. The subject lands are currently occupied by one (1) single detached dwelling and a detached garage.

The Urban Hamilton Official Plan designates the subject lands “*Neighbourhoods*” on Schedule E-1 - Urban Land Use Designations within Volume 1 and “*Low Density Residential 2*” on Map B.5.3-1 North-West Glanbrook Secondary Plan - Land Use Plan within Volume 2. The lands are zoned “ER” (Existing Residential) in the former City of Glanbrook Zoning By-law No. 464.

Proposed Development

The proposal is to retain the existing home and create an additional lot for the development of one (1) single detached dwelling. The existing detached garage would be removed and the existing concrete driveway would need to be realigned.

The subject lands were subject to a Formal Consultation Process under File No. FC-22-119. The issued Formal Consultation Document stated that a Zoning By-law Amendment and future consent to sever applications would be required to facilitate the development.

Upon further review by City planning staff, it was determined that a Minor Variance application for reduced lot frontage and lot area for proposed lots in the “ER” Zone can be supported, as previous applications along Twenty Road West have been approved through said process.

Nature and extent of relief applied for:

The proposal requires relief from the “ER” (Existing Residential) Zone of the former City of Glanbrook Zoning By-law No. 464 for the lands to be retained. The requested Minor Variances are as follows:

	<u>Zoning By-law No. 464</u> <u>Section</u>	<u>Purpose</u>
1.	12.2 (a)	To allow a minimum lot frontage of 20m, whereas a minimum of 22.5 metres is required.
2.	12.2 (c)	To allow a minimum lot area of 1,330 square metres, whereas a minimum of 1,390 square metres is required.

PLANNING RATIONALE TO SUPPORT THE VARIANCES:

Overall Conformity to the *Urban Hamilton Official Plan*

The Urban Hamilton Official Plan (UHOP) identifies and designates the subject lands *Neighbourhoods* on Schedule “E” - Urban Structure and on Schedule “E-1” - Urban Land Use Designations. The existing and proposed single detached dwellings are a permitted use within the designation.

Policy F.1.14.3.1 of the Urban Hamilton Official Plan states the following:

“Consents for new lot creation, for both the severed and retained lands, for residential uses in the Neighbourhoods designation shown on Map E-1- Urban Land Use Designation, shall be permitted provided the following conditions are met:

- a) The lots comply with the policies of this Plan, including Secondary Plans, where one exists;
- b) The lots comply with existing Neighbourhood Plans;
- c) The lots are in conformity with the Zoning By-law or a minor variance is approved;
- d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;
- e) The lots are fully serviced by municipal water and wastewater systems and;
- f) The lots have frontage on a public road.”

The proposed development for one (1) newly created lot complies to the Official Plan and the North-West Glanbrook Secondary Plan. The existing zone provisions are adhered to subject to the request for minor variance for lot frontage and lot area for the retained lot only. The minor variances are in conformity with the existing neighbourhood/lot pattern. The subject lands can be fully serviced and front onto a public road (Twenty Road West).

Therefore, the proposed severance meets most of the policies noted above respecting land division.

Within Volume 2 of the UHOP, Policy 5.3.2.3 of the North-West Glanbrook Secondary Plan states:

- “a) Notwithstanding Policy E.3.4.4 of Volume 1, the maximum net residential density on lands designated Low Density Residential 2 shall be 25 units per hectare.
- f) The rear portion of the existing large lot residential development fronting Glancaster Road and Twenty Road West shall be encouraged to be redeveloped.”

The existing lot size is approximately 2,935 square metres, and the creation of a new lot results in a proposed density of approximately 6.8 units per hectare. Therefore, the proposed severance complies with the Policy regarding redevelopment of the large lots fronting Twenty Road West.

The proposed variances meet the general intent and purpose of the Official Plan since an adequate building envelope will be provided and will be in keeping with the character of the previously severed lots along Twenty Road West.

Therefore, the proposed lots and associated variances maintain the intent of the UHOP and the North-West Glanbrook Secondary Plan.

Glanbrook Zoning By-law No. 464

The subject lands are zoned Existing Residential “ER” Zone in Glanbrook Zoning By-law No. 464. The existing single detached dwelling and proposed single detached dwelling are permitted uses within the zone. However, the minimum lot frontage and lot area requirements are not being met for the retained lot.

Therefore, a concurrent Minor Variance application has been submitted to facilitate the proposed severance, requesting relief for lot frontage and lot area requirements for the retained lot.

VARIANCE 1. To allow a minimum lot frontage of 20 metres, whereas a minimum of 22.5 metres is required.

Why is it not possible to comply with the provision of the by-law?

The existing lot is not large enough to be severed into two (2) parcels without varying the lot frontage of one lot.

PLANNING RATIONALE TO SUPPORT VARIANCE 1:

1. Conformity to the Intent of the Zoning By-law

The general intent and purpose of the minimum lot frontage requirement is to ensure that lot widths are consistent and compatible with the surrounding neighbourhood, and to ensure an adequate building envelope with appropriate setbacks can be provided. A minimum lot frontage of 20.0 metres is being requested, whereas a minimum of 22.5 metres is required. The variance will meet the general intent and purpose of the Zoning By-law since an adequate lot frontage is being provided and associated setbacks of the By-law will be maintained.

2. Is the Variance Minor and Desirable?

The requested variance to permit a minimum lot frontage of 20.0 metres is minor in nature since the frontage is consistent with the surrounding neighbourhood, an adequate building envelope will be provided, and the reduction will not cause adverse impacts to the adjacent properties and is appropriate for the development and use of the subject lands.

VARIANCE 2. To allow a minimum lot area of 1,330 square metres, whereas a minimum lot area of 1,390 square metres is required.

Why is it not possible to comply with the provision of the by-law?

The existing lot is not large enough to be severed into two (2) parcels without varying the lot area requirement for one lot.

PLANNING RATIONALE TO SUPPORT VARIANCE 2:

1. Conformity to the Intent of the Zoning By-law

The general intent and purpose of the minimum lot area requirement is to ensure that lot areas are consistent and compatible with the surrounding neighbourhood, to provide adequate area for amenity space and parking, and to ensure an adequate building envelope can be provided with appropriate setbacks. A minimum lot area of 1,330 metres is being requested, whereas a minimum of 1,390 square metres is required. The proposed reduction will meet the general intent and purpose of the Zoning By-law since an adequate lot area is being provided to accommodate amenity space, parking and associated setbacks of the By-law will be maintained.

2. Is the Variance Minor and Desirable?

The requested variance to permit a minimum lot area of 1,330 square metres is minor in nature since the lot area is consistent with the surrounding neighbourhood, an adequate building envelope will be provided, and the reduction will not cause adverse impacts to the adjacent properties. The proposed reduction is appropriate for the development and use of the subject lands.

Conclusion

The above requested variances are necessary to facilitate the concurrent land severance application for the subject lands. The variances are minor in nature, desirable for the appropriate use of the lands, maintain the general intent of the Official Plan and Zoning By-law, and represent good land use planning.

Respectfully Submitted,
T. Johns Consulting Group Ltd.



Diana Morris, MCIP, RPP
Senior Planner

December 20, 2022

Via Digital Submission

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

ATTN: Jamila Sheffield, Secretary-Treasurer

RE: 9788 Twenty Road West, Hamilton (Glanbrook)
Applications for Consent to Sever and Minor Variance

T. Johns Consulting Group (“T. Johns”) has been retained by the landowner to submit a Consent to Sever and Minor Variance Applications on their behalf for their property located at 9788 Twenty Road West.

Site Description

The subject lands are located on the north side of Twenty Road West, east of Glancaster Road and west of Garth Street. The subject lands are approximately 0.295 hectares (2,959.45sqm) in size with approximately 44.27 metres of frontage on Twenty Road West and a depth of 66.27 metres. The subject lands are currently occupied by one (1) single detached dwelling and a detached garage.

Planning Status

The Urban Hamilton Official Plan designates the subject lands “*Neighbourhoods*” on Schedule E-1 - Urban Land Use Designations within Volume 1 and “*Low Density Residential 2*” on Map B.5.3-1 North-West Glanbrook Secondary Plan - Land Use Plan within Volume 2. The lands are zoned “ER” (Existing Residential) in the former City of Glanbrook Zoning By-law No. 464.

Proposed Development

The subject lands were subject to a Formal Consultation Process under File No. FC-22-119. The issued Formal Consultation Document stated that a Zoning By-law Amendment and future consent to sever applications would be required to facilitate the development.

Upon further review by City planning staff, it was determined that a Minor Variance application for reduced lot frontage and lot area for proposed lots in the “ER” Zone can be supported, as previous applications along Twenty Road West have been approved through said process.

Request for Formal Consultation

T. Johns respectfully requests that this letter and enclosed documents be accepted and circulated to all relevant departments. We look forward to discussing the proposal with you.

Please find the enclosed:

- Consent to Sever Application with signatures;
 - Minor Variance Application with signatures;
 - Planning Rationale Report;
 - Survey Plan;
 - Consent Sketch;
 - Concept Plan;
 - Copy of cheque for \$2,985.00 to satisfy the application fee for Consent;
 - Copy of cheque for \$3,465.00 to satisfy the application fee for Minor Variance;
- Note that the cheques were hand delivered to the City on December 20, 2022.*

Should you have any questions or require additional information, please do not hesitate to contact Diana Morris at (905) 574-1993 ext. 202.

Respectfully Submitted,

T. JOHNS CONSULTING GROUP LTD.



Diana Morris, BA, RPP, MCIP
Senior Planner



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

	NAME	MAILING ADDRESS	
Registered Owners(s)	Frank Luongo c/o Angelo Cameracci of Urbex Engineering Ltd.	161 Rebecca Street Hamilton, ON L8R 1B9	Phone: 905 522-3328 ext. 113 E-mail: acameracci@urbex.biz
Applicant(s)	Same as above	Same as above	Phone: E-mail:
Agent or Solicitor	T. Johns Consulting Group Ltd. c/o Diana Morris	310 Limeridge Rd. W., Suite 6 Hamilton, ON L9C 2V2	Phone: 905 574-1993 ext. 202 E-mail: dmorris@tjohnsconsulting.com

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 dmorris@tjohnsconsulting.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 be sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	9788 Twenty Road West		
Assessment Roll Number	251890211007200		
Former Municipality	Geographic Township of Glanford		
Lot	Lot 1	Concession	Concession 1
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	Part 1

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:

A portion of the subject lands are subject to a 9.0m sanitary sewer easement shown as Parts 1 & 2 of Plan 62R-18444. Please see attached survey for details.

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:

Relief from minimum lot area and minimum lot frontage

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

The creation of two lots will be unable to meet the minimum lot area and frontage.

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
44.27 m	66.28 m	2,934.2 m ²	19.2 m

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
Primary Dwelling	22.24m	36.46m	3.03m & 29.61m	Unknown
Detached Garage	29.80m	28.78m	16.04m & 21.22m	Unknown
Shed	55.24m	7.33m	29.92m & 10.63m	Unknown

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Detached	9m	10.7m	1.8m/1.8m	Unknown

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
Primary Dwelling	76.26m ²	Unknown	1.5 Storeys	Unknown
Detached Garage	53.39m ²	53.39m ²	1-Storey	Unknown
Shed	13.8m ²	13.8m ²	1-Storey	Unknown

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Detached	~185.45sqm	~370.88sqm	2-2 1/2 Storeys	10.7m max

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.):
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:
Early 2022

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

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:
+ 30 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: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.
See Planning Justification Report

7.6 What is the existing zoning of the subject land? Existing Residential (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:

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☒ Yes ☐ No

If yes, please provide the file number:
Submitted with this Minor Variance Application-running concurrently

7.10 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 N/A

7.11 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.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1 additional lot/unit

8.3 Additional Information (please include separate sheet if needed):

Proposal is to retain the existing dwelling, municipally known as 9788 Twenty Road West and sever the east side to construct a new single detached dwelling. The existing driveway would be realigned and the existing detached garage, vinyl shed are to be removed/demolished.