



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

### **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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
- 

<b>APPLICATION NO.:</b>	<b>HM/A-22:407</b>	<b>SUBJECT PROPERTY:</b>	172 DARTNALL ROAD, HAMILTON
<b>ZONE:</b>	"C7, E605 & E648" (Arterial COmmercial)	<b>ZONING BY-LAW:</b>	Zoning By-law City of Hamilton 05-200, as Amended

**APPLICANTS:** Owner: Walters Partners Inc.  
Agent: Mantecon Partners Inc.

The following variances are requested:

1. The use "Manufacturing" shall be permitted.
2. Minimum Building setback to a street line of 13.0m shall be permitted instead of the minimum required 18.0m setback.
3. No maximum setback shall be required abutting the northly and easterly lot lines, instead of the maximum 6.0m setback required within 30.0 metres of the intersection of the northerly and easterly lot lines.
4. No planting strip of not less than 1.5 metres in width shall be required along every rear and side lot lines not abutting a street.
5. Regulation vi) of Special exception 648 shall not apply to the proposed manufacturing building.

**PURPOSE & EFFECT:** To facilitate the construction of a new 5386.4m<sup>2</sup> manufacturing building at municipal address 172 Dartnall Road Hamilton.

**Notes:**

1. Manufacturing, as per section 3.0 of Hamilton Zoning By-law 05-200 is defined as follows; Shall mean the production, fabrication, compounding, processing, packaging, crafting, bottling, packing, recycling or assembling of raw or semi-processed or fully-processed goods or materials and shall include but not be limited to a Biotechnological Establishment, Computer, Electronic and Data Processing Establishment, Dry Cleaning Plant, Pharmaceutical and Medical Establishment, Printing

Establishment and/or a Science and Technology Establishment. Manufacturing may also include a Private Power Generation Facility as an accessory use, but shall not include a Waste Management Facility or Alcohol Production Facility.

Should the proposed use not meet this definition further zoning review will 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:

<b>DATE:</b>	<b>Thursday, February 2, 2023</b>
<b>TIME:</b>	<b>3:10 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>2<sup>nd</sup> floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

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

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

## **PUBLIC INPUT**

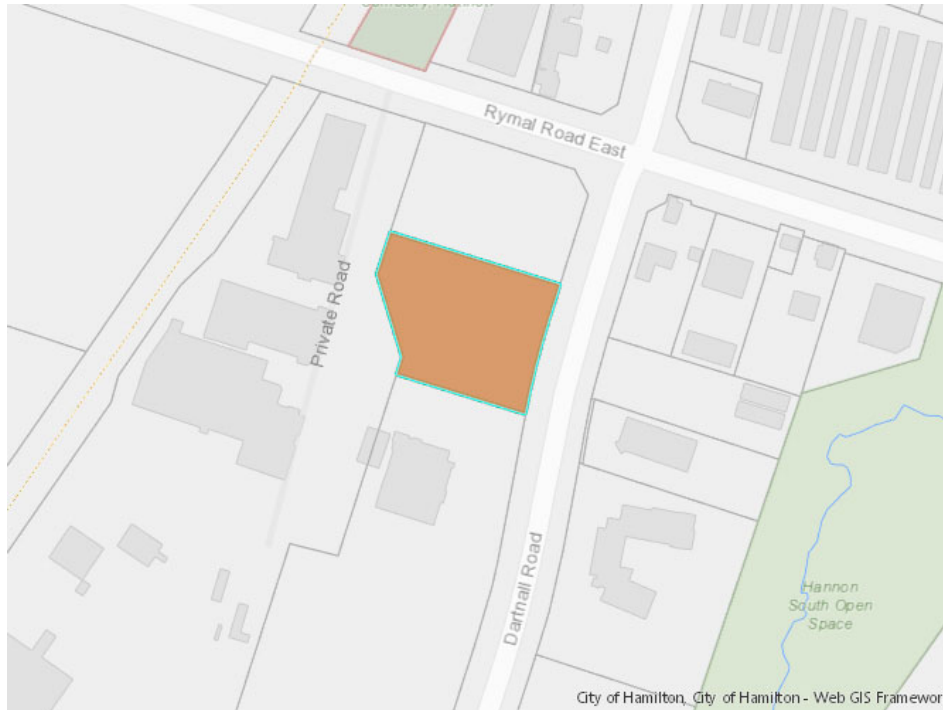
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

**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 HM/A-22:407, you must submit a written request to [cofa@hamilton.ca](mailto: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](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 **Subject Lands**

DATED: January 17, 2023

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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](mailto: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](http://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](mailto: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.

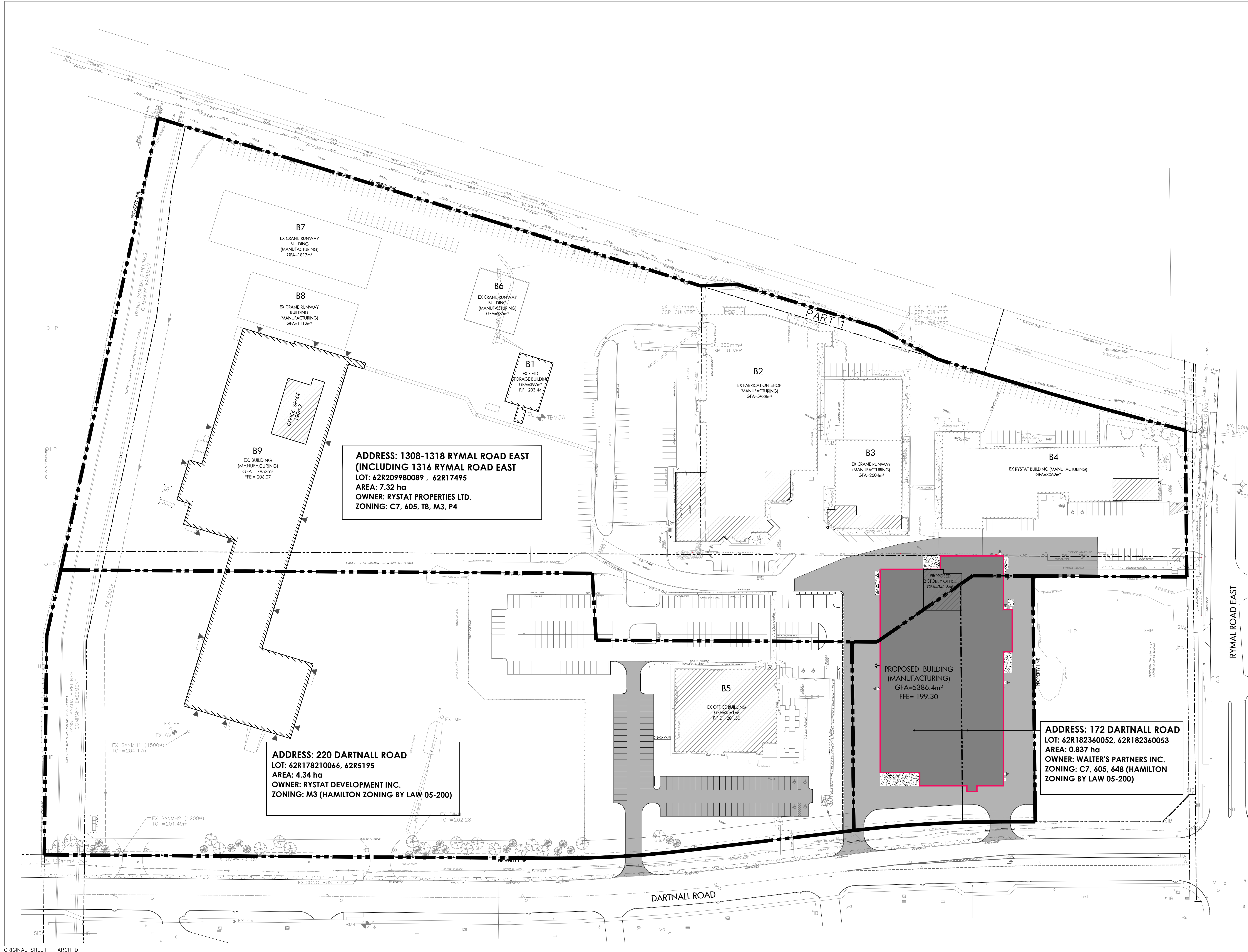
#### **2. In person Oral Submissions**

**Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2<sup>nd</sup> 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](mailto: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.





STRUCTURAL MECHANICAL ELECTRICAL CIVIL ENGINEERS

15 Foundry St, Dundas, ON L9H 2V6  
 Phone: (905) 648-0373 www.manteconpartners.com

REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS AT THE SITE. DO NOT SCALE THE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION OR SHOP FABRICATION. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF MANTECON PARTNERS AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

NO.	ISSUED	ISSUED FOR MINOR VARIANCE APPLICATION	DATE	BY
1.	ISSUED	ISSUED FOR MINOR VARIANCE APPLICATION	2022-12-13	Y.T.

CLIENT: WALTER'S INC.  
 1318 RYMAL ROAD EAST  
 HAMILTON, ON  
 L8W 3N1

PROJECT: WALTER'S INC. COMPONENTS PLANT

DRAWING TITLE: CONSOLIDATED LOTS AND THE PROPOSED ADDITION OUTLINE

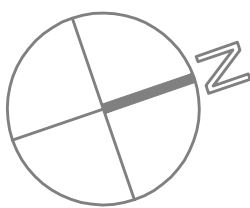
DRAWN BY: A.A.  
 CHECKED BY: Y.T.  
 DATE: DEC. 2022  
 PROJECT NUMBER: 21-081

SCALE: 1:750  
 DRAWING NUMBER: SP1.01

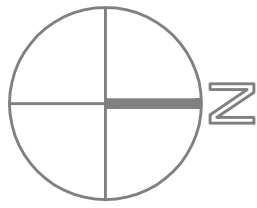


ZONING C7, 605, T8, M3, P4, 648 (Hamilton Zoning By Law 05-200)	LOT NO. 62R20980089, 62R17495, 62R178210066, 62R5195, 62R182360052, 62R182360053	PLAN NO. PLAN 62R - 18236, PLAN 62R - 17495, PLAN 62R-9687, PLAN 62R-20998	LOT AREA m2 124864.0	LOT FRONTAGE (m)				LOT DEPTH (m)	
				513				274	
DESCRIPTION	EXISTING (sq.m.)	ADDITION (sq.m.)	TOTAL (sq.m.)	%	ALLOWED	%	SETBACKS	EXISTING (m)	PROPOSED (m)
LOT COVERAGE	23328.2	5701.5	29029.7				FRONT YARD	54.04m to 258.27m	13.99m
GROSS FLOOR AREA	26948.0	5386.4	32334.4	23.2			REAR YARD	2.1m to 158.67m	215.58m
LANDSCAPED AREA	16263.0	11055.0					INTERIOR SIDE (North)	19.41m to 370.06m	362.60m
NO. OF STORIES	1 to 2	3					INTERIOR SIDE (South)	12.87m to 381.35m	14.41m
HEIGHT	7.1m to 13.5m	13.8m					EXTERIOR		
WIDTH (m)	513.00	513.00							
DEPTH (m)	274.00	274.00							
PARKING	417	82	499						

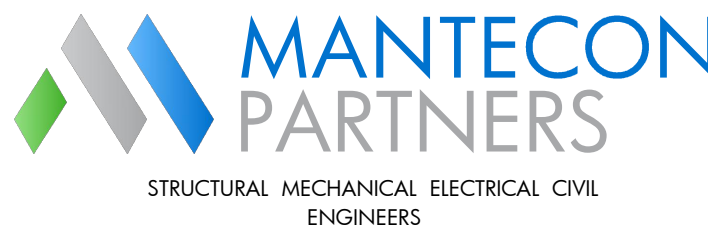
Site Information Data Sheet



TRUE NORTH



CONSTRUCTION NORTH



15 Foundry St, Dundas, ON L9H 2V6  
Phone: (905) 48-0373 www.manteconpartners.com

SEAL

REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS AT THE SITE. DO NOT SCALE THE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION OR SHOP FABRICATION. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF MANTECON PARTNERS AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

NO.	ISSUED FOR MINOR VARIANCE APPLICATION	2022-12-13	Y.T.
	ISSUED	DATE	BY



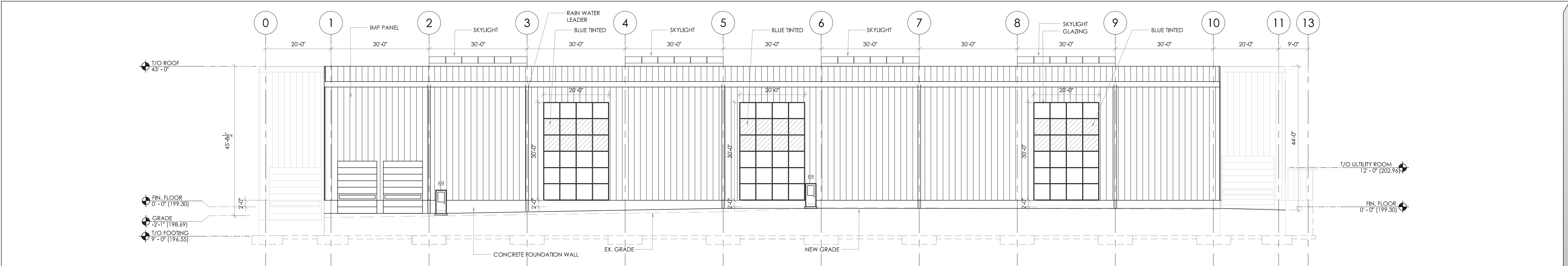
CLIENT:  
WALTER'S INC.  
1318 RYMAL ROAD EAST  
HAMILTON, ON  
L8W 3N1

PROJECT:  
WALTER'S INC.  
COMPONENTS PLANT

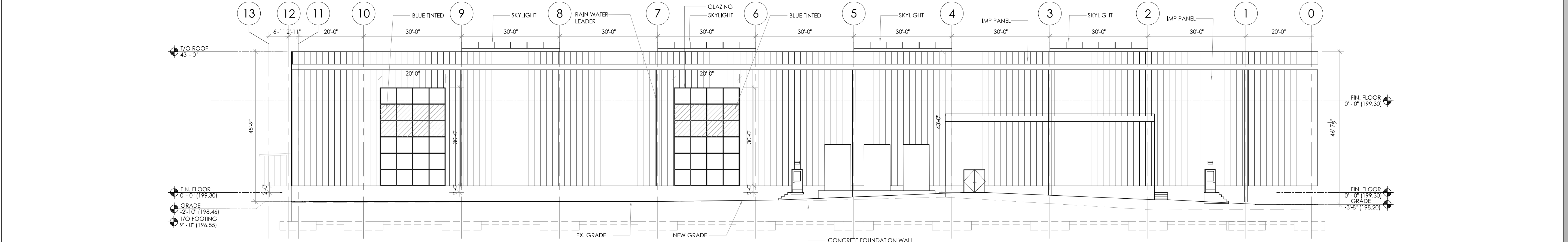
DRAWING TITLE:  
SITE PLAN FOR MINOR VARIANCE

DRAWN BY: A.A.	SCALE: 1:750
CHECKED BY: Y.T.	DRAWING NUMBER: SP1.02
DATE: DEC. 2022	
PROJECT NUMBER: 21-081	

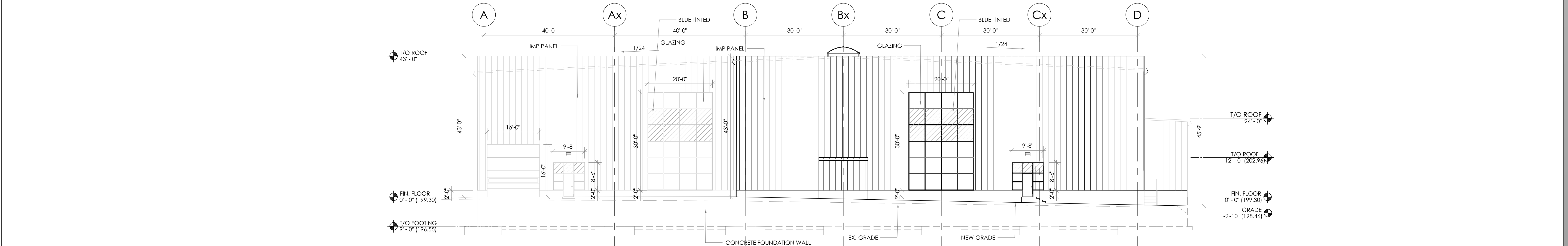




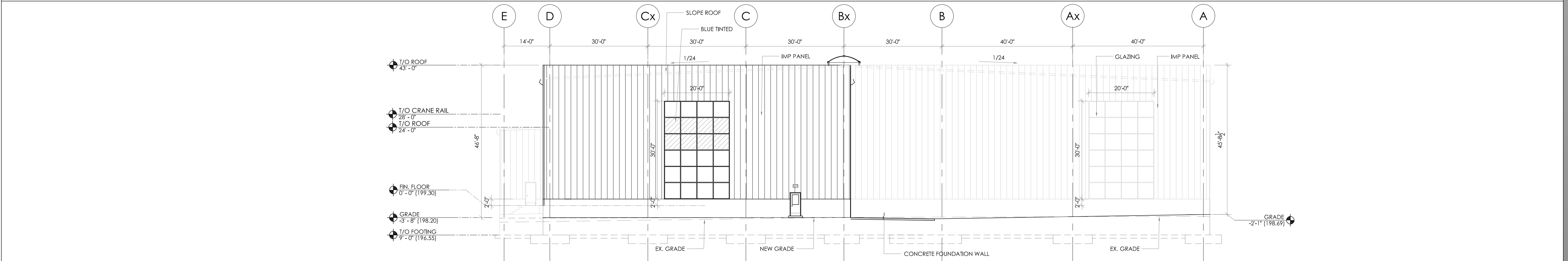
1 SOUTH ELEVATION  
SCALE: 1/16"=1'-0"



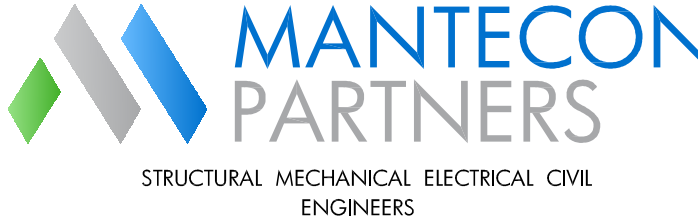
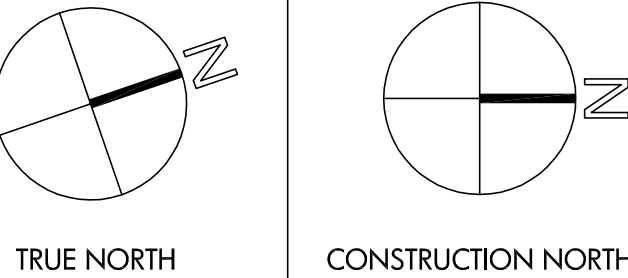
2 NORTH ELEVATION  
SCALE: 1/16"=1'-0"



3 EAST ELEVATION  
SCALE: 1/16"=1'-0"



4 WEST ELEVATION  
SCALE: 1/16"=1'-0"



15 Foundry St, Dundas, ON L9H 2V6  
Phone: (905)648-0373 www.manteconpartners.com

SEAL			
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14	ISSUED FOR MINOR VARIANCE	2022-12-12	D.N.
13	ISSUED FOR CLIENT REVIEW	2022-10-28	D.N.
12	ISSUED FOR CLIENT REVIEW	2022-07-22	D.N.
11	ISSUED FOR CLIENT REVIEW	2022-07-14	D.N.
10	ISSUED FOR CLIENT REVIEW	2022-06-03	D.N.
9	ISSUED FOR CLIENT REVIEW	2022-05-27	D.N.
8	ISSUED FOR CLIENT REVIEW	2022-05-20	D.N.
7	ISSUED FOR CLIENT REVIEW	2022-05-13	D.N.
6	ISSUED FOR CLIENT REVIEW	2022-05-06	D.N.
5	ISSUED FOR CLIENT REVIEW	2022-04-25	D.N.
4	ISSUED FOR SPA	2022-04-22	D.N.
3	ISSUED FOR CLIENT REVIEW	2022-04-01	D.N.
2	ISSUED FOR SPA SUBMISSION	2021-04-01	S.M.
1	ISSUED FOR CLIENT REVIEW	2021-10-08	D.N.
NO.	ISSUED	DATE	BY



CLIENT  
WALTER'S INC.  
1318 RYMAL ROAD EAST  
HAMILTON, ON  
L8W 3N1

PROJECT:  
WALTER'S INC.  
COMPONENTS PLANT

DRAWING TITLE:  
BUILDING ELEVATIONS

DRAWN BY: D.N.	SCALE: 1/16"=1'-0"
CHECKED BY: D.M.	DRAWING NUMBER: A2.01
DATE: DEC. 2022	
PROJECT NUMBER: 21-081	

## 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)	Walters Partners Inc.	
Applicant(s)*	Walters Partners Inc.	
Agent or Solicitor	Mantecon Partners Inc.	

**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:



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:

Manufacturing use to be added as an allowed use under the current C7 zoning.  
REFER TO APPENDIX A FOR ALL MV REQUESTS

☐ Second Dwelling Unit                      ☐ Reconstruction of Existing Dwelling
5. Why it is not possible to comply with the provisions of the By-law?

The current C7 zoning does not allow for manufacturing.  
REFER TO APPENDIX A FOR MORE DETAILS
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**):

172 Dartnall Road, Hamilton, ON, L8W 3V9  
Registered Plan No.: 62R-18236, Part 1, 62R-18236, Part 2
7. PREVIOUS USE OF PROPERTY

Residential ☐                      Industrial ☐                      Commercial ☒

Agricultural ☐                      Vacant ☐

In 2018, the City changed the zoning of this property from M3 to C7. The owner  
Other requires manufacturing to be an allowed use.
- 8.1 If Industrial or Commercial, specify use Manufacturing /Fabrication
- 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?

Historical searches, soils quality report, judgment, and input provided from the owners.

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.

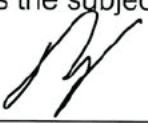
Is the previous use inventory attached? Yes ☒ No ☐

## 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.

July 25, 2022

Date

  
Signature Property Owner(s)

Timothy Verhey

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	82.7m
Depth	112.9m
Area	8390m <sup>2</sup>
Width of street	14.5m to 19m

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:

REFER TO APPENDIX A

Proposed

The new building will be a one storey insulated metal panel structure with a sloped roof. Total gross floor area 5755m<sup>2</sup>. Total height will be 12m in height to allow for overhead cranes within the building. The new building will include a 2 storey office space with an approximate gross floor area of 833m<sup>2</sup>.

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

Existing:

REFER TO APPENDIX A

Proposed:

13m North side setback  
12.5m South side setback  
16.7m Front setback



13. Date of acquisition of subject lands:  
Land was purchased from the neighbouring farmer Mr. Miles in the around 1990
14. Date of construction of all buildings and structures on subject lands:  
No known buildings were located on this parcel. It's latest use was crop farming.
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):  
Manufacturing
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):  
Manufacturing / Commercial
17. Length of time the existing uses of the subject property have continued:  
Walters has used this parcel for storage for the last 3 years. Prior use vacant.
18. Municipal services available: (check the appropriate space or spaces)  
Water Ex 300mm dia Waternain Connected \_\_\_\_\_  
Sanitary Sewer Ex 375mm dia san Connected \_\_\_\_\_  
Storm Sewers Ex 1050 storm
19. Present Official Plan/Secondary Plan provisions applying to the land:  
Plan 62R- 18236 Part 1 , Plan 62R- 18236 Part 2
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
C7
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:  
N/A
- 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)  
This parcel of land was converted by the City of Hamilton Zoning Bylaw update from industrial to commercial several years ago while other parts of the Walters campus were being re-developed. This application is to revert it back to industrial use.
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.

**Appendix - A**  
**Answers to questions of the Minor Variance Application for**  
**172 Dartnall Rd, Hamilton, On.**

**Question 4. Nature and extent of relief applied for:**

1. To permit manufacturing in the proposed building under C7 zoning for 172 Dartnall Rd.
2. To allow the setback from the street of 13 m instead of 18m.
3. To relieve from the site-specific requirements of 648 that state a maximum of 6m of setback to be provided and maintained within 30m of the intersection of the northerly and easterly lot lines.
4. To allow for the façade windows shown in the Building Elevation as the façade glazing is proposed in a larger size for aesthetics purposes as recommended by the city of Hamilton.
5. To relieve the proposed site from 1.5 planting strip on the sides and rear yard.

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

1. The Lot at 172 Dartnall Rd (LOT 62R182360053) as a stand-alone lot is zoned C7 (Commercial) and therefore, it is not permitted to be used as a manufacturing zoned lot. This lot was previously zoned industrial. With the use of this lot with the other two lots which have the M3, and P4 zoning designations a unified manufacturing activity to be permitted to continue the manufacturing and client service activities. Sites 1308-1318 Rymal Road East (including 1316 Rymal Road East) and 220 Dartnall Road area already manufacturing facilities.
2. The proposed building will be located on Dartnall Rd. There is not sufficient space on the west side of the proposed building to comply with the 18m frontage setback as there is a crane runway building on the west side of the proposed development. Therefore, it is requested to allow the front setback of 13 m instead of 18m.
3. The proposed building is part of a larger manufacturing system. A setback of 13.9m is proposed for the purposes of maintaining the planting strip and truck maneuvering. The site-specific 648 requirements will not allow for the planting strip and truck maneuvering and therefore we are requesting to grant a relieve from the site-specific requirements.
4. The current zoning by-law limits the height of the exterior facade windows to 2.4m. For the purposes of the facility aesthetics, the proposed building has more than the 25% of the façade length and more than 2.4m of window height. The city of Hamilton in a meeting recommended to consider larger glazing for beautification. We, therefore, request to approve the change that is not possible under the current zoning by-law.
5. The current site is a manufacturing plant with more than five buildings on the site. There are numerous truck activities requiring maneuvering on the site. The introduction of a 1.5m planting strip will disrupt industrial activity. The proposed building will compensate for the planting strip in the front yard and near the parking spaces.



**Question 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:

Building Number	Ground Floor Area (m2)	Gross Floor Area (m2)	Number of Storeys	Width (m)	Length (m)	Height (m)
B1	397	397	1	15.95	30.66	8
B2	5058.8	5938	1	57.67	103.70	10.5
B3	2064	2604	1	34.17	68.44	7.8
B4	2852	3082	1	37.06	99.03	7.1
B5	1780.4	3561	2	39.49	47.85	10.8
B6	585	585	1	23.62	24.71	13
B7	1817	1817	1	23.36	75.12	13
B8	1112	1112	1	21.65	51.11	13
B9	7662	7852	2	80.99	17.38	13.5

Proposed:

Building Number	Ground Floor Area (m2)	Gross Floor Area (m2)	Number of Storeys	Width	Length	Height
B10	5701.5	5386.4	3	56.1	104.9	13

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

Existing:

Building Number	Distance from Side-1	Distance from Side-2	Distance from Rear	Distance from Front Lot Lines
B1	163.34	293.05	53.48	198.12
B2	246.39	167.96	2.1	245.65
B3	317.56	126.07	13.72	136.05
B4	370.06	12.87	9.87	134.05
B5	267.97	116.30	158.67	14.05
B6	139.39	306.55	21.79	238.65

B7	19.41	376.70	22.45	259.27
B8	37.01	381.35	21.22	230.97
B9	26.68	375.06	80.13	54.04

**Proposed:**

<b>Building Number</b>	<b>Distance from Side-1</b>	<b>Distance from Side-2</b>	<b>Distance from Rear</b>	<b>Distance from Front Lot Lines</b>
B10	362.60	14.41	215.58	13.99

## **Question 23. Additional Information**

### **LOTS ADDRESSES, OWNERS, AND ZONING INFORMATION**

<b>No.</b>	<b>Address</b>	<b>Lot</b>	<b>City Tax Roll Number</b>	<b>Owner</b>	<b>Zoning Designation</b>
1	1308-1318 Rymal Road East (including 1316 Rymal Road East)	62R209980089 62R17495	2518-060-716-00370-0000	Rystat Properties Ltd.	C7, 605,T8,M3 and P4
2	172 Dartnall Road	62 R182360053	2518-060-716-00350-0000	Walters Partners Inc.	C7, 605, 648 (Hamilton Zoning BY Law 05-200)
3	220 Dartnall Road	62R178210066 62R5195	2518-060-716-00340-0000	Rystat Development Inc.	M3, (Hamilton Zoning BY Law 05-200)