



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**

**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>AN/A-23:13</b>	<b>SUBJECT PROPERTY:</b>	971 OLD MOHAWK ROAD, ANCASTER
<b>ZONE:</b>	"A" (Agricultural Zone)	<b>ZONING BY-LAW:</b>	Zoning By-law former Town of Ancaster 87-57, as Amended

**APPLICANTS:** Owner: MARIO POSTERARO  
Agent: ARCADIS IBI GROUP C/O JARED MARCUS

The following variances are requested:

1. The dwelling shall be permitted a maximum height of 13.0 m instead of the maximum permitted height of 10.5 m.
2. The above-ground swimming pool and supporting structure shall be permitted to be located 3.0 m from the rear lot line instead of the minimum required rear yard setback of 3.27 m.
3. A lot coverage of 491.1 sq m shall be permitted instead of the maximum permitted lot coverage of 400 sq m.
4. An accessory building (shed) shall be permitted to be located within the front yard and 1.05 m from the east side lot line, whereas an accessory building is prohibited from being located in a front yard and must provide a minimum side yard of 2.0 m.

**PURPOSE & EFFECT:** To facilitate the construction of a new detached dwelling with two attached garages and a swimming pool in the rear yard:

**Notes:**

- i. This review is based upon a minimum of two (2) parking spaces being located within an attached garage with minimum unobstructed dimensions of 2.6 m in width by 5.5 m in length. If the proposal differs, additional variances may result.
- ii. The submission does not clearly indicate whether "grade" and "lot coverage" have been calculated in accordance with the definitions for these terms found in Section 3 of Ancaster Zoning By-law 87-

## AN/A-23:13

57. The applicant shall verify that these calculations are accurate. If inaccurate relief is obtained, additional variances may be required.

- iii. Variance No. 3, respecting lot coverage, has been added since Section 8.2 of Ancaster Zoning By-law 87-57 permits a maximum lot coverage of 400 sq m for lots with an area up to 4 hectares and the lot area of the subject lot is 0.63 hectares.
- iv. Variance No. 4, respecting accessory building requirements, has been added since the site plan and sketch identify an existing shed in the front yard which is not noted as proposed to be demolished. If the accessory building in the front yard will be demolished, Variance No. 4 is not 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, March 9, 2023</b>
<b>TIME:</b>	<b>1:55 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> <a href="http://www.hamilton.ca/committeefadjustment">www.hamilton.ca/committeefadjustment</a>

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

- Visit [www.hamilton.ca/committeefadjustment](http://www.hamilton.ca/committeefadjustment)
- 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 AN/A-23:13, 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

**ANA-23:13**

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: February 21, 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.



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)

## 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.

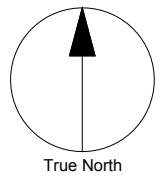
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

#### 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.



PART 15, PLAN 62R-798



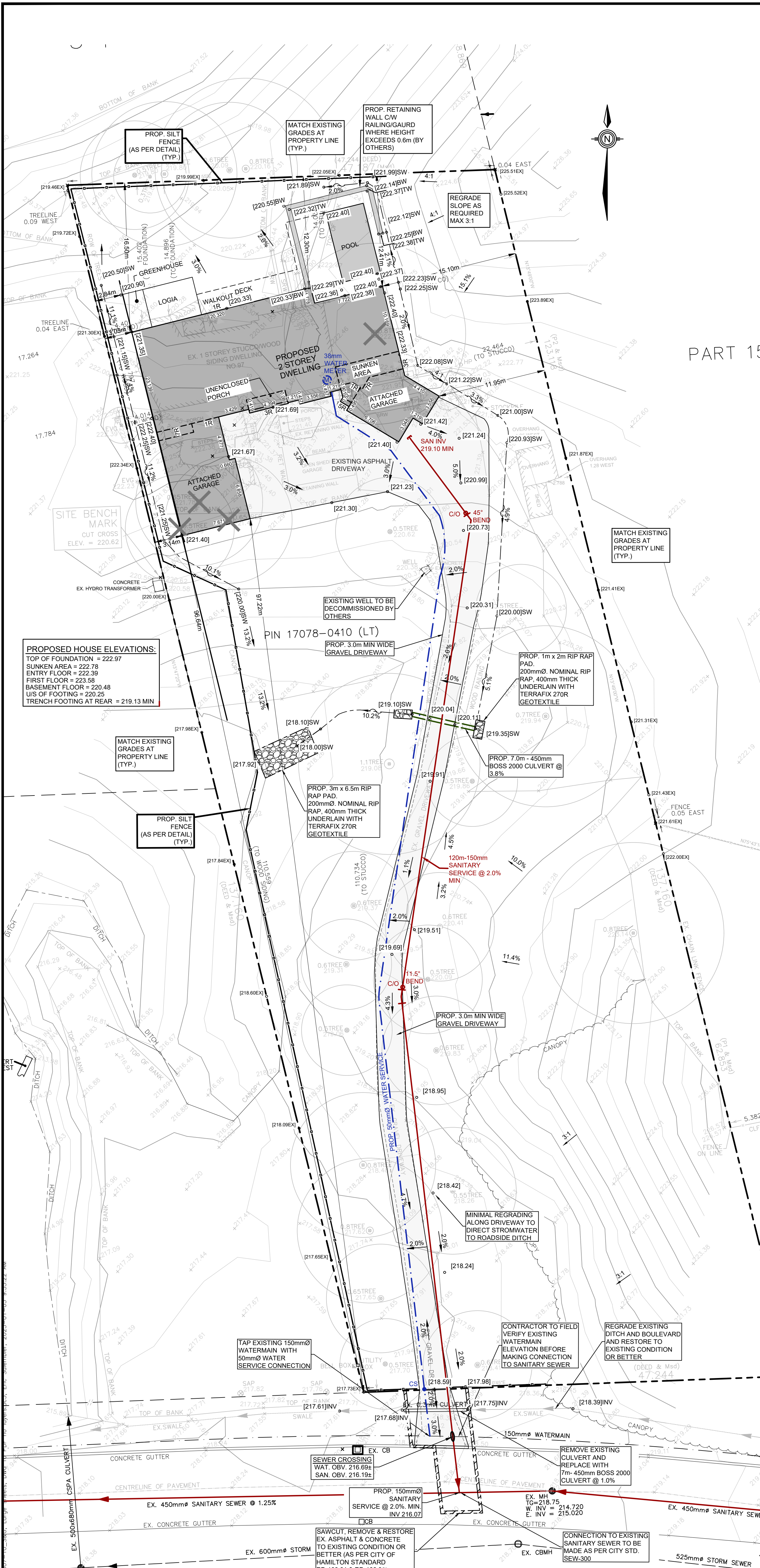
DECK REQUIREMENTS					
REGULATION	OVER 60cm TO 1.2m HIGH	OVER 1.2m HIGH		PROPOSED	VARIANCE
		UP TO 15m²	OVER 15m²		
MAXIMUM DECK AREA	NO MAXIMUM	15m²	40m²	27.2m²	
PERMITTED IN FRONT YARD	NO	NO	NO	N/A	
PERMITTED IN REAR YARD	YES	YES	YES	YES	
PERMITTED IN SIDE YARD	YES	YES	YES	N/A	
SETBACK FROM A STREET LINE	3.0m	4.5m	6m	N/A	
SETBACK FROM A REAR LOT LINE	1.8m	4.5m	6m	10.13m	
SETBACK FROM A SIDE LOT LINE	0.45m	3.0m	3.0m	>3.0m	

ANCASTER ZONING BY-LAW No. 87-57			
AGRICULTURAL "A" ZONE	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM LOT AREA	1,850m²	±6,341m²	
MINIMUM LOT FRONTAGE	30m	47.24m	
MAXIMUM LOT COVERAGE	1,000m²	±491.1m²	
MINIMUM FRONT YARD	7.5m	96.64m	
MINIMUM SIDE YARD	DWELLING = 3.0m ACCESSORY STRUCTURE = 2.0m	DWELLING = 3.06m ACCESSORY STRUCTURE = 3.04m	
MINIMUM REAR YARD	DWELLING = 9.0m ACCESSORY STRUCTURE = 2.0m	DWELLING = 3.0m ACCESSORY STRUCTURE = 11.81m	
MINIMUM FLOOR AREA FOR DWELLINGS	100m²	±448m²	
MAXIMUM BUILDING HEIGHT	DWELLING = 10.5m ACCESSORY STRUCTURE = 4.5m	±12.31m	X
OUTDOOR SWIMMING POOL			
ABOVE GROUND	1.5m TO ANY LOT LINE; PLUS HEIGHT OF SUPPORTING STRUCTURE = 3.27m	3.18m	X

<b>CLIENT</b> <b>MARIO AND ROSE POSTERARO</b>  74 MELBOURNE STREET HAMILTON, ON L8P 2A5	<b>PROJECT NAME</b> 971 OLD MOHAWK ROAD ANCASTER	<b>IBI GROUP</b> Suite 200 - 360 James Street North Hamilton ON L8L 1H5 Canada tel 905 546 1010 fax 905 546 1011 ibigroup.com	<b>FIGURE NAME</b> MINOR VARIANCE SKETCH	<b>FIGURE NO.</b> 1	<b>REVISION</b> 0
	<b>SCALE:</b> 1:400				
	<b>PROJECT MGR:</b> J. MARCUS	<b>DRAWN BY:</b> J. MARCUS			
	<b>CHECKED BY:</b> T. TUCKER	<b>APPROVED BY:</b> J. MARCUS			
	<b>PROJECT NO:</b> 140739				

File Location: J:\140739\_971\_Old\_Mohawk\7\_0\_Production\7\_03\_Design\17\_Plan\17\_03\_Plan\17\_03\_Plan.dwg Last Saved: January 23, 2023, by Jared Marcus Plotted: Wednesday, January 25, 2023 4:03:34 PM by Jared Marcus  
 SCALE CHECK  
 1 in





**BUILDING HEIGHT CALCULATION:**  
 AVERAGE GRADE CALCULATION  
 ELEVATIONS AT BUILDING CORNERS AND MIDPOINTS OF WALL GREATER THAN 3m:  
 221.35 + 220.33 + 222.33 + 222.38 + 222.40 + 222.25 + 221.84 + 221.42 + 221.42 + 224.42 +  
 221.42 + 221.42 + 221.40 + 221.50 + 221.59 + 221.62 + 221.64 + 221.65 + 221.67 + 221.65 + 221.65 +  
 221.65 + 221.67 + 221.67 + 221.67 + 221.69 + 221.67 + 221.67 + 221.67 + 221.67 + 221.67 +  
 221.67 + 221.67 + 221.67 + 221.67 + 221.67 + 221.40 + 222.40 =  
 9088.83/41 = 221.68

**BUILDING HEIGHT CALCULATION**  
 FIRST FLOOR SUBTRACT AVERAGE GRADE ELEVATION 223.58 - 221.68 = 1.9m  
 DISTANCE FROM FIRST FLOOR TO ROOF PEAK = 10.414m  
 BUILDING HEIGHT (10.414) + DISTANCE DOWN TO AVERAGE GRADE (1.9) = 12.314m

**SILTATION AND EROSION CONTROL**

- ALL EROSION AND SILTATION CONTROL DEVICES MUST BE INSTALLED PRIOR TO THE BEGINNING OF EARTH REMOVAL ACTIVITIES AND LEFT IN PLACE UNTIL FINAL COVER IS ESTABLISHED.
- ALL EROSION AND SILTATION CONTROL DEVICES SHOULD BE AS PER THE "GREATER GOLDEN HORSESHOE AREA CONSERVATION AUTHORITIES," "EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION"
- THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF ALL MUD AND DEBRIS THAT ARE TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING OR LEAVING THE CONSTRUCTION SITE. THE OWNER SHALL UPON VERBAL AND/OR WRITTEN REQUEST BY THE CITY, IMMEDIATELY PROCEED WITH CLEAN-UP OPERATIONS AT THEIR EXPENSE. SHOULD THE OWNER FAIL TO MAINTAIN THE ROAD AS DIRECTED, THE CITY WILL HAVE THE CLEANING CARRIED OUT, AND DRAW ON THE OWNER'S SECURITY FOR COSTS AND/OR LAY CHARGES.

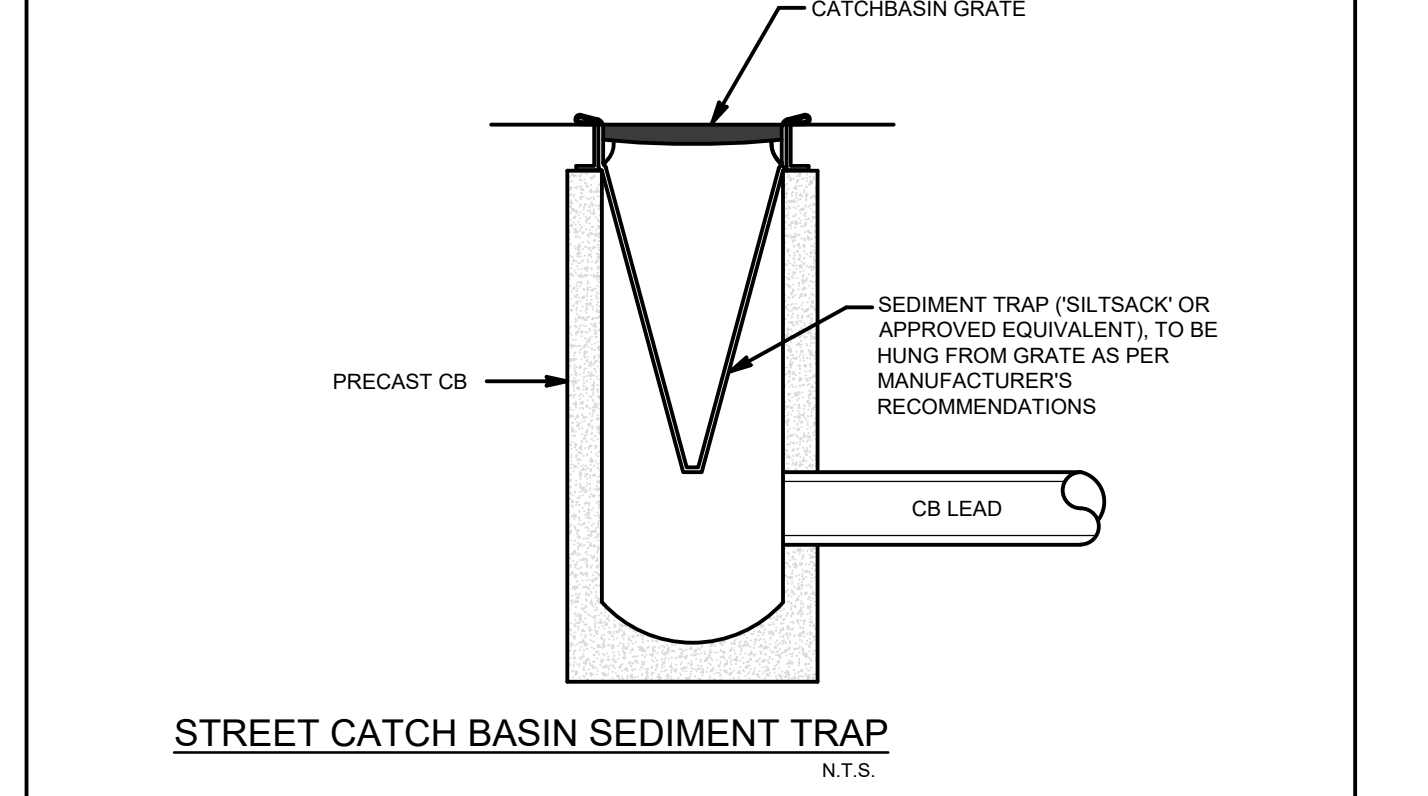
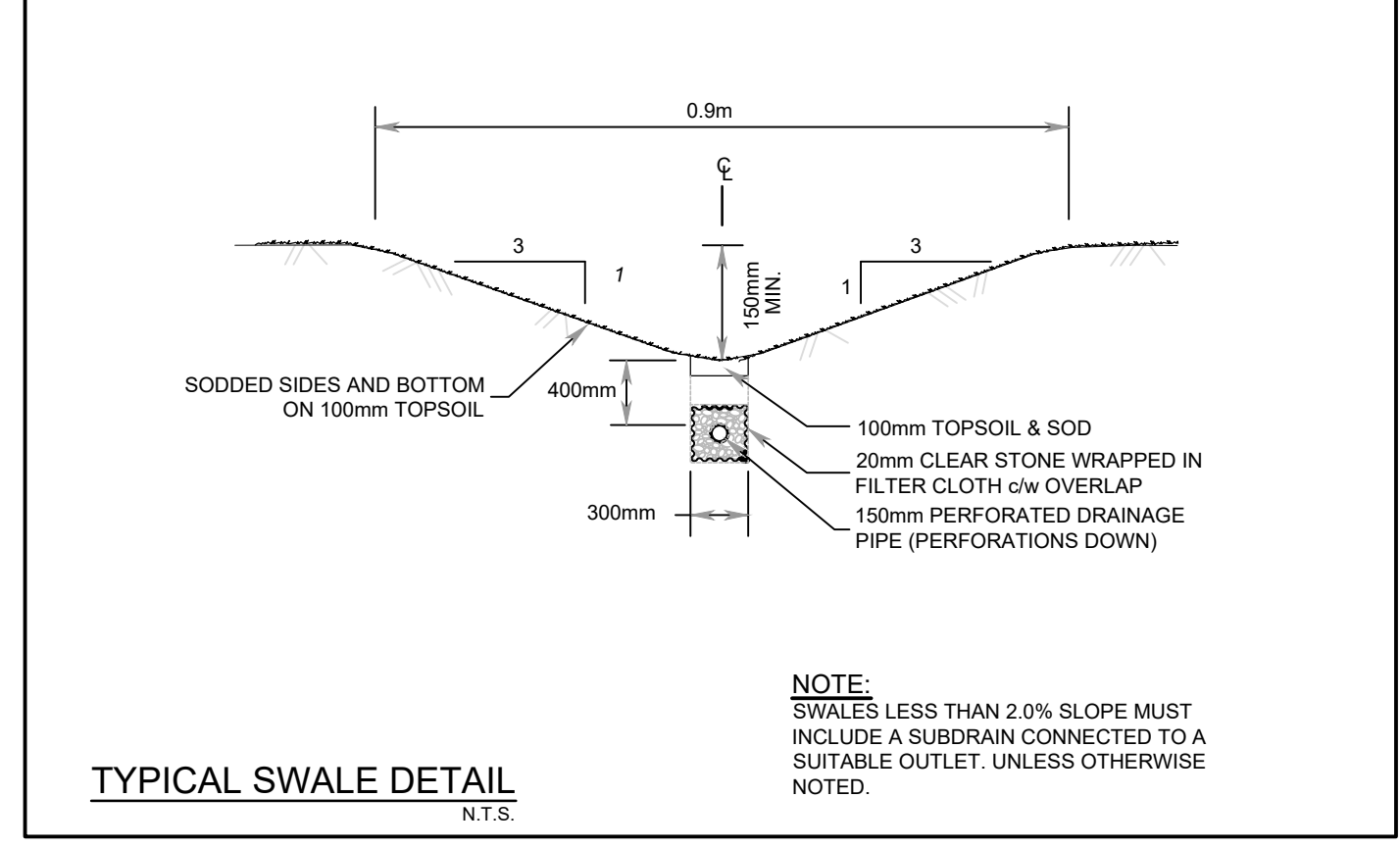
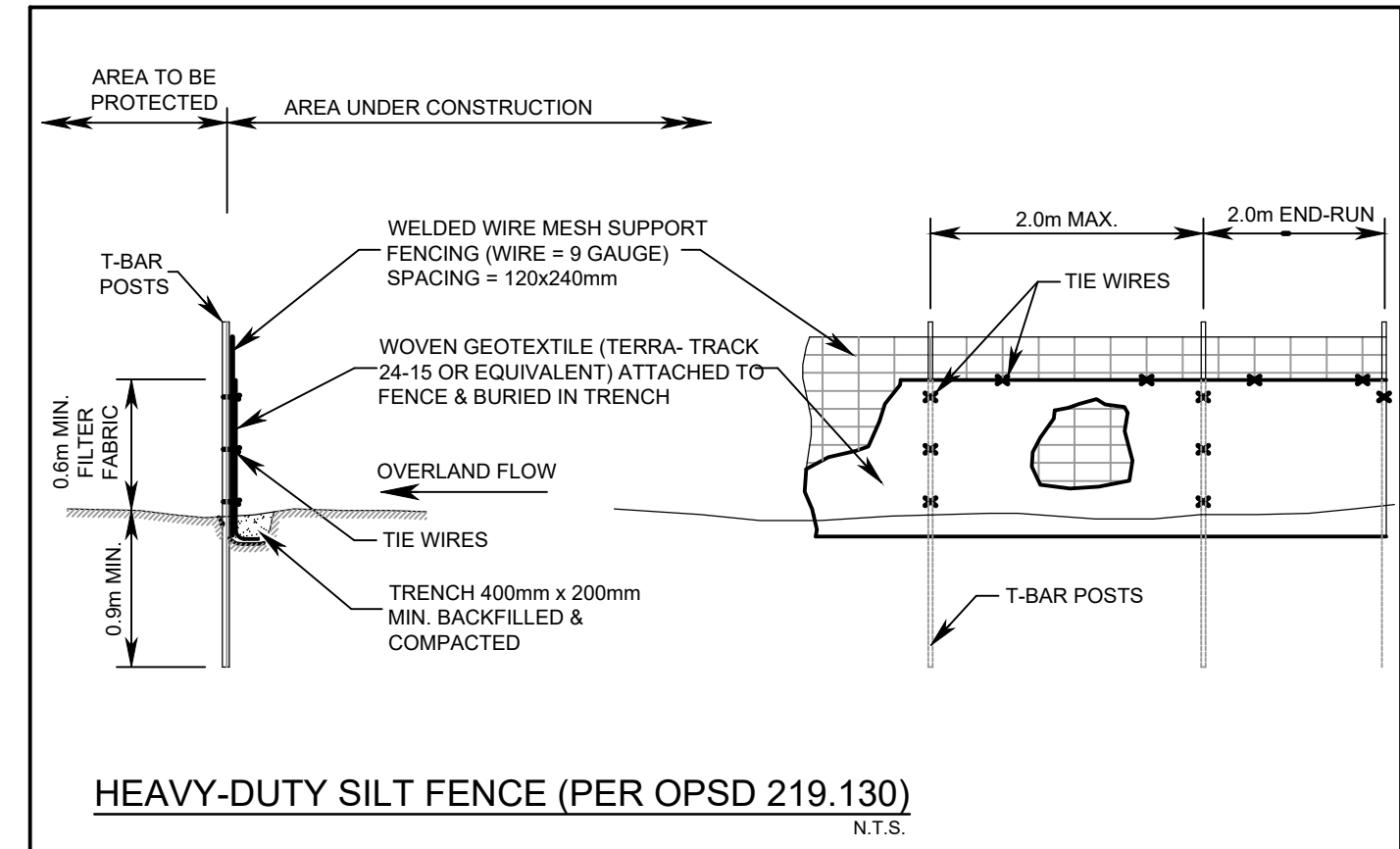
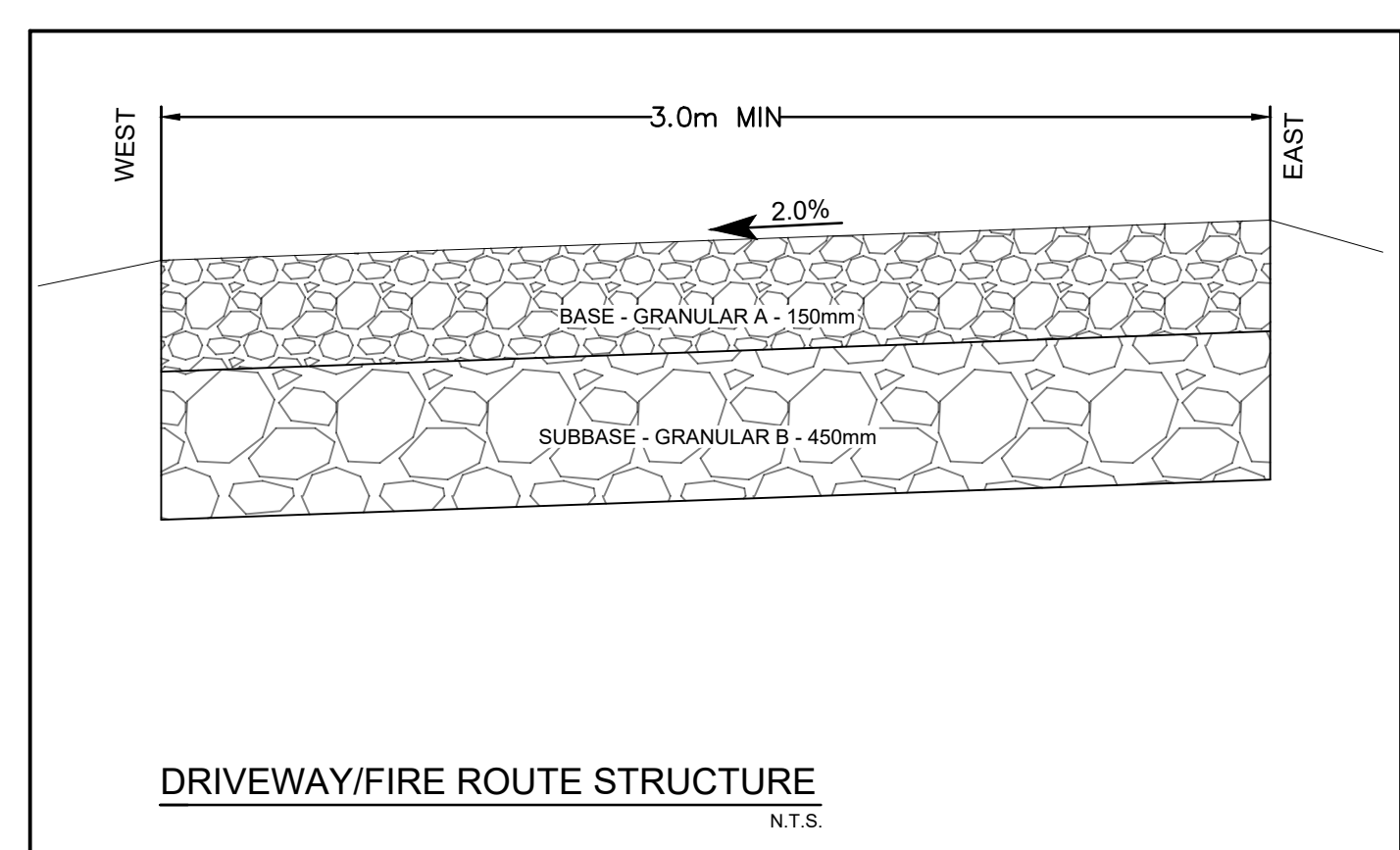
**SEWERS**

1. PRIVATE DRAINS

- PRIVATE DRAINS TO BE 150mm PVC PIPE, CSA B182.1 M-1983, SDR 28 AS PER FORM 500. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOUR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
- COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' INSTALLED AS PER OPSD 802.010.
- MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.
- TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 22mm (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
- BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO THE GROUND SURFACE VIA SPLASH PADS.
- CONSTRUCTION OF SANITARY SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
- CLEANOUTS CAN ONLY BE PROVIDED FOR SEWERS CONTAINING A SIZE OF 150mm IN DIAMETER OR SMALLER. CLEANOUTS SHALL BE PROVIDED AT EACH CHANGE IN PIPE ALIGNMENT (VERTICAL AND HORIZONTAL), AND AT ANY CHANGE IN PIPE SIZE OR MATERIAL.

**WATERMAINS AND WATER SERVICES**

- WATER SERVICES
- A. WATER SERVICE TO BE 50mm DIA. TYPE 'K' SOFT COPPER AS PER WM-207.01 OR AS DETAILED.
- B. GRANULAR BEDDING AS PER WM-200.01 AND WM-200.02 TO BE GRANULAR 'D' AS PER FORM 600.



**BENCHMARK:**  
 MONUMENT 07720020069  
 RIB WITH BRASS CAP, LOCATED IN ANCASTER, 19.0m NORTH OF CENTRELINE OF GOLF LINKS ROAD, 9.0m WEST OF CENTRELINE OF MARTINDALE CRESCENT, 2.0m EAST OF CENTRELINE OF SIDEWALK, 4.0m NORTHWEST OF MAINTENANCE HOLE AND 5.0m SOUTHWEST OF CATCHBASIN.  
 ELEVATION: 232.863 metres CGVD-1928-1978

**NOTES:**

1. US FOOTINGS TO BE MINIMUM OF 1.2m BELOW FINISHED GRADE

2. BUILDER TO VERIFY ELEVATION OF SERVICE CONNECTIONS PRIOR TO BASEMENT EXCAVATION TO CONFIRM THAT SUFFICIENT FALL IS PROVIDED FOR GRAVITY SERVICES.

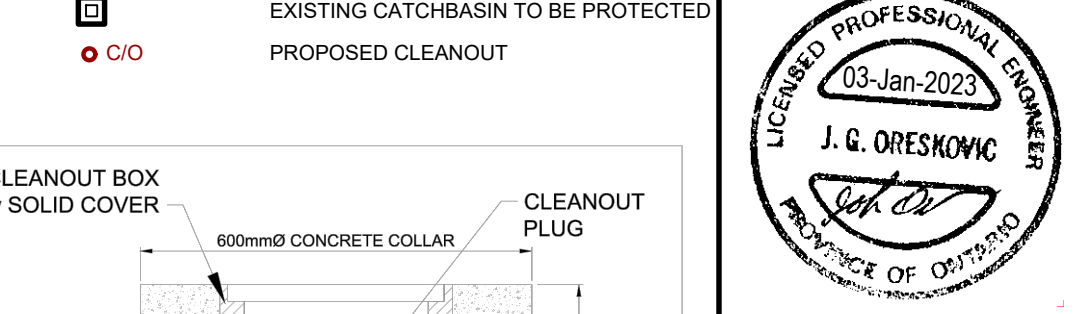
3. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**CLIENT:**  
 MARIO POSTERARO  
 130 ST. MARGARET ROAD  
 HAMILTON

**PROJECT:**  
 RESIDENTIAL DEVELOPEMNT  
 971 OLD MOHAWK ROAD  
 HAMILTON

**TITLE:**  
 SITE GRADING & SERVICING PLAN  
 OF PART OF LOT 51  
 CONCESSION 2

**WALTERFEDY**  
 KITCHENER | HAMILTON | TORONTO  
 800.665.1378 | walterfeddy.com



REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY. DO NOT SCALE THIS DRAWING.

SCALE: 1:250  
 DATE: 2022-12-09  
 PROJECT NO: 2022-0807-10  
 DRAWN BY: ES  
 CHECKED BY: JO

**C2-1**





**1 FRONT ELEVATION**  
 A400 3/16" = 1'-0"



**2 REAR ELEVATION**  
 A400 3/16" = 1'-0"

The undersigned has reviewed and takes responsibility for design work described in this document, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached document.

Noel Chen 28272  
 Name Signature (Required) INDIVIDUAL BCIN  
 New Construction Designs Inc. 103960  
 Firm Name Firm BCIN

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK

CONTRACTORS TO VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH WORK  
 ALL WORK TO CONFORM WITH OBC AND LOCAL BYLAWS AND REGULATIONS

NO	DATE (Y-M-D)	ISSUED / REVISION DESCRIPTION
1	2022-11-11	CONSERVATION

**NC**  
 DESIGNS  
 New Construction Designs Inc.  
 BURLINGTON, ON  
 NEWCONSTRUCTIONDESIGNS@GMAIL.COM  
 P. 905.592.3786

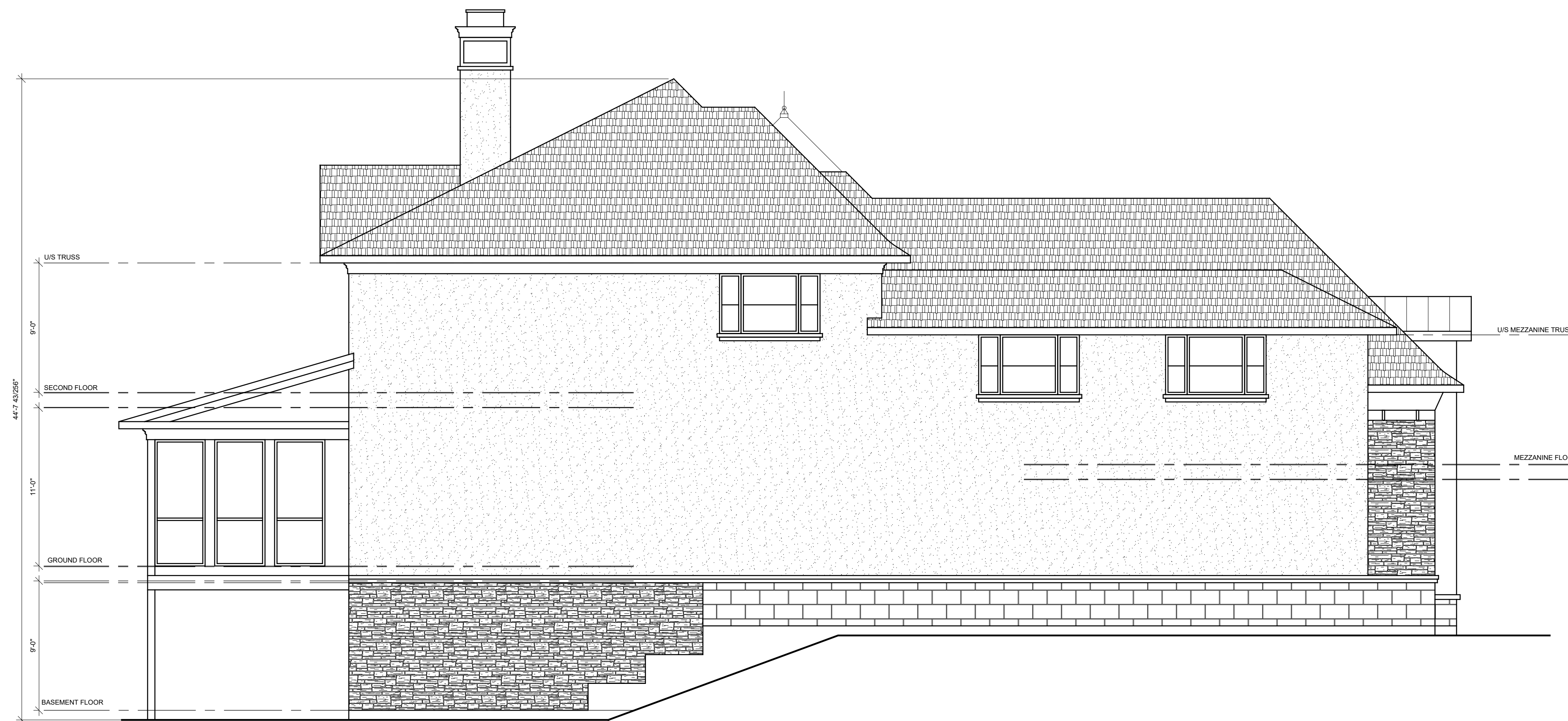
**New Home**  
 971 OLD MOHAWK RD  
 ANCASTER, ON

ELEVATIONS

SCALE	NOTED	22 - 301
REVISION	001	A400
DATE	2022-11-11	
PRINTED		



**1 EAST ELEVATION**  
A401 3/16" = 1'-0"



**2 WEST ELEVATION**  
A401 3/16" = 1'-0"

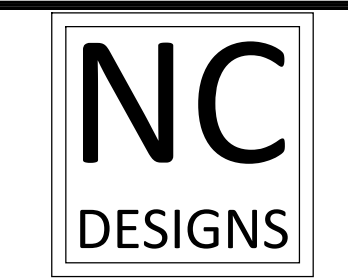
The undersigned has reviewed and takes responsibility for design work described in this document, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached document.

Noel Chen 28272  
Name Signature (Required) INDIVIDUAL BCIN  
New Construction Designs Inc. 103960  
Firm Name Firm BCIN

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK

CONTRACTORS TO VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH WORK  
ALL WORK TO CONFORM WITH OBC AND LOCAL BYLAWS AND REGULATIONS

NO	DATE (Y-M-D)	ISSUED / REVISION DESCRIPTION
1	2022-11-11	CONSERVATION



New Construction Designs Inc.  
BURLINGTON, ON  
NEWCONSTRUCTIONDESIGNS@GMAIL.COM  
P 905.592.3786

**New Home**  
971 OLD MOHAWK RD  
ANCASTER, ON

ELEVATIONS

SCALE NOTED 22 - 301

REVISION 001  
DATE 2022-11-11  
PRINTED  
A401



January 25, 2023

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

Dear Ms. Sheffield:

**971 OLD MOHAWK ROAD, ANCASTER  
MINOR VARIANCE APPLICATION**

On behalf of the property owners, Rose and Mario Posteraro, we are pleased to submit a Minor Variance application for the above noted property.

The application seeks relief from the Ancaster Zoning By-law No. 87-57 for maximum building height and rear yard setback of an above ground pool to permit the construction of a new two-storey single detached dwelling.

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

- One (1) copy of the completed Minor Variance application form;
- One (1) copy of the Minor Variance sketch;
- One (1) copy of the Building Elevation drawings;
- One (1) copy of the Grading and Servicing Plan; and,
- One (1) cheque in the amount of \$3,735.00 made payable to the City of Hamilton.

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

Thanks,



Jared Marcus, CPT  
Associate, Manager – Planning



Hamilton

**Committee of Adjustment**

City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

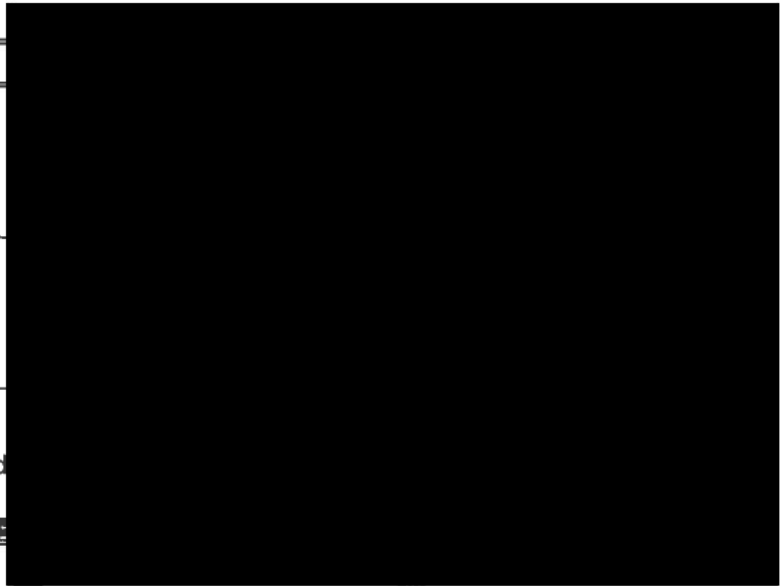
Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR A MINOR VARIANCE/PERMISSION  
UNDER SECTION 45 OF THE *PLANNING ACT***

**1. APPLICANT INFORMATION**

	NAME
<b>Registered Owners(s)</b>	Rose and Mario Posteraro
<b>Applicant(s)</b>	
<b>Agent or Solicitor</b>	Arcadis IBI Group c/o Jared



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 be sent by email.

**2. LOCATION OF SUBJECT LAND**

2.1 Complete the applicable sections:

Municipal Address	971 Old Mohawk Road		
Assessment Roll Number	251814028006000		
Former Municipality	Ancaster		
Lot	Part Lot 51	Concession	2
Registered Plan Number		Lot(s)	
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:

To permit a maximum building height of 13.0m.

To permit an above ground pool and associated structure to be located 3.0m from a rear lot line.

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

Due to the natural topography of the property the dwelling must be a walkout.

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
47.24m	137.16m	6,341sq.m	31m



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
1 Storey Dwelling	109.60m	14.03m	4.01m & 21.89m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
2 Storey Dwelling	96.64m	10.64m	3.04m & 11.95m	

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
Dwelling	188.02sq.m	188.02sq.m	1	unknown

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Dwelling	448sq.m		2	12.3m

- 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:

May 2022

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:

Unknown

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

Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Rural Settlement Area: \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

Proposal is for a replacement single detached dwelling, which is a permitted use within the Neighbourhoods designation

7.6 What is the existing zoning of the subject land? \_\_\_\_\_

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: \_\_\_\_\_

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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: \_\_\_\_\_

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

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

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



## 11 COMPLETE APPLICATION REQUIREMENTS

### 11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

### 11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
  - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
  - Minimum Distance Separation Formulae (data sheet available upon request)
  - Hydrogeological Assessment
  - Septic Assessment
  - Archeological Assessment
  - Noise Study
  - Parking Study
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