



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-23:16	SUBJECT PROPERTY:	3033 BINBROOK ROAD, GLANBROOK
ZONE:	"C3-317" (General Commercial)	ZONING BY-LAW:	Zoning By-law former Township of Glanbrook 464, as Amended 21-087

APPLICANTS: Owner: BINBROOK HERITAGE DEVELOPMENTS INC.
Agent: URBAN SOLUTIONS PLANNING C/O MATT JOHNSTON

The following variances are requested:

1. A maximum building height 26 metres and 7 storeys shall be provided instead of the required maximum building height of 26 metres and 6 storeys.

PURPOSE & EFFECT: So as to permit an increase in building height for the proposed mixed-use apartment building notwithstanding that:

Notes:

- i. Site Plan Application DA-17-107, which received conditional approval from the Ontario Land Tribunal on May 14, 2021, remains under review and is pending final approval. The conditionally approved plans provided within the Site Plan Application appear to have been altered to include the 7th storey addition, however the building footprint, parking, landscaping and other site requirements appear to remain the same as the original Site Plan submitted through DA-17-107. As such, the Zoning comments provided through DA-17-107 on February 1st, 2023, are still applicable regarding all setback, parking, landscaping and area requirements.
- ii. Please note, the variance has been written exactly as requested by the applicant. As per the above comment, the applicant has requested an increase to the maximum height from 6 storeys to 7 storeys, however areas of non-compliance as highlighted in the Zoning comments through DA-17-107 have not been addressed. The applicant shall confirm if the deficiencies, as indicated within the above provided Zoning comments, can be addressed through alterations to the Site Plan or if Variances are required.

- iii. The following variances may be required should the plan remain as shown.
 - a. Please note, as per this review and the comments provided with Site Plan resubmission for DA-17-107, the 4th storey balcony (terrace) appears to encroach into the Westerly side yard a maximum of 1.241 metres, whereas site specific zone C3-317 has varied Section 7.26 (b) in its entirety and only permits a 1.5 metre yard encroachment within the Easterly Side Yard. No amendment has been provided to address the encroachment of the 4th storey balcony (terrace) within the Westerly Side Yard. As such, a variance may be required to permit the balcony to encroach within the side yard.
 - b. Please note, as per this review and the comments provided with Site Plan resubmission for DA-17-107, the 5th storey balcony (terrace) balcony appears to be setback approximately 3 metres from the side lot line and would encroach into the Easterly side yard a maximum of 6.5 metres, whereas site specific zone C3-317 permits a maximum of 1.5m encroachment into the Westerly side yard. As such, a variance may be required to permit the balcony to encroach within the side yard.
- iv. Be advised, insufficient information provided to determine zoning requirements for the proposed Apartment building as it pertains to Minimum Building Setback from a Street Line, Maximum Building Setback from a Street Line Rear Yard, Minimum Ground Floor Façade Facing a Street, Parking/ Loading requirements and Minimum Area for a Landscaped Parking Island. 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, March 9, 2023
TIME:	2:50 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-23:16, 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.



 **Subject Lands**

DATED: January 31, 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.



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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.

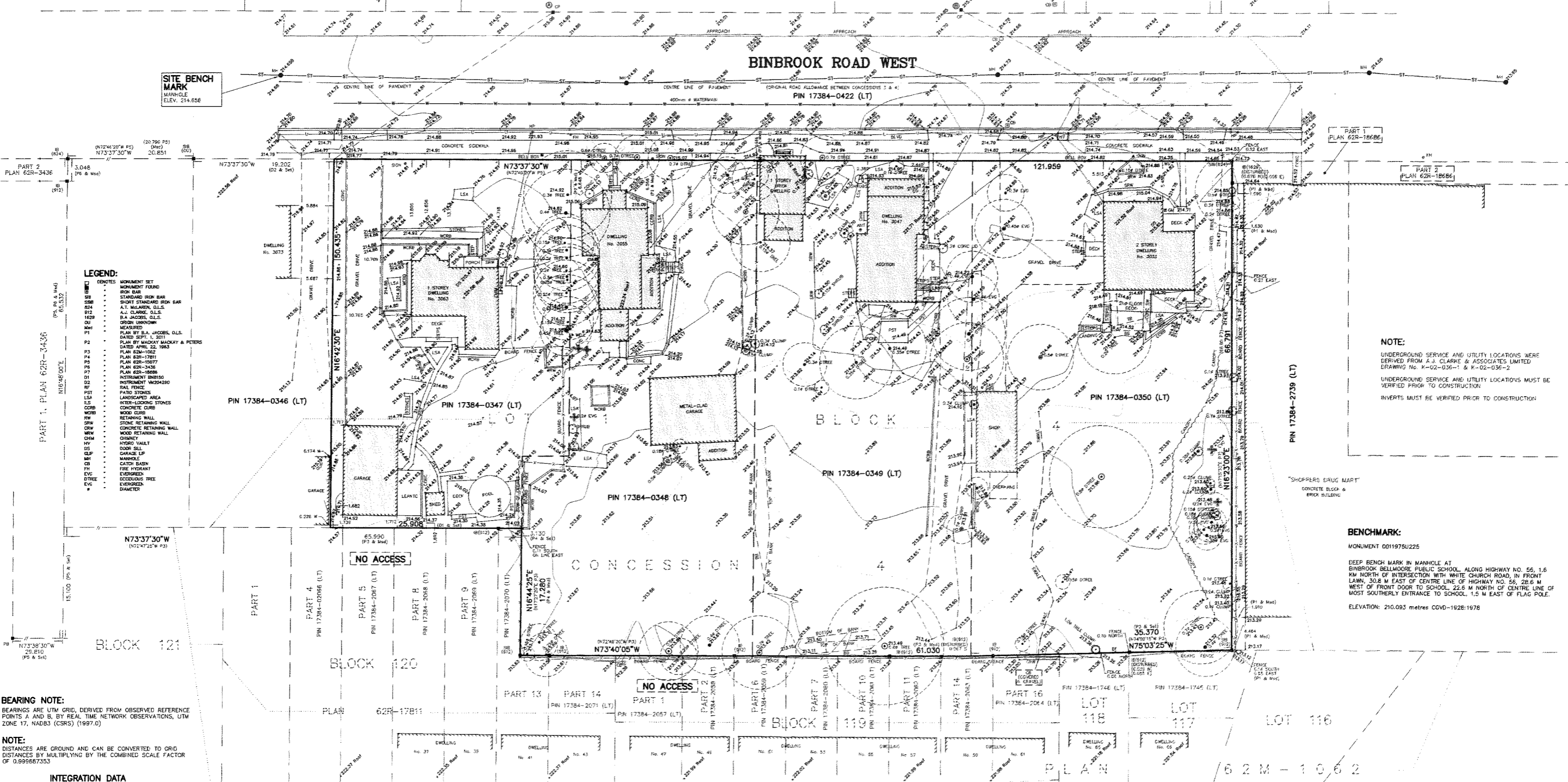
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

TOPOGRAPHIC SURVEY
OF PART OF
LOT 1, BLOCK 4
CONCESSION 4
GEOGRAPHIC
TOWNSHIP OF BINBROOK
IN THE
CITY OF HAMILTON

SCALE 1:250 METRIC



S.D. McLAREN, O.L.S. - 2016



SITE BENCH MARK
MANHOLE
ELEV. 214.656

- LEGEND:**
- MONUMENT SET
 - MONUMENT FOUND
 - IRON BAR
 - STANDARD IRON BAR
 - SHORT STANDARD IRON BAR
 - A.T. McLAREN, O.L.S.
 - A.J. CLARKE, O.L.S.
 - B.A. JACOBS, O.L.S.
 - OSION UNKNOWN
 - MEASURED
 - PLAN BY B.A. JACOBS, O.L.S. DATED 03/11/2011
 - PLAN BY MACKAY MACKAY & PETERS DATED APRIL 22, 1963
 - PLAN 62R-10077
 - PLAN 62R-3436
 - PLAN 62R-18686
 - INSTRUMENT 182850
 - INSTRUMENT 18284280
 - SAL FENCE
 - PATIO STONES
 - LANDSCAPED AREA
 - INTER-LOCKING STONES
 - CONCRETE CURB
 - WOOD CURB
 - RETAINING WALL
 - STONE RETAINING WALL
 - CONCRETE RETAINING WALL
 - WOOD RETAINING WALL
 - CHIMNEY
 - HYDRIC VAULT
 - DOOR SILL
 - CHAIRSEAT
 - MANNILE
 - CATCH BASIN
 - FIRE HYDRANT
 - ENVIROKING
 - DECOMPOSED TREE
 - EVERGREEN
 - DIAMETER

NOTE:
UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE DERIVED FROM A.J. CLARKE & ASSOCIATES LIMITED DRAWING NO. K-02-036-1 & K-02-036-2
UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION
INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

BENCHMARK:
MONUMENT 00119750225
DEEP BENCH MARK IN MANHOLE AT BINBROOK BELLMORE PUBLIC SCHOOL, ALONG HIGHWAY NO. 55, 1.6 KM NORTH OF INTERSECTION WITH WHITE CHURCH ROAD, IN FRONT LAWN, 30.8 M EAST OF CENTRE LINE OF HIGHWAY NO. 55, 28.6 M WEST OF FRONT DOOR TO SCHOOL, 22.6 M NORTH OF CENTRE LINE OF MOST SOUTHERLY ENTRANCE TO SCHOOL, 1.5 M EAST OF FLAG POLE.
ELEVATION: 210.093 metres CGVD-1928-1976

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9995667353

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP @	4774294.164	5370258.537
ORP @	4774975.560	5371099.265

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

METRIC NOTE
DISTANCES 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 ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 04 DAY OF APRIL, 2016
DATE: APRIL 12, 2016
S. DAN McLAREN, O.L.S.

© S.D. McLAREN, O.L.S. - 2016. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLAREN, O.L.S.

A.T. McLaren Limited
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO, CANADA M1B 3Y9
PHONE: (416) 297-2599 FAX: (416) 297-0032

Scale: 1:250
Date: APR 12 2016
Drawing: 62R-1062



SITE DATA		
3033-3063 Binbrook Rd, Hamilton, ON		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - M1	
LOT AREA (m ²)	7,806.8 (m ²)	
ROAD WIDENING (m ²)	372 (m ²)	
NEW LOT AREA (m ²)	7,434.8 (m ²)	
SETBACKS		
FRONT YARD (m)	MAX. 3 (m)	0 (m)
INTERIOR SIDE YARD (m)	16 (m)	16.3 (m)
EXTERIOR SIDE YARD (m)	3 (m)	3 (m)
REAR YARD (m)	38 (m)	39.15 (m)

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY		134 units
RESIDENTIAL PARKING	0.3 / 10 units = 538ft ² = 5	134 units
	0.3 / 1 units = 14 x 538ft ² = 8	1.0 ft ² / unit
	0.85 / units = 15 - 51 x 538ft ² = 1.45	
	1.0 / units = 52 - 124 x 538ft ² = 73	
BARRIER FREE PARKING	1 + 3% / REQ. = 5	5 (incl. in above)
VISITOR PARKING	0.1 / units = 13.4	14 (0.1 / unit) (incl.)
COMMERCIAL PARKING		
TOTAL	130.65 ~ 131	135

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA TOTAL (%)	N/A	31.4 (%)
LANDSCAPE AREA INCL. SIDEWALKS (m ²)	N/A	2,440.7 (m ²)
PARKING LANDSCAPE AREA (m ²)	N/A	3,737 (m ²)
PARKING LANDSCAPE AREA (m ²)	374 (m ²)	432 (m ²)
LANDSCAPE AREA VS HARDSCAPE (%)	MIN. 10 (%)	16.47 (%)

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	N/A	134 (units)
NUMBER OF STOREYS	MAX. 6	7
BUILDING HEIGHT (m)	28 (m) MAX.	22.6 (m)
BUILDING AREA (m ²)	N/A	1,188.1m ² (12,798ft ²)
GROSS FLOOR AREA (m ²)	N/A	11,032m ² (119,288ft ²)
COMMERCIAL/RETAIL AREA (m ²)	N/A	399.6m ² (4,301ft ²)
AMENITY AREA (m ²)	65 ft ² (6m ²) / unit x 134 units = 8710 ft ² (804 m ²)	4,095 ft ² (indoor + 12,003 ft ² balcony/terrace = 16,102 ft ² (1,496m ²))
GROUND FLOOR FACADE (%)	MIN. 75%	338.67 (84.1%)

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING	5	10
COMMERCIAL BICYCLE PARKING	5	10
TOTAL	10	20

REF: 3033-3063 Binbrook Rd
 Plan No. 22047
 (1/16) the contents of this plan, hereby authorized and approved without reservation as to comply with the provisions of the plan and zoning and not to vary therefrom.

To perform the location, nature or matters mentioned in Section 41(2)(3) of the Planning Act shown on this plan and drawings in accordance with the provisions of the plan and zoning and not to vary therefrom.

To execute the plan and drawings in accordance with the provisions of the plan and zoning and not to vary therefrom.

In the event that the Owner objects to the plan and drawings, the Owner agrees that the City may enter the lot and do the required work, and further the Owner authorizes the City to use the property to obtain compliance with this plan.

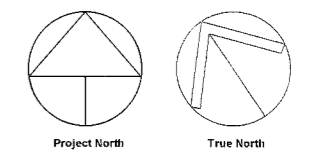
In the event the Owner objects to the plan and drawings, the Owner agrees that the City may enter the lot and do the required work, and further the Owner authorizes the City to use the property to obtain compliance with this plan.

The Developer/Builder agrees to indemnify and hold the City harmless for all claims or actions in respect of the City's sign for the lot, in a manner that is not less than the standard of the City.

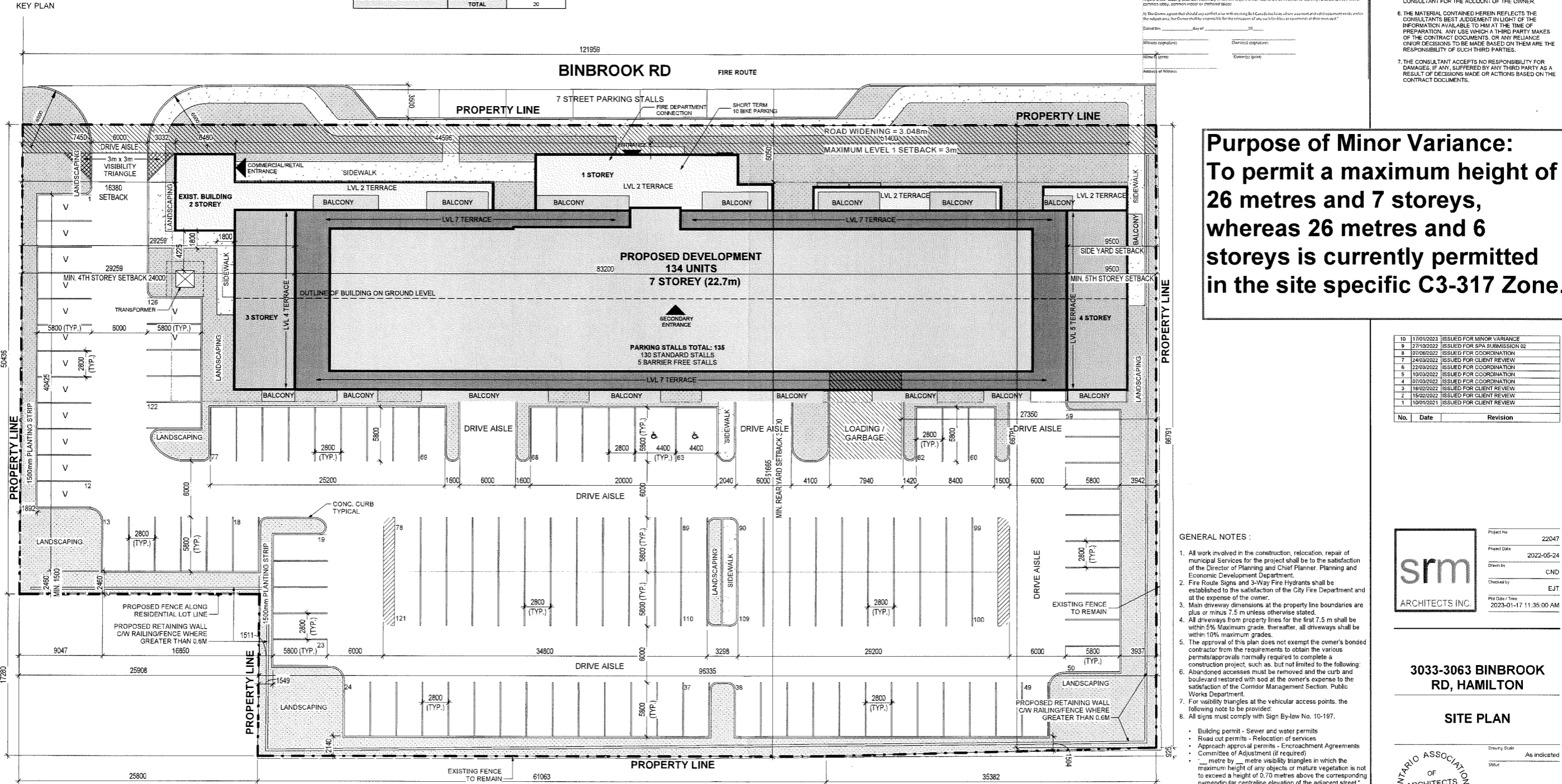
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- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 - CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
 - THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON THE CONSULTANT'S DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
 - THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.



Purpose of Minor Variance:
 To permit a maximum height of 26 metres and 7 storeys, whereas 26 metres and 6 storeys is currently permitted in the site specific C3-317 Zone.

No.	Date	Revision
10	17/01/2023	ISSUED FOR MINOR VARIANCE
9	27/10/2022	ISSUED FOR SPA SUBMISSION 02
8	07/09/2022	ISSUED FOR COORDINATION
7	24/03/2022	ISSUED FOR CLIENT REVIEW
6	22/03/2022	ISSUED FOR COORDINATION
5	10/03/2022	ISSUED FOR COORDINATION
4	07/03/2022	ISSUED FOR COORDINATION
3	18/02/2022	ISSUED FOR CLIENT REVIEW
2	15/02/2022	ISSUED FOR CLIENT REVIEW
1	10/01/2021	ISSUED FOR CLIENT REVIEW

srm
 ARCHITECTS INC.

Project No: 22047
 Project Date: 2022-05-24
 Drawn by: CND
 Checked by: EJL
 Plot Date / Time: 2023-01-17 11:35:00 AM

- GENERAL NOTES:**
- All work involved in the construction, relocation, repair of 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 Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
 - Main driveway dimensions at the property line boundaries are plus or minus 7.5 m unless otherwise stated.
 - All driveways from property lines for the first 7.5 m shall be within 5% Maximum grade, thereafter, all driveways shall be within 10% maximum grades.
 - The approval of this plan does not obtain 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:
 - Abandoned accesses 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.
 - For visibility triangles at the vehicular access points, the following note to be provided:
 - All signs must comply with Sign By-law No. 10-197.

3033-3063 BINBROOK RD, HAMILTON

SITE PLAN

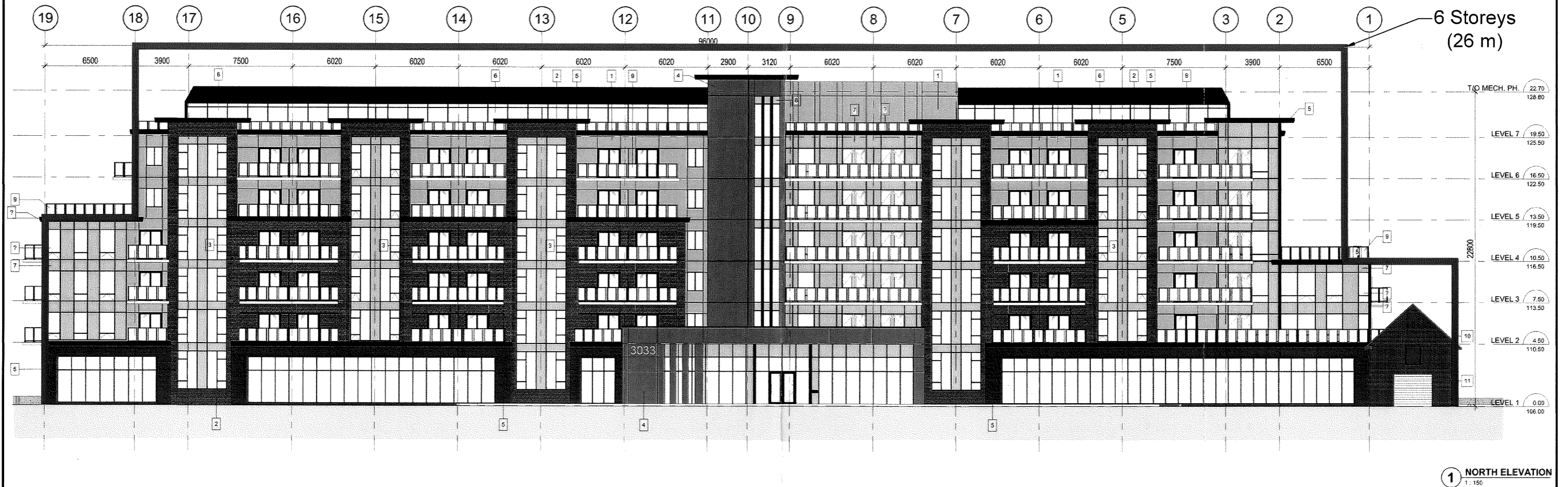
Ontario Association of Architects
 EDWARD THOMAS
 LICENCE 5572

Drawing No. Revision No.
 As indicated
 1:200
D1.1 - r10

C:\Users\ashah\Documents\22047_3033-3063 Binbrook Rd, Hamilton, 8 Storeys_V7_ashah\CDRAW.rvt

MINOR VARIANCE SKETCH 2

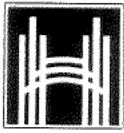
PROPOSED VARIANCE: TO PERMIT 7 STOREYS (26 m)



— OLT- PL170981 APPROVED AS OF RIGHT BUILDING ENVELOPE

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

srm
ARCHITECTS INC.



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)		
Applicant(s)		
Agent or Solicitor		

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	3033-3063 Binbrook Road		
Assessment Roll Number			
Former Municipality	Glanbrook		
Lot	1, Block 4	Concession 4	
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:

N/A

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 refer to 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 refer to 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
+/- 127.10 metres	+/- 66.80 metres	+/- 7,434.80 square metres	+/- 20.10 metres

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: Please refer to the enclosed Survey.

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
4 Single Detached Dwellings to be demolished.				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Please refer to enclosed Minor Variance Sketches.				

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
4 Single Detached Dwellings to be demolished.				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Please refer to enclosed Minor Variance Sketches.				

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.):
Mixed use building consisting of 134 residential units and 399.58 square metres of commercial area on the ground floor.

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Residential, Commercial, Institutional

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
Unknown

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

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

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): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Mixed Use - Medium Density (UHOP); Mixed Use - Medium Density - Pedestrian Focused Site Specific Policy Area S in the Binbrook Village Secondary Plan

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

Please refer to Cover Letter.

7.6 What is the existing zoning of the subject land? "C3-317" General Commercial Zone in the Township of Glanbrook Zoning By-law No. 464

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: By-law No. 21-087

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:

N/A

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: 4 Single Family Dwellings

8.2 Number of Dwelling Units Proposed: 134 units contained on upper storeys

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

Please refer to the enclosed Cover Letter and Minor Variance Sketches.

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
- _____
- _____