



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
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<b>APPLICATION NO.:</b>	<b>DN/A-23:17</b>	<b>SUBJECT PROPERTY:</b>	116 VICTORIA STREET, DUNDAS
<b>ZONE:</b>	"R2" (Single Detached Residential)	<b>ZONING BY-LAW:</b>	Zoning By-law former Town of Dundas 3581-86, as Amended

**APPLICANTS:** Owner: DAVE FINLAY & ALLISON PHILIPS  
Agent: T. JOHNS CONSULTING GROUP LTD C/O DELIA MCPHAIL

The following variances are requested:

**Lands to be Retained (Part 1):**

1. A minimum lot width of 14.01 metres shall be instead of the minimum required lot width of 15.0 metres.
2. A minimum lot area of 424.8 m<sup>2</sup> shall be provided instead of the minimum required lot area of 450.0 m<sup>2</sup>.

**Lands to be Severed (Part 2):**

1. A minimum lot width of 10.52 metres shall be provided instead of the minimum required lot width of 15.0 metres.
2. A minimum lot area of 316.03 m<sup>2</sup> shall be provided instead of the minimum required lot area of 450.0 m<sup>2</sup>.

**PURPOSE & EFFECT:** So as to permit a reduced lot width and area for the proposed lots to be severed/retained notwithstanding that:

**Notes:**

- i) This application shall be heard in conjunction with Consent application DN/B-23:05.
- ii) Be advised, insufficient information was provided on the site plan to determine the height of the

proposed Single Detached Dwelling referred to as “Part 2”. Should the height be more than the required 10.5 metres, additional variances may be required.

- iii) Be advised, insufficient information was provided on the site plan to determine the projection of the eaves/ gutters to the Eastern lot line of the existing Single Detached Dwelling referred to as “Part 1” and the eaves/ gutters to all lot lines of the proposed Single Detached Dwelling referred to as “Part 2”. Should the eaves/ gutter projection of either dwelling to the applicable lot line(s) project more than the required encroachments permitted under Section 6.6.2 of Dundas Zoning By-Law 3581-86, additional variances may be required.
- iv) Be advised, insufficient information was provided on the site plan to determine the minimum setback(s) for Mechanical and Unitary Equipment, including air-conditioning units, of the existing and proposed Single Detached Dwellings. Should any Mechanical or Unitary equipment not conform to the setback requirements under Section 6.6.10 of Dundas Zoning By-Law 3581-86, additional variances may be required.
- v) Be advised, insufficient information was provided on the site plan to determine parking requirements for the proposed Single Detached Dwelling referred to as “Part 2”. It is noted within the provided cover letter that a minimum of one (1) parking space will be provided within an attached garage. Should the parking space dimensions, access and manoeuvring space not meet the requirements under Section 7 of Dundas Zoning By-Law 35-81-86, 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:

<b>DATE:</b>	<b>Thursday, March 9, 2023</b>
<b>TIME:</b>	<b>3:00 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

## FURTHER NOTIFICATION

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.



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.

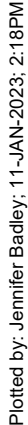
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

#### **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.







January 20, 2023

*Via Email*

**ATTN:** Jamila Sheffield, Secretary-Treasurer  
City of Hamilton  
Committee of Adjustment  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield,

**RE: 116 Victoria Street, Dundas**  
**Committee of Adjustment - Minor Variance & Consent to Sever Applications**

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**T. Johns Consulting Group** (“T. Johns”) was retained by the landowners of 116 Victoria Street, Dundas (“subject lands”) to submit the following Minor Variance and Consent to Sever applications on their behalf.

#### **Site Description**

116 Victoria Street is located in the former Town of Dundas in the City of Hamilton. The subject lands are currently occupied by one (1) single detached dwelling and one (1) detached garage.

#### **Planning Status**

The *Urban Hamilton Official Plan Volume 1* designates the subject lands “Neighbourhoods” which permits a range of residential uses and forms, including single detached dwellings.

The *City of Hamilton Zoning By-law No. 3581-86* zones the subject lands Single Detached Residential (R2) Zone, which permits single detached dwellings with a minimum lot frontage of 15.0m and a minimum lot area of 450.0sq m.

#### **Proposed Development**

The proposal is for the redevelopment of 116 Victoria Street through the creation two (2) lots of sufficient size to accommodate single detached dwellings within the R2 Zone.

The redevelopment proposes the retention of the existing single family dwelling and the creation of one (1) additional single detached dwelling with frontage along Victoria Street. The existing dwelling will continue to be supported by the parking spaces located within the detached garage and driveway. The new single detached dwelling is proposed to be supported by one (1) parking space located within an attached garage. The site has been designed based on the limits of development imposed by the existing single detached dwelling which is to be retained.

The proposed redevelopment of 116 Victoria Street requires relief from the R2 Zone of the Town of Dundas Zoning By-law No. 3581-86, to permit a reduction in the lot area and lot frontage.

Please refer to the Site Plan and Appendix A: Planning Rationale dated January 20, 2023 for additional details.

T. Johns respectfully requests the circulation of this letter along with the enclosed documents in support of the Minor Variance and Consent to Sever.

Please find the enclosed:

- Minor Variance application with signatures;
- Consent to Sever application with signatures;
- Copy of the cheque in the amount of \$3,735.00 to satisfy the Minor Variance application fee;
- Copy of the cheque in the amount of \$3,220.00 to satisfy the Consent to Sever application fee;
- Concept Plan;
- Consent Sketch; and
- Appendix A: Planning Rationale.

The application and all required documents have been submitted electronically, save and except the cheque that was submitted to the City of Hamilton January 20, 2023.

Please do not hesitate to contact Delia McPhail at 905-574-1993 ext. 208 with any questions.

Respectfully submitted,  
**T. Johns Consulting Group Ltd.**



**Delia McPhail, MCIP, RPP**  
Senior Planner



# Appendix “A”: Planning Rationale

116 Victoria Street, Dundas

January 20, 2023

T. Johns Consulting Group Ltd. (“T. Johns”) has prepared the following Planning Rationale Report in support of the Consent and Minor Variance applications submitted for 116 Victoria Street in the City of Hamilton.

## Description of Subject Lands

116 Victoria Street (“subject lands”) is located in the former Town of Dundas, now the City of Hamilton (Refer to Figure 1 - Site Location). The subject lands are rectangular in shape with an approximate lot area of 740.83 square metres (0.18 acres) and 24.54 metres (80.51 feet) of frontage along Victoria Street. The lands have a gentle slope with the low point culminating in the southeast corner of the lot. Mature trees line the southerly lot line and part of the easterly lot line, with an additional tree located in the middle of the easterly side yard. The site is occupied by one (1) 2-storey single detached dwelling and one (1) detached garage in the rear yard accessed via an existing driveway on the west side of the property.

The subject lands are within a 5-minute walk (0.4km) of HSR Route 5 - Delaware, namely “52 Head Street”, a major east-west route in the lower city, providing connections to Dundas, eastern Ancaster, Downtown Hamilton, eastern Hamilton and Stoney Creek communities. Hatt Street and Sydenham Street are identified for planned bike lanes in the City of Hamilton Transportation Master Plan (Appendix A: Map 1).

*Figure 1 - Site Location*



**SUBJECT PROPERTY**  
116 Victoria Street  
Dundas, ON L9H 2C3

## Appendix “A”: Planning Rationale

116 Victoria Street, Dundas

January 20, 2023

### Planning Status

The *Urban Hamilton Official Plan, Volume 1, Schedule E-1 - Urban Land Use Designations* designates the subject lands as “Neighbourhoods”. The Neighbourhoods designation permit a range of residential uses and forms, including single detached dwellings.

The subject lands are zoned *Single-Detached Residential (R2) Zone* in the *Town of Dundas Zoning By-law No. 3581-86*. The R2 Zone permits single detached dwellings with a minimum lot frontage of 15.0m and a minimum lot area of 450.0sq m.

### Proposed Development

The proposal is for the redevelopment of 116 Victoria Street through the creation of two (2) lots of sufficient size to accommodate single detached dwellings within the R2 Zone.

To facilitate the proposed development, the following applications are required:

- Consent to Sever;
- Minor Variance to reduce the minimum lot area and minimum lot frontage of both the retained and severed lots; and,
- Building Permit.

The redevelopment proposes the retention of the existing single family dwelling and the creation of one (1) additional single detached dwelling on a newly created lot having frontage along Victoria Street (**refer to the attached Concept Plan**). The existing dwelling will continue to be supported by the parking spaces located within the detached garage and driveway. The new single detached dwelling is proposed to be supported by one (1) parking space located within an attached garage. The site has been designed based on the limits of development imposed by the existing single detached dwelling which is to be retained.

The proposed redevelopment of 116 Victoria Street requires relief from the R2 Zone of the Town of Dundas Zoning By-law No. 3581-86, to permit a reduction in the lot area and lot frontage.

### Nature and Extent of Relief Applied For:

Two (2) Minor Variances are being sought from the former Town of Dundas Zoning By-law No. 3581-86 to facilitate the proposed residential redevelopment. The requested Minor Variances are, as follows:

Town of Dundas Zoning By-law No. 3581-86		
	Section	Purpose
1	9.2.1.1	To allow a minimum lot area of 316.0 square metres, whereas a minimum of 450.0 square metres is required.
2	9.2.1.2	To allow a minimum lot frontage of 10.5 metres, whereas a minimum of 15.0 metres is required.

## Appendix “A”: Planning Rationale

116 Victoria Street, Dundas

January 20, 2023

### PLANNING RATIONALE

#### **Overall Conformity to the *Urban Hamilton Official Plan***

The Urban Hamilton Official Plan (UHOP) designates the subject lands Neighbourhoods on Schedule “E-1” - Urban Land Use Designations. Victoria Street, a local road, is located two blocks north of Park Street West, a collector road, and three blocks north of King Street West, a major arterial road. In addition, the subject lands are located three blocks west of Sydenham Street, a minor arterial road (Schedule C - Functional Road Classification).

The Neighbourhoods designation in UHOP Chapter E permits low density residential built forms within the interior of neighbourhoods, including single detached dwellings (E.3.4.3) with a maximum height of three (3) storeys (E.3.4.5).

The UHOP encourages residential intensification throughout the entire built-up area (B.2.4.1.1). Residential intensification should acknowledge the relationship between the proposed development and the existing neighbourhood character; contribute to a range of dwelling types and tenures; be compatible with the surrounding area in terms of use, scale, form and character; consider sustainable design elements; support and facilitate active transportation modes; contribute to transit-supportive development; consider the availability of public community facilities/services; and enhance the natural attributes of the site (B.2.4.1.4).

Within the Neighbourhoods designation, residential intensification should; be compatible with adjacent land uses; consider the height, massing and scale of nearby residential buildings; consider the lot pattern and configuration of the neighbourhood; provide amenity space; respect and maintain or enhance the streetscape patterns; complement the existing functions of the neighbourhood; conserve cultural heritage resources; and consider infrastructure and transportation capacity and impacts (B.2.4.2.2).

Development within established historical neighbourhoods and adjacent to cultural heritage resources should be sympathetic, complimentary, and contextually appropriate to the existing cultural heritage attributes of the neighbourhood (B.2.4.3 & B.3.4)

The criteria for lot creation within the Neighbourhoods designation is found in Policy F.1.14.3.1, which requires that both the severed and retained lots comply with the policies of the UHOP; conform to the Zoning By-law or a minor variance is approved; reflect the general scale and character of the established development pattern in the surrounding area; be fully serviced by municipal water and wastewater systems; and, have frontage on a public road.

The redevelopment respects neighbourhood character by maintaining the existing use and built form and proposing a building height that is consistent with the surrounding area. The integrity of the abutting cultural heritage resource, St. James’ Anglican Church will be maintained through the provision of appropriate setbacks and a compatible built form. The redevelopment proposes lot widths and yard setbacks that require minor variances from the Zoning By-law yet still allow for appropriate landscape buffers and amenity space and maintain the general character of the

## Appendix “A”: Planning Rationale

116 Victoria Street, Dundas

January 20, 2023

streetscape. The proposed lots have frontage on a public road and will be fully serviced with municipal water and wastewater systems. With consideration for the site's proximity to a HSR route and planned bike lanes, the proposal will provide active transportation and transit-supportive development. The proposed redevelopment will contribute to the city's intensification targets, while conforming to the residential intensification and lot creation policies of the UHOP.

Therefore, the proposed redevelopment for one (1) additional single detached lot within the Dundas community, maintains the intent of the Urban Hamilton Official Plan.

### **VARIANCE 1. To allow a minimum lot area of 316.0 square metres, whereas a minimum lot area of 450.0 square metres is required.**

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

The Town of Dundas Zoning By-law No. 3581-86 establishes minimum lot areas to ensure appropriate densities and yard setbacks are provided. The proposed reduction in the minimum lot area is required to permit the Consent to Sever to create one (1) new lot for the erection of a single detached dwelling, while retaining the existing single detached dwelling on the lands to be retained. Due to the location of the existing dwelling and to ensure sufficient yard setbacks are maintained, a reduced minimum lot area of 316.0 square metres is required for both the lands to be severed and the lands to be retained.

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

The R2 Zone permits single detached dwellings on lots with a minimum area of 450 square metres. The intent of the lot area requirement is to ensure a parcel of land is functional, provides adequate space to support a single detached dwelling and maintains the general uniformity of lot sizes within a neighbourhood. Existing residential lots along the north and south side of this section of Victoria Street have lot areas ranging from approximately 244.0 square metres to 1,112.5 square metres. The proposed areas for both lots are within this range and are, therefore, in keeping with the existing lot fabric. The proposed lot areas can maintain appropriate setbacks and space to support a single family dwelling.

#### 2. Is the Variance Minor?

The requested reduction in lot area required for a single detached dwelling is in keeping with the existing lot fabric and low density built form of the neighbourhood and will allow for residential infill within the urban boundary. The proposed lot area provides sufficient space to support a single detached dwelling and maintains appropriate setbacks. As such, the requested variance is minor.

#### 3. Is the Variance Desirable for the development of the property?

The requested variance is desirable as it will facilitate the construction of purpose-built family-sized dwelling unit that will contribute to the City of Hamilton's housing supply.

## Appendix “A”: Planning Rationale

116 Victoria Street, Dundas

January 20, 2023

**VARIANCE 2. To allow a minimum lot frontage of 10.5 metres, whereas a minimum lot frontage of 15.0 metres is required.**

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

The Town of Dundas Zoning By-law No. 3581-86 establishes minimum lot frontage requirements to ensure the existing neighbourhood character and lot fabric are maintained. The proposed reduction in the minimum lot frontage is required to permit the Consent to Sever to create one (1) new lot and facilitate the construction of a single detached dwelling, while retaining the existing single detached dwelling on the lands to be retained. Due to the location of the existing dwelling and to ensure sufficient yard setbacks are maintained, a reduction in the minimum lot frontage of 10.5 metres is required to facilitate the proposed redevelopment.

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

The R2 Zone permits single detached dwellings on lots with a minimum frontage of 15.0 metres. The intent of the minimum lot frontage requirement is to maintain the existing neighbourhood character and lot fabric. Existing residential lots along the north and south sides of this section of Victoria Street have lot frontages ranging from approximately 10.0 metres to 27.0 metres. The proposed frontages for both lots are within this range and are, therefore, in keeping with the existing lot fabric and neighbourhood character.

#### 2. Is the Variance Minor?

The requested reduction in lot width required for a single detached dwellings is in keeping with the existing lot fabric and low density built form of the neighbourhood and will allow for residential infill within the urban boundary. The proposed lot frontage will create a buildable lot that can accommodate appropriate setbacks, as well as maintain the existing neighbourhood character and established development patterns. As such, the requested variance is minor.

#### 3. Is the Variance Desirable for the development of the property?

The requested variance is desirable as it will facilitate the construction of purpose-built family-sized dwelling unit that will contribute to the City of Hamilton's housing supply.

## Appendix “A”: Planning Rationale

116 Victoria Street, Dundas

January 20, 2023

### Conclusion

The proposed redevelopment of 116 Victoria Street will maintain the existing low density residential built form, while facilitating the construction of a purpose-built family-sized dwelling unit to contribute to the City of Hamilton’s housing supply. The proposed redevelopment maintains the established lotting pattern of the neighbourhood, while retaining the existing single detached dwelling. The requested variances maintain the intent of the Urban Hamilton Official Plan and the Town of Dundas Zoning By-law No. 3581-86; are minor in nature; desirable for the redevelopment of the property; and represent good land use planning.

Respectfully Submitted,  
**T. Johns Consulting Group Ltd.**



**Delia McPhail, MCIP, RPP**  
Senior Planner



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

**1. APPLICANT INFORMATION**

	NAME	MAILING ADDRESS
<b>Registered Owners(s)</b>		
<b>Applicant(s)</b>		
<b>Agent or Solicitor</b>		

1.2 All correspondence should be sent to ☐ Purchaser ☐ Owner  
☐ Applicant ☒ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☐ Owner  
☐ Applicant ☒ AgentSolicitor

1.4 Request for digital copy of sign ☒ Yes\* ☐ No

If YES, provide email address where sign is to be sent [REDACTED]

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	116 Victoria Street		
Assessment Roll Number			
Former Municipality	Dundas		
Lot	Part 1, Plan of Lot 100	Concession	
Registered Plan Number	Compiled Plan 1474	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 allow a minimum lot area of 316.0 square metres, whereas a minimum of 450.0 square metres is required. To allow a minimum lot frontage of 10.5 metres, whereas a minimum of 15.0 metres is required. Refer to Planning Rationale for additional details.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

Refer to Planning Rationale.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes

☒ No

If yes, please provide an explanation:

### 4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
24.5m	30.3m	741.8m <sup>2</sup>	±18m

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
Single Detached Dwelling	4.38m	14.31m	1.47m	Unknown
Detached Garage	21.61m	3.13m	0.57m	Unknown

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Detached Dwelling	Minimum 6.0m	Minimum 7.5m	Minimum 1.2m	TBD

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
Single Detached Dwelling	84.18m <sup>2</sup>	Unknown	1.5	Unknown (existing)
Detached Garage	26.09m	26.09m	1	Unknown (existing)

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Detached Dwelling	TBD	TBD	TBD	Maximum 10.5m

- 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 Dwellings, Place of Worship

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

The property was acquired September 6, 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): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

Refer to Planning Rationale

7.6 What is the existing zoning of the subject land? Single-Detached Residential (R2) Zone

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: Consent application submitted for concurrent review.

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: 2

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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