



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.:	HM/A-23:70	SUBJECT PROPERTY:	275 JAMES ST N, HAMILTON
ZONE:	"D2" (Downtown Prime Retail Streets)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: 275 JAMESVILLE ST NORTH LTD. C/O POCRNIC REALTY ADVISORS INC.
Agent: ARCADIS IBI GROUP C/O TRACY TUCKER

The following variances are requested:

1. To permit a commercial parking facility within the existing surface parking lot instead of the requirement that a commercial parking facility shall only be contained within a building.
2. To permit parking spaces and aisles giving direct access to abutting parking spaces to be located within 3.0m of a street line whereas the zoning By-law states that parking spaces and aisles giving direct access to abutting parking spaces shall not be located within 3.0m of a street line.
3. To permit no planting strip to be maintained between the street line and parking spaces and aisles whereas the zoning By-law requires a minimum 3.0m wide planting strip to be provided and maintained between parking spaces and aisles.

PURPOSE & EFFECT: To facilitate the establishment of a commercial parking facility within the existing parking lot.

Notes:

Please note that the parking spaces shown to encroach onto the Colbourne Road Allowance are not recognized under the zoning By-law.

The applicant shall ensure that the minimum required 6.0m wide aisle is maintained for all parking spaces; otherwise, further variance shall be required.

Variances #2 and #3 are written as requested by the applicant.

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, May 4, 2023
TIME:	9:25 a.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

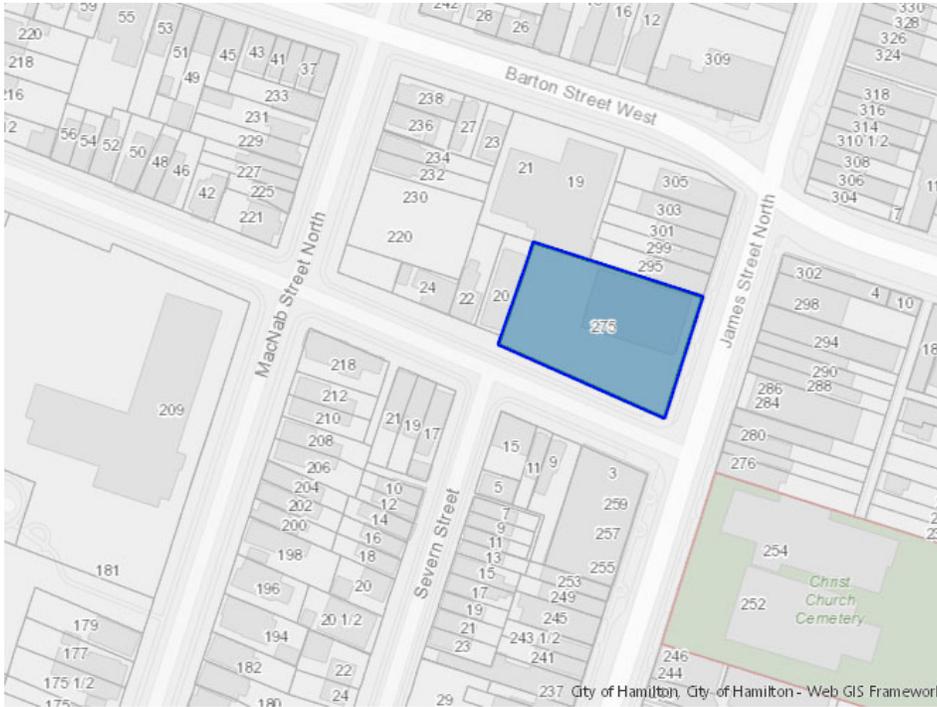
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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 HM/A-23:70, 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: April 18, 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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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.

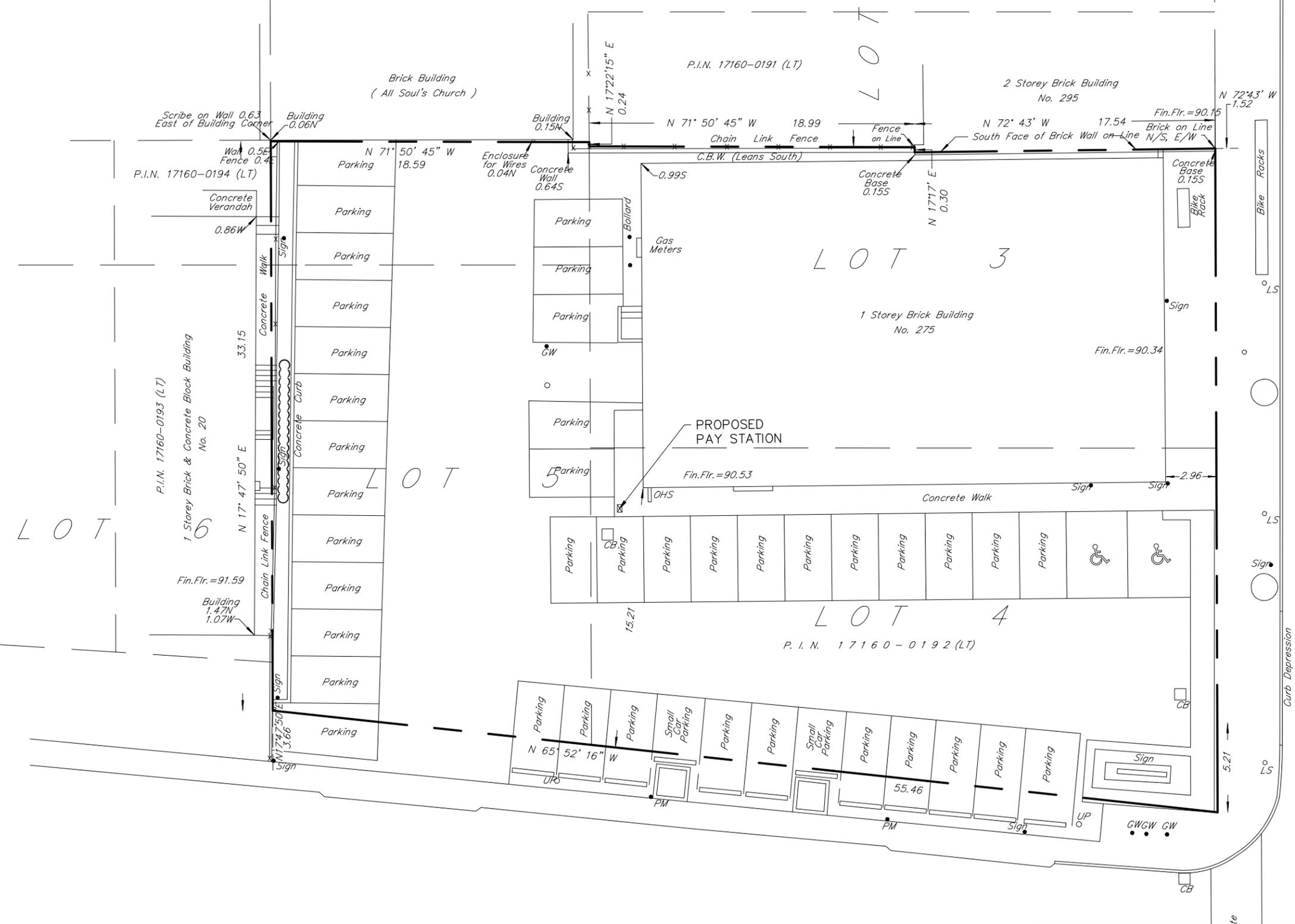
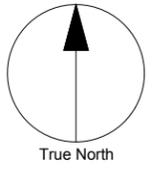
2. In person Oral Submissions

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.

REGISTERED PLAN 121



(ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 14 AND 15, AS CONFIRMED BY PLAN BA-776, REGISTERED AS INST. No. 7

CLIENT 275 JAMESVILLE ST NORTH LTD. 34 HESS STREET SOUTH HAMILTON, ONTARIO	PROJECT NAME 275 JAMES ST N 275 JAMES ST N HAMILTON, ONTARIO	IBI GROUP Suite 200 - 360 James Street North Hamilton ON L8L 1H5 Canada tel 905 546 1010 fax 905 546 1011 ibigroup.com	FIGURE NAME	FIGURE NO.	REVISION
	SCALE: 1:250 PROJECT MGR: T. TUCKER CHECKED BY: J. MARCUS PROJECT NO: 136349		DATE: 2022-08-25 DRAWN BY: T. TUCKER APPROVED BY: J. ARIENS	MINOR VARIANCE SKETCH	1

File Location: J:\136349_275_James_Siv7.0_Production\7.03_Design\17_Plan\136349P.dwg Last Saved: August 25, 2022, by Tracy Tucker Plotted: Thursday, August 25, 2022 4:44:07 PM by Tracy Tucker
 SCALE CHECK
 1 in 10mm

March 21, 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:

**275 JAMES STREET NORTH, HAMILTON
MINOR VARIANCE APPLICATION**

On behalf of the property owners, 275 Jamesville St. North Ltd., we are pleased to submit a Minor Variance application for the above noted property.

The application seeks to permit the use of the existing parking lot as a commercial parking facility during off-peak hours. The proposed application does not include any changes to the existing building or parking lot.

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

- One (1) copy of the completed Minor Variance application form and Variance List;
- One (1) copy of the Minor Variance sketch; and,
- One (1) copy of the Planning Opinion memo supporting the proposed Minor Variance application.

Please note that a cheque in the amount of \$3,375.00 made payable to the City of Hamilton will be submitted under separate cover.

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

Thanks,



Jared Marcus, CPT
Associate, Manager – Planning

MINOR VARIANCE LIST

- 1) 6.2.1.1.3 – To permit a Parking Facility within the existing parking lot, whereas the By-law requires a new Parking Facility to be located within a structure;
- 2) To permit the existing parking lot to encroach 2.2m into the Colbourne Street boulevard, whereas the By-law requires a parking lot to be set back 3.0m from a street line;
- 3) To remove the requirement for a Planting Strip between the street line and any parking space; and,
- 4) To remove the requirement for a Visual Barrier for an existing parking lot that abuts a Residential Zone.

March 21, 2023

Chair and Members of Committee of Adjustment
 c/o Ms. Jamila Sheffield
 Secretary-Treasurer, Committee of Adjustment
 City Of Hamilton
 71 Main Street West, 5th Floor
 Hamilton, Ontario L8P 4Y5

Dear Chair and Members of Committee of Adjustment:

**APPLICATION FOR MINOR VARIANCE
 275 JAMES STREET NORTH, HAMILTON**

On behalf of the owner, 275 Jamesville St North Ltd, we are pleased to submit the enclosed application for Minor Variance for the lands located at 275 James Street North, Hamilton. The subject lands are currently developed with a one storey commercial building with three units, and the associated parking lot.

The subject lands, which are located on the north-west corner for the intersection of James Street North and Colbourne Street have an area of approximately 1,970m², with 38.6m of frontage along James Street North and 55.4m along Colbourne Street. The existing building on the lands has an area of 575m² and is divided into three (3) units.

The subject lands are designated as Downtown Mixed Use, Pedestrian Focus in the City of Hamilton Downtown Secondary Plan, and Downtown Prime Retail Streets (D2) Zone, Holding 21, in the City of Hamilton Zoning By-law 05-200. The current zoning of the lands permits the development of the lands with a variety of uses including commercial, restaurants, financial institutions, offices, and parking facilities subject to certain provisions.

Due to continued use of the parking lot after hours, by non-patrons of the businesses, the owner of the lands is seeking allow for the parking lot to be used as a commercial parking facility during the off-peak hours for the existing tenants. In order to permit this Minor Variance are required to allow for a commercial parking facility to be located within a surface parking lot, as well as to recognize the existing non-conforming performance standards as they relate to the long-standing parking lot associated with the commercial uses.

In order to permit the existing parking lot to be converted to a commercial parking facility during non-peak hours, and to recognise the existing non-comply status of the property, the following minor variance are required:

VARIANCE	SECTION	REQUIRED / PERMITTED	PROPOSED
1	6.2.1.1.3 Restricted Uses	Parking Facility A. Shall only be contained withing a building	Parking Facility: A. Shall be permitted within the existing parking lot

Chair and Members of Committee of Adjustment
 c/o Ms. Jamila Sheffield – March 21, 2023

2	5.1.v).a) Location of Parking	Shall not be located within 3.0m of a street line	Shall be permitted within 3.0m of the lot line and shall be permitted to encroach into the municipal boulevard 2.2m along Colbourne Street
3	5.1.v).b) Planting Strip	3.0m wide planting strip shall be provided and permanently maintain between the street line and parking spaces or aisle	Shall not be required
4	5.2.a) Visual Barriers abutting Residential Zones	Visual Barrier must be provided in accordance with Section 4.19	Shall not be required

Planning Act Section 45(1) Compliance

Section 45(1) of the Planning Act permits the Committee of Adjustment to grant Minor Variances from the Zoning By-law provided they meet what is known as the four (4) tests. The four tests are:

1. Does the variance maintain the intent and purpose of the Official Plan?
2. Does the variance maintain the intent and purpose of the Zoning By-law?
3. Is the variance desirable and appropriate?
4. Is the variance minor in nature?

The following will provide an analysis of the proposed variances against the four (4) tests.

All Variances

1. Does the variance maintain the intent and purpose of the Official Plan?

As previously noted, the subject lands are designated as Downtown Mixed Use – Pedestrian Focus. Within the Downtown Secondary Plan, there are specific requirements for parking lots in the downtown the policies which would apply to the subject lands are as follows:

Policy 6.1.4.43 Surface parking lots existing on the date of adoption shall be legal noncomplying uses to the Downtown Hamilton Secondary Plan.

The parking lot on the subject lands existed prior to the adoption of the Secondary Plan. It is our understanding that the building and associated parking lot have existed for more that 30 years.

Policy 6.1.4.44 New surface parking lots shall not be permitted.

The proposed variances do not facilitate the creation of a new surface parking lot. The proposed variance would permit the existing parking lot to be used a commercial parking facility during off peak times and will recognize the existing parking lot and building on the subject lands.

Policy 6.1.4.45 Existing surface parking lots shall be permitted to expand under the following conditions:

Chair and Members of Committee of Adjustment
c/o Ms. Jamila Sheffield – March 21, 2023

- a) the expansion is minor in nature; and,
- b) the expansion shall not result in a net increase in the number of surface parking spaces on the site.

The proposed minor variances do not result in an expansion of the existing parking lot, but rather would permit the owners to have more control over the usage of the lot during off peak business hours. Further, the permission to allow for a commercial parking facility will not change the overall use of the lands and does not result in an increase in the number of parking spaces available in the area. It also does not prevent the future development of the subject lands for uses which would promote pedestrian focused streets.

Further, the policies related to the Pedestrian Focused Streets, are intended to guide new development in these areas to “create a complete street wall and provide an uninterrupted building line at the street level through compatible development and infill development” (Policy 6.1.6.2.a)). It is our understanding that the intention for new development facilitate a greater pedestrian presence on the street, as the lands are being redeveloped. The proposed minor variances on the subject lands are not the result of redevelopment on the subject lands, but rather repurposing the existing parking lot on the subject lands after peak business hours and would not prevent the future development of these lands.

Given that the parking lot is existing and that there are no substantial changes proposed to the parking lot, it is our opinion that the propose minor variances to permit a commercial parking lot within an existing surface parking lot and the subsequent variances required to bring the overall property into compliance with the zoning by-law maintain the general intent and purposed of the Official Plan, which is to direct new development of the lands within the City of Hamilton.

Variance 1

Restricted Uses: A Parking Facility maybe provided within an existing parking lot, whereas the Zoning By-law only permits Parking Facilities contained within a building.

2. Does the variance maintain the general intent and purpose of the Zoning By-law?

It is our understanding that the intention of this policy is to prevent the creation of new surface parking facilities and to minimize the overall surface parking area provided for new developments within the Downtown area. The intention of these policies is to facilitate pedestrian environments when lands are being redeveloped and prevent the use of vacant parcels for parking facilities. The proposed variance would repurpose the existing parking lot into a commercial parking facility during off-peak business hours, allowing the owner to better control the use of the parking area on the lands when businesses are closed. There is no new development proposed and the subject lands will continue to operate as they do today. With the exception of the installation of a payment area on the subject lands, the subject lands will remain unchanged. It is our opinion that the proposed variance maintains the intent and purpose of the zoning by-law.

3. Is the variance desirable and appropriate?

The proposed variance to allow the subject lands to operate as a commercial parkin facility within an existing surface parking lot will allow the owner to better regulate the illegal use and trespassing which is currently occurring on the lands after peak business hours for the plaza. The owner of the lands has previously tried to deter people from illegally parking on the lands through the use of signage, including authorized parking only signage. However, there are still concerns with people parking illegally on the lands, resulting in liability concerns for the owners. Permitting the parking lot to operate as a commercial parking facility would assist in addressing these concerns. There are no proposed physical changes to the parking lot and permitting the lands to operation

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as a commercial parking facility does not result in any negative impacts to the surrounding area. As such it is our opinion that the variance is desirable and appropriate.

4. Is the variance minor in nature?

The determination of whether a variance is minor in nature is based on the over all impact that the proposal will have on the surrounding lands. It is our opinion that permitting a commercial parking facility within an existing parking lot will not negatively impact the neighbouring lands, as the lot is currently being used for parking, without payment. The implementation of a payment requirement on the lands will allow the owner to better control illegal parking/trespassing on the lands outside of peak business hours. Given that the parking lot is existing, there are no proposed expansions or alterations proposed to permit the parking facility, and the impact of making the lot paid after hours is negligible, it is our opinion that the proposed variance to permit a commercial parking facility within an existing parking lot is minor in nature.

Variance 2 & 3

Location of a Parking Lot: A parking lot shall be permitted within 3.0m of the street line, whereas the By-law requires a minimum of 3.0m to be provided between a parking stall and a lot line

Landscape Buffer: No landscape buffer abutting a street shall be required, whereas the Zoning By-law requires a minimum of a 3.0m landscape strip to be provided between the parking area and a street line.

2. Does the variance maintain the general intent and purpose of the Zoning By-law?

The intent of these provisions is to ensure new parking areas are located away from the public right-of-way and to provide a landscape buffer between the public and private realms. The proposed reduction of the separation between a parking area and the lot line will recognize an existing condition on the lands and allow for the current parking configuration to remain.

3. Is the variance desirable and appropriate?

The proposed variance would recognize an existing situation on the subject lands. There are no proposed changes to the subject lands as a result of the proposed variance to allow parking within 3.0m of the lot line and to not require a landscape strip. As such, it is our opinion that the proposed variance is desirable and appropriate.

4. Is the variance minor in nature?

The determination of whether a variance is minor in nature is based on the over all impact that the proposal will have on the surrounding lands. Given that this is an existing parking area it is our opinion that the proposal to allow parking within 3.0m of the lot line and to not require a landscaped area is minor in nature. The lands have been developed as such for more than 30 years and there are no proposed changes to the parking area.

Variance 4

Visual Barriers: No Visual Barrier or fence shall be required abutting a residential zone whereas the Zoning By-law requires visual barriers to be provided, in accordance with Section 4.19 when abutting a residential zone

2. Does the variance maintain the general intent and purpose of the Zoning By-law?

The intention of the requirement for a visual barrier between a parking area and a residential zone is to protect the residential use from the nuisances which may be caused by a parking lot. In this case although the lands are designated for residential uses, they are currently and historically

Chair and Members of Committee of Adjustment
c/o Ms. Jamila Sheffield – March 21, 2023

have been used a private club (Trinacria Sports Club). As such the intention to protect residential use from the parking lot is met as the lands are not used for residential uses.

3. Is the variance desirable and appropriate?

The proposed variance will recognize the existing situation on the lands subject lands. There is an existing fence on the lot line which defines the boundary between the two uses. The existing fence and parking lot have been in existence for more than 30 years and there are no proposed changes to the parking lot. As such it is our opinion that the proposed variance is desirable and appropriate as it recognizes the existing conditions on the lands.

4. Is the variance minor in nature?

The determination of whether a variance is minor in nature is based on the over all impact that the proposal will have on the surrounding lands. The removal of the requirement for a privacy fence along the lot line is to recognize the existing situation on the lands. There is no new negative impacts on the adjacent lands which are and historically have been used for commercial uses. As such it is our opinion that the variance is minor in nature.

SUMMARY

It is our opinion that the proposed minor variances are minor in nature, are desirable and appropriate, and maintain the intent and purpose of the City of Hamilton Official Plan, Downtown Secondary Plan, and Zoning By-law 05-200.

Based on our analysis, it is our professional opinion that the proposed permissions to allow the existing parking lot to operate as a commercial parking facility withing the existing lot is an overall appropriate use of the subject lands and constitutes good land use planning.

Sincerely,

Arcadis IBI Group



Tracy Tucker, BAA, CPT
Sr. Project Manager



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

Table with columns NAME and MAILING ADDRESS, and rows Registered Owners(s), Applicant(s), Agent or Solicitor. The content is redacted with a black box.

1.2 All correspondence should be sent to [checkbox] Purchaser [checkbox] Applicant [checkbox] Owner [checkbox] Agent/Solicitor

1.3 Sign should be sent to [checkbox] Purchaser [checkbox] Applicant [checkbox] Owner [checkbox] AgentSolicitor

1.4 Request for digital copy of sign [checkbox] Yes* [checkbox] No

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

1.5 All correspondence may be sent by email [checkbox] Yes* [checkbox] 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	275 James St. North, Hamilton, ON		
Assessment Roll Number			
Former Municipality			
Lot	3-5	Concession	
Registered Plan Number		Lot(s)	1
Reference Plan Number (s)	127	Part(s)	6, 11-12

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:

See attached Minor Variance list.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

See attached Planning Opinion memo.

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
38.65 m	55.12 m	1,974.6 sq.m	18.1m, and 20m

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
Commercial building	2.96 m	21.60 m	0.49 m and 15.21 m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
None				

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
Brick Building	575 m ²	575 m ²	1	

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
None				

- 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

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year _____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

As existing; Commercial - Financial Institution, Restaurant, Office

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

North/East/South: Commercial/Residential; West, Community Club and Residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2011

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

Commercial

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

Commercial - Financial Institution, Restaurant, Office

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) Downtown Mixed Use - Pedestria

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

Please see attached Planning Opinion letter.

7.6 What is the existing zoning of the subject land? By-law 05-200 - Downtown Prime Retail Streets (D2)

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: A-79:232, HM/A-14:1166, HM/A-18:258

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: 0

8.2 Number of Dwelling Units Proposed: 0

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

Please see attached Planning Opinion letter.

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
-
-