



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.:	SC/A-23:57	SUBJECT PROPERTY:	1352 HWY 8, STONEY CREEK
ZONE:	“R1” (Single Residential “R1” Zone)	ZONING BY-LAW:	Zoning By-law former City of Stoney Creek 3692-92, as Amended

APPLICANTS: Owner: ROSE POWELL
 Agent: THINK GIRAFFE DESIGN INC. C/O MARINA FENSHAM

The following variances are requested:

1. The proposed addition of two dwelling units to create a triplex does not comply with the provisions of the Zoning By-law which permits a detached dwelling with a secondary dwelling unit. A rezoning is required to change the use from a detached dwelling to a Triplex.

PURPOSE & EFFECT: So as to permit the construction of two (2) additional dwelling units to create a triplex dwelling.

Notes: N/A

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:	9:45 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

SC/A-23:57

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 SC/A-23:57, 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.



Hamilton

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City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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.

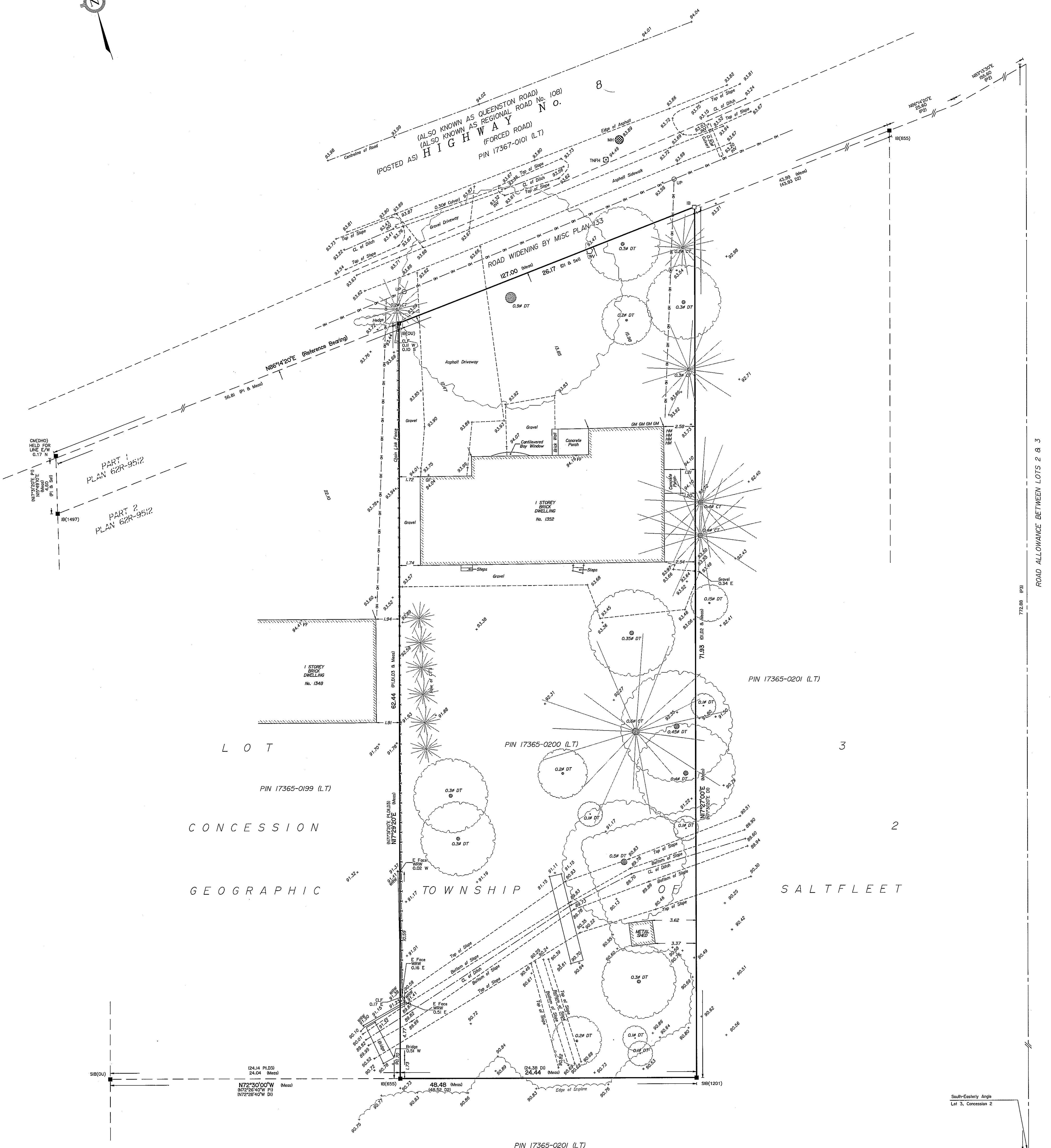
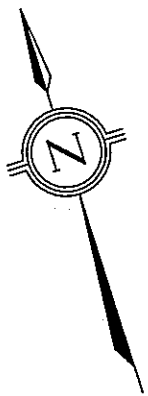
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF SURVEY
 (WITH TOPOGRAPHIC DETAIL) OF
PART OF LOT 3
CONCESSION 2
 (GEOGRAPHIC TOWNSHIP OF SALT FLEET)
 IN THE
CITY OF HAMILTON
 SCALE & NOTES
 Scale 1:150

BARICH GRENKIE SURVEYING LTD.
 A DIVISION OF GEOMAPLE
 © COPYRIGHT 2022

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

ELEVATION NOTE
 ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK No. 0772002012 HAVING AN ELEVATION OF 84.543 m.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
CM	DENOTES	CONCRETE MONUMENT
OU	DENOTES	ORIGIN UNKNOWN
DHO	DENOTES	DEPARTMENT OF HIGHWAYS - ONTARIO
655	DENOTES	J. T. PETERS, O.L.S.
1201	DENOTES	R. A. CLARKE, O.L.S.
1497	DENOTES	J. P. NOUWENS, O.L.S.
P1	DENOTES	PLAN 62R-9512
P2	DENOTES	PLAN BY B. A. JACOBS, O.L.S.
P3	DENOTES	DATED MARCH 29, 2004
D1	DENOTES	MISC PLAN 133
D2	DENOTES	INSTRUMENT No. HL293290
D3	DENOTES	INSTRUMENT No. AB195943
MH	DENOTES	INSTRUMENT No. VM59996
OB	DENOTES	MANHOLE
UP	DENOTES	CATCHBASIN
OH	DENOTES	UTILITY POLE
DT	DENOTES	OVERHEAD UTILITY CABLES
CT	DENOTES	DECIDUOUS TREE
WF	DENOTES	CONIFEROUS TREE
WRW	DENOTES	WOOD RETAINING WALL
FF	DENOTES	FINISHED FLOOR ELEVATION
GF	DENOTES	GARAGE FLOOR ELEVATION
INV	DENOTES	INVERT ELEVATION
TNFH	DENOTES	TOP NUT OF FIRE HYDRANT
GM	DENOTES	GAS METER
HM	DENOTES	HYDRO METER
WV	DENOTES	WATER VALVE
CLF	DENOTES	CHAIN LINK FENCE

THIS PLAN WAS PREPARED FOR ZEAL-US INVESTMENTS INC. AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
 PART 2
 DESCRIPTION SUMMARY - LANDS DESCRIBED IN PIN 17365-0200 (LT), PART OF LOT 3, CONCESSION 2

REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE.

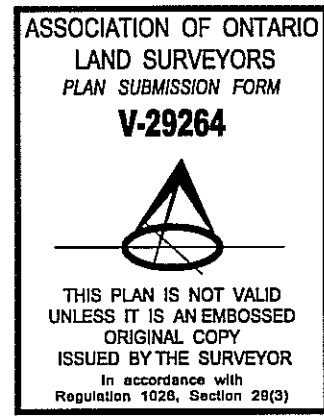
ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES, GRAVEL AND RETAINING WALLS AS SHOWN ON THE FACE OF THE PLAN.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS - THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON OCTOBER 12, 2022.

OCTOBER 12, 2022

ERIC G. SALZER
 O.L.S., O.L.I.P.



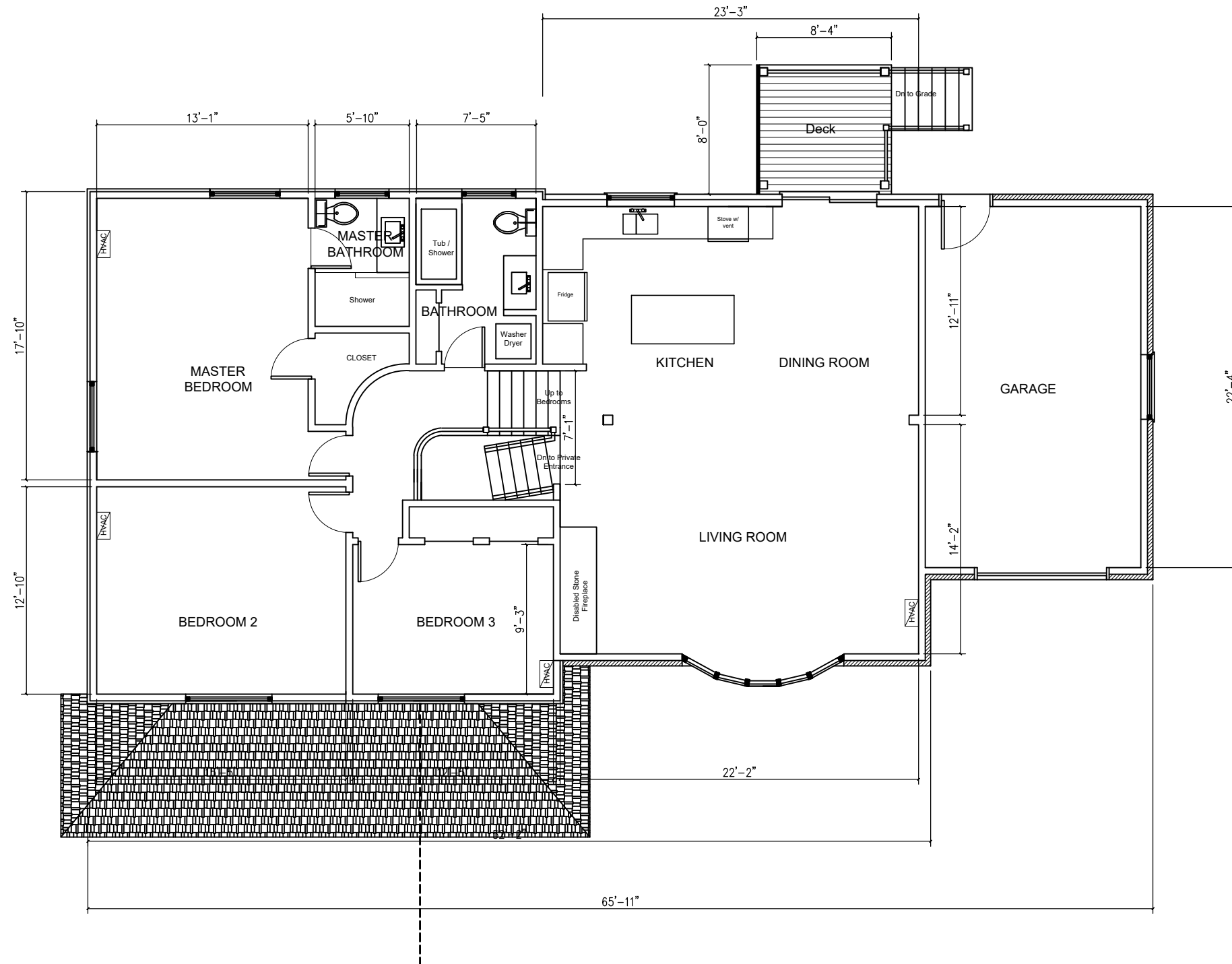
Barich Grenkie Surveying Ltd.
 301 HWY No. 8 (2ND FLOOR), STONEY CREEK, ON L9G 1E5 (905) 662-6767
 A DIVISION OF GEOMAPLE

DWN BY: EWA
 CHK BY: EGS
 JOB No. 22-3051

ROAD ALLOWANCE BETWEEN LOTS 2 & 3



EXISTING FRONT
ELEVATION REMAINS



EXISTING 3 BEDROOM RESIDENCE SIDE SPLIT

1,508 Sq Ft + 109 Sq Ft Lower Private Entrance = 1,617
Sq Ft / 150 m2

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND NOTIFY DESIGNERS OF ALL DISCREPANCIES BEFORE INITIATING WORK. ALL DRAWINGS ARE THE PROPERTY OF THINKGIRAFFE. DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM DESIGNERS. PRINTS ARE NOT TO BE SCALED.

Marina Fensham, Owner thinkGiraffe Design has reviewed and taken responsibility for the design activities described in this drawing set under OBC 2.17.4.7 f (ii)
BCIN: 21574 / 116364

ISSUE FOR VARIANCE
February 24, 2023

REMARKS	DATE	NO.
REVISIONS		

thinkGiraffe
ENVIRONMENTAL DESIGN
16 Sulphur Springs Road,
Ancaster, ON, L9G 1L8
905 304 1496
thinkgiraffe@bellnet.ca

PROJECT
TRIPLEX CONVERSION
1352 HIGHWAY 8
STONE CREEK, ON

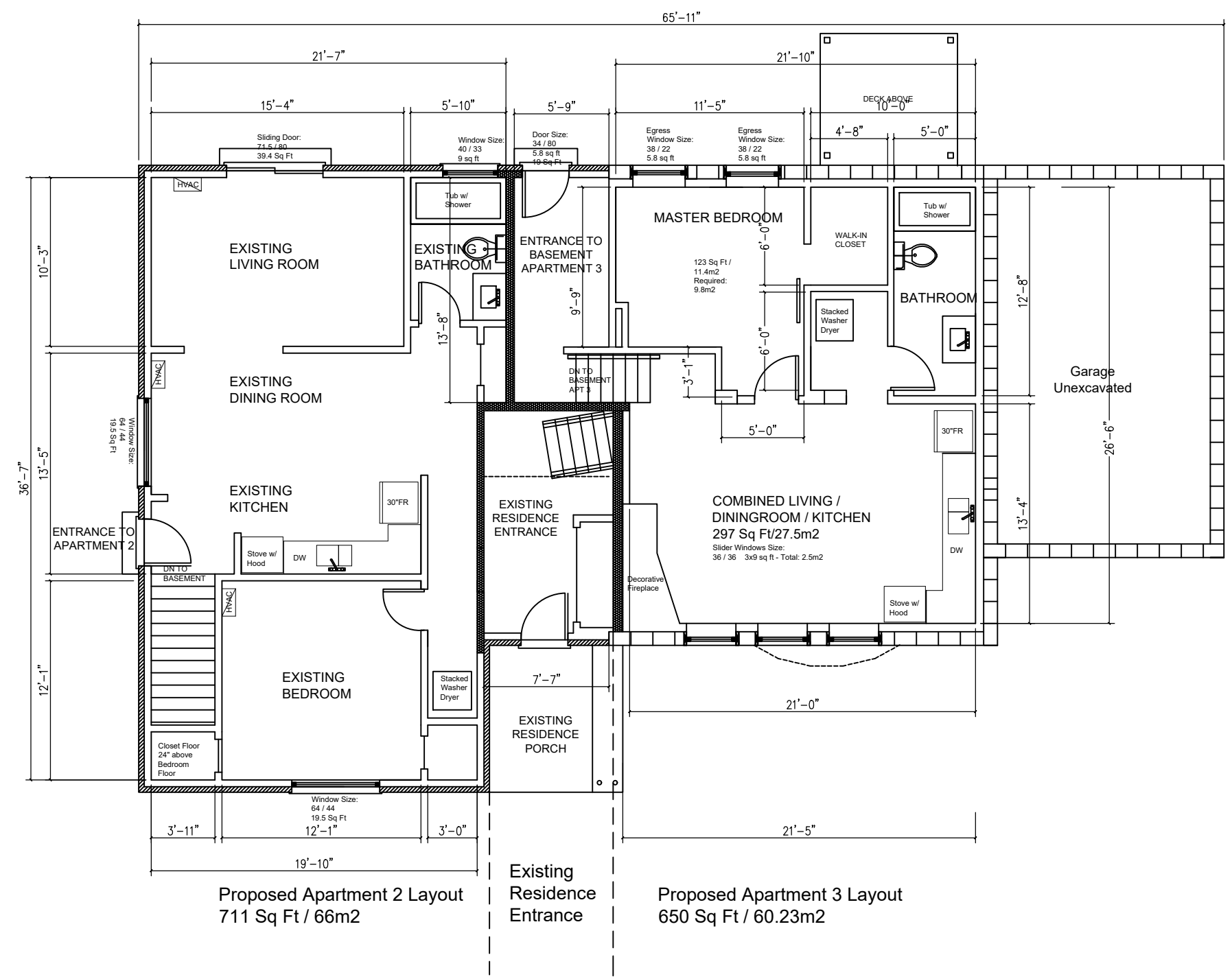
SHEET TITLE
Existing Residence
Side Split Main /2nd Floor
AKA Apartment 1

FOLDER	DRAWN BY MLF
FILE	SCALE 1/4" = 1'-0"
DATE	NUMBER

A101

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND NOTIFY DESIGNERS OF ALL DISCREPANCIES BEFORE INITIATING WORK. ALL DRAWINGS ARE THE PROPERTY OF THINKGIRAFFE. DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM DESIGNERS. PRINTS ARE NOT TO BE SCALED.

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REMARKS	DATE	NO.
REVISIONS		

thinkGiraffe
ENVIRONMENTAL DESIGN
16 Sulphur Springs Road,
Ancaster, ON, L9G 1L8
905 304 1496
thinkgiraffe@bellnet.ca

PROJECT
TRIPLEX CONVERSION
1352 HIGHWAY 8
STONE CREEK, ON

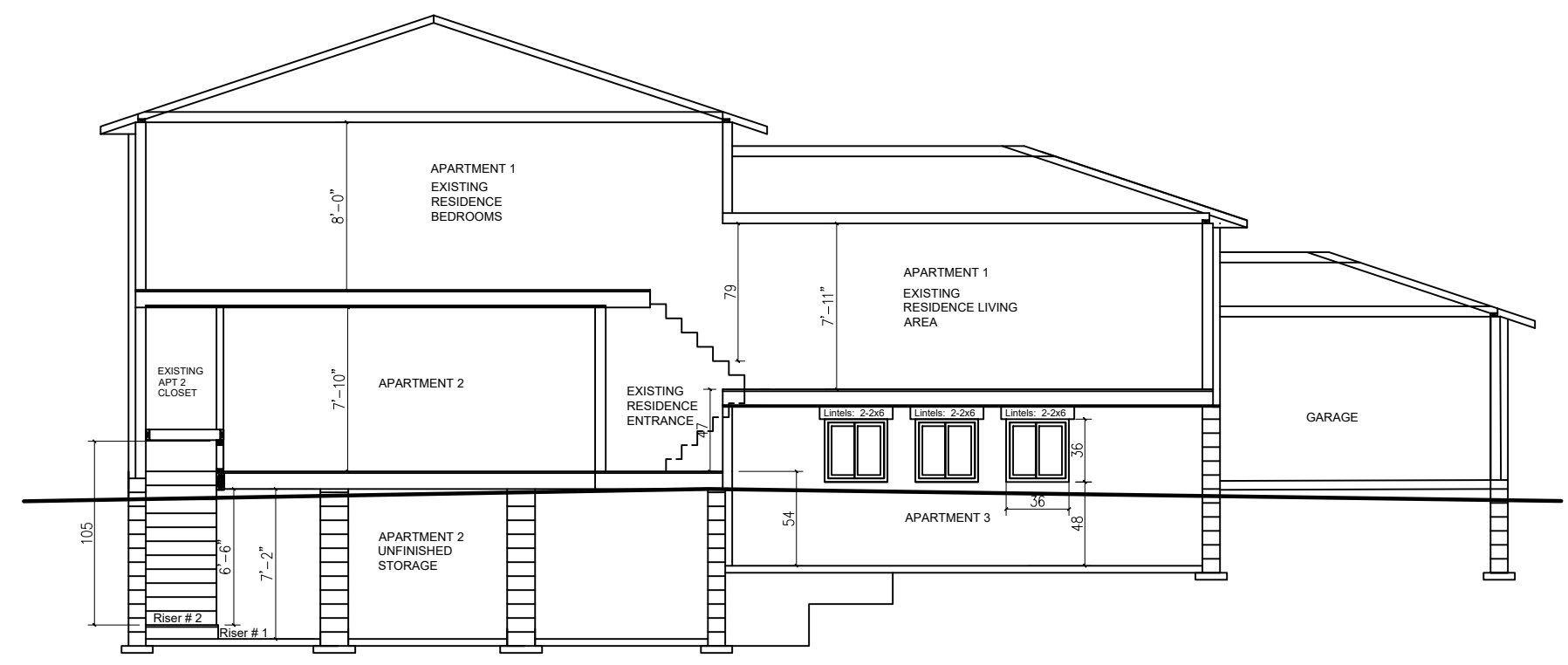
SHEET TITLE
Apartment 2 and 3 Layout

FOLDER	DRAWN BY MLF
FILE	SCALE 1/4" = 1'-0"
DATE	NUMBER

A102

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND NOTIFY DESIGNERS OF ALL DISCREPANCIES BEFORE INITIATING WORK. ALL DRAWINGS ARE THE PROPERTY OF THINKGIRAFFE. DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM DESIGNERS. PRINTS ARE NOT TO BE SCALED.

Marina Fensham, Owner thinkGiraffe Design has reviewed and taken responsibility for the design activities described in this drawing set under OBC 2.17.4.7 f (ii)
BCIN: 21574 / 116364



New Windows

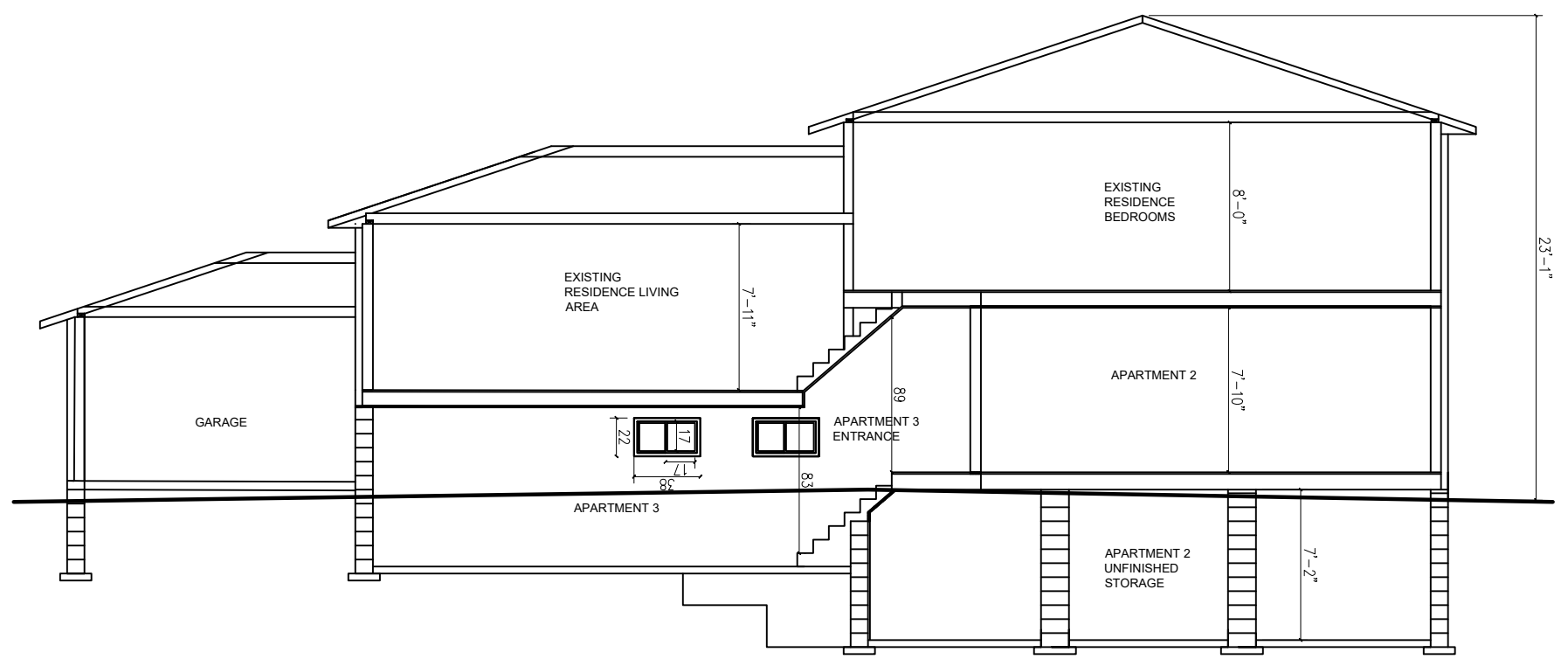
Front Section

ISSUE FOR VARIANCE
February 24, 2023

REMARKS	DATE	NO.
REVISIONS		



Deck
Seperate
Permit



Rear Section

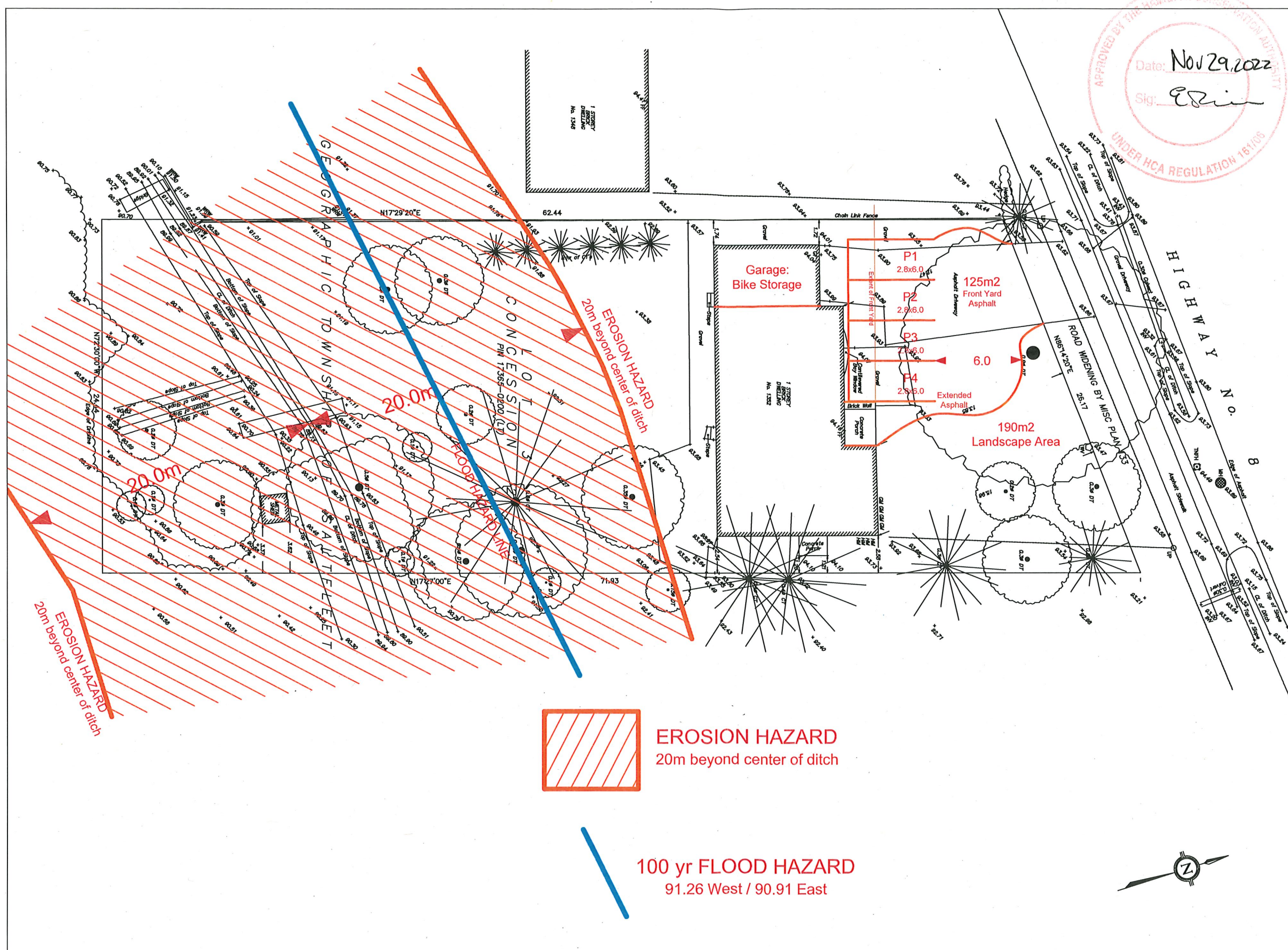
thinkGiraffe
ENVIRONMENTAL DESIGN
16 Sulphur Springs Road,
Ancaster, ON, L9G 1L8
905 304 1496
thinkgiraffe@bellnet.ca

PROJECT
TRIPLEX CONVERSION
1352 HIGHWAY 8
STONE CREEK, ON

SHEET TITLE
Sections

FOLDER	DRAWN BY MLF
FILE	SCALE 1/4" = 1'-0"
DATE	NUMBER

A201



APPROVED BY THE WILTON CONSERVATION AUTHORITY
 Date: Nov 29, 2022
 Sig: *E. Eirin*
 UNDER HCA REGULATION 161/05

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND NOTIFY DESIGNERS OF ALL DISCREPANCIES BEFORE INITIATING WORK. ALL DRAWINGS ARE THE PROPERTY OF THINKGRAFFE. DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM DESIGNERS. PRINTS ARE NOT TO BE SCALED.

ISSUE FOR CONSERVATION: Nov 18, 2022

REMARKS	DATE	NO.
REVISIONS		

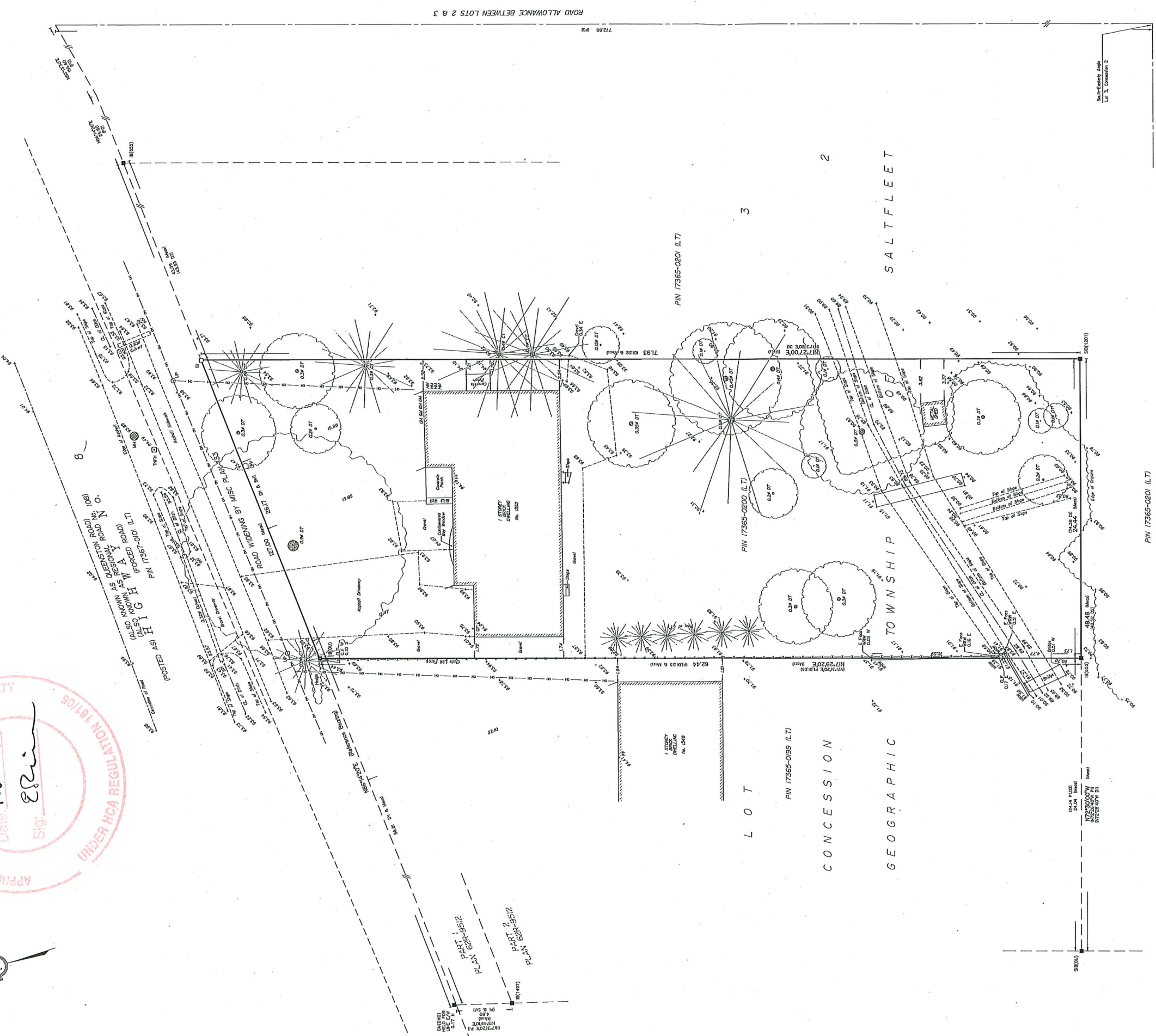
thinkGiraffe
 ENVIRONMENTAL DESIGN
 16 Sulphur Springs Road,
 Ancaster, ON, L9G 1L8
 905 304 1498
 thinkgiraffe@bellnet.ca

PROJECT
 Proposed Multi-Residential Dwelling
 1352 Highway 8
 Stoney Creek, ON

SHEET TITLE
 PROPOSED SITE PLAN

FOLDER	DRAWN BY M F / M S
FILE	SCALE 1:200
DATE	NUMBER

SP-1



SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF SURVEY
 (WITH TOPOGRAPHIC DETAIL) OF
PART OF LOT 3
CONCESSION 2
 (GEOGRAPHIC TOWNSHIP OF SALT FLEET)
 IN THE
CITY OF HAMILTON
 SCALE: 1:200
 © COPRIGHT 2022
BARICH GRENKIE SURVEYING LTD.
 DIVISION OF GEOMAPLE

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BAR
 - CM DENOTES CONCRETE MONUMENT
 - OU DENOTES ORIGIN UNKNOWN
 - 655 DENOTES J. T. PETERS, O.L.S.
 - 1201 DENOTES R. A. CLARKE, O.L.S.
 - 497 DENOTES PLAN 628-3512, O.L.S.
 - P1 DENOTES PLAN BY B. A. JACOBS, O.L.S.
 - D1 DENOTES DATED MARCH 25, 2004
 - D2 DENOTES INSTRUMENT NO. H2823290
 - M3 DENOTES INSTRUMENT NO. A8185943
 - CB DENOTES INSTRUMENT NO. W658996
 - UP DENOTES MANKLE
 - DT DENOTES UTILITY POLE
 - CT DENOTES UTILITY CABLES
 - DE DENOTES DECIDUOUS TREE
 - CF DENOTES CONIFEROUS TREE
 - FW DENOTES FINISHED FLOOR ELEVATION
 - GF DENOTES GARAGE FLOOR ELEVATION
 - IN DENOTES INVERT ELEVATION
 - TR DENOTES TRANSIT
 - GM DENOTES GAS METER
 - HM DENOTES HYDRANT
 - CLF DENOTES CHAIN LINK FENCE

ELEVATION NOTE
 DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
 ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928/1979) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK No. 0772020012 HAVING AN ELEVATION OF 84.543 m.

BEARING NOTE
 BEARINGS ARE REFERRED TO THE SOUTHERLY LIMIT OF HIGHWAY NO. 8 AS SHOWN ON PLAN 628-3512 HAVING A BEARING OF N85°14'20"E.

THIS PLAN WAS PREPARED FOR ZEAL-US INVESTMENTS INC. AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
 PART 2
 DESCRIPTION SUMMARY - LANDS DESCRIBED IN PIN 17365-0200 (LT), PART OF LOT 3, CONCESSION 2

REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES, GRAVEL AND RETAINING WALLS AS SHOWN ON THE FACE OF THE PLAN.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS - THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM,
 2. THE SURVEY WAS COMPLETED ON OCTOBER 12, 2022.

OCTOBER 12, 2022

ERIC C. SALZER
 O.L.S., O.L.L.P.

DWN BY: EWA
 CHK BY: EGS
 JOB No. 22-3051



Barich Grenkie
 O.L.S., O.L.L.P.
 241 HWY #8 S. CHESHAM, ONTARIO
 L4C 1S2 (416) 652-6247



Hamilton
Conservation
Authority

A Healthy Watershed for Everyone

BY EMAIL

December 1, 2022

GC-SC

Rose Powell
2 Kenmanor Blvd
Scarborough, ON M1W 1R5

Dear Ms. Powell:

**RE: Letter of Permission for the Conversion of an Existing Dwelling to a Triplex
(Three Dwelling Units)**

**Location: 1352 Highway 8
Part of Lot 3, Concession 2, City of Hamilton (Stoney Creek)**

Staff of the Hamilton Conservation Authority (HCA) have reviewed the above-noted proposal including the Site Plan prepared by thinkGiraffe, dated November 16, 2022, and the property survey prepared by Barich Grenkie, dated October 12, 2022 (attached).

The rear of the subject property is regulated by the HCA under *Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)* made under the *Conservation Authorities Act, R.S.O.* due to the proximity of Fifty Creek and the associated flood and erosion hazards. However, the proposed development is outside of the hazards associated with this feature. Therefore, please accept this correspondence as written permission for the conversion of the existing dwelling to three dwelling units on lands regulated by the HCA, to be completed in accordance with the enclosed approved plan. We do not have any objection to the issuance of a building permit by the municipality.

If you have any questions regarding the above, please do not hesitate to contact the undersigned at ext. 165.

Elizabeth Reimer
Conservation Planner

December 1, 2022
Date

Encl. approved site plan
C.c. Chantal Costa, Plan Examination Secretary, City of Hamilton, Building Division (by email)
Marina Fenshaw, thinkGiraffe Environmental Design (by email)



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
Registered Owners(s)	Rose Powell
Applicant(s)	Marina Fenshaw
Agent or Solicitor	"
	E-mail: "

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

1.3 Sign should be sent to Purchaser Applicant Owner Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent thinkgiraffe@bellnet.ca

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	1352 HWY 8 Stony Creek		
Assessment Roll Number			
Former Municipality	Saltfleet		
Lot	3	Concession	2
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	1

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No Conservation Controlled
 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:

TRIPLEX

Third

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The current bylaw does not allow for a 3rd unit. Conservation Approval has been obtained for a 3rd unit an no changes to the front will be made.

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
26.17	71.73	1641 m ²	

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
Split Level Brick + Siding Residence	13.85 m	42.72 m	1.74 2.54	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Existing remains NO exterior changes	13.85 m	42.72 m	1.74 2.54	

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
SF Split Level Brick + Siding Side Split	187.84 m ²	150 m ² + 66 m ² + 60 m ² = 276 m ²	2	7.01 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Existing Remains	187.84 m ²	150 m ² + 66 m ² + 60 m ² = 276 m ²	2	7.01 m

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 At Rear (Stream)
 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.):

Triplex

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

SF Residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2020

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

SF Residential

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

Secondary Unit Permit Pending

7.4 Length of time the existing uses of the subject property have continued:

Since Construction

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) _____

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

Changes to Official Plan Pending

7.6 What is the existing zoning of the subject land? Fruitland Winona

Secondary Plan

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: _____

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 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: 1

8.2 Number of Dwelling Units Proposed: 3

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

- Conservation Approval for 3 Unit has been granted. See Attached
- See Parking for 3 cars plus 1 Visitor approved by Conservation.
- See Front Elevation photo on plans. NO changes are proposed

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
 - Site Sketch
 - Complete Application form
 - Signatures Sheet
- Please call owner for credit card payment 416 276 8844*

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

