



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-23:113	SUBJECT PROPERTY:	156 HESS STREET N, HAMILTON
ZONE:	“D” (Urban Protected Residential – One- and Two-Family Dwellings, Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 76-145

APPLICANTS: **Owner:** ANDREW & KELLY SAITO
 Agent: HARRISON ARCHITECTURE INC. C/O CHRIS HARRISON

The following variances are requested:

1. The detached secondary dwelling unit shall be located 0.305 m from the south side lot line instead of the minimum required side yard setback of 1.2 m;
2. The detached secondary dwelling unit shall be located 0.203 m from the east rear lot line instead of the minimum required rear yard setback of 1.2 m; and,
3. The detached secondary dwelling unit shall be located 6.096 m from the principal dwelling instead of the minimum required separation distance of 7.5 m.

PURPOSE & EFFECT: To facilitate the construction of a detached secondary dwelling unit to the rear of the existing dwelling.

Notes:

- i. Variances have been written exactly as requested by the applicant. Insufficient information has been included in the submission to determine all necessary variances. Further variances may be required at such time that a formal zoning review is conducted.

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, June 1, 2023
TIME:	9:40 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-23:113, 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.



DATED: May 16, 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.

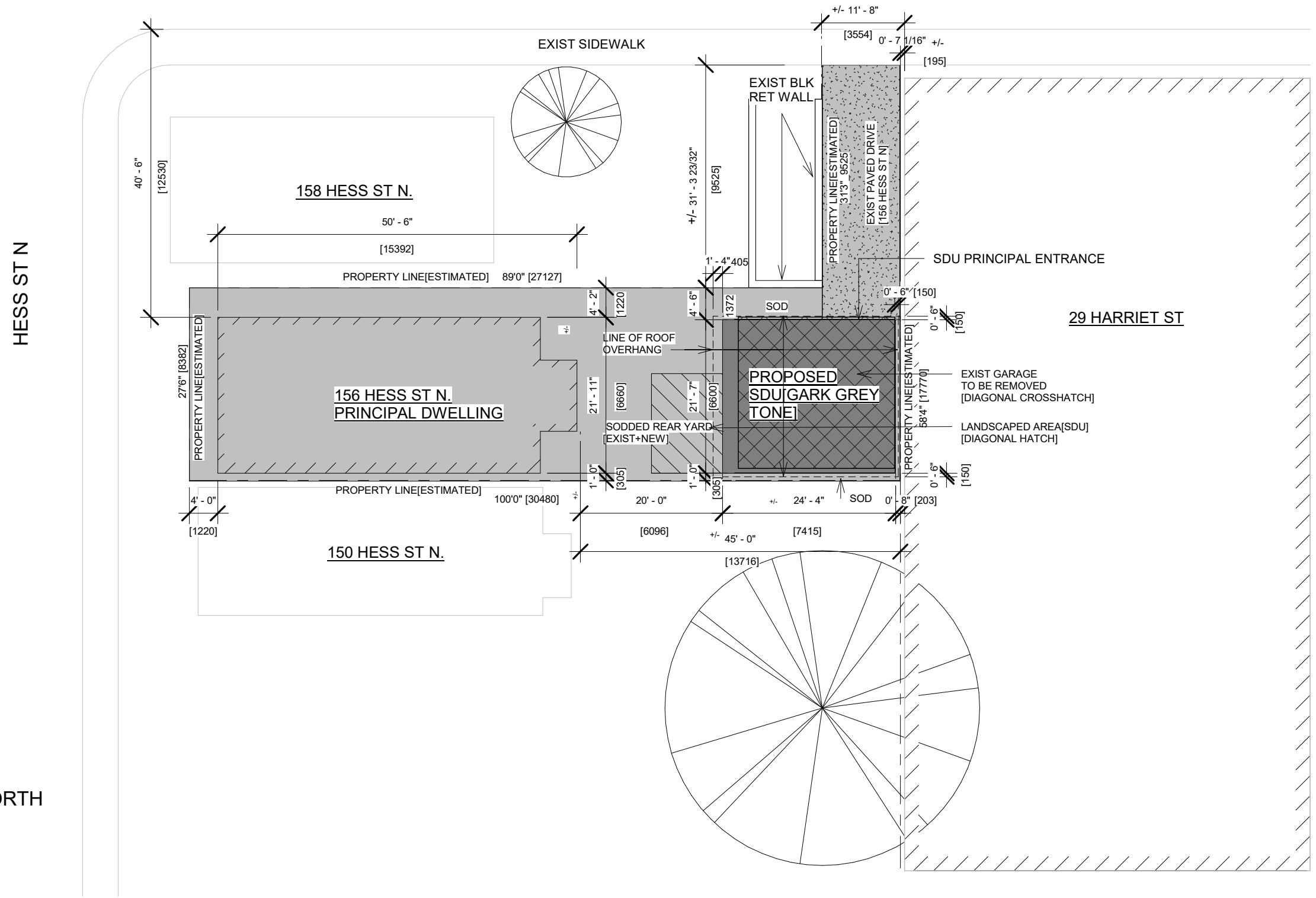
2. In person Oral Submissions

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.

HARRIET ST



PROJECT DATA

D ZONE _ URBAN PROTECTED RESIDENTIAL
1+2 FAMILY

LOT AREA: 3055SF [283.8M2][ESTIMATED]
LANDSCAPED AREA:
TOTAL[LOT AREA-BUILDING AREAS]: 1486SF[138.1]
SDU: 130SF[12M2]

PRINCIPAL DWELLING[PD]:
BUILDING AREA[FOOTPRINT]: 1045SF [97.1M2]
GFA: 2163SF [201M2]
SDU
BUILDING AREA [FOOTPRINT]: 524SF [48.7M2]
GFA[INCL STORAGE LOFT]: 810SF [75M2]

LOT COVERAGE[SDU]: 17%
%BUILDING AREA SDU/PD: 50%



1 Site Plan_Minor Variance_April2023
1/16" = 1'-0"

harrisonarchitecture Inc

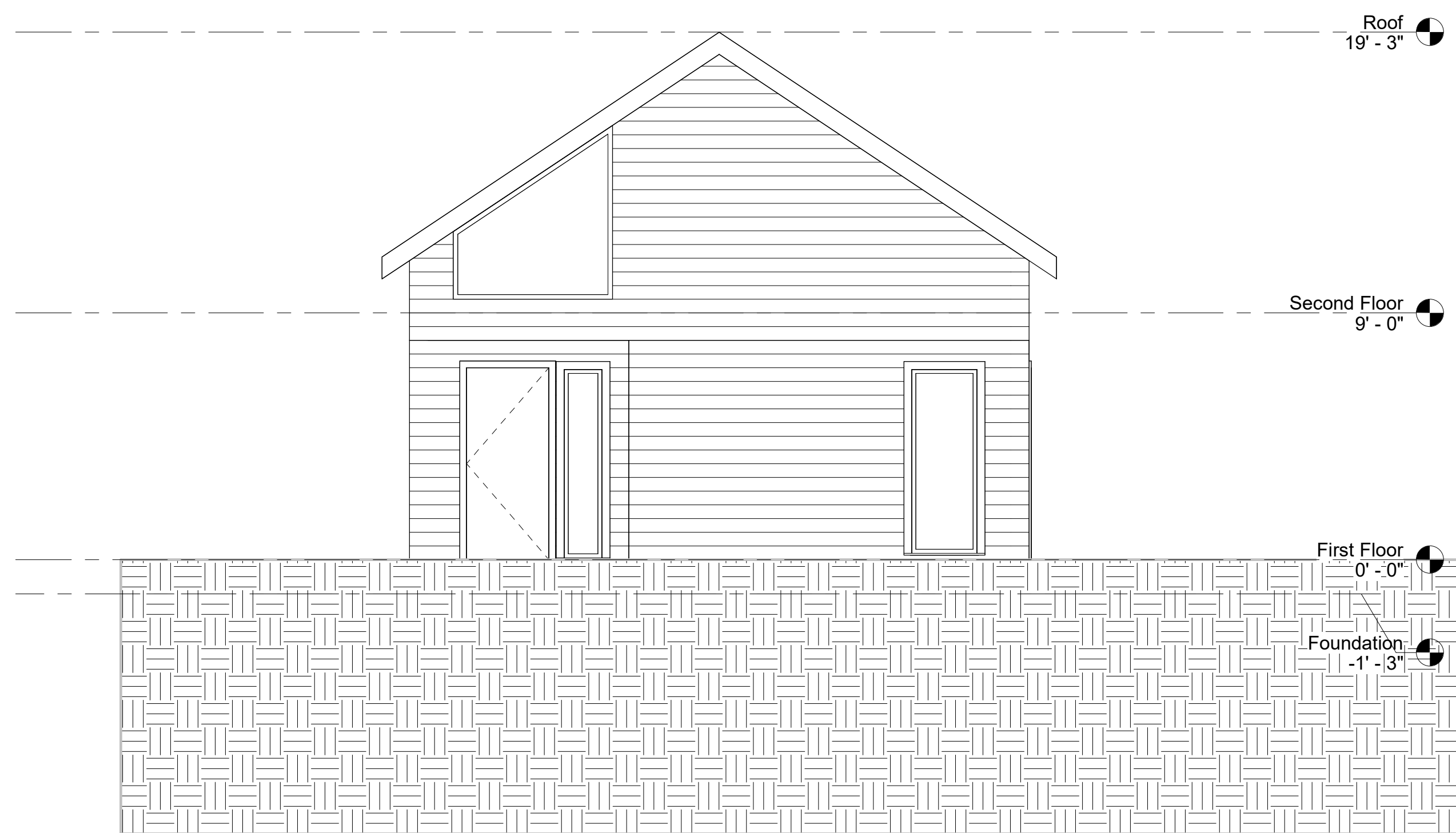
6 Ancaster St East Dundas ON L9H 4K3
289 684 7109 chris@harrisonarchitect.com

SAITO SDU

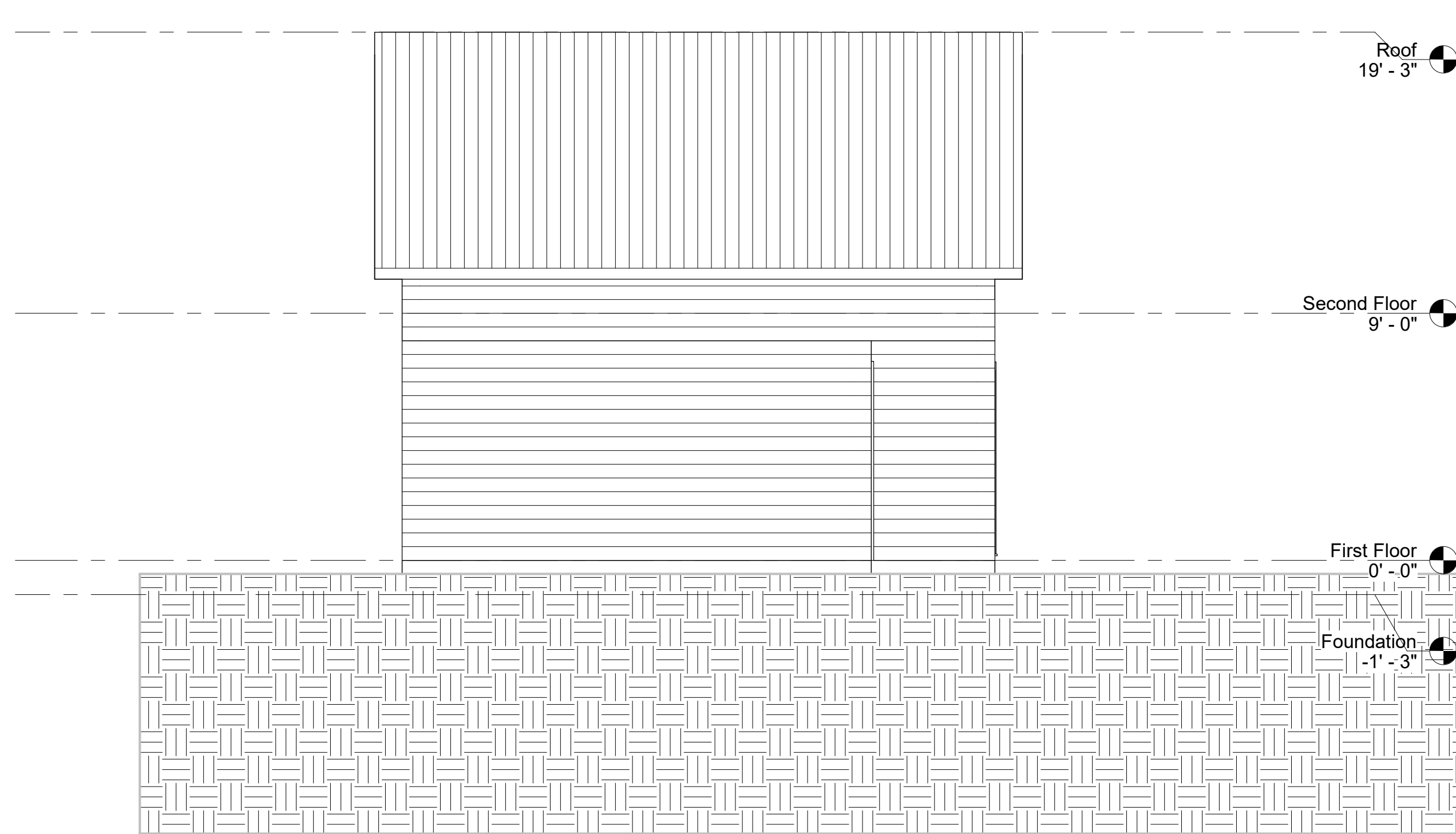
156 Hess St North
Hamilton ON L8R 2T3

No.	Description	Date

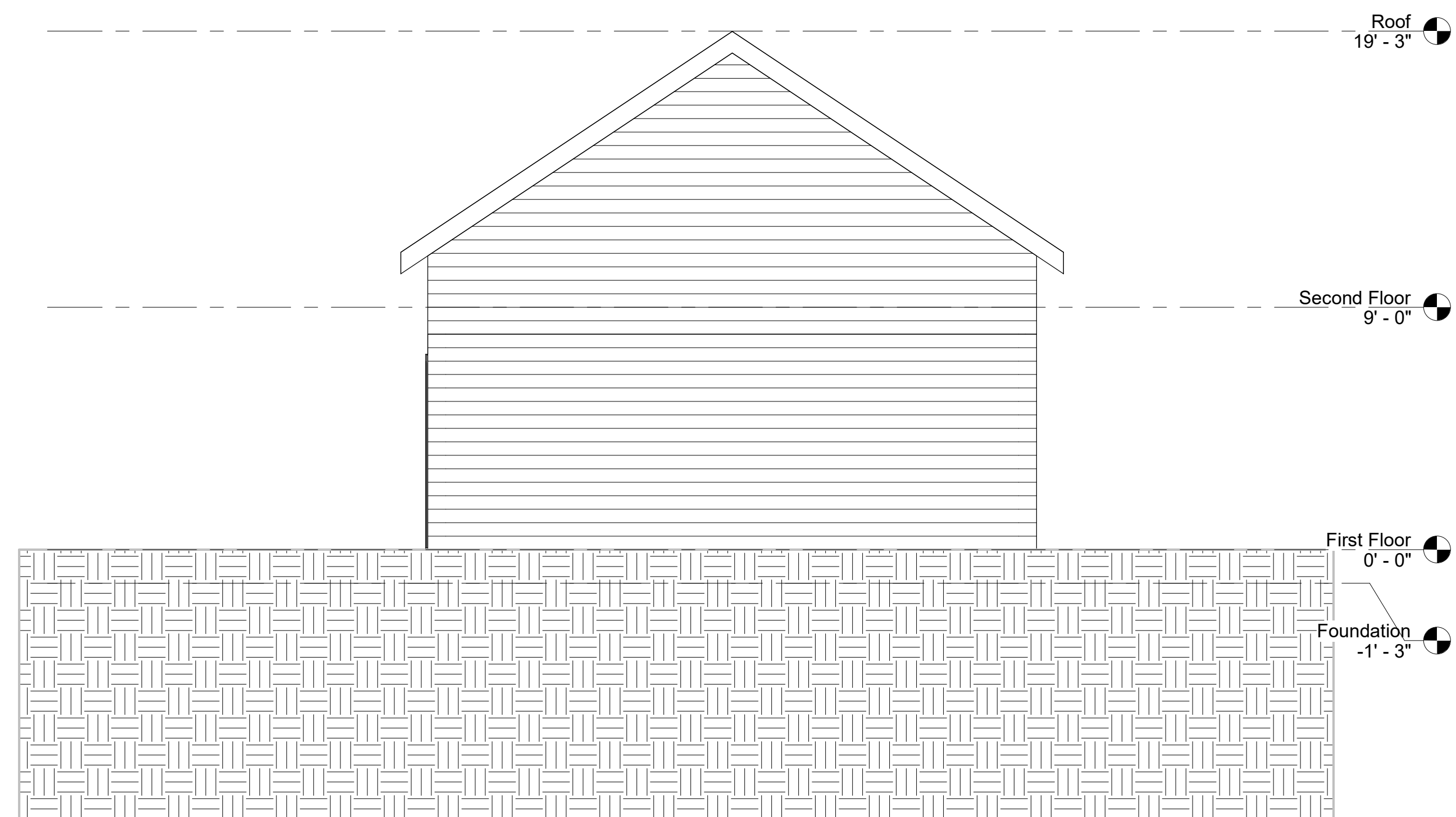
Project number	23.03	SP.MV_01
Date	24 APRIL 2023	
Drawn by	Author	
Checked by	Checker	



1 North
1/4" = 1'-0"



3 East
1/4" = 1'-0"



2 South
1/4" = 1'-0"



4 West
1/4" = 1'-0"

Revisions:

No. 1	ZONING COMPLIANCE	14MARCH 2023
Revision Schedule		

THESE DRAWINGS ARE FOR REPRESENTATION PURPOSES ONLY. ALL DIMENSIONS AND ELEVATIONS MUST BE VERIFIED ON SITE.

harrisonarchitecture
Inc

6 ANCASTER ST. E.
DUNDAS, ON
L9H 4K3

Project: Project No.
SAITO SDU
156 HESS ST N

Drawing Title:

Building Elevations
Building Elevations

Date:	07/09/02	Drawn By:	Author
Scale:	1/4" = 1'-0"	Checked By:	Checker



Hamilton

April 12, 2023

FILE: ALR
 FOLDER: 23-111481-00 ALR
 ATTENTION OF: Sebastian Cuming
 TELEPHONE NO: (905) 546-2424
 EXTENSION: 3904

Chris Harrison
 6 ANCASTER STREET E
 DUNDAS, ON L9H 4K3

Re: APPLICABLE LAW REVIEW – ZONING BYLAW
Present Zoning:
Address: 156 HESS ST N, HAMILTON, ON

An Applicable Law Review respecting zoning bylaw compliance has been completed and the following comments are provided.

COMMENTS:

1. This application proposes to construct a new Detached Secondary Dwelling Unit in the rear yard of the existing dwelling, which is a permitted use in the D District of Hamilton Zoning By-law 6593.
2. The following comments are based on the regulations of the underlying “D” District pursuant to Hamilton Zoning By-law 6593.
3. There is insufficient information in our records to confirm the recognized number of dwelling units within the principal detached dwelling. This review is based upon there being no increase in the number of dwelling units in the principal dwelling, and there being no more than two (2) lawfully existing dwelling units in the principal dwelling.
4. Although sleeping accommodations are not shown, this review is based upon the “living” area being used for sleeping accommodation, and the entire accessory building being used as one (1) dwelling unit, constituting a Detached Secondary Dwelling Unit.
5. The proposed development has been reviewed and compared to the standards of the D zone as indicated in the following chart:

	Required By By-Law	Provided	Conforming/ Non-Conforming
Section 10 – D District Requirements			
Maximum Building Height	No building shall exceed three storeys, and		

	Required By By-Law	Provided	Conforming/ Non-Conforming
[as per section 10(2) of Hamilton Zoning By-law 6593]	No structure shall exceed 14.0 metres (45.93 feet) in height	The principal dwelling to which these standards apply is existing and to remain unaltered – <u>Not Applicable</u>	
Minimum Front Yard [as per section 10(3)(i) of Hamilton Zoning By-law 6593]	A front yard of a depth of at least 6.0 metres (19.69 feet)		
Minimum Side Yard [as per section 10(3)(ii) of Hamilton Zoning By-law 6593]	For a building or structure not over two and a half storeys or 11.0 metres (36.09 feet) in height, a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and for any other building or structure, side yards of a width each of at least 2.7 metres (8.86 feet); and		
Minimum Rear Yard [as per section 10(3)(iii) of Hamilton Zoning By-law 6593]	A rear yard of a depth of at least 7.5 metres		
Minimum Lot Width and Area [as per section 10(4) of Hamilton Zoning By-law 6593]	(i) for a single family dwelling, residential care facility or lodging house, a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3875.13 square feet); (ii) for a two family dwelling a width of at least 18.0 metres (59.06 feet) and an area of at least 540.0 square metres (5812.70 square feet).		
Section 19 – Residential Conversion Requirements			
Parking for SDU-D [as per section 19.(1) (ii) of By-law 6593]	<p>Parking shall be provided in accordance with Section 18(A) of this Bylaw and the following:</p> <p>(a) No additional parking space shall be required for either a Secondary Dwelling Unit or a Secondary Dwelling Unit - Detached, provided the required parking spaces which existed on May 12, 2021 for the existing dwelling shall continue to be provided and maintained;</p> <p style="padding-left: 40px;">1. Notwithstanding Section 19.(1) (ii) (a), one parking space shall be required for a Secondary Dwelling Unit - Detached if it constitutes the fourth Dwelling Unit on a lot.</p> <p><i>Determination: The existing dwelling</i></p>	Although no parking is required, it is unclear if any parking spaces are proposed	<p>Unable to Determine Compliance</p> <p><i><u>Note: It is unclear whether the paved driveway is to be retained or demolished, and whether any parking spaces will be provided. Any parking spaces provided on the lot must meet the design standards of Section 18A</u></i></p>

	Required By By-Law	Provided	Conforming/ Non-Conforming
	<i>was constructed prior to the passing of Hamilton Zoning By-law 6593 and therefore requires zero (0) parking spaces. As noted above, this review is based upon the principal dwelling containing no more than two (2) lawfully recognized dwelling units. As such, the secondary dwelling unit – detached will not be the fourth dwelling unit on a lot and no parking spaces are required for the proposal.</i>		
Maximum Number of Detached Secondary Dwelling Units [as per section 19.(1) 2.(i) of By-law 6593]	A maximum of one Secondary Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling, a Semi-Detached Dwelling, or a Street Townhouse Dwelling.	One (1) Detached Secondary Dwelling Unit is proposed on a lot containing a Single Detached Dwelling	Conforms
Maximum Number of Bedrooms in an SDU-D [as per section 19.(1) 2.(iv) of By-law 6593]	A Secondary Dwelling Unit - Detached shall contain a maximum of two bedrooms	The Detached Secondary Dwelling Unit contains no more than two bedrooms	Conforms
Location of SDU-D [as per section 19.(1) 2.(v) of By-law 6593]	A Secondary Dwelling Unit – Detached shall only be permitted in a Rear and/or interior Side Yard.	The Detached Secondary Dwelling Unit is located in the rear yard	Conforms
Minimum Yards for SDU-D [as per section 19.(1) 2.(vi) of By-law 6593]	A minimum 1.2 metre setback shall be provided from the interior Side Lot Line and Rear Lot Line.	The Detached Secondary Dwelling Unit is located 0.3 m from the southerly interior side lot line and 0.22 m from the easterly rear lot line	Non-Conforming
	(a) Notwithstanding Section 19.(1).2 (vi), an eave or a gutter may extend a maximum of 30 centimetres into a required minimum setback.	The eave and gutter projections are not dimensioned in the plans submitted	Unable to Determine Compliance <i><u>Note: The projection of eaves and gutters has not been dimensioned. Since the proposed south side and east rear yards are less than 0.3 m, the eave and gutter projection would comply upon obtaining a Minor Variance for those minimum yards. Please note that any eave or gutter encroachment onto adjacent private</u></i>

	Required By By-Law	Provided	Conforming/ Non-Conforming
			<u>property would require registration of a private encroachment agreement</u>
	(b) In addition to Section 19.(1).2 (vi), a landscape strip is required to be provided within the required side yard adjacent to a Secondary Dwelling Unit – Detached and shall be limited to sod, ground cover, permeable pavers, or a planting strip, and may include a visual barrier.	The surface materials in the side yards have not been indicated	Unable to Determine Compliance <u>Note: In future submissions and applications, please revise the site plan to identify the specific, proposed surface material for all areas on the lot and identify any visual barriers or obstructions (ie. fences)</u>
Minimum Flankage Yard for SDU-D [as per section 19.(1) 2.(vii) of By-law 6593]	A Secondary Dwelling Unit – Detached, shall not be located closer to the flankage street than the principal dwelling.	The setback of the existing principal dwelling from the flankage street (Harriet Street) has not been included	Unable to Determine Compliance <u>Note: In future submissions and applications, please revise the site plan to include a dimension from the nearest portion of the existing principal dwelling to the Harriet St street line (drawn perpendicular to the street line)</u>
Unobstructed Path for SDU-D [as per section 19.(1) 2.(viii) of By-law 6593]	An unobstructed path with a minimum 1.0 metre width and minimum 2.1 metre clearance in height from a street line to the entrance of the Secondary Dwelling Unit – Detached shall be provided and maintained.	No path is shown in the site plan. <u>Note: An unobstructed path appears to be capable of being provided from Hess Street North, through the northerly interior side yard, or from Harriet Street. If provided from Hess Street North, the path may not be obstructed by any fencing. If provided from Harriet Street, the path may not traverse or occupy the same space as a driveway or parking space. Any</u>	Unable to Determine Compliance <u>Note: In future submissions and applications, please revise the site plan to identify and dimension any proposed path leading from a street to the SDU-D and identify any obstructions (ie. fences).</u>

	Required By By-Law	Provided	Conforming/ Non-Conforming
		<u>parking within the yard abutting Harriet St N would need to be made separate and distinct from the path, and would result in deficient parking space width</u>	
Minimum Building Separation for SDU-D [as per section 19.(1) 2.(ix)(a) of By-law 6593]	Where a Secondary Dwelling Unit – Detached is located in the Rear Yard, a minimum distance of 7.5 metres shall be required between the rear wall of the principal dwelling and the Secondary Dwelling Unit – Detached.	The Detached Secondary Dwelling Unit in the rear yard will be located 6.6 m from the rear wall of the principal dwelling	Non-Conforming
Maximum Building Height for SDU-D [as per section 19.(1) 2.(x) of By-law 6593]	A maximum height of 6.0 metres shall be permitted. (a) Notwithstanding Section 19.(1).2 (x), balconies and rooftop patios shall be prohibited above the first floor level	The Detached Secondary Dwelling Unit has a height of 5.87 m and does not include any balconies or rooftop patios	Conforms
Maximum Building Area for SDU-D [as per section 19.(1) 2.(xi) of By-law 6593]	The maximum gross floor area shall not exceed the lesser of 75 square metres or the gross floor area of the principal dwelling.	The gross floor area of the Detached Secondary Dwelling Unit is approximately 82.5 sq m <i>Note: Gross floor area is the area of both floors of the Detached Secondary Dwelling Unit</i>	Non-Conforming <u>Note: Please revise the statistic for the gross floor area of the Detached Secondary Dwelling Unit to include the area of both floors</u>
	(a) Notwithstanding Section 19.(1).2 (xi), the maximum combined lot coverage of all accessory buildings and the Secondary Dwelling Unit - Detached shall be 25%.	The coverage of the Detached Secondary Dwelling Unit is 41.26 sq m, which is 15% of the lot area, and there are no other accessory buildings	Conforms
	(b) In addition to Section 19.(1).2 (xi), the ground floor area of a Secondary Dwelling Unit – Detached shall not exceed 70% of the ground floor area of the principal dwelling when the ground floor area of the principal dwelling is less than or equal to 105 square metres.	It is unclear if the ground floor area of the principal dwelling is less than 105 sq m. However, the ground floor area of the Detached Secondary Dwelling Unit does not appear to exceed 70% of the ground floor area of the principal dwelling	Appears to Conform <u>Note: Please revise the site plan to include statistics for the ground floor area of both the principal dwelling and the Detached Secondary Dwelling Unit</u>
Minimum Landscaped Area for SDU-D [as per section 19.(1) 2.(xii) of By-law 6593]	A minimum landscaped area of 12.0 square metres shall be provided and maintained within the rear yard.	The proposal appears to be capable of providing 12 sq m of landscaped area in the rear yard, though this is not identified in the site plan	Unable to Determine Compliance <u>Note: In future submissions and</u>

	Required By By-Law	Provided	Conforming/ Non-Conforming
			<u>applications, please revise the site plan to identify the specific, proposed surface material for all areas on the lot</u>
18(3)(vi) Encroachments on Yards – <i>In accordance with the requirements of Section 18(3)(vi) of Hamilton Zoning By-law 6593</i> <i>Note: There are no elements shown encroaching within any required yard, exclusive of eave and gutters noted above, so no encroachment permissions have been applied</i>			
Parking - <i>In accordance with the requirements of Section 18A of Hamilton Zoning By-law 6593</i> <i>Note: The proposed site plan notes a paved driveway, however does not identify any parking spaces or indicate intention to retain or remove the paved driveway. As such, a review of parking and associated provisions could not be carried out. In future submissions or applications, please identify and dimension any and all parking spaces and driveways. If the paved driveway will be removed, please indicate the proposed surface material.</i>			
Minimum Number of Parking Spaces [as per section 18A Table 1 of Hamilton Zoning By-law 6593]	2 parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room. <i>Determination: The existing dwelling was constructed prior to the enactment of Hamilton Zoning By-law 6593 and therefore requires no parking spaces. Since the secondary dwelling unit is not the fourth dwelling unit on the lot, it does not require any additional parking</i>	Although no parking is required, it is unclear if any parking spaces are proposed	Unable to Determine Compliance <u><i>Note: It is unclear whether the paved driveway is to be retained or demolished, and whether any parking spaces will be provided. Any parking spaces provided on the lot must meet the design standards of Section 18A</i></u>

6. Construction Approvals through a City of Hamilton Planning process do not confirm or establish conformity with the Ontario Building Code (OBC). It is the owner/applicant's responsibility to ensure compliance with the Ontario Building Code for the proposed Secondary Dwelling Unit.

In addition to other areas, the OBC compliance may include: Fire Department Access, type of construction permitted, maximum area(s) of permitted glazed openings, and distance separation requirements to the property lines for the Secondary Dwelling Unit as well at the principle dwelling on the property. Additional requirements around water and sewer servicing requirements shall also be taken into consideration and must comply with the Ontario Building Code and City of Hamilton municipal standards. Note, water and sewer services may be permitted to be connected through the existing dwelling on the property

however this may require additional upgrades to the existing water and or sewer services which could impose additional costs to the owner.

Any proposed construction is also subject to the issuance of building permits in the normal manner and possibly approvals from Growth Management and/or Public Works..

7. This review is based on the plans submitted with the application.

Yours truly

A handwritten signature in cursive script, appearing to read "Stuving", is written over a light gray rectangular background.

for the Manager of Zoning and Committee of Adjustment



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 Purchaser Owner
 Applicant Agent/Solicitor

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

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will be sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	156 Hess St N Hamilton ON L8R 2T3		
Assessment Roll Number	020.125.04180.0000		
Former Municipality	Hamilton		
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

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

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

SDU-D:setback from south property line 305mm

SDU-D:setback from east property line 203mm

SDU-D:separation from principal dwelling of 6096

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

there is limited space in the existing rear yard and the owners wish to maximize amenity of the useable space between the existing house and the proposed SDU

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
9144	30480	283m ²	9122

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
2.5 storey single family	1220	14900	1220 north 300 south	circa 1880

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
1 storey additional dwg	22000(Hess St N)	220	1220 north 300 south	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 dwg	102m ²	255m ²	2.5	9144

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SDU-D	45.3m ²	75m ²	1.5	6000

- 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)

SDU roof RWL to spill to

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+secondary dwelling unit-detached

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
single detached dwelling(north+south), office (east)

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
June 30 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:
100yrs [assumed]

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

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) neighbourhoods(subject to non dr

Please provide an explanation of how the application conforms with the Official Plan.
the SDU will fit unobtrusively with the character of the neighbourhood and add to the

7.6 What is the existing zoning of the subject land? D

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: D

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

If yes, please provide the file number: _____

7.10 If a site-specific Zoning By-law Amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?

Yes

No

7.11 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

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

11.4 Other Information Deemed Necessary

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