



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.:	FL/A-23:197	SUBJECT PROPERTY:	506 CONCESSION RD. 6 E, FLAMBOROUGH
ZONE:	A1, P7 (Agriculture, Conservation/Hazard Lands, Rural)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: **Owner:** DANIEL & BRITNEY BRAGAGNOLO
 Agent: SMPL DESIGN STUDIO C/O LINDSEY BRUCE

The following variances are requested:

1. New accessory structures shall be permitted within a "P7" Conservation/Hazard Land, Rural Zone instead of the regulation that no new buildings or structures shall be permitted within the "P7" Conservation/ Hazard Land, Rural Zone.
2. An existing building or structure shall be permitted to be demolished and rebuilt in any location on the lot instead of the requirement that existing buildings or structures that are demolished may be rebuilt provided that the setbacks to the building or structure which had existed prior to the passing of the by-law be maintained.

PURPOSE & EFFECT: To construct new geothermal and septic system structures on a lot containing a Single Detached Dwelling.

Notes:

1. Please be advised the variances have been written as requested by the applicant.
2. Please be advised it appears a new single detached dwelling is proposed, located within the "A1" Agriculture Zone. Insufficient information was determined zoning compliance. Additional variances may be required if zoning compliance cannot be achieved.
3. A portion of the property falls under conservation management. Please contact the Halton

Conservation Authority prior to any development.

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, August 24, 2023
TIME:	10:30 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

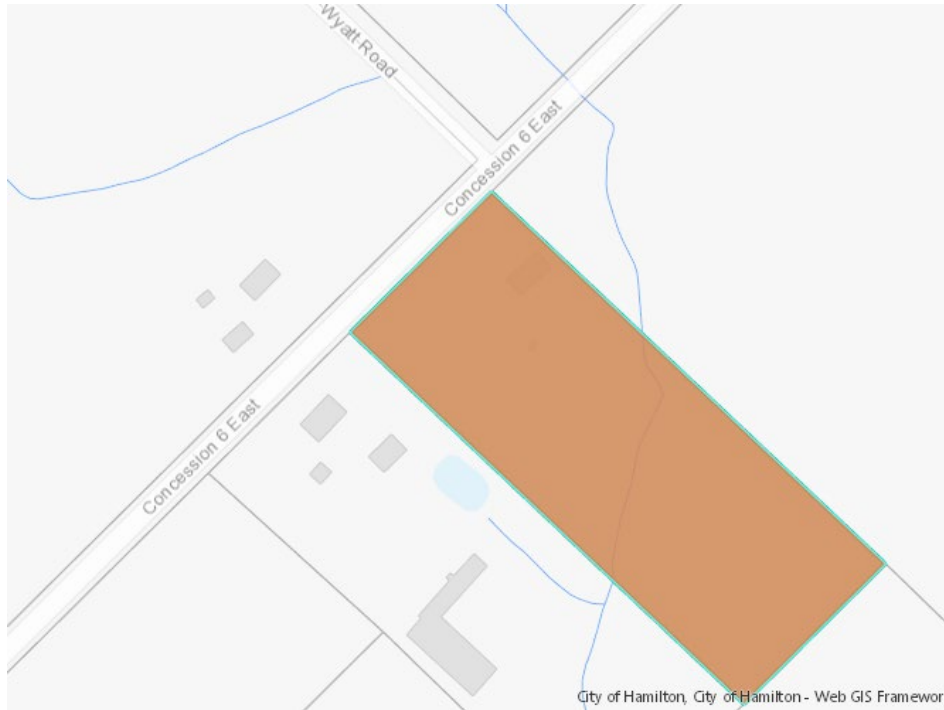
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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 FL/A-23:197, 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.

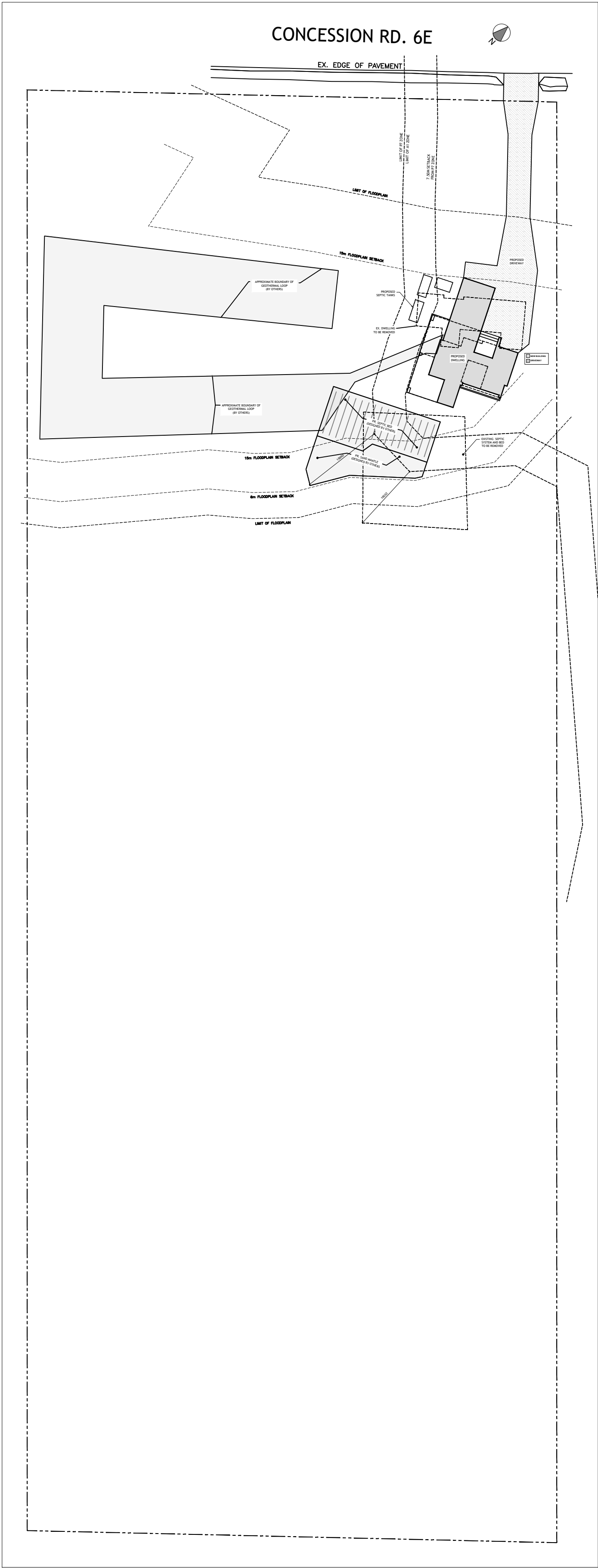
If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: August 8, 2023

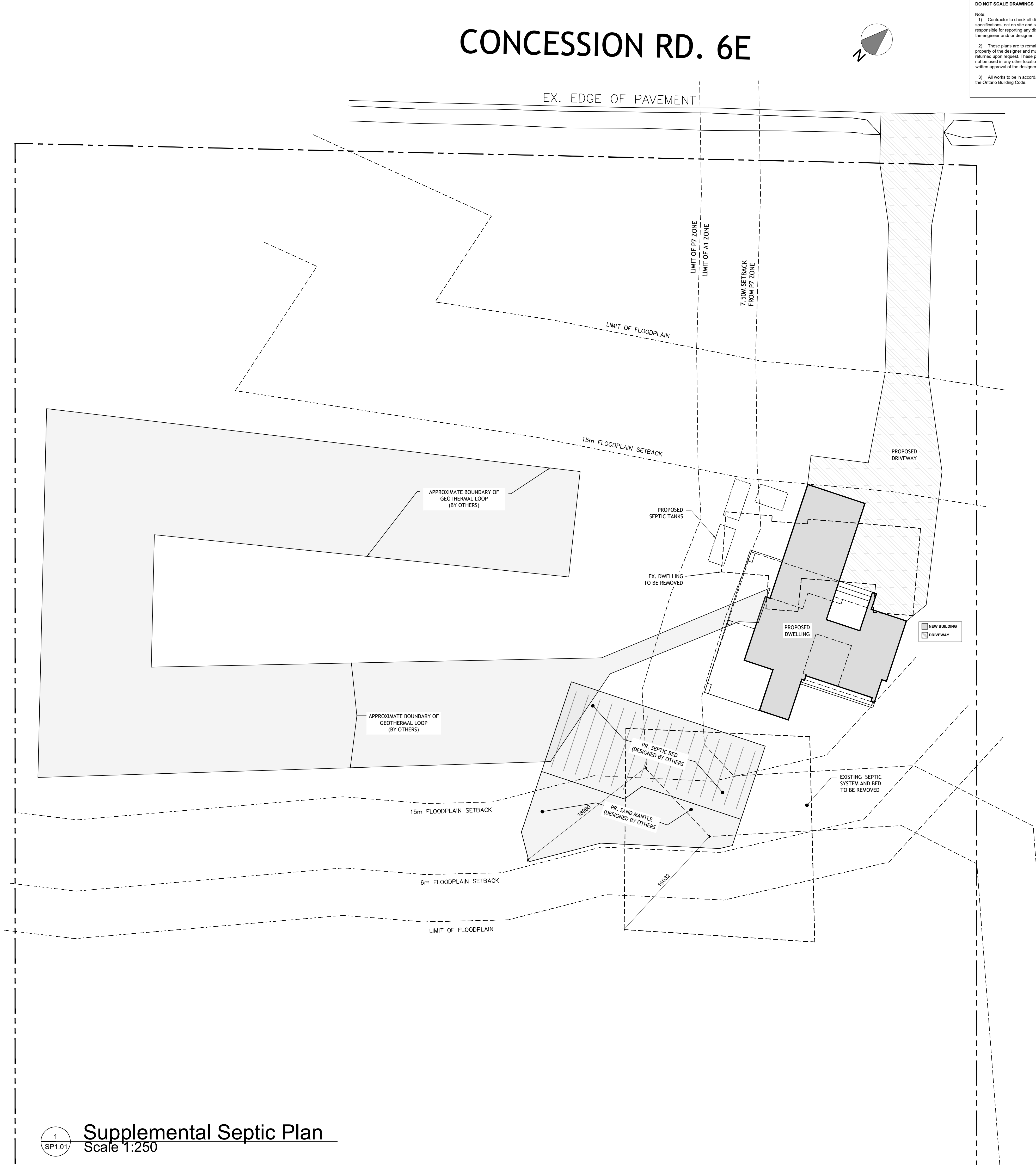
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.



2
SP1.01

Boundary Plan
Scale 1:750



1
SP1.01

Supplemental Septic Plan
Scale 1:250

DO NOT SCALE DRAWINGS

Note:

- 1) Contractor to check all dimensions, specifications, and on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
- 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.

smp DESIGN STUDIO

Drawing Submissions:	
Date:	Type:
2022.06.23	Engineering
2022.06.28	Updated Plans
2022.07.18	Permits
2023.05.23	R1

506 Concession Rd 6 E.
Millgrove, Ontario

In accordance with subsection 3.2.4. of Division C of the Building Code, I, the undersigned, and the firm is registered, in the appropriate classes/categories.

David Shouldice CSCO MAATO

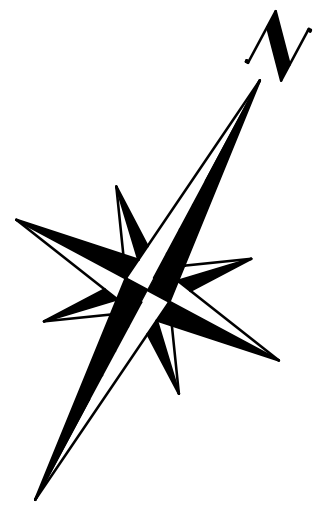
Reviewed By	JT
Drawn By	SCJ, EH
Plot Date	

Page
SP1.01

Proposed
Septic Plan

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of L.G. WOODS SURVEYING INC., is STRICTLY PROHIBITED.

METRIC
PLAN DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.



TOPOGRAPHIC SITE PLAN OF
PART OF LOT 3
CONCESSION 5
IN THE GEOGRAPHIC TOWNSHIP
OF EAST FLAMBOROUGH
IN THE
CITY OF HAMILTON

SCALE 1:1000
0 16 32 48 metres
L.G. WOODS SURVEYING INC.
2021

ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6

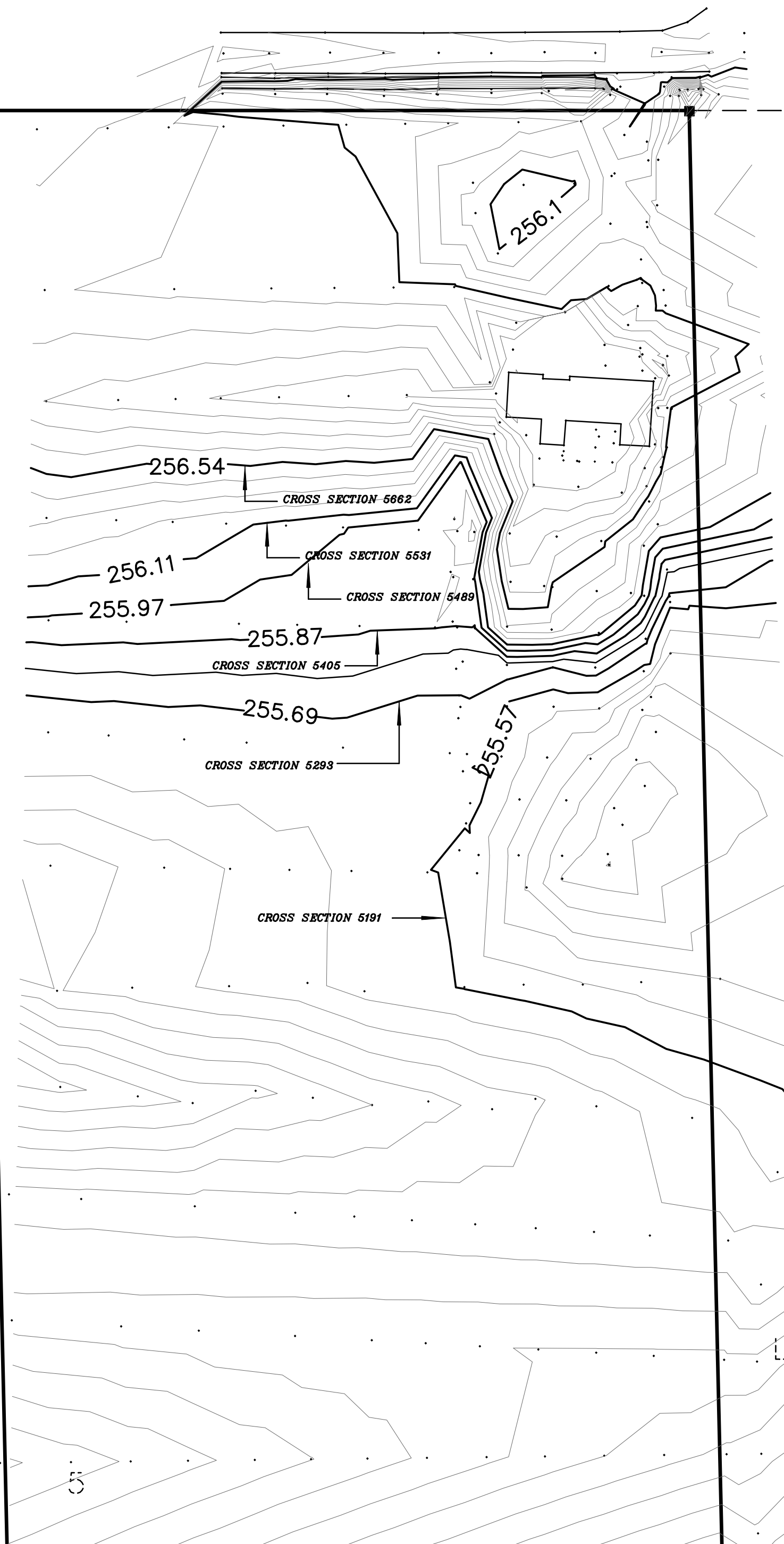
DEPOSITED PLAN No. 637 MISC.
PIPELINE EASEMENT

BEEFORTH ROAD

LOT 3

CONCESSION 5

TOWNSHIP OF EAST FLAMBOROUGH



LOT 3

L.G. WOODS SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
334 HATT STREET – DUNDAS DISTRICT
CITY OF HAMILTON, L9H 2H9
TEL (905) 627-0978 – FAX (905) 627-2818

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5

July 20, 2023

Committee of Adjustment
City Hall, 5th Floor,
71 Main Street West
Hamilton, ON L8P 4Y5
cofa@hamilton.ca

RE: Minor Variance Application – 506 Concession Rd. 6 E. Milgrove, ON L0R 1V0

smpl Design Studio is the authorized architectural consultant for the property owner of 506 Concession Road 6 East in the City of Hamilton. We are pleased to submit this application for a Minor Variance on their behalf.

The subject lands are designated Agriculture on Schedule D, Land Use Designations, in the Rural Hamilton Official Plan. This lot is dual zoned with the majority of it residing in the Conservation / Hazard Land Rural (P7) Zone, and small portion residing in the Agriculture (A1) Zone in Hamilton's Zoning By-law 05-200. The property is furthermore regulated by Conservation Halton and Staff have been consulted on this proposal. This 4.05 ha vacant lot fronts onto Concession Road 6 East and is surrounded by similar rural residential uses. The proposed development includes demolition of the existing 1-storey dwelling and septic, and construction of a new 2-storey dwelling, reconfiguring the driveway, new septic and geothermal heating loops.

This Minor Variance application is intended to achieve relief from Hamilton's Zoning By-law 05-200 with respect to the Conservation / Hazard Land Rural (P7) Zone to permit the development of the lands for the proposed replacement septic and geothermal heating.

The following minor variances are requested. Please revise the wording of the requested variances as required.

1. To permit a replacement accessory structure (septic) that does not maintain the existing setbacks and area of the existing accessory structure (septic); and,
2. To permit a new structure (geothermal loops), whereas no new structures are permitted.

The requested relief should be viewed in the context of this dual zoned lot. The majority of this 4.05ha lot is zoned P7, while only +-0.31ha is zoned A1. There are less restrictive regulations in the A1 zone pertaining to structures, however it is not possible to locate the proposed replacement septic and geothermal heating loops fully within the lands zoned A1 as the majority of this limited space is proposed to be occupied by the replacement dwelling and reconfigured driveway.

Due to the presence of the documented floodplain of Grindstone Creek on the subject lands, Conservation Halton was consulted regarding development restrictions. The conservation authority has reviewed the development proposal and on February 2, 2023 a permit was issued for the replacement dwelling, reconfigured driveway, septic replacement and installation of geothermal loops.

The requested relief in this context is minor and will result in a form of development that is in keeping with the character of the surrounding area and will contribute to a built form that is desirable for the appropriate development of the land. Given that all other regulations of the By-law are met with this proposal, the request is consistent with the Zoning By-law, and represents a use of land that is permitted in the City's Official Plan.

As such, the proposed variances satisfy the four tests as outlined in Section 45(1) of the *Planning Act* as the relief requested is minor in nature, is desirable for the appropriate development of the land, and meets the general intent and purpose of the Official Plan and Zoning Bylaw.

In support of our minor variance application, the following material is provided for review:

- Application Form, prepared by smpl Design Studio, dated June 28, 2023;
- Existing Survey, prepared by L.G. Woods Surveying Inc., undated;
- Site Plan, prepared by smpl Design Studio, dated May 23, 2023;
- Development Permit, prepared by Conservation Halton, dated February 2, 2023; and,
- Copy of cheque in the amount of \$3,735.00 payable to the City of Hamilton, dated June 28, 2023.

A cheque for the required Minor Variance fee was dropped off to City Hall. We look forward to working with staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Sincerely,



Lindsey Bruce
Director of Operations
lindsey@smpldesignstudio.com



Ava Barnett
Planning Technician
ava@smpldesignstudio.com

February 2, 2023

Daniel and Britney Bragagnolo
506 Concession Road 6 East
Millgrove, ON L0R 1V0

BY EMAIL ONLY (britneybragagnolo@gmail.com)

To Daniel and Britney Bragagnolo:

**Re: Septic replacement and driveway reconfiguration (minor grading) within 15m of the floodplain of Grindstone Creek, and the re-construction of a dwelling and installation of new geothermal loops within 30-120m of a PSW and wetland > 2ha
506 Concession Road 6 East
City of Hamilton
CH File: RAPP-8781**

Please find enclosed **Permit No. 8415** issued in accordance with *Ontario Regulation 162/06*, for the above noted development.

Staff have reviewed the following files regarding the above noted works:

- Pages From 506 Concession Road 6 E., Drawing Set: *A0.01; A2.01; a2.02; A2.03; A2.04; A3.01* prepared by SMPL Design Studio, received by Conservation Halton November 24, 2022, stamped approved February 2, 2023; and,
- *Site and Grading Plan [2 Pages]* prepared by WestX Inc. Civil Engineering received by Conservation Halton January 17, 2023, stamped approved February 2, 2023.

Conservation Halton (CH) regulates all watercourses, valleylands, wetlands, Lake Ontario and Hamilton Harbour shoreline and hazardous lands, as well as lands adjacent to these features. The subject property, 506 Concession Road 6 East, Hamilton is traversed by a tributary of Grindstone Creek and contains the flooding and erosion hazards associated with that watercourse. The property is also adjacent to the Flamborough Center Provincially Significant Wetland (PSW) Complex and contains a wetland which is greater than 2 hectares in size. CH regulates those hazards/features, plus a 15m regulatory allowance from the limit of the creek hazards and 120m from the limit of a PSW and wetlands >2 hectares in size, at this particular location. Permission is required from CH prior to undertaking any development within CH's regulated area and must meet CH's *Policies and Guidelines for the Administration of Ontario Regulation 162/06*.

The approved works involve the demolition and re-construction of a dwelling, the installation of new a geothermal loop system, the replacement of a septic system, and driveway reconfiguration (minor grading). CH reviewed a *Topographic Survey* in support of this application which delineated the extent of the flooding hazard on site. The wetland limits were not determined as part of this application as the floodplain and applicable policies are understood to be the greater hazard. The development meets Policies 2.25.2.4 and 2.39.4 of Conservation Halton's *Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Document*, last amended November 26, 2020.

Based on the above, this permit is approved with the following conditions:

- a. That CH be contacted immediately should any changes to the scope of works or details as identified on the stamped approved drawings be proposed. Note: Further review or additional information may be required to support changes.
- b. That effective sediment and erosion control measures be installed prior to starting work, maintained during construction and fully removed once all disturbed areas have been stabilized. That site conditions be monitored and that the sediment and erosion control measures be modified if site conditions warrant it.
- c. That disturbed areas be stabilized and restored immediately following the completion of construction to the satisfaction of CH.
- d. That excess fill (soil or otherwise) generated from the proposed works shall not be stockpiled or disposed of within any area regulated by CH, pursuant to *Ontario Regulation 162/06*.

Please be sure that you read and understand all conditions listed on the enclosed Permit (and included below). Please also note that contravention of a Permit, or the terms and conditions of a Permit, is considered an offence under Section 28(16) of the *Conservation Authorities Act*. It is your responsibility to ensure that any person working under the authority of this Permit is familiar, and complies with, the terms and conditions.

This Permit or a copy thereof as well as all approved drawings must be available at the site. Any changes to the approved design or installation methods must be reviewed and approved by CH staff prior to their implementation. This Permit is valid two years from the date it is issued.

Please be advised that should you have any objection to any of the conditions of the permit, you are entitled to request a hearing before the Authority, in accordance with Section 28(12) of the *Conservation Authorities Act*. A written notice of your request for a hearing must be received by staff within 30 days of the date of this letter. Please note that if a hearing has been requested, this permit approval is withdrawn until such time as the hearing results have been finalized and commencement of any site alteration must not occur until the results of the Hearing are determined.

We trust the above is of assistance in this matter. Should you require further information, please contact the undersigned at cconnolly@hrca.on.ca.

Sincerely,



Cassandra Connolly
Regulations Officer

Encl. 2

Cc: Building Department – City of Hamilton (Permit and Drawings)
SMPL Design Studio, Agent, lindsey@smpldesignstudio.com (Permit and Drawings)



2596 Britannia Road West
Burlington, ON L7P 0G3
Telephone: 905 336-1158 Fax: 905 336-6684

PERMIT #: 8415

FILE #: RAPP-8781
Formally: A/22/H/68

PERMIT

IN ACCORDANCE WITH SECTION 3 OF REGULATION 162/06, PERMISSION HAS BEEN GRANTED TO:

Owner's Name: Britney and Daniel Bragagnolo Phone: (905) 320-7200
Mailing Address: 506 Sixth Concession Road East, Millgrove ON L0R 1V0
Agent/Contractor: SMPL Design Studio Phone: (905) 599-7970
15 Colbourne Street, Hamilton ON L8R 2G2

Property Location: 506 Sixth Concession Road East
in the (City, Town, Township) of: Hamilton

This permit is for septic replacement and driveway reconfiguration (minor grading) within 15m of the floodplain of Grindstone Creek, and the re-construction of a dwelling and installation of new geothermal loops within 30-120m of a PSW and wetland > 2ha.

This permit is issued on this **2nd day of February, 2023**

Expires: **2nd day of February, 2025**

And is subject to the following conditions:

1. That the work to be carried out in accordance with plans submitted on November 24, 2022 & January 17, 2023 and stamped APPROVED by: Cassandra Connolly, Regulations Officer
2. see reverse
3. **This permit (including drawings stamped approved by Conservation Halton) or a copy thereof, must on site and be available for inspection.**

Conservation Halton may, at any time, withdraw any permission given under this regulation if, in the opinion of the Conservation Authority, the conditions of the permit are not complied with.

Authorized representatives of Conservation Halton may, at any time, enter lands and buildings, to make any surveys, examinations, investigations, and inspections to ensure that the works authorized by this Permit are being carried out in accordance with the terms of this Permit.

This permit does not preclude any approvals required by any other existing law and regulations.

Authorized by: Kellie McCormack on the 2nd day of February 2023
Kellie McCormack, MA, MCIP, RPP, Director, Planning and Regulations

2.

- a. That Conservation Halton be contacted immediately should any changes to the scope of works or details as identified on the stamped approved drawings be proposed. Note: Further review or additional information may be required to support changes;
- b. That disturbed areas be stabilized immediately following the completion of construction to the satisfaction of Conservation Halton;
- c. That effective sediment and erosion control measures be installed prior to starting work, maintained during construction and fully removed once all disturbed areas have been stabilized. That site conditions be monitored and that the sediment and erosion control measures be modified if site conditions warrant it; and
- d. That excess fill (soil or otherwise) generated from the proposed works shall not be stockpiled or disposed of within any area regulated by Conservation Halton, unless in conformance as per the approved plans, pursuant to Ontario Regulation 162/06.

MUNICIPAL CONSERVATION ROAD 6E

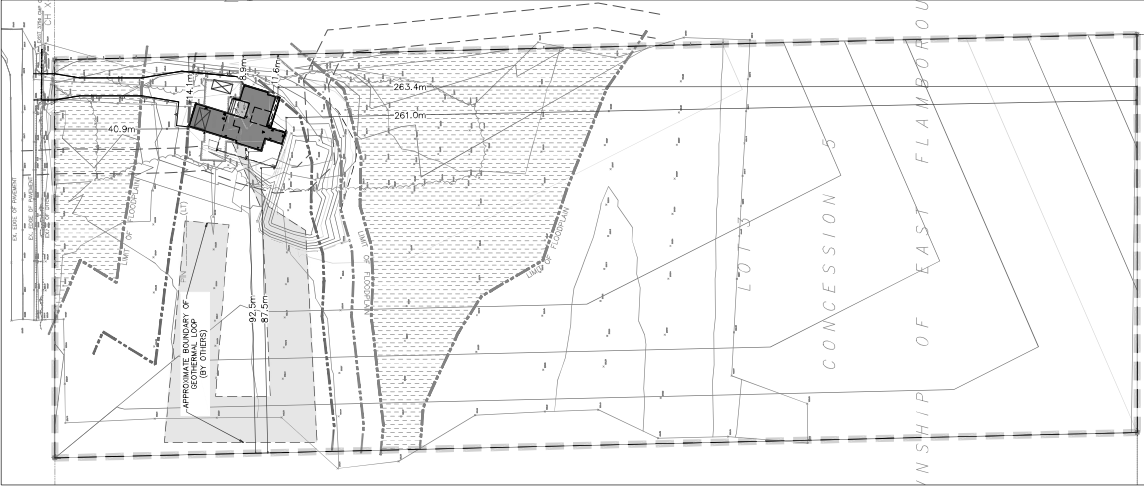
LEGAL DESCRIPTION
PART OF LOT 3, CONCESSION 5
TOWNSHIP OF EAST FLAMBOROUGH,
CITY OF HAMILTON,
ZONING
P7

SITE STATISTICS	BYLAW	PROPOSED
LOT WIDTH	30.0m (Min.)	122.06m
LOT AREA	4,000m ² (Min.)	4,059ha
LOT COVERAGE	—	1.04% (419.82m ²)
BLDG EXPANSION	10%	52.38% (EX-219.90m ²)
FRONT YARD SETBACK	10.0m	40.9m
REAR YARD SETBACK	10.0m	261.0m
SIDE YARD SETBACK	7.5m	5.9m
HEIGHT (PEAK OF ROOF)	10.5m	10.41m
PARKING SPACES	—	2
AVERAGE GRADE	—	257.08

GARAGE FLOOR ELEV: 257.05m
ROAD & ELEV: 256.75m (257.05-256.75 = 0.30m)
THEREFORE GFE = 0.3m ABOVE ROAD &

Point No.	Begin Elev (e1)	End Elev (e2)	Length (L)	Retained Length $\frac{e1 + e2}{2} \times L$
A - B	257.05	257.05	3.75	963.94
B - C	257.05	257.05	3.75	963.94
C - D	257.05	257.05	5.00	1285.25
D - E	257.05	257.05	5.00	1285.25
E - F	257.05	257.05	2.00	514.10
F - G	257.05	257.05	2.00	514.10
G - H	257.05	257.05	2.25	578.36
H - I	257.05	257.05	2.25	578.36
I - J	257.05	257.05	2.25	578.36
J - K	257.05	257.05	2.25	578.36
K - L	256.75	256.82	4.00	1027.14
L - M	256.75	256.82	4.30	1104.28
M - N	256.82	256.89	4.80	1233.02
N - P	256.89	257.05	4.80	1233.02
P - Q	257.05	257.08	2.00	514.32
Q - R	257.08	257.28	3.60	926.21
R - S	257.28	257.28	6.00	1543.68
S - T	257.28	257.28	6.00	1543.68
T - U	257.28	257.25	1.80	460.08
U - V	257.25	257.06	2.00	514.67
V - W	257.06	257.06	9.50	2443.07
W - X	257.06	257.06	5.00	1285.30
X - Y	257.06	257.06	5.00	1285.30
Y - Z	257.06	257.05	5.00	1285.28
Z - A	257.06	257.05	5.00	1285.28
Total			101.40	2957.08
Average Grade			Total Descend Length	295.08

HALTON REGION CONSERVATION AUTHORITY
APPROVED BY: 
DATE: 2023-02-02
Subject to the conditions provided on
PERMIT No.: 8415



PROPERTY BOUNDARY
SCALE: 1:750

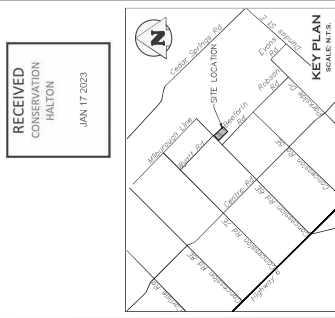
INSPECTION NOTES:

THE CONTRACTOR IS TO PROVIDE WESTY ENGINEERING WITH: 48 HOUR NOTICE OF ANY INSPECTIONS REQUIRED FOR THE PROJECT. WESTY ENGINEERING SHALL BE ON SITE FOR THE FOLLOWING MILESTONES:

1. FINAL GRADING (PRIOR TO LANDSCAPE WORKS)



SCALE: 1:250



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED FENCE
- PROPOSED MAJOR FLOW DIRECTION
- PROPOSED GRASSED SWALE
- PROPOSED 3:1 SLOPE AND BOTTOM OF SLOPE
- BUILDING ENVELOPE
- BUILDING ROOF OVERHANG
- BUILDING ENTRANCE (PERSONNEL DOOR)
- DRAINAGE ENTRANCE (OVERHEAD DOOR)
- DRAINAGE LOCATION AND DIRECTION (COMPLETE WITH SPASH PAD)
- PROPOSED AIR CONDITIONER UNIT
- AREA TO BE DEMOLISHED WITH 500
- SUMP PUMP
- OUTLAND FLOW PATHWAY
- SILT FENCE PER 0950 219.130
- SILT FENCE PER 0950 219.130
- LIMIT OF FLOODPLAIN

SURVEY NOTES:
DATE: APRIL 10, 2021
BY: J. L. WOODS SURVEY INC.
ACCESSION RECORDS: BLM NO. 1440007 AREAS CAP IN CONCRETE
ADJACENT TO THE CONCRETE FENCE AND THE INTERSECTION OF THE
LINE OF THE INTERSECTION OF THE FENCE RECORD BOUNDARY AND CONCRETE
ELEVATION: 222.140

DRAWING NOTES:
OF ANY PART OF IT WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE. STRICTLY
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE
CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF
THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF
THESE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF
CONTRACTOR PRIOR TO CONSTRUCTION.

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO
FEET BY DIVIDING BY 0.3048.

OA	ISSUED FOR SUBMISSION (ADDED ISOTHERMAL)	2023/DEC/13
OB	ISSUED FOR SUBMISSION	2022/NOV/23
NO	ISSUE / REVISION	1111/1111/00

Project: 506 CONCESSION RD 6E
MILLGROVE, ON

SITE AND GRADING PLAN

WESTY
Civil Engineering
1-888-365-3378
www.westyengineering.com

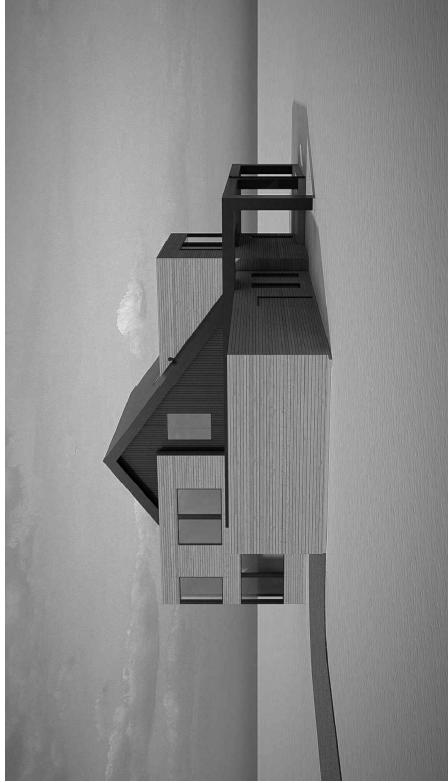
Drawn	PM	Design	WEST	Project No.	22-0114
Check	WEST	Scale	1:250	Sheet	1 of 2

506 Concession Rd. 6 E.,
Millgrove, Ontario

Project Description:
- New Construction

RECEIVED
CONSERVATION
HALTON
NOV 24 2022

HALTON REGION CONSERVATION AUTHORITY
APPROVED BY: 
DATE: 2023-02-02
Subject to the conditions provided on
PERMIT No.: 8415



Square Footage:
Basement 3219.84 ft² 299.13 m²
Main 2290.53 ft² 212.80 m²
Second 1556.52 ft² 144.88 m²
Garage 897.19 ft² 83.35 m²

Architectural Design Firm:
SMPL Design Studio
Address: 15 Colborne St.
Hamilton, Ontario
Postal: L8R 2G2
Phone: 905-529-7675

Structural Engineer:
Centric Engineering
Address: 1594 N Rutledge Park,
London Ontario
Postal: N6H 5L6
Phone 519-963-0444

HVAC Designer:
Pedi Enterprises Inc.
Address: 32 Church St. Unit 308,
Schomberg Ontario
Postal: L0G 1T0
Phone: 416-594-8041



In accordance with subsection 2.4.4. of Division C of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.
David Shoullice CBCO M.A.T.O.
Firm B.C.N. 31829
Individual B.C.N. 19818

Revised By: JT
Drawn By: SCL
Pkg Date:
Page
A0.01

Cover Page

506 Concession Rd 6 E.
Millgrove, Ontario

Company Information:
Name: SMPL DESIGN STUDIO
Address: 15 Colborne St.
Hamilton, Ontario
Postal: L8R 2G2
Phone: 905-529-7675
Fax: 905-529-7675
Email: info@smpldesignstudio.com
Website: www.smpldesignstudio.com

SMPL DESIGN STUDIO

In accordance with subsection 3.24, of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 19618 Firm BCIN: 31829

David Shouldice CBCC MAATO

506 Concession Rd 6 E.
Millgrove, Ontario



Year	Type
2022.06.23	Engineering
2022.06.28	Updated Plans
2022.07.18	Permits

RECEIVED
CONSERVATION
HALTON
NOV 24 2022

HALTON REGION CONSERVATION AUTHORITY

APPROVED BY: [Signature]

DATE: 2023-02-02

Subject to the conditions provided on

PERMIT No.: **8415**

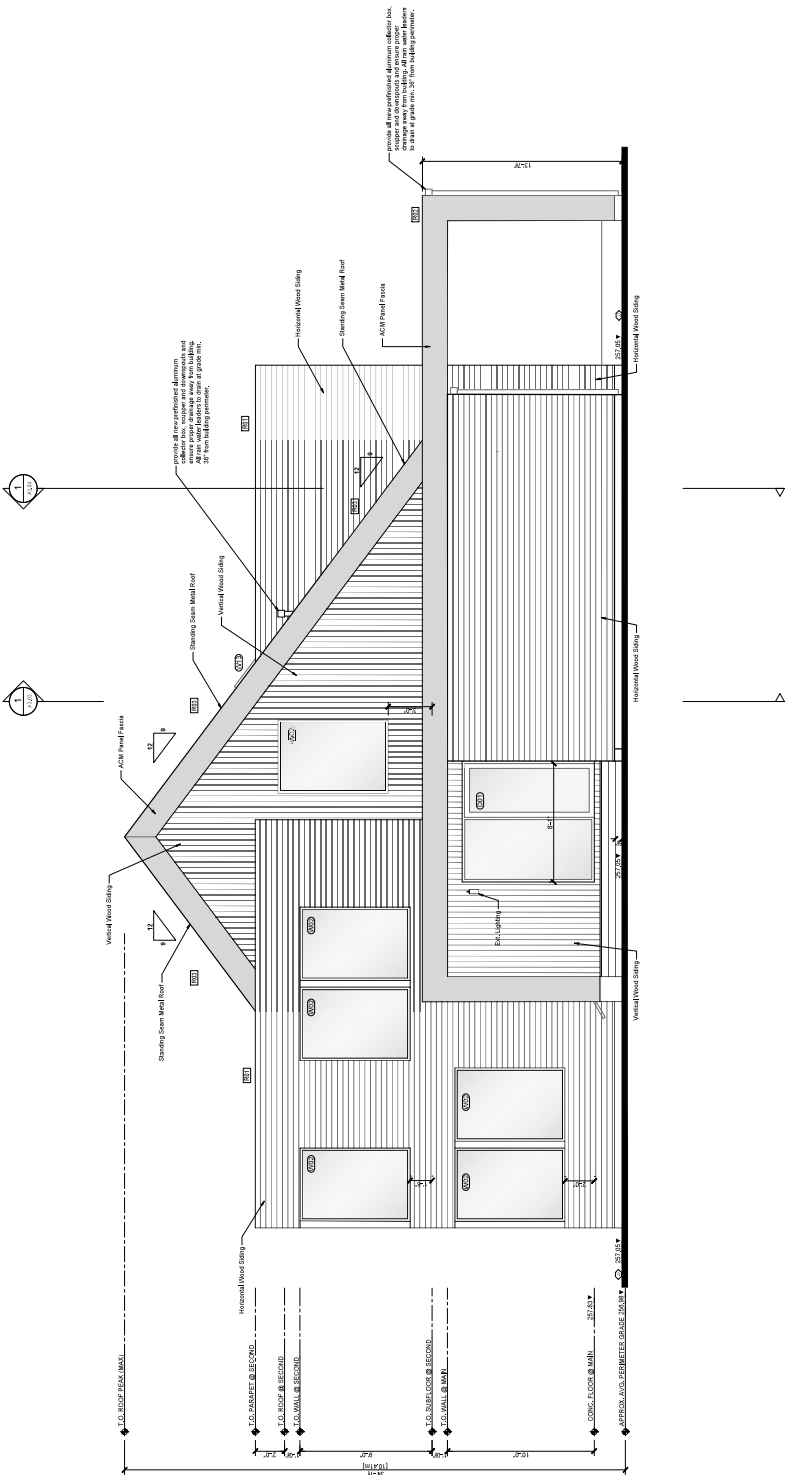
DO NOT SCALE DRAWINGS

Name _____

1) Contractors to check all dimensions and specifications, and to advise the architect of any need for clarification or correction, before proceeding with the work.

2) The drawings are to remain the property of the architect and must be returned upon request. These drawings are to be used in any other location without the written approval of the architect.

3) All work is to be in accordance with the Ontario Building Code.



DO NOT SCALE DIMENSIONS

Notes:
1. All dimensions are in feet and inches.
2. All materials shall be as specified in the schedule of materials.
3. All work shall be in accordance with the Ontario Building Code.
4. The owner shall be responsible for obtaining all necessary permits.
5. The contractor shall be responsible for obtaining all necessary permits.
6. The contractor shall be responsible for obtaining all necessary permits.

HALTON REGION CONSERVATION AUTHORITY

APPROVED BY: 

DATE: 2023-02-02

Subject to the conditions provided on

PERMIT No.: 8415

RECEIVED
CONSERVATION
AUTHORITY
HALTON
NOV 24 2022

smp! DESIGN STUDIO

Company Information
Name: smp! DESIGN STUDIO
Address: 506 Concession Rd 6 E.
Millingrove, Ontario
L7R 4K1
Phone: (905) 881-1111
Email: info@smp!design.com

506 Concession Rd 6 E.
Millingrove, Ontario

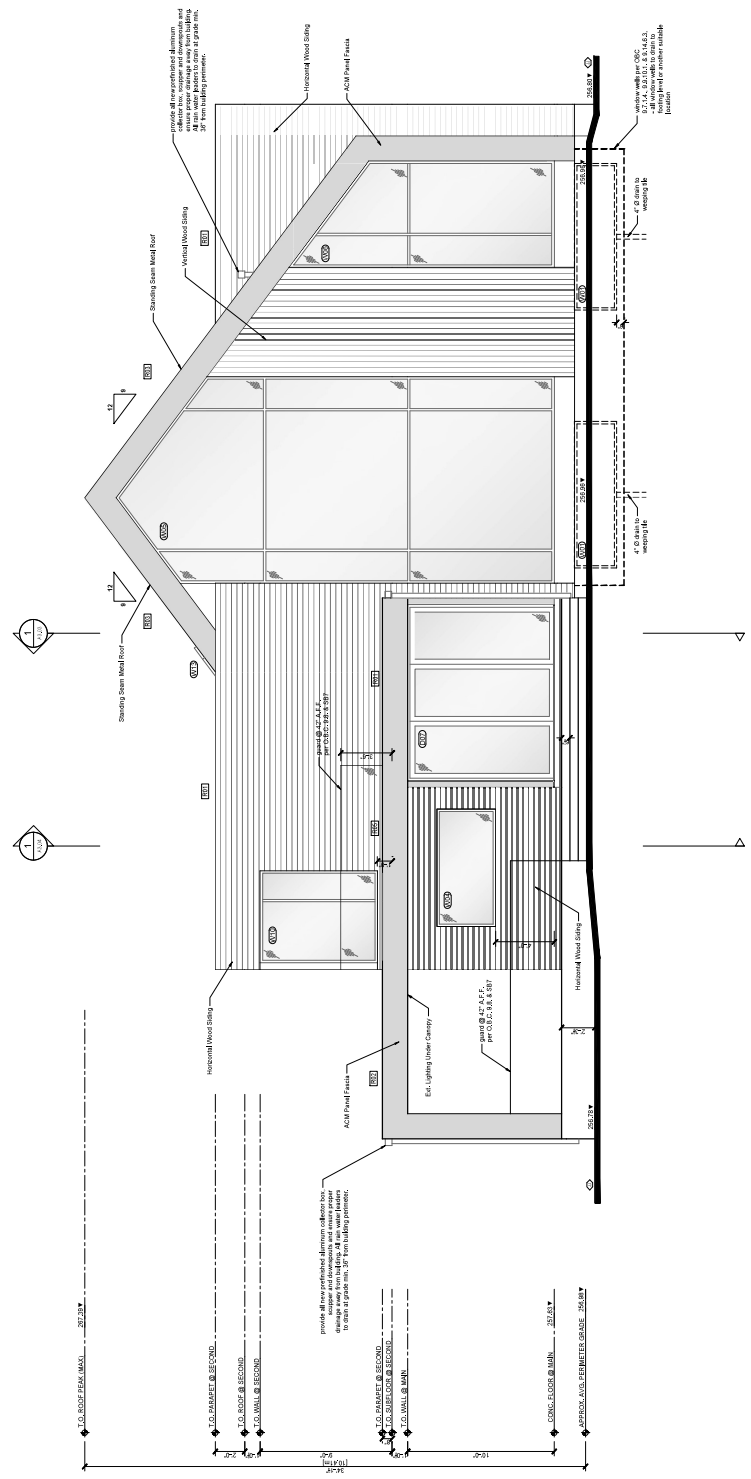
Reviewed By: JT
Drawn By: SCL
Date: 2023-02-02

Page
A2.03

Elevation

In accordance with subsection 2.4.4 of Division C of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

David Shoullice CBCO MAAO
Firm BCIN: 31829
Individual BCIN: 19818



Rear Elevation
Scale 1/4"=1'-0"

NOT TO SCALE DIMENSIONS

Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the face of the wall or floor.
3. All dimensions are to the center of the door or window.
4. All dimensions are to the center of the window or door.
5. All dimensions are to the center of the window or door.
6. All dimensions are to the center of the window or door.
7. All dimensions are to the center of the window or door.
8. All dimensions are to the center of the window or door.
9. All dimensions are to the center of the window or door.
10. All dimensions are to the center of the window or door.

HALTON REGION CONSERVATION AUTHORITY

APPROVED BY: 

DATE: 2023-02-02

Subject to the conditions provided on

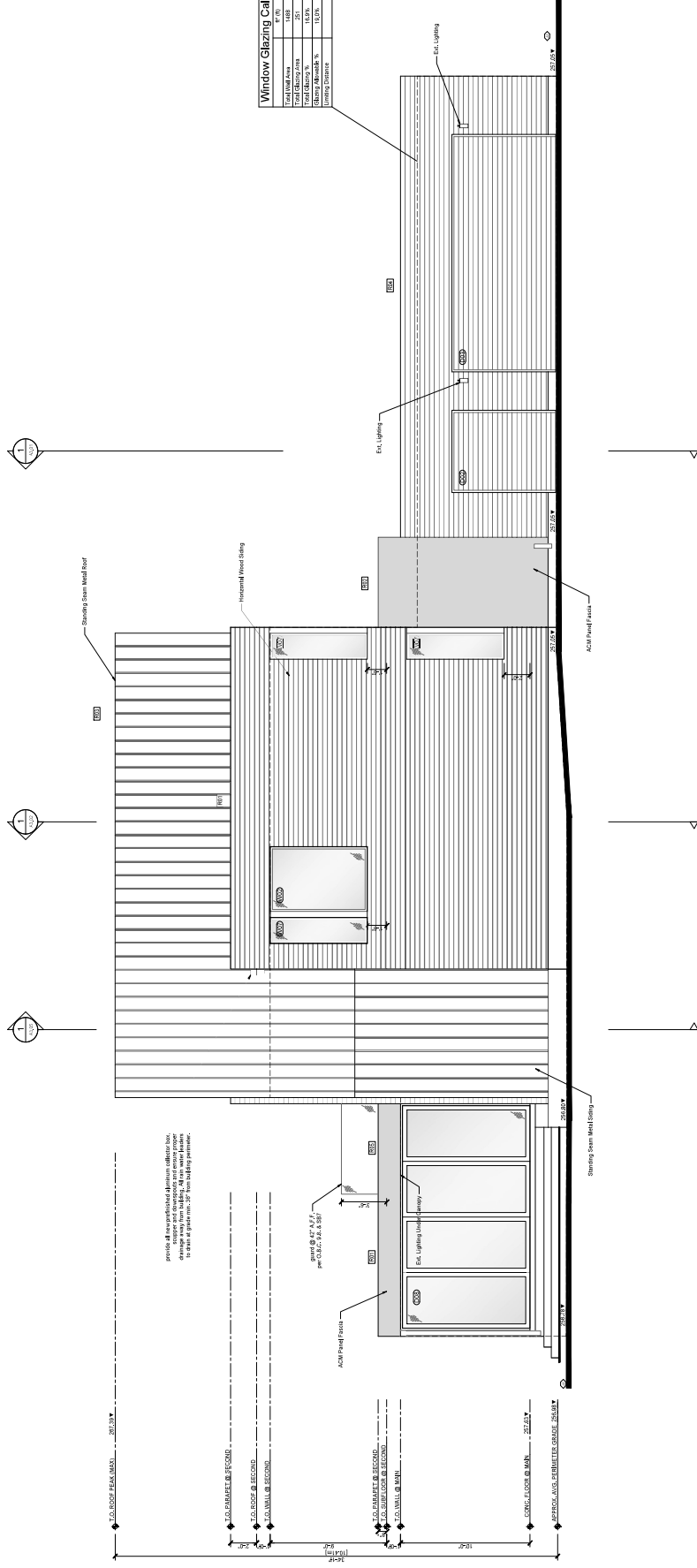
PERMIT No.: 8415

RECEIVED
CONSERVATION
HALTON
NOV 24 2022

smp! DESIGN STUDIO

Company Information
Name: smp! DESIGN STUDIO
Address: 506 Concession Rd 6 E.
City: Milligrove, Ontario
Province: ON
Postal Code: L0A 1H0
Phone: (905) 709-1118
Email: info@smp!design.com

Window Glazing Calculations	
Total Glazing Area	14.40 m ²
Total Glazing Area	155.40 ft ²
Total Glazing Area	25.1
Total Glazing Area	15.40
Total Glazing Area	15.40
Total Glazing Area	15.40
Total Glazing Area	15.40
Total Glazing Area	15.40
Total Glazing Area	15.40
Total Glazing Area	15.40



506 Concession Rd 6 E.
Milligrove, Ontario

Reviewed By: JT
Drawn By: JGJ
Date: 2023-02-02

Page
A2.04

Elevation

In accordance with subsection 3.2.4. of Division C of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

David Shoullice CIBC MAAO
Firm BCIN: 19818
Individual BCIN: 31829

Side Elevation 002
Scale 1/4"=1'-0"

In accordance with subsection 2.4.4 of Division C of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

DAVID SHOULICE CBCC MAAO
Firm BCIN: 31829
Individual BCIN: 19818

506 Concession Rd 6 E.
Millgrove, Ontario

Drawn By: JT
Checked By: SJJ
Date: 2022-07-18

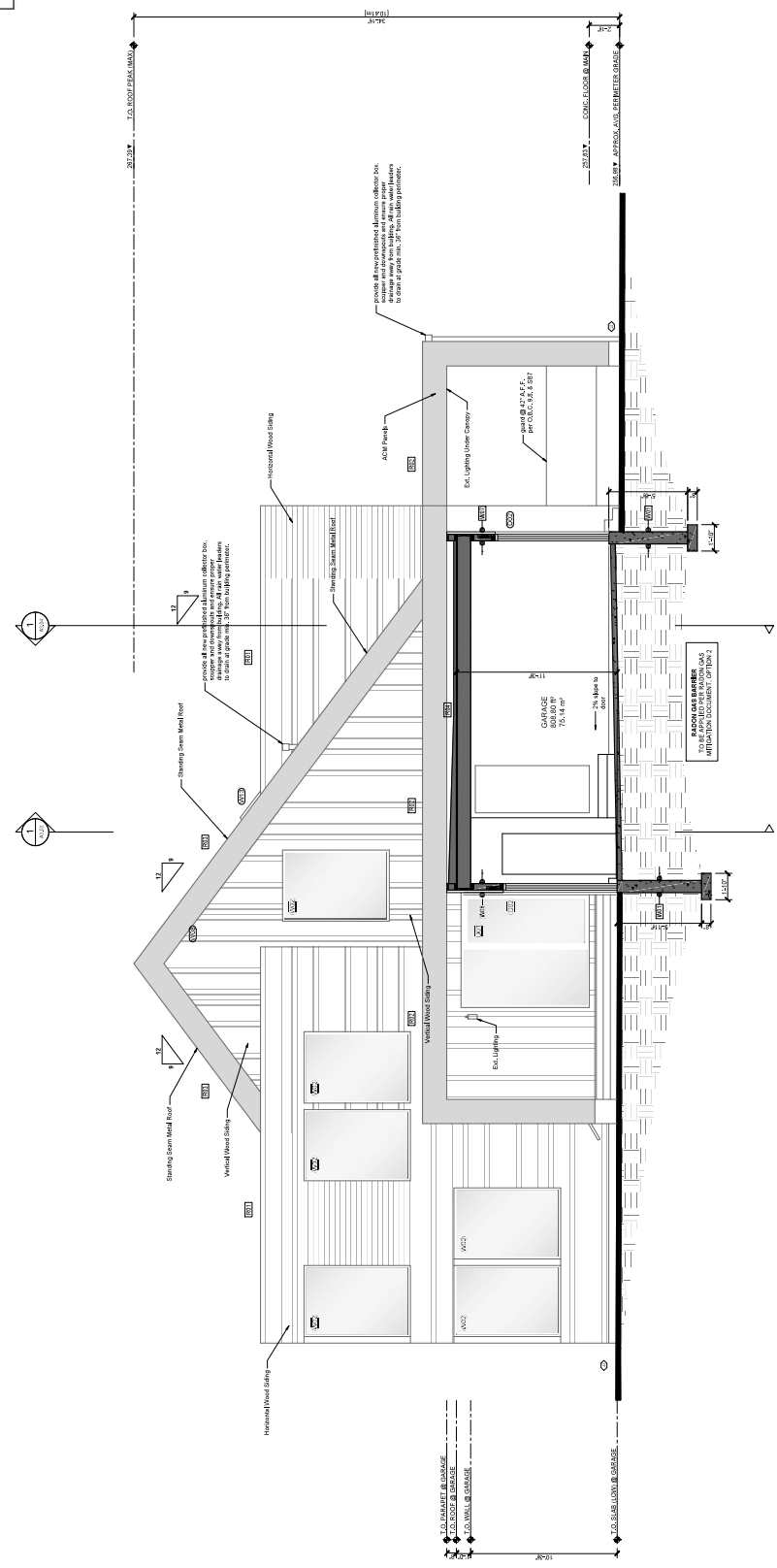
Designation: Type
Date: 2022-06-23
Drawing: Engineering
Project: Millgrove

smp! DESIGN STUDIO

RECEIVED
HALTON
NOV 24 2022

HALTON REGION CONSERVATION AUTHORITY
APPROVED BY:
DATE: 2023-02-02
Subject to the conditions provided on
PERMIT No.: 8415

NOT TO SCALE DIMENSIONS
Notes:
1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the wall or the centerline of the footing.
3. All dimensions are to the finished surface of the material.
4. All dimensions are to the exterior face of the wall or the exterior face of the footing.
5. All dimensions are to the exterior face of the wall or the exterior face of the footing.
6. All dimensions are to the exterior face of the wall or the exterior face of the footing.



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 ☒ AgentSolicitor

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

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

1.5 All correspondence may be sent by email ☒ Yes* ☐ No

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

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	506 Concession Road 6 E Milgrove ON L0R 1V0		
Assessment Roll Number	25183035100340000000		
Former Municipality	Geographic Township of East Flamborough		
Lot	Part of Lot 3	Concession	5
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

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

☐ Yes ☒ No

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

N/A

3. PURPOSE OF THE APPLICATION

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

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

3.1 Nature and extent of relief applied for:

- 1) To permit a replacement accessory structure (septic) that does not maintain the setbacks and area of the existing accessory structure (septic) (7.7.2.3 (iv)).
- 2) To permit a new geothermal structure, whereas no new structures are permitted (7.7.2.2 a)).

☐ Second Dwelling Unit ☒ Reconstruction of Existing Dwelling

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

Lot is dual zoned. It is mostly zoned P7 and a small portion is zoned A1. The new dwelling and reconfigured driveway are proposed to remain in the A1 zone, and a portion of the new septic is proposed in the A1 zone, however this area is not large enough to accommodate the entire new septic system or the proposed geothermal.

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

☐ Yes ☒ No

If yes, please provide an explanation:

N/A

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
122.06m	332.01m	4.05ha	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
Dwelling	44.69m	274.79m	7.13m (N)	
Septic	72.60m	232.91m	20.56m (N)	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Dwelling	40.9m	261.0m	8.9m (N)	
Septic	66.76m	242.27m	26.95 (N)	
Geothermal	+33.56m	+252.28m	+9m (S)	

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
Dwelling	219.9m2	219.9m2	1	Unknown
Septic	612.35m2	N/A	N/A	N/A

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Dwelling	307.32m2	367.94	2	10.41m
Septic	464.52m2	N/A	N/A	N/A
Geothermal	+2,170.14m2	N/A	N/A	N/A

- 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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

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:

Longstanding use.

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

Rural Hamilton Official Plan designation (if applicable): Agriculture (Schedule D)

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) N/A

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

Proposal represents a use of land that is permitted in the Rural Hamilton Official Plan.

7.6 What is the existing zoning of the subject land? P7 & A1 (05-200)

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: P7 & A1 (05-200)

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

☐ Yes

☒ No

If yes, please provide the file number: N/A

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

☐ Yes

☐ No

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):

Please see cover 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
