



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-23:210	SUBJECT PROPERTY:	183 DALEWOOD AVENUE, HAMILTON
ZONE:	"C" (Urban Protected Residential, Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 95-02

APPLICANTS: **Owner:** NICK WAGNER & KATERINA SEMENOVA
 Agent: SUITE ADDITIONS INC. C/O ANDY TRAN

The following variances are requested:

1. To permit a maximum Gross Floor Area of 201.15 square metres whereas the by-law permits a maximum Gross Floor Area of 159.99 square metres.

PURPOSE & EFFECT: So as to permit the conversion of an existing detached garage to a secondary dwelling unit - detached to complement the existing Single Detached 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, September 7, 2023
TIME:	9:15 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

HM/A-23:210

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

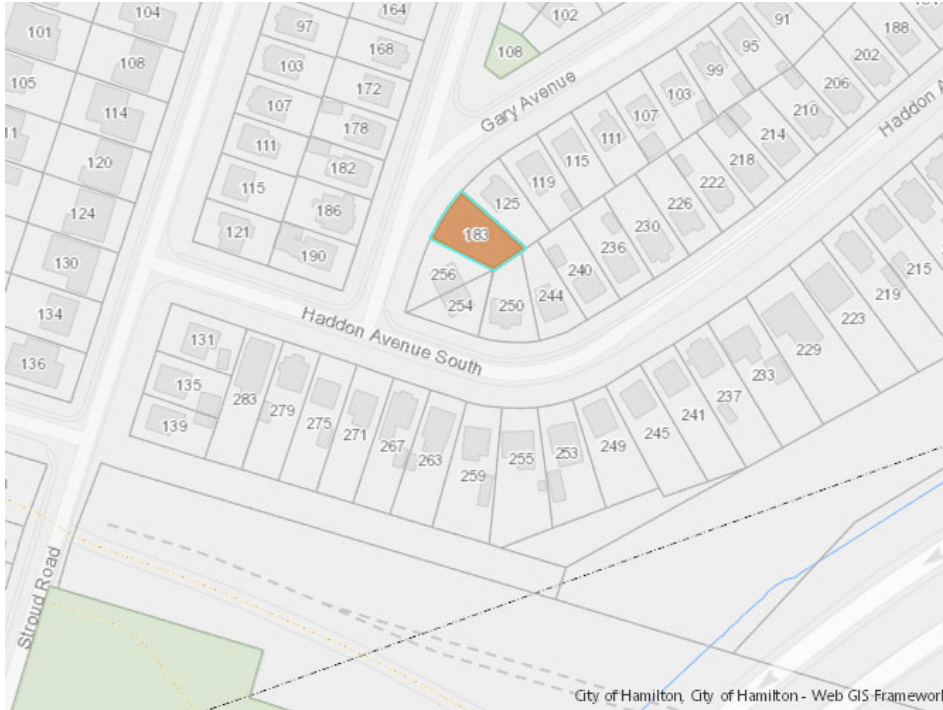
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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-23:210, 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: August 22, 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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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.

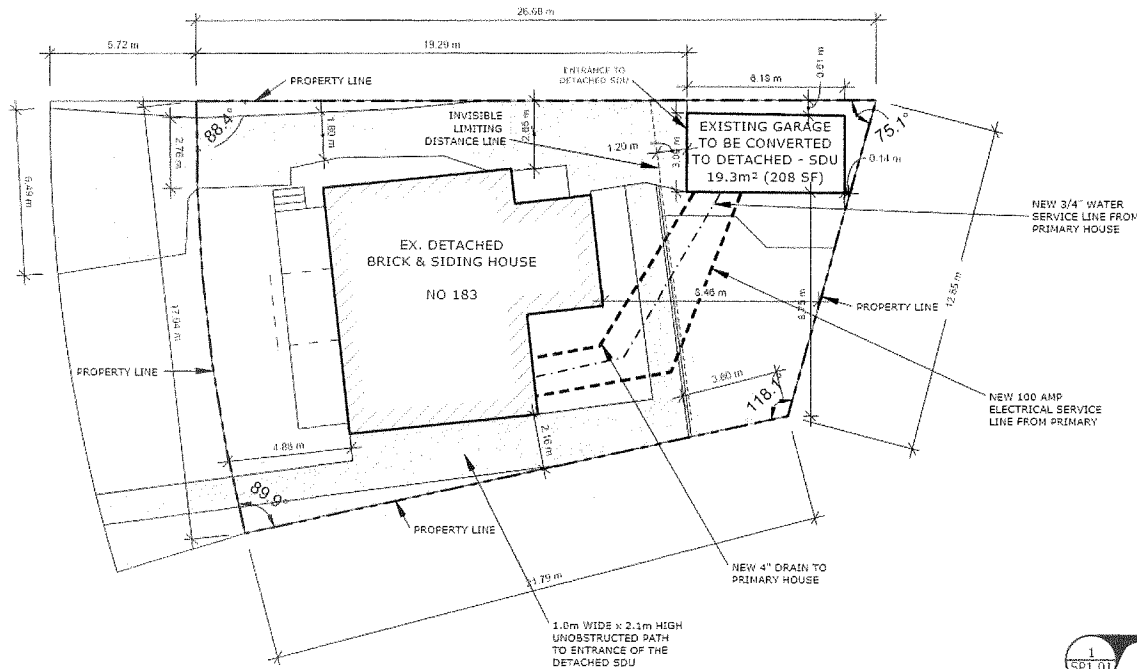
2. In person Oral Submissions

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.

DALEWOOD AVENUE



SITE PLAN :

BASED ON SURVEY PROVIDED BY IBW SURVEYORS - MAR 15, 2023 - LOT 52 PLAN 757

SUITE ADDITIONS INC. ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SURVEY PROVIDED BY HOMEOWNER.

THIS SITE PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSES.

NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES

FRONT YARD SETBACK
 LANDSCAPED AREA = 497 SF = 56.99%
 HARD SURFACE AREA = 257 SF = 44.24%



SITE PLAN

SCALE: 1 : 192

1
SP1.01

SITE INFORMATION & STATISTICS:

ADDRESS	183 DALEWOOD AVENUE, HAMILTON, ON. L8S 1Z5		
NEIGHBOURHOOD	URBAN PROTECTED RESIDENTIAL		
LOT NUMBER	52		
PLAN NUMBER	767		
ZONING TYPE	C/S-1335 C/S-1335a		
LOT AREA	3827 SF		
LOT FRONTAGE	55' - 11"		
DESCRIPTION			
FLOOR AREAS	ALLOWED	EXISTING	PROPOSED
SDU - DETACHED	-	19.29 m ²	NO CHANGE
MAIN UNIT	-	205.87 m ²	NO CHANGE
SETBACKS			
FRONT (N)	-	2.65m	NO CHANGE
SIDE (E)	-	8.46m	NO CHANGE
BACK (S)	-	2.16m	NO CHANGE
SIDE (W)	-	4.88m	NO CHANGE

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE 2012.
2. ALL DIMENSION ARE MEASURED TO ROUGH FRAMING OR TO MASONRY SURFACES UNLESS OTHERWISE NOTED.
3. ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS.
4. CONTRACTOR IS TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK.
5. READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
6. ELEVATION REFERENCES ARE BASED ON 100'-0" = 131.70m GEODETIC ELEVATIONS AS NOTED ON A1 SITE PLAN.
7. ALL DIMENSION MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION. ANY INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFORM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
9. PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
10. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCED NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
11. REFER TO LANDSCAPING PLAN FOR PLANTING CONFIRM LAYOUT WITH LANDSCAPE CONTRACTOR.
12. DESIGNER NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.
13. EXISTING DRAIN PATTERNS TO REMAIN.

EXISTING STRUCTURE NOTE:

OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO ANY WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO SUITE ADDITIONS INC. PRIOR TO ANY WORK. OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK.

BUILDING CODE COMPLIANCE NOTE:

THESE DRAWINGS DO NOT REPRESENT A COMPREHENSIVE AND EXHAUSTIVE GUIDE FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE. IT IS ASSUMED THAT THE CONTRACTOR HAS REASONABLY SUFFICIENT KNOWLEDGE OF THE ONTARIO BUILDING CODE IN ORDER TO PERFORM ALL WORK AS PER THESE DRAWINGS IN SUCH A WAY THAT WILL COMPLY WITH ALL ASPECTS OF THE OBC AND WILL NOT CONTRAVENE ANY OTHER APPLICABLE LAWS.

SUITE ADDITIONS INC.
 3-2175 Brimley Rd, Suite 807
 Toronto, ON, M1S 3L6
 Tel: 416-525-2628
 Email: contact@suiteadditions.com



Contractor must verify all dimensions and be responsible for reporting any discrepancies to Suite Additions Inc. before commencing with work. The drawing is an instrument of service and shall remain the property of Suite Additions Inc. the copyright of this drawing and work executed from the same being reserved. Do not scale drawings.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

Andy Tran

Andy Tran - Signature
 Individual BCIN: 102774
 Firm: Suite Additions Inc.
 Firm BCIN: 102497

PROJECT:
 ADU DETACHED - GARAGE CONVERSION

ADDRESS:
 183 DALEWOOD AVENUE,
 HAMILTON, ON, L8S 1Z5

CLIENT: KATERINA SEMENOVA

DRAWN BY: ANDY TRAN / BOBBY POULSEN

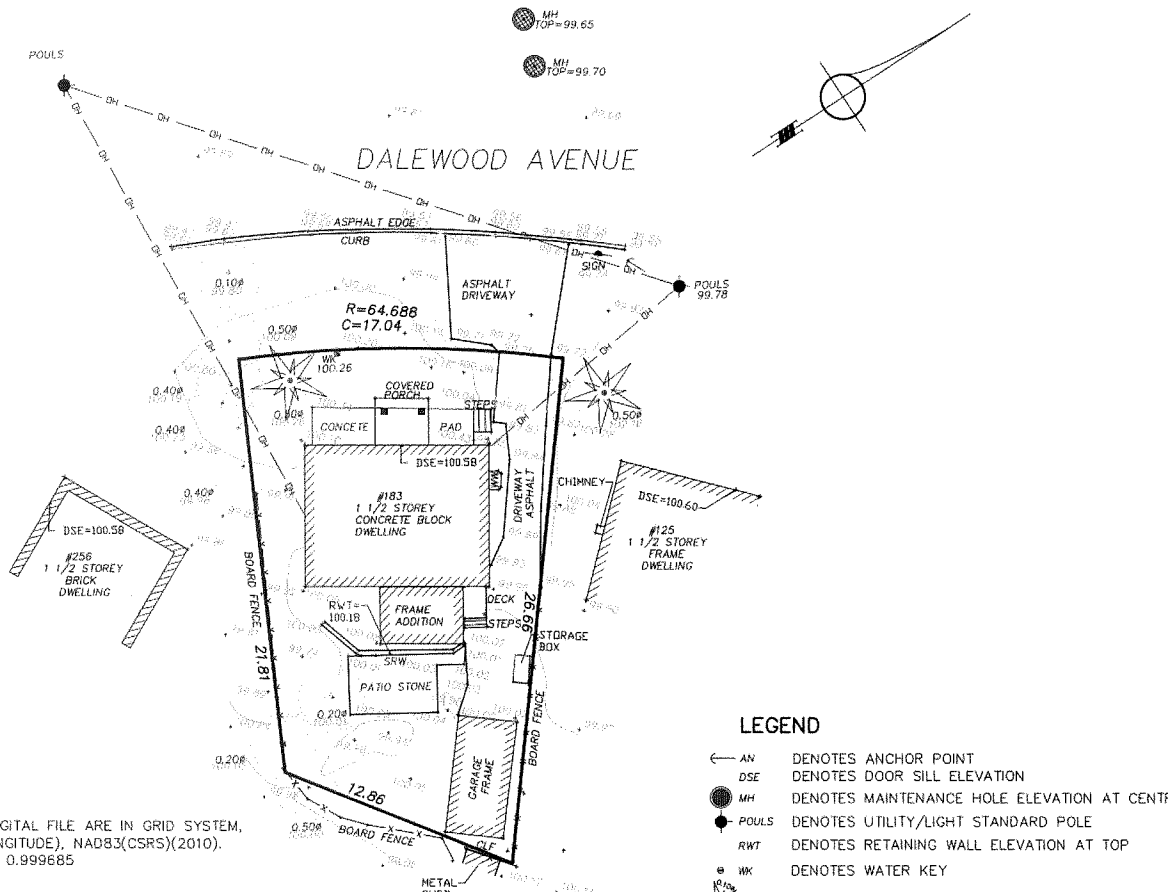
ISSUE DATE: MAR 22, 2023
RE-ISSUE DATE: JUN 12, 2023 / AUG 1, 2023

DESCRIPTION:
 SITE PLAN, SITE STATISTICS AND DRAWING LIST (METRIC)

SCALE: 1 : 192

DRAWING NO.:

SP1.01



COORDINATES

COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)(2010). COMBINED SCALE FACTOR = 0.999685

CONTOURS

CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

ELEVATIONS

ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF HAMILTON BENCHMARK 0011965U028 AND HAVING A GEODETIC ELEVATION OF 99.644 METRES.

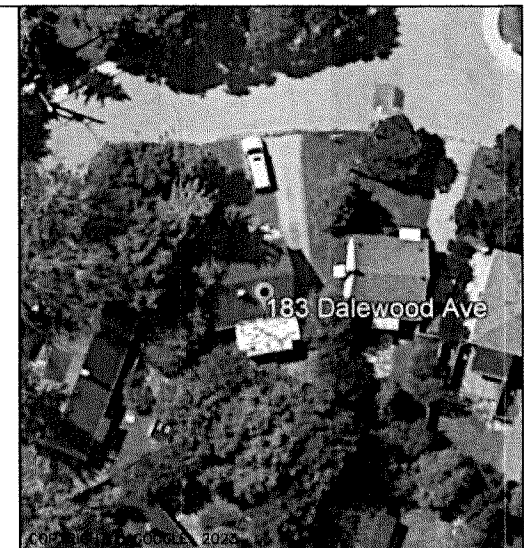
DISTANCE NOTES – METRIC

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

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999686.

LEGEND

- ← AN DENOTES ANCHOR POINT
- DSE DENOTES DOOR SILL ELEVATION
- MH DENOTES MAINTENANCE HOLE ELEVATION AT CENTRE
- POULS DENOTES UTILITY/LIGHT STANDARD POLE
- RWT DENOTES RETAINING WALL ELEVATION AT TOP
- WK DENOTES WATER KEY
- CT DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
- DT DENOTES DECIDUOUS TREE W/TRUNK DIAMETER
- SE DENOTES SPOT ELEVATION
- CLF DENOTES CHAIN LINK FENCE
- WW DENOTES WINDOW WELL
- SRW DENOTES STONE RETAINING WALL
- OH- DENOTES OVERHEAD UTILITY WIRES



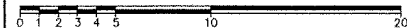
KEY PLAN – NOT TO SCALE

IMAGERY

AERIAL IMAGERY SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT DEPICT CURRENT FEATURES.

COPYRIGHT © IBW SURVEYORS LTD. 2023
 TOPOGRAPHIC BASE PLAN OF
183 DALEWOOD AVENUE
CITY OF HAMILTON

SCALE 1 : 250 METRES



CAUTION

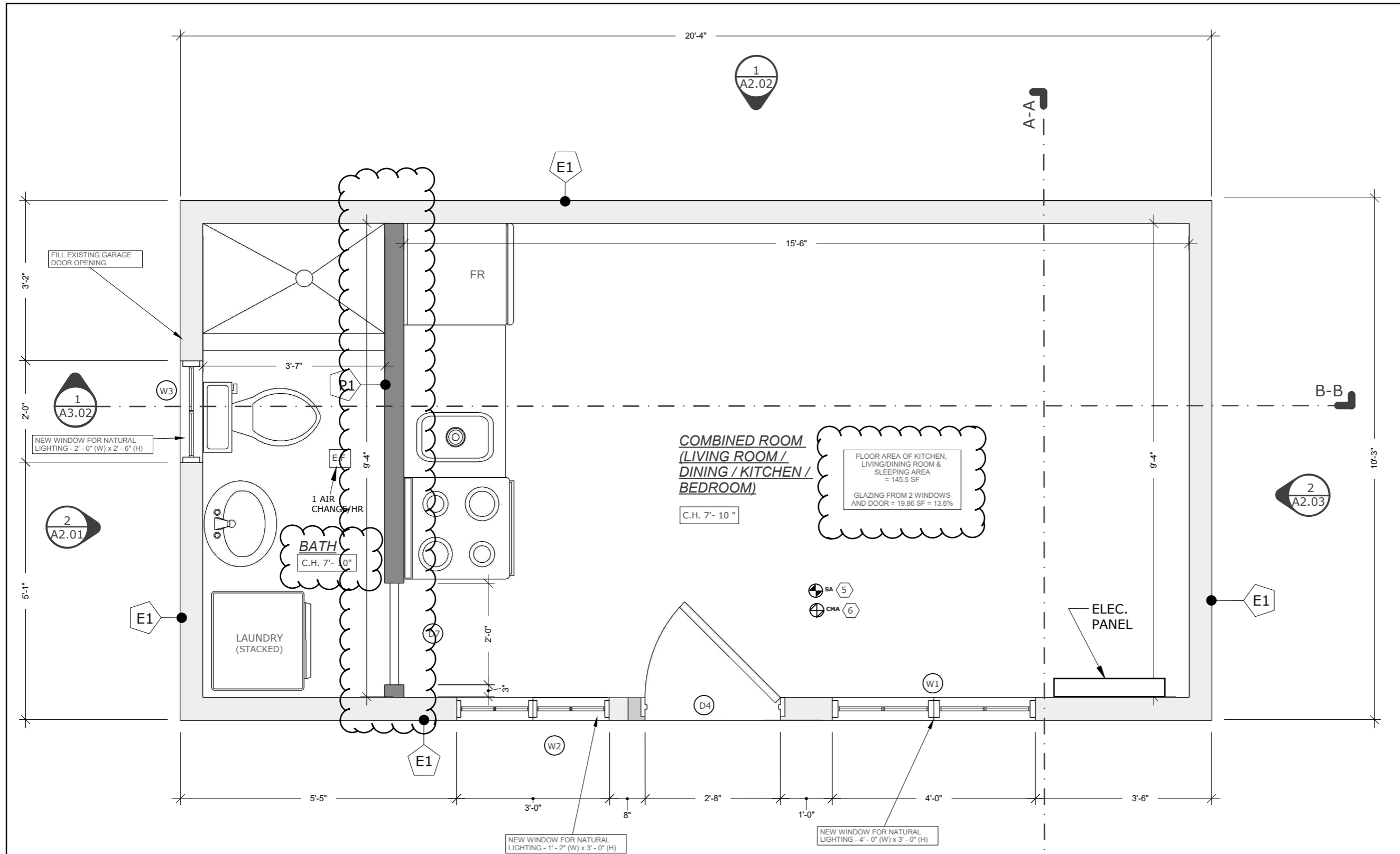
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.



IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: SS | DRAWN BY: DS | CHECKED BY: M | PLOT DATE: MARCH 20, 2023
 FILE NAME: A-039557-20230215DS

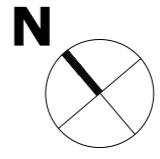
rev.	Date	Initials	Imported into file	Remarks	rev.	Date	Initials	Imported into file	Remarks
1	2023/02/10	DS	-	TOPIC DRAFT	3	2023/03/20	DS	-	ADDED LOT LINE AND DISTANCES
2	2023/02/15	DS	-	TOPIC CORRECTIONS	4	2023/03/20	DS	-	



PLANS LEGEND	
BATH	ROOM NAME
[E.F.]	EXHAUST FAN
[2]	SPECIFICATION TAG (SEE P. A6)
[SA]	SMOKE ALARM
[CMA]	CARBON MONOXIDE ALARM
[F.D.]	FLOOR DRAIN
[C.H. 7'-0"]	CEILING HEIGHT
[C]	STRUCTURAL COLUMN
[---]	STRUCTURAL BEAM OR WALL
[P.S.]	PLUMBING STACK
[W.M.]	WATER METER

WALL SCHEDULE (SEE A1.06)					
[Pattern]	FOUNDATION WALL	[Pattern]	WALLS TO BE REMOVED	[Pattern]	EXISTING WALLS TO REMAIN
[Pattern]	- NOT TO BE REMOVED	[Pattern]	- ANY STRUCTURAL WALLS TO BE CONFIRMED BY CONTRACTOR BEFORE REMOVAL	[Pattern]	- 2 x 4 STUD WALLS TO REMAIN - MAY BE FINISHED WITH NEW GYPSUM BOARD
[Pattern]		[Pattern]		[Pattern]	NEW INTERIOR WALLS
[Pattern]		[Pattern]		[Pattern]	- STUD WALLS - SEE DRAWING FOR ASSEMBLY DETAILS
[Pattern]		[Pattern]		[Pattern]	NEW EXTERIOR WALLS (R20)
[Pattern]		[Pattern]		[Pattern]	- 2x4 STUD WALLS @ 16" O.C. 2" AWAY FROM WALL
[Pattern]		[Pattern]		[Pattern]	W/ R30 INSULATION AND 6 MIL AIR/VAPOR BARRIER
[Pattern]		[Pattern]		[Pattern]	- 1/2" REGULAR GYPSUM BOARD

PROPOSED MAIN FLOOR PLAN
SCALE: 1/2" = 1'-0"



SUITE ADDITIONS INC.
3-2375 Brimley Rd, Suite 807
Toronto, ON, M1S 3L6
Tel: 416-525-2628
Email: contact@suiteadditions.com

SUITE ADDITIONS

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Andy Tran
Andy Tran - Signature
Individual BCIN: 102774
Firm: Suite Additions Inc.
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PROJECT:
ADU DETACHED - GARAGE CONVERSION

ADDRESS:
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CLIENT: KATERINA SEMENOVA

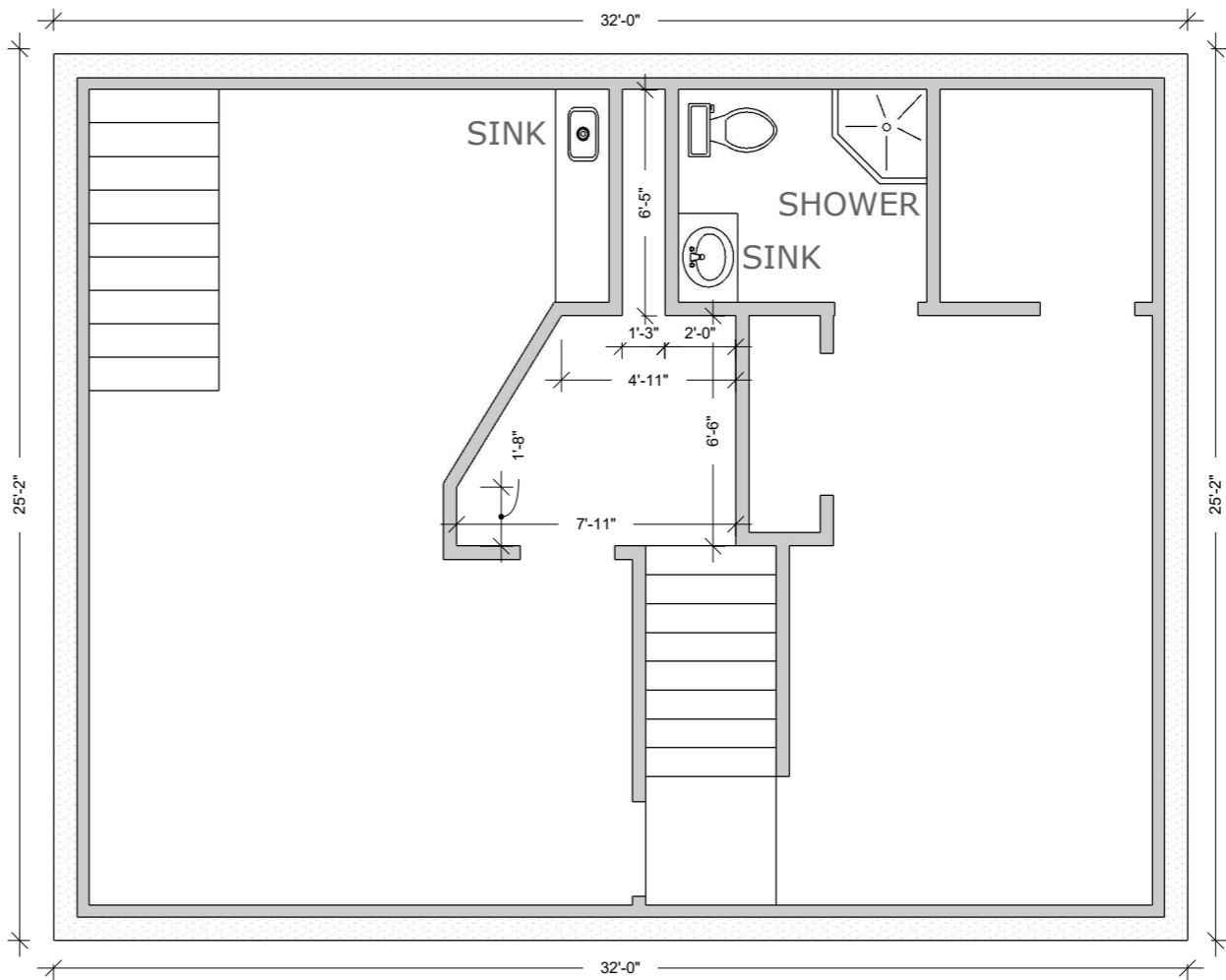
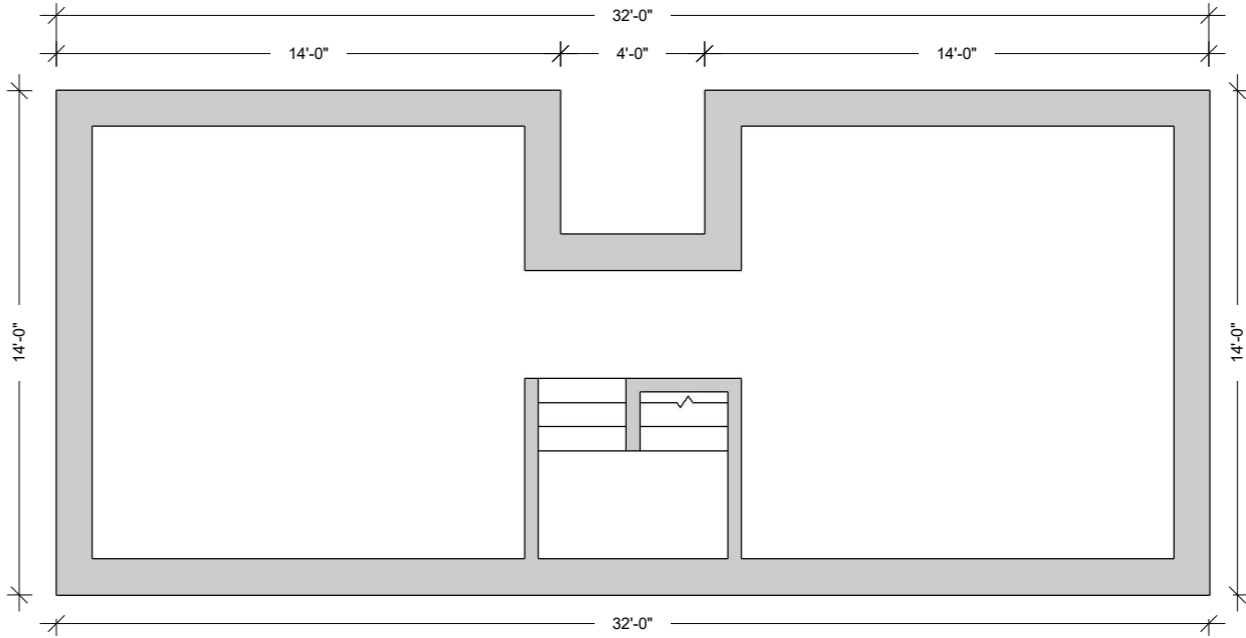
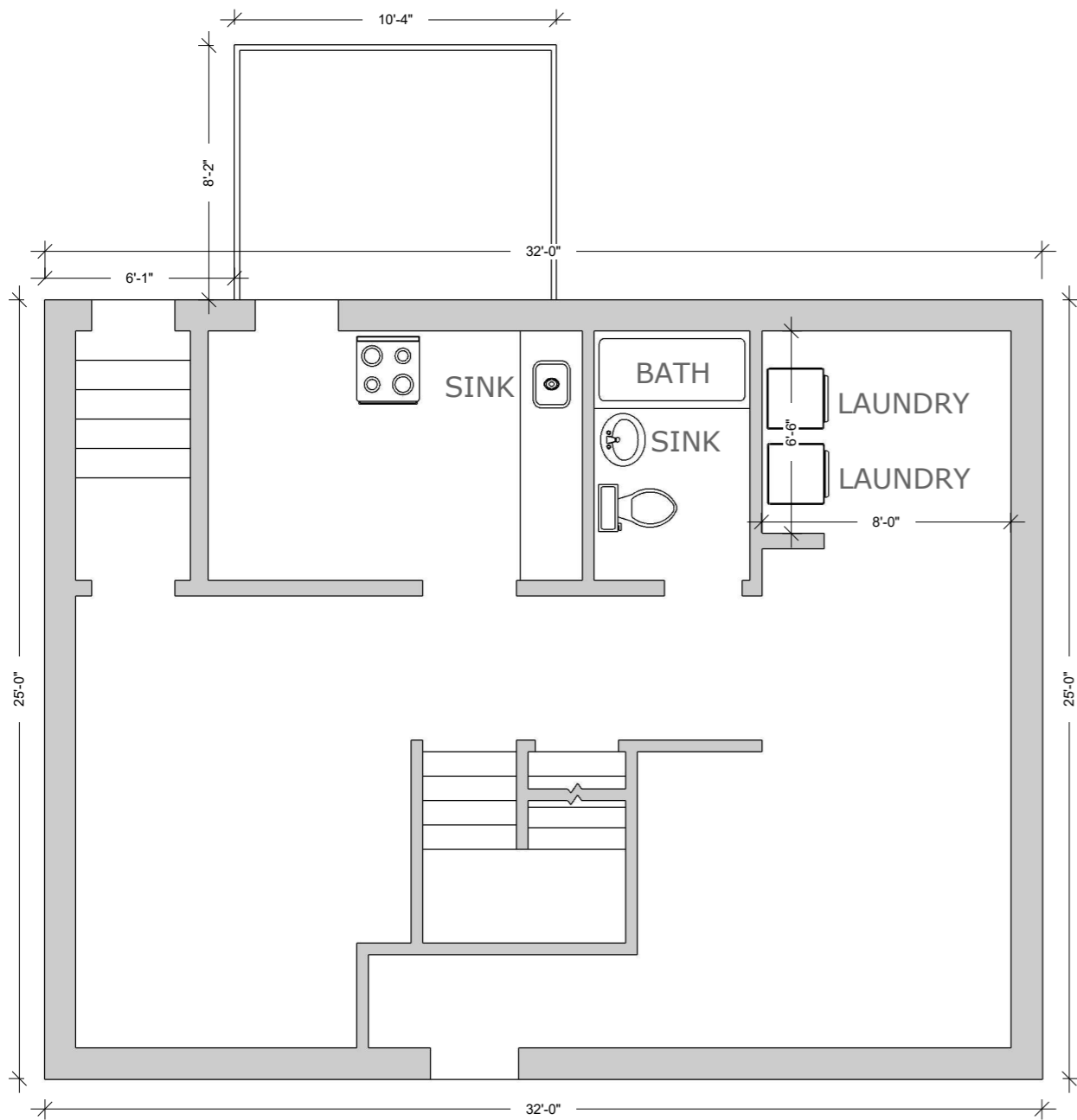
DRAWN BY: ANDY TRAN /
BOBBY POULSEN

ISSUE DATE: MAR 22, 2023
RE-ISSUE DATE: JUN 12, 2023

DESCRIPTION:
PROPOSED MAIN LEVEL FLOOR PLAN

SCALE: 1/2" = 1'-0"

DRAWING NO:
A1.02



EXISTING MAIN FLOOR

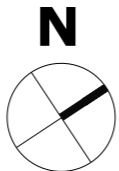
EXISTING SECOND FLOOR

EXISTING BASEMENT

EXISTING HOUSE FLOOR PLANS

SCALE: 3/16"=1'-0"

1
A1.03



SUITE ADDITIONS INC.
3-2375 Brimley Rd, Suite 807
Toronto, ON, M1S 3L6
Tel: 416-525-2628
Email:
contact@suiteadditions.com



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Andy Tran - Signature
Individual BCIN: 102774
Firm: Suite Additions Inc.
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PROJECT:
ADU DETACHED - GARAGE
CONVERSION

ADDRESS:
183 DALEWOOD AVENUE,
HAMILTON, ON, L8S 1Z5

CLIENT: KATERINA SEMENOVA

DRAWN BY: ANDY TRAN /
BOBBY POULSEN

ISSUE DATE: MAR 22, 2023
RE-ISSUE DATE: JUN 12, 2023

DESCRIPTION:
EXISTING HOUSE FLOOR PLANS

SCALE: 3/16"= 1'-0"

DRAWING NO:
A1.03



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: info@cityofhamilton.ca

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

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	NICK WAGNER KATERINA SEMENOVA
Applicant(s)	NICK WAGNER KATERINA SEMENOVA
Agent or Solicitor	ANDY TRAN SUITE ADDITIONS INC.



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 sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	183 DALEWOOD AVENUE, HAMILTON, ON L8S 1Z5		
Assessment Roll Number			
Former Municipality	HAMILTON		
Lot	52	Concession	
Registered Plan Number	767	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:

Requesting gross floor area of all structures to have a floor area ratio of 0.64 in order to convert existing detached garage to detached SDU. Current requirement is 0.45 as per zoning by-law no. 6593 amendment S1335A - 1(b)

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The existing structures currently on property has already exceeded floor area ratio factor of 0.45. Requested new floor area ratio of 0.64 is existing condition.

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
17.04 m	21.79 m	355.57 m ²	9.35 m

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SINGLE DETACHED DWELLING	4.88 m	8.46 m	2.16 m / 2.65 m	08/01/1940
DETACHED GARAGE	19.29 m	0.14 m	0.61 m / 8.75 m	02/06/1995

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SINGLE DETACHED DWELLING	4.88 m	8.46 m	2.16 m / 2.65 m	08/01/1940
DETACHED ADU (EX. GARAGE)	19.29 m	0.14 m	0.61 m / 8.75 m	02/06/1995

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SINGLE DETACHED DWELLING	82.13 m ²	205.87 m ²	2	8 m
DETACHED GARAGE	19.36 m ²	19.36 m ²	1	4.5 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SINGLE DETACHED DWELLING	82.13 m ²	205.87 m ²	2	8 m
DETACHED ADU (EX. GARAGE)	19.36 m ²	19.36 m ²	1	4.5 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
 other means (specify)
-

4.6 Type of sewage disposal proposed: (check appropriate box)

publicly owned and operated sanitary sewage

system privately owned and operated individual

septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

provincial highway

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year _____

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

SINGLE DETACHED DWELLING WITH DETACHED ATTACHED DWELLING UNIT

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

SINGLE DETACHED DWELLING

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

MAY 8, 2020

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:

SINCE CONSTRUCTION - OVER 80 YEARS

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.

7.6 What is the existing zoning of the subject land? URBAN PROTECTED RESIDENTIAL

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: URBAN PROTECTED RESIDENTIAL

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: 2

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

PLEASE SEE ATTACHED SITE PLAN AND SURVEY WITH EXISTING SINGLE DETACHED DWELLING AND PROPOSED DETACHED ADDITIONAL DWELLING UNIT (GARAGE CONVERSION)

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
