



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.:	GL/A-23:278	SUBJECT PROPERTY:	474 PROVIDENT WAY, GLANBROOK
ZONE:	“RM-3 284(B)” (Residential Multiple)	ZONING BY-LAW:	Zoning By-law former Township of Glanbrook 464, as Amended

APPLICANTS: **Owner:** THE MBTW GROUP C/O MICHAEL HANNAY
 Agent: CACHET MDRE (MOUNT HOPE) INC.

The following variances are requested:

1. As to permit the development for Street or Block Townhouses containing a total of 106 units fronting either a condominium road, Spitfire Drive, or Provident Way notwithstanding that; For the purpose of the regulations contained in Section 11.12 of the Glanbrook Zoning By-law No 464, the boundary of Block 264 according to registered Plan 62M-1275 shall be deemed to be the lot line for this purpose and the regulations of the RM3-284(B) Zone, Section 44 including by not limited to the lot area, lot frontage, lot depth, lot coverage, parking and building setbacks, shall apply and be from the boundaries of Block 264 according to Registered plan 62M-1275 and not the individual property boundaries of the dwelling units created by registration of a condominium plan or created by Part Lot control.
2. To permit a 3.5 metres setback from the northerly block boundary to the front or side façade of a townhouse dwelling, and 6.0m to the rear façade of a townhouse dwelling whereas the by-law permits 3.5 metres from the northerly block boundary to the front façade of a townhouse dwelling.
3. To permit a minimum side yard setback of 3.0 metres from the southerly block boundary to the side or front façade of a townhouse dwelling whereas the by-law permits a 3.0 metres setback to the side façade of a townhouse dwelling only.

PURPOSE & EFFECT: As to permit the development of a total of 106 street or block townhouses.

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, November 16, 2023
TIME:	10:20 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

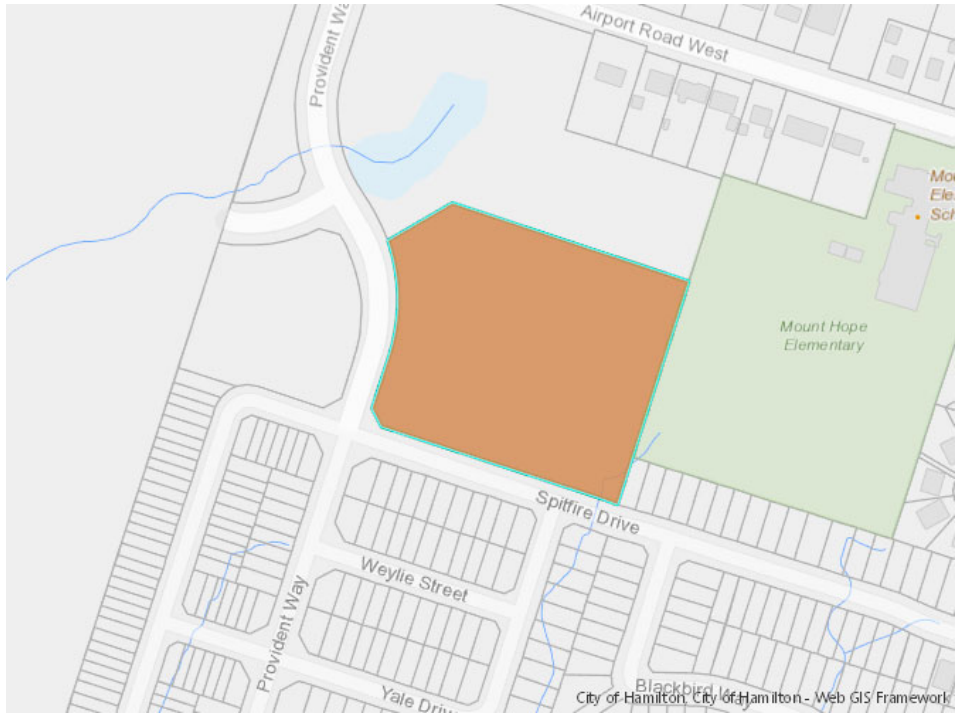
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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 GL/A-23:278, 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: October 31, 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.

APPENDIX - A

PLAN 62M-1275

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WENTWORTH (62) AT 10:14 O'CLOCK ON THE 31 DAY OF August 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 17400-1035(LT)

APPROVAL CERTIFICATE

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P. 13, AS AMENDED, BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 07-323.

THIS 3rd DAY OF August, 2021

[Signature]
FOR GENERAL MANAGER, PLANNING AND ECONOMIC DEVELOPMENT
CITY OF HAMILTON

AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. WE1542167

[Signature]
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 17400-1035(LT)

PART OF LOTS 2 TO 21, INCLUSIVE, ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT HL253780

PLAN OF SUBDIVISION
OF PART OF
LOT 4
CONCESSION 5
GEOGRAPHIC
TOWNSHIP OF GLANFORD
IN THE
CITY OF HAMILTON

SCALE 1: 1000 METRIC

S.D. McLAREN, O.L.S. - 2021

LOT/BLOCK	RADIUS	ARC	CHORD	BEARING	
C1	1	21.000	5.571	5.555	N09°40'20"E
C2	2	21.000	9.131	9.059	N10°23'00"W
C3	3	21.000	9.184	9.111	N35°22'05"W
C4	4	21.000	2.673	2.671	N51°32'35"W
C5	5	21.000	3.945	3.939	N60°35'15"W
C6	6	21.000	8.234	8.182	N77°57'05"W
C7	7	21.000	9.059	8.989	N84°21'35"W
C8	8	21.000	9.078	9.038	N29°37'00"E
C9	9	21.000	0.026	0.026	N171°15'0"E
C10	10	21.000	7.920	7.873	N06°21'30"E
C11	11	21.000	11.101	10.972	N19°35'25"W
C12	BLOCK 269	21.000	9.665	9.580	N47°55'10"W
C13	BLOCK 268	21.000	3.864	3.858	N66°22'35"W
C14	32	21.000	0.593	0.593	N72°27'20"W
C15	34	81.000	11.936	11.925	N69°02'35"W
C16	35	81.000	13.593	13.577	N60°00'50"W
C17	41	100.000	7.793	7.791	N34°29'10"E
C18	57	99.000	11.514	11.507	N69°56'00"W
C19	58	99.000	10.267	10.262	N63°37'50"W
C20	59	99.000	8.857	8.854	N58°05'50"W
C21	60	99.000	0.565	0.565	N55°22'10"W
C22	113	21.000	0.769	0.769	N181°9'20"E
C23	114	21.000	6.653	6.626	N82°26'50"W
C24	115	21.000	11.999	11.836	N53°53'35"E
C25	121	80.000	7.131	7.129	N34°09'55"E
C26	151	80.000	19.846	19.796	N24°30'15"E
C27	152	80.000	0.174	0.174	N172°00'5"E
C28	207	21.000	4.658	4.649	N79°45'55"W
C29	BLOCK 268	21.000	12.463	12.281	N77°33'40"E
C30	BLOCK 262	21.000	14.866	14.558	N40°16'45"E
C31	261	21.000	1.000	1.000	N18°38'10"E

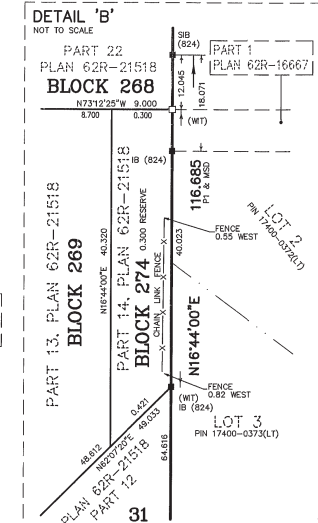
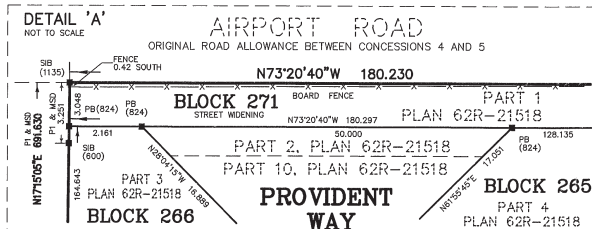
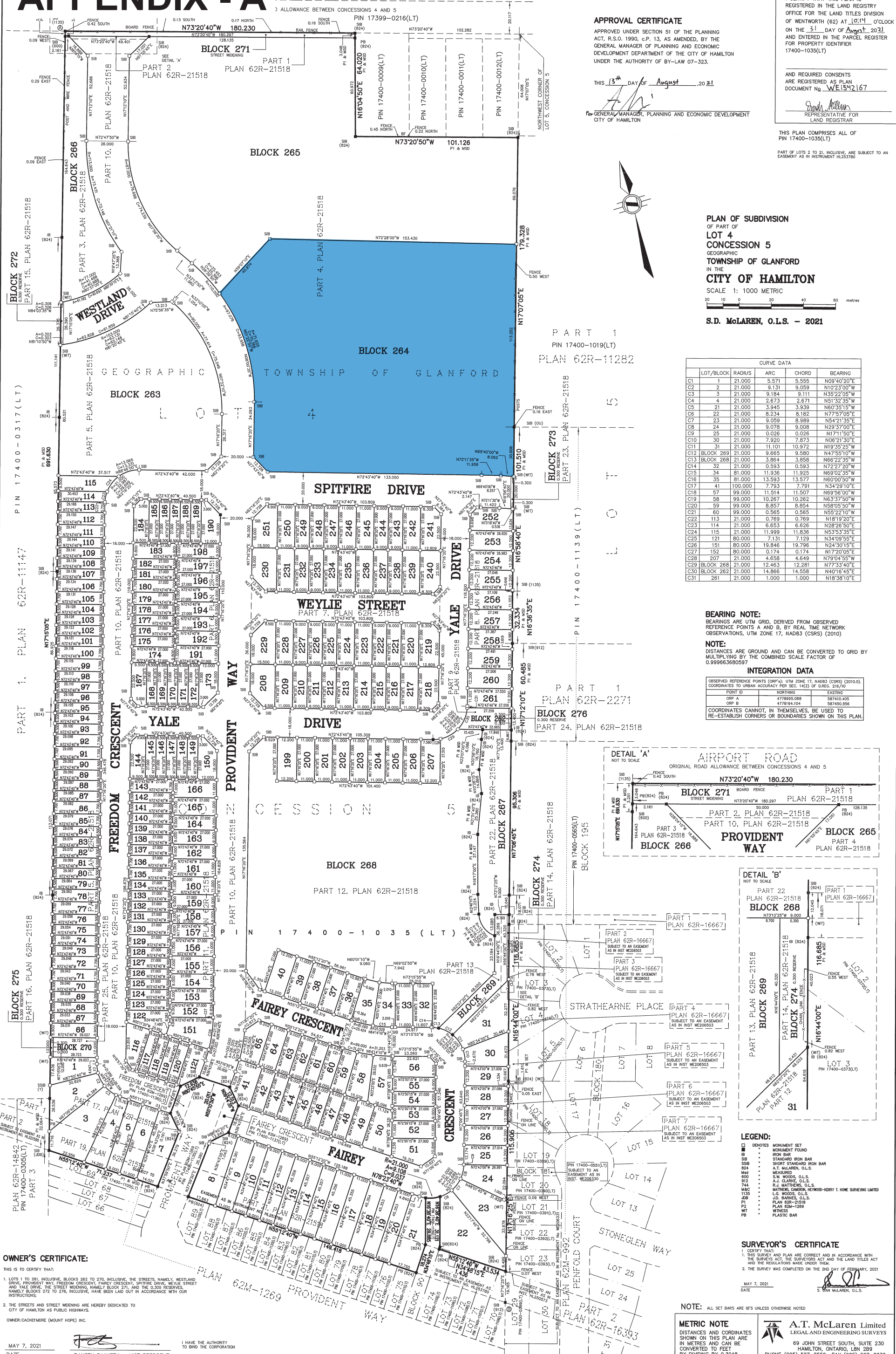
BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CGRS) (2010)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999963680597

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) UTM ZONE 17, NAD83 (CGRS) (2010), COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF OREG. 216/10			
POINT ID	NORTHING	EASTING	UTM
ORP A	4778995.068	587410.405	17TUB01
ORP B	4778164.104	587450.856	17TUB01

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



LEGEND:

- MONUMENT SET
- MONUMENT FOUND
- IRON BAR
- ▨ STANDARD IRON BAR
- ▧ SHORT STANDARD IRON BAR
- ▩ A.T. McLAREN, O.L.S.
- MEASURED
- S.W. WOODS, O.L.S.
- ▬ A.J. CLARKE, O.L.S.
- ▭ R.J. MATTHEWS, O.L.S.
- ▮ MATTHEWS, CAMERON, HENWOOD-HERRY T. HOME SURVEYING LIMITED
- ▯ J.D. BARNES, O.L.S.
- ▰ PLAN 62M-1275
- ▱ PLAN 62M-1269
- ▲ WITNESS
- △ PLASTIC BAR

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF FEBRUARY, 2021

MAY 7, 2021
DATE
[Signature]
S. DAN McLAREN, O.L.S.

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

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn: RMB Checked: JAM Crew Chief: SM Scale: 1:1000 Dwg No.: 35979-02

OWNER'S CERTIFICATE:
THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 261, INCLUSIVE, BLOCKS 262 TO 270, INCLUSIVE, THE STREETS, NAMELY, WESTLAND DRIVE, PROVIDENT WAY, FREEDOM CRESCENT, FAIREY CRESCENT, SPITFIRE DRIVE, WEYLIE STREET AND YALE DRIVE, THE STREET MOWING, NAMELY BLOCK 271, AND THE 0.300 RESERVE, NAMELY BLOCKS 272 TO 276, INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUMENTS.
2. THE STREETS AND STREET MOWING ARE HEREBY DEDICATED TO CITY OF HAMILTON AS PUBLIC HIGHWAYS.

OWNER: CACHEMORE (MOUNT HOPE) INC.
[Signature]
MAY 7, 2021
DATE
RAMSEY SHAHEEN - VICE PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION

PLANNING JUSTIFICATION LETTER MOUNT HOPE – BLOCK 264 MINOR VARIANCE APPLICATION

Date: October 13, 2023

To: **Secretary-Treasurer**
Committee of Adjustment
Planning and Economic Development Department, City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

Re: Planning Justification Letter – Mount Hope Block 264 Variance Application

Dear Committee,

This Planning Justification Letter is for the Mount Hope Community in the City of Hamilton and is in support of a Minor Variance Application for Block 264, Plan 62M-1275 in the approved Draft Plan of Subdivision (File No. 25T-200723). The letter provides an introduction to the subject lands, a description of the overall subdivision and the proposed site plan (File No. DA-22-032), a review of the requested minor variances, and an analysis of the four main criteria for evaluating a minor variance.

1.0 INTRODUCTION

The Mount Hope Community is bound by Airport Road West to the north, an existing subdivision to the east, White Church Road West to the south and agricultural lands to the west, which have been identified as being within the Airport Employment Growth District Secondary Plan area. Highway 6 intersects the subject lands and separates the lands into two parts. The majority of the lands are within the Mount Hope Secondary Plan area.

The Mount Hope Community will be a complete community, providing a balance of services and facilities to meet the needs of people at all stages of life. The community will consist of a predominately residential character with a proposed commercial development to the north, adjacent to Airport Road West, and a Neighbourhood Park central within the community. The lands located to the west of Highway 6 are proposed to be used as a storage pond that will accommodate stormwater resulting from major events. The proposed Mount Hope Community is integrated with the existing Mount Hope neighbourhood to the east by connecting with Provident Way and Rosebury Way.

Housing typologies within the overall subdivision development include single-detached homes, traditional townhouses, and rear lane townhouses. The medium density built form consists of townhouses and is strategically located at the northern extent of the site in proximity to Airport Road West, the district commercial area to the north, and potential future transit routes.

This Planning Justification Letter and the proposed Minor Variance Application includes a request to amend the existing Zoning By-Law exceptions RM3-284(B) and associated RM3-284(A) with additional language to permit the OLT settlement Site Plan (File No. DA-22-032) for the Medium Density Block 264 to be implemented. The development block of 106 townhouse units is located directly east of the

Provident Way and north of Spitfire Drive, has a total area of 2.39 hectares (5.91 acres), and is identified on the Registered Plan of Subdivision 62M-1275 (Appendix A). The applicant worked with city staff to revise the site plan which was ultimately presented and agreed to at the OLT Settlement hearing on August 11, 2023.

2.0 MINOR VARIANCE REVIEW

2.1 Requested Variances

The requested minor variances as part of this application included amendments to:

- Zoning By-Law No. 464, Section 44, RM3-284(B) – Add the following language:
 - So as to permit the development for Street or Block Townhouses containing a total of 106 units fronting either a condominium road, Spitfire Drive, or Provident Way notwithstanding that; For the purpose of the regulations contained in Section 11.12 of the Glanbrook Zoning By-law No 464, the boundary of Block 264 according to registered Plan 62M-1275 shall be deemed to be the lot line for this purpose and the regulations of the RM3-284(B) Zone, Section 44 including by not limited to the lot area, lot frontage, lot depth, lot coverage, parking and building setbacks, shall apply and be from the boundaries of Block 264 according to Registered plan 62M-1275 and not the individual property boundaries of the dwelling units created by registration of a condominium plan or created by Part Lot control.
- Zoning By-Law No. 464, Section 44, RM3-284(A) – amend the south boundary setback language to include the front façade of a townhouse dwelling. Proposed language:
 - 3.0 metres from the southerly block boundary to the side *or front* façade of a townhouse dwelling
- Zoning By-Law No. 464, Section 44, RM3-284(A) – amend the north boundary setback to include the side façade and rear façade of a townhouse dwelling. Proposed language:
 - 3.5 metres from the northerly block boundary to the front *or side* façade of a townhouse dwelling, and 6.0m to the rear façade of a townhouse dwelling.

Zoning By-Law exceptions RM3-284(A) and RM3-284(B) were initially prepared at the time of Draft Plan approval in 2017. Block 264 was initially intended be a school block and was dual zoned in order to permit a medium density condominium site plan should the school board determine they did not want to pursue it. On December 12, 2022, Hamilton-Wentworth Catholic District School Board sent notice to the City of Hamilton that it would not pursue the acquisition of Block 264. It has been determined that based on current market conditions a common element condominium development would best suit the needs of future purchasers and ensure better attainability by not placing additional financial obligations that a full condominium would to future residents.

The common element site plan has been submitted, reviewed, and refined multiple times in consultation with staff and most recently was subject of an OLT settlement hearing (Case No: OLT-22-004589) on August 11, 2023. The settlement Site Plan has been included as Appendix B to this letter.

Through a subsequent zoning compliance review, it was determined that common element condominiums would automatically be reviewed under the RM2 Zone based on Section 11.12 of the Glanbrook Zoning By-Law No. 464 instead of the in-effect site specific zoning RM3-284(B). The evaluation

under RM2 creates a large number of non-compliances as the site plan had been designed on the basis of current site specific exception RM3-284(B). It was recommended by Staff to seek a minor variance with specific language that defines that the exterior boundaries of the development block to be the lot lines in which the RM3-284(B) and subsequent connected Zoning By-Laws would be reviewed against. Based on this boundary methodology proposed by staff, the location of front, side, and rear yards will be fixed to the block boundaries and not individual units and their internal orientation. Staff have advised that the west block boundary (Provident Way) will be considered the front yard and therefore the south and north block boundaries considered the side yards, and east block boundary considered the rear yard.

Based on this boundary methodology, two additional minor amendments are requested to implement the settlement Site Plan. The setback to townhouses fronting the south boundary (Spitfire Drive) are facing the block's side yard and therefore requires an amendment to the existing south boundary setback language to include "front façade" of a townhouse building. No amendment to this metric is proposed. Similarly, the townhouse units backing or flanking onto the north boundary, which is the blocks side yard, therefore requires an amendment to the existing north boundary setback to include language that includes the side façade of a townhouse and maintains the same rear yard setback of 6.0m as per the remainder of the settlement Site Plan.

2.2 Is the variance minor?

The following list describes why the proposed minor variances to the existing Zoning By-Law exceptions as described in section 2.1 of this letter are minor:

- The applicant worked with city staff to revise the site plan. The resulting settlement was formally agreed to at the OLT hearing on – August 11, 2023 (Case No: OLT-22-004589)
- The minor variances will allow for the implementation of the settlement Site Plan.
- The minor variances will not impact the interface to the surrounding community negatively and seeks to ensure positive streetscapes are achieved.
- The settlement site plan has been reviewed by staff as well as through a zoning compliance review which determined that additional clarifying language would be required in order to ensure a further review at the building implementation stage would be able to indicate compliance.

2.3 Is the variance desirable for the appropriate development or use of the land, building or structure?

The requested minor variances are desirable and appropriate and will not have an adverse impact on the existing or future homes within the community.

- The minor variances will allow the identified development block to be constructed in a fashion that will be consistent with the settlement Site Plan and surrounding development.
- The minor variances support the attainability of housing without changing the built form by reducing financial obligations of future purchasers.
- The minor variance supports an appropriate building to street interface by providing a high level of compatibility to the built form on opposite sides of the public streets.
- The minor variance does not adversely impact existing / future homes within the neighbourhood.

- The minor variances will accommodate the approved architectural floor plans and resolve conditions where rear yards become inaccessible from the rear deck, therefore making the minor variances desirable for future homeowners.

2.4 Does the proposal maintain the general intent and purpose of the Zoning By-law?

The requested minor variances maintain the general intent and purpose of the Zoning By-law while also fully complying with all other regulations.

- The settlement Site Plan was designed based on the requirements of the in-effect zoning regulation for the site (RM3-284(B)).
- The proposed minor variances are intended to provide clarifying language that allows for a common element site plan to be evaluated based on the originally intended RM3-284(B) zone, and not the RM2 zone.
- The settlement Site Plan continues to meet or exceed the regulations for all other zoning requirements that have not been requested to be amended through this minor variance application.

2.5 Does the proposal maintain the general intent and purpose of the Official Plan?

The requested minor variances maintain the general intent and purpose of the Official Plan and do not adversely impact the proposal's ability to provide positive and desirable streetscapes.

- Official Plan Chapter B, Policy 2.4.2.2.e speaks to the relationship of proposed buildings with existing lot patterns and configurations being considered in residential applications.
 - The proposed minor variances support the Official Plan policy by ensuring that the built form provides a positive interface and building orientation by providing direct frontages on the surrounding public streets which reflect the same characteristics of the existing or proposed surrounding built form.
- Official Plan Chapter B, Policy 3.2.1 includes a list of goals for housing in the urban area. These goals range from providing a range of housing types, forms, and tenure, creating complete communities, and affordability.
 - The proposed minor variances support the Official Plan policy by contributing to the range of housing types with different tenures. The settlement Site Plan is a common element condominium with freehold lots. There balance of the Mount Hope community includes fully freehold residential lots, as well as a full condominium medium density residential block.
- Official Plan Chapter B, Policy 3.2.4.1 speaks to planning for an appropriate range and mix of housing forms, types, and densities to meet market-based and affordable housing needs of current and future residents through options which include new development.
 - The proposed minor variances support this Official Plan policy by responding to market-based needs in the development of a common element condominium residential development.

3.0 ANALYSIS AND CONCLUSION

The Mount Hope Community promotes efficient development and the creation of a compact and complete community. Minor variances are requested to provide clarifying language in order to ensure alignment with the settlement Site Plan Block 264 and that the in-effect RM3-284(B) zoning regulation is referred to when evaluating the building permits at the implementation stage.

- Add language that permits a common element condominium with the block boundaries identified as the property lines in which zoning metrics will be evaluated against.
- Add language to the south boundary setback to include the front façade of a townhouse dwelling.
- Add language to the north boundary setback to include the side façade of a townhouse dwelling at the already listed 3.5m and a rear façade of a townhouse dwelling at with the same 6.0 metre rear yard setback established for the remainder of the townhouses.

The requested minor variances do not alter the community vision but enable the original intent of the approved built form and any public exposure viewpoints or private internal interfaces associated with them. It also works to ensure that the proposed development aligns with the intent, policies, and regulations outlined throughout provincial and municipal planning legislation. The proposal is considered to be compatible with and complementary to the planned development in the immediate area. Based on this, it is our professional opinion, that the requested minor variances constitute good planning, and in addition, meets the four main criteria for the evaluation of a minor variance application.

Regards,



Michael C. Hannay MCIP RPP | Principal, MBTW|WAI



Hamilton

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

1. APPLICANT INFORMATION

Table with columns for Registered Owners(s), Applicant(s), Agent or Solicitor, and NAME. Includes a large black redaction box covering the right side of the table.

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

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

1.4 Request for digital copy of sign [checkbox] Yes*

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

1.5 All correspondence may be sent by email [checkbox] Yes* [checkbox] No

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

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	474 Provident Way		
Assessment Roll Number	N/A		
Former Municipality	Mount Hope		
Lot		Concession	
Registered Plan Number	62M-1275	Lot(s)	Block 264
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:

Please see attached justification letter.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Please see attached justification letter.

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

Yes No

If yes, please provide an explanation:

Please see attached justification letter.

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands: **Please see attached justification letter and appendix containing fully dimensioned Site Plan**

Lot Frontage	Lot Depth	Lot Area	Width of Street

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

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction

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

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

- 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.):
106 common element townhouse units.

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

January 2019

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

Vacant

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

Vacant

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

10+ years

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

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

Please see attached justification letter.

7.6 What is the existing zoning of the subject land? RM3-284b in Glanbrook Zoning By-law 464 with Amending By-law 18-014

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

Yes

No

If yes, please provide the file number: _____

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

Yes No

If yes, please provide the file number: _____

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

Yes No

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

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 106

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

Please see attached justification 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
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