



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-23:282	SUBJECT PROPERTY:	358 BEACH BOULEVARD, HAMILTON
ZONE:	“C/S-1436b & S-1822” (Urban Protected Residential, Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 19-277 & 22-195

APPLICANTS: **Owner:** SAFDAR ALI

The following variances are requested:

1. A minimum required Side Yard Setback of 1.5 metres shall be provided instead of the minimum required Side Yard Setback of 1.7 metres.
2. A minimum of 2 parking spaces shall be required instead of the minimum required 2 parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room.

PURPOSE & EFFECT: To permit the construction of a Single-Family Dwelling notwithstanding that;

Notes:

- i. Please note, Floor Plans have not been provided with this submission and the exact number of parking spaces could not be confirmed. Parking calculations have been provided based on the Zoning Compliance Review calculations.

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:	10:50 a.m.
PLACE:	Via video link or call in (see attached sheet for details)

	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

PUBLIC INPUT

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

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/A-23:282, 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.

TREE PROTECTION NOTE

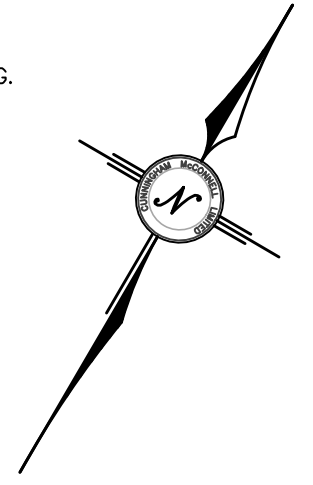
- ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
- NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
- THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
- WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
- WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
- WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
- IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDINGS TO THE SATISFACTION OF THE DEVELOPMENT PLANNING DEPARTMENT OF THE CITY OF HAMILTON.

EROSION AND SILTATION CONTROL

- ALL EROSION AND SEDIMENTATION CONTROL DEVICES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HAMILTON AND HAMILTON CONSERVATION AUTHORITY;
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER EACH RAINFALL TO THE SATISFACTION OF THE CITY AND MAINTAIN A DIARY FOR REVIEW UPON REQUEST BY THE CITY; AND
- PROVIDE SUITABLE TEMPORARY MULCH AND SEED COVER WITHIN SEVEN (7) DAYS OF THE COMPLETION OF A PARTICULAR PHASE OF CONSTRUCTION FOR ANY DISTURBED AREA NOT SCHEDULED FOR FURTHER CONSTRUCTION WITHIN FORTY-FIVE (45) DAYS; AND
- RE-VEGETATE ALL DISTURBED AREAS WITH PERMANENT COVER IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

MUNICIPAL RIGHT-OF-WAY NOTES

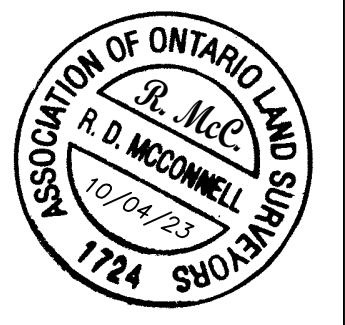
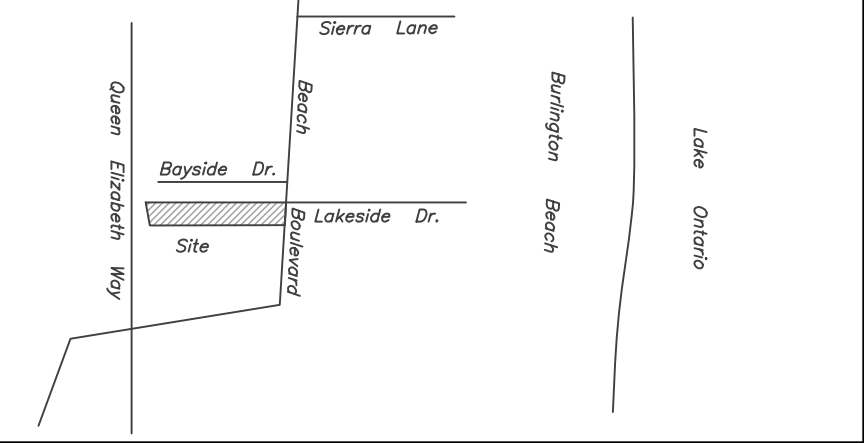
- ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE CARRIED TO THE SATISFACTION OF THE CITY OF HAMILTON PUBLIC WORKS. ADDITIONAL PERMITS MAY BE REQUIRED.
- ALL STREET TREES ARE TO BE ADEQUATELY PROTECTED WITH PLYWOOD HOARDING.



SITE PLAN NOTES:

- ALL WORK INVOLVED IN THE CONSTRUCTION, RE-LOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - ROAD CUT PERMITS
 - SEWER AND WATER PERMITS
 - APPROACH APPROVAL PERMITS
 - RELOCATION OF SERVICES
 - COMMITTEE OF ADJUSTMENT
 - ENCROACHMENTS AGREEMENTS (IF REQUIRED)
 - BUILDING PERMIT
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED: "5.0 METRE BY 5.0 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
- DUE TO THE PROXIMITY OF THE SUBJECT PROPERTY TO LAKE ONTARIO, BIRDS MAY BE USING THE TREES ON SITE FOR NESTING. THE OWNER/CONTRACTOR SHOULD BE AWARE OF THE MIGRATORY BIRDS CONVENTION ACT, 1994 THAT PROTECTS BIRDS AND THEIR NESTS. THE OWNER/CONTRACTOR SHOULD MAKE EVERY EFFORT TO AVOID TREE REMOVAL DURING THE PERIOD OF MARCH 31st TO AUGUST 31st.
- MAINTAIN 1.50 METRE SIDE WALK ALONG BEACH BLVD.
- MAINTAIN 1.20 METRE SEPARATION FROM CITY ASSETS INCLUDING UTILITY POLES, BUS STOPS, AND TRAFFIC CONTROL SIGNS.
- PROVIDE TREE PROTECTIVE FENCING AROUND TREES ON SUBJECT LANDS AND ABUTTING PROPERTY 366 BEACH BLVD. PROVIDE PROTECTIVE FENCING DETAILS AS PER SITE PLAN GUIDELINES. TREE PROTECTION FENCING IS TO BE PROVIDED WITHIN 1.0 METRE FROM DRIFLINE OF TREE. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION ACTIVITIES.
- IF TREES ARE TO BE REMOVED AVOID REMOVAL BETWEEN MARCH 31st AND AUGUST 31st AS MIGRATORY BIRDS MAY BE NESTING WITHIN TREES.
- CONFIRM IF EXISTING MATURE TREES WILL BE REMOVED FROM SITE.
- TREE REMOVAL IF NECESSARY SHALL BE COMPLETED UNDER THE SUPERVISION OF A CERTIFIED ARBOURIST.
- ENSURE DOOR SWINGS INTO HOUSE.
- CONFIRM THAT FLOOR ELEVATION OF GARAGE IS 0.30 METRES ABOVE ESTABLISHED GRADE OF 76.85 METRES. COMPLY OR SEEK A MINOR VARIANCE.
- PROVIDE DETAILS OF STAIRWAY WITHIN GARAGE. A STAIRWAY MAY NOT PROJECT MORE THAN 0.75 METRES PROVIDED THAT THE HEIGHT OF THE STAIRWAY DOES NOT EXCEED 0.50 METRES. COMPLY OR SEEK A MINOR VARIANCE.
- CONFIRM AMOUNT OF HABITABLE ROOMS WITHIN DWELLING. A MINIMUM OF TWO PARKING SPACES ARE REQUIRED FOR A MAXIMUM TOTAL OF 8 HABITABLE ROOMS. A TOTAL OF 0.50 PARKING SPACES WILL BE REQUIRED FOR EACH ADDITIONAL ROOM BEYOND THE MAXIMUM OF EIGHT HABITABLE ROOMS. COMPLY OR SEEK A MINOR VARIANCE.
- IDENTIFY DRIVEWAY SURFACE MATERIALS. PROVIDE FRONT YARD LANDSCAPING CALCULATIONS. A MINIMUM OF 50% OF THE FRONT YARD SHALL BE SOFT LANDSCAPED AREA.
- ALL PROPOSED FENCING AND SIGNAGE SHALL CONFORM TO CITY OF HAMILTON FENCE BY-LAW 10-142.

KEY PLAN
NOT TO SCALE



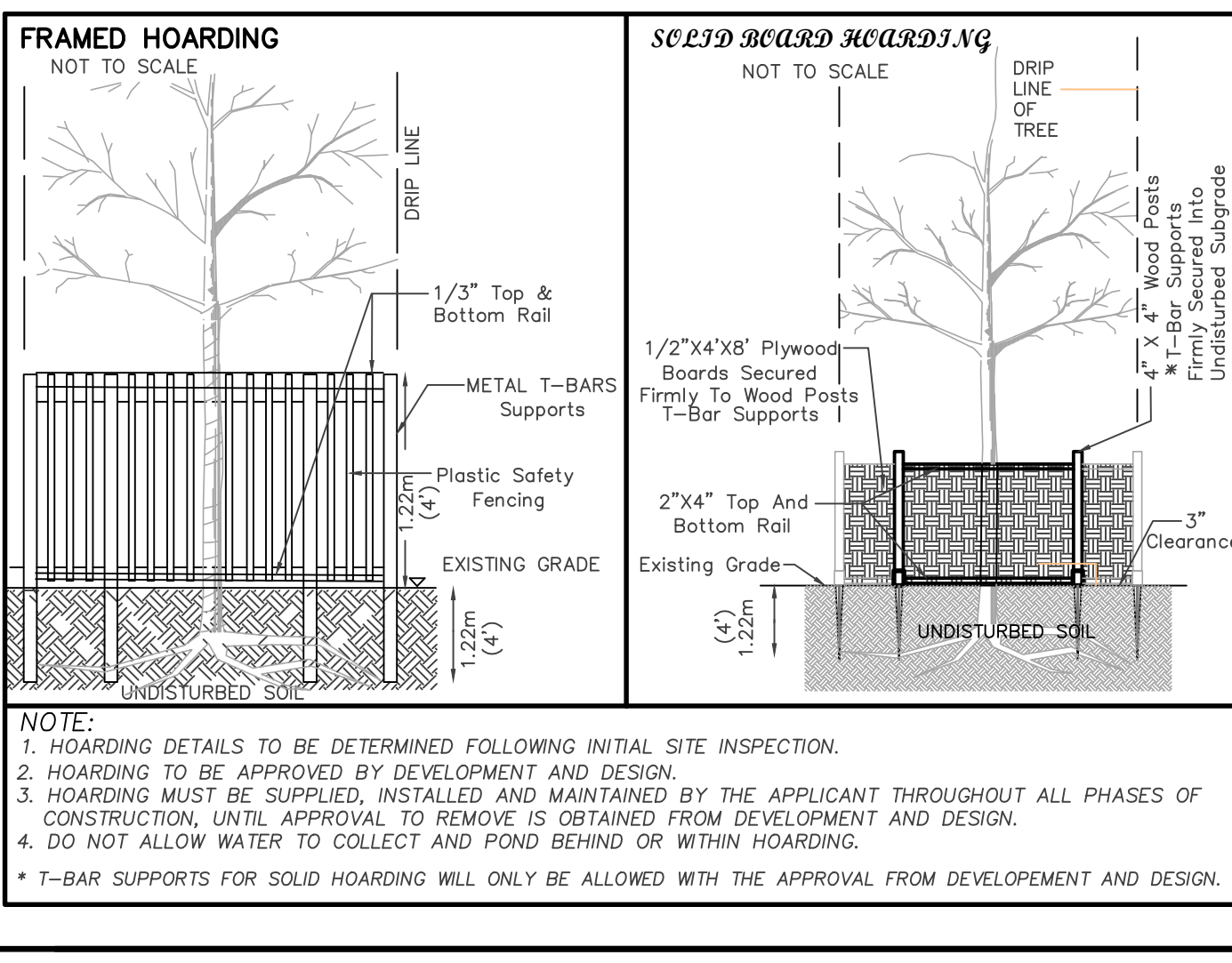
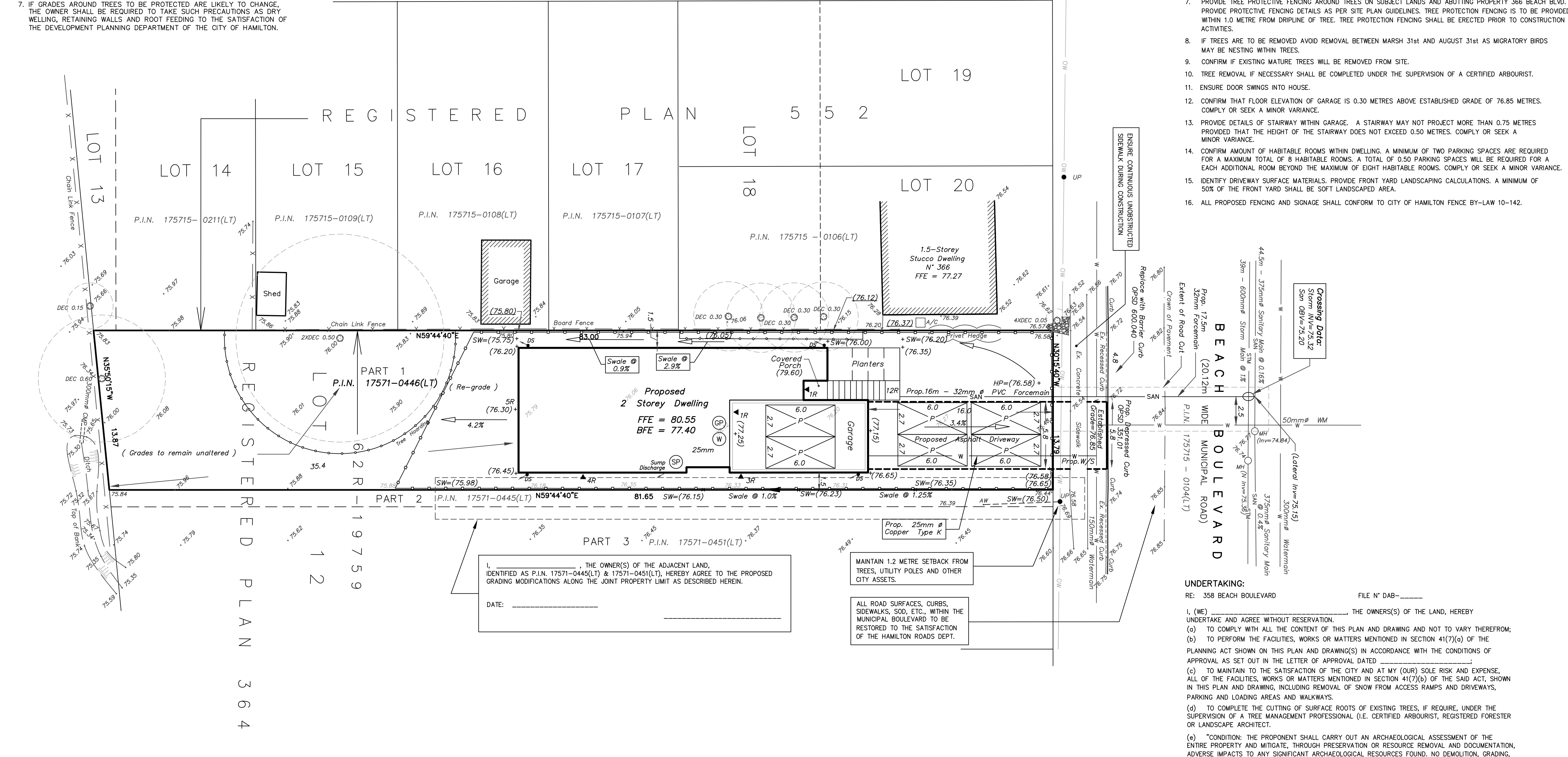
STANDARD DEVELOPMENT NOTES

- (A) ENGINEERING AND CONSTRUCTION DEPARTMENT**
- DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
 - AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
 - THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
- (B) GENERAL NOTES**
- ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE CITY'S MANAGER OF DEVELOPMENT ENGINEERING.
 - THERE ARE NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
 - THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE SIDE OF THE PROPOSED DWELLING ON PROPOSED DRIVEWAY.
 - ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
 - ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
 - MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
 - ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
 - CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
 - ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE CITY OF HAMILTON.
 - THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
 - ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS.
 - BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
 - OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
 - PRIOR TO ANY SOODING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100 mm OF TOPSOIL AND N° 1 NURSURY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
 - NO SOODING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
 - ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
 - LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0%.
 - WHERE GRADES IN EXCESS OF 5% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RET. WALLS HIGHER THAN 0.6m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
 - THE SERVICE CONNECTION THROUGH THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHINKABLE BACKFILL MATERIAL AS PER CITY OF HAMILTON STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
 - ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT CITY OF HAMILTON STANDARDS AND SPECIFICATIONS.
 - WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 1.5 m FROM THEMSELVES AND OTHER UTILITIES AND 2.5m MINIMUM FROM ALL SEWERS.
 - SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE CITY OF HAMILTON STANDARDS.
 - ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

- (C) UTILITIES CONNECTION**
- SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
 - STORM: (A) MUNICIPAL STORM SEWER AVAILABLE ON THE SITE.
 - WATER: (A) SERVICE CONNECTIONS TO BE 25mm TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AND AS PER MUNICIPAL STANDARDS.
- (D) COLLECTION NOTES:**
- THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, ORGANICS, RECYCLABLE MATERIAL AND LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON, SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE WASTE MANAGEMENT DIVISION AND SUBJECT TO COMPLIANCE WITH THE CITY'S SOLID WASTE MANAGEMENT BY-LAW 09-067.
 - CONSTRUCTION MATERIAL IS PROHIBITED FROM COLLECTION AND ARRANGEMENTS SHALL BE MADE WITH A PRIVATE CONTRACTOR FOR ITS COLLECTION AND DISPOSAL.
 - ON COLLECTION DAY THE COLLECTION AREA SHALL BE IN AN ACCESSIBLE LOCATION, FREE AND CLEAR OF ANY CONSTRUCTION DEBRIS AND VEHICLES.
 - COLLECTION OF GARBAGE, GREEN CART ORGANICS, RECYCLING AND LEAF AND YARD WASTE WILL TAKE PLACE CURBSIDE IN FRONT OF THE PROPERTY ON BEACH BOULEVARD.
- (E) ROOF WATER LEADERS:**
- SINCE THE ROOF LEADERS ARE NOT CONNECTED TO A STORM SEWER, THE ROOF LEADERS SHALL DISCHARGE ONTO SPLASH PADS, SATISFACTORY TO THE CITY ENGINEER AND THEN TO A GRASSED OR LANDSCAPED AREA AT A MINIMUM DISTANCE OF 0.6 METRES AWAY FROM THE BUILDING FACE.
- (F) SUMP PUMP:**
- WEEPING TILES TO DRAIN INTO A SUMP, PUMPED TO GROUND LEVEL TO DRAIN ONTO A SPLASH PAD AND THEN ONTO A GRASSED OR LANDSCAPED AREA AT A MINIMUM DISTANCE OF 0.6 METRES AWAY FROM THE BUILDING FACE.

SITE STATISTICS - ZONE C/S-1436B

- LOT AREA = 1,136.1 m² (360 m² Minimum).
- LOT FRONTAGE = 13.79 m (12.0 m Minimum).
- AREAS FOR COVERAGE:
 - (i) MAIN DWELLING (Includes Garage and Porches) = 308.83 m²
- LOT COVERAGE = 27.18%
- ESTABLISHED GRADE = 76.85 m.
 - FRONT: 16.0 m (6.0 m Minimum);
 - REAR: 35.4 m (Dwelling) (7.5 m Minimum);
 - SIDES: 1.7 m AND 1.5 m (1.7 m Minimum Each Side) (1.5 m common swale);
 - HEIGHT: 10.83 m (11 m Maximum);
- LANDSCAPE DETAILS:
 - AREA OF FRONT YARD = 220.71 m²
 - AREA OF HARDSCAPING = 105.97 m²
 - PERCENTAGE OF SOFTSCAPING = 52%



DESIGN LEGEND

- + (95.85) DENOTES PROPOSED GRADE
- + (95.85) DENOTES EXISTING GRADE TO REMAIN
- + (95.85) DENOTES EXISTING GRADE
- ▶ DENOTES DOOR ENTRANCE
- ▶ DENOTES DRAINAGE DIRECTION
- ▶ DENOTES PROPOSED TREE HOARDING
- ▶ DENOTES PROPOSED/EXISTING DOWNSPOUT
- ▶ DENOTES CONCRETE SPLASH PADS
- ▶ DENOTES PROPOSED SEWAGE GRINDER PUMP
- ▶ DENOTES PROPOSED WATER METER
- ▶ DENOTES PROPOSED SILT FENCE

TOPOGRAPHIC SKETCH OF PART OF LOT 12 REGISTERED PLAN 364 (N° 358 BEACH BOULEVARD)

CITY OF HAMILTON

SCALE 1 : 200

GRAPHIC SCALE - METRES

BOUNDARY NOTE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE GEODETIC SURVEY OF CANADA BENCHMARK N° 00119910003 HAVING AN ELEVATION OF 76.8500m (CGVD=1928=1973).

TREE NOTE

ONLY TREES OF A DIAMETER GREATER THAN 0.05 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

LEGEND

- AN DENOTES ANCHOR WIRE(S)
- BB DENOTES BELL BOX
- CON-0.20 DENOTES CONCRETE CURB 0.20 DIA
- DEC-0.20 DENOTES DECORATIVE TREE 0.20 DIA
- FH DENOTES FIRE HYDRANT
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- HW DENOTES HOT WATER MAIN
- LS DENOTES LIGHT STANDARD (LAMP)
- LM DENOTES LIGHT MAIN
- OW DENOTES OVER HEAD WIRE(S)
- SAW DENOTES SANITARY SEWER
- STW DENOTES STORM SEWER
- UP DENOTES UTILITY POLE/RIGHT STANDARD
- UV DENOTES UTILITY VALVE (KEY)
- WV DENOTES WATER MAIN
- WV DENOTES WATER MAIN

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.

THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

SURVYOR'S NOTE

I CERTIFY THAT:

- THIS PLAN WAS PREPARED FOR DESIGN PURPOSES ONLY AND IS NOT SUITABLE FOR LEGAL TRANSACTIONS.
- THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON 3rd DAY OF JANUARY, 2019.

DATE: JAN. 10, 2019

ROBERT D. MCCONNELL
ONTARIO LAND SURVEYOR

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38 OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497 FAX (905) 845-3519
E-mail: info@cmlls.com E-mail: milton.off@cmlls.com

205 MAIN STREET MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810 FAX (905) 878-4872
E-mail: milton.off@cmlls.com

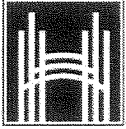
CLIENT: ATRIARCH DRAFTING & DESIGN INC.
D.L.S. FILE N° 115-18

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DATE	REVISIONS	INITIAL	REGIONAL DRAWING N°	PLAN N°
2023/10/04	REVISED DWELLING ELEVATION	ROM		
2023/09/25	PARKING SPACES ADDED	ROM		
2023/04/12	REVISED DWELLING LOCATION	ROM		
2022/10/31	ISSUE FOR REVIEW	ROM		
DATE:	REVISIONS	INITIAL	REGIONAL DRAWING N°	PLAN N°
				115-18-2

SITE GRADING AND SERVICING PLAN

DATE: OCT. 4, 2023 SCALE 1 : 200



Hamilton

September 28, 2023

FILE: ALR
 FOLDER: 23-137447-00 ALR
 ATTENTION OF: William Campbell
 TELEPHONE NO: (905) 546-2424
 EXTENSION: 6754-

Mike Metzloff
 48 MONTCALM DRIVE
 KITCHENER, ONTARIO N2B 2R1

Attention:

Re: APPLICABLE LAW REVIEW – ZONING BYLAW
Present Zoning: C/S-1436b
Address: 358 BEACH BLVD HAMILTON, ON

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

COMMENTS:

1. The applicant is proposing to construct a new single family dwelling on the lands known municipally as 358 Beach Boulevard
2. The property in question is zoned C/S-1436b pursuant to former Hamilton Zoning by-law 6593
3. The proposed use is permitted within the current zoning designation
4. This is an interior lot, based on “front lot line” as defined, the lot line adjacent to Beach Boulevard is considered the front lot line for the purposes of the development
5. The proposed single family dwelling has been reviewed and compared to the regulations of the C/S-1436b zoning designation in the following chart;

	Required By By-Law	Provided	Conforming/ Non-Conforming
Section 9 – C District Requirements			
Residential Permitted Uses [as per section 9(1) of Hamilton Zoning By-	A single family dwelling, together with the accommodation of lodgers to the number of more than three	single family dwelling proposed	Conforms

	Required By By-Law	Provided	Conforming/ Non-Conforming
law 6593]			
Maximum Building Height [as per section 9(2) of Hamilton Zoning By-law 6593]	No building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres in height	building height appears to be provided as 2 storeys and 10.66m	Conforms <i>Note: The height conforms based on the elevation plans. Building height is based on grade and will be confirmed at the building permit review stage</i>
Minimum Front Yard [as per section 9(3)(i) of Hamilton Zoning By-law 6593]	A front yard of a depth of at least 6.0 metres	16.0m	Conforms
Minimum Side Yard [as per Amending By-law 99-170 and 19-277 1. (a), (b) & (c) of Hamilton Zoning By-law 6593]	(a) all buildings and structures, including accessory buildings, shall provide a side yard along each side lot line, of a width of at least 1.7 metres; and, (b) notwithstanding clause (a), a side yard maybe reduced to a width of at least 1.5 metres, only where a common swale between the adjoining properties has been approved under a Site Plan Control Agreement; and, (c) notwithstanding clauses (a) and (b), Section 18(3)(v), (viccc), and (vi)(e) shall not apply to side yards	1.5m side yard provided	Non-Conforming
Minimum Rear Yard [as per section 9(3)(iii) of Hamilton Zoning By-law 6593]	A rear yard of a depth of at least 7.5 metres	35.4m	Conforms
Minimum Lot Width [as per section 9(4) of Hamilton Zoning By-law 6593]	A width of at least 12.0 metres (39.27 feet)	13.79m lot width provided	Conforms
Minimum Lot Area	An area of at least 360.0 square	1,136.1m ²	Conforms

	Required By By-Law	Provided	Conforming/ Non-Conforming
[as per section 9(4) of Hamilton Zoning By-law 6593]	metres (3,875.13 square feet) within the district		
Minimum Ground Floor Elevation [as per Amending By-law 99-170 and 19-277 1.(d) of Hamilton Zoning By-law 6593]	The minimum ground floor elevation of any building or any building addition shall be 76.5 metres above mean sea level, as defined by the Geodetic Survey Datum, except for any building addition less than 14 square metres in area and any accessory building or structure.	Established grade provided as 76.85m as per site statistics chart	Conforms
Basement or Cellar [as per Amending By-law 99-170 1.(e) of Hamilton Zoning By-law 6593]	No basement or cellar shall be permitted for any building	no basement or cellar has been proposed, all rooms are proposed above grade	Conforms
Lot Grading Agreement [as per Amending By-law 99-170 and 19-277 1.(g) of Hamilton Zoning By-law 6593]	Prior to the issuance of a building permit for every new building, a Lot Grading Agreement with the City of Hamilton shall be entered into and registered on title to the satisfaction of the Building Department Director, except for developments that require approval under the Site Plan Control By-law 15-175, as amended.	compliance to be determined by the building department	
18(3)(vi) Encroachments on Yards – <i>In accordance with the requirements of Section 18(3)(vi) of Hamilton Zoning By-law 6593</i>			
Eave or Gutter [as per section 18(3)(vi)(b) of Hamilton Zoning By-law 6593]	(i) into a required front yard not more than 1.5 metre (4.92 feet) provided that no such projection shall be closer to a street line than 1.5 metres	it does not appear that any eave or gutter will project beyond what is permitted	Conforms
	(ii) into a required rear yard not more than 1.5 metre (4.92 feet)		
	(iii) into a required side yard not more than one half of its width, or 1.0 metre (3.28 feet), whichever is the lesser		

	Required By By-Law	Provided	Conforming/ Non-Conforming
Balcony [as per section 18(3)(vi)(cc) of Hamilton Zoning By-law 6593]	(i) into a required front yard not more than 1.0 metre (3.28 feet), provided that no such projection shall be closer to a street line than 1.5 metres	it does not appear that any balcony will project beyond what is permitted	Conforms
	(ii) into a required rear yard not more than 1.0 metre (3.28 feet)		
	Into a required side yard not more than one-third of its width, or 1.0 metre (3.28 feet), whichever is the lesser		
Roofed-Over or Screened by otherwise Unenclosed One-Storey Porch at the First Storey Level [as per section 18(3)(vi)(d) of Hamilton Zoning By-law 6593]	A roofed-over or screened by otherwise unenclosed one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard or rear yard to a distance of not more than 3.0 metres (9.84 feet), and every such projecting porch shall be distance at least 1.5 metres (4.92 feet) from the front lot line, and the enclosure of such a porch to the following extent shall not be deemed enclosure for the purpose of this Section: (i) the porch may have a solid guard around the perimeter of the porch not more than 1.0 metres (3.28 feet) in height measured from the floor of the porch; (ii) the roof may be supported on columns or piers having maximum width of 0.5 metres (1.64 feet); (iii) the beam, lintel or crown of an arch shall be no more than 3.0 metres (0.98 feet) in depth; (iv) the minimum distance between piers or columns shall be 1.0 metre (3.28 feet) and in the case of arches, the arches shall have a minimum clear width of 1.0 metre (3.28 feet)	it does not appear that any proposed porch will project beyond what is permitted	Conforms
Mechanical Equipment - <i>In accordance with the requirements of Section 18(4)(v) of Hamilton Zoning By-law 6593</i>			

	Required By By-Law	Provided	Conforming/ Non-Conforming
Air Conditioners and Pumps [as per section 18(4)(v) of Hamilton Zoning By-law 6593]	Air conditioners and pumps (including heat pumps and swimming pool pumps) and other similar mechanical equipment shall be located only in accordance with the following regulations: (a) Within a required front yard, provided such equipment shall have a minimum setback of 3.0 metres from the street line, a minimum setback of 0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping; and,	Applicant to note	
	(b) Within a required side yard or required rear yard provided such equipment has a minimum setback of 0.6 metres from the side lot line or rear lot line.	applicant to note	
Front Yard Landscaping - <i>In accordance with the requirements of Section 18(14) of Hamilton Zoning By-law 6593</i>			

	Required By By-Law	Provided	Conforming/ Non-Conforming
Front Yard Landscaping [as per section 18(14) of Hamilton Zoning By-law 6593]	<p>Notwithstanding any other provisions of this By-law, for any single family dwelling, two family dwelling or three family dwelling:</p> <p>(i) not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials;</p> <p>(ii) for the purpose of clause 14.(i), the gross area of the front yard shall be calculated as the area between the front lot line and the front of the principle dwelling and the area extending from the side lot line to side lot line but subtracting:</p> <p>(a) unenclosed entrance porches;</p> <p>(b) vestibules;</p> <p>(c) ramps;</p> <p>(d) front steps;</p> <p>(e) chimneys;</p> <p>(f) bay windows;</p> <p>(g) ornamental projections;</p> <p>(h) terraces;</p> <p>(i) platforms; and,</p> <p>(j) a walkway between the front entrance of the principle building and the front lot line or driveway with a maximum width of 0.6m;</p>	52% as per site plan statistics provided	Conforms
Parking - <i>In accordance with the requirements of Section 18A of Hamilton Zoning By-law 6593</i>			
Minimum Required Manoeuvring Space for Parking Areas [as per section 18A(1)(f) of Hamilton Zoning By-law 6593]	Manoeuvring space abutting upon and accessory to each required parking space, having an aisle width mentioned in column 2 of Table 6 for each parking space having a parking angle mentioned	6.0m maneuvering space appears to be able to be provided	conforms

	Required By By-Law	Provided	Conforming/ Non-Conforming
	in column 1. 6.0m maneuvering space		
Minimum Parking Space Size [as per section 18A(7) of Hamilton Zoning By-law 6593]	Every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres wide and 6.0 metres long.	parking spaces provided as 2.7m x 6.0m	Conforms
Open Stairway into Required Parking Space [as per section 18A(7a) of Hamilton Zoning By-law 6593]	Notwithstanding Subsection (7), for a single family dwelling where more than one parking space is provided in an attached garage, then an open stairway may project into the length of the required parking space not more than 0.75 metres provided that the height of the stairway does not exceed 0.5 metres.	it does not appear that stairs are proposed to encroach into a parking space	Conforms
Finished Level of Attached Garage Floor [as per section 18A(7b) of Hamilton Zoning By-law 6593]	Where a dwelling is constructed with an attached garage, then the finished level of the garage floor shall be a minimum of 0.3 metres above grade.	Minimum finished floor level of the proposed garage is provided 0.3m above grade	Conforms
Minimum Parallel Parking Space Size [as per section 18A(8) of Hamilton Zoning By-law 6593]	Every parallel parking space shall have dimensions not less than 2.5 metres wide and 6.7 metres long.	none provided	N/A
Location of Parking [as per section 18A(9) of Hamilton Zoning By-law 6593]	Required parking space, loading space and manoeuvring space shall be provided and maintained only on the lot on which the principle use, building or structure is located.	parking provided on the same lot as the use requiring such parking	Conforms
Access to Parking [as per section 18A(10) of Hamilton Zoning By-law 6593]	Sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and	parking spaces are obstructed by other parking spaces	non-conforming

	Required By By-Law	Provided	Conforming/ Non-Conforming
	readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space.		
Location [as per section 18A(14g) of Hamilton Zoning By-law 6593]	Except as provided for in clauses (14a), (14b) and (14h), no part of the required parking area in a residential district shall be located in a required front yard.	See below (14h)	
Location – Single Family Dwelling [as per section 18A(14h) of Hamilton Zoning By-law 6593]	For the purposes of a single family dwelling, the following shall apply: (i) only one of the required parking spaces may be located in the front yard, and	4 parking spaces appear to be provided in the front yard	Non-conforming
	(ii) notwithstanding Subsection 10, only the accessibility to one of the required parking spaces may be obstructed by any other required parking spaces (i.e. tandem)	4 spaces are obstructed by another vehicle	Non-conforming
Location of Parking and Manoeuvring [as per section 18A(21) of Hamilton Zoning By-law 6593]	All required parking spaces and manoeuvring spaces shall have access by means of one or more access driveways, (a) located on the lot; or (b) located partly on the lot in the case of a mutual driveways; or (c) by means of a right of way. Policy ZON-024 states the following; <i>For a single family dwelling permitted to have a required parking space in the front yard – as permitted by Section 18A(14h) – the maneuvering space is permitted on the road allowance</i> since one space is permitted in the front yard, only one space is permitted to have off site	2 spaces require off site maneuvering	non-conforming

	Required By By-Law	Provided	Conforming/ Non-Conforming
	maneuvering		
Parking Manoeuvring Obstructions [as per section 18A(22) of Hamilton Zoning By-law 6593]	All manoeuvring spaces shall be maintained free and clear of all obstructions to permit unobstructed access to and egress from required parking spaces.	parking spaces are obstructed	Non-Conforming
Access Driveway [as per section 18A(23) of Hamilton Zoning By-law 6593]	Every access driveway shall provide easy access from a highway to the parking area to which the access driveway is accessory.	access to beach boulevard provided	Conforms
Minimum Access Driveway Width [as per section 18A(24)(a) of Hamilton Zoning By-law 6593]	Every parking area for a use where, (a) there are five or less parking spaces shall have not less than one access driveway or one mutual driveway, having a width of at least 2.8 metres.	driveway width of 5.8m provided garage door opening appears to exceed 2.8m	Conforms
Surface Material [as per section 18A(31) of Hamilton Zoning By-law 6593]	A gravel or similar surface or other suitable paving shall be provided and maintained for every parking space and access driveway accessory to a single family dwelling, a two family dwelling, and to street townhouse dwellings each having separate access driveways.	asphalt driveway indicated	Conforms
Minimum Number of Parking Spaces [as per section 18A Table 1 of Hamilton Zoning By-law 6593]	2 parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room. determination; Lower Level – 5 habitable rooms Main floor- 7 habitable rooms Upper floor- 3 habitable rooms 15 total habitable rooms. first 8 rooms- 2 parking spaces	6 parking spaces provided on plans, 2 in the attached garage, 4 on proposed asphalt driveway	Conforms

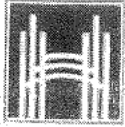
	Required By By-Law	Provided	Conforming/ Non-Conforming
	7 habitable rooms beyond 8- $7 \times 0.5 = 3.5$ therefore 4 spaces 6 total parking spaces required		
Special Provisions Blocks "1" and "2" on Schedule A-3 of Amending By-law 99-169 - <i>In accordance with the requirements of Section 2. of Amending By-law 99-169</i> <u>See Amending By-law to determine if the subject property is within this area.</u>			
Building, Structure [as per section 2. of Amending By-law 99- 170]	No building or structure, except fences shall be located within 4.5 metres of the rear lot line: (i) every fence, excluding the supporting posts must be at least 0.075m from the ground to the bottom of the fence, so as not to obstruct the natural flow of water.	applicant to note	

6. Sign details have not been provided; all signage shall conform to Hamilton Sign By-law 10-197. A building permit(s) is required for all signage
7. Fencing details have not been provided; all fencing shall conform to Hamilton Fence By-law 10-142, as well as amending by-law 99-170 as noted in the table above
8. Construction of the proposed Single-Family Dwelling is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setback and construction types
9. This review is based on the plans submitted with the application

Yours truly

William Campbell

for the Manager of Zoning and Committee of Adjustment



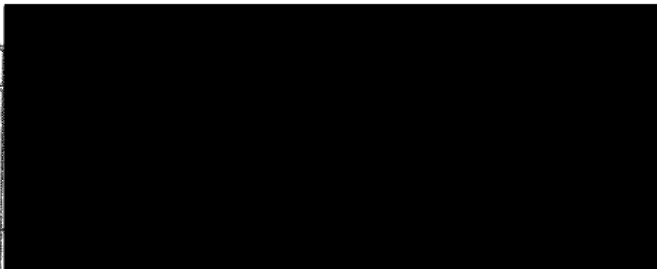
Hamilton

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

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

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


1. APPLICANT INFORMATION

	NAME		
Registered Owners(s)	Safdar Ali		
Applicant(s)			
Agent or Solicitor		E-mail:	
		Phone:	
		E-mail:	

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	358 BEACH BLVD.		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

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

Yes No

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

3. PURPOSE OF THE APPLICATION

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

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

3.1 Nature and extent of relief applied for:

REQUEST SIDE YARD SETBACK & PARKING PROVISIONS AS PER ZONING COMPLIANCE REVIEW NON-CONFORMING ITEMS

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

AS PER ZONING COMPLIANCE REVIEW

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
13.79m	81.65m	360 sq.m	20.12m

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
S.o.F.o.D.o	16 m	35.4 m	1.5 m	T.B.D.

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
S.o.F.o.D.o	225m ²	603 m ²	2.5	10.5m

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 FAMILY DWELLING

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

October 30, 2020

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

VACANT LOT

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

VACANT LOT

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

N/A

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

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) NEIGHBOURHOODS

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

7.6 What is the existing zoning of the subject land?

C/S 1436B

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: 1

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

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

11.4 Other Information Deemed Necessary

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

ZONING COMPLIANCE REVIEW
