



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-23:276	SUBJECT PROPERTY:	110 MCANULTY BOULEVARD, HAMILTON
ZONE:	"R1a" (Low Density Residential – Small Lots)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: **Owner:** KAKAR GROUP INC.
Agent: C-ARCHITECTURE C/O ARSHAD SIDDIQQUI

The following variances are requested:

1. A minimum of 7.45 metres setback from a Railway Right-of-Way shall be provided instead of 30.0 metres setback from a Railway Right-of-Way.
2. A minimum rear yard setback of 7.45 metres shall be provided instead of 7.5 metres rear yard setback.

PURPOSE & EFFECT: The variances are to facilitate the construction of a single detached dwelling:

Notes:

- i) The variances are written as requested by the applicant.
- ii) Please be advised, insufficient information has been provided to determine the encroachment of the staircase indicated within the Westerly Side Yard. Should the staircase encroach more than 0.6 metres into the required side yard, additional variances may be required.

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:	10:55 a.m.

PLACE:	Via video link or call in (see attached sheet for details)
	2 nd 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-23:276, 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.



Hamilton

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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.

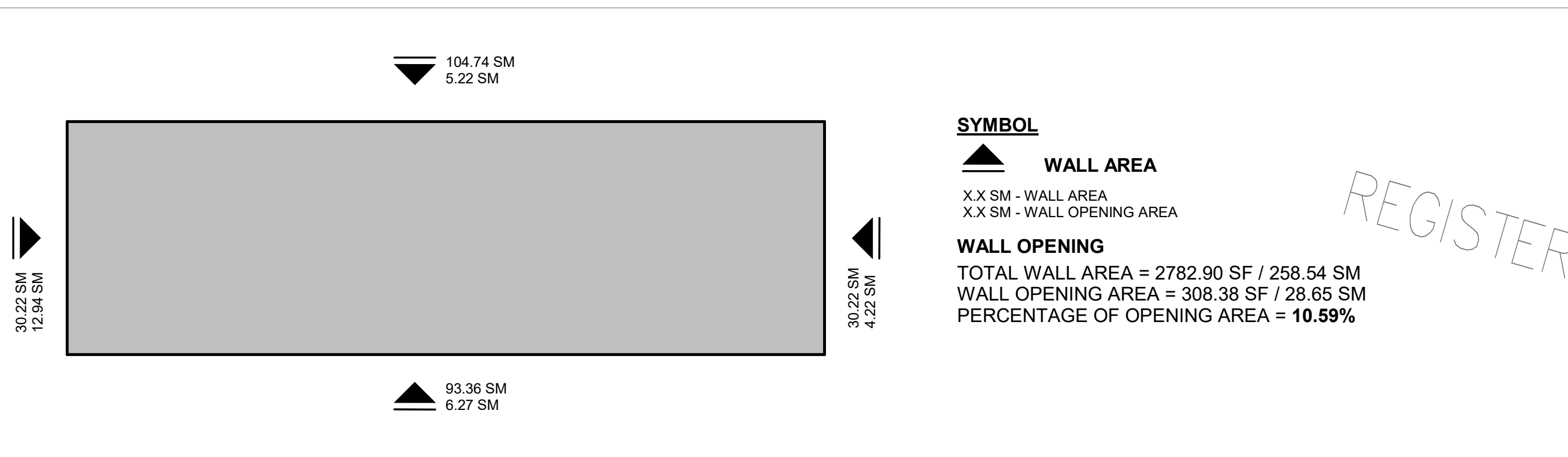
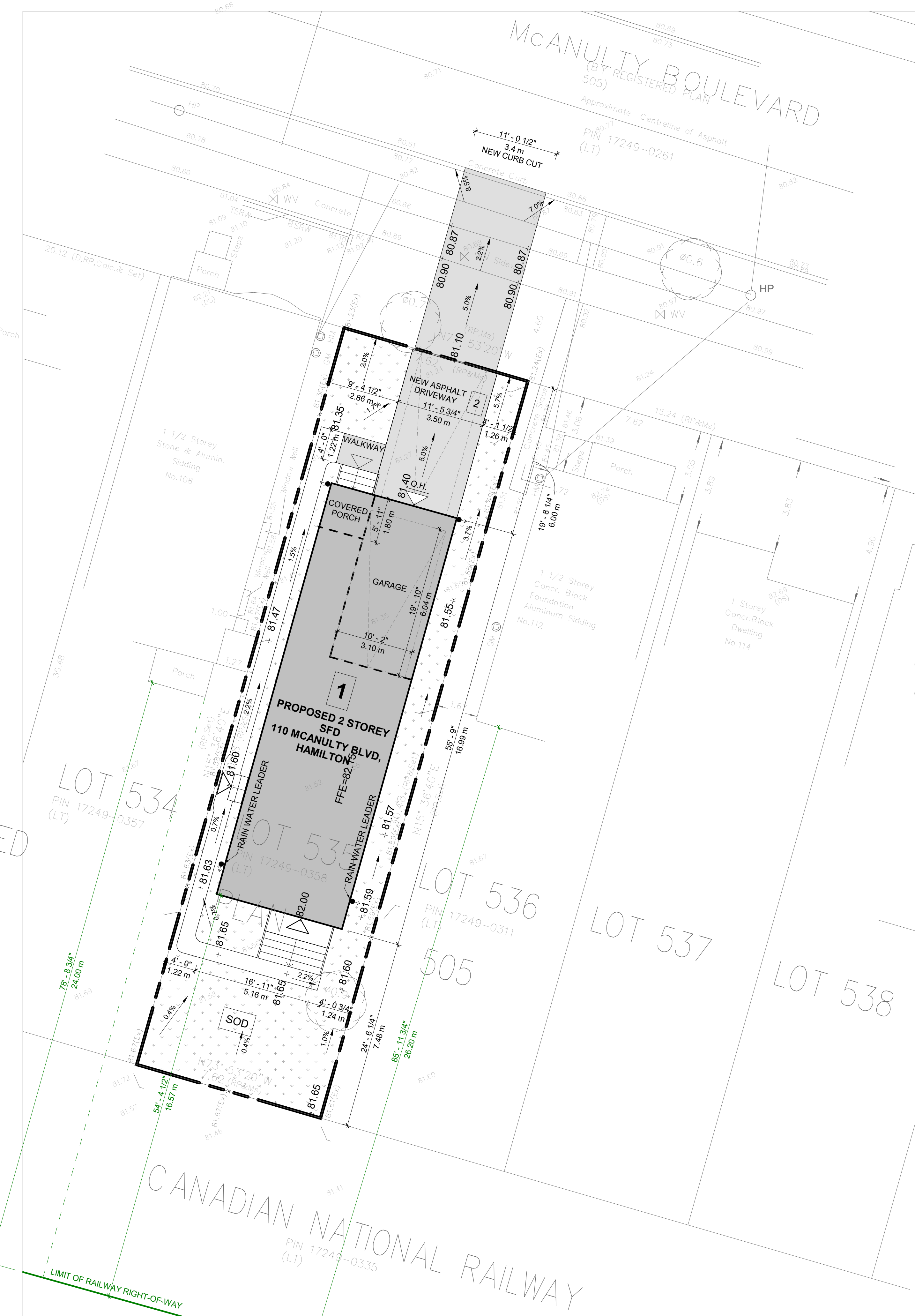
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



2 KEY PLAN
A0.01 1/8" = 1'-0"

SCOPE OF WORK	
1	PROPOSED 2 STOREY FAMILY RESIDENCE
2	PROPOSED DRIVEWAY

LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING
	DRIVEWAY
	WALKWAY
	LANDSCAPE
	DEMOLISHED
	PRIMARY ENTRANCE
	SECONDARY ENTRANCE
	OVERHEAD DOOR

PROJECT STATISTICS	
ADDRESS: 110 MCANULTY BLVD, HAMILTON ; ZONING: D	
LOT DESCRIPTION : LOT 110	
LOT AREA	2500SF / 232.25 SM
LOT FRONTAGE	7.62 M
GROSS FLOOR AREA (GFA)	
MAIN FLOOR	535.4 SF / 49.7 SM
SECOND FLOOR	746.63 SF / 69.36 SM
TOTAL GFA	1282.03 SF / 119.10 SM
BASEMENT	535.4 SF / 49.7 SM
LOT COVERAGE	
DWELLING FOOTPRINT:	674.69 SF / 62.68 SM
GARAGE	242.91 SF / 22.56 SM
COVERED PORCH	35.75 SF / 3.32 SM
TOTAL LOT COVERAGE	38.16% (953.35 SF / 88.56 SM)

APPLICABLE ZONING BY LAW	REQUIRED	PROVIDED
MINIMUM FRONT YARD	6M	6M
MINIMUM REAR YARD	7.5M	7.5M
MINIMUM INTERIOR SIDERYARD	1.2M	1.26M / 1.22M
MAXIMUM HEIGHT	14M	7.69M
LANDSCAPING IN FRONT YARD	50%	51.3%
PARKING SPACE		
PARKING SIZE (IN DRIVEWAY)	2.8M X 5.8M	3.5M X 6.0M
PARKING SIZE (INSIDE GARAGE)	2.8M X 5.8M	3.1M X 6.0M
PARKING SPACE REQUIRED	2	2

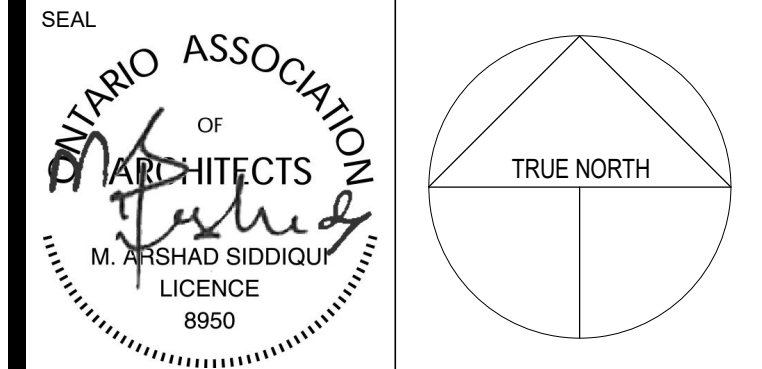
PART-1 AVERAGE GRADE CALCULATION				
	POINT 1	POINT 2	POINT 3	POINT 4
A	80.65	80.83	81.24	81.41
B	80.60	80.91	81.57	81.55
			TOTAL	648.76
	A.G.	TOTAL/8		81.09

1 SITE PLAN
A0.01 1/8" = 1'-0"

REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW
(1)	2022.11.09	BLDG PERMIT APPLICATION	SP	AS
		PROJECT ISSUE		DRAWN/REVIEW

OWNER / CLIENT
KAKAR GROUP INC.
905.997.8097 | ahmadkhan@kakargroup.ca

ARCHITECT
C-Architecture Ltd
202 - 3485 REBECCA ST, OAKVILLE
ON L6L 0H4
647.741.5917 | info@c-archi.com



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PROJECT
SINGLE FAMILY DETACHED
110 MCANULTY BLVD, HAMILTON

DRAWING TITLE
SITE PLAN

PROJECT NO. 21-232
DRAWING DATE JULY 4, 2023
SCALE AS NOTED

SHEET NO. **A0.01**

24x36 FILENAME: C:\Users\info\Dropbox\C Architecture\Projects\2021\Archive\21-232 - CH, 110 McAnulty Blvd, Hamilton\05-BIM\21-232.rvt

PLAN OF SURVEY
SHOWING TOPOGRAPHIC FEATURES OF
LOT 535
REGISTERED PLAN 505
CITY OF HAMILTON

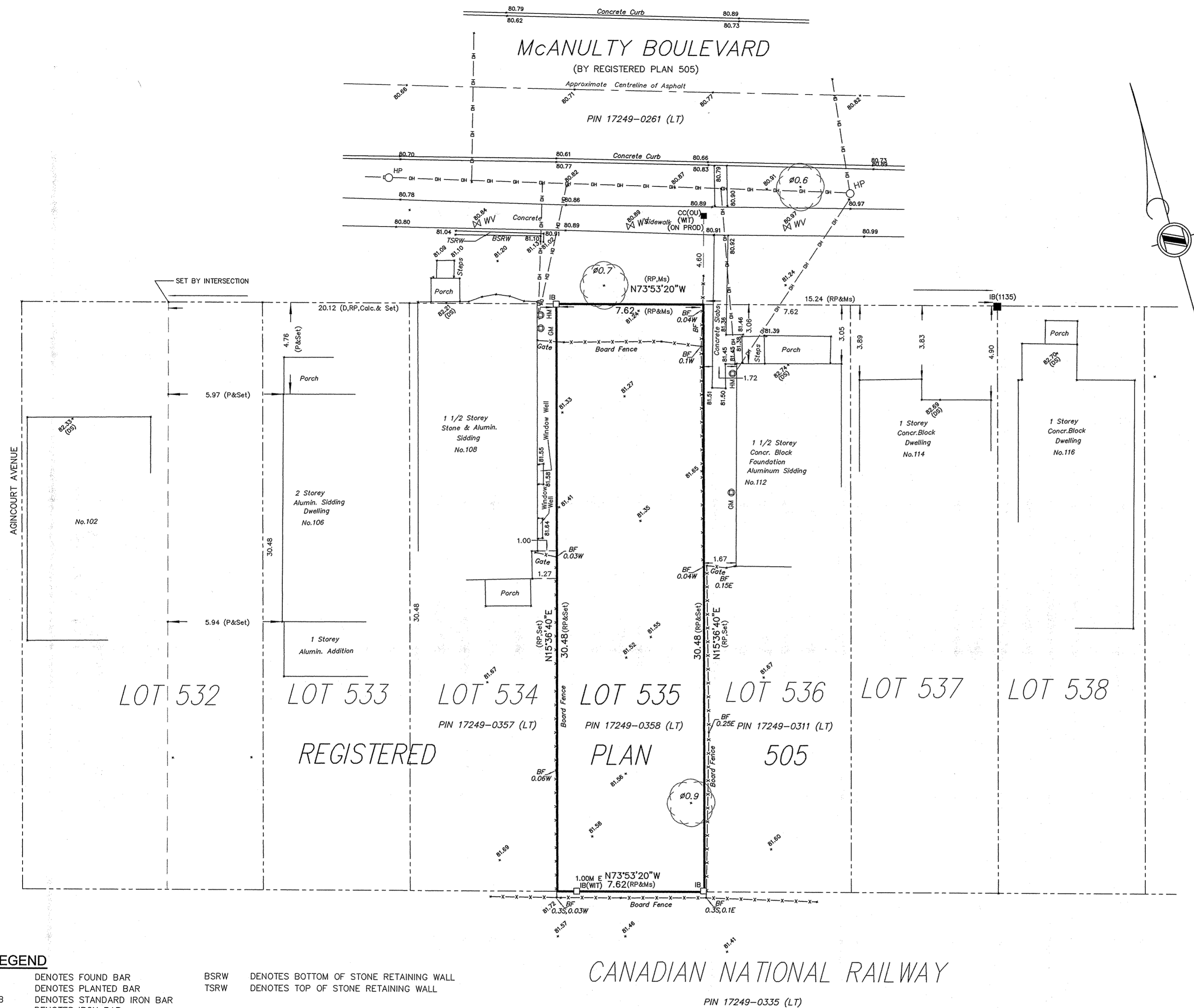
SCALE 1:150



MAURO GROUP INC.
ONTARIO LAND SURVEYORS
© 2023

METRIC

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



BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATION USING THE "TOPNET" GPS NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

BEARING ROTATION NOTE

ADJUST FOR BEARING COMPARISONS, A ROTATION OF 2'23"20" COUNTER-CLOCKWISE WAS APPLIED TO ASTRONOMIC BEARINGS ON REGISTERED PLAN 505 TO CONVERT TO UTM ZONE 17, NAD 83 (CSRS).

BENCHMARK NOTE

ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM COSINE BENCHMARK No. 07720100038 HAVING A PUBLISHED VALUE OF 80.171m.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 9th DAY OF MARCH 2023

MAR 21, 2023
DATE
S. Sundar
GANESH SUNDAR B.Eng.
ONTARIO LAND SURVEYOR

LEGEND

- | | | | |
|------|--------------------------------------|------|--|
| ■ | DENOTES FOUND BAR | BSRW | DENOTES BOTTOM OF STONE RETAINING WALL |
| □ | DENOTES PLANTED BAR | TSRW | DENOTES TOP OF STONE RETAINING WALL |
| SIB | DENOTES STANDARD IRON BAR | | |
| IB | DENOTES IRON BAR | | |
| PB | DENOTES PLASTIC BAR | | |
| CC | DENOTES CUT CROSS | | |
| Ms | DENOTES MEASURED | | |
| WIT | DENOTES WITNESS | | |
| OU | DENOTES ORIGIN UNKNOWN | | |
| 1135 | DENOTES L.G. WOODS, OLS | | |
| RP | DENOTES REGISTERED PLAN 505 | | |
| DS | DENOTES DOOR SILL | | |
| BF | DENOTES BOARD FENCE | | |
| CB | DENOTES CATCH BASIN | | |
| GM | DENOTES GAS METER | | |
| HM | DENOTES HYDRO METER | | |
| PROD | DENOTES PRODUCTION | | |
| HP | DENOTES HYDRO POLE | | |
| WV | DENOTES WATER VALVE | | |
| ○ | DENOTES DECIDUOUS TREE WITH DIAMETER | | |

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-45359

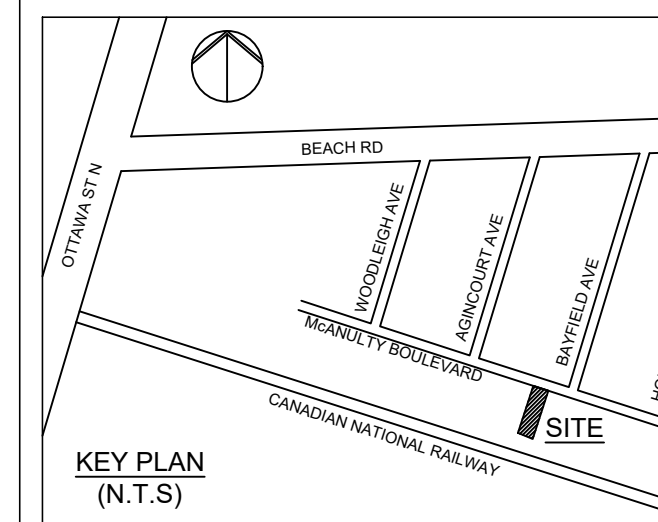
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 29(3).

MAURO GROUP INC.
ONTARIO LAND SURVEYORS

2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1
PHONE 905.951.6000 - FAX 905.857.4811
www.youngsurveying.ca - info@youngsurveying.ca

PARTY CHIEF: DEV | DRAWN/CALC BY: IG | CHECKED BY: GS
CLIENT: CArchitecture
PATH=F:\PROJECTS\2023\B8067\MSCAD\B8067_SRPR_T.DWG

PROJECT No. 23-B8067



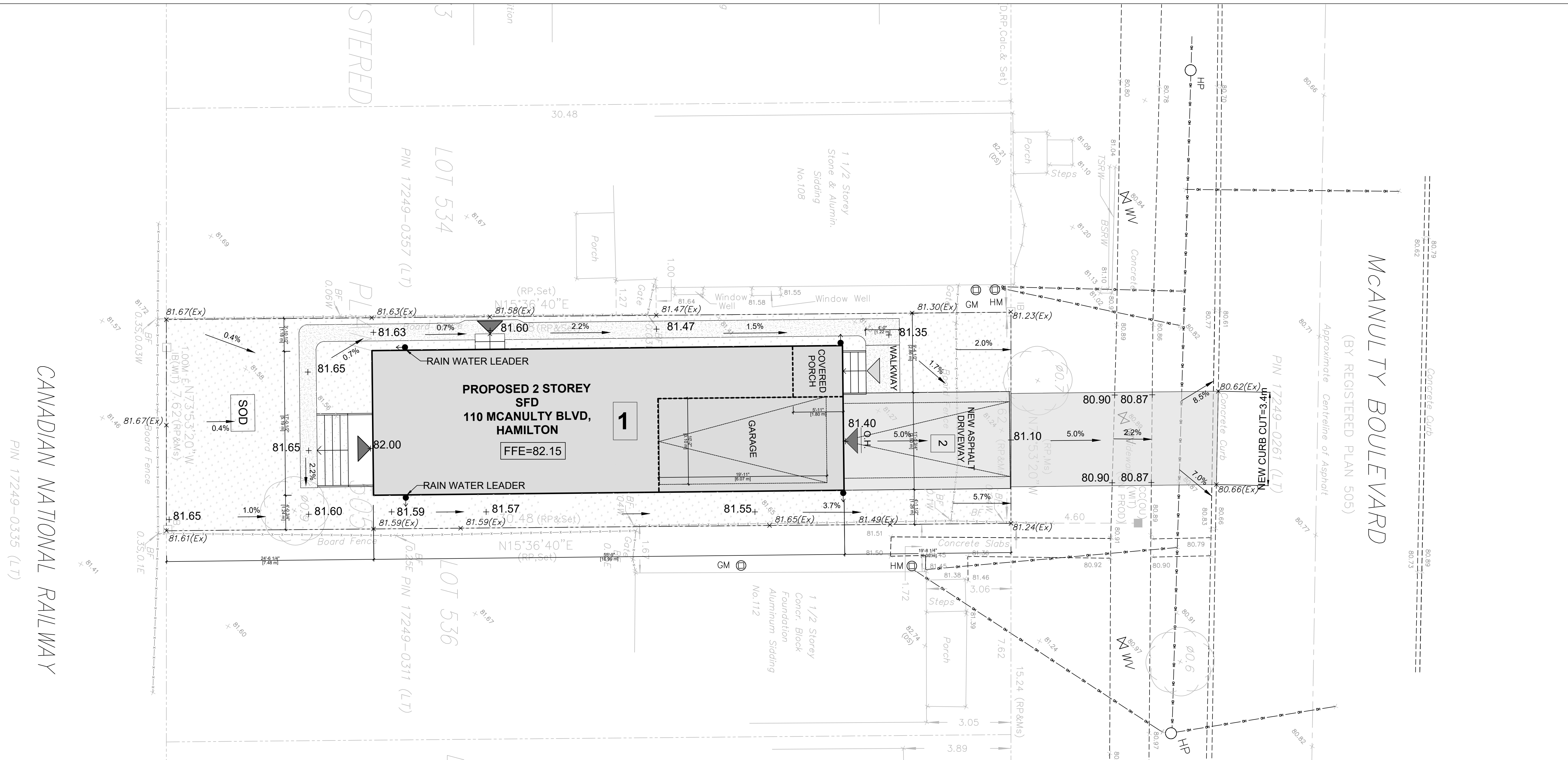
PLAN OF SURVEY
SHOWING TOPOGRAPHIC FEATURES OF
LOT 535
REGISTERED PLAN 505
CITY OF HAMILTON

INFORMATION TAKEN FROM A SURVEY PERFORMED BY
MAURO GROUP INC. ONTARIO LAND SURVEYORS

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DERIVED FROM COSINE BENCHMARK No. 07226100038
HAVING A PUBLISHED VALUE OF 80.17m.



- GENERAL GRADING NOTES**
1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
 2. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45M OFF THE PROPERTY LINE. ALL WALLS 1.0M OR HIGHER SHALL BE DESIGNED BY A P.ENG.
 3. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150MM ABOVE THE PROPOSED SIDE YARD SWALES.
 4. RETAINING WALLS 0.6M IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
 5. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 35% GRADE (3:1 SLOPES).
 6. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150MM SUB-DRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3M COVER OVER THE SUB-DRAIN), OR OTHER MITIGATION MEASURES.
 7. MINIMUM GRADE FOR A WRAP-AROUND SWALE IN THE BACKYARD SHALL BE 1.0%.
 8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
 9. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150MM (MIN) ABOVE FINISHED GRADE.
 10. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
 11. GARAGE FLOOR ELEV. TO BE SET MINIMUM 0.3M HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
 12. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM LIFTS.
 13. LOT GRADING FOR ALL LOTS IN THE SUBDIVISION SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON ACCEPTANCE OF THE SUBDIVISION BY THE CITY.
 14. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
 15. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
 16. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2M FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.

- BACKYARD GRADING NOTES**
- A. DEFINITION: "REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW OR 6M.
 - B. THE MAXIMUM SLOPE IN THE BACK YARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACK YARD SHALL BE 5%, EXCEPT AS SET OUT IN ITEMS BELOW.
 - C. THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METER ON EACH LOT.
 - D. WHERE THE 5% RESTRICTION ON THE BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. SLOPES WITH A MAXIMUM OF THREE HORIZONTAL TO ONE VERTICAL MAY REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3M.
 - E. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
 - F. THE 5% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARDS PROVIDING THE TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT IN ITEM B) ABOVE, THE INTENTION OF THIS PROVISION IS TO PROVIDE FLEXIBILITY OF HOUSE CONSTRUCTION.
 - G. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS AND BACK YARDS, OUTSIDE THE AREA DEFINED IN A) ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (MINIMUM 3H:1V).

- EROSION AND SEDIMENT CONTROL**
1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
 2. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATION OR DEMOLITION COMMENCING.
 3. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES.
 4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
 5. EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED.
 6. NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE CITY OF HAMILTON'S PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT AND DEVELOPMENT ENGINEERING SECTION.
 7. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.

MAINTENANCE RECOMMENDATIONS

1. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 HEIGHT OF THE FENCE.
2. OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LIMIT
—○—○—○—○—○—○—	EXISTING OVERHEAD WIRES
GM ⊕	EXISTING GAS METER
HM ⊕	EXISTING HYDRO METER
HP ⊕	EXISTING HYDRO POLE
WV ⊗	EXISTING WATER VALVE
×81.24	EXISTING ELEVATION FROM SURVEY
+ 81.50	EXISTING ELEVATION TO REMAIN
+ 81.50	PROPOSED ELEVATION
●→	RAIN WATER LEADER
—3.4%—	PROPOSED SLOPE

REVISION	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN APPROVAL	JUN 14/23

JAIN
Jain Infrastructure Consultants Ltd.
7405 EAST DANBRO CRESCENT
MISSISSAUGA, ON L5N 6P8
TEL: (905) 285-9900, FAX: (905) 567-5246
Email: yayub@jainconsultants.com

CLIENT
KAKAR GROUP INC.
905.997.8097 | turghanholdings@gmail.com

PROJECT
**110 McANULTY BOULEVARD
HAMILTON, ONTARIO**

DRAWING TITLE
SITE GRADING PLAN

SCALE: (ARCH 36"x24") 1:75
DATE: Aug. 13, 23
DRAWN BY: CC
CHECKED BY: YA

DWG No.
C101



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

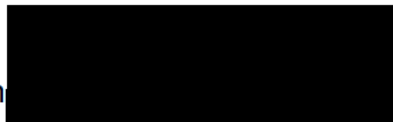
APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	
Registered Owners(s)	KAKAR GROUP INC.	
Applicant(s)	ARSHAD SIDDIQUI	
Agent or Solicitor	NA	NA
		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 AgentSolicitor

1.4 Request for digital copy of sign Yes* 

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	110 MCANULTY BLVD, HAMILTON		
Assessment Roll Number			
Former Municipality			
Lot	535	Concession	
Registered Plan Number	505	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:

NA

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 OF RELIEF IN SETBACK FROM RAILWAY RIGHT-OF-WAY FROM 30 METRES TO 16.59 METRES (DEFICIENCY OF 13.41 METRES)

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

EXISTING LOT IS WITHIN A SUBDIVISION WITH HOUSES WELL WITHIN 30 METRES, LEAVING 30 METRES WILL NOT ALLOW FOR PROPOSED DEVELOPMENT.

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
7.62 M	30.48 M	232.25	7.3 METRES

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
VACANT LAND	NA	NA	NA	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SINGLE FAMILY DETACHED HOUSE	6.0 M	7.48 M	1.18 M / 1.24 M	

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
NA				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SINGLE FAMILY DETACHED DWELLING	49.7	119.10	02	7.69

- 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 FAMILY DETACHED HOUSE

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

SINGLE FAMILY DETACHED DWELLINGS

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2021

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

VACANT LAND

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

VACANT LAND

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

2 YEARS

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

Rural Hamilton Official Plan designation (if applicable): NA

Rural Settlement Area: NA

Urban Hamilton Official Plan designation (if applicable) NA

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

NA

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

7.8 Has the owner previously applied for relief in respect of the subject property?

(Zoning By-law Amendment or Minor Variance)

Yes

No

If yes, please provide the file number: D

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

Yes No

If yes, please provide the file number: _____

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

Yes No

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

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 1

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

PROPOSED TWO STOREY SINGLE FAMILY DETACHED HOUSE, WITH NEW DRIVEWAY, ROAD CUT / CURB CUT.

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

NA
