



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-23:295	SUBJECT PROPERTY:	231 Park Street North, Hamilton
ZONE:	“D” (Urban Protected Residential – One- and Two-Family Dwellings, Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 75-124

APPLICANTS: Owner: Park Barton Holdings Inc.
Agent: A.J. Clarke and Associates
Applicant: Bern Wu

The following variances are requested:

1. A maximum of three Secondary Dwelling Units shall be permitted within a Single-Family Dwelling on a divided or undivided lot and shall not result in a change to the defined dwelling type on the lot instead of the requirement that a maximum of one Secondary Dwelling Unit shall be permitted on a lot containing a Single Detached Dwelling.

PURPOSE & EFFECT: So as to permit a Single-Family Dwelling within the existing building notwithstanding that:

Notes:

- i. Please note, insufficient information has been provided to determine if 50% landscaping within the Front Yard has been provided for the proposed Single-Family Dwelling, as per Section 18.(14). As such, should 50% landscaping within the front yard not be provided, additional variances may be required.
- ii. Please note, insufficient information has been provided to determine parking requirements for location, size and number of spaces for the proposed Single-Family Dwelling. Be advised, for a Single Family Dwelling a minimum of 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. Furthermore, for a Secondary Dwelling Unit a minimum of 1 space per unit is required. Should onsite parking not comply with the provisions under Section 18a of Hamilton Zoning By-Law 6593, additional variances may be required.

- iii. In addition to the above comment, there appears to be insufficient driveway width to accommodate a vehicle. Be advised, as per Section 18a.(24)(a), a minimum of 2.8 metres is required for a driveway width where five or less parking spaces are provided.
- iv. An Encroachment Agreement with Public Works may be required for the porch steps indicated within the Public Right of Way.

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, December 7, 2023
TIME:	10:10 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/committeefadjustment

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

- Visit www.hamilton.ca/committeefadjustment
- 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-23:295, 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

HM/A-23:295

Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 **Subject Lands**

DATED: November 21, 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

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

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.

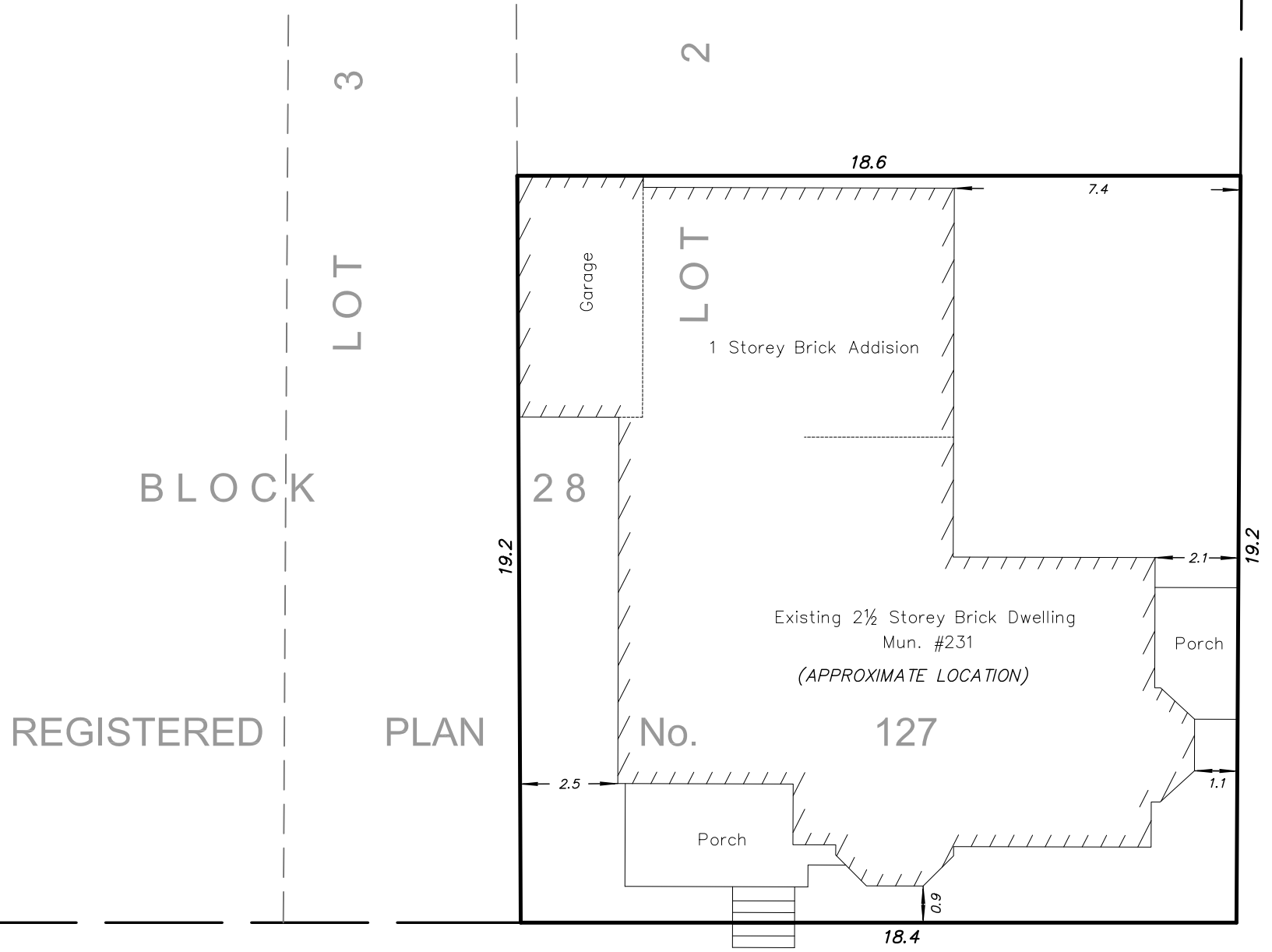
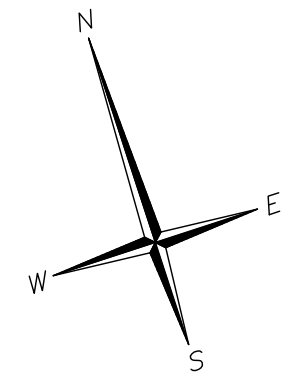
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



PARK STREET NORTH
 (ESTABLISHED ACCORDING TO REGISTERED PLAN No 127)

BARTON STREET WEST
 (ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)

NOTE

The boundaries and measurements shown on this sketch are approximate and are based on aerial photos. They are not based on a field survey.

SKETCH OF	Date: October 24, 2023
231 PARK STREET NORTH	
CITY OF HAMILTON	
SCALE 1:150	AJC PROJECT No. 238165



Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424 x2719 Fax: 905-546-4202
Email: ZoningInquiry@hamilton.ca

Hamilton

CERTIFICATE OF ZONING VERIFICATION AND PROPERTY REPORT

ATTENTION OF: BERNHARD WU
PROPOSED USE: Multi Residential

ISSUED BY: Erica Forrest
TELEPHONE: (905) 546-2424 ext. 6543

ADDITIONAL ONLINE PROPOSED USE: The current use is as a medical office and the proposed use is 3 or 4 apartments.

CERTIFICATE NO. 23-305608 00 ZR2

231 PARK ST N, HAMILTON

ISSUE DATE: OCT 11, 2023

ZONING DISTRICT:

D District - Urban Protected Residential - One and Two Family Dwellings, Etc.

SECTION 10 OF HAMILTON ZONING BY-LAW 6593 AS AMENDED BY 75-124

SITE PLAN CONTROL: FOR FUTURE DEVELOPMENT OR REDEVELOPMENT

THE PROPOSED USE IS:

SEE COMMENTS

COMMENTS:

The property is also recognized as 78 Barton Street West, Hamilton.

The recognized use is Medical Clinic which may be legally established non-conforming provided that it has continuously existed from prior to the passing of Hamilton Zoning By-law 6593 on December 10, 1974 until present.

The Building Division makes no representation and gives no warranty or opinion as to whether the non-conforming use has been lost by discontinuance of use. The Applicant should make appropriate inquiries to satisfy themselves that the non-conforming use has not been lost by discontinuance.

Please be advised that any alterations, renovations or additions to a legally established non-conforming use, building or structure may require approval of the appropriate Planning Act application.

The proposed "3 or 4 apartments" is not a term recognized by Hamilton Zoning By-law 6593 but may be considered a 'Multiple Dwelling' or 'Three Family Dwelling', depending on the number of units. A 'Multiple Dwelling' shall mean a building comprising four or more self-contained Class A dwelling units, whether or not a private garage or any other accessory building is attached except a building comprising a Townhouse Dwelling or a Maisonette Dwelling.

Both a 'Three Family Dwelling' and a 'Multiple Dwelling' are not permitted within the "D" district.

A successful planning application for a rezoning is a course of action you might take to permit the intended use of a 'Three Family Dwelling' or a 'Multiple Dwelling'. For further information, please contact Development Planning at (905) [546-2424](tel:905-546-2424) extension [1355](tel:905-546-1355) or email pd.generalinquiry@hamilton.ca.

This property is listed in the City of Hamilton's Inventory Heritage Buildings as a property of cultural heritage value or interest. Please contact a Cultural Heritage Planner at culturalheritageplanning@hamilton.ca, or visit www.hamilton.ca/heritageplanning for further information.

Tenant improvements, change of use, conversions, renovations, alterations, additions or new buildings are subject to the issuance of a building permit from the Building Division.

No survey submitted showing actual conditions.



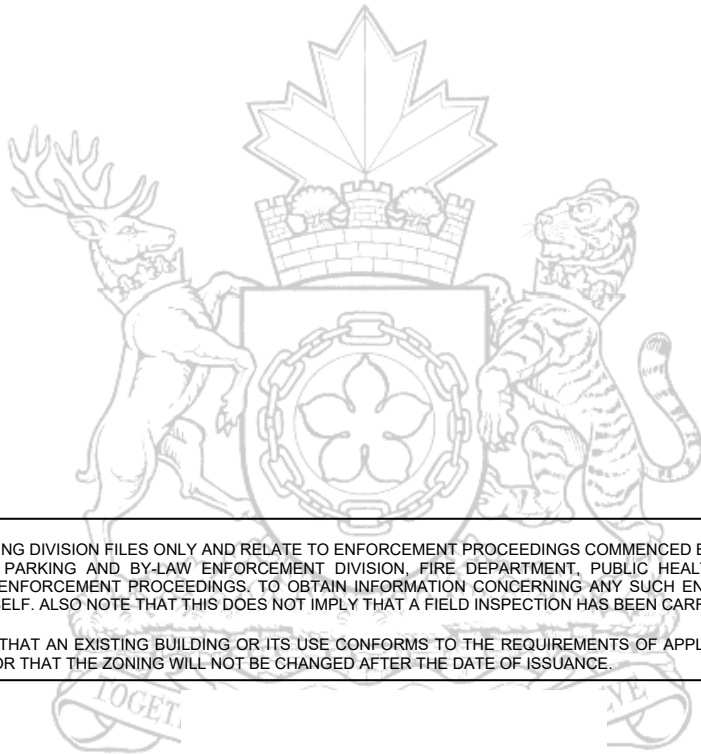
Planning and Economic Development Department
 Planning Division
 71 Main Street West, 5th Floor
 Hamilton, Ontario, L8P 4Y5
 Phone: 905-546-2424 x2719 Fax: 905-546-4202
 Email: ZoningInquiry@hamilton.ca

Hamilton

PROPERTY REPORT

Our records indicate the following:

No outstanding work orders.



NOTE:
 PROPERTY REPORTS PERTAIN TO BUILDING DIVISION FILES ONLY AND RELATE TO ENFORCEMENT PROCEEDINGS COMMENCED BY THIS DIVISION. OTHER DIVISIONS/DEPARTMENTS, INCLUDING BUT NOT LIMITED TO THE PARKING AND BY-LAW ENFORCEMENT DIVISION, FIRE DEPARTMENT, PUBLIC HEALTH SERVICES DEPARTMENT AND PUBLIC WORKS DEPARTMENT MAY HAVE COMMENCED ENFORCEMENT PROCEEDINGS. TO OBTAIN INFORMATION CONCERNING ANY SUCH ENFORCEMENT PROCEEDINGS, YOU MUST CONTACT THOSE DIVISIONS/DEPARTMENTS YOURSELF. ALSO NOTE THAT THIS DOES NOT IMPLY THAT A FIELD INSPECTION HAS BEEN CARRIED OUT.

IMPORTANT:
 THIS CERTIFICATE DOES NOT INDICATE THAT AN EXISTING BUILDING OR ITS USE CONFORMS TO THE REQUIREMENTS OF APPLICABLE BY-LAWS, AND REGULATIONS, NOR THAT A LICENCE WILL BE ISSUED IF REQUIRED, OR THAT THE ZONING WILL NOT BE CHANGED AFTER THE DATE OF ISSUANCE.

FOR DIRECTOR OF PLANNING DIVISION

*** THIS CERTIFICATE IS ISSUED WITHOUT LIABILITY ON THE PART OF THE CITY OF HAMILTON OR ITS OFFICIALS ***



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

City of Hamilton
Committee of Adjustment
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

October 24, 2023

Attn: Ms. Jamila Sheffield
Secretary Treasurer, Committee of Adjustment (*email: Jamila.Sheffield@hamilton.ca*)

**Re: 231 Park Street North & 78 Barton St W 1STLF, Hamilton (1 property)
Minor Variance Application**

Dear Ms. Sheffield:

A.J. Clarke and Associates Ltd. has been retained by the current owner, Park Barton Holdings Inc. (Chin Yu Wu) and the prospective purchaser, Bern Wu (son of Chin Yu Wu), for the purposes of submitting a Minor Variance Application for the subject lands, municipally known as 231 Park Street North & 78 Barton St W 1STLF, in the City of Hamilton.

The submission package includes the following:

- This Cover Letter and Planning Justification Brief
- Site Sketch
- Completed Signed Minor Variance Application Form
- Certificate of Zoning Verification and Property Report, issued October 11, 2023

Payment of the application fee will be made by the Applicant and Purchaser, Bern Wu. He can be contacted by phone: (647) 980-2257 or email: bernwu@gmail.com.

The subject lands have an approximate area of ± 350 square metres and are currently occupied by an existing single detached dwelling in which a Medical Clinic has operated for over 75 years. The subject lands have a frontage of ± 18.3 metres and a depth of ± 19.2 metres.

The intent is to remove the Medical Clinic and to renovate the interior of the structure to create 3 or 4 class A dwelling units. The number, 3 or 4, is subject to architectural investigation.

Required Variances

The subject lands are zoned as D District - Urban Protected Residential - One and Two Family Dwellings, Etc. zone in the old City of Hamilton Zoning Bylaw 6593, which permits Single and Two-Family Dwellings and Lodging House for up to 6 lodgers.

Subsection 19. (1).1 Secondary Dwelling Unit, (i) allows "A maximum of one Secondary Dwelling Unit shall be permitted within a Single Detached Dwelling, a Semi-Detached Dwelling, or a Street Townhouse Dwelling on a divided or undivided lot and shall not result in a change to the defined dwelling type on the lot."



The intent is to create two or three Secondary Dwelling Units within the Single Detached Dwelling. The proposed use is not in conformity with the zone regulations. The new use will require the following variance:

1. Notwithstanding subsection 19. (1).1 (i), a maximum of three Secondary Dwelling Units shall be permitted within a Single Detached Dwelling on a divided or undivided lot and shall not result in a change to the defined dwelling type on the lot.

Four Tests

This minor variance application is made under the authority of Section 45(1) of the Planning Act. Accordingly, a minor variance must meet the requisite four tests as described in Section 45 (1) of the Act. The tests and professional opinion are outlined below:

1. Does the proposed variance maintain the intent and purpose of the Urban Hamilton Official Plan?

The subject site is designated “Neighbourhoods” on Schedule E-1 Urban Land Use Designations in the Urban Hamilton Official Plan. It is located near the boundary of the Downtown Secondary Plan. The site is less than 350 metres from MTSA – Go Transit Station.

B.2.4.2 Residential Intensification in the Neighbourhoods Designation

2.4.2.1 Residential intensification within the built-up area and on lands designated Neighbourhoods identified on Schedule E-1 - Urban Land Use Designations shall comply with Section E.3.0 – Neighbourhoods Designation. (OPA 167)

2.4.2.2 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:

- a) the matters listed in Policy B.2.4.1.4;*
- b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;*
- c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings;*
- d) the consideration of transitions in height and density to adjacent residential buildings;*
- e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;*
- f) the provision of amenity space and the relationship to existing patterns of private and public amenity space;*
- g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;*
- h) the ability to complement the existing functions of the neighbourhood;*
- i) the conservation of cultural heritage resources; and,*
- j) infrastructure and transportation capacity and impacts.*

E.3.0 NEIGHBOURHOODS DESIGNATION

3.1 Policy Goals

The following goals apply to the Neighbourhoods land use designation:

3.1.1 Develop compact, mixed use, transit-supportive, and active transportation friendly neighbourhoods.



- 3.1.3 *Plan and designate lands for a range of housing types and densities, taking into account affordable housing needs.*
- 3.1.4 *Promote and support design which enhances and respects the character of existing neighbourhoods while at the same time allowing their ongoing evolution.*
- 3.1.5 *Promote and support residential intensification of appropriate scale and in appropriate locations throughout the neighbourhoods.*

Scale and Design

- 3.2.4 *The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification and other applicable policies of this Plan.*

The Official Plan supports and promotes residential intensification that “*enhances and respects the character of existing neighbourhoods*” while allowing for the “*ongoing evolution*” of those neighbourhoods. The proposed variances will maintain the current massing, front and rear yard setbacks and height. The re-development of the parcel, by way of adaptive re-use of the heritage building, will not create undue overlook, shadowing or other nuisance issues.

The required variances maintain the intent and purpose of the Urban Hamilton Official Plan.

2. Do the proposed variances maintain the intent and purpose of the Zoning By-law?

The lands are designated **D District - Urban Protected Residential - One and Two Family Dwellings, Etc. zone** in the old City of Hamilton Zoning Bylaw 6593.

This By-law was passed in 1950. The purpose and intent of the D District was to regulate lands that were primarily using the detached and semi-detached dwelling form, with formal recognition that some of them would be used as lodging homes with up to 6 extra dwelling units.

The proposed variance maintains the existing form, maintaining the historical characteristics of the neighbourhood. The proposed variance maintains the intent of the original By-law to allow smaller residential units available at a more attainable price point. The only difference is that the variance permits Class A Dwellings Units.

The required variances maintain the intent and purpose of Zoning By-Law 05-200.

3. Are the proposed variances appropriate for the development of the subject lands?

The proposed variance does not alter the development form of the subject lands. The massing of the historical structure is to remain unchanged. The variance will allow the structure to fulfill its purpose, Residential, and provide an identified need, affordable housing, in a pedestrian and transit supportive location.

The required variances are appropriate and necessary for the proper development of the subject lands.

4. Are the proposed variances minor in nature?



The proposed variance will permit the creation of up to four Class A dwelling units. Currently, the lands are permitted two Class A dwelling units and six Housekeeping dwelling units. The proposed number of dwelling units is less than the currently permitted number of dwelling units.

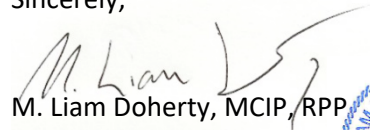
The required variance is minor in nature and will have a minor effect on the character of the neighbourhood.

Conclusion

As such, the subject land is appropriate for the redevelopment of as proposed and has sufficient regard for the matters listed under Section 2 of the *Planning Act*, represents good planning and should be approved.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available hearing date. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,



M. Liam Doherty, MCIP, RPP
Senior Planner

A. J. Clarke and Associates Ltd.





Hamilton

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

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	
Applicant(s)	
Agent or Solicitor	

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

1.3 Sign should be sent to Purchaser Owner Applicant AgentSolicitor

1.4 Request for digital copy of sign Yes* No
If YES, provide email address where sign is to be sent

1.5 All correspondence may be sent by email Yes* No

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

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	231 Park Street North & 78 Barton Street West 1STLF		
Assessment Roll Number	251802012600910		
Former Municipality	Hamilton		
Lot		Concession	
Registered Plan Number	127	Lot(s)	Pt Lt 2 BLK 28
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:

Notwithstanding subsection 19. (1).1 (i), a maximum of three Secondary Dwelling Units shall be permitted within a Single Detached Dwelling on a divided or undivided lot and shall not result in a change to the defined dwelling type on the lot.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The current zoning does not permit more than two (2) dwellings, thus prohibiting the conversion of the medical clinic to Residential with 4 class A dwelling units.

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
18.3 m	19.2 m	350.7 msq	20.1 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Detached Dwelling	0.0 m	0.0	0.0	

Proposed:

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

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
Detached Dwelling	235	425	2.5	

Proposed:

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

- 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.):

Multiple Dwellings. (To divide the existing structure into smaller, self-contained, separate dwelling units.)

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

Residential: Detached Dwellings which may have more than 1 dwelling units.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

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

Single Detached Dwelling

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

Medical Office.

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

75 years+

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

Rural Hamilton Official Plan designation (if applicable): - _____

Rural Settlement Area: - _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

The use and density proposed follow the direction of the Neighbourhoods policies.

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

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: 4

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

The medical clinic has operated in the building since before World War 2. The building form indicates it was originally built as a single detached dwelling. The owner intends to revert the use back to residential by way of renovations to the existing structure.

The corporation that owns the property is owned by the parents of the applicant & purchaser. The intent is to transfer ownership to Bernhard Wu soon, likely before the approval process is complete. That is why Bernhard Wu has also signed the application.

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
-
-