



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-23:260	SUBJECT PROPERTY:	325 Barton St E, Hamilton
ZONE:	"C5a" (Mixed Use Medium Density – Pedestrian Focus)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended 17-240

APPLICANTS: Owner: 14832621 Canada Inc.
Agent: Dafne Gokcen, Evans Planning

The following variances are requested:

1. A minimum rear yard of 1.2 metres shall be provided instead of the minimum required 7.5 metres.
2. A Planting Strip with a width of 1.2 metres shall be provided instead of the required 1.5 metres with a yard abutting a Residential Zone.
3. A minimum side yard of 0.0 metres from the lot line abutting a lot containing a residential use shall be provided instead of the required 7.5 metre side yard setback from a lot line abutting a lot containing a residential use.
4. A height of 16.52 metres shall be provided instead of the required 11.0 metres for a building abutting a lot within a Residential Zone.
5. No onsite maneuvering shall be provided for parking spaces with access from a lane way instead of the required 6.0 metre onsite access aisle and maneuvering space.
6. Two (2) parking spaces shall be provided for the property in lieu of the minimum of three (3) parking stalls required for 12 residential units (each under 50 square metres) and a 26.9 square metre commercial space.

PURPOSE & EFFECT: So as to permit a Mixed-Use building containing a Commercial unit on the ground floor and twelve (12) residential units above the ground floor notwithstanding that:

Notes:

- i) Be advised, the Privacy Fence shown within the rear yard does not extend the entire length of the property. As per Section 10.5a.3(j) a Visual Barrier is required to extend the entire length of the lot line which abuts a Residential Zone. Should the Privacy Fence not extend the entirety of the rear lot line which abuts the R1a Zone, additional variances may be required.
- ii) Please note, the 1.2 metre Planting Strip area within the rear yard has not been indicated as such. It is advised that the 1.2 metre area in the rear yard, devoted to function as a Planting Strip, should be labelled as such on the Site Plan; These changes may be required at Building Permit review.
- iii) Please be advised, variance #6 has been requested to permit a specified parking requirement, regardless of the form of commercial use within the building. As such, for this specific proposed development a rate of two (2) parking spaces is required. Note however, any change to the number of residential units as well as changes to the Gross Floor Area of both Commercial and Residential use(s) may result in additional variances being 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, December 7, 2023
TIME:	10:15 a.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

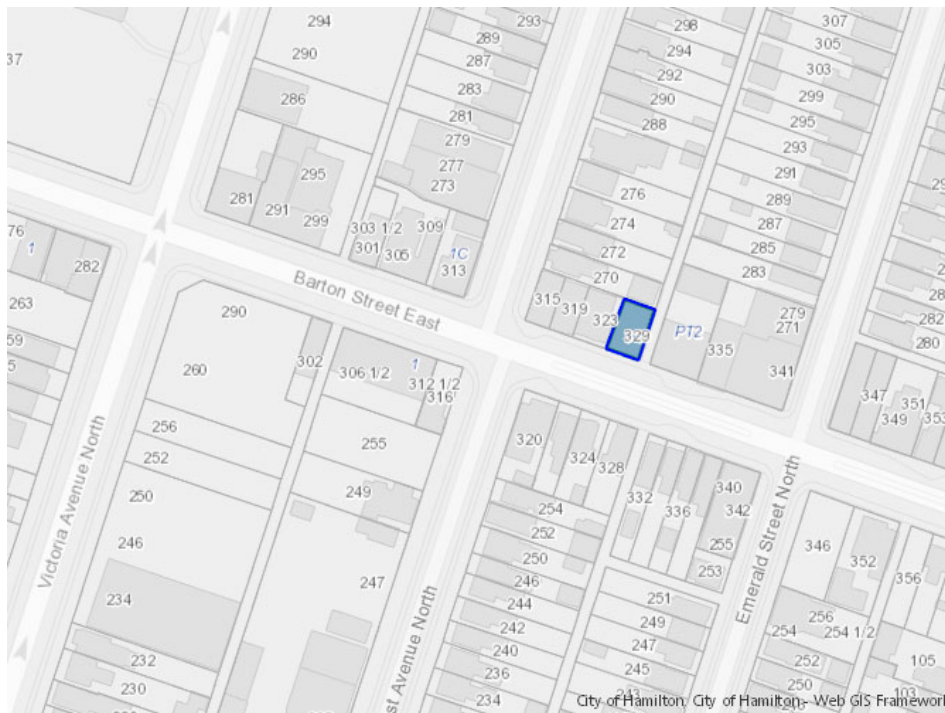
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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-23:260, 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: 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.



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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.

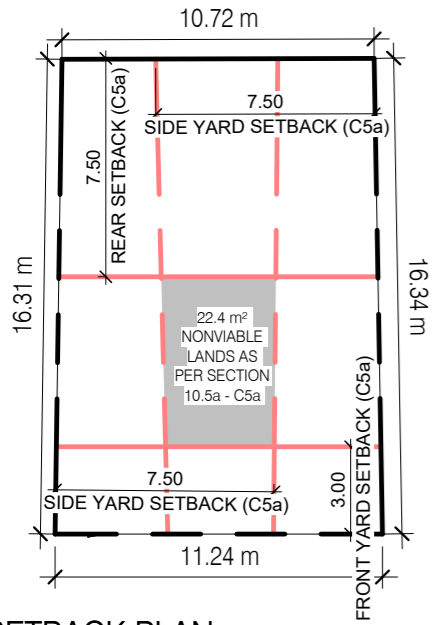
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

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.

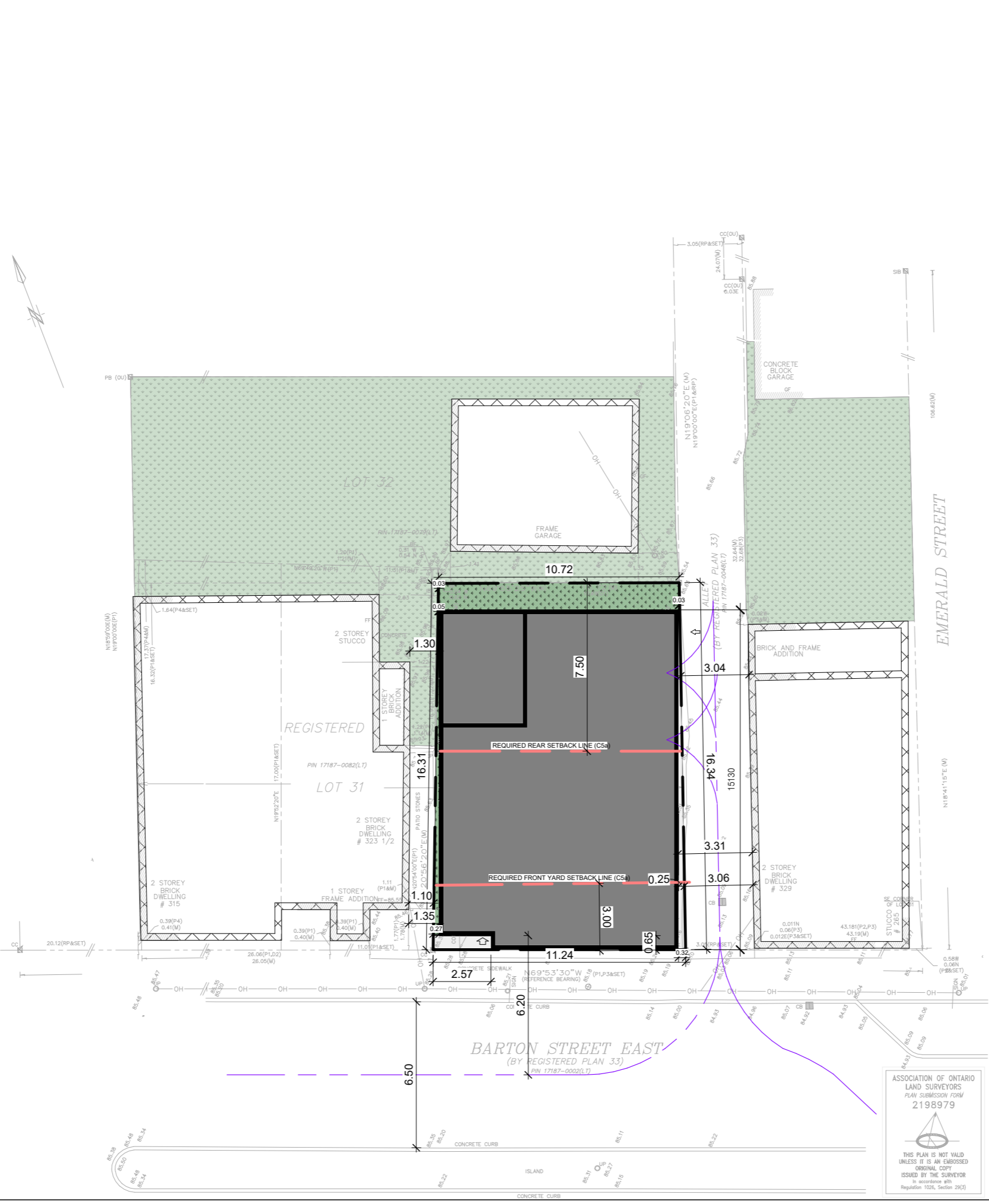
SITE DATA
325 Barton St E, Hamilton, ON L8L 2X6

DATA	REQUIRED	PROPOSED
ZONING INFORMATION	BY-LAW 05-200 -17-240 SITE SPECIFIC BY-LAW SECTION 10.5a	PROPOSED USE - RESIDENTIAL RENTAL UNITS
OFFICIAL PLAN DESIGNATION	(C5a)-Mixed Use Medium Density - Pedestrian Focus	
PERMITTED USES	DEWLLING UNIT, MIXED USE (BY-LAW No.21-189)	
MINIMUM LOT FRONTAGE	0.0 m	11.28 m
MAXIMUM FRONT YARD SETBACK	3.0 m	0.68 m
MINIMUM REAR YARD SETBACK	7.5 m	1.02 m
MINIMUM SIDE YARD SETBACK <small>*WHEN ABUTTING RESIDENTIAL ZONE</small>	7.5 m	0.25 m
MAXIMUM BUILDING WIDTH	10.9 m	10.9 m
MAXIMUM BUILDING DEPTH	9.4 m	15.13 m
MAXIMUM BUILDING FOOTPRINT	104.9 m ²	148 m ²
MINIMUM BUILDING HEIGHT	3.6 m	4.5 m
MAXIMUM BUILDING HEIGHT <small>First Storey only</small>	4.5 m	
MAXIMUM BUILDING HEIGHT	22 m	13.6 m

BUILDING INFORMATION		REFER TO D1.1 FOR UNIT SIZE BREAKDOWN
TOTAL LOT AREA	-	179.2 m ²
LOT COVERAGE %	-	83 %
GROUND FLOOR AREA	-	
COMMERCIAL AREA	MAX 2,600 m ²	26.9 m ²
TOTAL GROUND FLOOR AREA	-	147.8 m ²
SECOND FLOOR AREA	-	159.7 m ²
THIRD FLOOR AREA	-	159.7 m ²
FOURTH FLOOR AREA	-	159.7 m ²
GROSS FLOOR AREA	-	626.9 m ²
LANDSCAPED AREA	-	31.4 m ²
*REQUIRED PLANTING STRIP WHEN ABUTTING A RESIDENTIAL ZONE	1.5 m	1.2 m
PARKING REQUIREMENTS	0.3 SPACES PER RESIDENTIAL UNIT 9 UNITS = 2.7	2



1 SETBACK PLAN
SCALE: N.T.S.



SITE PLAN LEGEND

- EXISTING HARDSCAPE
- EXISTING RESIDENCE
- PROPOSED HARDSCAPE
- PROPOSED RESIDENCE
- PROPOSED LANDSCAPE
- PROPERTY LINE
- VEHICLE ROUTE
- SETBACK LINE
- MAIN/SECONDARY ENTRANCE DOORS

SURVEYOR'S REAL PROPERTY REPORT - PART 1
SHOWING TOPOGRAPHICAL DETAIL OF
PART OF LOT 31
REGISTERED PLAN 33
IN THE
CITY OF HAMILTON
SCALE 1 : 100
ASHENHURST NOUWENS & ASSOCIATES INC.
COPYRIGHT 2023

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

- LEGEND**
- DENOTES FOUND
 - DENOTES PLANTED
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - PB DENOTES PLASTIC BAR
 - M DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - CC DENOTES CUT CROSS
 - PK DENOTES PK NAIL
 - P1 DENOTES PLAN BY G.V. CONSOLI SURVEYING LTD. O.L.S. DATED MAY 4, 1990
 - P2 DENOTES PLAN BY J.D. BARNES LTD. O.L.S. DATED AUGUST 23, 1989
 - P3 DENOTES PLAN BY S.W. WOODS INC. O.L.S. DATED APRIL 17, 1984
 - P4 DENOTES PLAN BY A.J. CLARKE AND ASSOCIATES O.L.S. DATED MAY 16, 1984
 - RD1 DENOTES REGISTERED PLAN 33
 - RD2 DENOTES V178210
 - BF DENOTES BOARD FENCE
 - PF DENOTES FINISHED FLOOR
 - GF DENOTES GARAGE FLOOR
 - UP DENOTES UTILITY POLE
 - CB DENOTES CATCH BASIN
 - OH DENOTES OVERHEAD UTILITY

BENCHMARK
ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY BENCHMARK NO. 0011963U3497
HAMILTON-WENTWORTH CATHEDRAL SCHOOL ON THE SOUTHEAST OF MAIN STREET EAST AND
EMERALD STREET SOUTH, TABLET IN THE NORTH FACE OF THE STONE FOUNDATION UNDER THE
SECOND BUTTRESS EAST OF THE NORTHWEST CORNER, 15 CM BELOW STONE SIDING
ELEVATION = 92.551 (DATUM: CGVD2878)

THIS SURVEY WAS PREPARED FOR AAA ARCHITECTS INC AND THE UNDERSIGNED ACCEPTS
NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF BARTON
STREET EAST AS SHOWN ON P1 HAVING BEARING N69°53'30"W

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY.
NONE

NOTE
NOTE THE LOCATION OF THE BOARD FENCE AND CONCRETE ALONG THE WEST LIMIT OF
THE PROPERTY AS SHOWN ON THE SURVEY

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WORK WAS COMPLETED ON THE 19TH. DAY OF MAY, 2023.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2198979

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 100K, Section 29(3)

DATE _____ HARRY KALANTZAKOS
ONTARIO LAND SURVEYOR

ASHENHURST NOUWENS & ASSOCIATES INC.
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1R8
TELEPHONE: (905) 529-6316
(905) 529-4314
FAX: (905) 529-6651
e-mail: anl@AshenhurstNouwens.com

DRAWN BY: A.S. CALC'D BY: H.K. CHK'D BY: H.K. FILE No. 23-0025-TOP

aaa architects
1018-130 QUEENS QUAY EAST, TORONTO, ON M5A 0P6
TEL: (416) 951-9575 FAX: (416) 951-9574

No.	DATE	ISSUES / REVISIONS
1.	2023-09-07	ISSUED FOR MINOR VARIANCE

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REFERENCE ELEVATION FOR ANY PURPOSE.

THE DRAWINGS SHOW GENERAL ARRANGEMENT OF
ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS
CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT.
OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF
SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

CLIENT:

PROJECT:
**325 BARTON
STREET EAST**
Hamilton

DRAWING:
SITE PLAN

THIS DRAWING IS TO BE PRINTED AT 100% ON 11"x17"

DRAWN BY: ECB	CHECKED BY: AA
DESIGNED BY: ECB	APPROVED BY: AA
SCALE: As indicated	PROJECT NO.: 23012

DRAWING NO:
D0.1

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SEAL:

CLIENT:

PROJECT:

325 BARTON STREET EAST
Hamilton

DRAWING:

GROUND FLOOR AREA PLAN

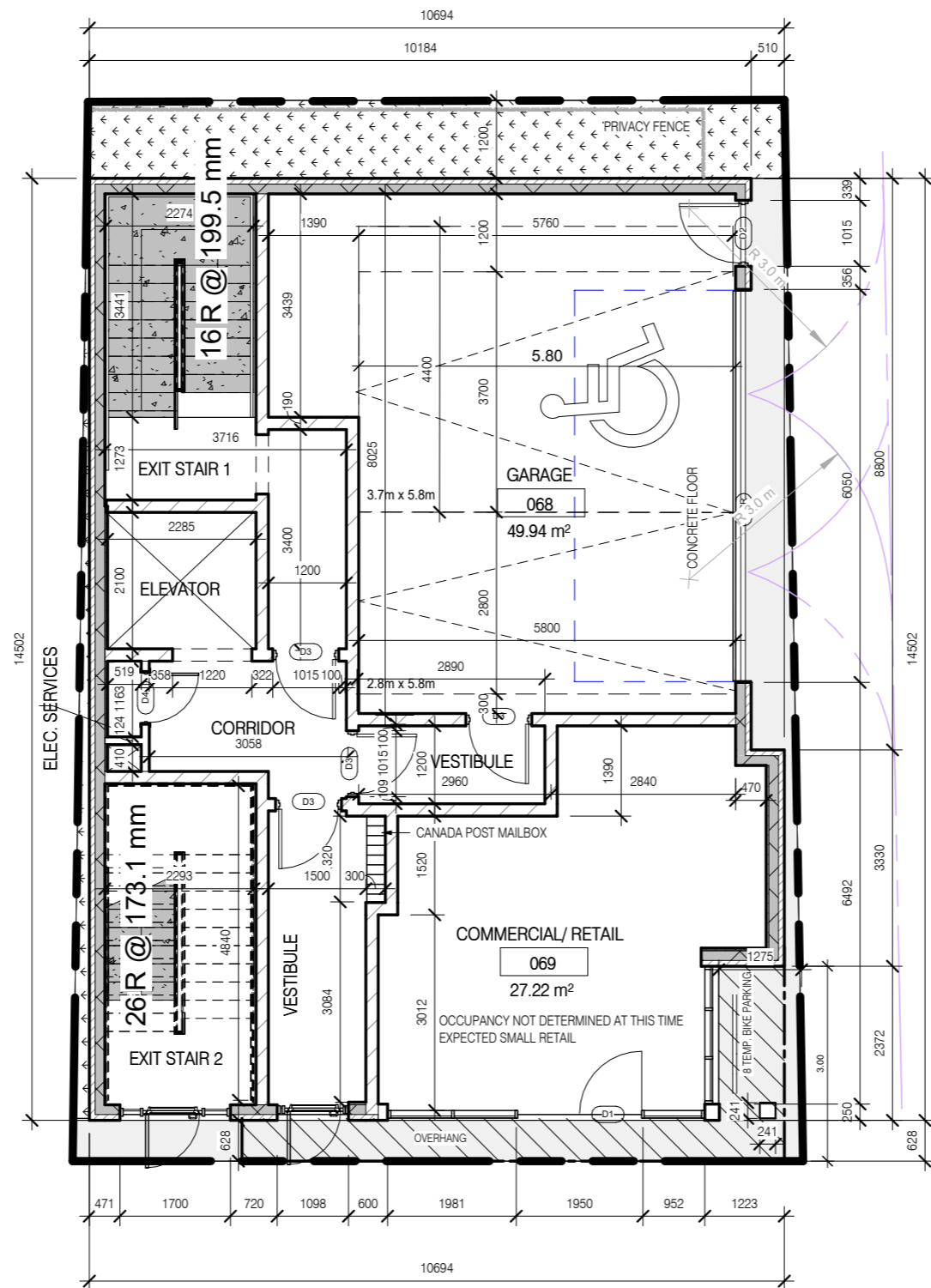
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DRAWN BY: ECB	CHECKED BY: AA
DESIGNED BY: ECB	APPROVED BY: AA
SCALE: 1 : 100	PROJECT NO: 23012

DRAWING NO:

D1.0

AREA SCHEDULE PUBLIC	
BASEMENT	
11 m ²	EXIT STAIR 2
5 m ²	ELEVATOR
1 m ²	ELEC. SERVICES
GROUND	
10 m ²	EXIT STAIR 1
6 m ²	CORRIDOR
5 m ²	ELEVATOR
11 m ²	EXIT STAIR 2
1 m ²	ELEC. SERVICES
7 m ²	VESTIBULE
50 m ²	GARAGE
27 m ²	COMMERCIAL/ RETAIL
3 m ²	VESTIBULE
LEVEL 2	
11 m ²	EXIT STAIR 2
11 m ²	EXIT STAIR 1
5 m ²	ELEVATOR
1 m ²	ELEC. SERVICES
6 m ²	CORRIDOR
5 m ²	CORRIDOR



1 GROUND
SCALE: 1 : 100

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

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THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

CLIENT:

PROJECT:

325 BARTON STREET EAST
Hamilton

DRAWING:
TYPICAL FLOOR AREA PLAN

THIS DRAWING IS TO BE PRINTED AT 100% ON 11"x17"

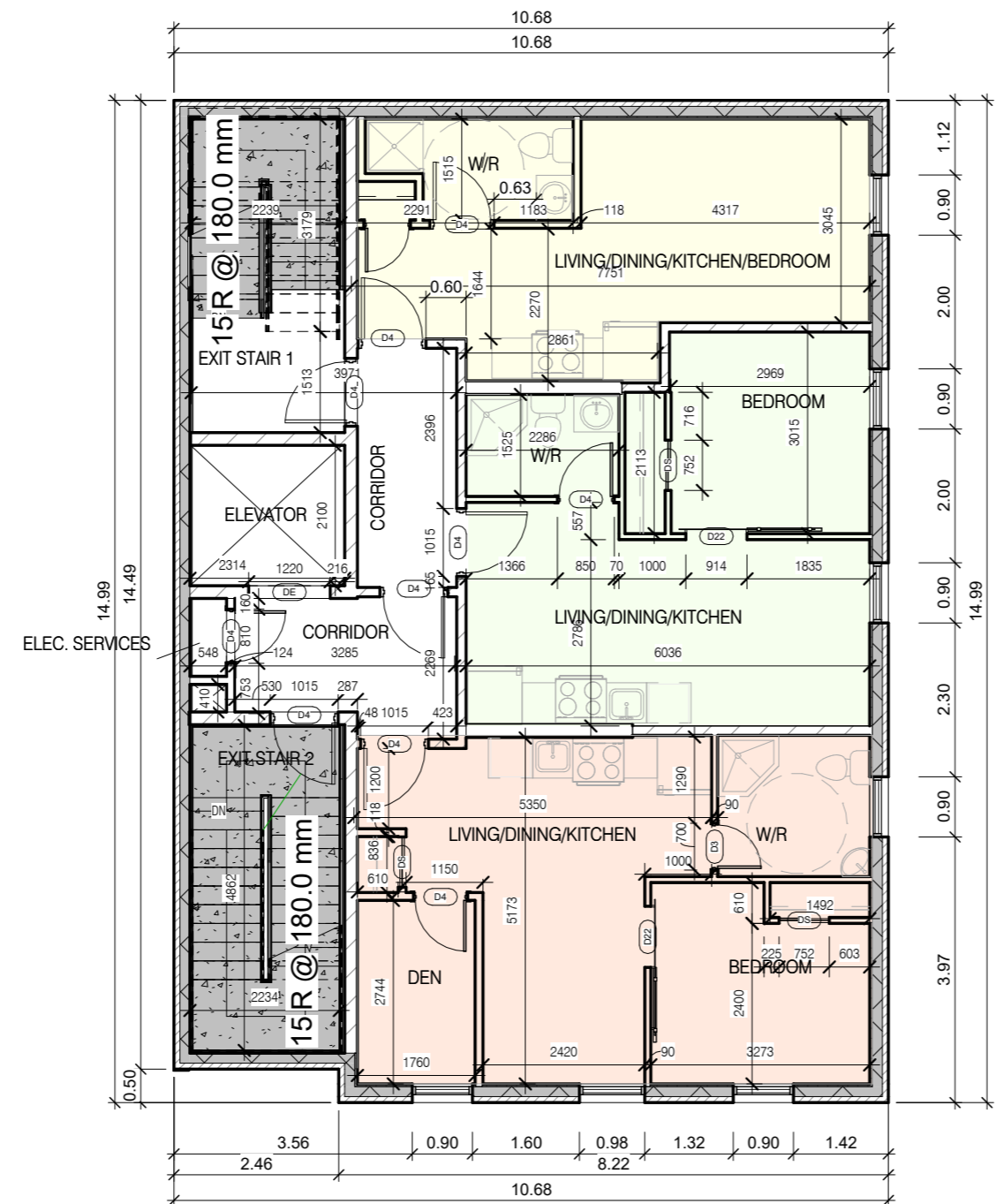
DRAWN BY: ECB	CHECKED BY: AA
DESIGNED BY: ECB	APPROVED BY: AA
SCALE: 1 : 100	PROJECT NO: 23012

DRAWING NO:

D1.1

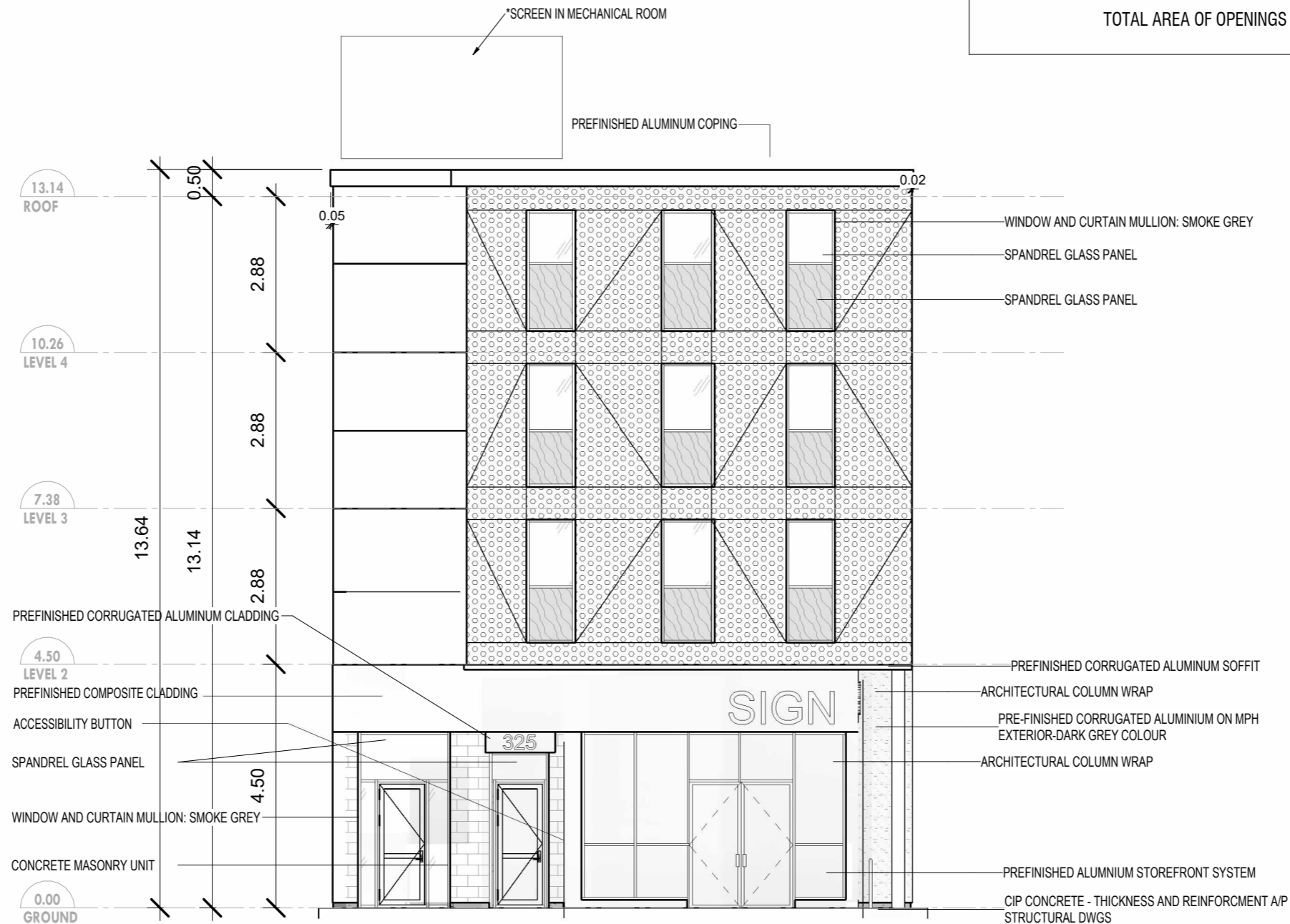
PRELIMINARY ISSUE
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AREA SCHEDULE PRIVATE	
UNIT A - STUDIO	
20.80 m ²	LIVING/DINING/KITCHEN/BEDROOM
4.10 m ²	W/R
UNIT B - ONE BED	
18.01 m ²	LIVING/DINING/KITCHEN
8.97 m ²	BEDROOM
3.49 m ²	W/R
UNIT C - ONE BED + DEN	
18.74 m ²	LIVING/DINING/KITCHEN
8.89 m ²	BEDROOM
4.83 m ²	DEN
4.80 m ²	W/R



2 TYPICAL FLOOR AREA PLAN
SCALE: 1 : 100

UNPROTECTED OPENINGS:
 TOTAL WALL AREA FROM GROUND UP TO LEVEL 2: 50.02 m²
 LIMITING DISTANCE - BARTON ST: 6.23 m
 MIN ALLOWABLE OPENINGS GROUND FLOOR FACADE: 60%
 TOTAL AREA OF OPENINGS PROVIDED: 30.0 m²



1 EAST-PROJECT ELEVATION
SCALE: 1 : 100

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SEAL:

CLIENT:

PROJECT:

325 BARTON STREET EAST
Hamilton

DRAWING:
STREET VIEW ELEVATION

THIS DRAWING IS TO BE PRINTED AT 100% ON 11"X17"

DRAWN BY: Author	CHECKED BY: Checker
DESIGNED BY: Designer	APPROVED BY: Approver
SCALE: As indicated	PROJECT NO.: 23012

DRAWING NO:

D2.0

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

UNPROTECTED OPENINGS:
 TOTAL WALL AREA: 152.19 m²
 LIMITING DISTANCE - LANEWAY: 1.75 m
 MIN ALLOWABLE OPENINGS: 8%
 TOTAL AREA OF OPENINGS PROVIDED: 8.76 m²

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SEAL:

CLIENT:

PROJECT:

325 BARTON STREET EAST
Hamilton

DRAWING:

LANEWAY ELEVATION

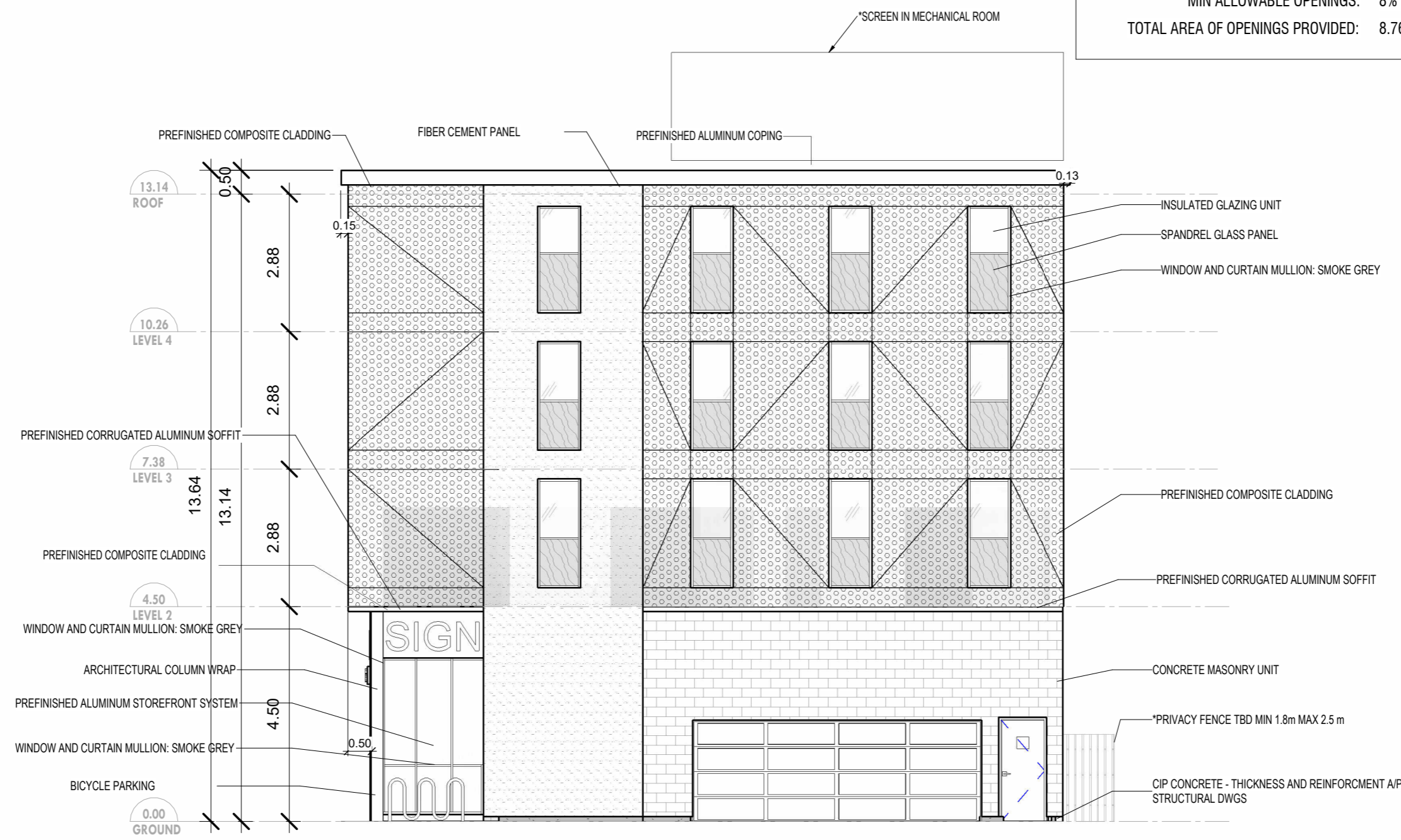
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DRAWN BY: Author	CHECKED BY: Checker
DESIGNED BY: Designer	APPROVED BY: Approver
SCALE: As indicated	PROJECT NO.: 23012

DRAWING NO:

D2.1

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



1 NORTH-PROJECT ELEVATION
SCALE: 1 : 100

No.	DATE	ISSUES / REVISIONS
1.	2023-09-07	ISSUED FOR MINOR VARIANCE

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THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND SERVICES. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION WILL PERMIT. OBTAIN APPROVAL FROM CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

SEAL:

CLIENT:

PROJECT:

325 BARTON STREET EAST


DRAWING:

ELEVATION (RESIDENTIAL)

THIS DRAWING IS TO BE PRINTED AT 100% ON 11"X17"

DRAWN BY: Author	CHECKED BY: Checker
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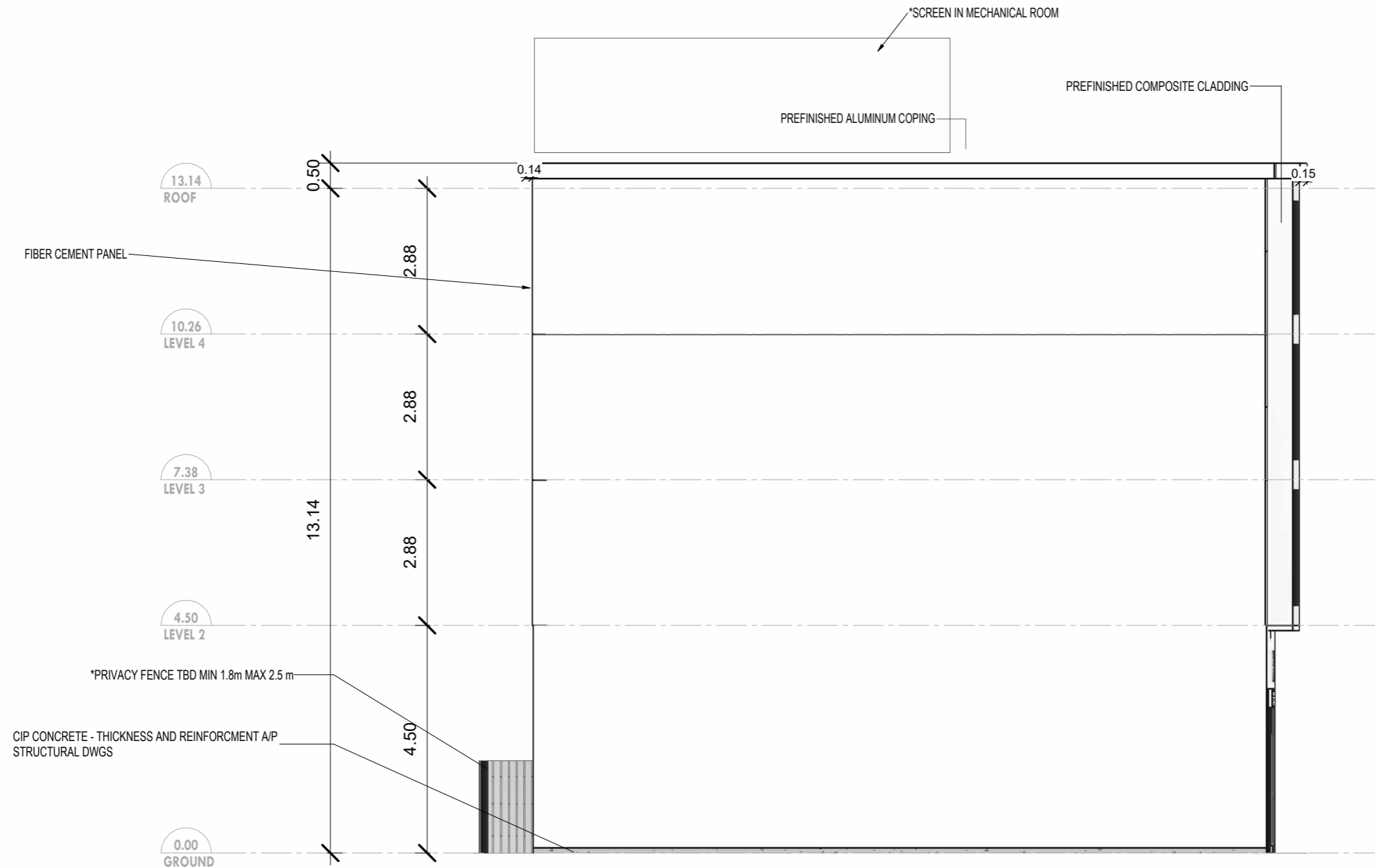
DESIGNED BY: Designer	APPROVED BY: Approver
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SCALE: 1 : 100	PROJECT NO.: 23012
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DRAWING NO:

D2.2

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



1 SOUTH-PROJECT ELEVATION
SCALE: 1 : 100

No.	DATE	ISSUES / REVISIONS
1.	2023-09-07	ISSUED FOR MINOR VARIANCE

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SEAL:

CLIENT:

PROJECT:

325 BARTON STREET EAST
Hamilton

DRAWING:

REAR ELEVATION

THIS DRAWING IS TO BE PRINTED AT 100% ON 11"X17"

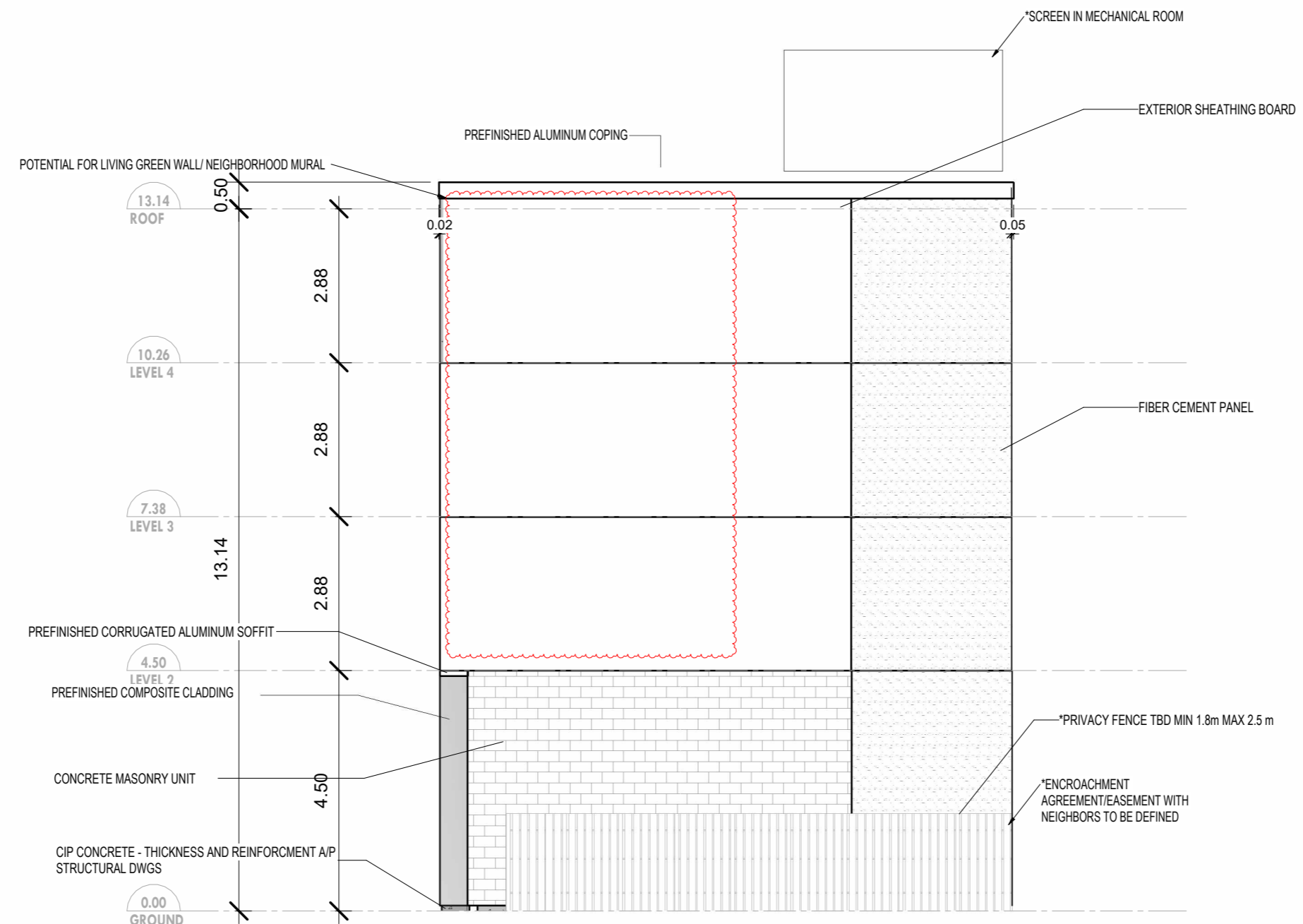
DRAWN BY:	CHECKED BY:
Author	Checker

DESIGNED BY:	APPROVED BY:
Designer	Approver

SCALE:	PROJECT NO.:
1 : 100	23012

DRAWING NO.:

D2.3



1 WEST-PROJECT ELEVATION
SCALE: 1 : 100

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



September 29, 2023

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

RE: Application for Minor Variance
325 Barton Street East
City of Hamilton

Evans Planning acts on behalf of 14832621 Ontario Inc., the owner of the property located at 325 Barton Street East in the City of Hamilton (the subject property). The subject property is located on the north side of Barton Street East, in between Emerald Street North and East Avenue North; it is currently vacant. We herewith submit to the Committee of Adjustment the enclosed application for a Minor Variance to permit the construction of a new four-storey mixed-use building with 9 purpose-built rental residential units and a ground floor commercial space, as well as two on-site parking spaces.

The City of Hamilton Official Plan designates the subject property as *Mixed Use-Medium Density*. A mixed-use building with commercial on the ground floor and residential above is a permitted use in this land use designation. The surrounding area has a mix of small-scale residential and commercial uses.

The subject property is zoned C5a under the City of Hamilton Zoning By-law 05-200, as amended. A mixed-use building with commercial on the ground floor and residential above is a permitted use in the zone.

Six variances are requested to facilitate the development of the property:

1. A minimum rear yard of 1.2 metres shall be provided instead of the minimum required 7.5 metres.
2. A Planting Strip with a width of 1.2 metres shall be provided instead of the required 1.5 metres with a yard abutting a Residential Zone.
3. A minimum side yard of 0.0 metres from the lot line abutting a lot containing a residential use shall be provided instead of the required 7.5 metre side yard setback from a lot line abutting a lot containing a residential use.
4. A height of 13.64 metres shall be provided instead of the required 11.0 metres for a building abutting a lot within a Residential Zone.



5. No onsite maneuvering shall be provided for parking spaces with access from a lone way instead of the required 6.0 metre onsite access aisle and maneuvering space.
6. Two (2) parking spaces shall be provided for the residential use and no parking shall be provided for the commercial use.

The following materials are provided for your review of the submitted applications:

- Minor Variance Application
- Attachment to the Minor Variance Application
- Architectural package which includes the Site/Concept Plan, Floor Plans, and Elevations

I trust that the submitted materials are sufficient for your review. Should you require any additional information, please contact the writer at your earliest convenience.

Yours truly,

Dafne Gokcen

Dafne Gokcen
Senior Planner



Hamilton

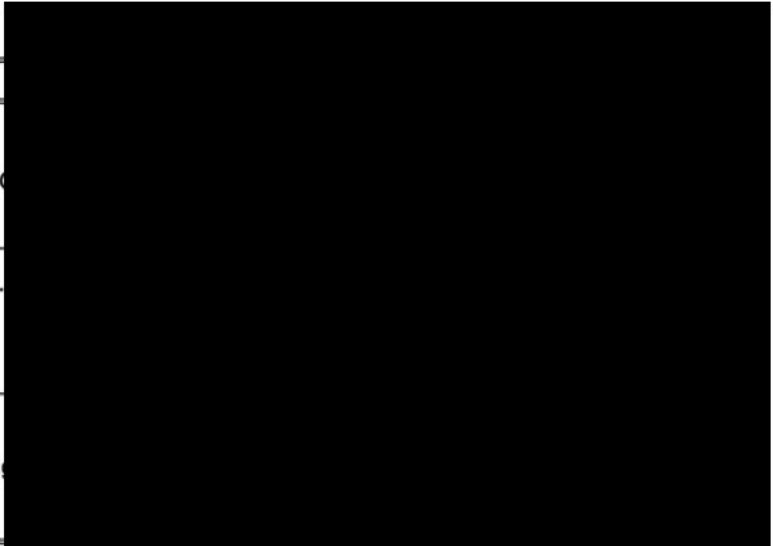
Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5


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)	14832621 Canada Inc
Applicant(s)	14832621 Canada Inc.
Agent or Solicitor	Dafne Gokcen, Evans Plannin



- 1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor
- 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	325 BARTON ST E		
Assessment Roll Number	03021506290		
Former Municipality	Hamilton		
Lot		Concession	
Registered Plan Number	33	Lot(s)	31
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:

See attached.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

See attached.

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
11.24m	16.31m	179m ²	+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
N/A				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Mixed-use	3m max	1.2 m	0	TBD

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
N/A				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Mixed-use	147.8m ²	626.9m ²	4	13.64m

- 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.):
mixed use commercial/residential

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
two-storey residential, two-storey mixed use (residential/commercial), and one-storey residential (garage only)

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
March 17, 2023

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Property has had no building since at least 2009, 2-storey vacant building was present in 2007

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Vacant land used for parking

7.4 Length of time the existing uses of the subject property have continued:
property has been vacant since at least 2007

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

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

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Mixed Use - Medium Density

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

See attached.

7.6 What is the existing zoning of the subject land? (C5a)

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? N/A

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: 9

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
- Floor plans + Elevations
- _____