



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.:	FL/A-23:307	SUBJECT PROPERTY:	1224 Concession 2 West, Flamborough
ZONE:	"A1" (Agriculture)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Michael Walsh & Erin Campbell
Agent: smpl Design Studio c/o Lindsey Bruce

The following variances are requested:

1. An additional dwelling unit- detached shall be permitted.
2. An additional dwelling unit- detached shall be permitted on 0.1ha lot, whereas additional dwelling units are only permitted on a lot having an area of 0.6ha or greater.

PURPOSE & EFFECT: To facilitate the construction of a proposed additional dwelling unit- detached.

Notes:

1. It is noted that should the variances be approved, the regulations of section 4.33 will be applicable to the proposed detached ADU.

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:	11:05 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
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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 FL/A-23:307, 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.



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.

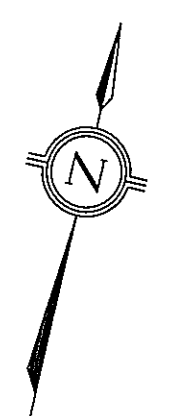
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



(FORMERLY 2ND CONCESSION ROAD WEST)
CONCESSION 2 WEST (ALSO KNOWN AS REGIONAL ROAD No. 39)
 (ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2)
 PIN 17551-0047 (LT)

SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF SURVEY
 (WITH TOPOGRAPHIC DETAIL) OF
PART OF LOT 33
CONCESSION 1
 (GEOGRAPHIC TOWNSHIP OF BEVERLY)
 IN THE
CITY OF HAMILTON
 SCALE & NOTES
 Scale 1:150

BARICH CRENKIE SURVEYING LTD.
 DIVISION OF GEOMAPLE
 © COPYRIGHT 2023

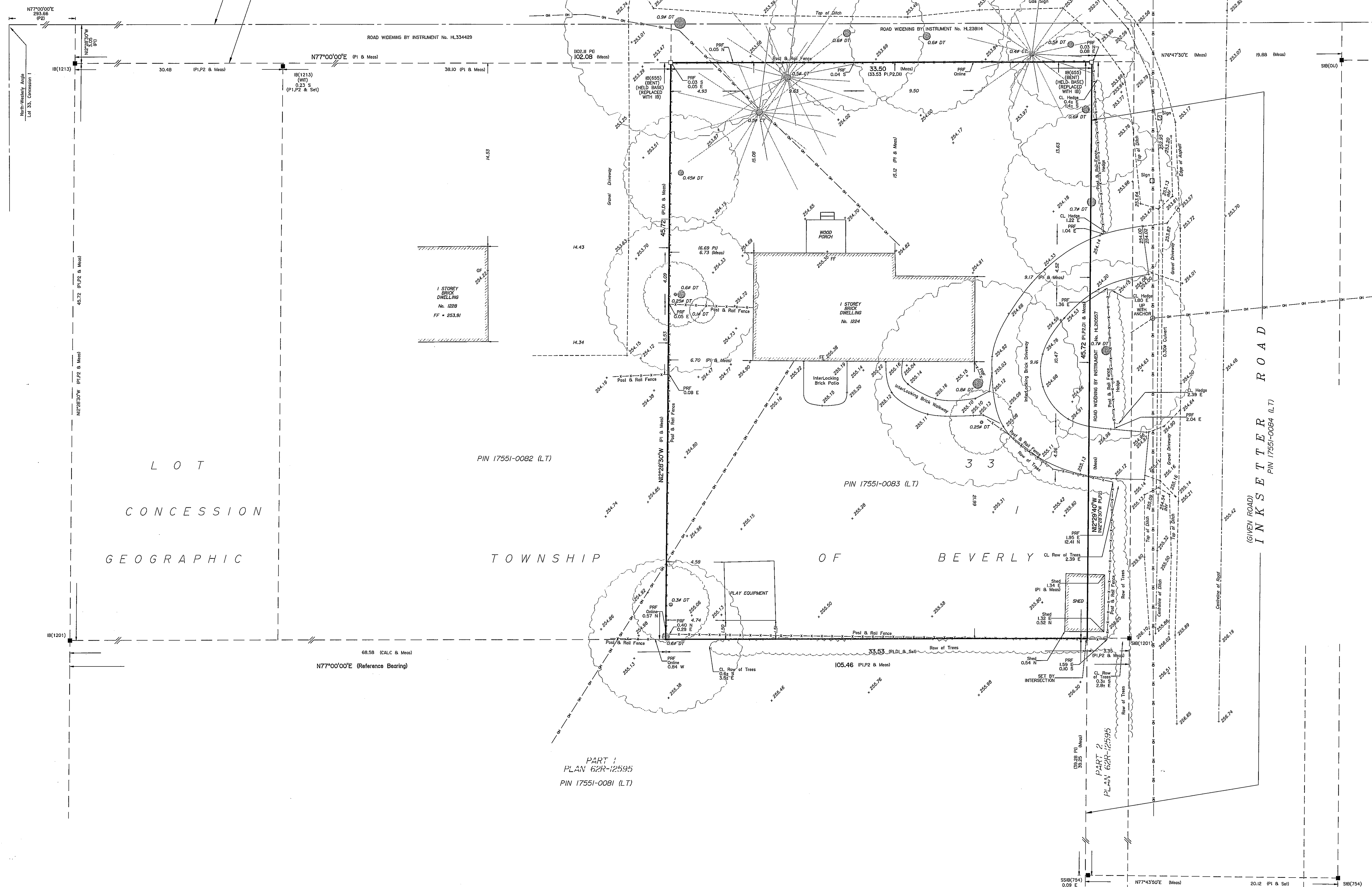
METRIC
 DISTANCES & ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
 ELEVATIONS ARE GEODETIC ORIGIN (CGVD-1928/78), AND ARE DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT.2.0

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF PART 1 AS SHOWN ON PLAN 62R-12595 HAVING A BEARING OF N77°00'00"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CU	DENOTES	ORIGIN UNKNOWN
655	DENOTES	J. T. PETERS, O.L.S.
754	DENOTES	H. W. WEST, O.L.S.
1201	DENOTES	R. A. CLARKE, O.L.S.
1213	DENOTES	J. D. PETERS, O.L.S.
P1	DENOTES	PLAN BY B.A. JACOBS SURVEYING DATED JULY 13, 2007
P2	DENOTES	PLAN 62R-12595
D1	DENOTES	INSTRUMENT No. VM72845
UP	DENOTES	UTILITY POLE
DH	DENOTES	OVERHEAD UTILITY CABLES
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
PRF	DENOTES	POST AND RAIL FENCE
FF	DENOTES	FINISHED FLOOR ELEVATION
GF	DENOTES	GARAGE FLOOR ELEVATION
INV	DENOTES	INVERT ELEVATION



THIS PLAN WAS PREPARED FOR MICHAEL WALSH & ERIN CAMPBELL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
 PART 2
 DESCRIPTION SUMMARY - LANDS DESCRIBED IN PIN 17551-0083 (LT).
 PART OF LOT 33, CONCESSION 1

REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE.

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND BUILDINGS AS SHOWN ON THE FACE OF THE PLAN.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS - THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BYLAWS

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON JULY 4, 2023.

JULY 4, 2023

 ERIC G. SALZER
 O.L.S., O.L.I.P.

THIS PLAN OF SURVEY RELATES AOLS PLAN SUBMISSION FORM No. V-47727

Barich Crenkie
 Surveying Ltd.
 301 HWY No. 8 (2ND FLOOR) STONEY CREEK, ON
 L8G 1E8 (905) 652-6767

DWN BY: EGS
 CHK BY: EWA
 JOB NO. 23-3131

A DIVISION OF GEOMAPLE

20230704 10:30:30 - 102 - 2nd Con. St. - 17551-0083-331 - 1200

1224 2nd. Concession Rd W,
Lynden, Ontario

Project Description:

- Detached additional dwelling unit

DO NOT SCALE DRAWINGS
Note:
1) Contractor to check all dimensions, specifications, ect.on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
3) All works to be in accordance with the Ontario Building Code.



smpl DESIGN STUDIO

Drawing Submissions:	
Date:	Type:
2023.10.24	Planning

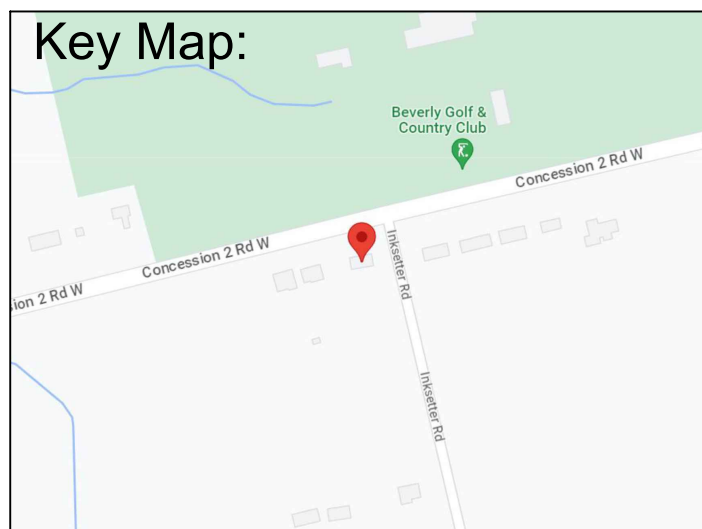
1224 2nd Concession Rd W
Lynden, Ontario

Square Footage:
Additional Dwelling Unit 541.66 ft² 50.32 m²

Architectural Design Firm:
SMPL Design Studio
Address: 15 Colbourne St,
Hamilton, Ontario

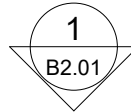
Postal: L8R 2G2

Phone: 905-529-7675



Reviewed By JT
Drawn By NM
Page
B0.01
Cover Page

FRONT ELEVATION

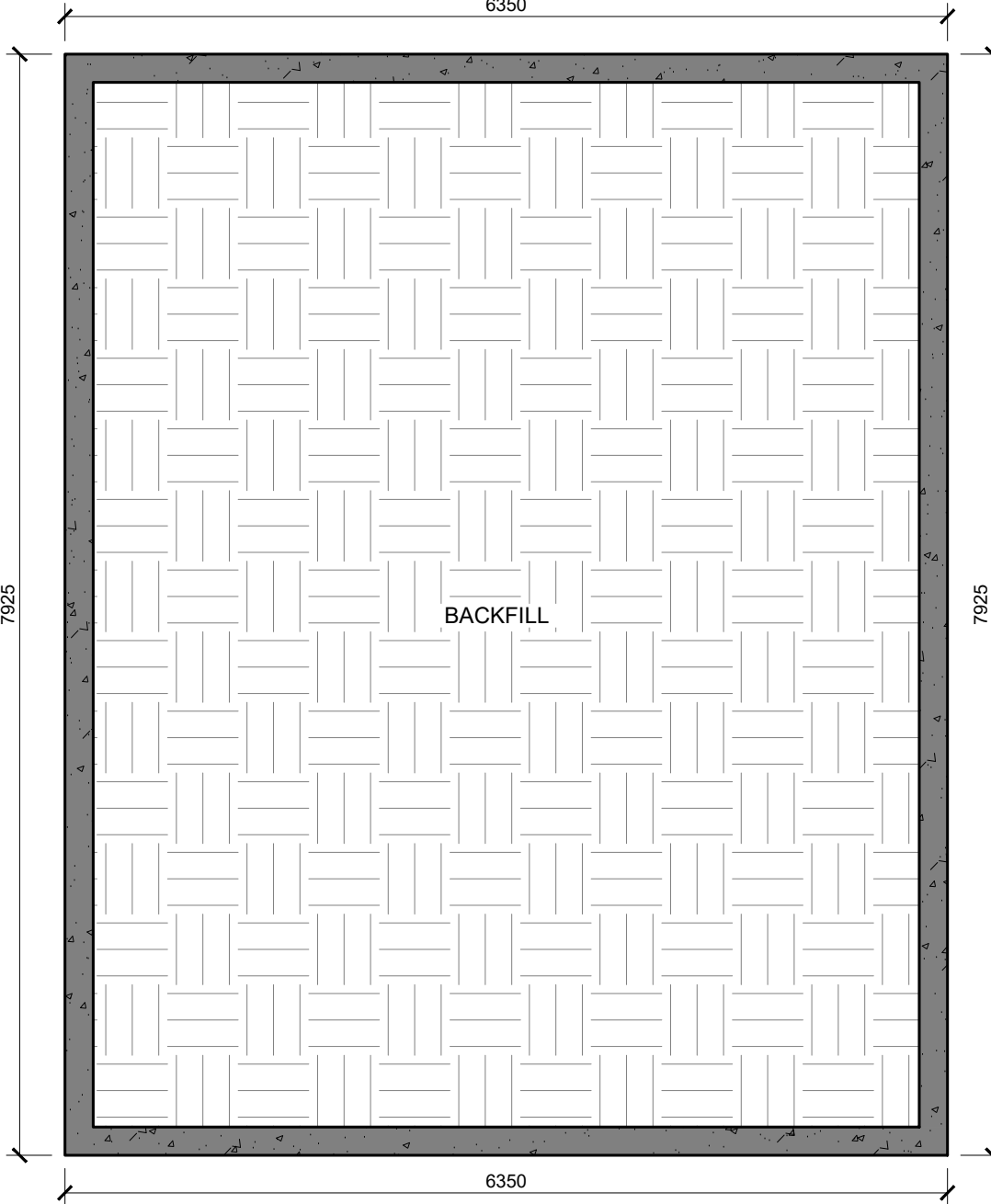


DO NOT SCALE DRAWINGS

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6350

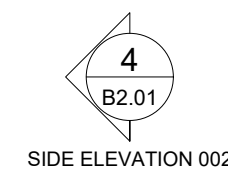
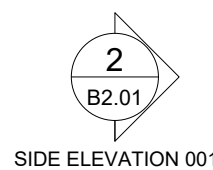


BACKFILL

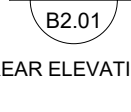
7925

7925

6350



REAR ELEVATION



smpl DESIGN STUDIO

Drawing Submissions:	
Date:	Type:
2023.10.24	Planning

1224 2nd Concession Rd W
Lynden, Ontario

Reviewed By JT
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B1.01

Foundation Plan

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B1.01

Foundation Floor Plan
Scale 1:50

DO NOT SCALE DRAWINGS

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smp DESIGN STUDIO

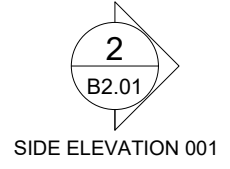
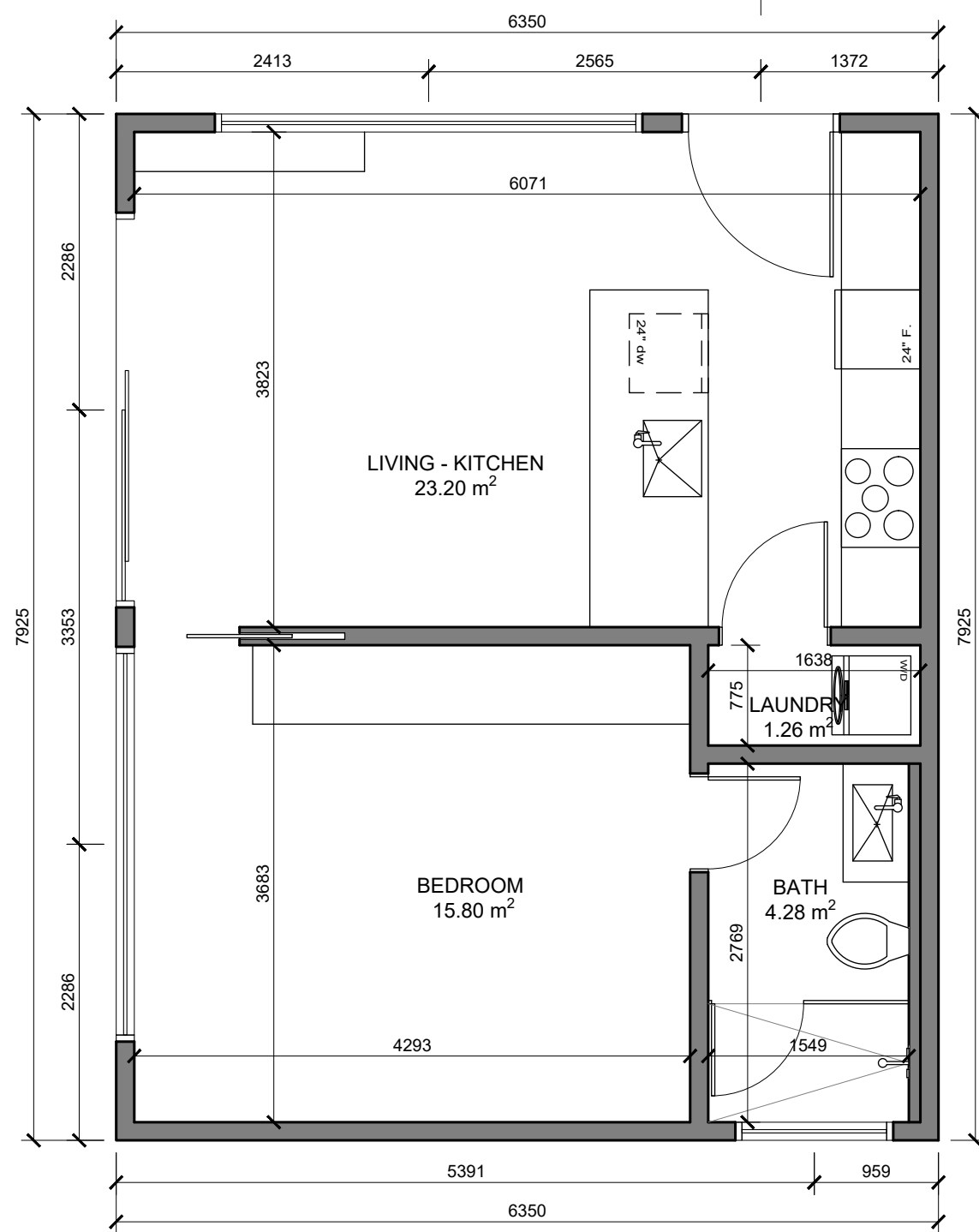
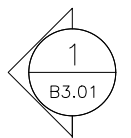
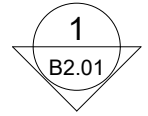
Drawing Submissions:	
Date:	Type:
2023.10.24	Planning

1224 2nd Concession Rd W
Lynden, Ontario

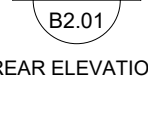
Reviewed By	JT
Drawn By	NM
Page	B1.02

Main Floor Plan

FRONT ELEVATION

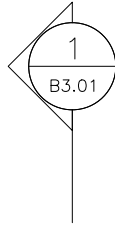
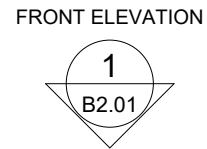


REAR ELEVATION



1
B1.02

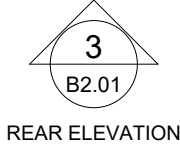
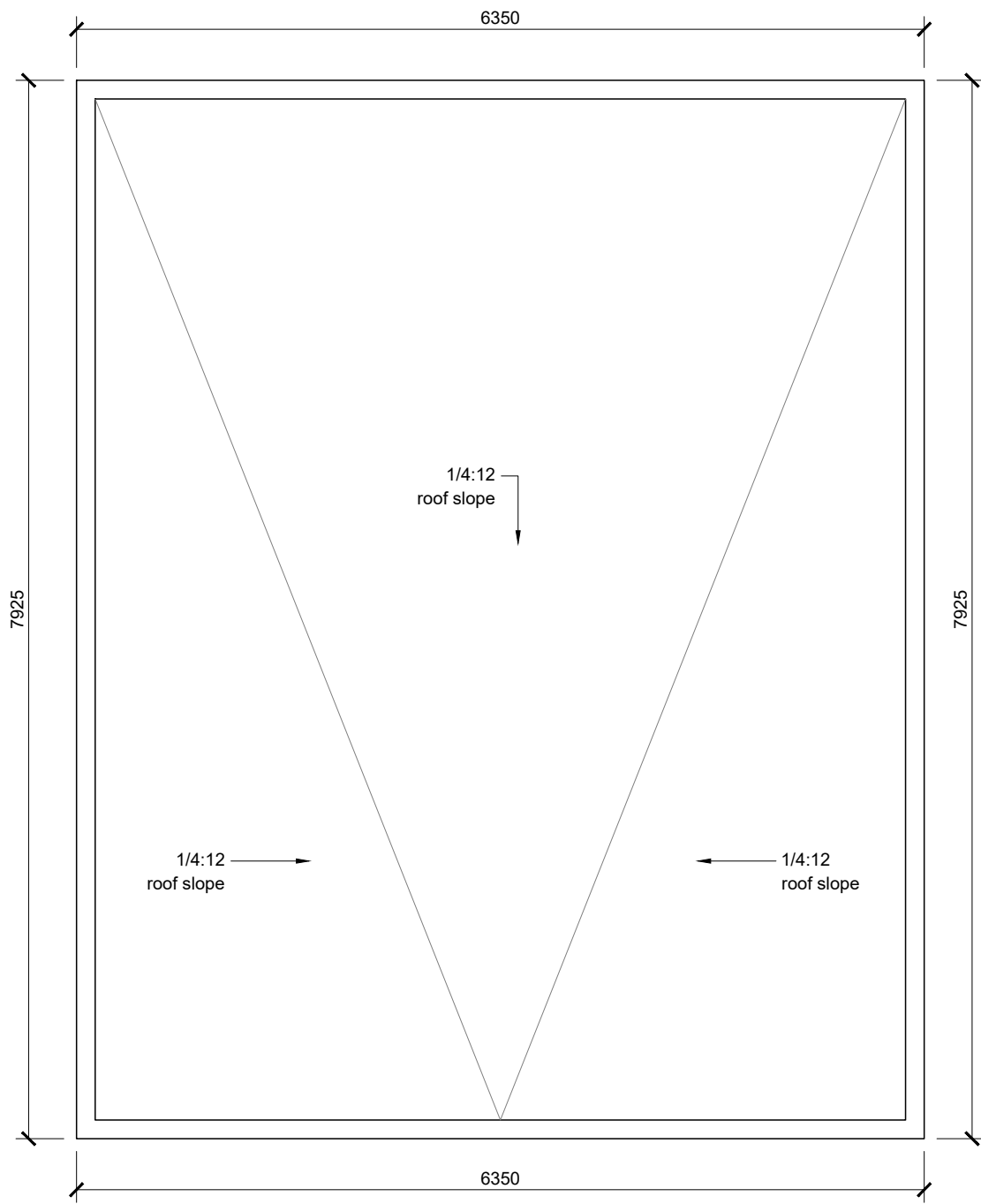
Main Floor Plan
Scale 1:50



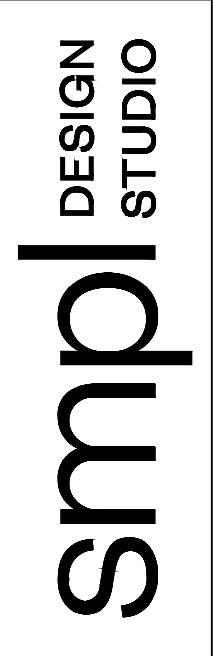
DO NOT SCALE DRAWINGS

Note:

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- 3) All works to be in accordance with the Ontario Building Code.



REAR ELEVATION



Drawing Submissions:	
Date:	Type:
2023.10.24	Planning

1224 2nd Concession Rd W
Lynden, Ontario

Reviewed By JT
Drawn By NM

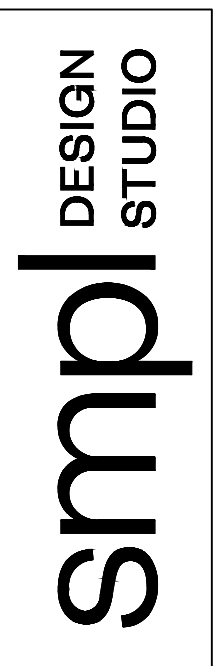
Page
B1.03

Roof
Plan

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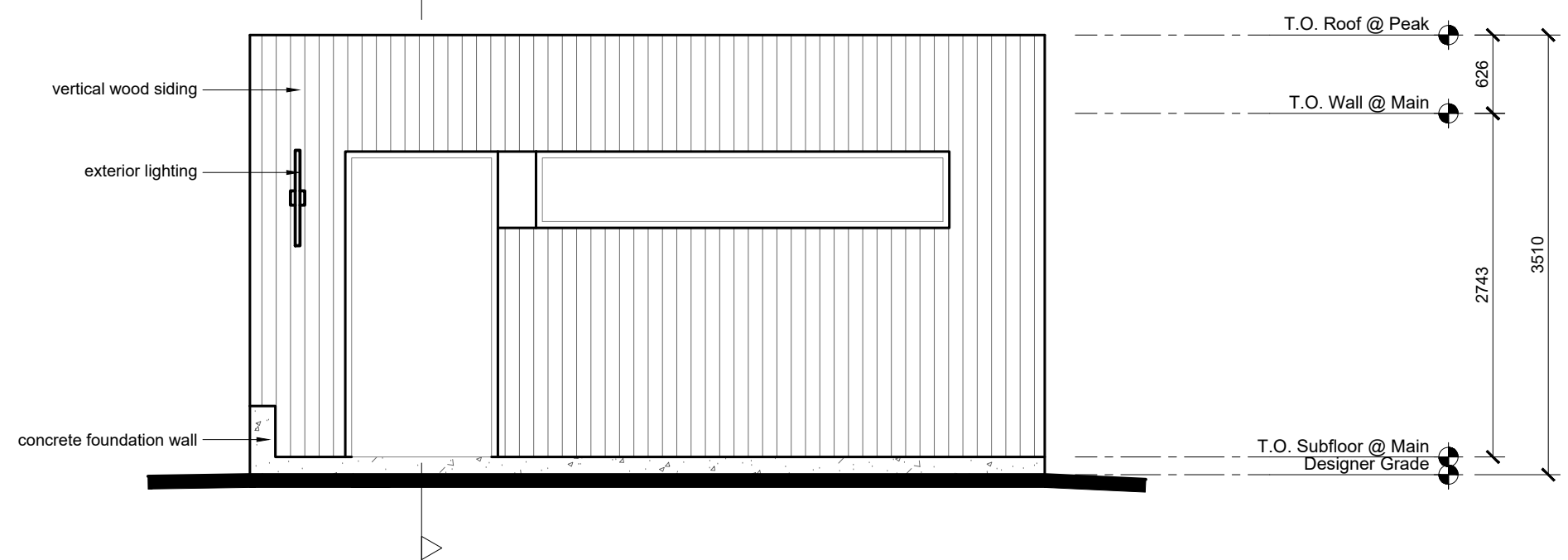
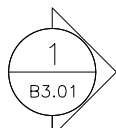
Drawing Submissions:	
Date:	Type:
2023.10.24	Planning

1224 2nd Concession Rd W
Lynden, Ontario

Reviewed By JT
Drawn By NM

Page
B2.01

Elevations

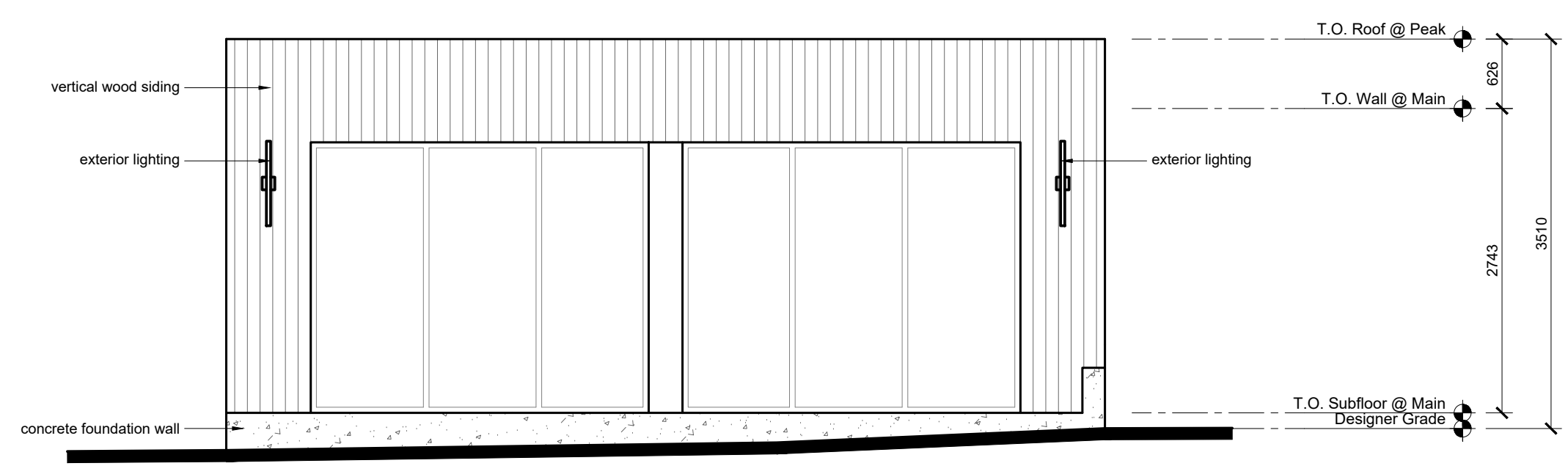


1 Front Elevation (North)
Scale 1:50

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Drawing Submissions:	
Date:	Type:
2023.10.24	Planning

1224 2nd Concession Rd W
Lynden, Ontario

Reviewed By JT
Drawn By NM

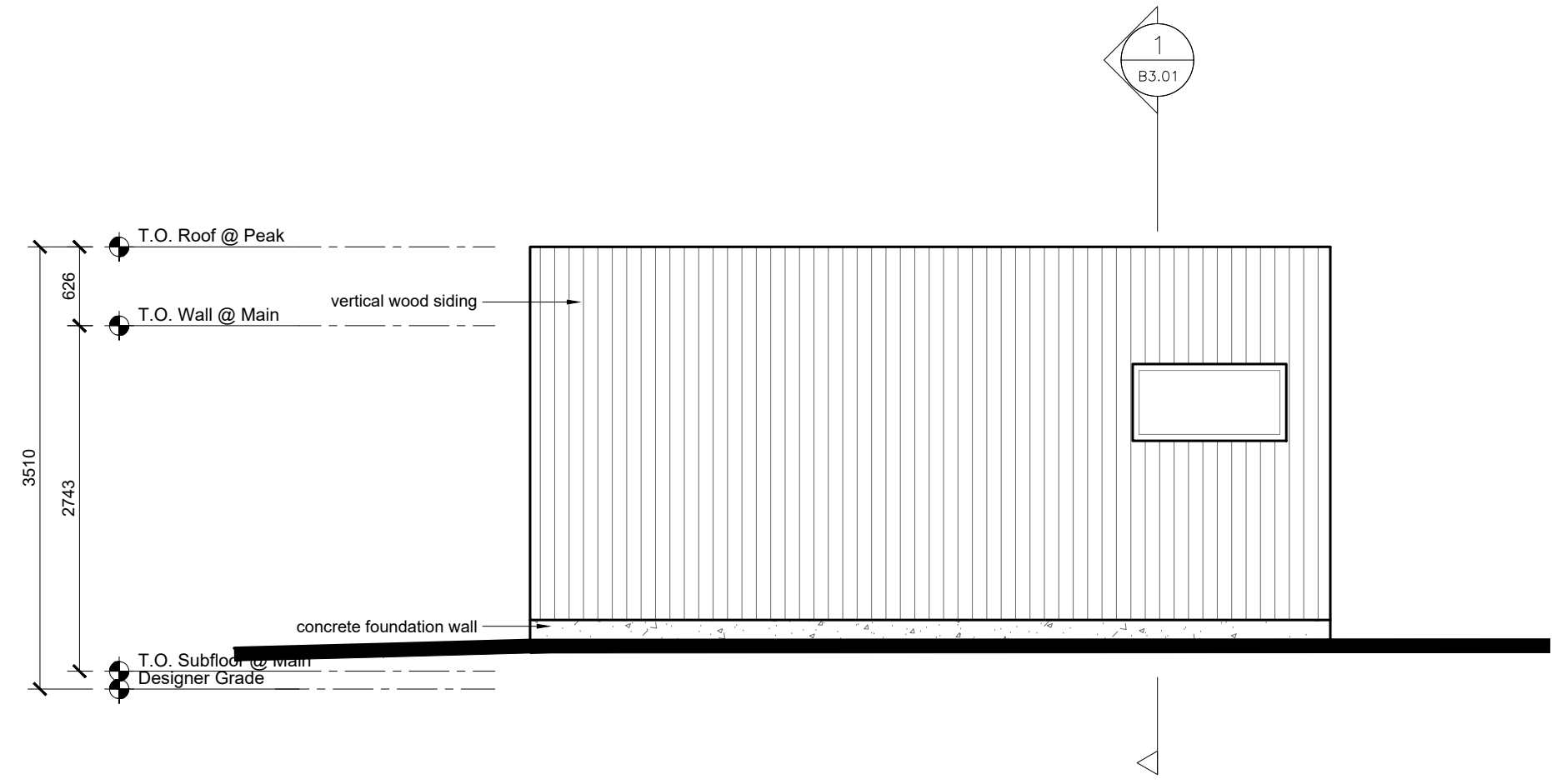
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B2.02

Elevations

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Date:	Type:
2023.10.24	Planning

1224 2nd Concession Rd W
Lynden, Ontario

Reviewed By JT
Drawn By NM

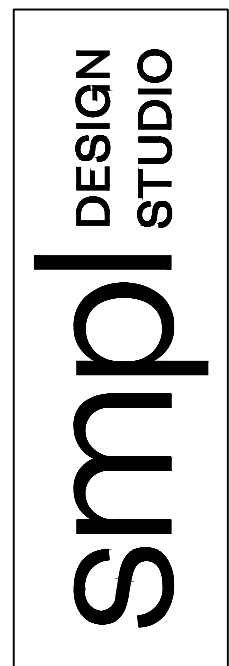
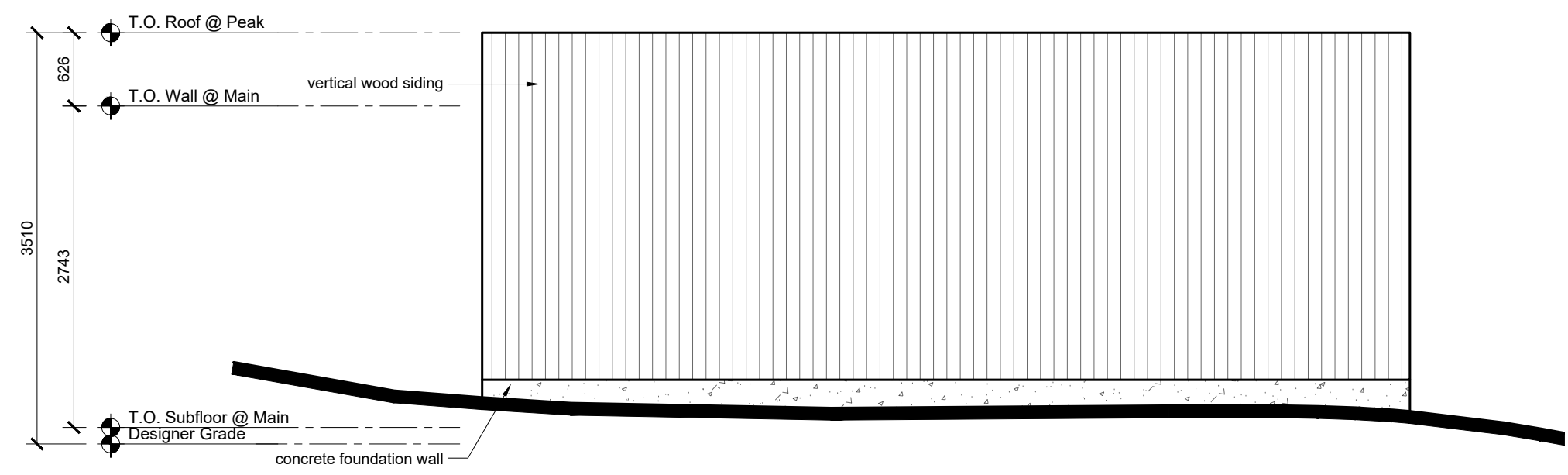
Page
B2.03

Elevations

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1224 2nd Concession Rd W
Lynden, Ontario

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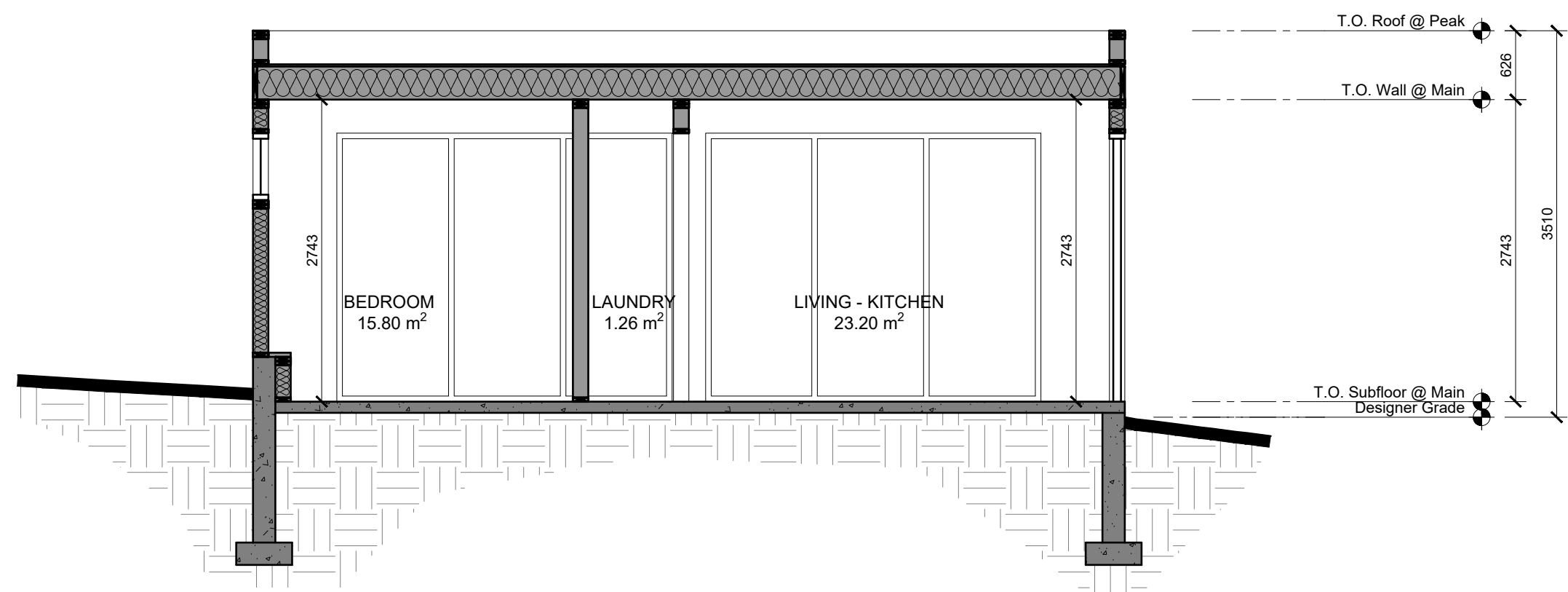
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B2.04

Elevations

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Drawing Submissions:	
Date:	Type:
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1224 2nd Concession Rd W
Lynden, Ontario

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B3.01

Building Sections

RE: Minor Variance Application – 1224 Concession Rd. 2 West

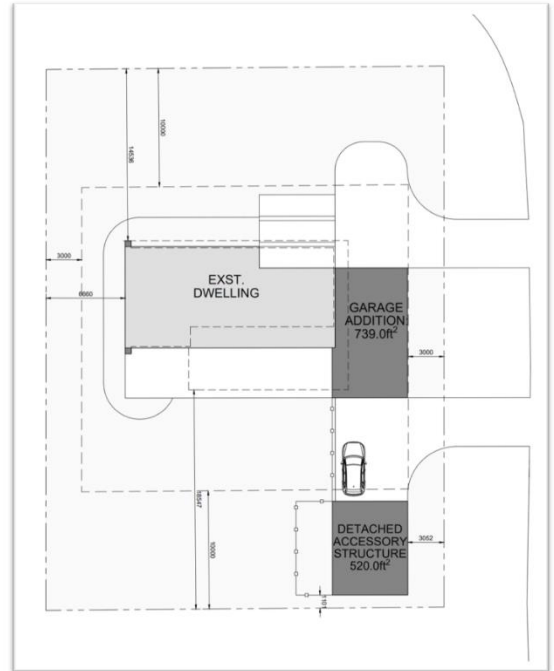
Hello Neighbours,

We would like to submit a Minor Variance application for our property at 1224 Concession Rd. 2 West to permit an Additional Dwelling Unit (ADU) inside a detached accessory structure, to be used for long-term affordable rental housing, and would love your support.

Our property is in the rural area and is zoned Agricultural (A1). The A1 zone allows rental units when they are located inside the main dwelling, and it allows detached accessory structures for storage. It is our preference to locate the proposed rental unit inside a detached accessory structure, which is why we will be applying for a variance.

In most of Hamilton’s urban zones, three to four dwelling units are permitted on a lot, and planning staff are reviewing the rural policy framework and zoning regulations for rural areas as part of the goal of addressing the current housing shortage.

The concept sketch and render illustrate the location and scale of the proposed detached accessory structure. We plan to keep the existing driveways, we will have sufficient on-site parking, and we will protect the existing trees along the streetscape to minimize the overall impact of the project.



Your support for our variance request is appreciated.

Sincerely,
Michael Walsh & Erin Campbell

To the attention of the City of Hamilton Planning Department and members of the Committee of Adjustment.

Property: 1224 Concession Rd. 2 West

We have reviewed the above variance request to the Zoning By-law regulations, and we wish to offer our support for this proposal.

Please accept our signatures below as evidence of community support for this project.

Thank you,

FULL NAME	ADDRESS
Mike BONE	1228 2nd Concession Rd W Lynden, ON, L0R 2T0

To the attention of the City of Hamilton Planning Department and members of the Committee of Adjustment.

Property: 1224 Concession Rd. 2 West

We have reviewed the above variance request to the Zoning By-law regulations, and we wish to offer our support for this proposal.

Please accept our signatures below as evidence of community support for this project.

Thank you,

FULL NAME	ADDRESS
Andrea East	1230 2nd Conc RR#1, Lynden, ONT.


To the attention of the City of Hamilton Planning Department and members of the Committee of Adjustment.

Property: 1224 Concession Rd. 2 West

We have reviewed the above variance request to the Zoning By-law regulations, and we wish to offer our support for this proposal.

Please accept our signatures below as evidence of community support for this project.

Thank you,

FULL NAME	ADDRESS
Elaine Atkins	1218 Concession 2 West
Chuck Atkins	" " "
	

} Dundas

To the attention of the City of Hamilton Planning Department and members of the Committee of Adjustment.

Property: 1224 Concession Rd. 2 West

We have reviewed the above variance request to the Zoning By-law regulations, and we wish to offer our support for this proposal.

Please accept our signatures below as evidence of community support for this project.

Thank you,

FULL NAME	ADDRESS
Richard GALLEY & Betty GALLEY	1216 2ND CONCESSION Rd. West RR#2, DUNDAS, ONT L9H5E2

November 3, 2023

Committee of Adjustment
City Hall, 5th Floor,
71 Main Street West
Hamilton, ON L8P 4Y5
cofa@hamilton.ca

RE: Minor Variance Application – 1224 Concession 2 West, Hamilton ON L0R 1T0

smpl Design Studio is the authorized architectural consultant for the property owner of 1224 Concession 2 West in the City of Hamilton. We are pleased to submit this application for a Minor Variance on their behalf.

The subject lands are designated Agriculture on Schedule D, Rural Land Use Designations in the Rural Hamilton Official Plan, and reside in the Agricultural (A1) Zone in Hamilton's Zoning By-law No. 05-200. The lands are not regulated by a Conservation Authority or the Niagara Escarpment Commission. This 0.1 ha corner lot fronts onto Concession 2 West with an exterior side yard abutting Inksetter Road. The property is flanked by similar residential uses.

The proposed development consists of the addition of a 1-storey Additional Dwelling Unit – Detached on the property to be used as a long-term rental unit and contribute to the range and mix of available housing in Hamilton and specifically within Ward 2. A dedicated parking space is proposed for the ADU, and a reconfiguration of the existing driveway with new asphalt paving is proposed for access. The majority of the existing mature trees on the property are proposed to be retained.

This Minor Variance application is intended to achieve relief from Hamilton Zoning By-law No. 05-200 with respect to the Agricultural (A1) Zone to permit the development of the lands for the proposed new 1-storey detached ADU.

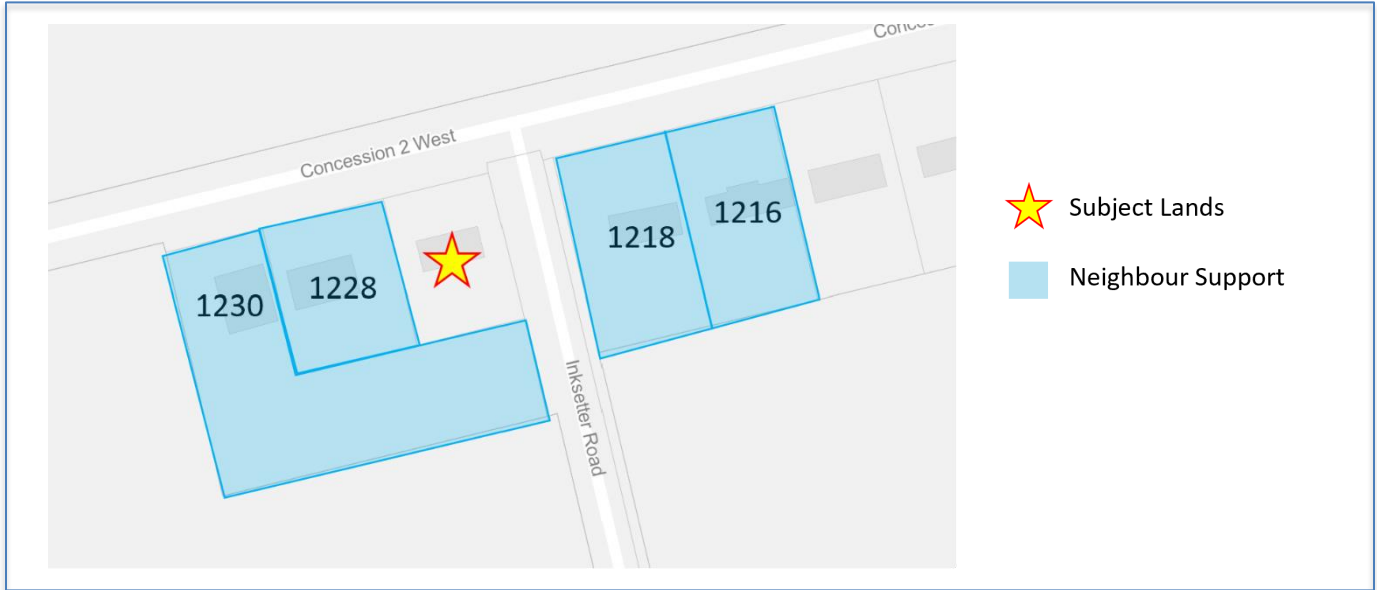
The following minor variance is requested:

1. To permit an Additional Dwelling Unit - Detached in the Agricultural (A1) Zone on a 0.1ha lot, whereas an ADU is permitted within a single detached dwelling on a lot size greater than 0.6ha.

The requested relief should be viewed in the context of the need for more affordable housing in Ontario, and specifically in Hamilton, including affordable long term rental units. In most of Hamilton's urban zones, three to four dwelling units are permitted on a lot. It is understood that planning staff are reviewing the rural policy framework and zoning regulations for rural areas as part of the goal of addressing the current housing shortage across Hamilton.

Our office reached out to Councillor Cassar, Ward 2, for his comments on this subject. We were informed that he is very much in support of increasing the availability of affordable housing and adding affordable rental units to the current supply across Hamilton, and specifically within Ward 2.

The homeowners have had discussions with surrounding neighbours to gauge their support for this proposal. The proposal was met with overwhelming support from all adjacent neighbours, and signatures to that effect are provided with this application. The following map illustrates the homeowners who were consulted and who are in full support of the proposed detached additional dwelling unit:



The requested relief is minor in this context and will result in a form of development that will remain in keeping with the character of the surrounding area and will contribute to a built form that is desirable for the appropriate development of the land. Given that all other regulations of the By-law are met, the request is consistent with the Zoning By-law, and represents a use of land that is permitted in the City's Rural Official Plan.

As such, the proposed variance satisfies the four tests as outlined in Section 45(1) of the *Planning Act* as the relief requested is minor in nature, is desirable for the appropriate development of the land, and meets the general intent and purpose of the Official Plan and Zoning Bylaw.

In support of our minor variance application, the following material is provided for review:

- Application Form, prepared by smpl Design Studio, dated October 26, 2023;
- Plan of Survey, prepared by Barich Grenkie Surveying Ltd. dated July 4, 2023;
- Site Plan, prepared by smpl Design Studio, dated Oct. 26, 2023;
- Architectural Plans, prepared by smpl Design Studio, dated Oct. 26, 2023;
- Neighbourhood Signatures in Support of the Proposal, undated; and
- Copy of cheque in the amount of \$3,735.00, dated November 3, 2023.

The required minor variance review fee was delivered to City Hall on November 3, 2023. We look forward to working with staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Sincerely,

Lindsey Bruce
Director of Operations
lindsey@smpldesignstudio.com

Ava Barnett BA (Hons), CPT
Planning Technician
ava@smpldesignstudio.com



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	MAILING ADDRESS	
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	1224 Concession 2 West		
Assessment Roll Number	25183011406360000000		
Former Municipality	Beverly		
Lot	Part of 33	Concession	1
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:

N/A

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:

To permit an ADU-detached in the Agricultural (A1) zone on a 0.1ha lot.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

A detached additional dwelling unit is not permitted in this zone.

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

Yes No

If yes, please provide an explanation:

N/A

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
31.52m	45.72m	1091.33m ²	Conc 2: 23m, Ink.: 20m

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
Ex. Dwelling	15.08	21.99m	W: 6.73m; E: 9.16m	
Ex. Shed (TBR)	N/A	0.6m	E: over the PL	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Prop. ADU	N/A	1.1m	W: N/A; E: 3.05m	

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
Ex. Dwelling	138.46m ²	138.46m ²	1	Unknown
Ex. Shed (TBR)	14.2m ²	N/A	1	Unknown

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Prop. ADU	50.32m ²	50.32m ²	1	3.51m

- 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.):

Existing residential with the addition of an Additional Dwelling Unit - Detached to be used for long term affordable rental space.

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

Residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Unknown

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

Longstanding residential use.

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

Single detached dwelling.

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

Longstanding residential use

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

Rural Hamilton Official Plan designation (if applicable): Agriculture on Schedule D

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) N/A

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

ADUs are permitted in the Agricultural (A1) Zone within the Rural Hamilton Official Plan.

7.6 What is the existing zoning of the subject land? Agricultural (A1) Zone

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: Agricultural (A1) Zone

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: N/A

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: 1

8.2 Number of Dwelling Units Proposed: 2

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

Homeowners would like to build a detached additional dwelling unit to contribute to the affordable rental market in Hamilton, and specifically within Ward 2. Please see cover letter for additional information.

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

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

11.4 Other Information Deemed Necessary

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