



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.:	SC/A-23:286	SUBJECT PROPERTY:	725 Arvin Ave, Stoney Creek
ZONE:	"M2" (General Business Park)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Continental Environmental Solutions Inc.
Agent: NG Architecture Inc

The following variances are requested:

1. A minimum yard abutting a street of 1.5 metres shall be permitted instead of the required 3.0 metre minimum yard abutting a street.
2. A minimum 1.5-metre-wide landscaped area shall be provided and maintained abutting a street, except points of ingress and egress instead of the required 3.0 metres wide landscaped that shall be provided and maintained abutting a street, except for points of ingress and egress.
3. Where a parking space, aisle or driveway is located abutting a street, a 4.4 metre wide landscaped area, which includes a 3.0 metre wide planting strip shall be permitted between the said parking space, aisle or driveway instead of the requirement that where a parking space, aisle or driveway is located abutting a street, a 6.0 metre landscaped area, which includes a 3.0 metre wide planting strip shall be required and maintained between a parking space, aisle or driveway.

PURPOSE & EFFECT: To permit the construction of a new industrial building.

Notes:

1. Please be advised the principle building shall be constructed prior to any accessory building or structure (moloks).
2. Please be advised a portion of the property falls under conservation management. Please contact the Hamilton Conservation Authority prior to any development.

SC/A-23:286

3. The demolition of the existing building is subject to the issuance of a demolition permit in the normal manner.

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:	11:50 a.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

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

PUBLIC INPUT

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

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

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding SC/A-23:286, 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.

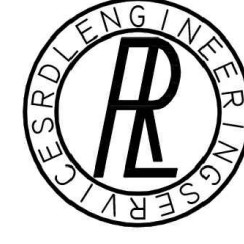
CIVIL ENGINEER
J.H.COHOON ENGINEERING



440 Hardy Road, Unit 1
Brantford, ON, N3T 5L8
e-mail: rphillips@cohooneng.com

Project Contact:
Bob Phillips, P.Eng.
T: (519) 753 2656

ELECTRICAL ENGINEER
RDL ENGINEERING SERVICES LTD.



132 Glendale Dr.
Tillsonburg, ON N4G 5V9
e-mail: rdlengsvs@gmail.com

Project Contact:
Roy Leplante, P.Eng.
T: (705) 975 0141

JAMES McCracken
LANDSCAPE ARCHITECT

5 Sunnyridge Rd.
Jerseyville, ON IOR IRO
e-mail: jmc Cracken.design@gmail.com

Project Contact:
James McCracken
T: (519) 754 6345



CLIENT



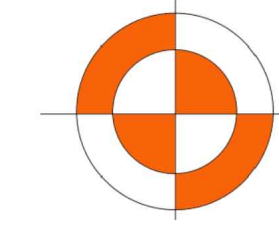
ARCHITECT
NG ARCHITECTURE INC.



11 Cardigan Place,
Stoney Creek, ON L8E 6C3
e-mail: nik@ngarchitect.ca

Project Contact:
Nikolai Gagacev, OAA, MRAIC
T: 289.700.6567

Barich Grenkie Surveying Ltd.
ONTARIO LAND SURVEYORS



297 HWY No. 8 Unit 101
Stoney Creek, ON L7N 3J5
e-mail: edgrenkie@barichgrenkie.ca

Project Contact:
Guido V. Consoli
T: 905-662-6767

WAREHOUSE BUILDING

DA-21-130 725 ARVIN AVENUE, STONEY CREEK, ONTARIO DRAWING RE-ISSUED FOR MINOR VARIANCE 2023 11 13

DRAWING LIST:

A.00	COVER PAGE
17-2284	SURVEY : BY BARICH GRENKIE SURVEYING LTD.
SP.1	SITE PLAN & SITE STATISTICS DA-21-130
A.200	GROUND FLOOR PLAN DA-21-130
A.201	ADMINISTRATION WING FLOOR PLANS DA-21-130
A.300	SOUTH & WEST ELEVATIONS DA-21-130
A.301	NORTH & EAST ELEVATIONS DA-21-130
14755-1	GRADING PLAN DA-21-130
14755-2	SERVICING PLAN DA-21-130
14755-3	SILTATION CONTROL & TRUCK TURNING PLAN DA-21-130
14755-4	NOTES & DETAILS PLAN DA-21-130
L.1	LANDSCAPE PLAN DA-21-130
L.2	TREE SURVEY DA-21-130
SL1	SITE LIGHTING PLAN AND DETAILS DA-21-130



11 CARDIGAN PLACE,
STONEY CREEK, ON, L8E 6C3
e-mail: nik@ngarchitect.ca; cell: 289.700.6567;
NG ARCHITECTURE INC.

PLAN OF TOPOGRAPHY OF
LOT 12
REGISTERED PLAN 669
 (FORD ACRES SURVEY)
 IN THE
CITY OF HAMILTON

Scale 1:250

GUIDO V. CONSOLI
 ONTARIO LAND SURVEYOR
 © COPYRIGHT 2017

METRIC
 DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

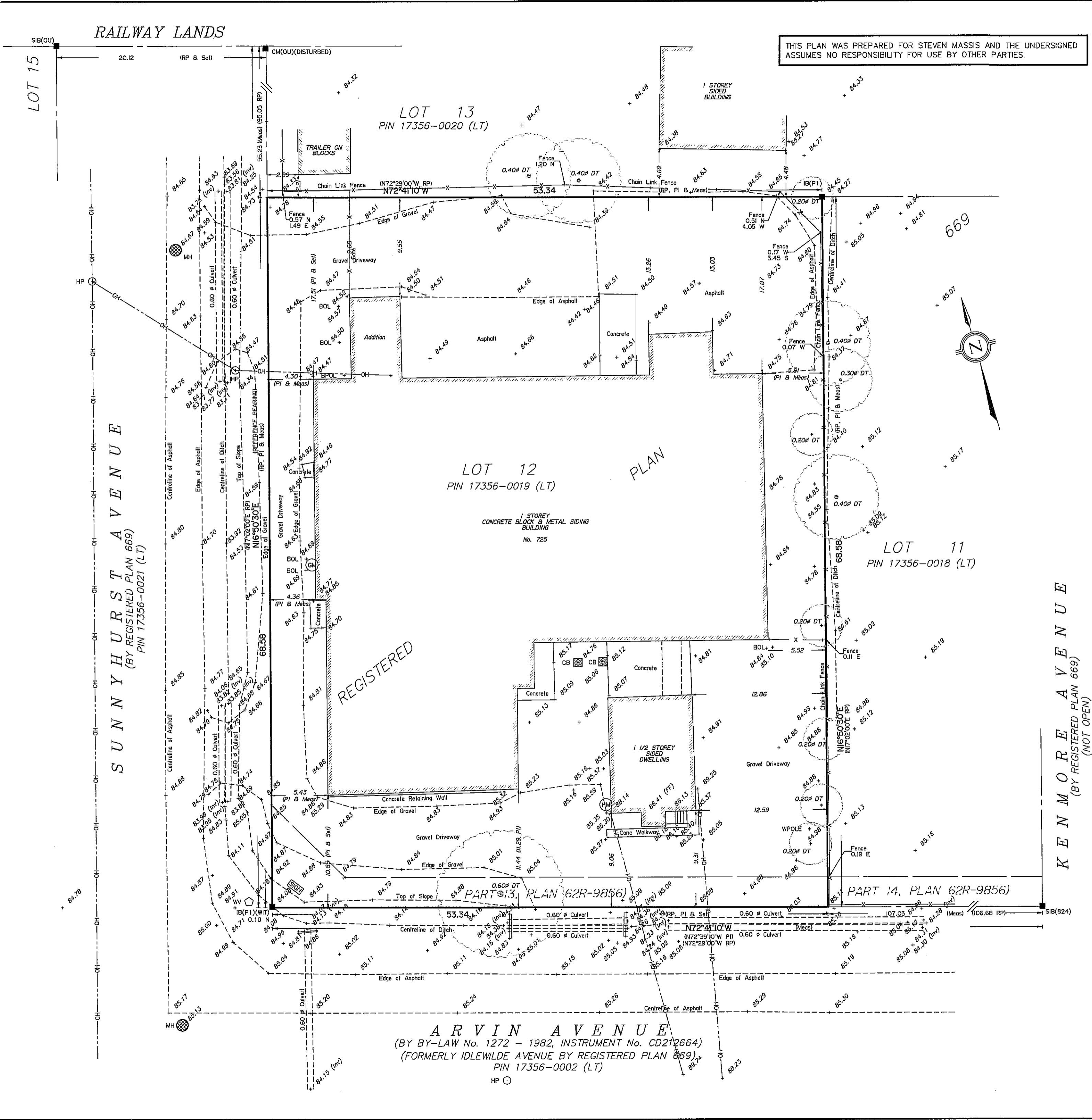
ELEVATION NOTE
 ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM
 (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK
 No. 07720020012 HAVING AN ELEVATION OF 84.543 m.

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF
 SUNNYHURST AVENUE AS SHOWN ON PLAN 62R-9856 HAVING A BEARING OF
 N16°50'30"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
CM	DENOTES	CONCRETE MONUMENT
824	DENOTES	A.T. McLAREN, O.L.S.
OU	DENOTES	ORIGIN UNKNOWN
RP	DENOTES	REGISTERED PLAN 669
P1	DENOTES	PLAN BY A.J. CLARKE, O.L.S. DATED JANUARY 19, 1970
P2	DENOTES	PLAN 62R-9856
MH	DENOTES	MANHOLE
CB	DENOTES	CATCHBASIN
LS	DENOTES	LIGHT STANDARD
TC	DENOTES	TOP OF CURB ELEVATION
BC	DENOTES	BOTTOM OF CURB ELEVATION
OH	DENOTES	OVERHEAD UTILITY CABLES
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
LS	DENOTES	LIGHT STANDARD
FF	DENOTES	FINISHED FLOOR ELEVATION
GF	DENOTES	GARAGE FLOOR ELEVATION
INV	DENOTES	INVERT ELEVATION
HYD	DENOTES	FIRE HYDRANT
BOL	DENOTES	BOLLARD

THIS PLAN WAS PREPARED FOR STEVEN MASSIS AND THE UNDERSIGNED
 ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



ARVIN AVENUE
 (BY BY-LAW No. 1272 - 1982, INSTRUMENT No. CD212664)
 (FORMERLY IDLEWILDE AVENUE BY REGISTERED PLAN 669)
 PIN 17356-0002 (LT)

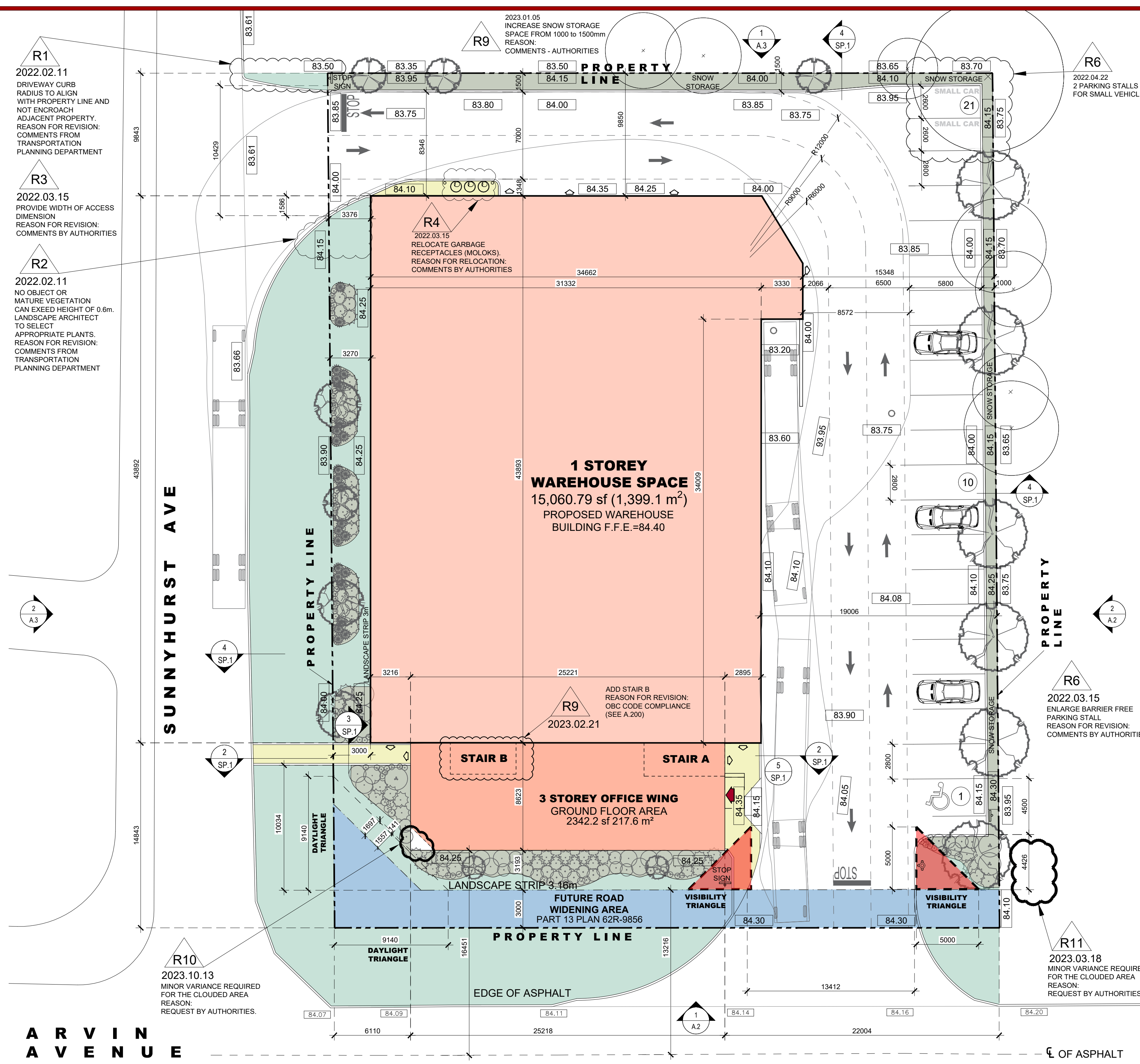
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
 SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 10, 2017.

NOVEMBER 13, 2017

GUIDO V. CONSOLI
 ONTARIO LAND SURVEYOR

Barich Grenke
Surveying Ltd.
 297 HWY No. 8 (UNIT 101) - STONEY CREEK, ON
 (905) 662-6767

DWN BY: AWS
 CHK BY: GVC
 JOB No. 17-2284



GENERAL NOTES

- THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPOGRAPHIC SURVEY FILE NO. 20-199 PREPARED BY MACKAY, MACKAY & PETERS LIMITED LAND SURVEYORS & MAPPERS DATED THE 2ND DAY OF NOVEMBER, 2020.
- NG ARCHITECTURE INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.
- THE SUBJECT PROPERTY IS LOCATED AS SUCH PART OF LOT 9, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF SALTLEET NOW IN THE CITY OF HAMILTON, REGIONAL UNSOCIABILITY OF WENTWORTH.
- THE CIVIL, ELECTRICAL & LANDSCAPE FEATURES ARE SHOWN ON THE ARCHITECTURAL SITE PLAN ARE FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, ELECTRICAL & LANDSCAPE DRAWINGS & SPECIFICATIONS FOR CIVIL, ELECTRICAL & LANDSCAPE DESIGN.

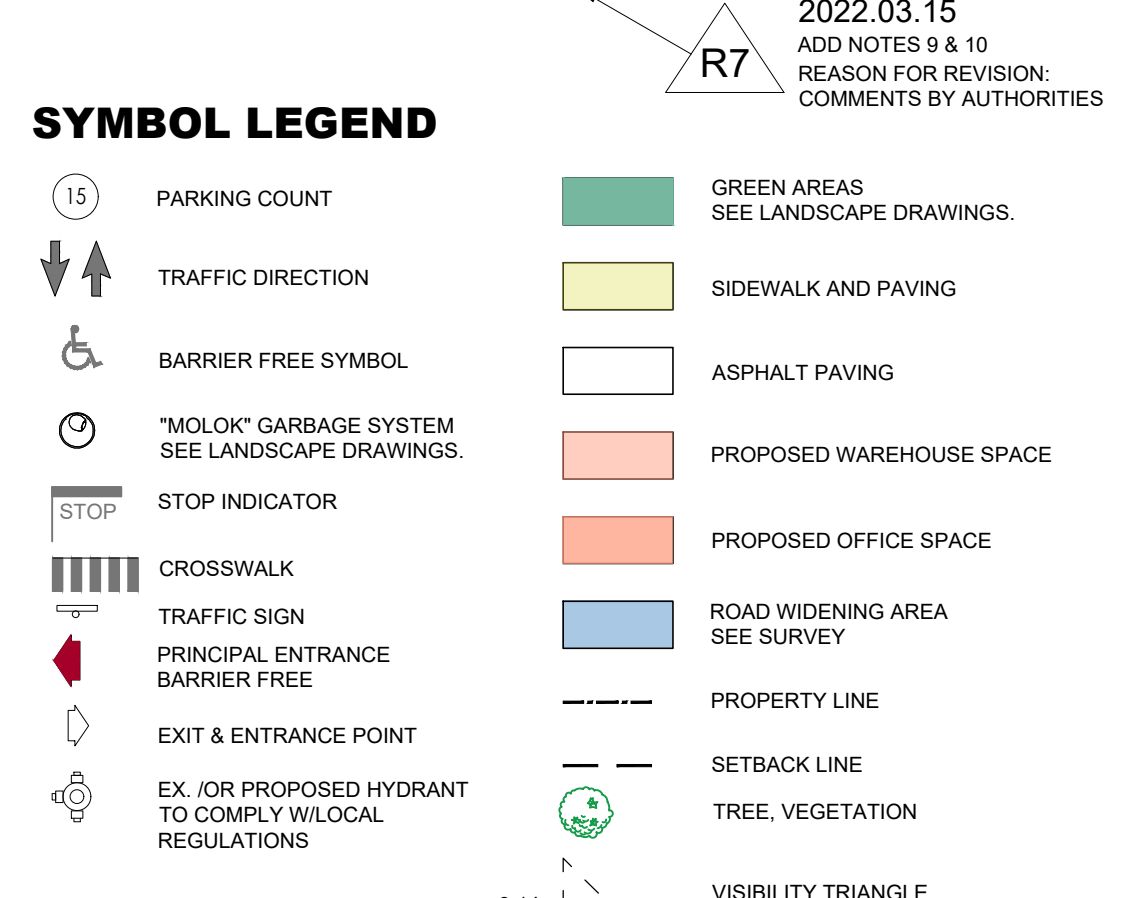
SITE NOTES

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 M UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - SEWER AND WATER PERMITS
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
- ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:

"5 METRE BY 5 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METERS ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
- ALL SIGNS MUST COMPLY WITH SIGN BY-LAW NO. 10-197.
- NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (MHSTCI) SHOULD BE NOTIFIED IMMEDIATELY (416-212-8888). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MHSTCI AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF GOVERNMENT AND CONSUMER SERVICES (416-212-7499).
- THIS DEVELOPMENT IS AN INDUSTRIAL PROPERTY WHICH IS INELIGIBLE FOR MUNICIPAL WASTE COLLECTION AS OUTLINED IN THE CITY OF HAMILTON'S SOLID WASTE MANAGEMENT BY-LAW 20-221.

SITE STATISTICS

CITY OF HAMILTON ZONING BY-LAW			ZONING BY-LAW REFERENCE
ZONING CATEGORY	M2 PRESTIGE BUSINESS PARK	SECTION 9.2: GENERAL BUSINESS PARK (M2) ZONE	9.2.1. WAREHOUSE
1. PERMITTED PROPOSED USE	WAREHOUSE BUILDING		
ITEM	ZONING BY-LAW REQUIRED	PROVIDED	
1. MINIMUM LOT AREA	4,000.00m ²	3,657.93 m ² (EXISTING)	9.2.3.a) REGULATIONS
2. FUTURE ROAD WIDENING AREA	184.3m ²	184.3m ²	
3. TOTAL LOT AREA		3473.63m ²	
4. YARD ABUTTING SUNNYHURST AVE.	min. 3m	3m - 3.376m	9.2.3.b) c) REGULATIONS
5. YARD ABUTTING ARVIN AVE.	min. 3m	3.193m	9.2.3.b) c) REGULATIONS
6. GROUND FLOOR AREA			
OFFICE BUILDING		217.6 m ²	GROSS FLOOR AREA SECTION 3. DEFINITIONS
WAREHOUSE		1,399.1 m ²	
TOTAL GROUND FLOOR AREA		1,616.7 m ²	
7. LOT COVERAGE	44.2 % (1,616.7m ²)		
8. LANDSCAPED OPEN SPACE	15.8% (579m ²)	527m ² LANDSCAPED GREEN AREAS	52m ² CONCRETE SIDEWALKS
9. ASPHALT (ROADS+PARKING)	40%	(1,462.23m ²)	
10. BUILDING HEIGHT			
OFFICE WING HEIGHT - 13.13m		3 STOREYS	
WAREHOUSE HEIGHT - 8.5m		1 STOREY	
11. FRONT YARD			
TOWARDS ARVIN AVENUE (SOUTH)		3.164m	
12. REAR YARD			
TOWARDS NORTH		9.850m	
13. SIDE YARD			
TOWARDS SUNNYHURST AVE (WEST)		3m - 3.376m	
14. SIDE YARD			
TOWARDS EAST PROPERTY LINE		15.348m	
15. PARKING REQUIREMENTS			SECTION 5: PARKING
PARKING SPACE SIZE	2.8m x 5.8m (19)	2.8m x 5.8m	5.2 b) ii) DESIGN STANDARDS
10% REDUCED PARKING SPACE SIZE	2.6m x 5.5m (2)	2.6m x 5.8m	5.2 b) iv) DESIGN STANDARDS
BARRIER FREE PARKING	1	1	5.5 a) BARRIER FREE PARKING
16. PARKING SPACES - EMPLOYEES			
ADMINISTRATION: 1 parking / each 30m ²	21	21	5.6. h) PARKING SCHEDULES



UNDERTAKING

RE: 725 ARVIN AVENUE, STONEY CREEK FILE NO. (DA-21-130)

I, (WE) _____ THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION:

(A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM.

(B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(a) OF THE PLANNING ACT SHOWN ON THIS PLAN & DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____.

(C) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(b) OF THE SAID ACT, SHOWN ON THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,

(D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED, THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.

(E) THAT THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER (725) OR FULL ADDRESS (725 ARVIN AVENUE) TO THE BUILDING OR ON A SIGN IN ACCORDANCE WITH THE CITY'S SIGN BY-LAW, IN A MANNER THAT IS VISIBLE FROM THE STREET.

(F) THE OWNER ACKNOWLEDGES AND AGREES TO CONVEY ANY EASEMENT(S) AS DEEMED NECESSARY BY BELL CANADA TO SERVICE THIS NEW DEVELOPMENT. THE OWNER FURTHER AGREES AND ACKNOWLEDGES TO CONVEY SUCH EASEMENTS AT NO COST TO BELL CANADA.

THE OWNER AGREES THAT SHOULD ANY CONFLICT ARISE WITH EXISTING BELL CANADA FACILITIES WHERE A CURRENT AND VALID EASEMENT EXISTS WITHIN THE SUBJECT AREA, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY SUCH FACILITIES OR EASEMENTS AT THEIR OWN COST.

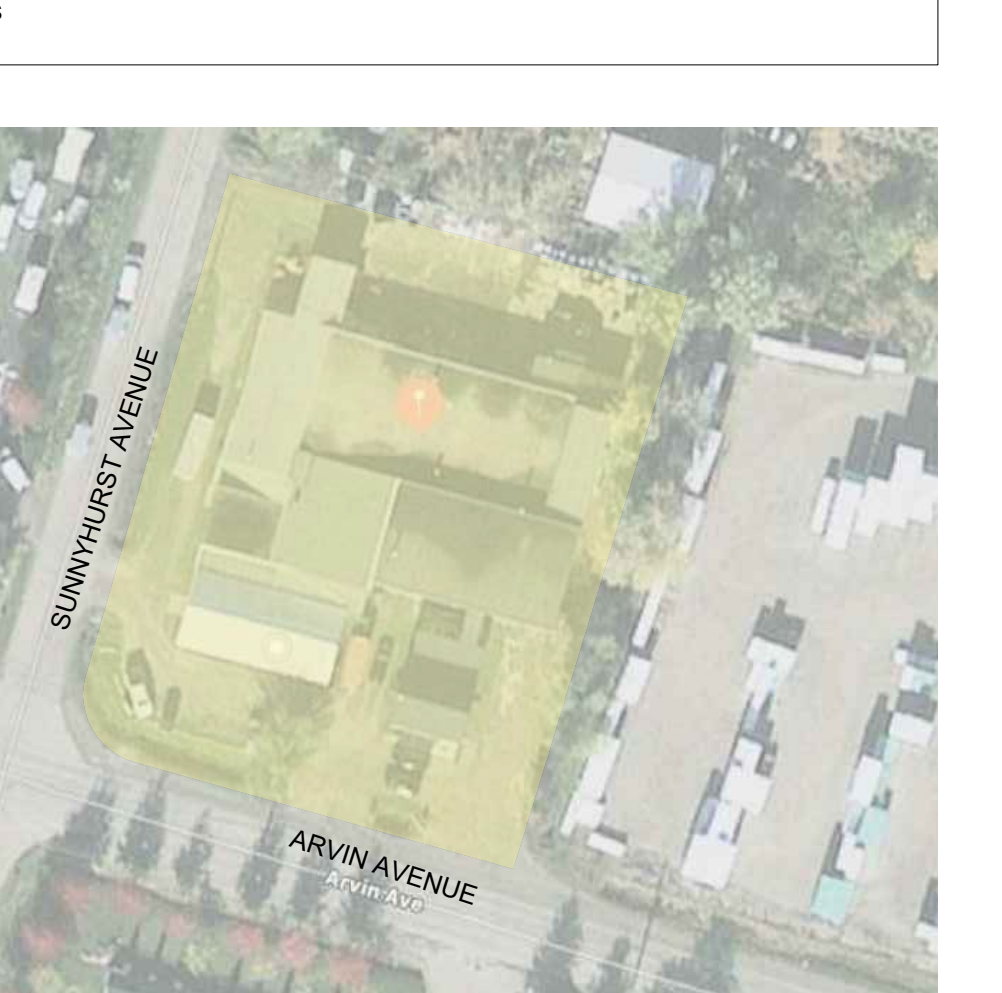
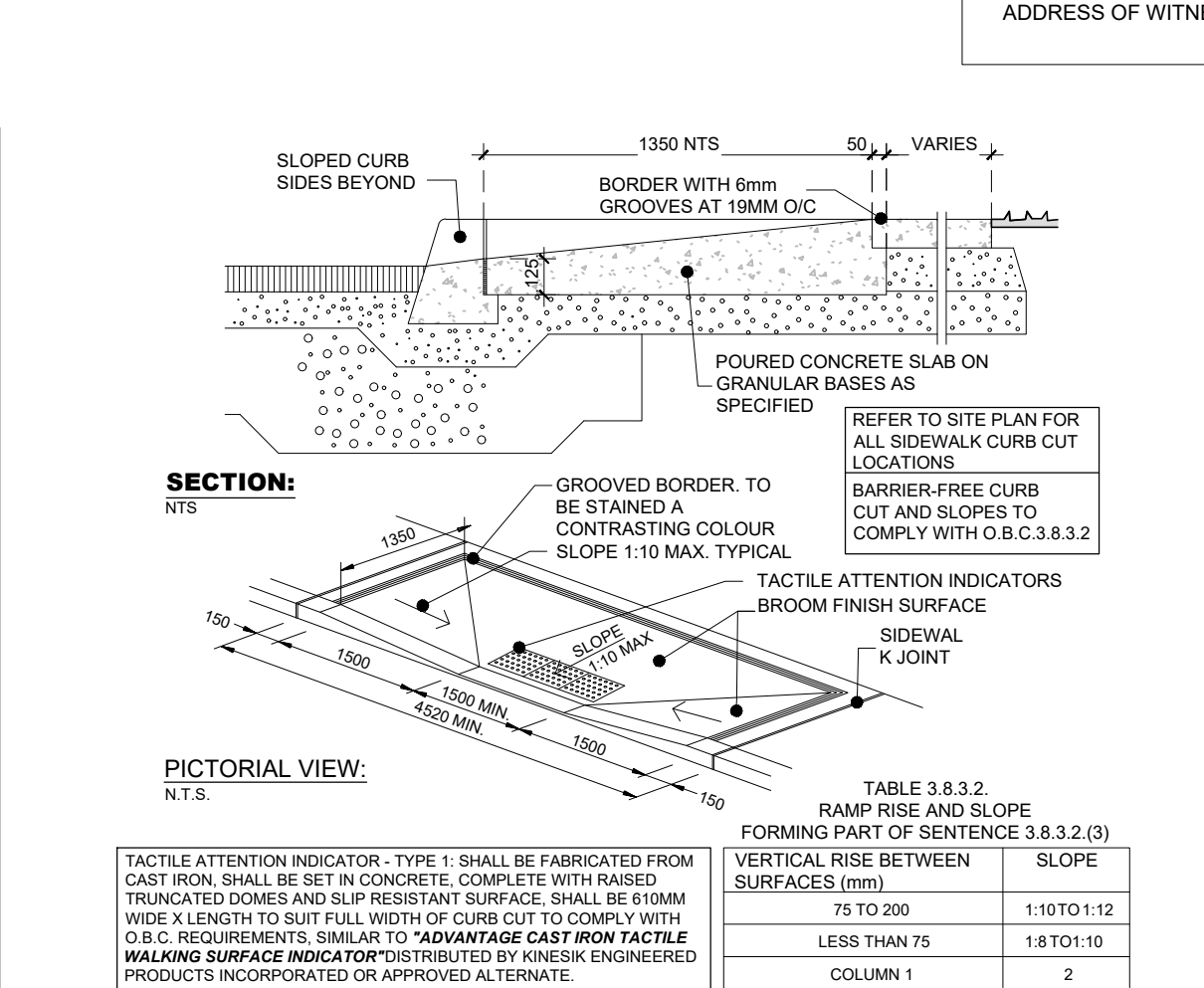
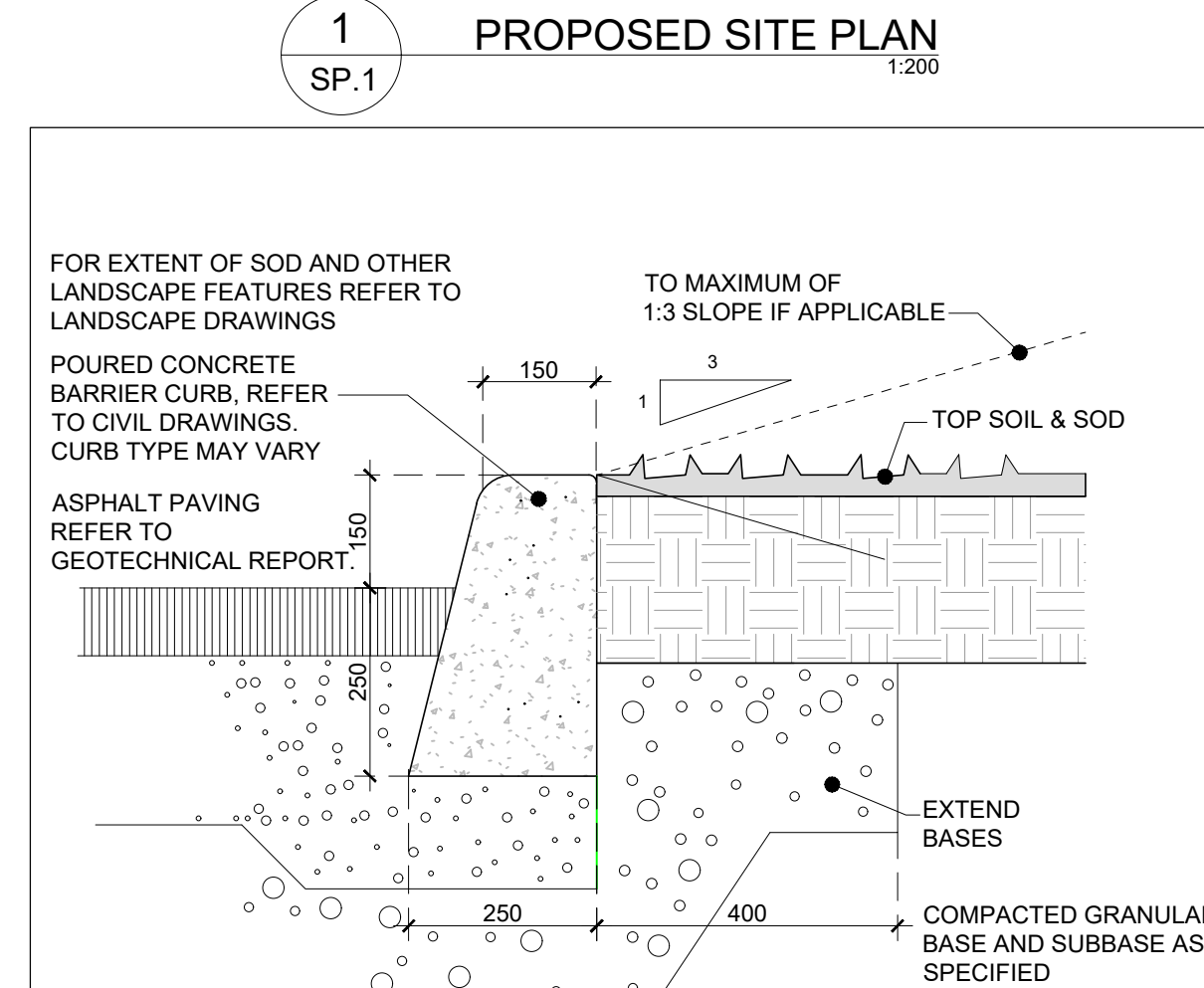
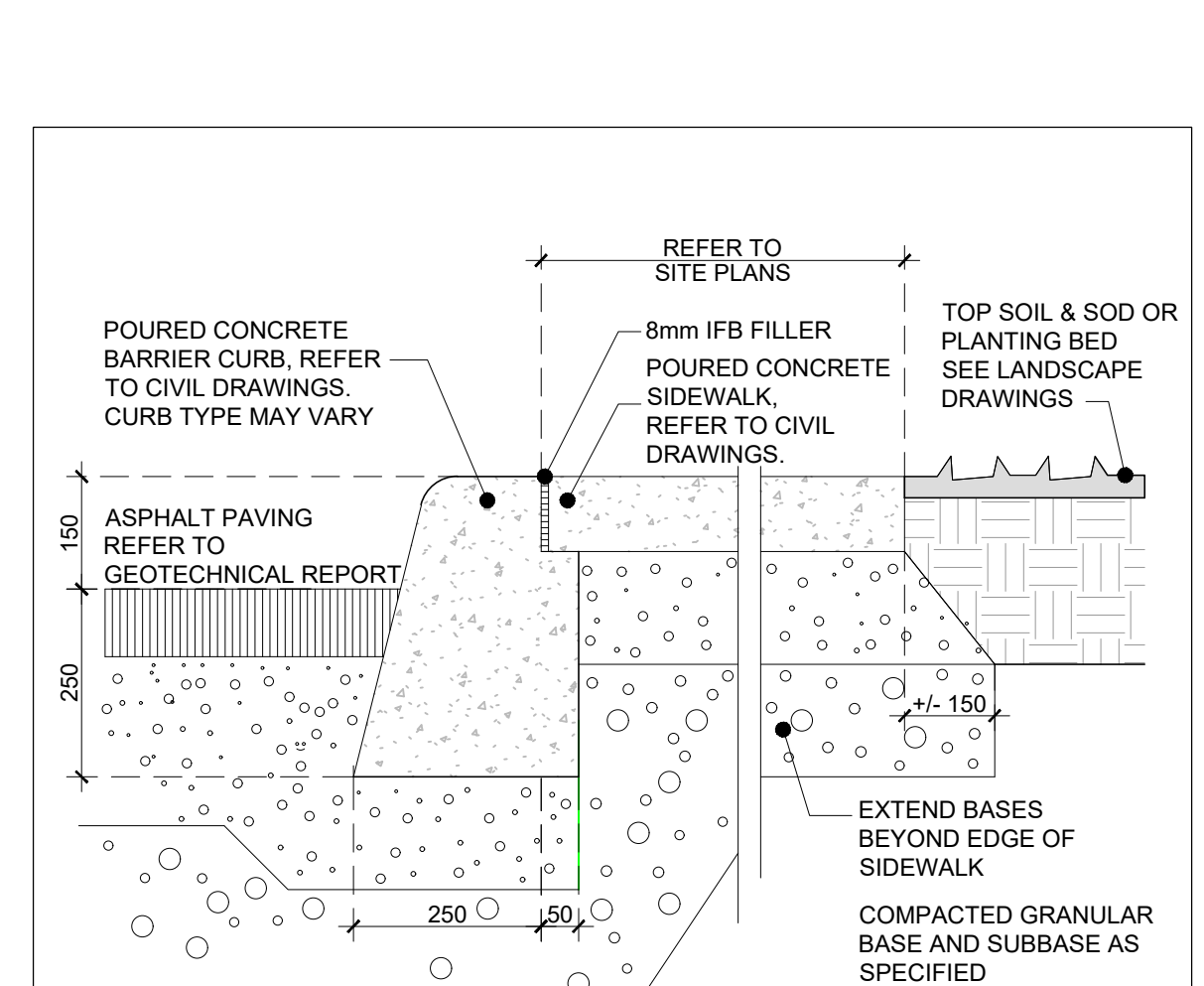
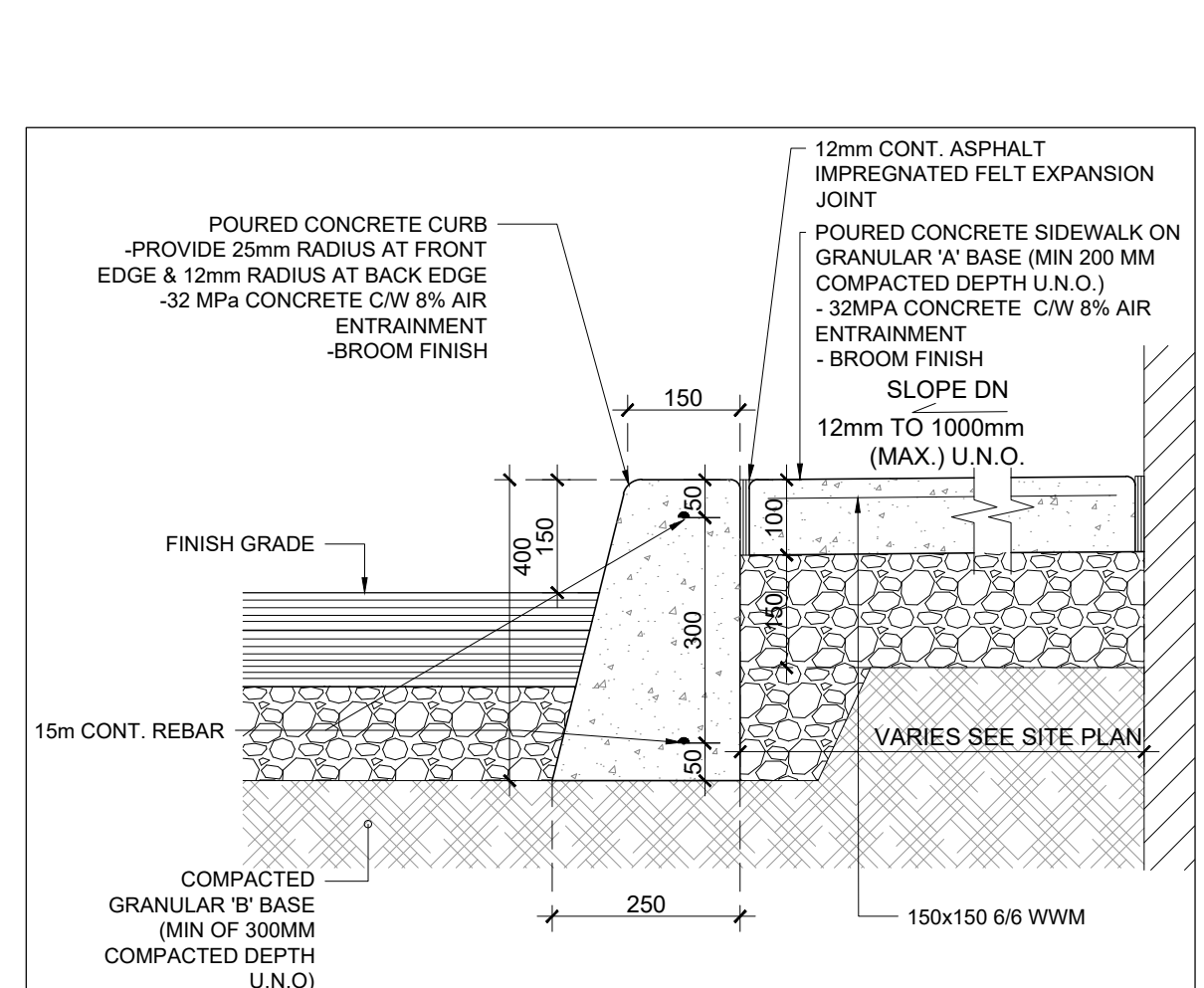
(G) ENBRIDGE GAS INC. DOES HAVE SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE PROPOSED SITE PLAN. SHOULD THE PROPOSED SITE PLAN IMPACT THESE SERVICES, IT MAY BE NECESSARY TO TERMINATE THE GAS SERVICE AND RELOCATE THE LINE ACCORDING TO THE NEW PROPERTY BOUNDARIES. ANY SERVICE RELOCATION REQUIRED WOULD BE AT THE COST OF THE PROPERTY OWNER.

2022.03.15
ADD NOTES 9 & 10
REASON FOR REVISION: COMMENTS BY AUTHORITIES

2022.03.15
ENLARGE BARRIER FREE PARKING STALL
REASON FOR REVISION: COMMENTS BY AUTHORITIES

2022.03.15
MINOR VARIANCE REQUIRED FOR THE CLOUDED AREA
REASON: REQUEST BY AUTHORITIES.

2022.03.15
ADD NOTES E, F & G
REASON FOR REVISION: COMMENTS BY AUTHORITIES



NO.	ISSUED	DATE
11.	RE-ISSUED FOR MINOR VARIANCE	2023.10.13
10.	RE-ISSUED AS PER COMMENTS OF PLANNING AUTHORITIES	2023.03.03
9.	RE-ISSUED FOR FULL SITE PLAN APPROVAL	2023.02.15
8.	RE-ISSUED TO AUTHORITIES	2023.01.06
7.	ISSUED FOR PROGRES REVIEW	2022.09.01
6.	WAREHOUSE REVISION AS PER CLIENT'S REQUEST	2022.08.15
5.	RE-ISSUED AS PER CONDITIONAL APPROVAL COMMENTS	2022.03.15
4.	ISSUED FOR CONDITIONAL APPROVAL	2022.03.04
3.	TRANSPORTATION PLANNING DEPARTMENT COMMENTS	2022.02.11
2.	SHOW TRUCK AUTORUN REQUEST BY AUTHORITIES	2022.02.07
1.	ISSUED FOR SITE PLAN APPROVAL	2021.06.28

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS & RELATED DOCUMENTS SHALL REMAIN THE PROPERTY & COPYRIGHT OF NG ARCHITECTURE INC. USE LATEST DRAWINGS. DO NOT SCALE DRAWINGS.



PROJECT:

WAREHOUSE BUILDING

ADDRESS:

725 ARVIN AVENUE, STONEY CREEK, ONTARIO

SHEET NAME:

SITE PLAN & SITE STATISTICS DA-21-130

TRUE NORTH PROJECT NORTH

APPROVED BY	NG
DRAWING BY	NG, BS
PLOT DATE	October 19, 2023
FILE NAME	SP.1 PROPOSED SITE PLAN
PROJECT NO.	202101
SCALE	AS SHOWN
Drawing Series	SITE PLAN APPROVAL



11 CARDIGAN PLACE,
STONEY CREEK ON, L8E 6C3
e-mail: nika@ngarchitect.ca, cell: 289.700.6567.

NG ARCHITECTURE INC.

NO.	ISSUED	DATE
10.		
9.	RE-ISSUED FOR MINOR VARIANCE	2023.10.13
8.	ISSUED FOR BUILDING PERMIT	2023.03.17
7.	RE-ISSUE FOR FULL SITE PLAN APPROVAL	2023.02.15
6.	ISSUED FOR PROGRES REVIEW	2023.01.11
5.	ISSUED FOR PROGRES REVIEW	2022.09.01
4.	ISSUE FOR COORDINATION MECHANICAL AND ELECTRICAL	2022.08.29
3.	WAREHOUSE REVISION AS PER CLIENT'S REQUEST	2022.08.15
2.	REVISION AS PER OPERATION MANAGER REQUEST	2022.08.02
1.	ISSUED FOR DESIGN COORDINATION	2022.07.19

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS & RELATED DOCUMENTS SHALL REMAIN THE PROPERTY & COPYRIGHT OF NG ARCHITECTURE INC.

USE LATEST DRAWINGS. DO NOT SCALE DRAWINGS.



11 CARDIGAN PLACE,
STONEY CREEK ON, L8E 6C3
e-mail: nika@ngarchitect.ca, cell: 289.700.6567.

NG ARCHITECTURE INC.



PROJECT:

WAREHOUSE BUILDING

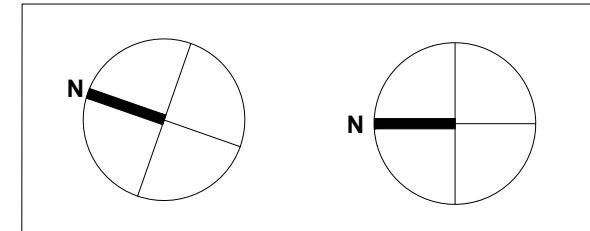
ADDRESS:

**725 ARVIN AVENUE,
STONEY CREEK, ONTARIO**

SHEET NAME:

**GROUND FLOOR PLAN
DA-21-130**

TRUE NORTH PROJECT NORTH



APPROVED BY NG

DRAWING BY NG, BS, LJ

PLOT DATE October 18, 2023

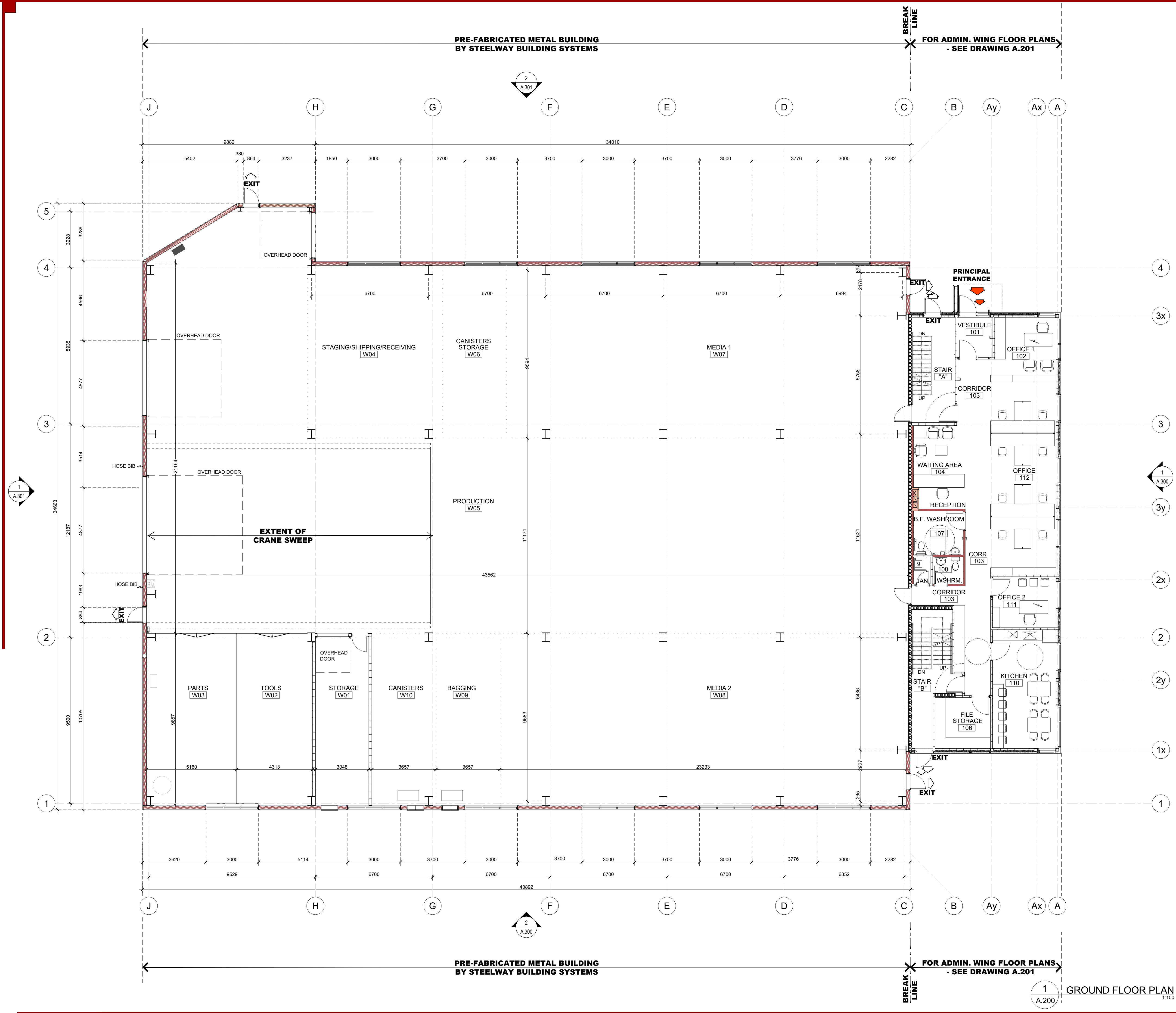
FILE NAME A.200_Ground Floor Plan

PROJECT NO. 202101

SCALE 1:100

Drawing Series BUILDING PERMIT

A.200






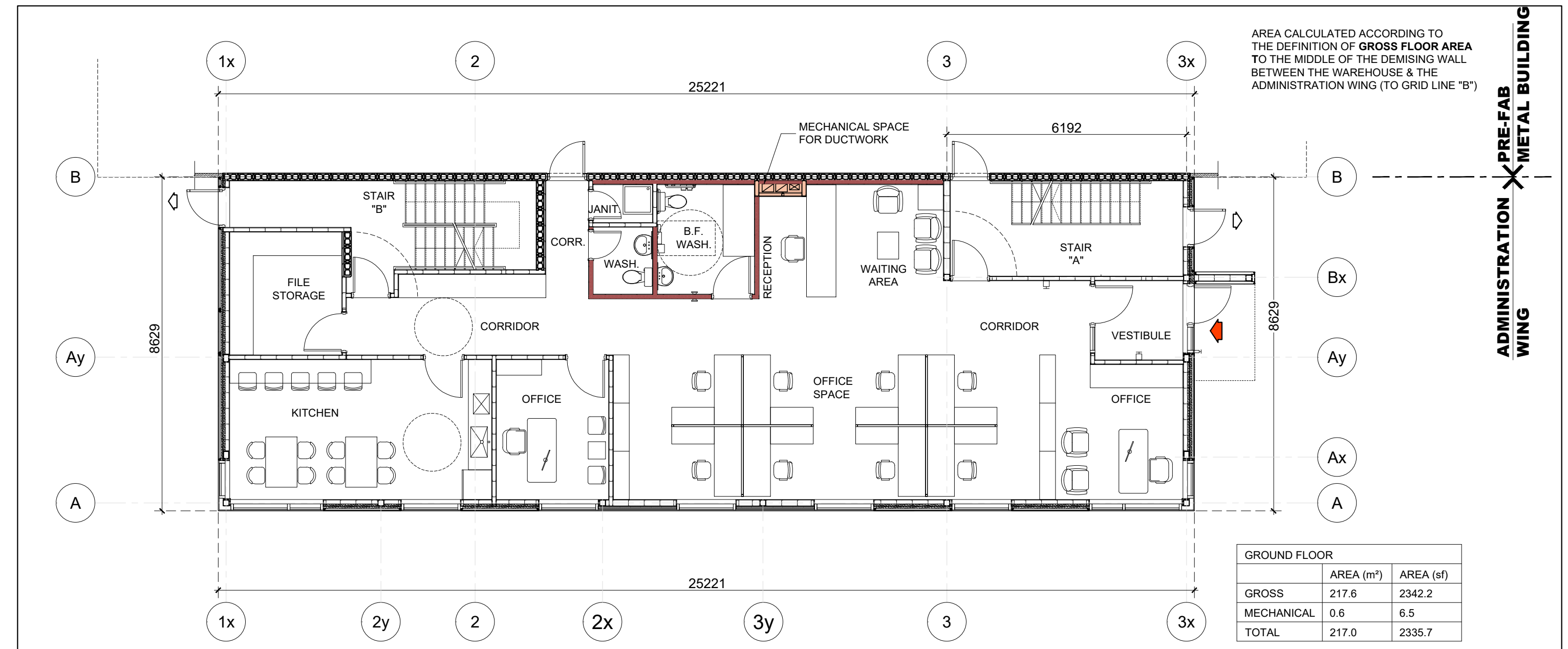
SYMBOL LEGEND & ABBREVIATIONS

- PRINCIPAL ENTRANCE BARRIER FREE
- EXIT

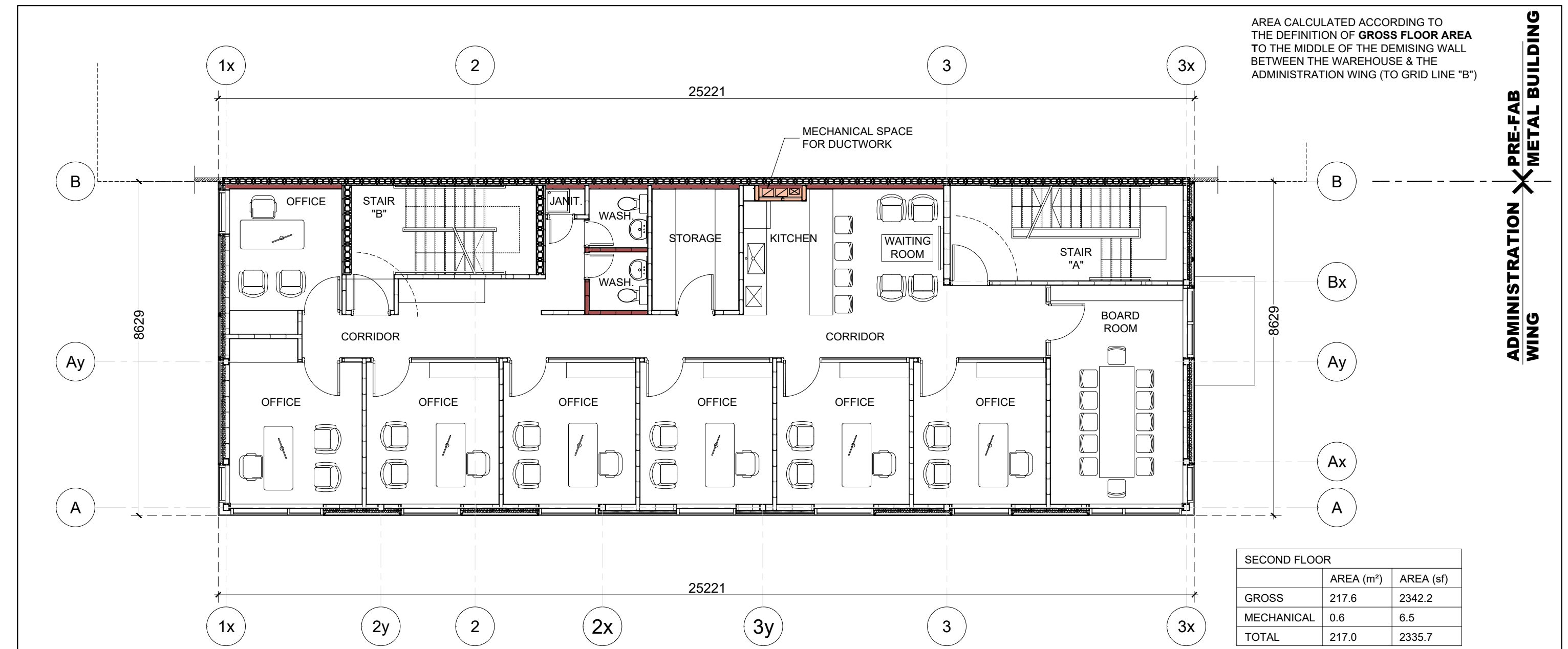
1
A.200 GROUND FLOOR PLAN
1:100

SYMBOL LEGEND & ABBREVIATIONS

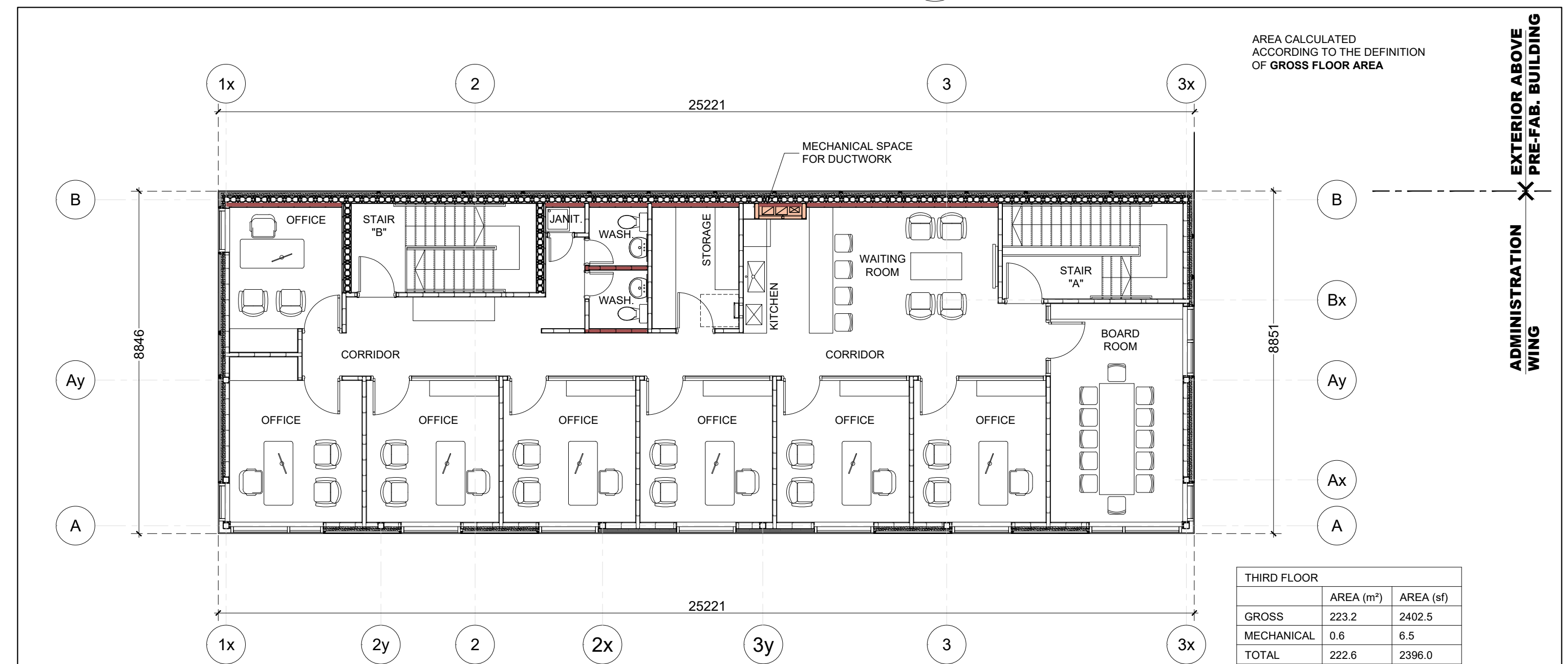
-  PRINCIPAL ENTRANCE BARRIER FREE
-  EXIT
-  MECHANICAL EQUIPMENT



1 ADMINISTRATION WING - GROUND FLOOR PLAN
A.201 1:100



2 ADMINISTRATION WING - SECOND FLOOR PLAN
A.201 1:100



3 ADMINISTRATION WING - THIRD FLOOR PLAN
A.201 1:100

NO.	ISSUED	DATE
9.	RE-ISSUED FOR MINOR VARIANCE	2023.10.13
8.	ISSUED FOR BUILDING PERMIT	2023.03.17
7.	RE-ISSUE FOR FULL SITE PLAN APPROVAL	2023.02.15
6.	ISSUED FOR PROGRES REVIEW	2023.02.11
5.	ISSUED FOR PROGRES REVIEW	2022.09.01
4.	ISSUE FOR COORDINATION MECHANICAL AND ELECTRICAL	2022.08.29
3.	WAREHOUSE REVISION AS PER CLIENT'S REQUEST	2022.08.15
2.	REVISION AS PER OPERATION MANAGER REQUEST	2022.08.02
1.	ISSUED FOR DESIGN COORDINATION	2022.07.19

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS & RELATED DOCUMENTS SHALL REMAIN THE PROPERTY & COPYRIGHT OF NG ARCHITECTURE INC.

USE LATEST DRAWINGS. DO NOT SCALE DRAWINGS.



PROJECT:

WAREHOUSE BUILDING

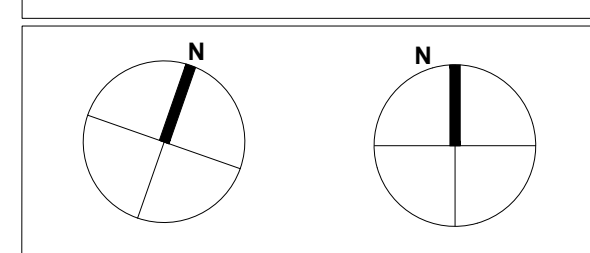
ADDRESS:

**725 ARVIN AVENUE,
STONEY CREEK, ONTARIO**

SHEET NAME:

**ADMINISTRATION WING
FLOOR PLANS
DA-21-130**

TRUE NORTH PROJECT NORTH



APPROVED BY NG

DRAWING BY NG, BS, LJ

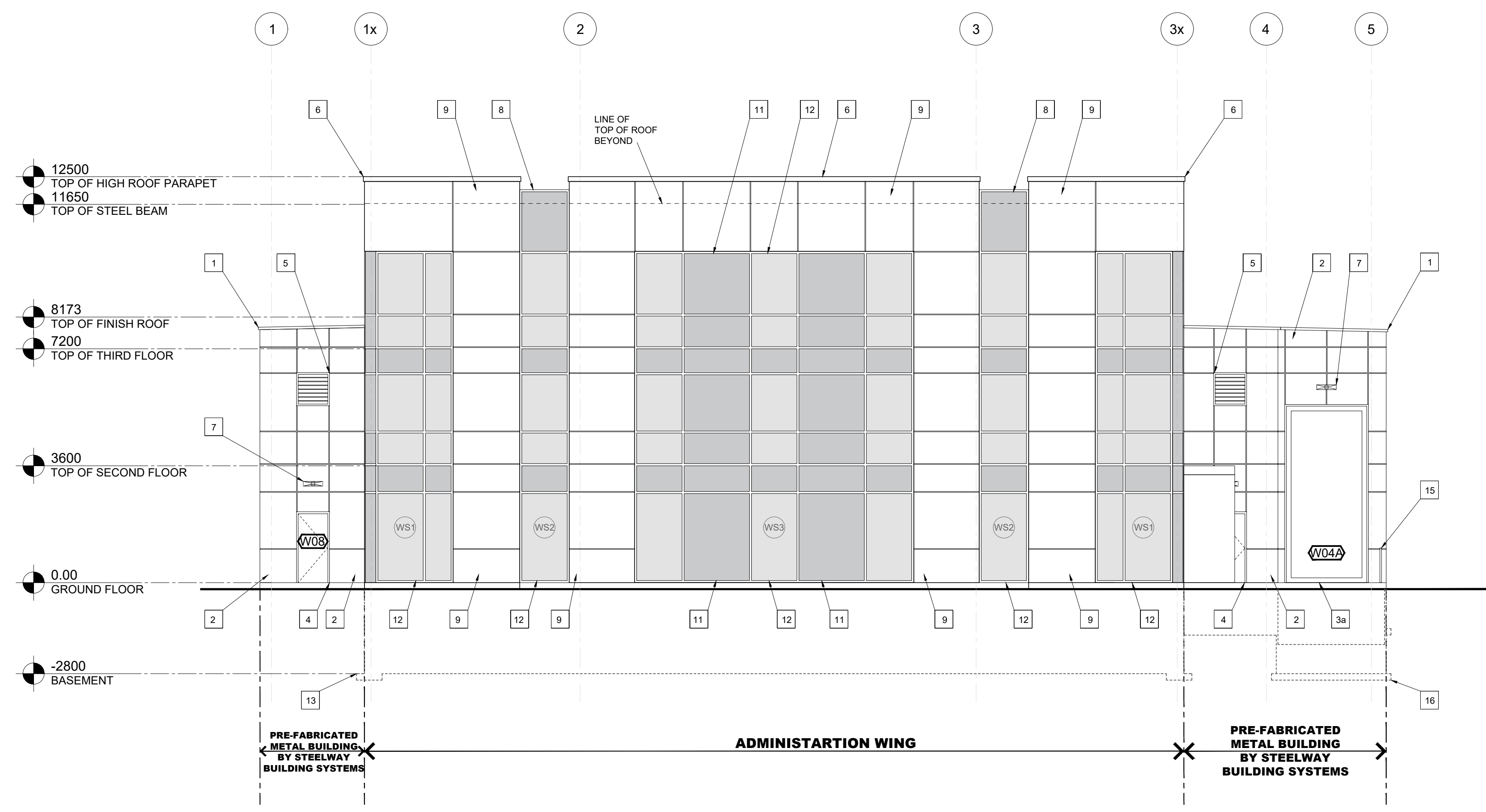
PLOT DATE October 18, 2023

FILE NAME A.200_Floor Plans

PROJECT NO. 202101

SCALE 1:100

Drawing Series BUILDING PERMIT



1 SOUTH ELEVATION
A.300 1:100

LEGEND:

- 1 INSULATED METAL ROOF SYSTEM "TFL-24" BY STEELWAY (METAL BUILDINGS MANUFACTURER). COLOUR TO BE DETERMINED AT LATER DATE FROM STANDARD PALETTE OF COLOURS
- 2 INSULATED METAL WALL SYSTEM "STORMSEAL" BY STEELWAY (METAL BUILDINGS MANUFACTURER). COLOUR TO BE DETERMINED AT LATER DATE
- 3 OVERHEAD TRANSPARENT DOOR 5486mm x 5486mm (18'x18") IN ALUMINUM FRAME.
- 3a OVERHEAD TRANSPARENT DOOR AT LOADING DOCK 3050mm (10') WIDE x 5486mm (18') HIGH IN ALUMINUM FRAME.
- 3b OVERHEAD TRANSPARENT DOOR AT LOADING DOCK 4267mm (14') WIDE x 4267mm (14') HIGH IN ALUMINUM FRAME.
- 4 INSULATED HOLLOW METAL DOOR AND FRAME
- 5 MECHANICAL LOUVER COLOUR TO MATCH ADJACENT WALLS
- 6 PRE-FINISHED METAL FLASHING COLOUR TO MATCH ADJACENT WALLS
- 7 LIGHT FIXTURE
- 8 WINDOW WALL COMPLETE WITH INSULATED GLAZING AND ALUMINUM BLACK ANODIZED FRAME
- 9 OFF WHITE ALUMINUM COMPOSITE PANELS
- 10 GREY ALUMINUM COMPOSITE PANELS
- 11 SPANDREL PANEL
- 12 INSULATED GLAZING IN THERMALLY BROKEN ALUMINUM FRAME
- 13 LINE OF FOUNDATION BELOW
- 14 ALUMINUM ENTRANCE DOOR AND FRAME COMPLETE WITH INSULATED GLAZING
- 15 METAL RAILING AT LOADING DOCK
- 16 LOADING DOCK
- 17 HOSE BIB - INSTALL 460mm ABOVE FINISHED FLOOR

NOTE:

- 1. THE RENDERINGS ARE ARTISTIC REPRESENTATION OF THE ARCHITECT DESIGN IDEAS. FOR ACCURACY REFER TO PLANS, ELEVATIONS & SECTIONS.



SOUTH ELEVATION



SOUTH - WEST ELEVATION



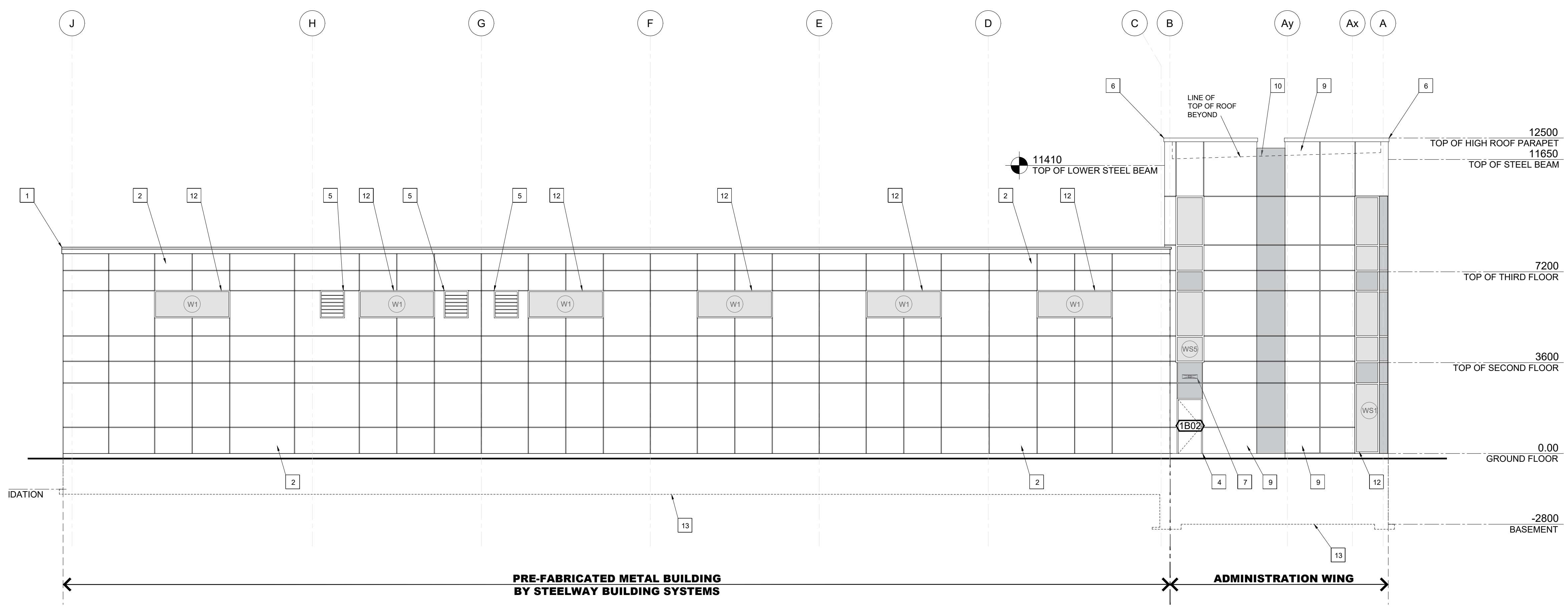
SOUTH - WEST ELEVATION



SOUTH - WEST ELEVATION



WEST ELEVATION



2 WEST ELEVATION
A.300 1:100

NO.	ISSUED	DATE
9.		
8.	RE-ISSUED FOR MINOR VARIANCE	2023.10.13
7.	ISSUED FOR BUILDING PERMIT	2023.03.17
6.	RE-ISSUE FOR FULL SITE PLAN APPROVAL	2023.02.15
5.	ISSUED FOR PROGRES REVIEW	2023.01.11
4.	RE-ISSUED TO AUTHORITIES	2023.01.05
3.	ISSUED FOR PROGRES REVIEW	2022.09.01
2.	WAREHOUSE REVIEW AS PER CLIENT'S REQUEST	2022.08.15
1.	ISSUED FOR PROGRES REVIEW	2022.07.11

NO.	REVISIONS	DATE

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS & RELATED DOCUMENTS SHALL REMAIN THE PROPERTY & COPYRIGHT OF NG ARCHITECTURE INC.

USE LATEST DRAWINGS. DO NOT SCALE DRAWINGS.

PROJECT:

WAREHOUSE BUILDING

ADDRESS:

**725 ARVIN AVENUE,
STONEY CREEK, ONTARIO**

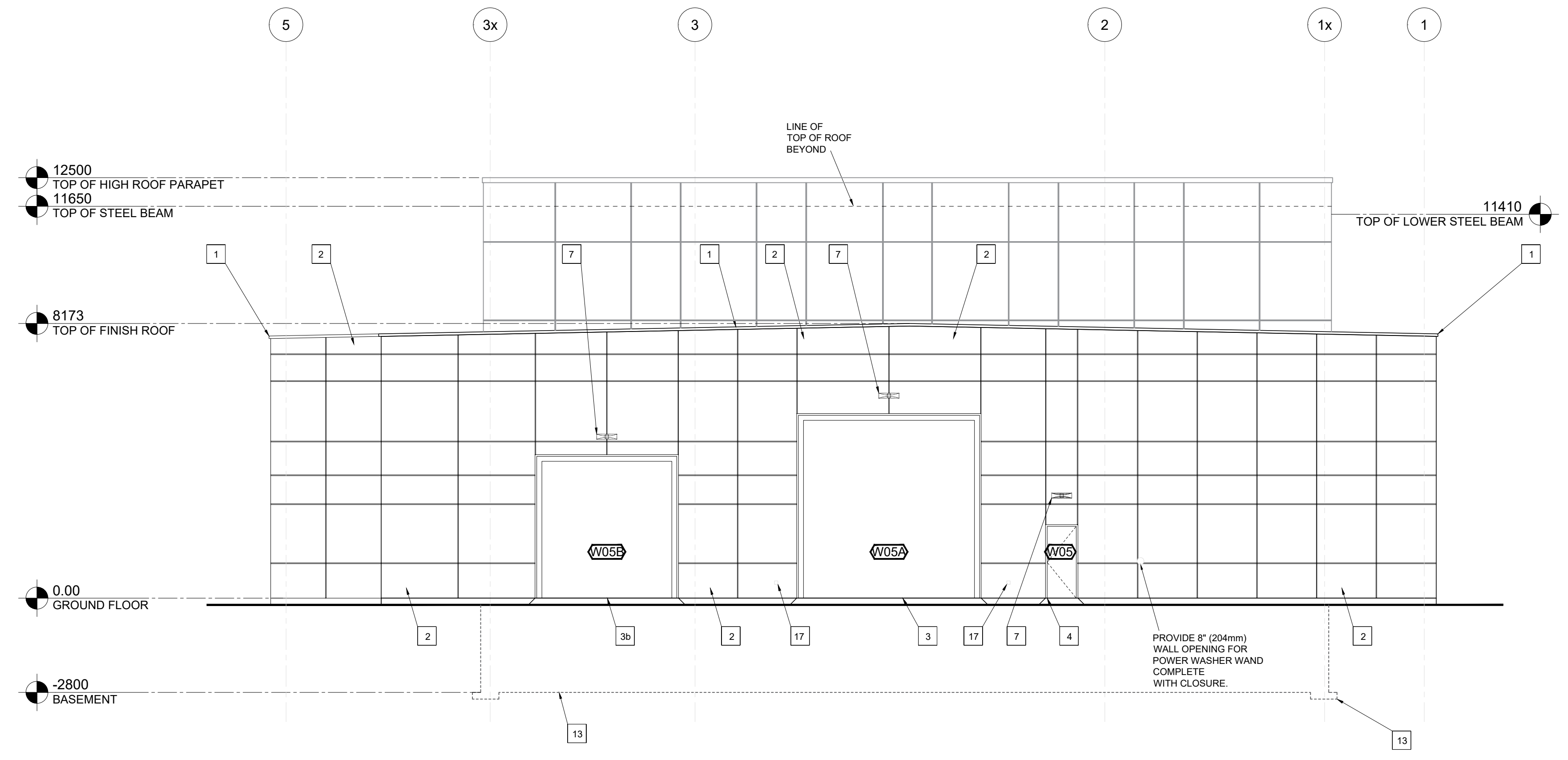
SHEET NAME:

**SOUTH & WEST ELEVATION
DA-21-130**

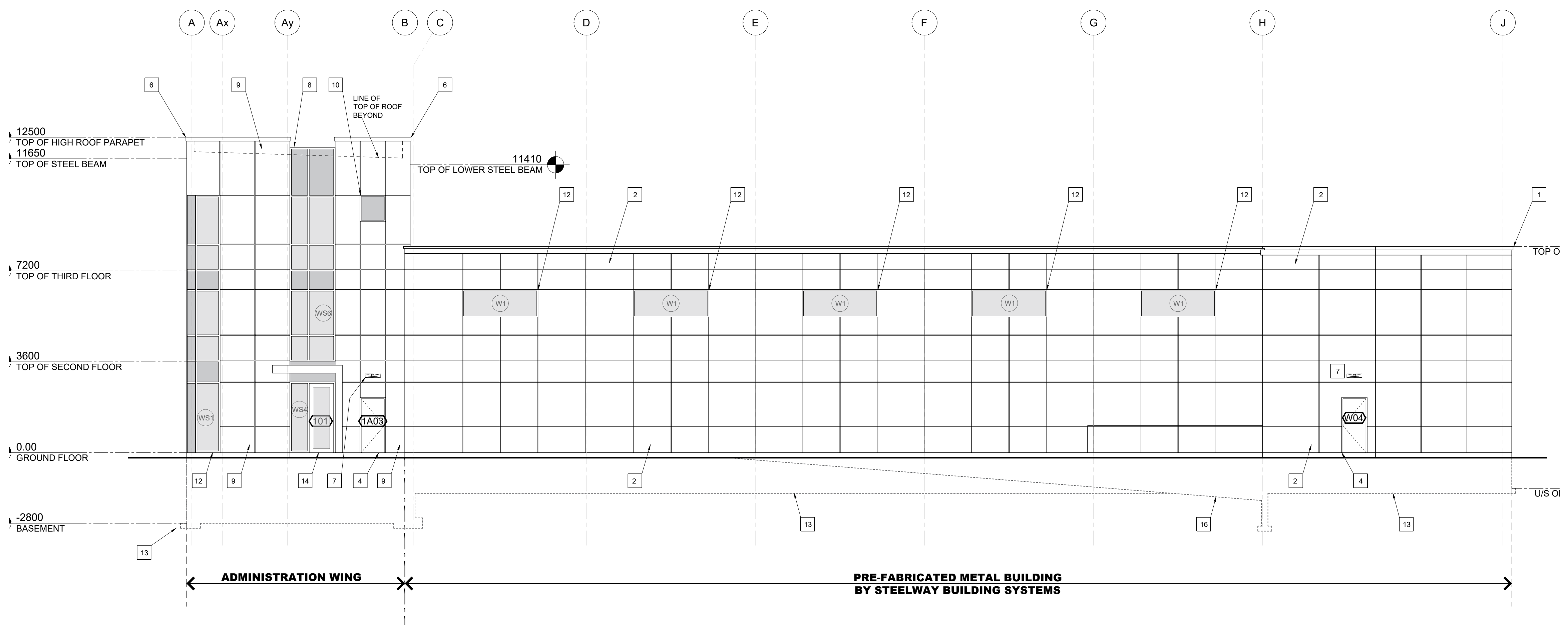
APPROVED BY	NG
DRAWING BY	NG, BS, LJ
PLOT DATE	October 18, 2023
FILE NAME	A.300_South & West Elevation
PROJECT NO.	202101
SCALE	1:100
Drawing Series	BUILDING PERMIT



11 CARDIGAN PLACE,
STONEY CREEK ON, L8E 6C3
e-mail: nkg@ngarchitect.ca, cell: 289.700.6567,
NG ARCHITECTURE INC.



1 NORTH ELEVATION
A.301 1:100



2 EAST ELEVATION
A.301 1:100

LEGEND:

- 1 INSULATED METAL ROOF SYSTEM "RTL-24" BY STEELWAY (METAL BUILDINGS MANUFACTURER). COLOUR TO BE DETERMINED AT LATER DATE FROM STANDARD PALETTE OF COLOURS
- 2 INSULATED METAL WALL SYSTEM "STORMSEAL" BY STEELWAY (METAL BUILDINGS MANUFACTURER). COLOUR TO BE DETERMINED AT LATER DATE
- 3 OVERHEAD TRANSPARENT DOOR 5486mm x 5486mm (18'x18') IN ALUMINUM FRAME.
- 3a OVERHEAD TRANSPARENT DOOR AT LOADING DOCK 3050mm (10') WIDE x 5486mm (18') HIGH IN ALUMINUM FRAME.
- 3b OVERHEAD TRANSPARENT DOOR AT LOADING DOCK 4267mm (14') WIDE x 4267mm (14') HIGH IN ALUMINUM FRAME.
- 4 INSULATED HOLLOW METAL DOOR AND FRAME
- 5 MECHANICAL LOUVER COLOUR TO MATCH ADJACENT WALLS
- 6 PRE-FINISHED METAL FLASHING COLOUR TO MATCH ADJACENT WALLS
- 7 LIGHT FIXTURE
- 8 WINDOW WALL COMPLETE WITH INSULATED GLAZING AND ALUMINUM BLACK ANODIZED FRAME
- 9 OFF WHITE ALUMINUM COMPOSITE PANELS
- 10 GREY ALUMINUM COMPOSITE PANELS
- 11 SPANDREL PANEL
- 12 INSULATED GLAZING IN THERMALLY BROKEN ALUMINUM FRAME
- 13 LINE OF FOUNDATION BELOW
- 14 ALUMINUM ENTRANCE DOOR AND FRAME COMPLETE WITH INSULATED GLAZING
- 15 METAL RAILING AT LOADING DOCK
- 16 LOADING DOCK
- 17 HOSE BIB - INSTALL 460mm ABOVE FINISHED FLOOR

NOTE:

- 1. THE RENDERINGS ARE ARTISTIC REPRESENTATION OF THE ARCHITECT DESIGN IDEAS. FOR ACCURACY REFER TO PLANS, ELEVATIONS & SECTIONS.



SOUTH - EAST ELEVATION



SOUTH - EAST ELEVATION



NORTH - EAST ELEVATION



NORTH - EAST ELEVATION



NORTH - WEST ELEVATION

NO.	ISSUED	DATE
9.		
8.	RE-ISSUED FOR MINOR VARIANCE	2023.10.13
7.	ISSUED FOR BUILDING PERMIT	2023.03.17
6.	RE-ISSUE FOR FULL SITE PLAN APPROVAL	2023.02.15
5.	ISSUED FOR PROGRES REVIEW	2023.01.11
4.	RE-ISSUED TO AUTHORITIES	2023.01.05
3.	ISSUED FOR PROGRES REVIEW	2022.09.01
2.	WAREHOUSE REVISION AS PER CLIENT'S REQUEST	2022.08.15
1.	ISSUED FOR PROGRES REVIEW	2022.07.11
NO.	REVISIONS	DATE

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS & RELATED DOCUMENTS SHALL REMAIN THE PROPERTY & COPYRIGHT OF NGA ARCHITECTURE INC.

USE LATEST DRAWINGS. DO NOT SCALE DRAWINGS.



11 CARDIGAN PLACE,
STONEY CREEK ON, L8E 6C3
e-mail: nkg@ngarchitect.ca, cell: 289.700.6567,
NG ARCHITECTURE INC.



PROJECT:
WAREHOUSE BUILDING

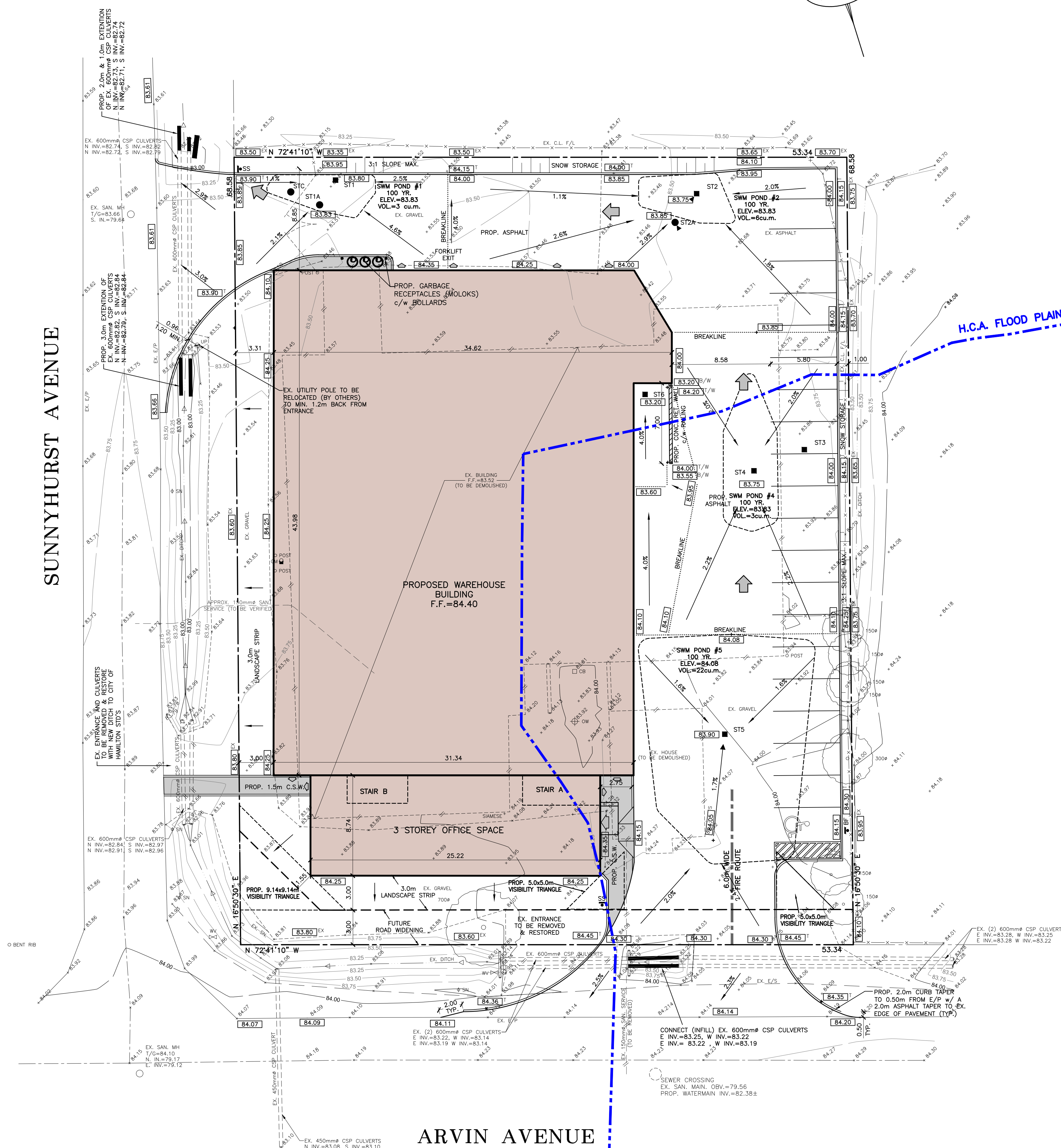
ADDRESS:
**725 ARVIN AVENUE,
STONEY CREEK, ONTARIO**

SHEET NAME:
**NORTH & EAST ELEVATION
DA-21-130**

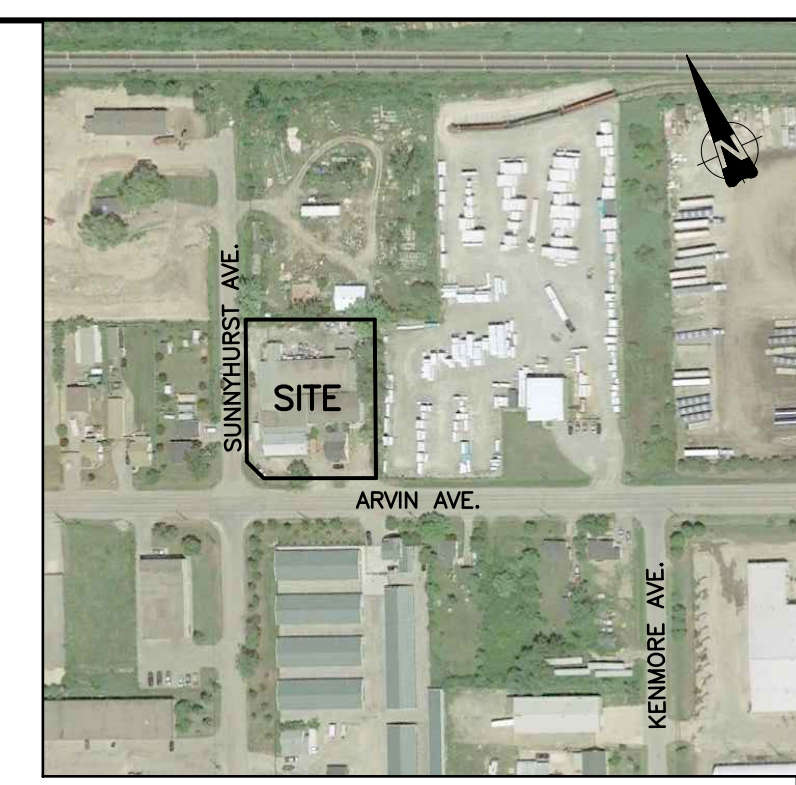
APPROVED BY	NG
DRAWING BY	NG, BS, LJ
PLOT DATE	October 18, 2023
FILE NAME	A.301_North & East Elevation
PROJECT NO.	202101
SCALE	1:100
Drawing Series	BUILDING PERMIT

A.301

SUNNYHURST AVENUE



ARVIN AVENUE



KEY PLAN

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE
- LIMIT OF 100 YR. PONDING
MAX. POND ELEVATION AS NOTED
- PAINTED HANDICAPPED SYMBOL TO MEET MUNICIPAL REQUIREMENTS
- SITE PROPERTY LINE
- FIRE ROUTE
- PROPOSED FIRE ROUTE SIGN
- PROPOSED BARRIER FREE PARKING SIGN
- PROPOSED STOP SIGN
- HAMILTON CONSERVATION AUTHORITY FLOOD PLAN
- OVERLAND FLOW ROUTE
- EXISTING SIGN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TEMPORARY BENCHMARK

NOTE:
SEE DRAWING 14755-4 FOR NOTES & DETAILS

UNDERTAKING

RE: 725 ARVIN AVENUE, HAMILTON FILE NO. (.....)

I, (WE) _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION:

(A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;

(B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(a) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;

(C) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(b) OF THE SAID ACT, SHOWN ON THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMP AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS; AND,

(D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____ THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.

(E) THAT THE OWNER AGREES TO AFFIX THE PHYSICAL MUNICIPAL NUMBER TO THE BUILDING OR AT THE DRIVEWAY ACCESS.

DATED THIS _____ DAY OF _____ 20____

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____

WITNESS (PRINT) _____ OWNER(S) (PRINT) _____

ADDRESS OF WITNESS _____

T.B.M. No. 1 ELEV. = 85.09m (GEO)
TOP NUT OF FIRE HYDRANT AT THE S.W. CORNER OF SUNNYHURST & ARVIN AVENUES AS SHOWN.

B.M. ELEV. = 84.543m (GEO)
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928/1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK No. 077200212.

NO.	REVISION	DATE (MM/DD/YY)	BY
3	ADD STORMCEPTOR	02/10/23	S.L.M.
2	CO-ORDINATION	01/19/23	S.L.M.
1	AS PER CITY COMMENTS	09/29/22	S.L.M.



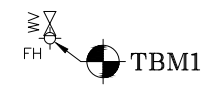
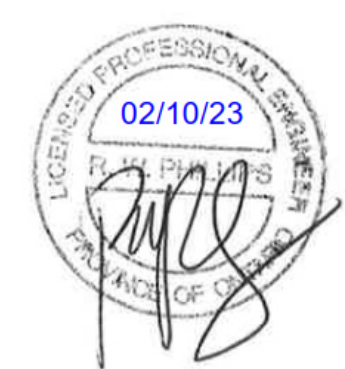
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT:
PROPOSED WAREHOUSE BUILDING
725 ARVIN AVENUE
CITY OF HAMILTON

CLIENT:
NG ARCHITECTURE INC.

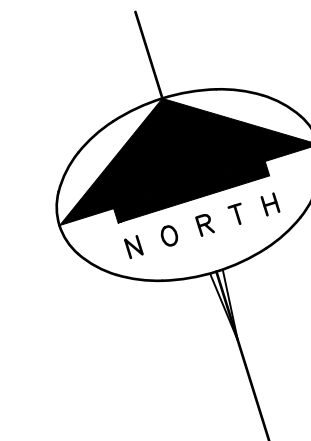
GRADING PLAN
(DA-21-130)

DESIGN:	R.W.P.	SCALE:	1:200
DRAWN:	K.P.B.	JOB No:	14755
CHECKED:	R.W.P.	DWG. No:	14755-1
SHEET:	1 of 3		
DATE:	MAR. 2822		

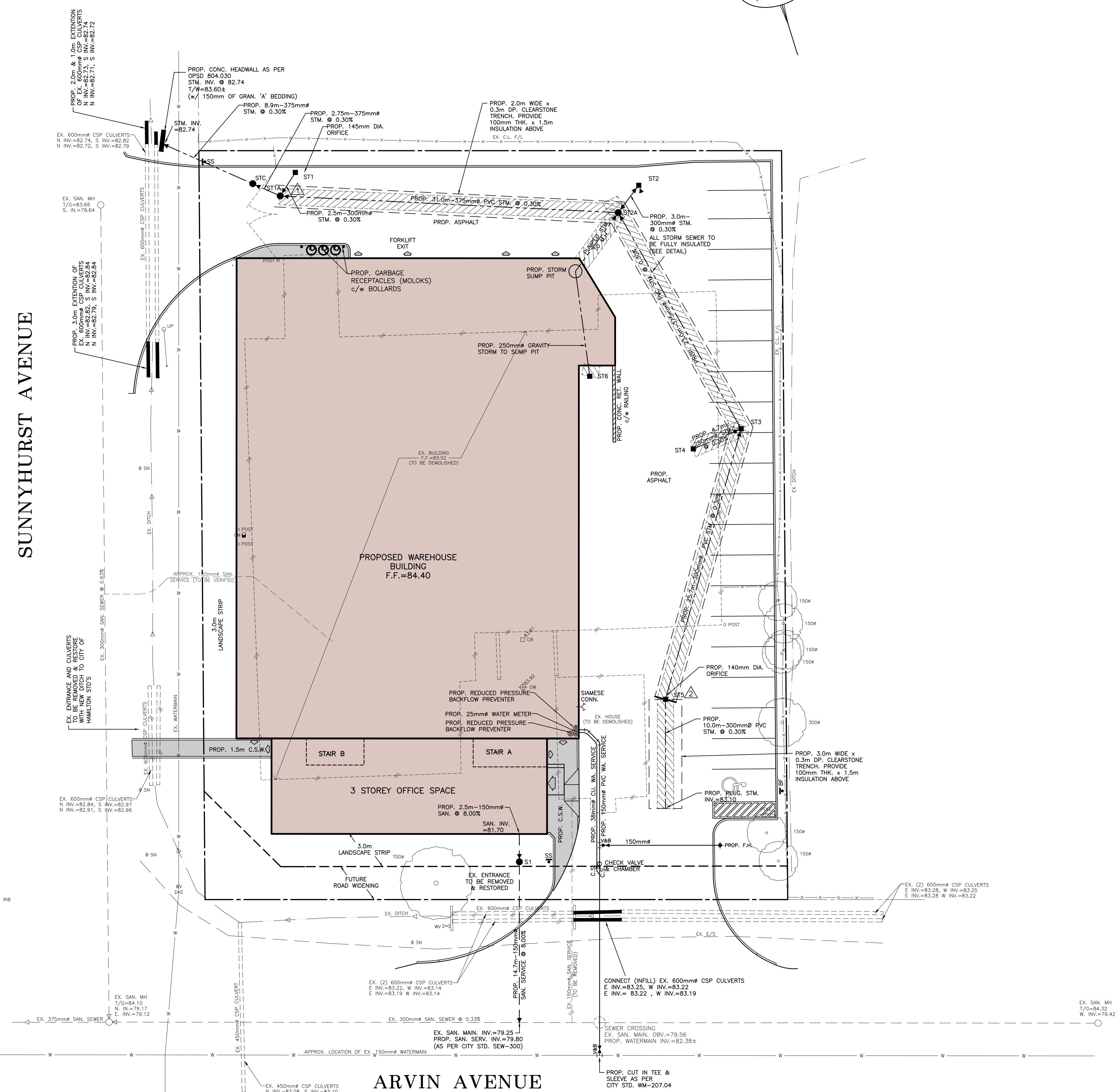




KEY PLAN



SUNNYHURST AVENUE



ARVIN AVENUE

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

LEGEND:

- — — — — EXISTING SANITARY SEWER
- — — — — EXISTING STORM SEWER
- — — — — EXISTING WATERMAIN
- ▨▨▨▨▨▨ DENOTES STORM SEWER TO BE INSULATED
- × C.S. PROP. CURB STOP (LOCATED AT PROPERTY LINE, ENTIRELY WITHIN THE RIGHT-OF-WAY)
- ◆ HWY PROPOSED FIRE HYDRANT & VALVE
- ⊕ V&B PROPOSED VALVE & BOX
- ⊙ PROP. WATER METER
- ⊕ PROP. BACKFLOW PREVENTER
- △ PROP. PROPOSED ORIFICE PLATE
- ⊕ WV EXISTING WATER VALVE
- ⊕ FH EXISTING FIRE HYDRANT
- ⊕ TBM EXISTING TEMPORARY BENCHMARK
- POST EXISTING POST

NOTE:
SEE DRAWING 14755-4 FOR NOTES & DETAILS

T.B.M. No. 1 ELEV. = 85.09m (GEO)
TOP NUT OF FIRE HYDRANT AT THE S.W. CORNER OF SUNNYHURST & ARVIN AVENUES AS SHOWN.

B.M. ELEV. = 84.543m (GEO)
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928/1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK No. 0772002012.

NO.	REVISION	DATE (MM/DD/YY)	BY
3	ADD STORMCEPTOR	02/10/23	S.L.M.
2	CO-ORDINATION	01/19/23	S.L.M.
1	AS PER CITY COMMENTS	09/29/22	S.L.M.

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS

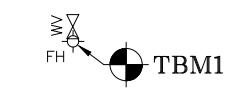
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

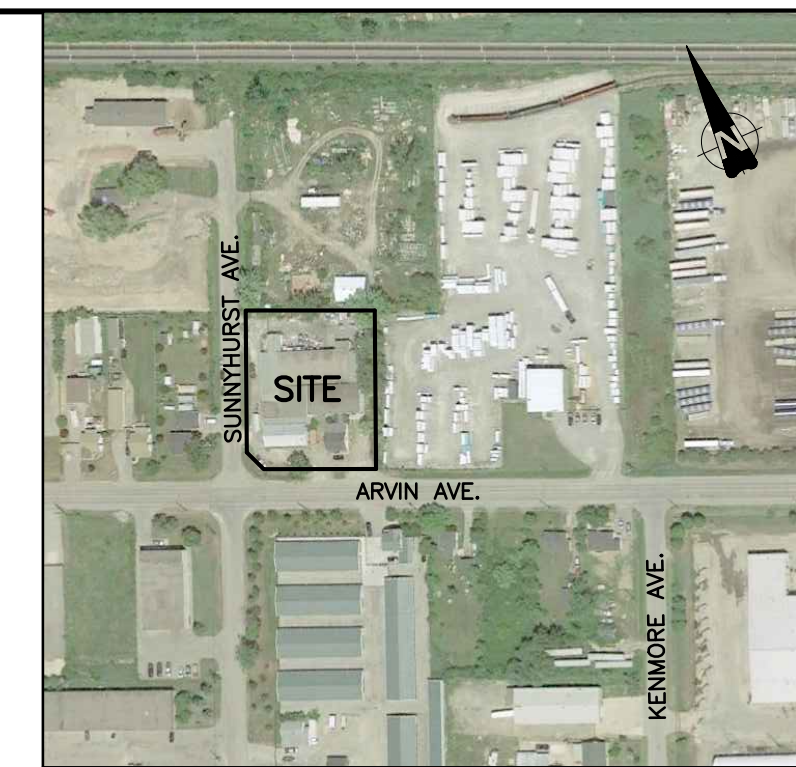
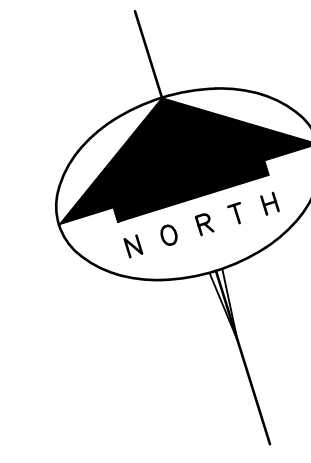
PROJECT:
PROPOSED WAREHOUSE BUILDING
725 ARVIN AVENUE
CITY OF HAMILTON

CLIENT:
NG ARCHITECTURE INC.

SERVICING PLAN (DA-21-130)

DESIGN:	R.W.P.	SCALE:	1:200
DRAWN:	K.P.B.	JOB No:	14755
CHECKED:	R.W.P.	DWG. No:	14755-2
SHEET:	2 of 3	DATE:	MAR. 28/22





KEY PLAN

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

LEGEND:

	SILTATION FENCE
	PROPOSED ROCK CHECK DAM
	SILT SACK AS SHOWN

NOTE:
SEE DRAWING 14755-4 FOR NOTES & DETAILS

T.B.M. No. 1 ELEV. = 85.09m (GEO)
TOP NUT OF FIRE HYDRANT AT THE S.W. CORNER OF SUNNYHURST & ARVIN AVENUES AS SHOWN.

B.M. ELEV. = 84.543m (GEO)
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928/1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK No. 0772002012.

NO.	REVISION	DATE (MM/DD/YY)	BY
3	ADD STORMCEPTOR	02/10/23	S.L.M.
2	CO-ORDINATION	01/19/23	S.L.M.
1	AS PER CITY COMMENTS	09/29/22	S.L.M.



440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT:
PROPOSED WAREHOUSE BUILDING
725 ARVIN AVENUE
CITY OF HAMILTON

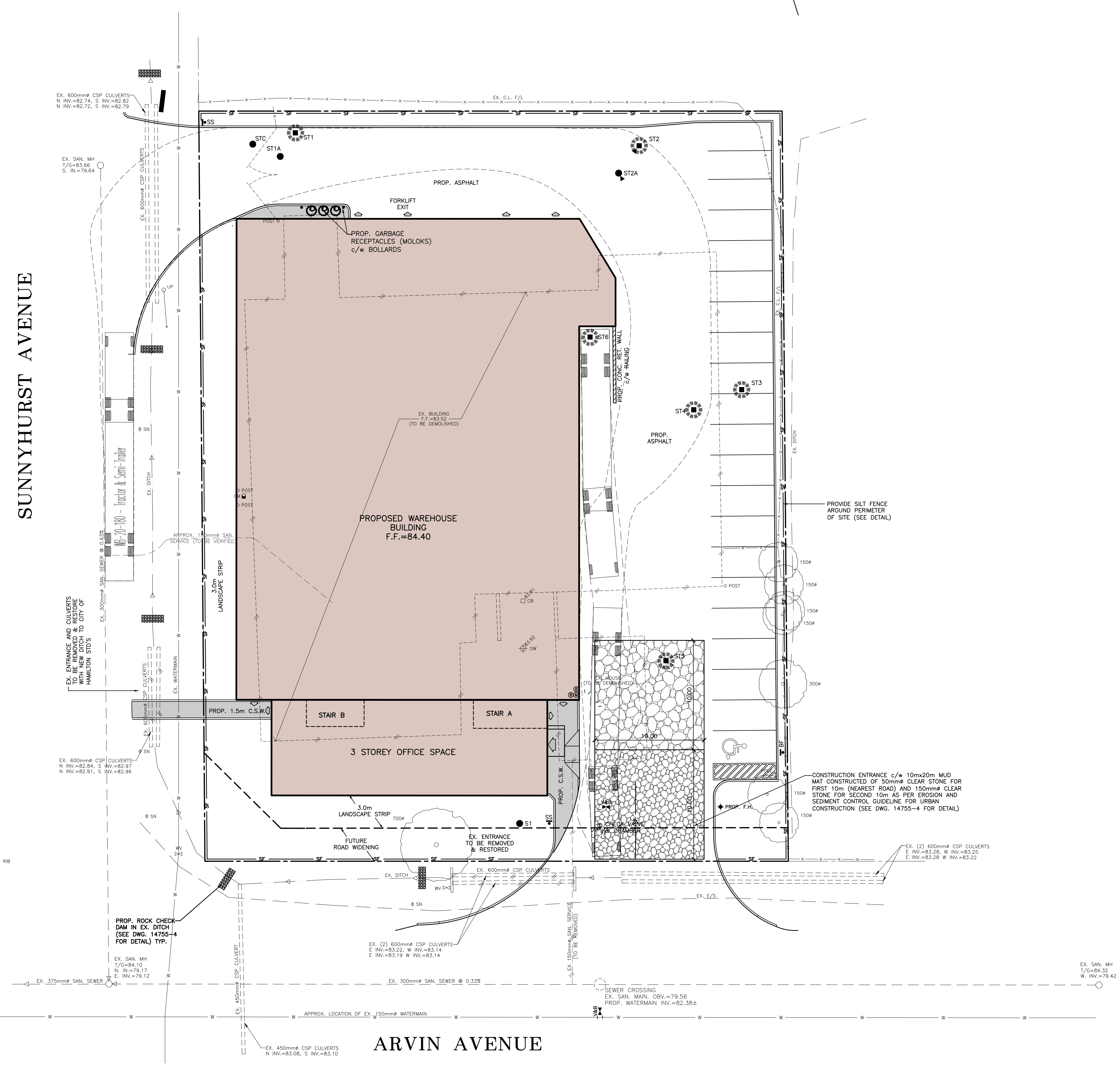
CLIENT:
NG ARCHITECTURE INC.

SILTATION CONTROL & TRUCK TURNING PLAN
(DA-21-130)

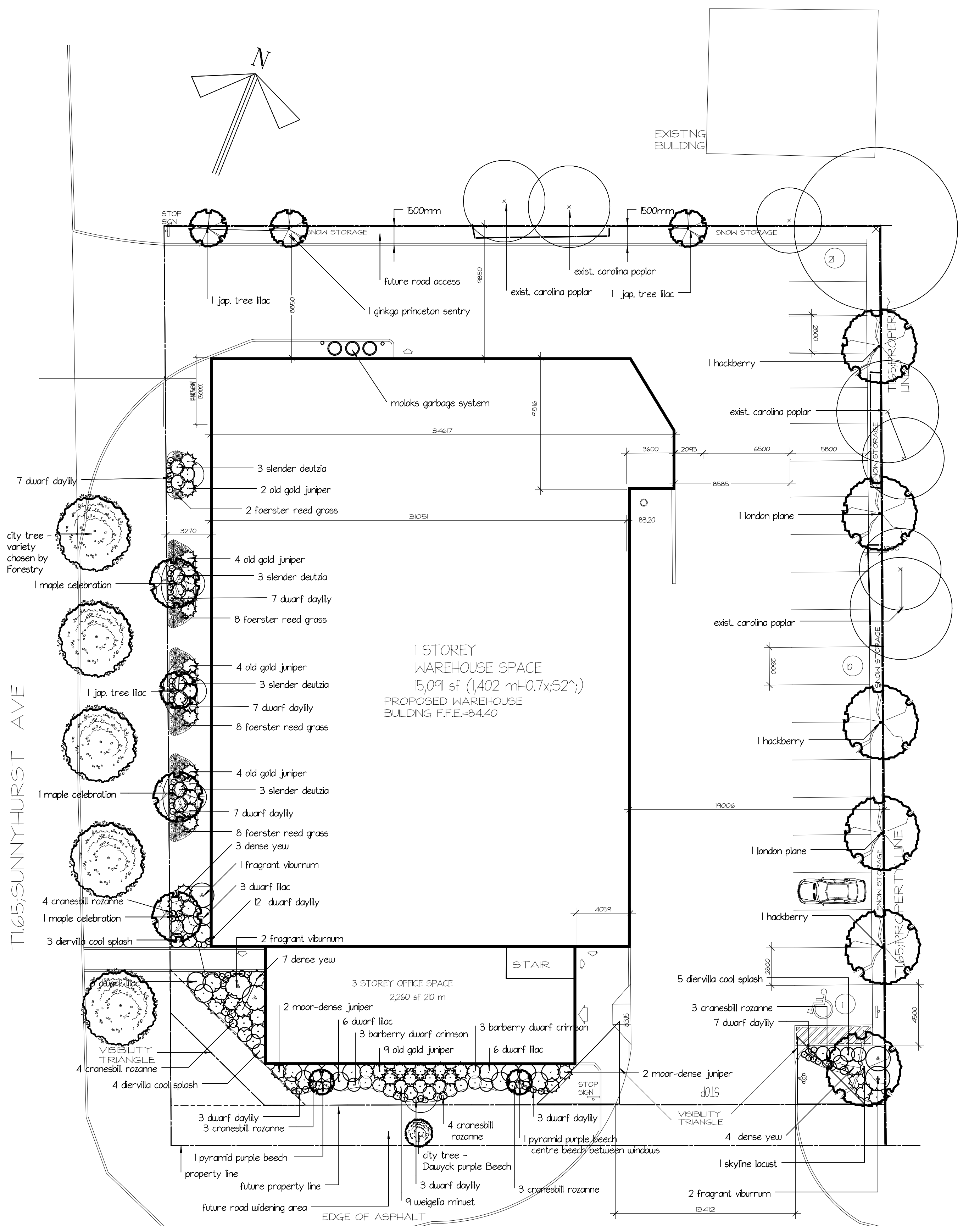
DESIGN:	R.W.P.	SCALE:	1:200
DRAWN:	K.P.B.	JOB No:	14755
CHECKED:	R.W.P.	DWG. No:	14755-3
SHEET:	3 of 4	DATE:	MAR. 28/22



SUNNYHURST AVENUE



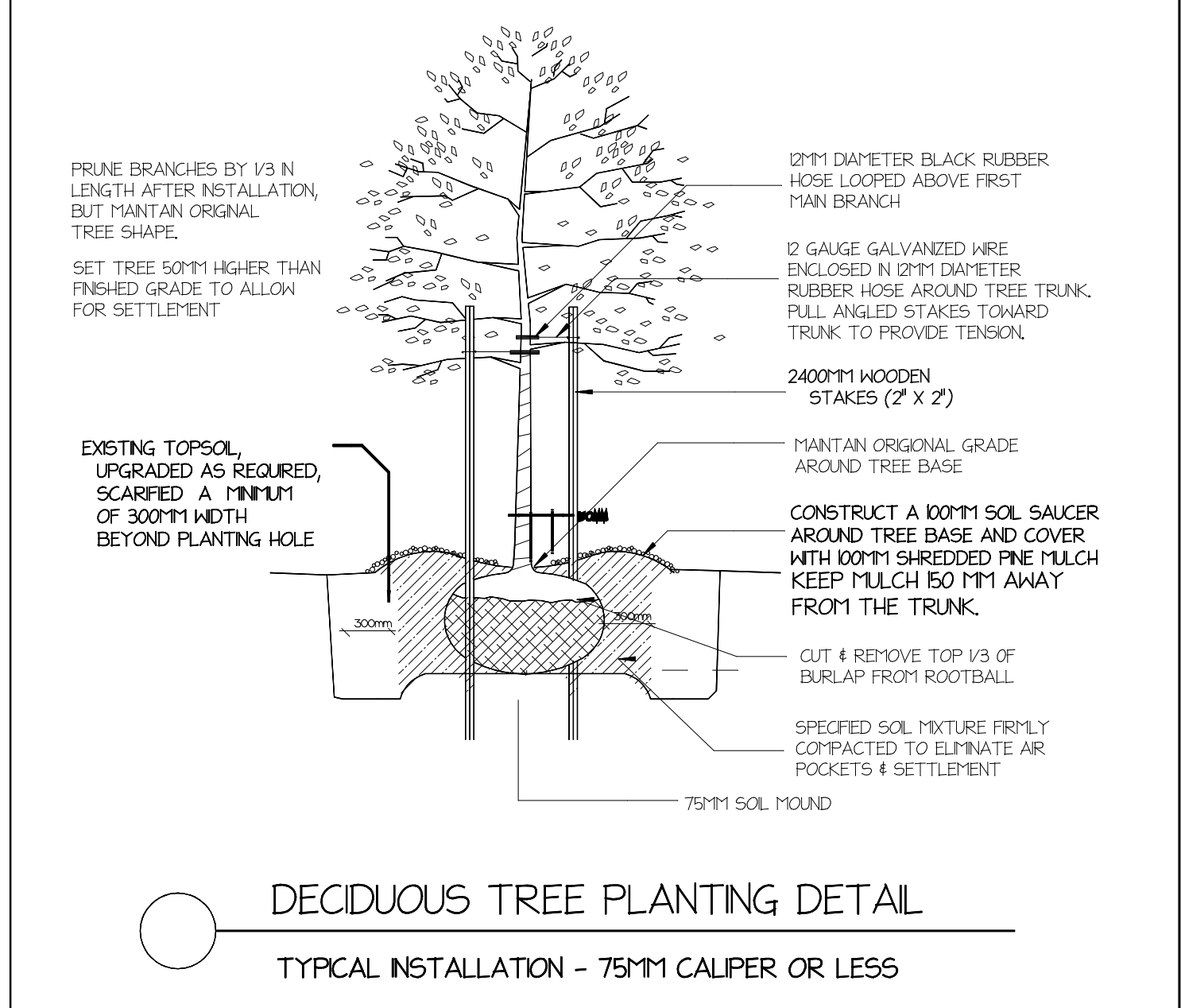
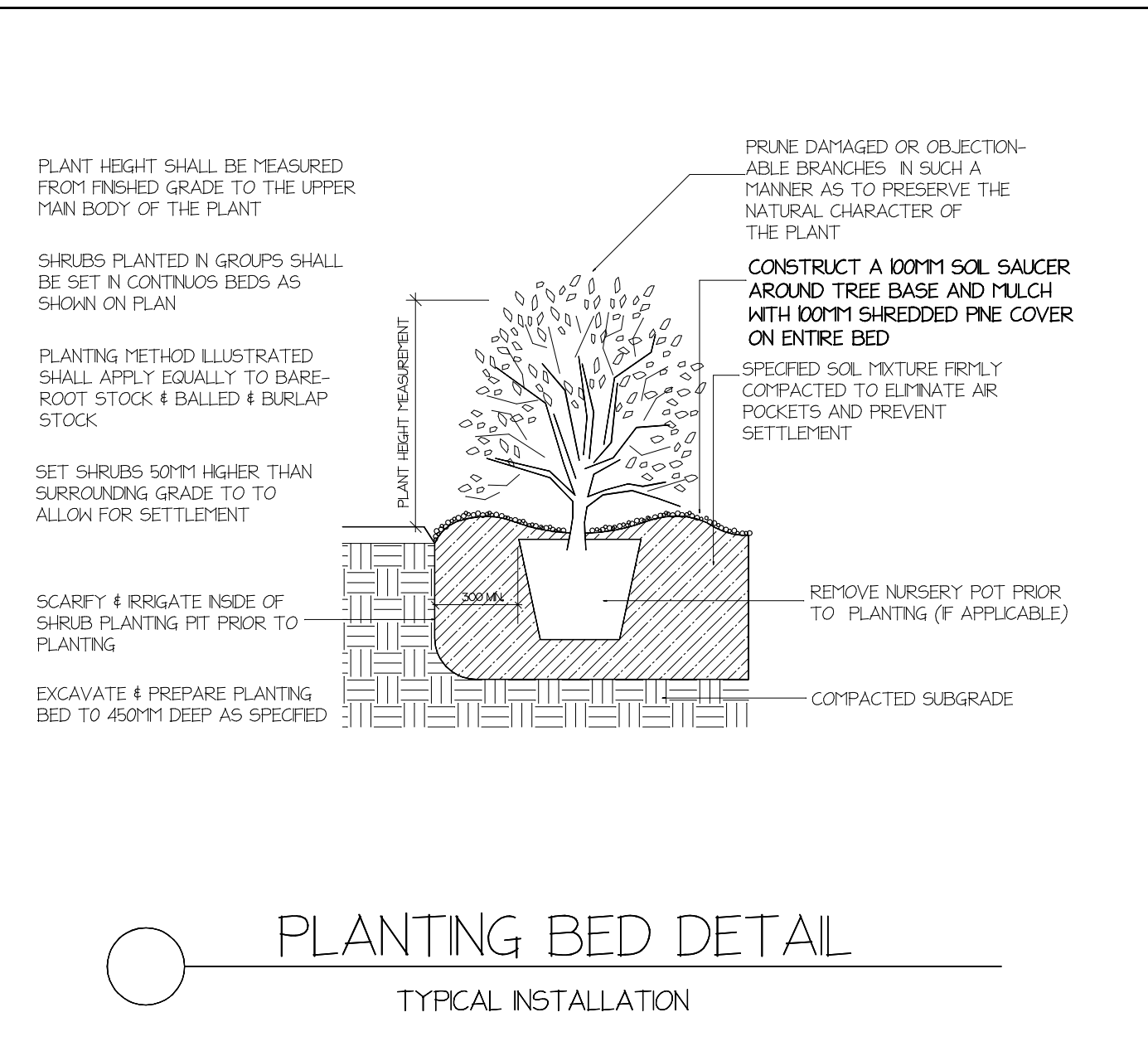
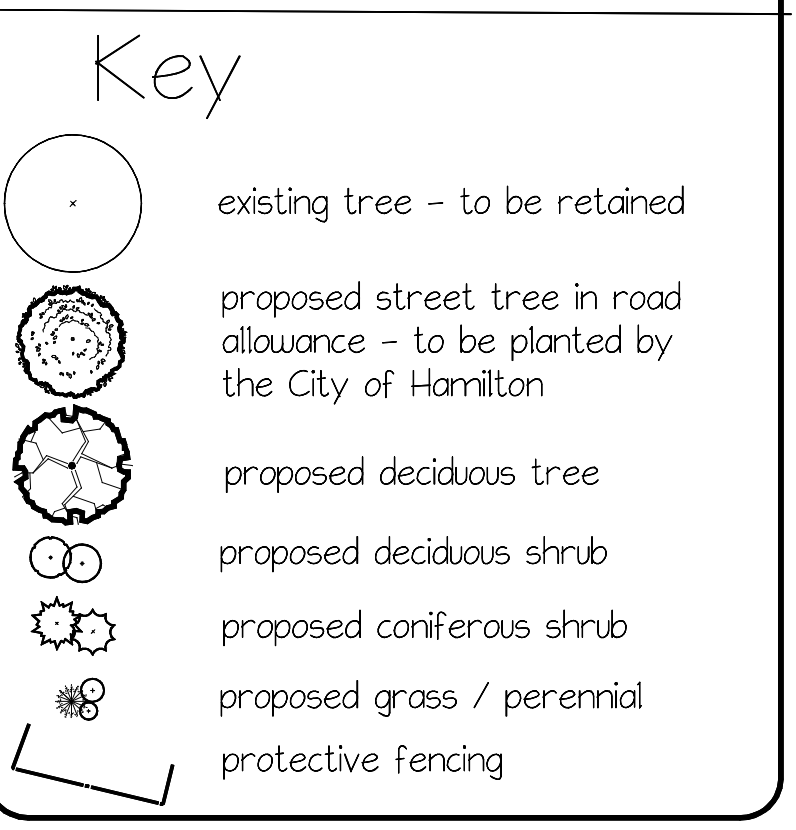
ARVIN AVENUE



Plant List

Botanical Name	Common Name	Size	Number
Acer x freemarii 'celebration'	maple celebration	50mm	3
Celtis occidentalis	hackberry	60mm	3
Fagus sylvatica 'dauyck purple'	pyramid purple beech	50mm	2
Ginkgo biloba 'princeton sentry'	ginkgo princeton sentry	50mm	1
Gleditsia triac. 'skyline'	skyline locust	60mm	1
Platanus x acerifolia 'bloodgood'	london plane	60mm	2
Syringa ret. 'ivory silk'	japanese tree lilac	50mm	3
Berberis thun. 'concord'	barberry dwarf crimson	30cm	6
Deutzia gracilis	slender deutzia	40cm	12
Diervilla sess. 'cool splash'	diervilla cool splash	40cm	12
Juniperus sab. 'moor-dense'	juniper moor-dense	40cm	4
Juniperus x pfitz. 'old gold'	old gold juniper	40cm	23
Syringa meyeri 'balbin'	dwarf lilac	60cm	18
Taxus media 'densiformis'	dense yew	40cm	14
Viburnum carlesii	fragrant viburnum	50cm	5
Weigelia florida 'minuet'	weigelia minuet	30cm	9
Calamagrostis acut. 'karl foerster'	foerster reed grass	1 gal.	26
Geranium x 'rozanne'	cranesbill rozanne	1 gal.	21
Hemerocallis 'stella doro'	dwarf daylily	1 gal.	56

- NOTES
- All lawn areas to be prepared with 200mm depth of topsoil, and sodded.
 - All bed areas to be mulched as per planting detail. All trees to be mulched as per planting detail.
 - Refer to Tree Survey (L-2) for tree removals
 - Plant material quantities on the drawing shall take precedent over those in the plant list.
 - Before any grading on the site begins, contractor must contact the Landscape Architect so he can verify that the protective fencing around the trees to be retained has been installed.
 - All trees to be planted on the City of Hamilton road allowance are to be selected and planted by the Hamilton Forestry Selection. We request that Fagus syl. 'Dauyck purple' be planted as noted.



NO.	DATE	DESCRIPTION
3	01/15/23	Revisions after city comments
2	07/11/22	Revisions after City comments
1	04/07/22	Revisions after discussion with owner

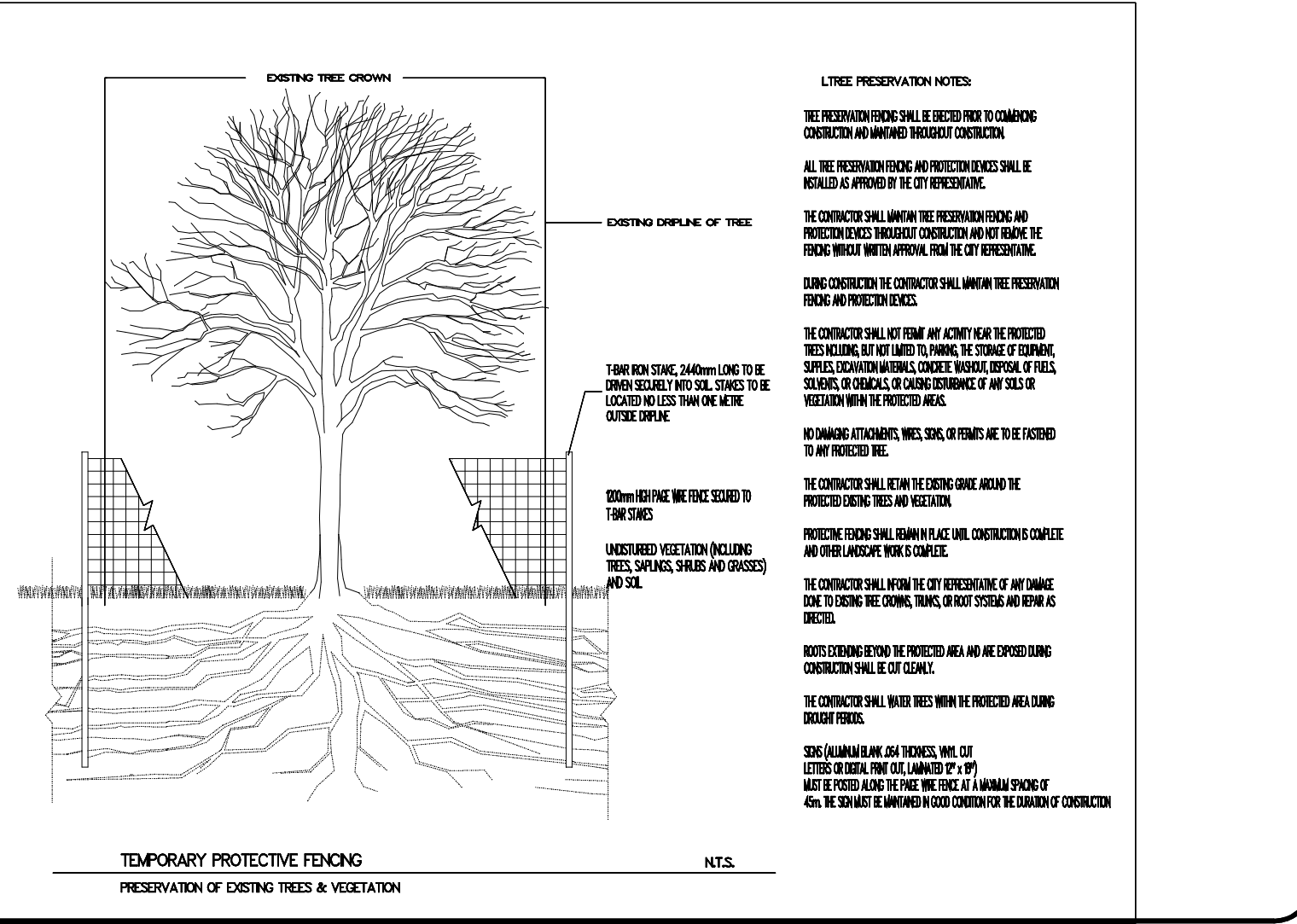
James McCracken
Landscape Architect
5 Sunnyside Rd, Jerseyville, ON L0R 1R0
519 754-6345
jmcrcrackendesign@gmail.com

Landscape Plan

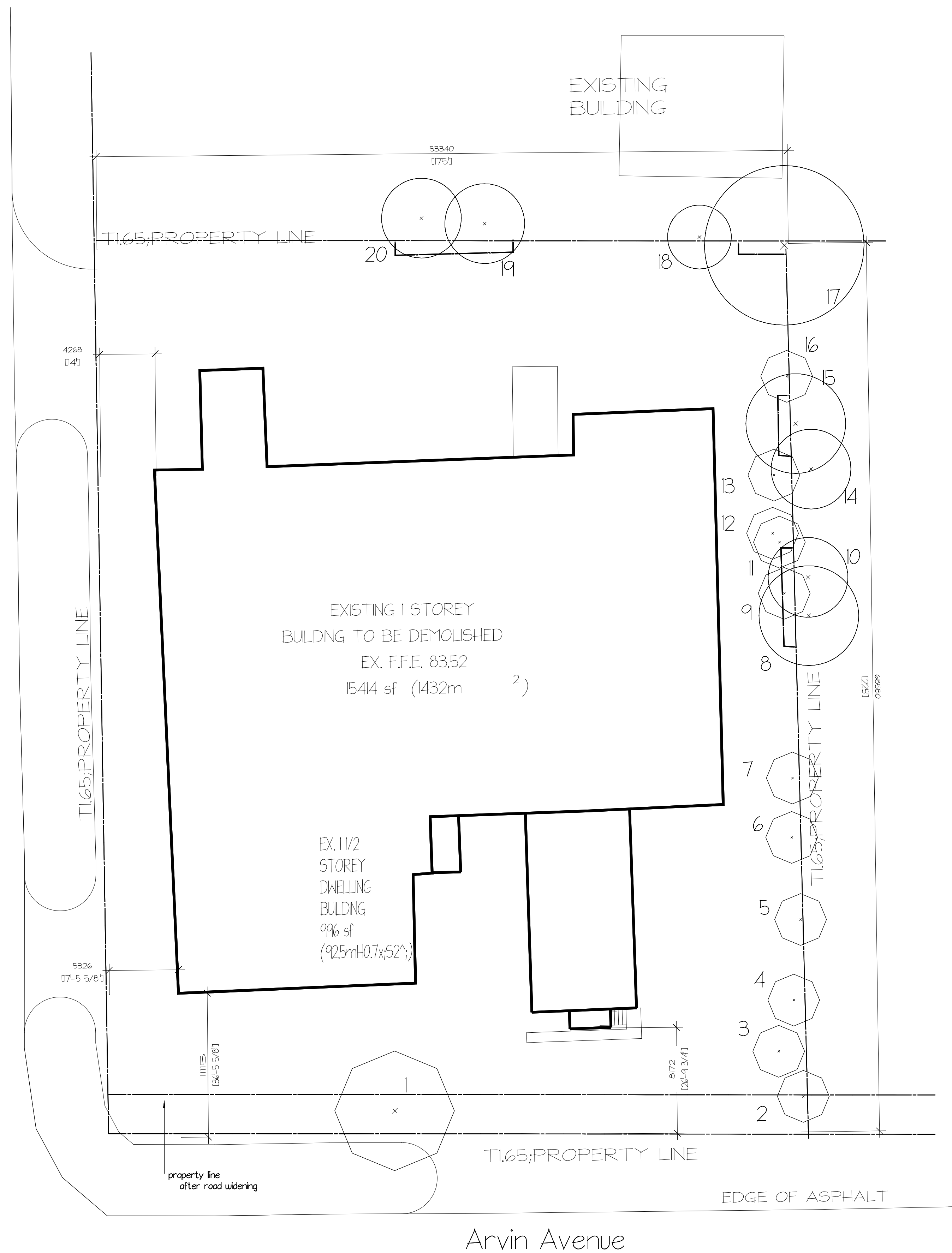
Warehouse Building

725 Arvin Avenue
Stoney Creek, ON
DA-21-130

SCALE	1:200	PROJECT NO.	22J08
DRAWN BY	JLM	SHEET NO.	L-1
CHECKED BY			
DATE	Mar. 25/22		
DATE OF PRINT			



Sunnyhurst Avenue



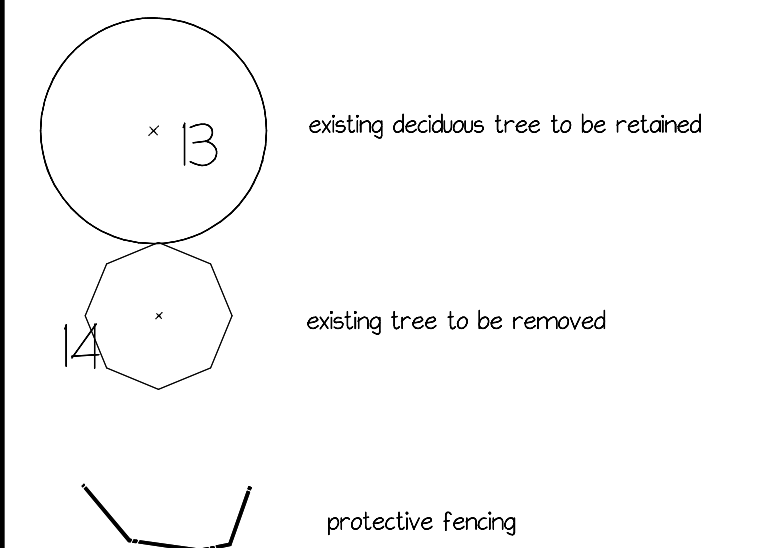
Tree Survey

Tree Number	Botanical Name	Common Name	Size in mm	Condition - Vigour	Notes	Remove or Retain
1	Acer negundo	manitoba maple	600	removed		
2	Fraxinus pennsylvanica	ash	125	removed		
3	Fraxinus pennsylvanica	ash	200	removed		
4	Fraxinus pennsylvanica	ash	200	dead	suckers alive	remove for construction
5	Salix alba	white willow	200	poor	multi-stem, ash suckers within it	remove for construction
6	Fraxinus pennsylvanica	ash	275	dead	suckers alive	remove for construction
7	Fraxinus pennsylvanica	ash	200	dead	suckers alive	remove for construction
8	Populus x canadensis	carolina poplar	400	moderate-poor	neighbour tree	retain
9	Populus tremuloides	trembling aspen	150	poor		remove for construction
10	Populus x canadensis	carolina poplar	200	moderate-poor		retain
11	Populus tremuloides	trembling aspen	150	poor		remove for construction
12	Populus tremuloides	trembling aspen	200	poor		remove for construction
13	Populus tremuloides	trembling aspen	125	poor		remove for construction
14	Populus x canadensis	carolina poplar	300	very poor	neighbour tree - nearly dead	retain
15	Populus x canadensis	carolina poplar	400	moderate-poor	neighbour tree - double stem	retain
16	Populus x canadensis	carolina poplar	100	very poor	growing in fence	remove for construction
17	Salix alba	white willow	400	very poor	appears to be on Prop. Line	retain*
17	see note below					
18	Fraxinus pennsylvanica	ash	100	nearly dead	neighbour tree	retain
19	Populus x canadensis	carolina poplar	400	poor	neighbour tree -dead in crown	retain
20	Populus x canadensis	carolina poplar	400	poor	neighbour tree -dead in crown	retain

The willow #17 is three clump with no centre - it sprawls over 3 properties. At least, one limb growing into the site should be removed. We would recommend removal of the entire tree after consultation with the neighbours.

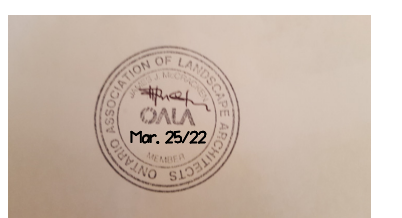
NOTES

Key



No.	Date	Description

James McCracken
Landscape Architect
5 Sunnyridge Rd., Jerseyville, ON L0R 1R0
613 754-4545
jmcraacken.design@gmail.com

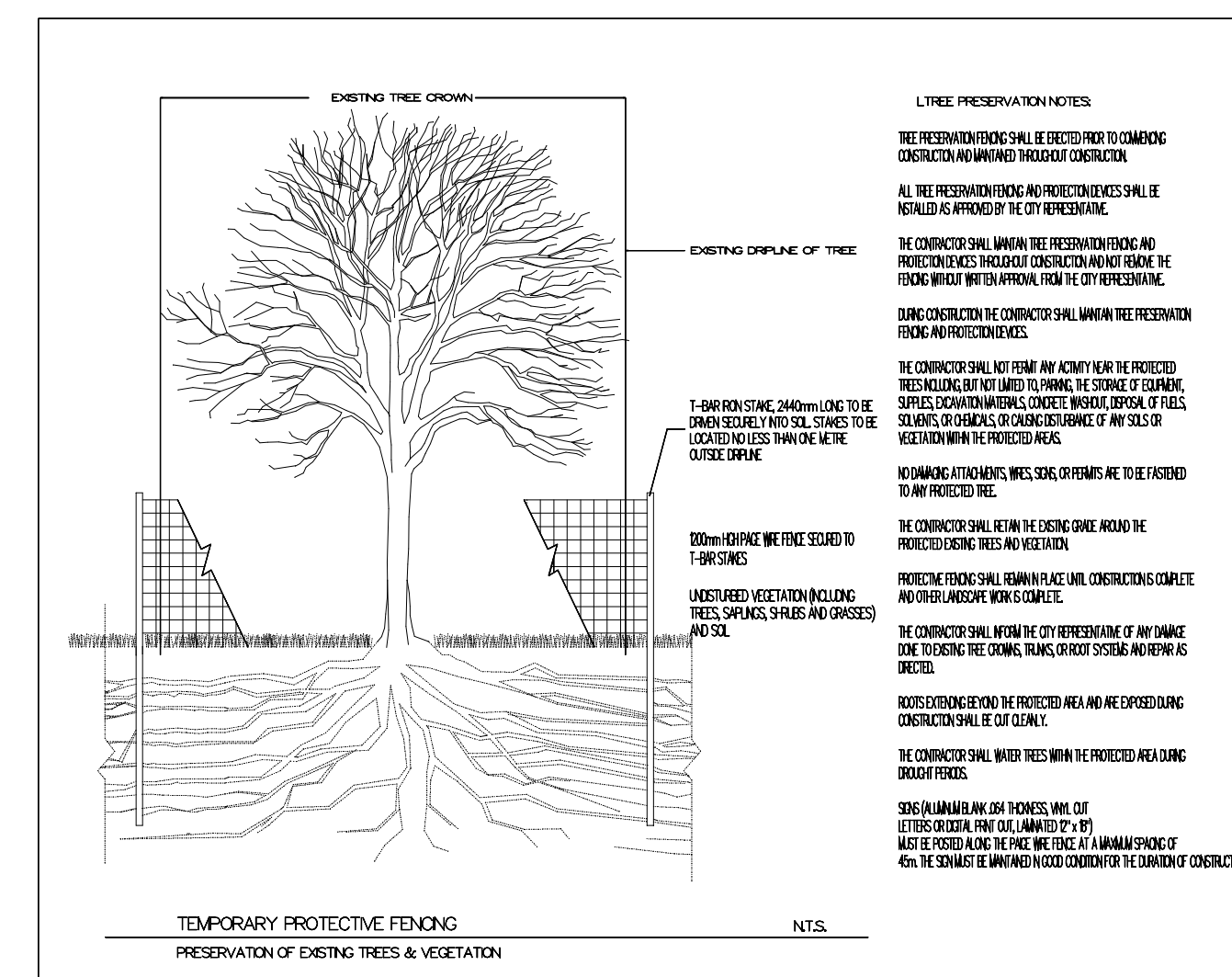


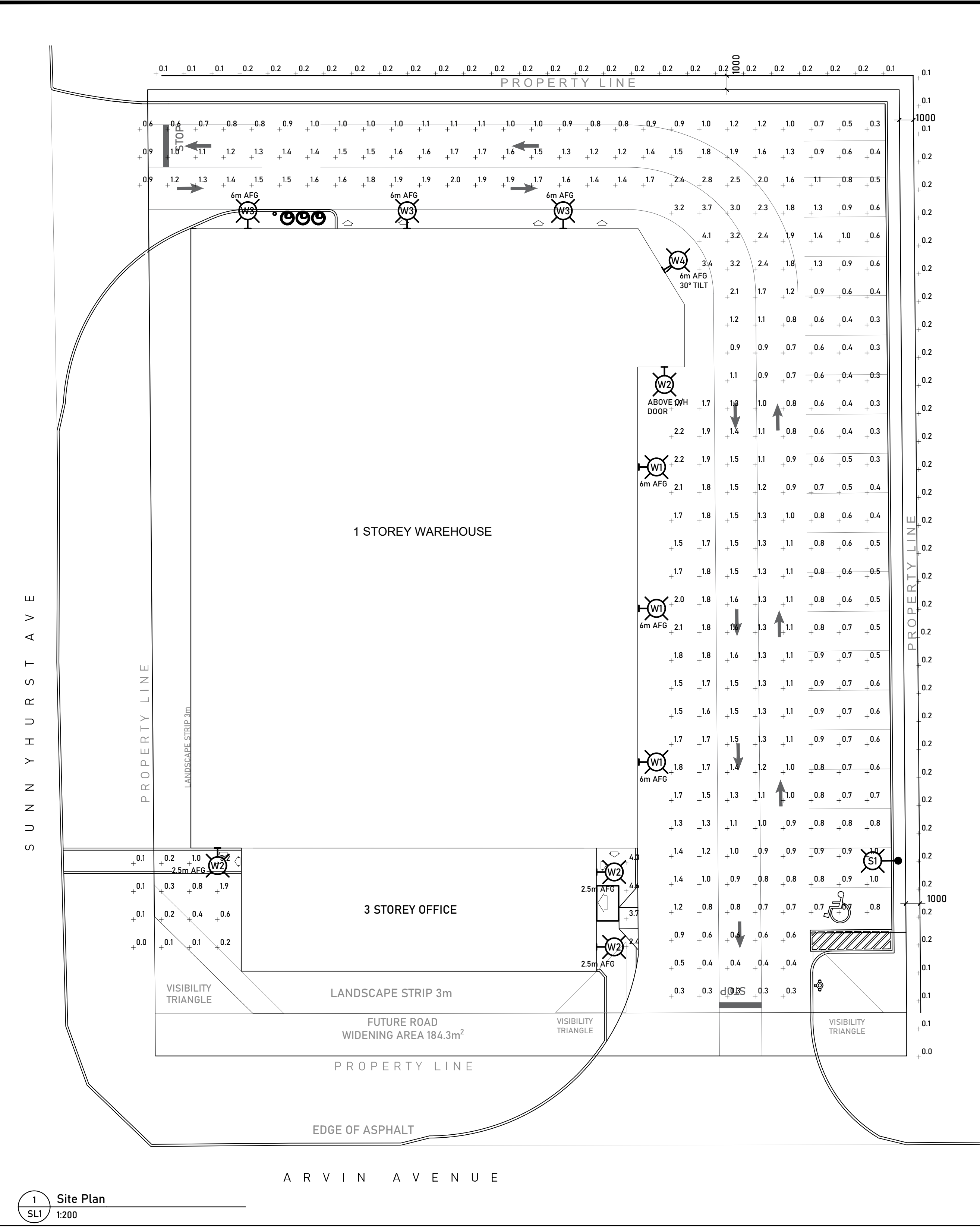
Tree Survey

Warehouse Building
725 Arvin Avenue
Stoney Creek, ON
DA-21-130

SCALE: 1:200
DRAWN BY: JJM
CHECKED BY:
DATE: Mar. 25/22
DATE OF PRINT:

PROJECT NO.: 22J08
SHEET NO.: L - 2





- NOTES & SPECIFICATIONS**
- ILLUMINANCE VALUES ON DRAWING ARE IN FOOT CANDLES ("FC").
 - DESIGN COMPLIES WITH SECTION 3.9 "LIGHTING" OF THE CITY OF HAMILTON SITE PLAN GUIDELINE.
 - ALL ELECTRICAL WORK IS TO BE IN COMPLIANCE WITH THE CURRENT EDITION OF THE ONTARIO ELECTRICAL SAFETY CODE. OBTAIN AND PAY FOR ALL NECESSARY PERMITS. CONTACT ESA TO INSPECT INSTALLATION PRIOR TO BACKFILLING BURIED CONDUIT.
 - DRAWING IS TO BE CONSIDERED DIAGRAMMATIC. VERIFY FIELD DIMENSIONS AND EXISTING BURIED UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL EQUIPMENT AND MATERIALS SHALL BE CSA APPROVED AND NEW.
 - INSTALL EXTERIOR LIGHTING AND CONCRETE BASES AS INDICATED. ADJUST AND AIM FIXTURES AT THE COMPLETION OF THE WORK TO SUIT SITE CONDITIONS. COORDINATE THE BASE INSTALLATION WITH OTHER TRADES AND CONFIRM LOCATION WITH CONSULTANT PRIOR TO COMMENCEMENT OF INSTALLATION.
 - PROVIDE AND INSTALL LUMINAIRES. ALTERNATE MANUFACTURERS WILL BE CONSIDERED IF QUALITY, WARRANTY AND PERFORMANCE MATCH OR EXCEED THE SPECIFIED.

OUTDOOR LUMINAIRE SCHEDULE									
TAG	MAKE	MODEL	POLE MTD	DESCRIPTION	COLOUR TEMP	WATTS	VOLTS	QTY	IES FILE
W1	LITHONIA	DSXWPM LED 20C 350 40K T4M MVOLT HS	1.0	WALL MTD LED WITH TYPE AM DIST & HOUSE SHIELD	4000K	23	120	1	DSXWPM_LED_20C_350_40K_T4M_MVOLT_HS
W2	LITHONIA	DSXW2 LED 20C 350 40K TFM MVOLT	1.0	WALL MTD LED WITH TYPE FORWARD THROW MED DIST	4000K	36	120	3	DSXW2_LED_20C_350_40K_TFM_MVOLT
W3	LITHONIA	ARC1 LED P1 40K MVOLT	1.0	WALL MTD LED	4000K	11	120	4	ARC1_LED_P1_40K
W4	LITHONIA	DSXW2 LED 20C 350 40K T2S MVOLT	1.0	WALL MTD LED WITH TYPE 2 SHORT OPTIC DIST	4000K	25	120	3	DSXW2_LED_20C_350_40K_T2S_MVOLT
W5	LITHONIA	RSXF1 LED P1 40K AWFV BV AAWB	1.0	WALL MTD LED FLOOD WITH TYPE AWFV DIST, UVB SHIELD & ADJ WALL BRACKET	4000K	51	120	1	RSXF1_LED_P1_40K_AWFV_BV

PARKING LOT STATISTICS	
AVG FC	1.2
MAX FC	4.1
MIN FC	0.3
AVG/MIN	4.1
MAX/MIN	13.71

D-Series Size 1 LED Wall Luminaire

Specifications Luminaire

Width: 13.2" (335mm) | Depth: 10.5" (267mm) | Height: 6.5" (165mm)

Back Box (BBW, E20WC)

Width: 13.2" (335mm) | Depth: 4" (102mm) | Height: 6.5" (165mm)

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. Its features include modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSWX1 LED 20C 1000 40K T3M MVOLT DB8TXD

Series	LED	Back Box	Color Temperature	Beam Spread	Voltage	Mounting	Control Options
DSWX1 LED	10C 1000	350 350-nA	30K 3000K	T35 Type Medium	120V	Shipped installed	None

Accessories

Option	Description	Part Number
SH	Shipped separately	SH000
DF	Double face (L&R, T&B or 4-way)	DF000
NS	Non-sensor	NS000

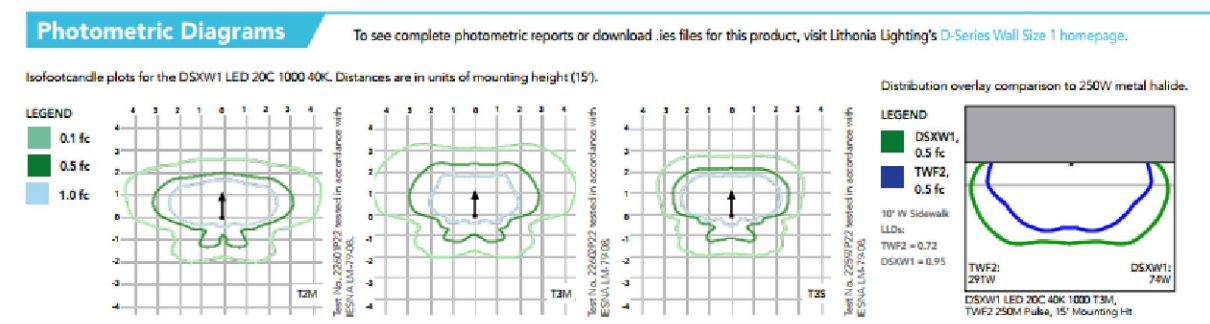
Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Temp (°C)	Multiplier
25	1.00
35	0.95
45	0.90
55	0.85
65	0.80

Electrical Load

Temp (°C)	Watts	Volts	Amps
25	23	120	0.19
35	22	120	0.18
45	21	120	0.17
55	20	120	0.17
65	19	120	0.16



Options and Accessories

- TSM (left)
- HS - House side shield
- BSF - Bird-deterrent spikes
- VS - Vandal guard
- DSL - Diffused drop lens

FEATURES & SPECIFICATIONS

REVISIONS: The energy stream, long life and easy-to-install design of the D-Series Wall Size 1 makes it the smart choice for building-mount lighting and lighting. It is designed to meet all applicable codes and standards.

CONSTRUCTION: The energy stream, long life and easy-to-install design of the D-Series Wall Size 1 makes it the smart choice for building-mount lighting and lighting. It is designed to meet all applicable codes and standards.

ARC1 LED Architectural Wall Luminaire

Specifications

Depth (D): 4.9" | Depth (D): 4.9" | Height: 5" | Width: 11" | Weight: 7 lbs

Introduction

The LITHONIA Lighting ARC1 LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for each financial project.

ARC1 delivers up to 3,000 lumens with a soft, non-glared light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Series	Model	Power	Temp	Beam	Voltage	Mounting	Control
ARC1 LED	4K	4K	4000K	40°	120V	Shipped installed	None

Accessories

Option	Description	Part Number
SH	Shipped separately	SH000
DF	Double face (L&R, T&B or 4-way)	DF000
NS	Non-sensor	NS000

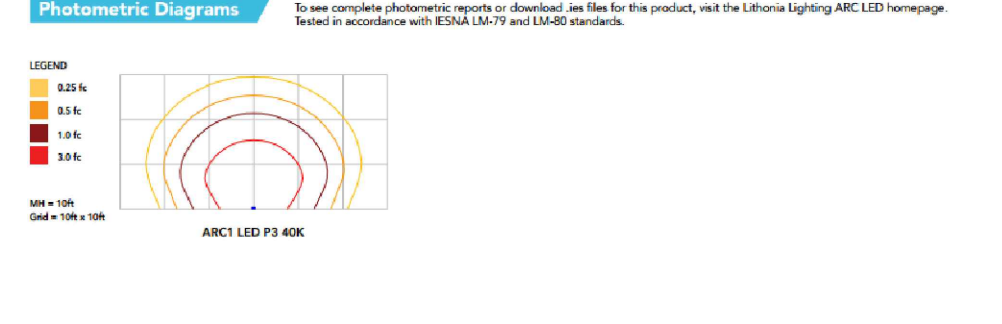
Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Temp (°C)	Multiplier
25	1.00
35	0.95
45	0.90
55	0.85
65	0.80

Electrical Load

Temp (°C)	Watts	Volts	Amps
25	11	120	0.09
35	10	120	0.08
45	9	120	0.08
55	8	120	0.07
65	7	120	0.06



Options and Accessories

- TSM (left)
- HS - House side shield
- BSF - Bird-deterrent spikes
- VS - Vandal guard
- DSL - Diffused drop lens

FEATURES & SPECIFICATIONS

REVISIONS: The energy stream, long life and easy-to-install design of the D-Series Wall Size 1 makes it the smart choice for building-mount lighting and lighting. It is designed to meet all applicable codes and standards.

CONSTRUCTION: The energy stream, long life and easy-to-install design of the D-Series Wall Size 1 makes it the smart choice for building-mount lighting and lighting. It is designed to meet all applicable codes and standards.

RSXF1 LED Floodlight

Specifications

EPA (ft/cd): 2.1 ft (0.2 m) | Length: 20.7" (52.6 cm) | Width: 13.3" (33.8 cm) | Height: 3.0" (7.6 cm) Main Body | Weight (max): 31 lbs (14.1 kg)

Introduction

The new RSXF LED Flood family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSXF1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID floodlights.

The RSXF features an adjustable integral splitter that allows the luminaire to be mounted on a 2.38" OD tower. Integral cover/wire box serves as an approved splice compartment allowing for fast, easy mounting and wiring without opening the electrical compartment. A yoke and other mounting configurations are available.

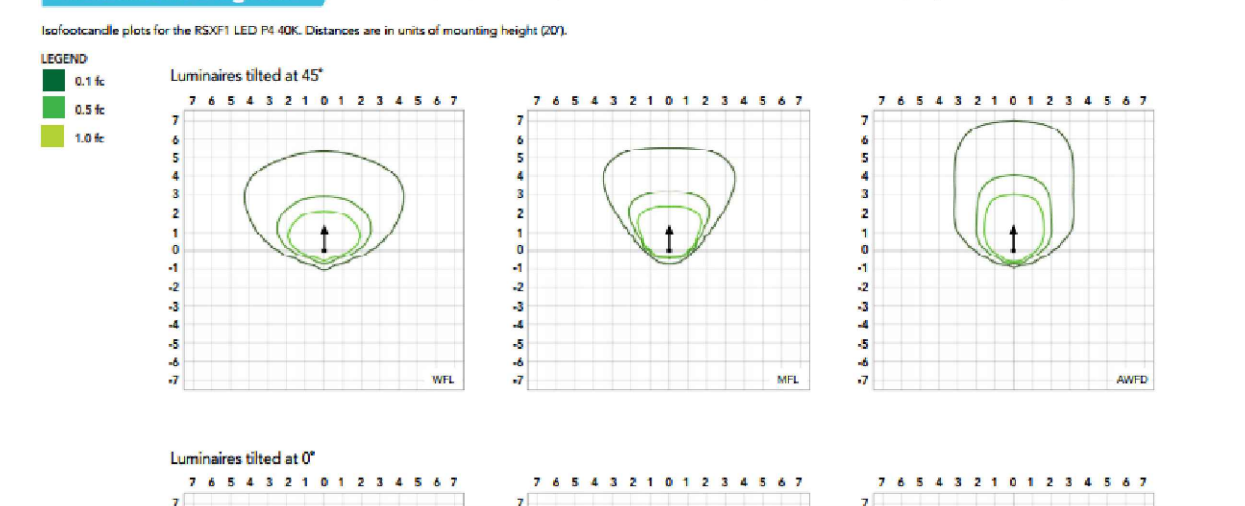
Ordering Information

EXAMPLE: RSXF1 LED P4 40K WFL MVOLT IS DB8TXD

Series	LED	Back Box	Color Temperature	Beam Spread	Voltage	Mounting	Control Options
RSXF1 LED	4K	4K	4000K	40°	120V	Shipped installed	None

Accessories

Option	Description	Part Number
SH	Shipped separately	SH000
DF	Double face (L&R, T&B or 4-way)	DF000
NS	Non-sensor	NS000



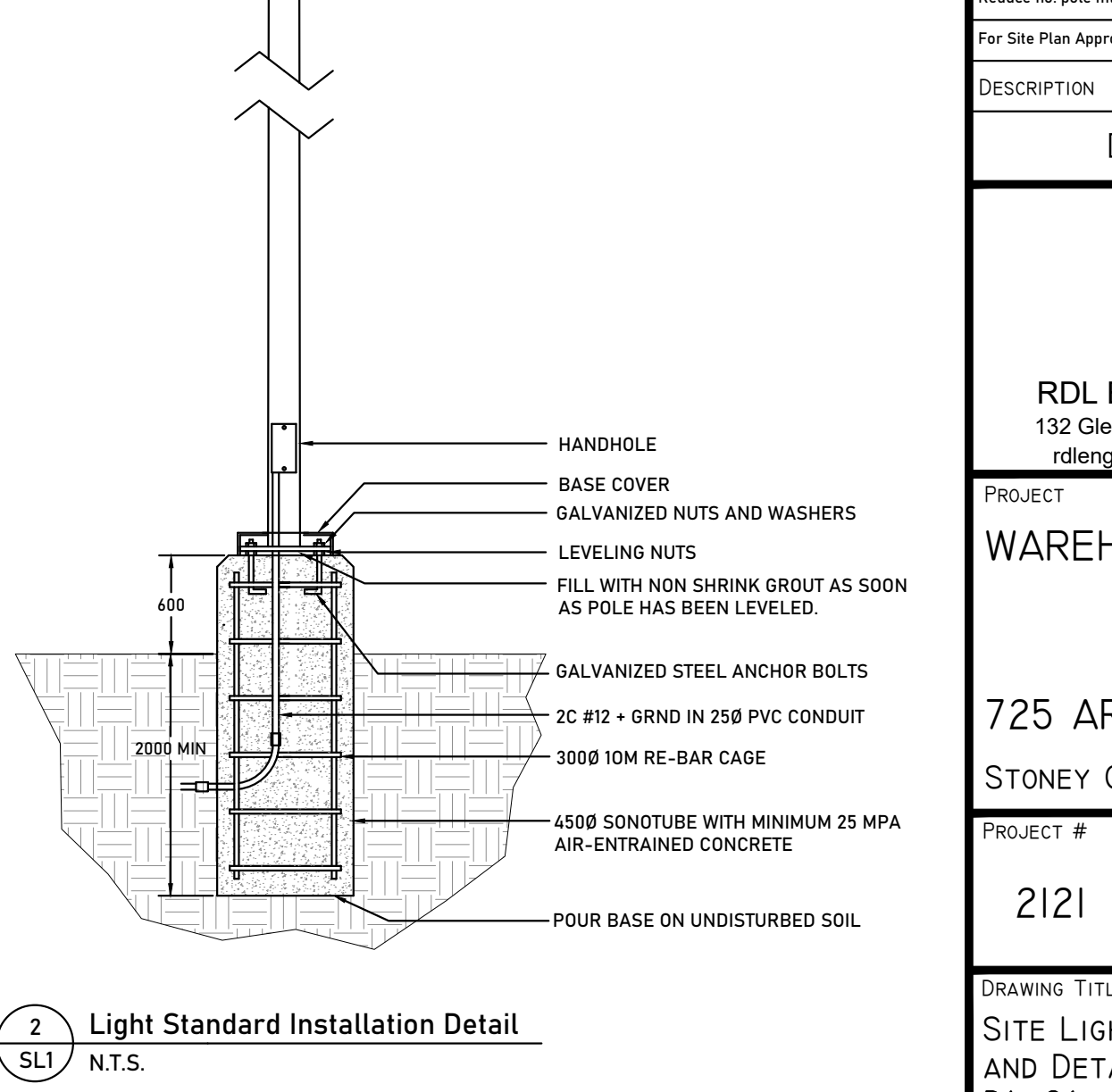
Options and Accessories

- TSM (left)
- HS - House side shield
- BSF - Bird-deterrent spikes
- VS - Vandal guard
- DSL - Diffused drop lens

FEATURES & SPECIFICATIONS

REVISIONS: The energy stream, long life and easy-to-install design of the D-Series Wall Size 1 makes it the smart choice for building-mount lighting and lighting. It is designed to meet all applicable codes and standards.

CONSTRUCTION: The energy stream, long life and easy-to-install design of the D-Series Wall Size 1 makes it the smart choice for building-mount lighting and lighting. It is designed to meet all applicable codes and standards.



PROJECT NORTH

LICENCED PROFESSIONAL ENGINEER
R. D. LAPLANTE
2023.01.20
PROVINCE OF ONTARIO

DO NOT SCALE DRAWING

DESCRIPTION	No.	DATE
Building size expanded, new exit door	2	2023.01.20
Reduce no. pole mtd fixtures	1	2022.04.06
For Site Plan Approval	0	2022.03.30

DRAWING REVISIONS

RDL Engineering Services Ltd.
132 Glendale Dr., Tillsonburg, ON N4G 5V9
rdlengsvs@gmail.com (705) 975-0141

PROJECT
WAREHOUSE BUILDING

725 ARVIN AVENUE
STONEY CREEK ONTARIO

PROJECT # 2121 | **DATE** MARCH 2022 | **SCALE** AS NOTED | **DESIGNER** R.L.

DRAWING TITLE SITE LIGHTING PLAN AND DETAILS | **DWG No.** SLI



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

Table with columns for Registered Owners(s), Applicant(s), Agent or Solicitor, and NAME. Includes a large black redaction box covering the right side of the table.

1.2 All correspondence should be sent to [checkbox] Owner [checkbox] Applicant [checkbox] Agent/Solicitor

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

1.3 Sign should be sent to [checkbox] Purchaser [checkbox] Owner [checkbox] Applicant [checkbox] Agent/Solicitor

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

1.5 All correspondence may be sent by email [checkbox] Yes* [checkbox] 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	725 ARVIN AVENUE, STONEY CREEK, ONTARIO		
Assessment Roll Number			
Former Municipality			
Lot	12	Concession	
Registered Plan Number	669	Lot(s)	
Reference Plan Number (s)		Part(s)	

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

Yes No

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

3. PURPOSE OF THE APPLICATION

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

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

3.1 Nature and extent of relief applied for:

Second Dwelling Unit Reconstruction of Existing Dwelling

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

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

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

Existing:

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

Proposed:

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

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

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

Proposed:

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

- 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.):

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

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

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

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

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) _____

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

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: _____

8.2 Number of Dwelling Units Proposed: _____

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
- _____
- _____