



**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

<b>APPLICATION NO.:</b>	HM/A-23:337	<b>SUBJECT PROPERTY:</b>	531 QUEENSTON ROAD, HAMILTON
<b>ZONE:</b>	“TOC3” (Transit Oriented Corridor Multiple Residential Exception:627)	<b>ZONING BY-LAW:</b>	Zoning By-law City of Hamilton 05-200, as Amended

**APPLICANTS:** Owner: 2755030 ONTARIO INC  
Applicant: RAED AL-RAWI (PROFESSIONAL FLOOR PLANS INC.)

The following variances are requested:

1. A minimum planting strip of 0 metres to 0.63 metres for at least 8.0 metres along the rear lot line shall be provided whereas the by-law requires an average planting strip of 1.0 metres and no less than 0.9 metres along the rear lot line.
2. A minimum distance of 0.63 metres to the street line for parking spaces shall be provided whereas the by-law requires a minimum distance of 3.0 metres to the street line.
3. A minimum planting strip of 0.63 metres between the parking spaces and the street line shall be provided whereas the by-law requires a minimum width of 3.0 metres between the parking spaces and the street line.
4. A minimum landscape strip of 0 metres to the east and 0.63 metres to the north abutting a residential zone whereas the by-law requires a minimum landscape strip of 1.5 metres abutting a residential zone.

**PURPOSE & EFFECT:** As to permit the construction of a new parking area to complement the existing medical clinic.

**Notes:** N/A

HM/A-23:337

**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:

<b>DATE:</b>	<b>Tuesday, February 13, 2024</b>
<b>TIME:</b>	<b>3:05 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221

## **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, written comments must be received no later than February 9, 2024

**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, registration to participate virtually must be received no later than February 12, 2024

## **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding HM/A-23:337, you must submit a written request to [cofa@hamilton.ca](mailto: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](mailto: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: January 25, 2024

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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, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto: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 advance of the meeting. Comments can be submitted by emailing [cofa@hamilton.ca](mailto: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 on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://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 on the day listed on the Notice of Public 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](mailto: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 one business day before the Hearing. Only those registered will be called upon to speak.

#### 2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **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](mailto:cofa@hamilton.ca) or by phone at 905-546-2424 ext. 4221.

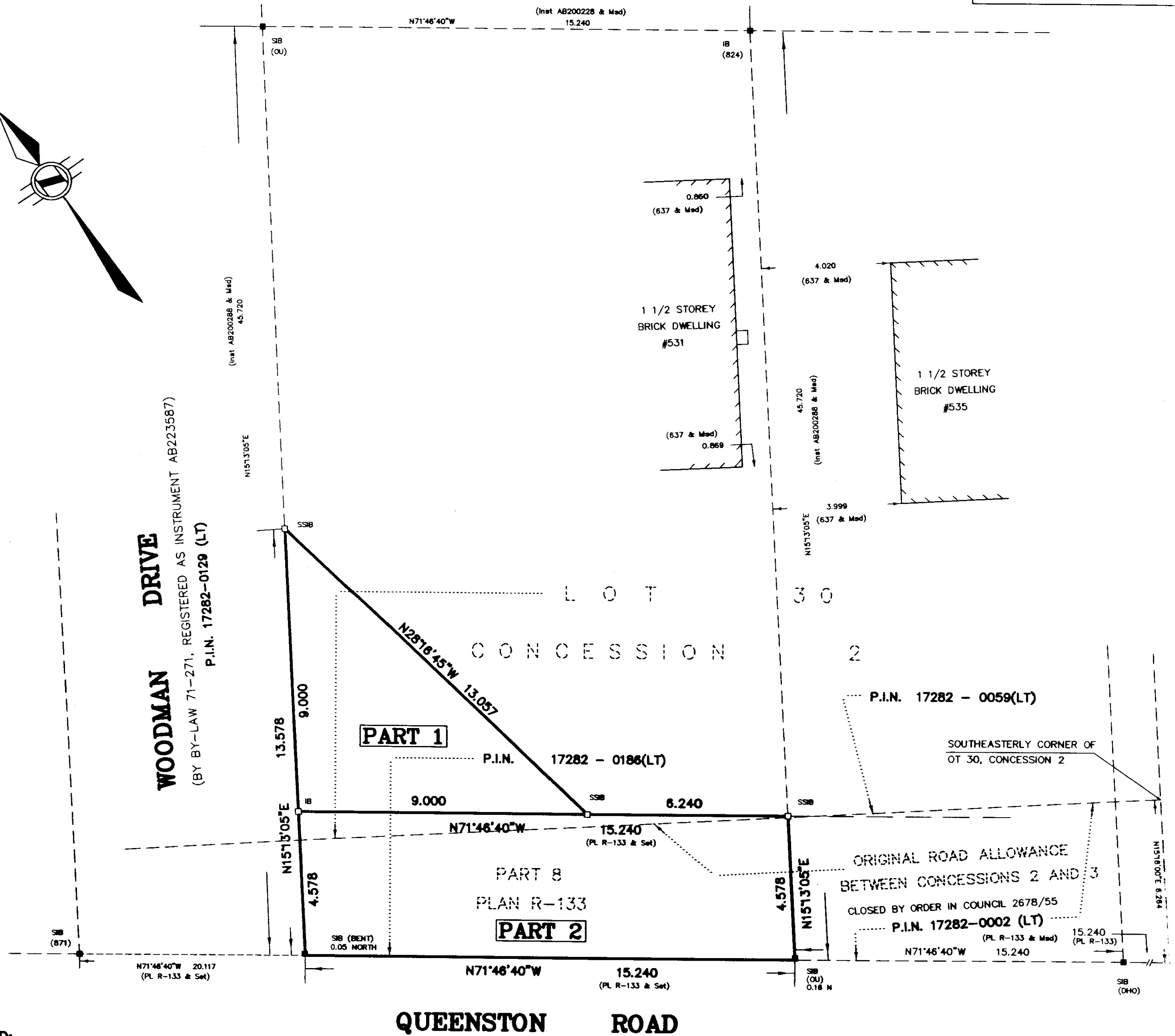
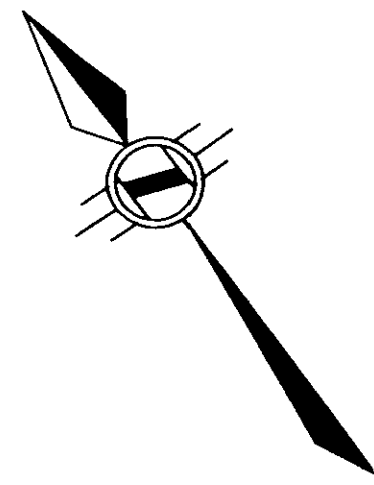
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

**PLAN OF SURVEY**  
 OF PART OF  
**LOT 30, CONCESSION 2**  
 AND PART OF  
**THE ORIGINAL ROAD ALLOWANCE**  
**BETWEEN CONCESSIONS 2 AND 3 (CLOSED)**  
 GEOGRAPHIC  
**TOWNSHIP OF SALTFLEET**  
 IN THE  
**CITY OF HAMILTON**  
 SCALE 1: 100 METRIC

**S.D. McLAREN, O.L.S. - 2001**

SCHEDULE		
PART	LOCATION	P.I.N.
1	PART OF LOT 30, CONCESSION 2	PART OF 17282-0186(LT)
2	PART OF LOT 30, CONCESSION 2 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3 (CLOSED)	

**PLAN 62 R-15974**  
 RECEIVED AND DEPOSITED  
 Date 2001-10-22  
*Y. Paquette, A.O.R.*  
 LAND REGISTRAR FOR THE LAND  
 TITLES DIVISION OF WENTWORTH (No. 6)  
 I REQUIRE THIS PLAN TO BE  
 DEPOSITED UNDER THE LAND  
 TITLES ACT.  
 Date SEPTEMBER 28, 2001  
*S.D. McLaren*  
 S.D. McLAREN, O.L.S.



- LEGEND:**
- DENOTES MONUMENT SET
  - DENOTES MONUMENT FOUND
  - IB IRON BAR
  - SSB STANDARD IRON BAR
  - Med MEASURED
  - 824 A.T. McLAREN, O.L.S.
  - 637 H.B. ASHENDURST, O.L.S.
  - 871 D.A. HARRINGTON, O.L.S.
  - 912 A.J. CLARKE, O.L.S.

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

**BEARING NOTE:**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF QUEENSTON ROAD AS SHOWN ON PLAN R-133 AS BEING N71°46'40"W.

**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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF SEPT., 2001  
 SEPT. 28, 2001  
 DATE  
*S.D. McLaren*  
 S.D. McLAREN, O.L.S.

**A.T. McLaren Limited**  
 LEGAL AND ENGINEERING SURVEYS  
 69 JOHN STREET SOUTH, SUITE 230  
 HAMILTON, ONTARIO, L8N 2B9  
 PHONE (905) 527-8559 FAX (905) 527-0032

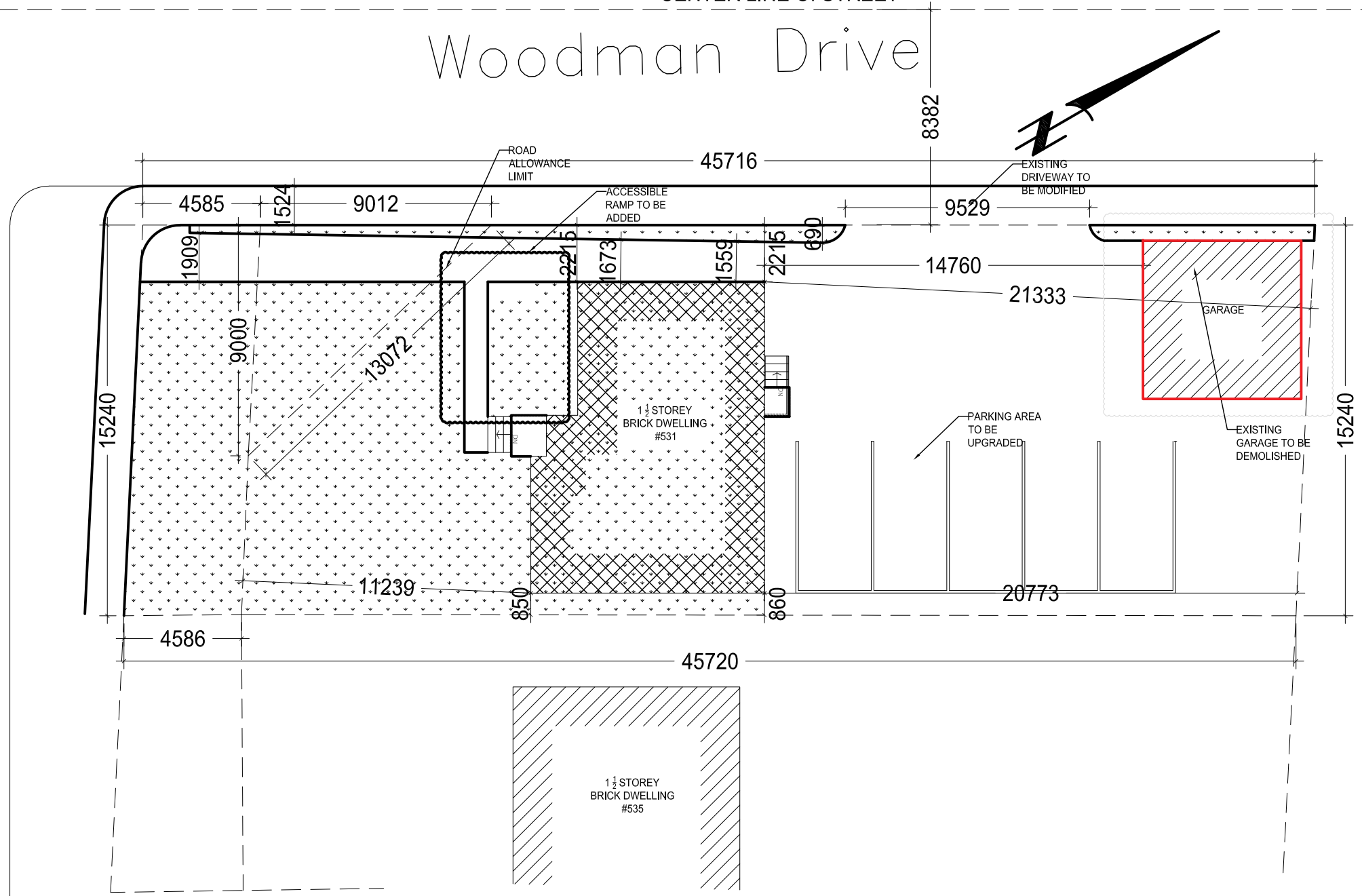
Drawn RBM Checked DG Scale 1:100 Dwg.No. 29546

CENTER LINE OF STREET

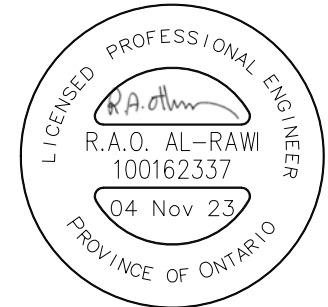
Queenston Road

CENTER LINE OF STREET

Woodman Drive



KEY PLAN



02	RE-ISSUED FOR PERMIT	NOV. 4th, 2023
01	ISSUED FOR PERMIT	SEPT. 5th, 2023
REV.	DESCRIPTION	DATE

PROJECT: NEW RAMP & PARKING UPGRADE  
INTERIOR ALTERATIONS/MEDICAL OFFICE

CLIENT: 531 QUEENSTON RD. HAMILTON

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

**PFP**  
**PROFESSIONAL FLOORPLANS**

6850 Millcreek Dr. Unit 109  
Mississauga, ON, L5N 4J9  
www.proffloorplans.ca

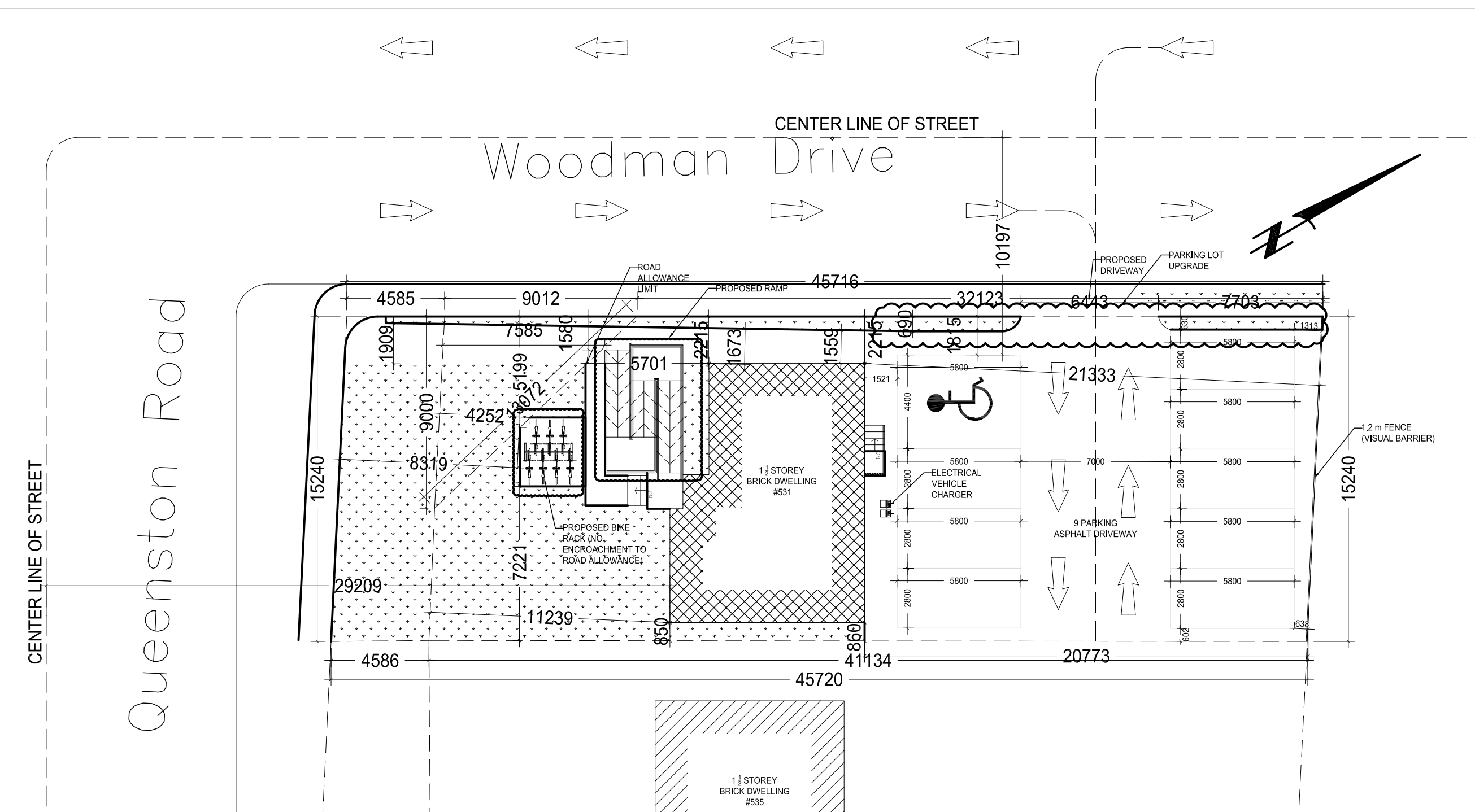
DWG TITLE:  
EXISTING SITE PLAN

SHEET: SP1.01 SCALE: 1:200

DRAWN: Zainab Khudair DATE: JUNE, 20th, 2023

EXISTING SITE PLAN  
SCALE 1:200





KEY PLAN

CITY OF HAMILTON ZONING BY-LAW	BY LAW	PROPOSED
ZONING	TOC 3 EX627	(MEDICAL OFFICE)
LOT AREA	360.00 m <sup>2</sup> (Min.)	695.69 m <sup>2</sup> (approx.)
LOT FRONTAGE	N/A	15.24 m
MIN. FRONT YARD	3.00 m	11.239 m
MIN. EXTERIOR SIDE YARD	3.00 m	nil.
MIN. INTERIOR SIDE YARD	N/A	0.85 m/2.22m
MIN. REAR YARD	7.50 m	20.77 m
MAX. HEIGHT	11.00 m Min.	7.01 m (approx.)
BUILDING AREA		EXISTING
FIRST FLOOR AREA		100.21 m <sup>2</sup>
SECOND FLOOR AREA		62.29 m <sup>2</sup>
TOTAL		162.50 m <sup>2</sup>

GROSS FLOOR AREA	TOTAL AREA	DEDUCTIBLES	NET AREA
FIRST FLOOR	100.21 m <sup>2</sup>	0.00 m <sup>2</sup>	100.21 m <sup>2</sup>
SECOND FLOOR	62.29 m <sup>2</sup>	18.39 m <sup>2</sup> *	43.90 m <sup>2</sup>
TOTAL	162.50 m <sup>2</sup>	18.39 m <sup>2</sup> *	144.11 m <sup>2</sup>

HEIGHT LESS THAN 2m\*

LOWER LEVEL	100.21 m <sup>2</sup>
GARAGE (DETACHED)	38.10 m <sup>2</sup>
PORCH	2.81 m <sup>2</sup>
TOTAL COVERAGE AREA (FIRST FLOOR+PORCH+GARAGE)	141.12 m <sup>2</sup>

PARKING 5.6 PARKING SCHEDULES TABLE C  
 1 for each 16.0 square metres of gross floor area.  
 (By-law No. 10-128, May 26, 2010)  
 REQUIRED PARKING = 9  
 PROVIDED = 9

PROPOSED SITE PLAN  
 SCALE 1:200

REV.	DESCRIPTION	DATE
02	RE-ISSUED FOR PERMIT	NOV. 4th, 2023
01	ISSUED FOR PERMIT	SEPT. 5th, 2023

PROJECT: NEW RAMP & PARKING UPGRADE  
 INTERIOR ALTERATIONS/MEDICAL OFFICE

CLIENT: 531 QUEENSTON RD. HAMILTON  
 CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

6850 Millcreek Dr. Unit 109  
 Mississauga, ON, L5N 4J9  
 www.proffloorplans.ca

DWG TITLE:  
 PROPOSED SITE PLAN

SHEET: SP1.02	SCALE: 1:200
DRAWN: Zainab Khudair	DATE: JUNE, 20th, 2023

## Corridor Development Permit For Adjacent Development

This form is authorized under the *Building Transit Faster Act, 2020*

### Permitting Authority

The Building Transit Faster Act (BTFA) requires a Corridor Development Permit for certain works near Priority Transit Projects, and the authority to issue and enforce these permits has been delegated from the Minister of Transportation to Metrolinx.

### Metrolinx Information

Metrolinx Permit number: <b>HA 2023-237</b>	Corridor: <b>Hamilton Light Rail Transit</b>	
Application Date received: <b>November 21, 2023</b>	Permit Date: <b>December 6, 2023</b>	Expiry Date: <b>December 5, 2024</b>

### Project Information

Project Name <b>Demolition of rear detached garage</b>			
Project Address (number and street name) <b>531 Queenston Road</b>		Unit Number	Lot/con
Municipality <b>Hamilton</b>	Postal Code <b>L8K 1J7</b>	Province <b>ON</b>	Plan number/other description
Legal Property Description			

### Application Package

List the drawings and documents included in the Application Package with revision numbers and dates:

Item No.	Item Description
1	<b>Drawing no. SP1.02; 531 Queenston Road: Proposed Site Plan; prepared by Professional Floor Plans Inc.; dated 2023.06.20.</b>



<b>Applicant</b> Applicant is: <input checked="" type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner				
Name <b>Yasser Mansour</b>			Corporation or partnership <b>2755030 Ontario Inc.</b>	
Street Address <b>40051-2525 Prince Michael Dr</b>			Unit number	Lot/con
Municipality <b>Oakville</b>	Postal Code <b>L6H 0G1</b>	Province <b>ON</b>	E-mail: <b>dixped@gmail.com</b>	
Telephone number <b>416-660-2797</b>	Cell number			
<b>Owner (if different from Applicant)</b>				
Name			Corporation or partnership	
Street Address			Unit number	Lot/con
Municipality	Postal Code	Province	E-mail	
Telephone number	Cell number			
<b>Planning Phase Contacts, if applicable</b>				
Municipal Planning Officer (Name, Contact)				
Metrolinx Project Manager (Name, Contact): <b>Sabrina Pagliaroli, <a href="mailto:sabrina.pagliaroli@metrolinx.com">sabrina.pagliaroli@metrolinx.com</a></b>				

<b>Conditions</b>
<p style="text-align: center;"><b>Metrolinx Corridor Development Permit Conditions (the "CDP Conditions")</b></p> <p>1. Yasser Mansour (the "<b>Applicant</b>") shall strictly adhere to the issued Metrolinx corridor development permit, including these CDP Conditions (collectively, the "<b>CDP</b>"), Metrolinx approved plans, reports, supporting documents, and application-specific conditions, including any Metrolinx-requested changes authorized by the document owner, and applicable laws, including the <i>Building Transit Faster Act, 2020, S.O. 2020, c. 12</i>, for the (i) proposed demolition of rear detached garage (the "<b>Project</b>") located on 531 Queenston Road (the "<b>Project Site</b>"), and (ii) work carried out by the Applicant at the Project Site in connection with the Project (the "<b>Project Works</b>"), to the satisfaction of Metrolinx in its sole discretion.</p> <p>2. The CDP authorizes the Project Works only during the date and at the Project Site(s) specified in the CDP. The Applicant must notify any changes to the scope, time, and/or Project Site(s) of the Project Works to Metrolinx which is subject to review by Metrolinx, including to determine whether revisions to the CDP or a new corridor development permit application is required.</p> <p>3. The Applicant must provide written notice to Metrolinx 2 days before (i) the commencement of any Project Works, and (ii) the estimated completion of the Project Works.</p> <p>4. The Applicant shall, prior to the performance of any Project Works, provide the contact information, including a telephone number, of an individual that Metrolinx will attempt to notify if Metrolinx requires entry onto the Project Site and for emergency purposes.</p> <p>5. Metrolinx, its staff, employees, advisors, agents, consultants, representatives, or other persons as may be required by Metrolinx in its sole discretion, may enter the Project Site for inspections to ensure that the CDP or a stop-work order is being complied with, and such inspection shall be carried out, (a) during the regular business hours of the Project Site; (b) if the Project Site does not have regular business hours, at any time the Project Site is open for business; or (c) at any other time during daylight hours, upon giving 2 days' notice.</p> <p>6. The Applicant acknowledges that the CDP is non-transferable and is issued only to the current owner of the Project Site. The Applicant further acknowledges that upon transfer of the Project Site to a new owner, the CDP is cancelled, and the new owner must obtain a new corridor development permit from Metrolinx.</p>

7. Where the Project Works extend beyond the Project Site onto lands that are not owned by the Applicant or easements held by the Applicant for Project Works involving utilities, the Applicant is responsible for obtaining all applicable approvals and authorization from the land owner.
8. The CDP is valid for the period stated therein. The Applicant must ensure that a valid CDP is in effect at the time of the performance of the Project Works. If it is anticipated that the Project Works will not be completed within the specified time set out in the CDP, the Applicant shall provide Metrolinx with at least 60 days' written notice or 15 days' written notice for Project Works involving utilities before the expiration date on the CDP and request for an extension. Any extension will be at the sole discretion of Metrolinx.
9. The Applicant may be required to arrange a final Project Site inspection of the Project Works with Metrolinx before the expiration date on the CDP to ensure compliance with the CDP, to the satisfaction of Metrolinx. If such inspection is required, Metrolinx will make a request and the Applicant shall provide a response within 7 days.
10. The Applicant must notify Metrolinx if a Project for which a CDP has been issued has been cancelled by the Applicant.
11. Metrolinx may change the CDP Conditions at Metrolinx's discretion at any time or cancel the CDP at Metrolinx's discretion at any time pursuant to Sections 4(2) and 5 of the *Building Transit Faster Act*, 2020, S.O. 2020, c. 12.
12. Metrolinx may issue a stop-work order pursuant to Section 64 of the *Building Transit Faster Act*, 2020, S.O. 2020, c. 12.
13. Except for emergency work in the municipal right of way, no Project Works may commence before the issuance of a corridor development permit. If there is an emergency in the municipal right of way involving Project Works on or near Metrolinx property, the Applicant shall contact all relevant authorities and Metrolinx's 24/7 Mainline Network Operation Control at 416.681.5300 immediately and send an email to Metrolinx at [MCReviews@metrolinx.com](mailto:MCReviews@metrolinx.com) immediately, but no later than 1 day after the Applicant identifies the emergency.
14. The Applicant shall coordinate all traffic management with Metrolinx, including the coordination of haul routes, staff, and temporary conditions signage in the municipal rights of way, all to ensure construction work zones between the Project and the Priority Transit Project (the Hamilton LRT), are kept distinct, and to ensure the Project does not impact the Priority Transit Project. The Applicant shall provide the contact information for all its traffic management personnel to Metrolinx as soon as such information is available and prior to them working on the Project.
15. The Corridor Development Permit does not replace any other permit and/or approval that an Applicant must obtain to satisfy all applicable laws, including any municipal and/or provincial approvals.

The issuance of the following checked Municipal permits by the Chief Building Official are subject to Metrolinx issuing the corresponding Corridor Development Permit, being Applicable Law pursuant to O.Reg 332/12 under the Building Code Act, 1992:

(Metrolinx to check all that apply):

- |                          |                   |                                     |                          |                          |       |
|--------------------------|-------------------|-------------------------------------|--------------------------|--------------------------|-------|
| <input type="checkbox"/> | Demolition Permit | <input type="checkbox"/>            | Foundation Permit        | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | Shoring Permit    | <input checked="" type="checkbox"/> | Building Permit          | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | Excavation Permit | <input type="checkbox"/>            | Designated Structures    | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | Other             | <input type="checkbox"/>            | Roadway occupancy permit | <input type="checkbox"/> | _____ |

### H. Signature

By signing the below, the authorized Metrolinx representative hereby permits the Applicant identified above to undertake the work defined and described in the Application Package in accordance with this Permit.

The drawings and supporting reports in the attached Application package must be the same as in the application package that the Municipality reviews in order for the Municipality to grant a permit for this work.

A Metrolinx-authorized representative will conduct monitoring and enforcement of this Project in accordance with this Permit, the Application Package and the *Building Transit Faster Act, 2020*.

Sabrina Pagliaroli

December 6, 2023

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Authorized Metrolinx  
Representative**

This Corridor Development Permit is applicable law pursuant to the Ontario Building Code O.Reg 332/12, as amended, and must be complied with as a precondition for a Municipality to issue an applicable permit.

### More Information

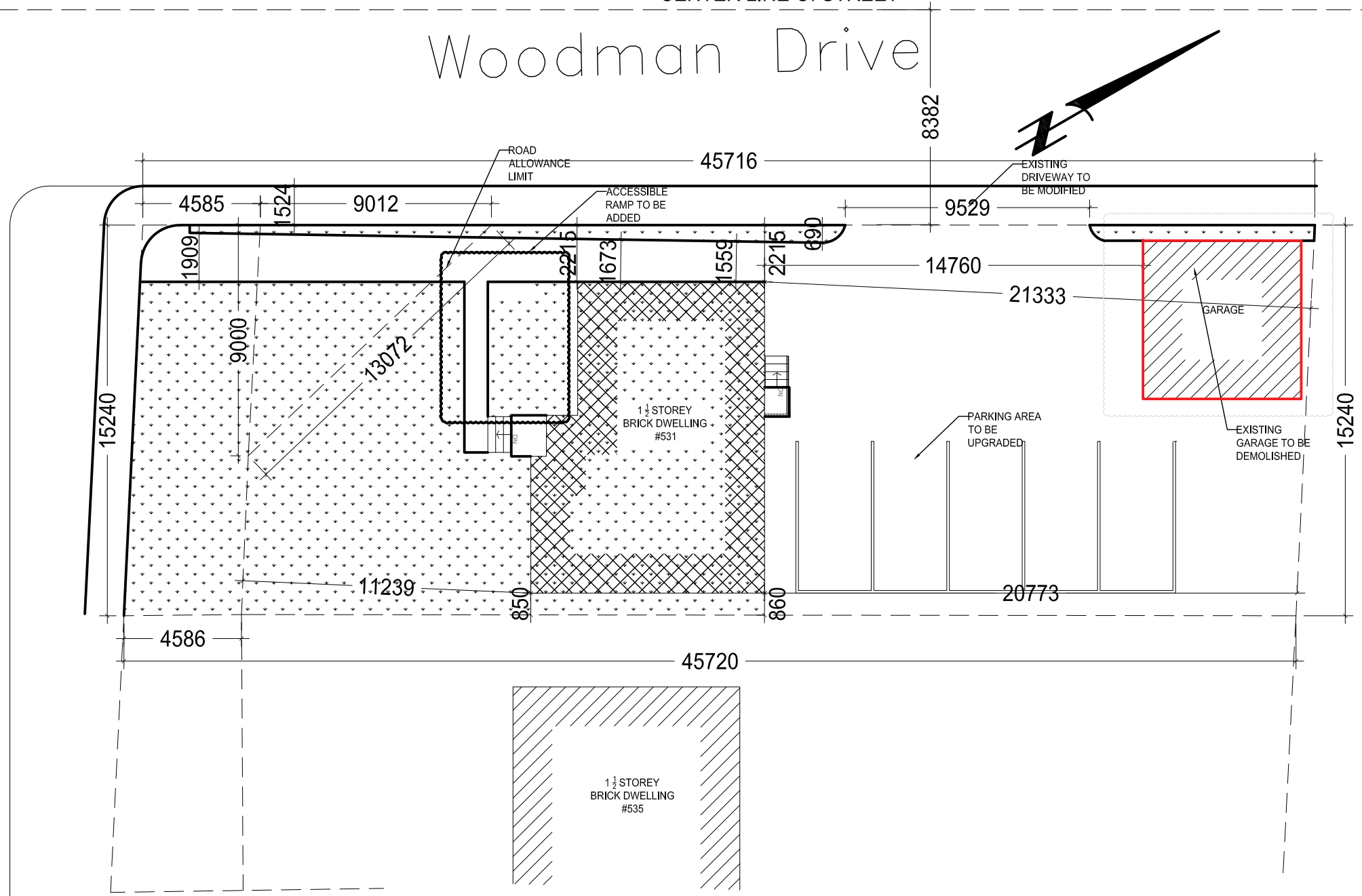
Please refer to the Metrolinx Adjacent Development Guideline for Priority Transit Projects for more information, including an overview of the review & approval process, timing, agreements with Metrolinx, technical requirements, and more.

CENTER LINE OF STREET

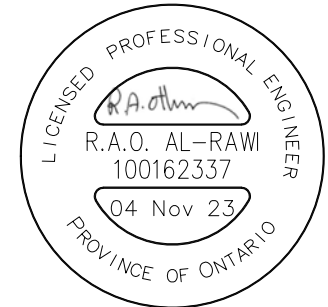
Queenston Road

CENTER LINE OF STREET

Woodman Drive



KEY PLAN



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01	ISSUED FOR PERMIT	SEPT. 5th, 2023
REV.	DESCRIPTION	DATE

PROJECT: NEW RAMP & PARKING UPGRADE  
INTERIOR ALTERATIONS/MEDICAL OFFICE

CLIENT: 531 QUEENSTON RD. HAMILTON

CONSULTANT: PROFESSIONAL FLOOR PLANS INC.

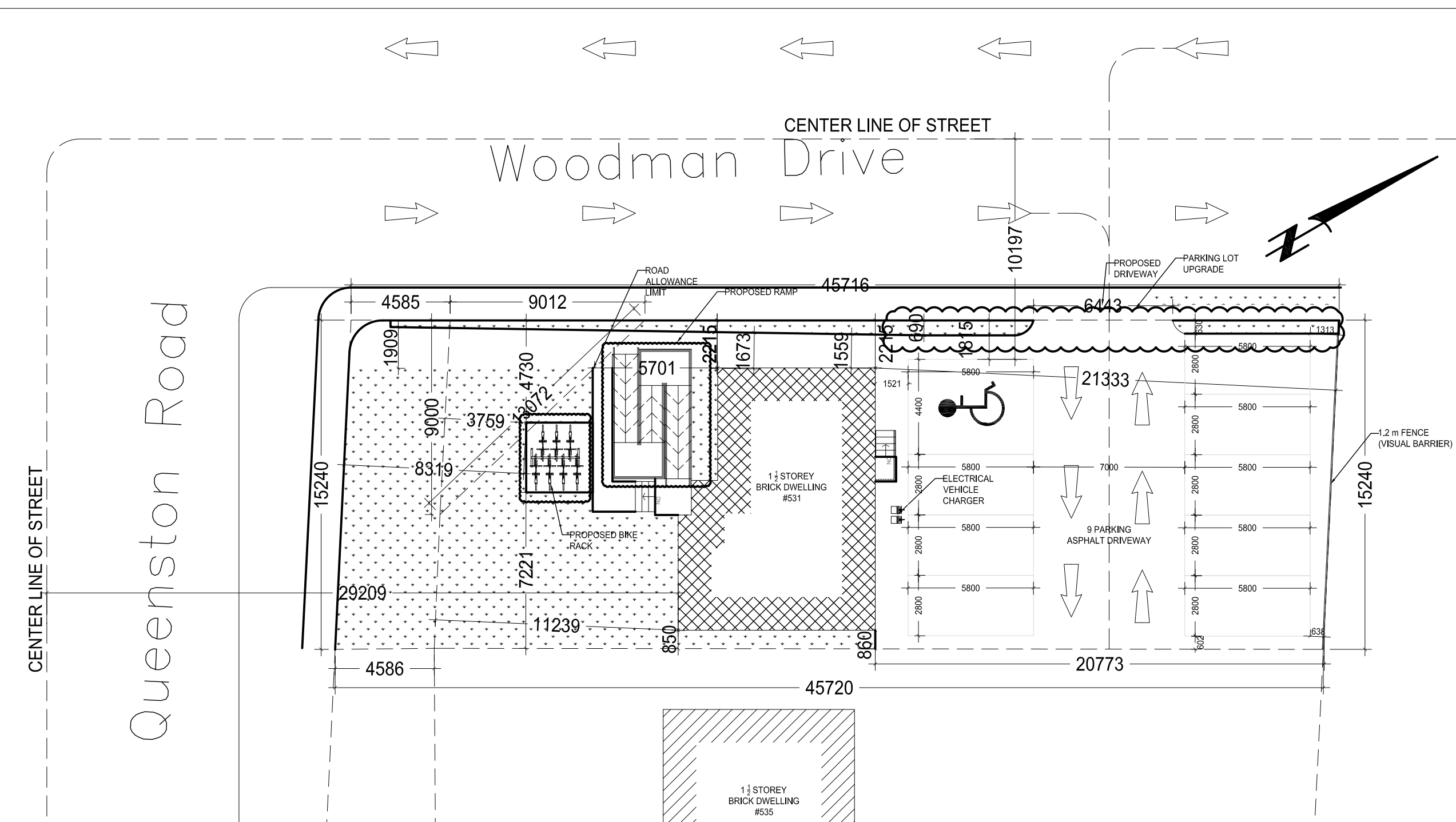


DWG TITLE:  
EXISTING SITE PLAN

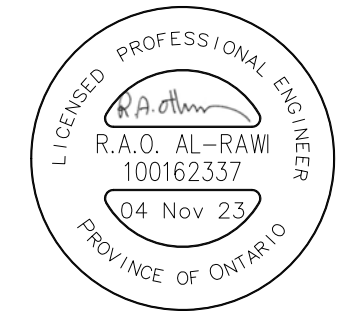
SHEET: SP1.01	SCALE: 1:200
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DRAWN: Zainab Khudair	DATE: JUNE, 20th, 2023
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EXISTING SITE PLAN  
SCALE 1:200



KEY PLAN



02	RE-ISSUED FOR PERMIT	NOV. 4th, 2023
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REV.	DESCRIPTION	DATE

PROJECT: NEW RAMP & PARKING UPGRADE  
 INTERIOR ALTERATIONS/MEDICAL OFFICE

CLIENT: 531 QUEENSTON RD. HAMILTON  
 CONSULTANT: PROFESSIONAL FLOOR PLANS INC.



DWG TITLE:  
 PROPOSED SITE PLAN

SHEET: SP1.02	SCALE: 1:200
DRAWN: Zainab Khudair	DATE: JUNE, 20th, 2023

CITY OF HAMILTON ZONING BY-LAW	BY LAW	PROPOSED
ZONING	TOC 3 EX627	(MEDICAL OFFICE)
LOT AREA	360.00 m <sup>2</sup> (Min.)	695.69 m <sup>2</sup> (approx.)
LOT FRONTAGE	N/A	15.24 m
MIN. FRONT YARD	3.00 m	15.83 m
MIN. EXTERIOR SIDE YARD	3.00 m	nil.
MIN. INTERIOR SIDE YARD	N/A	0.85 m/2.22m
MIN. REAR YARD	7.50 m	20.77 m
MAX. HEIGHT	11.00 m Min.	7.01 m (approx.)
BUILDING AREA		EXISTING
FIRST FLOOR AREA		100.21 m <sup>2</sup>
SECOND FLOOR AREA		62.29 m <sup>2</sup>
TOTAL		162.50 m <sup>2</sup>

GROSS FLOOR AREA	TOTAL AREA	DEDUCTIBLES	NET AREA
FIRST FLOOR	100.21 m <sup>2</sup>	0.00 m <sup>2</sup>	100.21 m <sup>2</sup>
SECOND FLOOR	62.29 m <sup>2</sup>	18.39 m <sup>2</sup> *	43.90 m <sup>2</sup>
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HEIGHT LESS THAN 2m*	NET AREA
LOWER LEVEL	100.21 m <sup>2</sup>
GARAGE (DETACHED)	38.10 m <sup>2</sup>
PORCH	2.81 m <sup>2</sup>
TOTAL COVERAGE AREA (FIRST FLOOR+PORCH+GARAGE)	141.12 m <sup>2</sup>

PARKING 5.6 PARKING SCHEDULES TABLE C  
 1 for each 16.0 square metres of gross floor area.  
 (By-law No. 10-128, May 26, 2010)  
 REQUIRED PARKING = 9  
 PROVIDED = 9



Hamilton

Planning and Economic  
Development Department

## Memorandum

**To:** Joyanne Beckett  
Manager, Building Engineering

**From:** Mark Kehler, RPP, MCIP,  
Program Lead, Site Plan Team, *MK*  
Heritage and Urban Design

**Phone:** 905-546-2424 Ext. 4148

**Date:** November 2, 2023

**Subject:** Site Plan Exemption to alter the existing structure and parking area to facilitate a Medical Clinic on lands located at 531 Queenston Road, Hamilton (Ward 5)

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In accordance with Section 1.9 of Site Plan Control By-law No. 15-176, development is defined as the “alteration to a building or structure that has the effect of substantially increasing the size or usability thereof”.

The applicant proposes to add an accessibility ramp to the portion of the existing structure fronting Queenston Road and to demolish the rear yard garage to facilitate more parking area. Nine parking spaces are proposed, including one barrier-free space. The proposal does not substantially increase the size or usability of the subject lands. Therefore, the proposal is not considered to be development and not subject to Site Plan Control.

Please note, this memo does not exempt the proposal from any other permits, reviews, or approvals and does not exempt the proposal from meeting the requirements of the Zoning By-law.

If you have any questions, please contact Chris Hampson-Curtis at (905) 546-2424, Ext. 2307 or via email at [Chris.Hampson-Curtishamilton.ca](mailto:Chris.Hampson-Curtishamilton.ca).



Hamilton

Committee of Adjustment

City Hall, 5<sup>th</sup> Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

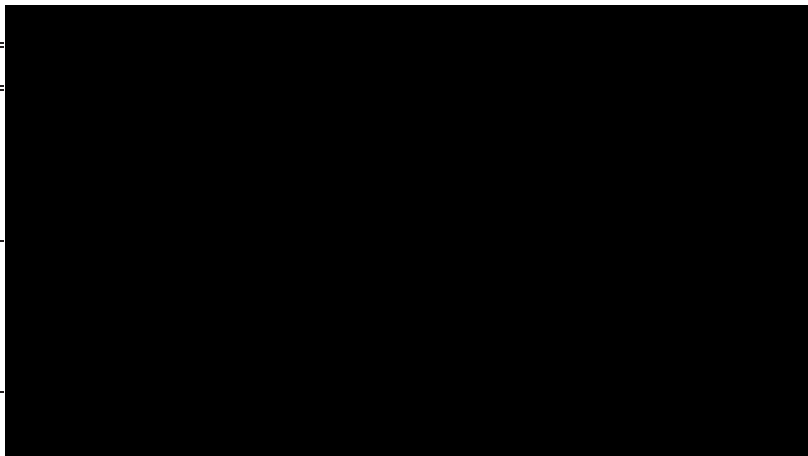
Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

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

1. APPLICANT INFORMATION

Table with 2 columns: Category (Registered Owners(s), Applicant(s), Agent or Solicitor) and Name (2755030 Ontario Inc., Raed Al-Rawi (Professional Floor Plans Inc.), Same as applicant)



E-mail: [Redacted]

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

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

1.4 Request for digital copy of sign [x] Yes\* [ ] No

If YES, provide email address where sign is to be sent [Redacted]

1.5 All correspondence may be sent by email [x] 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	531 Queenston Rd., Hamilton, ON L8K 1J7		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	20	Concession	2
Registered Plan Number	62 R-15974	Lot(s)	30
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:

Location of Parking spots (paved area) and requirements of planting strips (Refer to attached sheet).

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

The limited size of the lot and parking spots required dimensions and aisle width enforced the encroachment into the landscaped area. The proposed layout will achieve the required number of parking spaces including barrier free parking.

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
15.24 m	41.14m, 32.15m	585.75 sq.m	15.0m, 7.5m

531 Queenston Rd., Hamilton, ON L8K 1J7

LIST OF VARIANCES

3.1 Nature and Extent of Relief Applied For

No.	Description	Proposed	Required
1	A planting strip with an average width of 1.0m, but not less than 0.9m, is required to be provided and maintained along the northerly lot line, commencing at the easterly lot line, westerly for a distance of at least 8.0m, which is not shown to be provided (Exception 627, Schedule C of Hamilton Zoning By-law 05-200).	0.00m (for 0.30m), 0.63m (for 7.7m)	0.9m-1.0m
2	Parking spaces are not permitted to be located within 3.0m of a street line. Parking spaces are shown to be located within 3.0m of the Woodman Drive North Street line, which does not comply (Section 5.1 a) v) of Hamilton Zoning By-law 05-200).	0.63m, 1.81m	3.00m
3	A planting strip with a minimum width of 3.0m is required to be provided between parking spaces and the street line. A planting strip with a minimum width of 3.0m is not shown to be provided between the parking spaces and the Woodman Drive North Street line, which does not comply (Section 5.1 a) v) b) of Hamilton Zoning By-law 05-200).	0.63m	3.00m
4	A landscaped strip with a minimum width of 1.5m is required to be provided where a parking lot abuts a Residential Zone. A landscaped strip with a minimum width of 1.5m is not shown to be provided along the northerly lot line abutting a Residential Zone, which does not comply (Section 5.2 a) i) of Hamilton Zoning By-law 05-200).	0.63m North, 0.00m East	1.50m

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
2 storey Building	11.239 m	21.333 m	0.85 m, 1.56 m	01/01/1950
Detached garage	34.86 m	0.20 m	0.60 m, 8.45 m	01/01/1950

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
2 storey Building	11.239 m	21.333 m	0.85 m, 1.56 m	01/01/1950
Front yard accessible ramp	7.585 m	30.00 m	1.58 m, 7.72 m	03/01/2024

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
2 storey Building	100.21 sq.m	144.11 sq.m	2	7.01 m
1 Storey Detached Garage	38.10 sq.m	38.10 sq.m	1	3.6 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
2 storey Building	100.21 sq.m	144.11 sq.m	2	7.01 m

- 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.):

Personal Service Establishment (Medical Clinic) - Commercial

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

TOC3 - Multiple Residential & Commercial & DE/S - Low Density Multiple Dwelling

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Sept. 2023

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

Medical Clinic - Commercial

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

Medical Clinic - Commercial

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

More than 30 years

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

Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Rural Settlement Area: \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

The application does not change the existing use (Medical Clinic) as approved by Zoning bylaw.

7.6 What is the existing zoning of the subject land? TOC3 - EX. 627

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: TOC3 - EX. 627

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

Yes  No

If yes, please provide the file number: \_\_\_\_\_

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

Yes  No

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

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 0

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

Existing Medical Clinic to be upgraded to allow for accessibility and improve the parking area.

## 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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