



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment

City Hall
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Hamilton, Ontario L8P 4Y5

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**PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.**

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED Dec 12/19

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner 330113 Ontario Incorporated Telephone No. [REDACTED]

3. Name of Agent A.J. Clarke & Associates Ltd.
c/o Franz Kloibhofer Telephone No. [REDACTED]

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

_____ Postal Code _____

_____ Postal Code _____

6. Nature and extent of relief applied for:

Relief from the minimum lot frontage requirement of 30 metres is requested. The applicant proposes a minimum lot frontage of 20 metres.

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

Please refer to the concurrently submitted covering letter, which provides a detailed description of the subject lands and justification for the proposed minor variance.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

Part of Lot 6, Concession 1, Geographic Township of West Flamborough, City of Hamilton

9. PREVIOUS USE OF PROPERTY

Residential _____ Industrial _____ Commercial _____

Agricultural _____ Vacant x

Other _____

9.1 If Industrial or Commercial, specify use

 N/A

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes _____ No x Unknown _____

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes _____ No x Unknown _____

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes _____ No x Unknown _____

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes _____ No x Unknown _____

9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes _____ No x Unknown _____

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes _____ No x Unknown _____

9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes _____ No x Unknown _____

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes _____ No x Unknown _____

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes _____ No x Unknown _____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Applicant knowledge and historical context of surrounding area.

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes _____ No x

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

DECEMBER 6, 2019
Date


Signature Property Owner

330113 Ontario Incorporated per Michael Zimmerman
Print Name of Owner

10. Dimensions of lands affected:

Frontage + - 20 metres along Oak Avenue
Depth Irregularly shaped parcel - please refer to concurrently submitted Severance Sketch
Area + - 8.4 ha
Width of street + - 20 metres

11. Particulars of all buildings and structures on or proposed for the subject lands:
(Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: None

Proposed: None at this time.

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

Existing: None

Proposed: None at this time.

13. Date of acquisition of subject lands:
+ - 48 years ago
14. Date of construction of all buildings and structures on subject lands:
N/A
15. Existing uses of the subject property: Vacant
16. Existing uses of abutting properties: Residential
17. Length of time the existing uses of the subject property have continued:
Unknown
18. Municipal services available: (check the appropriate space or spaces)
 Water _____ Connected _____
 Sanitary Sewer _____ Connected _____
 Storm Sewers x
19. Present Official Plan/Secondary Plan provisions applying to the land:
Rural Settlement Area (Greensville) and Natural Open Space (Hazard Lands) - Schedule D
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
"R2-24(H)" Zone & "CM" Zone - Former Town of Flamborough Zoning By-law 90-145-Z
"P6" Zone - Comprehensive City of Hamilton Zoning By-law 05-200
21. Has the owner previously applied for relief in respect of the subject property?
 Yes _____ No x
 If the answer is yes, describe briefly.
N/A
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
 Yes x An application for consent has been submitted concurrently. No file number has yet been assigned. No
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.