



Hamilton

**COMMITTEE OF ADJUSTMENT**

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

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

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**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>	<b>HM/A-24:39</b>	<b>SUBJECT PROPERTY:</b>	10 Robins Avenue, Hamilton
<b>ZONE:</b>	"R1a" (Low Density Residential – Small Lot)	<b>ZONING BY-LAW:</b>	Zoning By-law City of Hamilton 05-200, as Amended

**APPLICANTS:** Owner: K Shaikh and A Maqbool  
Agent: Pamir Rafiq

The following variances are requested:

1. A minimum southerly side yard of 0.6m shall be permitted instead of the minimum 1.2m side yard required.
2. A maximum building height of 10.9m shall be permitted instead of the maximum 10.5m building height permitted.
3. A minimum of one (1) parking spaces shall be permitted instead of the minimum two (2) parking spaces required.
4. An eave or gutter shall be permitted to be as close as 0.0m to the southerly side lot line instead of the minimum 0.3m setback required; and an eave or gutter shall be permitted to be as close as 0.5m to the northerly side lot line instead of the minimum 0.6m setback required.

**PURPOSE & EFFECT:** To facilitate the construction of a single detached dwelling together with an additional dwelling unit.

**Notes:**

The applicant shall ensure that all other parts of the front yard not including the driveway, shall be maintained as landscaped area. In addition, the applicant shall ensure that a minimum of 50.0% of the front yard is maintained as landscaped area.

**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.**

## HM/A-24:39

This application will be heard by the Committee as shown below:

<b>DATE:</b>	<b>Tuesday, April 9, 2024</b>
<b>TIME:</b>	<b>1:25 p.m.</b>
<b>PLACE:</b>	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>

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

### **PUBLIC INPUT**

**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. 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. Written comments must be received no later than noon April 5, 2024

**Orally:** If you would like to speak to this item at the hearing you may do so by attending in person. 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 above.

### **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding HM/A-24:39, 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: March 21, 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

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

### IN-PERSON 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)

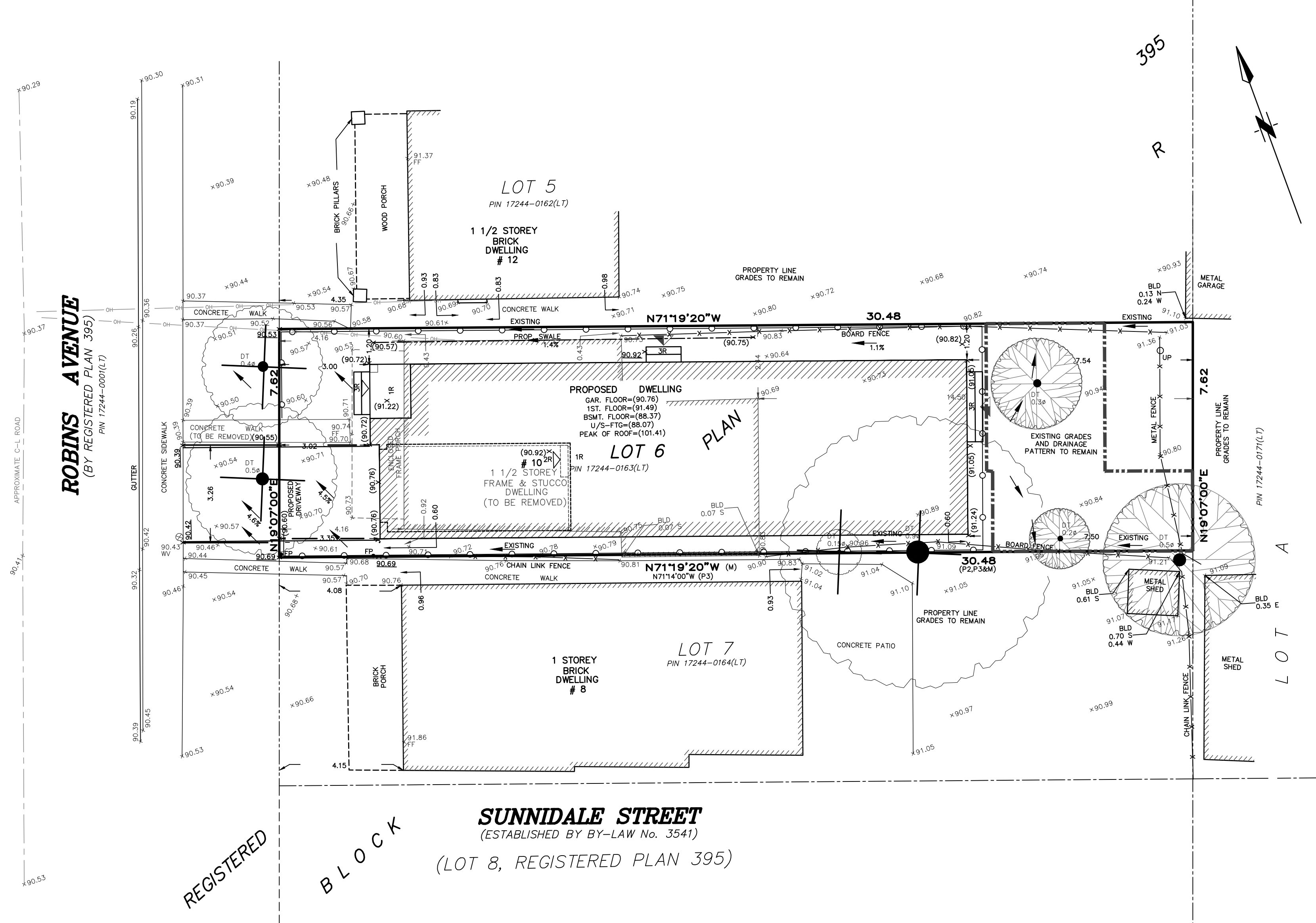
#### **Oral Submissions**

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating in person at the Hearing.

#### 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)



**GENERAL:**

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING GASMAINS, WATERMAINS, TELEVISION CABLES, HYDRO, TELEPHONE CABLES, ETC.
3. ALL SURVEY INFORMATION ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
4. BUILDING ENVELOPES SHOWN ARE LOCATED BASED ON ZONING REQUIREMENTS.
5. 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
  - SEWER AND WATER PERMITS
  - ROAD CUTS PERMITS
  - RELOCATION OF SERVICES
  - APPROACH APPROVAL PERMITS
  - ENCROACHMENT AGREEMENTS (IF REQ'D)
  - COMMITTEE OF ADJUSTMENT
6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOO AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.

**GRADING:**

1. LOT GRADING IS TO CONFORM TO THE LATEST REVISION OF THE CITY OF HAMILTON LOT GRADING POLICY.
2. ALL ELEVATIONS ALONG AFFECTED PROPERTY LINES TO MATCH EXISTING ELEVATIONS AND ALL GRADING SHALL NOT ADVERSELY AFFECT SHEET FLOW FROM ADJACENT LANDS.
3. ALL IMPORTED FILL TO BE CLEAN AND ENVIRONMENTALLY SAFE CLAY, COMPACTED TO 95% S.P.D. USE OF VIBRATOR ON COMPACTOR WHILE COMPACTING IS NOT PERMITTED.
4. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
5. ALL DISTURBED BOULEVARD AREAS ARE TO BE REINSTATED WITH 100mm TOPSOIL AND NO. 1 NURSERY SOO IN ACCORDANCE WITH OPSR 803 AND TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.

**PRIVATE DRAINS:**

1. BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO LANDSCAPED AREAS VIA SPLASH PADS A MIN. OF 0.6m FROM THE BUILDING FACE.
2. SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEFING TILES TO GRADE VIA CONCRETE SPLASH PADS A MIN. OF 0.6m AWAY FROM THE FOUNDATION WALL. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150mm ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO GRADE.

**COMPACTION REQUIREMENTS:**

1. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUBGRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS ETC. SHALL BE COMPACTED TO A MIN. 95% SPD UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
2. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO A MIN 98% SPD.

**SILTATION AND EROSION CONTROL:**

1. SILT CONTROL BARRIERS SHALL BE PLACED AS DETAILED AND IN ACCORDANCE WITH OPSD-219.130.
2. ALL SILT CONTROL MEASURES SHALL BE INSPECTED AT REGULAR INTERVALS AND FOLLOWING EACH RAINFALL OR AS DIRECTED AND SHALL BE MAINTAINED TO THE SATISFACTION OF THE CITY OF HAMILTON. ADDITIONAL SILT CONTROL MEASURES MAY BE REQUIRED BY THE CITY AND SHALL BE PLACED AS DIRECTED.

**GENERAL GRADING NOTES:**

1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATION WITH SODDED SLOPES (MIN 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
2. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC. SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0m OR HIGHER SHALL BE DESIGNED BY A P.E.N.C.
3. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES.
4. RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
5. SLOPE OF SWALES FOR BOTH "BACK TO FRONT" AND "SPILT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33% GRADE (3:1 SLOPES).
6. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150mm SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MIN. 0.3m COVER OVER THE SUBDRAIN), OR OTHER MITIGATION MEASURES.
7. MINIMUM GRADE FOR A WRAP-AROUND SWALE IN THE BACKYARD SHALL BE 1.0%.
8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
9. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm MIN. ABOVE FINISHED GRADE.

10. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7%.
11. REVERSE SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
12. GARAGE FLOOR ELEVATION TO BE SET MINIMUM 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
13. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM OF 95% SPD, UNLESS OTHERWISE SPECIFIED.
14. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, RESOWALS AND PROTECTION SCHEMATICS, ETC. REFER TO TREE PROTECTION PLAN.
15. LOT GRADING FOR ALL LOTS IN THE DEVELOPMENT SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON-ACCEPTANCE OF THE DEVELOPMENT BY THE CITY.
16. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
17. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS; SHOULD PERMISSION NOT BE OBTAINED OR WITHDRAWN PRIOR TO COMMENCING WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
18. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.

**BACKYARD GRADING:**

1. DEFINITION: "REQUIRED BACKYARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW OR 6m.
2. THE MAXIMUM SLOPE IN THE BACKYARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACKYARD SHALL BE 5%, EXCEPT AS SET OUT IN THE ITEMS BELOW.
3. THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH LOT.
4. WHERE THE 5% RESTRICTION ON THE BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. SLOPES WITH A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL MAY REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3m.
5. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
6. THE 5% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARDS PROVIDING TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT IN ITEM 2 ABOVE. THE INTENTION OF THIS PROVISION IS TO PROVIDE FOR FLEXIBILITY OF CONSTRUCTION.
7. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARD AND BACK YARDS, OUTSIDE THE AREA DEFINED IN ITEM 1 ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (MIN 3H:1V).

**ROOFWATER LEADERS:**

1. ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6m FROM THE BUILDING FACE.

**ROADWORKS:**

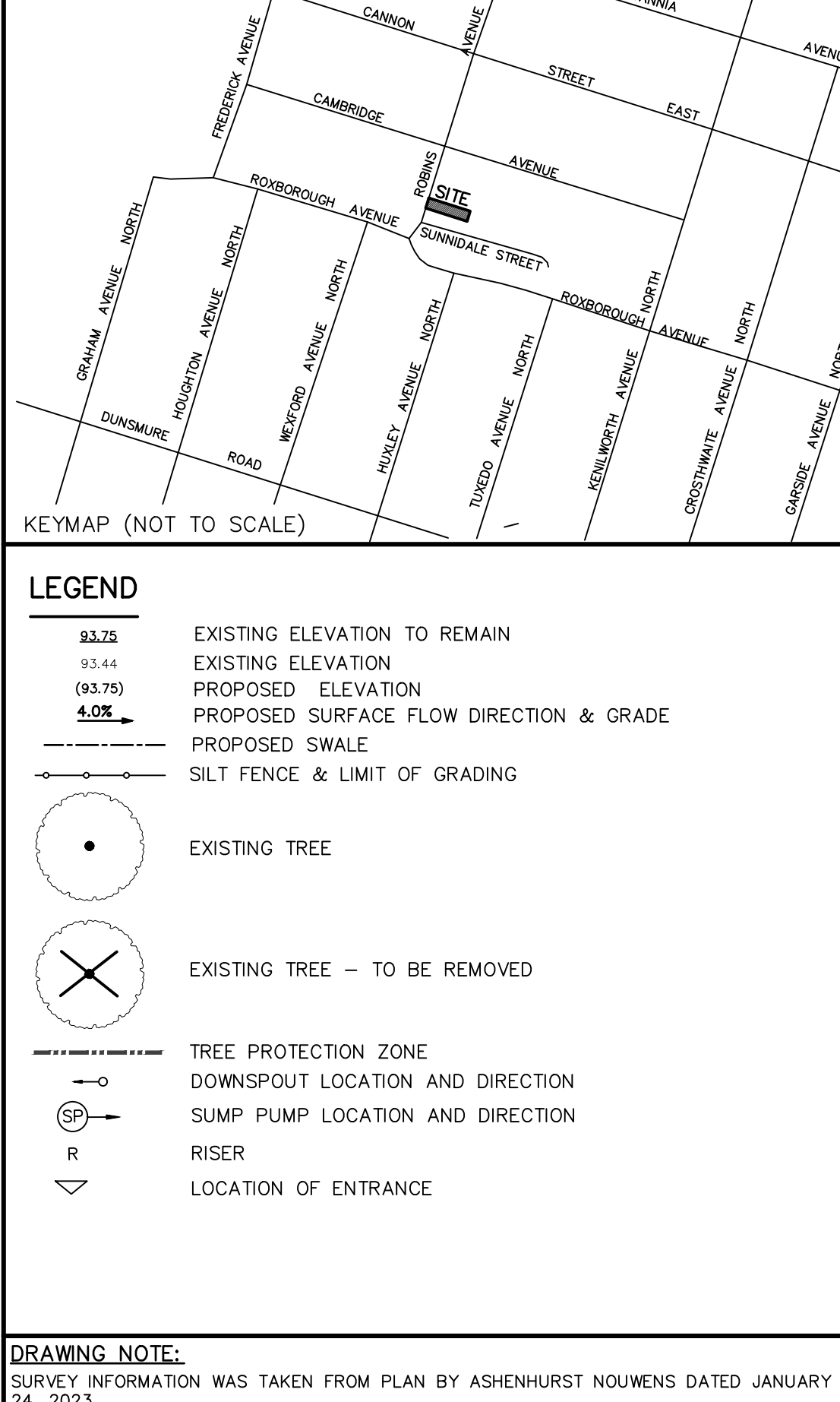
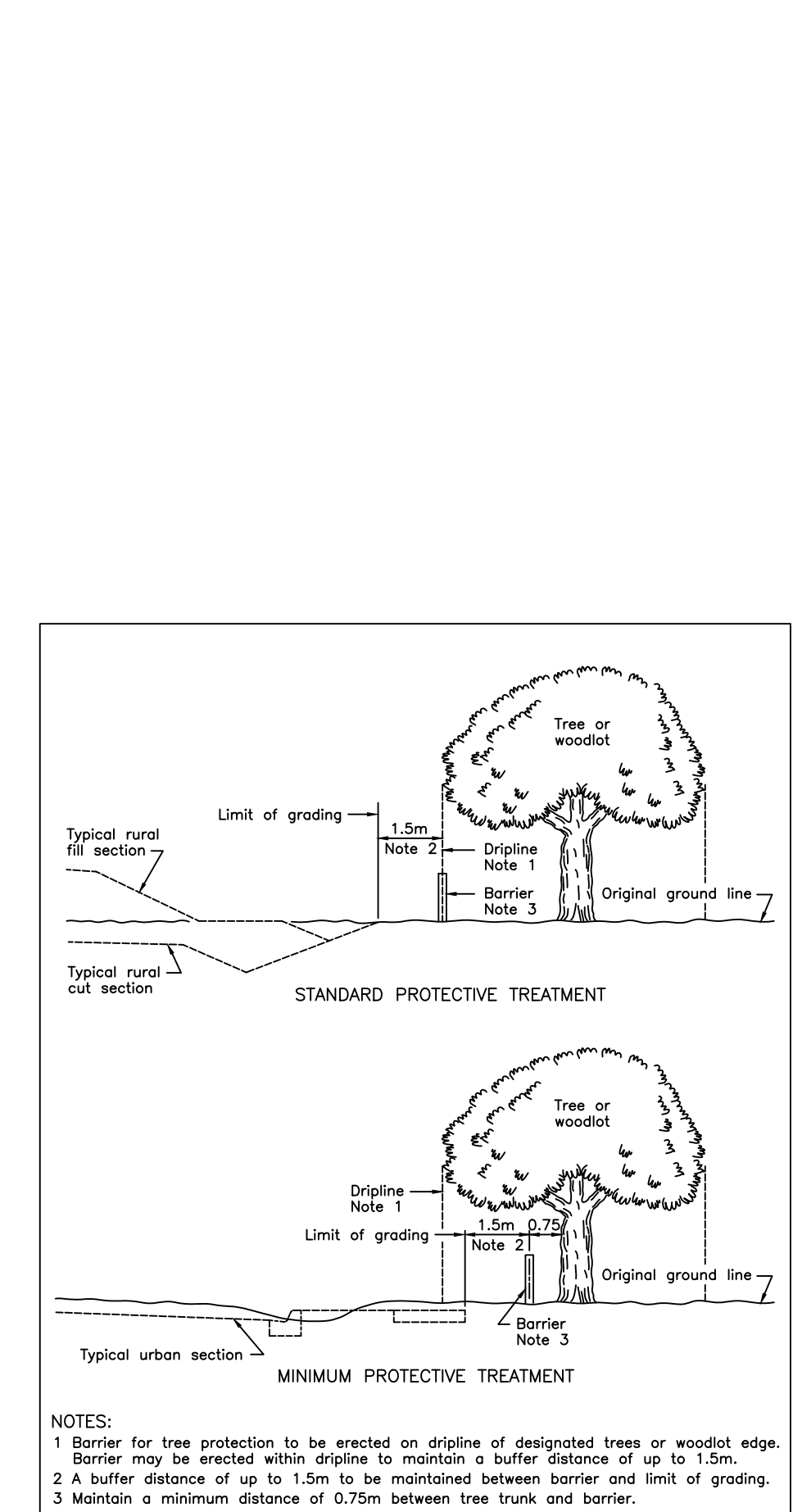
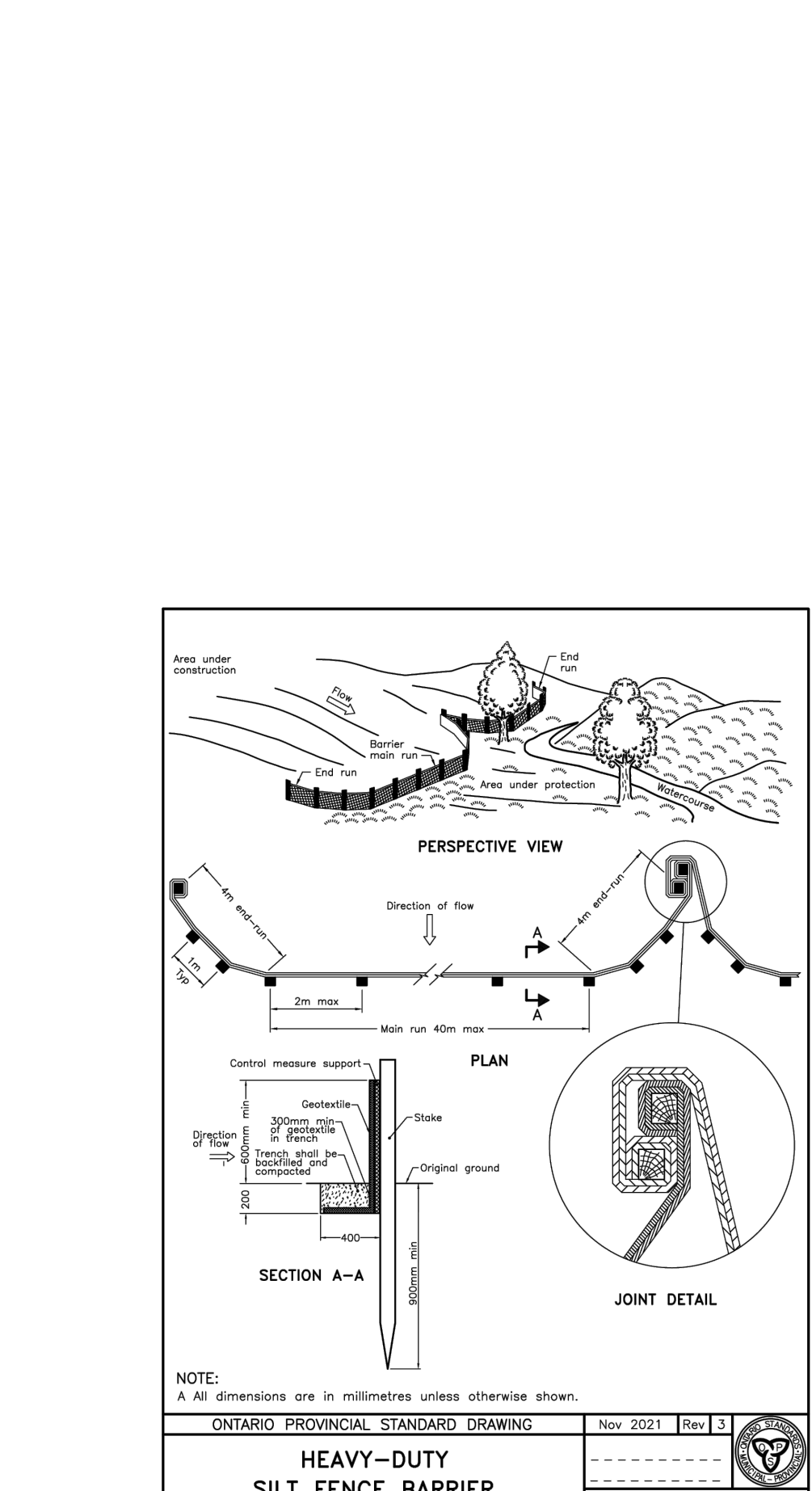
1. CURB DEPRESSIONS SHALL BE AS PER OPSD 600.040 AND OPSD 310.050 AND CITY OF HAMILTON STANDARD DRAWING RD-109.
2. CONCRETE CURB SHALL BE AS PER OPSD 600.040 (BARRIER TYPE), MIN. 30MPa. A 50mm KEY IS REQUIRED IN ALL LOCATIONS.
3. SIDEWALK REINSTATEMENT SHALL BE AS PER OPSD 310.010-125mm THICKNESS, 30MPa CONCRETE WITH GRANULAR BASE AS REQ'D TO PROVIDE LEVELING COURSE FOR CONCRETE. AT DRIVEWAYS, CONCRETE THICKNESS TO BE MIN. 175mm.

**OWNER:** LUCID HOMES  
**MUNICIPAL ADDRESS:** 10 ROBINS AVENUE  
**LEGAL DESCRIPTION:** LOT 6, BLOCK R REGISTERED PLAN 395 CITY OF HAMILTON  
**ZONING:** R1A

SITE STATISTICS	BYLAW	PROPOSED
LOT FRONTAGE	9.0 m (Min.)	7.82 m (EXISTING)
LOT AREA	270 m <sup>2</sup> (Min.)	232.25 m <sup>2</sup> (EXISTING)
FRONT YARD SETBACK	3.0 m (Min.)	3.0 m
REAR YARD SETBACK	7.5 m	7.54 m
SIDE YARD SETBACK	1.20 m	0.49m (SOUTH)*
		1.20m (NORTH)
HEIGHT (PEAK OF ROOF)	10.5 m	10.56 m *
AVERAGE GRADE	N/A	90.90 m

\* NEEDS COMMITTEE OF ADJUSTMENTS

AVERAGE GRADE = (90.72+90.72+90.76+91.24+91.05 +90.92)/6 = 90.90  
 HEIGHT OF BUILDING = 101.74-90.90=10.84



No.	DATE	BY	DESCRIPTION
4	FEB 09, 2024	DB	REVISED & RE-ISSUED FOR PERMIT
3	NOV 21, 2023	DB	REVISED & RE-ISSUED FOR PERMIT
2	NOV 15, 2023	DB	REVISED & RE-ISSUED FOR PERMIT
1	NOV 10, 2023	DB	REVIEWED & ISSUED FOR PERMIT
0	NOV 7, 2023	MIS	ISSUED FOR REVIEW FOR LOCATION

REVISIONS

ENGINEER'S STAMP

LICENSED PROFESSIONAL ENGINEER  
 FEB 09/24  
 D T BANCROFT  
 100200672  
 CIVIL ENGINEERING INC.  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

PROPOSED SHOWING TOPOGRAPHY AND SITE GRADING ON LOT 6, BLOCK R, REGISTERED PLAN 395 BEING 10 ROBINS AVENUE CITY OF HAMILTON

**AN** ASHENHURST NOUWENS & ASSOCIATES INC.  
 Professional Engineers & Ontario Land Surveyors  
 225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1  
 (905) 529-6316 (905) 529-4314 1-800-824-6224  
 FAX: (905) 529-6651 e-mail: an@ashenhurstnouwens.ca

**BENCHMARK**  
 CITY OF HAMILTON BENCHMARK NO. 0011965U114 ELEVATION=89.948 (DATUM CGVD 1928/1978)  
 HAMILTON-WENTWORTH QUEEN MARY SCHOOL (1913), ON SOUTH SIDE OF CANNON STREET, AT INTERSECTION OF PROVINCE ST., TABLET IN NORTH FRONT CONCRETE FOUNDATION WALL, 1.00 CM WEST OF CONCRETE STEPS OF MAIN ENTRANCE, 30 CM BELOW BRICK, 39 CM FROM NORTHWEST CORNER OF ENTRANCE WAY.

ONTARIO PROVINCIAL STANDARD DRAWING  
 HEAVY-DUTY SILT FENCE BARRIER  
 OPSD 219.130

**DRAWING NOTE:**  
 SURVEY INFORMATION WAS TAKEN FROM PLAN BY ASHENHURST NOUWENS DATED JANUARY 24, 2023.

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

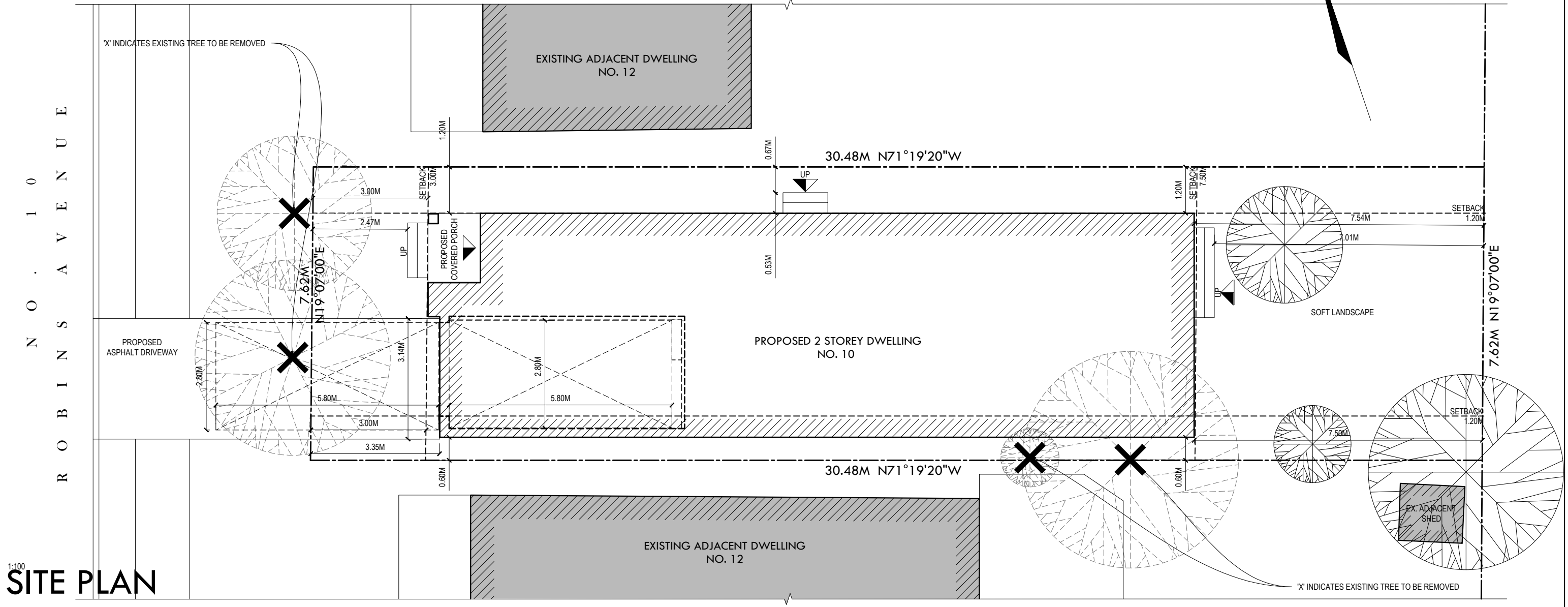
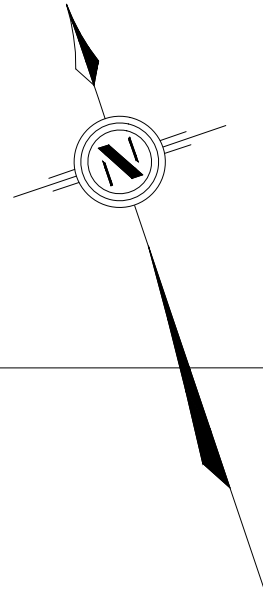
**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED, EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

DATE: 1988 04 15  
 DATE: \_\_\_\_\_  
 OPSD - 220.01

DWN BY: MIS	CHK BY:	DWG No.
SCALE: 1 : 100		22-093 SGP
DATE: NOVEMBER 7 2023		



SITE STATISTICS			
ZONING:	R1a		
LOT AREA:	232.25 SQM		
MAX HEIGHT:	10.5m		
PROPOSED HEIGHT:	10.84m		
		LOT COVERAGE	
		PROPOSED DWELLING:	116.30 SQM
		PROPOSED COVERED PORCH:	2.46 SQM
		<b>TOTAL:</b>	<b>118.76 SQM 51.16%</b>
		GFA CALCULATION	
		PROPOSED GROUND FLOOR:	95.15 SQM
		PROPOSED SECOND FLOOR:	100.16 SQM
		PROPOSED THIRD FLOOR:	99.68 SQM
		<b>TOTAL:</b>	<b>294.99 SQM 127.07%</b>



1:100  
**SITE PLAN**

**CONSTRUCTION NOTES**

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGNS

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY

**QUALIFICATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION

<b>AAMOU RAFIQ</b>	<i>[Signature]</i>	<b>113576</b>
NAME		B.C.I.N.
<b>LUCID HOMES INC.</b>		<b>114457</b>
FIRM NAME		B.C.I.N.



**LUCID HOMES INC.**  
CUSTOM HOME AND RENOVATION DESIGN  
1435 CORNWALL RD - UNIT D2  
OAKVILLE ON - L6J 7T5  
T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
WWW.LUCIDHOMES.CA

**GENERAL NOTES**

DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

**REVISION LIST**

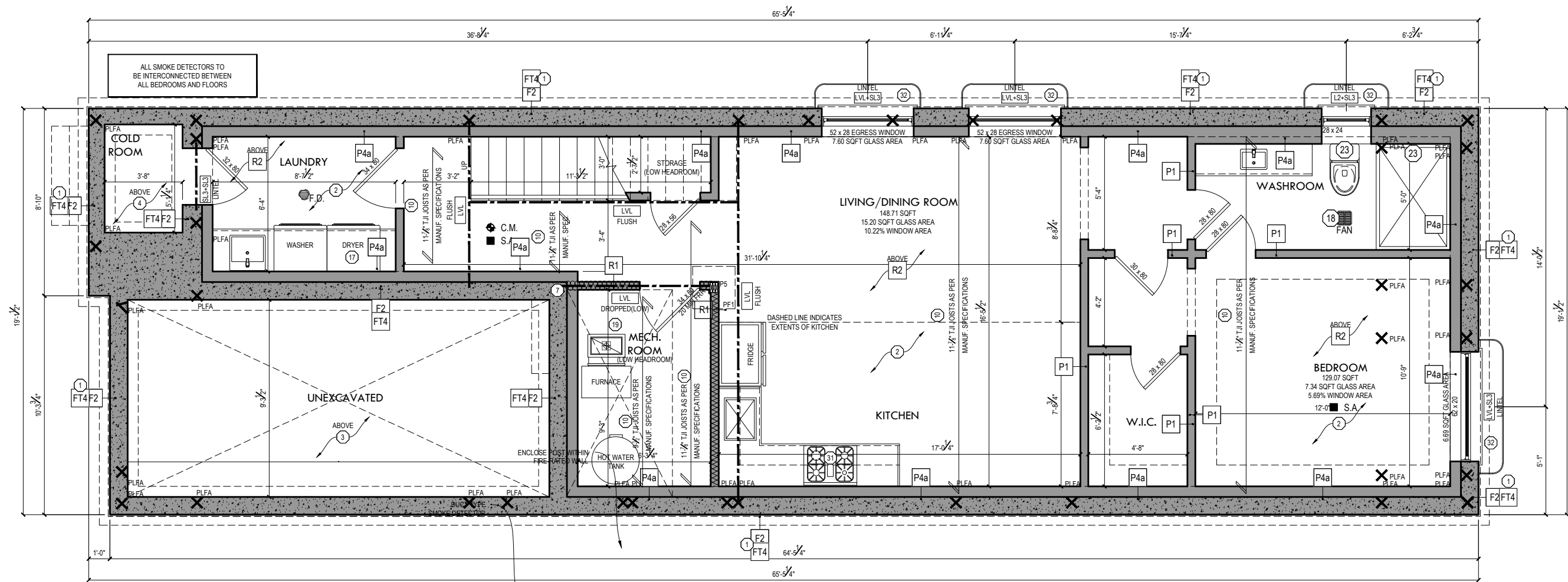
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1 -		MM.DD.YYYY
2 -		MM.DD.YYYY
3 -		MM.DD.YYYY
4 -		MM.DD.YYYY
5 -		MM.DD.YYYY

**ISSUE LIST**

NO.	DESCRIPTION	DATE
1 -		MM.DD.YYYY
2 -		MM.DD.YYYY
3 -		MM.DD.YYYY
4 -		MM.DD.YYYY
5 -		MM.DD.YYYY



**DRAWING TITLE:** SITE PLAN  
**DRAWN BY:** PR  
**ADDRESS:** 10 ROBINS AVE, HAMILTON  
**PROJECT NO:** 2023-012  
**SHEET NO.** SP  
**SCALE:** 1:100  
**CHECKED BY:**  
**DATE:**



1:100  
**PROPOSED BASEMENT FLOOR PLAN**

**CONSTRUCTION NOTES**

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION

**AAMOU RAFIQ** 113576  
NAME B.C.I.N.

**LUCID HOMES INC.** 114457  
FIRM NAME B.C.I.N.



**LUCID HOMES INC.**  
CUSTOM HOME AND RENOVATION DESIGN  
1435 CORNWALL RD - UNIT D2  
OAKVILLE ON - L6J 7T5  
T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
WWW.LUCIDHOMES.CA

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**REVISION LIST**

1 -	MM.DD.YYYY
2 -	MM.DD.YYYY
3 -	MM.DD.YYYY
4 -	MM.DD.YYYY
5 -	MM.DD.YYYY

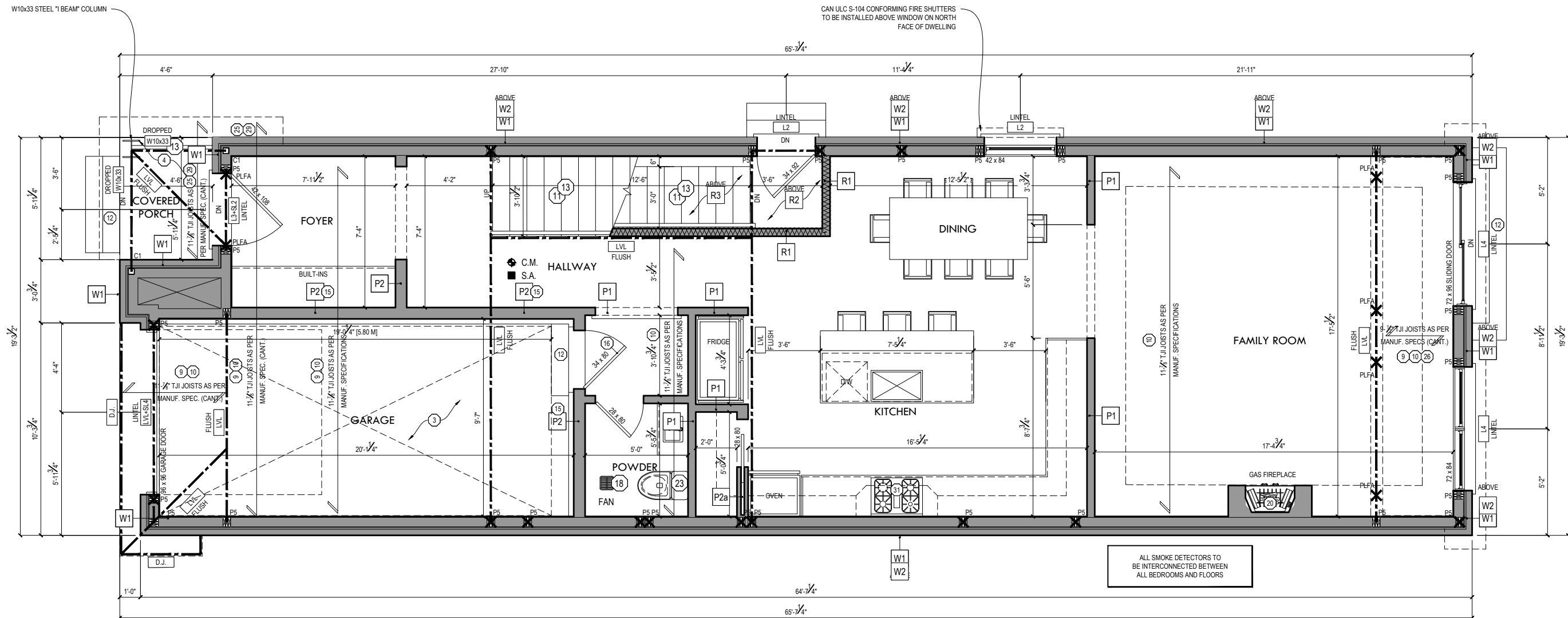
**ISSUE LIST**

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5 -	MM.DD.YYYY



**DRAWING TITLE:** PROPOSED BASEMENT PLAN  
**DRAWN BY:** PR **CHECKED BY:** -  
**ADDRESS:** 10 ROBINS AVE, HAMILTON  
**PROJECT NO:** 2023-012 **SCALE:** 3/16"=1'-0"  
**SHEET NO.**

**A100**



1:100  
**PROPOSED GROUND FLOOR PLAN**

**CONSTRUCTION NOTES**

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGNS

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY

**QUALIFICATION**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

**QUALIFICATION INFORMATION**

**AAMOU RAFIQ** 113576  
 NAME B.C.I.N.  
*(Signature)*  
**LUCID HOMES INC.** 114457  
 FIRM NAME B.C.I.N.



**LUCID HOMES INC.**  
 CUSTOM HOME AND RENOVATION DESIGN  
 1435 CORNWALL RD - UNIT D2  
 OAKVILLE ON - L6J 7T5  
 T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
 WWW.LUCIDHOMES.CA

**GENERAL NOTES**

DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

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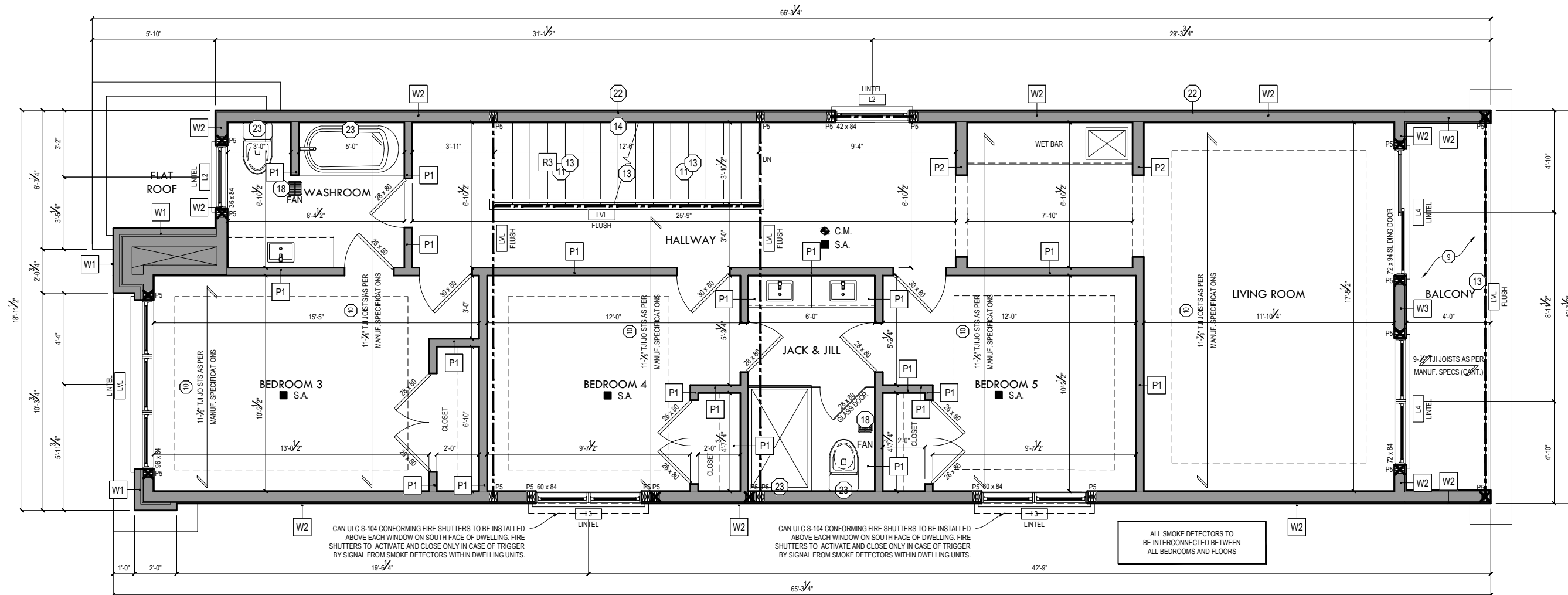
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5 -	MM.DD.YYYY



**DRAWING TITLE:** PROPOSED GROUND FLOOR PLAN  
**DRAWN BY:** PR **CHECKED BY:** -  
**ADDRESS:** 10 ROBINS AVE, HAMILTON  
**PROJECT NO:** 2023-012 **SCALE:** 3/16"=1'-0"  
**SHEET NO.** **A101**





CAN ULC S-104 CONFORMING FIRE SHUTTERS TO BE INSTALLED ABOVE EACH WINDOW ON SOUTH FACE OF DWELLING. FIRE SHUTTERS TO ACTIVATE AND CLOSE ONLY IN CASE OF TRIGGER BY SIGNAL FROM SMOKE DETECTORS WITHIN DWELLING UNITS.

CAN ULC S-104 CONFORMING FIRE SHUTTERS TO BE INSTALLED ABOVE EACH WINDOW ON SOUTH FACE OF DWELLING. FIRE SHUTTERS TO ACTIVATE AND CLOSE ONLY IN CASE OF TRIGGER BY SIGNAL FROM SMOKE DETECTORS WITHIN DWELLING UNITS.

ALL SMOKE DETECTORS TO BE INTERCONNECTED BETWEEN ALL BEDROOMS AND FLOORS

# 3/16"=1'-0" PROPOSED SECOND FLOOR PLAN

### CONSTRUCTION NOTES

- CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES
- POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGNS
- ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"
- ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS
- ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY

### QUALIFICATION

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QUALIFICATION INFORMATION

<b>AAMOU RAFIQ</b>	<b>113576</b>
NAME	B.C.I.N.
<b>LUCID HOMES INC.</b>	<b>114457</b>
FIRM NAME	B.C.I.N.



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 CUSTOM HOME AND RENOVATION DESIGN  
 1435 CORNWALL RD - UNIT D2  
 OAKVILLE ON - L6J 7T5  
 T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
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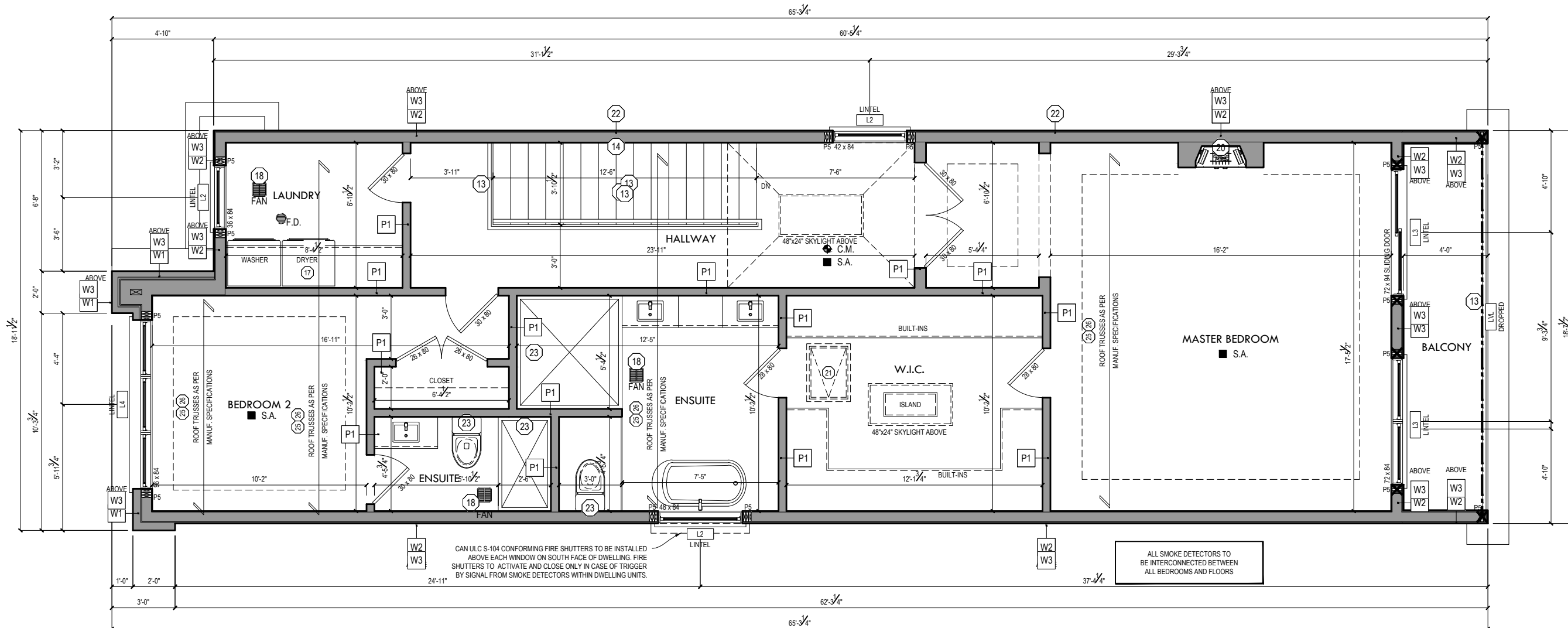
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### ISSUE LIST

1 -	MM.DD.YYYY
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3 -	MM.DD.YYYY
4 -	MM.DD.YYYY
5 -	MM.DD.YYYY



**DRAWING TITLE:** PROPOSED SECOND FLOOR PLAN  
**DRAWN BY:** PR **CHECKED BY:** -  
**ADDRESS:** 10 ROBINS AVE, HAMILTON  
**PROJECT NO:** 2023-012 **SCALE:** 3/16"=1'-0"  
**SHEET NO.** **A102**



# 3/16"=1'-0" PROPOSED THIRD FLOOR PLAN

### CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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QUALIFICATION INFORMATION

**AAMOU RAFIQ** 113576  
NAME B.C.I.N.

**LUCID HOMES INC.** 114457  
FIRM NAME B.C.I.N.



**LUCID HOMES INC.**  
CUSTOM HOME AND RENOVATION DESIGN  
1435 CORNWALL RD - UNIT D2  
OAKVILLE ON - L6J 7T5  
T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
WWW.LUCIDHOMES.CA

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NO.	DESCRIPTION	DATE
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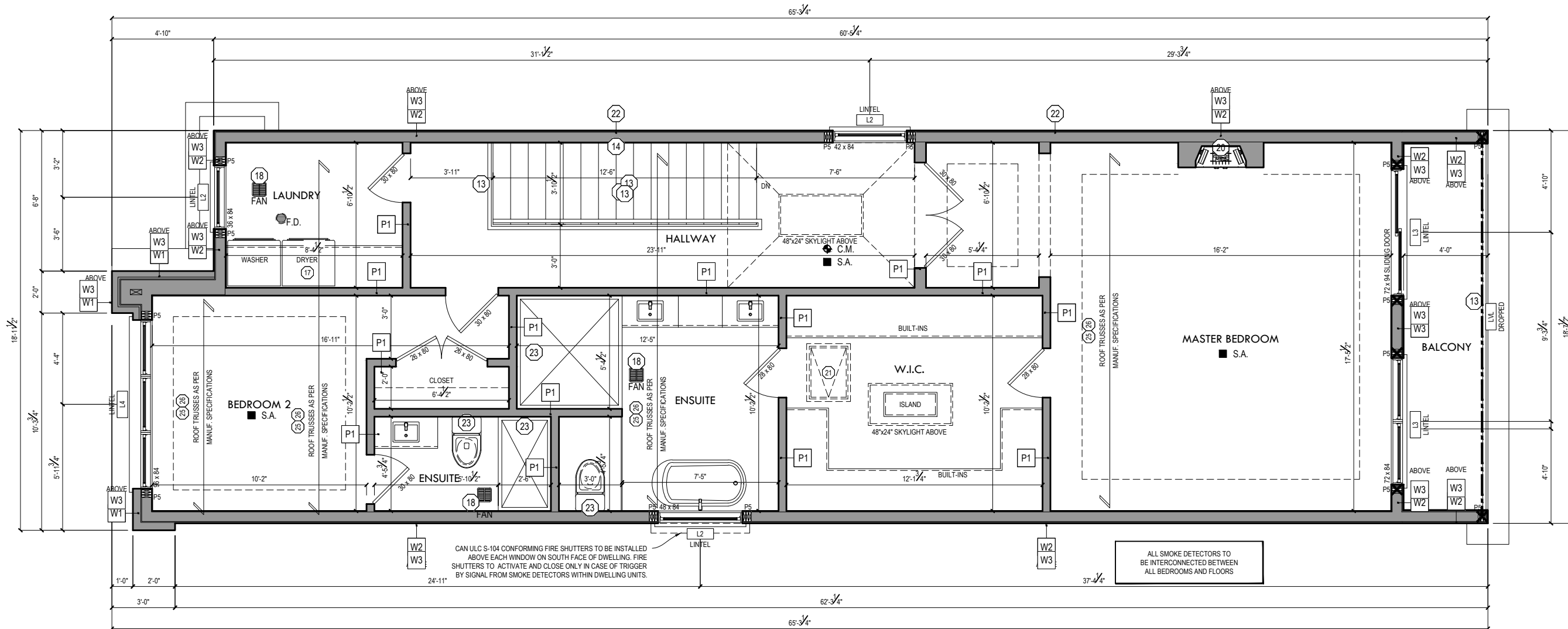
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3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY



**DRAWING TITLE:** PROPOSED THIRD FLOOR PLAN  
**DRAWN BY:** PR **CHECKED BY:** -  
**ADDRESS:** 10 ROBINS AVE, HAMILTON  
**PROJECT NO:** 2023-012 **SCALE:** 3/16"=1'-0"  
**SHEET NO.**

# A103



3/16"=1'-0"

# PROPOSED THIRD FLOOR PLAN

### CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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QUALIFICATION INFORMATION

<b>AAMOU RAFIQ</b>		<b>113576</b>
NAME		B.C.I.N.
<b>LUCID HOMES INC.</b>		<b>114457</b>
FIRM NAME		B.C.I.N.



**LUCID HOMES INC.**  
 CUSTOM HOME AND RENOVATION DESIGN  
 1435 CORNWALL RD - UNIT D2  
 OAKVILLE ON - L6J 7T5  
 T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
 WWW.LUCIDHOMES.CA

### GENERAL NOTES

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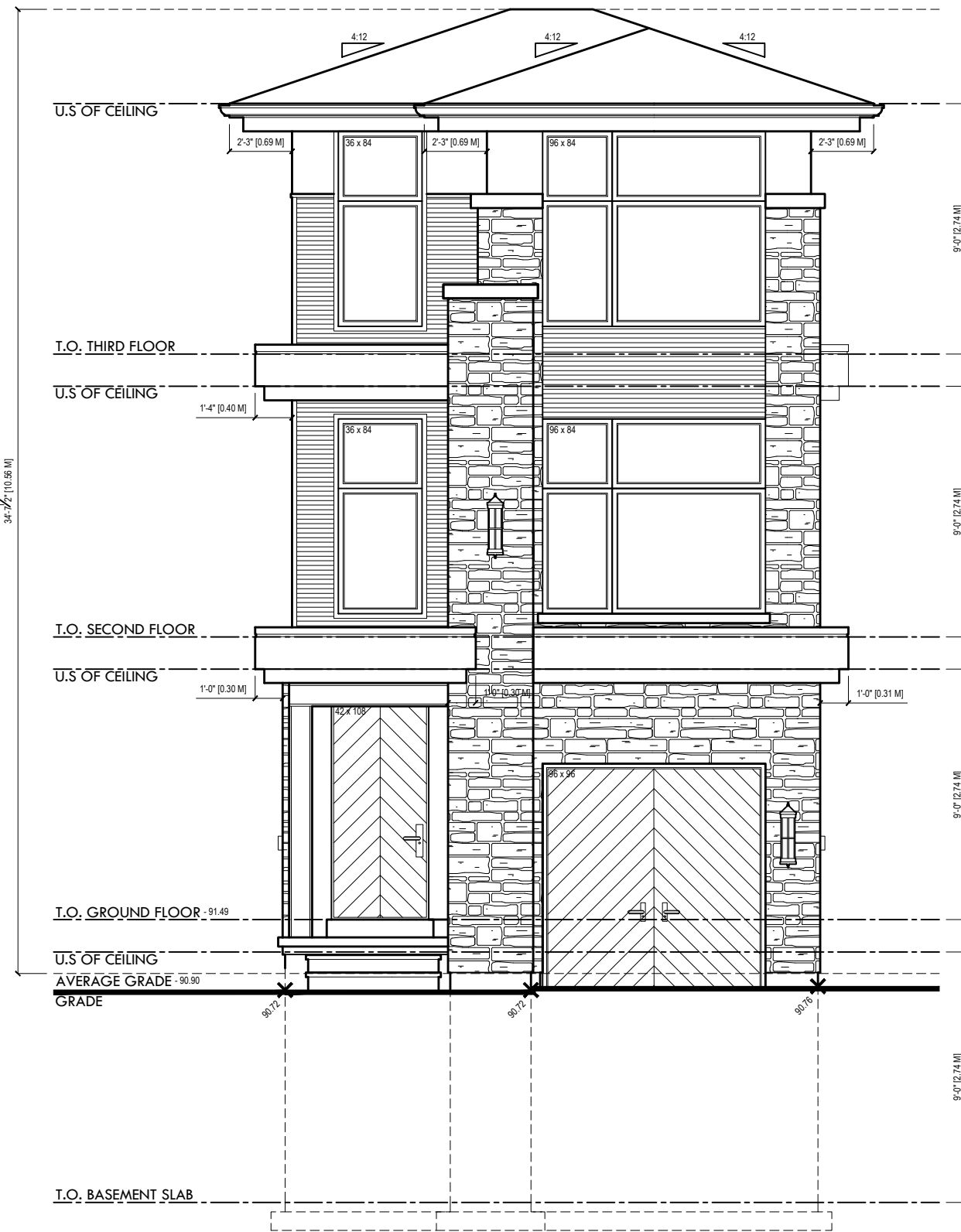
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3 -	MM.DD.YYYY
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5 -	MM.DD.YYYY



**DRAWING TITLE:** PROPOSED THIRD FLOOR PLAN  
**DRAWN BY:** PR **CHECKED BY:** -  
**ADDRESS:** 10 ROBINS AVE, HAMILTON  
**PROJECT NO:** 2023-012 **SCALE:** 3/16"=1'-0"  
**SHEET NO.**

# A103



3/16"=1'-0"  
**FRONT ELEVATION**

**CONSTRUCTION NOTES**

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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QUALIFICATION INFORMATION

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NAME	B.C.I.N.	
<b>LUCID HOMES INC.</b>		<b>114457</b>
FIRM NAME	B.C.I.N.	



**LUCID HOMES INC.**  
 CUSTOM HOME AND RENOVATION DESIGN  
 1435 CORNWALL RD - UNIT D2  
 OAKVILLE ON - L6J 7T5  
 T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
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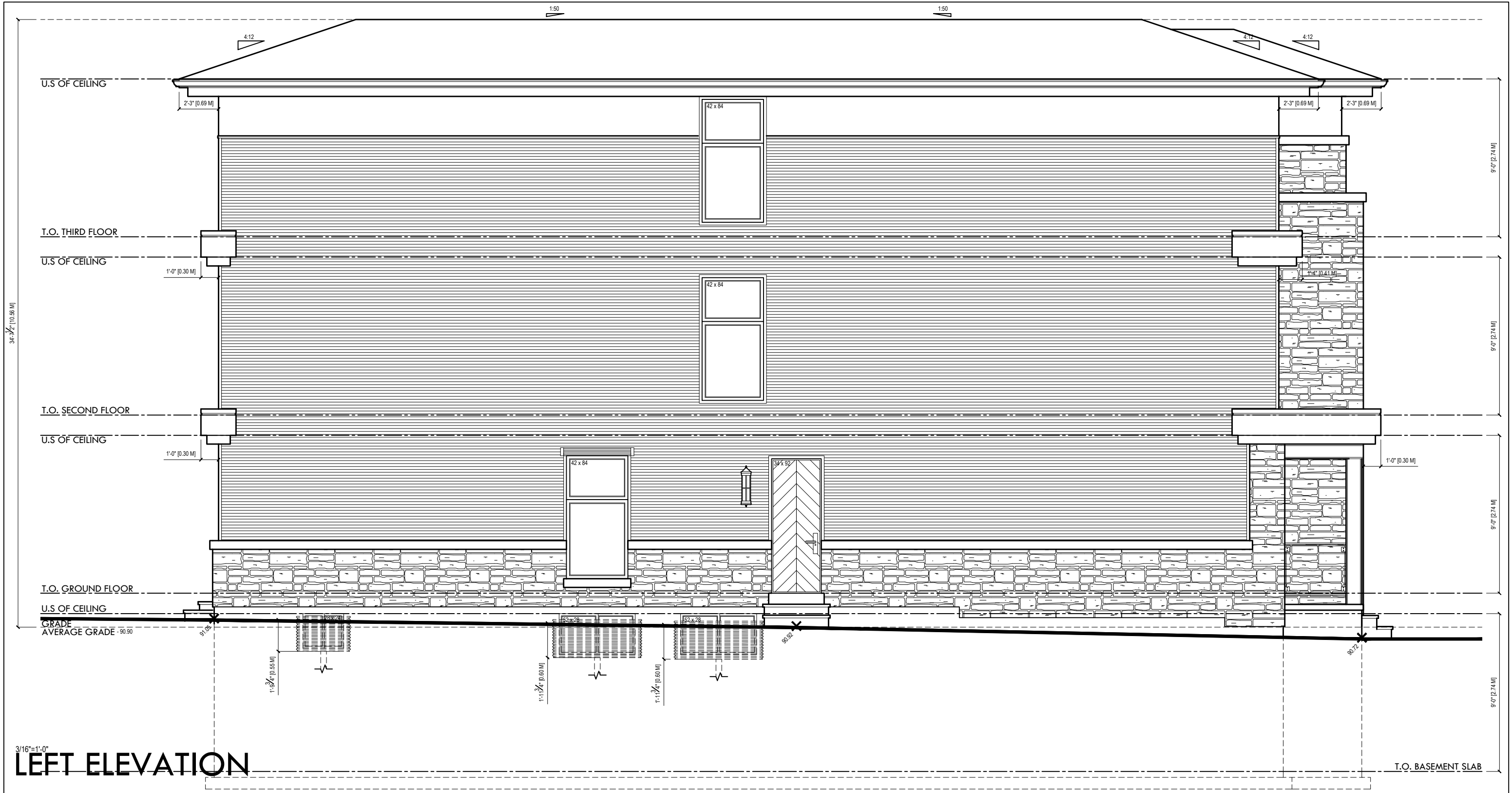
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4 -	MM.DD.YYYY
5 -	MM.DD.YYYY



**DRAWING TITLE:** FRONT ELEVATION  
**DRAWN BY:** PR **CHECKED BY:** -  
**ADDRESS:** 10 ROBINS AVE, HAMILTON  
**PROJECT NO:** 2023-012 **SCALE:** 3/16"=1'-0"  
**SHEET NO.**

**A201**



# LEFT ELEVATION

### CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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QUALIFICATION INFORMATION

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NAME		B.C.I.N.
<b>LUCID HOMES INC.</b>		<b>114457</b>
FIRM NAME		B.C.I.N.



**LUCID HOMES INC.**  
 CUSTOM HOME AND RENOVATION DESIGN  
 1435 CORNWALL RD - UNIT D2  
 OAKVILLE ON - L6J 7T5  
 T: 416.566.6588 E: INFO@LUCIDHOMES.CA  
 WWW.LUCIDHOMES.CA

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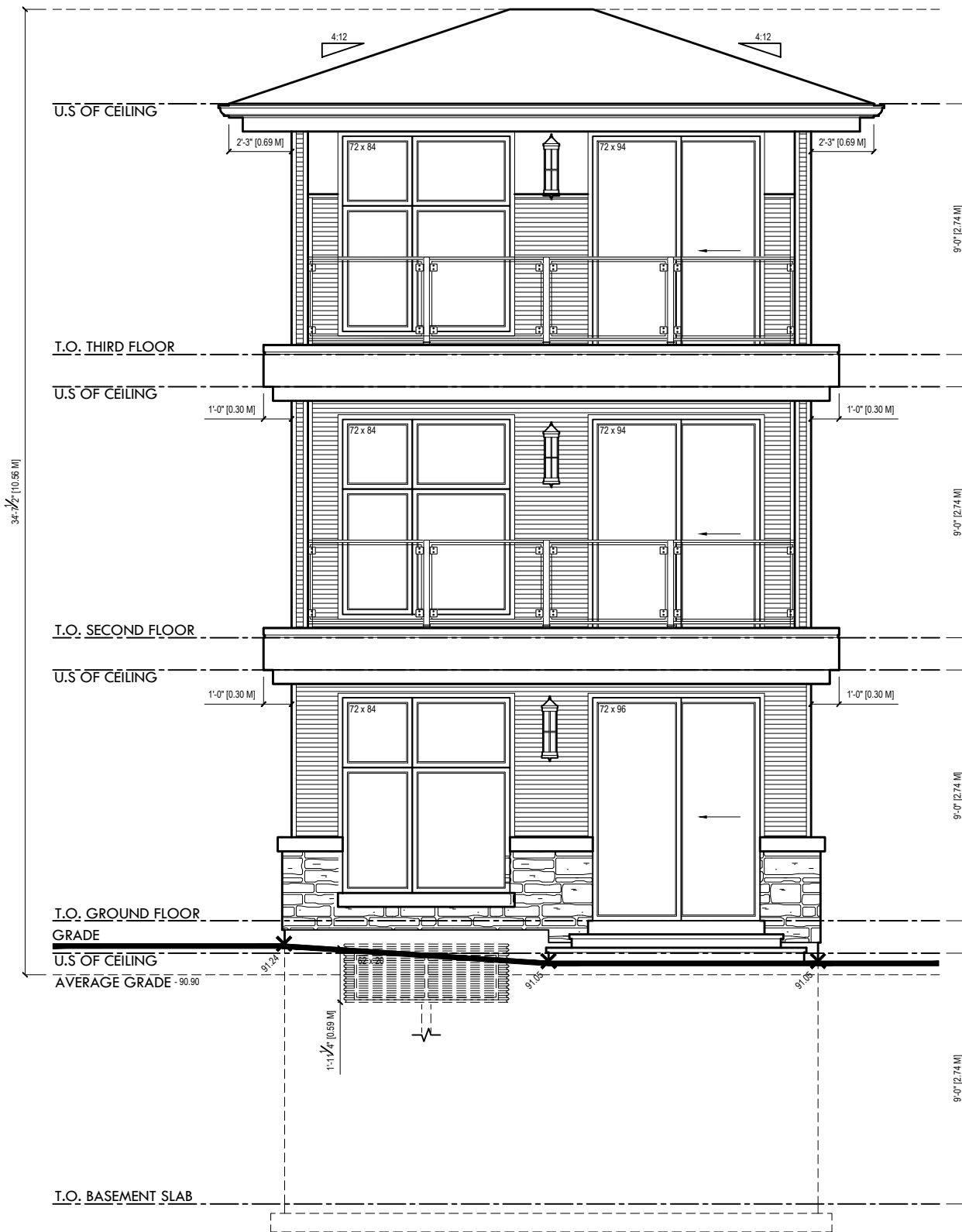
**DRAWING TITLE:** LEFT ELEVATION

**DRAWN BY:** PR **CHECKED BY:** -

**ADDRESS:** 10 ROBINS AVE, HAMILTON

**PROJECT NO:** 2023-012 **SCALE:** 3/16"=1'-0"

**SHEET NO.** **A202**



3/16"=1'-0"  
**REAR ELEVATION**

**CONSTRUCTION NOTES**

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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NAME	B.C.I.N.	
<b>LUCID HOMES INC.</b>		<b>114457</b>
FIRM NAME	B.C.I.N.	



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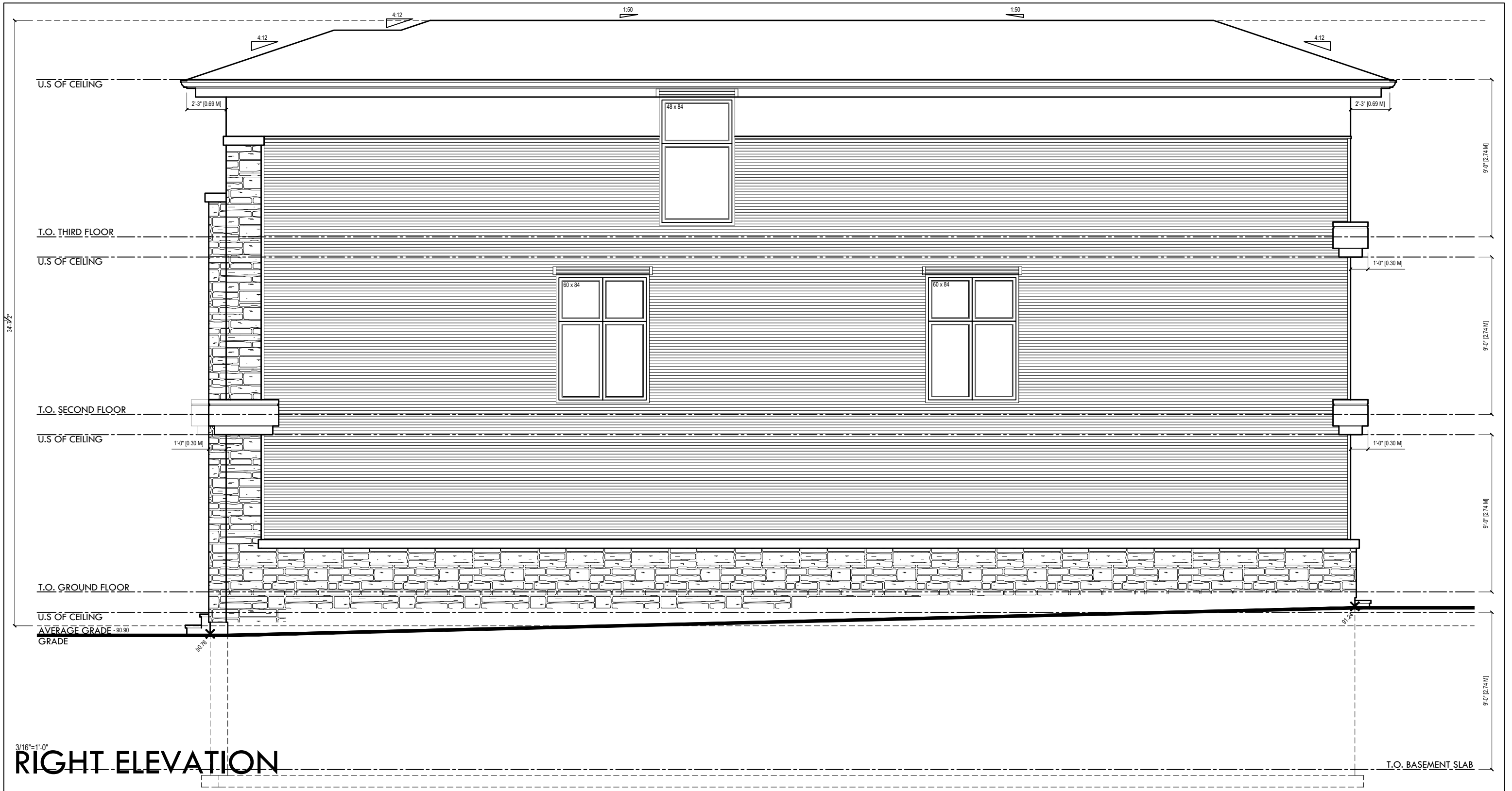
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**DRAWING TITLE:** REAR ELEVATION  
**DRAWN BY:** PR **CHECKED BY:** -  
**ADDRESS:** 10 ROBINS AVE, HAMILTON  
**PROJECT NO:** 2023-012 **SCALE:** 3/16"=1'-0"  
**SHEET NO.** **A203**





3/16"=1'-0"  
**RIGHT ELEVATION**

**CONSTRUCTION NOTES**

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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NAME		B.C.I.N.
<b>LUCID HOMES INC.</b>		<b>114457</b>
FIRM NAME		B.C.I.N.



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**ISSUE LIST**

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3 -	MM.DD.YYYY
4 -	MM.DD.YYYY
5 -	MM.DD.YYYY



**DRAWING TITLE:** RIGHT ELEVATION  
**DRAWN BY:** PR  
**ADDRESS:** 10 ROBINS AVE, HAMILTON  
**PROJECT NO:** 2023-012  
**SHEET NO.** **A204**

**CHECKED BY:**  
**SCALE:** 3/16"=1'-0"



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**

	NAME	
Registered Owners(s)	K Shaikh and A Maqbool	
Applicant(s)	Pamir Rafiq	
Agent or Solicitor		
		Phone:
		E-mail:

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

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

1.4 Request for digital copy of sign  Yes\*  No

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

1.5 All correspondence may be sent by email  Yes\*  No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will be sent by email.

**2. LOCATION OF SUBJECT LAND**

2.1 Complete the applicable sections:

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Licensed Paralegal & Notary Public  
in and for the Province of Ontario.  
My commission is of unlimited duration.  
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Municipal Address	10 Robins Avenue		
Assessment Roll Number	04031302570		
Former Municipality	City of Hamilton		
Lot	Lot 6	Concession	-
Registered Plan Number	Registered Plan 395	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:

Easement for the purpose of Site Servicing

### 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:

The minimum side yard setback in an R1a Zone in the 05-200 Zoning Bylaw is 1.2m.  
 -Seeking Minor Variance to approve the proposed 0.60m side yard setback.  
 As per the R1a Zone in the 05-200 Zoning Bylaw, 2 parking spaces are required - one for each dwelling unit.  
 -Seeking Minor Variance to approve required parking to be maintained outside of property lines  
 The maximum building height in an R1a Zone in the 05-200 Zoning By-Law is 10.5m.  
 Seeking Minor Variance to Approve the proposed building height of 10.84m

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

Building limits defined by existing site grading conditions and zoning by law regulations do not accommodate for the proposed design and do not take into account small size existing lot.

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

Yes  No

If yes, please provide an explanation:

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### 4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION



4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
7.62m	30.48m	232.25	Approximately 5.85m*

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
Residential Single Family Dwelling	4.16m	14.50m	0.07m/0.43m	Unknown

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential Dwelling (Two Dwelling Units)	3.00m	7.50m	0.60m/1.20m	TBD

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

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential Single Family Dwelling	Approximately 69.85sqm	Approximately 105sqm	1-1/2	Approximately 8.00m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential Dwelling (Two Dwelling Units)	95.15sqm	294.99sqm	3	10.84m

- 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)

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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.):  
Residential Dwelling (Two Dwelling Units)

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

**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)  
Residential Dwelling

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

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

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? R1a

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: 1

8.2 Number of Dwelling Units Proposed: 2

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

Proposal includes Additional dwelling Unit within basement to be accessed through side yard (1.20m side yard setback).

Please note that the proposed construction complies to minimum side yard setbacks outlined in zoning by-law to a further degree than the existing legally non-conforming dwelling located on the lot.

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## 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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