



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

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.:	A-24:64	SUBJECT PROPERTY:	261 Highway 5 West, Flamborough
ZONE:	“E1/S-283” (Existing Rural Commercial)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: ANMR West Inc.

The following variances are requested:

1. To permit a Drive-Through Facility stacking lane to be located between the street and the building.

PURPOSE & EFFECT: To facilitate the development of a restaurant drive-through.

Notes: N/A

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:	Tuesday, May 7, 2024
TIME:	2:40 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (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

A-24:64

- Call 905-546-CITY (2489) or 905-546-2424 extension 4221

PUBLIC INPUT

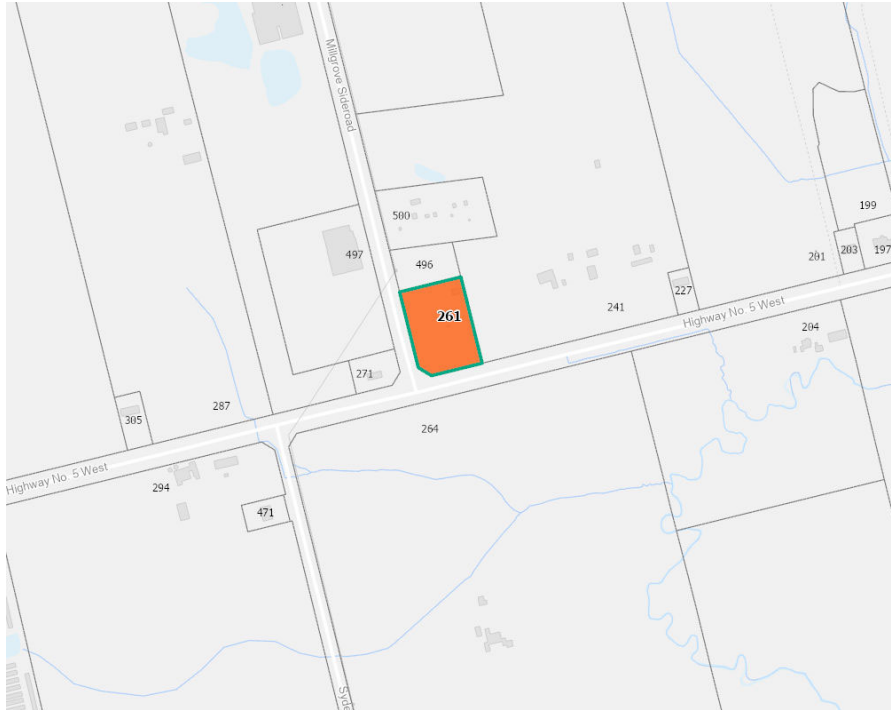
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon May 3, 2024

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 noon May 6, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:64, 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: April 18, 2024

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

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City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

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 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 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

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. 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 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.

UNDERTAKING FILE NO.

RD. 261 HIGHWAY 5, PLAMBOROUGH
 I, (Name), the owner(s) of the land,
 hereby undertake and agree without reservation,
 (a) to comply with all the contents of this plan and drawing and not to vary
 therefrom,
 (b) to perform the facilities, works or matters mentioned in Section 417(6a) of the
 Planning Act shown on the plan and drawings in accordance with the conditions
 of approval as set out in the Letter of Approval dated October 3, 2020,
 (c) to maintain to the satisfaction of the City and on request for inspection,
 all of the facilities, works or matters mentioned in Section 417(6a) of the
 Act, shown in this plan and drawing, including removal of snow from access ramps
 and driveway, parking and loading areas and walkways, and
 (d) in the event that the Owner does not comply with the plan drawn
 on the land and on the registered works of the Owner, the City may enter
 the property for the purpose of enforcing the terms of this undertaking and
 the City will not be liable for any damage or loss of property during
 the construction activities, the Ontario Ministry of Culture (MCO) should be
 notified immediately 905-875-5122, if the work will occur within one
 kilometre of a designated archaeological site. The applicant/owner should immediately
 contact their HCA and the Registrar of Cultural Heritage of the Government
 Registrar's List of the Government Services (416-326-8542).

Dated this _____ day of _____ 20____
 Witness (signature) _____ Owner's (signature) _____
 Witness (print) _____ Owner (print) _____
 Address of Witness _____

1 LETTER OF UNDERTAKING

A1-2 NTS

SITE PLAN NOTES

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OR MAINTENANCE OF THE PROJECT SHALL BE TO THE SATISFACTION OF THE MUNICIPAL SERVICES FOR THE PROJECT. THE CITY ENGINEERING DEPARTMENT AND SPECIALTY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT.
- FIRE EXITS SIGNS AND 8-HOUR FIRE WEATHERS 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 150MM UNLESS OTHERWISE NOTED.
- ALL DRIVEWAYS FROM PROPERTY LINE FOR FIRST 75M SHALL BE WITHIN 3% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADE.
- 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
 - DEPOLLUTION PERMITS
 - APPROVAL APPROVAL PERMITS
 - HYDRO LAND USE PERMIT
 - SEWER AND WATER PERMIT
 - RELOCATION OF SERVICES
 - COMMITTEE OF ADJUSTMENT
 - REGULATORY AGREEMENTS
 - IF REQUIRED
- ABANDONED ACCESSORIES MUST BE REMOVED AND THE CURB AND BOLLEVAARD RESTORED WITH SOG AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTES TO BE PROVIDED:
 - ALL VISIBILITY TRIANGLES SHALL BE PROVIDED TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
 - TO HEIGHT 5.0 METRE VISIBLE TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECT OR MAJOUR VEGETATION IS NOT TO EXCEED A HEIGHT OF 30 METRES ABOVE THE CORRESPONDING PERPENDICULAR CONTIGUOUS ELEVATION OF THE ADJACENT STREET.
- PROPERTY IS ELIGIBLE FOR HEAVY COLLECTION OF GARIBAGE, RECYCLING, ORGANICS, AND LEAD AND YARD WASTE THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE OPERATIONS AND MAINTENANCE DIVISION AND SUBJECT TO COMPLIANCE WITH THE CITY'S SOLID WASTE MANAGEMENT BY-LAW OR BY-LAW 1400. GARIBAGE CONTAINERS SHALL CONFORM TO THE CITY'S WASTE AND OTHER DEVICES BY-LAW NO. 1400.

GENERAL NOTES

- GARIBAGE TO BE STORED INTERNALLY (GARIBAGE ROOMS) OR OUTSIDE (GARIBAGE ENCLOSED).
- ROOF RAIN WATER LEADERS ARE TO DISCHARGE DIRECTLY TO THE STORM SEWER.
- ALL DRIVEWAY FREE PARKING SPACES SHALL BE SIGNED AS PER THE CURRENT HAMILTON CITY.
- PARKING SPACES SHALL BE LINE PAINTED.
- NO OPEN PARKING IS PERMITTED AS PER ONTARIO FIRE CODE.
- THE ROADWAYS MUST BE POSTED AS FIRE ACCESS ROUTES, AS PER BY-LAW 44, FIRE DEPARTMENT ACCESS ROUTES SHALL HAVE SIGNS POSTED, NO PARKING ON BOTH SIDES OF ROUTE.
- PAVING, LANDSCAPING, SIGNALLING, CURBS, AND BOLLEVAARDS ON PUBLIC PROPERTY SHALL BE A PART OF THIS CONTRACT AND SHALL COMPLY WITH MUNICIPAL STANDARDS.
- NO MECHANICAL EQUIPMENT OR ELECTRICAL TRANSFORMER TO BE LOCATED WITHIN FRONT OR SIDE YARDS. ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF OF THE BUILDING.

WORKS ON PUBLIC PROPERTY

PAVING, LANDSCAPING, SIGNALLING, CURBS AND BOLLEVAARDS ON PUBLIC PROPERTY SHALL BE A PART OF THIS CONTRACT AND SHALL COMPLY WITH MUNICIPAL STANDARDS.

2 GENERAL NOTES

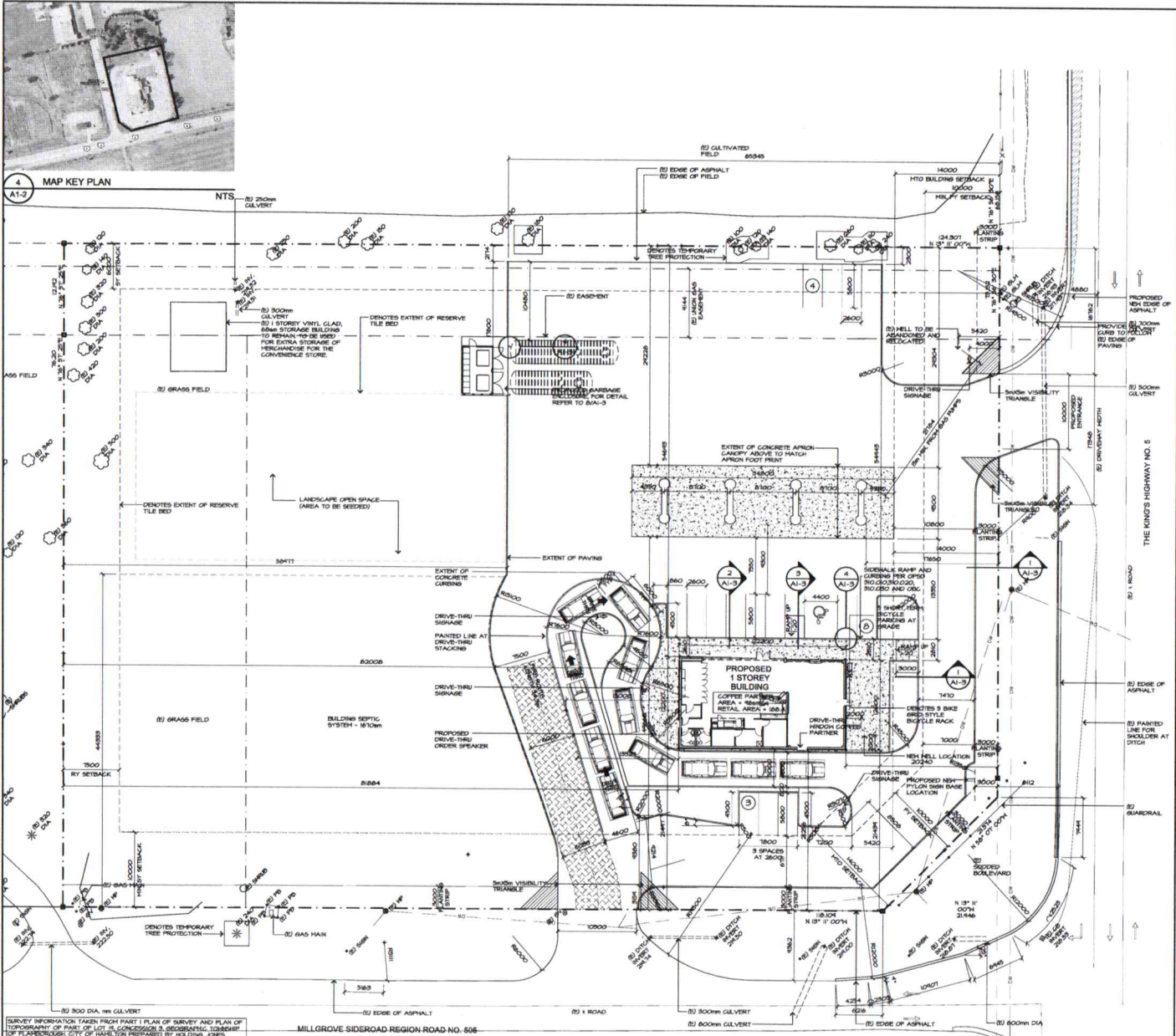
A1-2 NTS

SITE STATISTICS

SITE DESCRIPTION	REQUIREMENT	PROVIDED/PROPOSED
Lot Area	1800 sqm	15,872.61sqm
Lot Coverage	30% max.	3.3%
ZONING	HC	HC
GROUND FLOOR GROSS BUILDING AREA	NO REQUIREMENTS	
LOADING SPACES	0	0
PARKING AVAILABLE	8 (2 spaces for shared traffic)	
PARKING REQUIRED	3 (2 Conventional residential, 1 (10 Conventional retail slots) 100mm)	18 (1 Barber Free 2.8m x 5.8m, Typical Size, 4.4m x 6.8m - 8.7 Size)
BARBER FREE REQUIREMENT	0	1
PARKING SETBACKS		
FRONT YARD	BUILDINGS: 15.0m (14.0m M.T.O.) FUEL TANKS: 6.8m (6.8m M.T.O.) CANOPY: 3.0m (3.0m M.T.O.)	
INTERIOR SIDE YARD	6.8m	
EXTERIOR SIDE YARD	BUILDINGS: 10m FUEL TANKS: 4.8m CANOPY: 3m	
REAR YARD		
BUILDING HEIGHT	11.8m MAX.	8.5m
PLANTING STRIP	3m ADJACENT TO STREETS	3m
LANDSCAPED AREA	10%	94.7% (3,892.36sqm)

3 SITE STATISTICS

A1-2 NTS



5 PROPOSED SITE PLAN
 A1-2

SURVEY INFORMATION TAKEN FROM PART I PLAN OF SURVEY AND PLAN OF TOPOGRAPHY OF PART OF LOT 16 CONGRESSION 3, GEOGRAPHIC TOWNSHIP OF PLAMBOROUGH, CITY OF HAMILTON, PREPARED BY HOLLOWAY JOHN TRANSEVREN INC. O.S. DATED DEC. 5, 2010

KATHERYN VOGL ARCHITECTURE INC.
 7 905-881-1333
 11 VICTORIA AVENUE S.
 LONDON, ONTARIO
 N6A 1P7
 KATHERYN VOGL
 ARCHITECTURE INC.
 11 VICTORIA AVENUE S.
 LONDON, ONTARIO
 N6A 1P7
 CANADA
 TEL: (519) 338-9233
 FAX: (519) 338-9234
 WWW.KATHERYNVOGL.COM

Project No. 2010-338
 Drawing No. A1-2
 Date: 12/20/20

Copyright - Kathryn Vogel Architect
 All rights reserved.

Revision Record		
No.	Description	Date
10	RE-SUBMISSION FOR SPA	10.03.16
9	RE-SUBMISSION FOR SPA	08.20.15
8	RE-SUBMISSION FOR SPA	08.08.15
7	REVISED ENTRANCES PER WFO COMMENT	07.11.13
6	RE-ISSUED PER SPA COMMENTS	08.08.12
5	REVISED PER SPA COMMENTS	08.01.12
4	REVISED PER SPA COMMENTS	08.01.12
13	RE-SUBMISSION FOR SPA	07.28.17
12	ISSUED FOR HCA PERMIT	03.21.17
11	RE-SUBMISSION FOR SPA	02.14.17

Issue Record		
No.	Description	Date
1	ISSUED FOR HCA PERMIT	03.21.17

PETRO

PROPOSED GAS STATION

261 HIGHWAY 5 WEST
 PLAMBOROUGH, ON

Drawn By: CIV/RV
 Check By: RV
 Scale: 1:250

SITE PLAN

DA-11-189

Project No. 2010-338 Drawing No. A1-2

the recipient may be able to
access your information. If
this email has been sent to
you in error, please advise
the sender of the error and
immediately delete this
message.

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



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY
AND
PLAN OF TOPOGRAPHY OF
PART OF LOT 19, CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF FLAMBOROUGH)
CITY OF HAMILTON

SCALE 1 : 300
 0 10 20 METRES
 HOLDING JONES VANDERVEEN INC.
 ONTARIO LAND SURVEYORS
 © COPYRIGHT

PART 2 - REPORT

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
 SUBJECT TO EASEMENT AS IN INST. A8101617 OVER PART 1, PLAN R-76.
ENCROACHMENTS
 EDGE OF ASPHALT AND PARKING BUMPERS AS SHOWN ON PLAN.
 CHAIN LINK FENCE AND MAINTAINED FARM ALONG THE NORTHERN BOUNDARY LINE.
 OVERHEAD WIRES AS SHOWN ON PLAN.
 THE ONE STOREY VINYL CLAD GARAGE LIE WITHIN THE LIMITS ON PART 1, PLAN R-76.
 WHICH IS SUBJECT TO EASEMENT AS IN INST. A8101617 AS SHOWN ON THE PLAN.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
 NOT CERTIFIED BY THIS REPORT.

NOTES (PLAN OF SURVEY)
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERN LIMIT OF THE KING'S HIGHWAY No. 5, AS SHOWN ON PLAN 443 (MTO PLAN P-1930-8) HAVING A BEARING OF N76°56'30".

■	DENOTES	SURVEY MONUMENT FOUND
D	DENOTES	SURVEY MONUMENT SET
SB	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
SB	DENOTES	IRON BAR
CM	DENOTES	CONCRETE MONUMENT
CP	DENOTES	CONCRETE PIN
WID	DENOTES	MINISTRY OF TRANSPORTATION OF ONTARIO
P1	DENOTES	PLAN 443 (MTO PLAN P-1930-8)
P2	DENOTES	PLAN 62R-5092
D1	DENOTES	INST. A8127854
D2	DENOTES	INST. A8128677

NOTES (PLAN OF TOPOGRAPHY)
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWNSHIP OF FLAMBOROUGH BENCH MARK No. B197290E, HAVING AN ELEVATION OF 223.877 METRES.

AC	DENOTES	AIR CONDENSER
AUP	DENOTES	ABANDONED HYDRO POLE
BS	DENOTES	BOTTOM OF SLOPE
CB	DENOTES	CATCH BASIN
CL	DENOTES	COLUMN
CLF	DENOTES	CHAIN LINK FENCE
CONC	DENOTES	CONCRETE
CS	DENOTES	CONCRETE
FF	DENOTES	FINISHED FLOOR
GM	DENOTES	GAS LINE MARKER
GM	DENOTES	GAS METER
GP	DENOTES	GAS PIPE
GV	DENOTES	GAS VALVE
GW	DENOTES	GUY WIRE
HP	DENOTES	HYDRO POLE
IB	DENOTES	INTERLOCKING BRICK
MB	DENOTES	METAL BOLLARD
MW	DENOTES	MONITORING WELL
OW	DENOTES	OVERHEAD WIRE
PL	DENOTES	POST LINE
PWF	DENOTES	POST AND WIRE FENCE
S	DENOTES	SIGN
SP	DENOTES	0.60M STEEL POST
SRW	DENOTES	STONE RETAINING WALL
TCL	DENOTES	TUMBLE CLUMP OF TREES
TFW	DENOTES	TIMBER RETAINING WALL
TS	DENOTES	TOP OF SLOPE
T	DENOTES	TERRACE
O	DENOTES	DECIDUOUS TREE

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON DECEMBER 03, 2010.

DECEMBER 03, 2010
 DATE
 GJV
 GUY J. VANDERVEEN
 ONTARIO LAND SURVEYOR

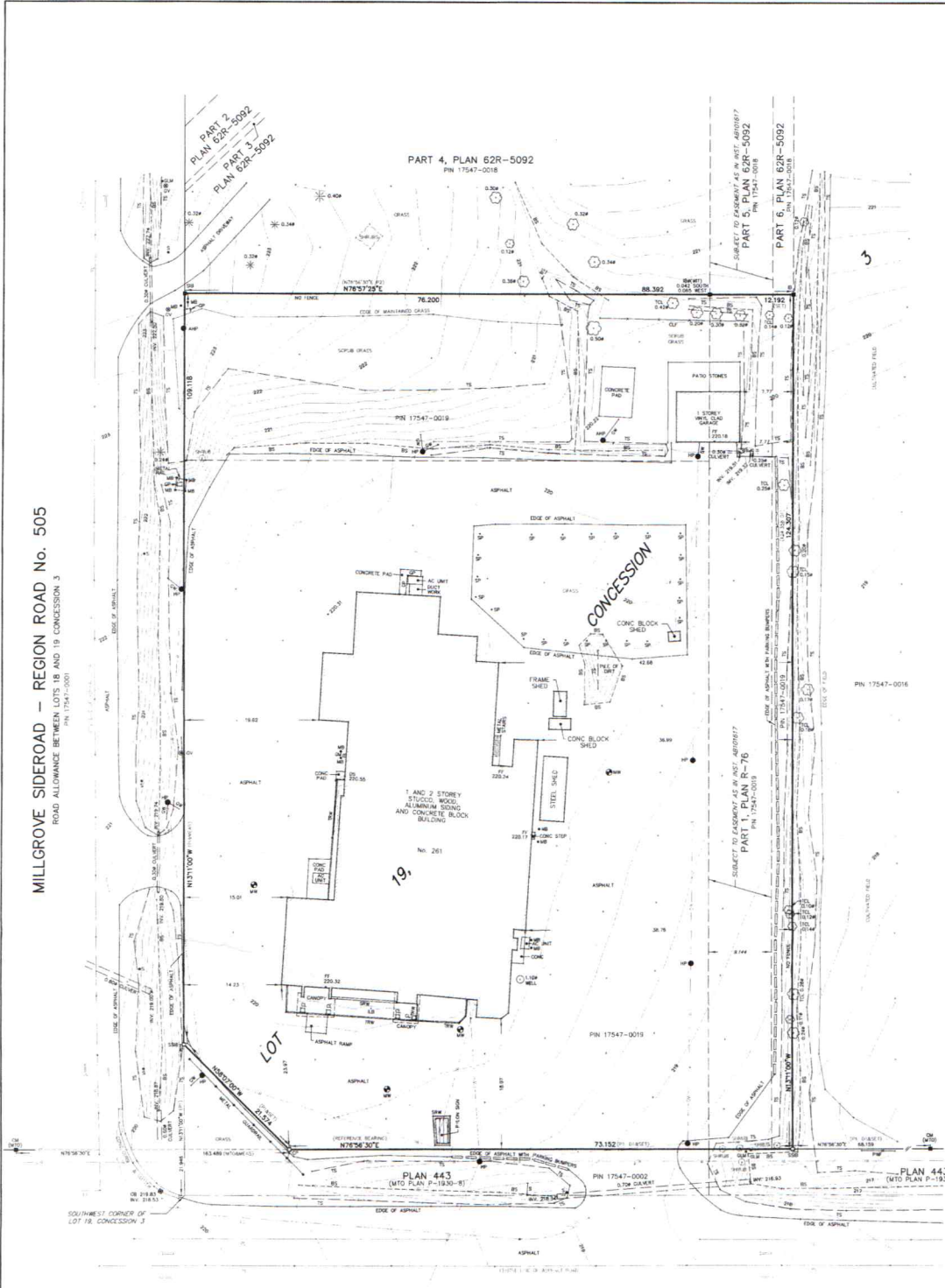


THIS SURVEYOR'S REAL PROPERTY REPORT WAS PREPARED FOR MEMORANDUM PURPOSES.



HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS
 1700 LANGSTAFF ROAD, SUITE 1002
 VAUGHAN, ON L4K 3S3
 PHONE: 905-660-4000, 416-445-3800 EMAIL: h.jv@h-jv.com

SCALE: 1:300 DRAWN BY: J.Y. CHECK BY: G.V./T.Y. JOB NO: 10-2091-SPPR & TOPO



MILLGROVE SIDEROAD - REGION ROAD No. 505
 ROAD ALLOWANCE BETWEEN LOTS 18 AND 19 CONCESSION 3
 PIN 17547-5001

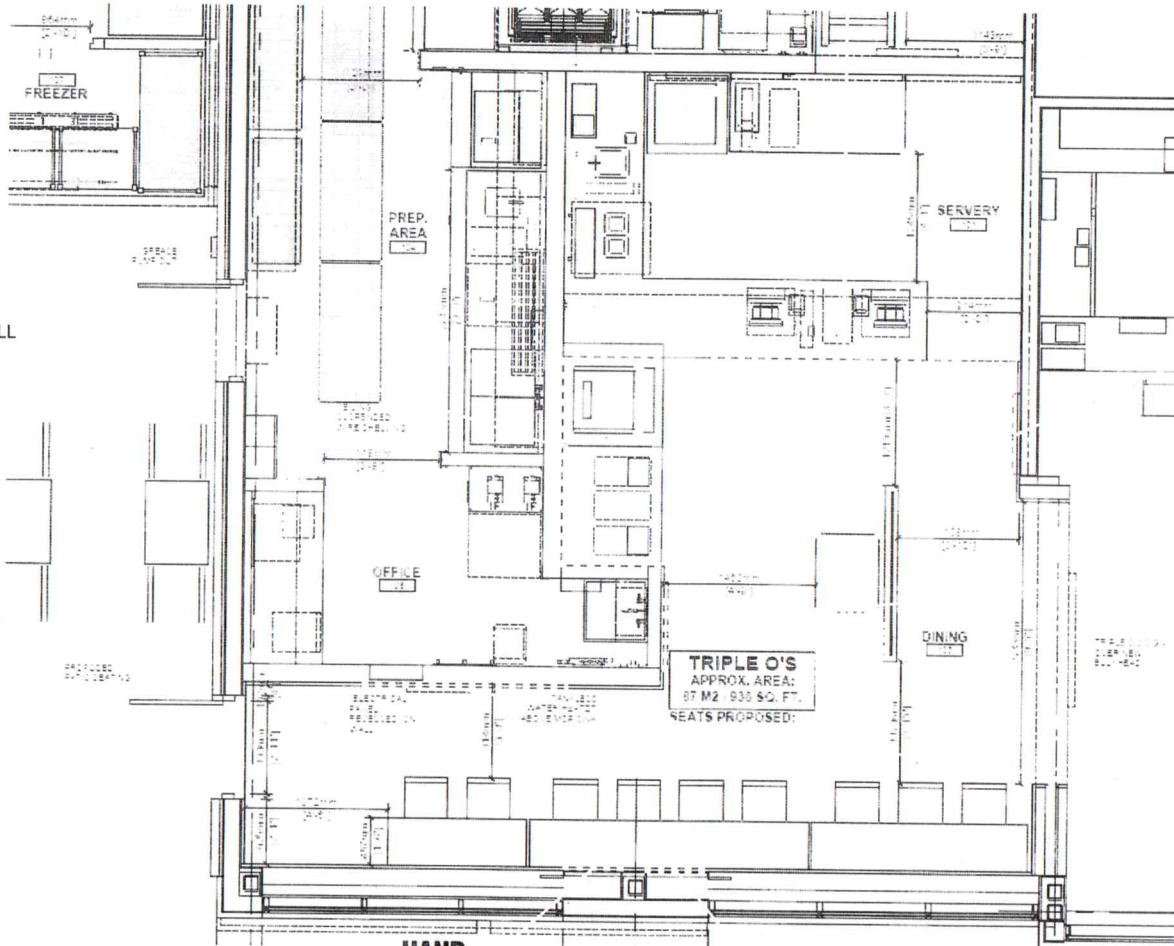
THE KING'S HIGHWAY No. 5
 ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3
 PIN 17547-0002

SOUTHWEST CORNER OF LOT 16, CONCESSION 3
 PIN 17547-5001

BURGERS • FRIES • SHAKES

GAB
 + President
 has F&E in the plan

261 HWY 5 WEST
 FLAMBOROUGH, ON
 (DUNDAS)
 WALL MURALS



WATERMARK VINYL ON WALL
 BY THE POP MACHINE



BURGERS AND BAGS
 - 3' x 4'

The Original
LEGENDARY
 TRIPLE O'S
BURGER



BURGER
 - 22" x 42"
 (TO BE INSTALLED 48" ABOVE
 FLOOR FINISH)



**A TASTE LIKE
 NO OTHER.**

BURGER TRAY (HORIZONTAL)
 W/ EXTENDED TOP AND BOTTOM
 - 10'-4" x 8' (TO BE CONFIRMED
 ON SITE)

**HAND
 SCOOPED
 MILK
 Shakes**

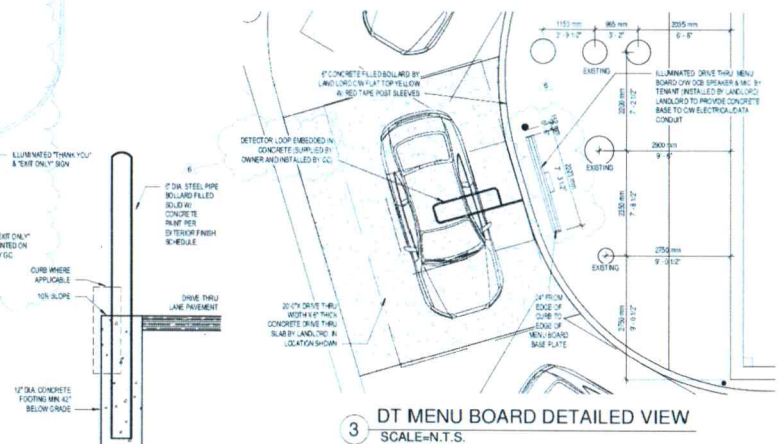
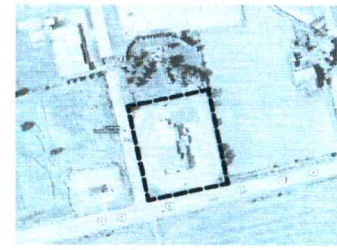
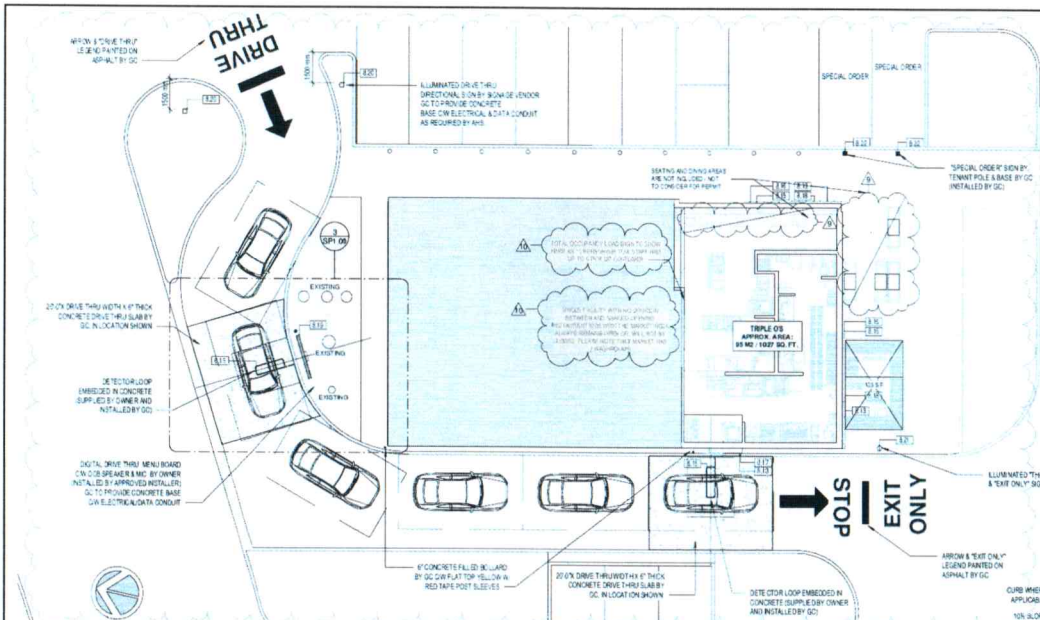
SHAKES
 - 22" x 42"
 (TO BE INSTALLED 48"
 ABOVE FLOOR FINISH)

A DAY DAILY DRINKING,
 MADE BY YOUR FAVORITE.

**SIGNATURE
 Fresh Cut
 FRIES**

FRIES
 - 22" x 42"
 (TO BE INSTALLED 48"
 ABOVE FLOOR FINISH)

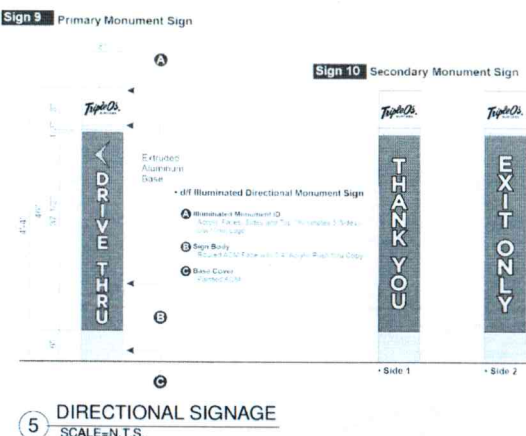
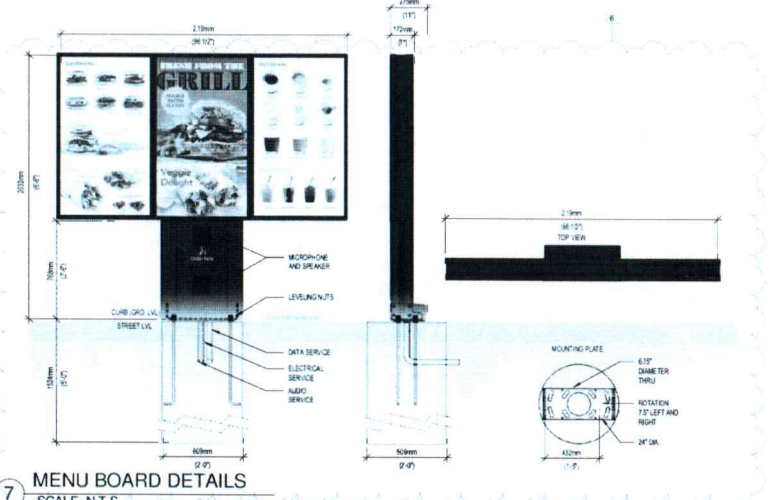
THE ONLY SHAKABLE POTATOES
 REALLY READY



TRIPLE O EXTERIOR SIGNAGE						
SIGN	QTY	DESCRIPTION	ILLUMINATED	STATUS	SUPPLIED BY	INSTALLED BY
R.13	3	BM - SHAKE SICKED TRIPLE O'S LOGO	Y	N	TRIPLE O SIGN SUPPLIER	SIGNAGE SUPPLIER
R.15	2	BM - "BURGERS" "SHAKES" "RIES" ONE OF EACH	Y	N	TRIPLE O SIGN SUPPLIER	SIGNAGE SUPPLIER
R.16	2	BM - GREEN LIGHT BAND UNDER R.15	Y	N	TRIPLE O SIGN SUPPLIER	SIGNAGE SUPPLIER
R.17	1	BM - DRIVE THRU	Y	N	TRIPLE O SIGN SUPPLIER	CONTRACTOR
R.18	2	BM - DRIVE THRU DIRECTIONAL ARROW	Y	N	TRIPLE O SIGN SUPPLIER	CONTRACTOR

DRIVE THROUGH AND SITE SIGNAGE						
SIGN	QTY	DESCRIPTION	ILLUMINATED	STATUS	SUPPLIED BY	INSTALLED BY
R.19	1	MENU BOARD IN INTEGRATED SPEAKER	Y	N	TRIPLE O SIGN SUPPLIER	CONTRACTOR
R.20	1	DRIVE THRU DIRECTIONAL SIGN	Y	N	TRIPLE O SIGN SUPPLIER	CONTRACTOR
R.21	1	"THANK YOU" AND "DO NOT ENTER"	Y	N	TRIPLE O SIGN SUPPLIER	CONTRACTOR
R.22	2	SPECIAL ORDER SIGN	N	N	TRIPLE O SIGN SUPPLIER	CONTRACTOR

NOTE: ALL QUANTITIES ARE BASED ON REVISION FILE 000 - 261 HIGHWAY WEST - ALL LAYOUT PROPOSALS DATED 2022 DECEMBER 13 FROM WHITE SPOT LIMITED. PLEASE CONSULT OVERSEER TO THE ARCHITECTURAL AND SIGN CONSULTANT FOR SIGNED PERMITS. 25% FROM TARIK RESTAURANT, MAHARAJA ARCHITECTURE. WITHOUT LIABILITY ON CREATIVE STRUCTURES. OWNERS CONSULT TO REVIEW AND CONFIRM PRIOR TO TENDER AND CONSTRUCTION.



Hamilton Building Division
 261 Highway West, Toronto
 416-925-0909
 416-925-0909

Project No: 2022-88
 Date: 09/04/23
 Approver: Nick Sturgeon

CREATIVE STRUCTURES
 416-291-1111
 416-291-1111

Professional Engineer
 A.E. HARRIS
 416-291-1111

Revision History

No.	Date	Revised
1	APR 18 2023	ISSUE FOR PERMIT
2	MAY 01 2023	REVISE PERMIT
3	MAY 29 2023	REVISE PERMIT
4	MAY 29 2023	REVISE PERMIT
5	JUN 01 2023	REVISE PERMIT
6	JUN 01 2023	REVISE PERMIT
7	JUN 01 2023	REVISE PERMIT
8	JUN 01 2023	REVISE PERMIT
9	JUN 01 2023	REVISE PERMIT
10	JUN 01 2023	REVISE PERMIT

ISSUES/REVISION TABLE

Project: TRIPLE O'S
 261 HIGHWAY WEST, TORONTO, ONTARIO

Drawing Title: SITE PLAN

Drawn By: M.M. Scale: AS INDICATED
 Checked By: I.G. Plot Date: APR 18 2023
 Project Date: DEC 2022
 Project No: 2022-88
 Drawing No: SP1.00 Revision: 10



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

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

1. APPLICANT INFORMATION

	NAME		
Registered Owners(s)	ANMR west inc		
Applicant(s)			Phone:
			E-mail:
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 sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	261 HIGHWAY SW		
Assessment Roll Number	302330500000000		
Former Municipality			
Lot	19	Concession	3
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

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

Yes No

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

3. PURPOSE OF THE APPLICATION

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

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

3.1 Nature and extent of relief applied for:

To Add Dinein

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

Existing AS Takeout and Pickup Zoning

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

~~M.H.~~ Yes

No

If yes, please provide an explanation:

To Allow Dinein

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
290 feet	363 feet	117520 SF. Approx	

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
one Floor Building	21 meter	54.6 meter	20.2 Meter 80.00 meter	Jun 2019

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
one floor Building	2800 SF 271.4 meter	271.4 meter	one floor	4.6 meters

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) By WATERLOO BioFilter Co.

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.):

GAS STATION and RESTAURANT.

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

FARMS

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2019

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

RETAIL / RESTAURANT.

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

GAS STATION & RESTAURANT.

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

5 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) _____

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

7.6 What is the existing zoning of the subject land? RURAL Commercial Zone E1

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: 0

8.2 Number of Dwelling Units Proposed: 0

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
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