



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)

**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> | <b>A-24:100</b>                                | <b>SUBJECT PROPERTY:</b> | 90 Golf Club Road, Glanbrook                      |
| <b>ZONE:</b>            | "P6" (Conservation / Hazard Land – Rural Zone) | <b>ZONING BY-LAW:</b>    | Zoning By-law City of Hamilton 05-200, as Amended |

**APPLICANTS:** Owner: Paul Megna  
Agent: A.J. Clarke & Associates Ltd – Liam Doherty

The following variances are requested:

1. An Accessory building shall be permitted in the front yard.
2. A maximum accessory building height of 7.5m shall be permitted instead of the maximum 4.5m accessory building height permitted.
3. A maximum aggregate gross floor area of all accessory buildings of 275 square metres shall be permitted instead of the maximum Gross Floor Area of all Accessory Buildings shall not exceed 45 square metres or 7.5% total lot coverage required.

**PURPOSE & EFFECT:** To facilitate the construction of a proposed detached garage;

**Notes:**

1. It is noted the lot line abutting Westbrook Road is considered the front lot line for the purpose of zoning review.

**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, June 11, 2024</b> |
| <b>TIME:</b> | <b>2:45 p.m.</b>              |

**A-24:100**

|               |                                                                                                                                             |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <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><br><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**

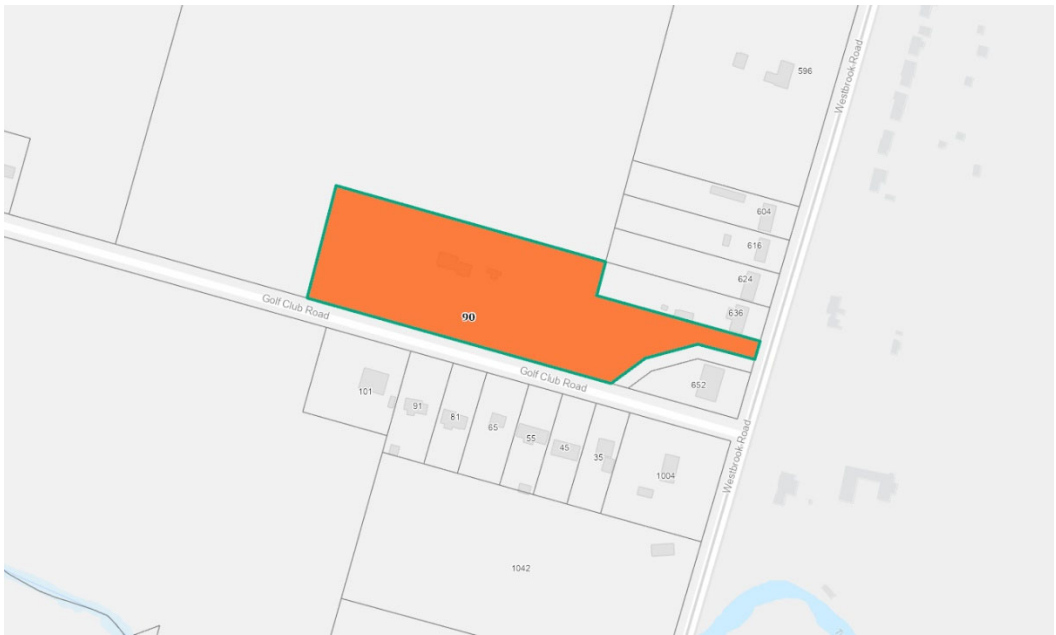
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon June 7, 2024

**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 June 10, 2024

**FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:100, 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: May 23, 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

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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.

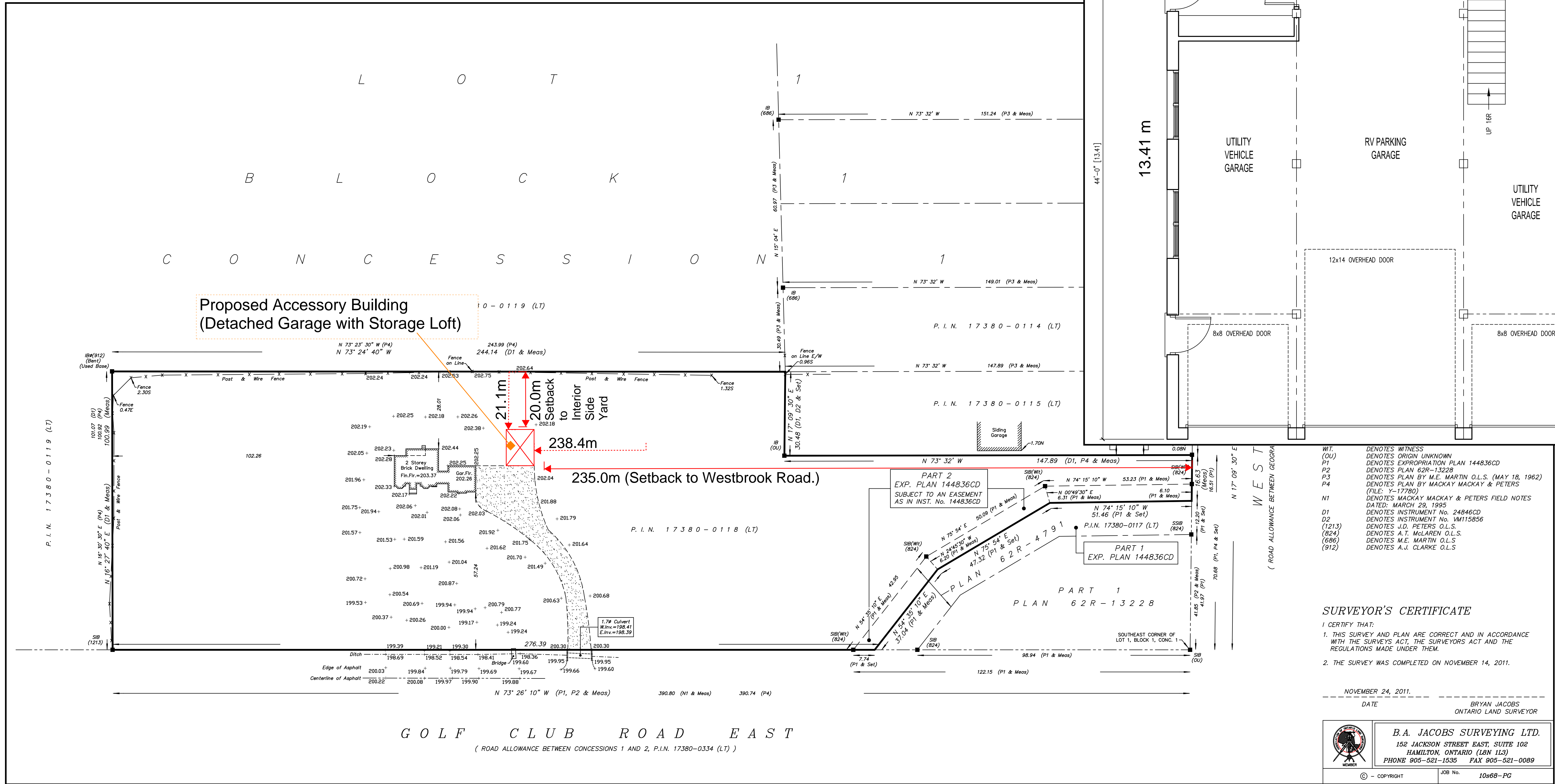
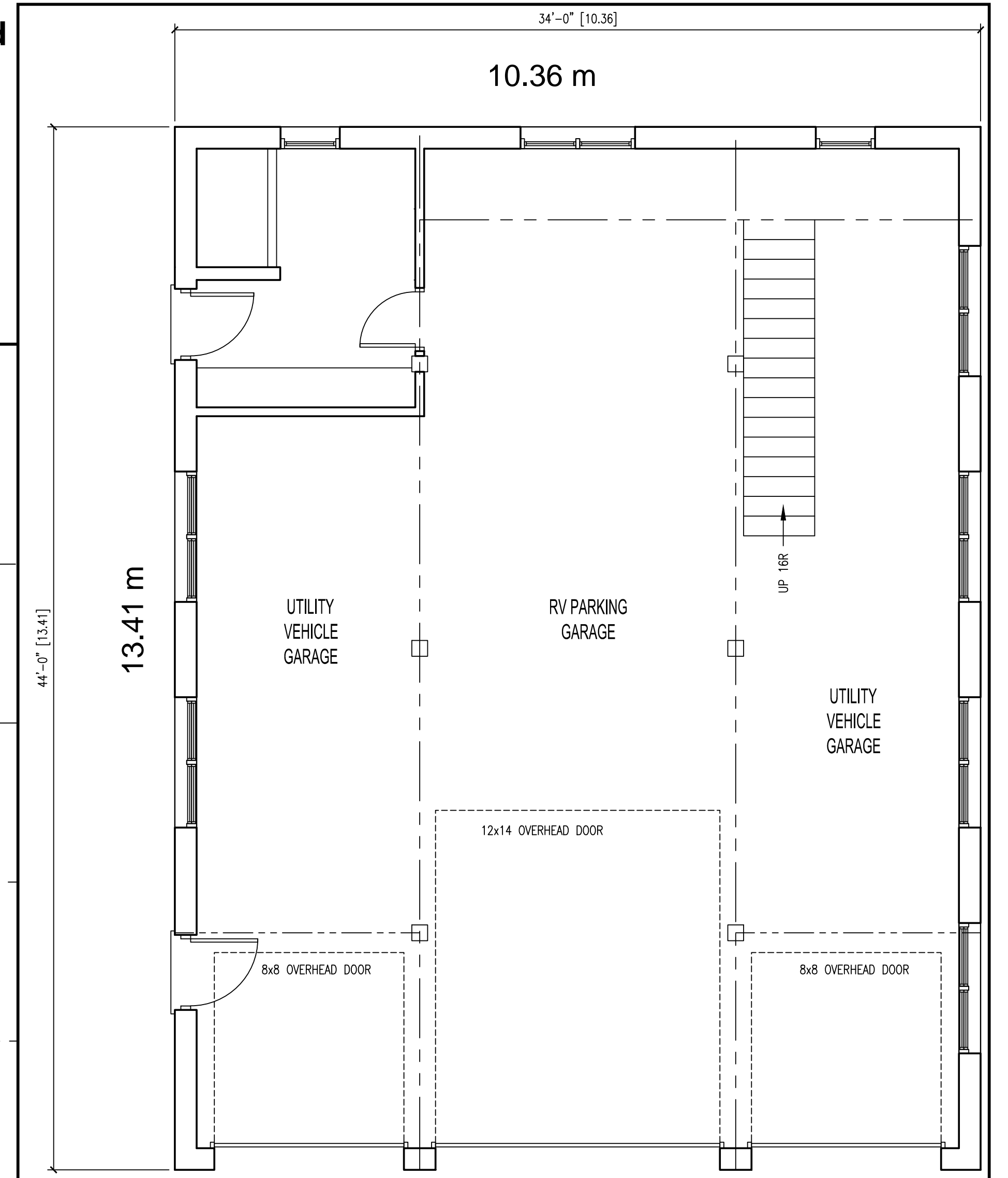
We hope this is of assistance and if you need clarification or have any questions, please email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by phone at 905-977-1654.

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.

# Site Sketch

Proposed Development - 90 Golf Club Road East, Hamilton

Ground Floor Layout



WT. DENOTES WITNESS  
 (OU) DENOTES ORIGIN UNKNOWN  
 P1 DENOTES EXPROPRIATION PLAN 144836CD  
 P2 DENOTES PLAN 62R-13228  
 P3 DENOTES PLAN BY M.E. MARTIN O.L.S. (MAY 18, 1962)  
 P4 DENOTES PLAN BY MACKAY MACKAY & PETERS (FILE: Y-17780)  
 N1 DENOTES MACKAY MACKAY & PETERS FIELD NOTES DATED: MARCH 29, 1995  
 D1 DENOTES INSTRUMENT No. 24846CD  
 D2 DENOTES INSTRUMENT No. WM115856 (1213)  
 (824) DENOTES J.D. PETERS O.L.S.  
 (836) DENOTES A.J. MCLAREN O.L.S.  
 (912) DENOTES M.E. MARTIN O.L.S.  
 DENOTES A.J. CLARKE O.L.S.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 14, 2011.

NOVEMBER 24, 2011.  
 DATE  
 BRYAN JACOBS  
 ONTARIO LAND SURVEYOR

**B.A. JACOBS SURVEYING LTD.**  
 152 JACKSON STREET EAST, SUITE 102  
 HAMILTON, ONTARIO (L8N 1L3)  
 PHONE 905-521-1535 FAX 905-521-0089

© - COPYRIGHT JOB No. 10s68-PG


**Prepared: April 19, 2024**  
 Site Sketch drawn over a survey prepared by B. A. Jacobs Surveying Ltd. This drawing has not been reviewed or approved by B. A. Jacobs Surveying Ltd. All errors or omissions are the responsibility of the applicant.



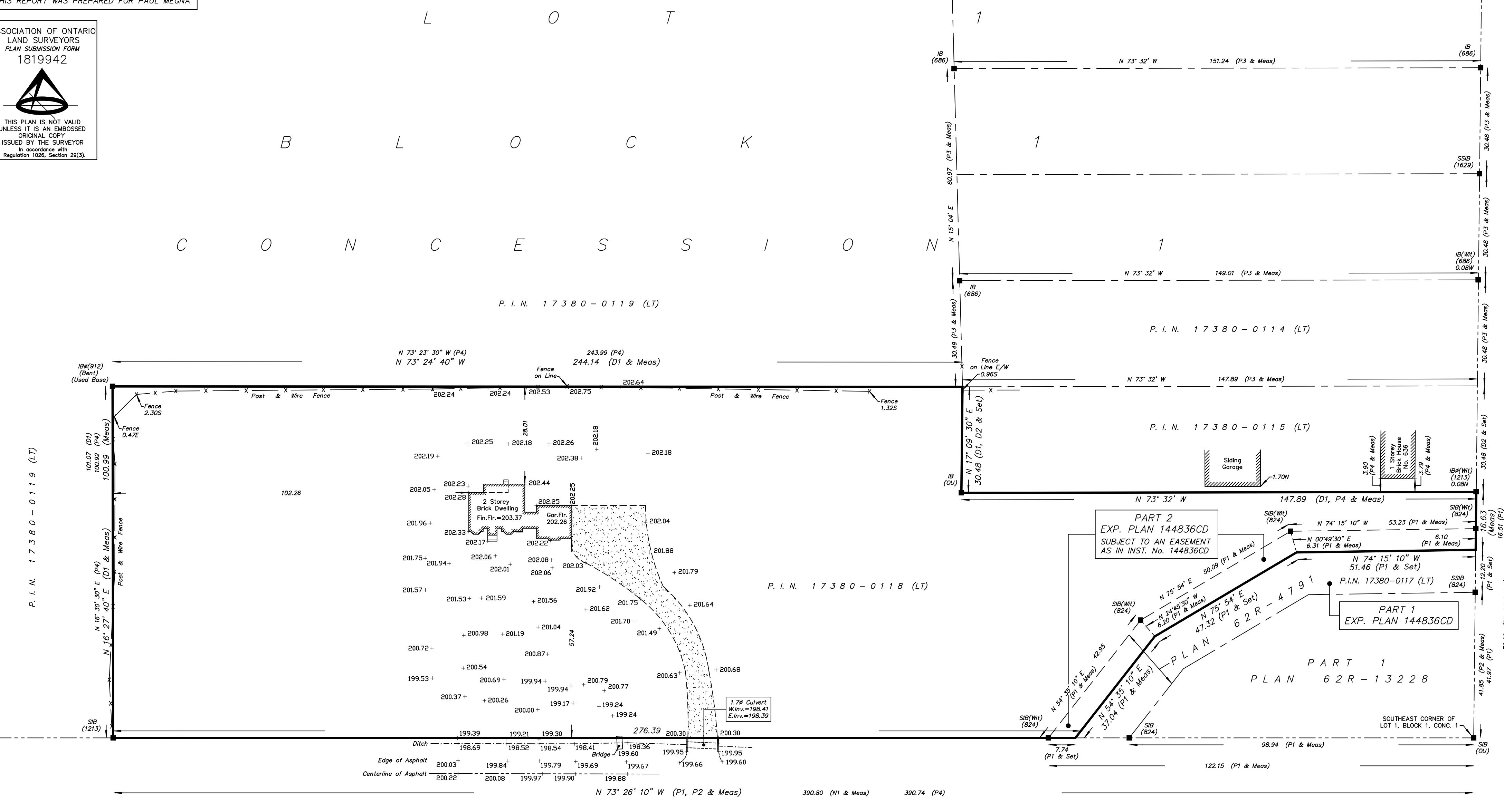
**PART 2**  
THIS PLAN MUST BE READ IN  
CONJUNCTION WITH SURVEY REPORT  
DATED: NOVEMBER 24, 2011.

THIS REPORT WAS PREPARED FOR PAUL MEGNA

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1819942



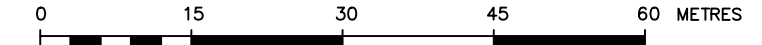
THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
IN ACCORDANCE WITH  
REGULATION 152R, SECTION 29(3).



SURVEYOR'S REAL PROPERTY REPORT - PART 1  
PLAN OF

**PART OF LOT 1  
BLOCK 1  
CONCESSION 1**  
(GEOGRAPHIC TOWNSHIP OF BINBROOK)  
**CITY OF HAMILTON**

SCALE 1:750



**B.A. JACOBS SURVEYING LTD.**  
ONTARIO LAND SURVEYOR

**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 ASTROMOMIC AND ARE REFERRED TO THE  
WESTERLY LIMIT OF WESTBROOK ROAD AS SHOWN ON PLAN  
62R-13228, HAVING A BEARING OF N 17° 09' 30" E.

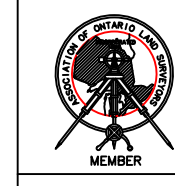
**ELEVATION NOTE:**  
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE  
REFERRED TO VERTICAL CONTROL MONUMENT No. 07720030051.  
LOCATION: ROUND IRON BAR WITH BRASS CAP LOCATED IN THE  
NORTHEAST CORNER OF THE INTERSECTION OF GOLF CLUB  
ROAD AND WESTBROOK ROAD, 7.0 m. EAST OF THE CENTER  
LINE OF WESTBROOK ROAD AND 3.0 m. NORTH OF THE CENTER  
LINE OF GOLF CLUB ROAD.  
ELEVATION = 201.296 m.

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - IB# DENOTES ROUND IRON BAR
  - WT. DENOTES WITNESS
  - (OU) DENOTES ORIGIN UNKNOWN
  - P1 DENOTES EXPROPRIATION PLAN 144836CD
  - P2 DENOTES PLAN 62R-13228
  - P3 DENOTES PLAN BY M.E. MARTIN O.L.S. (MAY 18, 1962)
  - P4 DENOTES PLAN BY MACKAY MACKAY & PETERS (FILE: Y-17780)
  - N1 DENOTES MACKAY MACKAY & PETERS FIELD NOTES
  - DATED: MARCH 29, 1995
  - D1 DENOTES INSTRUMENT No. 24846CD
  - D2 DENOTES INSTRUMENT No. W1115856
  - (1213) DENOTES J.D. PETERS O.L.S.
  - (824) DENOTES A.J. MCLAREN O.L.S.
  - (686) DENOTES M.E. MARTIN O.L.S.
  - (912) DENOTES A.J. CLARKE O.L.S.

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REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON NOVEMBER 14, 2011.

NOVEMBER 24, 2011.  
DATE BRYAN JACOBS  
ONTARIO LAND SURVEYOR



**B.A. JACOBS SURVEYING LTD.**  
152 JACKSON STREET EAST, SUITE 102  
HAMILTON, ONTARIO (L8N 1L3)  
PHONE 905-521-1535 FAX 905-521-0089

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City of Hamilton  
Committee of Adjustment  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

April 19, 2024

Attn: Ms. Jamila Sheffield  
Secretary Treasurer, Committee of Adjustment (*email: Jamila.Sheffield@hamilton.ca*)

**Re: 90 Golf Club Road, Hamilton  
Minor Variance Application**

Dear Ms. Sheffield:

A.J. Clarke and Associates Ltd. has been retained by Paul Megna for the purposes of submitting a Minor Variance Application for the subject lands, municipally known as 90 Golf Club Road, in the City of Hamilton.

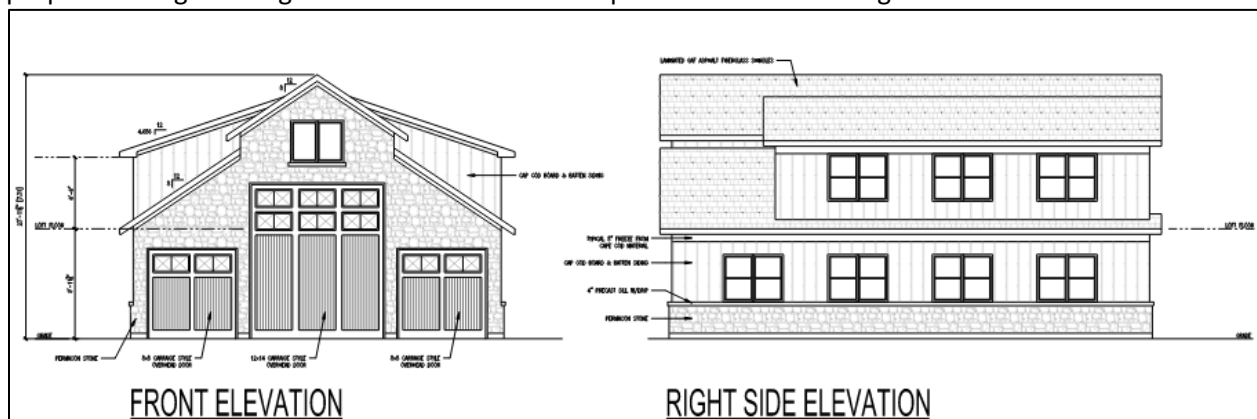
The submission package includes the following:

- This Cover Letter and Planning Justification Brief
- Completed Signed Minor Variance Application Form

The subject lands have an approximate area of  $\pm 30,185$  square metres and are currently occupied by an existing single detached dwelling. The subject lands have a frontage of 16.03 metres on Westbrook Road and a depth of  $\pm 389$  metres. The lands have a maximum width of 100.99 metres.

### Proposed Development

The application is to permit and facilitate the construction of a detached garage and storage building. The proposed design has a gross floor area of 204.25 square metres and a height of 7.31 metres.



The desired location for the proposed garage connected to the existing driveway, with a setback of approximately 20 meters to the northern interior lot line and approximately 241 meters to the Westbrook Road frontage. Westbrook Road is technically the front lot line.

### Required Variances



The subject lands are zoned as Conservation/Hazard Land Rural (P6) Zone in the City of Hamilton Zoning Bylaw 05-200, which permits Single Detached Dwellings. The provisions for Single Detached Dwellings in this zone are a minimum width of 30.0 metres and a minimum area of 4,000.0 square metres. The required yards are front-10 metres, side-3 metres, and rear-10 metres. The maximum height is two and a half storeys, and no structure shall exceed 10.5 metres.

The provisions for Accessory Buildings, which apply to all non-Agricultural zones, include the following:

4.8 b) Accessory Buildings shall not be permitted within a front or flankage yard.

4.8 g) All Accessory Buildings shall have a maximum height of 4.5 metres.

4.8.1.1 a) The aggregate Gross Floor Area of all Accessory Buildings shall not exceed 45 square metres or 7.5% total lot coverage, whichever is the lesser.

The proposed accessory building is not in conformity with these regulations. It is understood that a Minor Variance application will be required to bring the proposed structure into conformity with the Zoning Bylaw. The applicant requests approval of the following:

1. An Accessory Building (Detached Garage) shall be permitted in a Front Yard and shall conform to the following regulations:
  - 1.1. Building setback from Westbrook Road Minimum 235.0 metres
  - 1.2. Building setback from an Interior Lot Line Minimum 20.0 metres
2. Height of an Accessory Building: Maximum 7.5 metres
3. Aggregate Gross Floor Area of all Accessory Buildings: Maximum 275.0 square metres

#### **Four Tests**

This minor variance application is made under the authority of Section 45(1) of the Planning Act. Accordingly, a minor variance must meet the requisite four tests as described in Section 45 (1) of the Act. The tests and professional opinion are outlined below:

#### **1. Do the proposed variances maintain the intent and purpose of the Rural Hamilton Official Plan?**

The subject site is designated “Agriculture” on Schedule D Rural Land Use Designations in the Rural Hamilton Official Plan. It is designated as “Natural Heritage System – Core Areas” on Schedule B and “Significant Woodlands” on Schedule B-2.

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#### **D.2.0 AGRICULTURE DESIGNATION**

*The primary intent of the Agriculture designation is to protect the prime agricultural areas for agricultural use over the life of this Plan. These policies provide for a wide range of farm types while preventing further conflicts of use, and ensuring the sustainability of the Natural Heritage System.*

#### **C.2.0 NATURAL HERITAGE SYSTEM**

##### **2.3 Natural Heritage System – Core Areas**

2.3.3 *Any development or site alteration within or adjacent to Core Areas shall not negatively impact their environmental features or ecological functions.*

---

The parcel is within the Greenbelt Plan Area, but it is outside the Greenbelt Natural Heritage System of the Protected Countryside.

#### **2.4 Core Areas – Within the Greenbelt Plan Area**





2.4.8 *Beyond the Greenbelt Natural Heritage System within the Protected Countryside new development and site alteration shall not be permitted within or adjacent to key natural heritage features in the Greenbelt Protected Countryside unless it has been evaluated through an Environmental Impact Statement and has been demonstrated that there shall be no negative impacts on the natural features or their ecological functions.*

**2.10 Tree and Woodland Protection**

2.10.1 *The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests, including significant woodlands, wooded areas, hedgerows, and tree cover within Urban and Rural Settlement Areas.*

The subject lands are not agricultural and are not desired by the City to be converted to agricultural uses. The proposed development will not affect the agricultural landscape of the surrounding area. The subject parcel is heavily treed, and the treed area is part of a greater forested area. A municipal drain abuts the property to where it crosses Westbrook Road.



Figure 1: Aerial View of Subject Lands

The City, by way of Schedule B-2, desires that the woodland function of the treed area of this parcel remain in place. The proposed development of a detached garage is intended to be located in an open area of the parcel, as seen in Figure 2 below. The additional setbacks of 20.0 metres to the northerly lot line and 235.0 metres to the Westbrook Road street line are to protect the existing treed area and the function of the Significant Woodlands feature.



Figure 2: Aerial View of Western Half of Subject Lands Showing Proposed Location of the Detached Garage in Red Dashes.

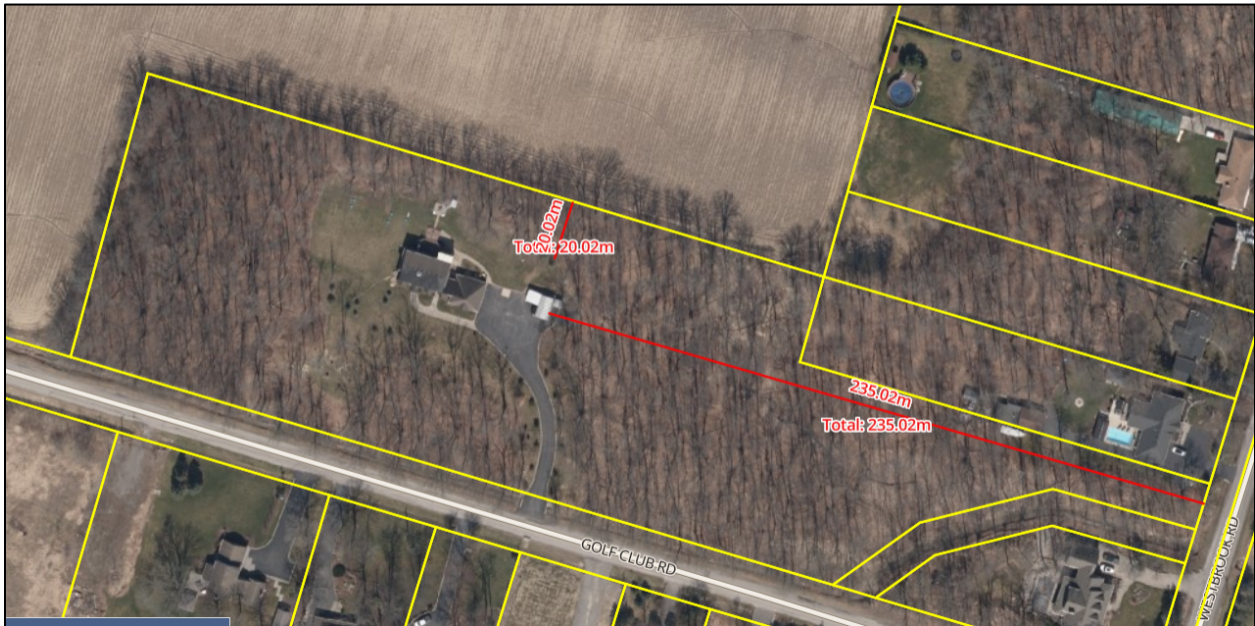


Figure 3: Visual Impact of Setbacks to an Accessory Building

The required variances maintain the intent and purpose of the Rural Hamilton Official Plan.

**2. Do the proposed variances maintain the intent and purpose of the Zoning By-law?**

The lands are designated almost entirely 'Conservation/Hazard Land Rural (P6) Zone' in the City of Hamilton Zoning Bylaw 05-200.





Figure 4: Zoning Excerpt

The intent and purpose of the P6 zone is to protect the Key Natural Heritage Features such as the Significant Woodlands identified over the parcel. The addition of additional stricter setbacks will ensure that the proposed construction takes place outside of the existing Woodlands. The 139 square meter footprint of the proposed garage, representing 0.46% of the lot area, should not significantly affect the groundwater pattern over the parcel.

Accessory Buildings are permitted to be located as close as 1.2 metres from the rear and side lot lines. The intent and purpose of the provisions for accessory buildings, specifically size and height, is to protect neighbouring residential uses from visual and privacy impacts and to prevent the overbuilding of residential parcels beyond the intent of the zoning by-law.

The proposed detached garage will be located over 11.5 meters from the nearest lot line and over 180 metres from the nearest dwelling. The total lot coverage of the property with the proposed garage will be approximately 1.5%. The neighbouring parcels will not be affected, nor will the parcel be over-built.

The proposed development is well within the building envelope of the parcel. The proposed garage would be permitted as of right if it were attached to the dwelling. The proposed garage would be permitted in its proposed location as of right if it were connected by a new breezeway.

The required variances maintain the intent and purpose of Zoning By-Law 05-200.

### **3. Are the proposed variances appropriate for the development of the subject lands?**

The subject lands are a large rural parcel, being over 3 hectares. It is appropriate to allow for a larger massing than found on smaller lots. The variances protect the existing woodlands.

The required variances are appropriate for the development of the subject lands.



**4. Are the proposed variances minor in nature?**

The zoning permits an aggregate Gross Floor Area of all Accessory Buildings of 45 square metres or 7.5% total lot coverage, whichever is the lesser. 45 square metres is 7.5% of 600 square metres. The subject lands are 30,185 square metres and the Gross Floor Area of All Accessory Buildings will be approximately 0.46% of the lot area.

The zoning permits a 4.5-meter-high Accessory Building 1.2 metres from the rear yard of an abutting residential parcel. The proposed variances will permit a 7.5-metre-high Accessory Building 11.5 metres from an agricultural field.

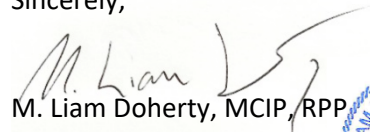
The required variances are minor in nature and will have at most a minor effect on the character of the neighbourhood.

**Conclusion**

As such, the subject land is appropriate for the redevelopment of as proposed and has sufficient regard for the matters listed under Section 2 of the *Planning Act*, represents good planning and should be approved.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available hearing date. If you have any questions or require additional information, please do not hesitate to contact our office.

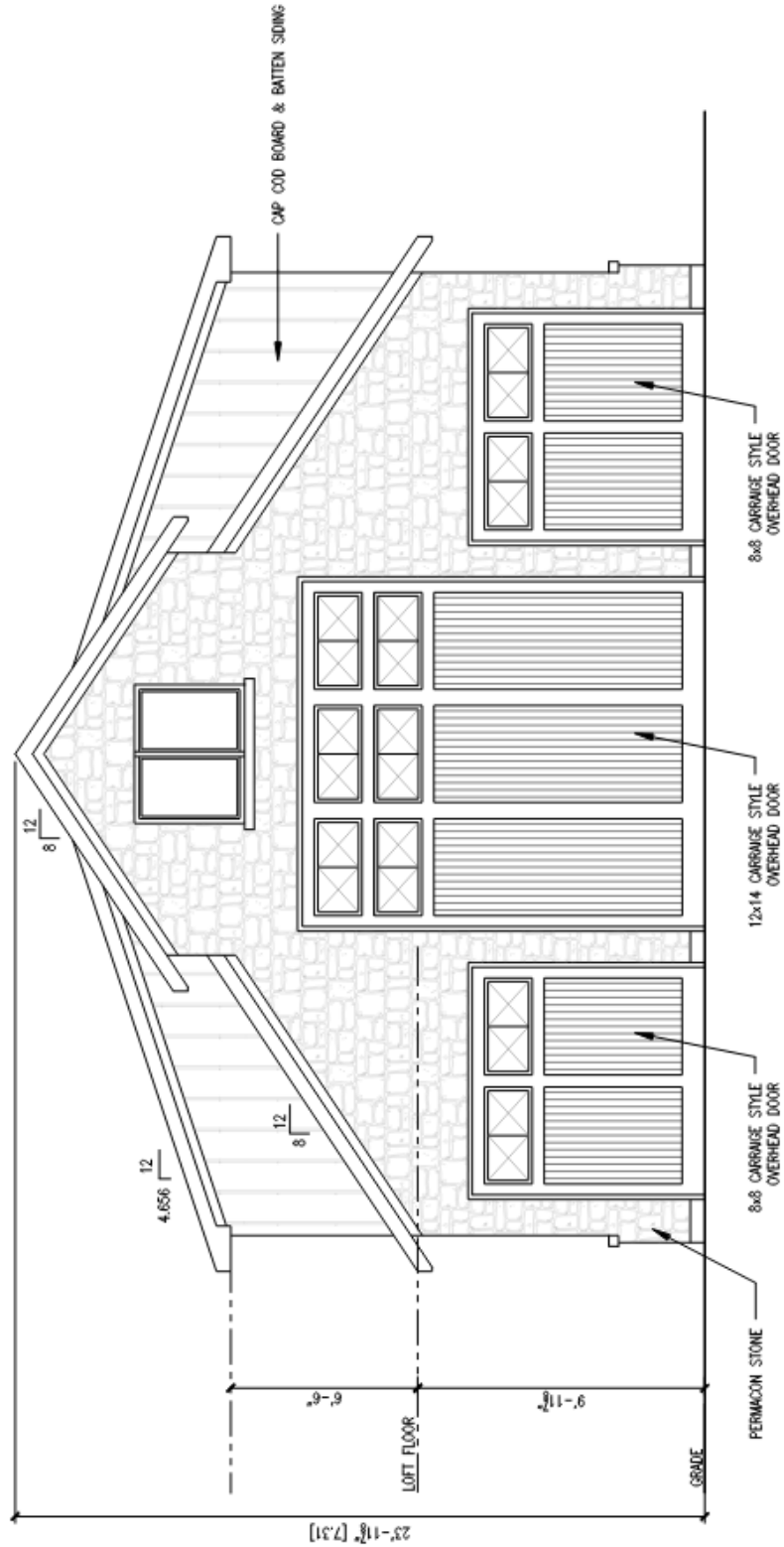
Sincerely,

  
M. Liam Doherty, MCIP, RPP  
Senior Planner  
A. J. Clarke and Associates Ltd.





**Appendix – Architectural Drawings**



**FRONT ELEVATION**





# LEFT SIDE ELEVATION



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                                             |
|-----------------------------|--------------------------------------------------|
| <b>Registered Owners(s)</b> | Paul Megna                                       |
| <b>Applicant(s)</b>         |                                                  |
| <b>Agent or Solicitor</b>   | Liam Doherty RPP,<br>A. J. Clarke and Associates |

1.2 Primary contact  Applicant  Owner  Agent/Solicitor

1.3 Sign should be sent to  Applicant  Owner  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.

1.6 Payment type  In person  Cheque



\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

|                           |                   |            |                        |
|---------------------------|-------------------|------------|------------------------|
| Municipal Address         | 90 Golf Club Road |            |                        |
| Assessment Roll Number    | 251890111000200   |            |                        |
| Former Municipality       | Glanbrook         |            |                        |
| Lot                       | Part of Lot 1     | Concession | 1, Geo Twp of Binbrook |
| 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:

Inst. 144836CD. Protects the watercourse on the eastern third of the parcel.

## 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:

1. Permit a Maximum Aggregate Gross Floor Area of all Accessory Buildings of 275 square meters. 2. Permit a Maximum Height of 7.5 meters for an Accessory Building. 3. Permit an Accessory Building in the Front Yard, with 20.0m side yard & 235m front yard setbacks.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

The by-law is designed for dense urban residential lots where accessory buildings are permitted outside the building envelope.

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 |
|--------------|-----------|-----------------------|-----------------|
| 16.63 m      | 392.03 m  | 30,185 m <sup>2</sup> | 20 m            |

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 |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| Dwelling          | 259.77             | 102.26            | 28.01 & 57.24      | 01/06/2011           |
|                   |                    |                   |                    |                      |
|                   |                    |                   |                    |                      |

Proposed:

| Type of Structure   | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|---------------------|--------------------|-------------------|--------------------|----------------------|
| Dwelling (Retained) | 259.77             | 102.26            | 28.01 & 57.24      | 01/06/2011           |
| Detached Garage     | 240 ±              | 140 ±             | 20 & 75 ±          |                      |
|                     |                    |                   |                    |                      |
|                     |                    |                   |                    |                      |

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 |
|-------------------|-------------------|------------------|-------------------|--------|
| Dwelling          | 325 msq           | 550 msq          | 2                 |        |
|                   |                   |                  |                   |        |
|                   |                   |                  |                   |        |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|------------------|-------------------|--------|
| Dwelling          | 325 msq           | 550 msq          | 2                 |        |
| Detached Garage   | 139 msq           | 210 msq          | 2                 | 7.31 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.):  
Single detached residential dwelling.

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

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:  
2011

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

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

7.4 Length of time the existing uses of the subject property have continued:  
Since 2011.

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

Rural Hamilton Official Plan designation (if applicable): Agriculture

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) N/A

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

The application facilitates a permitted use in an appropriate manner.

7.6 What is the existing zoning of the subject land? Conservation/Hazard Land Rural P6

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: Conservation/Hazard Land Rural P6



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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: \_\_\_\_\_

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

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

This application is to facilitate the construction of a detached garage and storage building in excess of the permitted 45 square meters of GFA. The proposed structure would be permitted if it were attached to the dwelling or if a structure was added to connect the proposed garage to the existing dwelling.

The total aggregate Accessory Building Gross Floor Area, including all the existing sheds, will be 0.91% of the lot 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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