



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-24:97</b>	<b>SUBJECT PROPERTY:</b>	157-159 Ferrie Street East, Hamilton
<b>ZONE:</b>	“D” (Urban Protected Residential – One- and Two-Family Dwellings, Etc.)	<b>ZONING BY-LAW:</b>	Zoning By-law former City of Hamilton 6593, as Amended 94-39

**APPLICANTS:** Owner: Marcus Dew & Olivia Barreyre

The following variances are requested:

1. Zero (0) Parking Spaces shall be required instead of the minimum requirement of One (1) Parking Space for each Class A Dwelling Unit;

**PURPOSE & EFFECT:** So as to permit the severance of a property between two halves of a Semi-Detached Dwelling notwithstanding that:

**Notes:**

- i) Please note, the variance is required to clear conditions relating to Consent application HM/B-23:33.
- ii) Be advised, should any portion of the front porch be located within the Right of Way, an Encroachment Agreement with Public Works may be required to permit the portion of the feature within the street line.

In addition to the above, and Encroachment Agreement may be required for the driveway indicated within the Public Right of Way.

- iii) Please note, should parking be proposed within the driveway way located of site, a Residential Boulevard Parking Agreement with Public Works may be required to permit a all or a portion of the Parking Space within the Right of Way.

**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.**

## A-24:97

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

<b>DATE:</b>	<b>Tuesday, June 11, 2024</b>
<b>TIME:</b>	<b>1:30 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

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

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

### PUBLIC INPUT

**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than 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-24:97, 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.



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

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### 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.

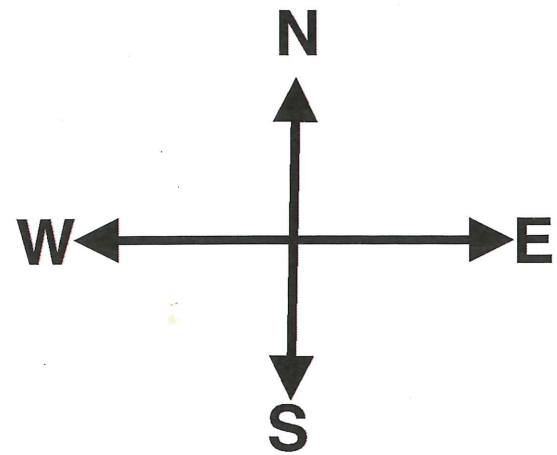
##### 2. In person Oral Submissions

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.





# 157-159 FERRIE ST E EXISTING PARKING / LANDSCAPING

A1

- MEASUREMENTS AND GREEN SPACE PERCENTAGES HAVE BEEN PROVIDED FOR BOTH 157 AND 159 MEASURING FROM FRONT LOT LINE TO FRONT OF DWELLINGS .  
-157 / 159 MEET THE REQUIREMENTS OF SECTION 18(14)(i) OF HAMILTON ZONING BY LAW

## NOTES:

-DISTANCE FROM FRONT OF HOUSE TO FRONT PROPERTY LINE = 4' 10"

- PROPOSED DIVIDING PROPERTY LINE PENDING SEVERANCE
- PROPERTY LINE OF FRONT OF HOUSES
- EXISTING PARKING / WALKWAYS
- EXISITNG LANDSCAPING / GARDENS

### 157

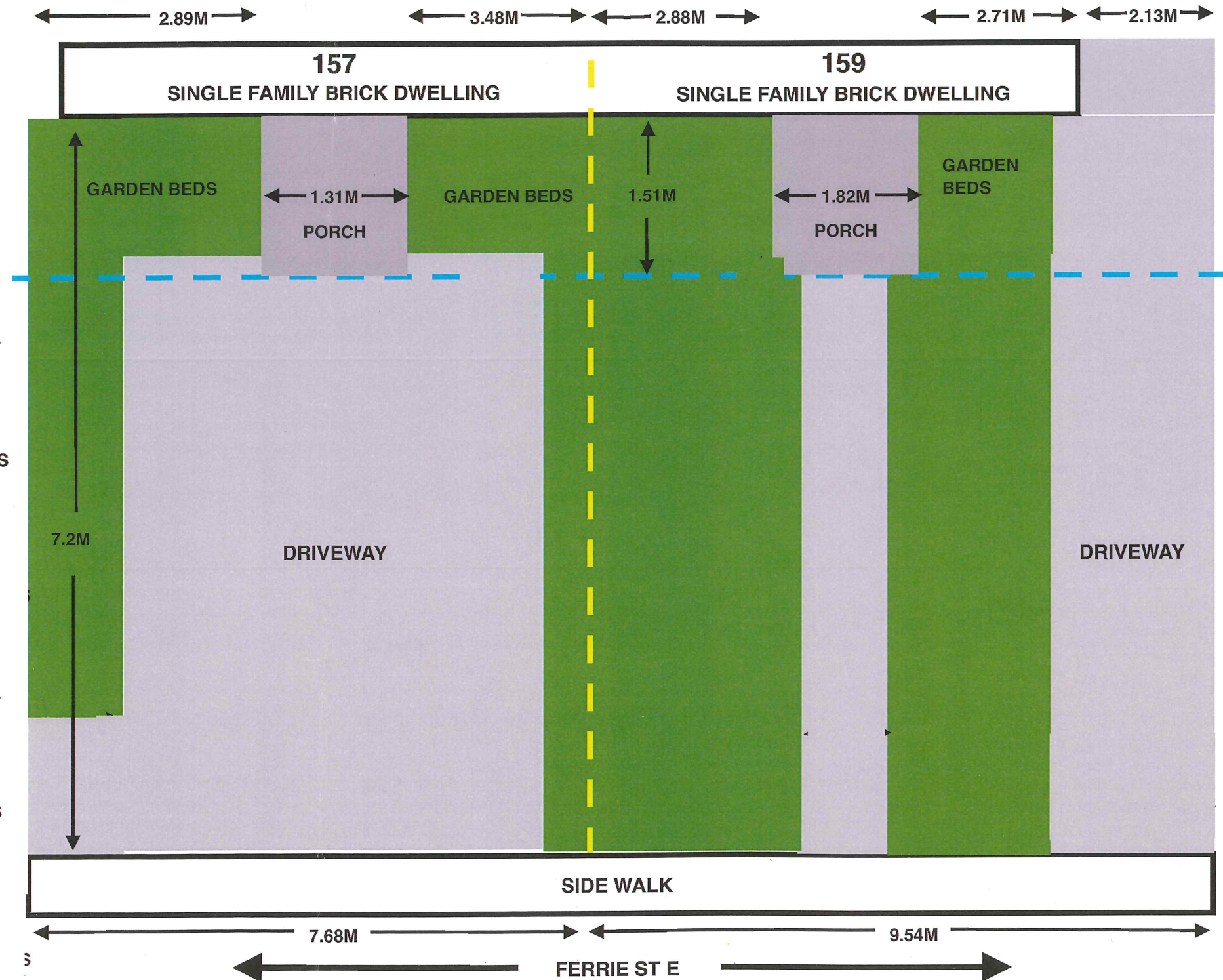
-GROSS AREA OF SPACE FROM FRONT LOT LINE TO FRONT OF HOUSE IS 11.52 SQM  
-GROSS AREA OF NON PERMEABLE SURFACE IS 1.97 SQM  
- GROSS AREA OF GREEN SPACE IS 9.55 SQM  
TOTAL PERCENTAGE OF GREEN SPACE IS 82.88%  
- MEASUREMENTS SHOW THAT 157 GREEN SPACE EXCEEDS THE REQUIRED 50% BY LAW AND IS CONFORMING

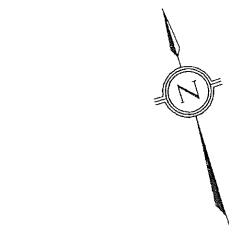
-A MINOR VARIANCE IS STILL REQUIRED TO GO FROM 1 TO 0 PARKING PLACES AS 157 CAN NOT MEET ZONING BY LAW REQUIREMENTS FOR PARKING.

### 159

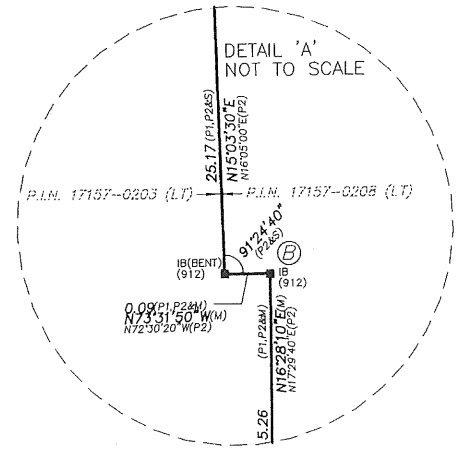
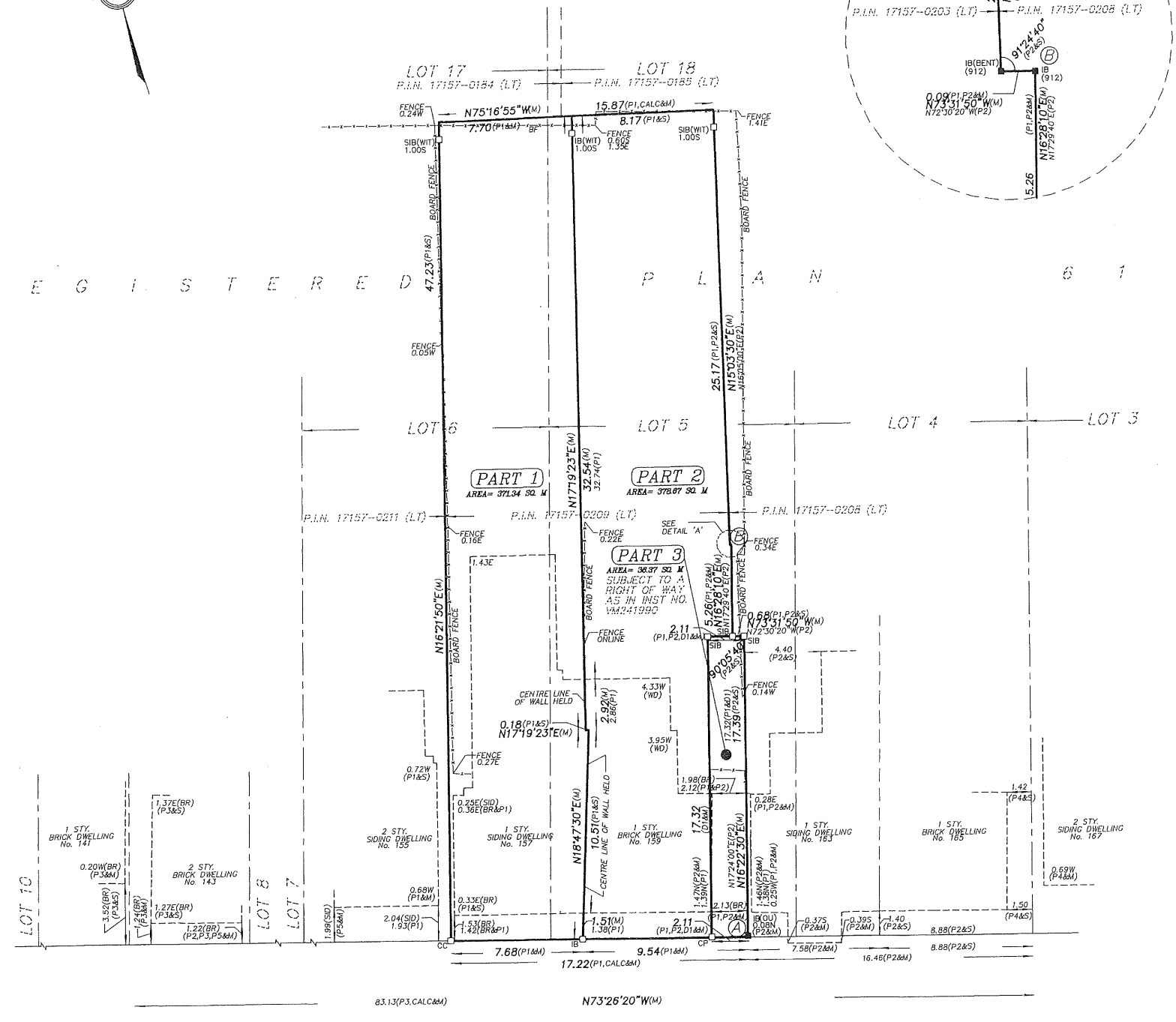
-GROSS AREA OF SPACE FROM FRONT LOT LINE TO FRONT OF HOUSE IS 14.40 SQM  
-GROSS AREA OF NON PERMEABLE SURFACE IS 5.95 SQM  
- GROSS AREA OF GREEN SPACE IS 8.45 SQM  
TOTAL PERCENTAGE OF GREEN SPACE IS 58.68%  
- MEASUREMENTS SHOW THAT 159 GREEN SPACE EXCEEDS THE REQUIRED 50% BY LAW AND IS CONFORMING

-A MINOR VARIANCE IS STILL REQUIRED TO GO FROM 1 TO 0 PARKING PLACES AS 159 CAN NOT MEET ZONING BY LAW REQUIREMENTS FOR PARKING.





R E G I S T E R E D P L A N 6 1



F E R R I E S T R E E T E A S T  
BY REGISTERED PLAN 61, PIN 17157-0222 (LT)

**BEARING NOTE**

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE POWERNET (RTN) SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (1997).

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG. 218/10

POINT ID	NORTHING	EASTING
A	4791143.578	592766.445
B	4791155.320	592772.100

COORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR COMPARISON BEARINGS, P2 WERE ROTATED CLOCKWISE BY 0°54'40", AND P3, P4 & P5 WERE ROTATED CLOCKWISE BY 1°26'20".

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: Nov/03/2023

*Thomas Gondo*  
THOMAS GONDO

PLAN 62R-22260  
RECEIVED AND DEPOSITED

DATE: December 13, 2023

*Milpra*  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE LAND TITLES  
DIVISION OF WENTWORTH (No. 62)

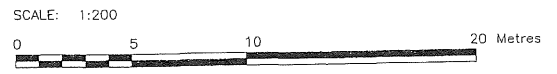
**SCHEDULE**

PART	LOT	PLAN/CONCESSION	PIN No.	AREA
1	PART OF LOTS 5 & 6	REGISTERED PLAN 61	PART OF P.I.N. 17157-0209 (LT)	371.34 sqm
2	PART OF LOT 5	REGISTERED PLAN 61	PART OF P.I.N. 17157-0209 (LT)	378.67 sqm
3	PART OF LOT 5	REGISTERED PLAN 61	PART OF P.I.N. 17157-0209 (LT)	36.37 sqm

PARTS 1, 2 & 3 COMPRISE ALL OF P.I.N. 17157-0209 (LT).  
PART 3 IS SUBJECT TO A RIGHT OF WAY AS IN INSTRUMENT No. VM241990

PLAN OF SURVEY OF  
PART OF LOTS 5 & 6  
REGISTERED PLAN 61  
IN THE  
CITY OF HAMILTON  
(REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH)

SCALE & NOTES



THOMAS GONDO  
ONTARIO LAND SURVEYOR

- LEGEND**
- DENOTES SUBJECT LANDS BOUNDARY
  - - - DENOTES DEED LINE
  - DENOTES LOT LINE
  - DENOTES LIMIT OF STREET
  - x-x-x- DENOTES FENCE LINE
  - SURVEY MONUMENT FOUND
  - SURVEY MONUMENT PLANTED
  - SIB STANDARD IRON BAR
  - IB IRON BAR
  - CC CUT CROSS
  - (OU) DENOTES ORIGIN UNKNOWN
  - (912) DENOTES A.J. CLARKE AND ASSOCIATES LTD.
  - N-E-W-S DENOTES NORTH - EAST - WEST - SOUTH
  - S DENOTES SET
  - M DENOTES MEASURED
  - BR DENOTES BRICK
  - SID DENOTES SIDING
  - WD DENOTES WOOD
  - BF DENOTES BOARD FENCE
  - RP DENOTES REGISTERED PLAN 61
  - P1 DENOTES PLAN BY MACKAY, MACKAY & PETERS LTD., O.L.S. DATED: SEPTEMBER 17, 1975
  - P2 DENOTES PLAN BY A.J. CLARKE AND ASSOCIATES, O.L.S. DATED: NOVEMBER 12, 1987
  - P3 DENOTES PLAN BY G.V. CONSOLI, O.L.S. DATED: JUNE 26, 1986
  - P4 DENOTES PLAN BY G.V. CONSOLI, O.L.S. DATED: NOVEMBER 18, 1985
  - P5 DENOTES PLAN 62R-12918
  - D1 DENOTES INSTRUMENT No. VM241990

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99971255.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON OCTOBER 25, 2023.

DATE: NOVEMBER 3, 2023

*Thomas Gondo*  
THOMAS GONDO  
ONTARIO LAND SURVEYOR

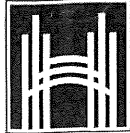
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-65337

**Lejan** land surveying Inc.

572 Barton Street  
Stoney Creek, ON L8E 5N3  
Phone: 905-662.8969  
Email: info@lejanlandsurveying.ca

DWN BY: KC  
CHK BY: TG  
JOB No. 23-007





# Hamilton

March 26, 2024

FILE: ALR  
 FOLDER: 24- ALR (TBD)  
 ATTENTION OF: Victoria Brito  
 TELEPHONE NO: (905) 546-2424  
 EXTENSION: 7628

Marcus Dew  
 46 Murray Street East  
 HAMILTON, ON L8L 3E9

**Attention: Marcus**

**Re: APPLICABLE LAW REVIEW – ZONING BYLAW (CLEARANCE OF CONDITIONS)**  
**Present Zoning: D (Urban Protected Residential – 1 & 2 Family Dwellings Etc.)**  
**File: CONSENT APPLICATION HM/B-23:33**  
**Address: 157 and 159 Ferrie Street East, Hamilton, ON**

An Applicable Law Review respecting zoning bylaw compliance has been completed and the following comments are provided.

**COMMENTS:**

1. The applicant wishes to clear conditions #4 and #5 of Land Severance HM/B-23:33 for the creation of two lots and maintain one half of a semi-detached dwelling on each lot.
2. A two-family dwelling which includes a pair semi-detached dwellings as defined in Section 2 of the Hamilton Zoning By-law 6593 is permitted in the current zoning.
3. The proposal has been reviewed to the standards of the D district and the Hamilton Zoning By-law 6593 as shown on the following chart:

	Required By By-Law	Provided	Conforming/ Non-Conforming
<b>Section 10 – D District</b>			
<b>Maximum Height</b> [as per section 10. (2) of the Hamilton Zoning By-law 6593]	In a "D" District, no building shall exceed three storeys, and no structure shall exceed 14.0 metres (45.93 feet), in height	Existing one storey dwellings.	<b>Conforms</b>
<b>Area Requirements</b> [as per section 10. (3) of Hamilton Zoning By- law 6593]	(i) A front yard of a depth of at least 6.0m.	The proposal does not change the front yard for either lot.	<b>Existing</b>
	(ii) For a building or structure not over two and a half storeys or 11.0 metres (36.09 feet) in height, a side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet), and for any other building or	<u>Severed lands:</u> 0.0m to the party wall/common yard 2.1m to easterly yard	<b>Conforms per Section 6(4)</b>

	Required By By-Law	Provided	Conforming/ Non-Conforming
	structure, side yards of a width each of at least 2.7 metres	<u>Retained lands:</u> 0.0m to the party wall/common yard 0.2m to westerly yard (retained lands)	
	a rear yard of a depth of at least 7.5 metres	Significantly greater than 7.5m (both severed and retained)	<b>Conforms</b>
<b>Section 18 – Special Requirement for Front yard Landscaping</b>			
<b>Minimum Landscaped Area</b> [as per section 18 (14) (i) of Hamilton Zoning By-law 6593]	Not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials;	Insufficient details were shown on the submitted plan: however, it appears that a landscaped area of less than 50.0% is proposed to be maintained for each of the dwellings.	<b>Appears non-conforming</b>
	(ii) for the purposes of clause 14.(i), the gross area of the front yard shall be calculated as the area between the front lot line and the front of the principle dwelling and the area extending from the side lot line to side lot line but subtracting:  (a) unenclosed entrance porches; (b) vestibules; (c ) ramps; (d) front steps; (e) chimneys; (f) bay windows; (g) ornamental projections; (h) terraces; (i) platforms; and, (j) a walkway between the front entrance of the principle building and the front lot line or driveway with a maximum width of 0.6m;		<b>Applicant to note how to calculate front yard landscaping</b>
<b>Section 18 A – Parking</b>			
<b>Minimum number of parking spaces</b> [as per section 18A (1) of Hamilton Zoning By-law 6593]	Requirement for ta two family dwelling: 1 space for Class A dwelling unit, to be maintained on the same lot on which the building is erected	Based on the submitted reference plan; it is noted that required parking cannot be accommodated on the lot. The plan shows a front yard of 1.5m which suggest that the majority of any parking space would be provided on the road allowance and not on the lot.  Therefore, it has been determined that no onsite parking is proposed to be maintained for each of the lots.	<b>Non-conforming</b>
<b>Minimum parking spaces size</b> [as per section 18A (7) of Hamilton Zoning By-law 6593]	Every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres wide and 6.0 metres long.	Required parking cannot be accommodated on site.	<b>N/A</b> <b>(see comment above)</b>

*See updated drawing*  
**(A1)**

4. Please note that as the proposal results in zoning non-conformities as noted in the chart above; as such, staff are unable to clear condition #4 of Land Severance HM/B-23:33. A successful minor variance application is required in order to address the zoning issues. For further information, please



contact Committee of Adjustment at [cofa@hamilton.ca](mailto:cofa@hamilton.ca).

5. Based on submitted Plan of Survey 62R-22260 dated November 3, 2023, staff can confirm that the exiting sheds straddling the new property lot line have been successfully demolished. **As such, Conditions # 5 Land Severance HM/B-23:33, can now be cleared.**

Yours truly



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for the Manager of Zoning and Committee of Adjustment

VB/vb



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, 3935

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

**NOTICE OF DECISION**  
**Consent/Land Severance**

<b>APPLICATION NO.:</b>	<b>HM/B-23:33</b>	<b>SUBJECT PROPERTY:</b>	<b>157 - 159 FERRIE STREET E, HAMILTON</b>
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**APPLICANTS:**      **Owner:** MARCUS DEW & OLIVIA BARREYRE

**PURPOSE & EFFECT:**      To permit the conveyance of a vacant parcel of land being the land known as 159 Ferrie Street East and to retain a parcel of land known municipally as 157 Ferrie Street East containing an existing dwelling. The existing 1 storey dwelling will remain. These properties inadvertently merged in title and the owner wishes to recreate the two original lots.

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS (Part 2):</b>	9.54 m <sup>±</sup>	47.82 m <sup>±</sup>	415.04 m <sup>2</sup> <sup>±</sup>
<b>RETAINED LANDS (Part 1):</b>	7.68 m <sup>±</sup>	47.23 m <sup>±</sup>	371.34 m <sup>2</sup> <sup>±</sup>

Associated Planning Act File(s): N/A

**THE DECISION OF THE COMMITTEE IS:**

That the said application, as set out above, Approved with Conditions, for the following reasons:

1.      The proposal does not conflict with the intent of the Urban/Rural Hamilton Official Plan.
2.      The proposal does not contravene Zoning By-law requirements.
3.      The Committee considers the proposal to be in keeping with development in the area.
4.      The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.
5.      The submissions made regarding this matter affected the decision by supporting the granting of the application.

Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following condition(s):

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system. (Committee of Adjustment Section)
2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)
3. The owner shall comply with Ontario Building Code requirements regarding the spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – Plan Examination Section).
4. The owner shall submit survey evidence that the retained and severed lands, including the location of any existing structure(s), parking and landscaping, conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
5. The owner shall demolish all or an appropriate portion of any accessory buildings straddling the proposed property line, to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Review Section). May be subject to a demolition permit issued in the normal manner.

DATED AT HAMILTON, June 29, 2023.

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D. Smith (Chairman)

B. Charters

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L. Gaddy

T. Lofchik

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N. Mleczko

D. Serwatak

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M. Smith

M. Switzer



**HM/B-23:33**

The date of the giving of this Notice of Decision is **July 6, 2023**. Above noted conditions **MUST** be fulfilled within **TWO (2) YEARS** of the date of this Notice of Decision (July 6, 2025) or the application shall be deemed to be REFUSED (Planning Act, 53(41)).

NOTES:

1. THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT) MAY BE FILED IS **July 26, 2023** A Notice of Appeal must be filed with the Secretary-treasurer of the Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the applicable fee. See Appeal Information Consents/Severances for more information.
2. **This Decision is not final and binding unless otherwise noted and must not be acted upon until the period of appeal has expired.**
3. The Decision does not release any persons from the necessity of observing the requirements of building regulations, the license by-law, or any other by-law of the City of Hamilton.



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)	Marcus Dew /Olivia Barre		
Applicant(s)	Marcus Dew / Olivia Barreyre		
Agent or Solicitor		Phone:	
		E-mail:	

1.2 Primary contact  Applicant  Owner  Agent/Solicitor

1.3 Sign should be sent to  Applicant  Owner  AgentSolicitor

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  Credit over phone\*  Cheque

\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	157 - 159 Ferrie St E		
Assessment Roll Number	157 - 020-162-05140-0000; 159 - 020-162-05110-0000		
Former Municipality	City of Hamilton		
Lot	5 & 6	Concession	
Registered Plan Number	61	Lot(s)	5 & 6
Reference Plan Number (s)	62 R-12918	Part(s)	PT LOT 5 PT LOT 6

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:

MINOR VARIANCE ZERO PARKING INSTEAD OF TWO as 157 - 159 can not conform to zoning bylaw section 18A (1) BYLAW 6593

*50% LANDSCAPING MAY NOT BE MET. PLEASE CONFIRM*

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

Pre-existing structures were constructed / in existence prior to current bylaw standards. Administrative severance process has resulted in grandfathered provisions being revoked

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
7.68 (157); 9.54 (159)	47.23(157);47.82(159)	371.34(157);415.04(159)	~7.62M



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
House - 157	1.51m	25.17m	0.25m	01/01/1891
House - 159	1.51m	32.54m	2.13m	01/01/1891

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
House - 157	149.57 sqm	177.44 sqm	1.5	6m
House - 159	105.90 sqm	129.13 sqm	1.5	6m

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) \_\_\_\_\_

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.):

2 - single dwelling homes (157 & 159 ), semi detached

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

single family homes, semi detached

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

November 2022

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

2 - single dwelling homes (157 & 159 ), semi detached

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

2 - single dwelling homes (157 & 159 ), semi detached

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

133 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) Urban expansion neighbourhoods

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

7.6 What is the existing zoning of the subject land? Residential - D

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: Residential - D

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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: CONSENT APPLICATION HM/B-23:33

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 2

8.2 Number of Dwelling Units Proposed: 2

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

2 EXISTING DWELLINGS - NO PROPOSED CHANGES OT STRUCTURES



## 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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