



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.24.114</b>	<b>SUBJECT PROPERTY:</b>	34 Kenesky Drive, Flamborough
<b>ZONE:</b>	"R6-30" (Medium Density Residential)	<b>ZONING BY-LAW:</b>	Zoning By-law former Town of Flamborough 90-145-Z, as Amended

**APPLICANTS:** Owner: Bhalavat Naishil  
Agent: Malav Shah

The following variances are requested:

1. To permit a Secondary Dwelling Unit parking space to be tandem with the parking space for the Single Detached Dwelling.
2. To permit a fire escape/exterior staircase to encroach 2.10 metres into the required rear yard instead of 1.5 metres.

**PURPOSE & EFFECT:** To permit the construction of a Secondary Dwelling Unit in the basement of a existing Single Detached Dwelling.

**Notes:**

- i) Floor Plans were not provided of the Secondary Dwelling Unit, it shall comply with Section 5.43 and 5.43.1 of Flamborough Zoning By-law 90-145-Z.
- ii) Please be advised a 1 metre unobstructed path is required to the entrance of the Secondary Dwelling Unit.

**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:

## A.24.114

<b>DATE:</b>	<b>Tuesday, June 25, 2024</b>
<b>TIME:</b>	<b>2:10 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 21, 2024

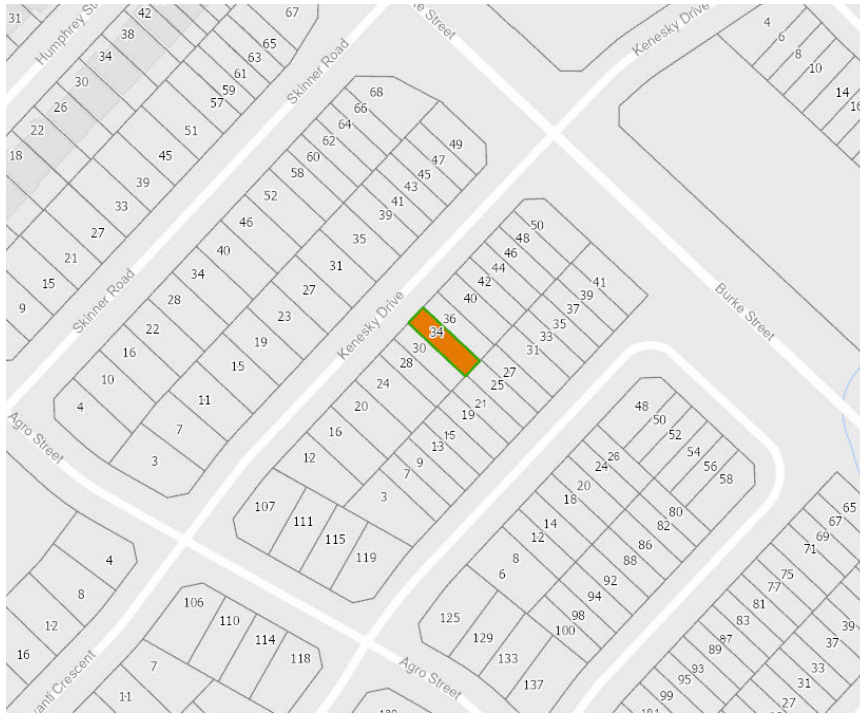
**Orally:** If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon June 24, 2024

### **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A.24.114, 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.

**A.24.114**



 **Subject Lands**

**DATED: June 6, 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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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.

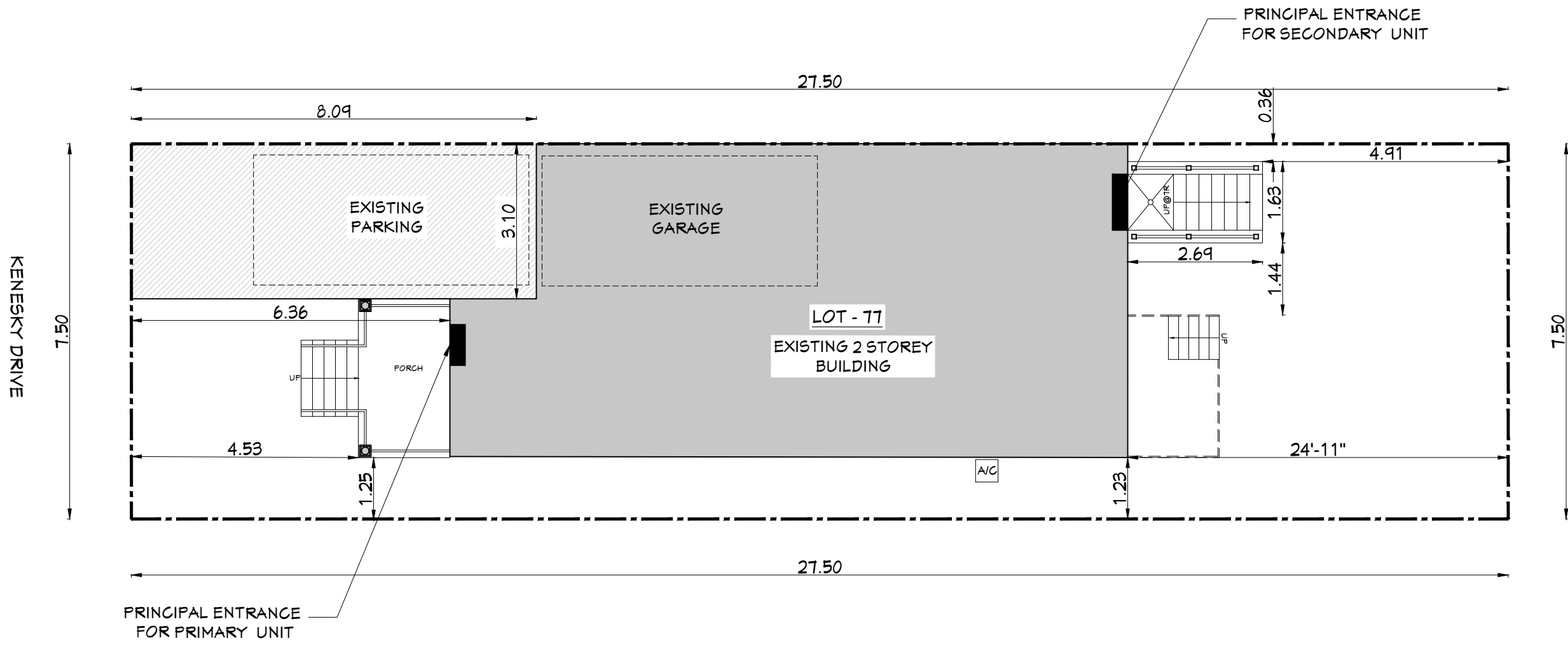
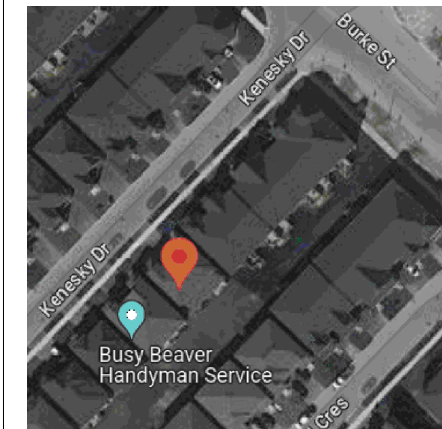
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

##### 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.



PRINCIPAL ENTRANCE FOR PRIMARY UNIT

PRINCIPAL ENTRANCE FOR SECONDARY UNIT

SITE STATISTICS	
BASEMENT GFA	: 569.60 SQ.FT
MAIN FLOOR	: 720.54 SQ.FT
SECOND FLOOR	: 645.23 SQFT

**SITE LAYOUT**  
(SCALE : 1/8" = 1'-0")

TITLE **34 KENESKY DRIVE, WATERDOWN, HAMILTON, ON**  
**SITE PLAN**

PROJECT INFORMATION  
PROJECT NO **23-216**  
CUSTOMER

PROJECT **34 KENESKY DRIVE**

DESIGNER INFORMATION

BY **BPP**  
TITLE  
SCALE  
1/8" = 1'-0"  
REV DATE  
0 2023.01.29  
1  
2 --  
ENGINEER  
MS  
DRAFTED BY  
VK  
CHECKED BY  
--

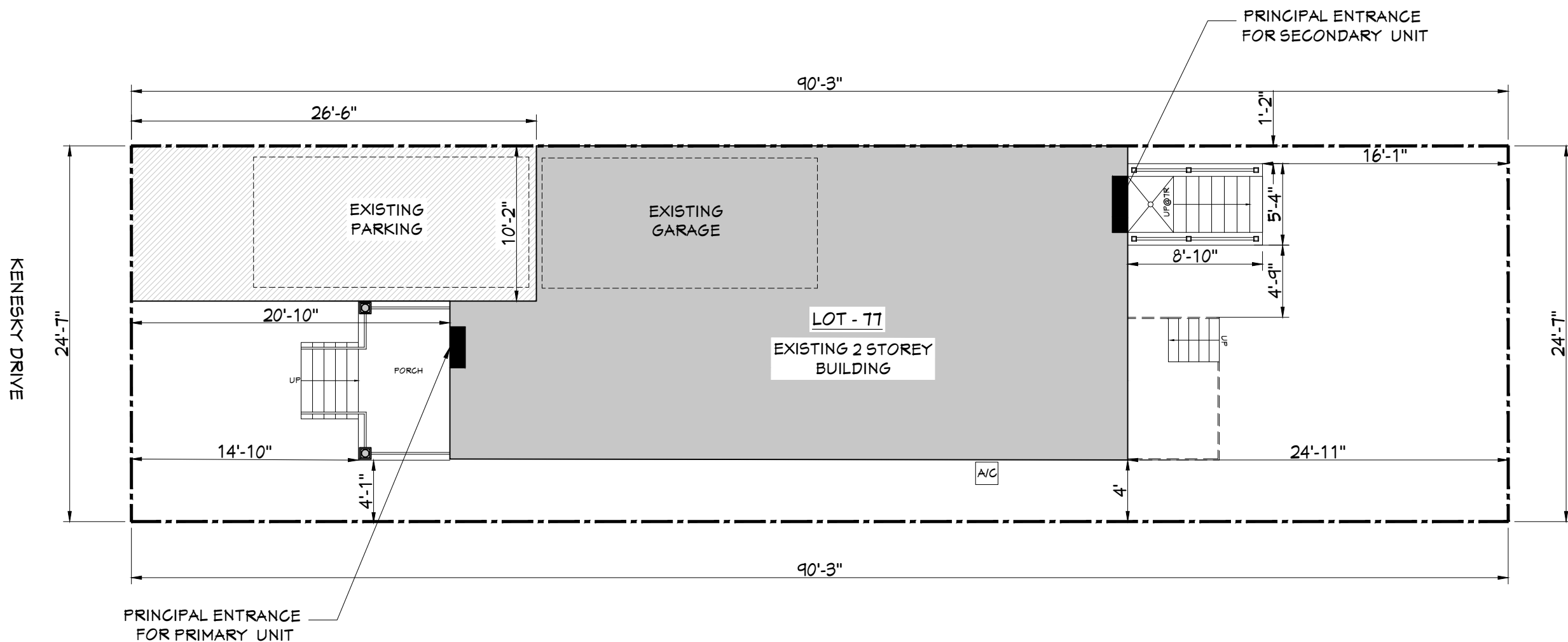
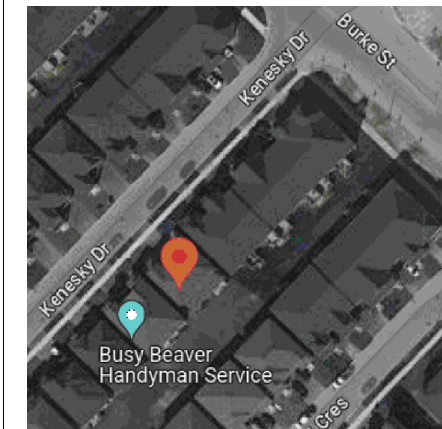


ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.  
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET **A104**  
REV **00**



83 Garth Massey Drive, Cambridge, ON, Canada, N1T2G7  
M: 647-770-2466 O: 405-566-4690  
Email: info@blueprintspermit.com  
Website: www.blueprintspermit.com



TITLE **34 KENESKY DRIVE,  
WATERDOWN, HAMILTON, ON  
SITE PLAN**

**PROJECT INFORMATION**

PROJECT NO **23-216**

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PROJECT **34 KENESKY DRIVE**

**DESIGNER INFORMATION**

BY **BPP**

TITLE **BPP**  
SCALE **1/8" = 1'-0"**

REV DATE

0 2023-01-29

1 --

2 --

ENGINEER **MS**

DRAFTED BY **VK**

CHECKED BY **--**



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SHEET **A104**

REV **00**



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M: 647-770-2466 O: 405-566-4690

Email: info@blueprintspermit.com

Website: www.blueprintspermit.com

SITE STATISTICS	
BASEMENT GFA	: 569.60 SQ.FT
MAIN FLOOR	: 720.54 SQ.FT
SECOND FLOOR	: 645.23 SQFT

**SITE LAYOUT**  
(SCALE : 1/8" = 1'-0")

PLAN OF SURVEY OF  
 LOTS 39, 40, 41, 42, 43, 44, 45,  
 46, 47, 48, 49, 50, 51, 52, 53, 54,  
 59, 60, 61, 62, 63, 64, 65, 66,  
 76 AND 77

PLAN 62M-1266  
 CITY OF HAMILTON

SCALE 1:300  
 METRIC  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**SURVEYOR'S CERTIFICATE**

1. I CERTIFY THAT  
 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
 SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND  
 THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF February, 2021.  
 DATE FEBRUARY 19, 2021  
 [Signature]  
 ONTARIO LAND SURVEYOR

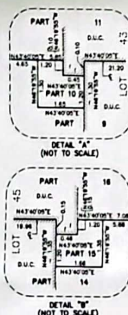
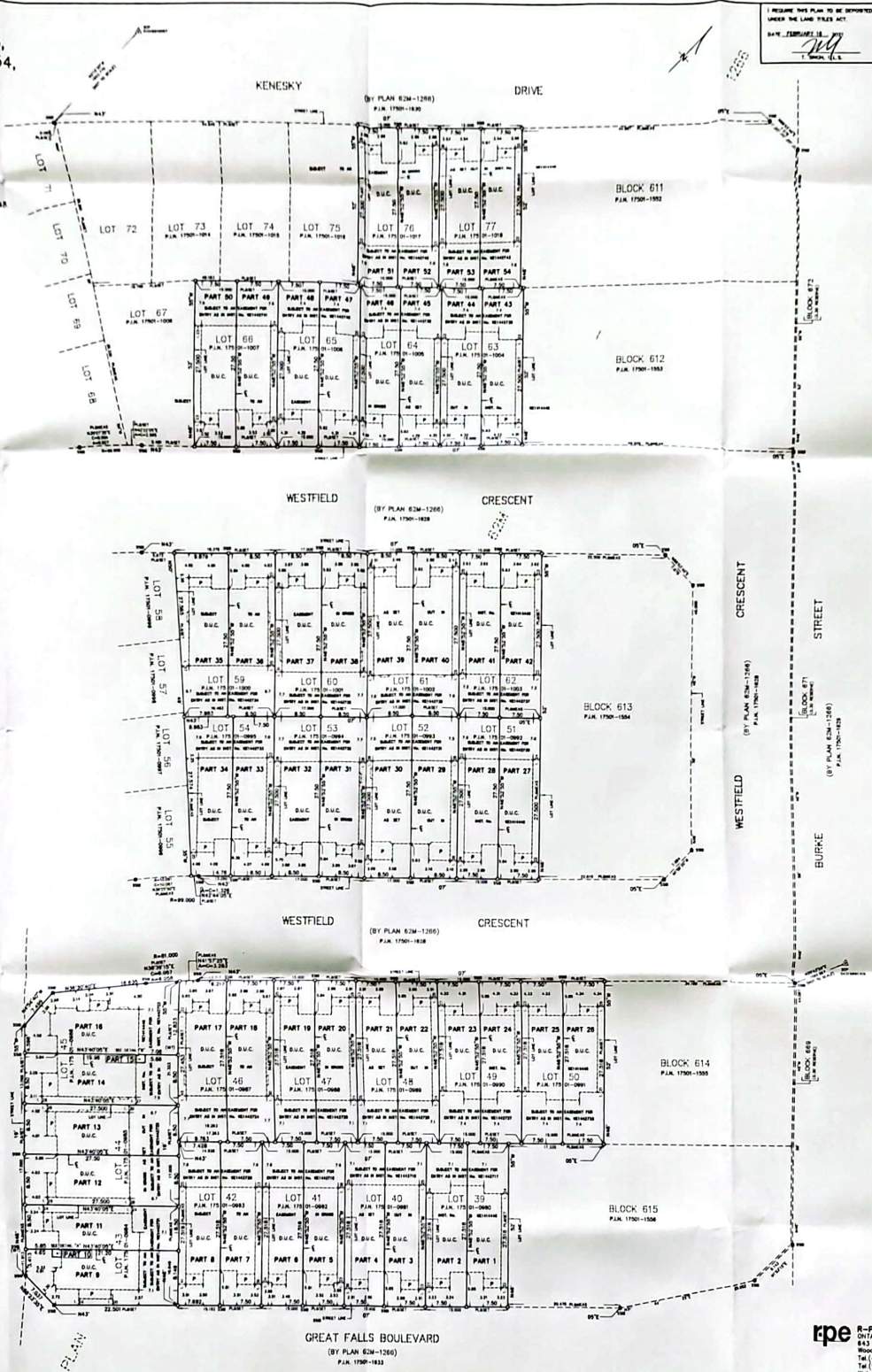
**NOTES**

ALL PLAIN SYMBOLS BY J. D. BARNES LIMITED, O.S.  
 ALL SET BACKS AND AREAS FROM BARS UNLESS NOTED OTHERWISE  
 ALL TIES TO CONCRETE FOUNDATION  
 BEARINGS ARE GIVE, WITH, CORNER 17, MADE (ORIGINAL) DERIVED FROM  
 TOP OF CONCRETE NORTH ARROW FROM EAST BOUNDARY LINE  
 TOP OF CONCRETE NORTH ARROW FROM EAST BOUNDARY LINE  
 COORDINATES ARE IN THE 17th ZONE 17, NORTH AMERICAN TO UNIFORM ACCURACY PER  
 SEC. 14 (2) OF CHINA, 1982 AND CHANGE IN THEREAFTER, BE USED TO  
 RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN  
 DISTANCES ARE GIVE AND CAN BE CONVERTED TO FEET BY DIVIDING BY  
 THE CORRECTED SCALE FACTOR OF 0.304817

I HEREBY FILE THIS PLAN TO BE DEPOSITED  
 UNDER THE LAND TILES ACT  
 DATE FEBRUARY 19, 2021  
 [Signature]  
 T. M. G. L. S.

PLAN 62R-21634  
 RECEIVED AND DEPOSITED  
 DATE March 3, 2021  
 C. Adcock  
 REPRESENTATIVE FOR LAND RECEIVING FOR THE LAND  
 TILES BOARD OF METROPOLITAN DISTRICT

PART	PART OF	PLAN	PART OF
1	39	1700-0880	
2	39	1700-0880	
3	40	1700-0881	
4	40	1700-0881	
5	41	1700-0882	
6	41	1700-0882	
7	42	1700-0883	
8	42	1700-0883	
9	43	1700-0884	
10	43	1700-0884	
11	44	1700-0885	
12	44	1700-0885	
13	45	1700-0886	
14	45	1700-0886	
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40	62	1700-0899	
41	63	1700-0900	
42	63	1700-0900	
43	64	1700-0901	
44	64	1700-0901	
45	65	1700-0902	
46	65	1700-0902	
47	66	1700-0903	
48	66	1700-0903	
49	67	1700-0904	
50	67	1700-0904	
51	68	1700-0905	
52	68	1700-0905	
53	69	1700-0906	
54	69	1700-0906	
55	76	1700-0907	
56	76	1700-0907	
57	77	1700-0908	
58	77	1700-0908	



**rpe** R-PE SURVEYING LTD.  
 ONTARIO LAND SURVEYORS  
 843 CHURCH ROAD, SUITE 7  
 WOODBURY, ONTARIO L4L 8A3  
 TEL (416) 333-5000 FAX (416) 333-5001  
 TEL (905) 284-0881 FAX (905) 284-2099  
 WWW.RPE.SURV.CA  
 DRAWN: V.K. P.P.C. CHECKED: C.Y.T.S.  
 JOB No. 20-197 CAD FILE No. 20-19701

**PLAN OF SURVEY OF  
LOTS 39, 40, 41, 42, 43, 44, 45,  
46, 47, 48, 49, 50, 51, 52, 53, 54,  
59, 60, 61, 62, 63, 64, 65, 66,  
76 AND 77  
PLAN 62M-1266  
CITY OF HAMILTON**

SCALE 1:300  
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

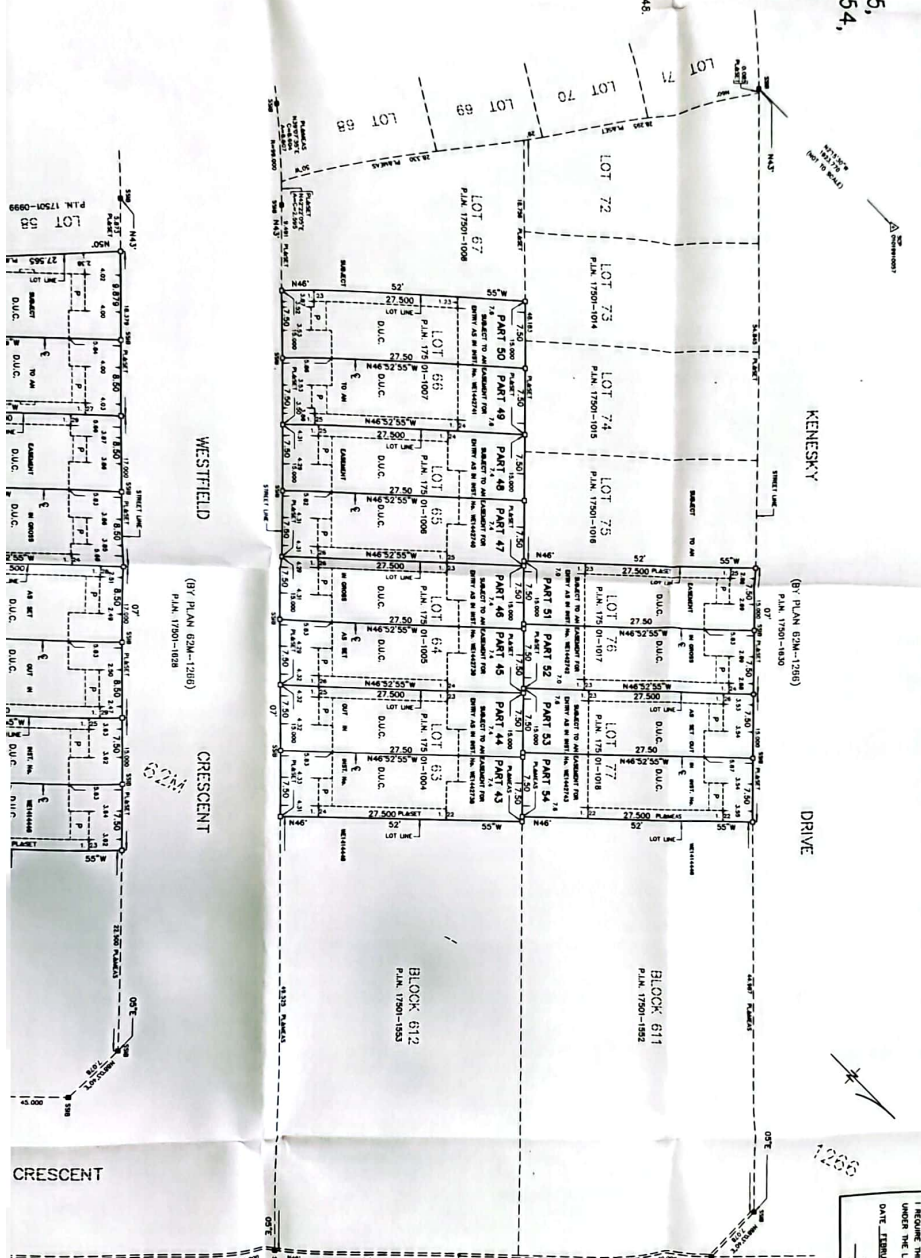
**SURVEYOR'S CERTIFICATE**

DATE FEBRUARY 18, 2021.  
I, *T. Smith*, Ontario Land Surveyor, certify that I and my staff have correctly and in accordance with the Surveyors Act, the Surveyors Act and the Land Titles Act and the Regulations made under them:  
2. THE SURVEY WAS COMPLETED ON THE 7<sup>th</sup> DAY OF JANUARY, 2021.

**NOTES**

- 1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
- 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
- 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
- 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
- 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
- 6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
- 7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
- 8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
- 9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
- 10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED AREA AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

ALL FOUND MONUMENTS BY A.D. BARNES LIMITED, O.L.S.  
ALL SET MONUMENTS ARE BORN BARS UNLESS NOTED OTHERWISE.  
ALL LOTS TO COMPLETE FOUNDATION.  
BEARING AND DIST. UNLESS OTHERWISE SPECIFIED.  
COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), GROUND FROM  
SPR 0418980309 NORTH 482253.658 EAST 591423.827  
COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER  
SECTION 11(1) OF THE SURVEY ACT, R.S.O. 1990, CHAPTER S.7. MONUMENTS ARE DEED TO  
THE SURVEYOR'S OFFICE.



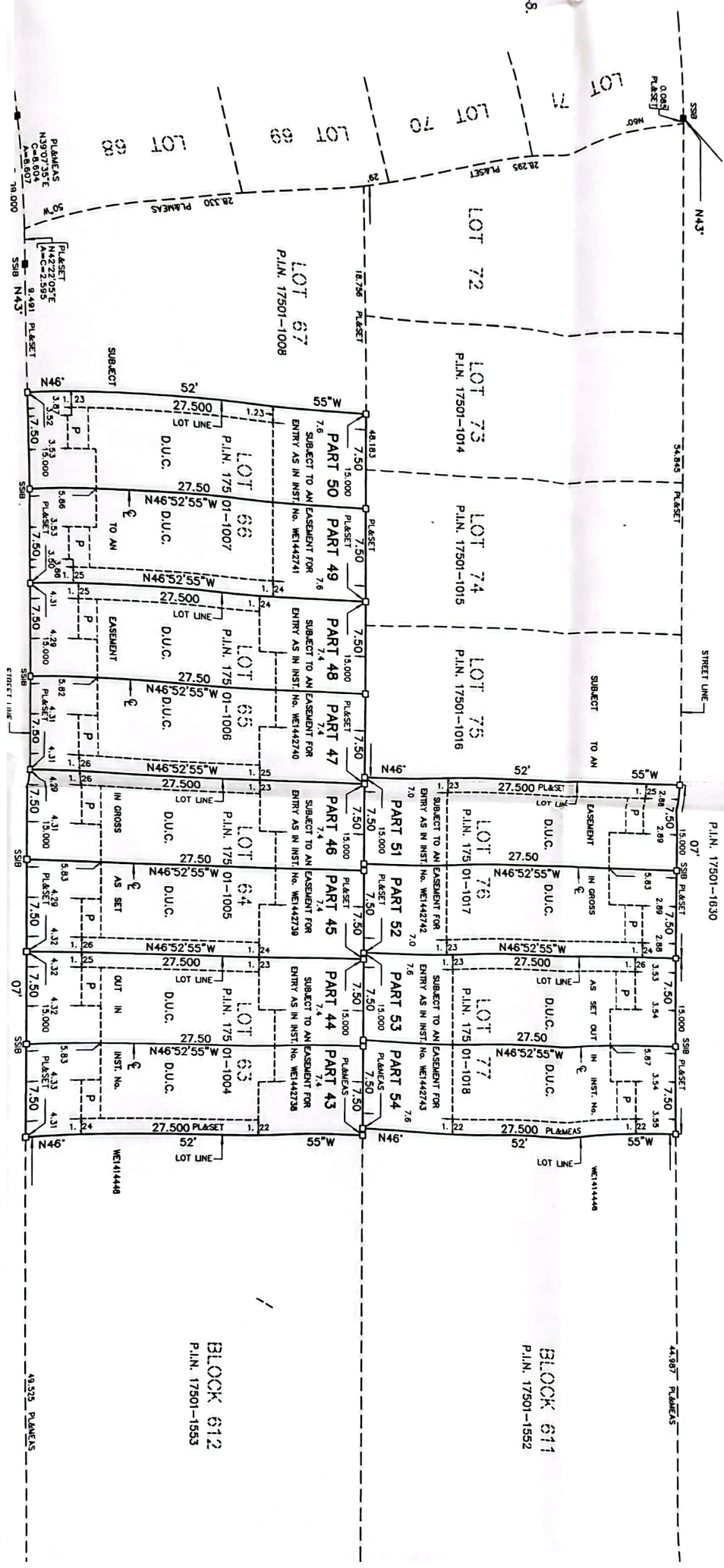
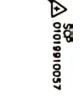
REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT.  
DATE FEBRUARY 18, 2021  
*T. Smith*  
T. SMITH, O.L.S.

PLAN 62R-21024  
RECEIVED AND DEPOSITED  
DATE March 2, 2021  
*C. Adcock*  
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND  
TITLES DIVISION OF WESTON (M42)

PART OF PLAN	PART OF PLAN	PART OF PLAN
1	51	17501-0862
2	52	17501-0863
3	53	17501-0864
4	54	17501-0865
5	55	17501-0866
6	56	17501-0867
7	57	17501-0868
8	58	17501-0869
9	59	17501-0870
10	60	17501-0871
11	61	17501-0872
12	62	17501-0873
13	63	17501-0874
14	64	17501-0875
15	65	17501-0876
16	66	17501-0877
17	67	17501-0878
18	68	17501-0879
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29	79	17501-0890
30	80	17501-0891
31	81	17501-0892
32	82	17501-0893
33	83	17501-0894
34	84	17501-0895
35	85	17501-0896
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37	87	17501-0898
38	88	17501-0899
39	89	17501-0900
40	90	17501-0901
41	91	17501-0902
42	92	17501-0903
43	93	17501-0904
44	94	17501-0905
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73	123	17501-0934
74	124	17501-0935
75	125	17501-0936
76	126	17501-0937
77	127	17501-0938



45,  
3, 54,  
66,



KENESKY DRIVE

(BY PLAN 62M--1266)  
P.L.N. 17501-1630

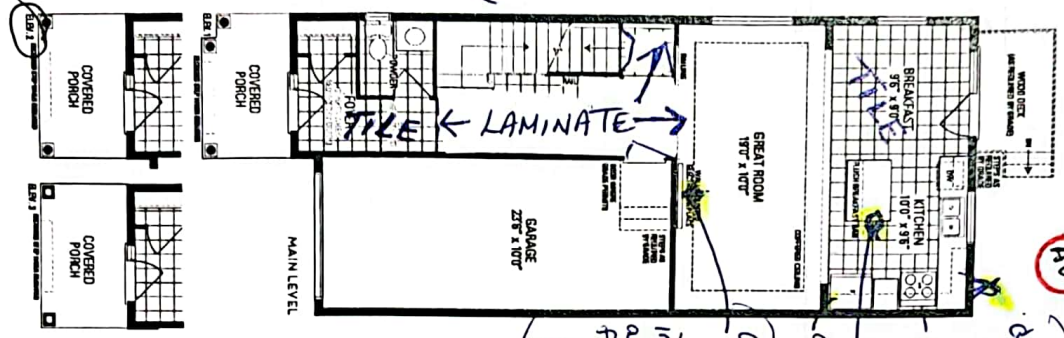
DRIVE

BLOCK 612  
P.L.N. 17501-1553

BLOCK 611  
P.L.N. 17501-1552

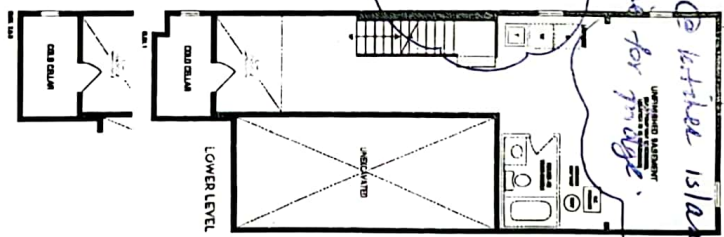
Initials: A

LAMINATE FLOORING AT MAIN HALL & LANDING @ DOOR TO BASEMENT. (AV)

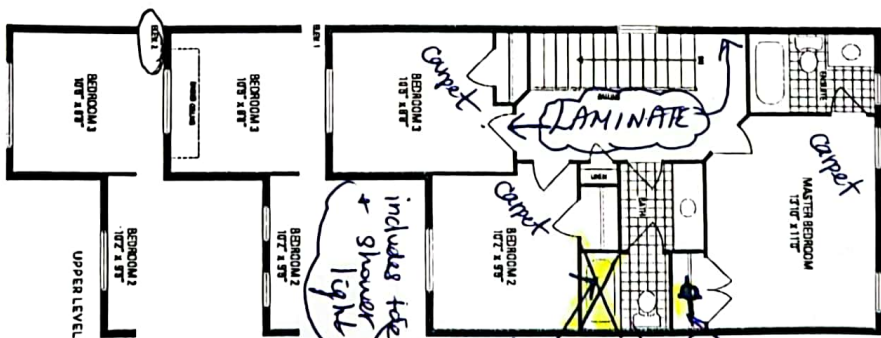


(AV)

GRS LINE POLISH-IN FOR STONE  
GRS PINE Cabinet Island  
cold water for fridge  
Great RM plug install 24" above fip mark. (AV)



GLENDALE 1 ELEV 2 U1 11K.



(AV)

LIGHT & SWITCH MASTER Bedroom case set.  
MAN BATH.  
STANDING SHOWER IN LINE OF TUB includes tub tester + shower light (AV)

BUCKINGHAM GATE - PHASE 3  
GLENDALE 1 ELEV 2  
LOT 77R, UPADHYAY

PURCHASER



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)	Bhalavat Naishil
Applicant(s)	Malav Shah
Agent or Solicitor	
<div style="background-color: black; width: 100%; height: 100%;"></div>	
	Phone:
	E-mail:

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

1.3 Sign should be sent to  Purchaser  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.

**2. LOCATION OF SUBJECT LAND**

2.1 Complete the applicable sections:

Municipal Address	34 Kenesky Drive		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	77	Concession	
Registered Plan Number	62M-1266	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:

Reduction in parking requirements. Tandem parking is not permitted for proposing additional dwelling unit on this property so trying to get relaxation to allow tandem parking permitted for one parking space on garage and one on drive way.

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

Due to the limitation on how the property is built.

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
7.50m	27.50m	206.25 m <sup>2</sup>	8m

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
semi detached house	3.53/3.54m	7.6	1.26/1.23m	
Current Single Family Dwelling Unit				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
semi detached house	3.53/3.54m	7.6	1.26/1.23m	
Proposed Second Dwelling Unit				

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
semi detached house	66.94 m2	126.88 m2	2	9.44m
Current Single Family Dwelling Unit				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
semi detached house	66.94 m2	126.88 m2	2	9.44m
Proposed Second Dwelling Unit				

- 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.):

Two Dwelling Unit

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

Single Family Dwelling Unit

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

September 2, 2021

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

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

Single Family Dwelling Unit

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

3 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) Schedule E1

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

Neighbourhood

7.6 What is the existing zoning of the subject land? 2021

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: 2021

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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: \_\_\_\_\_

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):

Proposing secondary unit in basement

## 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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