



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-24:160	SUBJECT PROPERTY:	1049 Beach Blvd, Hamilton
ZONE:	Urban Protected Residential, Etc. (C/S-1435 C/S-1822)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 99-169 & 22-195

APPLICANTS: Owner: Tim Anstice
 Agent: Kevin Booth

The following variances are requested:

1. A minimum rear yard width of 2.35 metres shall be provided to any building or structure, except the principal dwelling instead of the minimum required rear yard width of 4.5 metres.

PURPOSE & EFFECT: To permit an Accessory Structure within the Rear Yard of an existing Single-Family Dwelling.

Notes:

- i. Please be advised that insufficient information has been provided to determine the purpose and form of the proposed "Pool Equipment Pad". Please note, should the proposed pad be more than 0.15 metres in height, the "Pool Equipment Pad" shall be considered a structure and subject to the minimum required setback of 2.35 metres as requested.
- ii. Please note, as per Section 2.a) of Site Specific S-1435, the minimum required rear yard width of 4.5 metre is only application to buildings and structure, including accessory buildings but does not include the principal dwelling. The principal dwelling is subject to the minimum requirements of the "C" District for a minimum rear yard width of 7.5 metres.

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, August 6, 2024
TIME:	1:20 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

PUBLIC INPUT

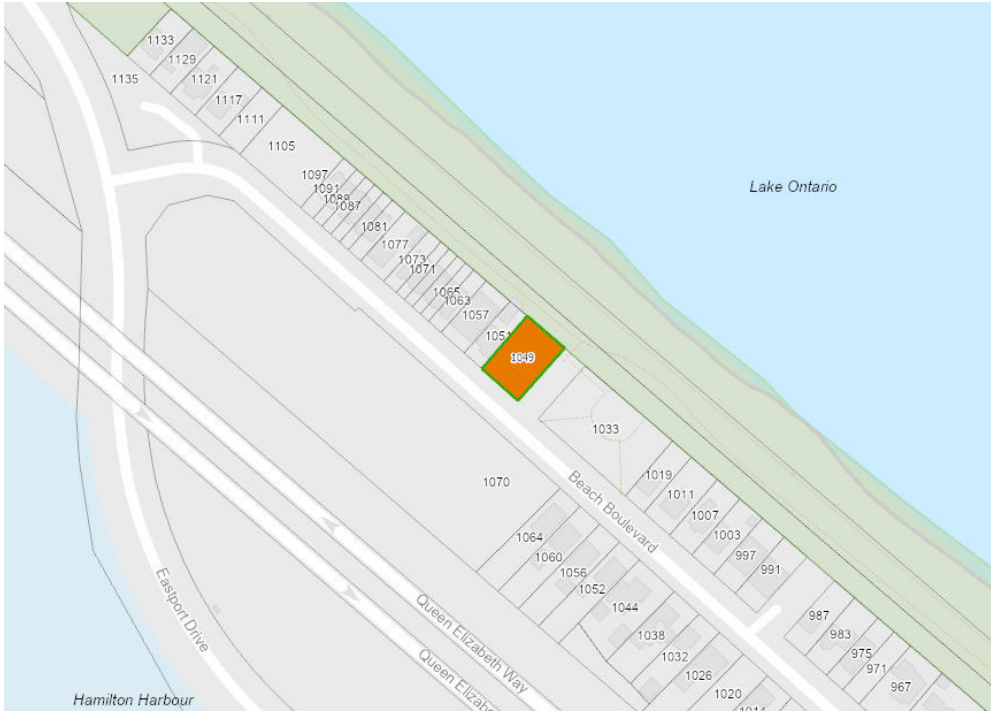
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024


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 August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:160, 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: July 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.



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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 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.

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.

LEGEND

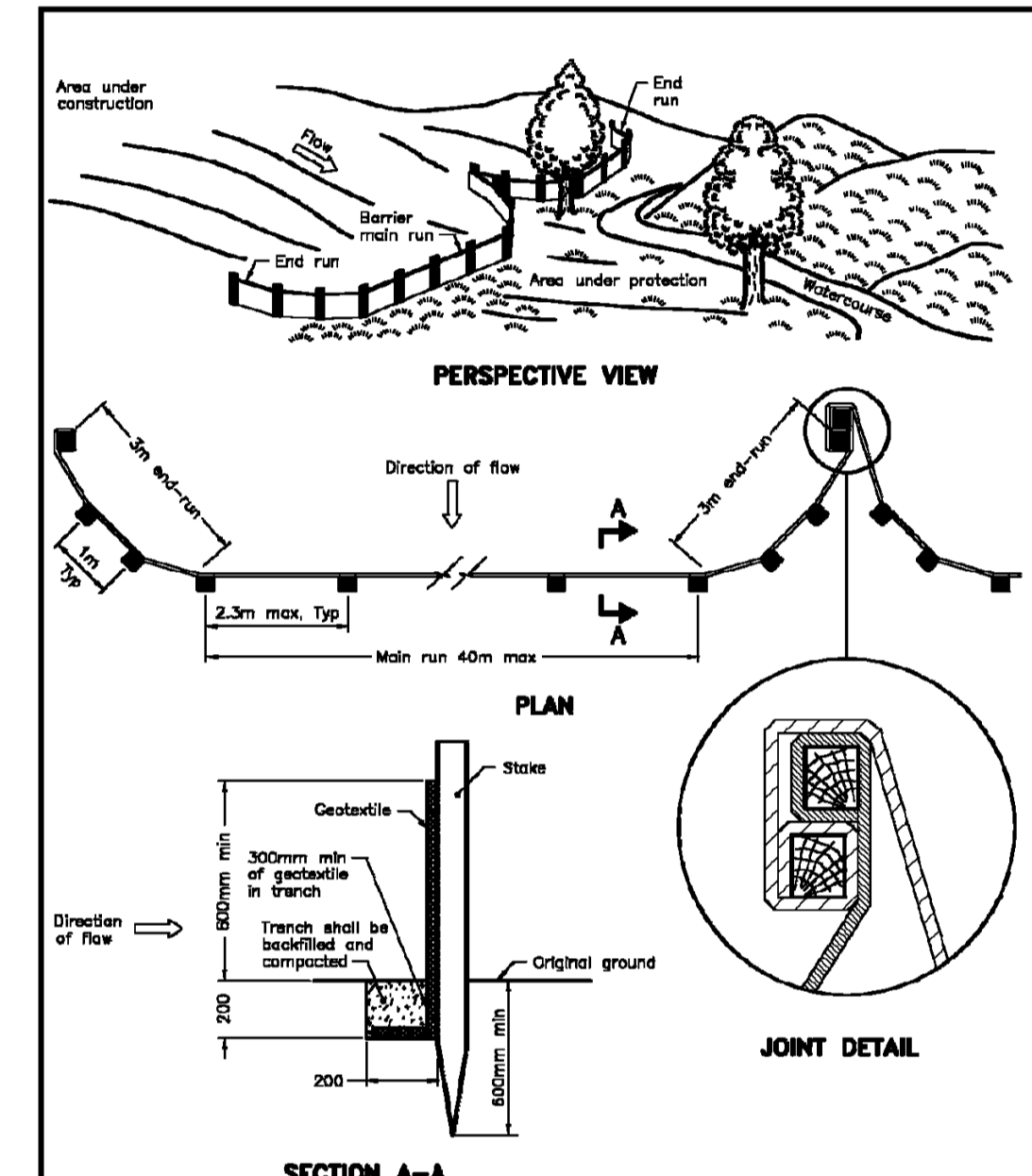
STM DENOTES STORM
EM DENOTES ELECTRIC METER
DSL/DL DENOTES DOWNSPOUT
D DENOTES DIRECTION OF DRAINAGE
XXX.XX DENOTES EXISTING ELEVATIONS
(XXX.XX) DENOTES PROPOSED ELEVATIONS

HYPW DENOTES HYDRO POLE WOOD
MH DENOTES MANHOLE
OHW DENOTES OVERHEAD WIRES
ULS DENOTES UTILITY LIGHT STANDARD
GM DENOTES GAS METER
CB DENOTES CATCH BASIN
HP DENOTES HIGH POINT

BENCHMARK NOTE
CITY OF HAMILTON B.M. # 00119653130H ELEVATION 76.809 METRES (CGVD 1928 ± 1978 ADJUSTMENT)
HAMILTON-WENTWORTH CONCRETE PIER AT SOUTHEAST SIDE OF BURLINGTON CANAL, AT NORTHEAST SIDE OF LIFT BRIDGE, TABLE IN TOP OF AND AT THE CORNER OF A CONCRETE WALL, 7.6 METRES SOUTHWEST OF WOODEN EDGE OF PIER, 8.5 METRES SOUTHWEST OF HYDRO POLE, 0.42 METRES ABOVE TOP OF PIER.

CITY OF HAMILTON ZONING BY-LAW 6593 ZONING REGULATION - C/S-1435

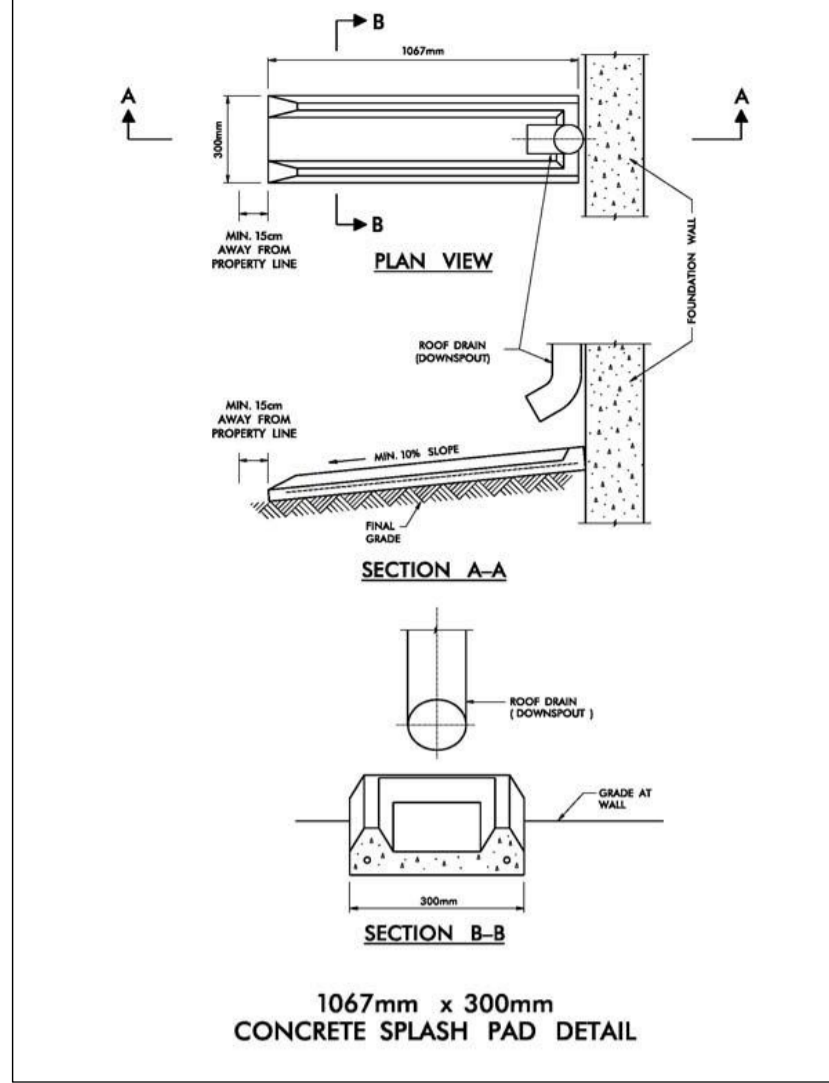
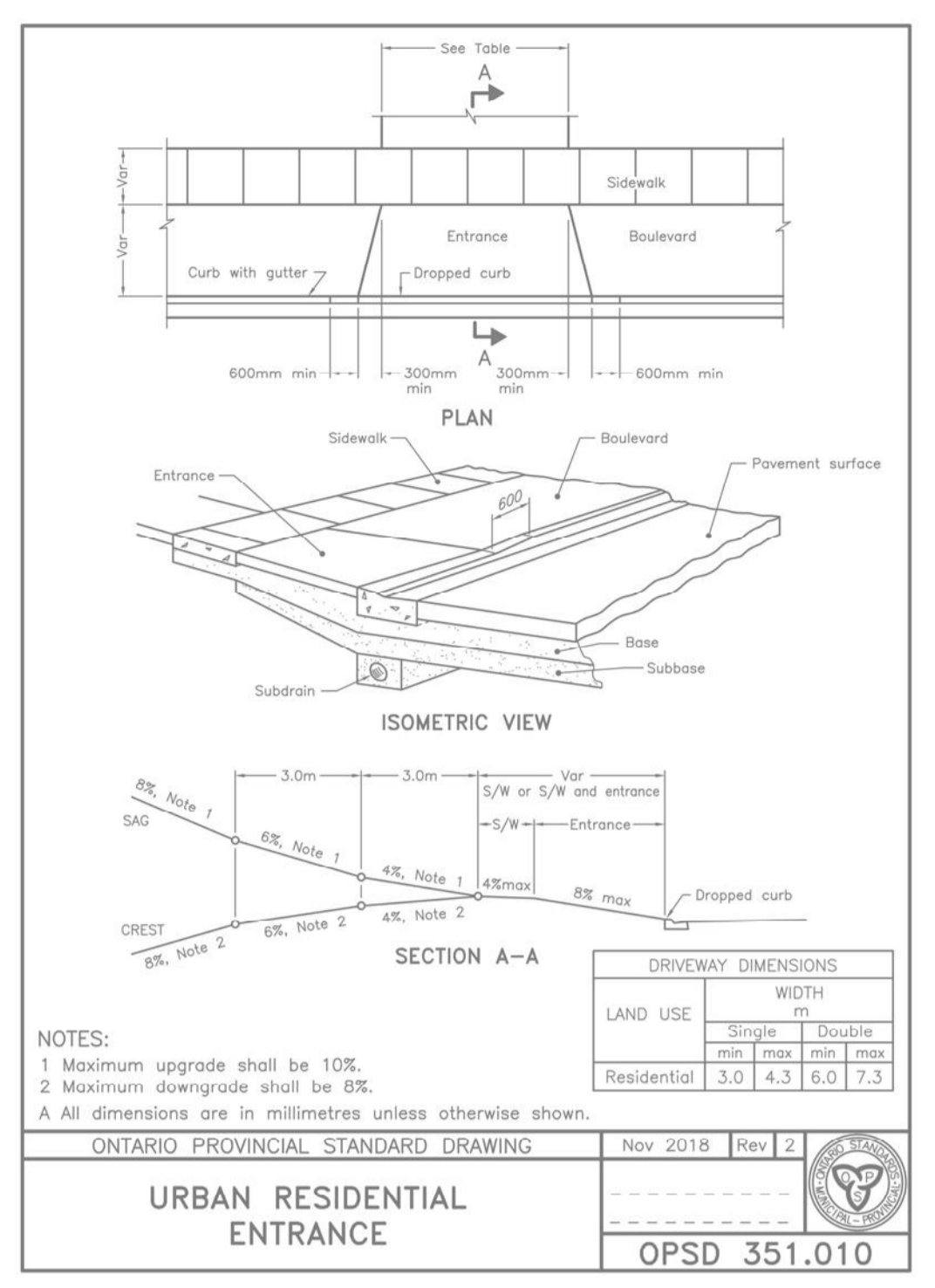
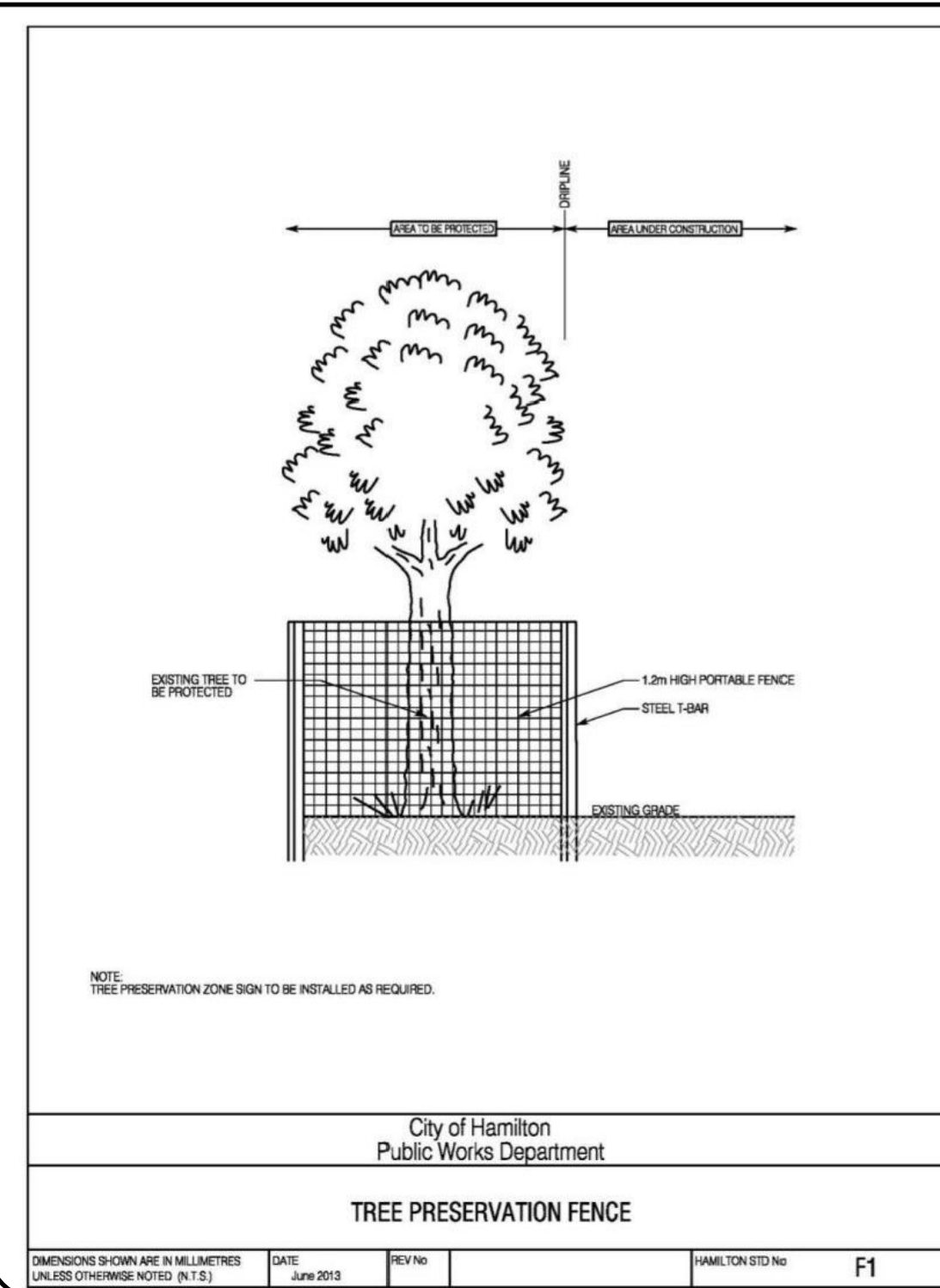
ZONE	REQUIRED	PROVIDED
LOT WIDTH	12.0 m (min)	27.92 m
LOT AREA	360.0 sq.m. (min)	1083.7 sq.m.
FRONT YARD	6.0 m (min)	7.38 m
REAR YARD	7.5 m (min)	18.22 m
SIDE YARD	1.5 m (min)	1.62 m (NORTH)
		1.74 m (SOUTH)
BUILDING AREA		164.37 sq.m. (EXISTING STRUCTURES)
		290.1 sq.m. (PROPOSED STRUCTURES)
		387.19 sq.m. (TOTAL AREA)
LOT COVERAGE	N/A	35.7%
BUILDING HEIGHT	11.0 m (max)	7.44 m
DEWELLING DEPTH		13.61 m
PROPOSED DWELLING		≈ 2.5 STOREYS



SECTION A-A

NOTE: A All dimensions are in millimetres unless otherwise shown.

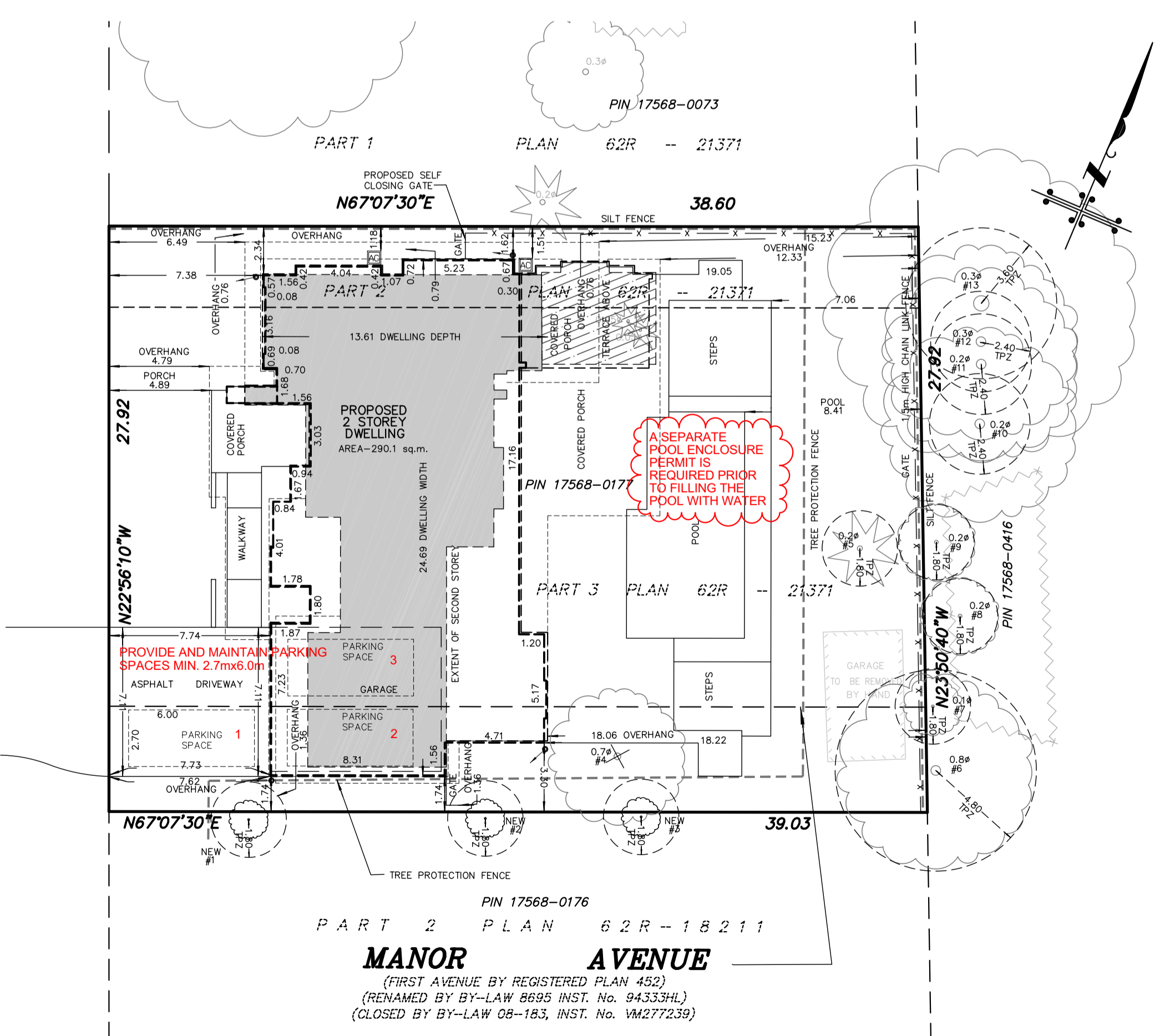
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110



SITE PLAN
SCALE 1:200

SITE PLAN
SCALE 1:200

KNOWN AS **BEACH BOULEVARD**
PIN 17568-0210



UNDERTAKING
RE: 1049 BEACH BOULEVARD FILE No. DAB-19-171

I, (WE) _____ THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

(A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT VARY THEREFROM;

(B) TO PERFORM THE FACILITIES, WORKS AND MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;

(C) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(B) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS;

(D) TO COMPLETE THE CUTTING OF SURFACE ROOTS OF EXISTING TREES, IF REQUIRED, UNDER THE SUPERVISION OF A TREE MANAGEMENT PROFESSIONAL (I.e. CERTIFIED ARBORIST, REGISTERED FORESTER OR LANDSCAPE ARCHITECT);

(E) NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY CITY OF HAMILTON, THE PROPOSER IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT (MTCSS) SHOULD BE NOTIFIED IMMEDIATELY (416-314-7743). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPOSER SHOULD IMMEDIATELY CONTACT BOTH MTCSS AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.326.8392).

DATED THIS _____ DAY OF _____ 20____

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____

NOTE:

- ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE CONSTRUCTION PROJECT, SUCH AS , BUT NOT LIMITED TO THE FOLLOWING:
 - ROAD CUT PERMITS
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - SEWER AND WATER PERMITS
 - RELOCATION OF SERVICES
 - ENDORSEMENT AGREEMENT (IF REQUIRED)
- 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
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - SEWER AND WATER PERMITS
 - RELOCATION OF SERVICES
 - ENDORSEMENT AGREEMENT (IF REQUIRED)
- DUE TO THE PROXIMITY TO LAKE ONTARIO, BIRDS MAY BE USING THE TREES ON SITE FOR NESTING. THE OWNER/CONTRACTOR SHOULD BE AWARE OF THE MIGRATORY BIRDS CONVENTION ACT, 1994 THAT PROTECTS BIRDS AND THEIR NESTS. THE OWNER/CONTRACTOR SHOULD MAKE EVERY EFFORT TO AVOID TREE REMOVAL DURING THE PERIOD OF MARCH 31st TO AUGUST 31st.
- WHENEVER POSSIBLE THE CUTTING SURFACE ROOTS OF EXISTING TREES IS TO BE AVOIDED. HOWEVER, IF THESE CUTS ARE REQUIRED, CUTS SHOULD BE COMPLETED UNDER THE SUPERVISION OF A TREE MANAGEMENT PROFESSIONAL (I.e. CERTIFIED ARBORIST) SO THAT CUTS ARE MADE APPROPRIATELY.

1049 BEACH BOULEVARD
SITE PLAN FOR BUILDING PERMIT

Hamilton Building Division

Reviewed for Ontario Building Code Compliance.
Subject to Corrections Noted on Plans and Field Inspections.

Permit: 20 17755 000 0 R9
Date: 01/29/21
Name: Lauri Smith
Approved by: _____

KEYPLAN
NOT TO SCALE

PART OF BURLINGTON BEACH EAST SIDE OF BEACH BOULEVARD (UNREGISTERED) AND PART OF MANOR AVENUE (FIRST AVENUE BY REGISTERED PLAN 452) (RENAMED BY BY-LAW 8695 INST. No. 94333HL) (CLOSED BY BY-LAW 08-183, INST. No. VM277239)

BEING IN THE
CITY OF HAMILTON
SCALE 1 : 200

Mackay, MacKay & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2020

"METRIC" DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY.
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT.
- EXISTING ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE SURVEY REAL PROPERTY REPORT ISSUED BY MMP LIMITED, DRAWING No. 18-317, DATED JANUARY 10, 2019.
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS.
- SANITARY SEWER SERVICE CONNECTION MUST BE INSTALLED BEFORE BASEMENT EXCAVATION TO ENSURE SERVICING AT BASEMENT LEVEL.
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES.
- DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS
- ALL TIES ARE TO FOUNDATION UNLESS OTHERWISE NOTED
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
- LOT DIMENSIONS ARE AS SHOWN FROM SURVEY RECORDS AND HAVE NOT BEEN VERIFIED BY SURVEY
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION TO THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION
- THE OWNER IS TO BE AWARE OF THE MIGRATORY BIRDS CONVENTION ACT, 1994 THAT PROTECTS BIRDS AND THEIR NESTS. THE MIGRATORY BIRDS CONVENTION ACT IS IMPLEMENTED BY ENVIRONMENT CANADA. IT IS ADVISED THAT VEGETATION REMOVAL BE AVOIDED BETWEEN THE PERIOD OF MARCH 31st TO AUGUST 31st
- SEVERAL TREES MAY REQUIRE SPECIAL MITIGATING CONSTRUCTION PRACTICES IF ADEQUATE PRESERVATION DISTANCES CANNOT BE PROVIDED. THESE MEASURES INCLUDE HYDROVAC EXCAVATION. AT MINIMUM, A CERTIFIED ARBORIST IS TO BE ON SITE
- SEVERAL TREES MAY REQUIRE SPECIAL MITIGATING CONSTRUCTION PRACTICES IF ADEQUATE PRESERVATION DISTANCES CANNOT BE PROVIDED. THESE MEASURES INCLUDE HYDROVAC EXCAVATION. AT MINIMUM, A CERTIFIED ARBORIST IS TO BE ON SITE

CAUTION

- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED.
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

CERTIFICATION NOTE:

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM THE LAND REGISTRY OFFICE RECORDS.

WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2.5 STOREY DWELLING LOCATED AT 1049 BEACH BOULEVARD AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES.

PROPOSED BUILDING SETBACKS AS SHOWN.

PROPOSED BUILDING HEIGHT AS SHOWN.

PROPOSED LOT COVERAGE AS SHOWN.

PROPOSED BUILDING SITE STATISTICS AS SHOWN.

DECEMBER 14, 2020

DATE

ROY C. MACKEY
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

No.	DATE	REVISIONS
11	NOVEMBER 9, 2020	REMOVED 1 PARKING SPACE AS PER CITY COMMENTS
10	JUNE 23, 2020	REQUIRED MINIMUM TPZ ADDED
9	JUNE 15, 2020	REVISED PER CITY COMMENTS
8	MAY 14, 2020	REVISED PER CITY COMMENTS
7	MAY 6, 2020	REVISED SITE PLAN
6	APRIL 21, 2020	REVISED PER CITY COMMENTS
5	JANUARY 31, 2020	REVISED PER CITY AND ARCHITECTURAL COMMENTS
4	JANUARY 14, 2020	REVISED PER CITY COMMENTS
3	NOVEMBER 27, 2019	UNDERGROUND SERVICES ADDED
2	OCTOBER 3, 2019	REMOVE PROPOSED ROAD WIDENING
1	AUGUST 6, 2019	SITE PLAN COMPLETED

MMP
Mackay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmplimited.com
mmplimited.com

CAD FILE: E:\(62) Hamilton-Wentworth\TPW\ SALTLETT\BURLINGTON BEACH\18-317\18-317-1\18-317-1-SP.dwg
DRAWN BY: _____ CHECKED BY: _____ PROJECT No. _____ DWG. No. _____
A.R. D.R. 18-317-1-SP 1/2

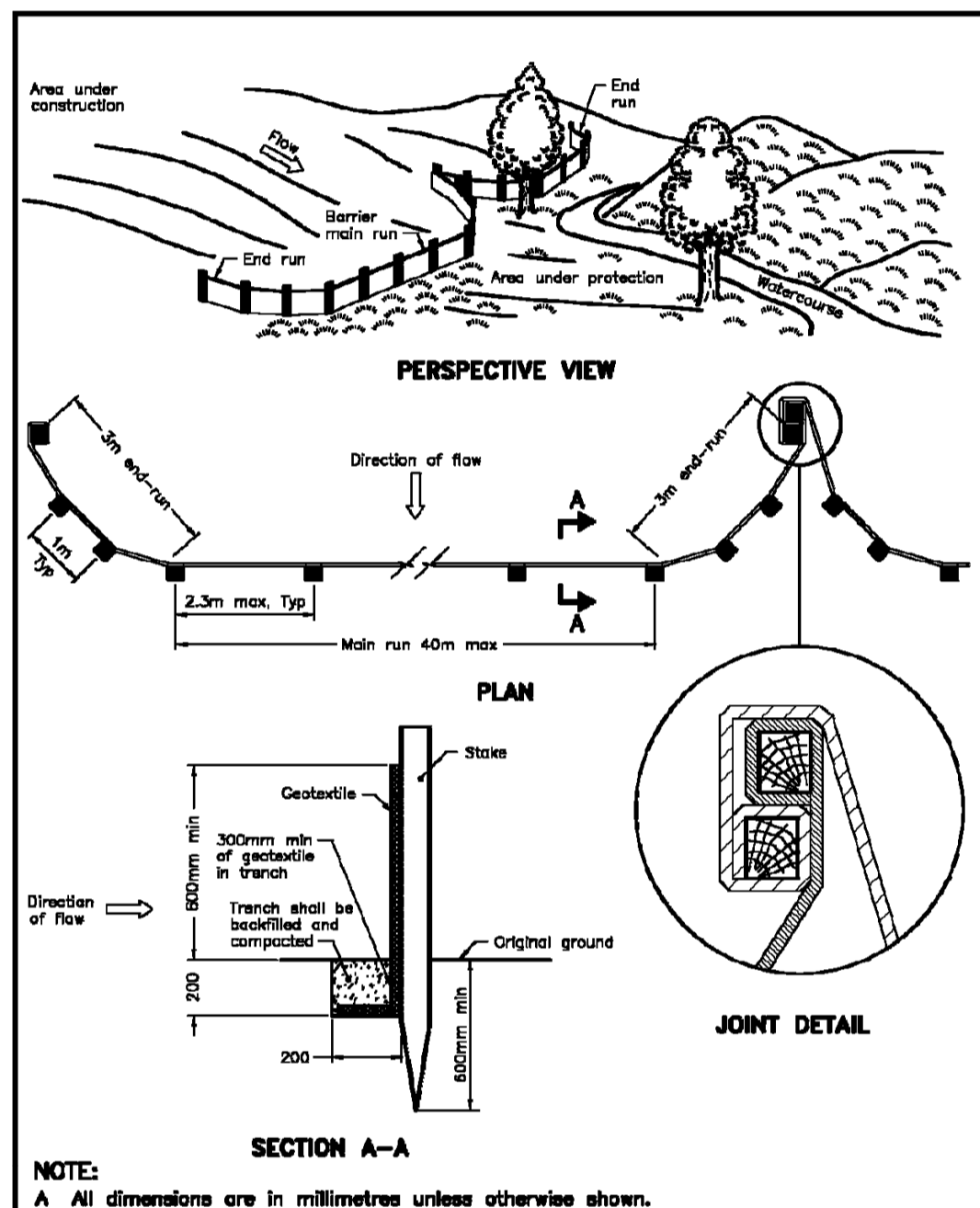
LEGEND

STM DENOTES STORM	HYPW DENOTES HYDRO POLE WOOD
EM DENOTES ELECTRIC METER	MH DENOTES MANHOLE
DSLIL DENOTES DOOR SILL	OHV DENOTES OVERHEAD WIRES
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→ DENOTES DIRECTION OF DRAINAGE	GM DENOTES GAS METER
XXX.XX DENOTES EXISTING ELEVATIONS	CB DENOTES CATCH BASIN
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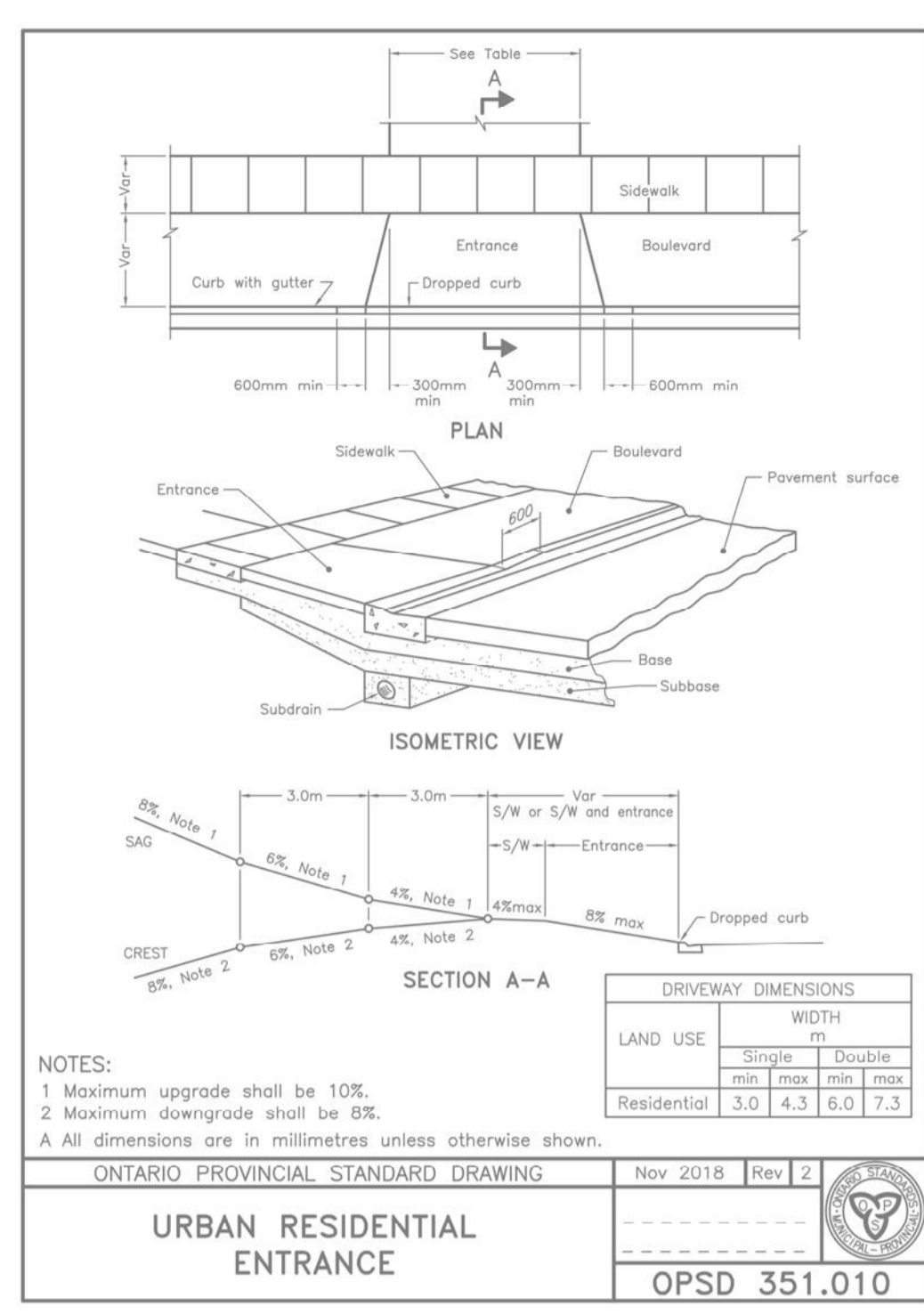
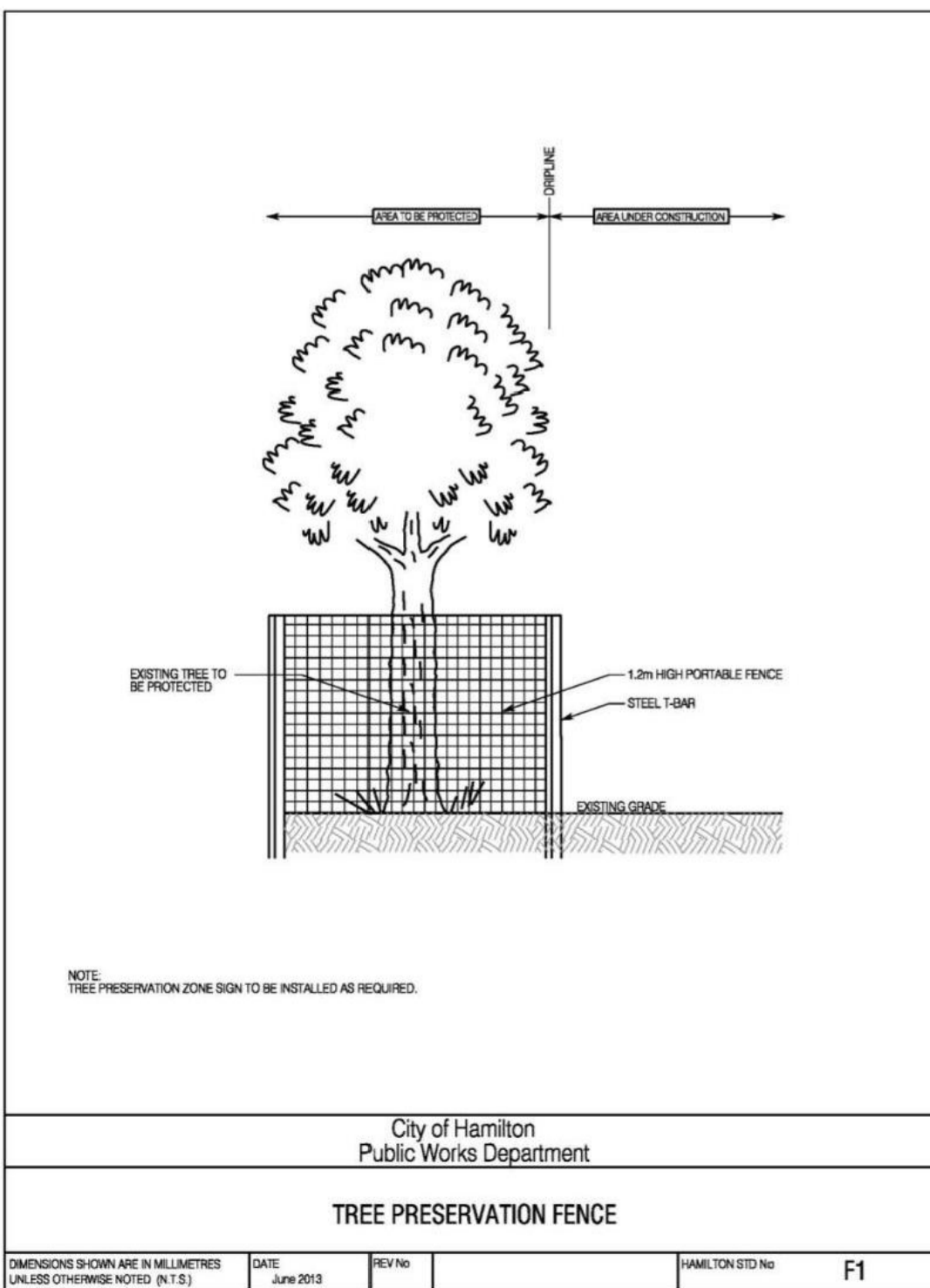
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**CITY OF HAMILTON ZONING BY-LAW 6593
 ZONING REGULATION - C/S-1435**

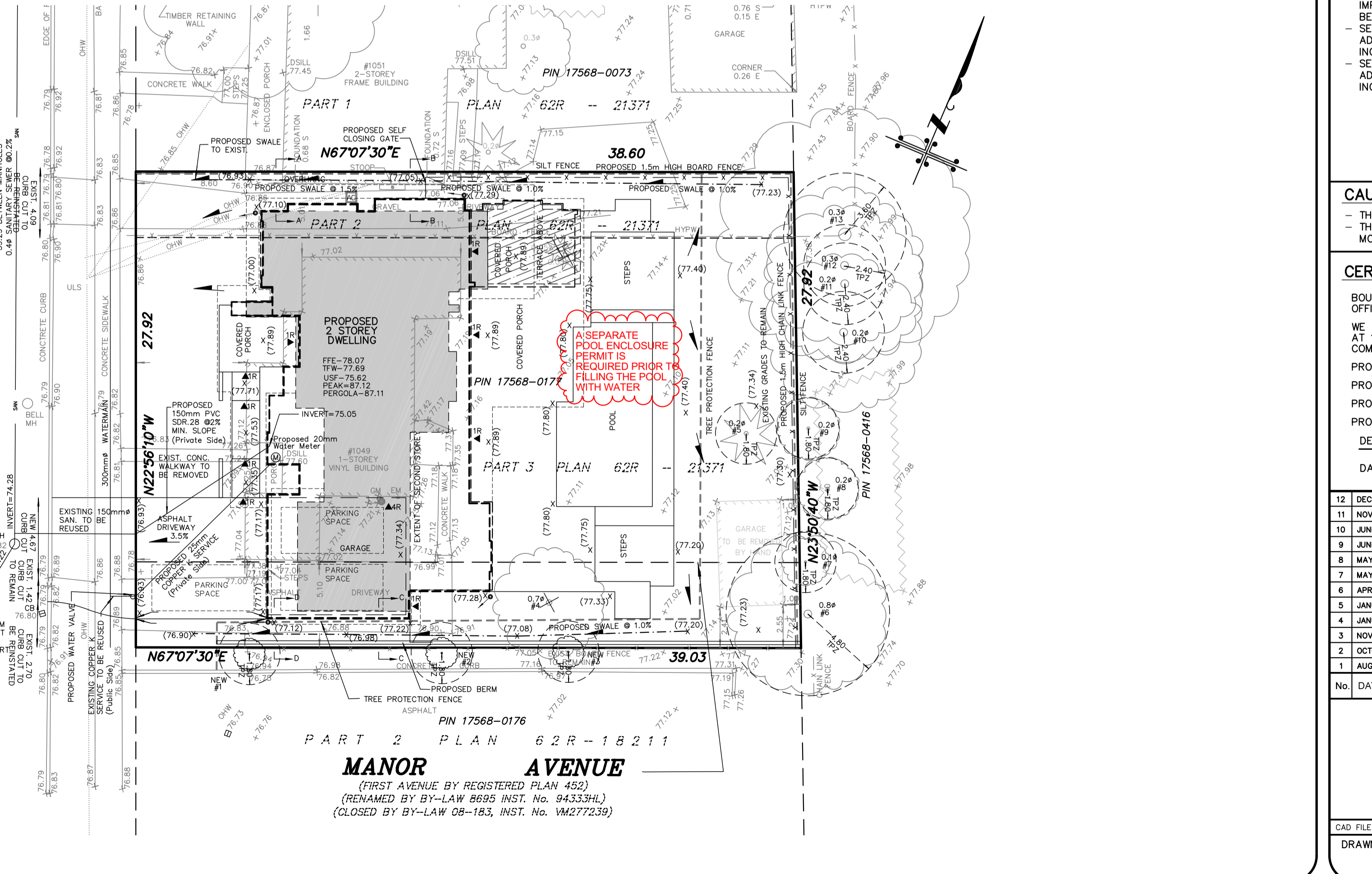
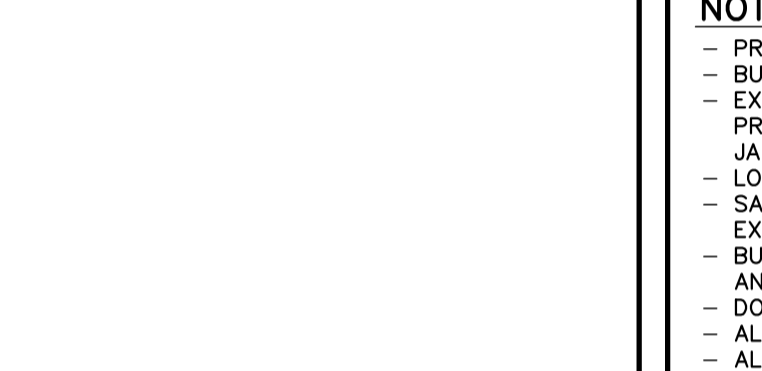
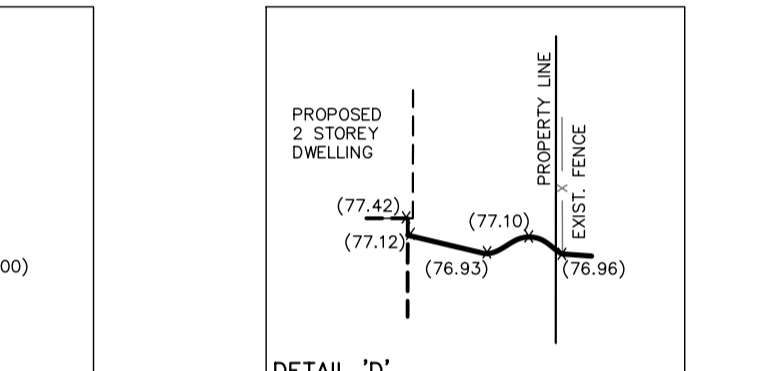
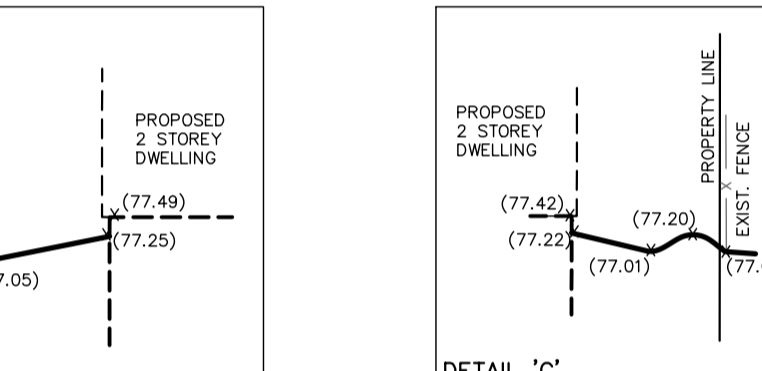
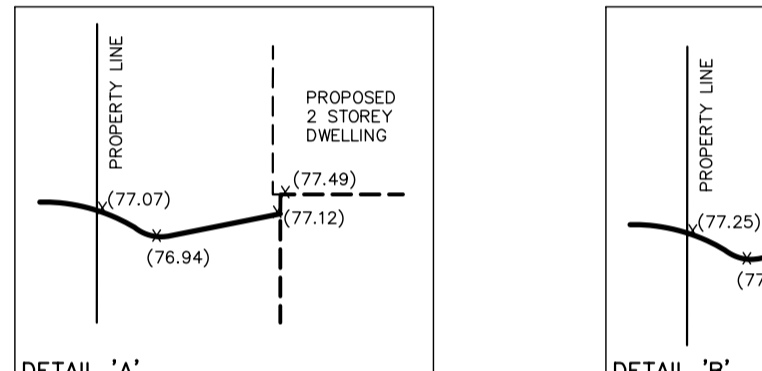
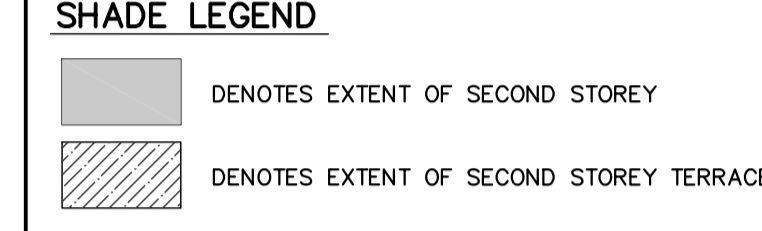
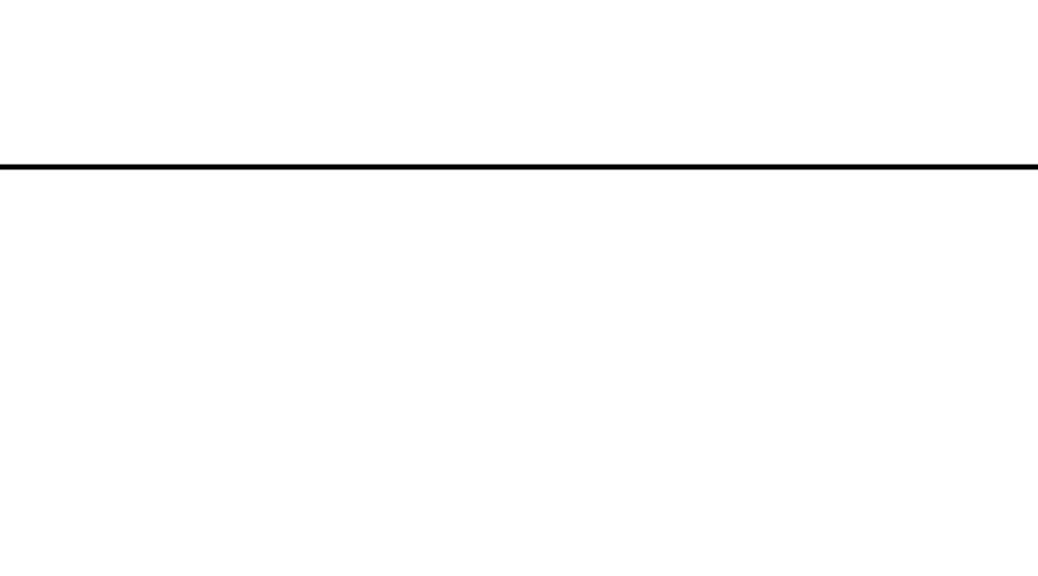
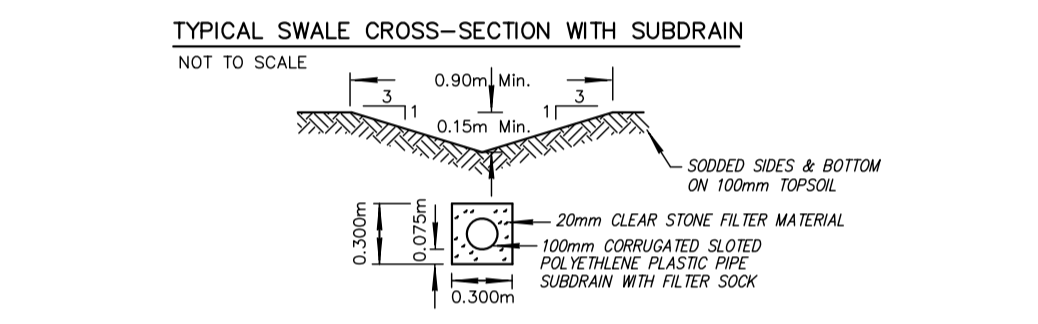
ZONE	REQUIRED	PROVIDED
LOT WIDTH	12.0 m (min)	27.92 m
LOT AREA	360.0 sq.m. (min)	1083.7 sq.m.
FRONT YARD	6.0 m (min)	7.38 m
REAR YARD	7.5 m (min)	18.22 m
SIDE YARD	1.5 m (min)	1.62 m (NORTH) 1.74 m (SOUTH)
BUILDING AREA		164.37 sq.m. (EXISTING STRUCTURES) 290.1 sq.m. (PROPOSED STRUCTURES)
LOT COVERAGE	N/A	38.19 sq.m. (TOTAL AREA)
BUILDING HEIGHT	11.0 m (max)	7.44 m
DIEMLING DEPTH		13.61 m
PROPOSED DWELLING		≈ 2.5 STOREYS



SECTION A-A
 NOTE: A All dimensions are in millimetres unless otherwise shown.
 ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
LIGHT-DUTY SILT FENCE BARRIER
 OPSD 219.110



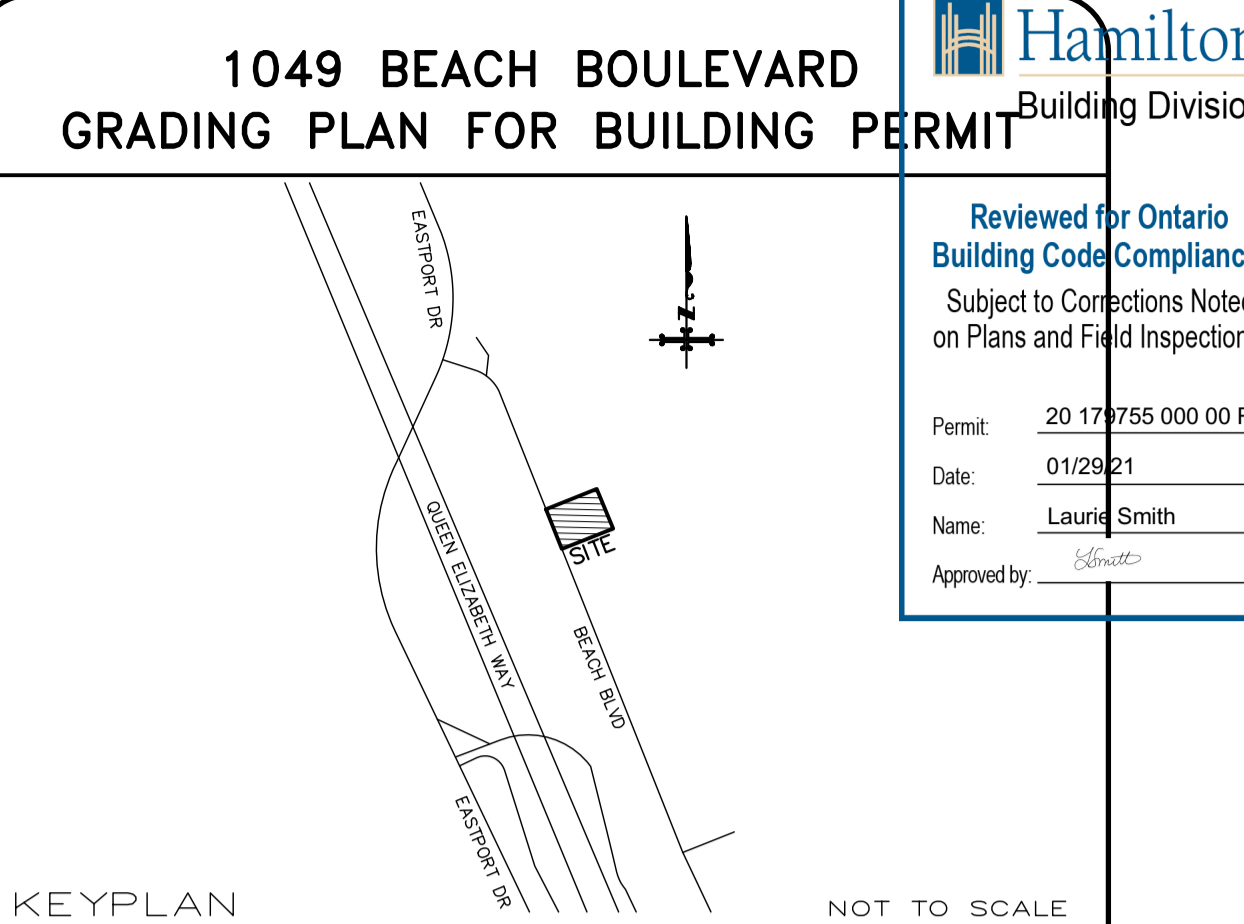
1067mm x 300mm CONCRETE SPLASH PAD DETAIL
 DRIVEWAY DIMENSIONS
 LAND USE: Single, Double, Residential
 WIDTH: 3.0, 4.3, 6.0, 7.3
 ONTARIO PROVINCIAL STANDARD DRAWING Nov 2018 Rev 2
URBAN RESIDENTIAL ENTRANCE
 OPSD 351.010



MANOR AVENUE
 (FIRST AVENUE BY REGISTERED PLAN 452)
 (RENAMED BY BY-LAW 8695 INST. NO. 94333HL)
 (CLOSED BY BY-LAW 08-183, INST. NO. VM277239)
 PART 2 PLAN 62R-18211

UNDERTAKING
 RE: 1049 BEACH BOULEVARD FILE NO. DAB-19-171
 I, (ME) _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,
 (A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT VARY THEREFROM.
 (B) TO PERFORM THE FACILITIES, WORKS AND MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTERS OF APPROVAL DATED _____.
 (C) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(B) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS.
 (D) TO COMPLETE THE CUTTING OF SURFACE ROOTS OF EXISTING TREES, IF REQUIRED, UNDER THE SUPERVISION OF A TREE MANAGEMENT PROFESSIONAL (I.e. CERTIFIED ARBORIST, REGISTERED FORESTER OR LANDSCAPE ARCHITECT).
 (E) NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT (MTC) SHOULD BE NOTIFIED IMMEDIATELY (416.314.7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MTC AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.328.8394).
 DATED THIS _____ DAY OF _____ 20____
 WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____

NOTE:
 1. ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
 2. 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
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - SEWER AND WATER PERMITS
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENT (IF REQUIRED)
 3. DUE TO THE PROXIMITY TO LAKE ONTARIO, BIRDS MAY BE USING THE TREES ON SITE FOR NESTING. THE OWNER/CONTRACTOR SHOULD BE AWARE OF THE MIGRATORY BIRDS CONVENTION ACT, 1994 THAT PROTECTS BIRDS AND THEIR NESTS. THE OWNER/CONTRACTOR SHOULD MAKE EVERY EFFORT TO AVOID TREE REMOVAL DURING THE PERIOD OF MARCH 31st TO AUGUST 31st.
 4. WHEREVER POSSIBLE, THE CUTTING SURFACE ROOTS OF EXISTING TREES IS TO BE AVOIDED. HOWEVER, IF THESE CUTS ARE REQUIRED, CUTS SHOULD BE COMPLETED UNDER THE SUPERVISION OF A TREE MANAGEMENT PROFESSIONAL (I.e. CERTIFIED ARBORIST) SO THAT CUTS ARE MADE APPROPRIATELY.
 5. EXISTING SHED AT THE REAR OF THE PROPERTY IS TO BE REMOVED BY HAND TO ENSURE THAT EXISTING TREES AND THEIR ROOTS ARE NOT IMPACTED.



**PART OF BURLINGTON BEACH
 EAST SIDE OF BEACH BOULEVARD
 (UNREGISTERED)
 AND PART OF MANOR AVENUE
 (FIRST AVENUE BY REGISTERED PLAN 452) (RENAMED BY BY-LAW 8695 INST. NO. 94333HL)
 (CLOSED BY BY-LAW 08-183, INST. NO. VM277239)**
 BEING IN THE
CITY OF HAMILTON
 SCALE 1 : 200
 MacKay, MacKay & PETERS LIMITED - ONTARIO LAND SURVEYORS
 © 2020
 "METRIC" DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY.
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT.
- EXISTING ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE SURVEY REAL PROPERTY REPORT ISSUED BY MMP LIMITED, DRAWING NO. 18-317, DATED JANUARY 10, 2019.
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS.
- SANITARY SEWER SERVICE CONNECTION MUST BE INSTALLED BEFORE BASEMENT EXCAVATION TO ENSURE SERVICING AT BASEMENT LEVEL.
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES.
- DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS.
- ALL TIES ARE TO FOUNDATION UNLESS OTHERWISE NOTED.
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.
- LOT DIMENSIONS ARE AS SHOWN FROM SURVEY RECORDS AND HAVE NOT BEEN VERIFIED BY SURVEY.
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY.
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED.
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD.
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION.
- THE OWNER IS TO BE AWARE OF THE MIGRATORY BIRDS CONVENTION ACT, 1994 THAT PROTECTS BIRDS AND THEIR NESTS. THE MIGRATORY BIRDS CONVENTION ACT IS IMPLEMENTED BY ENVIRONMENT CANADA. IT IS ADVISED THAT VEGETATION REMOVAL BE AVOIDED BETWEEN THE PERIOD OF MARCH 31st TO AUGUST 31st.
- SEVERAL TREES MAY REQUIRE SPECIAL MITIGATING CONSTRUCTION PRACTICES IF ADEQUATE PRESERVATION DISTANCES CANNOT BE PROVIDED. THESE MEASURES INCLUDE HYDROVAC EXCAVATION, AT MINIMUM, A CERTIFIED ARBORIST IS TO BE ON SITE.
- SEVERAL TREES MAY REQUIRE SPECIAL MITIGATING CONSTRUCTION PRACTICES IF ADEQUATE PRESERVATION DISTANCES CANNOT BE PROVIDED. THESE MEASURES INCLUDE HYDROVAC EXCAVATION, AT MINIMUM, A CERTIFIED ARBORIST IS TO BE ON SITE.

CAUTION

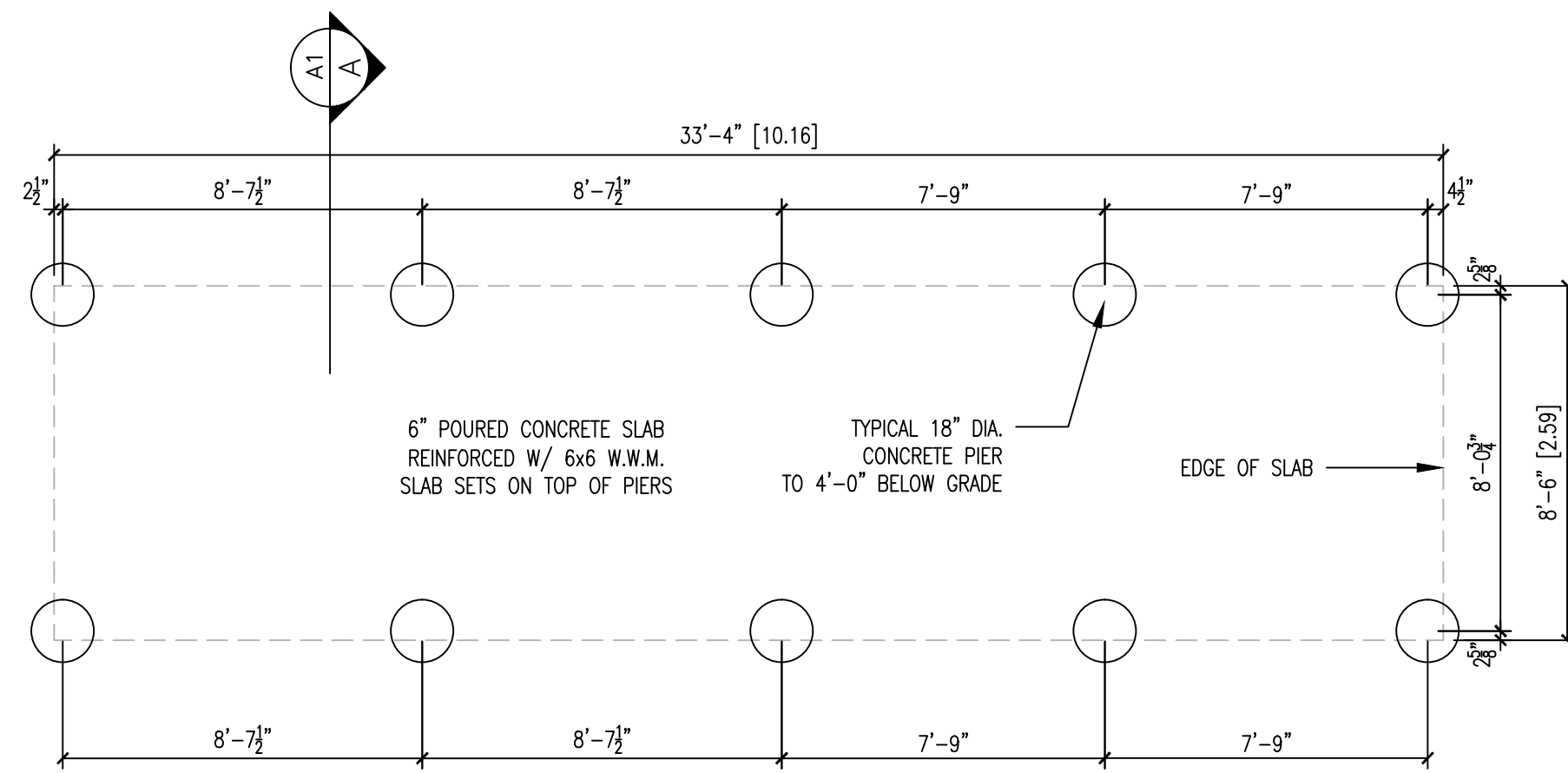
- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED.
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

CERTIFICATION NOTE:
 BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM THE LAND REGISTRY OFFICE RECORDS.
 WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2.5 STOREY DWELLING LOCATED AT 1049 BEACH BOULEVARD AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES.
 PROPOSED BUILDING SETBACKS AS SHOWN.
 PROPOSED BUILDING HEIGHT AS SHOWN.
 PROPOSED LOT COVERAGE AS SHOWN.
 PROPOSED BUILDING SITE STATISTICS AS SHOWN
 DECEMBER 14, 2020
 DATE
 ROY C. MACAY
 ONTARIO LAND SURVEYOR
 FOR MACKAY, MACKAY & PETERS LIMITED

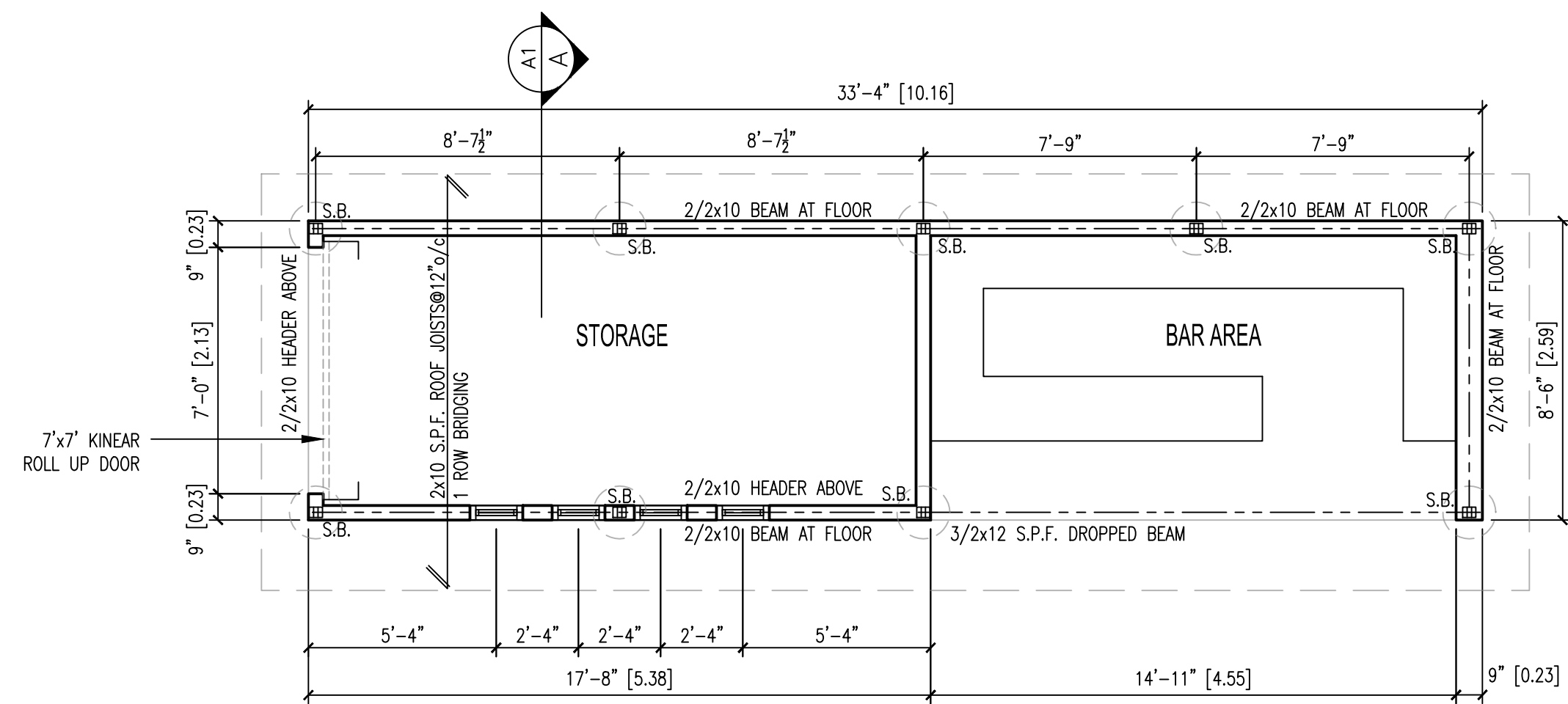
No.	DATE	REVISIONS
12	DECEMBER 14, 2020	REVISED SANITARY SERVICE
11	NOVEMBER 9, 2020	REMOVED 1 PARKING SPACE AS PER CITY COMMENTS
10	JUNE 23, 2020	REQUIRED MINIMUM TPZ ADDED
9	JUNE 15, 2020	REVISED PER CITY COMMENTS
8	MAY 14, 2020	REVISED PER CITY COMMENTS
7	MAY 6, 2020	REVISED SITE PLAN
6	APRIL 21, 2020	REVISED PER CITY COMMENTS
5	JANUARY 31, 2020	REVISED PER CITY AND ARCHITECTURAL COMMENTS
4	JANUARY 14, 2020	REVISED PER CITY COMMENTS
3	NOVEMBER 27, 2019	UNDERGROUND SERVICES ADDED
2	OCTOBER 3, 2019	REMOVE PROPOSED ROAD WIDENING
1	AUGUST 6, 2019	SITE PLAN COMPLETED

MMP
 MacKay, MacKay & Peters Limited
 LAND SURVEYORS & MAPPERS
 SINCE 1906
 3380 South Service Road
 Unit 101
 Burlington, ON
 L7N 3J5
 (905) 639-1375
 halton@mmplimited.com
 mmplimited.com

CAD FILE: E:\(62) Hamilton-Wentworth\TPZ\SALTLIET\BURLINGTON BEACH\18-317\18-317-1\18-317-1-SP.dwg
 DRAWN BY: HAMILTON
 CHECKED BY: PROJECT NO.
 A.R. D.R. 18-317-1-SP DWG. NO. 2/2

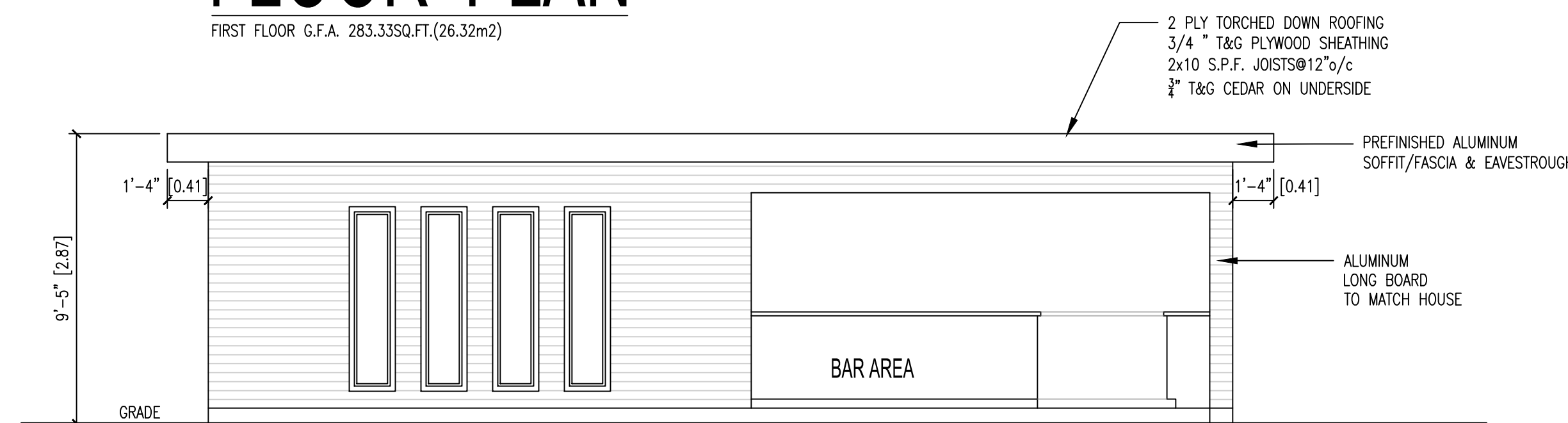


PIER PLAN



FLOOR PLAN

FIRST FLOOR G.F.A. 283.33SQ.FT.(26.32m²)



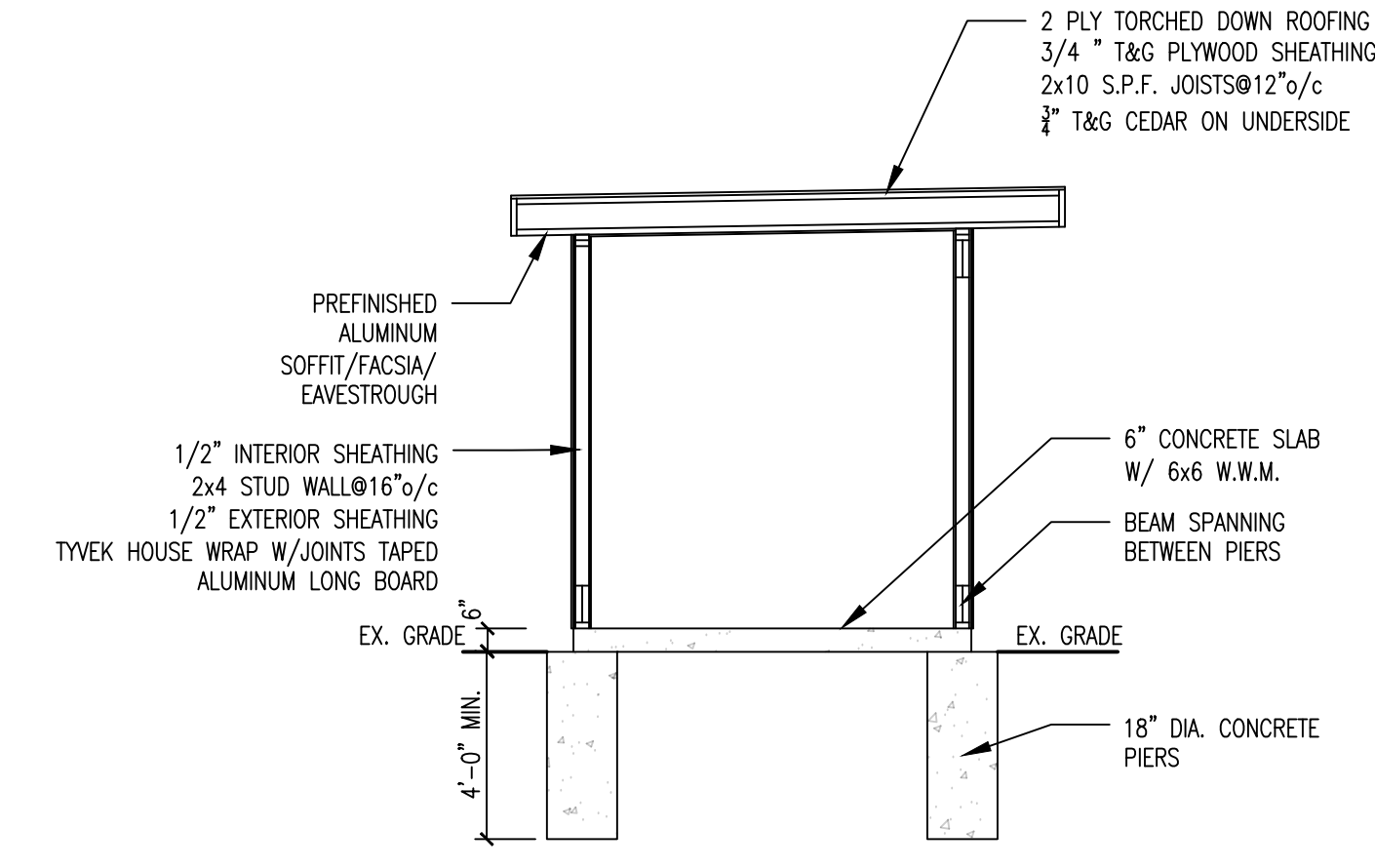
FRONT ELEVATION

SYMBOL LEGEND

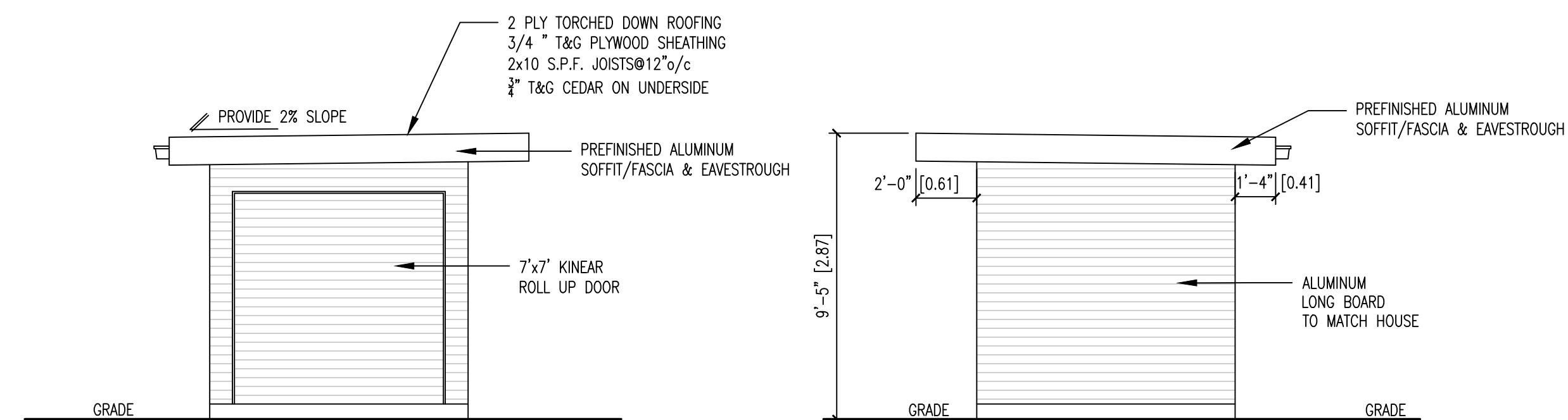
- S.B. PROVIDE SOLID BLOCKING DOWN TO FOUNDATION WALL
- BP BEAM POCKET
- P.L.X POINT LOAD FROM ABOVE
- STL. POST 3.5" STEEL POST W/ 3.5x3.5 TOP PLATE AND 5.5x5.5 BASE PLATE FIXED FROM UNDERSIDE OF ANGLE TO FOOTING
- EF EXHAUST FAN REFER TO HVAC DESIGN
- HB EXTERIOR HOSE BIB W/BACKFLOW

CONSTRUCTION NOTES

- ALL WASHROOMS, LAUNDRY AND RANGE TO HAVE EXHAUST FANS PROVIDE IN WALL BLOCKING IN ENSUITE BATH FOR FUTURE INSTALLATION OF GRAB BARS
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ROOF SLOPES AND OVERHANGS PRIOR TO ORDERING TRUSSES ETC.
- ALL FOOTINGS TO BE MINIMUM 4'-0" BELOW FINAL GRADE
- ALL FOOTINGS TO BE PLACED ON UNDISTURBED SOIL
- ALL DIMENSIONS ARE TO FINISHED MATERIAL

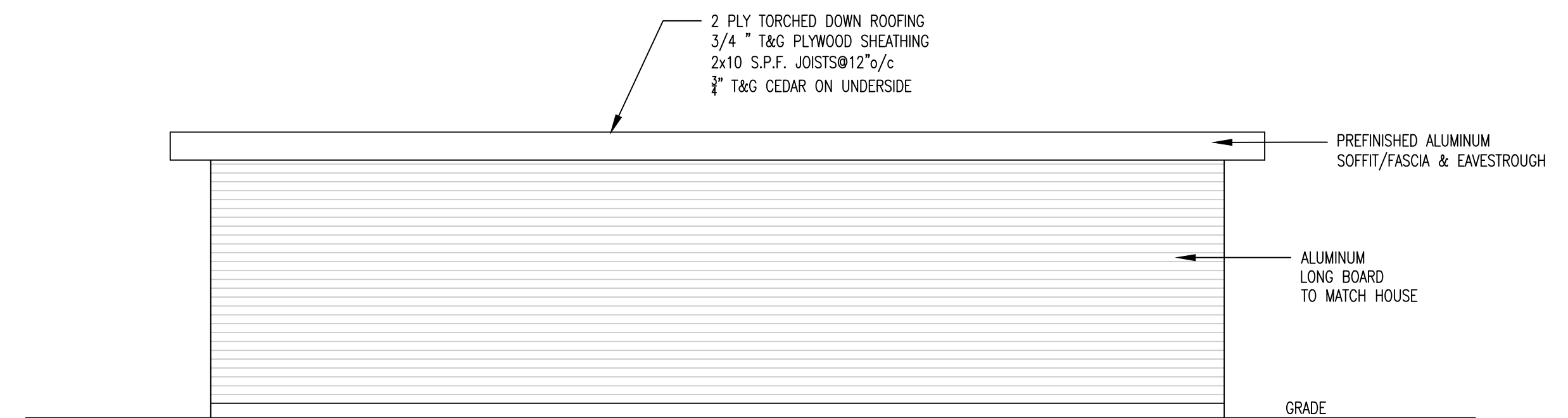


CROSS SECTION A



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

ALL CONSTRUCTION TO CONFORM TO ONTARIO BUILDING CODE. CONTRACTOR, OWNER TO VERIFY ALL SIZES PRIOR TO ORDERING MATERIAL, DO NOT SCALE PLANS.
 ALL WINDOW SIZES ARE GLAZING AREA ONLY WINDOW MANUFACTURER TO SIZE RSO BASED ON THIS
 ALL DOOR SIZES SHOWN ARE SLAB SIZES ADD 2" OVERALL FOR RSO
 FLOOR ENGINEERING, LVL SIZING, TRUSS LAYOUTS, HVAC AND ANY SPECIAL ENGINEERING DO NOT FORM PART OF THIS PACKAGE AND MUST BE OBTAINED SEPARATELY.

CONSULTANTS
 The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.
 QUALIFICATION INFORMATION
 Required unless design is exempt under O.B.C. 3.2.5.1 of the building code
 Richard Weatherston
 REGISTRATION INFORMATION
 Required unless design is exempt under Div. C 3.2.4.1 of the building code
 R.G. CAD SERVICE INC. 29747
 FIRM NAME BCN

R.G.CAD SERVICE INC.
 228 GREEN RD. STONEY CREEK
 PHONE (905) 664-8061

OWNER
TIM ANSTICE
 PROPOSED CABANA
 1049 BEACH BLVD.
 HAMILTON, ONTARIO

Jordan Riley GROUP

905 379-6560
 www.jordanrileygroup.com

MARK	DATE	DESCRIPTION
MR.12/24		PRELIMINARY PLAN

PROJECT NO: ----
 CAD DWG FILE: BEACH CABANA.DWG
 DRAWN BY: KEVIN BOOTH
 CHK'D BY: RICHARD WEATHERSTON
 COPYRIGHT:

SHEET TITLE
CABANA PLAN

SCALE: 1/4" = 1'-0"

June 6, 2024

City of Hamilton

Committee of Adjustments

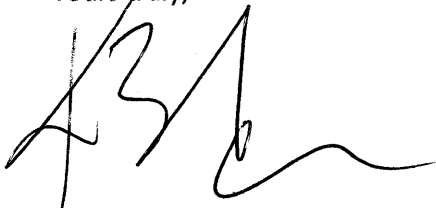
Cover Letter and Justification

I am writing this letter on behalf of my client whom is wishing to complete his new construction project at 1049 Beach Boulevard. Part of this project was the construction of a new single family residence and the current application before the Committee is to allow the construction of a small pool cabana which will facilitate the ability to have storage for pool and outdoor furniture together with an area for covered entertaining near the pool.

We feel that this proposal meets with the general intent of the Zoning By-Law as the previous home originally on this property had a rather larger structure in this location as an accessory building for cars, several properties along the street with backyards facing the Lake also have accessory structure close to rear lot lines as well. We have designed the cabana with a flat roof at a height well below the current allowable height as well to allow for the structure to not seem over powering with respect to massing and sight lines.

I trust this brief outline will satisfy any concerns and I look forward to any discussion you would like to have regarding our application.

Yours truly,

A handwritten signature in black ink, appearing to read 'K. Booth', with a long horizontal flourish extending to the right.

Kevin Booth

Jordan Riley Group Inc.

Kevin

From: "Jeff Tweedle" <jtweedle@conservationhamilton.ca>
Date: June 19, 2024 5:46 PM
To: <kevin@jordanrileygroup.com>
Attach: 2024_LOP_Application_Fillable.pdf
Subject: RE: 1049 Beach Boulevard

Good afternoon Kevin,

Hamilton Conservation Authority (HCA) staff have received your inquiry regarding the proposed accessory structure (cabana) at 1049 Beach Boulevard, Hamilton. I have reviewed the following items which were included in your email:

- Site Plan, prepared by MMP, dated June 3, 2024
- Cabana Plan, prepared by Jordan Riley Group, dated March 12, 2024

The subject property is regulated by HCA pursuant to the *Conservation Authorities Act* and *Ontario Regulation 41/24* due to the proximity of the shoreline of Lake Ontario and the associated flooding and dynamic beach hazards. Based on my review of the submitted materials the proposed accessory structure (cabana) is located outside the dynamic beach hazard, but within the area regulated by HCA. As such, a Letter of Permission (LOP) from HCA will be required for the proposed works. I have attached the LOP application form to this email which can be completed and submitted to me via email or mail. The plans submitted in your previous email are sufficient and should be submitted with the completed application form as supporting materials. There is a \$256.51 (includes HST) fee for the LOP application which can be paid directly to HCA via cheque, e-transfer, or credit card. Please advise of your selected method of payment. If paying by credit card please provide a daytime phone number which HCA staff can call to collect payment information.

Outside of the regulatory requirements, I can provide some additional information relating to development of properties on the Hamilton Beach Strip area, which is provided for information only. According to HCA policy, the flood elevation on Lake Ontario, including wave uprush, is 78.5m. Though waves are unlikely to reach as far inland as most of the buildings along Beach Blvd, waves may overtop the pedestrian trail along the beach and may pond in rear yards if the elevation is below that of the trail. HCA staff generally recommend that all openings in the foundation (doors and windows) be constructed above the elevation of the pedestrian trail.

The Beach Blvd area is associated with a shallow aquifer that is influenced by lake level fluctuations. HCA staff recommend the hydrostatic pressure that can result from the shallow aquifer be assessed and foundations or any other excavations be designed accordingly to withstand the hydrostatic pressure. In addition, some locations within the Hamilton Beach Strip neighbourhood are susceptible to storm water infrastructure flooding (storm sewers with insufficient capacity that cannot handle larger rain events). Infrastructure flooding and flooding due to high groundwater are beyond the mandate of the HCA, and therefore we do not regulate this type of flooding.

Please let me know if you have any questions regarding the information provided above.

Regards,

Jeff Tweedle
Conservation Planner
Hamilton Conservation Authority
Phone: 905-525-2181 Ext. 164

The contents of this e-mail and any attachments are intended for the named recipient(s). This e-mail may contain information that is privileged and confidential. If you have received this message in error or are not the named recipient(s), please notify the sender and permanently delete this message without reviewing, copying, forwarding, disclosing or otherwise using it or any part of it in any form whatsoever. Thank you.

From: Kevin <kevin@jordanrileygroup.com>
Sent: Monday, June 10, 2024 10:37 AM
To: Nature <nature@conservationhamilton.ca>
Subject: 1049 Beach Boulevard

Good morning we are in the process of applying to Build a small accessory structure at above mentioned address and have been informed by the City of Hamilton that it falls under Conservation Approval. Can you have a look at our proposal and let me know if you foresee any issues and then what our proper approval process would be. Thank You

Kevin Booth
Jordan Riley Group Inc.
905 379-6560

Kevin

From: "Boucetta, Alexandra (MTO)" <Alexandra.Boucetta@ontario.ca>
Date: May 31, 2024 9:35 AM
To: "Kevin" <kevin@jordanrileygroup.com>
Subject: RE: Proposed Pool cabana 1049 Beach Boulevard Hamilton Ontario

Morning Kevin,

Thank you for your email. I have briefly reviewed the provided drawings and see no issues. Please submit a Building and Land Use (BLU) permit application through the link below. Ensure to upload a Site Plan, Architectural Drawings, and a Grading Plan if there will be any changes to grading.

[HCMS - Apply for a permit - Application for Building and Land Use permit \(gov.on.ca\)](#)

Thank you,

Alexandra Boucetta

Corridor Management Officer | Corridor Management, Central Region West | Operations Division
Ministry of Transportation | Ontario Public Service
416-816-4719 | alexandra.boucetta@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: Kevin <kevin@jordanrileygroup.com>
Sent: Friday, May 31, 2024 8:37 AM
To: Boucetta, Alexandra (MTO) <Alexandra.Boucetta@ontario.ca>
Subject: Proposed Pool cabana 1049 Beach Boulevard Hamilton Ontario

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.
Good morning, we are in the process of making application to Build a small pool cabana at the rear of an existing pool at 1049 Beach Boulevard in Hamilton Ontario and require Ministry of Transportation approval. I have enclosed copy of Building Plan and Site Plan for your consideration, please advise if I require a formal application. Thanks

Kevin Booth
Jordan Riley Group Inc.
905 379-6560



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)	Tim Anstice
Applicant(s)	Kevin Booth
Agent or Solicitor	Kevin Booth

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

Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1049 Beach Boulevard		
Assessment Roll Number			
Former Municipality			
Lot	Part Manor Avenue	Concession	
Registered Plan Number	Plan 452	Lot(s)	
Reference Plan Number (s)	Part2&3 62R 21371	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:

We are proposing to build an Accessory Building to be a shed and covered seating area at within the required rear yard setback of 4.5M

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

The shed and seating area is to be part of the pool equipment and storage area which is in the corner of the property the location would allow for better use of the homes current rear yard.

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
27.92	39.03	1083.7m ²	

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
Single Family Home	7.38	19.05	16.2/1.74	12/01/2022

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Accessory Building	34	2.35m	3.53/14.24	07/01/2024

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
Single Family Home	225m ²	426m ²	2	10M

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Accessory Building	26.32m ²	26.32m ²	1	2.87M

- 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.):

Single Detached Dwelling

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

Single Family Residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

01/01/2000

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

Single Family Residential

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

Single Family residential

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

60 plus 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) 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? C/S-1435 Site specific

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: ~~C/S-1435 Site specific~~

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:

8.2 Number of Dwelling Units Proposed:

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
-
-