



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-24:161 | SUBJECT PROPERTY: | 83 & 85 Sanford Avenue, Hamilton |
| ZONE: | "R1a" (Low Density Residential – Small Lot) | ZONING BY-LAW: | Zoning By-law City of Hamilton 05-200, as Amended |

APPLICANTS: Owner: William Szucsko
 Agent: Elizabeth Porter

The following variances are requested:

1. A triplex dwelling shall be permitted on both the retained and severed lands notwithstanding that a triplex dwelling is not permitted.
2. A minimum lot width of 7.3m shall be permitted for both the retained and severed lands instead of the minimum 9.0m lot width required.
3. A minimum southerly side yard setback of 0.6m shall be permitted for the retained lands and a minimum northerly side yard setback of 0.0m shall be permitted for the severed lands instead of the minimum 1.2m side yard setback required.
4. No onsite parking shall be permitted for both the severed and retained lands instead of the minimum three (3) parking spaces required.
5. The existing accessory building (rear frame shed) on the severed lands shall be permitted to be located as close as 0.3m from the northerly side lot line instead of the 1.2m minimum setback required.

PURPOSE & EFFECT: To facilitate Land Severance Application HM/B-22:44 for residential purposes and permit existing conditions.

Notes:

A triplex dwelling is permitted under the new proposed zoning regulations; however, the new zoning regulations are currently under appeal. Therefore, a variance is requested in the interim until such time that the new zoning regulations become final and binding.

Please note that under the new parking regulations, no parking is required for a triplex dwelling located in Parking Rate Area 1 (PRA1).

A-24:161

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: | 1:50 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-24:161, 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.

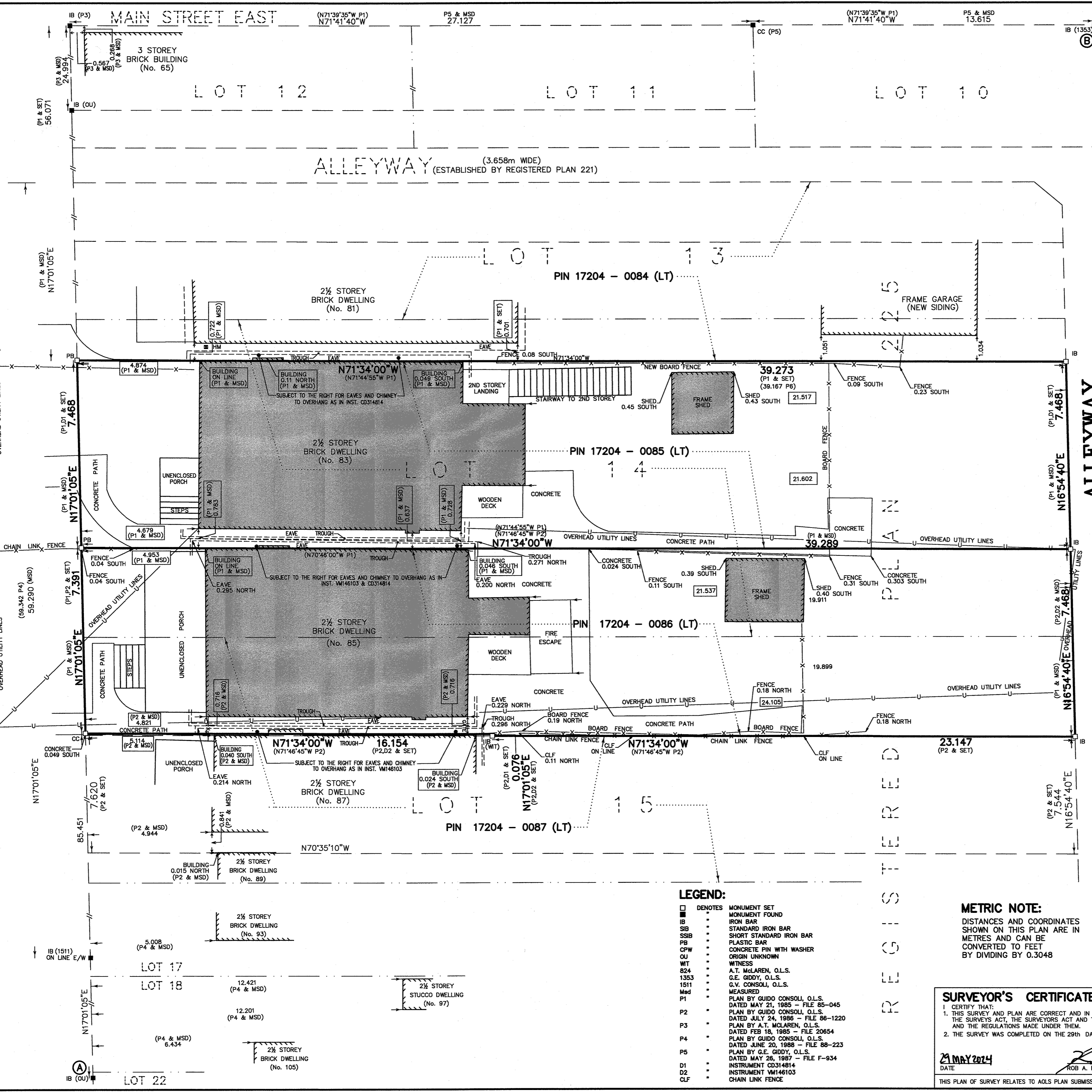
2. In person Oral Submissions

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.

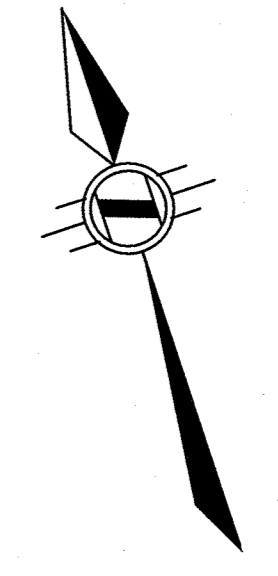
SANFORD AVENUE SOUTH
(FORMERLY BURLINGTON STREET) (ESTABLISHED BY REGISTERED PLAN 221)
PIN 17204 - 0154 (LT)



SURVEYOR'S REAL PROPERTY REPORT (PART 2)
PART OF LOT 14 & 15, PLAN 225 IS SUBJECT TO AND TOGETHER WITH AN EASEMENT AS IN INSTRUMENT CD314814 AND SUBJECT TO AND TOGETHER WITH AS EASEMENT AS IN INSTRUMENT VM146103 AS ILLUSTRATED ON THE PLAN.
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.
THIS PLAN WAS PREPARED FOR WILLIAM SZUCSKO.

SURVEYOR'S REAL PROPERTY REPORT
PART 1, PLAN OF PART OF
LOTS 14 & 15
REGISTERED PLAN 225
(THOMAS STINSON'S SURVEY)
IN THE
CITY OF HAMILTON
SCALE 1:100 METRIC

R.A. McLAREN, O.L.S. - 2024



ALLEYWAY (3.048m WIDE)
(ESTABLISHED BY REGISTERED PLAN 221)
PIN 17204 - 0158 (LT)

BEARING COMPARISON
FOR BEARING COMPARISONS A ROTATION OF 00°58'53" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P2 TO CONVERT TO GRID BEARINGS
BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)
NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99969357

INTEGRATION DATA

| OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10 | | |
|--|-------------|------------|
| POINT ID | NORTHING | EASTING |
| ORP A | 4789016.518 | 593536.108 |
| ORP B | 4789153.185 | 593620.503 |

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

- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IB IRON BAR
 - SIB STANDARD IRON BAR
 - SSIB SHORT STANDARD IRON BAR
 - PB PLASTIC BAR
 - CPW CONCRETE PIN WITH WASHER
 - OU ORIGIN UNKNOWN
 - WT WITNESS
 - 824 A.T. McLAREN, O.L.S.
 - 1353 G.E. GIDDY, O.L.S.
 - 1511 G.V. CONSOLI, O.L.S.
 - Med MEASURED
 - P1 PLAN BY GUIDO CONSOLI, O.L.S. DATED MAY 21, 1985 - FILE 85-045
 - P2 PLAN BY GUIDO CONSOLI, O.L.S. DATED JULY 24, 1986 - FILE 86-1220
 - P3 PLAN BY A.T. McLAREN, O.L.S. DATED FEB 18, 1985 - FILE 20654
 - P4 PLAN BY GUIDO CONSOLI, O.L.S. DATED JUNE 20, 1988 - FILE 88-223
 - P5 PLAN BY G.E. GIDDY, O.L.S. DATED MAY 26, 1987 - FILE F-934
 - D1 INSTRUMENT CD314814
 - D2 INSTRUMENT VM146103
 - CLF CHAIN LINK FENCE

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

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF MAY, 2024
29 MAY 2024
DATE

ROB A. McLAREN, O.L.S.

| No. | DESCRIPTION | DATE | BY |
|-----|--------------------------|---------------|----|
| 2 | CLARIFYING BUILDING TIES | JUN. 17, 2024 | KM |
| 1 | INITIAL DRAWING | MAY 29, 2024 | KM |

REVISIONS

© R.A. McLaren, O.L.S. - 2024. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

| | | | | |
|----------|-------------|---------------|-------------|---------------|
| Drawn KM | Checked RBM | Crew Chief ZA | Scale 1:100 | Dwg.No. 37757 |
|----------|-------------|---------------|-------------|---------------|

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 80233

55 King William Street
Hamilton ON L8R 1A2
Tel. (905) 546-3350
Fax (905) 546-3359

File No. 9148

June 04, 2001

Bill Szucsko
83 Sanford Avenue South
Hamilton ON L8M 2G7

Dear Sir

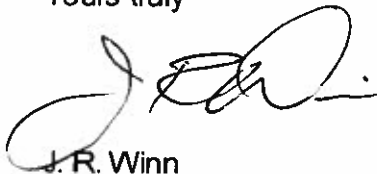
**Re: 83 Sanford Avenue South
In the former City of Hamilton
(now city of Hamilton, Ontario)**

Please be advised that our Department conducted a re-inspection of the above premises on May 24, 2001. All requirements contained in our Fire Safety Inspection Report dated August 10, 2000 have been complied with to our satisfaction.

In addition, this building now meets the requirements of the Retrofit Section 9.5 of the Ontario Fire Code (O.Reg. 388/97).

Trusting this is the information you require.

Yours truly



J. R. Winn
Chief Fire Prevention Officer

FGB/jmj

Hamilton Emergency Services – Fire
(Fire Department Name)
Nom du service d'incendie

189 King Street East, Dundas ON
(Fire Department Address)
Adresse du service d'incendie

L9H 7P8 905.546.2424 ext. 1380
(Postal Code) (Phone Number)
(Code Postal) (Numéro de téléphone)

To/À

William Szucsko, 1660 Nebo Road, Mount Hope, ON L0R 1W0

An inspection of the following described property
Une inspection de la propriété décrite ci-dessous owned
(owned or occupied/qui appartient ou qui est occupée)

by you namely
par vous, à savoir apartment house - 4 plex
(dwelling, apartment house, store, school, hotel, factory, etc/habitation, immeuble résidentiel, magasin, école, hôtel, usine, etc.)

located in the municipality of
sit ou située dans la municipalité de Hamilton
at

à l'adresse suivante 83 Sanford Avenue South, in the former City of Hamilton (now City of Hamilton)
(street address or lot number/numéro et nom de rue ou numéro de lot)

was made on
a été effectuée le 07/07/11
Y/A M/M D/J

The reasons for the order are:

Les motifs de cet ordre sont:

the existing alternating current smoke alarm system in this 3 storey apartment house constructed of combustible material has not been subjected to an annual test to ensure proper operation

Therefore, pursuant to Clause (f) of Subsection (1) of Section 21 of the Fire Protection and Prevention Act,

En conséquence, conformément à la clause (f) du Paragraphe 21(1) de la Loi de 1997 sur la prévention et la protection contre l'incendie, L.O. 1997, chap. 4, il est ordonné que la propriété décrite ci-dessus soit fermée jusqu'à

1997, s.o. 1997, c4, it is ordered that

the building's alternating current smoke alarm system be tested and maintained in accordance with the attached Appendix "A", as applicable.

The work in this Order must be completed by

Les travaux requis par cet ordre doivent être terminés au Plus tard le

07/08/20 Aug 20 / 2007
Y/A M/M D/J

F. Levstek
(print name of inspector/ nom de l'inspecteur en caractères d'imprimerie)

[Signature]
(signature of Inspector/under the Fire Protection and Prevention Act, 1997/ signature de l'inspecteur ou inspectrice responsable en vertu de la Loi de 1997 sur la prévention et la protection contre l'incendie)

This order was served upon
Cet ordre a été signifié à William Szucsko, 1660 Nebo Road,
Mount Hope, ON L0R 1W0

on/le 07/07/13
Y/A M/M D/J

By
 personal service
 regular letter mail
 electronic transmission
 facsimile transmission
 other (specify) posted on site

Par
 livraison en mains propres
 courrier ordinaire
 courriel
 télécopieur
 autre (précisez)

[Signature]
(signature of person serving the order/signature de la personne qui signifie l'ordre)

Dated in Hamilton, Ontario on July 11, 2007

**APPENDIX "A" - SMOKE ALARM SYSTEM
SMOKE ALARM SYSTEM**

Test the building's smoke alarm system now and annually hereafter, to ensure that the system operates satisfactorily. The person or agency conducting the test shall provide written documentation **(the attached form can be used to satisfy the written documentation)** to include a summary of the test, including all deficiencies found and corrective action taken if any, in conformance with the following specifications:

- a) Each sensing chamber on all smoke alarms (ionization or photoelectric) shall be tested for activation by injecting smoke into the chamber.

NOTE: Artificial or real smoke may be used.

- b) Each test button on all smoke alarms shall be tested for audible activation (as applicable).
 - c) All smoke alarms shall operate simultaneously when a smoke alarm unit is tested in accordance with a) and b).
 - d) Each pull station shall be activated and all smoke alarms shall operate simultaneously for each activation (where applicable).
-



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y6

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

| | | | |
|-------------------------|-------------------|--------------------------|---|
| APPLICATION NO.: | HM/B-22:44 | SUBJECT PROPERTY: | 83 SANFORD AVENUE S HAMILTON |
|-------------------------|-------------------|--------------------------|---|

APPLICANTS: WILLIAM SZUCSKO
ELIZABETH PORTER

PURPOSE & EFFECT: To permit the conveyance of a parcel of land and to retain a parcel of land for residential purposes.

| | Frontage | Depth | Area |
|------------------------|---------------------|----------------------|------------------------|
| SEVERED LANDS: | 7.47 m [±] | 39.01 m [±] | 291.46 m ^{2±} |
| RETAINED LANDS: | 7.49 m [±] | 39.28 m [±] | 294.58 m ^{2±} |

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 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)

HM/B-22:44

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 submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)
- ✓ 4. The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – input either Plan Examination Section or Building Engineering Section).
- ✓ 5. The owner shall submit survey evidence that the lands to be severed and retained, including the location of any existing structure, parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of any variances from the requirements of the Zoning By-Law as determined necessary by the Planning and Economic Development Department (Building Division – Zoning Section).
- ✓ 6. The applicant shall provide confirmation of the existing uses on the lands to be retained/conveyed in order to determine compliance with the permitted uses of the “C” District or alternatively apply for and receive final approval of a Zoning By-law Amendment as determined necessary by the Planning and Economic Development Department (Building Division – Zoning Section).
- ✓ 7. The owner shall receive final approval of any necessary variances from the requirements of the Zoning By-law as determined necessary by the Planning and Economic Development Department (Building Division – Zoning Section)
- ✓ 8. A Permit to injure or remove municipal trees is a requirement of this application. Therefore, a Tree Management Plan must be submitted to the Forestry and Horticulture Section c/o the Urban Forestry Health Technician, to address potential conflicts with publicly owned trees.

DATED AT HAMILTON, June 23, 2022.

D. Smith (Chairman)

B. Charters

M. Dudzic

M. Switzer

T. Lofchik



Porter Law Office

Barristers, Solicitors & Notaries Public

Elizabeth Porter, A.D., LL.B.

Upasana Kang, BA (Economics), LL.M.

3.1

Application to sever lots 83 and 85 Sanford Ave. Both properties are owned by William Szucsko and are registered to him using the same name. This process caused the properties to join.

When Mr. Szucsko purchased both properties they were sold as multi-residential buildings for rentals. He may need confirmation or approval for "non-conforming use" as the descriptions of the properties on title is for single residential use.

3.2

The buildings are over 65 years old and at time of purchase was being used as a multi-residential building for the purposes of residential rentals. Mr. Szucsko has continued to use the buildings as multi-residential units for residential rental purposes.

3.3

The buildings are described on title as a single residential building, however, for many years it was used as a multi-residential building for the purpose of residential rentals.

3.1 To confirm
a legal - non-complying of the existing
dwellings 83 and 85 Sanford Ave S.



Hamilton

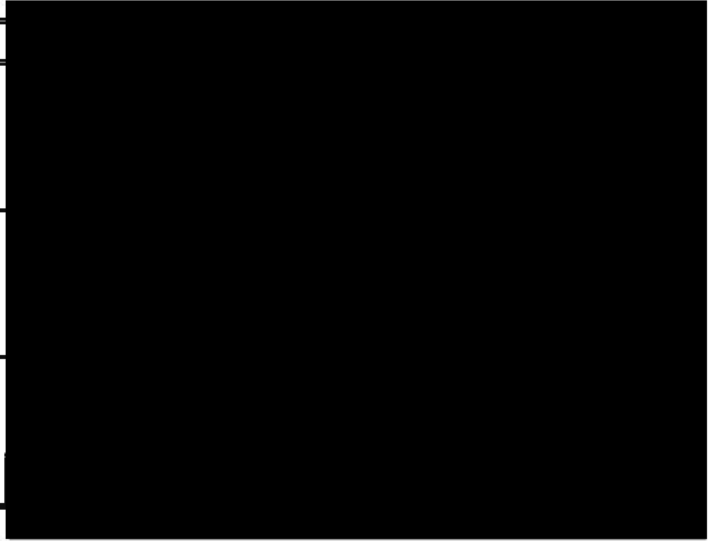
Committee of Adjustment
City Hall, 5th Floor,
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Hamilton, ON L8P4Y5

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) | William Szucsko |
| Applicant(s) | |
| Agent or Solicitor | Elizabeth Porter |



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 be 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 | 83 & 85 Sanford Avenue South, Hamilton, ON | | |
| Assessment Roll Number | 030-243-02050-0000 | | |
| Former Municipality | Hamilton-Wentworth | | |
| Lot | 14 | Concession | |
| Registered Plan Number | PL 225 | 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:

northernly cave of the house erected once having adjoining lands to the north parts

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:

As per paragraph 5 of the Committee of Adjustments for approval for severance by providing evidence that the building, parking lots and building etc. conform to the requirement of the Zoning By-law and if not to apply for and obtain approval of minor variance for designation as a multi family dwelling or approved as a non-conforming use.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Both Buildings on both lots 83 and 85 Sanford are approximately over 65 years old, and has been used as multiple residential rental buildings for approximately since 1950. To comply with the bylaw would mean tearing down the buildings. Mr. Szucsko purchased the buildings in 2001 and 2003 as multi family dwellings and he has continued to use them as such to date. In order for the approval for the Severance the unit must evidence of compliance or obtain a variance.

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

Yes No

If yes, please provide an explanation:

45(2) of the Planning Act grants Power to the Committee of Adjustment to approve of requests to sever lots as well as to place conditions for the approvals to take place. 83 Sanford is designated as a single dwelling and commercial use and zoned R1A

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

| Lot Frontage | Lot Depth | Lot Area | Width of Street |
|--------------|-----------|----------|-----------------|
| 7.470648 m | 39.0144 m | 291.46 m | |

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|---------------------------|--------------------|-------------------|--------------------|----------------------|
| Residential building - 83 | 4.874 m | 39.273 m | 0.783 | |
| Residential building - 85 | 4.953 m | 39.289 m | 0.295 | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| Same - no changes | 4.874 m | 39.273 m | 0.783 | |
| Same - no changes | 4.953 m | 39.289 m | 0.295 | |
| | | | | |
| | | | | |

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 |
|---------------------------|-------------------|--------------------|-------------------|--------|
| Residential building - 83 | 62 m ² | 237 m ² | 2 1/2 | 10 m |
| Residential building - 85 | 62 m ² | 237 m ² | 2 1/2 | 10 m |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|--------------------|-------------------|--------|
| Same - no changes | 62 m ² | 237 m ² | 2 1/2 | 10 m |
| Same - no changes | 62 m ² | 237 m ² | 2 1/2 | 10 m |
| | | | | |
| | | | | |

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system
 - privately owned and operated individual well

- lake or other water body
- other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers
 - swales

- ditches
- other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
- system privately owned and operated individual
- septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- provincial highway
- 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.):
Multi-Family dwelling

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2001

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
retail downstairs and single family dwelling upstairs/ Multi-Family dwelling

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

7.4 Length of time the existing uses of the subject property have continued:
Since 1950

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

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Mixed use medium density

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

The unit remains as a mixed use medium density, it is being changed from single family dwelling and a commercial use to multi family dwelling.

7.6 What is the existing zoning of the subject land? R1A

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: R1A

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: HM/B-22:44

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 3

8.2 Number of Dwelling Units Proposed: 3

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

There is no construction being done on the property.

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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