



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-24:181	SUBJECT PROPERTY:	317 Queenston Road, Hamilton
ZONE:	TOC1 (Transit Oriented Corridor Mixed Use Medium Density)	ZONING BY-LAW:	Zoning By-law 05-200, as Amended By 18-032

APPLICANTS: Owner: Dana Dakak
 Agent: Kristen McNutt

The following variances are requested:

1. The finished floor elevation of any dwelling unit shall be a minimum of 0.51 metres above grade whereas the by-law requires the finished floor elevation of any dwelling unit to be a minimum 0.9 metres above grade.

PURPOSE & EFFECT: To convert the existing building into a multiple dwelling.

Notes:

1. The variance has been written as requested by the applicant. Additional variances may be required if zoning conformity cannot be achieved.
2. Please be advised the property is subject to amending by-law 24-052, which is not yet final and binding.

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, September 10, 2024
TIME:	1:15 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 September 6, 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 September 9, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:181, 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: August 22, 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.

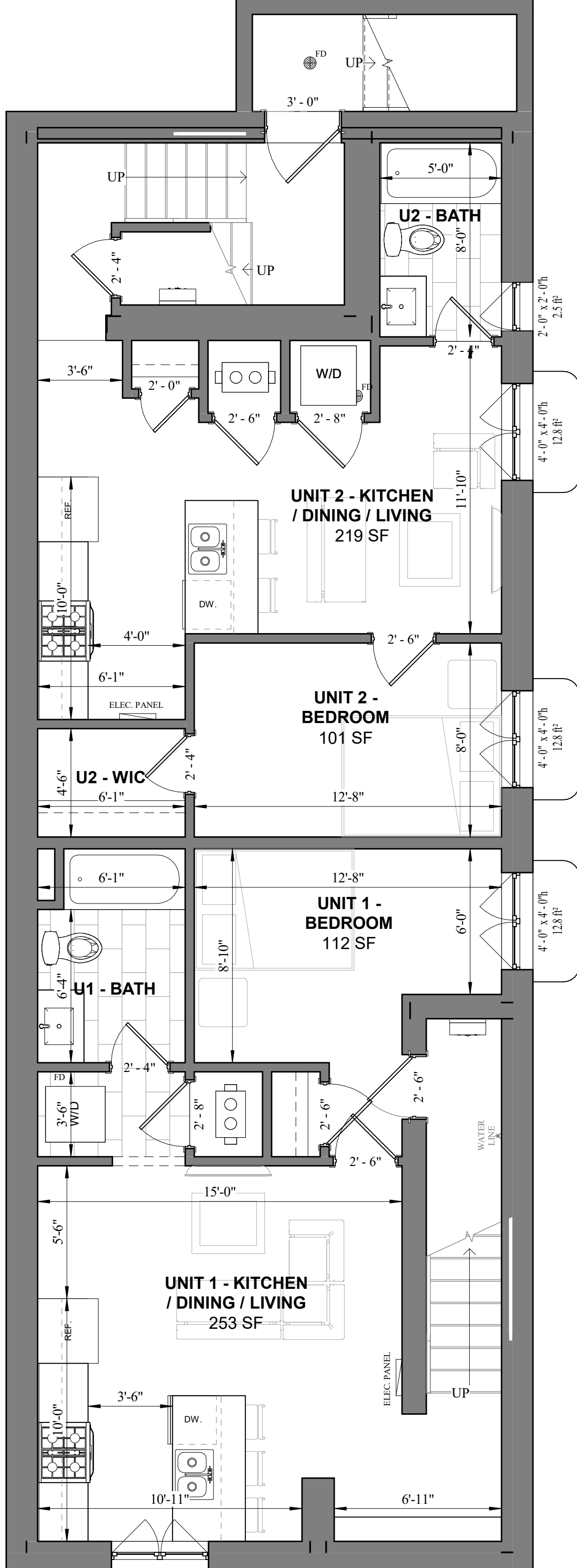
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

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.



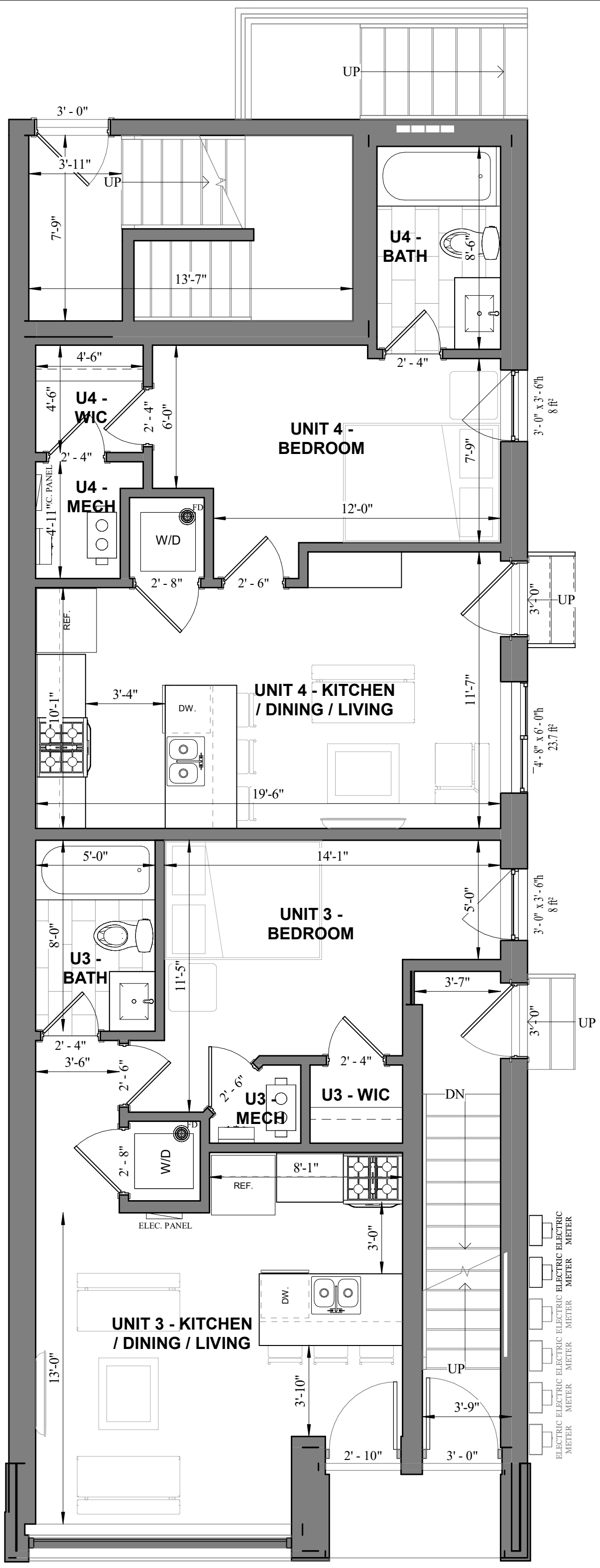
1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



info@jordanstationdesignco.ca

RESIDENTIAL RENOVATION

317 Queenston Road, Hamilton, ON L8K 1H3



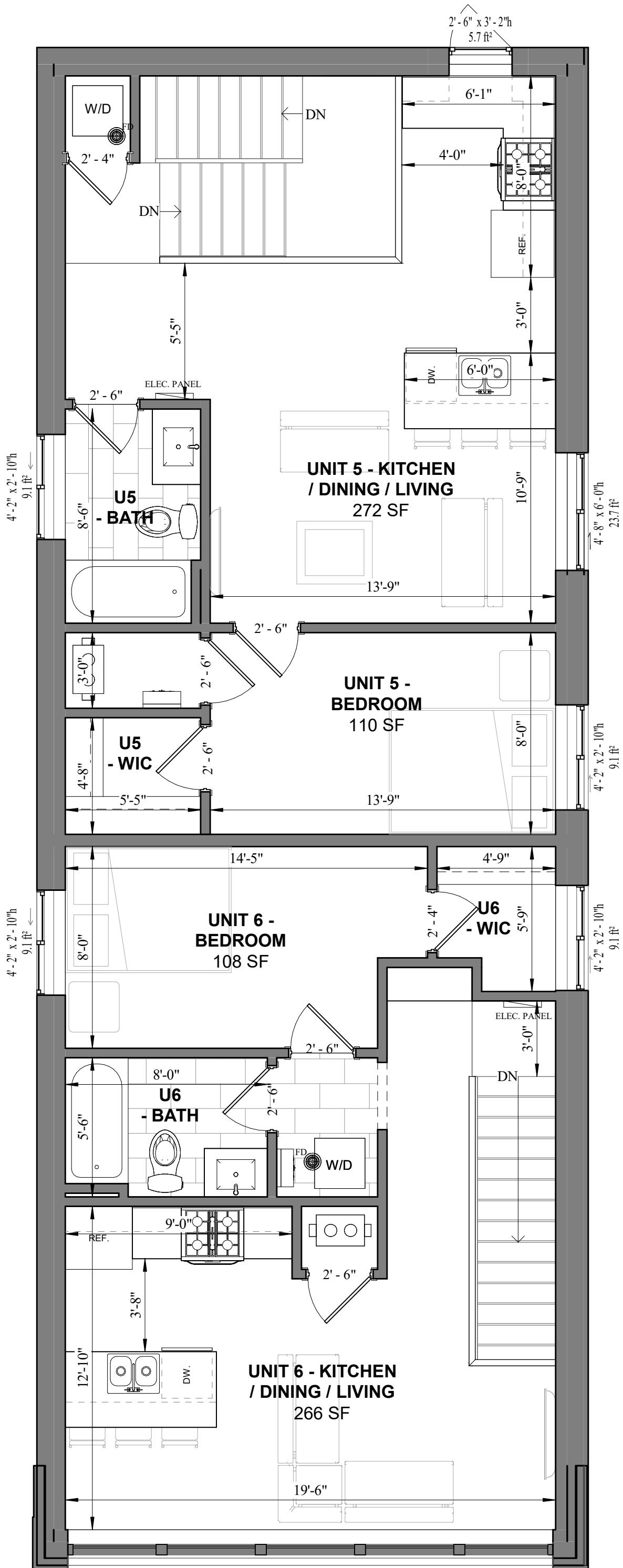
info@jordanstationdesignco.ca

RESIDENTIAL RENOVATION

317 Queenston Road, Hamilton, ON L8K 1H3

2024-06-19 11:52:17 AM

1 PROPOSED GROUND FLOOR PLAN
 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR
1/4" = 1'-0"

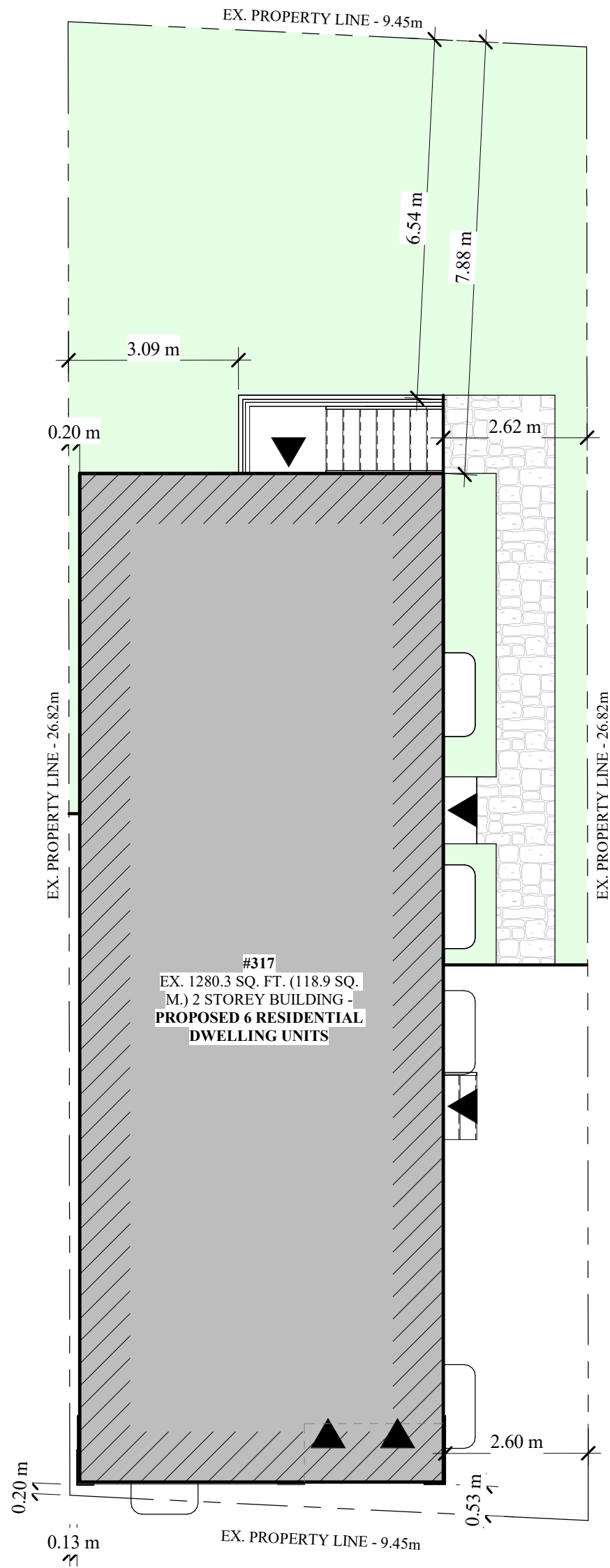


info@jordanstationdesignco.ca

RESIDENTIAL RENOVATION

317 Queenston Road, Hamilton, ON L8K 1H3

2024-06-19 11:52:18 AM



SITE PLAN AND BUILDING STATISTICS			
Zoning:	TOC1 - Transit Oriented Corridor		
	Required	Existing	Proposed
Lot Area	n/a	253.1 sq. m.	AS EXISTING
Lot Frontage	n/a	9.54m	AS EXISTING
Lot Coverage	n/a	45.8%	AS EXISTING
Insulated Areas	n/a	n/a	AS EXISTING
Front Setback	3.0m	0.2m	AS EXISTING
Rear Setback	7.5m	7.88m	AS EXISTING
Int.Side Setback	n/a	0.20m / 2.60m	AS EXISTING
Ex. Side Setback	n/a	n/a	AS EXISTING
Building Height	22.0m	6.07m	AS EXISTING
Landscaped	n/a	39.6%	AS EXISTING
Parking Requ.d'	No additional	n/a	n/a
Add.Requirements:			

QUEENSTON RD

1 PROPOSED SITE PLAN
1/8" = 1'-0"



info@jordanstationdesignco.ca

**RESIDENTIAL
RENOVATION**

317 Queenston Road, Hamilton,
ON L8K 1H3

2024-06-19 11:52:18 AM



MINOR VARIANCE - PLANNING JUSTIFICATION REPORT

317 Queenston Road, Hamilton, ON

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Introduction

The purpose of this report is to outline and justify the proposal illustrated in the attached floor plan, elevations, and architectural site plan by Jordan Station Design Co. Inc. This report is created to:

- Review the proposed use of the property
- Provides justification to support the proposed minor variance application
- Outline the compatibility of the proposal with the surrounding neighbourhood
- Demonstrate how the proposal complies with good planning practices and principles and is in compliance with the Provincial Policy Statement (PPS), the City of Hamilton Official Plan, and the City of Hamilton Zoning By-law 05-200 As Amended.

The subject property is located at 317 Queenston Road in Hamilton, Ontario, with the nearest major intersection being Queenston Road (Highway 8) and Parkdale Avenue South. The subject property is approximately 253.1 square metres in size, with frontage on Queenston Road along the North side of the property. As per the City of Hamilton Zoning By-law 05-200, the subject property is zoned TOC1 for the Transit Oriented Corridor Mixed Use Medium Density, permitting a mixture of service, retail, and residential uses in stand-alone or mixed use buildings along collector and arterial roads that function as higher order transit corridors.

Site Context and Surrounding Uses

Site characteristics define the current use of the subject property and the surrounding uses in the area. The subject property is an interior lot on the Northeast side of Queenston Road. It contains an existing 2 storey detached building containing an existing residential storage use at the ground floor level, and a single residential unit located above the office space on the second floor, with an unfinished basement. (Fig 1. - Site Context from Google Images Street View)



The site is located in a primarily TOC1 zoned area, with close proximity to commercial and light residentially zoned areas. The subject property is located directly upon a transportation corridor, running along Queenston Road.

Description of the Proposal

The proposed minor variance seeks to obtain relief from Zoning provision 11.1.1.1(i)(1) which restricts the use of the building to only allow for ground floor residential dwelling units to be provided if the finished floor elevation of the ground floor is greater than 0.9m above grade. The existing dwelling has the ground floor level located at a distance of 0.51m. The intent of the proposal is to allow for a slight deviation from the Zoning provision to allow for additional residential dwelling units within a space that can easily facilitate additional residential dwelling units within a desired area of residential development. The remainder of the building contains residential uses and is currently in the building permit review stage of creating 2 residential dwelling units on the second floor and 2 residential units within the basement.

Provincial Policy Statement

The Provincial Policy Statement is a consolidated statement of the government of Ontario's policies on land use planning. The Provincial Policy Statement provides general direction on essential land use planning items that impact communities such as:

- Efficient use and management of land and infrastructure
- The provision of sufficient housing to meet changing needs, including affordable housing
- The protection of the environment and resources including farmland, natural resources (for example, wetlands and woodlands) and water
- Opportunities for economic development and job creation
- The appropriate transportation, water, sewer and other infrastructure needed to accommodate current and future needs
- The protection of people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas

Section 3 of the Planning Act requires that decisions in relation to planning matters "shall be consistent with" policy statements issued under the Act. The Provincial Policy Statement then creates

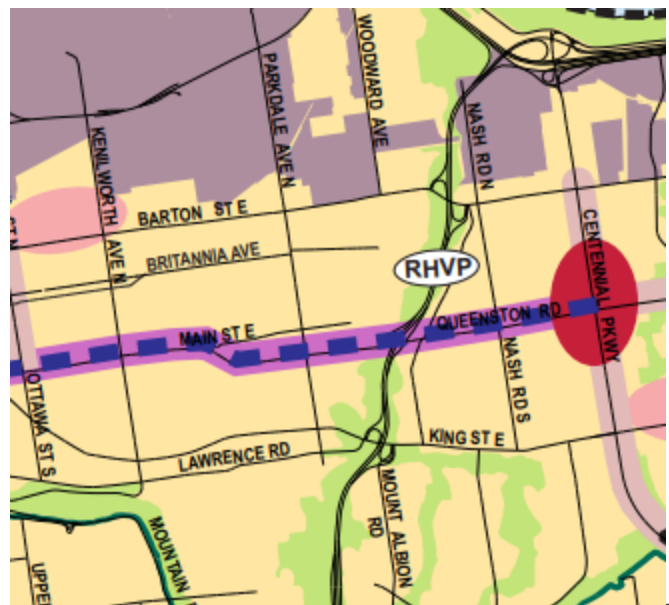
diverse statements for areas in Ontario, with contextual differences to address unique local focuses while upholding the provincial interests. Provincial Policy Statements are a representation of the minimum standards.

The subject property is located within a Settlement Area as defined in Section 1.1.3.1 of the PPS. Settlement Areas are the main focus of growth and development within Ontario and contain a variety of land uses and densities to create functional communities. These communities are also based on a range of uses and opportunities for intensification and redevelopment. The targeted land use patterns shall incorporate the efficient use of land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or economical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the negative impacts of a changing climate; support active transportation; are transit-supportive, where transit is planned, exists, or may be developed; and are freight-supportive.

Policy 1.1.3.4. states appropriate development standards should be promoted in a way to facilitate intensification, redevelopment, and compact built form, while also avoiding or mitigating risks to public health or safety. The proposal of creating additional residential dwelling units within an existing zone that permits residential development is a compatible use of the land and will not create any adverse impacts on the subject lands, surrounding area, or building inhabitants. The further intensification of the subject property and existing building without expanding the footprint of the building is a desirable use of the land and further promotes compatible infill development in an area of desired residential infill. It is our opinion that the resultant minor variance in relation to the creation of residential dwelling units on the ground floor of the existing building is a consistent proposal with all applicable Provincial Policy Statements.

Urban Hamilton Official Plan

The subject lands at 317 Queenston Road are within the Official Plan Urban Area. The Urban Area designates an area that is within the existing City of Hamilton built boundary, and is the focus of residential and employment intensification and redevelopment in the city over the long term. The subject property is located within an area



that is structured as a Primary Corridor and a Priority Transit Corridor. Land uses in Hamilton are regulated on a node and corridor system for urban structure, created to encourage development in specific targeted areas in a way that promotes growth of development methodically throughout the city. Urban corridors are the focus of intensification and reurbanization activities such as population growth, private and public redevelopment, and infrastructure investment.

The Urban Hamilton Official Plan outlines Urban Design Policies which are intended to shape the physical form of the Urban areas of the City. It is good planning practice to recognize the role that urban planning plays in creating and providing value and identity to a community. The intent of the Official Plan is to create compact and interconnected, pedestrian-oriented, and transit-supportive communities, all while maintaining a high quality of life for its residents. Careful planning and attention to urban design of both the public and private realm are essential tools for how this is achieved. The overall growth and development of the Urban area of the City is achieved through development of a nodes and corridors system as outlined in the Official Plan. Nodes and corridors are typically targeted for larger-scale growth and intensification, while some are designated for cultural protection and preservation of heritage and built form character.

Urban Corridor development assists in connecting communities throughout the City, and follows along the major transportation routes in the City. The Urban Official Plan recognizes that different corridors will develop in specific manners, but are all encouraged to create opportunities for vibrant pedestrian and transit oriented places through investment in infrastructure, residential intensification, infill and redevelopment, and careful attention to urban design. Urban Corridors are to function as a range of higher density land uses, including mixed use where feasible. The preferred scale of development is low to mid rise built form, but also allows for higher density built form in some specified areas. The design goals for Urban Corridors are aimed at providing a comfortable and attractive pedestrian experience while also allowing for active transportation connections and pedestrian links to sections of the corridor. These spaces are key links between neighbourhoods, which make up the majority of the City of Hamilton and are the focus of development for the future. Our proposal is in alignment with the specifics outlined in the City of Hamilton Urban Official Plan as the proposal provides an inherent connection to contributing to a Complete Community. The aim of the Urban Corridor is to promote intensification, connectivity of neighbourhood areas, and do so in a manner that respects sensitive design and redevelopment. Our proposal intends to utilize the existing building and increase the number of residential dwelling units from one to six, which directly aligns with the goal of promoting intensification along the corridor in which the subject property lies.

The Urban Hamilton Official Plan objectively outlines a guideline for the design of good urban planning in a manner to achieve desirable development for specific areas within the urban boundary. It is important that municipalities follow the guidelines to ensure they are creating sustainable and

complete communities. The proposal for the subject property is consistent with the overall goal to promote the creation of complete communities within an already existing mixed use transit corridor in a sustainable and compatible manner. The proposal intends to achieve further residential dwelling unit development which is one of the targeted types of development for this designated area of the Official Plan. Although the concept of compatibility is an important characteristic to consider when in the design stage, diversification is also an important aspect to highlight and is essential for creating complete communities, and compatibility is a theme of which there are limited tools to measure. The proposal is compatible. However, it is our opinion that our design proposal for the subject property at 317 Queenston Road is consistent with the Urban Hamilton Official Plan. With the target being compatible development within existing built-up areas of the city, this type of proposal does not conflict with the desired development as outlined in the applicable Provincial and Municipal plans.

Zoning By-Law

Zoning By-law provisions are created by specific targets created by the City of Hamilton Zoning By-law with reference to regulations for development within the specified area. These by-laws are created to ensure compatible design is created and maintained and to encourage complete cities that are developed in a consistent manner. The subject property is designated as TOC1 for the Transit Oriented Corridor Mixed Use Medium Density, permitting a mixture of service, retail, and residential uses in stand-alone or mixed use buildings along collector and arterial roads that function as higher order transit corridors. As the subject property is located on a primary transit corridor, the surrounding area is home to a variety of mixed uses including commercial, institutional, residential, and open space uses. The residential uses in close proximity are mainly located on side streets originating from Queenston Road or nearby corridors such as King Street East or Barton Street East and are primarily low density residential. However, notably the TOC1 zone encourages more intensified residential uses past low density residential housing. The existing use of the subject property is currently a mixed use property with the ground floor containing a converted office space (currently proposed to be used as ancillary residential storage) and a single residential dwelling unit on the second floor, with an unfinished basement. At the time of this report, there is currently an open building permit in progress with the intent of creating two residential dwelling units within the basement area and renovations to the second floor to create a total of two residential dwelling units within the second floor area. Should this minor variance be granted, the intent is to create two additional residential dwelling units on the ground floor of the subject property - bringing the total number of residential dwelling units within the existing building to six.

Four Tests

Are the variances minor in nature?

The proposed design which creates residential dwelling units at a finished floor elevation of 0.51 metres where a finished floor elevation of 0.9 metres is required is minor in nature. The reduction of the required finished floor elevation is minor in scale and allows for desired residential infill development to be created. The finished floor elevation of the existing building has already been established since the creation of the building, and the variance is a result of the redevelopment of the subject property to a residential use. Careful design has been implemented to ensure the residential conversion of the ground floor from the previous use to a residential dwelling unit at a finished floor height of 0.5 metres considers the implications of the finished floor height on future inhabitants and the context to the neighbourhood. Furthermore, we are of the opinion that the variance is minor in nature as the reduction is small in scale.

Are the variances desirable for the appropriate use of land, building, or structure?

As demonstrated in this report, the use of the subject property is to be continued to be used in accordance with the permitted Zoning uses – which includes the use for residential dwelling units. Residential dwelling units are currently permitted to be provided on the ground floor of buildings within the TOC1 zone, however are restricted to be provided at a finished floor elevation of 0.9 metres above grade. Since the established building has a finished floor elevation of 0.51 metres for the ground floor, in order to permit residential uses within the existing building, the variance must be successfully obtained. Since residential dwelling units are a permitted use of the subject property, we are of the opinion that the variance is desirable for the appropriate use of the land and existing structure.

Do the variances maintain the general intent and purpose of the Zoning By-law?

The general intent and purpose of the Zoning By-law is still maintained by the requested minor variance in relation to the proposed residential dwelling units on the ground floor of the existing subject property. The application considers a great deal of existing conditions including existing setbacks, heights, and in respect to this application – the existing finished floor height. The proposed development is in conformance with the Zoning By-law requirements in regards to permitted uses, and just requires the singular variance to allow for redevelopment of the ground floor in a compatible manner.

Do the variances maintain the general intent and purpose of the Official Plan?

The proposed variance does maintain the general intent and purpose of the Official Plan. The subject property is located within a transit corridor that is highlighted as a key growth node for the City of Hamilton. General infill and redevelopment is encouraged through flexible Official Plan and Zoning provisions that guide towards design of redevelopment in a manner that provides further intensification of the area. The variance maintains the intent of the Official Plan as it allows for further residential infill development that creates intensification in a careful and considerate manner.

Conclusion

Jordan Station Design Co. is under the strong opinion that the minor variance will have no adverse impacts on the surrounding community and that the redevelopment of the existing two storey building to create two additional residential dwelling units on the ground floor is a desirable and appropriate use of the subject property, and that all of the four tests of a minor variance have been satisfied with this report. All relevant and applicable policies have been considered and were regarded during design, including but not limited to the Provincial Policy Statement, the Urban Hamilton Official Plan, and the City of Hamilton Zoning By-law. The proposed minor variance is minor in nature and upholds and maintains the general intent and purpose of both the City of Hamilton Zoning By-law and Official Plan by ensuring that the design has minimal impact on the subject property and surrounding neighbourhood. The requested minor variance is extremely minor in nature and will have no negative impact if it is approved. We strongly encourage you to consider the small scale of our proposal during your considerations as the design provides for desired, responsible residential infill development and the creation of additional residential dwelling units in a community corridor.



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	[REDACTED]	
Registered Owners(s)	Dana Dakak	[REDACTED]	
Applicant(s)	Kristen McNutt	[REDACTED]	
Agent or Solicitor		[REDACTED]	
			E-mail:

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

[REDACTED]

1.5 All correspondence may be sent by email

Yes*

No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

In person

Credit over phone*

Cheque

[REDACTED]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	317 Queenston Road, Hamilton, ON		
Assessment Roll Number	25 18 050 4110 0220		
Former Municipality	Hamilton		
Lot	99	Concession	
Registered Plan Number	556, Except CM37	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:

Subsection 11.1.1.1.(i)(1) - the finished floor elevation of any dwelling unit shall be a minimum of 0.9m above grade. *Proposed finished floor elevation to be 0.51m. KML*

Second Dwelling Unit Reconstruction of Existing Dwelling

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

**See provided justification letter.

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

Yes No

If yes, please provide an explanation:

**See provided justification letter.

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
9.45m	26.82m	253sqm	27.5m

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
2 Storey building	0.25m	7.88m	0.2m/2.6m	1978

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
2 Storey building	118.9sqm	356.7sqm	2	6.07m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

4.4 Type of water supply: (check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well

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

4.5 Type of storm drainage: (check appropriate boxes)

- publicly owned and operated storm sewers
- swales

- ditches
- other means (specify)

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

publicly owned and operated sanitary sewage

system privately owned and operated individual

septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

provincial highway

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year _____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Six unit dwelling

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2021

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

Residential (current), dance studio, retail

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

Residential

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

1978-present

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) Mixed use (medium density)

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

**See provided justification letter.

7.6 What is the existing zoning of the subject land? TOC1

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: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 6

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

**See provided justification letter.

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
- _____
- _____