



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.:	GL/A-24:09	SUBJECT PROPERTY:	2016 Regional Road 56, Glanbrook
ZONE:	A1 (Agriculture)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200

APPLICANTS: Owner: Mitchell Gelms, Elzo and Patricial Gelms
Agent: Jen Vanderherberg

The following variances are requested:

1. An additional dwelling unit within the A1 Zone shall be permitted on a lot that is 0.15 hectares in size instead of the minimum required lot area of 0.6 hectares.

PURPOSE & EFFECT: To facilitate the construction of an additional dwelling unit within an existing single detached dwelling.

Notes:

1. Please be advised the lands are subject to amending by-law 24-051, which are not yet final and binding.
2. The waste disposal and water supply shall be in accordance with Section 4.22 iii), as per amending by-law 24-051 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:	2:20 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
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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

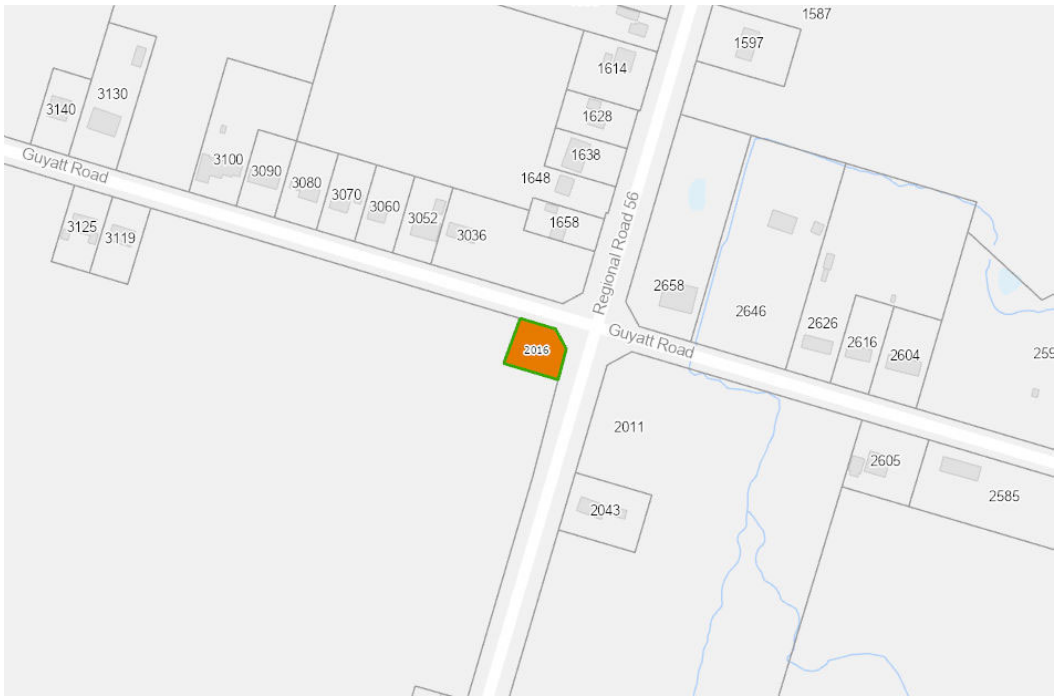
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 6, 2024

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 GL/A-24:09, 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.



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

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:

- PROPERTY BOUNDARY LINE
- _____ STRUCTURE BOUNDARY
- x-x-x-x FENCE
- SEPTIC BED

RELEVANT SITE DEVELOPMENT DETAILS

MAJOR OCCUPANCY: A1 BYLAW 05-200

TABLE 3.1.2.1 OF 2012 OBC AND IN ACCORDANCE WITH DEFINITIONS FOR "RESIDENTIAL OCCUPANCY" PER ARTICLE 1.4.1.2 DIVISION A OF 2012 OBC

EXISTING GROSS FLOOR AREA: 133.22 m²
 BASEMENT: 133.22 m²
 MAIN FLOOR UNIT: 133.22 m²

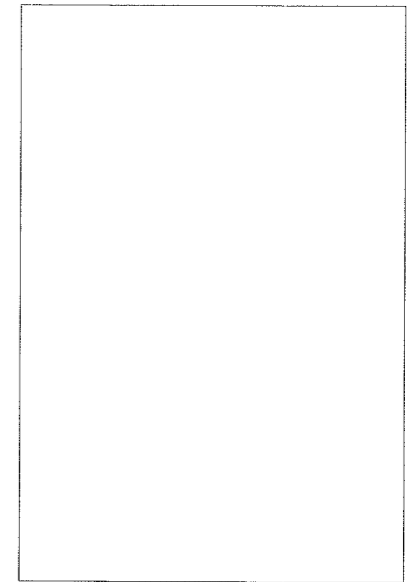
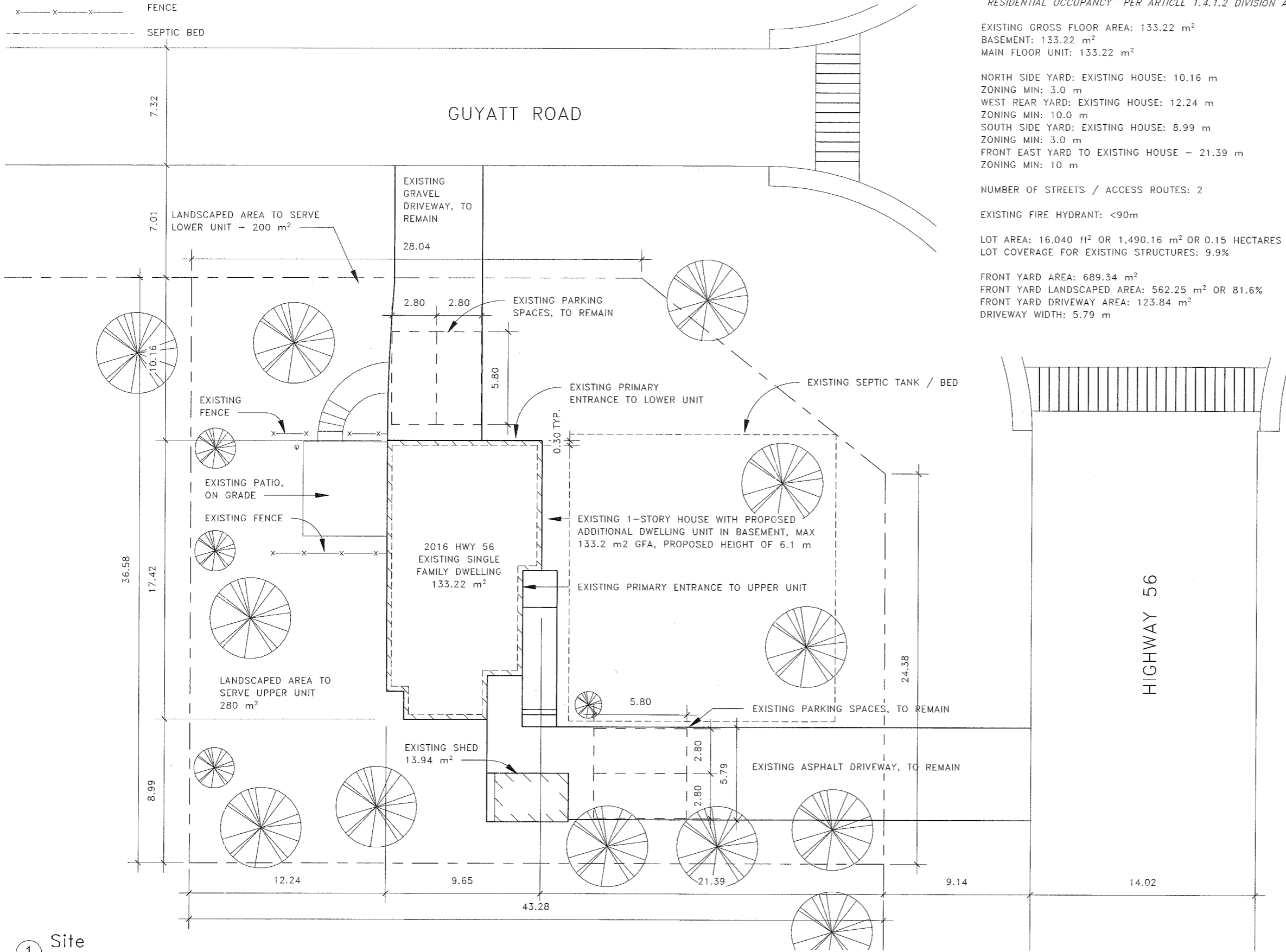
NORTH SIDE YARD: EXISTING HOUSE: 10.16 m
 ZONING MIN: 3.0 m
 WEST REAR YARD: EXISTING HOUSE: 12.24 m
 ZONING MIN: 10.0 m
 SOUTH SIDE YARD: EXISTING HOUSE: 8.99 m
 ZONING MIN: 3.0 m
 FRONT EAST YARD TO EXISTING HOUSE - 21.39 m
 ZONING MIN: 10 m

NUMBER OF STREETS / ACCESS ROUTES: 2

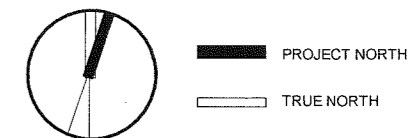
EXISTING FIRE HYDRANT: <90m

LOT AREA: 16,040 ft² OR 1,490.16 m² OR 0.15 HECTARES
 LOT COVERAGE FOR EXISTING STRUCTURES: 9.9%

FRONT YARD AREA: 689.34 m²
 FRONT YARD LANDSCAPED AREA: 562.25 m² OR 81.6%
 FRONT YARD DRIVEWAY AREA: 123.84 m²
 DRIVEWAY WIDTH: 5.79 m



REV.	DESCRIPTION	DATE



DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.
 ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INAZU ARCHITECTS INC.

PROJECT NAME:	GELMS RESIDENCE
PROJECT ADDRESS:	2016 HWY 56
DRAWING TITLE:	SITE PLAN
DRWN:	JEN VANDERHERBERG
BCIN #:	122179
DATE:	10/12/23
SCALE:	3/64" = 1'-0"
DRAWING NO.:	A1

Jen Vally

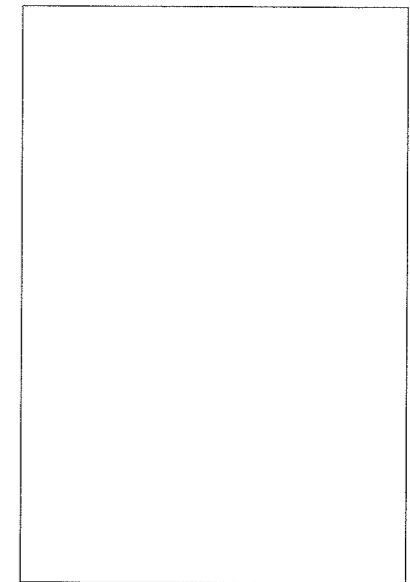
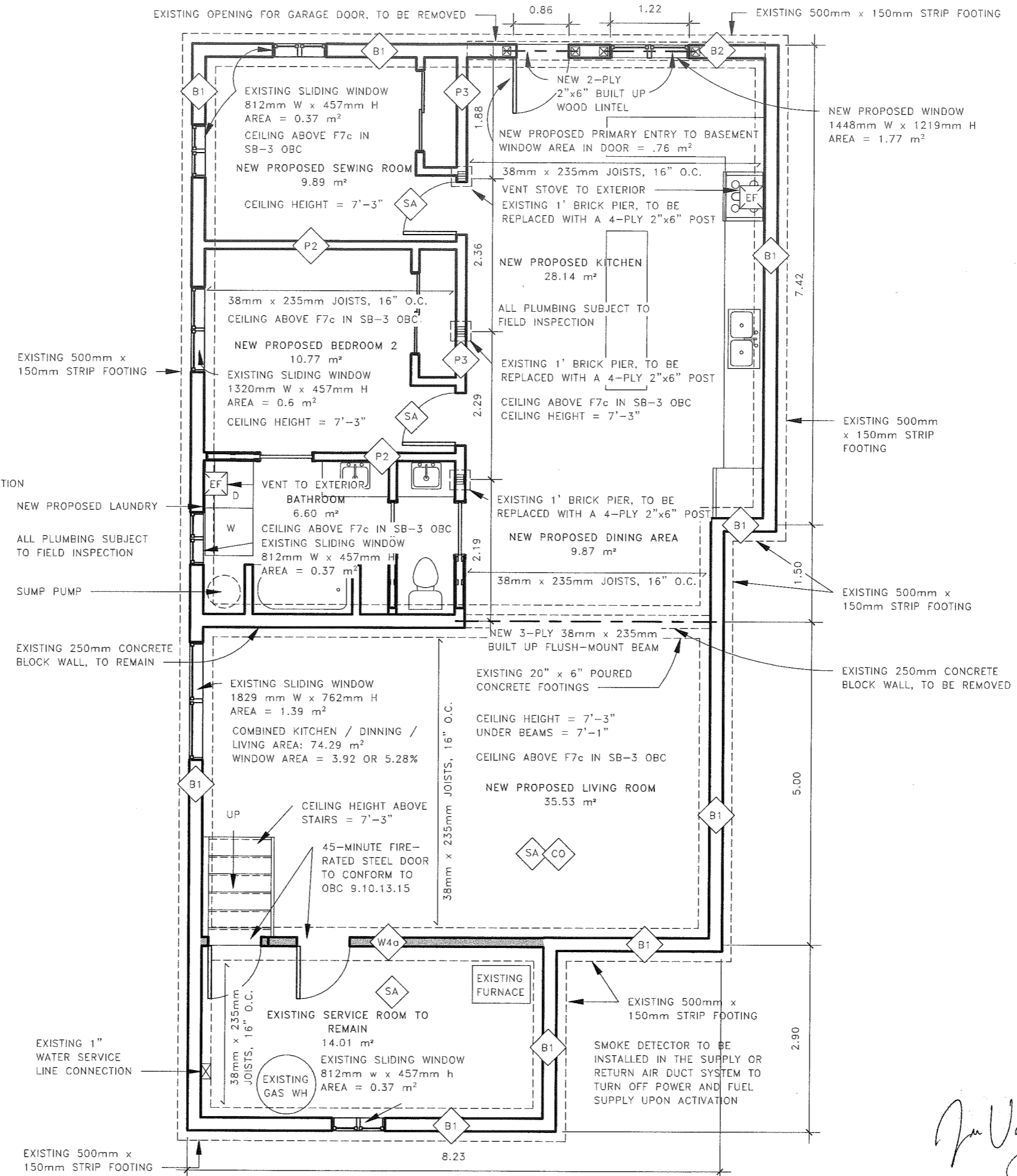
① Site
 3/64" = 1'-0"

ASSEMBLIES

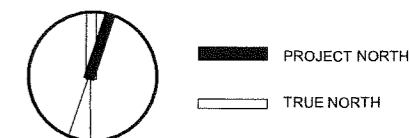
- NEW PARTITION WALL ASSEMBLY (W4a SB-3):**
 - EXISTING 15.9mm TYPE X DRYWALL
 - EXISTING 38mm x 89mm STUD WALL, 406mm O.C. c/w SAFE N' SOUND INSULATION (89mm)
 - NEW RESILIENT CHANNEL, 610mm O.C.
 - NEW 2 LAYERS OF 15.9mm TYPE 'X' GYPSUM DRYWALL, STAGGERED WITH JOINT COMPOUND APPLIED BOTH LAYERS
- EXISTING PARTITION WALL ASSEMBLY:**
 - 15.9mm GYPSUM DRYWALL
 - 38mm x 89mm STUD WALL, 406mm O.C.
 - 15.9mm GYPSUM DRYWALL
- NEW PARTITION WALL ASSEMBLY:**
 - 15.9mm GYPSUM DRYWALL
 - 38mm x 140mm STUD WALL, 16" O.C.
 - 15.9mm GYPSUM DRYWALL
- EXISTING EXTERIOR BASEMENT WALL ASSEMBLY:**
 - EXISTING 235mm CMU BLOCK FOUNDATION WALL
 - EXISTING AIR BARRIER
 - EXISTING NEW 38mm x 89mm STUD WALLS, 406mm O.C. c/w R12 SPRAY FOAM INSULATION
 - EXISTING 15.9mm GYPSUM DRYWALL
- NEW EXTERIOR LOAD BEARING WALL ASSEMBLY:**
 - NEW 235mm CONCRETE BLOCK
 - 51mm XPS RIGID FOAM CONTINUOUS INSULATION
 - 38mm x 89mm STUDS, 406mm O.C. c/w R12 SPRAY FOAM INSULATION
 - 6 mm POLY VAPOUR BARRIER
 - 15.9mm GYPSUM DRYWALL
- EXISTING WALL ASSEMBLY:**
 - EXISTING BRICK VENEER
 - EXISTING AIR BARRIER
 - EXISTING SHEATHING
 - EXISTING 38mm x 89mm STUD WALLS, 406mm O.C. c/w BATT INSULATION
 - EXISTING VAPOUR BARRIER
 - EXISTING 15.9mm DRYWALL
- FLOOR ASSEMBLY (F7c SB-3):**
 - EXISTING HARDWOOD FLOOR
 - EXISTING 19mm TONGUE AND GROOVE SUBFLOOR
 - EXISTING (TRUE) 38mm x 235mm JOISTS, 406mm O.C.
 - EXISTING LAYER OF 12.7mm TYPE X GYPSUM BOARD
 - (NEW) RESILIENT CHANNEL, 406mm o.c.
 - (NEW) LAYER OF 12.7mm TYPE X GYPSUM BOARD

NOTES

- ADEQUATE ACCESS TO INTERNAL WATER METER MUST BE PROVIDED FOR MAINTENANCE
- COMBUSTION AIR REQUIRED IN MECHANICAL ROOM
- ALL SMOKE ALARMS TO CONFORM TO OBC 9.10.19
- SEPARATE WATER SHUT-OFF REQUIRED FOR EACH UNIT
- BACKWATER VALVE CAN NOT SERVE MORE THAN 1 UNIT
- SUPPORTING STRUCTURE BETWEEN UNITS TO HAVE SAME FRR AS THE FIRE SEPARATION OF THE UNIT ABOVE
- FIRE SEPARATION TO BE CONTINUOUS OVER WALLS
- OBC COMPLIANCE C136(a)



REV.	DESCRIPTION	DATE



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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY INVIZU ARCHITECTS INC.

PROJECT NAME:	GELMS RESIDENCE
PROJECT ADDRESS:	2016 HWY 56
DRAWING TITLE:	NEW PROPOSED BASEMENT FLOOR PLAN
DRWN:	JEN VANDERHERBERG
BCIN #:	122179
DATE:	10/11/23
SCALE:	1 : 70
DRAWING NO.:	A2

Jen Vally

ASSEMBLIES

NEW PARTITION WALL ASSEMBLY (W4a SB-3):

- EXISTING 15.9mm TYPE X DRYWALL
- EXISTING 38mm x 89mm STUD WALL, 406mm O.C. c/w SAFE N' SOUND INSULATION (89mm)
- NEW RESILIENT CHANNEL, 610mm O.C.
- NEW 2 LAYERS OF 15.9mm TYPE 'X' GYPSUM DRYWALL, STAGGERED WITH JOINT COMPOUND APPLIED BOTH LAYERS

EXISTING PARTITION WALL ASSEMBLY:

- 15.9mm GYPSUM DRYWALL
- 38mm x 89mm STUD WALL, 406mm O.C.
- 15.9mm GYPSUM DRYWALL

NEW PARTITION WALL ASSEMBLY:

- 15.9mm GYPSUM DRYWALL
- 38mm x 140mm STUD WALL, 16" O.C.
- 15.9mm GYPSUM DRYWALL

EXISTING EXTERIOR BASEMENT WALL ASSEMBLY:

- EXISTING 235mm CMU BLOCK FOUNDATION WALL
- EXISTING AIR BARRIER
- EXISTING NEW 38mm x 89mm STUD WALLS, 406mm O.C. c/w MINERAL WOOL INSULATION
- EXISTING 15.9mm GYPSUM DRYWALL

NEW EXTERIOR LOAD BEARING WALL ASSEMBLY:

- NEW 235mm CONCRETE BLOCK
- 51mm XPS RIGID FOAM CONTINUOUS INSULATION
- 38mm x 89mm STUDS, 406mm O.C. c/w R12 SPRAY FOAM INSULATION
- 6 mm POLY VAPOUR BARRIER
- 15.9mm GYPSUM DRYWALL

EXISTING WALL ASSEMBLY:

- EXISTING BRICK OR STONE VENEER
- EXISTING AIR BARRIER
- EXISTING SHEATHING
- EXISTING 38mm x 89mm STUD WALLS, 406mm O.C. c/w BATT INSULATION
- EXISTING VAPOUR BARRIER
- EXISTING 15.9mm DRYWALL

FLOOR ASSEMBLY (F7c SB-3):

- EXISTING HARDWOOD FLOOR
- EXISTING 19mm TONGUE AND GROOVE SUBFLOOR
- EXISTING (TRUE) 38mm x 235mm JOISTS, 406mm O.C.
- EXISTING LAYER OF 12.7mm TYPE X GYPSUM BOARD
- (NEW) RESILIENT CHANNEL, 406mm o.c.
- (NEW) LAYER OF 12.7mm TYPE X GYPSUM BOARD

NO PROPOSED STRUCTURAL CHANGES ON THIS LEVEL

NOTES

ADEQUATE ACCESS TO INTERNAL WATER METER MUST BE PROVIDED FOR MAINTENANCE

COMBUSTION AIR REQUIRED IN MECHANICAL ROOM

ALL SMOKE ALARMS TO CONFORM TO OBC 9.10.19

SEPARATE WATER SHUT-OFF REQUIRED FOR EACH UNIT

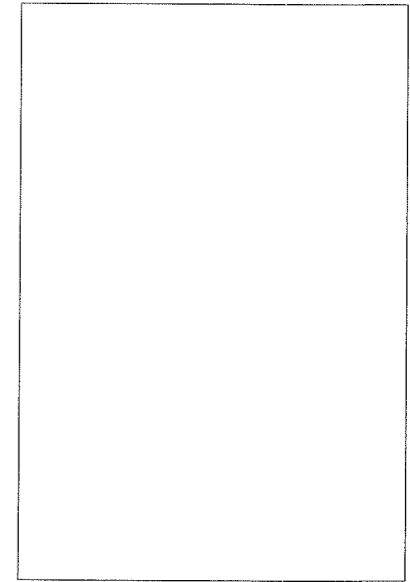
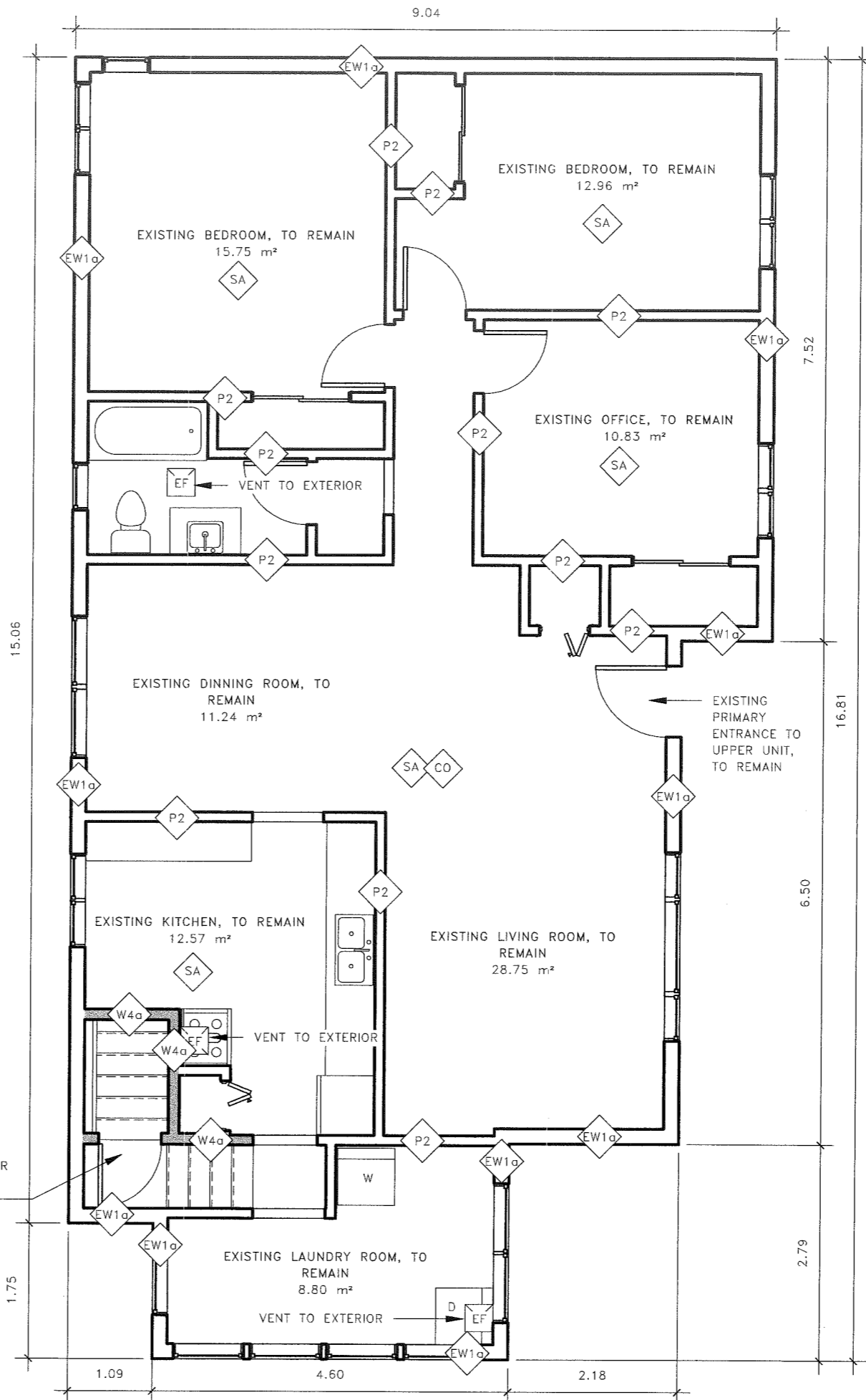
BACKWATER VALVE CAN NOT SERVE MORE THAN 1 UNIT

SUPPORTING STRUCTURE BETWEEN UNITS TO HAVE SAME FRR AS THE FIRE SEPARATION OF THE UNIT ABOVE

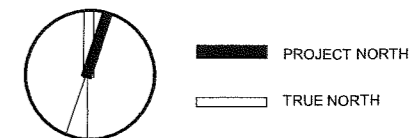
FIRE SEPARATION TO BE CONTINUOUS OVER WALLS

OBC COMPLIANCE C136(a)

45-MINUTE FIRE-RATED STEEL DOOR TO CONFORM TO OBC 9.10.13.15



REV.	DESCRIPTION	DATE
1	Revision 1	Date 1



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PROJECT NAME:	GELMS RESIDENCE
PROJECT ADDRESS:	2016 HWY 56
DRAWING TITLE:	EXISTING MAIN FLOOR PLAN
DRWN:	JEN VANDERHERBERG
BCIN #:	122179
DATE:	10/11/23
SCALE:	1 : 70
DRAWING NO.:	A3

Jen Vally

December 18, 2023

Mitchell Gelms,
Email: mitchellgelms@gmail.com

RE: Septic System Appraisal
2016 Highway #56, Hamilton

Dear Mr. Gelms,

As per your request an on-site inspection was completed regarding the existing sewage system currently servicing the dwelling known as 2016 Highway #56, Hamilton.

Based upon information you provided, the existing dwelling unit has fixture units consisting of the following: 2 bathroom groups, 2 washing machines, 1 dishwasher and 2 kitchen sinks thus 19.5 fixture units in addition to three bedrooms. The existing Class 4 sewage system consists of a treatment tank (pumped in 2022 by Glanborough Pumping) which discharges to an in-ground tile disposal bed located to the east of the dwelling.

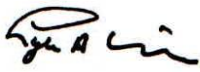
Water service is provided via a cistern storage tank with water purchased on a monthly basis or as may be needed. The volume of water delivery is 2000 gallons.

At the time of inspection, no visual evidence was observed of sewage effluent ponding on the ground surface or discharge to adjacent drainage swales, thus compliance with Section 8.9.1.2 General Requirements for Operation and Maintenance (Septic Systems), Ontario Building Code.

Please note the preceding is based upon visual observations at the time of inspection and does not guarantee the future functional capability of the sewage system. The conclusions presented in this report are based, in part, on visual observations of the site and attendant structures. Our conclusions cannot and are not extended to include those portions of the site or structures which were not reasonably available in Enviro-Check's opinions for direct observation.

We trust the preceding serves as requested; however, should additional information and/or clarification be required please contact the undersigned at 905-957-7541.

Yours truly,

 l.(c)

BCIN # 11112

/jk



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)	Mitchell Grelms Elzo and Patricia Grelms	
Applicant(s)	Jen Vanderherberg	
Agent or Solicitor		
		Phone:
		E-mail:

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

1.3 Sign should be sent to Purchaser Owner
 Applicant 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.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	2016 Regional Road 56		
Assessment Roll Number			
Former Municipality	Glanbrook		
Lot		Concession	
Registered Plan Number		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:

To allow for a Secondary Dwelling Unit to be permitted within the existing house on an A1 zoned property less than 0.6 hectares in size.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The property parcel is 0.15 hectares in size, and the A1 bylaw states that it must be over 0.6 hectares to allow for a secondary dwelling unit within the existing house structure.

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
24.38 metres	43.28 metres	16,040 ft2 OR 0.15 hectares	14.02 metres

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
Primary Dwelling	21.39 m	12.24 m	8.99 (south) & 10.16 (north)	est. 1960
Shed	19.67 m	19.04 m	2.59 m	unknown

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
Primary Dwelling	133.22 m ²	149.65 m ²	1	4.94 m
Shed	13.94 m ²	13.94 m ²	1	3.66 m

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)

Privately owned cistern

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.):
Duplex Dwelling

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
12/12/2019

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

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

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

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) _____

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

7.6 What is the existing zoning of the subject land? A1 _____

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: _____

7.10 If a site-specific Zoning By-law Amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
 Yes No

7.11 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 2

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

Mitchell Gelms did renovations to the house without a building permit. They converted the garage into living area in the basement and put in a kitchen. Bylaw came by and issued a Stop Work Order as well as a fine for the work without a permit. They have been required to submit for Building Permits. They have not yet completed the renovation required to convert the dwelling into 2 legal separate units (fire separations). They are now required to apply for a minor variance to convert the house into a legal duplex dwelling as the zoning bylaw does not permit a secondary dwelling unit on an A1 zoned land less than 0.6 hectares in size.

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
-
-