



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

**You are receiving this notice because you are either:**

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

<b>APPLICATION NO.:</b>	<b>A-24:207</b>	<b>SUBJECT PROPERTY:</b>	663 Beach Blvd, Hamilton
<b>ZONE:</b>	C/S-1435, S-1822 (Urban Protected Residential)	<b>ZONING BY-LAW:</b>	Zoning By-law former City of Hamilton 6593 as amended by by-law 99-169

**APPLICANTS:**      Owner: Chantelle Camarro  
                                 Agent: Len Angelici

The following variances are requested:

1. A minimum front yard depth of 5.0m shall be provided instead of the minimum 6.0m front yard depth required.
2. A minimum easterly side yard width of 0.42 metres shall be provided instead of the minimum 1.7 metre side yard width required.

**PURPOSE & EFFECT:**      To facilitate the construction of a rear yard addition, rear yard porch, front yard addition, and front yard porch.

**Notes: N/A**

**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:

<b>DATE:</b>	<b>Tuesday, October 22, 2024</b>
<b>TIME:</b>	<b>1:40 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

## A-24:207

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

### **PUBLIC INPUT**

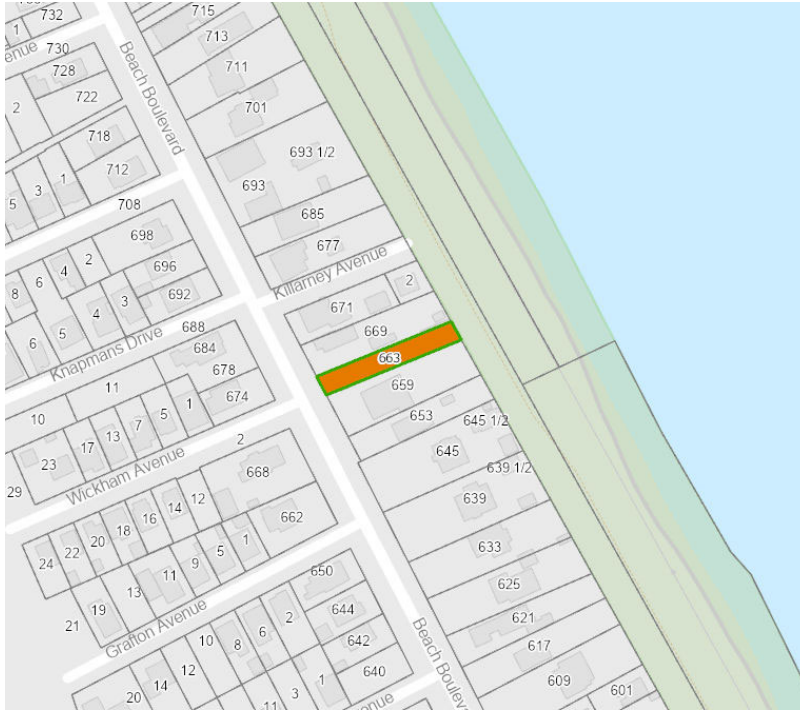
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon October 18, 2024

**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 October 21, 2024

### **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:207, you must submit a written request to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 **Subject Lands**

DATED: October 3, 2024

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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



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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](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

#### Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

##### 1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email [cofa@hamilton.ca](mailto:cofa@hamilton.ca). The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

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

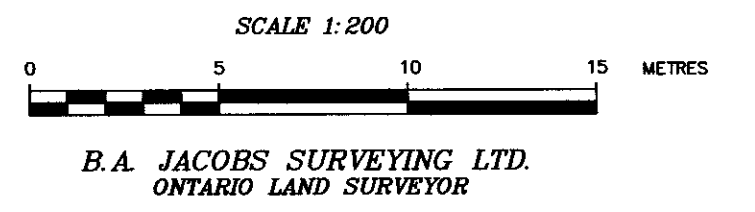
##### 2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email [cofa@hamilton.ca](mailto:cofa@hamilton.ca).

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.

SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF SURVEY OF  
**PART OF BURLINGTON BEACH  
 EAST SIDE OF BEACH BOULEVARD  
 (UNREGISTERED)**  
 ( GEOGRAPHIC TOWNSHIP OF SALT FLEET )  
 CITY OF HAMILTON

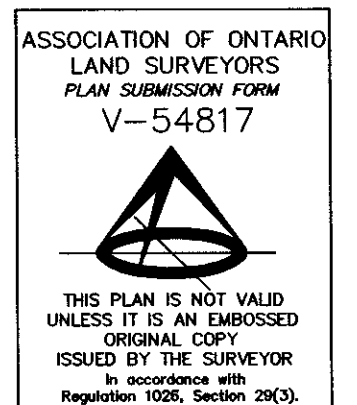


**METRIC NOTE:**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
 CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE:**  
 BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM  
 THE EASTERLY LIMIT OF BEACH BOULEVARD AS SHOWN ON  
 PLAN 62R-18770, BEING N 26°55'20" W AND ARE BASED ON  
 THE NAD 83 UTM CO-ORDINATE SYSTEM, ZONE 17, CENTRAL  
 MERIDIAN 81° WEST LONGITUDE.

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CC DENOTES CUT CROSS
  - SM DENOTES STONE MONUMENT
  - WT. DENOTES WITNESS
  - (N) DENOTES NOT IDENTIFIABLE
  - P1 DENOTES PLAN 62R-9111
  - P2 DENOTES PLAN 62R-7880
  - P3 DENOTES PLAN 62R-18770
  - P4 DENOTES PLAN BY A.T. McLAREN O.L.S. (AUG. 15, 1983)
  - P5 DENOTES CITY PLAN B-351
  - D1 DENOTES INSTRUMENT No. WM116768
  - D2 DENOTES INSTRUMENT No. SA20074
  - (655) DENOTES J.T. PETERS O.L.S.
  - (1243) DENOTES ED. BARICH O.L.S.
  - (1629) DENOTES B.A. JACOBS O.L.S.
  - (CITY) DENOTES CITY OF HAMILTON

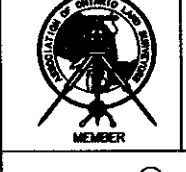
<b>SURVEYOR'S REAL PROPERTY REPORT                  PART 2 - REPORT SUMMARY</b>
<b>DESCRIPTION OF LAND</b> BEING PART OF BURLINGTON BEACH, EAST SIDE OF BEACH BOULEVARD (UNREGISTERED), GEOGRAPHIC TOWNSHIP OF SALT FLEET, KNOWN AS MUNICIPAL No. 663 BEACH BOULEVARD, CITY OF HAMILTON.
<b>REGISTERED EASEMENTS AND/OR RIGHTS OF WAY</b> ACCORDING TO THE PARCEL REGISTER FOUND IN THE LAND REGISTRY OFFICE, THE PROPERTY HAS THE RIGHT TO AN EASEMENT TO HAVE THE CHIMNEY AND EAVES ENCRROACH UPON THE LANDS TO THE SOUTH, BASED ON THE AVAILABLE EVIDENCE, THE SAID CHIMNEY AND EAVES DO NOT ENCRROACH ONTO THESE LANDS.
<b>BOUNDARY FEATURES</b> NOTE THE LOCATION OF THE FENCES AS THEY RELATE TO THE BOUNDARIES OF THE SUBJECT PROPERTY.
<b>COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS</b> NOT CERTIFIED BY THIS REPORT

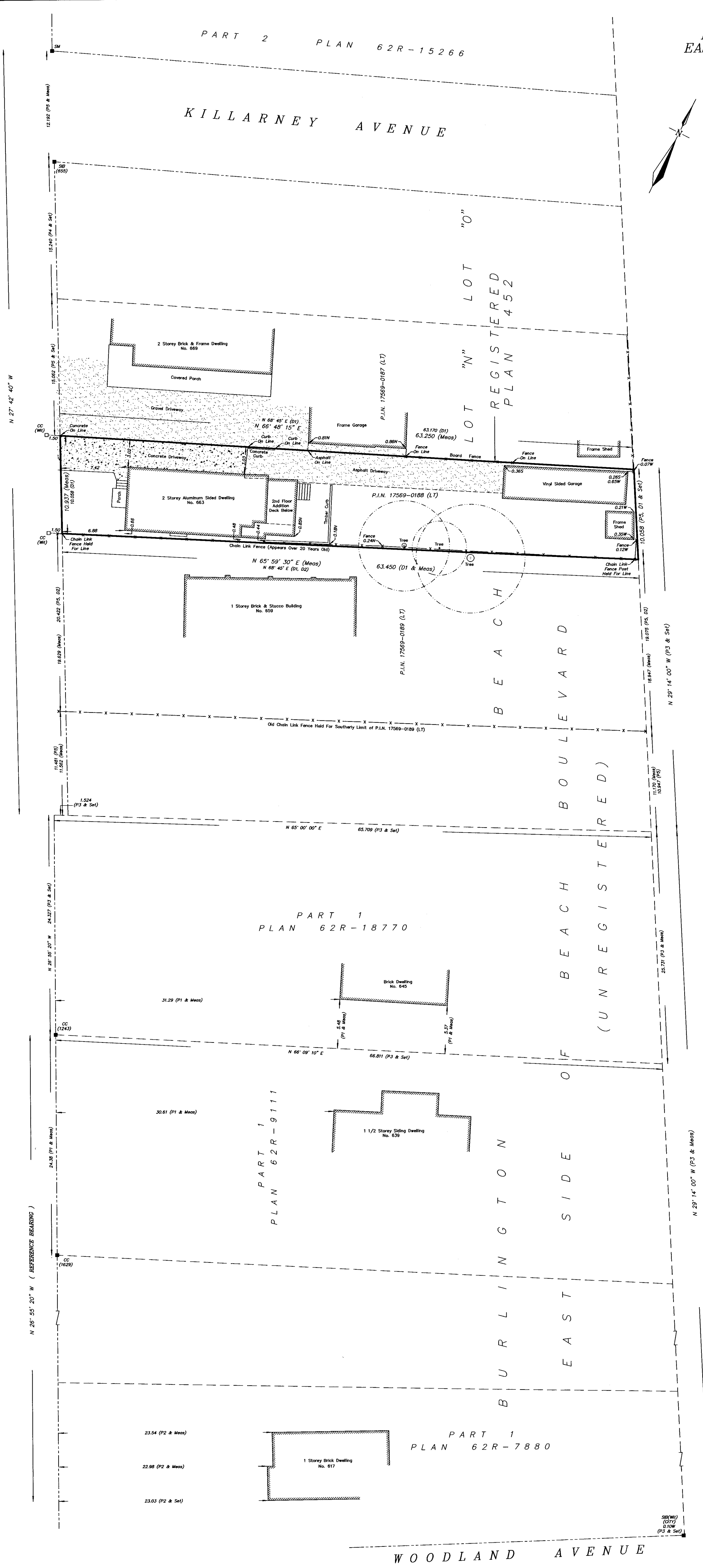


THIS REPORT WAS PREPARED FOR CHANTHELLE CAMARRO

**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 REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON DECEMBER 19, 2023

JANUARY 16, 2024  
 DATE  
 BRYAN JACOBS  
 ONTARIO LAND SURVEYOR

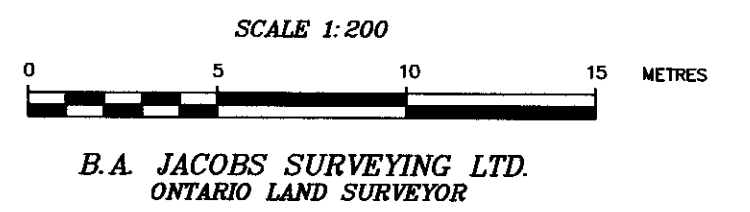
	<b>B.A. JACOBS SURVEYING LTD.</b> 152 JACKSON STREET EAST, SUITE 102 HAMILTON, ONTARIO (L9N 1J3) PHONE 905-521-1535 <a href="mailto:bjacobs@rogers.com">bjacobs@rogers.com</a>
© - COPYRIGHT	JOB No. 23665



**BEACH BOULEVARD**  
 ( PART 1 DEPOSITED PLAN 1489 MSC. (P-2113-241), P.I.N. 17569-0223 (LT) )

**WOODLAND AVENUE**

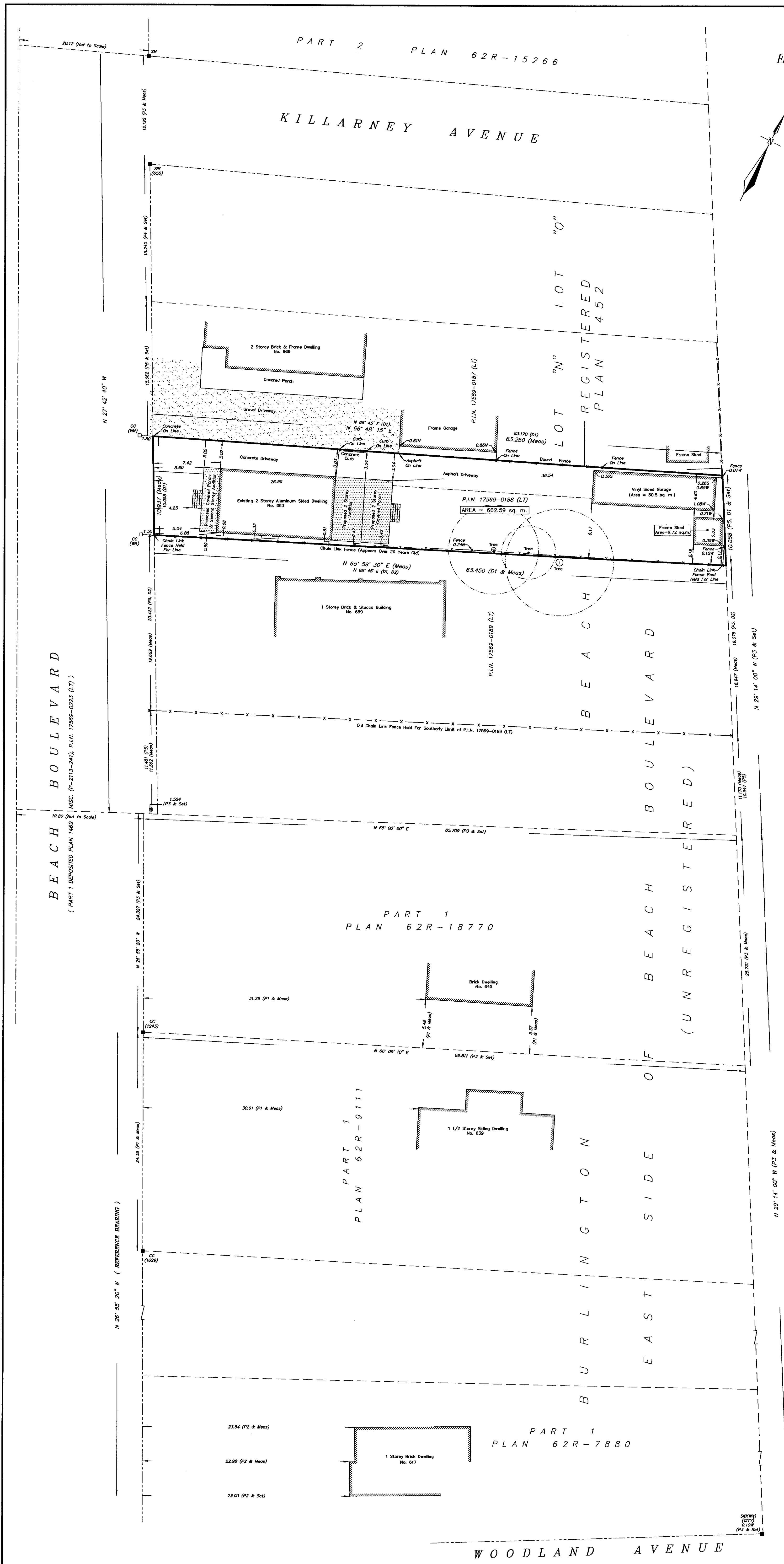
SKETCH SHOWING PROPOSED RENOVATIONS  
 ( 663 BEACH BOULEVARD )  
 PART OF BURLINGTON BEACH  
 EAST SIDE OF BEACH BOULEVARD  
 (UNREGISTERED)  
 ( GEOGRAPHIC TOWNSHIP OF SALTFLEET )  
 CITY OF HAMILTON



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  - (1629) DENOTES B.A. JACOBS O.L.S.
  - (CITY) DENOTES CITY OF HAMILTON



P.L.N. 17569-0253 (LT)

N 29° 14' 00" W (P3 & Meas)

SEPTEMBER 12, 2024  
 DATE  
 BRYAN JACOBS  
 ONTARIO LAND SURVEYOR

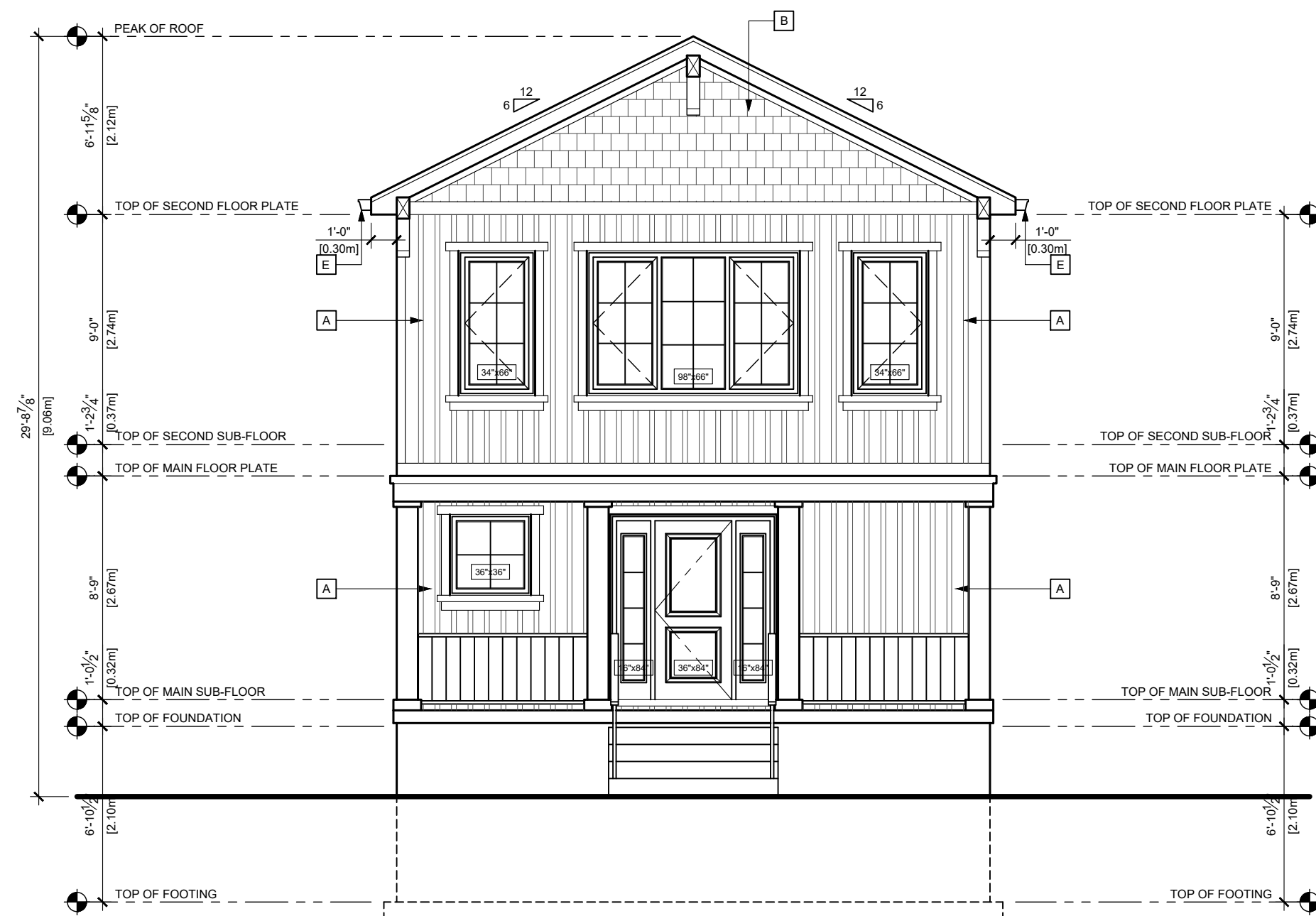
B.A. JACOBS SURVEYING LTD.  
 152 JACKSON STREET EAST, SUITE 102  
 HAMILTON, ONTARIO (L3N 1L3)  
 PHONE 905-521-1535  
 bjacobs@rogers.com

WOODLAND AVENUE

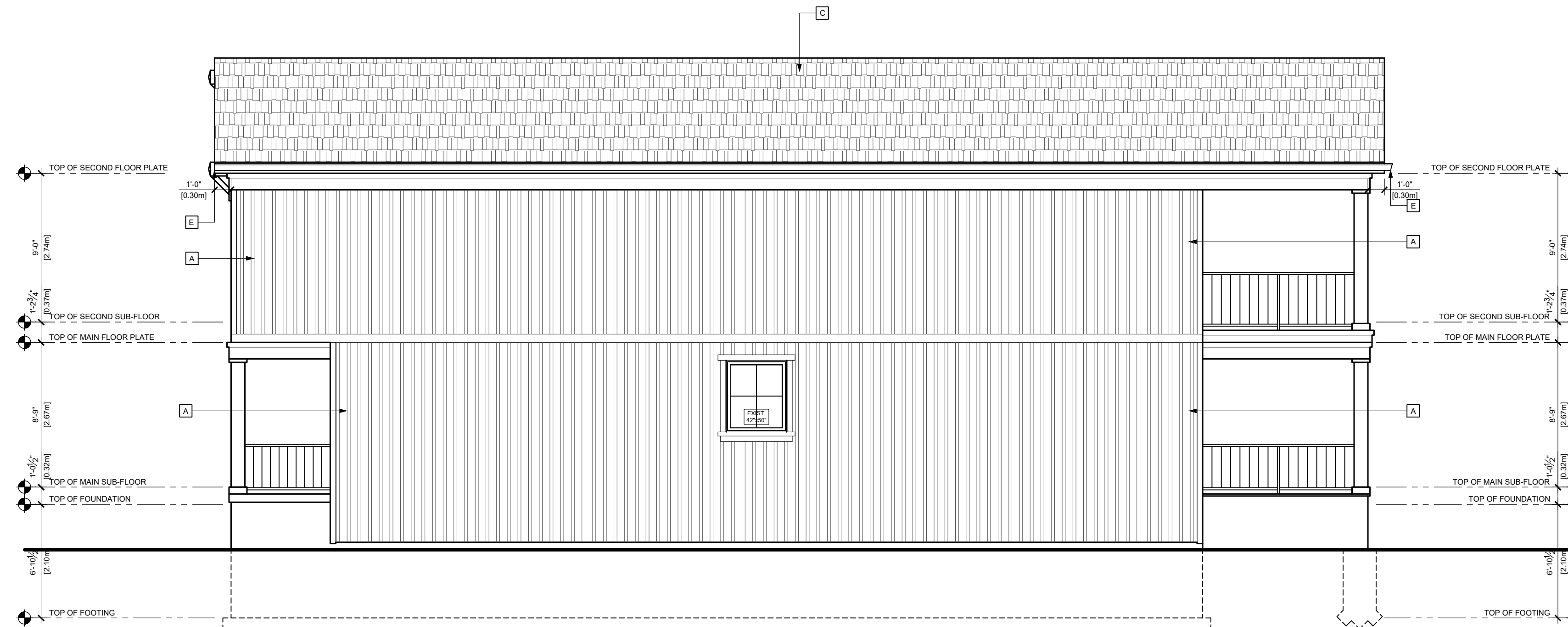




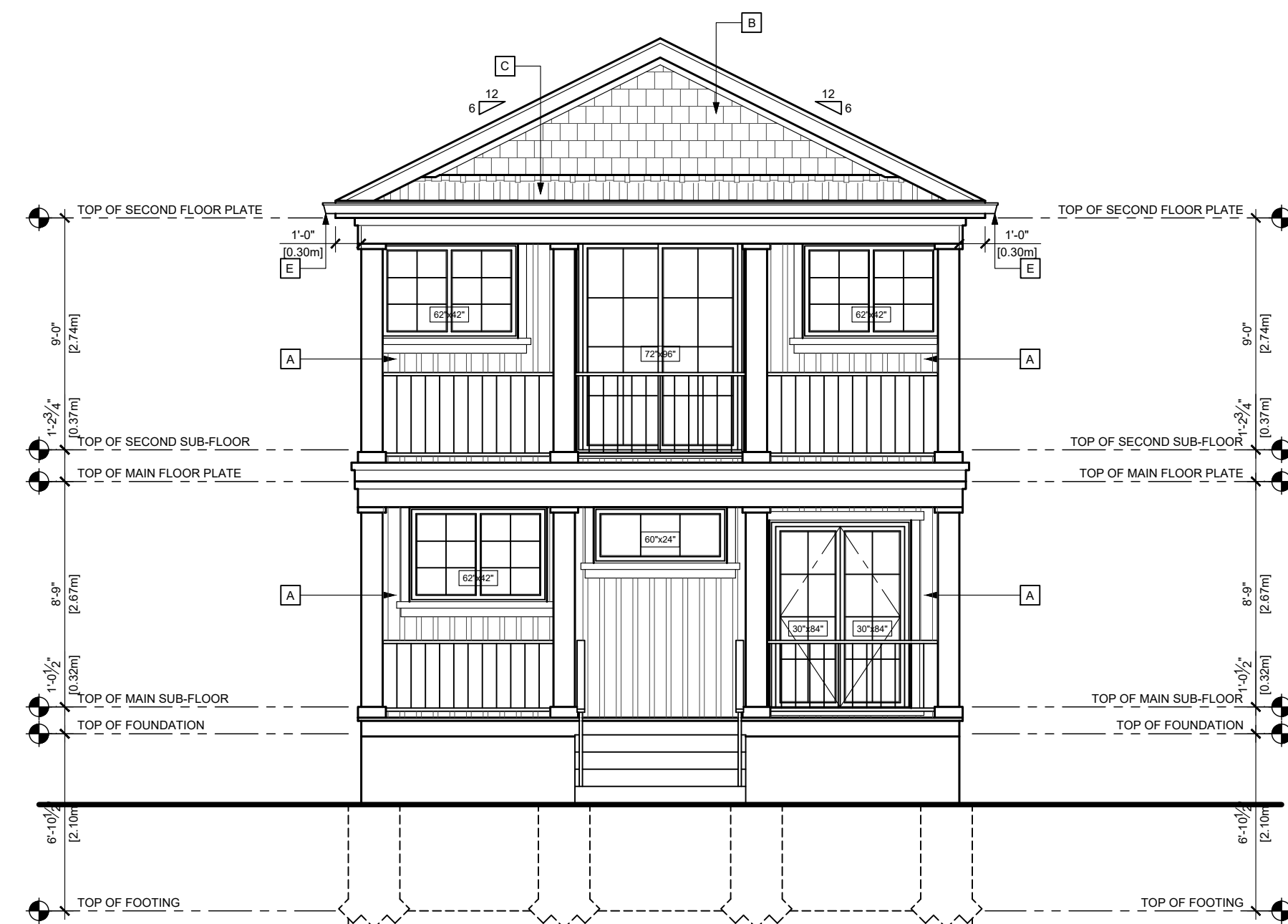




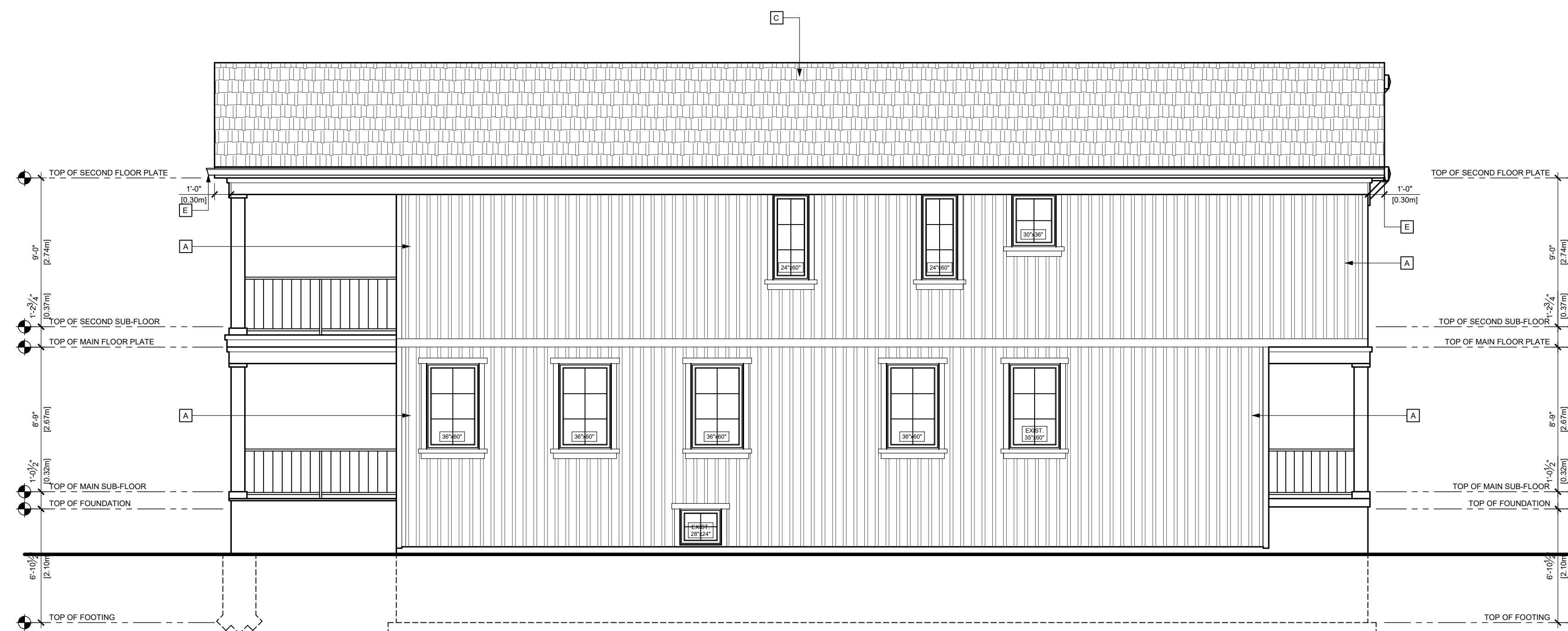
**FRONT ELEVATION**  
SCALE  $\frac{3}{16}'' = 1' - 0''$



**RIGHT SIDE ELEVATION**  
SCALE  $\frac{3}{16}'' = 1' - 0''$



**REAR ELEVATION**  
SCALE  $\frac{3}{16}'' = 1' - 0''$



**LEFT SIDE ELEVATION**  
SCALE  $\frac{3}{16}'' = 1' - 0''$

WALL AREA: 117.38m<sup>2</sup>  
WALL SETBACK: 3.02m  
UNPROTECTED OPENINGS AREA: 9.92m<sup>2</sup> = 8.45%  
MAXIMUM ALLOWABLE OPENINGS: 10%

**EXTERIOR FINISH INDEX**

- A BOARD & BATTEN SIDING
- B CEDAR STYLE SHINGLES
- C ASPHALT SHINGLES
- D STANDING SEAM
- E 5" PRE-FIN. ALUM. EAVETROUGH ON 8" WITH PRE-FIN. ALUM. FASCIA CW PRE-FIN. ALUM. DOWNSPOUT

PROJECT NORTH	TRUE NORTH
---------------	------------

No.	REVISION	DATE
01.	DRAWINGS FOR VARIANCE	06/05/2024

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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 BE A DESIGNER.

QUALIFICATION INFORMATION	
LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN INC.	124457
NAME	BCIN
06/06/2024	
DATE	SIGNATURE

**Len Angelici Design**

270 SHERMAN AVE N. UNIT MILL-125  
HAMILTON, ON L8L 6N4  
(905) 393-8868  
info@lenangelicidesign.ca

PROJECT  
PROPOSED RESIDENCE  
**663 BEACH BLVD**  
HAMILTON, ON

SHEET TITLE  
**ELEVATIONS**

DRAWN BY	L. ANGELICI
DATE	06/06/2024
SCALE	$\frac{3}{16}'' = 1' - 0''$
PROJECT No.	22092

**A3**



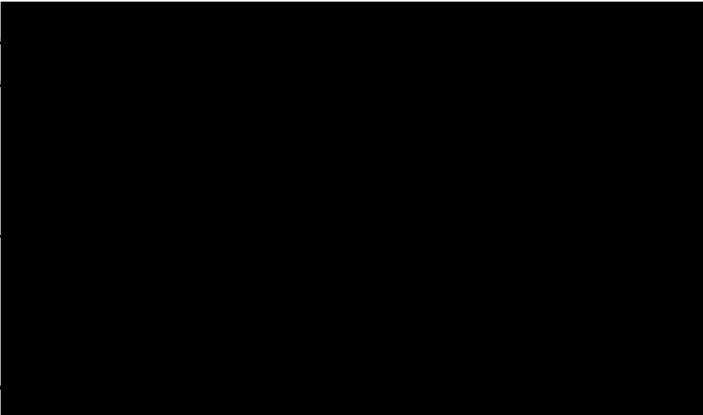
Hamilton

Committee of Adjustment  
City Hall, 5<sup>th</sup> Floor,  
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Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR A MINOR VARIANCE/PERMISSION**  
UNDER SECTION 45 OF THE *PLANNING ACT*

**1. APPLICANT INFORMATION**

	NAME		
Registered Owners(s)	CHANTELLE CAMARRO		
Applicant(s)	LEN ANGELICI		
Agent or Solicitor			
			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  AgentSolicitor

1.4 Request for digital copy of sign  Yes\*  No

If YES, provide email address where sign is to be sent



1.5 All correspondence may be sent by email  Yes\*  No

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

**2. LOCATION OF SUBJECT LAND**

2.1 Complete the applicable sections:

Municipal Address	663 BEACH BLVD		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number	452	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:

RELIEF FROM SIDE SETBACK REQUIREMENT OF 1.7m TO 0.42m FOR REAR PORCH,  
0.47 FOR REAR ADDITION, 0.66m FOR FRONT PORCH & FRONT 2ND STOREY ADDITION  
RELIEF FROM FRONT SETBACK OF 6m TO 5.05m FOR FRONT PORCH

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

EXISTING DWELLING DOES NOT COMPLY WITH SIDE SETBACK AND EXISTING  
FRONT PORCH DOES NOT COMPLY WITH FRONT SETBACK

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
10.937m	63.450m	662.59m <sup>2</sup>	20.12m

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
DWELLING	6.88m	36.95m	3.02m, 0.44m	UNKNOWN
DETACHED GARAGE	48.65m	0.65m	6.03m, 0.26m	UNKNOWN
SHED	59.86m	0.21m	2.19m, 4.80m	UNKNOWN

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
REAR ADDITION	22.90m	39.57m	3.03m, 0.47m	UNKNOWN
REAR PORCH	25.94m	36.54m	3.04m, 0.42m	UNKNOWN
FRONT PORCH	5.04m	58.15m	3.02m, 0.66m	UNKNOWN
FRONT 2ND STOREY ADD.	5.04m	58.15m	3.02m, 0.66m	UNKNOWN

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
DWELLING	105.23m <sup>2</sup>	213.41m <sup>2</sup>	2	UNKNOWN
DETACHED GARAGE	50.5m <sup>2</sup>	50.5m <sup>2</sup>	1	UNKNOWN
SHED	9.72m <sup>2</sup>	9.72m <sup>2</sup>	1	UNKNOWN

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
REAR ADDITION	23.17m <sup>2</sup>	46.36m <sup>2</sup>	2	9.06m
REAR PORCH	21.56m <sup>2</sup>	21.56m <sup>2</sup>	2	9.06m
FRONT PORCH	12.94m <sup>2</sup>	12.94m <sup>2</sup>	1	9.06m
FRONT 2ND STOREY ADD.	12.94m <sup>2</sup>	12.94m <sup>2</sup>	2	9.06m

- 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 FAMILY DWELLING

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

SINGLE FAMILY DWELLINGS

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2022

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

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:

SINCE CONSTRUCTION

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) RESIDENTIAL NEIGHBOURHOOD

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, S-1822

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: 1

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
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