



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-24:217	SUBJECT PROPERTY:	1135 Stone Church Road East, Hamilton
ZONE:	"C6" (District Commercial)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Nor Fai Chin & Shin Shee Chin
 Applicant: New Apostolic Church Canada
 Agent: Arcadis Professional Services (Canada) Inc. c/o John Ariens

The following variances are requested:

1. To permit the use of a Place of Assembly whereas the zoning by-law does not permit this use in a C6-District Commercial zone.

PURPOSE & EFFECT: So as to permit the construction of a Place of Assembly with 62 parking spaces.

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:

DATE:	Tuesday, October 22, 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:

A-24:217

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

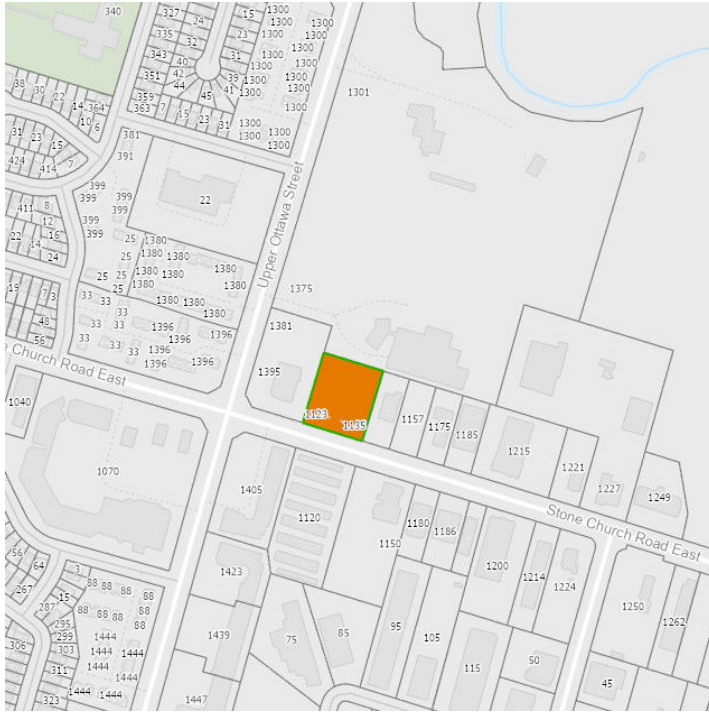
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon October 18, 2024

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-24:217, 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: October 3, 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.

PLAN OF SURVEY
OF PART OF
LOT 4
CONCESSION 7
GEOGRAPHIC
TOWNSHIP OF BARTON
IN THE
CITY OF HAMILTON

SCALE 1: 300 METRIC

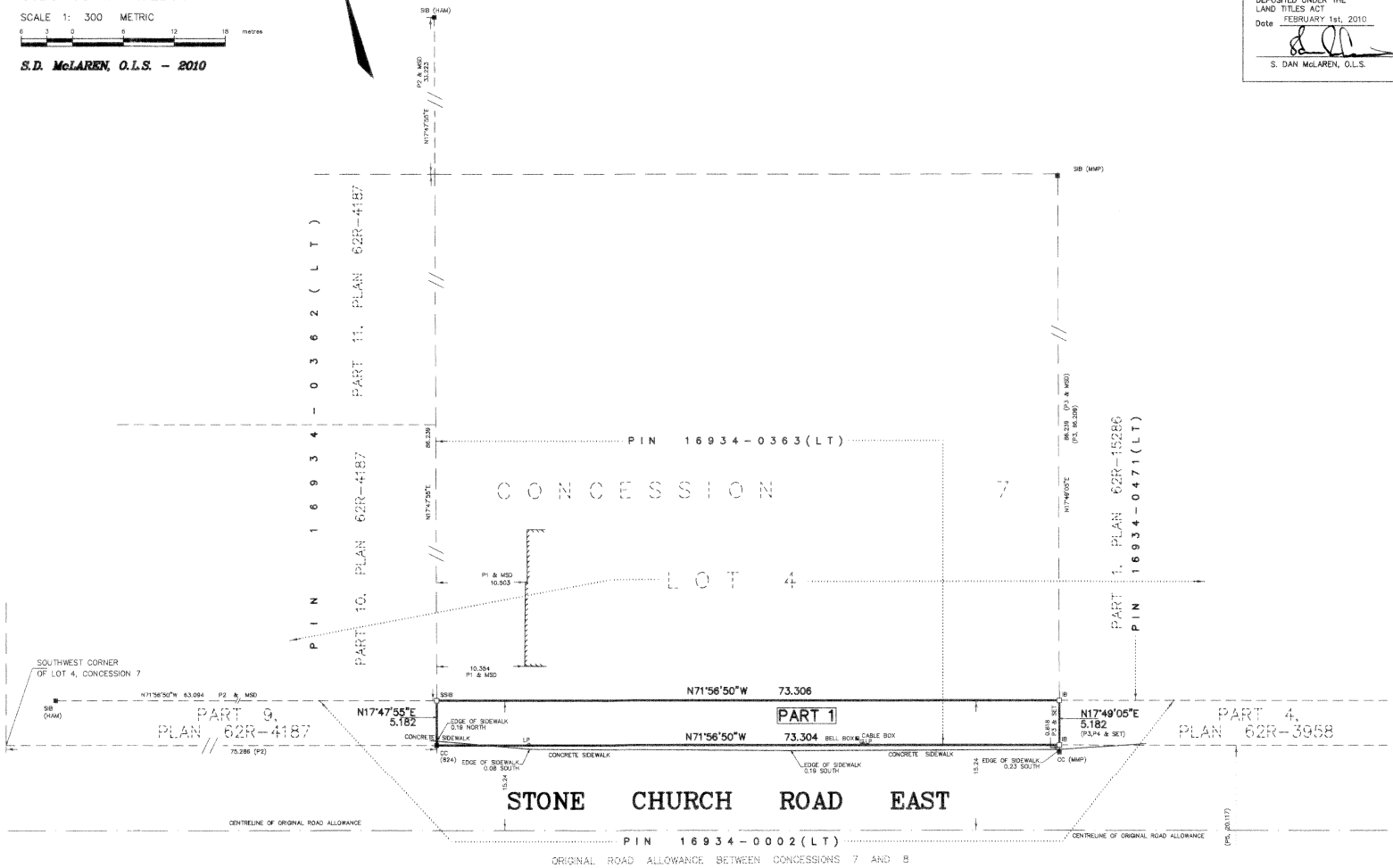


S.D. McLAREN, O.L.S. - 2010



SCHEDULE			
PART	LOT	CON/PLAN	P.I.N.
1	PART OF LOT 4	CON 7	PART OF P.I.N. 16934-0363 (LT)

PLAN 62 R-18658
RECEIVED AND DEPOSITED
Date 2010.02.02
E. HALL ADOR
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF WENTWORTH (No. 62)
I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT
Date FEBRUARY 1st, 2010
S. DAN McLAREN, O.L.S.



- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - SB - IRON BALL
 - SD - STANDARD IRON BAR
 - MS - MEASURED
 - MSA - A. McLAREN, O.L.S.
 - MSP - MACKAY, MACKAY AND PETERS
 - CC - CITY OF HAMILTON
 - CC - CITY OF HAMILTON
 - CC - PLAN BY MACKAY, MACKAY AND PETERS, DATED JUNE 14, 1978
 - P1 - PLAN 62R-15187
 - P2 - PLAN 62R-15286
 - P3 - PLAN 62R-15305
 - P4 - PLAN 62R-15305
 - P5 - PLAN 62R-15305

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

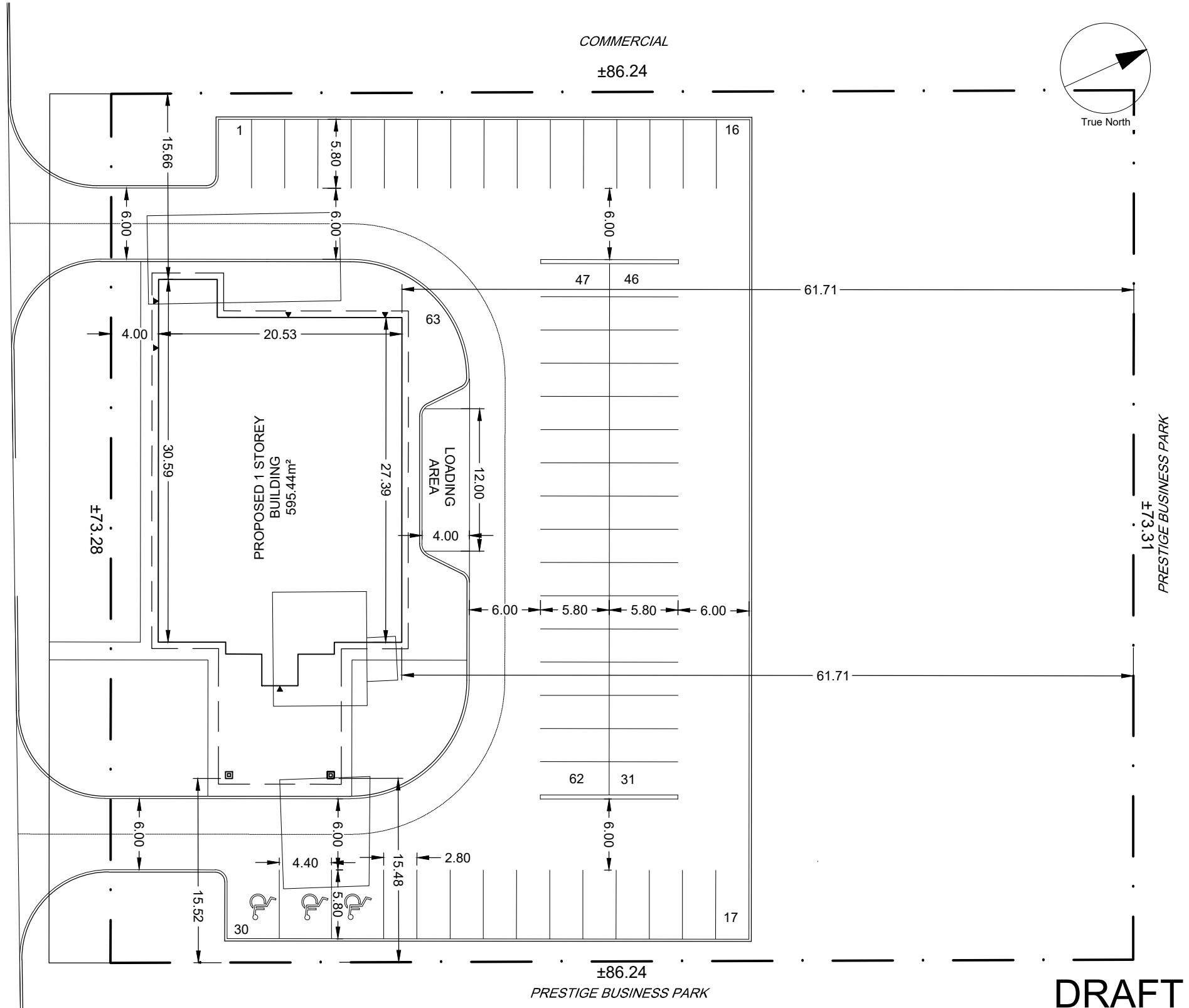
BEARING NOTE:
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF STONE CHURCH ROAD AS BEING N71°56'50\"/>

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 22ND DAY OF JANUARY, 2010.
FEBRUARY 1st, 2010
DATE
S. DAN 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 MSJ Checked DS Scale 1:300 Draw No. 38602-R

CITY OF HAMILTON ZONING BY-LAW 05-200			
DISTRICT COMMERCIAL (C6) ZONE	REQUIRED	PROVIDED	VARIANCE
PERMITTED USES	COMMERCIAL USES	PLACE OF WORSHIP	X
BUILDING SETBACK FROM A STREET LINE	i) MINIMUM 1.5 m ii) MAXIMUM 4.5m, EXCEPT WHERE A VISIBILITY TRIANGLE IS REQUIRED FOR A DRIVEWAY ACCESS	4m	
MINIMUM REAR YARD	i) 6m ii) 7.5m ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE OR LOT CONTAINING A RESIDENTIAL USE	61.71m	
MINIMUM INTERIOR SIDE YARD	i) 1.5m ii) 4.5m ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE OR LOT CONTAINING A RESIDENTIAL USE	15.52m	
MAXIMUM HEIGHT	14m	PROVIDED	
BUILT FORM FOR NEW DEVELOPMENT	i) ROOFTOP MECHANICAL EQUIPMENT SHALL BE LOCATED AND/OR SCREENED FROM VIEW OF ANY ABUTTING STREET	PROVIDED	
	ii) FOR AN INTERIOR LOT OR A THROUGH LOT THE MINIMUM WIDTH OF THE GROUND FLOOR FAÇADE FACING THE FRONT LOT LINE SHALL BE GREATER THAN OR EQUAL TO 40% OF THE MEASUREMENT OF THE FRONT LOT LINE AND SHALL EXCLUDE ACCESS DRIVEWAYS AND LANDS WITHIN A REQUIRED YARD.	30.59m = 41.74%	
	iv) IN ADDITION TO SECTION 10.6.3(i) AND (ii), THE MINIMUM WIDTH OF THE GROUND FLOOR FAÇADE FACING THE FRONT AND FLANKAGE LOT LINES SHALL EXCLUDE ACCESS DRIVEWAYS AND ANY REQUIRED YARDS WITHIN A LOT LINE ABUTTING A STREET.	PROVIDED	
	vi) NO PARKING, STACKING LANES, OR AISLES SHALL BE LOCATED BETWEEN A BUILDING FAÇADE AND THE FRONT LOT LINE AND FLANKAGE LOT LINE;	PROVIDED	
	vii) A MINIMUM OF ONE PRINCIPAL ENTRANCE SHALL BE PROVIDED: 1. WITHIN THE GROUND FLOOR FAÇADE THAT IS SET BACK IS CLOSEST TO A STREET; AND, 2. SHALL BE ACCESSIBLE FROM THE BUILDING FAÇADE WITH DIRECT ACCESS FROM THE PUBLIC SIDEWALK; AND,	PROVIDED	
	viii) A WALKWAY SHALL BE PERMITTED IN A PLANTING STRIP WHERE REQUIRED BY THE BYLAW.	PROVIDED	
PLANTING STRIPS	WHERE A PROPERTY LOT LINE ABUTS A PROPERTY LOT LINE WITHIN A RESIDENTIAL ZONE OR AN INSTITUTIONAL ZONE AND NOT A LAANEWAY, A MINIMUM 1.5m WIDE PLANTING STRIP SHALL BE PROVIDED AND MAINTAINED.	N/A	
VISUAL BARRIER	A VISUAL BARRIER SHALL BE REQUIRED ALONG ANY LOT LINE ABUTTING A RESIDENTIAL ZONE, INSTITUTIONAL ZONE, OR DOWNTOWN (D5) ZONE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4.19 OF THIS BY-LAW.	N/A	
OUTDOOR STORAGE	i) NO OUTDOOR STORAGE OF GOODS, MATERIALS, OR EQUIPMENT SHALL BE PERMITTED; AND, ii) NOTWITHSTANDING SECTION 10.6.3(j)), THE DISPLAY OF GOODS OR MATERIALS FOR RETAIL PURPOSES ACCESSORY TO A RETAIL USE SHALL ONLY BE PERMITTED IN A FRONT OR FLANKAGE YARD.	N/A	
PARKING REQUIREMENTS			
PLACE OF WORSHIP	1 FOR EVERY 10m² OF GFA 595.44 / 10 = 60 SPACES	62 SPACES	
ACCESSIBLE PARKING	5-100 SPACES PROVIDED = 4% OF THE TOTAL PROVIDED 63 * 4 / 100 = 3 SPACES	3 SPACES	
SIZE	MINIMUM 2.8 x 5.8m	2.8 x 5.8m	
ACCESSIBLE PARKING SIZE	MINIMUM 4.4 x 5.8m	4.4 x 5.8m	

STONE CHURCH ROAD EAST



DRAFT

<p>360 James Street North - Suite 200 Hamilton ON L8L 1H5 Canada tel 905 546 1010 www.arcadis.com</p>	CLIENT	PROJECT NAME 1135 STONE CHURCH ROAD EAST HAMILTON, ON		This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.	
		SCALE: 1:400 DATE: 2024-09-06 DRAWN BY: M. ROJAS CHECKED BY: J. ARIENS APPROVED BY: J. ARIENS PROJECT NO: 147674		Arcadis Professional Services (Canada) Inc. FIGURE NAME: CONCEPT PLAN 2 FIGURE NO.: C2 REVISION: 01	

File Location: J:\Hamilton\9999\BD_General\2024\0\Dele_Gomes\17674\147674P2.dwg Last Saved: September 12, 2024, by rojasm605 Plotted: September 12, 2024 2:50:48 PM by Rojas Sandoval.
 SCALE CHECK 1 in 10mm Macarena



Chair and Members of Committee of Adjustment c/o Ms. Jamila Sheffield
Secretary – Treasurer, Committee of Adjustment
City of Hamilton
71 Main Street West – 5th Floor
Hamilton, Ontario L8P 4Y5
Canada

Arcadis Professional Services (Canada) Inc.
360 James Street North – Suite 200
Hamilton, L8L 1H5
Canada
Phone: 905-546-1010
www.arcadis.com

Date: August 19, 2024

Our Ref: 147674

Subject: 1135 STONE CHURCH ROAD, HAMILTON- MINOR VARIANCE APPLICATION

Dear Ms. Jamila Sheffield

Arcadis Professional Services (Canada) Inc. (“Arcadis”) is the authorized planning agent for New Apostolic Church Canada (the “Client”), who have an accepted purchase agreement for the lands municipally known as 1135 Stone Church Road in the City of Hamilton (the “subject lands”). The current owner’s authorization is attached in this submission. Arcadis has been the leading planning consultant for this development and is delivering a Phase 1 and a Phase 2 ESA. Given the subject lands are being purchased, there is yet to be a topographical survey completed at this time. Further site details will be provided at a later time, once the subject lands have been amended to permit religious assembly / a Place of Worship.

This minor variance application is made under Section 45 of the *Planning Act* which allows variances in respect of the land, building or structure or the use thereof. Currently, under the District Commercial Zone in the City of Hamilton’s Zoning By-law 05-200, the assembly of persons in a large building is permitted on the subject lands. This minor variance application looks to permit religious assembly / a Place of Worship on the subject lands.

1.0 SITE LOCATION AND CONTEXT

The subject lands are municipally known as 1135 Stone Church Road, Hamilton and are located east of Upper Ottawa Street and south of the Lincoln M. Alexander Parkway. The subject lands are legally described as: PT LT 4, CON 7 BARTON, AS IN CD415837, SAVE & EXCEPT PT 1 ON 62R18658 CITY OF HAMILTON. The site has a total area of approximately 0.63 hectares, approximate frontage of 73.4 metres on Stone Church Road, and an approximate lot depth of 86.4 metres. Currently on the subject lands is three unoccupied buildings. The subject lands are accessed from Stone Church Road to the south of the site. Please refer to **Figure 1** for an aerial image of the site and **Figures 2** and **3** for views of the site from Stone Church Road.



Figure 1: Aerial image of the subject lands retrieved from GeoWarehouse.



Figure 2: View of the eastern portion of the subject lands from Stone Church Road.



Figure 3: View of the western portion of the subject lands from Stone Church Road.

2.0 PROPOSED MINOR VARIANCE

The subject lands are zoned as District Commercial (C6) per the City of Hamilton's Comprehensive Zoning By-law 05-200. The subject lands are designated as District Commercial per the Urban Hamilton Official Plan under Schedule E-1. The variance being applied for, made under Section 45 (1) of the Planning Act, is as follows:

1. To permit religious uses on the subject lands for a proposed Place of Worship.

Planning Act Section 45 (1) Compliance

Section 45 (1) of the *Planning Act* permits the Committee of Adjustment to grant Minor Variances from the Zoning By-law provided that they meet what is known at the four (4) tests. The four tests are:

1. Is the variance minor in nature?
2. Is the variance desirable and appropriate?
3. Does the variance maintain the general intent and purpose of the Official Plan? And,
4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The following will provide an analysis of the proposed variance against the four tests.

2.1 Variance 1: Additional Storage Permissions

On the subject lands, zoned as District Commercial (C6), the Zoning By-law permits several assembly and community uses similar to that of a Place of Worship. Currently, per Section 10.6.1 of the Zoning By-law, the subject lands permit the development of a building for assembly- and use such assembly for religious purposes, a

day nursery, a gymnasium, funeral services, an administrative office, and counselling and other social services. This minor variance application is to permit religious assembly / a Place of Worship on the subject lands.

1. Is the variance minor in nature?

The requested variance is minor in nature as it does not change the assembly use or create any adverse impacts on the surrounding areas. The subject lands currently permit an Assembly Hall with several uses traditionally associated with a Place of Worship, including a day nursery, funeral services, a gym for recreational purposes, counselling and social services, and admin offices. An Assembly Hall supports people gathering for an event, including people praying at an assembly, however, a Place of Worship is not permitted within an Assembly Hall. The requested variance enables the same ancillary purposes of an Assembly Hall for the community, while explicitly supporting religious uses. Given the above, it is our opinion that the variance is minor in nature.

2. Is the variance desirable and appropriate?

The requested variance is desirable and appropriate as the proposed Apostolic Church offers a range of services to the immediate neighbourhood and helps create a sense of place for the community. The surrounding areas around the subject lands include large communities of single detached homes, which would be benefitted by the introduction of a Place of Worship with several ancillary community uses. The requested variance to permit religious uses is appropriate based on the similar permissions for Assembly Halls allowed on the subject lands. Furthermore, the proposed Place of Worship is appropriate within the neighbourhood context as there is currently a Place of Worship, St. Naum of Ohrid Macedonian Orthodox Church, located 60 metres away from the subject lands. There are also multiple other churches nearby including The Salvation Army Mountain Citadel and the Church of Jesus Christ of Latter-day Saints. Given the above, it is our opinion that the requested variance is desirable and appropriate.

3. Does the variance maintain the general intent and purpose of the Official Plan?

The requested variance maintains the general intent and purpose of the UHOP for lands under the District Commercial Designation per Schedule E-1. As described in Section 4.7.1: Function, *“The range of retail uses are intended to serve the daily and weekly shopping needs of residents in the surrounding neighbourhoods. The District Commercial areas shall also serve as a focus for the adjacent neighbourhood(s) by creating a sense of place”*. The requested variance looks to permit religious uses for a Place of Worship, which also allows for accessory uses, such as an assembly hall, bookstore, conference centre, funeral home, and day nursery. The range of services and uses provided by the proposed Place of Worship are beneficial to the immediate neighbourhood and create a sense of place. Given the above, it is our opinion that the requested variance maintains the general intent of the UHOP.

4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The requested variance maintains the general intent and purpose of the City of Hamilton’s Zoning By-law 05-200 for providing services for the immediate and surrounding neighbourhoods. Under Section 10.6.1: Permitted Uses of Hamilton’s Zoning By-law, the subject lands permit several similar uses to a Place of Worship, including assembly, a conference centre, a funeral home, a day nursery, and more. Under the Zoning By-law, a Place of Worship allows an Assembly Hall but an Assembly Hall does not allow for a Place of Worship. It is our opinion that the Zoning By-law is restricting the user and not the use on the subject lands, as people praying at an assembly is not prohibited but a Place of Worship is not permitted. Given the similarities between a Place of Assembly and Place of Worship, it is our opinion that this minor variance should be approved due to the range of

Ms. Jamila Sheffield
City of Hamilton
August 19, 2024

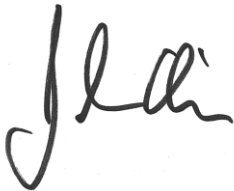
services the proposed use would provide to the community, which adheres to the general intent and purpose of the Zoning By-law.

3.0 CONCLUSION

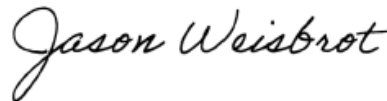
Based on our review of the proposed variance and the planning justification provided in the foregoing sections, it is our opinion that the proposed variance should be approved. The proposed variance has regard for both the policies of the Urban Hamilton Official Plan and the City of Hamilton Zoning By-law 05-200. As previously analyzed, the impact of the requested variance would be minor. The requested variance outlined in this letter meets the four tests for a minor variance as prescribed under Section 45 (1) of the *Planning Act*.

Should you have any questions, or wish to discuss further, please do not hesitate to contact the undersigned.

Sincerely,
Arcadis Professional Services (Canada) Inc.



John Ariens, MCIP, RPP
Senior Planner, Management



Jason Weisbrot
Co-op Student, Planning



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)	
Applicant(s)	
Agent or Solicitor	

1.2 Primary contact

- Applicant
 Owner
 Agent/Solicitor

1.3 Sign should be sent to

- Applicant
 Owner
 Agent/Solicitor

1.4 Request for digital copy of sign

- Yes*
 No

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

1.5 All correspondence may be sent by email

- Yes*
 No

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

1.6 Payment type

- In person
 Credit over phone*
 Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1135 Stone Church Road		
Assessment Roll Number			
Former Municipality			
Lot	4	Concession	7
Registered Plan Number	CD415837	Lot(s)	
Reference Plan Number (s)	62R18658	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:

This minor variance application looks to permit religious assembly / a Place of Worship on the subject lands. See Variance Letter for more details.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Religious assembly is not permitted under the By-law, even though similar assembly and accessory uses are permitted on the subject lands. See Variance letter for more details.

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
+240.83 ft	+283.60 ft	0.63 hectares	+13.5 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)

All existing structures to be demolished

Existing:

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

See attached draft Concept Plan. To be finalized through the Site Plan process.

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Place of Worship	4 m	61.71 m	15.52 m	N/A

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

All existing structures to be demolished

Existing:

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

See attached draft Concept Plan. To be finalized through the Site Plan process.

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Place of Worship	595.44m ²	595.44m ²	1	

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.):

Religious assembly / Place of Worship

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

Commercial Uses, Employment Uses, Place of Worship

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

June 24, 1987

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

Residential / Accessory Buildings

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

Uninhabited

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

Unknown

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) District Commercial

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

Proposed development provides range of services that support the surrounding neighbourhoods and create a sense of place.

7.6 What is the existing zoning of the subject land? District Commercial (C6)

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: 0

8.2 Number of Dwelling Units Proposed: 0

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
-
-