



Hamilton

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			
			Phone:
			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

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	1248 6th Concession Road West Millgrove, Hamilton, ON		
Assessment Roll Number	251830154062000		
Former Municipality	Beverly		
Lot		Concession	3
Registered Plan Number		Lot(s)	33
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:

The owners have submitted concurrent Consent Application to sever the existing dwelling, two accessory structures, and 1 brick coop as a surplus farm dwelling. The subject lands are currently undersized as per A1 zone requirements, and a variance is

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The retained parcel will have a reduced lot area of 28 hectares, whereas 40.4 hectares (minimum) is required.

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
+/-405m	+/-721m	+/-29.58 ha	NA

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
Brick House with atta	+98m	+47m	12.19m, 31.2m	NA
Frame shed	+100m	20m	27.73m, +29.15m	NA
Frame shed	+100m	+35m	+35m, 17.10m	NA
Brick coop	+100m	+20m	22m, +30m	NA

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
NO NEW				
PROPOSED				

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
Brick House with atta		175 sq.m	2	
Frame shed		11 sq.m	1	
Frame shed		91 sq.m	2	
Brick Coop		8 sq.m	>0.5	

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
NO NEW				
PROPOSED				

4.4 Type of water supply: (check appropriate box)

- publicly owned and operated piped water system lake or other water body
 privately owned and operated individual well other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

- publicly owned and operated storm sewers ditches
 swales 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

6th Concession Road W

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

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:

July 26, 2013

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

Agricultural, single detached dwelling, accessory structures

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

Agricultural (dwelling and accessory structure to be severed)

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): Agricultural and Greenbelt Natural

Rural Settlement Area: NA

Urban Hamilton Official Plan designation (if applicable) NA

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

The application causes no negative impacts on the existing agricultural lands. The

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

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: NA

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: unknown, submitted concurrently

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

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

All current structures (existing dwelling with attached garage, 2 accessory structures, 1 brick coop) will be severed and the variance is required for the retained farmland for minimum lot area.

Please see PJR for more information

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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