



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
CORRECTED NOTICE
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-24:237	SUBJECT PROPERTY:	158 Broadway Avenue, Hamilton
ZONE:	(Low Density Residential (R1))	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended by by-law 24-051

APPLICANTS: Owner: Robert Hawkins
Applicant: Robert Hawkins

The following variances are requested:

1. A minimum 6.48 metre Rear Yard shall be permitted instead of the minimum required 7.5 metre setback.

PURPOSE & EFFECT: To construct an addition to a single detached dwelling and to establish three (3) Additional Dwelling Units (ADU's).

Notes:

- i) There is a landscaped area located in the southerly side yard which appears to be able to accommodate the required landscaped area for tree protection (3.75m x 3.75m) as per Section 4.35 of Hamilton Zoning By-law 05-200.

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, January 21, 2025
TIME:	2:45 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 January 17, 2025

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 January 20, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:237, 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: January 2, 2025

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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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

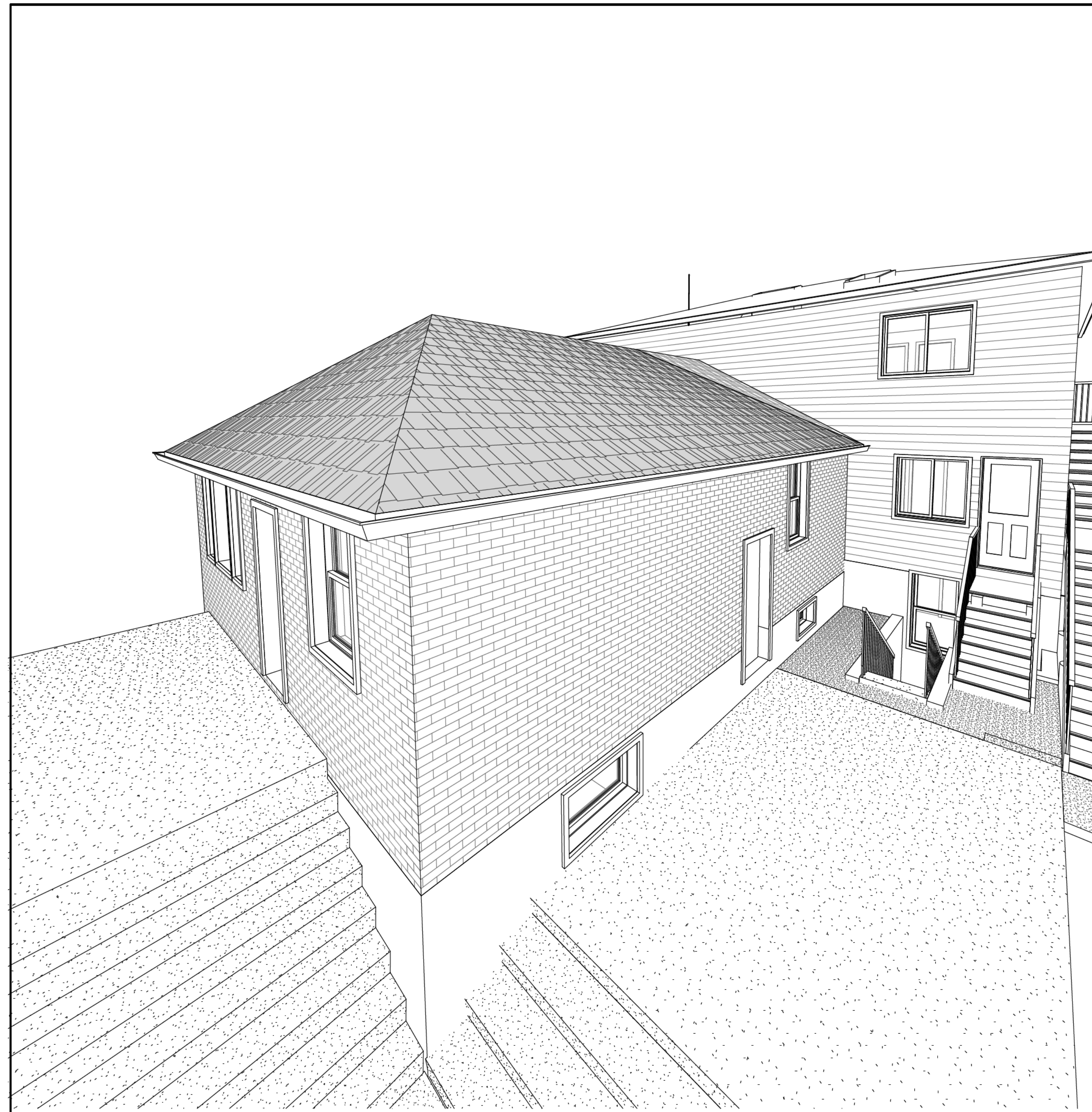
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than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

158 BROADWAY AVENUE

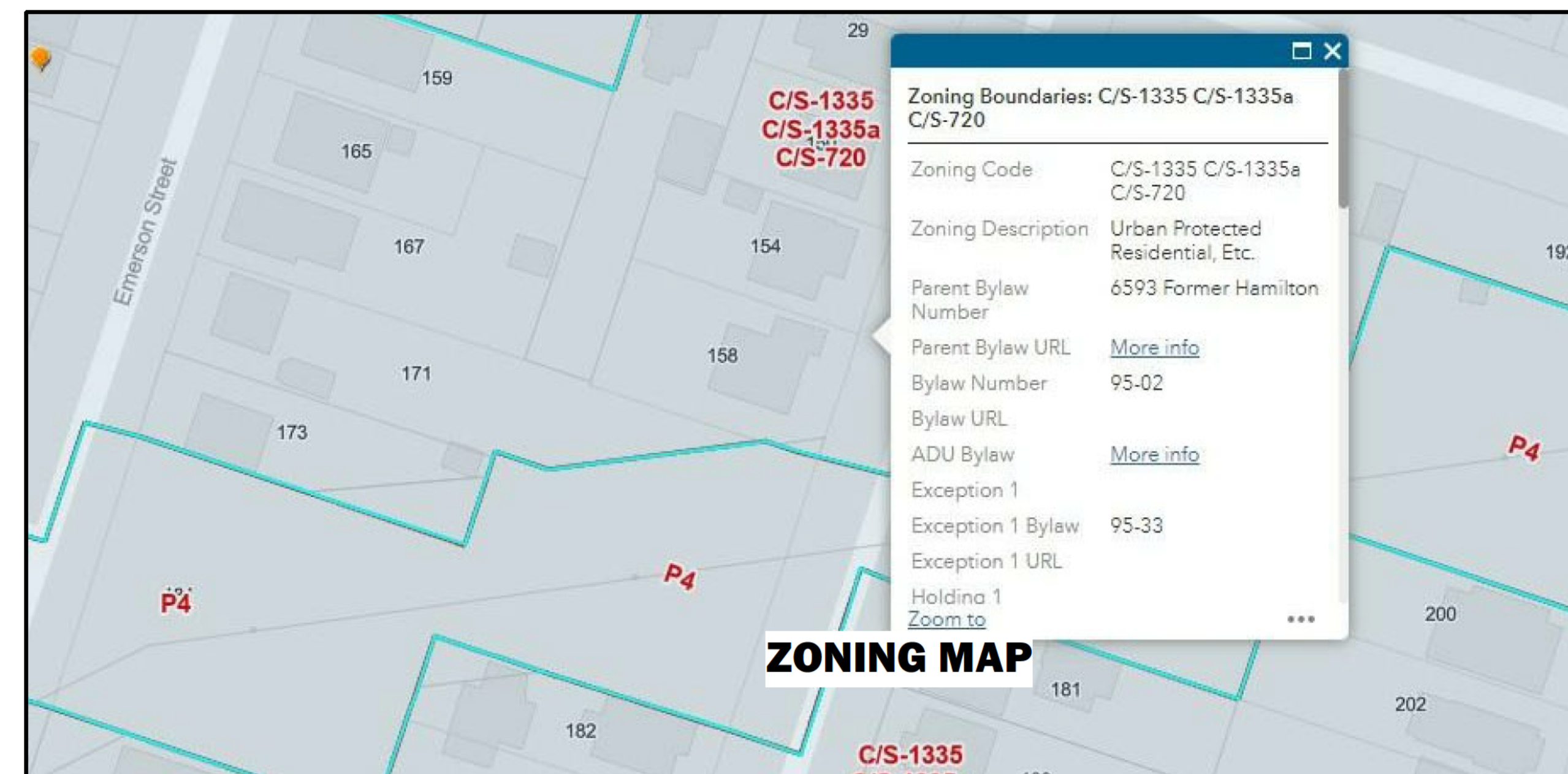
MULTI-FAMILY CONVERSION



PROPOSED BUILDING PERSPECTIVE



AERIAL MAP



ZONING MAP

CITY ELECTRONIC STAMP:

- GENERAL NOTE:
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 - ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
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 - USE LATEST REVISED DRAWINGS.
 - ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
 - ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF HOUGHTON & ASSOCIATES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT SRK & ASSOCIATES WRITTEN PERMISSION (SRK & ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.)
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STAMP:

CONSULTANT:



PROJECT NUMBER:

PROJECT NAME/LOCATION:

MULTI UNIT ADDITION
158 BROADWAY AVE | HAMILTON, ON | L8S 2Y1

DESCRIPTION:

DRAWN BY: BEATRIZ TOSCHI

CHECKED BY: CHRISTOPHER HOUGHTON

APPROVED BY:

REVISION	DESCRIPTION	DATE

DRAWING SCALE:

DRAWING TITLE:

TITLE PAGE

A0.01

SITE INFORMATION & STATISTICS	
ADDRESS:	158 BROADWAY AVE. HAMILTON, ON
ZONING TYPE:	URBAN PROTECTED RESIDENTIAL C/S-1335 C/S-1335a C/S-720
LOT AREA:	5506.28 SQ.FT (511.55 m ²)
LOT FRONTAGE:	45'-11.5" (14.01 m)

GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE 2012.
- ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING OR TO MASONRY SURFACES UNLESS OTHERWISE NOTED.
- ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS.
- CONTRACTOR IS TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK.
- READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- ELEVATION REFERENCES ARE BASED ON 100'-0" = 131.70m GEODETIC ELEVATIONS AS NOTED ON A1 SITE PLAN.
- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION, AND INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFIRM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
- PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCING NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
- REFER TO LANDSCAPING PLAN FOR PLANTING CONFIRM LAYOUT WITH LANDSCAPE CONTRACTOR
- DESIGNER NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.

EXISTING STRUCTURE NOTE:

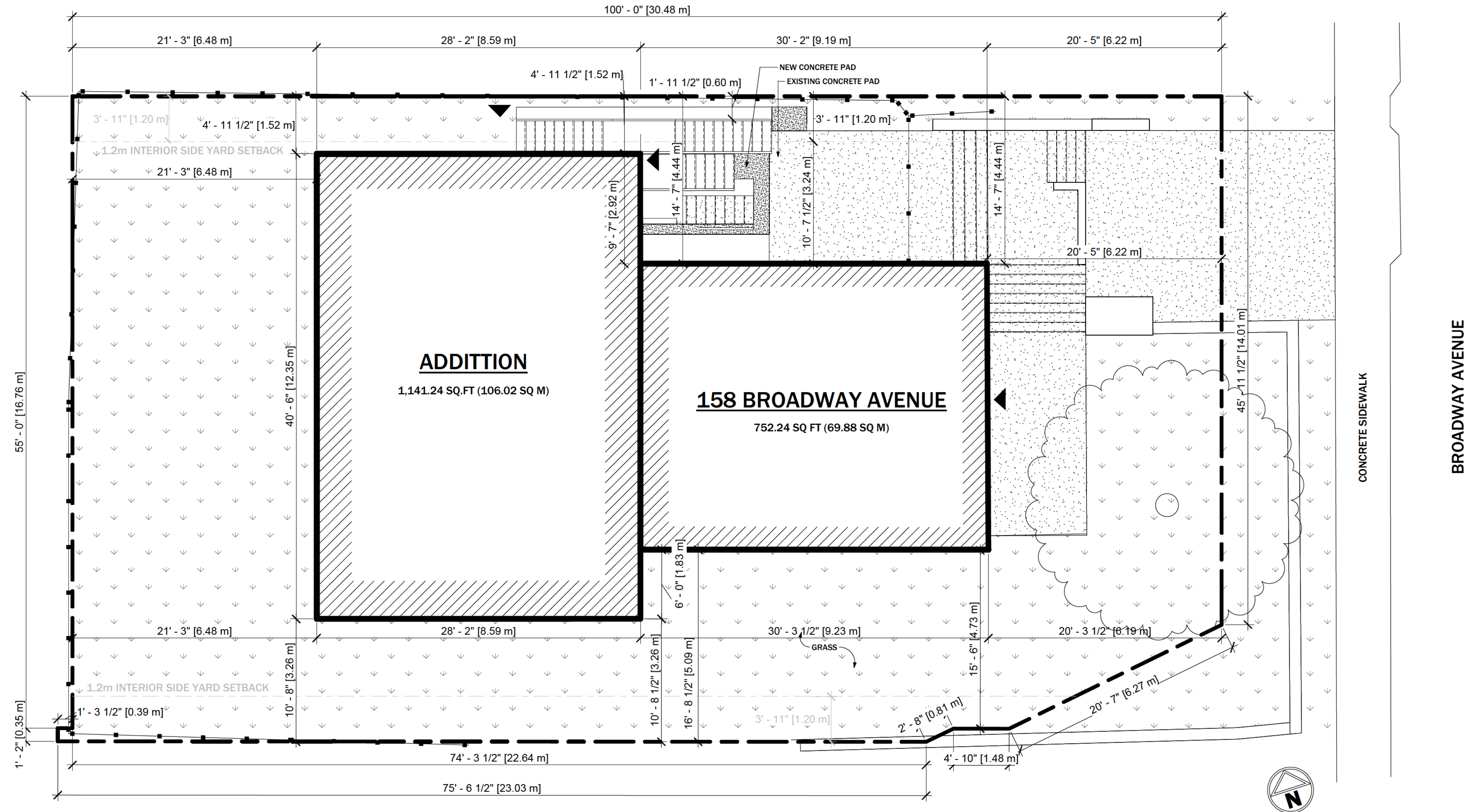
OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO ANY WORK, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER PRIOR TO ANY WORK, OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK.

BUILDING CODE COMPLIANCE NOTE:

THESE DRAWINGS DO NOT REPRESENT A COMPREHENSIVE AND EXHAUSTIVE GUIDE FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE. IT IS ASSUMED THAT THE CONTRACTOR HAS REASONABLY SUFFICIENT KNOWLEDGE OF THE ONTARIO BUILDING CODE IN ORDER TO PERFORM ALL WORK AS PER THESE DRAWINGS IN SUCH A WAY THAT WILL COMPLY WITH ALL ASPECTS OF THE O.B.C. AND WILL NOT CONTRAVENE ANY OTHER APPLICABLE LAWS.

SITE PLAN:

BASED ON THE SURVEY AND MEASUREMENTS ON SITE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF THE SURVEY. THIS SITE SHALL NOT BE USED FOR ANY OTHER PURPOSES. NO WORK TO ENCRoACH ONTO ADJOINING PROPERTIES.



CITY ELECTRONIC STAMP:

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CONSULTANT:



PROJECT NUMBER:

PROJECT NAME/LOCATION:

MULTI UNIT ADDITION
158 BROADWAY AVE | HAMILTON, ON |
LBS 2Y1

DESCRIPTION:

DRAWN BY: BEATRIZ TOSCHI

CHECKED BY: CHRISTOPHER HOUGHTON

APPROVED BY:

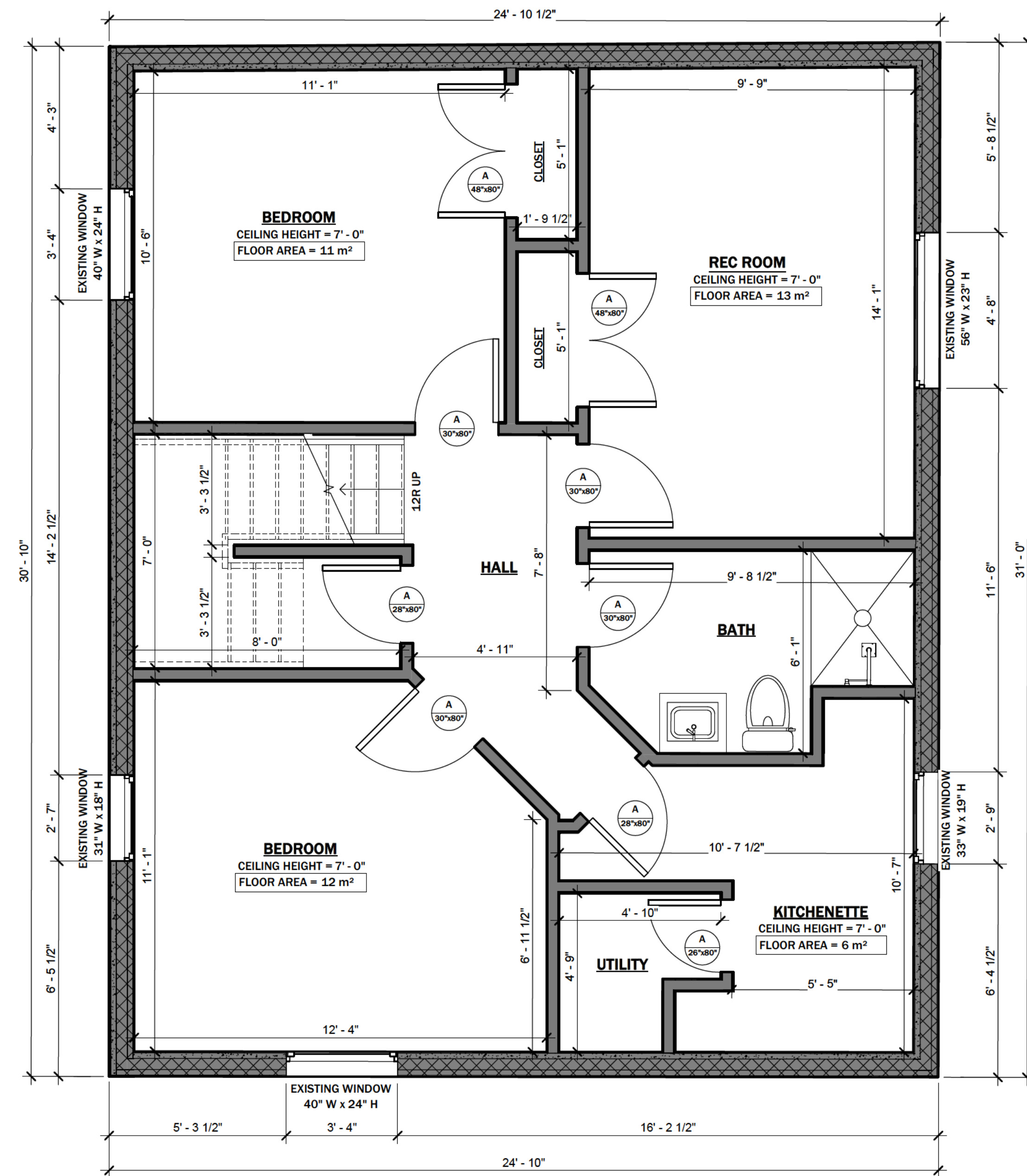
REVISION	DESCRIPTION	DATE

DRAWING SCALE: 3/16" = 1'-0"

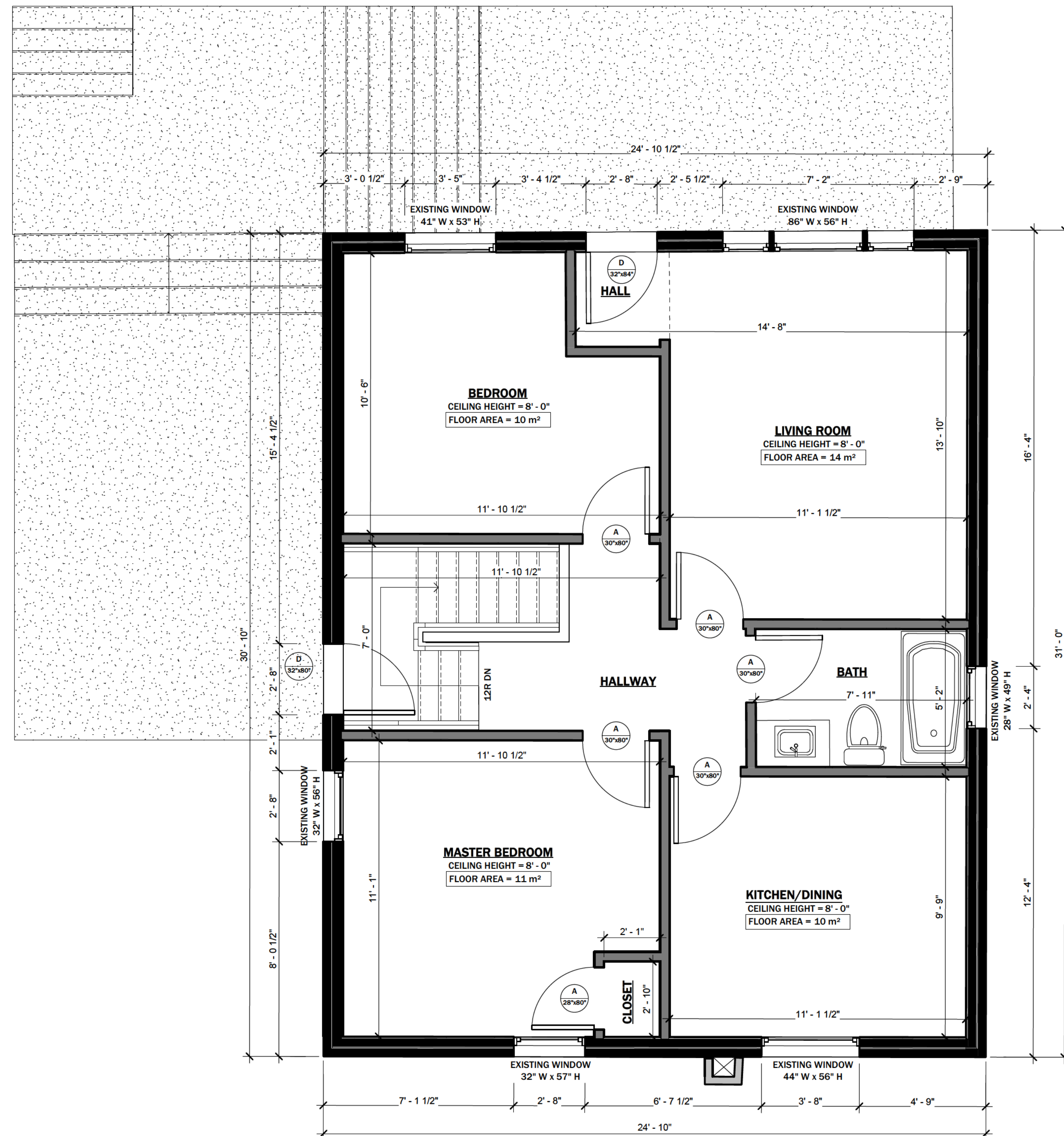
DRAWING TITLE:

SITE PLAN

SP1.01



① EXISTING BASEMENT
3/8" = 1'-0"



② EXISTING 1ST FLOOR
3/8" = 1'-0"

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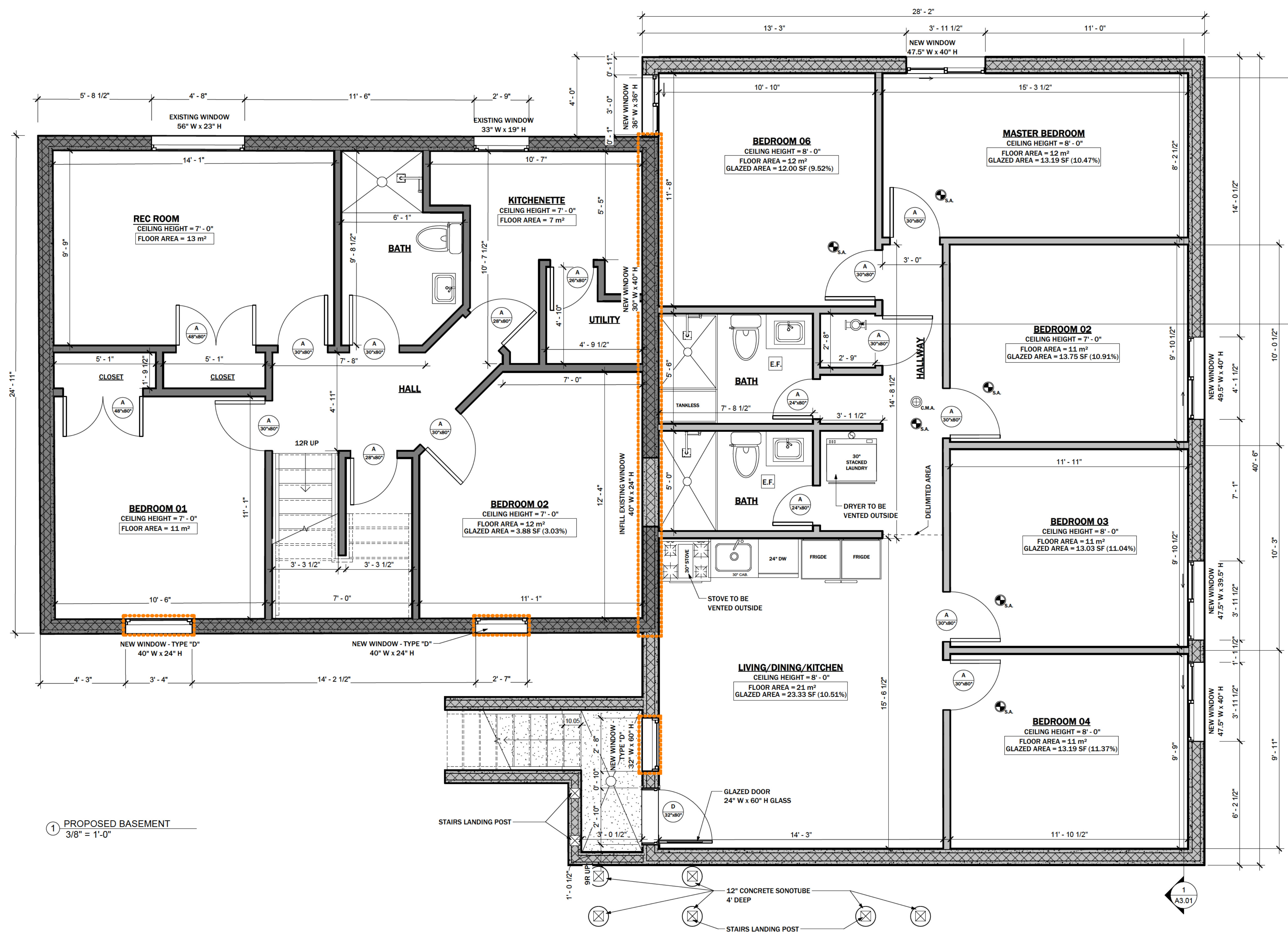
DESCRIPTION:
DRAWN BY: BEATRIZ TOSCHI
CHECKED BY: CHRISTOPHER HOUGHTON
APPROVED BY:

REVISION	DESCRIPTION	DATE

DRAWING SCALE: 3/8" = 1'-0"

DRAWING TITLE:

EXISTING FLOOR PLANS



1 PROPOSED BASEMENT
3/8" = 1'-0"

RADON MITIGATION OPTION #2 (HAMILTON)

1. A SOIL GAS BARRIER ON THE FOUNDATION WALLS (BITUMINO DAMPPROOFING), AND OBC REFERENCE: SENTENCE 9.13.4.2.(3), OF DIVISION B
2. UNDER THE BASEMENT FLOOR SLAB USING 6 MIL POLYETHYLENE LAPPED NOT LESS THAN 300 MM, AND OBC REFERENCE: FIGURES SB-9A OR SB-9B OF SUPPLEMENTARY STANDARD SB-9
3. SEALING ALONG THE PERIMETER OF THE BASEMENT FLOOR SLAB AND AT ALL PENETRATIONS USING FLEXIBLE SEALANT (POLYURETHANE CAULKING). OBC REFERENCE: CLAUSE 9.13.4.2.(4)(A), OF DIVISION B, AND SUPPLEMENTARY STANDARD SB-9

* NOTE: CARE MUST BE TAKEN WHEN INSTALLING 10 MIL POLYETHYLENE SINCE IT IS PRONE TO PUNCTURE. PLEASE ENSURE THE 6 MIL POLYETHYLENE IS ADEQUATELY PROTECTED.

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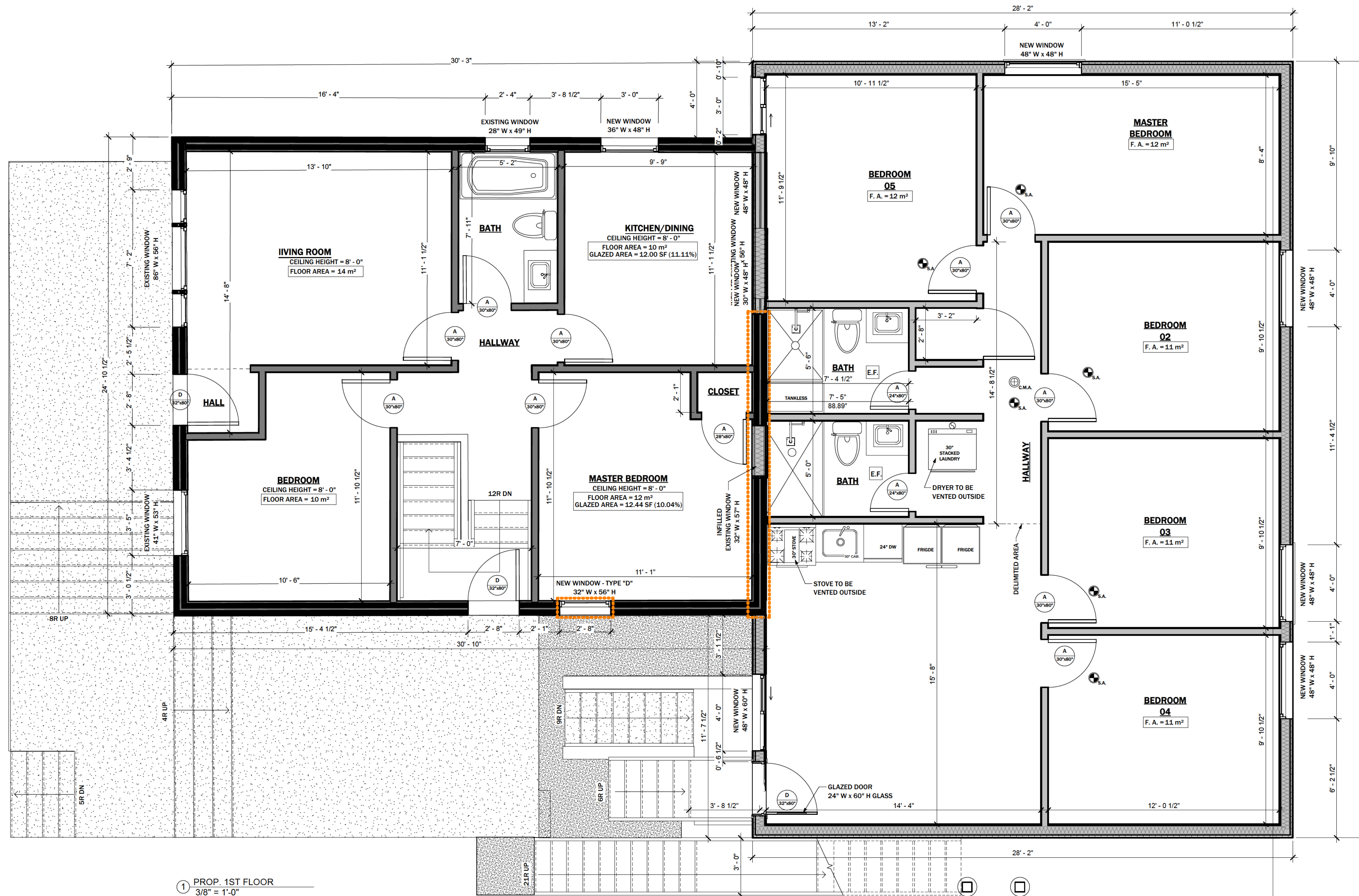
APPROVED BY:

REVISION	DESCRIPTION	DATE

DRAWING SCALE: 3/8" = 1'-0"

DRAWING TITLE:

PROPOSED BASEMENT PLAN



1 PROP. 1ST FLOOR
3/8" = 1'-0"

1
A3.01

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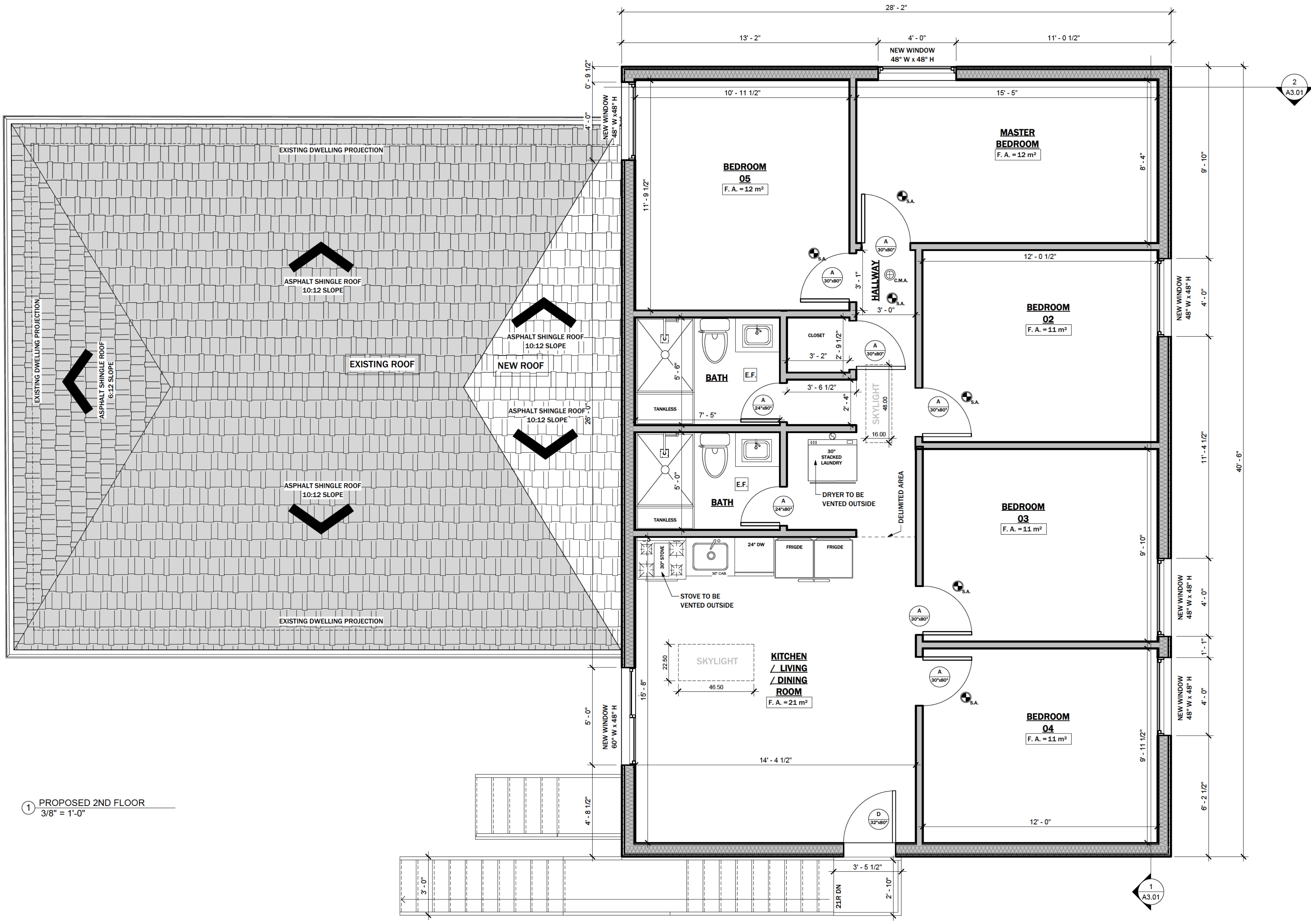
APPROVED BY:

REVISION	DESCRIPTION	DATE

DRAWING SCALE: 3/8" = 1'-0"

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN



1 PROPOSED 2ND FLOOR
3/8" = 1'-0"

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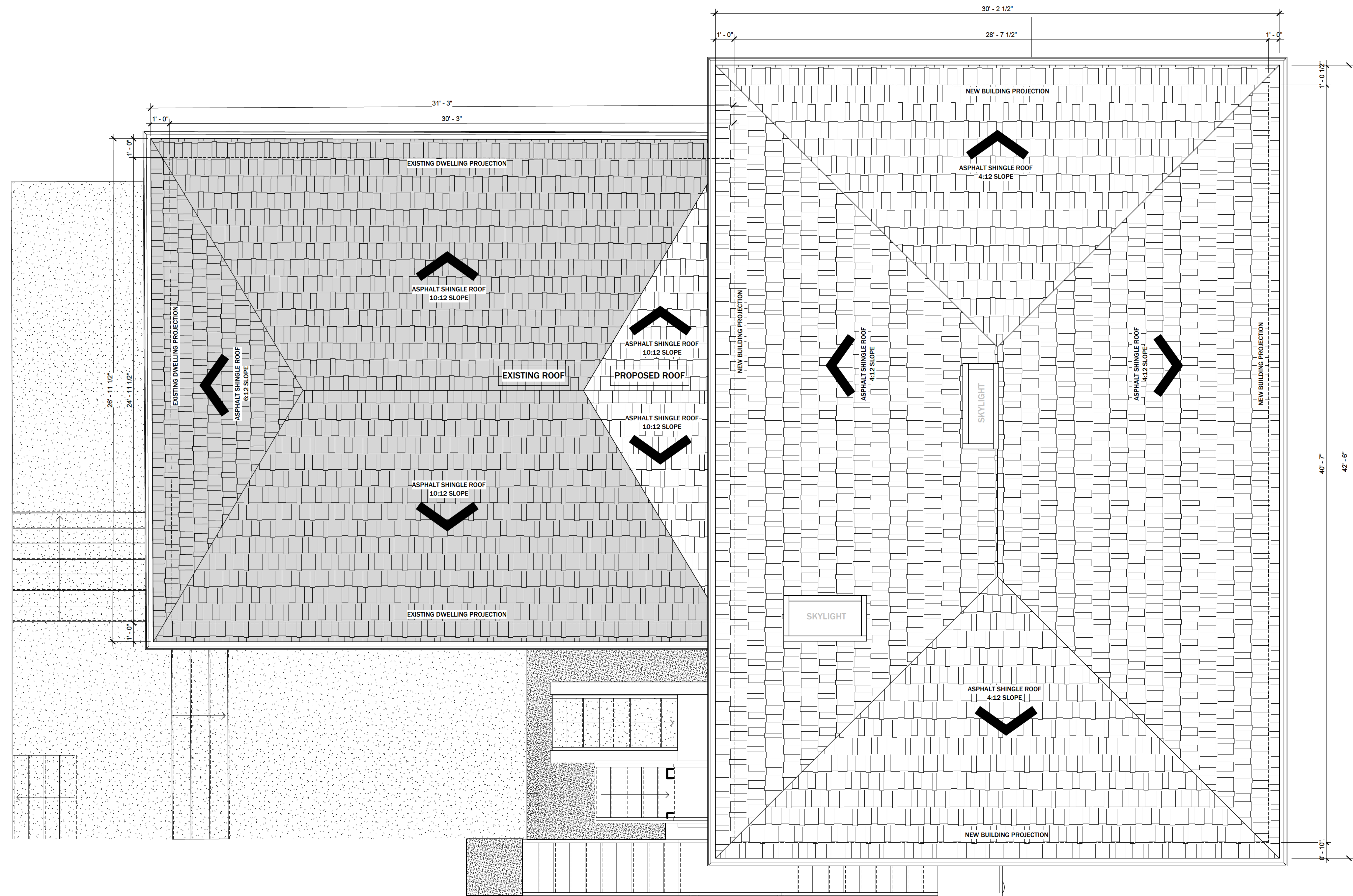
APPROVED BY:

REVISION	DESCRIPTION	DATE

DRAWING SCALE: 3/8" = 1'-0"

DRAWING TITLE:
PROPOSED 2ND FLOOR PLAN

A1.04



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 8. BUILDING OWNERS WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
 9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

STAMP:

CONSULTANT:



PROJECT NUMBER:

PROJECT NAME/LOCATION:

MULTI UNIT ADDITION
158 BROADWAY AVE | HAMILTON, ON L8S 2Y1

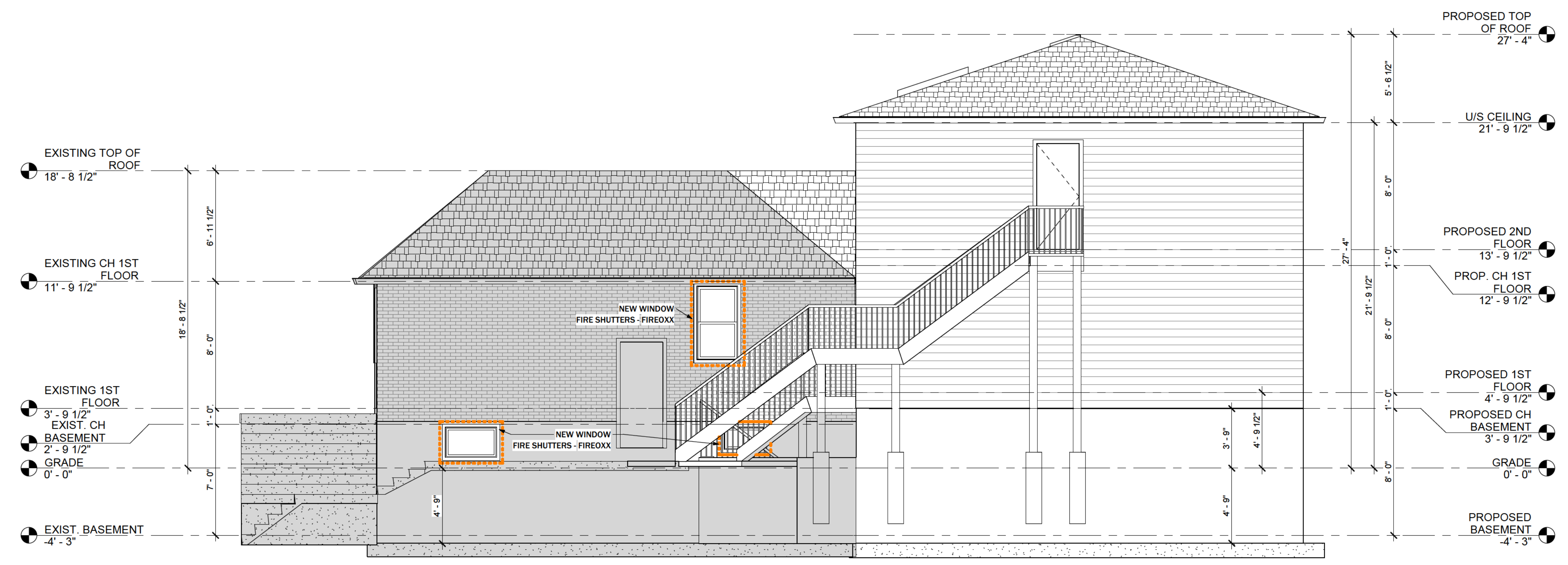
DESCRIPTION:
 DRAWN BY: BEATRIZ TOSCHI
 CHECKED BY: CHRISTOPHER HOUGHTON
 APPROVED BY:

REVISION	DESCRIPTION	DATE

DRAWING SCALE: 3/8" = 1'-0"

DRAWING TITLE:
PROPOSED ROOF PLAN

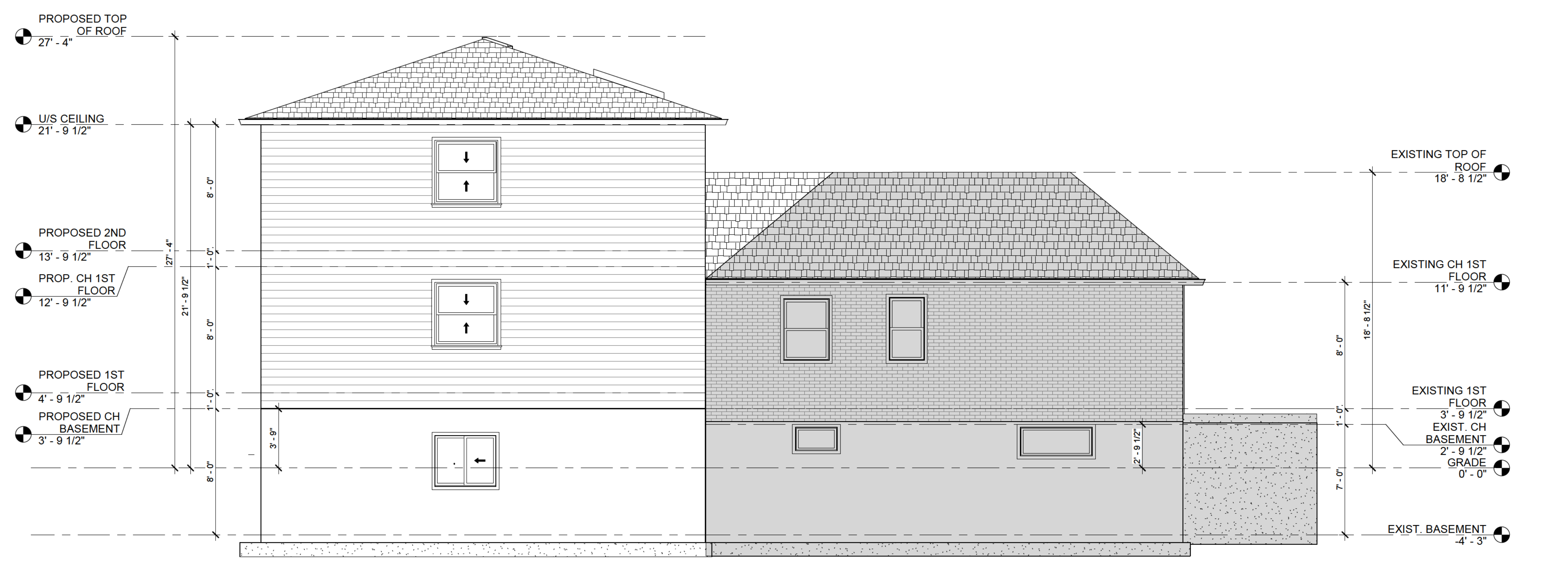
1 PROPOSED TOP OF ROOF
 3/8" = 1'-0"



④ PROPOSED NORTH ELEVATION
1/4" = 1'-0"

FIRE RATED GLAZING

VDS LITE FIRE FRAME @ 60 MINUTES CAN 4 S 106 NON OPERABLE FIRE WINDOW 1.00" (25.4mm) CONTRAFLAM 60 MINUTES FIRE RATED BARRIER TO HEAT WINDOW CAN 4 S 101 POWDER COATING INCLUDED COLOUR TBD EPOXY, INTERIOR APPLICATION, BARRIER TO HEAT



③ PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

- GENERAL NOTE:
- DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
 - ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
 - FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
 - UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
 - USE LATEST REVISED DRAWINGS.
 - ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
 - ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF HOUGHTON & ASSOCIATES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT SRK & ASSOCIATES WRITTEN PERMISSION (SRK & ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.)
 - BUILDING OWNERS WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
 - CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

STAMP:

CONSULTANT:



PROJECT NUMBER:

PROJECT NAME/LOCATION:

MULTI UNIT ADDITION
158 BROADWAY AVE | HAMILTON, ON |
L8S 2Y1

DESCRIPTION:

DRAWN BY: BEATRIZ TOSCHI

CHECKED BY: CHRISTOPHER HOUGHTON

APPROVED BY:

REVISION

DESCRIPTION

DATE

DRAWING SCALE: 1/4" = 1'-0"

DRAWING TITLE:

PROPOSED ELEVATION

Cover Letter

This is an amendment to the original Minor Variance Application at 158 Broadway Avenue,
File No. A-24:237

Changes to the original submission:

1. The overall footprint of the proposed addition has been reduced, resulting in multiple variances being removed.
2. Interior alterations to the existing floor plans (not related to the variances)

Revised drawings have been sent to cofa@hamilton.ca

The client, Robert Hawkins, will pay the visiting city hall to pay any outstanding fees.

If there are any questions or concerns, please get in touch with me at;

Christopher Houghton

(905) 442 9286

Info@houghtonandassicaite.ca

1. To permit a minimum setback from a rear lot line of 6.48m on the West elevation of the property whereas the zoning bylaw 05-500 (24-051) Section 15.1.2.1f) states that a 7.5m minimum setback from a rear lot line is required.



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)	Robert Hawkins		
Applicant(s)	Robert Hawkins		
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	158 Broadway Ave Hamilton, ON L8S 2Y1		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	Lot 115	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:

See Applicable Law Review with additional notes added

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Existing site constraints

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
14.01m	30.48m	511.55 m2	

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
Single Dwelling - Detached	6.19m	15.06m	4.44m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Fourplex	15.36m	6.48m	1.52m	

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
Single Dwelling - Detached	69.88m ²	69.88m ²	1	5.71m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Fourplex	127.08m ²	381.24m ²	2	8.33m

- 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.):

Multi-unit dwelling

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

Single family dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

February 2020

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

Single Dwelling Unit - Detached

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

Single Dwelling Unit - Detached

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

65 years

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) Urban Hamilton Official Plan

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

Meets 4 test, and the variance we are seeking is minor in nature

7.6 What is the existing zoning of the subject land? R1

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: R1

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: 4

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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