



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-24:279	SUBJECT PROPERTY:	541 Stone Church Road West, Hamilton
ZONE:	“D/S-198, D/S-1822” (Urban Protected Residential – One and Two Family Dwellings, etc.)	ZONING BY-LAW:	Hamilton Zoning By-law No. 6593 as Amended by By-law No. 22-195

APPLICANTS: Purchaser: Subhash Bhalla (1371981 Ontario Inc)
Owner: Richie Khanna, R&R Designs

The following variances are requested:

Portion of Lands to be Retained:

1. A minimum side yard along each side lot line of a width of at least 1.2 metres shall be permitted, instead of the minimum required side yard of at least 2.7 metres.
2. Not less than 43% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials, instead of the minimum 50% required.

Portion of Lands to be Severed:

1. A minimum side yard along each side lot line of a width of at least 1.2 metres shall be permitted, instead of the minimum required side yard of at least 2.7 metres.
2. A minimum lot area of 345.0 square metres shall be permitted, instead of the minimum required lot area of 360.0 square metres;
3. Not less than 47% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials, instead of the minimum 50% required.

PURPOSE & EFFECT: To facilitate the creation of two (2) lots associated with Consent / Land Severance Application No. B-24:84, and the construction of two (2) Single Family Dwellings.

Notes:

- i. This application is to be heard in conjunction with Land Severance / Consent Application No. B-24:84.
- ii. Please note that Application for Consent/Land Severance No. HM/B-21:123 was previously approved on February 24th, 2022.
- iii. Please note that Application for Consent/Land Severance No. HM/B-17:108 was previously approved on March 30th, 2019.
- iv. Please note that Minor Variance Application No. HM/A-21:452 was previously granted and became final and binding on March 17th, 2022. The approved variance permitted a minimum lot width of +/- 11.6 metres and a minimum lot area of +/- 335.0 square metres for the portion of the lands to be Retained, and a minimum lot width of +/- 11.6 metres and a minimum lot area of +/- 348.0 square metres for the portion of the lands to be Severed. Please note the following:
 - The variance requested to permit a minimum lot width of 11.60 metres for both the portion of the lands to be Retained and the portion of the lands to be Severed is not required as the proposed lot width(s) comply with the previously approved variance (i.e. minimum lot width of +/- 11.60 metres);
 - The variance requested to the minimum lot area for the portion of the lands to be Retained is not required as the proposed lot area of 345.0 square metres complies with the previously approved variance (i.e. minimum lot area of +/-335.0 square metres);
 - The variance requested to the minimum lot area for the portion of the lands to be Severed is still required as the proposed lot area of 345.0 square metres is less than the lot area approved as part of the previously approved variance (i.e +/- 348.0 square metres).
- v. Detailed elevation drawings were not provided as part of the submitted Minor Variance Application to confirm the height of the proposed Single Family Dwelling(s). The minimum required side yard(s) for a Single Family Dwelling located in a "D/S-198, D/S-1822" District is based on the height of the proposed building(s). Note that the submitted application indicates that the proposed Single Family Dwellings are to be two (2) storeys and +/- 10.0 metres in height.

For a building or structure not over two and a half storeys or 11.0 metres in height, a side yard along each side lot line of a width of at least 1.2 metres shall be required. For any other building or structure, side yards of a width each of at least 2.7 metres shall be required. Therefore, Variance No. 1 for both the portion of the lands to be Retained and the portion of

A-24:279

the lands to be Severed, has been written as requested by the Applicant.

- vi. Detailed floor plan drawings were not provided as part of the submitted Minor Variance Application to confirm the number of habitable rooms being proposed. Further, specific details regarding parking on the lot have not been indicated. Note that the parking rate for a Single Family Dwelling is as follows:

2 parking spaces for each Class A dwelling unit, for the first plus 0.5 parking space for each additional habitable room 8 habitable rooms in the dwelling unit;

It is noted that an attached garage is shown to be provided as part of each Single Family Dwelling, which is indicated to accommodate two (2) parking spaces. As specific details regarding parking have not been provided, a zoning review could not be completed. Additional variances may be required if compliance with Section 18A is not possible.

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:	Thursday, February 13, 2025
TIME:	3:45 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 February 11, 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 February 12, 2025

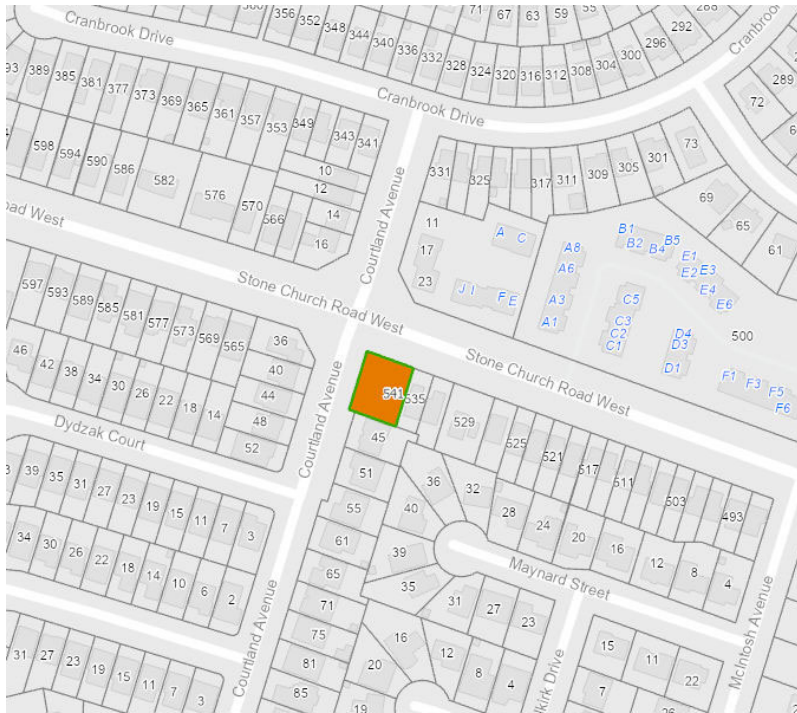
FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:279, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71

A-24:279

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 27, 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.



Hamilton

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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 Tuesday 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.

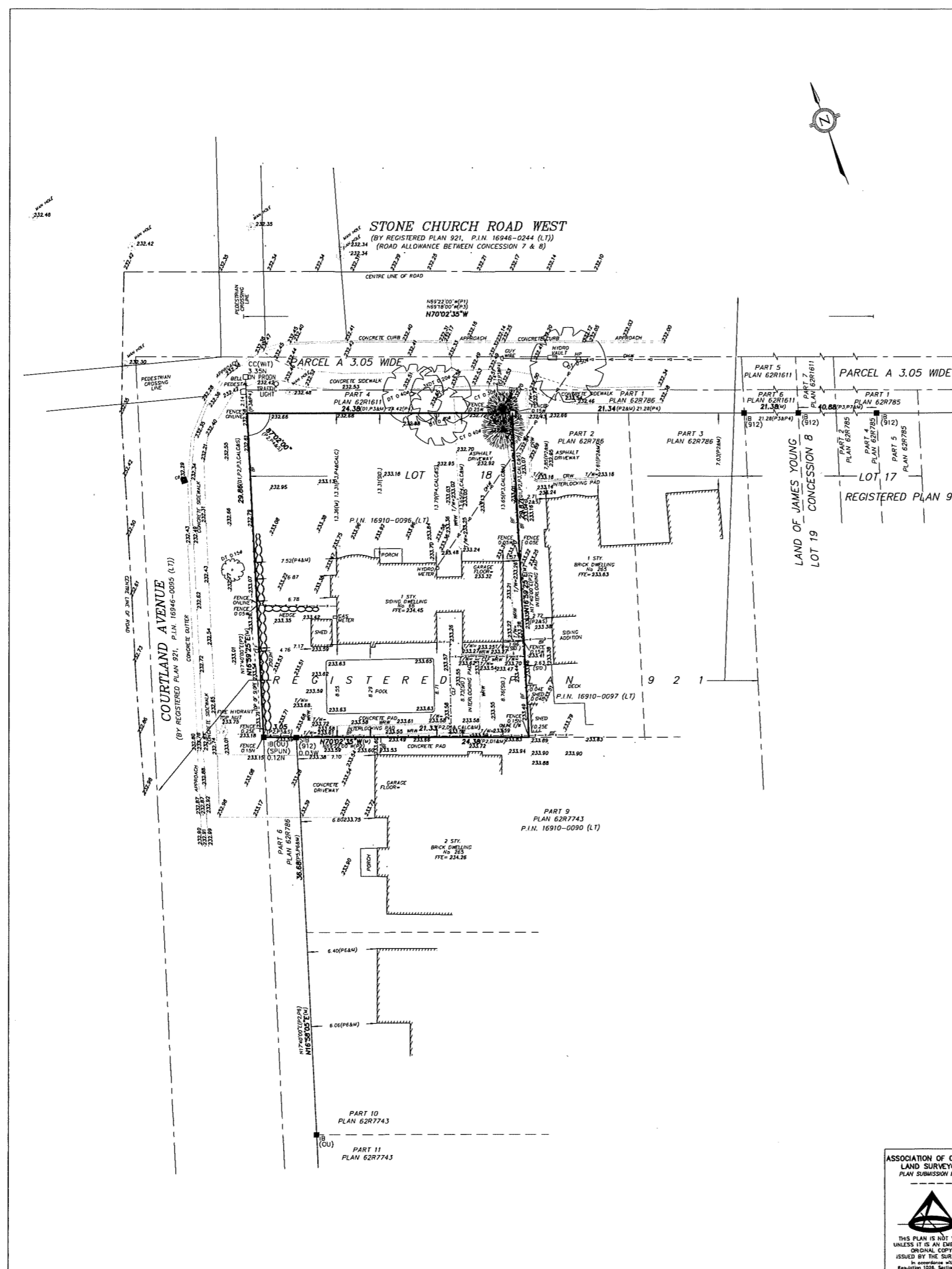
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

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.



**SURVEYOR'S REAL PROPERTY REPORT,
PART 1
PART OF LOT 18
REGISTERED PLAN 921
IN THE
CITY OF HAMILTON
(REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH)**

SCALE & NOTES
SCALE: 1:200
0 1 2 3 4 5 10 20 Metres

THOMAS GONDO
ONTARIO LAND SURVEYOR
© COPYRIGHT 2019

LEGEND

- SURVEY MONUMENT FOUND
- ▣ SURVEY MONUMENT PLANTED
- IB IRON BAR
- CSB STANDARD IRON BAR
- CC CUT CROSS
- OU DENOTES ORIGIN UNKNOWN
- N-E-W-S DENOTES NORTH - EAST - WEST - SOUTH
- S DENOTES SET
- M DENOTES MEASURED
- (P1) DENOTES REGISTERED PLAN 921
- (P2) DENOTES PLAN 62R785
- (P3) DENOTES PLAN 62R1611
- (P4) DENOTES CITY OF HAMILTON NOTE DATED: JAN 25, 1979.
- (P5) DENOTES PLAN 62R7743
- (P6) DENOTES PLAN BY G.V. CONSOU DATED: JULY 4, 1986.
- (P6) DENOTES PLAN 62R785
- (O1) DENOTES PLAN G251011
- (912) DENOTES A.J. CLARKE AND ASSOCIATES LTD.
- DENOTES SUBJECT LANDS BOUNDARY
- DENOTES DEED LINE
- DENOTES LOT LINE
- DENOTES LIMIT OF STREET
- X-X- DENOTES FENCE LINE
- N-E-S-W DENOTES NORTH-EAST-SOUTH-WEST
- T/W DENOTES TOP OF WALL
- WW DENOTES WOODEN RETAINING WALL
- CRW DENOTES CONCRETE RETAINING WALL
- HP DENOTES HYDRO POLE
- UP DENOTES UTILITY POLE
- OHW DENOTES OVERHEAD WIRES
- BF DENOTES BOARD FENCE
- DLF DENOTES CHAIN LINK FENCE
- PRODN DENOTES PRODUCTION

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

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF STONE CHURCH ROAD WEST HAVING A BEARING OF N70°02'35"W

BENCH MARK
ELEVATIONS ARE REFERRED TO BENCHMARK No. 07720022104 HAVING AN ELEVATION OF 238.536 Metres.

PART 2 - SURVEY REPORT

- 1) THE FENCES ARE NOT ALWAYS ON THE PROPERTY LINES.
- 2) THERE IS NO EASEMENT REGISTERED ON TITLE FOR THE SUBJECT PARCEL.

THIS SURVEY IS PREPARED EXCLUSIVELY FOR XXXXX AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHERS.

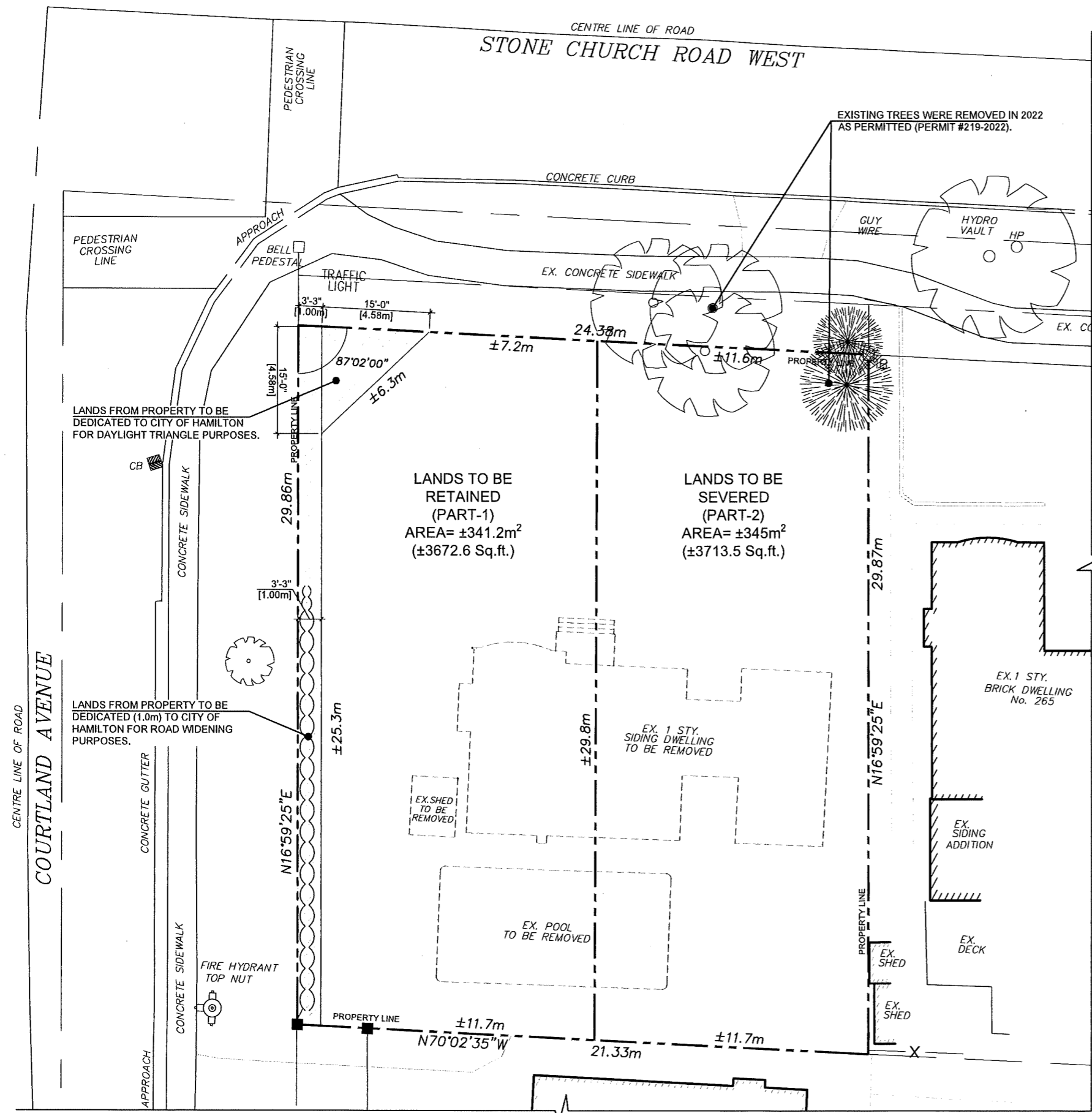
SURVEYOR'S CERTIFICATE

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 SEPTEMBER 11, 2019.

DATE: SEPTEMBER 13, 2019
THOMAS GONDO
ONTARIO LAND SURVEYOR



	Lejan land Surveying Inc. 80 King Street East - Unit 204 Stone Creek, ON L8C 1K2 Phone: 905-662.8969 Email: info@lejanlandsurveying.ca	DWN BY: AS
		CHK BY: TG
		JOB No. 19-5611



EXISTING TREES WERE REMOVED IN 2022 AS PERMITTED (PERMIT #219-2022).

LANDS FROM PROPERTY TO BE DEDICATED TO CITY OF HAMILTON FOR DAYLIGHT TRIANGLE PURPOSES.

LANDS FROM PROPERTY TO BE DEDICATED (1.0m) TO CITY OF HAMILTON FOR ROAD WIDENING PURPOSES.

CENTRE LINE OF ROAD

COURTLAND AVENUE

1 PROPOSED SITE SEVERANCE
Scale: 1/16"=1'-0"

LEGEND	
	PROPERTY LINE
	ITEMS TO BE DEMOLISH
	BUILDING LINE
	TREES
	HEDGE

ARCHITECT/ENGINEER

R&R DESIGNS

92 Stapleton Ave.
Hamilton, ON L8H 3N6
Tel: 905.547-8668
Richie Khanna
richie@r-rdesigns.net
WWW.r-rdesigns.net

- NOTES:**
- CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - DO NOT SCALE DRAWINGS.
 - THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.

REVISIONS		
NO.	DESCRIPTION	DATE
△	FOR REVIEW	26-11-24
△		
△		
△		
△		

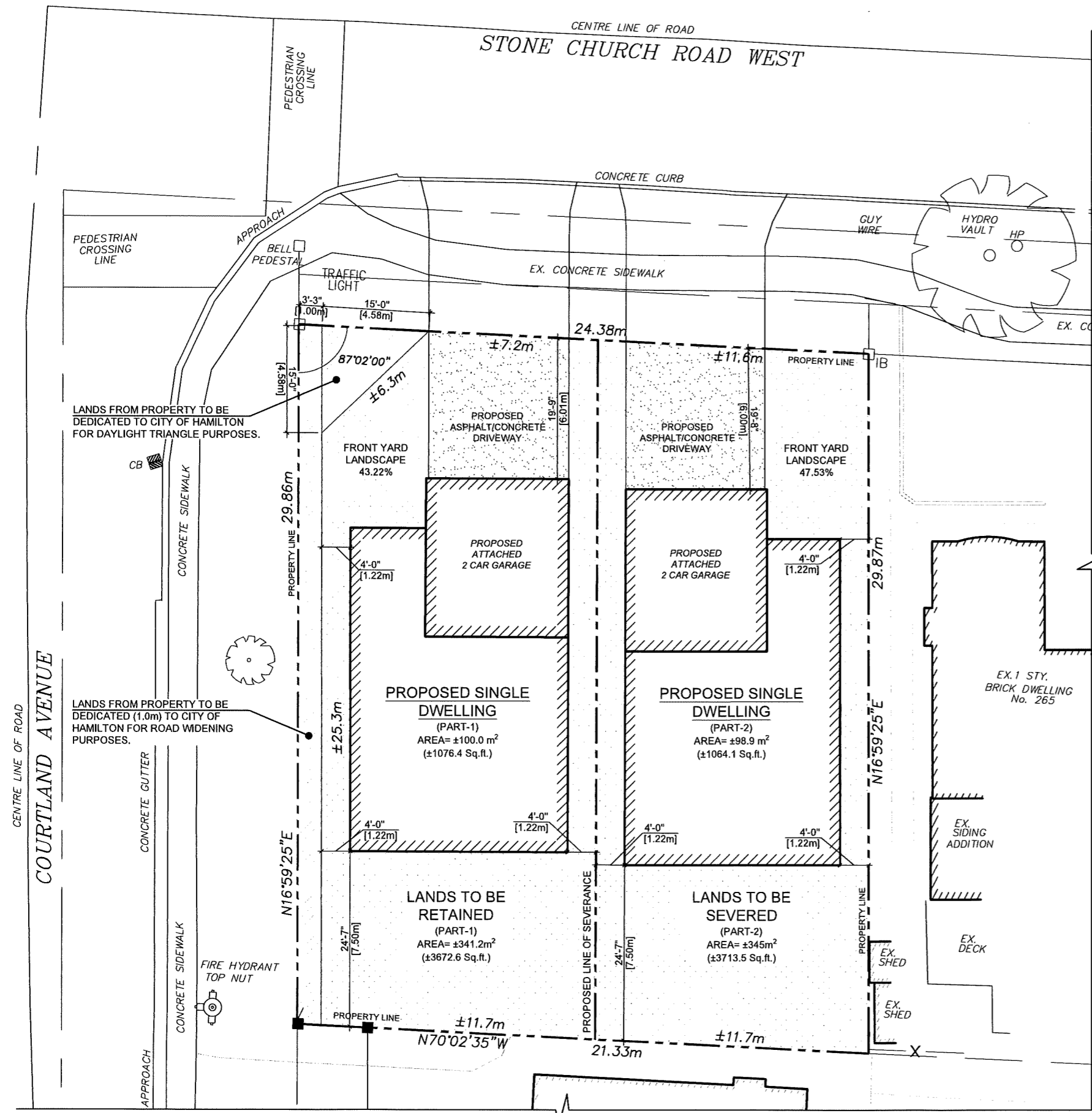
NORTH	FILE #. 2024-RR23
	DRAWN BY: H.S. REVIEWED BY: R.K. DATE: 26-11-2024

PROJECT NAME:
SEVERANCE FOR EXISTING LOT

ADDRESS:
541 STONE CHURCH RD W,
HAMILTON, ON L9B 1A5

SHEET NAME
PROPOSED SITE SEVERANCE

SHEET NO. **SP1.01**



LIST OF VARIANCES:

BELOW ARE THE PROPOSED REQUESTED VARIANCES:

1. THE SIDE SETBACK FROM THE PROPERTY LINE TO THE NEW BUILDING LINES SHOULD BE 2.70 m; HOWEVER, BOTH BUILDINGS SHOULD HAVE A VARIANCE OF 1.22 m FOR THE SUGGESTED SETBACK.
2. ACCORDING TO THE BY-LAW, THE MINIMUM LOT AREA FOR A SINGLE-FAMILY DWELLING HAS TO BE 360 Sq.m; HOWEVER, BOTH LOTS ARE BEING ASKED FOR VARIANCES FOR NOT COMPLYING.
3. THE MINIMUM REQUIRED LOT WIDTH IS 12.0 METERS; HOWEVER, A VARIANCE OF 11.6 METERS WILL BE REQUESTED FOR EACH PROPOSED LOT.

LEGEND

	PROPERTY LINE
	LINE DEPICTS EXTERIOR WALL
	TREE
	LANDSCAPE
	ASPHALT/CONCRETE DRIVEWAY

ARCHITECT/ENGINEER

R&R designs
 R&R DESIGNS
 92 Stapleton Ave.
 Hamilton, ON L8H 3N6
 Tel: 905.547-8668
 richie@r-rdesigns.net
 WWW.r-rdesigns.net

NOTES:

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REVISIONS

NO.	DESCRIPTION	DATE
△	FOR REVIEW	26-11-24
△		
△		
△		
△		

NORTH FILE #. 2024-RR23
 DRAWN BY: H.S.
 REVIEWED BY: R.K.
 DATE: 26-11-2024

PROJECT NAME:
 SEVERANCE FOR EXISTING LOT
ADDRESS:
 541 STONE CHURCH RD W,
 HAMILTON, ON L9B 1A5

SHEET NAME
 PROPOSED SITE PLAN

SHEET NO. SP1.02



Hamilton

Committee of Adjustment

City Hall, 5th Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

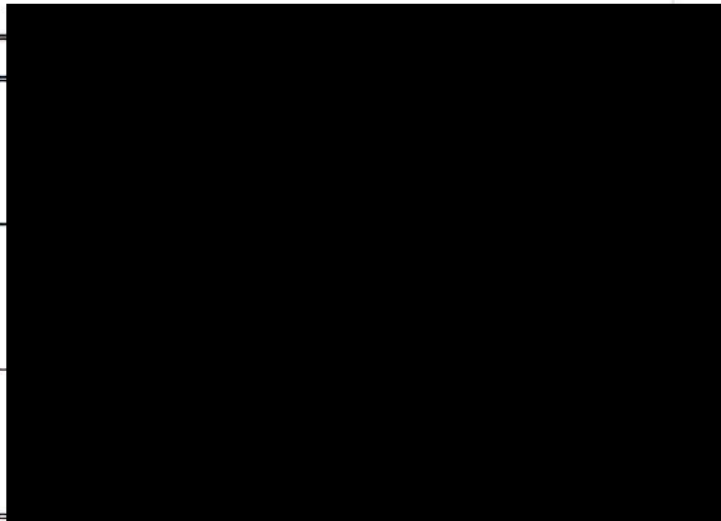
Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

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

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	SUBHASH BHALLA (1371981 ONTARIO INC.)
Applicant(s)	RICHIE KHANNA R&R DESIGNS
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

Cheque

Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	541 STONE CHURCH RD W		
Assessment Roll Number	251808104107600		
Former Municipality	HAMILTON		
Lot		Concession	
Registered Plan Number	921	Lot(s)	PART OF LOT 18
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:

PLEASE SEE ATTACHED - PURPOSE OF THE APPLICATION LETTER (ATTACHED AT THE END OF THIS DOCUMENT)

Second Dwelling Unit Reconstruction of Existing Dwelling

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

PLEASE SEE ATTACHED - PURPOSE OF THE APPLICATION LETTER (ATTACHED AT THE END OF THIS DOCUMENT).

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
PLEASE SEE ATTACHED - APPLICATION LETTER WITH SECTION (4) (ATTACHED AT THE END OF THIS DOCUMENT).			

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
EX. BUILDING	13.36M	8.56M	1.96M, 7.17M	1995 approx.
EX. SWIMMING POOL	22.74M	2.19M	8.59M, 5.92M	1995 approx.
		N/A		

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
PROPOSED DWELLING-1	6.01m	7.50m	1.22m, 1.22m	APPROX NEXT YEAR MAY/JUNE (2025).
PROPOSED DWELLING-2	6.00m	7.50m	1.22m, 1.22m	CONSTRUCTION WILL COMMENCE ONCE THE CLIENT RECEIVE THE PERMIT FROM THE CITY.

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
	Same as	above		
		N/A		

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
PROPOSED DWELLING-1	~ 100.0 Sq.m	~ 196 Sq.m	2	±10.0m
PROPOSED DWELLING-2	~ 99.0 Sq.m	~ 194 Sq.m	2	±10.0m

- 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.):

Two - single detached dwellings on two different lots

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

One - single detached dwelling on existing lot

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Approximately 7 years ago.

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

Single detached Dwelling

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

Single detached Dwelling

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

1995- As per some documents obtained from Search however the building might be older

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) URBAN HAMILTON OFFICIAL PLAN - SCHEDULE E1

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

7.6 What is the existing zoning of the subject land? HM/B-21:123 & S726-1112

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: HM/B-21:123 & S726-1112

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: 1 FOR EACH LOT

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
-
-



R&R DESIGNS

PURPOSE OF THE APPLICATION

TO: City Of Hamilton,
Committee of Adjustment

Proposed Building Minor Variance Application

Project Address: 541 STONE CHURCH RD W, HAMILTON (Proposed new separate land with new detached dwellings)

Hello,

Please see the following list of nature and extent of relief applied (3.1) with the reason (3.2) and Dimensions of Subject Land (4.1) for the Minor Variance Application for 541 Stone Church Rd W.

3.1 Nature and extent of relief applied for new proposed lot:

1. The side setback from the property line to the new building lines should be 2.70 m; however, both buildings should have a variance of 1.22 m for the suggested setback.
2. According to the by-law, the minimum lot area for a single-family dwelling has to be 360 sq. m; however, both lots are being asked for variances for not Complying.
3. The minimum required lot width is 12.0 meters; however, A variance of 11.6 meters will be requested for each proposed lot.

3.2 Reason why the provisions of the by law cannot be complied:

The purpose of this proposal is the lot not much sufficient to accommodate proper lot frontage and coverage to accommodate the owner's family needs, while ensuring the new houses are of a practical and good size, with beneficial for future selling purposes.

4.1 Description (Dimensions) of subject lands:

No. of Lots	Lot Frontage	Lot Depth	Lot Area	Width of Street
LOT PART-1	± 11.6m	± 29.86m	± 341.2 Sq.m	± 15.9m
LOT PART-2	± 11.7m	± 29.87m	± 345.0 Sq.m	± 15.9m

Thank you.