

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-25:083	SUBJECT PROPERTY:	1040 Garner Road West, Ancaster
ZONE:	'M3 E376, E678, E771' Prestige Business Park	ZONING BY-LAW:	Zoning By-law 05-200, as Amended by by-law 22-062

APPLICANTS: Owner: Trung Ho
 Applicant: Trung Ho
 Agent: Lloyd Ferguson

The following variances are requested:

1. Personal service shall be permitted whereas the by-law does not permit a personal service use

PURPOSE & EFFECT: To facilitate the establishment of a personal service

Notes:

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, May 29, 2025
TIME:	1:25 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

A-25:083

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

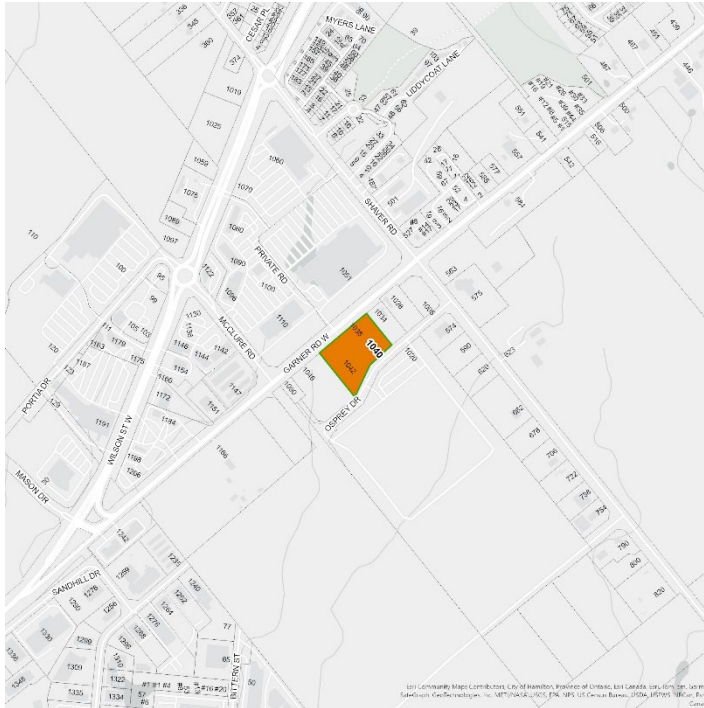
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon May 27, 2025

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 May 28, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:083, 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: May 12, 2025

**Justin Leung,
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 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.

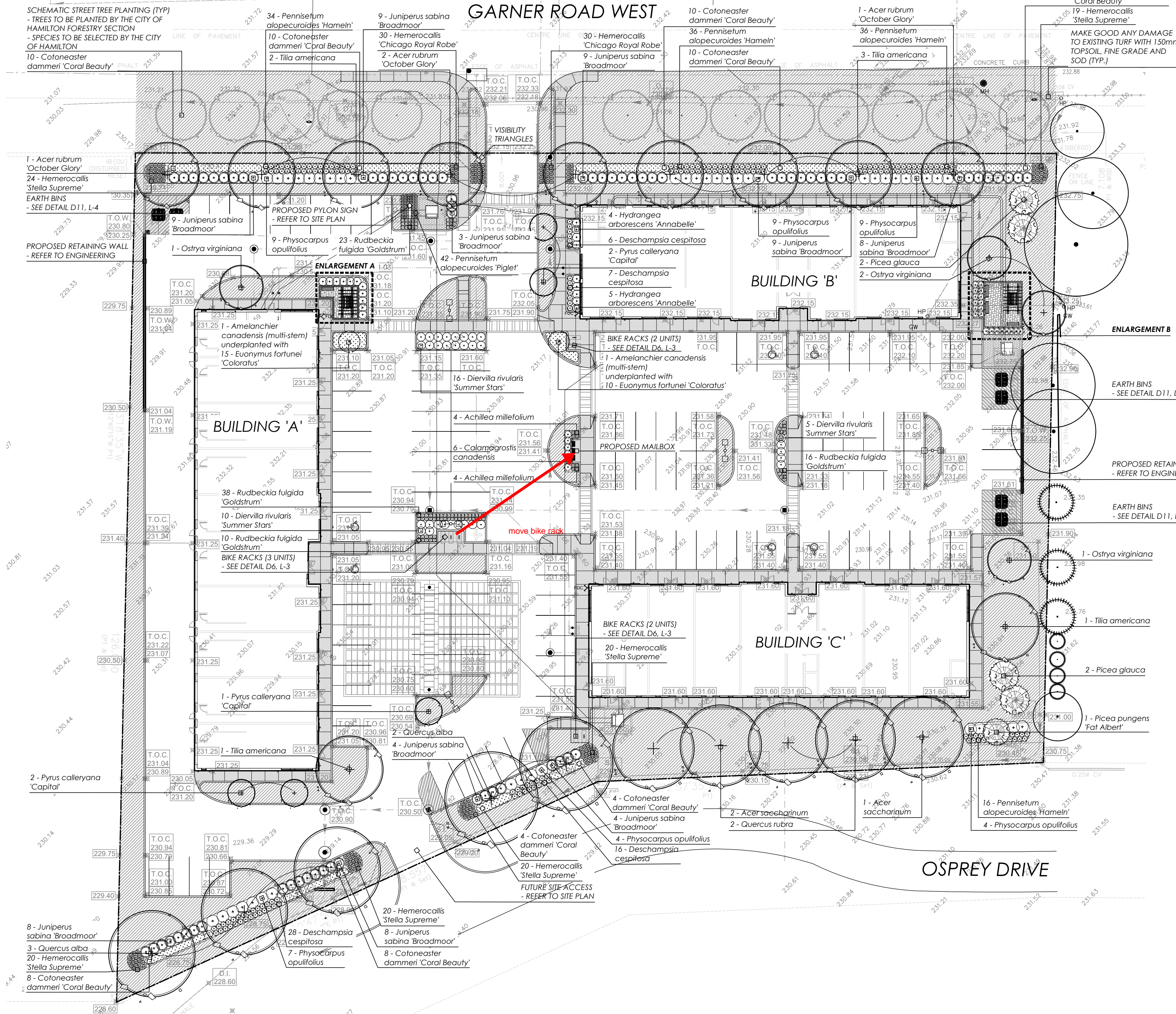
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

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.



QNTY.	BOTANICAL NAME TREES	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS	
4	Acer rubrum 'October Glory'	October Glory Maple	50mm			W.B.	12.0	9.0	as shown	-
3	Acer saccharinum	Silver Maple	50mm			W.B.	18.0	15.0	as shown	-
3	Ostrya virginiana	Ironwood	50mm			W.B.	12.0	8.0	as shown	-
4	Picea glauca	White Spruce		200cm		W.B.	20.0	6.0	as shown	-
1	Picea pungens 'Fat Albert'	Fat Albert Blue Spruce				W.B.	10.0	5.0	as shown	-
5	Pyrus calleryana 'Capital'	Capital Ornamental Pear	50mm			W.B.	10.0	4.0	as shown	-
7	Tilia americana	Basewood	50mm			W.B.	20.0	13.0	as shown	-
5	Quercus alba	White Oak	50mm			W.B.	22.0	22.0	as shown	-
2	Quercus rubra	Red Oak	50mm			W.B.	22.0	20.0	as shown	-
	SHRUBS									
2	Amelanchier canadensis (multi-stem)	Serviceberry		150cm	#7 cont.	5.0	3.0	as shown	-	
72	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	40cm	#3 cont.	0.4	1.50	1.25	White		
31	Diervilla rivularis 'Summer Stars'	Summer Stars Honeysuckle	40cm	#3 cont.	1.0	1.25	1.0			
25	Evonymus fortunei 'Coloratus'	Purpleafed Wintercreeper		9cm pot	0.4	1.5	1.25			
20	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	40cm	#3 cont.	1.0	1.0	0.8	White		
71	Juniperus sabinia 'Broadmoor'	Broadmoor Juniper	40cm	#3 cont.	0.6	1.75	1.25	-		
42	Physocarpus opulifolius	Common Ninebark	40cm	#3 cont.	2.0	1.75	1.25	-		
	PERENNIALS/ GRASSES									
8	Achillea millefolium	Common Yarrow			#2 cont.	0.6	0.6	0.3	White	
26	Calamagrostis canadensis	Canada Bluejoint			#2 cont.	1.0	1.2	0.75	-	
57	Deschampsia cespitosa	Tufted Hair Grass			#2 cont.	1.0	0.8	0.6	-	
60	Heimerocallis 'Chicago Royal Robe'	Daylily			#2 cont.	0.55	0.5	0.25	Purple	
123	Heimerocallis 'Stella Supreme'	Daylily			#2 cont.	0.55	0.5	0.25	Yellow	
122	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass			#2 cont.	0.9	0.6	0.3	-	
42	Pennisetum alopecuroides 'Piglet'	Piglet Fountain Grass			#2 cont.	0.25	0.3	0.15	-	
87	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan			#2 cont.	0.6	0.5	0.35	Yellow	

1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
2. Complete all work to the satisfaction of the Landscape Architect.
3. Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
4. It is the contractor's responsibility to determine existing service locations.
5. Exact locations of plant material will be determined by placement of the services such as hydro vaults, meters, utilities rural rain water levers, driveway, etc. and standard depths.
6. All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
7. Supply all plant material in accordance with the Canadian Standards for Nursery Stock (B11-01).
8. Install plant material according to details shown.
9. Supply and place mulch material in accordance with Canadian Landscape Standard (Section 10.4 Mulching). Disbursed soil areas around trees and shrubs are to be covered with shredded corten bark mulch such as "Canada Red" or "Go-Bark" mulch, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
10. Contractor to size root cut stems within time provided.
11. Provide planting bed areas as noted on the drawing or to accommodate material size of plant material.
12. All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to plant material.
13. Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4.0, Grading & Drainage and Section 3.0, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
14. Supply and place soil in accordance with Canadian Landscape Standard (Section 7.0, Lawns & Grass and Section 8.0, Turfgrass Sod/Slurries) otherwise specified.
15. Supply and place seed in accordance with Canadian Landscape Standard (Section 4.0, Grading & Drainage and Section 3.0, Growing Medium) unless otherwise specified. All seed to be certified and to be seeded with facifier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
16. All dimensions in meters unless otherwise noted.
17. If discrepancies arise between plant count sheet shown on drawing and plant list, the drawing shall be considered correct.
18. Contractor to visit existing site to determine conditions (including trees on municipal property) from date accepted on all work unless otherwise specified.
19. Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
20. Not for construction unless stamped, signed and dated by Landscape Architect.
21. Drawings not to be reproduced without written consent from Landscape Architect.
22. Approval of landscape plan to be obtained from municipality.
23. All plant material to be planted a minimum of 1.0m from any swales or ditches.
24. For grading and servicing information refer to the consulting Engineer's drawings.
25. For lighting information refer to the electrical consultant's drawings.

12 - *Calamagrostis canadensis*

PICNIC TABLE
- SEE DETAIL D9, L-3

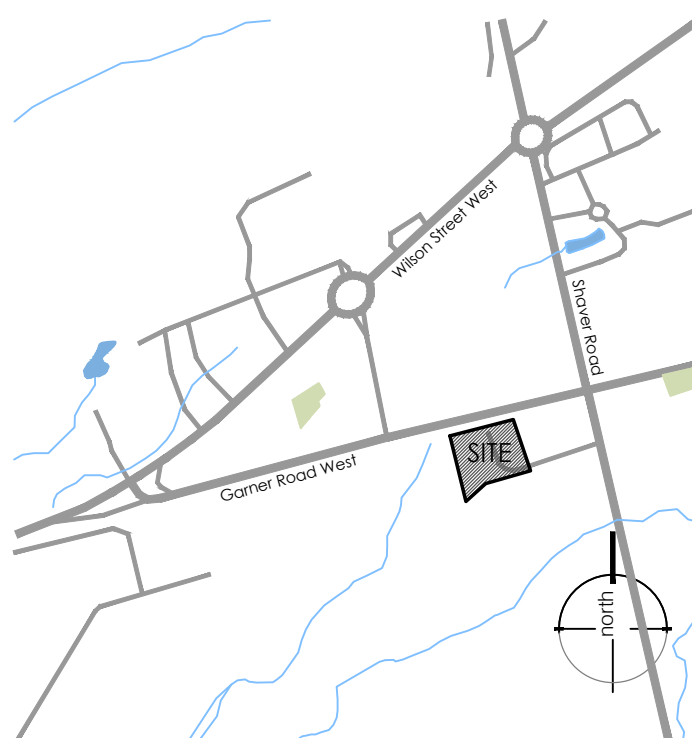
TRELLIS
- SEE DETAIL D8, L-3

BENCH (3)
- SEE DETAIL D6, L-3

8 - *Calamagrostis canadensis*

PROPOSED RIVER STONE (TYP.)
OR APPROVED EQUAL

TRANSFORMER
- REFER TO ELECTRICAL DRAWINGS



	property line
	existing tree
	proposed deciduous tree
	proposed coniferous tree
	proposed shrub
	proposed perennial
	existing elevation
	min. 150mm topsoil, fine
	C.I.P. concrete
	pre-cast concrete unit slabs - see detail D10, L-3
	river stone around transits or approved equal
	proposed elevation

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

#	DATE	DESCRIPTION
1	2018-09-21	Issued for submission
2	2018-10-05	Issued for submission
3	2018-02-01	Issued for coordination
4	2019-04-22	Issued for submission
5	2019-07-22	Issued for submission
6	2019-11-19	Issued for submission
7	2020-01-28	Issued for submission
8	2021-01-15	Issued for transformer coordination
9	2021-01-29	Issued for review



MUNICIPALITY
City of Hamilton

MUNICIPAL FILE NUMBER
DA-18-027

SHEET
Landscape Plan

adesso design inc.
landscape architecture

L-2



218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
t. 905.526.8876
www.adessodesigninc.ca

November 5, 2024

Via Email Only

**RE: 1038 Garner Road West, Ancaster
Planning Rationale**

Landwise has been retained by 1000968243 Ontario Inc, Owner, to prepare the following Planning Rationale to support a Minor Variance Application for the purpose of establishing a Personal Service (hair salon) at 1038 Garner Road West, Ancaster. This Planning Rationale contains a description of the property, an overview of applicable planning policies, and a planning opinion on the requested Minor Variances.

Subject Lands Description

The subject lands are located at 1038 Garner Road West, Ancaster, west of the intersection at Shaver Road. The lands are on the periphery of the Ancaster Business Park and adjacent to a large commercial plaza to the north. The property is currently occupied by three condominium buildings with individual units and surface vehicular parking.

Figure 1 - Aerial Map

Planning Status

Planning Act

Bill 97 - Helping Homebuyers, Protecting Tenants Act, 2023 introduced proposed amendments to the "Area of Employment" definition in the *Planning Act* which came into effect on October 20, 2024. The revised definition has the effect of limiting permitted uses within an "Area of Employment" to only include manufacturing, warehousing, goods and services movement, research and development and limits ancillary office and retail only in association with a primary manufacturing or warehouse use. The narrowing of the definition eliminates the permission for office, commercial or institutional uses that were previously permitted as supportive uses within Areas of Employment. The legislative changes creates issues with the City's policy framework for Employment and Industrial Areas and with the implementing zoning regulations.

As a result of the City's Report PED24303, it is anticipated that properties that have been approved with supportive ancillary uses will be reviewed to determine if a more suitable Commercial designation and zoning should be applied.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 came into effect on October 20, 2024. The new Provincial Planning Statement replaces both the previous Provincial Policy Statement and the A Place to Grow: Growth Plan for the Greater Golden Horseshoe and has implemented a change in the direction on Employment Areas policies.

A new definition of "Employment Area" has been updated to reflect the changes to the definition of "Area of Employment" in the *Planning Act*.

"Employment Area: those areas designated in an official plan for clusters of business and economic activities including manufacturing, research, and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above."

The City of Hamilton has acknowledged that the changes to both the *Planning Act* and the Provincial Planning Statement to the definition of Employment Areas will require a review and revision to the existing Employment Designation policies to reflect the strict permissions and exemptions. Report PED24203 acknowledges that Official Plan Amendments will be required to respond to the legislative changes and proposes a two phase approach to first to confirm that all existing employment areas meet the new definitions and second to proceed with any policy or mapping changes that are required to maintain consistency with the PPS, 2024.

Urban Hamilton Official Plan

The Subject Lands are designated "Employment Area - Business Park" on Schedule "E" - Urban Land Use Designations of the Urban Hamilton Official Plan. The Employment Area - Business Park designation permits a range of industrial uses and manufacturing uses, motor vehicle related uses, and uses that support the industrial related uses. The following policies, among others, apply:

"5.4.3

- c) *ancillary* uses which primarily support businesses and employees within business parks, including hotels, health and recreational facilities, financial establishments, restaurants, personal services, motor vehicle service stations and washing, retail establishments, and commercial parking facilities;"

The proposed Personal Service (hair salon) is considered an ancillary use and is permitted within the Employment Area - Business Park policies.

Zoning By-law No. 05-200

The Subject Lands are zoned Prestige Business Park (M3, 376, 678, 771) Zone which permits a range of industrial, motor vehicle related, service commercial and office uses. The Special Exceptions 376, 678, 771 recognize Garner Road West as the front lot line, allows Children's Play-gym and Gymnastic Studio, and Restaurant as additional permitted uses respectively. Personal Service uses are not currently permitted in the Prestige Business Park (M3) Zone.

Nature and extent of relief applied for:

One Minor Variance is being requested from Zoning By-law No. 05-200 to allow a Personal Service use in addition to the uses permitted by the Prestige Business Park (M3, 376, 678, 771) Zone. The following modifications are required:

	Section	Regulation	Modification
1.	9.3.1	Permitted Uses	In addition to Section 9.3.1 a Personal Service shall also be permitted in accordance with Section 9.3.3.

Planning Rationale to Support the Variances

Urban Hamilton Official Plan

The proposed Personal Service (hair salon) is permitted as an ancillary use to the employment area. The property is currently developed as a small scale industrial/commercial condominium with individual units and surface parking area. The addition of a hair salon will provide a service to the employees of the existing units and surrounding employment lands.

As a result of the changes to the *Planning Act* and Provincial Planning Statement the subject lands and surrounding employment areas will be further assessed to determine if the existing land uses and permissions fit the definition of Employment Area.

Zoning By-law No. 05-200

The intent of the Prestige Business Park (M3) Zone is to accommodate a mixture of employment and ancillary uses and is applied on the boundary and internally to the City of Hamilton's Business Parks. The proposed Personal Service (hair salon) use is permitted in the Employment Area - Business Park designation as an ancillary use which is meant to support the employees of the Business Park. The subject lands are

developed as a Planned Business Centre, where a group of business establishments have been developed with more than four separate spaces for lease or occupancy. With the existing format, a unit provided as a Personal Service provides an ancillary service that would benefit the employees not only of the other units on site, but for the greater employment area. The ancillary uses provide convenient services in proximity to where people are working.

Additionally, the changes to the *Planning Act* and Provincial Planning Statement will require the review of Employment Area to determine how supportive and ancillary uses that are no longer permitted are provided for to continue to provide convenient and proximate services for employees. In advance of this work being completed, the proposed Minor Variance would accommodate a Personal Service on lands that will be reviewed to determine if the lands should remain as employment or would be more appropriately recognized as a Commercial Designation and Commercial Zoning given the existing uses and location on the periphery of the existing Employment Area - Business Park designation.

Variance 1: To permit a Personal Service in accordance with Section 9.3.3.

1. Conformity to the intent of the Zoning By-law

The intent of the Prestige Business Park (M3) Zone is to accommodate employment and ancillary uses within the City's Business Parks. The proposed modification will establish an ancillary Personal Service (hair salon) use that would provide a service to employees within the surrounding employment area.

2. Is the variance minor in nature?

The proposed modification allows for an ancillary use that is contemplated by the Employment Area - Business Park designation policies. The existing Planned Business Centre provides the opportunity for a supportive and compatible use to be integrated into the existing built form which will provide a service for employees within the existing units and to the larger employment area.

It is also recognized that this location will be reviewed in order to potentially establish additional commercial uses such as that proposed, and, therefore, while adding uses is not typically considered minor, can in this instance, be considered appropriate. Therefore, the proposed modification is minor in nature.

3. Is the variance desirable?

The existing Planned Business Centre is in part occupied by employment uses. The addition of a Personal Service will provide a convenient service that will benefit the employees of the surrounding employment area and is desirable for the subject lands.

Conclusion

Considering the changes to the definition of Employment Uses in the Provincial Planning Statement, the City of Hamilton will be reviewing the permissions and locations for uses no longer permitted within Employment Lands (including ancillary commercial uses). Staff have acknowledged in their recent Report PED24203 that ancillary uses provide an important service to the employment areas, and that those lands that are on the periphery of Employment Areas may be reassessed as commercial property to provide continued services for employees in areas where office, commercial and institutional uses are no longer permitted.

Respectfully Submitted,

LANDWISE

Edward John, MRTPI
Partner / Principal Planner



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	MAILING ADDRESS
Registered Owners(s)	Trung Ho	
Applicant(s)	Trung Ho	
Agent or Solicitor	Lloyd Ferguson	

1.2 Primary contact

☐ Applicant

☐ Owner

☒ Agent/Solicitor

1.3 Sign should be sent to

☐ Applicant

☐ Owner

☒ 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.

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	1040 Garner Road West Unit C106 Ancaster		
Assessment Roll Number	2518141043528		
Former Municipality	Ancaster		
Lot		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:

Minor variance to allow a personal services Nail and Spa Salon to be added

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

Current zoning does not permit personal services, however Official Plan does.

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
6m	12.2	115 m ²	

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
Condo already exist				

Proposed:

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

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
N/A no changes to exterior of exiting condo unit	115 m ²	115 m ²	1	3.6 m

Proposed:

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

- 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.):
Condo unit
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Vanant condo

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
M3
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Vacant Development it is new
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Vacant
- 7.4 Length of time the existing uses of the subject property have continued:
N/A

- 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) Employment Area- Buisness Parl

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

Personal Services are permitted in the official plan

- 7.6 What is the existing zoning of the subject land? M3

- 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: M3

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
