



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-25:114	SUBJECT PROPERTY:	26 Autumn Leaf Road, Dundas
ZONE:	R1 (Low Density Residential)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Mathew Sewrynek and Rachelle Letain
Agent: Park Eight Inc c/o Pete VandenArend

The following variances are requested:

1. A minimum side yard setback of 0.7 metres shall be provided for an accessory building instead of the minimum required side yard setback of 1.2 metres.
2. A maximum total gross floor area of 53.4 square metres shall be provided for all buildings accessory to the Single Detached Dwelling instead of the requirement that all buildings accessory to a Single Detached Dwelling shall not exceed a maximum gross floor area of 45.0 square metres.
3. A maximum building height of 5.3 metres shall be provided instead of the maximum permitted building height of 4.5 metres for an accessory building.

PURPOSE & EFFECT: To permit the construction of a new Accessory Building within the rear and side yard of the existing Single Detached Dwelling.

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, July 17, 2025
TIME:	3:35 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

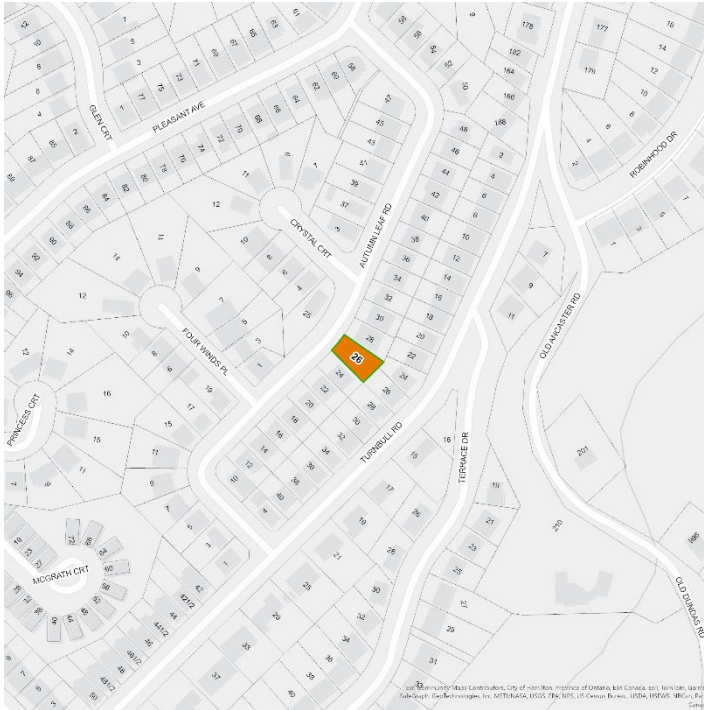
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon July 15, 2025

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 July 16, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:114, 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: June 30, 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.

SURVEYORS REAL PROPERTY REPORT

PART 1 PLAN OF

LOT 56
REGISTERED PLAN 1194

IN THE
CITY OF HAMILTON

SCALE 1:100 METRIC

R.A. McLaren, O.L.S. - 2025



AUTUMN LEAF DRIVE

BY PLAN 1194
P.I.N. 17453 - 0468 (LT)

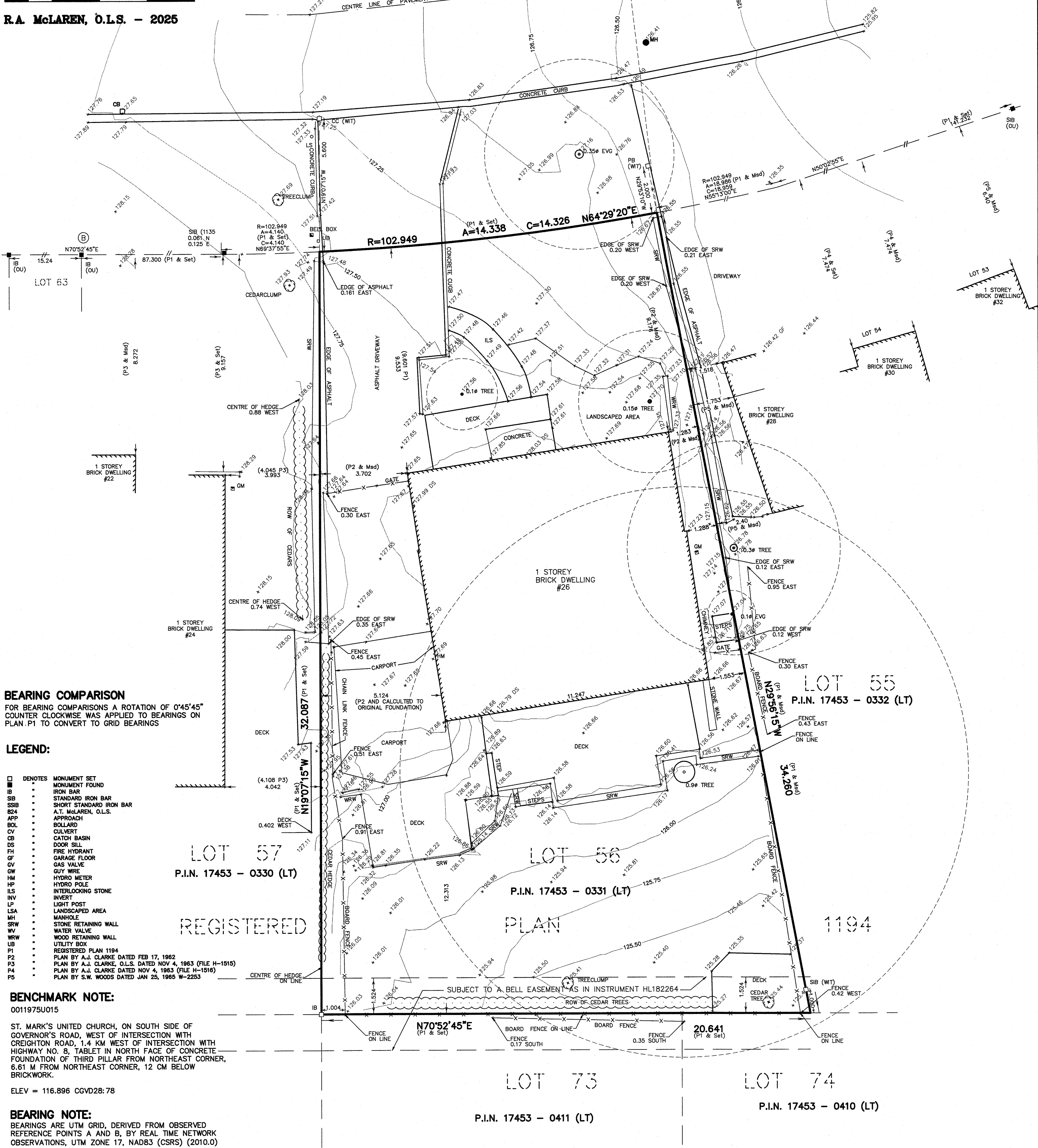
SITE BM
CUT STAR
ELEV = 126.62

SURVEYOR'S REAL PROPERTY REPORT
(PART 2)

ALL OF LOT 56 REGISTERED PLAN 1194 AND IS
SUBJECT TO AN EASEMENT AS IN INSTRUMENT
HL182264 AS ILLUSTRATED ON THE PLAN.

THIS PLAN DOES NOT CERTIFY COMPLIANCE
WITH ZONING BY-LAWS.

THIS PLAN WAS PREPARED FOR PARK EIGHT



BEARING COMPARISON

FOR BEARING COMPARISONS A ROTATION OF 0°45'45"
COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON
PLAN P1 TO CONVERT TO GRID BEARINGS

LEGEND:

□	DENOTES	MONUMENT SET
IB	IRON BAR	MONUMENT FOUND
SIB	STANDARD IRON BAR	IRON BAR
SSB	SHORT STANDARD IRON BAR	STANDARD IRON BAR
B24	A.T. McLaren, O.L.S.	SHORT STANDARD IRON BAR
APP	APPROACH	A.T. McLaren, O.L.S.
BOL	BOLLARD	APPROACH
CV	CULVERT	BOLLARD
CB	CATCH BASIN	CULVERT
DS	DOOR SILL	CATCH BASIN
FH	FIRE HYDRANT	DOOR SILL
GF	GARAGE FLOOR	FIRE HYDRANT
GV	GAS VALVE	GARAGE FLOOR
GW	GUY WIRE	GAS VALVE
HM	HYDRO METER	GUY WIRE
HP	HYDRO POLE	HYDRO METER
ILS	INTERLOCKING STONE	HYDRO POLE
INV	INVERT	INTERLOCKING STONE
LP	LIGHT POST	INVERT
LSA	LANDSCAPED AREA	LIGHT POST
MH	MANHOLE	LANDSCAPED AREA
SRW	STONE RETAINING WALL	MANHOLE
WV	WATER VALVE	STONE RETAINING WALL
WRW	WOOD RETAINING WALL	WATER VALVE
UB	UTILITY BOX	WOOD RETAINING WALL
P1	REGISTERED PLAN 1194	UTILITY BOX
P2	PLAN BY A.J. CLARKE DATED FEB 17, 1962	REGISTERED PLAN 1194
P3	PLAN BY A.J. CLARKE, O.L.S. DATED NOV 4, 1963 (FILE H-1515)	PLAN BY A.J. CLARKE DATED FEB 17, 1962
P4	PLAN BY A.J. CLARKE DATED NOV 4, 1963 (FILE H-1516)	PLAN BY A.J. CLARKE, O.L.S. DATED NOV 4, 1963 (FILE H-1515)
P5	PLAN BY S.W. WOODS DATED JAN 25, 1965 W-2253	PLAN BY A.J. CLARKE DATED NOV 4, 1963 (FILE H-1516)

BENCHMARK NOTE:

0011975U015

ST. MARK'S UNITED CHURCH, ON SOUTH SIDE OF
GOVERNOR'S ROAD, WEST OF INTERSECTION WITH
CREIGHTON ROAD, 1.4 KM WEST OF INTERSECTION WITH
HIGHWAY NO. 8, TABLET IN NORTH FACE OF CONCRETE
FOUNDATION OF THIRD PILLAR FROM NORTHEAST CORNER,
6.61 M FROM NORTHEAST CORNER, 12 CM BELOW
BRICKWORK.

ELEV = 116.896 CGVD28:78

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED
REFERENCE POINTS A AND B, BY REAL TIME NETWORK
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996725

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP A	4789320.613	584111.517
ORP B	4789271.747	584019.323

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTE:

UNDERGROUND SERVICE AND UTILITY
LOCATIONS MUST BE VERIFIED PRIOR TO
CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO
CONSTRUCTION

METRIC NOTE:

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS
MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5TH DAY OF MAY, 2025

6 MAY 2025
DATE

R.A. McLaren, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 103497

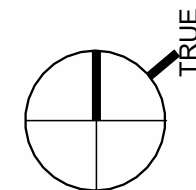
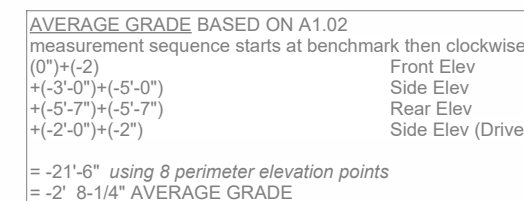
© R.A. McLaren, O.L.S. - 2025. NO PERSON MAY COPY
REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN
PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLaren, O.L.S.



A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8558

Drawn DG	Checked RBM	Crew Chief JS	Scale 1:100	Dwg.No. 38055
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**PARK
EIGHT**
ENG // ARCH

**CARPORT /
ACCESSORY BLDG**
26 AUTUMN LEAF RD, DUNDAS

Project No.	25005
Revisions	
1	

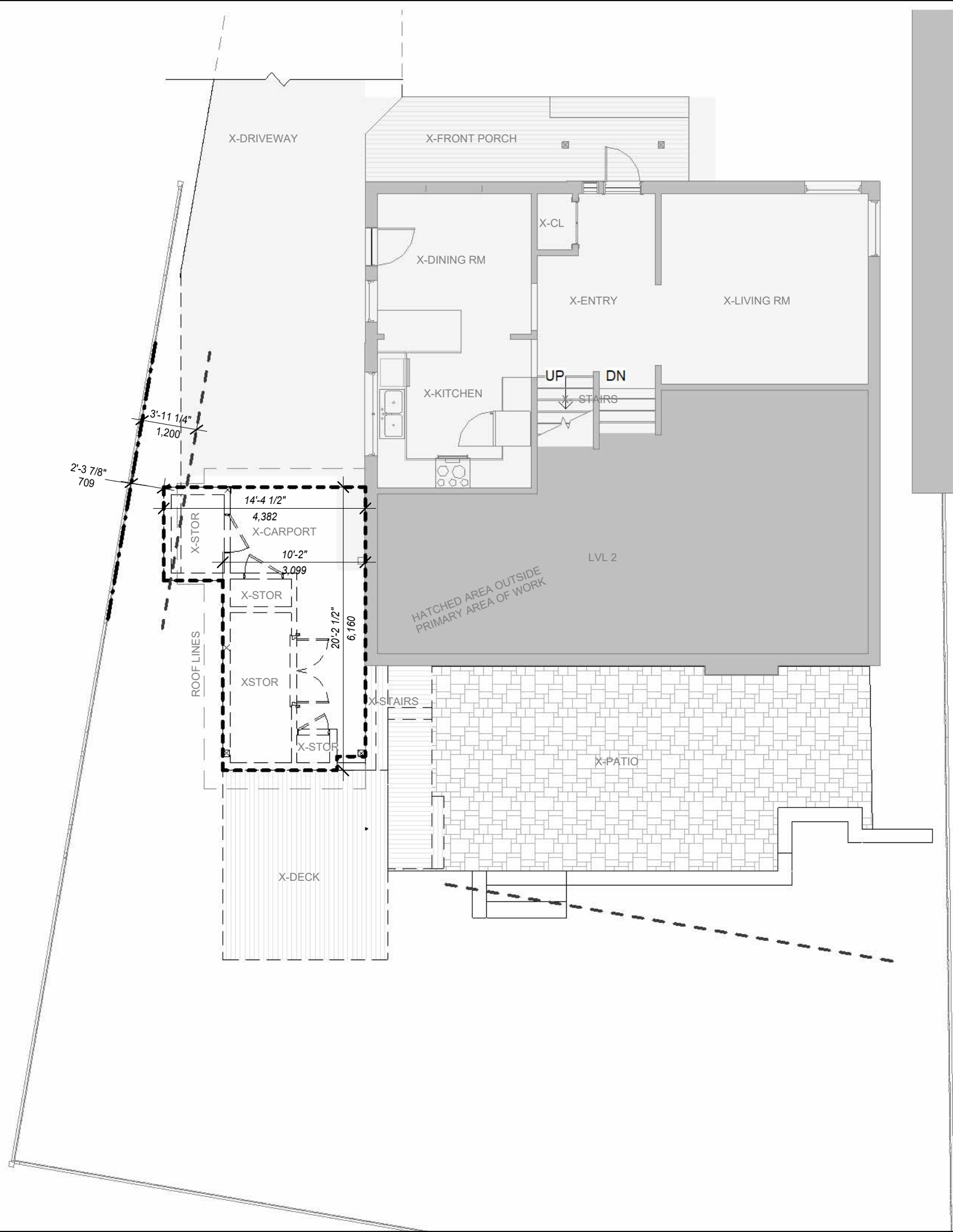
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FLOOR PLAN

A1.02

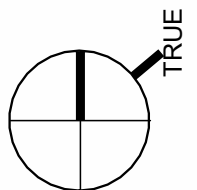
Sheet No. ©2021

YY/MM/DD



① LVL1 DEMO
1/8" = 1'-0"

YY/MM/DD



PARK
EIGHT
ENG // ARCH

CARPORT /
ACCESSORY BLDG
26 AUTUMN LEAF RD, DUNDAS

Project No. 25005

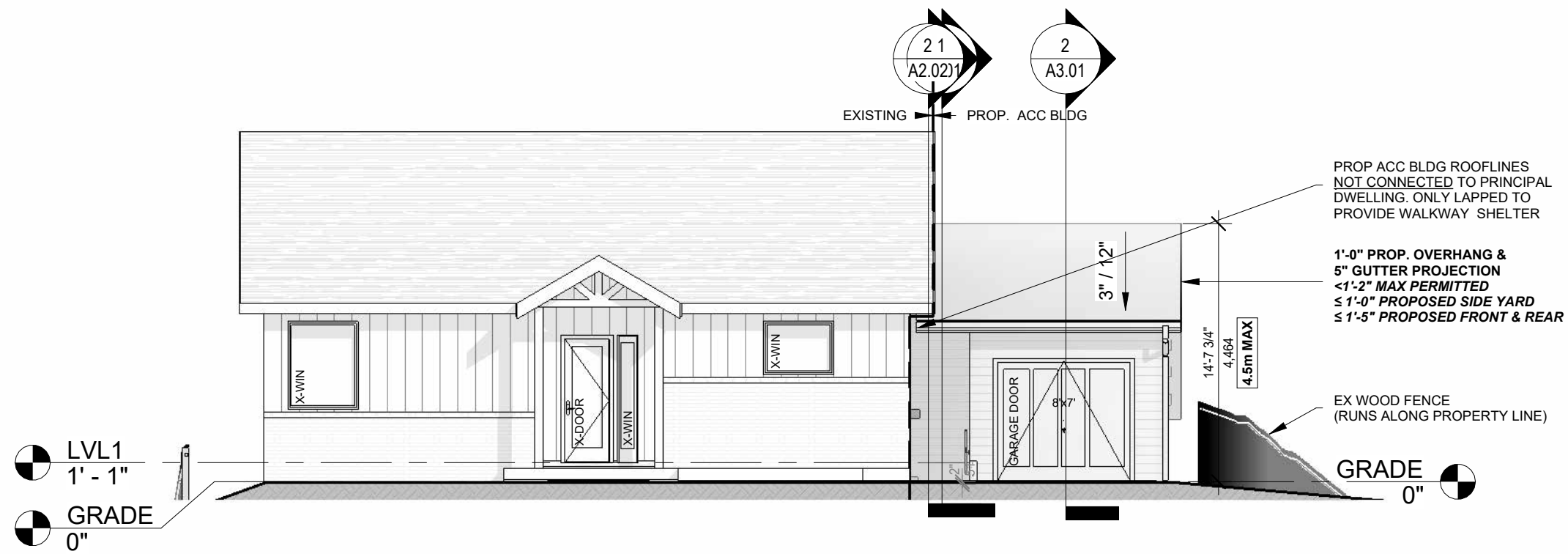
Revisions

Scale 1/8" = 1'-0"

FLOOR PLAN

A1.11

Sheet No. ©2021

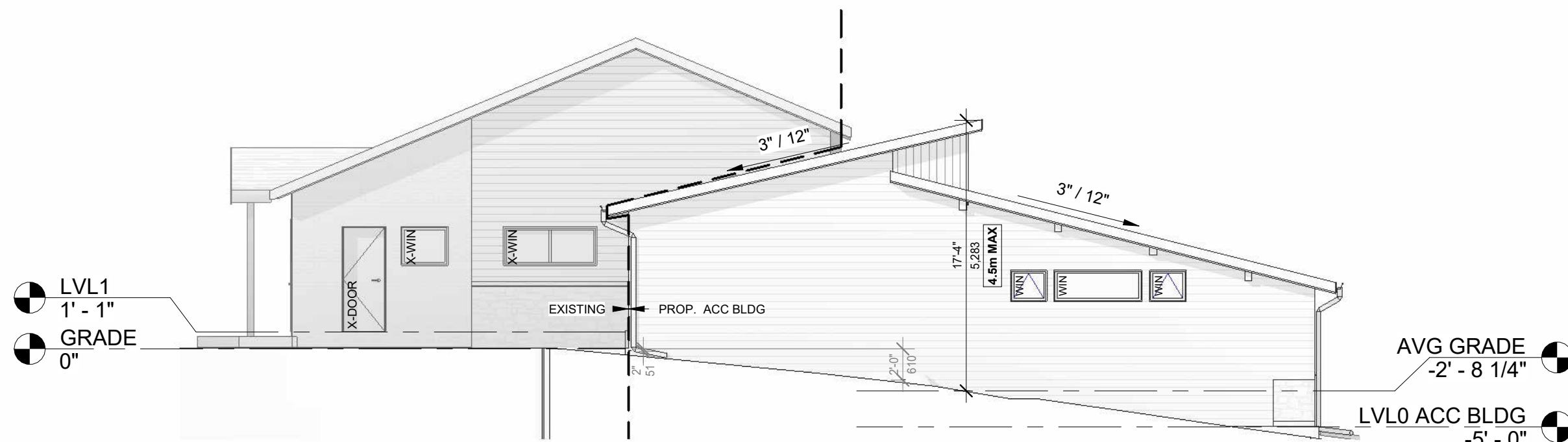


3 FRONT ELEVATION
1/8" = 1'-0"

Spatial Separation - Construction of Exterior Walls					
Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings
FRONT	9.88	9.9	N/A	-%	0%
SIDE (DRIVE)	98.8	0.7	N/A	0%	0%
REAR	14.09	1.8	N/A	-%	0%
SIDE	98.8	1.3	N/A	4.23%	2.38%

AVERAGE GRADE BASED ON A1.02
measurement sequence starts at benchmark then clockwise
(0")+(-2) Front Elev
+(-3'-0")+(-5'-0") Side Elev
+(-5'-7")+(-5'-7") Rear Elev
+(-2'-0")+(-2") Side Elev (Drive)
= -21'-6" using 8 perimeter elevation points
= -2' 8-1/4" AVERAGE GRADE

YY/MM/DD



1 SIDE (DRIVE) ELEVATION
1/8" = 1'-0"

PARK
EIGHT
ENG // ARCH

CARPOT /
ACCESSORY BLDG
26 AUTUMN LEAF RD, DUNDAS

Project No. 25005

Revisions
1

Scale As indicated

EXTERIOR
ELEVATIONS

A2.01

Sheet No. ©2021

1'-0" PROP. OVERHANG &
5" GUTTER PROJECTION
<1'-2" MAX PERMITTED
≤ 1'-0" PROPOSED SIDE YARD
≤ 1'-5" PROPOSED FRONT & REAR

- GRADE
0"
- AVG GRADE
-2' - 8 1/4"
- LVL0 ACC BLDG
-5' - 0"

1 REAR ELEVATION
1/8" = 1'-0"

AVERAGE GRADE BASED ON A1.02
measurement sequence starts at benchmark then clockwise
(0")+(-2) Front Elev
+(-3'-0")+(-5'-0") Side Elev
+(-5'-7")+(-5'-7") Rear Elev
+(-2'-0")+(-2") Side Elev (Drive)
= -21'-6" using 8 perimeter elevation points
= -2' 8-1/4" AVERAGE GRADE

YY/MM/DD

MODIFY EX SIDING TO SUIT NEW GARAGE

- AVG GRADE
-2' - 8 1/4"
- LVL0 ACC BLDG
-5' - 0"

2 SIDE ELEVATION ACC BLDG
1/8" = 1'-0"

GRADE
0"

PARK
EIGHT
ENG // ARCH

CARPOT /
ACCESSORY BLDG
26 AUTUMN LEAF RD, DUNDAS

Project No. 25005

Revisions
1

Scale 1/8" = 1'-0"

EXTERIOR
ELEVATIONS

A2.02

Sheet No. ©2021

Letter of Intent
In Support of the proposed Minor Variance Application
at 26 Autumn Leaf Rd, Dundas

To Whom it may concern,

We Don & Jeanne McEllen names [REDACTED] address [REDACTED]
are sending this letter in support of the proposed request for variance at the above noted
address.

We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.


signature [REDACTED]

date

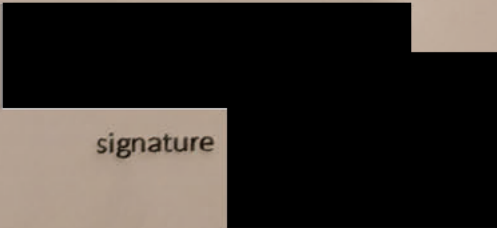
06/05/25

Letter of Intent
In Support of the proposed Minor Variance Application
at 26 Autumn Leaf Rd, Dundas

To Whom it may concern,

We Kaitlin Kirkpatrick names  address
are sending this letter in support of the proposed request for variance at the above noted
address.

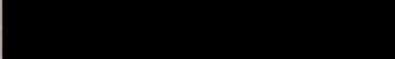
We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.


signature

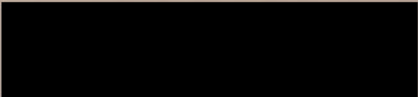
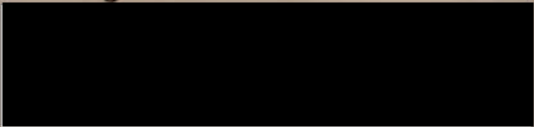
date June 5th 2025

Letter of Intent
In Support of the proposed Minor Variance Application
at 26 Autumn Leaf Rd, Dundas

To Whom it may concern,

We Esther Mandian names  address
are sending this letter in support of the proposed request for variance at the above noted
address.

We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.

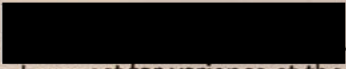

signature


June 5, 2025

date

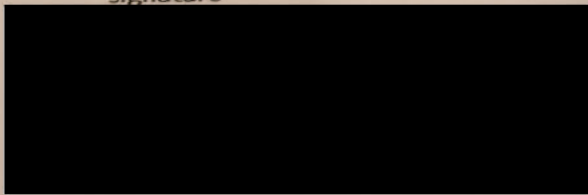

Letter of Intent
In Support of the proposed Minor Variance Application
at 26 Autumn Leaf Rd, Dundas

To Whom it may concern,

Lois Arsenault.
We Kevin Arsenault. names  address
are sending this letter in support of the proposed request for variance at the above noted
address.

We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.

signature



date

June 5th 2025.

Letter of Intent
In Support of the proposed Minor Variance Application
at 26 Autumn Leaf Rd, Dundas

To Whom it may concern,

We, Steph & Tom, names [REDACTED] address [REDACTED]
are sending this letter in support of the proposed request for variance at the above noted
address.

We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.


signature [REDACTED]

date

05/06/2025

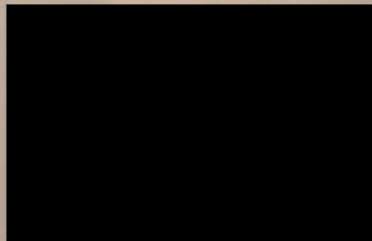
Letter of Intent
In Support of the proposed Minor Variance Application
at 26 Autumn Leaf Rd, Dundas

To Whom it may concern,

We Paul & Chris Hollingham names  address
are sending this letter in support of the proposed request for variance at the above noted
address.

We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.

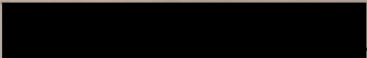
signature



date June 6/25


Letter of Intent
In Support of the proposed Minor Variance Application
at 26 Autumn Leaf Rd, Dundas

To Whom it may concern,

We Jennifer Spiten names  address
are sending this letter in support of the proposed request for variance at the above noted
address.

We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.

signature



date June 12, 2025

Letter of Intent
In Support of the proposed Minor Variance Application
at 26 Autumn Leaf Rd, Dundas

To Whom it may concern,

We Barbara + Philip Wood names [REDACTED] address [REDACTED]
are sending this letter in support of the proposed request for variance at the above noted
address.

We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.

[REDACTED]
signature

June 13, 2025

date




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)		
Applicant(s)	Park Eight inc care of Pete VandenArend	
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 be sent by email.

1.6 Payment type

☐ In person

☒ Credit over phone*

☐ Cheque



2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	26 Autumn Leaf road, Dundas		
Assessment Roll Number			
Former Municipality	Dundas		
Lot	56	Concession	
Registered Plan Number	1194	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:

Bell duct bank along rear lot line projecting 1.525m into lot. Client has engaged call before you dig

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:

Relief from;

Setbacks; Req'd **Side yard** 1.2m Proposed .709m [2' 3-7/8"]

Acc Bldg max size; Req'd $\leq 7.5\%$ Total Lot Area or $\leq 45\text{m}^2$ (for 270m^2 lot) Proposed 53.4m^2

Height Req'd $\leq 4.5\text{m}$ Proposed 5.5m

☐ Second Dwelling Unit

☒ Reconstruction of Existing Dwelling

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

Lot is tapered and has a significant slope to the rear yard. We feel the partially covered rear yard access is suitable and safe.

Site is twice the size of minimum lot allowed. Proposed Acc Bldg size is 2% larger than allowance based on lot % and 19% larger than the 45m^2 Acc Bldg max size for a lot of half the size. Height is below max height from street & suitable to house style

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes

☒ No

If yes, please provide an explanation:

N/A Ex use legal and recognized

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
14.5m	33.239	583m^2	$\pm 8.5\text{m}$

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Ex Dwelling	9.9m	11.8m	1.265/ 3.96	01/01/1961
Ex Acc Bldg Carport & Storage	16.38m	9.12m	.709m / 12.96	01/01/1961

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Ex Dwelling	unchanged	-	-	01/01/1961
Proposed Acc Bldg	16.5m	1.819m	.709/ 12.9	

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
Ex Dwelling	1270sf [118m2]	3131sf [291m2]	2	±19'-10" [6m]
Ex Acc Bldg Carport & Storage	106.6sf [9.9m2]	-	1	±11'-8" [3.5m]

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Ex Dwelling	unchanged	unchanged	unchanged	unchanged
Proposed Acc Bldg	575sf [53.4m2]	-	1	±17'-6" [5.3m]

- 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.):

Single detached Dwelling (unchanged)

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

Single detached Dwellings

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

March 18th, 2024

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:

40+ 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) Neighborhoods

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

*Proposed scope is scaled reasonably, fits within the community context without changing the use, occupancy or original charm of the home.
This proposed carport improves usefulness owners while allowing for a covered safe access to the rear yard*

7.6 What is the existing zoning of the subject land? R1 LOW DENSITY RESIDENTIAL

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 LOW DENSITY RESIDENTIAL

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

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☒ Application Fee *Will be paid w credit card upon receipt*
- ☒ 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
