

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-25:082	SUBJECT PROPERTY:	1849 Fiddlers Green Road, Ancaster
ZONE:	P6 (Conservation/Hazard Lands)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200.

APPLICANTS: Owner: Lauren Morris, John Morris, Kathy Morris, and Darren Vivian
Agent: Christian Hollingshead

The following variances are requested:

1. An Accessory Building shall be permitted within the Front Yard whereas an Accessory Buildings shall not be permitted within a Front or Flankage Yard
2. A maximum height 7.5 metres shall be permitted for an Accessory Building instead of the maximum permitted height of 4.5 metres.
3. A maximum of 147 square metres combined lot coverage of all Accessory Buildings shall be permitted where the by-law requires that all Accessory Buildings shall not exceed 45 square metres or 7.5% of the lot area, whichever is the lesser.

PURPOSE & EFFECT: To permit the construction of an accessory building in the front yard of the existing Single Detached Dwelling.

Notes:

- i. Please note, insufficient information has been provided to determine if parking spaces are proposed within the proposed Storage/ Garage building. Should parking be proposed all applicable requirements under Section 5 shall apply to any parking spaces provided within the proposed accessory structure, or additional variances may be required.
- ii. The variances have been provided as requested. Please note, there appears to be a discrepancy between the Site Plan and submitted application form. The total Lot Coverage

A-25:082

for all Accessory Buildings indicated on the Site Plan is 142.7 square metres, however updated information provided on the application indicates a Lot Coverage of 115 square metres for the proposed Accessory Building with a new total Lot Coverage for all Accessory Buildings is 146.7 square metres. Variance #3 has been requested to permit a total Lot Coverage of 147.0 square metres and as such has been provided according to updated information. The applicant shall clearly indicate the updated Building Area on all future submissions.

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, August 14, 2025
TIME:	3:55 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

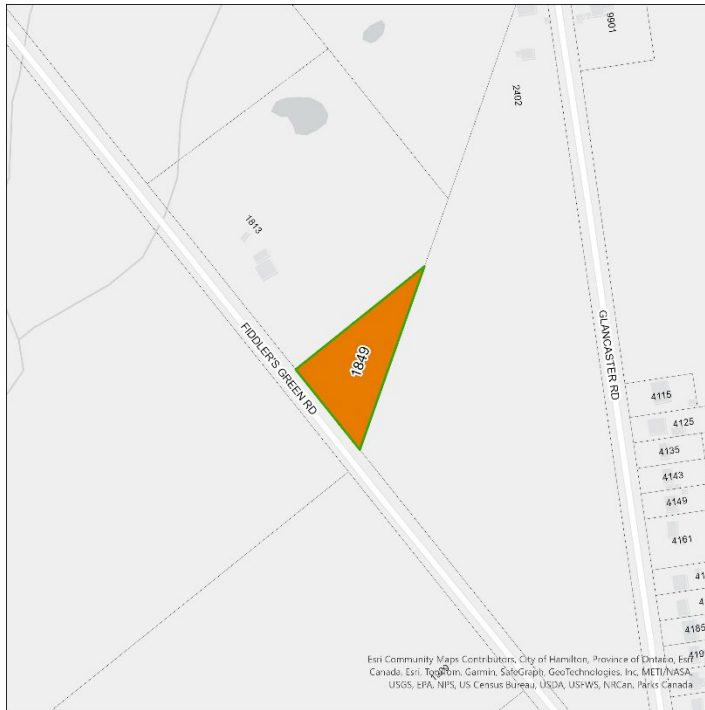
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 12, 2025

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 August 13, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:082, 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.



DATED: July 28, 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 Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing.

How to Submit Written Comments:

By Email:

Send to: cofa@hamilton.ca

By Mail:

Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

All written comments received will be made available to the Committee and the public by the Tuesday prior to the Hearing.

Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.

Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Name and mailing address of each person wishing to speak
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

Presentations

All presentations are permitted at the discretion of the Committee.

Virtual Presentations:

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca no later than 12:00 p.m. (noon) on the business day prior to the Hearing. The submission must be one document in PDF format only.

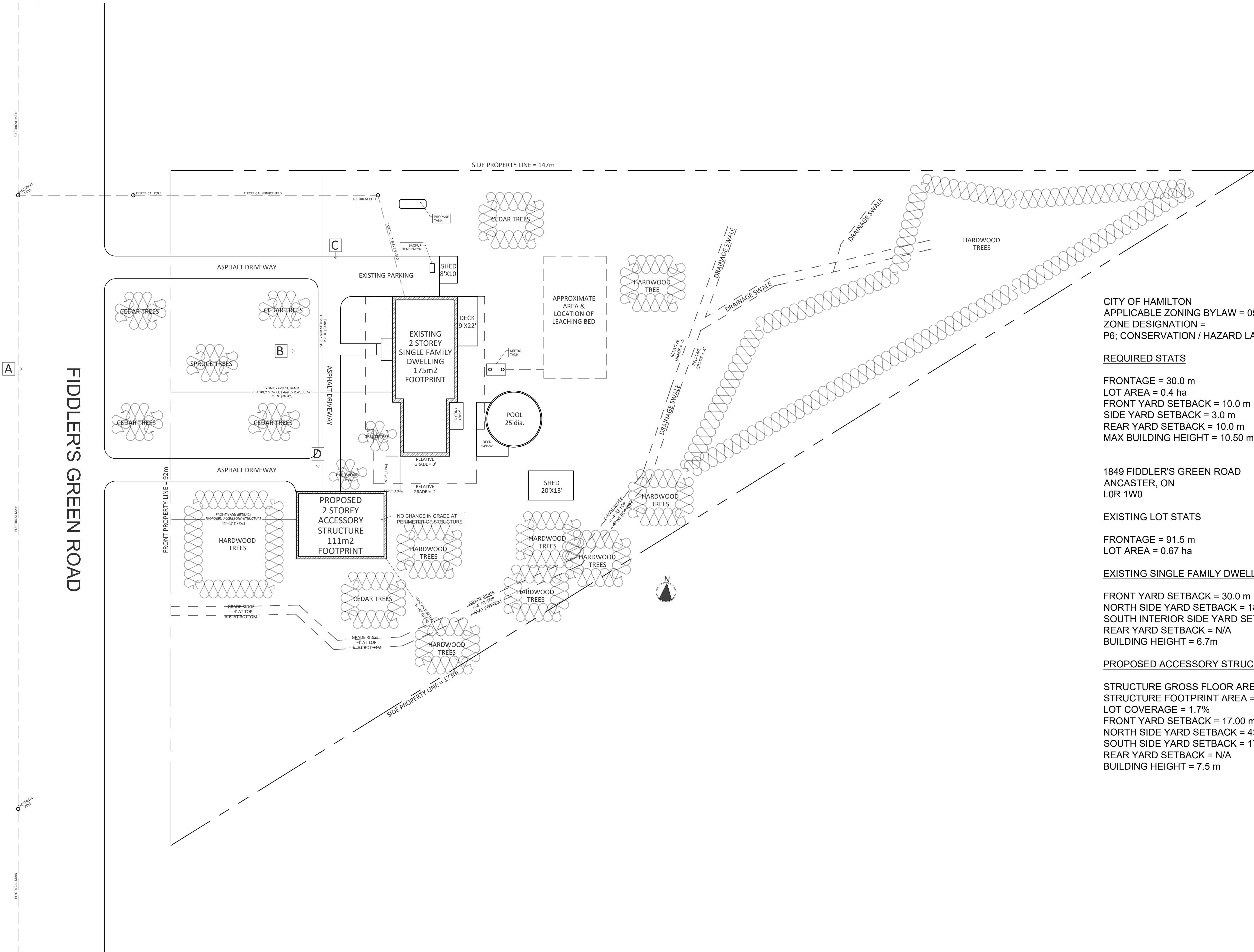
In-Person Presentations:

Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca by 12:00 p.m. (noon) on the business day prior to the Hearing in PDF format as a single document. Handouts are permitted only if the same content can be displayed on the presentation screen.

Additional Notes

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

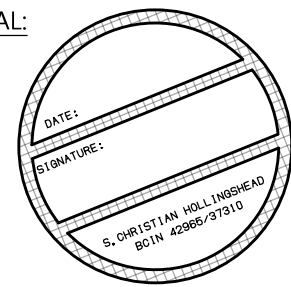
For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.



S. CHRISTIAN HOLLINGSHEAD
OBC DESIGNER BCIN 42965/37310
SMALL BUILDINGS,
STRUCTURAL, PLUMBING

34 MOUNT ROYAL AVENUE
HAMILTON, ONTARIO
L8P 4H8 (905) 975-8765
hollingsheaddesigner@gmail.com

SEAL:



PROJECT ADDRESS:

1849 FIDDLER'S GREEN RD
ANCASTER, ON
L0R 1W0

NOTES:

REVISED 06-24-2025

DRAWING TITLE:

**SITE PLAN -
OVERVIEW
PROPOSED**

DRAWING SCALE : NOT TO SCALE

DATE : 6/24/2025

DRAWN BY : SCH

CHECKED BY : SCH

07-14-2025

File Number: A-25:082

Address: 1849 Fiddler's Green Rd, Ancaster

Revisions to the tabled application;

Regarding **Variances Requested:**

1. An accessory building shall be permitted to be located within the front yard instead of the requirement that no accessory buildings or structures shall be located within a front yard **with a front yard setback at 17.0m.**
2. A maximum height 7.5 metres shall be permitted for an Accessory Building instead of the maximum required 4.5 metres for all Accessory Buildings. **No changes.**
3. A maximum of 144.0 square metres combined lot coverage of all Accessory Buildings shall be permitted not exceed 45 square metres or 7.5% of the lot area, whichever is the lesser. **No changes.**

Please review this letter and provide a response.

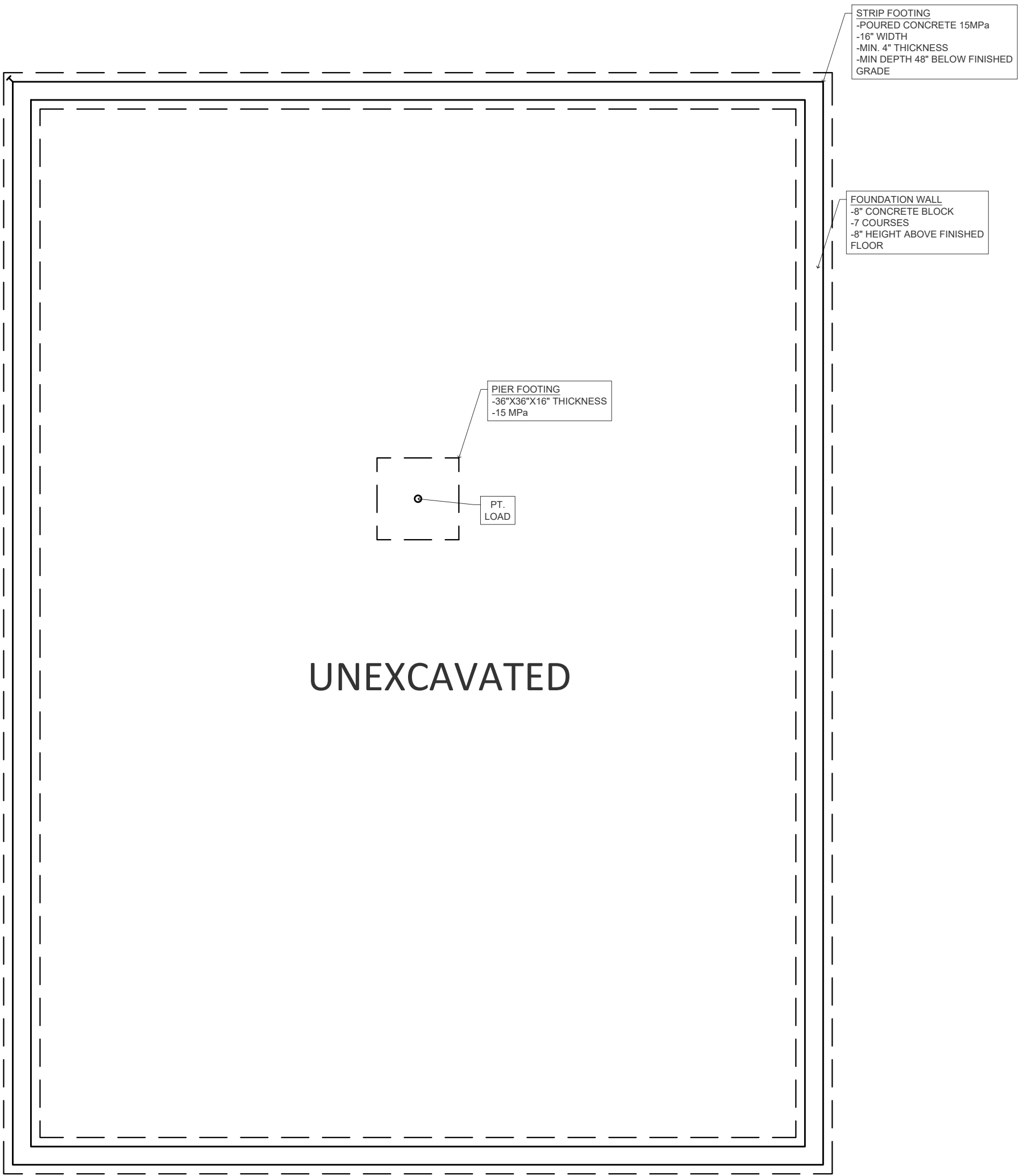
Regards,

Agent

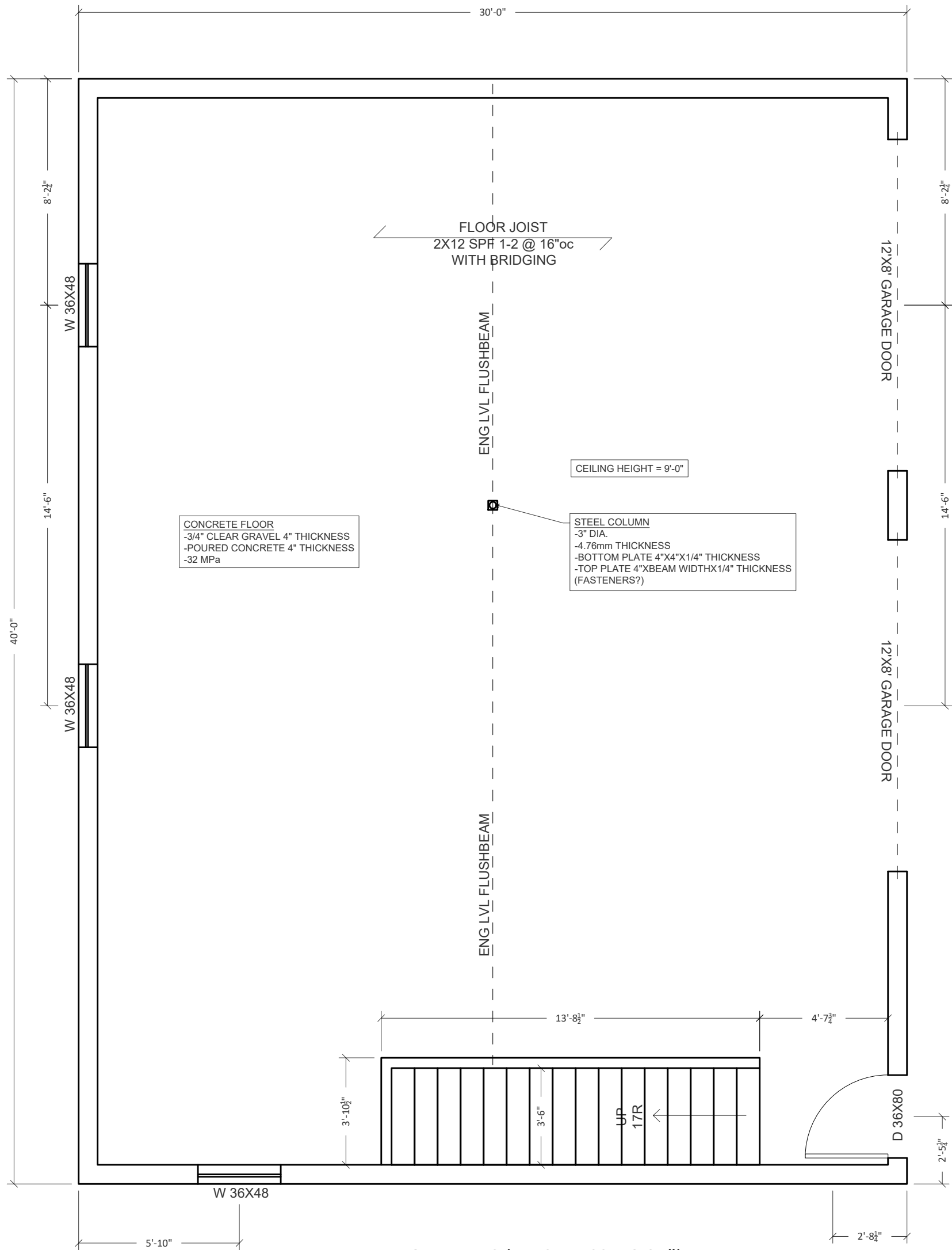
Christian Hollingshead

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

PLAN - FOUNDATION



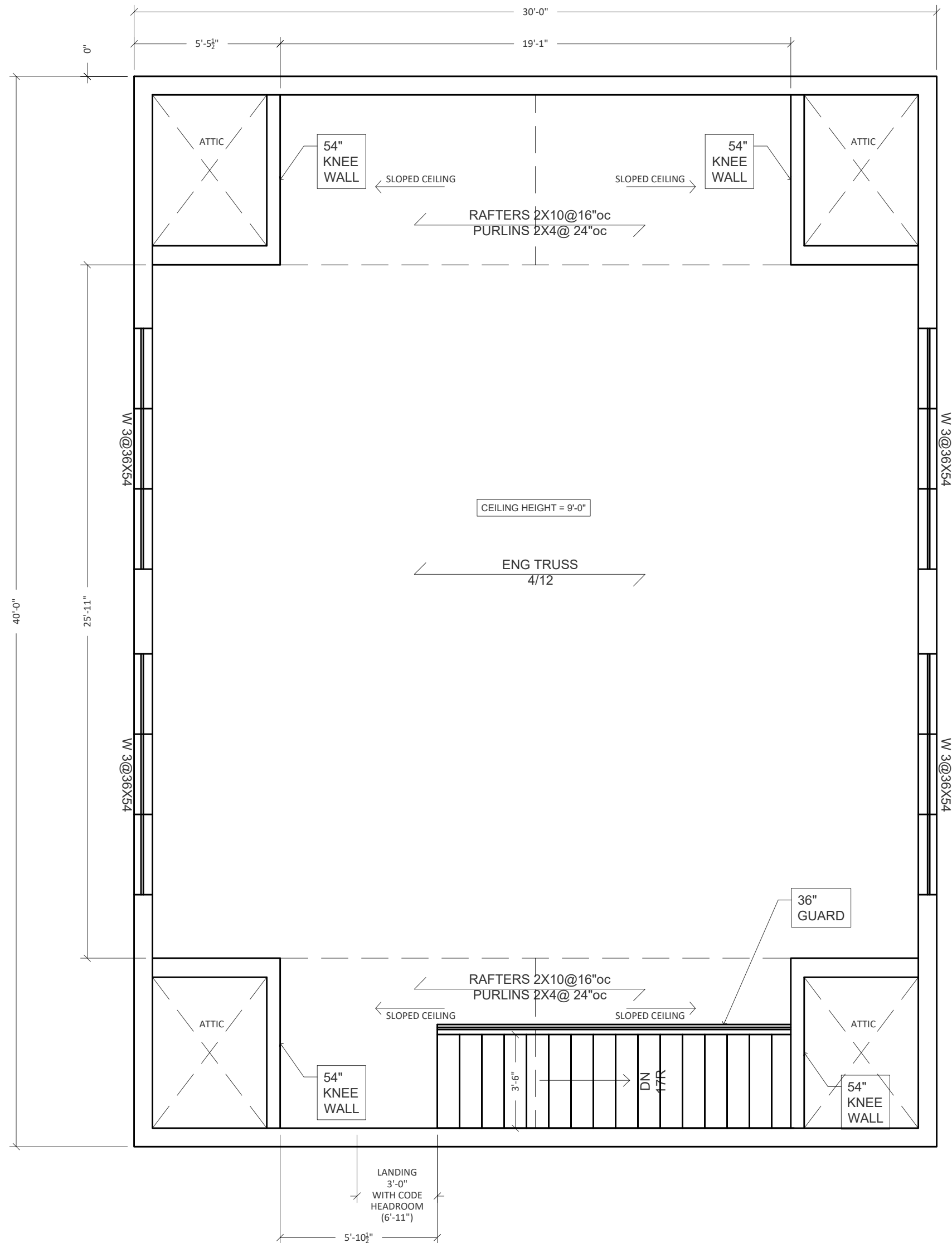
PLAN - GROUND FLOOR



EXTERIOR WALLS (THICKNESS = 8.25")

- COMPOSITE SIDING (1")
- 1X4 SPF STRAPPING @ 24"oc (3/4")
- MOISTURE BARRIER TYVEK
- SHEATHING OSB (7/16")
- 2X6WD STUD @ 16"oc (5.5")
- R22 ROXUL BATT INSULATION
- GYP BD (1/2")

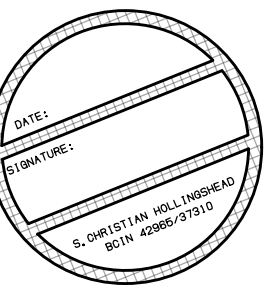
PLAN - SECOND FLOOR



S. CHRISTIAN HOLLINGSHEAD
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L8P 4H8 (905) 975-8765
hollingsheaddesigner@gmail.com

THE DESIGN AND REVIEW FOR THE CONTENTS OF THIS DOCUMENT HAVE BEEN PROVIDED BY THE FOLLOWING:

SEAL:



PROJECT ADDRESS:

1849 FIDDLER'S GREEN RD
ANCASTER, ON
L0R 1W0

NOTES:

DRAWING TITLE:
PROPOSED
ACCESSORY
STRUCTURE
PLAN -
FOUNDATION,
GROUND FLOOR,
SECOND FLOOR

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

DATE : 3/31/2025

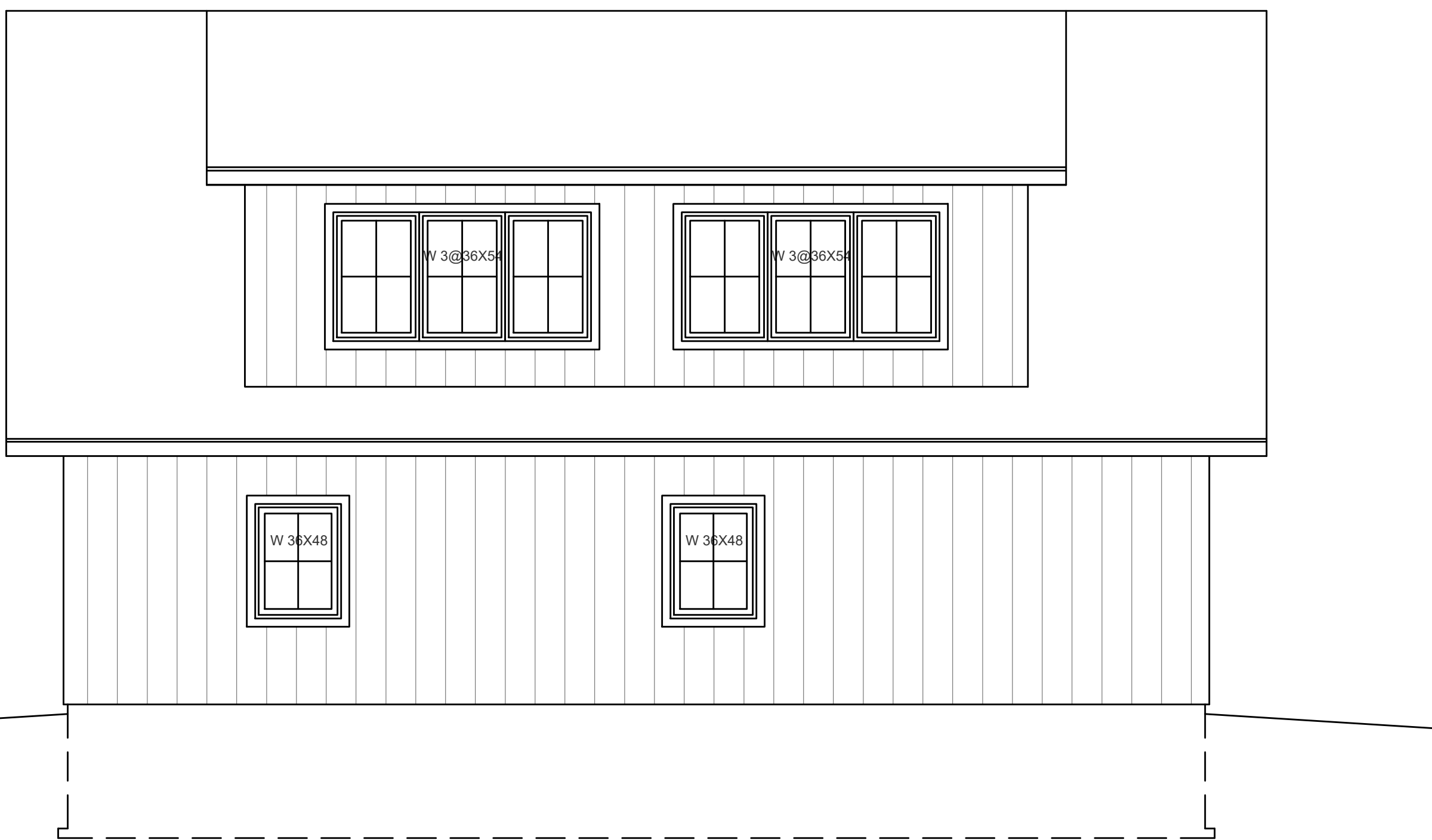
DRAWN BY : SCH

CHECKED BY : SCH

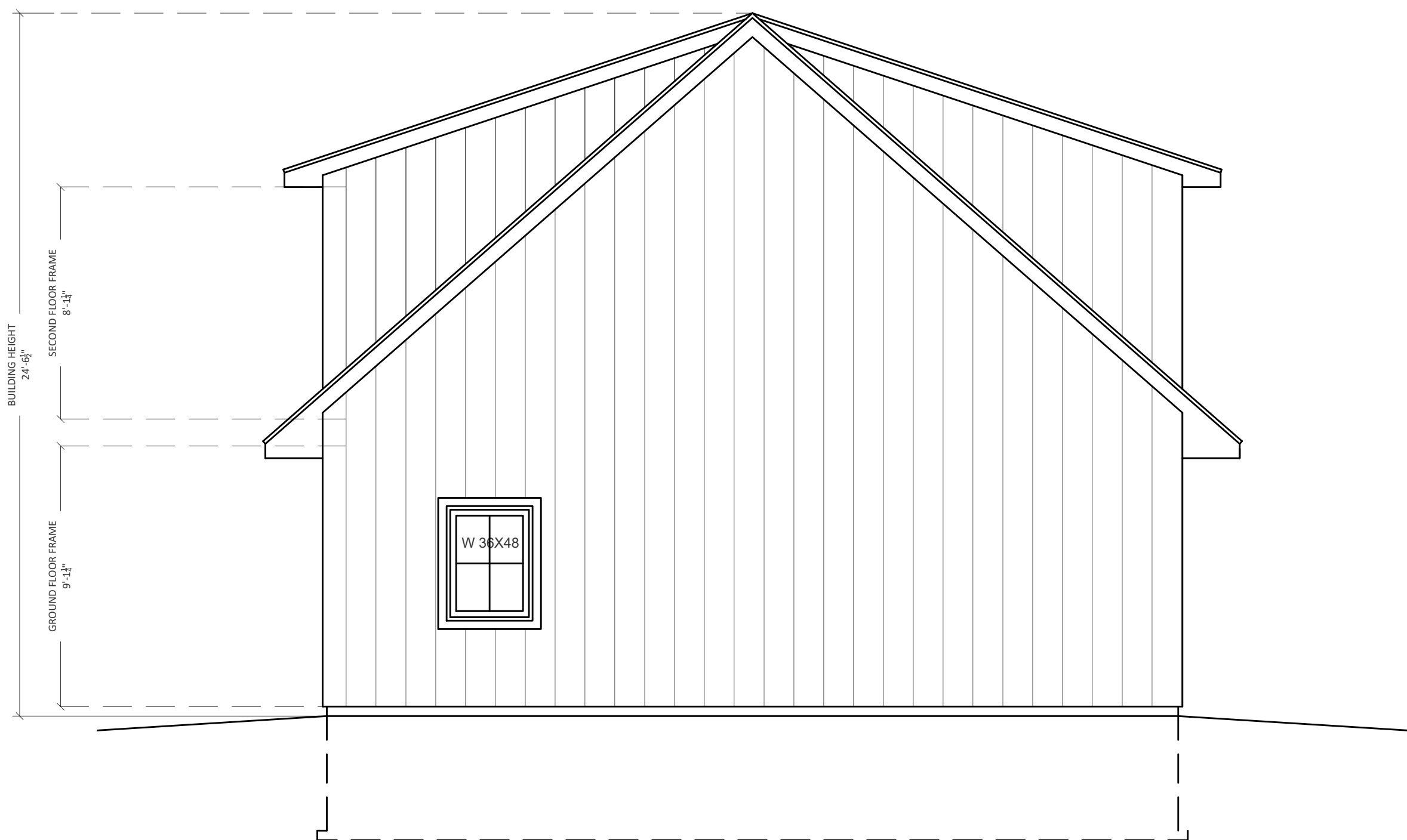
ELEVATION - NORTH



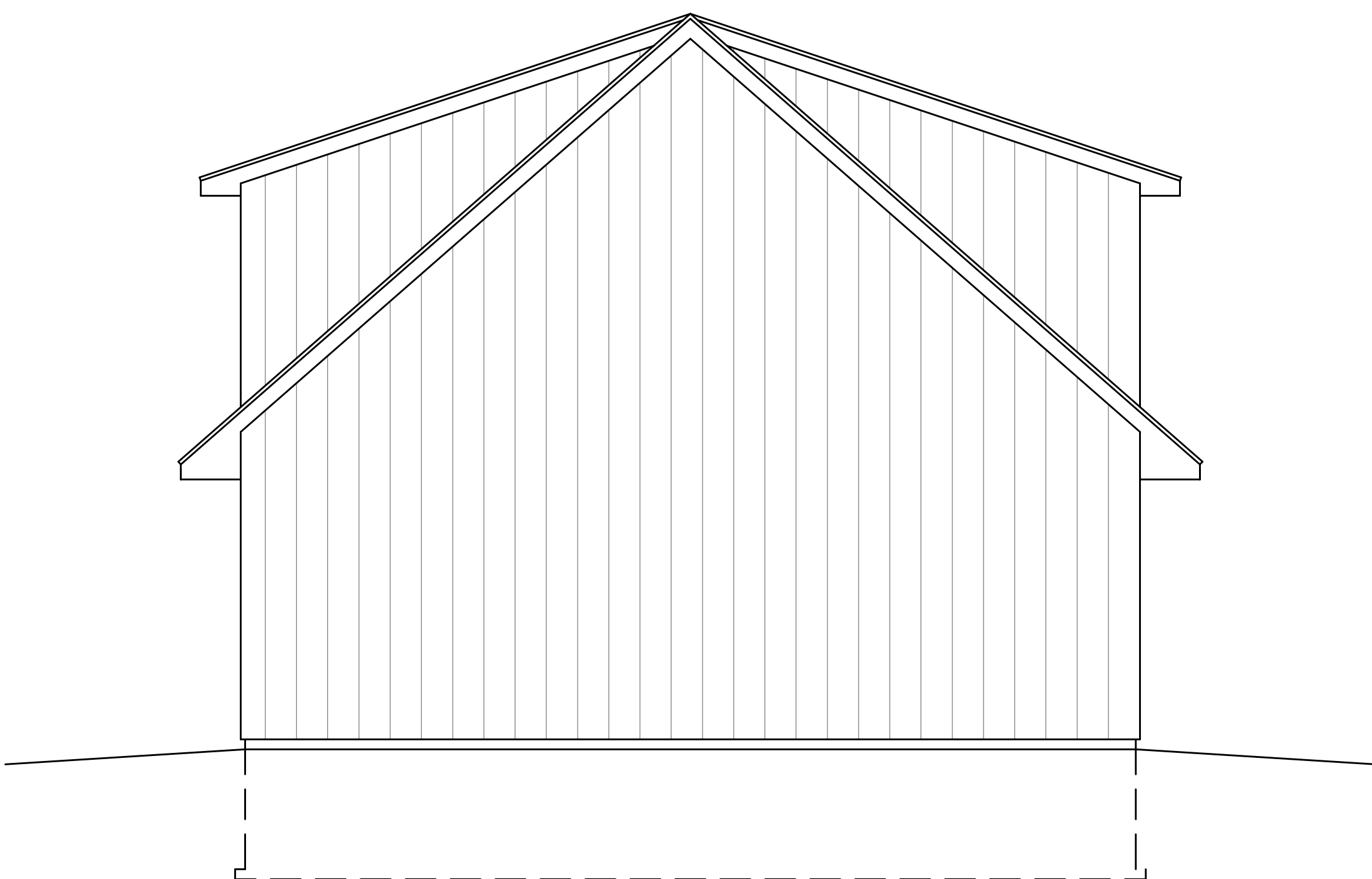
ELEVATION - SOUTH



ELEVATION - EAST



ELEVATION - WEST

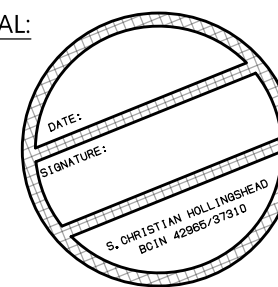


S. CHRISTIAN HOLLINGSHEAD
OBC DESIGNER BCIN 42965/37310
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HAMILTON, ONTARIO
L8P 4H8 (905) 975-8765
hollingsheaddesigner@gmail.com

THE DESIGN AND REVIEW FOR THE CONTENTS OF THIS
DOCUMENT HAVE BEEN PROVIDED BY THE FOLLOWING:

SEAL:



PROJECT ADDRESS:

1849 FIDDLER'S GREEN RD
ANCASTER, ON
L0R 1W0

DRAWING TITLE:

PROPOSED
ACCESSORY
STRUCTURE -
ELEVATIONS

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

DATE : 3/31/2025

DRAWN BY : SCH

CHECKED BY : SCH

S. CHRISTIAN HOLLINGSHEAD

OBC BCIN Designer 42965, Small Buildings, Structural, Plumbing

34 Mount Royal Avenue, Hamilton, ON, L8P 4H8 (905) 975-8765

Email: hollingsheaddesigner@gmail.com

MINOR VARIANCE APPLICATION REPORT:

Date: 06-24-2025
Client: John Morris
Contact #: [REDACTED]
Contact Email: [REDACTED]
Owner:
Project Address: 1849 Fiddler's Green Rd, Ancaster, ON L9G 3L1

1849 Fiddler's Green Rd - Minor Variance Application # A 25.082

The minor variance application seeks relief to allow for an accessory structure in the front yard, additional height and lot coverage.

The zoning offers protection of natural heritage features and is in the jurisdiction of the Grand River Conservation Authority (GRCA).

The zoning allows for new accessory structures for existing developed lots.

Staff have provided a review and comments on the file prior to the committee of adjustment hearing date May 8, 2025.

This document has been provided to support modifications made to the application, addressing concerns raised by staff in the comments package and reflect suggestions provided by staff at a site meeting on June 17, 2025.

Due to the property's location within the Green Belt designated lands and Core Features designation lands, Natural Heritage staff has raised concerns regarding the maintenance of the existing canopy. These concerns were reflected in the comments package.

Natural Heritage staff and Planning staff offered an online meeting to discuss the application. At this meeting a site meeting was determined to be the next best step to assess the application.

At the site meeting, Natural Heritage staff recommended that modifying the location of the proposed accessory structure by 2.0m to the east would preserve the existing canopy. This modification has been presented on the revised site plans and demonstrated in the attached photos.

To address the concerns raised by planning staff regarding the location of proposed accessory structure in the front yard, the following consideration have been made in the application and design.

The subordinate presentation of the proposed accessory structure will be ensured by the following site and structure characteristics.

There is a substantial grove of hardwood trees between the roadway and the proposed location of the accessory structure. This will maintain the prominence of the main dwelling in relation to the accessory structure when accessing the property by obscuring the view of the proposed accessory structure.

The proposed accessory structure is designed as a 1.5 storey structure which will be present as subordinate to the 2 storey main dwelling. Despite the greater maximum peak height of the proposed accessory structure than the maximum peak height of the main dwelling, the soffit height of the accessory structure will be much lower than that soffit of the main dwelling, ensuring a subordinate presentation.

The gross usable floor area of all the accessory structures, including existing and proposed is greater than the allowable area as specified in the zoning. However, the lot coverage of all the accessory structures, including existing and proposed will represent only 2% of total lot coverage.

The proposed location of the accessory structure has received full support from the GRCA. The proposed location of the accessory structure would only encroach more towards the restricted wetland area if the proposed location were in the side or rear yards.

PHOTOS:

PHOTO "A"

Depicts the property from the roadway facing west. Note the main dwelling in the centre of frame, utilities in the north front and side yard and the location for the proposed accessory structure in the south front and side yard.

Existing utilities are mostly located in the north front and side yards, including electrical main service above ground wiring and poles, a propane tank and gas-powered backup generator. There is also an existing shed (8' x 10') in this area. These features restrict the potential for locating an accessory structure in the north side yard.

The location of the proposed accessory structure will be mostly shielded from the roadway view by the grove of hardwood trees directly between the roadway and the proposed location. Thus, maintaining the prominence of the main dwelling and keeping the accessory structure subordinate to the main dwelling.

PHOTO "B"

Depicts the main dwelling from the front yard. Note that the main dwelling is a 2 storey structure with soffit heights at approximately 17'-3" and 14'-6" above grade. The maximum roof peak height is approximately 6.7m. Grade will be essentially the same at both the main dwelling and the proposed accessory structure.

The proposed accessory structure is designed as a 1.5 storey structure with a maximum roof peak of 7.5m. The proposed soffit height of the accessory structure is 9'-0" above grade.

The proposed accessory structure will be slightly higher at peak height than the main dwelling, however the presentation of the accessory structure will maintain a subordinate stature to the 2 storey main dwelling due to the 1.5 storey design and much lower soffit height.

PHOTO "C"

Depicts the proposed location of the accessory structure relative to the main dwelling facing south from the north side yard.

Note the lowest soffit height of the main dwelling. This will be approximately the same height as the soffit of the proposed accessory structure.

PHOTO "D"

Depicts the proposed location for the accessory structure.

The proposed location of the accessory structure has been modified from the original application following consultation with planning staff and natural heritage staff to address concerns in the staff comments in the first review of the application.

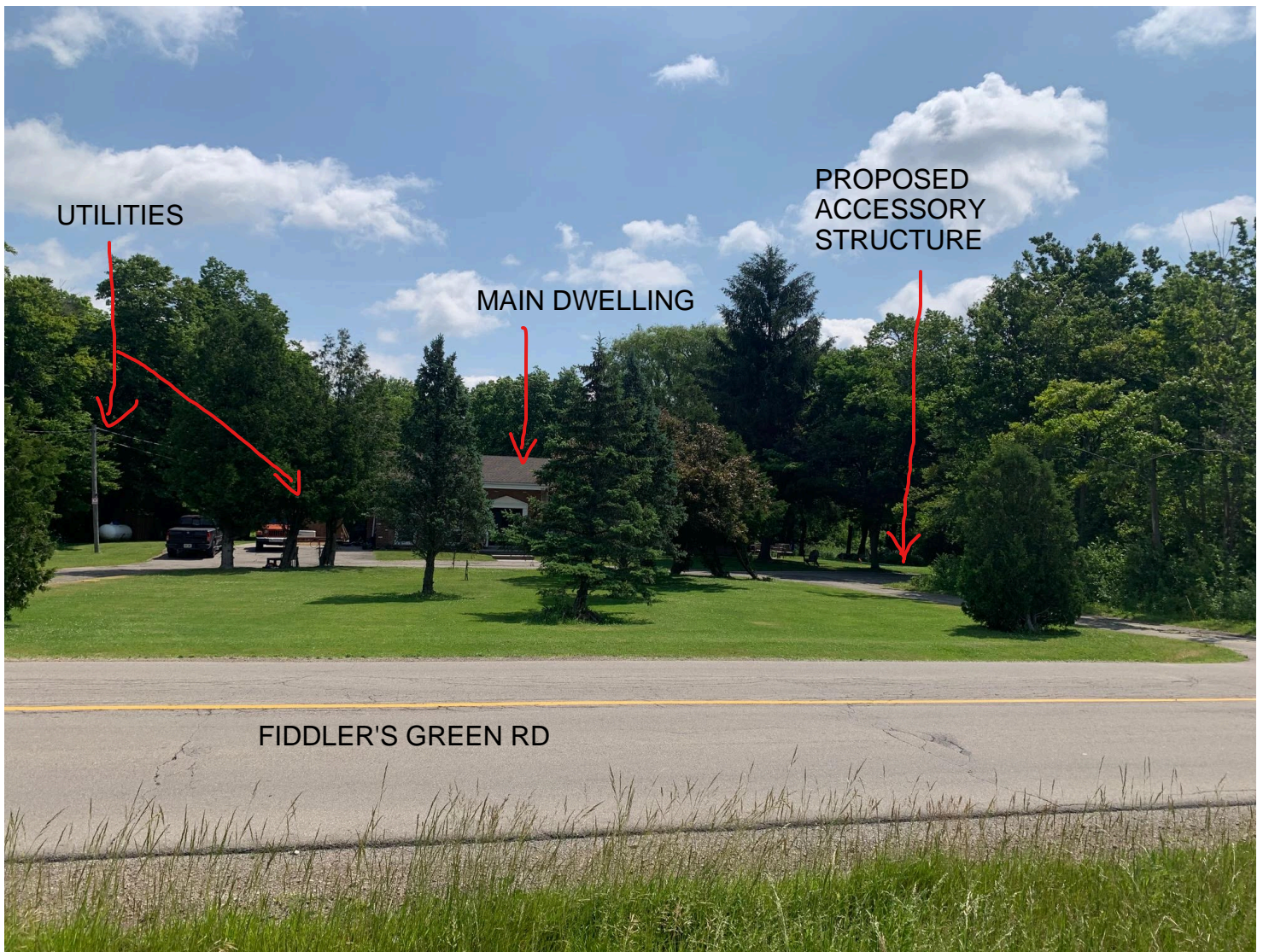
Natural heritage staff offered suggestions to maintain the natural character of the property, specifically to maintain the existing trees. Staff suggested that relocating the proposed accessory structure to the east (towards the rear of the property) by approximately 2.0m would improve the maintenance of the existing trees and vegetation. The modified location will not affect the presentation of the accessory structure relative the main dwelling, keeping a subordinate appearance.

As per the photo, note that the proposed location of the accessory structure is currently nonnative species lawn, not a natural native landscape.

Sincerely,

S. Christian Hollingshead
BCIN 42965
SMALL BUILDINGS
STRUCTURAL

PHOTO "A"



SITE PLAN LOCATION: A

VIEW:
FROM WEST SIDE OF THE ROADWAY FACING EAST

CONTENT:
MAIN DWELLING IN LEFT FRAME, PROPOSED ACCESSORY STRUCTURE LOCATION,
UTILITIES IN NORTH SIDE YARD

PHOTO "B"



SITE PLAN LOCATION: B

VIEW:
FROM THE FRONT YARD FACING EAST

CONTENT:
MAIN DWELLING, SINGLE FAMILY, 2 STOREY

PHOTO "C"



SITE PLAN LOCATION: C

VIEW:
FROM THE NORTH SIDE YARD FACING SOUTH

CONTENT:
MAIN DWELLING IN LEFT FRAME, PROPOSED ACCESSORY STRUCTURE LOCATION



SITE PLAN LOCATION: D

VIEW:
FACING SOUTH

CONTENT:
LOCATION OF PROPOSED ACCESSORY STRUCTURE - MODIFIED LOCATION



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

May 5, 2025

via email

GRCA File: A-25-082 – 1849 Fiddler's Green Road

Justin Leung
City of Hamilton
City Hall, 5th floor
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Mr. Leung,

Re: Application for Minor Variance A-25:082

1849 Fiddler's Green Road, City of Hamilton

Owner: Lauren Morris, John Morris, Kathy Morris, Darren Vivian

Agent: Christian Hollingshead

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted minor variance application.

Recommendation

The GRCA has no objection to the proposed minor variance application.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains a wetland and the regulated allowance adjacent to the wetland. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The minor variance application requests increased height and lot coverage to facilitate construction of an accessory building within the front yard. GRCA staff have reviewed the circulated plans and we have no concerns with the location of the proposed accessory building. As such, the GRCA has no objection to the proposed minor variance application.

The proposed accessory building in the circulated plans will not require a GRCA permit under Ontario Regulation 41/24.

Consistent with GRCA's approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Lauren Morris, John Morris, Kathy Morris, Darren Vivian c/o John Morris (via email)
Christian Hollingshead (via email)



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
 - Engineered
 - Estimated
 - Approximate
 - Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)**
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

Copyright Grand River Conservation Authority, 2025.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:1,472

NAD83 UTM zone 17 (EPSG:26917)



1849 Fiddler's Green Road

Proposed Accessory Building



S. Christian Hollingshead

1849 FIDDLER'S GREEN RD - Permit Application Pre Consultation

Angela Wang

Wed, Mar 26, 2025 at 12:06 PM

Hi Christian,

Based on my review, I don't have any issues with the proposed accessory structure. As the proposed accessory structure is outside of the regulated area, a GRCA permit is not required. We will be closing the permit file on our end.

Please let me know if your plans change, or if any activity is proposed within 30 metres of the wetland.

Thanks,

Angela Wang

Resource Planner

Grand River Conservation Authority

400 Clyde Rd

Cambridge, ON N1R 5W6

Office: 519-621-2763 ext. 2270

Email: awang@grandriver.ca

www.grandriver.ca | Connect with us on social media

[Quoted text hidden]



GRCA Map - 1849 Fiddler's Green Rd.pdf

1272K



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)	JOHN MORRIS; KATHY MC	
Applicant(s)	JOHN MORRIS	
Agent or Solicitor	CHRISTIAN HOLLINGSHEAD	

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	1849 FIDDLER'S GREEN RD		
Assessment Roll Number	140420628000000		
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:

Relief from 05-200 4.8 (b), to allow for an accessory structure in the front yard.
Relief from 05-200 4.8 (g), to allow for an accessory structure of a height of 7.5m
Relief from 05-200 4.8.1.1 (a), to allow for an accessory structure with a footprint of 115m². (gross floor area of 225m²) in addition to the existing accessory structures of

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

The existing structures, utilities and sewage treatment system will not allow access to or area for a new accessory structure in the rear yard.

The maximum size and height will not be sufficient for the intended use (garage, hobby

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
91.5 m	147 m	0.67 ha	20 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
SINGLE FAMILY DWELLING	30.0m	N/A	18.6m / 24.8m	
SHED	36.4m	N/A	11.6m / 44.1m	
SHED	48.4m	N/A	40.7m / 10.9m	
POOL	42.6m	N/A	29.9m / 20.7m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
ACCESSORY STRUCTURE (GARAGE)	17m	N/A	43.5m / 17.5m	

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 FAMILY DWELLING	175m ²	350m ²	2	6.7m
SHED	7.5m ²	7.5m ²	1	3.7m
SHED	24.2m	24.2m	1	4.6m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
ACCESSORY STRUCTURE (GARAGE)	111m ²	225m ²	1.5	7.5m

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)

none

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 FAMILY DWELLING

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

SEPTEMBER 13, 2024

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

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

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

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

Rural Hamilton Official Plan designation (if applicable): AGRICULTURE

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

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

D 1.4; THE LOCATION OF THE PROPOSED ACCESSORY STRUCTURE IS NOT CURRENTLY USED FOR AGRICULTURE

7.6 What is the existing zoning of the subject land? P6 - CONSERVATION/HAZARD LANDS

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: P6 - CONSERVATION/HAZARD LANDS RURAL

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
- ☒ 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

GRCA approval
