

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-25:127	SUBJECT PROPERTY:	3 Camelot Drive, Hamilton
ZONE:	R1 (Low Density Residential)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Lee Mackie and Nancy Garas
Agent: Lucas Herrera

The following variances are requested:

1. A minimum Rear Yard Setback of 1.4 metres shall be provided instead of the minimum required Rear Yard Setback of 7.5 metres.

PURPOSE & EFFECT: To permit a one (1) storey addition in the Rear Yard of an Existing Single Detached Dwelling.

Notes:

- i. Please note that with reference to a Corner Lot, the Front Lot Line shall mean the shorter of the Lot Lines abutting the street. Therefore, for the purpose of the subject lot, the Front Lot Line is the Lot Line abutting Bellingham Drive and the Rear Lot Line is the Lot Line farthest and opposite from the Front Lot Line.

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:	12:30 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
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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

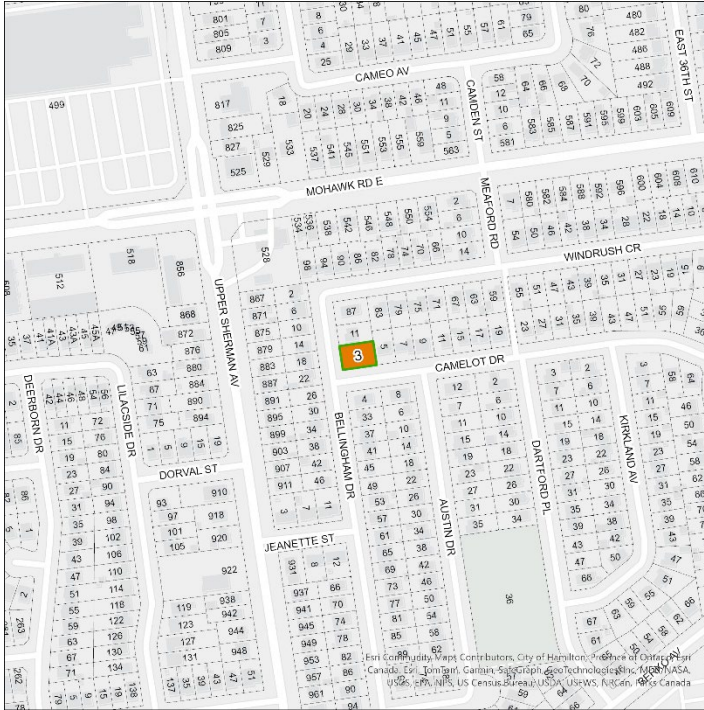
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 12, 2025

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-25:127, 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: 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.

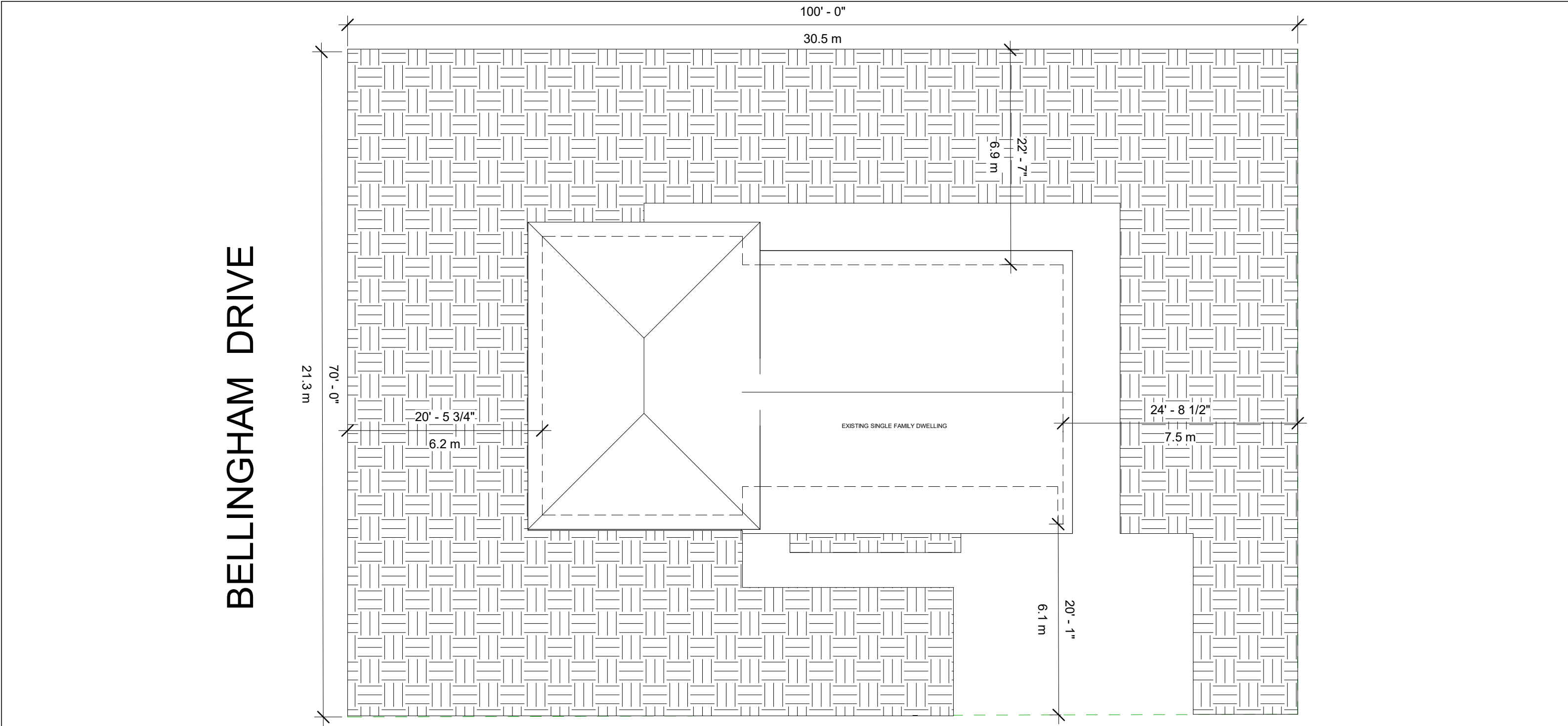
In-Person Presentations:

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.



EXISTING SITE PLAN

1" = 10'-0"



DENALI
HOME DESIGN

THESE DOCUMENTS ARE NOT TO BE SCALED.

THE DESIGN AND DOCUMENTS REMAIN THE PROPERTY OF THE DENALI HOME DESIGN AND ARE PROTECTED BY LAW. ALL DRAWINGS ARE PROTECTED UNDER COPYRIGHT AND UNDER CONTRACT. THEY MAY NOT BE ALTERED WITHOUT THEIR EXPRESSED WRITTEN CONSENT.

CONTRACTOR TO SITE VERYIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO DENALI HOME DESIGN BEFORE COMMENCING WITH THAT RELATED PORTION OF WORK.

ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR ANY CONSTRUCTION OR BUILDING PERMIT APPLICATION.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE & ALL APPLICABLE ONTARIO REGULATIONS & LAW.

MACKIE
ADDITION

SITE PLAN		SP1.0
Project number	25-011	
Date	JULY 21 2025	
Drawn by	LH	
Checked by	LH	
Scale 1" = 10'-0"		



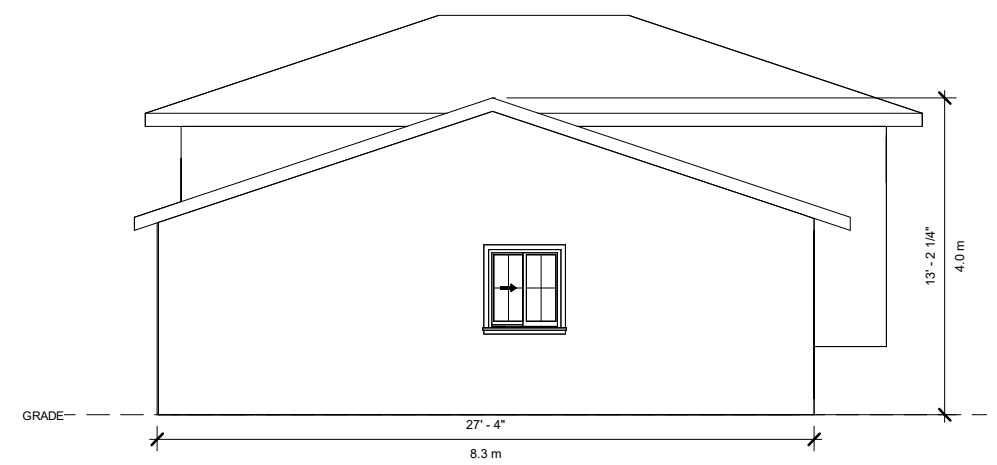
WEST

1/8" = 1'-0"



EAST

1/8" = 1'-0"



SOUTH

1/8" = 1'-0"



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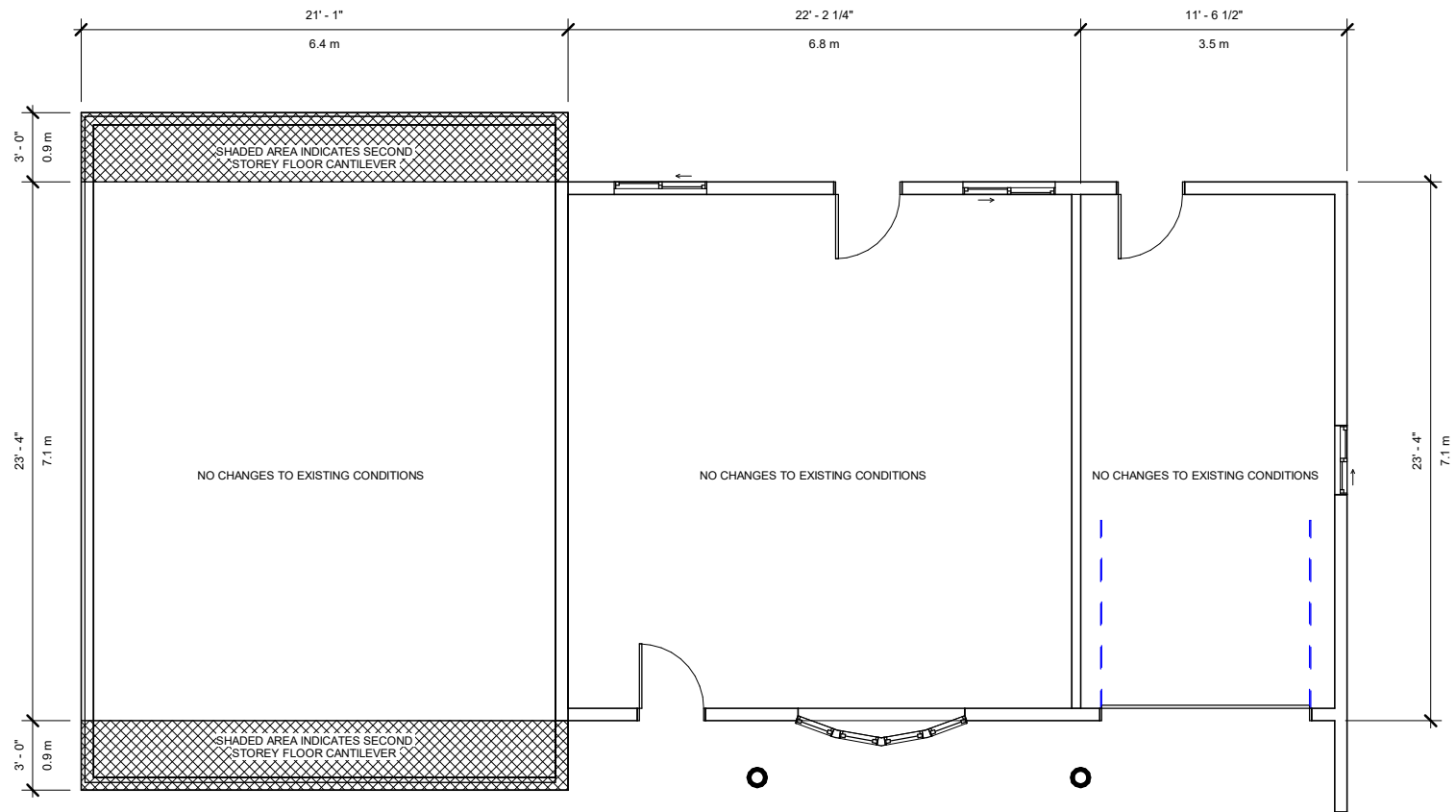
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EXISTING		A 1.0
Project number	25-011	
Date	JULY 21 2025	
Drawn by	LH	
Checked by	LH	Scale 1/8" = 1'-0"



LEVEL 1

1/8" = 1'-0"



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EXISTING

Project number 25-011

Date JULY 21 2025

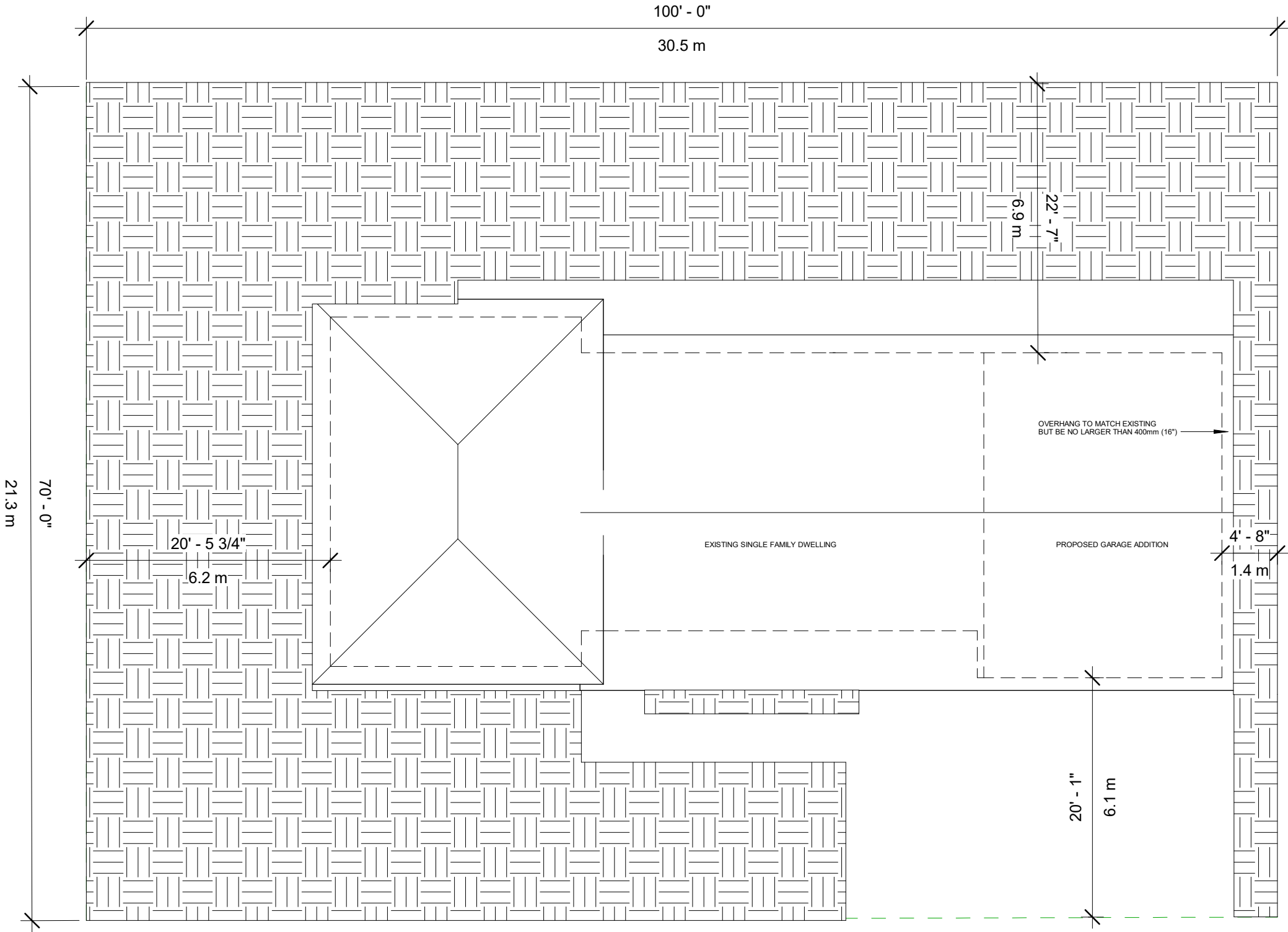
Drawn by LH

Checked by LH

A 1.1

Scale 1/8" = 1'-0"

BELLINGHAM DRIVE



PROPOSED SITE PLAN

CAMELOT DRIVE

1" = 10'-0"



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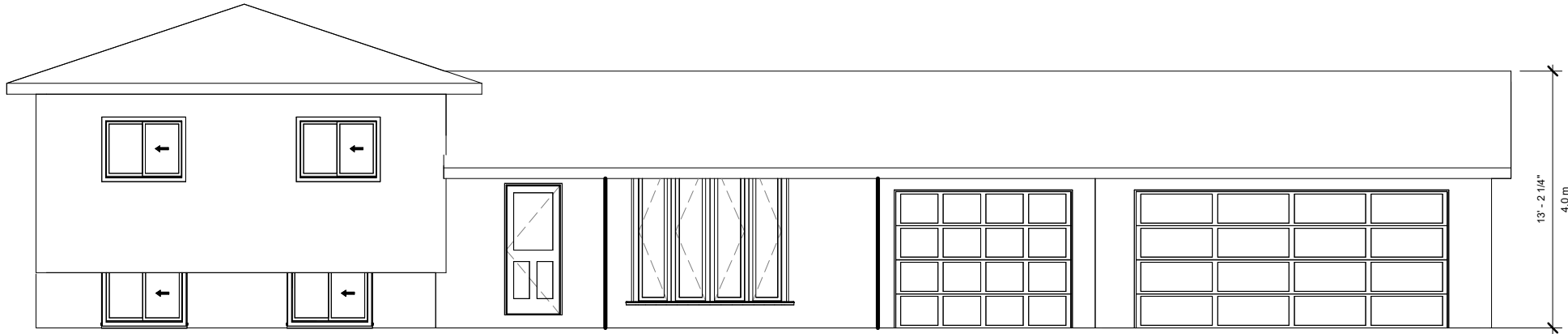
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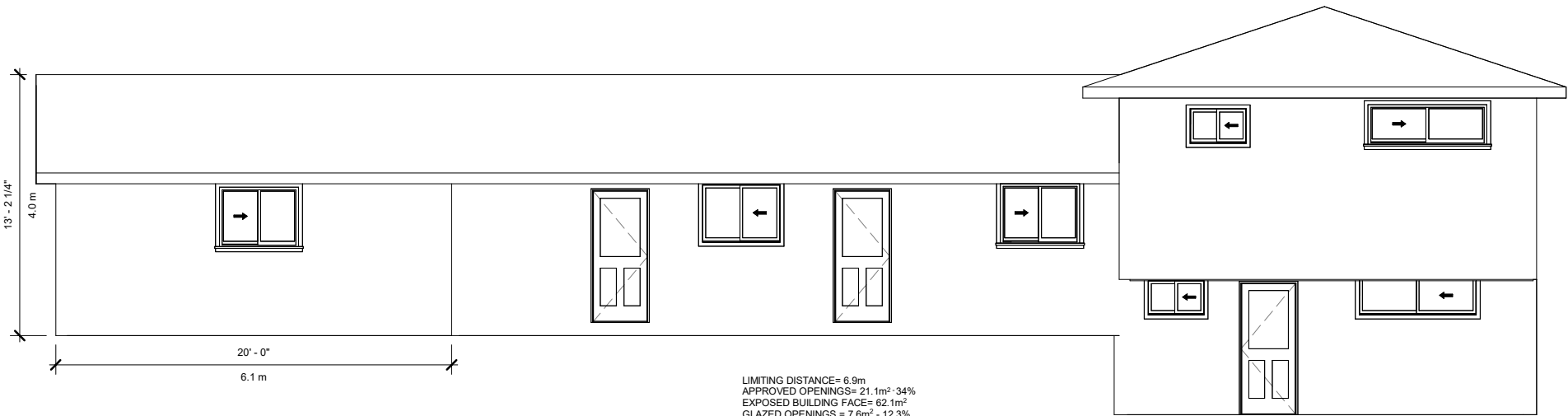
SITE PLAN		SP2.0
Project number	25-011	
Date	JULY 21 2025	
Drawn by	LH	
Checked by	LH	Scale 1" = 10'-0"



NO CHANGES TO GLAZED OPENINGS

PROPOSED WEST

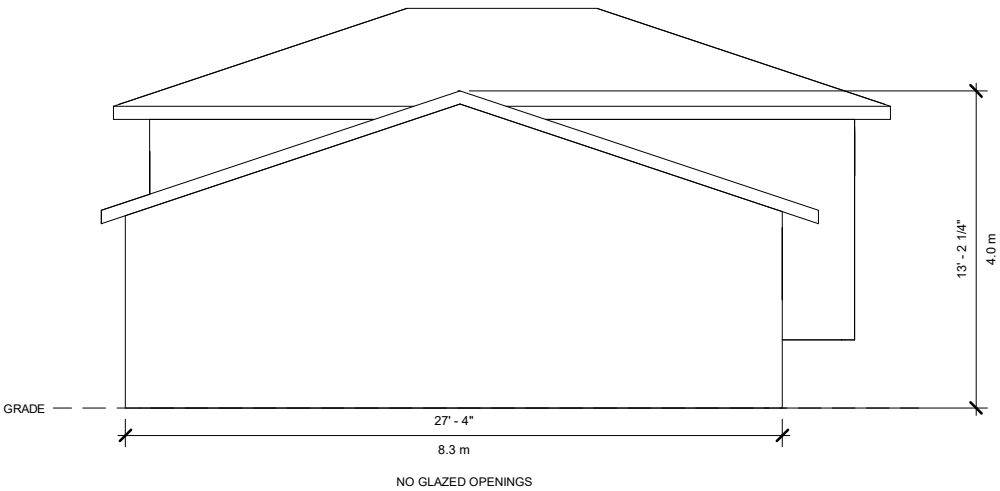
1/8" = 1'-0"



LIMITING DISTANCE= 6.9m
APPROVED OPENINGS= 21.1m² - 34%
EXPOSED BUILDING FACE= 62.1m²
GLAZED OPENINGS = 7.6m² - 12.3%

PROPOSED EAST

1/8" = 1'-0"



PROPOSED SOUTH

1/8" = 1'-0"



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PROPOSED

Project number 25-011

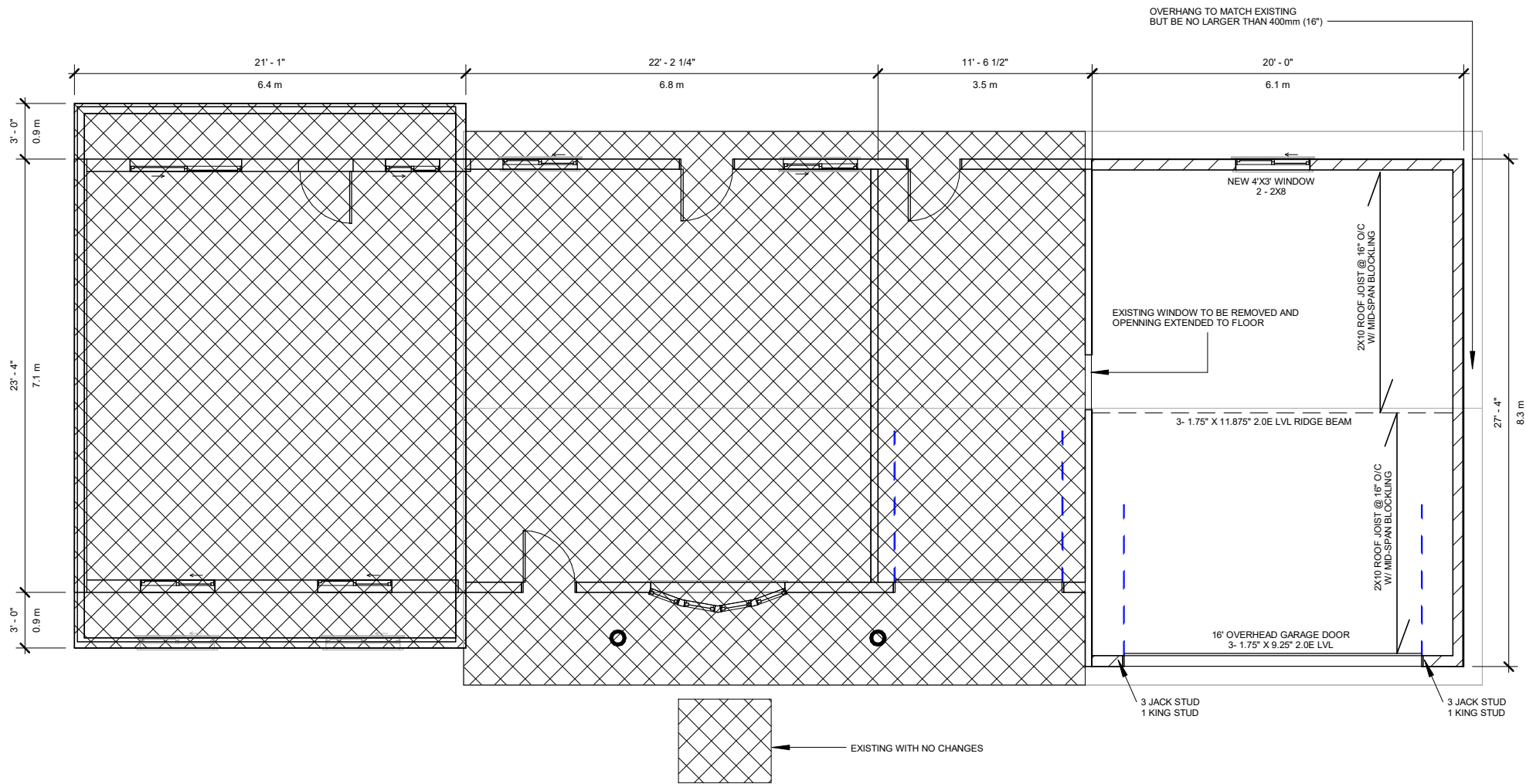
Date JULY 21 2025

Drawn by LH

Checked by LH

A 2.0

Scale 1/8" = 1'-0"



PROPOSED LEVEL 1

1/8" = 1'-0"



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ADDITION

PROPOSED

Project number 25-011

Date JULY 21 2025

Drawn by Author

Checked by Checker

A 2.1

Scale 1/8" = 1'-0"

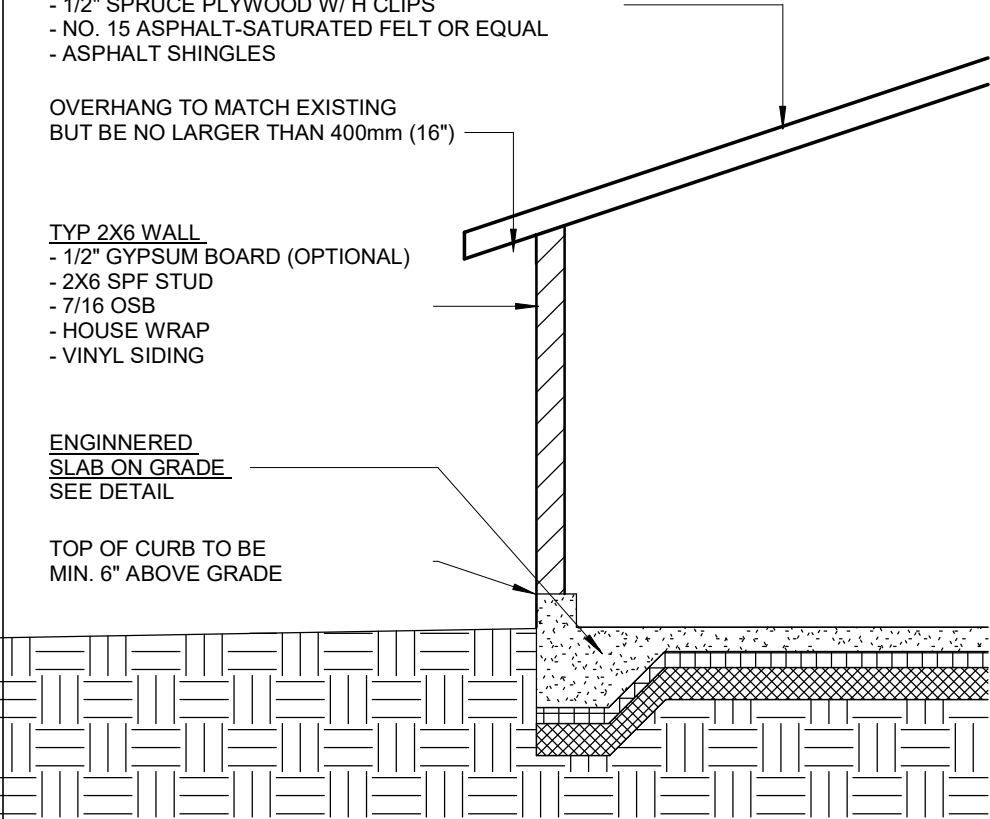
- TYP ROOF
- 2X10 ROOF JOIST @ 16" O/C W/ MID SPAN BLOCKING
 - 1/2" SPRUCE PLYWOOD W/ H CLIPS
 - NO. 15 ASPHALT-SATURATED FELT OR EQUAL
 - ASPHALT SHINGLES

OVERHANG TO MATCH EXISTING
BUT BE NO LARGER THAN 400mm (16")

- TYP 2X6 WALL
- 1/2" GYPSUM BOARD (OPTIONAL)
 - 2X6 SPF STUD
 - 7/16 OSB
 - HOUSE WRAP
 - VINYL SIDING

ENGINNERED
SLAB ON GRADE
SEE DETAIL

TOP OF CURB TO BE
MIN. 6" ABOVE GRADE



TYP. CROSS SECTION

1/4" = 1'-0"

BOTH DETAILS PROVIDED FOR SLAB W/ CMU CURB OR POURED
CONCRETE CURB TO ALLOW HOMEOWNER/ CONTRACTOR
TO HAVE FINAL DECISION ON SITE AT TIME OF CONSTRUCTION

- 6"x6" WELDED WIRE MAT
TIED TO REBAR CAGE
- 1/2" ANCHOR BOLT
MAX EVERY 6'
MIN 4" INTO FOUNDATION

8" CMU BLOCK FILLED SOLID

15M REBAR EVERY SECOND
BLOCK TIED INTO REBAR CAGE

- 15M REBAR CAGE 16" O/C
- 15M REBAR
- 4" RIDIGD INSULATION
- 6" COMPACT 3/4" CRUSH GRAVEL

TYP. SLAB ON GRADE W/ CMU CURB

1/2" = 1'-0"

- 6"x6" WELDED WIRE MAT
TIED TO REBAR CAGE
- 1/2" WEDGE ANCHOR
MAX EVERY 6' IN SILL PLATE
MIN 4" INTO FOUNDATION

8" CONCRETE CURB

15M REBAR

15M REBAR CAGE 16" O/C

- 4" RIDIGD INSULATION
- 6" COMPACT 3/4" CRUSH GRAVEL

TYP. SLAB ON GRADE

1/2" = 1'-0"



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MACKIE
ADDITION

PROPOSED

Project number 25-011

Date JULY 21 2025

Drawn by Author

Checked by Checker

A 2.2

Scale As indicated



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)	Lee Mackie & Nancy Garas	
Applicant(s)	Lee Mackie	
Agent or Solicitor	Lucas Herrera Denali Home Design lucas@denalihomedesign.ca	

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

☐ Cheque

☐ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	3 CAMELOT DRIVE HAMILTON		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	Lot 196	Concession	
Registered Plan Number	1350	Lot(s)	196
Reference Plan Number (s)	1350	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:

Proposed 50.5 m² garage addition to the existing single detached dwelling reducing the rear yard setback from 7.5m to 1.4m.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

05-200 requires a rear yard setback of 7.5m in an R1 Zone.

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
21.3m	30.5m	649.65m ²	8m

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
SINGEL DETACHED DWELLING	6.2m	7.5m	6.1m & 6.9m	12/20/1967

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SINGEL DETACHED DWELLING	6.2m	1.4m	6.1m & 6.9m	09/01/2025

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
SINGEL DETACHED DWELLING	70.2 m2	135.7 m2	1.5	Lower roof 4.0m Upper roof 5.1m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SINGLE DETACHED DWELLING	120.7m2	135.7 m2	1.5	Lower roof 4.0m Upper roof 5.1m

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

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
- April 30th 2025
- 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:
- 58 years
- 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: N/A

Urban Hamilton Official Plan designation (if applicable) E-1

Please provide an explanation of how the application conforms with the Official Plan.
The construction will be compatible with current community character and function.

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

- 7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

☐ Yes

☒ No

If yes, please provide the file number: _____

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):

Seeking relief of requirement for a 7.5m rear yard setback in the R1 Zone under By-law 05-200 to allow the construction of the proposed 50.5 m2 garage addition to the single detached dwelling.

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
