

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-25:119	SUBJECT PROPERTY:	65 Mohawk Road East, Hamilton
ZONE:	R1 (Low Density Residential Zone)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: 2713129 Ontario Ltd/ c/o Jessica Tran
Agent: A.J Clarke and Associates Ltd.

The following variances are requested:

Lot A ("Lot to be Severed"):

- 1.A minimum lot width of 8.5 metres shall be permitted instead of the minimum required 12.0 metres.
- 2.A minimum 0.0 metre side yard (easterly) setback shall be permitted instead of the minimum required 1.2 metres.

Lot B ("Lot to be Retained"):

- 1.A minimum lot width of 8.5 metres shall be permitted instead of the minimum required 12.0 metres.

PURPOSE & EFFECT: To create two (2) new lots, each with a future Single Detached Dwelling.

Notes:

- i. These variances are necessary to facilitate a proposed consent application in the future.
- ii. The appropriate agreement(s) shall be in place for the proposed Easement between Lot A (the "Lot to be Severed") and Lot B (the "Lot to be Retained").
- iii. The submitted Minor Variance Sketch indicates a lot width of 9.75 metres for Lot B (the "Lot to

be Retained / Easterly Lot”). However, as per the applicant’s request, a reduced lot width of 8.5 metres is being sought instead of the minimum required 12.0 metres.

- iv. Each proposed lot shall provide landscaping in accordance with Section 4.35 (Landscaping Requirements) of Hamilton Zoning By-law 05-200. Insufficient information has been provided at this time. Further variances will be required if zoning compliance cannot be achieved.
- v. Please be advised that insufficient information was provided to determine zoning compliance with Section 4.6 (Permitted Yard Encroachments) of Hamilton Zoning By-law 05-200. Further variances will be required if zoning compliance cannot be achieved.
- vi. Please be advised that details of parking conditions have not been provided. The applicant shall ensure that the proposed parking conditions complies with Section 5 of Hamilton Zoning By-law 05-200 (Parking Regulations). Further variances will be required if Zoning compliance cannot be achieved.
- vii. Please be advised that the Electric Vehicle Parking Requirements are under appeal and are not covered under Section 1.12 of the “Transitional Provisions” of Hamilton Zoning By-law 05-200. At present, a review of the Electric Parking requirements has not been included. If the remaining portions of By-law 24-052 become final before the issuance of a building permit, the Electric Vehicle Parking requirements may be applicable upon review of such building permit.

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:	1:35 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

A-25:119

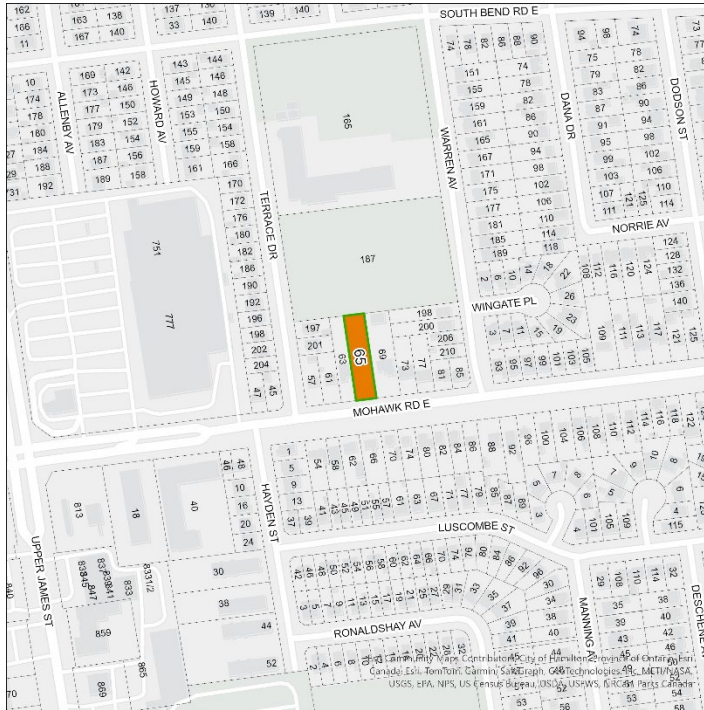
received no later than noon August 12, 2025

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-25:119, 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.

"P1" ZONING - NEIGHBOURHOOD PARK

PIN 17023 - 0154 (LT)

PART 1 PLAN 62R-3521
SUBJECT TO AN EASEMENT AS IN CD67921

"R-1"
LOW
LOT

DENSITY

ZONING
RESIDENTIAL
14

(A) PROPOSED SEVERANCE
AREA = 649.80m²
(B) REMAINING LANDS
OF APPLICANT
AREA = 743.50m²

CONCESSION

PIN 17023-0165 (LT)
(INST. No CD19342)

PIN 17023-0164 (LT)
(INST. No VM193361)

PIN 17023-0163 (LT)
(INST. No AB13942)

ONE STOREY
BRICK
DWELLING
No 63

1.45

21.48

GEOGRAPHIC

TOWNSHIP

OF BARTON

PART 1

PART 2

PART 3

FACE OF PROPOSED
DWELLING ONLINE

PROPOSED EASEMENT

GARAGE
BUILDING TO BE REMOVED

ONE STOREY
ALUMINUM SIDED
DWELLING
No 65

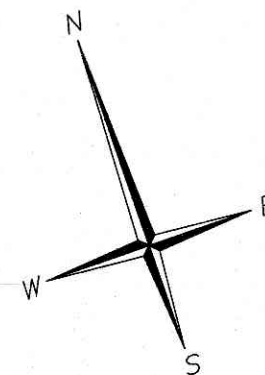
GARAGE

CONG. BLOCK
STAIRWELL

ONE STOREY
BRICK
DWELLING
No 69

MOHAWK ROAD EAST

(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6)
PIN 17023-0177 (LT)



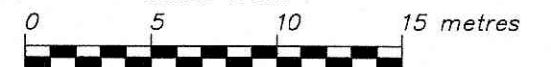
KEY PLAN

NOT TO SCALE



SKETCH TO ACCOMPANY AN
APPLICATION FOR CONSENT
65 MOHAWK ROAD EAST
CITY OF HAMILTON

SCALE 1:300



THE ABOVE NOTED LANDS ARE LEGALLY DESCRIBED:
PART OF LOT 14, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF BARTON

METRIC:

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

NOTE:

THIS SKETCH IS COMPILED FROM PLANS AND RECORDS
ON FILE IN THIS OFFICE AND IS NOT BASED ON AN
ACTUAL FIELD SURVEY.

THIS SKETCH IS PREPARED TO ACCOMPANY AN APPLICATION
TO THE COMMITTEE OF ADJUSTMENT SEEKING CONSENT FOR
SEVERANCE, FOR AN EASEMENT & FOR MINOR VARIANCES
TO THE EXISTING ZONING AND IS NOT INTENDED FOR
REGISTRATION.

CAUTION:

THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE
USED FOR TRANSACTION OR MORTGAGE PURPOSES.

CONSENT SCHEDULE:

PART 1 - LANDS TO BE SEVERED AREA = 649.80m²
PART 2 & 3 - LANDS TO BE RETAINED AREA = 743.50m²
PART 3 - PROPOSED SIDE YARD MAINTENANCE EASEMENT
IN FAVOUR OF PART 1 LANDS



JUNE 17, 2025
DATE



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

DRAWN BY:
MW

CHECKED BY:
NPM

PROJECT No.
258054D

INDEX No.
E-19002

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A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS

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

June 17, 2025

Attn: Mr. Justin Leung
Secretary Treasurer, Committee of Adjustment (email: Justin.Leung@hamilton.ca)

Re: **65 Mohawk Road East, Hamilton**
Minor Variance Application Submission

Dear Mr. Leung:

A.J. Clarke and Associates Ltd. has been retained by 2713129 Ontario Ltd., c/o Jessica Tran and John Rubino for the purposes of submitting the enclosed Minor Variance Application for the subject lands, municipally known as 65 Mohawk Road East, in the City of Hamilton. The purpose of this analysis is in support of the Minor Variance Application for the subject lands. The proposed redevelopment is to replace a single-detached building with two (2) single-detached dwellings.

Below is a summary of the materials submitted to your attention:

- One (1) digital copy of the required filled and executed Application for Minor Variance Application Form;
- One (1) digital copy of a cheque in the amount of \$4,115.00, representing the required application fee;
- One (1) digital copy of sketch dated June 17, 2025, prepared by A.J. Clarke and Associates Ltd.

The surrounding area is largely residential with parkland, institutional and commercial uses in the surrounding neighbourhood as well. The subject lands are also in proximity to several amenities, as well as access to public transit. The proposed redevelopment is ±95 metres walking distance from a Hamilton Street Rail (HSR) bus stop (Mohawk at Terrace); serviced by Route 41. The subject lands are also in proximity to the proposed 50, 60, 60a, 34-lines of the BLAST rapid transit network; to be developed within 25 years. The immediate surrounding land uses include:

North	Neighbourhood Park
South	Residential
West	Residential
East	Residential

A review of the applicable planning policies has been included below.



Planning Policy Overview

Urban Hamilton Official Plan

The Urban Hamilton Official Plan (UHOP) is the guiding document for where and how the City of Hamilton will grow until 2051 and beyond.

The subject lands are designated 'Neighbourhoods' on Schedule E-1 'Urban Land Use Designations' in the Official Plan. The 'Neighbourhoods' designation permits residential dwellings including second dwelling units and housing supports, open space and parks, local community facilities/services, and local commercial uses.

Section 2.4: Residential Intensification Policies

As the proposed development is seeking to intensify the property by redeveloping the existing single-detached dwelling into two (2) single-detached dwellings, the following Official Plan policies apply:

- Pol. 2.4.1.3. The residential intensification target of 80% or 88,280 housing units, specified in Policy A.2.3.3.4, shall generally be distributed through the built-up area as follows:
- c) 30% of the residential intensification target is anticipated to occur within the Neighbourhoods as illustrated on Schedule E – Urban Structure. The City will review and update its Zoning By-law to facilitate the planned 27,000 housing units to be developed within the Neighbourhoods through intensification.
- Pol. 2.4.2.2. When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:
- b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;
 - c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings;
 - d) the consideration of transitions in height and density to adjacent residential buildings;
 - e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;
 - f) the provision of amenity space and the relationship to existing patterns of private and public amenity space;
 - g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;
 - h) the ability to complement the existing functions of the neighbourhood;
 - j) infrastructure and transportation capacity and impacts.



Section 3.0: Neighbourhoods Designation

The Neighbourhoods land use designation, as set out on E-1 'Urban Land Use Designations' is intended to provide compact transit-supporting neighbourhoods that seek to provide a range of housing types and densities through residential intensification of appropriate scale. The following policies are applicable:

- Pol. 3.2.4. The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification and other applicable policies of this Plan
- Pol. 3.2.7. The City shall require quality urban and architectural design. Development of lands within the Neighbourhoods designation shall be designed to be safe, efficient, pedestrian-oriented, and attractive, and shall comply with the following criteria:
 - b) Garages, parking areas, and driveways along the public street shall not be dominant. Surface parking between a building and a public street (excluding a public alley) shall be minimized.
- Pol. 3.2.13. The City supports residential intensification on lands within the Neighbourhoods designation in accordance with Section B.2.4 – Residential Intensification Policies, F.1.14 – Division of Land, and other applicable policies.

The proposal supports the general policies and objectives of the Urban Hamilton Official Plan by constructing two (2) single-detached dwellings through intensification within an existing neighbourhood, supporting the targets outlined in Section 2.4.1.3. The proposal is compatible with surrounding residential uses, providing similar setbacks and height that mitigates potential impact on the streetscape. The existing neighbourhood character will be maintained through appropriate scale and design. Existing transportation and servicing infrastructure is sufficient for the proposed development while intensification will further support nearby transit options.

Hamilton Zoning By-law No. 05-200

The subject lands are zoned "R1" Low Density Residential in the City of Hamilton Zoning By-law No. 05-200. The "R1" Low Density Residential zoning permits the proposed single-detached dwellings. The zoning provides provisions relating to lot area, lot frontage, coverage, minimum yards, etc. The "R1" Low Density Residential zoning permits uses such as single-detached, semi-detached, street townhouse, duplex, triplex, and fourplex dwellings. A review of the applicable zone regulations, highlighting the required variances, is provided below:



R1 Zoning Standards

Regulation	Requirement	Proposed	Conformity
Min. Lot Area	360.0m ²	+/-694.5m ²	YES
Min. Lot Width	12.0m	+/-8.53m	NO
Min. Front Yard	4.0m	+/-22.80m	YES
Min. Side Yard	1.2m	0.0m (only on one side of the westerly lot)	NO
Min. Rear Yard	7.5m	+/-32.1m	YES
Min. Landscaped Area	30%	+/-70%	YES
Max. Building Height	10.5m	+/-9.83m	YES

Minor Variance

Variances are required to facilitate the proposed development. The variances are as follows:

1. To permit a minimum lot width of 8.53 metres, whereas Section 15.1.2.1.b., Minimum Lot Width, which currently permits a minimum lot width of 12.0 metres.
2. To permit a minimum side lot line of 0.0 metres for the easterly side yard of the westerly lot, whereas Section 15.1.2.1.d., Minimum Setback from a Side Lot Line, which currently permits a minimum side yard of 1.2 metres.

This minor variance application is made under the authority of Section 45(1) of the *Planning Act*. Accordingly, a minor variance must meet the requisite four tests as described in Section 45(1) of the Act. The tests and professional opinion are outlined below:

1. Do the proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan?

The proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan as the subject lands are designated “Neighbourhoods”, which permits the proposed residential dwelling units. The intent and purpose of these provisions is to ensure that residential intensification maintains the scale and character of the surrounding neighbourhood through appropriate setbacks. The proposed development, as per the attached sketch, enhances the existing streetscape through quality urban and architectural design while respecting separation to adjacent residential uses. The proposal further supports the UHOP target of 30% of residential intensification to occur within neighbourhoods as per Section 2.4.1.3.c. It is my professional opinion that the proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan.

2. Do the proposed variances maintain the intent and purpose of Zoning By-law 05-200?

The required variances to Zoning By-law No. 05-200 are intended to facilitate a desirable built form which is compatible with the existing residential area and is a use permitted in the current zoning.



Relief from Minimum Lot Width, and Minimum Setback from a Side Lot Line.

The above noted variances are required to gain relief from the provisions requiring a minimum lot width and to gain relief from the provision requiring minimum setback from a side lot line. The intent of the minimum lot width is to ensure that there is no impact on adjacent properties related to overlooking or shadowing as a result of reduced setbacks, provide a compatible streetscape and that sufficient space is provided to accommodate the proposed dwellings. Provisions relating to a minimum setback from a side lot line are intended to provide access to rear yards and ensure the surrounding neighbourhood is not negatively impacted by the residential intensification, avoiding an encumbering overview and reduced privacy.

The proposed development maintains the intent of the Zoning By-law by providing side yards consistent with those required under Zoning By-law 05-200 to each adjacent residential use to mitigate any issues to shadowing and overviews as well as provide access to the rear of the property. The reduced setback will only occur between the proposed single-detached dwellings with one dwelling being situated on the proposed lot line as depicted in the attached site sketch. The proposal will ensure all other setbacks are maintained in keeping with the character and built form of the existing neighbourhood. Accordingly, the proposed relief from 'Minimum Lot Width', and 'Minimum Setback to a Side Lot Line' maintain the intent and purpose of zoning provisions. It is my professional opinion that the proposed variances maintain the intent and purpose of the Zoning By-law No. 05-200.

3. Are the proposed variances appropriate for the development of the subject lands?

As noted above, the variances are intended to facilitate desirable built form within an urban neighbourhood context. The proposed variances are complementary to the established character of the residential area in terms of scale, built form, setbacks, and will help implement a use permitted within the zoning. The variances will facilitate much needed residential intensification in support of UHOP policies. It is my professional opinion that the variances are therefore appropriate for the development of the subject lands.

4. Are the proposed variances minor in nature?

The proposed lot widths and side yard setbacks are in keeping with the general built form and existing setbacks found within this residential area. There are no perceived impacts resulting from the variances to the surrounding neighbourhood character, streetscape, or surrounding properties. Accordingly, it is my professional planning opinion that the variances are minor in nature.

In accordance with the above criteria, variances to gain relief from 'Minimum Lot Width, and Minimum Setback from a Side Lot Line' will be required to facilitate the redevelopment of the lot as the proposed single-detached dwellings are not compliant with the previously mentioned provisions. The proposed decrease in lot width and side yard setbacks is mitigated by maintaining the appropriate setbacks between the proposed dwellings and adjacent residential units to provide a built form that is compatible with the surrounding residential uses, and as a result, will maintain the character of the area. The proposed lots despite having a reduced lot width will provide nearly double the minimum lot area due to the depth of the subject property. The variances represent good planning and should be approved.



I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available hearing date. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Stephen Fraser, MCIP, RPP
Principal, Planner
A. J. Clarke and Associates Ltd.

Encl.

Cc: 2713129 Ontario Ltd., c/o Jessica Tran and John Rubino, via email



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)	2713129 Ontario Ltd. c/o Jessica Tran	
Applicant(s)	Same as Owner	
Agent or Solicitor	A.J. Clarke and Associates Ltd.	

1.2 Primary contact

☐ Applicant ☐ Owner
☐ Agent/Solicitor

1.3 Sign should be sent to

☐ Applicant ☐ Owner
☐ Agent/Solicitor

1.4 Request for digital copy of sign ☐ Yes* ☒ No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email ☒ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

☐ In person ☐ Credit over phone*
☒ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	65 Mohawk Road East, Hamilton, Ontario		
Assessment Roll Number	251808089300190		
Former Municipality	Hamilton		
Lot	Pt. Lot 14	Concession	5
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:

See Cover Letter

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

See Cover Letter

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
18.29m	76.20m	0.1393ha	30.15m

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 Detached	+/-23.80m	+/-42.50m	1.25m/1.7m	unknown

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Detached	+/-22.81m	+/-32.11m	1.2m/0.0m	TBD
Single Detached	+/-22.81m	+/-32.11m	1.2m/1.2m	TBD

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 Detached	Unknown	Unknown	1	Unknown

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Detached	150.58m ²	301.16m ²	2	9.83m
Single Detached	150.58m ²	301.16m ²	2	9.83m

4.4 Type of water supply: (check appropriate box)

- ☒ publicly owned and operated piped water system
☐ privately owned and operated individual well

- ☐ lake or other water body
☐ other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

- ☒ publicly owned and operated storm sewers
☐ swales

- ☐ ditches
☐ other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

☒ publicly owned and operated sanitary sewage

☐ system privately owned and operated individual

☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

☒ provincial highway

☐ municipal road, seasonally maintained

☐ municipal road, maintained all year

☐ right of way

☐ other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Two (2) single detached dwellings

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

Single Detached

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2018

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

Single Detached

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

Single Detached

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

Unknown

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) Neighbourhoods

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

The application is required to permit intensification within the Neighbourhood designation through the creation of two (2) single-detached dwellings which are also permitted.

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: _____

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: 2

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
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