

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-25:154	SUBJECT PROPERTY:	91 Cesar Place, Ancaster
ZONE:	R1 (Low Density Residential Zone)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200, as Amended

APPLICANTS: Owner: Chris Vrantsis
 Applicant: Scott Wood

The following variances are requested:

1. A deck may encroach into a required rear yard to a maximum of 6.6 metres instead of the permitted maximum encroachment of 1.5 metres.
2. A minimum setback of 0.90 metres to a rear lot line shall be permitted for an Accessory Building with a Gross Floor Area greater than or equal to 18 square metres, instead of the minimum required setback of 1.2 metres.

PURPOSE & EFFECT: To permit the construction of an Accessory Building and deck in the rear yard of a lot containing an existing Single Detached Dwelling.

Notes:

- i. Please be advised that insufficient was provided to determine zoning compliance with Section 15.1.2.1 h) (Minimum Landscaped Area) of Hamilton Zoning By-law 05-200. Further variances will be required if zoning compliance cannot be achieved.

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, September 4, 2025
TIME:	2:05 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

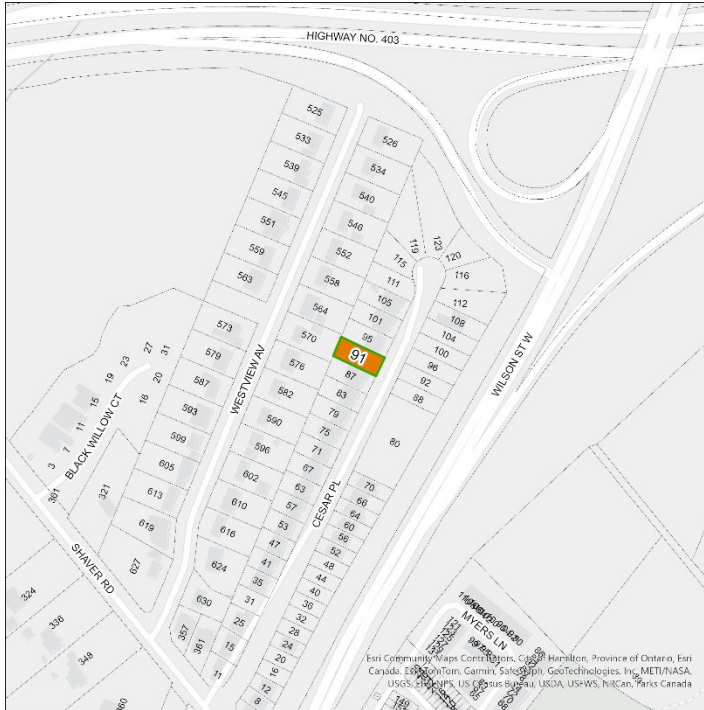
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 2, 2025

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 September 3, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:154, 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: August 18, 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

PARTICIPATING PROCEDURES

1. 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 deadline date for written comment submissions 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.

2. 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.

3. 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.

4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is listed on the Notice of Public Hearing.

- 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.

5. 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 **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only.

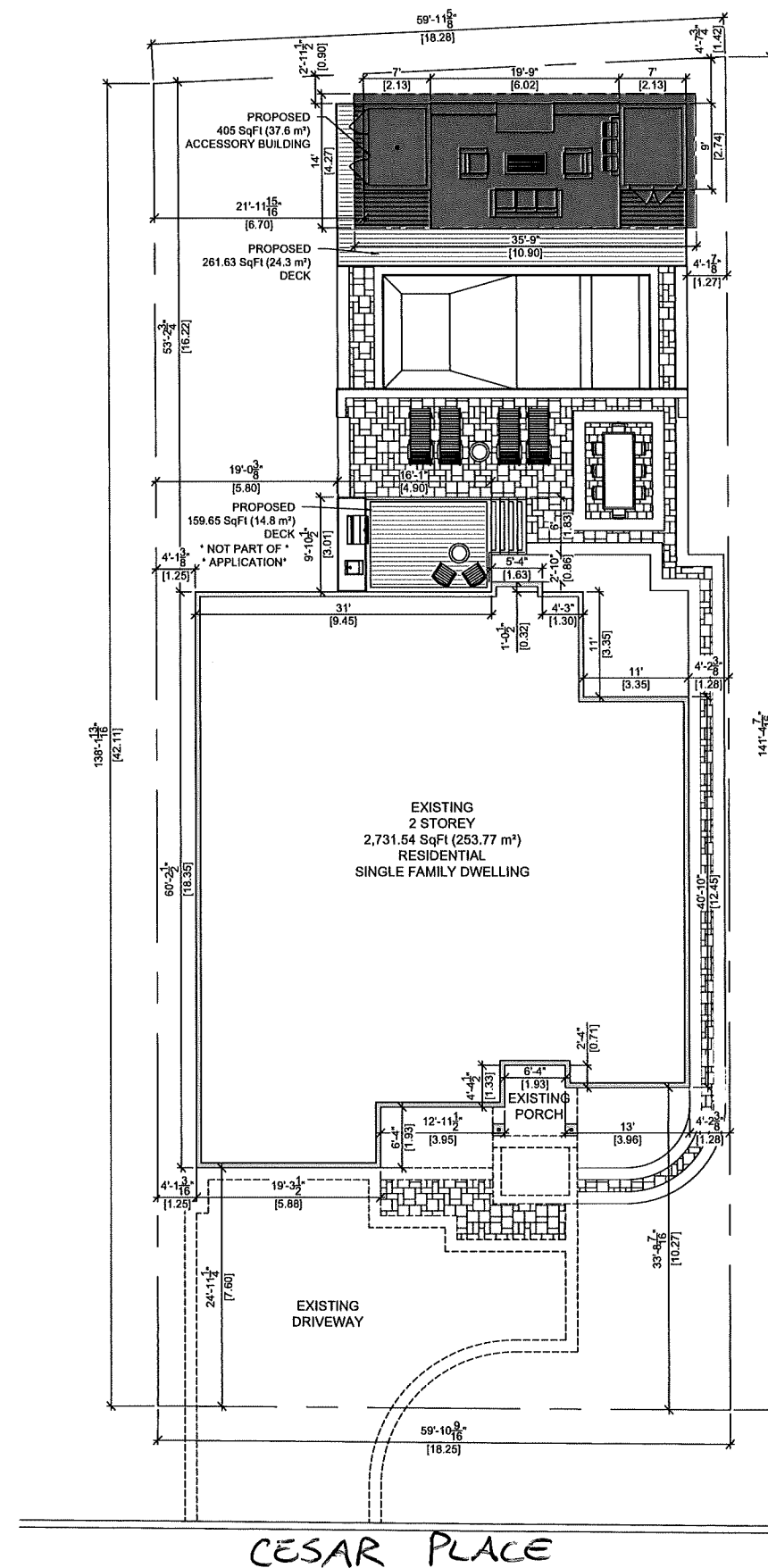
In-Person Presentations:

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**. The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

6. 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.



ENGINEER SEAL

LICENSED PROFESSIONAL ENGINEER

B.M. Lopes

B.M. LOPES
100177584

26-06-2025

PROVINCE OF ONTARIO

REVISIONS		
NO.	DESCRIPTION	DATE
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FOR BUILDING PERMIT

PROJECT:

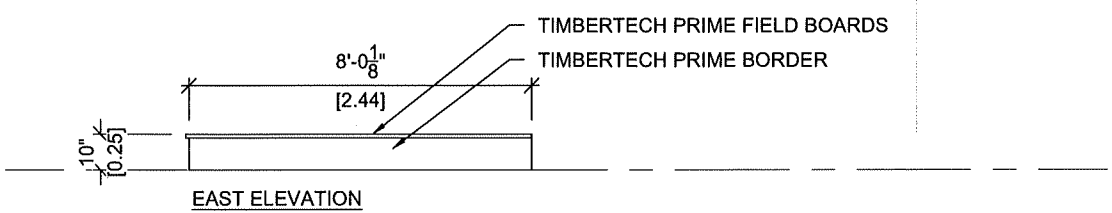
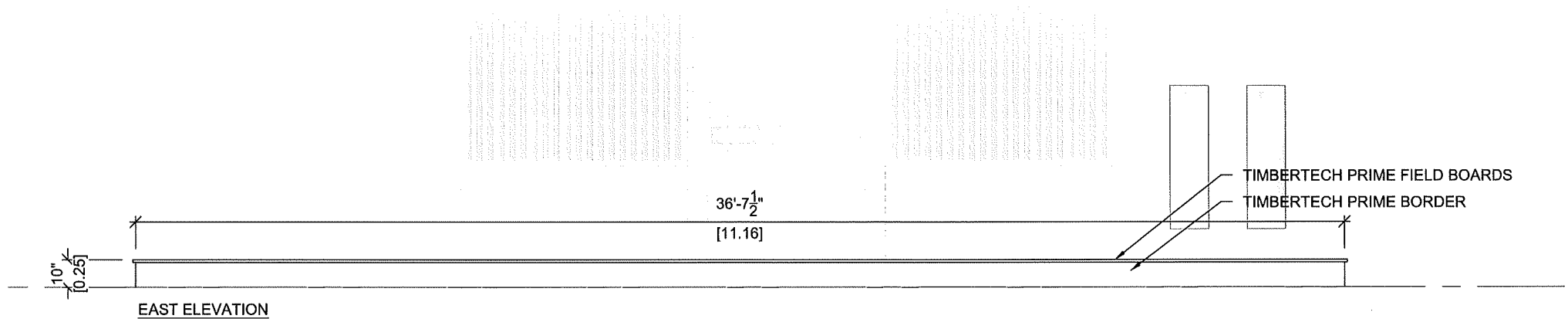
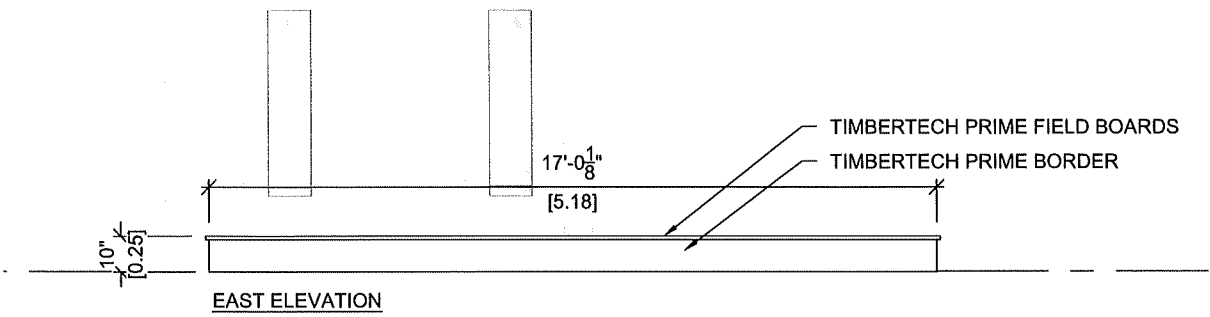
VRANTSIS
RESIDENCE

91 CESAR PLACE
ANCASTER, ON

DRAWING:

**SITE PLAN
PROPOSED**

SCALE: 1/8" = 1'-0"	PROJECT NO. VR2025
DATE: JUL 04-25	
DRAWN BY: S. WOOD	SHEET NO. SP0.0 1 of 5
CHECKED BY: B. LODDER	



ENGINEER SEAL



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FOR BUILDING PERMIT

PROJECT:

VRANTSIS
RESIDENCE

91 CESAR PLACE
ANCASTER, ON

DRAWING:

CABANA DECK
ELEVATIONS

SCALE:

1/2" = 1'-0"

DATE:

JUN 20-25

DRAWN BY:

S. WOOD

CHECKED BY:

B. LODDER

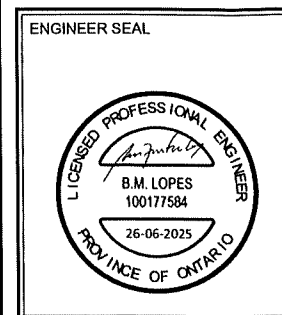
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VR2025

SHEET NO.

A1.01

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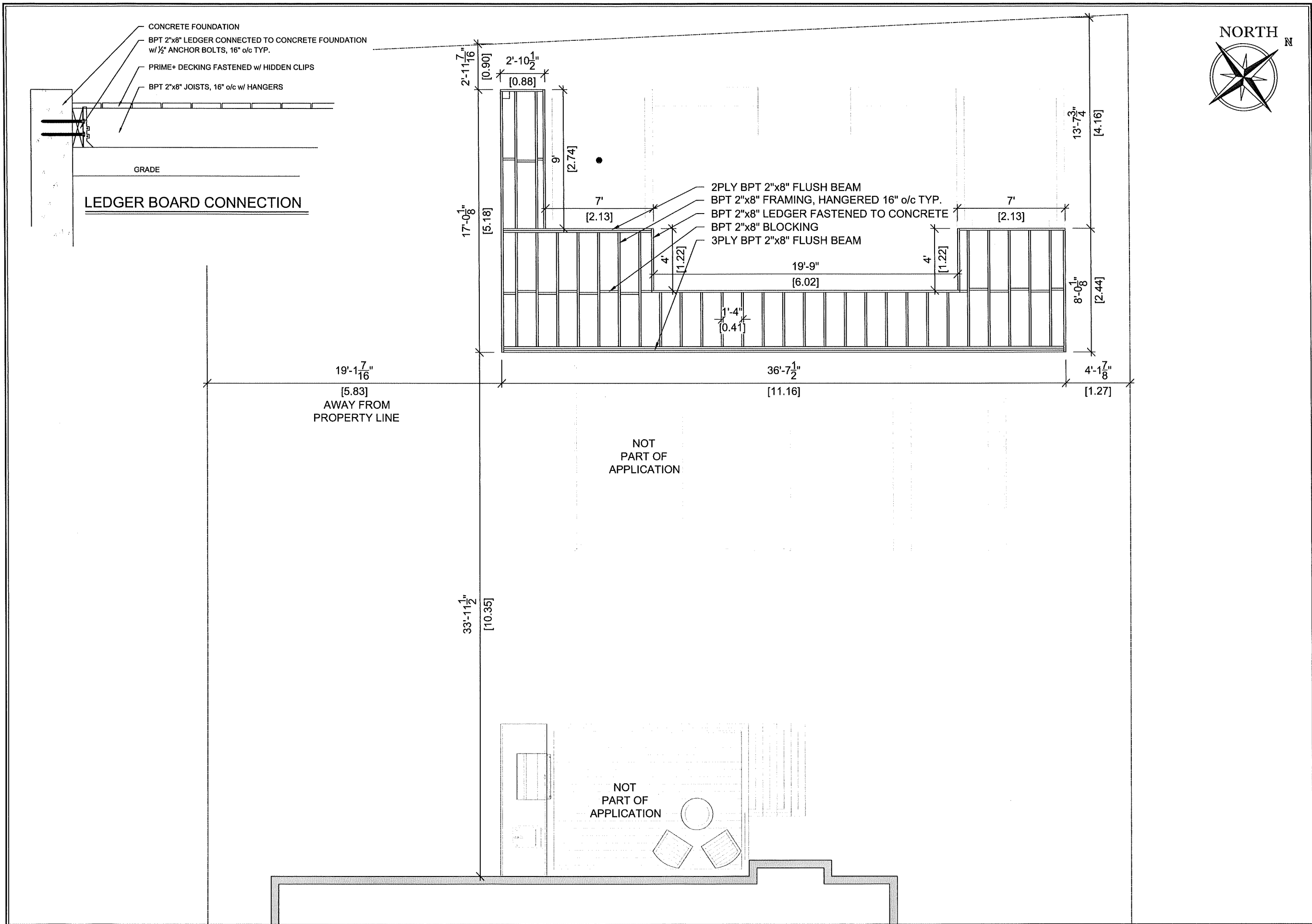
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RESIDENCE

91 CESAR PLACE
ANCASTER, ON

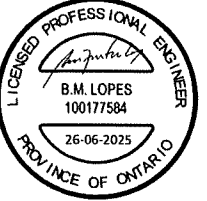
DRAWING:

CABANA DECK FOOTING LAYOUT


SCALE: 3/8" = 1'-0"	PROJECT NO. VR2025
DATE: JUN 20-25	
DRAWN BY: S. WOOD	SHEET NO. F2.01 3 of 5
CHECKED BY: B. LODDER	




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GENESIS
— WOODWORKS

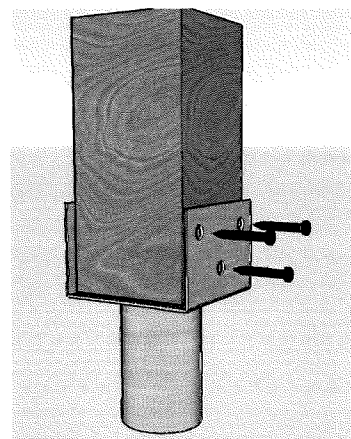

GENESIS
— METALWORKS

FOR BUILDING PERMIT

PROJECT:
VRANTSIS RESIDENCE
91 CESAR PLACE
ANCASTER, ON

DRAWING:
CABANA DECK FRAMING PLAN

SCALE: 3/8" = 1'-0"	PROJECT NO. VR2025
DATE: JUN 20-25	
DRAWN BY: S. WOOD	SHEET NO. F2.02 4 of 5
CHECKED BY: B. LODDER	



DRIVE HOLES:
QTY, SIZE & LOCATION
AS REQUIRED

POST BRACKET

VAR.

EXISTING GRADE

PILE SHAFT
(SEE PILE SCHEDULE)

STEEL PLATE (SEE PILE
SCHEDULE) CSA G40.20/
G40.21 GR. 300W SHARPEN
LEADING EDGE

6MM
6MM

MINIMUM 4' PILE EMBEDMENT DEPTH

5.875"
150mm

3"
3"

FOR INFORMATION ONLY

MASCORE
HELICAL PILES

MASSCORE INC.
BRANTFORD, ON

NOTES:

1. GENERAL:

1.1 THE DESIGN, FABRICATION AND INSTALLATION OF PILES SHALL BE GOVERNED BY THE FOLLOWING CODES, STANDARD AND REGULATIONS:

1.1.1 CSA G40.21 STRUCTURAL QUALITY STEEL.

1.1.2 2012 ONTARIO BUILDING CODE.

1.1.3 CSA W48-18 FILLER METALS AND ALLIED MATERIAL FOR METAL ARC WELDING.

1.1.4 CSA W47.1 CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES.

1.1.5 ASTM A252 WELDED AND SEAMLESS STEEL PIPE PILES.

1.1.6 ASTM A53 WELDED AND SEAMLESS STEEL PIPE.

1.1.7 PROVINCIAL HEALTH AND SAFETY REGULATIONS.

1.2 PILE SHAFT DIAMETER, WALL THICKNESS AND HELIX PLATE THICKNESS SHALL NOT BE LESS THAN MINIMUM SPECIFIED IN PILE SCHEDULE.

2. MATERIALS:

2.1 STEEL PIPE PILE MATERIALS SHALL CONFORM TO ASTM A500, GRADE B OR ASTM A252 (GRADE 3) MINIMUM.

2.2 HELICES SHALL CONFORM TO CSA-G40.21. GRADE 300W.

2.3 HELICES SHALL BE WELDED TO THE PIPE SECTION USING A CONTINUOUS FILLET WELD ON BOTH SIDES OF THE HELIX-PIPE CONNECTION. HELICES SHALL HAVE MINIMUM THICKNESS AS SPECIFIED.

2.4 SACRIFICIAL STEEL THICKNESS HAS BEEN PROVIDED TO ACCOUNT FOR CORROSION. AS PER ONTARIO BUILDING CODE SECTION 4.2.3.10.

2.5 ALL WELDS SHALL BE MIN. 6MM FILLET WELDS, UNLESS NOTED OTHERWISE.

2.6 WELD TENSILE STRENGTH = 480MPA.

2.7 WELDING ELECTRODES SHALL CONFORM TO CSA W48.1.

3. DESIGN:

3.1 PILES DESIGN LOAD IS BASED ON THE EXISTING STRUCTURAL DRAWING.

3.2 ANY CHANGES TO THE PILE LAYOUT SHALL BE REVIEWED BY CONSULTANT ENGINEER FOR APPROVAL.

3.3 DUE TO NO GEOTECHNICAL INFO AVAILABLE, SOIL PROPERTY IS ASSUMED BASED ON ADJACENT PROJECT, OWNER AND CONTRACTOR'S DESCRIPTION, ANY UNFORESEEABLE GEOTECHNICAL CHANGES WILL BE THE RESPONSIBILITY OF OWNER.

4. CONSTRUCTION:

4.1 PILES SHALL BE INSTALLED OPEN ENDED; AND ENDS SHALL BE CUT AS 45 DEGREES.

4.2 PILES SHALL BE INSTALLED CONTINUOUSLY WITHOUT INTERRUPTION TO THE MINIMUM EMBEDMENT DEPTH AND MINIMUM INSTALLATION TORQUE INDICATED ON THE PILE SCHEDULE.

4.3 PILE INSTALLATION RECORDS SHALL BE DOCUMENTED BY A QUALIFIED PILING INSPECTOR REPRESENTING THE GEOTECHNICAL ENGINEER.

4.4 FABRICATION SHALL BE CARRIED OUT IN ACCORDANCE WITH STANDARD PRACTICES AND APPLICABLE CODES.

4.5 PILE EMBEDMENT DEPTHS INDICATED IN THE PILE SCHEDULE ARE HELIX DEPTH FROM THE EXISTING GRADE.

4.6 INSTALL PILES VERTICALLY AND ENSURE THE RATE OF ADVANCEMENT INTO THE SOIL PER REVOLUTION IS EQUAL TO THE HELIX PITCH.

5. TOLERANCES:

5.1 PILE SHALL BE INSTALLED TO THE FOLLOWING TOLERANCES:

5.1.1 TOP OF PILE WITHIN 75MM OUT OF ALIGNMENT.

5.1.2 NOT MORE THAN 2% INCLINATION FROM VERTICAL.

5.2 ANY GAP AROUND INSTALLED PILE MUST BE BACKFILLED WITH CRUSHED STONES OR APPROVED EQUIVALENT.

5.3 WHERE PILES DEVIATE FROM ABOVE TOLERANCE AND DESIGN REQUIREMENTS, THE CONDITION OF THE FOUNDATION SHALL BE ASSESSED BY THE ENGINEER AND WHERE REQUIRED, CORRECTIONS SHALL BE MADE.

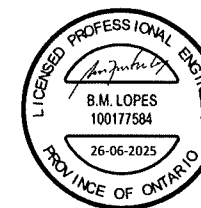
6. ACCEPTANCE:

6.1 BOTH MINIMUM TOP HELIX EMBEDMENT DEPTH AND MINIMUM INSTALLATION TORQUE MUST BE ACHIEVED FOR PILE ACCEPTANCE.

HELICAL PILE SCHEDULE (FOR PRELIMINARY GUIDE ONLY)¹

PILE TYPE	QUANTITY	FACTURED ULTIMATE AXIAL CAPACITY KN (KIP) ²		AXIAL STRUCTURAL CAPACITY KN (KIP) ⁴	SHAFT SIZE MM (INCH)	HELIX SIZE MM (INCH)	TOP HELIX MIN. EMBEDMENT	NO. OF HELIX	MAX. TORQUE KN-M (FT-LBS)
		COMPRESSION	TENSION ³						
M1	7	31 (7)	20 (4.5)	220 (49)	60.3 x 3.91 (2 3/8 x 5/32)	203 x 9.53 (8 x 3/8)	SEE NOTE 5	1	5 (3,700)

ENGINEER SEAL



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GENESIS
— WOODWORKS



GENESIS
— METALWORKS

FOR BUILDING PERMIT

PROJECT:

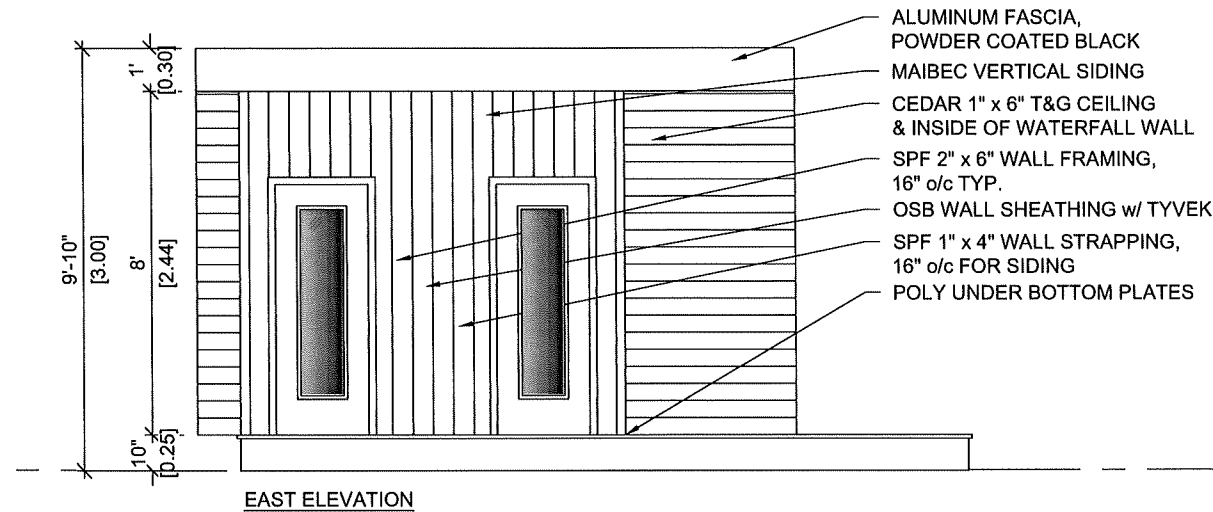
VRANTSIS
RESIDENCE

91 CESAR PLACE
ANCASTER, ON

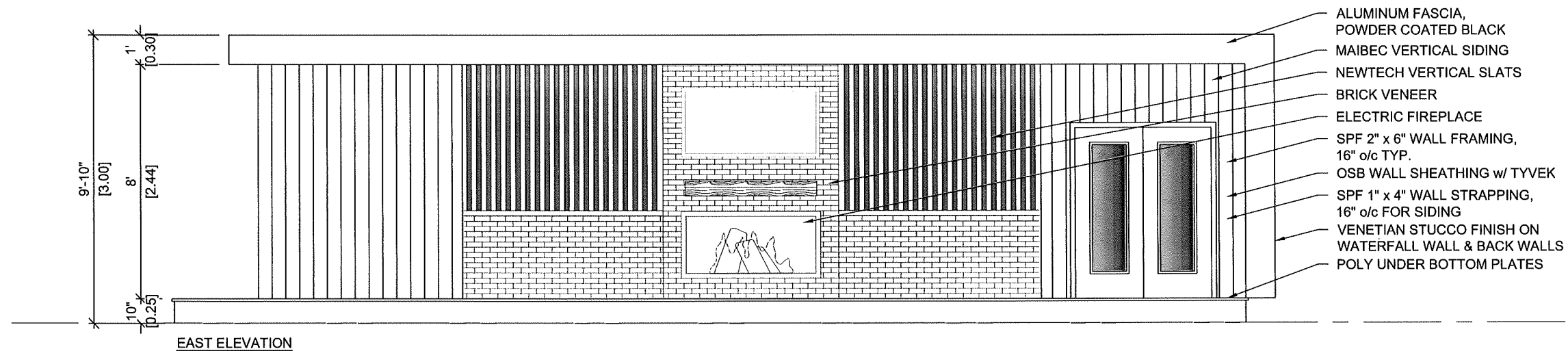
DRAWING:

CABANA DECK
HELICAL PILE
SPECIFICATIONS

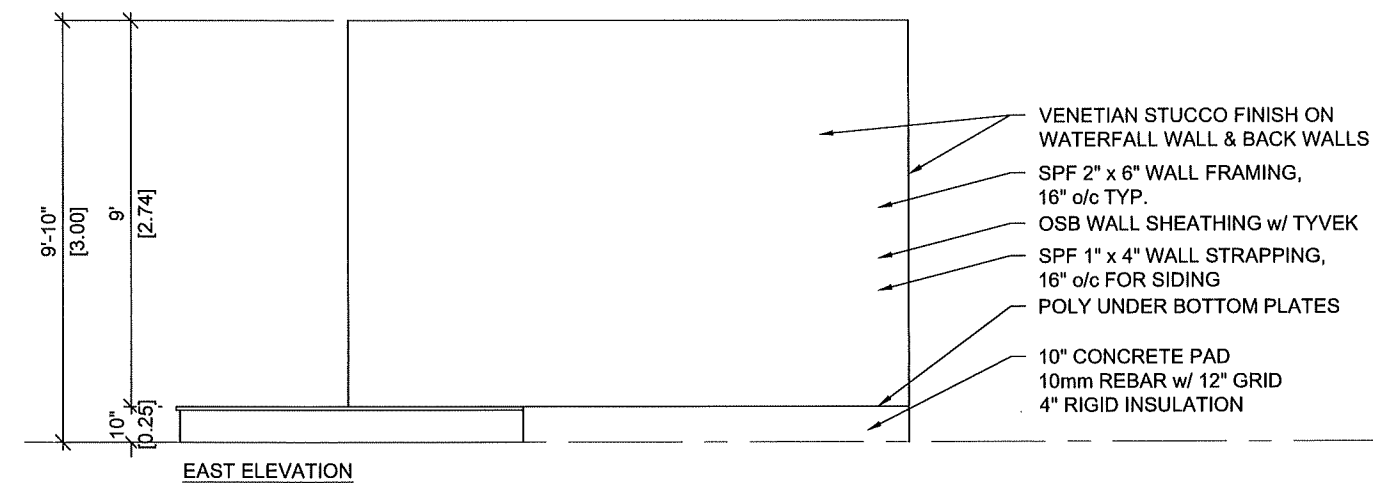
SCALE: N.T.S.	PROJECT NO. VR2025
DATE: JUN 20-25	
DRAWN BY: S. WOOD	SHEET NO. F3.01
CHECKED BY: B. LODDER	5 of 5



EAST ELEVATION

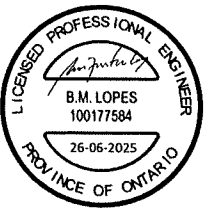


EAST ELEVATION



EAST ELEVATION

ENGINEER SEAL



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GENESIS
— WOODWORKS



GENESIS
— METALWORKS

FOR BUILDING PERMIT

PROJECT:

**VRANTSIS
RESIDENCE**

91 CESAR PLACE
ANCASTER, ON

DRAWING:

**CABANA
ELEVATIONS**

SCALE:
1/2" = 1'-0"

DATE:
JUL 04-25

DRAWN BY:
S. WOOD

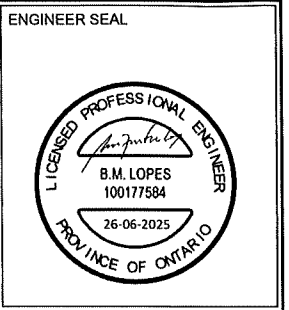
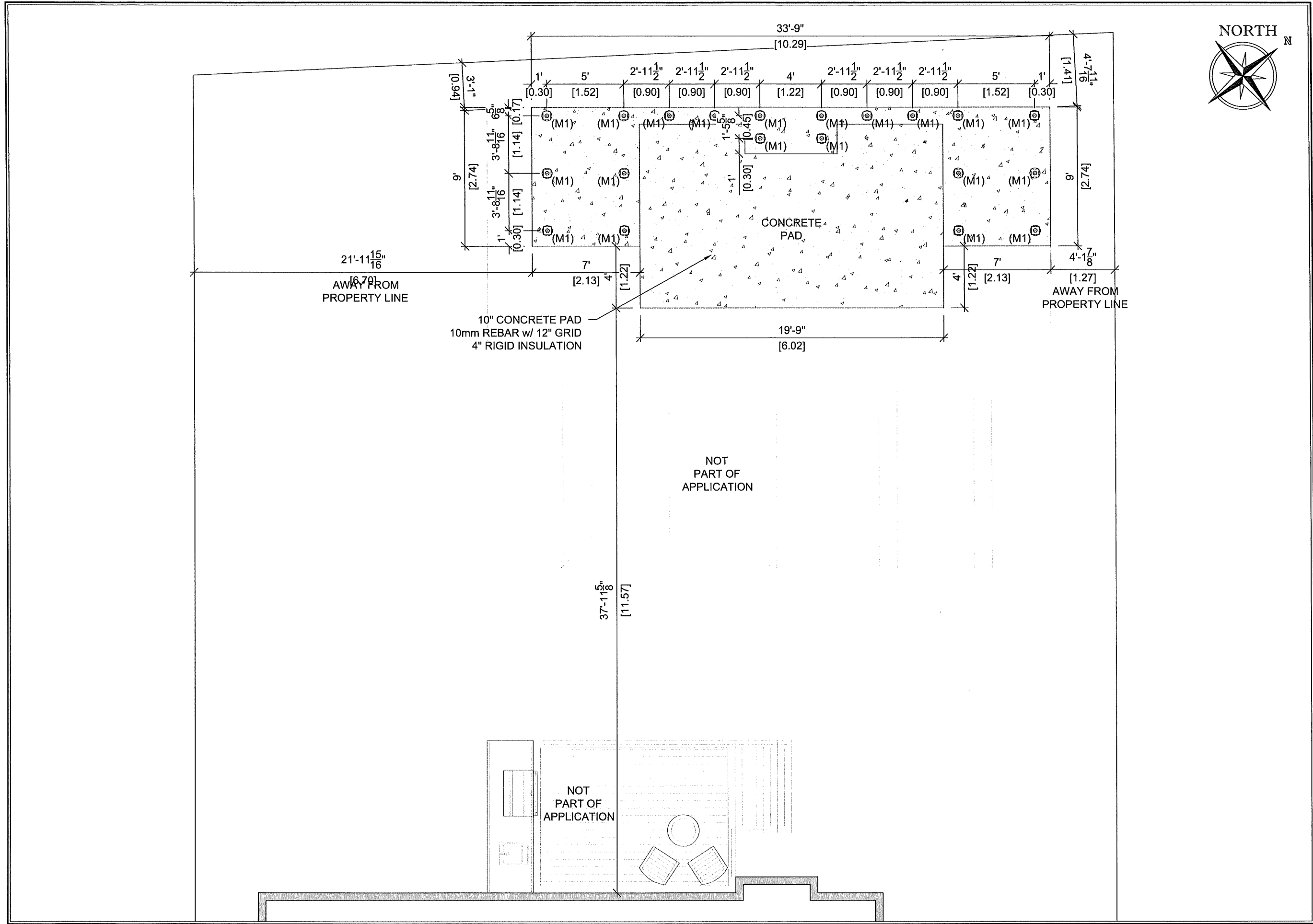
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B. LODDER

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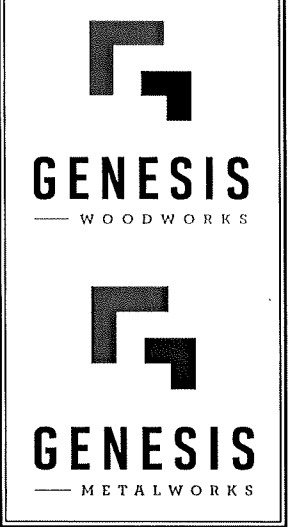
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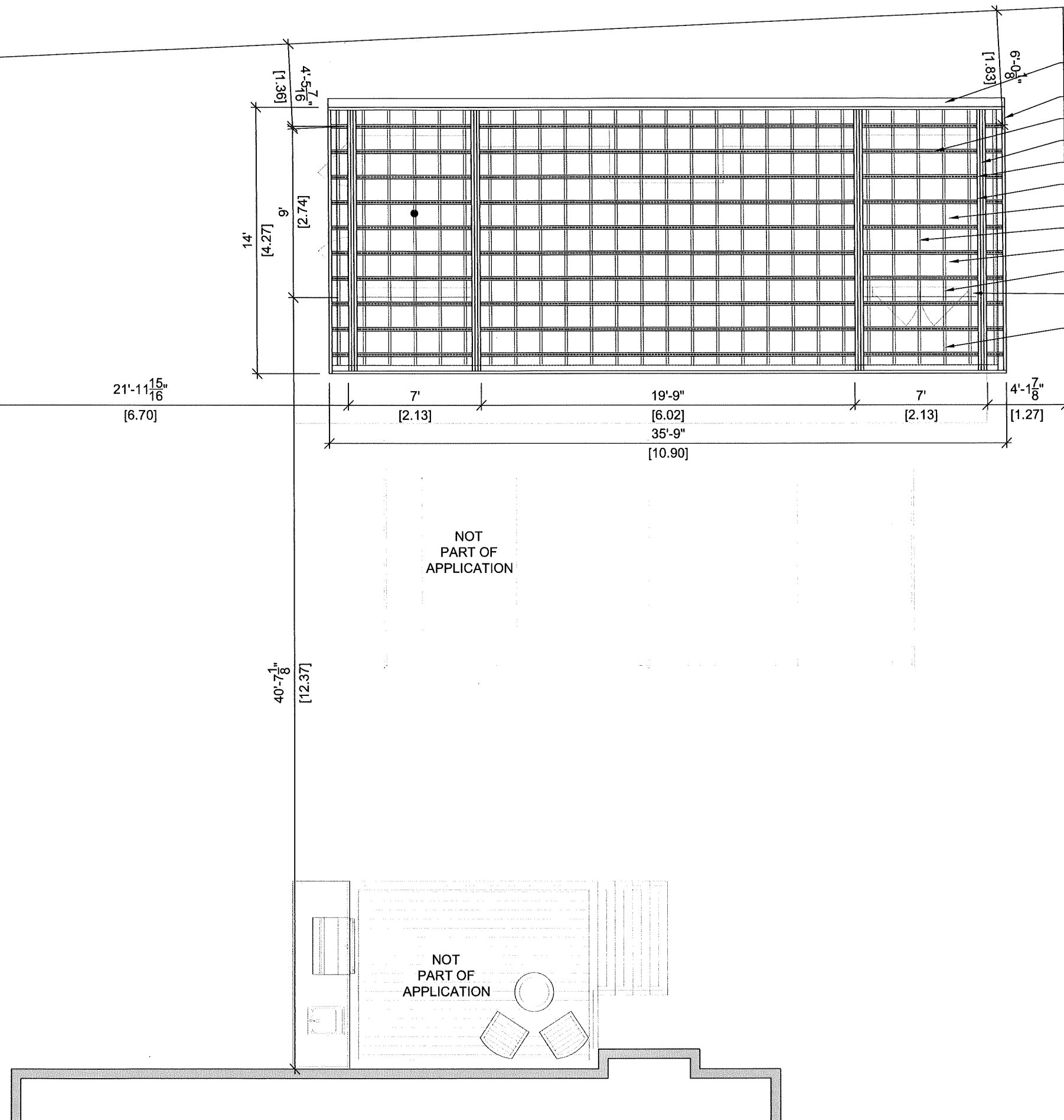


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FOR BUILDING PERMIT

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VRANTSIS RESIDENCE		
91 CESAR PLACE ANCASTER, ON		
DRAWING:		
CABANA FOOTING LAYOUT		
SCALE: 3/8" = 1'-0"	PROJECT NO.	VR2025
DATE: JUL 04-25		
DRAWN BY: S. WOOD	SHEET NO.	F2.01
CHECKED BY: B. LODDER		3 of 5



ENGINEER SEAL

LICENSED PROFESSIONAL ENGINEER

B.M. Lopes

B.M. LOPES
100177584

26-06-2025

PROVINCE OF ONTARIO

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FOR BUILDING PERMIT

PROJECT:

VRANTSIS
RESIDENCE

91 CESAR PLACE
ANCASTER, ON

DRAWING:

CABANA
FRAMING
PLAN

SCALE:
 $3/8" = 1'-0"$

DATE: JUL 04-25

DRAWN BY:
S. WOOD

CHECKED BY:
B. LODDER

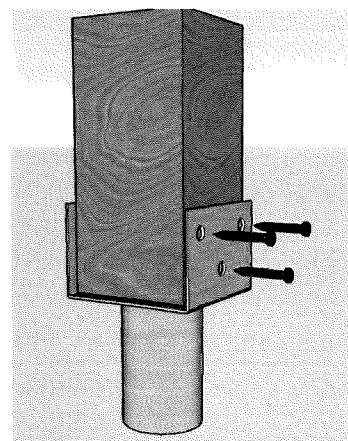
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VR2025

HEET NO.

F2.02

4 of 5



DRIVE HOLES:
QTY, SIZE & LOCATION
AS REQUIRED

POST BRACKET

VAR.

EXISTING GRADE

PILE SHAFT
(SEE PILE SCHEDULE)

STEEL PLATE (SEE PILE
SCHEDULE) CSA G40.20/
G40.21 GR. 300W SHARPEN
LEADING EDGE

6MM
6MM

MINIMUM 4' PILE EMBEDMENT DEPTH

5.875"
150mm

3"
3"

FOR INFORMATION ONLY

MASCORE
HELICAL PILES

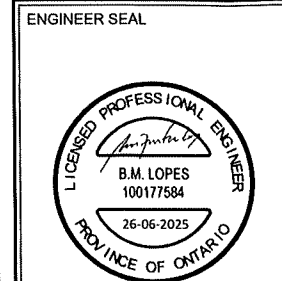
MASSCORE INC.
BRANTFORD, ON

NOTES:

- GENERAL:**
 - THE DESIGN, FABRICATION AND INSTALLATION OF PILES SHALL BE GOVERNED BY THE FOLLOWING CODES, STANDARD AND REGULATIONS:
 - CSA G40.21 STRUCTURAL QUALITY STEEL.
 - 2012 ONTARIO BUILDING CODE.
 - CSA W48-18 FILLER METALS AND ALLIED MATERIAL FOR METAL ARC WELDING.
 - CSA W47.1 CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES.
 - ASTM A252 WELDED AND SEAMLESS STEEL PIPE PILES.
 - ASTM A53 WELDED AND SEAMLESS STEEL PIPE.
 - PROVINCIAL HEALTH AND SAFETY REGULATIONS.
 - PILE SHAFT DIAMETER, WALL THICKNESS AND HELIX PLATE THICKNESS SHALL NOT BE LESS THAN MINIMUM SPECIFIED IN PILE SCHEDULE.
- MATERIALS:**
 - STEEL PIPE PILE MATERIALS SHALL CONFORM TO ASTM A500, GRADE B OR ASTM A252 (GRADE 3) MINIMUM.
 - HELICES SHALL CONFORM TO CSA-G40.21. GRADE 300W.
 - HELICES SHALL BE WELDED TO THE PIPE SECTION USING A CONTINUOUS FILLET WELD ON BOTH SIDES OF THE HELIX-PIPE CONNECTION. HELICES SHALL HAVE MINIMUM THICKNESS AS SPECIFIED.
 - SACRIFICIAL STEEL THICKNESS HAS BEEN PROVIDED TO ACCOUNT FOR CORROSION. AS PER ONTARIO BUILDING CODE SECTION 4.2.3.10.
 - ALL WELDS SHALL BE MIN. 6MM FILLET WELDS, UNLESS NOTED OTHERWISE.
 - WELD TENSILE STRENGTH = 480MPA.
 - WELDING ELECTRODES SHALL CONFORM TO CSA W48.1.
- DESIGN:**
 - PILES DESIGN LOAD IS BASED ON THE EXISTING STRUCTURAL DRAWING.
 - ANY CHANGES TO THE PILE LAYOUT SHALL BE REVIEWED BY CONSULTANT ENGINEER FOR APPROVAL.
 - DUE TO NO GEOTECHNICAL INFO AVAILABLE, SOIL PROPERTY IS ASSUMED BASED ON ADJACENT PROJECT, OWNER AND CONTRACTOR'S DESCRIPTION, ANY UNFORESEEABLE GEOTECHNICAL CHANGES WILL BE THE RESPONSIBILITY OF OWNER.
- CONSTRUCTION:**
 - PILES SHALL BE INSTALLED OPEN ENDED; AND ENDS SHALL BE CUT AS 45 DEGREES.
 - PILES SHALL BE INSTALLED CONTINUOUSLY WITHOUT INTERRUPTION TO THE MINIMUM EMBEDMENT DEPTH AND MINIMUM INSTALLATION TORQUE INDICATED ON THE PILE SCHEDULE.
 - PILE INSTALLATION RECORDS SHALL BE DOCUMENTED BY A QUALIFIED PILING INSPECTOR REPRESENTING THE GEOTECHNICAL ENGINEER.
 - FABRICATION SHALL BE CARRIED OUT IN ACCORDANCE WITH STANDARD PRACTICES AND APPLICABLE CODES.
 - PILE EMBEDMENT DEPTHS INDICATED IN THE PILE SCHEDULE ARE HELIX DEPTH FROM THE EXISTING GRADE. STICKUP AND TIP PROJECTION LENGTHS SHALL BE ADDED TO THE PILE LENGTH AS REQUIRED.
 - INSTALL PILES VERTICALLY AND ENSURE THE RATE OF ADVANCEMENT INTO THE SOIL PER REVOLUTION IS EQUAL TO THE HELIX PITCH.
- TOLERANCES:**
 - PILE SHALL BE INSTALLED TO THE FOLLOWING TOLERANCES:
 - TOP OF PILE WITHIN 75MM OUT OF ALIGNMENT.
 - NOT MORE THAN 2% INCLINATION FROM VERTICAL.
 - ANY GAP AROUND INSTALLED PILE MUST BE BACKFILLED WITH CRUSHED STONES OR APPROVED EQUIVALENT.
 - WHERE PILES DEVIATE FROM ABOVE TOLERANCE AND DESIGN REQUIREMENTS, THE CONDITION OF THE FOUNDATION SHALL BE ASSESSED BY THE ENGINEER AND WHERE REQUIRED, CORRECTIONS SHALL BE MADE.
- ACCEPTANCE:**
 - BOTH MINIMUM TOP HELIX EMBEDMENT DEPTH AND MINIMUM INSTALLATION TORQUE MUST BE ACHIEVED FOR PILE ACCEPTANCE.

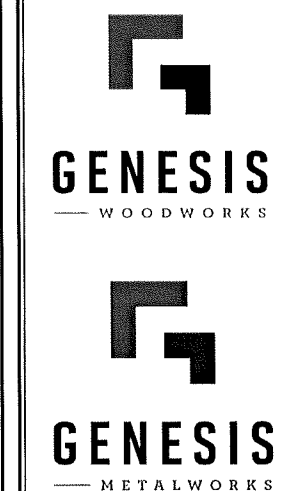
HELICAL PILE SCHEDULE (FOR PRELIMINARY GUIDE ONLY)¹

PILE TYPE	QUANTITY	FACTURED ULTIMATE AXIAL CAPACITY KN (KIP) ²		AXIAL STRUCTURAL CAPACITY KN (KIP) ⁴	SHAFT SIZE MM (INCH)	HELIX SIZE MM (INCH)	TOP HELIX MIN. EMBEDMENT	NO. OF HELIX	MAX. TORQUE KN-M (FT-LBS)
		COMPRESSION	TENSION ³						
M1	20	31 (7)	20 (4.5)	220 (49)	60.3 x 3.91 (2 3/8 x 5/32)	203 x 9.53 (8 x 3/8)	SEE NOTE 5	1	5 (3,700)



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FOR BUILDING PERMIT

PROJECT:

VRANTSIS
RESIDENCE

91 CESAR PLACE
ANCASTER, ON

DRAWING:

CABANA
HELICAL PILE
SPECIFICATIONS

SCALE: N.T.S.	PROJECT NO. VR2025
DATE: JUL 04-25	
DRAWN BY: S. WOOD	SHEET NO. F3.01
CHECKED BY: B. LODDER	5 of 5



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)	CHRIS VRANTSIS	
Applicant(s)	SCOTT WOOD	
Agent or Solicitor	SCOTT WOOD	

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	91 CESAR PLACE, ANCASTER		
Assessment Roll Number			
Former Municipality			
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:

1. INCREASE REAR YARD SETBACK FROM 1.2m to 0.9m FOR CABANA
2. INCREASE REAR YARD SETBACK FROM 6m TO 0.9m FOR DECK

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

DUE TO DESIGN WE ARE NOT ABLE TO MEET THE BY-LAWS

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
7.6m	43.09m	777.65 sqm	20m

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
HOUSE	7.6m	16.4m	1.3m & 1.3m	10/01/2019

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
CABANA	38.96m	0.76m	6.7m & 1.27m	
DECK	36.34m	0.76m	5.83m & 1.27m	

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
HOUSE	253.77 sqm	507.54 sqm	2	20m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
CABANA	37.6 sqm	37.6 sqm	1	3m
DECK	24.3 sqm	24.3 sqm	0	0.25m

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.):
DETACHED RESIDENTIAL SINGLE FAMILY DWELLING

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
DETACHED RESIDENTIAL SINGLE FAMILY DWELLING

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

OCTOBER 2019

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

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

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

6 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) NEIGHBOURHOODS

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

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: R1

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
