

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

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**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
- 

<b>APPLICATION NO.:</b>	A-25:162	<b>SUBJECT PROPERTY:</b>	623 Miles Road, Glanbrook
<b>ZONE:</b>	A2 (Rural)	<b>ZONING BY-LAW:</b>	Hamilton Zoning By-law 05-200

**APPLICANTS:** Owner: Angela and Michael Pejic  
Applicant: Len Angelici

The following variances are requested:

1. A maximum height of 8.3 metres shall be permitted for an accessory building instead of the maximum permitted height of 6.0 metres.
2. An aggregate Gross Floor Area of 458.4 square metres shall be permitted for all accessory buildings, instead of the requirement that the aggregate Gross Floor Area for all accessory buildings shall not exceed 200 square metres, or 5% lot coverage, whichever is the lesser.

**PURPOSE & EFFECT:** To facilitate the construction of an accessory building located at the rear of the property.

**Notes:**

- i. The proposed accessory building shall only be used for uses accessory to a Single Detached Dwelling and/or Agricultural uses.
- ii. The applicant shall ensure that the height of the accessory building has been measured from Grade as defined in the Zoning By-law; otherwise, additional variances may be required.

**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.**

## A-25:162

This application will be heard by the Committee as shown below:

<b>DATE:</b>	<b>Thursday, September 4, 2025</b>
<b>TIME:</b>	<b>3:40 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

### PUBLIC INPUT

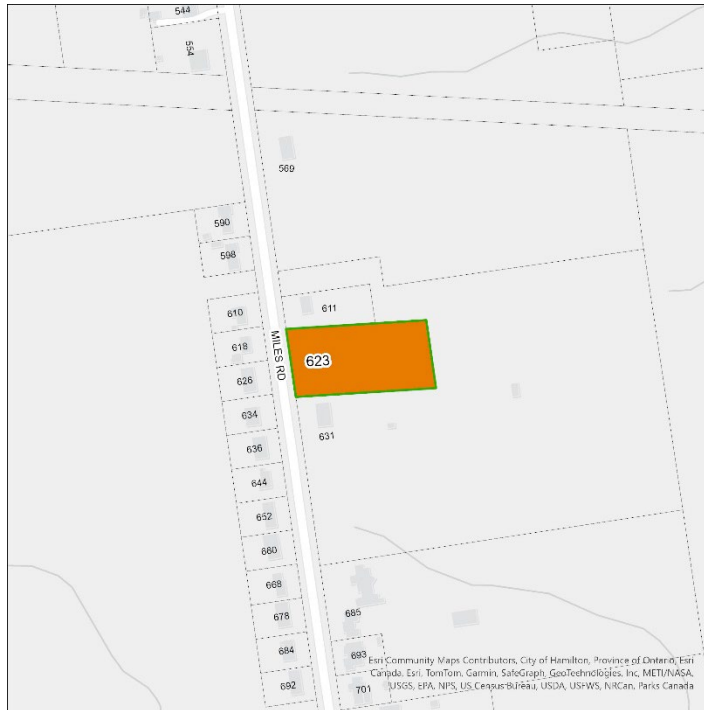
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 2, 2025

**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-25:162, you must submit a written request to [cofa@hamilton.ca](mailto: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](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: August 18, 2025

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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, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto: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](mailto: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](mailto: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](mailto: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

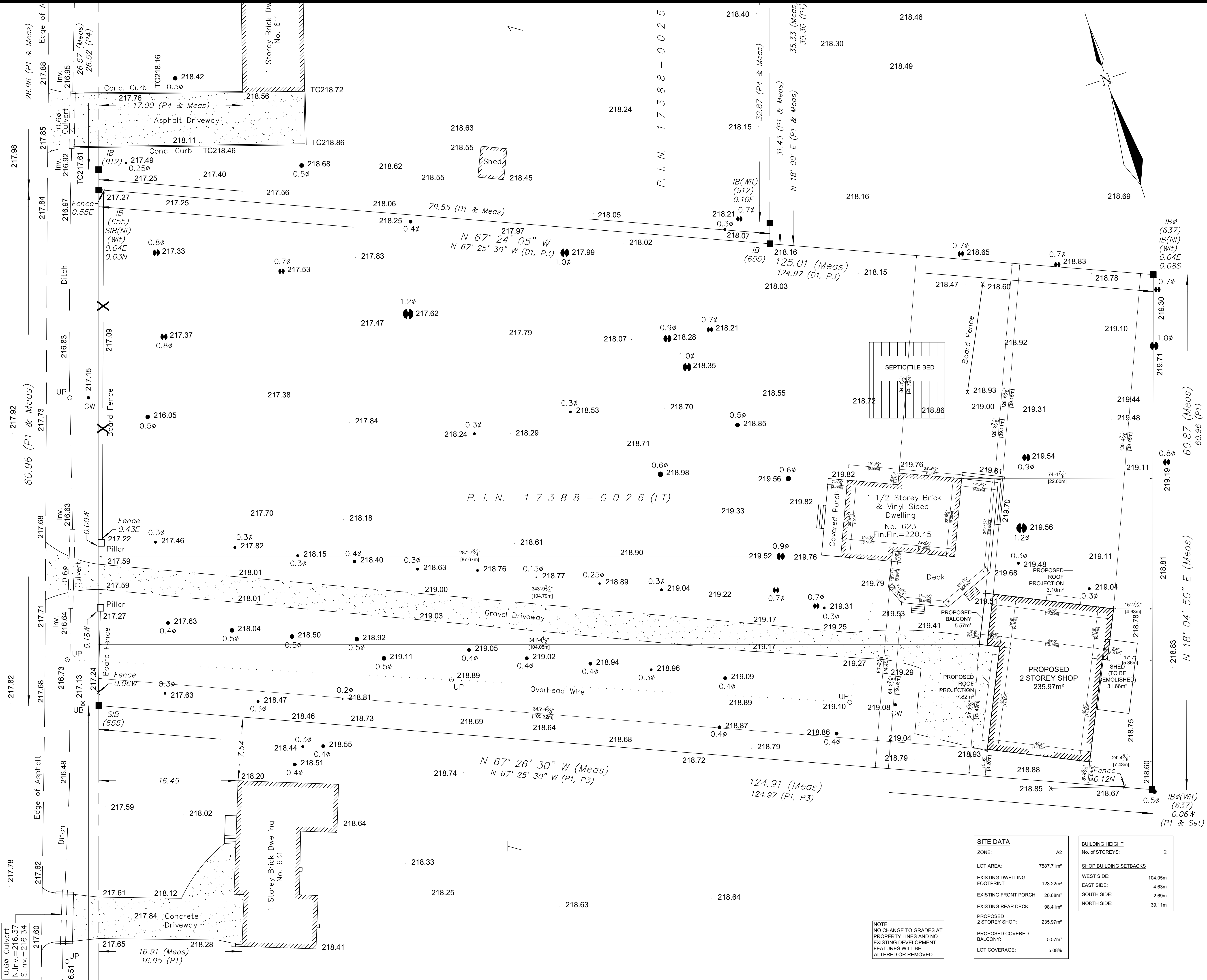
- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

**For any questions, contact staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or call 905-546-2424 ext. 4221.**



MILES ROAD  
( ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 10 AND 11, P.I.N. 17388-0001 (LT) )

N 18° 00' E ( REFERENCE BEARING )



PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR VARIANCE	07/24/2025

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
- DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

QUALIFICATION INFORMATION	
LEONARD ANGELICI	42391
NAME	BOIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	124457
NAME	BOIN
07/24/2025	SIGNATURE
DATE	

**Len Angelici Design**

270 SHERMAN AVE N. UNIT MILL-125  
HAMILTON, ON L8L 6N4  
(905) 393-8868  
info@lenangelicidesign.ca

PROJECT  
SHOP BUILDING  
623 MILES RD  
GLANBROOK, ON

SHEET TITLE	
SITE PLAN	
DRAWN BY	L. ANGELICI
DATE	07/24/2025
SCALE	1:200
PROJECT No.	24054

SP1

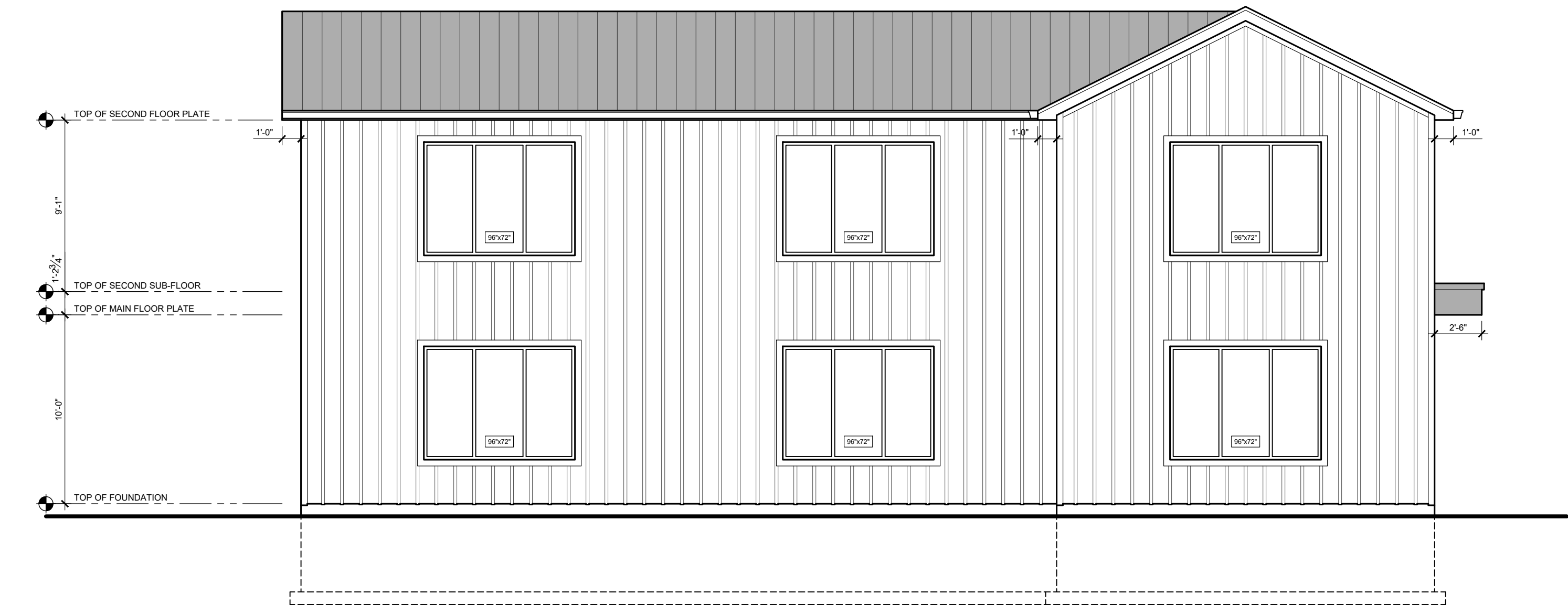
SITE DATA	
ZONE:	A2
LOT AREA:	7587.71m²
EXISTING DWELLING FOOTPRINT:	123.22m²
EXISTING FRONT PORCH:	20.68m²
EXISTING REAR DECK:	98.41m²
PROPOSED 2 STOREY SHOP:	235.97m²
PROPOSED COVERED BALCONY:	5.57m²
LOT COVERAGE:	5.08%

BUILDING HEIGHT	
No. of STOREYS:	2
SHOP BUILDING SETBACKS	
WEST SIDE:	104.05m
EAST SIDE:	4.63m
SOUTH SIDE:	2.69m
NORTH SIDE:	39.11m

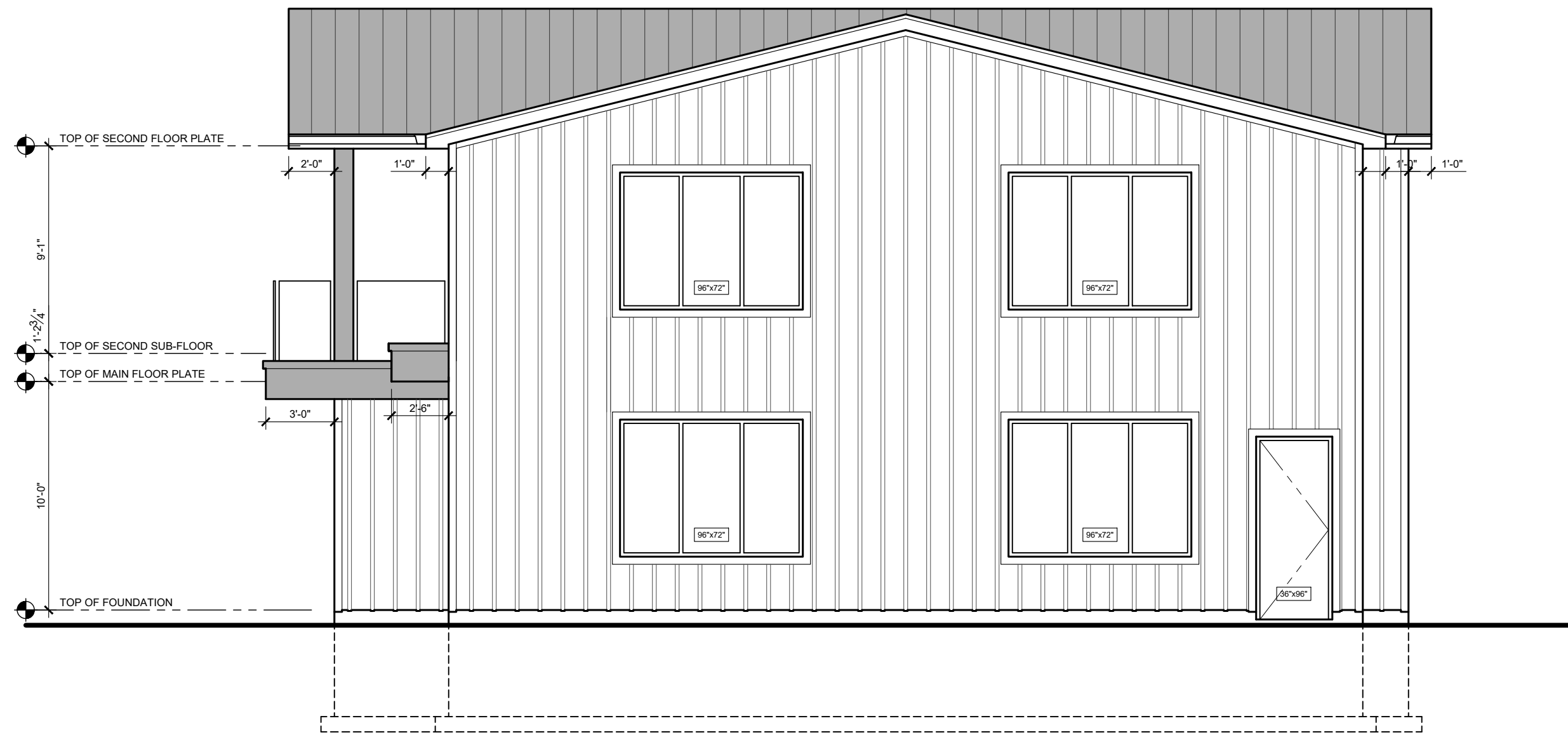
NOTE:  
NO CHANGE TO GRADES AT  
PROPERTY LINES AND NO  
EXISTING DEVELOPMENT  
FEATURES WILL BE  
ALTERED OR REMOVED



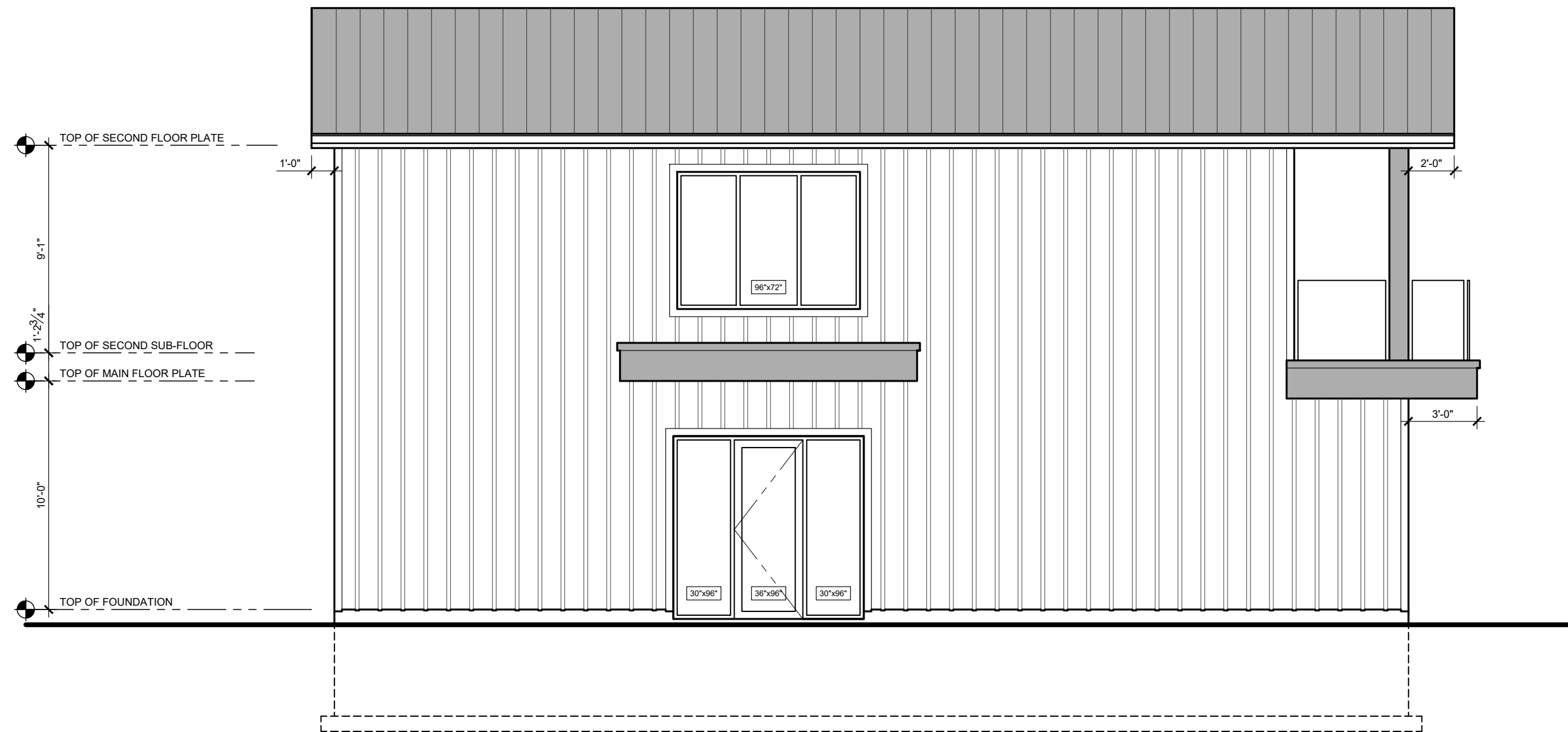
FRONT ELEVATION  
SCALE  $\frac{3}{16}$ " = 1' - 0"



REAR ELEVATION  
SCALE  $\frac{3}{16}$ " = 1' - 0"



RIGHT SIDE ELEVATION  
SCALE  $\frac{3}{16}$ " = 1' - 0"



LEFT SIDE ELEVATION  
SCALE  $\frac{3}{16}$ " = 1' - 0"

PROJECT NORTH	TRUE NORTH

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SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

LEONARD ANGELICI	42391
NAME	BOB

REGISTRATION INFORMATION

LEN ANGELICI DESIGN	124457
NAME	BOB

07/24/2025  
DATE

SIGNATURE

**Len Angelici Design**

270 SHERMAN AVE N. UNIT MILL-125  
HAMILTON, ON L8L 6N4  
(905) 393-8868  
info@lenangelicidesign.ca

PROJECT

SHOP BUILDING  
623 MILES RD  
GLANBROOK, ON

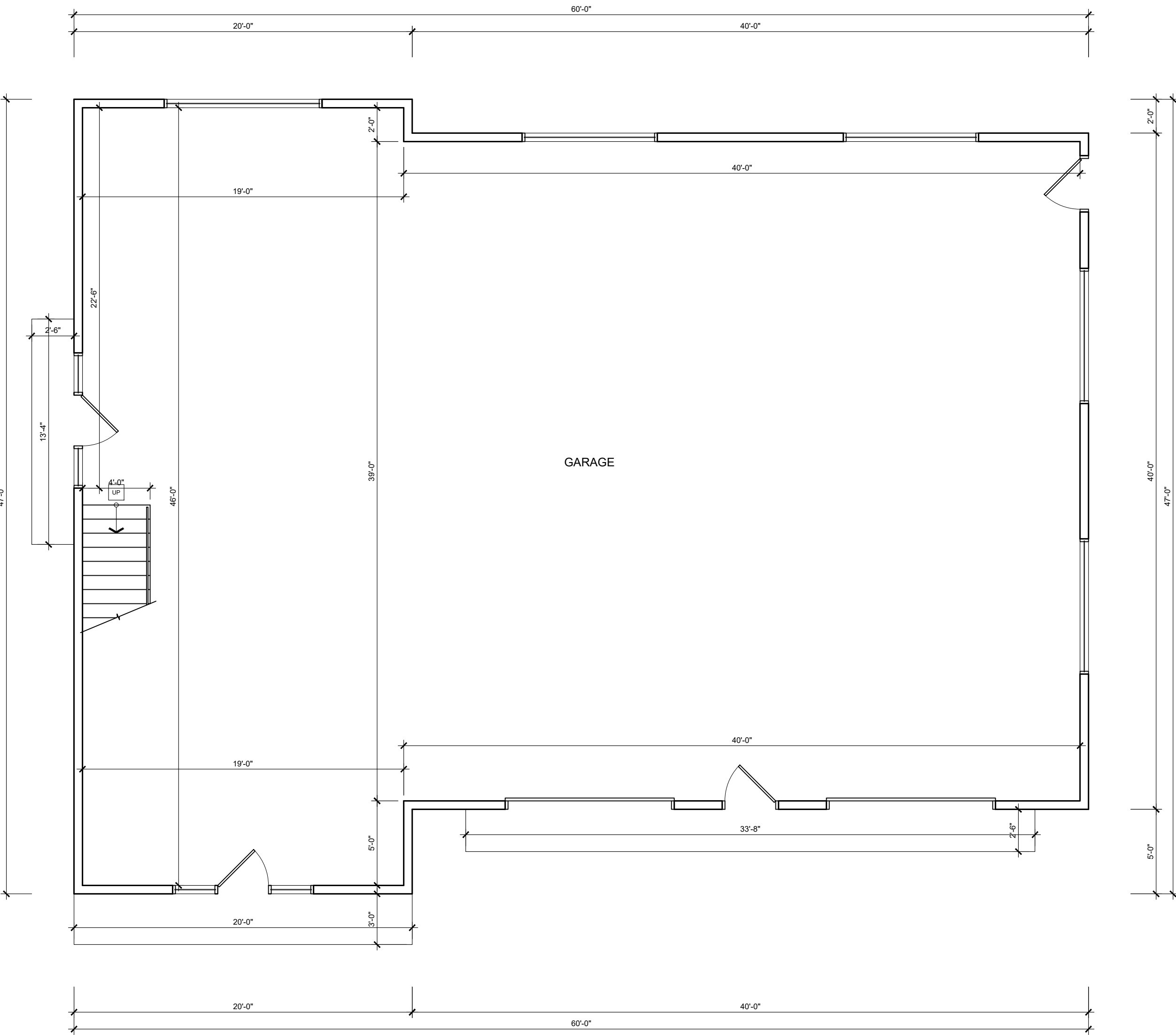
SHEET TITLE

ELEVATIONS

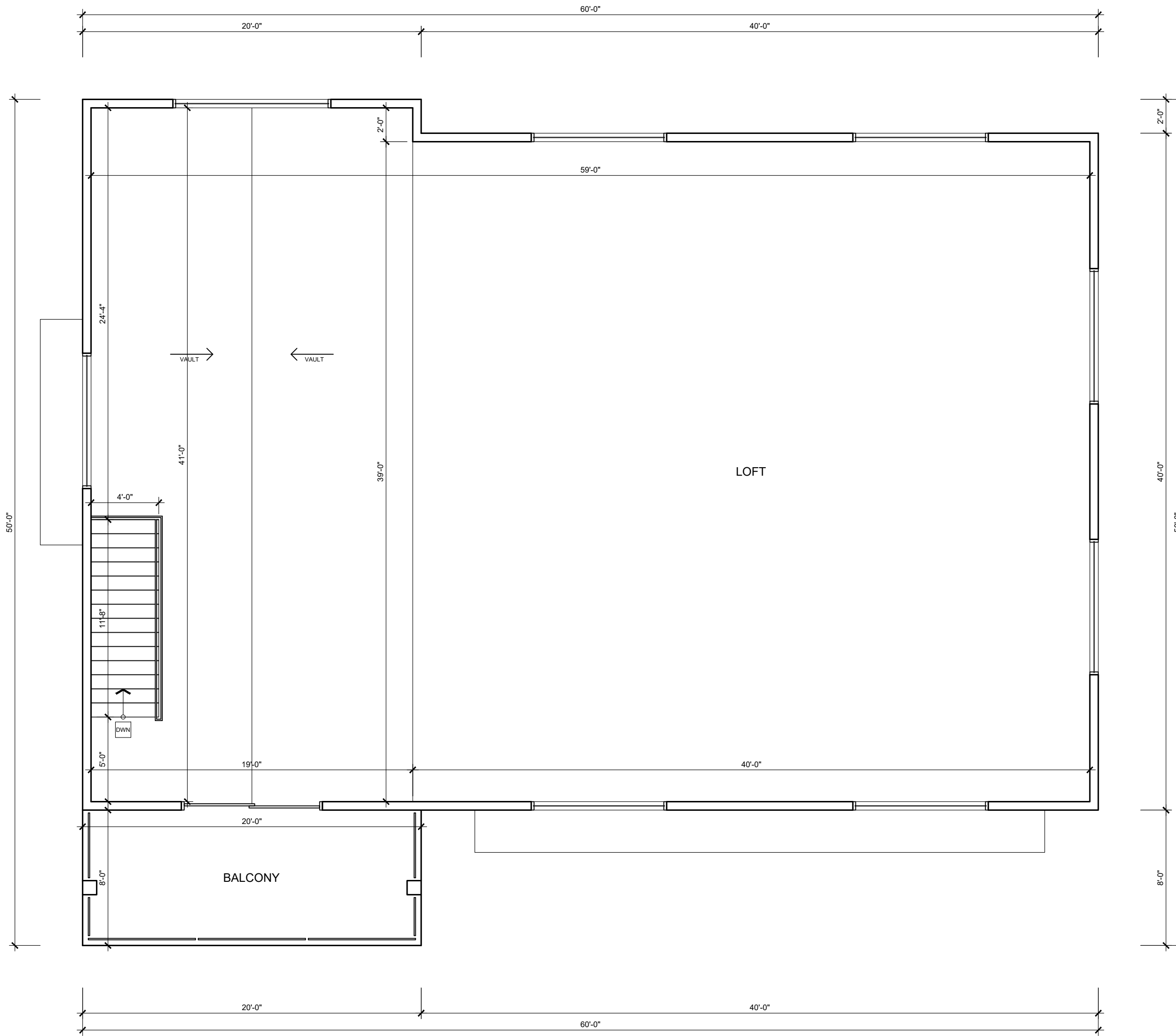
DRAWN BY	L. ANGELICI
DATE	07/24/2025
SCALE	$\frac{3}{16}$ "=1'-0"
PROJECT No.	24054

A1





**GROUND FLOOR PLAN**  
SCALE 3/16" = 1' - 0"  
FLOOR AREA: 2540sqft (235.97m²)  
GROSS FLOOR AREA: 4933.33sqft (458.32m²)



**SECOND FLOOR PLAN**  
SCALE 3/16" = 1' - 0"  
FLOOR AREA: 2393.33sqft (222.35m²)  
STAIR OPENING: 46.67sqft (4.34m²)  
BALCONY AREA: 160.00sqft (14.86m²)

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**QUALIFICATION INFORMATION**

LEONARD ANGELICI	42391
NAME	BCIN

**REGISTRATION INFORMATION**

LEN ANGELICI DESIGN	124457
NAME	BCIN

07/24/2025  
DATE

*Len Angelici*  
SIGNATURE

**Len Angelici Design**

270 SHERMAN AVE N. UNIT MILL-125  
HAMILTON, ON L8L 6N4  
(905) 393-8868  
info@lenangelicidesign.ca

PROJECT

**SHOP BUILDING**  
**623 MILES RD**  
**GLANBROOK, ON**

SHEET TITLE	
FLOOR PLANS	
DRAWN BY	<b>A2</b>
L. ANGELICI	
DATE	
07/24/2025	
SCALE	
3/16"=1'-0"	
PROJECT No.	
24054	





Hamilton

Committee of Adjustment  
City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto: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)	ANGELA & MICHAEL PEJIC		
Applicant(s)	LEN ANGELICI		
Agent or Solicitor			Phone: E-mail:

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	623 MILES RD		
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:

RELIEF FROM 4.8.1.2. a) ALL ACCESSORY BUILDINGS SHALL HAVE A MAX. HEIGHT OF 6m TO PROPOSED 8.22m  
RELIEF FROM 4.8.1.2. b) THE AGGREGATE GROSS FLOOR AREA OF ALL ACCESSORY BUILDINGS SHALL NOT EXCEED 200m<sup>2</sup> TO PROPOSED 458.32m<sup>2</sup> GROSS FLOOR AREA

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

6m IN HEIGHT DOES NOT ALLOW FOR A FULL SECOND STOREY WITH A LOW PITCHED ROOF  
THE HOMEOWNERS INTEND TO USE THE GROUND FLOOR FOR BOTH PERSONAL AND AGRICULTURAL VEHICLES

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
60.96m	125.01m	7587.71m <sup>2</sup>	N/A

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
DWELLING	87.68m	22.58m	25.57m, 25.85m	UNKNOWN
FRONT PORCH	85.41m	N/A	24.52, 27.10m	UNKNOWN
REAR DECK	N/A	18.30m	19.58m, 25.84m	UNKNOWN
SHED	117.99m	1.81m	8.75m, 43.39m	UNKNOWN

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SHOP BUILDING	104.05m	4.63m	2.69m, 39.11m	FALL 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
DWELLING	123.22m <sup>2</sup>	236.29m <sup>2</sup>	1.5	UNKNOWN
FRONT PORCH	20.68m <sup>2</sup>	20.68m	N/A	UNKNOWN
REAR DECK	98.41m <sup>2</sup>	98.41m <sup>2</sup>	N/A	UNKNOWN
SHED	31.66m <sup>2</sup>	31.66m <sup>2</sup>	1	UNKNOWN

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SHOP BUILDING	235.97m <sup>2</sup>	458.32m <sup>2</sup>	2	8.22m

- 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 FAMILY DETACHED DWELLING

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

**7 HISTORY OF THE SUBJECT LAND**

7.1 Date of acquisition of subject lands:  
UNKNOWN

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

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

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

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

Rural Hamilton Official Plan designation (if applicable): RURAL

Rural Settlement Area: \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) \_\_\_\_\_

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

THE USE OF PROPERTY IS NOT BEING CHANGED AND WILL NOT AFFECT SURROUNDING PROPERTIES

7.6 What is the existing zoning of the subject land? A2

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: \_\_\_\_\_

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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

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