

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-25:161	SUBJECT PROPERTY:	282 Dewitt Road, Stoney Creek
ZONE:	R1 (Low Density Residential)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Polakala Kesava Mandadi – Bhrathi Polakala
Applicant: Shikhar Kapur, Skap Architechs Inc

The following variances are requested:

1. A minimum lot width of 10.9 metres shall be permitted instead of the minimum lot width of 12.0 metres.
2. A minimum aggregate setback from a side lot line of 2.4 metres shall be permitted instead of the minimum aggregate side yard setback of 3.5 metres.
3. A maximum lot coverage of 40.3% shall be permitted instead of the maximum lot coverage of 40%.

PURPOSE & EFFECT: To facilitate the severance of the lot for future construction of a fourplex dwelling.

Notes:

- i. Please be advised Building Height shall be in accordance with the definition within the Hamilton Zoning By-law 05-200.
- ii. Please be advised that insufficient information was provided to determine zoning compliance with Section 4.6 Permitted Yard Encroachments and Section 4.9 Mechanical and Unitary Equipment of Hamilton Zoning By-law 05-200. Additional variances may be required if zoning compliance cannot be achieved.

A-25:161

- iii. Please be advised that insufficient information was provided to determine zoning compliance with Section 5 Parking of Hamilton Zoning By-law 05-200. Additional variances may be required if zoning compliance cannot be achieved.
- iv. Please be advised that insufficient information was provided to determine zoning compliance with Section 15.2.2.4 i) Minimum Landscaped Area, j) Visual Barrier and k) Amenity Area and l) Waste Storage of Hamilton Zoning By-law 05-200. Additional variances may 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:	3:55 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

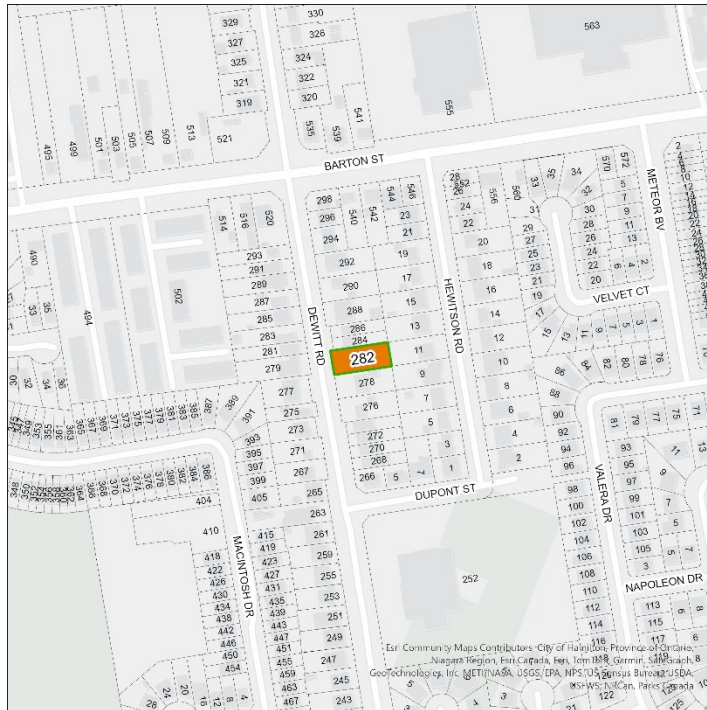
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 2, 2025

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-25:161, 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.

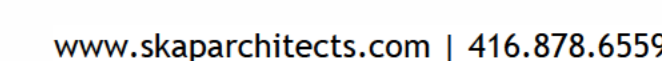
In-Person Presentations:

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.



Do not scale drawings. Verify all dimensions and conditions on site. All designs remain the intellectual property of Skap Architects Ltd.

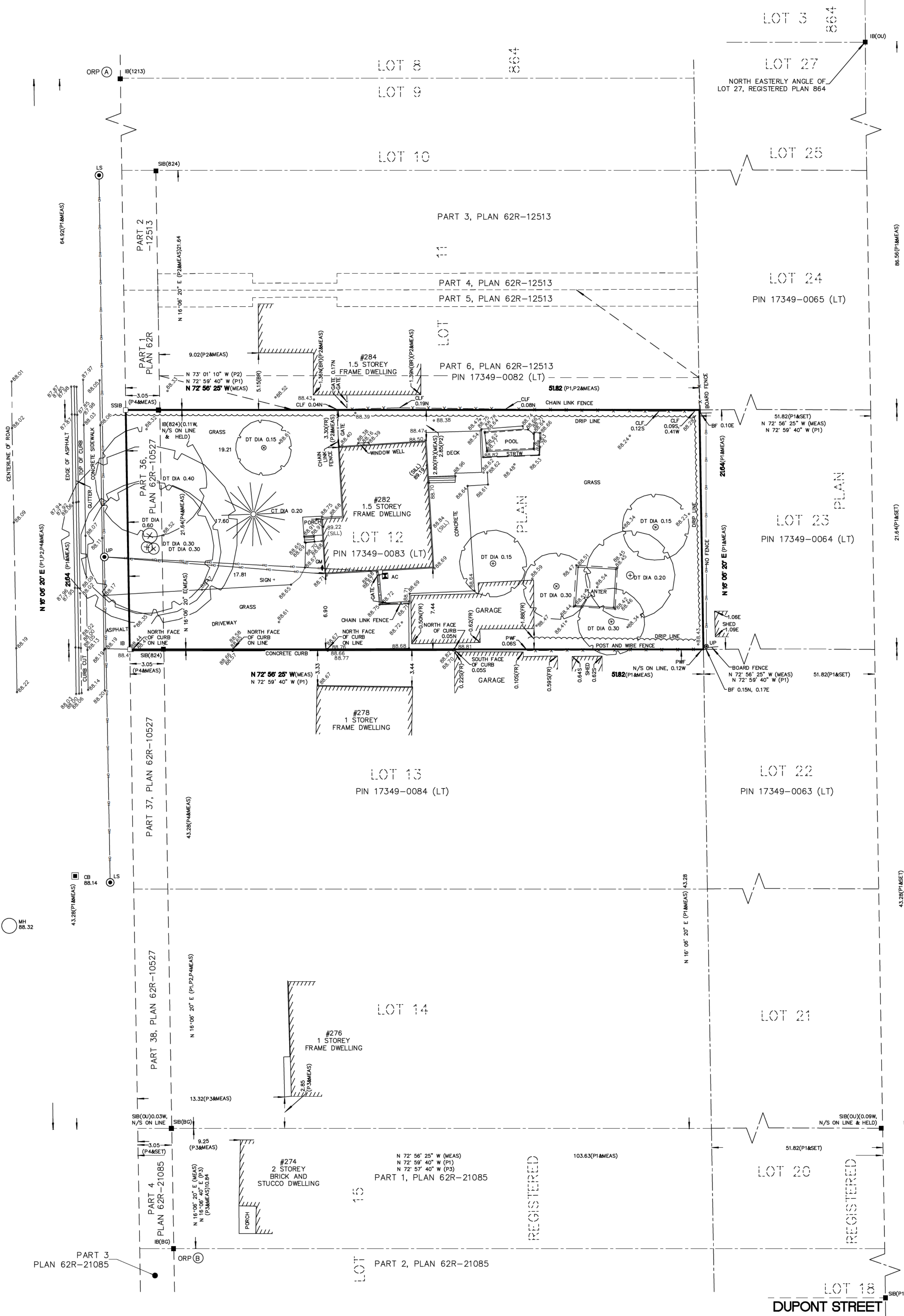
[illegible]

Conceptual Site Plan for Severance

A101

DEWITT ROAD

(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 16 AND 17)
PIN 17349-0001 (LT)



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
ALL OF
LOT 12
REGISTERED PLAN No. 864
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON WENTWORTH



THE INTENDED PLOT SIZE OF THIS PLAN IS 690mm IN WIDTH BY 629mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

© COPYRIGHT 2023, AK&M SURVEYING LTD.

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

NOTES

- 1) BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0)
- 2) DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999721
- 3) FOR BEARING COMPARISONS A ROTATION OF 00°58' 40" COUNTERCLOCKWISE WAS APPLIED TO P1
- 4) FOR BEARING COMPARISONS A ROTATION OF 00°51' 10" COUNTERCLOCKWISE WAS APPLIED TO P2 AND P4
- 5) TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83(CSRS)(2010.0) COORDINATES TO A URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/ 10		
POINT ID	EASTING	NORTHING
ORP (A)	604 793.58	4 786 469.62
ORP (B)	604 757.48	4 786 333.56
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

PART 2: SURVEY REPORT

- DESCRIPTION OF LAND:
LOT 12, REGISTERED PLAN 864
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE REGISTERED/ PROPERTY IS SUBJECT TO AN EASEMENT/ RIGHT-OF-WAY AS IN INSTRUMENT NUMBER
- BOUNDARY FEATURES
FENCES AND OVERHEAD HYDRO WIRE AND THEIR RELATIONSHIP TO THE PROPERTY LIMITS ARE SHOWN ON THE FACE OF THE PLAN
- COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
PLAN DOES NOT CERTIFY ZONING COMPLIANCE

BENCHMARK NOTE

ELEVATIONS HEREON ARE GEODETIC AND DERIVED USING LEICA SMARTNET NETWORK(EPOCH 2002) AND ARE REFERRED TO THE CGVD-1928:1978 DATUM.

LEGEND

■	DENOTES FOUND MONUMENT
□	DENOTES PLANTED MONUMENT
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
OU	DENOTES ORIGIN UNKNOWN
BO	DENOTES B. GRENKIE SURVEYING LTD., O.L.S.
824	DENOTES A.T. McLAREN LTD., O.L.S.
1213	DENOTES J. D. PETERS, O.L.S.
CALC	DENOTES CALCULATED
MEAS	DENOTES MEASURED
WT	DENOTES WITNESS
PROD	DENOTES PRODUCTION
P1	DENOTES REGISTERED PLAN 864
P2	DENOTES PLAN OF SURVEY BY A.T. McLAREN LTD, O.L.S., DATED: JANUARY 6 TH 2023
P3	DENOTES SURVEYORS REAL PROPERTY REPORT BY BARICH GRENKIE SURVEYING LTD., O.L.S., DATED:MARCH 23 RD , 2023
P4	DENOTES PLAN 62R-10527
AC	DENOTES AIR CONDITIONER
BR	DENOTES BRICK
BF	DENOTES BOARD FENCE
CB	DENOTES CATCH BASIN
CLF	DENOTES CHAIN LINK FENCE
CONC	DENOTES CONCRETE
CT	DENOTES CONIFEROUS TREE
DT	DENOTES DECIDUOUS TREE
FDN	DENOTES FOUNDATION
LS	DENOTES LIGHT STANDARD
MH	DENOTES MANHOLE
STRTW	DENOTES STONE RETAINING WALL
UP	DENOTES UTILITY POLE
-OH-	DENOTES OVERHEAD HYDRO

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2) THE SURVEY WAS COMPLETED ON 19TH DAY OF JUNE, 2023

JUNE 22ND, 2023
DATE
K. Adhithan
ATHITHITHAN KANAGANAYAGAM
ONTARIO LAND SURVEYOR

PREPARED FOR: LAND AND BUILDING EXPERTS INC.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-54961

15 Great Plains Street
Brampton, Ontario
L6R-1Z5
Phone: (647) 914-3361
www.akmsurvey.com
Email: info@akmsurvey.com

AKM
AK&M SURVEYING LTD.

DATE: June 22, 2023
FILE LOCATION: G:\Shared drives\AKM Survey Ltd. Job
Folders\Brampton\2023-01-43\Drawings\SRPR\2023-01-43.dwg

DRAWN
BY: BEV

PROJECT No.:
2023-01-43



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 CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT***

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Purchaser*	Polakala Kesava Mandadi Bhrathi Polakala	
Registered Owners(s)	Polakala Kesava Mandadi Bhrathi Polakala	
Applicant(s)**	Shikhar Kapur, Skap Architects Inc.	
Agent or Solicitor	Shikhar Kapur, Skap Architects Inc.	

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

** Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 Primary contact

☐ Purchaser
☐ Applicant

☐ Owner
☒ Agent/Solicitor

1.3 Sign should be sent to

☐ Purchaser
☐ 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	282 Dewitt Road, Stoney Creek		
Assessment Roll Number	003.240.02200.0000		
Former Municipality			
Lot	12	Concession	
Registered Plan Number	864	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

3.1 Type and purpose of proposed transaction: (check appropriate box)

☒ creation of a new lot(s)☐ addition to a lot☐ an easement☐ validation of title (must also complete section 8)☐ cancellation (must also complete section 9)☐ creation of a new non-farm parcel (must also complete section 10)(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation)☐ concurrent new lot(s)☐ a lease☐ a correction of title☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Polakala Kesava Mandadi, Bhrathi Polakala

3.3 If a lot addition, identify the lands to which the parcel will be added:

n/a

3.4 Certificate Request for Retained Lands: ☐ Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	UNIT A	UNIT B			
Type of Transfer	N/A	Conveyed			
Frontage	10.82	10.82			
Depth	51.82	51.82			
Area	560.6924	560.6924			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	part of 1.5 storey house	part of 1.5 storey house & garage			
Proposed Buildings/ Structures	A fourplex	A fourplex			
Buildings/ Structures to be Removed	part of 1.5 storey house	part of 1.5 storey house & garage			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- ☐ provincial highway
☒ municipal road, seasonally maintained
☐ municipal road, maintained all year

- ☐ right of way
☐ other public road

b) Type of water supply proposed: (check appropriate box)

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

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

c) 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)

4.3 Other Services: (check if the service is available)

- ☒ electricity
 ☒ telephone
 ☐ school bussing
 ☒ garbage collection

5 CURRENT LAND USE

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

Rural Hamilton Official Plan designation (if applicable): Urban Area

Rural Settlement Area:

Urban Hamilton Official Plan designation (if applicable) Neighborhoods

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

The application proposes a severance of a large lot into 2 separate lots. The goal is to build thoughtful fourplex on both lots post severance within the city of Hamilton's guidelines and further advancing the city of Hamilton and province of Ontario's goal of adding residential units to the city.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.3 What is the existing zoning of the subject land? R1 Low Density Residential

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	n/a
A land fill	<input type="checkbox"/>	n/a
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	n/a
A provincially significant wetland	<input type="checkbox"/>	n/a
A provincially significant wetland within 120 metres	<input type="checkbox"/>	n/a
A flood plain	<input type="checkbox"/>	n/a
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	n/a
An active railway line	<input type="checkbox"/>	n/a
A municipal or federal airport	<input type="checkbox"/>	n/a

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

n/a

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☒ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

4 years

6.5 Does the applicant own any other land in the City? ☒ Yes ☐ No
If YES, describe the lands below or attach a separate page.

1. 251 Margaret Avenue, Stoney Creek
2. 448 Osbornre€Street, Hamilton

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☒ Yes ☐ No (Provide explanation)

The proposal of severance and subsequent development of two fourplexes is consistent with the PPS, 2020. It promotes efficient land use, supports intensification within a serviced urban area, and contributes to a range of housing options. The proposal aligns with provincial objectives for compact, transit-supportive, and sustainable growth.

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

☒ Yes ☐ No (Provide explanation)

By providing gentle intensification in a serviced, transit-accessible area, the proposal helps to accommodate growth in a sustainable manner, consistent with the principles of smart growth and the efficient use of land as outlined in the PPS. It also supports housing affordability and diversity, aligning with broader provincial and municipal housing objectives.

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

☒ Yes ☐ No (Provide explanation)

The proposed severance and development of two fourplexes conforms to the Growth Plan for the Greater Golden Horseshoe by promoting compact, higher-density housing within an existing built-up area. It supports intensification, optimizes the use of existing infrastructure, and contributes to a more diverse housing stock—key objectives of the Growth Plan's vision for complete, transit-supportive communities.

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☒ No (Provide explanation)

7.5 Are the subject lands subject to the Parkway Belt West Plan?

☐ Yes

☒ No

(Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?

☐ Yes

☒ No

(Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

☐ Yes

☒ No

(Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes

☒ No

(Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes

☐ No

(Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes

☐ No

(Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes

☐ No

(Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- ☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- ☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

--

10.4 Description of farm consolidation property:

Frontage (m):		Area (m ² or ha):	
---------------	--	------------------------------	--

Existing Land Use(s):		Proposed Land Use(s):	
-----------------------	--	-----------------------	--

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):		Area (m ² or ha):	
---------------	--	------------------------------	--

Existing Land Use:		Proposed Land Use:	
--------------------	--	--------------------	--

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)		Area (m ² or ha): (from Section 4.1)	
----------------------------------	--	---	--

Front yard set back:	
----------------------	--

a) Date of construction:

- ☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:

- ☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☒ Application Fee
- ☒ Site Sketch
- ☒ Complete Application Form
- ☒ Signatures Sheet

11.2 Validation of Title

- ☐ All information documents in Section 11.1
- ☐ Detailed history of why a Validation of Title is required
- ☐ All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- ☐ All information documents in Section 11.1
- ☐ Detailed history of when the previous consent took place.
- ☐ All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study



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)	Polakala Kesava Mandadi Bhrathi Polakala	
Applicant(s)	Shikhar Kapur, Skap Architects Inc.	
Agent or Solicitor	Shikhar Kapur, Skap Architects Inc.	

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

☒ Credit over phone*

☐ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	282 Dewitt Road, Stoney Creek		
Assessment Roll Number	003.240.02200.0000		
Former Municipality			
Lot	12	Concession	
Registered Plan Number	864	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:

To permit a minimum lot width of 10.82 meters whereas a minimum lot width of 12.0 meters is required per new zoning by law.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

Existing site conditions

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
21.64	51.82	1,121.38	20

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
1.5 Storey Frame Dwelling	17.81	24.31	2.85 7.44	01/01/1952
Detached garage	25.46	15.23	0.50 15.38	01/01/1952

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Fourplex	15m	9.98m	1.2m	
Fourplex	15m	9.98m	1.2m	

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
1.5 Storey Frame Dwelling	101.05	145	1.5	5
Detached garage	48.26	48.26	1	2.7

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Fouplex	224 sq.m.	672 sq.m.	3	10.5m
Fouplex	224 sq.m.	672 sq.m.	3	10.5m

4.4 Type of water supply: (check appropriate box)

☒ publicly owned and operated piped water system

☐ privately owned and operated individual well

☐ lake or other water body

☐ other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

☒ publicly owned and operated storm sewers

☐ swales

☐ ditches

☐ other means (specify)

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.):

Fourplex on each lot post severance.

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

Single detached dwelling Residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

4 years

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

Single detached dwelling Residential

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

Single detached dwelling Residential

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

73

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

Rural Hamilton Official Plan designation (if applicable): Urban Area

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighborhoods

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

The application proposes a severance of a large lot into 2 separate lots. The proposed development is considered residential intensification in the Neighbourhoods designation, Policy B.2.4.2.2 of the Urban Hamilton Official Plan is applicable.

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:

8.2 Number of Dwelling Units Proposed:

8.3 Additional Information (please include separate sheet if needed):

The minor variance proposal is for street frontage, there is not an application for a proposal development yet. However, post severance, we would like to proceed with a permit for a fourplex on each of the parcels of lot. The fourplex's would be inline with provincial and city policy that advocate for gentle intensification of existing residential infrastructure.

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