



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

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-25:181	SUBJECT PROPERTY:	900 Golf Links Road, Ancaster
ZONE:	RM3-185 (Residential Multiple)	ZONING BY-LAW:	Ancaster Zoning By-law 87-57, as Amended by By-law 02-031

APPLICANTS: Owner: Alison Tate
 Agent: Michelle Diplock

The following variances are requested:

1. A Day Nursery to a maximum designed capacity of ninety-five (95) children shall be permitted instead of a maximum designed capacity of seventy-five (75) children.

PURPOSE & EFFECT: To permit the increase of children capacity for an existing Day Nursery.

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 25, 2025
TIME:	3:05 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:

A-25:181

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

PUBLIC INPUT

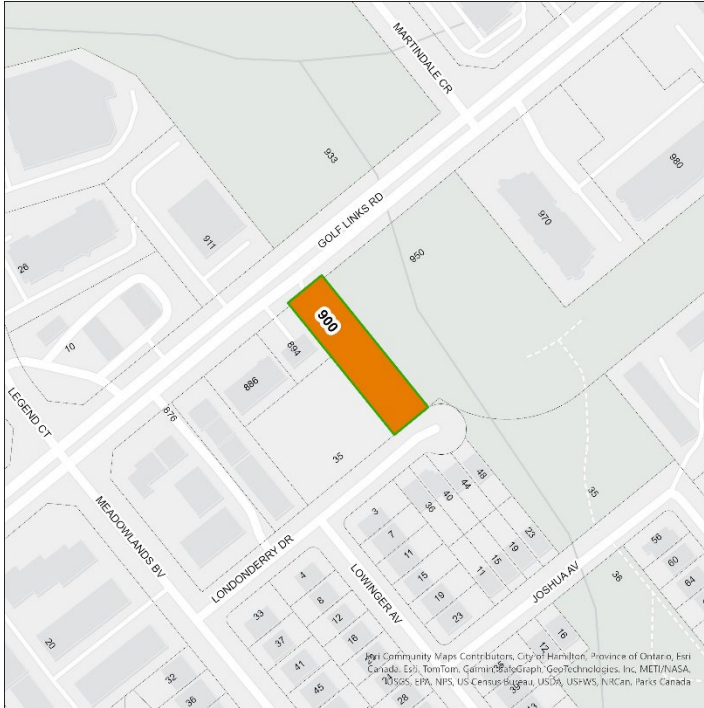
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 23, 2025

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 24, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:181, 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: September 8, 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. 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.

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

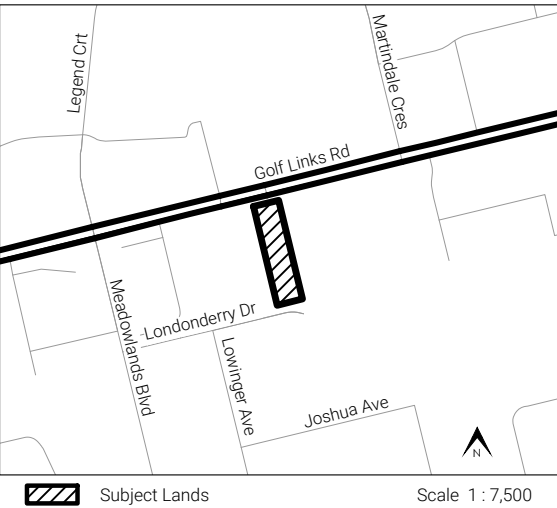
- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.



MINOR VARIANCE SKETCH

900 Golf Links Rd
Part of Lot 51, Concession 3
Ancaster, City of Hamilton

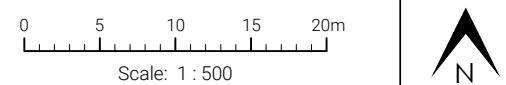


Legend

	Lands Subject to Minor Variance
Lot Area:	±0.260ha (0.64ac)
Lot Frontage:	±25.9m
Zone:	RM3-185
Parking Required:	20 Spaces
Parking Provided:	20 Spaces

Note: This plan is for discussion purposes only.
Property boundary to be verified by an O.L.S.

Source: Plan 62R-16413, A.T. McLaren Limited, March 3, 2023.
Aerial photo from the City of Hamilton interactive map.



Drawn By: A.M. Date: August 19, 2025

NETHERY Planning

W: www.netheryplanning.ca
 E: solutions@netheryplanning.ca
 P: 289-902-3903
 888-638-4379 (toll free)

August 20, 2025

Committee of Adjustment
City of Hamilton
71 Main Street West,
Hamilton, Ontario, L8P 4Y5

To: Members of Hamilton's Committee of Adjustment

**Re: Planning Justification Letter – Minor Variance
900 Golf Links Road, Hamilton, Ontario**

Nethery Planning Inc. has been retained by Alison Tate (the Owner) to provide planning advice and seek a variance from the Town of Ancaster, now City of Hamilton Zoning By-law #87-57., as amended. The variance seeks to align the provincial licenced capacity of the daycare (being 95 children) with the current site-specific Zoning By-law No. 87-57 provision RM3-185 (02-031) which only permits 75 children. The purpose of the variance is to bring the site-specific provision into alignment with the provincial licence for the daycare.

Nethery Planning is pleased to submit the following planning justification letter in support of the minor variance as we believe it represents good planning. Rectifying the discrepancy between the zoning by-law and the provincial licence issued for the business advances a coordinated, integrated, and comprehensive approach to land use planning for the property and is in the public interest.

The following Planning Justification letter outlines the context for the minor variance and the planning analysis. It concludes with our recommendation that the Committee of Adjustment APPROVE the proposed minor variance.

CONTEXT FOR THE PROPOSAL

The subject property is located at 900 Golf Links Road in the City of Hamilton, and backs onto Londonderry Drive, as shown in Figure 1 below. The main building is located to the rear of the property, with 20 parking spaces, including one accessible parking space, located in front of the building. The daycare consists of 6 classrooms, split out between infants, toddlers, and pre-school children. The backyard of the property accommodates a large playground area that is landscaped and fenced.



Figure 1: Subject Property Location at 900 Golf Links Rd. in Hamilton, ON

The subject property is being used as a children’s daycare, called Meadowlands Preschool and Daycare. The daycare provides care for children of 12 months to 6 years old. The Owner is looking to sell their shares of the business. In the process of that transaction, it was identified that there is a discrepancy between the provincial licence for the site (95 children) and the current site-specific provision RM3-185 (02-031) which only permits 75 children. A copy of the provincial licence for the daycare is attached as Appendix A. In early consultation with City staff on this property, it was noted to our client that a minor variance would be an appropriate avenue to resolve the discrepancy. This application seeks to reconcile this and recognise the 95 children capacity on the site in alignment with the provincial licence. There are no changes proposed to the site or structure of the building. Six classrooms have been established, and no new classrooms are proposed, nor required, to accommodate this change.

The property is designated as Neighbourhoods in the Urban Hamilton Official Plan and is zoned Residential Multiple (RM3-185 (02-031)) with site specific provisions in the Town of Ancaster, now City of Hamilton Zoning By-law #87-57. Both the Urban Hamilton Official Plan and Zoning By-law #87-57 under special provision RM3-185 (02-031) permit the daycare use.

PLANNING ANALYSIS

Section 45(1) of the Planning Act, grants the Committee of Adjustment the authority to approve Minor Variances. For a Variance to be approved, it must meet the following four tests:

1. Maintain the general intent and purpose of the Official Plan,
2. Maintain the general intent and purpose of the Zoning By-law,
3. Be desirable for the appropriate development or use of the land, building, or structure, and
4. Be minor in nature.

The following analysis demonstrates how the proposed minor variance satisfies each of the four tests.

TEST #1: DOES THE VARIANCE MAINTAIN THE GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN?

The subject property is located within the urban area of the City of Hamilton and thus must maintain the general intent and purpose of the Urban Hamilton Official Plan (UHOP). Under the UHOP, the lands are designated as Neighbourhoods, as shown in Figure 2.



Figure 2 Urban Hamilton Official Plan, Subject Lands Designation

The Neighbourhoods designation is made up of areas where Hamilton residents live, play, and socialize, recognizing the importance of fostering a mix of land uses and cultivating relationships between these land uses. The designation “Neighbourhoods” recognizes that our neighbourhoods are made up of more than just homes, but include a variety of land uses. The use of the subject lands as a daycare meets the intent of the UHOP, as daycares contribute to the notion of complete communities. Chapter E of the Urban Hamilton Official Plan identifies a range of policies that support development within the Neighbourhoods designation as part of a complete community. Further, providing a daycare service is a permitted use within the Neighbourhoods Designation - General Policies under the local community facilities/services definition.

Policy 3.1.2 states the following:

- 3.1.2 *Develop neighbourhoods as part of a complete community, where people can live, work, shop, learn, and play.*

Chapter E of the Urban Hamilton Official Plan sets out the requirements for the management of growth and development within the Neighbourhoods designation. Specific policies identify requirements for scale and design. An analysis of the relevant policies and how the variance complies with them are identified below.

Policy 3.2.4 states the following:

- 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.*

To permit the capacity of the daycare to be increased from 75 to 95 spaces, no additional development or renovations are required. As such, the existing character of the established Neighbourhoods designated area will be maintained.

Policy 3.2.8 states the following:

- 3.2.8 *Proposals for supporting uses, except local commercial uses, within the Neighbourhoods designation shall be evaluated on the following criteria:*
- a) compatibility with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, and landscaping;*
 - b) access to a collector or major or minor arterial road shall be preferred;*

c) provision of adequate off-street parking with appropriate buffering and landscaping from residential uses;

d) compliance with Section B.3.3 – Urban Design Policies and B.3.5 – Community Facilities/Services Policies; and,

e) adjacency and integration with parks to provide an attractive extension of parks and maximize the use of parkland facilities.

As a neighbourhood supporting use with no new development proposed, the increase in capacity for the daycare will be compatible with the surrounding area, and continue to have access to an arterial road, while providing adequate off-street parking. There are no changes proposed to the scale or design of the daycare.

The purpose of this minor variance is to reconcile the existing daycare licence and operations by varying the site-specific zoning provisions, to permit a capacity up to 95 children. Meadowlands Preschool and Daycare will continue to provide childcare in the community, supporting the notion of a complete community, in the existing building without the need for additional development. As such, the variance is aligned with the general intent and purpose of the Urban Hamilton Official Plan.

TEST #2: DOES THE VARIANCE MAINTAIN THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW?

The subject property is zoned Residential Multiple (RM3) and has a site specific provision RM3-185 (02-031) in the Town of Ancaster, now City of Hamilton, Zoning By-law #87-57. The subject lands' special provisions for this zone allow for a day nursery (daycare) to “a designated capacity of seventy-five (75) children”. The variance seeks to reconcile the existing operations of the subject lands, being a day nursery (daycare) with the provincial capacity designated capacity for the site, being 95 children.

No changes to the site are being proposed that will impact the site-specific zoning regulations and the existing onsite parking will continue to be utilized. The parent regulation within the Town of Ancaster, now City of Hamilton Zoning By-law #87-57 requires 1.5 parking spaces per classroom area. A total of 6 classrooms have been established and will be maintained on the site, resulting in a requirement of 9 parking spaces under the parent by-law. However, the existing 20 spaces required and developed through site specific provision RM3-185 (02-031) which established the use will be maintained.

While the purpose of the Residential Multiple zoning designation (RM3) is to allow residential housing in various forms, site specific provision RM3-185 (02-031) permits the daycare use. With no structural changes proposed, and the expansion of capacity

continuing to meet the required parking onsite, the variance maintains the general intent and purpose of the zoning by-law.

TEST #3: IS THE VARIANCE DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE LAND, BUILDING, OR STRUCTURE?

The proposed variance will not alter the existing land, building or structure as the use is already permitted and in operation. As a result of the capacity expansion, there is no need to alter the existing property or building in any way. As included in Appendix A, the licensed capacity of the daycare is 95 children. It is desirable to permit the variance which will allow for 95 children as it will bring the site-specific provision into alignment with the provincial licence for the daycare.

TEST #4: IS THE VARIANCE MINOR IN NATURE?

Varying the designated capacity from 75 to 95 children will rectify the discrepancy between the zoning by-law regulation, recognize existing capacity for expansion, and reflect the provincial licence issued for the property. A copy of the provincial licence is included in Appendix A. This variance is administrative, to ensure alignment with provincial licensing. As such, this variance is characterized as minor in nature, as no development is being proposed, and the use conforms to the Official Plan and Zoning By-law.

CONCLUSION

In summary, the proposed minor variance for the property at 900 Golf Links Road meets the four tests outlined in the Planning Act. The purpose of this variance is administrative: to recognize the existing capacity of the Meadowlands Preschool and Daycare of 95 spots, consistent with its provincial licence to operate, and update the City's Zoning By-law to reflect this capacity. The variance ensures continued childcare services in the Ancaster community, while recognizing the importance of ensuring compliance with planning policies.

Based on the analysis provided, it is respectfully submitted that the requested variance meets the four tests outlined in Section 45(1) of the Planning Act, represents good planning and is in the public interest.



Sincerely,

Michelle Diplock

Michelle Diplock, MPL, MCIP, RPP
Principal Planner
netheryplanning.ca

APPENDIX A

Provincial Licence to Operate a Childcare Centre for
Meadowlands Preschool

Under the *Child Care and Early Years Act, 2014* and the regulations, and subject to the limitations thereof, this licence is granted to:

Meadowlands Preschool Inc.

to operate a child care centre under the name of:

Meadowlands Preschool

at 900 Golf Links Road in Ancaster, City of Hamilton.

1. This licence expires on the **12th day of June, 2026.**
2. Licensed capacity of child care centre:

Primary Capacity			
Room Name	Age Group	Age Range	Capacity
Room 1	Infant	under 18 months	10
Room 2	Toddler	18 months up to 30 months	15
Room 3	Toddler	18 months up to 30 months	15
Room 5	Preschool	30 months up to 6 years	16
Room 4	Preschool	30 months up to 6 years	20
Room 6	Preschool	30 months up to 6 years	19
Total Capacity		95	

Alternate Capacity						
Room Name	Infant (under 18 months)	Toddler (18 months up to 30 months)	Preschool (30 months up to 6 years)	Kindergarten (44 months up to 7 years)	Primary/Junior School Age (68 months up to 13 years)	Junior School Age (9 years up to 13 years)
Room 1	N/A	0	0	0	0	0
Room 2	0	N/A	0	0	0	0
Room 3	0	N/A	0	0	0	0
Room 5	0	0	N/A	0	0	0

Room 4	0	0	N/A	0	0	0
Room 6	0	0	N/A	19	0	0

3. Director approval is granted for:

Director approval is granted for mixed age grouping pursuant to subsections 8(2) & (3) of Ontario Regulation 137/15.

4. This licence is subject to the following conditions:

- (1) The licensee shall ensure that all completed Licensing Checklists and all Summary of Licensing Requirements and Recommendations sheets are readily available for parents.
- (2) The licensee shall ensure that the total licensed capacity indicated in the primary capacity table is not exceeded at any time.
- (3) The licensee shall only use the primary OR alternate capacity for each room listed on their licence and shall notify the Ministry of their present operating capacity through the [Child Care Licensing System \(CCLS\)](#) if they switch between primary or any alternate capacities.
- (4) The licensee shall submit a current police record check (PRC) or other PRC documentation approved by a Ministry of Education director to the Ministry of Education in the CCLS, for each director, officer, board and/or governing council member, as applicable, who is responsible for the delivery and oversight of each licensed child care program operated by the licensee, no later than the 5th anniversary of the date of their most recent PRC.
- (5) The licensee shall notify the Ministry of Education where the licensee adds new members to its board or council by updating their corporation's Profile information in the CCLS within 15 business days. Within ten business days thereafter, the licensee shall provide a current PRC or other PRC documentation approved by a Ministry of Education director to the Ministry of Education in the CCLS for the new member(s).
- (6) The licensee shall provide a current vulnerable sector check (VSC) to the Ministry of Education in the CCLS for all directors, officers, board and/or governing council members who interact with children receiving child care.
- (7) Where a director, officer, board and/or governing council member, as applicable, requires additional time to obtain a current PRC due to circumstances outside of their control, the licensee ensure that a current PRC for that individual is submitted in the CCLS within 6 months after they have applied for a PRC.
- (8) The licensee shall ensure that any director, officer, board and/or governing council member who has not provided a current PRC or VSC to the Ministry submits a completed confirmation of non-interaction with children in the CCLS and, in accordance,

does not interact with any children receiving child care at any child care program operated by the licensee.

- (9) The licensee shall ensure that the written plan for supervision and transitions submitted to the ministry on August 2, 2022 is adhered to at all times, including to ensure that every child who receives child care at the child care centre is supervised by an adult at all times, whether the child is on or off the premises as per CCEYA requirements (Regulation 137/15, s. 11).

Marco Alberto

Marco Alberto, Director under the *Child Care and Early Years Act, 2014*



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)	Alison Tate	[REDACTED]
Applicant(s)	Alison Tate	
Agent or Solicitor	Michelle Diplock, Nethery Planning	

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 [REDACTED]

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 [REDACTED]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	900 GOLF LINKS RD		
Assessment Roll Number	251814028012200		
Former Municipality	Ancaster		
Lot	51	Concession	3
Registered Plan Number	16413	Lot(s)	
Reference Plan Number (s)		Part(s)	1&2

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:

Requesting a minor variance to change the site specific zoning permissions to allow for 95 children (in accordance with the daycare's provincial liscence), in lieu of the currently permitted 75 contained in the site specific zoning amendment.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

The Ministry of Education has licensed Meadowland Preschool and Daycare with a capacity of 95 childcare spaces, split between infant, toddler, and pre-school age groups. This application is administrative, to ensure alignment with provincial licensing. No development is proposed on the subject property. More information is included within the Planning Justification Report.

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	25.9 m	Lot Depth	100.6 m	Lot Area	2605.54 m ²	Width of Street	

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
Two Storey Building	33.8 m	35.1 m	6.7 m and 6.9 m	03/03/2003
Attached Sheds	N/A	23 m	West: 15.2 and East: 5.1	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction

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
Two Storey Building	+/- 410 m ²	+/- 650.31 m ²	2	9.5 m
Attached Sheds	+/- 5.5 m ² and +/- 9.0 m ²	+/- 5.5 and +/- 9.0 m ²	less than 1	+/- 2 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

- 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.):
A day nursery to a maximum designed capacity of ninety-five (95) children.

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Conservation/Hazard Land Zone, and Residential Multiple

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2002

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

Single detached dwelling

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

A day nursery to a maximum designed capacity of seventy-five (75) children.

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

22 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 Designation

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

[See attached Planning Justification Letter] The use is permitted within the Neighbourhoods Designation.

7.6 What is the existing zoning of the subject land? RM3-185 (02-031)

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: RM3-185 (02-031)

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: 0

8.2 Number of Dwelling Units Proposed: 0

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

Please find additional information included within the Planning Justification Report.

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
-
-