



Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424 x2719 Fax: 905-546-4202
Email: ZoningInquiry@hamilton.ca

Hamilton

CERTIFICATE OF ZONING VERIFICATION AND PROPERTY REPORT

ATTENTION OF: [REDACTED]
PROPOSED USE: 4 PLEX

ISSUED BY: Emma Bodo
TELEPHONE: (905) 546-2424 ext. 6542

CERTIFICATE NO. 23-124549 00 ZE2
70 BELVIEW AVE, HAMILTON
ISSUE DATE: JUN 14, 2023

ZONING DISTRICT:

D/S-1822 (Urban Protected Residential - One and Two Family Dwellings, Etc.)
SECTION 10, 19B OF HAMILTON ZONING BY-LAW 6593 AS AMENDED BY 22-195

THE PROPOSED USE IS:

SEE COMMENTS

COMMENTS:

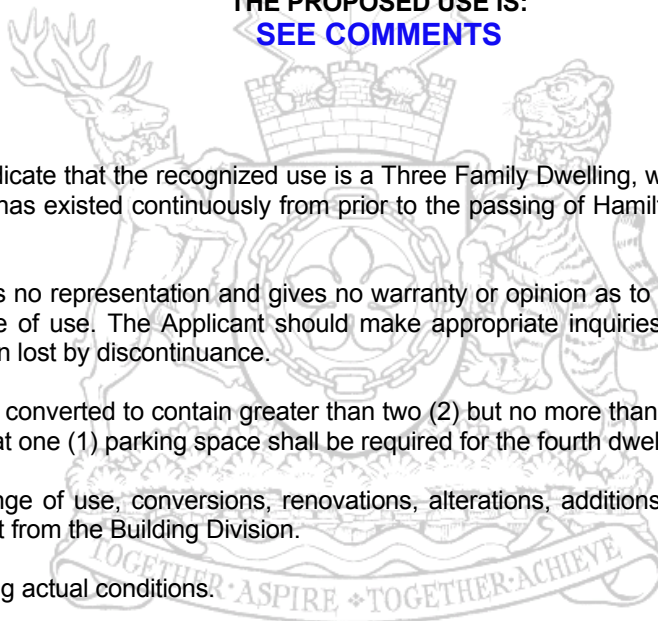
Building Division records indicate that the recognized use is a Three Family Dwelling, which may be legally established non-conforming provided that it has existed continuously from prior to the passing of Hamilton Zoning By-law 6593 on July 25th, 1950 until present.

The Building Division makes no representation and gives no warranty or opinion as to whether the non-conforming use has been lost by discontinuance of use. The Applicant should make appropriate inquiries to satisfy themselves that the non-conforming use has not been lost by discontinuance.

An existing dwelling may be converted to contain greater than two (2) but no more than four (4) dwelling units, subject to By-law 22-195. Please note that one (1) parking space shall be required for the fourth dwelling unit in a converted dwelling.

Tenant improvements, change of use, conversions, renovations, alterations, additions or new buildings are subject to the issuance of a building permit from the Building Division.

No survey submitted showing actual conditions.





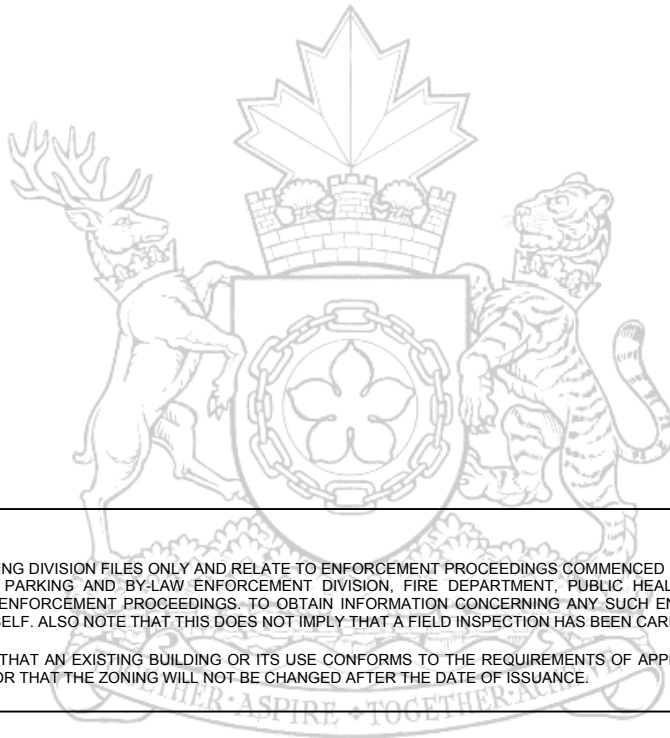
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PROPERTY REPORT

Our records indicate the following:

No outstanding work orders.



NOTE:

PROPERTY REPORTS PERTAIN TO BUILDING DIVISION FILES ONLY AND RELATE TO ENFORCEMENT PROCEEDINGS COMMENCED BY THIS DIVISION. OTHER DIVISIONS/DEPARTMENTS, INCLUDING BUT NOT LIMITED TO THE PARKING AND BY-LAW ENFORCEMENT DIVISION, FIRE DEPARTMENT, PUBLIC HEALTH SERVICES DEPARTMENT AND PUBLIC WORKS DEPARTMENT MAY HAVE COMMENCED ENFORCEMENT PROCEEDINGS. TO OBTAIN INFORMATION CONCERNING ANY SUCH ENFORCEMENT PROCEEDINGS, YOU MUST CONTACT THOSE DIVISIONS/DEPARTMENTS YOURSELF. ALSO NOTE THAT THIS DOES NOT IMPLY THAT A FIELD INSPECTION HAS BEEN CARRIED OUT.

IMPORTANT:

THIS CERTIFICATE DOES NOT INDICATE THAT AN EXISTING BUILDING OR ITS USE CONFORMS TO THE REQUIREMENTS OF APPLICABLE BY-LAWS, AND REGULATIONS, NOR THAT A LICENCE WILL BE ISSUED IF REQUIRED, OR THAT THE ZONING WILL NOT BE CHANGED AFTER THE DATE OF ISSUANCE.

Emma Bodo

FOR DIRECTOR OF PLANNING DIVISION

*** THIS CERTIFICATE IS ISSUED WITHOUT LIABILITY ON THE PART OF THE CITY OF HAMILTON OR ITS OFFICIALS ***