



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment
City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.**

RECEIVED

FOR OFFICE USE ONLY.		JAN 24 2020
APPLICATION NO. <u>DN/A.20:31</u>	DATE APPLICATION RECEIVED <u>2020.01.24</u>	
PAID _____	DATE APPLICATION DEEMED COMPLETE _____	
SECRETARY'S SIGNATURE _____		

**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

- Name of Owner CHRIS + PENNY OLIVER Telephone No. [REDACTED]
- [REDACTED]
- Name of Agent _____ Telephone No. _____
FAX NO. _____ E-mail address. _____
- Address _____
_____ Postal Code _____

Note: Unless otherwise requested all communications will be sent to the agent, if any.

- Names and addresses of any mortgagees, holders of charges or other encumbrances:
BANK OF NOVA SCOTIA. 547
BRANT ST. BURLINGTON Postal Code L7R-4K5

_____ Postal Code _____

6. Nature and extent of relief applied for:

WE WOULD LIKE TO ADD ONE ACCESSORY APARTMENT
TO OUR SINGLE FAMILY DWELLING. THE CURRENT
BY-LAW REQUIRES 3 PARKING SPACES FOR A
CONVERTED DWELLING. WE ARE APPLYING TO GET RELIEF
FROM 3 SPACES TO 2 SPACES. BY-LAW 7.2.1.10.

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

TO PROVIDE 3 SPACES WE WOULD NEED TO APPLY
FOR A VARIANCE ALLOWING US TO "HARD SURFACES"
MORE THAN 50% OF OUR FRONT YARD. THE
CURRENT BY-LAW REQUIRES FRONT YARDS TO BE MIN.
50% LANDSCAPED. 6.11.3

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

LOT 17 REGISTERED PLAN 16 IN THE
TOWN OF DUNDAS. 31 HELEN ST

9. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other

- 9.1 If Industrial or Commercial, specify use

- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☐ No ☒ Unknown ☐

- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐ No ☒ Unknown ☐

- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes ☐ No ☒ Unknown ☐

- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ☐ No ☒ Unknown ☐

- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes ☐ No ☒ Unknown ☐

- 9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes ☐ No ☒ Unknown ☐

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes _____ No ☒ Unknown _____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

SPOKE TO A NUMBER OF RESIDENTS FROM
THE NEIGHBOURHOOD AND ALSO THE
PLANNING AND BUILDING DEPARTMENTS

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes _____ No _____

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

JAN 22/20

Date

Signature Property Owner

CHRIS COLLIER. PENNY COLLIER
Print Name of Owner

10. Dimensions of lands affected:

Frontage 49.5'
Depth 181.5'
Area 8984.25 sq'
Width of street 20 M.

11. Particulars of all buildings and structures on or proposed for the subject lands:
(Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: 1 1/2 STOREY, GROUND FLOOR - 800 sq', 22' HIGH
SECOND FLOOR - 450 sq' GROSS FLOOR
AREA - 1250 sq', ATTACHED GARAGE 13'6" x 23'
STEEL GARDEN SHED 6'6" x 6' HIGH.

Proposed: ~~NEW~~ NEW CONSTRUCTION (~~NEW CONSTRUCTION~~)
WILL INCLUDE ~~ONE~~ ONE ACCESSORY
APARTMENT IN THE LOWER LEVEL (BASEMENT)
700 sq' WITH SEPARATE ENTRANCE

12. Location of all buildings and structures on or proposed for the subject lands;
(Specify distance from side, rear and front lot lines)

Existing: AS ABOVE - SIDEYARD SETBACKS ARE
9' SOUTH SIDE, 3.5' NORTH SIDE,
25' FRONT YARD, 116' REAR YARD.

Proposed: ~~AS ABOVE~~ AS ABOVE ~~UNLESS OTHERWISE~~
~~EXISTING SETBACKS~~ ALL SETBACKS TO
REMAIN THE SAME AS ABOVE

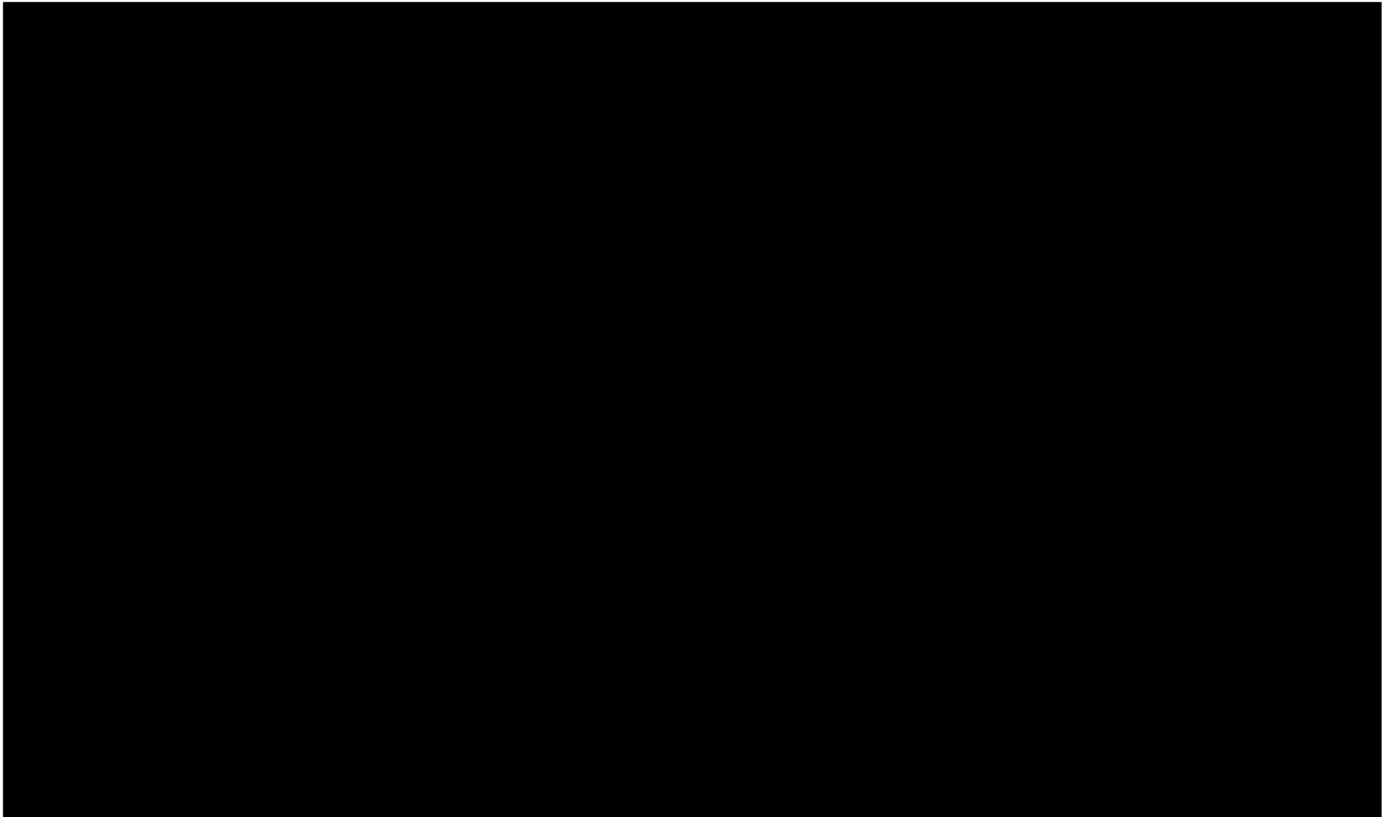
13. Date of acquisition of subject lands:
DEC 7/2019
14. Date of construction of all buildings and structures on subject lands:
1949 FOR ORIGINAL DWELING, 2009 110sq' ADDITION
15. Existing uses of the subject property: RESIDENTIAL
S.F.D
16. Existing uses of abutting properties: RESIDENTIAL
17. Length of time the existing uses of the subject property have continued:
70 YEARS MINIMUM
18. Municipal services available: (check the appropriate space or spaces)
Water ✓ Connected ✓
Sanitary Sewer ✓ Connected ✓
Storm Sewers ✓
19. Present Official Plan/Secondary Plan provisions applying to the land:
NEIGHBOURHOODS
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
SINGLE DETACHED RESIDENTIAL
R2 ZONE
21. Has the owner previously applied for relief in respect of the subject property?
Yes No
If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes No
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.

PART 24 AFFIDAVIT OR SWORN DECLARATION

This declaration to be sworn by a Commissioner of Oaths.



PART 25 OWNERS AUTHORIZATION

As of the date of this application, I (NAME)_____am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize: _____of _____to act as my agent in this matter and to provide any of my personal information that will be included in this application or collected during the processing of the application.

DATE _____ SIGNED _____

PART 26 CONSENT OF THE OWNER

Complete the consent of the owner concerning personal information set out below.
Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all *Planning Act* applications and supporting documentation submitted to the City.

I, CHRIS & PENNY COLLIER, the Owner, hereby agree and acknowledge
(Print name of Owner)
that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

JAN 22/20 _____
Date Signature of Owner

PART 27 PERMISSION TO ENTER

Date: JAN 22/20

Secretary/Treasurer
Committee of Adjustment
City of Hamilton,
City Hall

Dear Secretary/Treasurer;

Re: Application to Committee of Adjustment

Location of Land: 31 HELEN ST
(Municipal address)

I hereby authorize the members of the Committee of Adjustment and members of the staff of the City of Hamilton to enter on to the above-noted property for the limited purposes of evaluating the merits of this application.



Signature of Owner or Authorized agent

CHAS COLLIER PENNY COLLIER

Please print name

Note: The Committee of Adjustment requires that all properties be identified with the municipal address clearly visible from the street. Where there is no municipal address or the property is vacant then the property shall be identified in accordance with the Committee's policy included on the back of the Application Form. Failure to properly identify the subject property may result in the deferral of the application.

PART 28 COLLECTION OF INFORMATION

The personal information contained on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, and will be used for the purpose of processing the application. This information will become part of the public record and will be made available to the general public. Questions about the collection of this information should be directed to the Coordinator of Business Facilitation, Planning and Economic Development Department, City of Hamilton, 1st floor, 71 Main Street West, City Hall, Hamilton, Ontario, Telephone: 905-546-2424, ext.1284.