



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221 Fax (905) 546-4202

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.: FL/A-20:32

APPLICANTS: Owner: Derek Wojtasik

SUBJECT PROPERTY: Municipal address **4 Haines Ave., Flamborough**

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-law 15-173

ZONING: S1 district (Rural Settlement)

PROPOSAL: To permit the construction of a garage addition and a (2) storey addition to an existing single detached dwelling, notwithstanding that:

1. The minimum southerly side yard shall be 1.5 metres instead of the minimum required 3.0 metres.
2. The minimum northerly side yard shall be 1.9 metres instead of the minimum required 3.0 metres

NOTES:

1. The variance have been written as requested by the applicant, except that a variance also applies to the northerly side yard due to the proposed addition.
2. The existing dwelling is a raised ranch bungalow. The proposed addition would provide for the construction of an attached garage on the main floor and a full second floor above the proposed garage and the existing main floor to create a two (2) storey dwelling. With the proposed addition, the gross floor area of the existing dwelling would be increased from 108.06 square metres to 278 square metres.
3. The existing lot width and lot area are deemed to comply with the S1 Zone due to the Vacuum Clause provided in Section 4.12(d) of the Zoning By-law. Prior to the S1 Zone coming into effect, the property was zoned Settlement Residential "R2-3" Zone in Flamborough Zoning By-law 90-145-Z.

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

DATE: Thursday, June 25th, 2020

TIME: 1:45 p.m.

PLACE: Via video link or call in (see attached sheet for details)
To be streamed at www.hamilton.ca/committeeofadjustment
for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

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

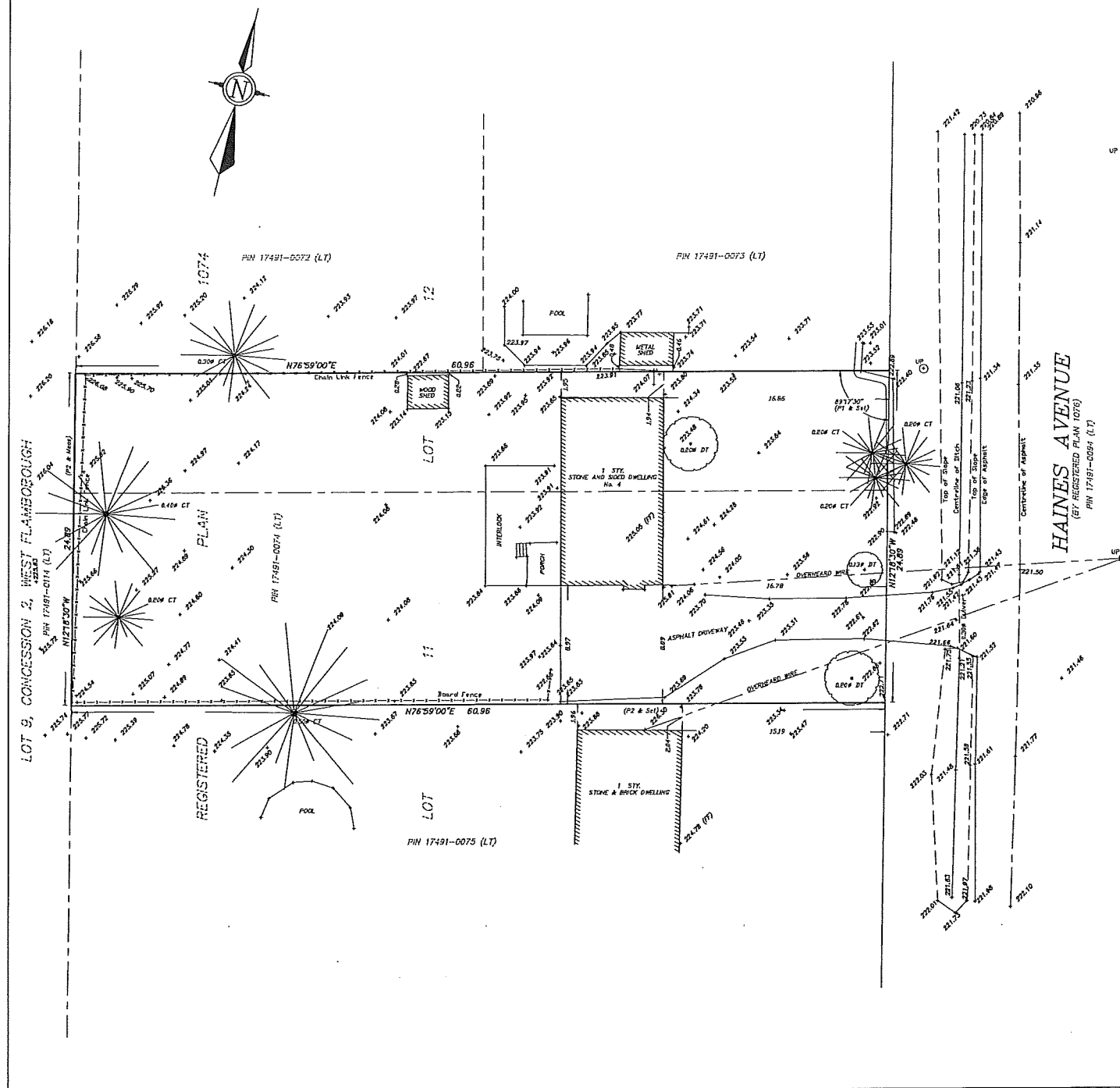
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: June 9th, 2020.

Original Signed

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

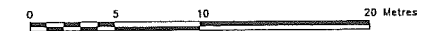
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.



TOPOGRAPHIC PLAN OF
PART OF LOTS 11 AND 12
REGISTERED PLAN 1074
IN THE
CITY OF HAMILTON

SCALE & NOTES

SCALE: 1:200



THOMAS GONDO
ONTARIO LAND SURVEYOR

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LEGEND

—○—	DENOTES OVERHEAD WIRES
UP	DENOTES UTILITY POLE
DT	DENOTES DECIDUOUS TREE
CT	DENOTES CONIFEROUS TREE
---	DENOTES SUBJECT LANDS BOUNDARY
---	DENOTES DEED LINE
---	DENOTES LOT LINE
---	DENOTES LIMIT OF STREET
-X-X-	DENOTES FENCE LINE
N-E-W-S	DENOTES NORTH - EAST - WEST - SOUTH

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT
OF HAINES AVENUE AS SHOWN ON REGISTERED PLAN 1074
HAVING A BEARING OF N12°18'30"W.

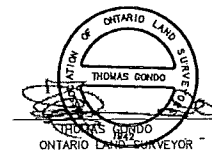
METRIC

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

BENCHMARK NOTE

ELEVATIONS ARE GEOIDIC AND REFERRED TO THE CITY OF HAMILTON BENCH MARK,
No. 0011975U050 HAVING AN ELEVATION OF 218.528m.

DATE: JULY 4, 2017



Lejan land Surveying Inc.
80 King Street East - Unit 204
Stoney Creek, ON L9C 1K2
Phone: 905-652.8969
Email: info@lejansurveying.ca

DWN BY: N/A
CHK BY: TG
JOB No. 17-041

FL/A 20:32
Sketch

