

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: morgan.evans@hamilton.ca or jamila.sheffield@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.: AN/A-20:39

APPLICANTS: Owner: Stephanie Ward & Jeremy van den Heuvel

SUBJECT PROPERTY: Municipal address **96 Floresta Crt., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended by By-law 18-105

ZONING: ER district (Existing Residential)

PROPOSAL: To permit the construction of a new detached dwelling upon demolition of the existing detached dwelling, notwithstanding,

1. A minimum westerly side yard setback of 1.6 metres shall be provided instead of the minimum required side setback of 2.5 metres;
2. The existing accessory structures (including swimming pool) shall be permitted to remain during construction of the new dwelling whereas an accessory structure is only permitted to be located on a lot with an existing principal use; and,
3. A one (1) metre wide sodded area shall not be provided within the side yards and the rear yard instead of providing a minimum of one metre of unobstructed area which may only be sodded within the side yards and the rear yard.

NOTES:

1. A further variance will be required if the maximum permitted lot coverage of 35 percent is exceeded.
2. For the purpose of this application, the front lot line is deemed to be the northerly lot line.
3. The applicant shall ensure one (1) parking space with an unobstructed area measuring 3.5 metres in width by 6.0 metres in length is provided within the attached garage and one (1) parking space with an unobstructed area measuring 3.0 metres in width by 5.8 metres in length is provided within the driveway area.
4. The applicant shall ensure the eave and gutter encroachment does not project more than 60 centimetres into a required side yard setback.

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

DATE: Thursday, June 25th, 2020
TIME: 2:05p.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

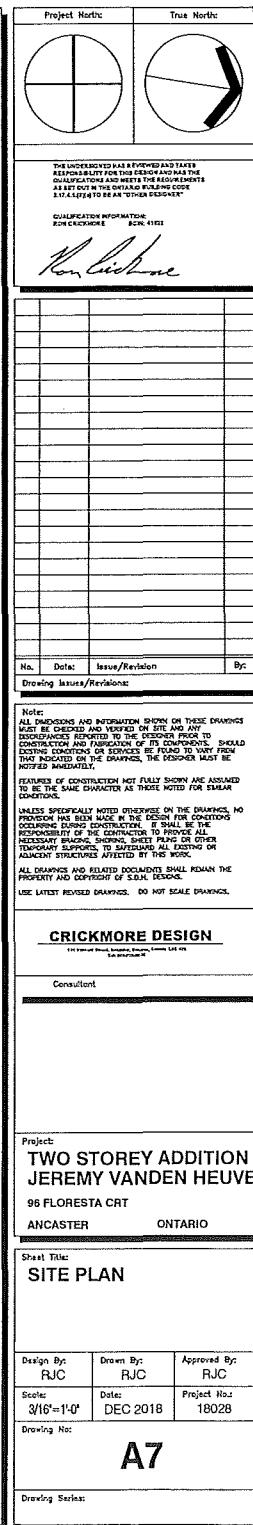
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

AN14 20:39
Sketch 1

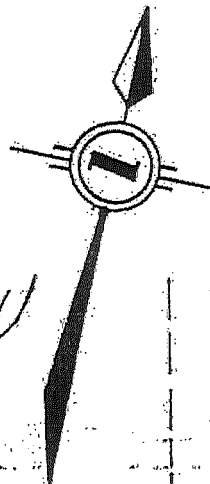


leaves (1 ft)
(0.30 m).



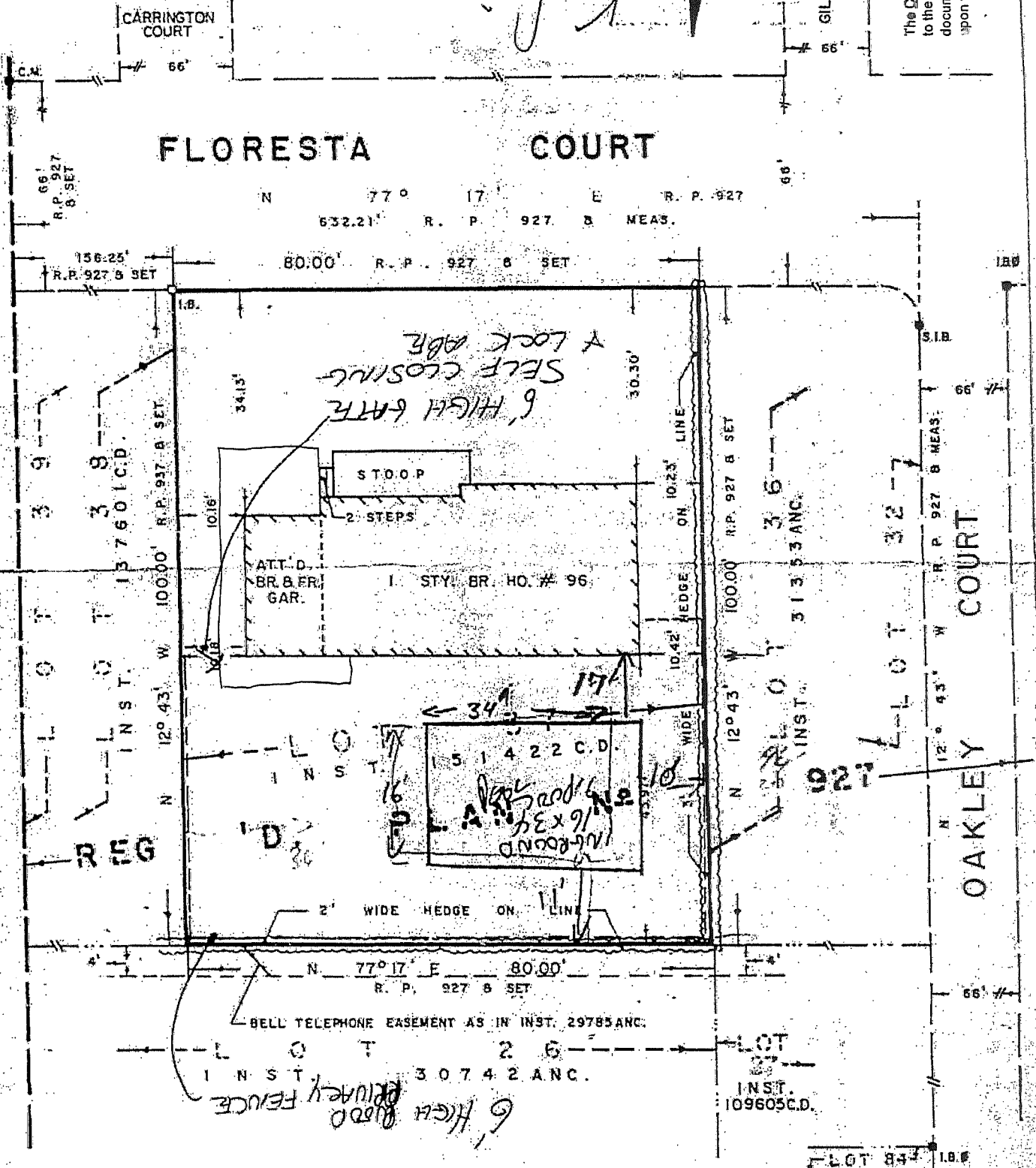
LOCATING LOCATION SURVEY

OF
LOT 37
DANCASTER COURTS SURVEY
REGISTERED PLAN NO 927
FORMERLY IN THE TOWNSHIP OF ANCASTER, NOW IN THE
TOWN OF ANCASTER
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH
SCALE: 1 INCH = 20 FEET
A.T. McLAREN, O.L.S. - 1984



The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.

88/66 Hwy
May 9



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NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF FLORESTA COURT AS SHOWN ON REG'D. PLAN NO 927 AS BEING N77°17'E.
LEGEND:
□ - DENOTES MONUMENT SET FOUND
I.B. - IRON BAR
S.I.B. - STANDARD IRON BAR
C.M. - CONCRETE MONUMENT
○ - ROUND BAR

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 18TH DAY OF MAY, 1984.
MAY 28, 1984
DATE
A.T. McLAREN, O.L.S.

A.T. McLAREN LIMITED
ONTARIO LAND SURVEYORS
25 HUGHSON ST. SOUTH
HAMILTON - ONTARIO
527-8559 - 527-0032
AN/A 20-39
Sketch 2