



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.: HM/A-20:38

APPLICANTS: A.J. Clarke & Associates Ltd., on behalf of the owner 2573855 Ontario Inc. c/o Maurizio Silvestri

SUBJECT PROPERTY: Municipal address **135 Limeridge Rd. E., City of Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-law 19-307

ZONING: "C/S-1788" (Urban Protected Residential) district

PROPOSAL: To permit the creation of a new lot for residential purposes and to maintain the existing single-family dwelling on the retained lot notwithstanding that;

Retained lot:

1. A minimum westerly side yard width of 0.6m shall be permitted instead of the minimum 1.2m side yard width required.
2. No onsite manoeuvring shall be provided for the two (2) parking spaces located within the private garage instead of the requirement that a manoeuvring space abutting and accessory to each required parking space shall be provided and maintained on the lot.
3. The accessory building (private garage) shall be permitted to be located a minimum distance of 1.0m from the Maitland Avenue street line instead of the minimum 6.0m distance required from the street line for a corner lot.
4. A canopy, cornice, eave or gutter shall be permitted to encroach into the entire width of the required westerly side yard and therefore, may be located as close as 0.0m from the westerly side lot line whereas the zoning By-law states that a canopy, cornice, eave or gutter may project into a required side yard not more than one-half of its width or 1.0m whichever is the lesser.

Notes: These variances are required to facilitate Consent Application HM/B-19:74.

No building details were provided for the proposed dwelling on the new lot; as such, compliance shall be determined at building permit stage of the development.

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

DATE: Thursday, June 25th, 2020

TIME: 2:40p.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.

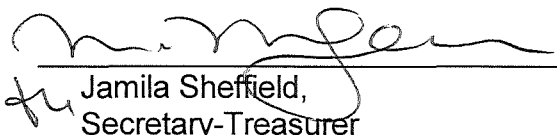
Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

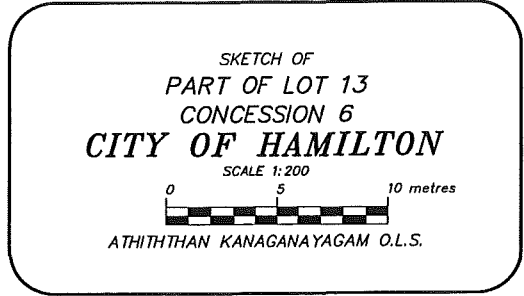
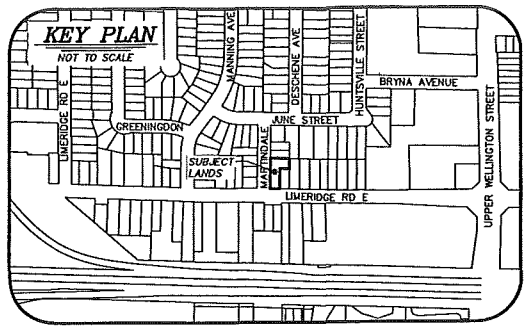
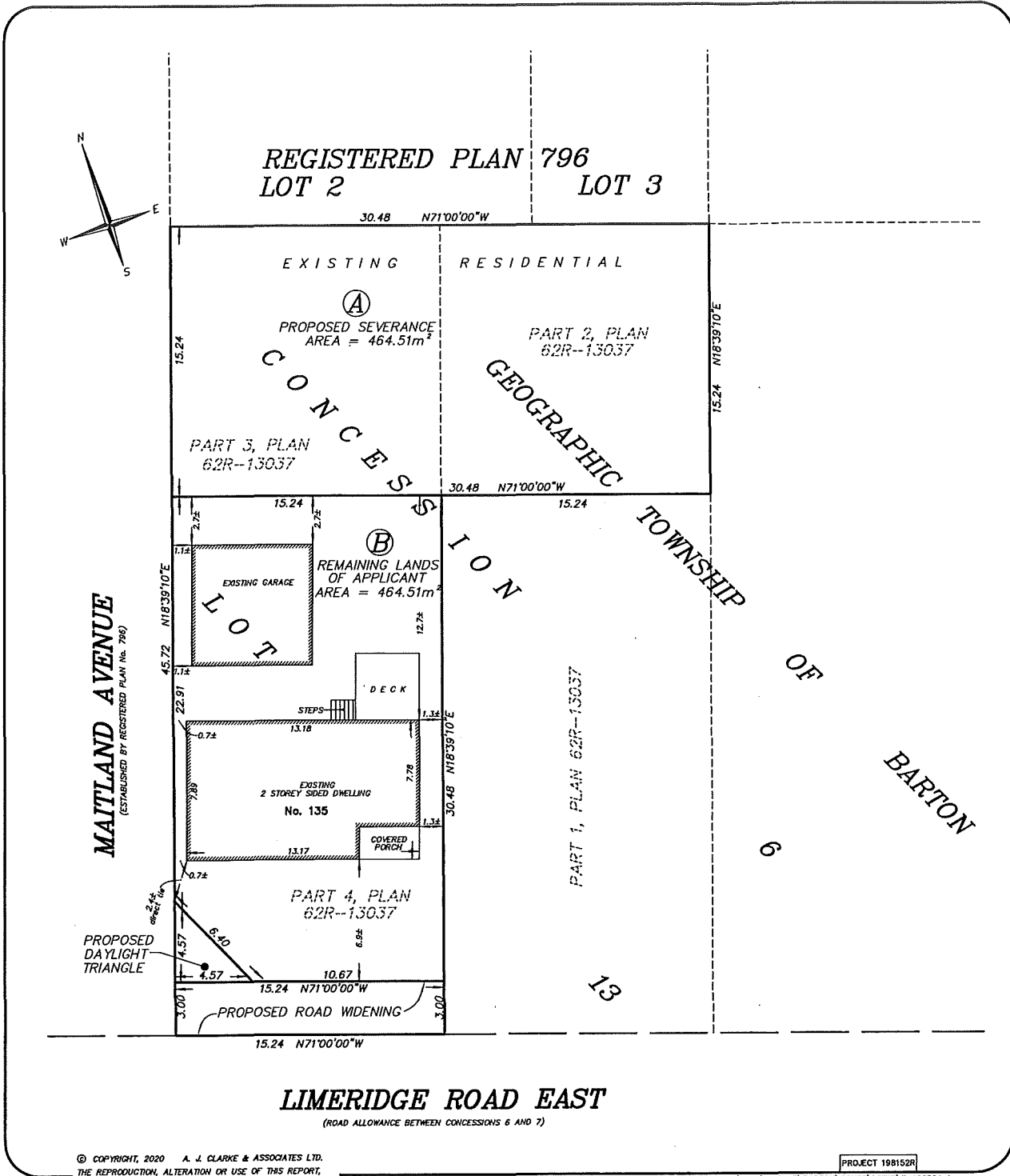
For more information on this matter, including access to drawings illustrating this request:

- 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.


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.



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

NOTE:
THIS PLAN IS COMPILED FROM PLANS AND RECORDS ON FILE IN THIS OFFICE AND IS NOT BASED ON AN ACTUAL FIELD SURVEY.

THIS PLAN IS PREPARED TO ACCOMPANY AN APPLICATION TO THE COMMITTEE OF ADJUSTMENT REQUESTING A GRANT OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION.

CAUTION:
THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

JANUARY 22, 2020
DATE

A.J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

HM/A 20:38
Sketch