



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: samantha.costa@hamilton.ca or scott.baldry@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.: GL/A-19:105

APPLICANTS: Rocco & Tanya Pugliese, Owners

SUBJECT PROPERTY: Municipal address **8 Grassypain Dr., (Glanbrook) City of Hamilton**

ZONING BY-LAW: Zoning By-law 464, as Amended

ZONING: "R3-158" (Residential "R3") Zone

PROPOSAL: To permit the construction of a 5.5m by 4.6m (25 square metre) roofed over patio in the rear yard notwithstanding that:

1. A minimum rear yard of 3.0 metres shall be permitted instead of the minimum 7.5 metre rear yard required.
2. A minimum distance of 1.5 metres shall be provided from the boundary of a transmission pipeline right-of-way instead of the minimum required 10 metres from the boundary of a transmission pipeline right-of-way.

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

DATE: Thursday, July 9th, 2020

TIME: 1:20 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 23rd, 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.

PART 3, PLAN 62R-638

PIN 16901-0001 (LT)

N1874'20"E 20.24 (P1 & SET)

FENCE
0.09 SOUTH
0.25 EAST

BOARD FENCE

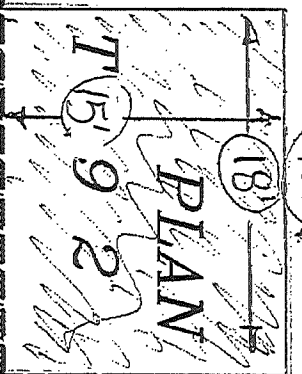
5.92

5.76

7.55

REGISTERED

L O T 15 9 2



DWELLING
UNDER CONSTRUCTION
PIN 16901-0441 (LT)

L
PIN

DOUBLE BOARD FENCE

FENCE
0.09 SOUTH

62M-93

BLOCK 115
(0.3 RESERVE)
PIN 16901-0484 (LT)

FENCE
0.58 NORTH
0.60 EAST

7.61

FENCE
0.20 SOUTH
0.54 EAST

N5604'15"W 25.79 (P1 & SET)

7.67

2.109

2.819

4.014

1.116

3.353

0.738

0.814

0.433

4.495

12.802

1.24

1.25

N1777'20"E 29.56 (P1 & SET)

GRASSY PLAIN
DEDICATED BY REGISTERED PLAN
PIN 16901-0465 (LT)

DRIVE

4713'40"E
37 (MEAS)

10.295 (MEAS)

R=73.00
C=8.36

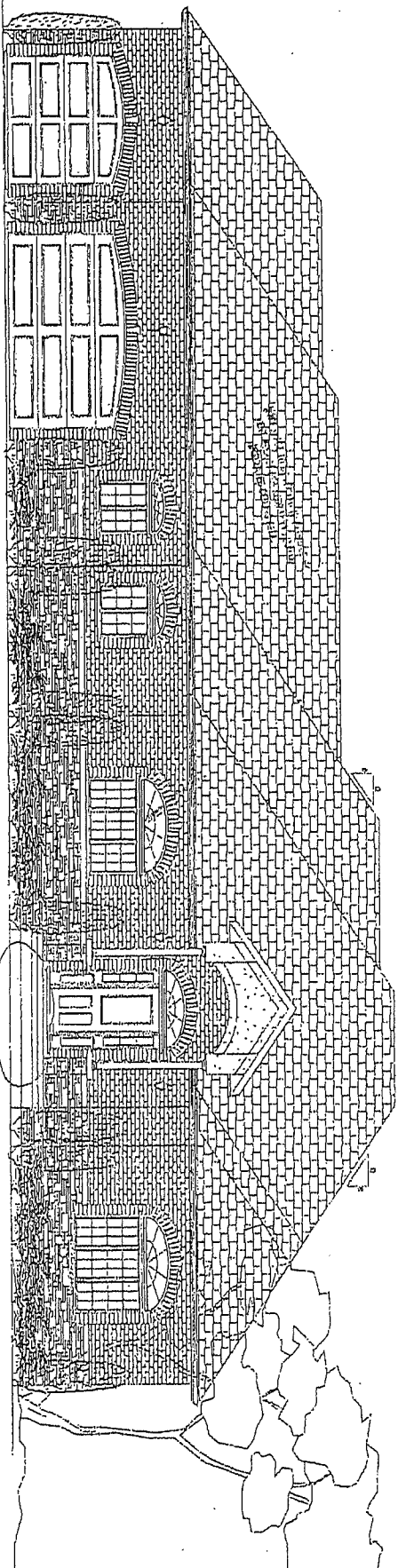
A=8.37
N5921'15"W

7.78

351

7.55

Amended
6/11/19
SKETCH (1)



FRONT ELEVATION

STEPS, GUARDS, RAILS IS PER DBC 9.8

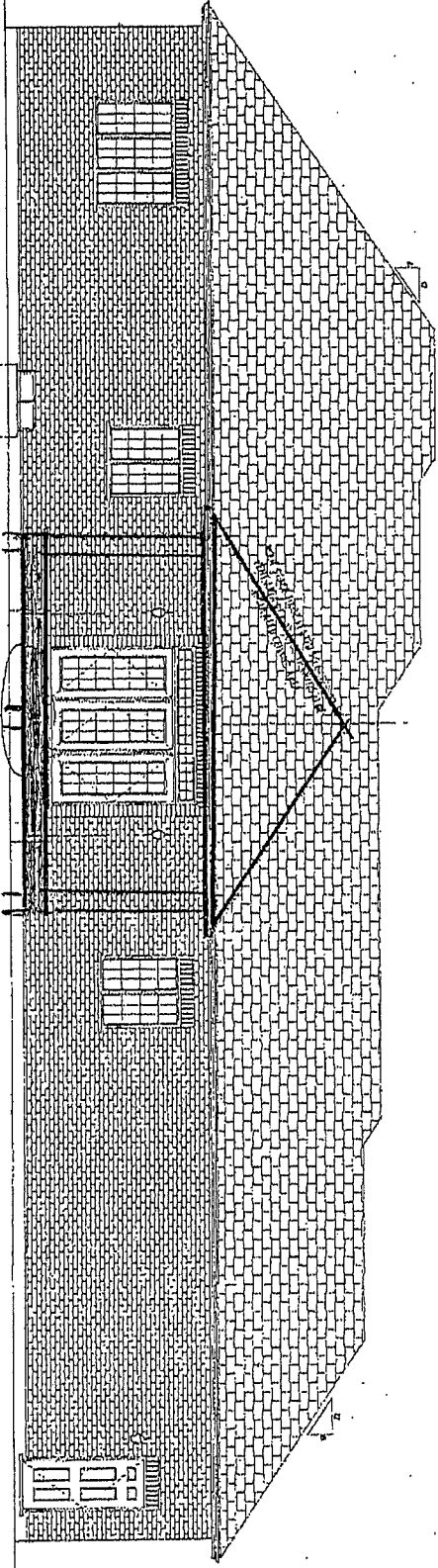
NOTE: ALL DOORS AND DOORS BUILT AS PER DBC 9.8

NOTE: ALL DOORS + WINDOWS TO BE RESISTANT TO FORCED ENTRY!

NOTE FOR THE CONTRACTOR:

- USE REINFORCED CONCRETE IN ALL FOUNDATION WALLS AND EXTERIOR WALLS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HONOLULU BUILDING CODE.
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REAR ELEVATION

NOTE: PROVIDE RAILING AND BRICK VENTS PER DBC 9.8

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SEE NOTE

Amended
6/11/19
SILETCH H

SPRUCE LINTELS FOR ROOF, CEILING AND 1 STORY		SPRUCE LINTELS FOR ROOF, CEILING AND 2 STORY	
LINTEL SIZE	SUPPORTED LENGTH	LINTEL SIZE	SUPPORTED LENGTH
2" X 6"	8'-0"	2" X 6"	8'-0"
2" X 8"	8'-0"	2" X 8"	8'-0"
2" X 10"	8'-0"	2" X 10"	8'-0"
2" X 12"	8'-0"	2" X 12"	8'-0"

CITY OF HONOLULU
PLANNING DEPARTMENT
100 SOUTH KING ST. 3RD FLOOR
HONOLULU, HI 96813
TEL: 521-3000 FAX: 521-3001
WWW.HONOLULU.HI.GOV

19-112778



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.**

FOR OFFICE USE ONLY.	
APPLICATION NO. <u>641A-19:105</u>	DATE APPLICATION RECEIVED <u>MAR 19 11 19</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.



- X 3. Name of Agent _____ Telephone No. _____
FAX NO. _____ E-mail address. _____
- X 4. Address _____
Postal Code _____

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

- X 5. Names and addresses of any mortgagees, holders of charges or other encumbrances:
SCOTIA BANK Postal Code _____
 _____ Postal Code _____

6. Nature and extent of relief applied for:
- TO ALLOW FOR THE CONSTRUCTION
OF A COVERED PORCH (18'x20')
IN THE BACKYARD OF
8 GRASSY PLAIN DRIVE
7. Why it is not possible to comply with the provisions of the By-law?
- BUILDING WITHIN THE REAR YARD
SET BACKS IN TERMS OF ZONING
7.50 m.
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
LOT 92 REGISTERED PLAN C2M-932
Plan 16901-0465 (LT)
8 GRASSY PLAIN DRIVE.
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?

INFORMATION PROVIDED BY DEVELOPER OF
THE SAID BUILDING LOT.

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.

MAR 24 / 2019 X
Date

[Redacted Signature] X
Signature Property Owner

[Redacted Name] X
Print Name of Owner

10. Dimensions of lands affected:

Frontage 25.79 m.
Depth 29.56 m EAST SIDE / 20.24 m WEST SIDE
Area _____
Width of street _____

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: A 200 sq/ft BUNGALOW WITH AN
ATTACHED GARAGE. 9' INTERIOR CEILING.
WIDTH OF 25.640m.

Proposed: AN 18' X 20' COVERED PORCH IN THE
REAR YARD.

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

Existing: _____
SUB SURVEY PLAN X

Proposed: X
PROVIDED

13. Date of acquisition of subject lands:
JUNE 6/2003
14. Date of construction of all buildings and structures on subject lands:
~~JUNE 6/2003~~ OCT 2003 - SEPT 2018
15. Existing uses of the subject property: SINGLE FAMILY DWELLING
16. Existing uses of abutting properties: SINGLE FAMILY DWELLINGS
 + HURON CORRIDOR TO THE REAR
17. Length of time the existing uses of the subject property have continued:
- OVER 10 YEARS.
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:
R3-158 GAMBROOK BY-LAW 164
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.

x I, Lucio P. LAZZESE/Commissioner of the _____ of _____ in the _____ of _____

solemnly declare that:

All of the above statements are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me at the _____
at the City of Hamilton
in the Province
of Ontario
this 19 day of March A.D. 2019

x [Redacted] Applicant

[Redacted]

[Signature]
A Commissioner, etc.

MARTHA MIGNANO, a
Commissioner, etc., Province of
Ontario, for the City of Hamilton.
Expires October 16, 2021.

PART 25 OWNERS AUTHORIZATION

As of the date of this application, I (NAME) [Redacted] 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 MARCH 1/2019 SIGNED [Redacted]

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.

x I, [Redacted] 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.

[Redacted Signature]

Date

Signature of Owner

PART 27 PERMISSION TO ENTER

X Date: March 1/19

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

Dear Secretary/Treasurer;

Re: Application to Committee of Adjustment

Location of Land: 8 GRASSY PLAIN DRIVE
(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.

[Redacted Signature]

Signature of Owner or Authorized agent

[Redacted Signature]

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.1324.



CITY OF HANSON
 Planning & Licensing Division
 These drawings and specifications have been reviewed by
 the Planning & Licensing Division and comply with
 the City of Hanson Code and all other applicable laws.
 These drawings shall be construed as such.

NOTE: ALL STEPS IN EXCESS OF 6" O.C. SHALL BE 72" WIDE O.C.
 STEPS, GUARDS, RAILS AS PER OBC 9.8

NOTE: ALL WINDOWS AND DOORS SHALL BE RESISTANT TO FORCED ENTRY.

NOTE: PROVIDE FLASHING AND BRICK VENTS ABOVE WINDOWS TYPICAL.

NOTE: ALL DOORS + WINDOWS TO BE RESISTANT TO FORCED ENTRY!

FRONT ELEVATION

NOTES FOR THE CONTRACTOR:

- USE HOOKED REINFORCING IN PREFERRECE TO SPOOLS BRACKETS.
- VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING ALL PHASES OF CONSTRUCTION. NO VARIATION OR MODIFICATION OF DIMENSIONS SHALL BE PERMITTED WITHOUT THE DESIGNER'S PRIOR WRITTEN APPROVAL.
- ALL PLANS, SPECIFICATIONS AND NOTES ARE SUBJECT TO APPROVAL BY DEPARTMENT OF LANDON FIRE DEPARTMENT AND MUST CONFORM TO ALL ASPECTS OF THE CURRENT BUILDING CODE CURRENTLY IN EFFECT.
- ALL PREVIOUS EDITIONS OF THIS DRAWING ARE HEREBY SUPERSEDED.
- ANY CHANGES, OMISSIONS OR ADDITIONS SHALL BE REPORTED TO AND BY THE DESIGNER BEFORE PROCEEDING.

NOTES FOR DRAINAGE:

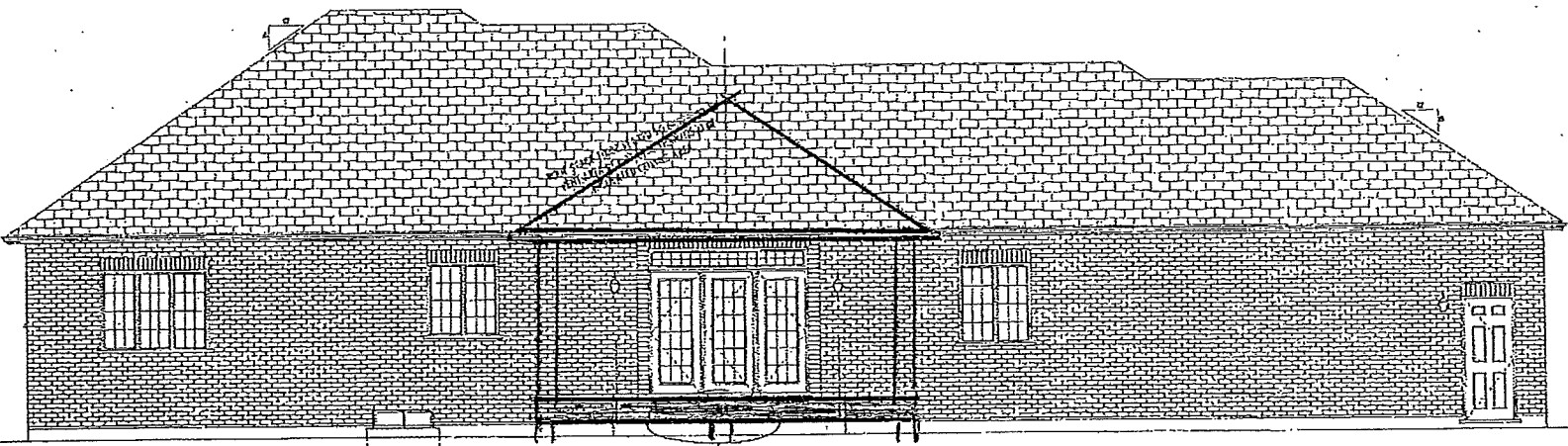
- ALL DRAINAGE TO BE PLACED IN ALL BATHROOMS AND WHERE APPLICABLE.
- DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
- ALL CONSTRUCTION BETWEEN DUELLIN'S UNIT MUST PROVIDE AN EFFECTIVE BARRIER TO GAS AND FUMES.
- ALL GROUNDING MUST BE TIGHT FITTING AND WEATHER STRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND FUMES.
- STAIRS TO HAVE A FLOOR RISE OF NOT MORE THAN 7/8" AND A TREAD RUN OF NOT LESS THAN 11/4".

ALL CONSTRUCTION UNLESS SPECIFIED WITH THE CITY OF HANSON CODE.

SPRUCE LINTELS FOR ROOF, CEILING AND 1 STOREY	
LINTEL SIZE	SUPPORTED LENGTH
24" x 8"	5'-4"
24" x 10"	7'-3"
24" x 12"	8'-5"

SPRUCE LINTELS FOR ROOF, CEILING AND 2 STOREYS	
LINTEL SIZE	SUPPORTED LENGTH
24" x 8"	5'-4"
24" x 10"	6'-4"
24" x 12"	7'-8"

Amended
 GL/A-19: 105
 SKETCH (2)



NOTE: PROVIDE FLASHING AND BRICK VENTS ABOVE WINDOWS TYPICAL.

NOTE: WINDOW SILL TO DRAIN TO FOOTING.

NOTE: STAIRS TO BE REFERENCED UNTIL CHECK ON STAIR IS DONE.

NOTE: STAIRS TO CONFORM WITH OBC 9.8

SEE NOTE

REAR ELEVATION