



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 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-20:76

APPLICANTS: DeFilippis Design on behalf of the owners A. & L. Nacinovic

SUBJECT PROPERTY: Municipal address **11 Howard Blvd., (Flamborough) City of Hamilton**

ZONING BY-LAW: Zoning By-law 90-145-Z, as Amended

ZONING: "R1-6" (Urban Residential (Single Detached) Zone

PROPOSAL: To permit the construction of single detached dwelling notwithstanding that:

1. A maximum lot coverage of 25% shall be permitted instead of the maximum required lot coverage of 15%.

NOTE:

- i) The existing single detached dwelling is intended to be demolished.

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

DATE: Thursday, July 16th, 2020

TIME: 1:55 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:

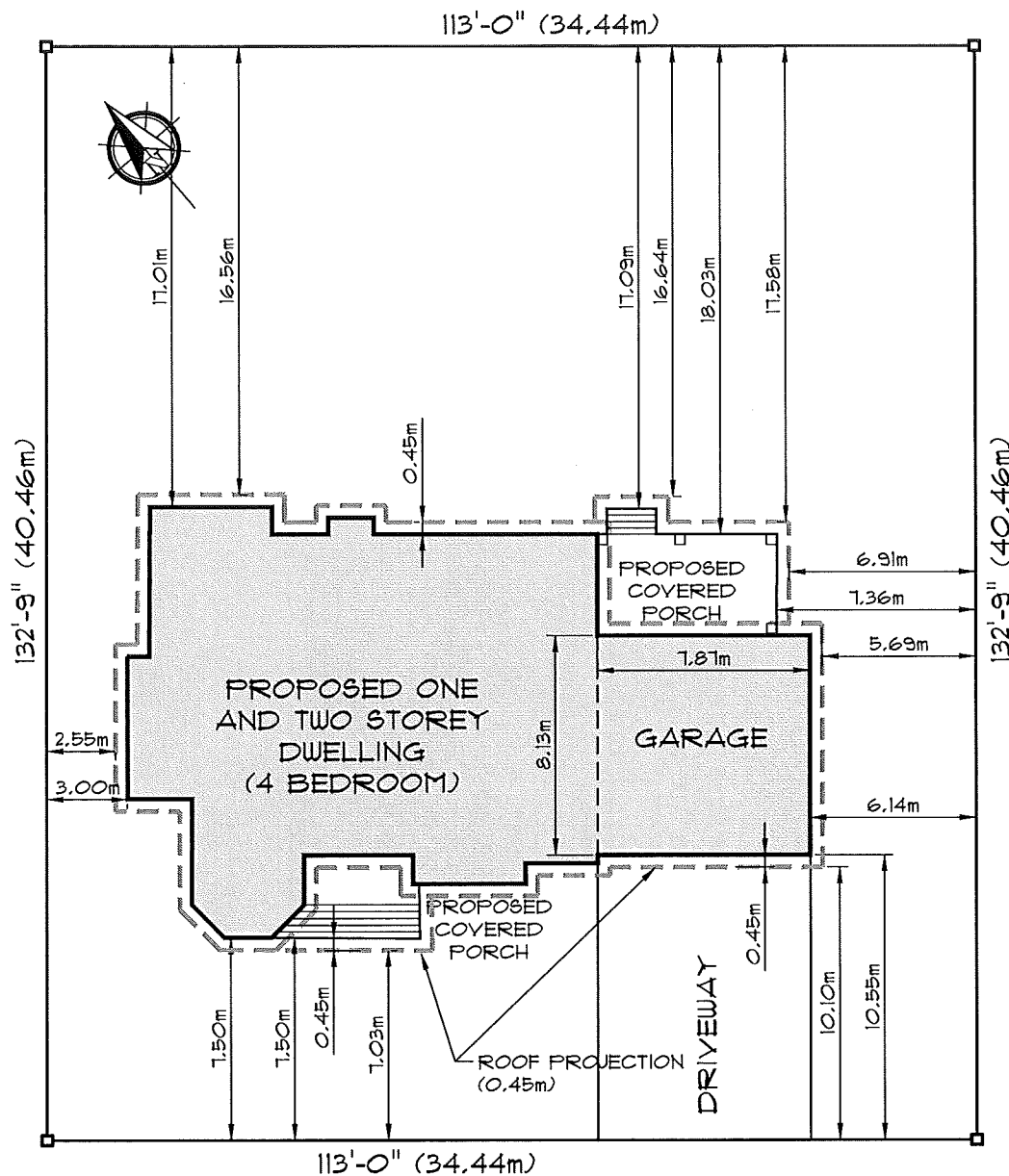
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: June 30th, 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.



SITE STATISTIC

LOT AREA	1,393.44 m ²
PROPOSED NEW DWELLING	300.93m ²
PROPOSED COVERED PORCH (REAR)	26.71m ²
PROPOSED COVERED PORCH (FRONT)	13.75m ²
LOT COVERAGE	341.39m ² (24.499%)
GROSS FLOOR AREA	341.39m ² (372.00m ² MAX)
HEIGHT TO MID-POINT OF ROOF	8.00m
HEIGHT TO ROOF PEAK	10.00m

NOTE:

1. OWNER/CONTRACTOR TO VERIFY AND CHECK ALL DIMENSIONS AND SPECS PRIOR TO AND DURING CONSTRUCTION.
2. ANY DEVIATIONS, DEFICIENCIES OR DISCREPANCIES FROM THESE DRAWINGS AND SPACES REQUIRES WRITTEN CLARIFICATION AND/OR APPROVAL FROM THE DESIGNER PRIOR TO CONSTRUCTION.

These drawings are the property of DeFILIPPIS DESIGN and are not to be copied, reproduced or used without the express written consent of the designer.

3		DeFILIPPIS DESIGN 607 BARTON ST., SUITE 201 STONEY CREEK, ONTARIO L8E 5L6 (905) 643-2250 FAX (905) 643-1095 email: defilippisdesign@telnet.ca
2		
1	MARCH 9, 2020	
REV.	DATE	
JOB NO.		PROPOSED SITE PLAN FOR:
CHKD. BY		NACINOVIC RESIDENCE
DRN. BY		11 HOWARD BOULEVARD
DATE:	MARCH, 2020	WATERDOWN, ON
SCALE:	1:200	
DWG NO.	SHEET	Site Plan

Amended
FL1A-20:176
Sketch (1)

20.154855



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. FL/A-20-76 DATE APPLICATION RECEIVED MAR. 3/20

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.

1. Name of Owner ALBINO & LJUBICA Telephone No. _____
NACINOVIC
UNDER PURCHASE

2.

3. Name of Agent DE FILIPPIS DESIGN Telephone No. _____

4.

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

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

DETARDINS FINANCIAL

WELLAND, ONT Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

INCREASE LOT COVERAGE FROM 15% TO 24.5%

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

BY-LAW LOT COVERAGE IS NOT CONSISTENT WITH NEW ~~RE~~RE-DEVELOPMENT ON THE STREET AND SURROUNDING NEIGHBOURHOOD.

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

11 HOWARD BLVD, WATKINS

9. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other

9.1 If Industrial or Commercial, specify use

N/A

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?

RESIDENTIAL USE IN EXISTENCE
IN EXCESS OF 60 years


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.

MARCH 3/20
Date


Signature Property Owner UNDER OFFER
ALBINO NACINDVIC TO PURCHASE
LTUBICA NACINDVIC
Print Name of Owner

10. Dimensions of lands affected:

Frontage 34.0 m ±
Depth 40.4 m ±
Area 1593.4 sqm ±
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: SINGLE FAMILY DWELLING
TO BE DEMOLISHED

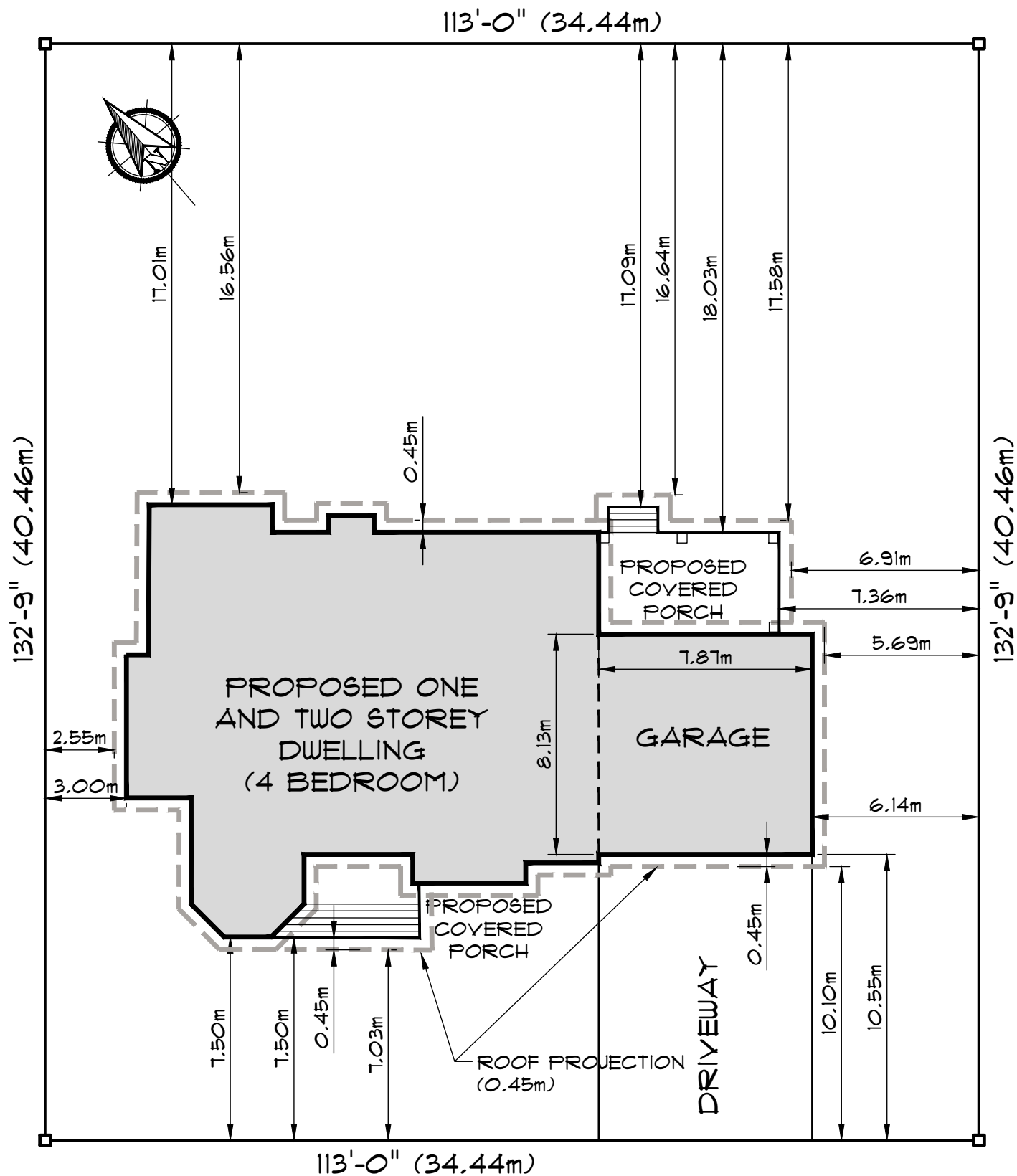
Proposed: NEW ONE & TWO STOREY
DWELLING, WITH ATTACHED
GARAGE TO REPLACE EXISTING

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

Existing: _____

Proposed: FOR SIDE REAR

- 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.



HOWARD BOULEVARD

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