



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-20:80

APPLICANTS: DeSimone Architect Incorporated c/o John DeSimone on behalf of the owner Michele Adams

SUBJECT PROPERTY: Municipal address **61 Rockcliffe Rd. (Flamborough) City of Hamilton**

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

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

PROPOSAL: To permit the expansion and alteration of an existing single detached dwelling notwithstanding that:

1. A 20 % lot coverage shall be permitted instead of the maximum permitted lot coverage of 15%; and
2. A maximum floor space of 448.0 m² shall be permitted instead of the maximum permitted floor space of 186 square metres on main floor for a 1½ storey; and
3. A maximum building height of 9.3 m shall be provided instead of the maximum permitted 8.2m.

NOTES:

Variance # 3 has been written as requested by the applicant. Applicant shall ensure building height is provided in accordance with the definitions of 'Height' and 'Grade' as defined in Section 3 of Flamborough Zoning By-law 90-145-Z.

Applicant shall ensure parking is provided in accordance with the regulations under Section 5.21 in Flamborough Zoning By-law 90-145-Z; should parking not be in accordance with Section 5.21, further variances will be required.

Applicant shall ensure that the proposed eaves and gutters do not encroach into any required yard beyond the maximum permitted 0.65 m; otherwise, further variances will be required.

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

DATE: Thursday, July 16th, 2020

TIME: 2:00 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

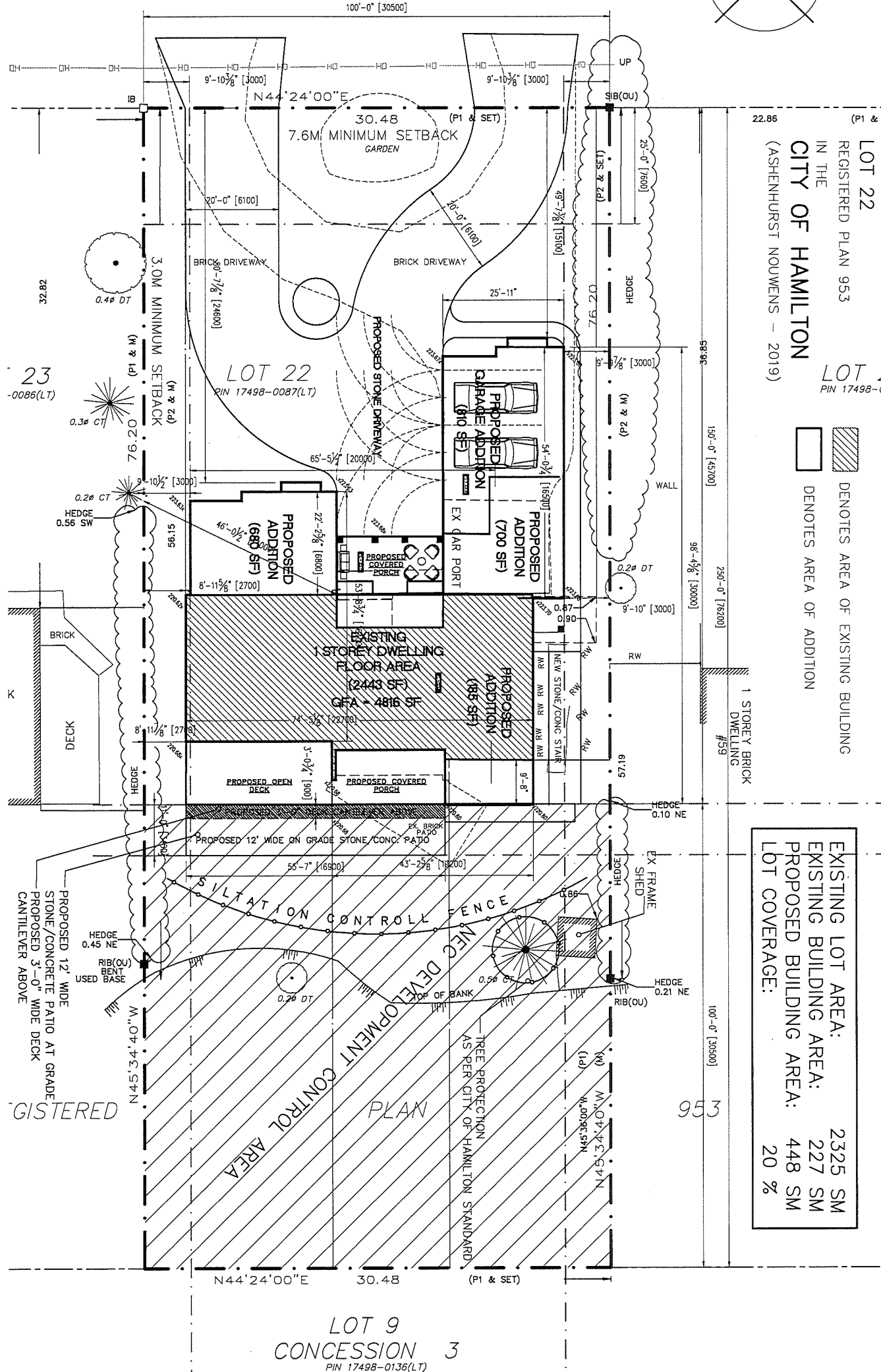
For more information on this matter, including access to drawings illustrating this request:

- 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

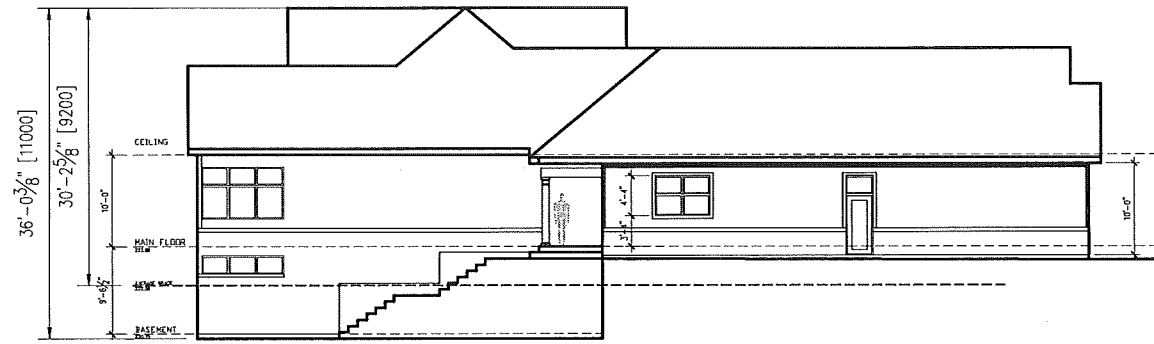
DATED: June 30th, 2020.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

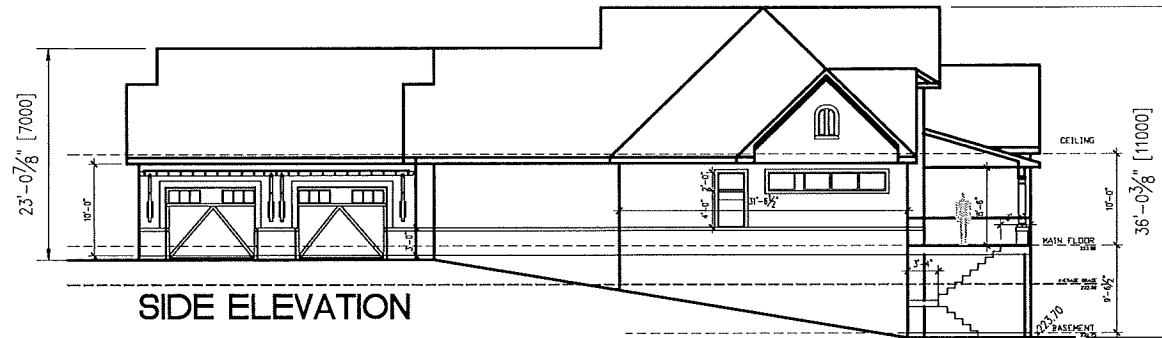
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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



FL/A-20:80
Amended 09/03/2020

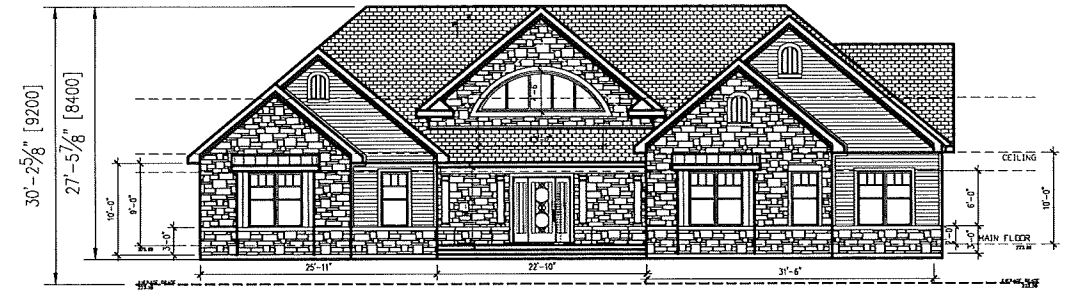


SIDE ELEVATION



SIDE ELEVATION

AVERAGE GRADE = 222.59



FRONT ELEVATION



REAR ELEVATION

FL/A-20:80
Amended 09/03/2020



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>FLA-20:80</u>	DATE APPLICATION RECEIVED _____
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 MICHELE ADAMS Telephone No _____

2. _____

3. Name of Agent DESIMONE ARCHITECT 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:

N/A Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

INCREASE LOT COVERAGE TO 20%

INCREASE MAX FLOOR AREA TO 435^{sq}m

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

BUILDING HEIGHT = TO BE CONFIRMED BY BUILDING DIVISION

EXISTING AT MAXIMUM.

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

61 ROCKCLIFFE ROAD
LOT 22 REGISTERED PLAN 953
CITY OF HAMILTON

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?

SITE HISTORY

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 5/20
Date

Signature Property Owner

MICHELE ABAMS
Print Name of Owner

10. Dimensions of lands affected:

Frontage

100' (30.5m)

Depth

250' (76.2m)

Area

2325 sm

Width of street

8m

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: 227 sm BUILDING AREA

Proposed: 435 sm BUILDING AREA

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

Existing: _____

SEE ATTACHED SITE PLAN

Proposed: _____

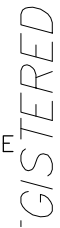
SEE ATTACHED SITE PLAN

13. Date of acquisition of subject lands:
1956
14. Date of construction of all buildings and structures on subject lands:
1956
15. Existing uses of the subject property: RESIDENTIAL
SINGLE FAMILY
16. Existing uses of abutting properties: RESIDENTIAL
17. Length of time the existing uses of the subject property have continued:
64
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:
Urban Area
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
R1 - 6
21. Has the owner previously applied for relief in respect of the subject property?
Yes _____ No
If the answer is yes, describe briefly.

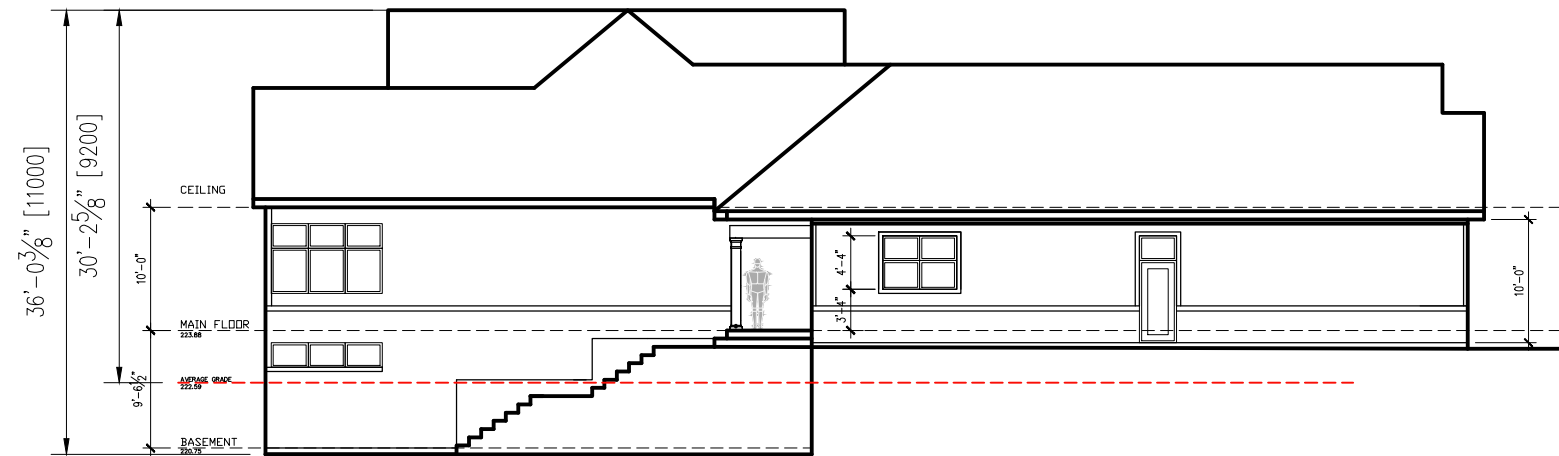
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes _____ No
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size 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.

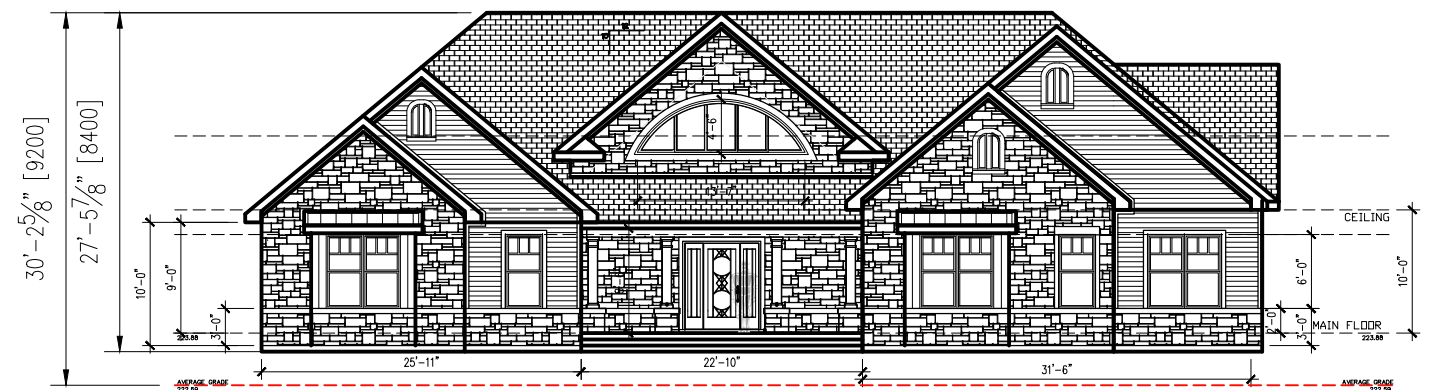
PIN 17498-0721(LT)



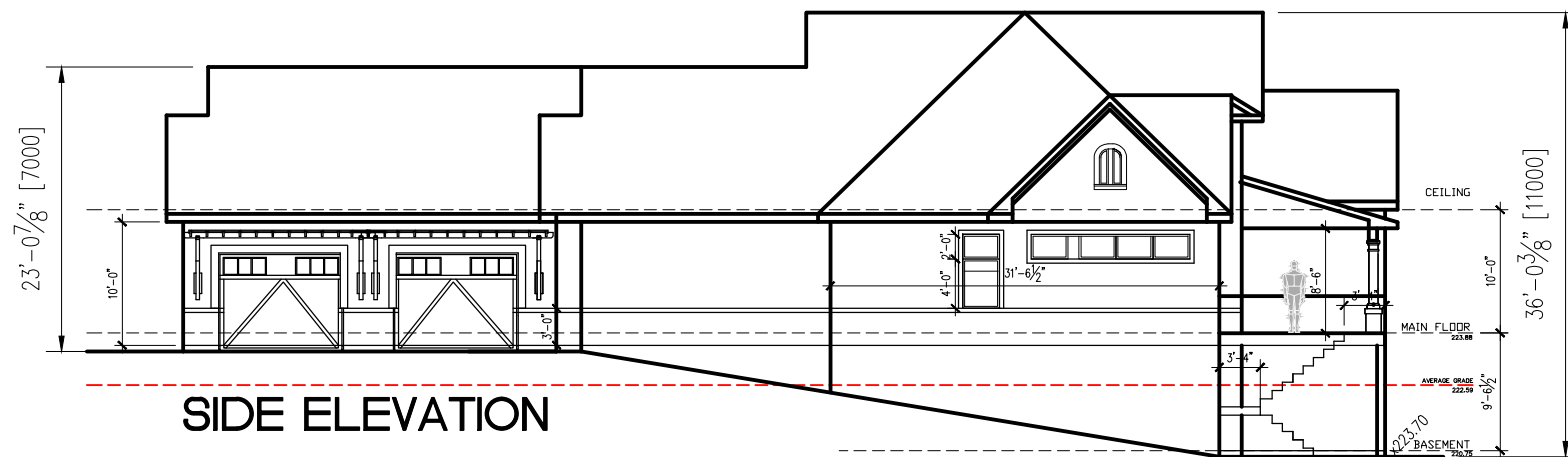
PIN 17498-0136(LT)



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

AVERAGE GRADE = 222.59