



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> 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](mailto: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.:** GL/A-20:90

**APPLICANTS:** Owner: Gianni & Julia Smerilli  
Agent: Len Angelici Design

**SUBJECT PROPERTY:** Municipal address 8010 Dickenson Rd., Glanbrook

**ZONING BY-LAW:** Zoning By-law 05-200, as Amended

**ZONING:** A2 & P7 (Rural & Conservation/Hazard Lands) district

**PROPOSAL:** To permit the construction of a one-storey, 110m<sup>2</sup> addition to the east side of the existing single detached dwelling, a covered front porch and a new covered rear porch, along with a 92.0m<sup>2</sup> accessory structure in the rear yard notwithstanding that:

1. A front yard setback of 2.4m shall be provided instead of the minimum required 10.0m front yard setback.
2. A building height of 6.5m shall be provided for the accessory building instead of the maximum permitted building height of 6.0m for accessory buildings.
3. A gravel access driveway shall be provided whereas the by-law requires an access driveway to be either asphalt or concrete for a minimum of 10.0m extending from the street.

**NOTES:**

1. A variance has also been requested to permit the projection of the proposed covered front porch. However, Section 4.6(d) permits a porch to encroach into a yard not more than half the distance of the required front yard. As such, the location of the proposed covered front porch will comply provided that variance #1 is granted.
2. A portion of the rear yard is zoned 'P7' (Conservation/Hazard Land). Be advised that the Hamilton Zoning By-law 05-200 prohibits new buildings from being within 7.5m of the boundary of a 'P7' zone. Insufficient information has been provided in order to determine zoning compliance. Further variances may be required if any new construction is proposed within 7.5m of the P7 zone.
3. One (1) parking space is required to be provided for the single detached dwelling. Each parking space shall be at least 3.0m in width and 5.8m in length and shall be provided in accordance with Section 5 of Hamilton Zoning By-law 05-200. Parking Details have not been provided to determine zoning compliance.

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

---

**DATE:** Thursday, August 6<sup>th</sup>, 2020  
**TIME:** 1:35 p.m.  
**PLACE:** Via video link or call in (see attached sheet for details)  
**To be streamed at [www.hamilton.ca/committeeofadjustment](http://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:

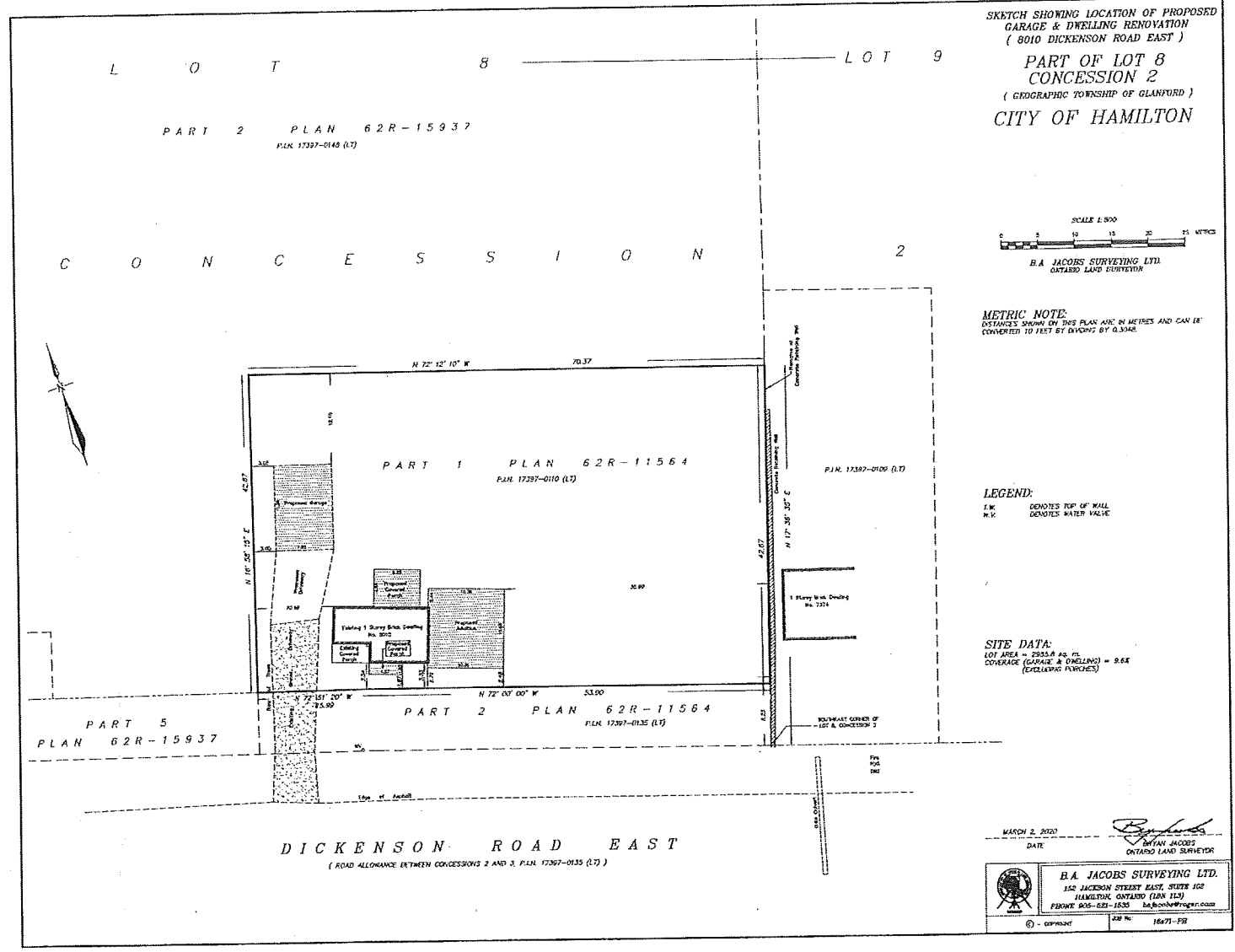
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: July 21<sup>st</sup>, 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.***



SKETCH SHOWING LOCATION OF PROPOSED GARAGE & DWELLING RENOVATION ( 8010 DICKENSON ROAD EAST )  
**PART OF LOT 8 CONCESSION 2**  
 ( GEOGRAPHIC TOWNSHIP OF GLANFORD )  
**CITY OF HAMILTON**



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

**LEGEND:**  
 L.W. DENOTES TOP OF WALL  
 W.E. DENOTES WATER VALUE

**SITE DATA:**  
 LOT AREA = 2955.8 SQ. FT.  
 COVERAGE (SPACE & DWELLING) = 2.64  
 (EXCLUDING PORCHES)

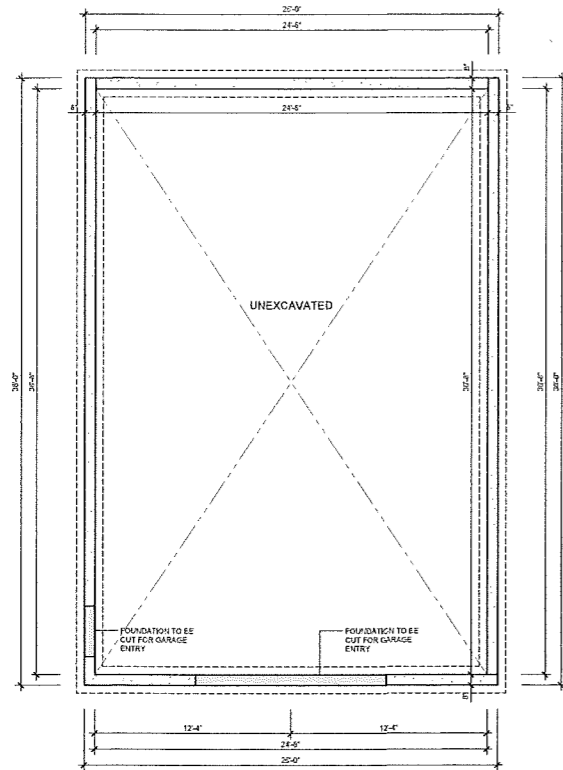
MARCH 2, 2020  
 DATE  
 BRYAN JACOBS  
 ONTARIO LAND SURVEYOR

**B.A. JACOBS SURVEYING LTD.**  
 152 JACKSON STREET EAST, SUITE 102  
 HAMILTON, ONTARIO (L8N 1E3)  
 FRONT: 905-621-1635    b.jacobs@rogan.com

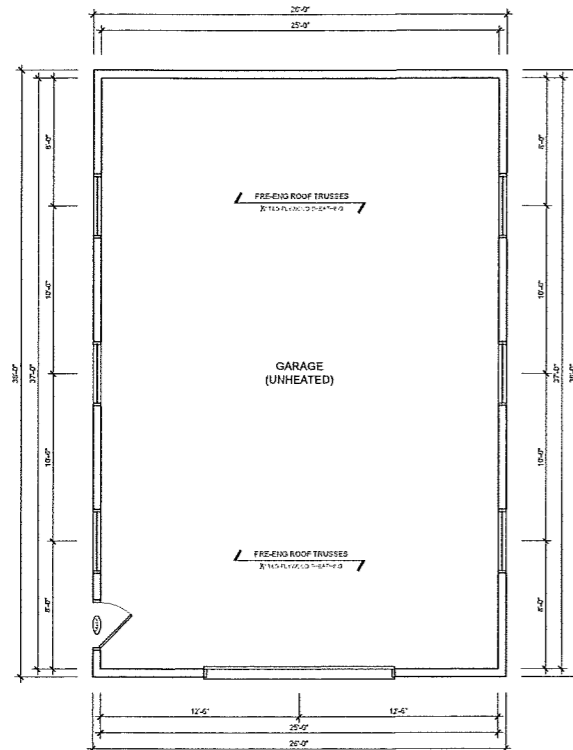
© - COPYRIGHT    250 No. 16675 - F21



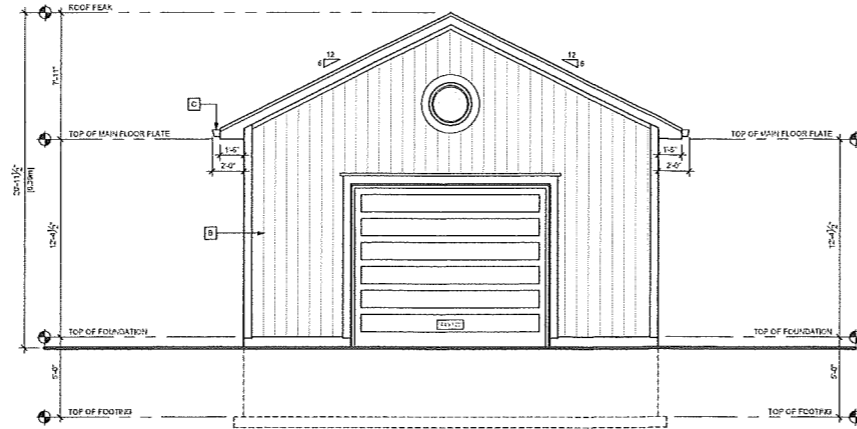




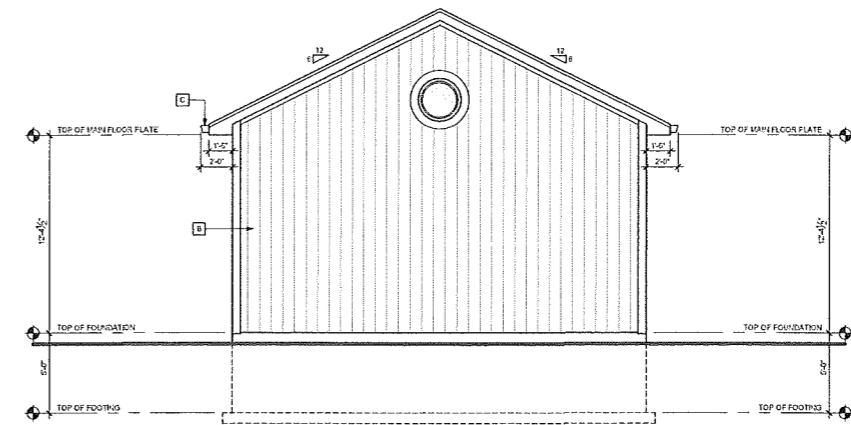
**PROPOSED FOUNDATION PLAN**  
SCALE:  $\frac{3}{16}'' = 1' - 0''$



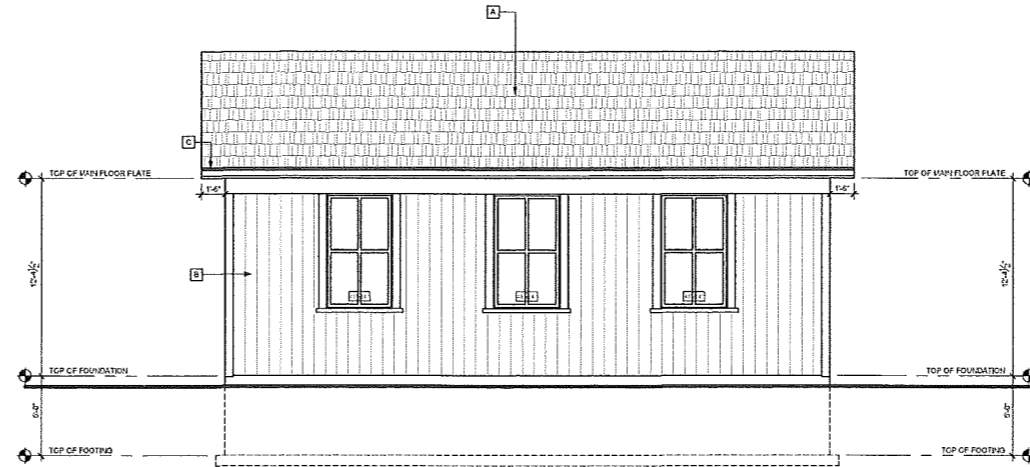
**PROPOSED GROUND FLOOR PLAN**  
SCALE:  $\frac{3}{16}'' = 1' - 0''$   
AREA: 988.0ft<sup>2</sup> (91.8m<sup>2</sup>)



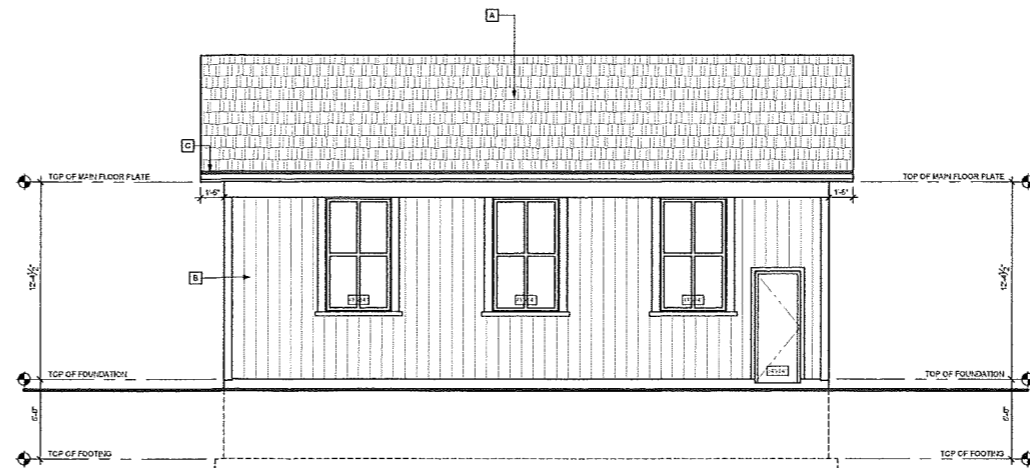
**PROPOSED FRONT ELEVATION**  
SCALE:  $\frac{3}{16}'' = 1' - 0''$



**PROPOSED REAR ELEVATION**  
SCALE:  $\frac{3}{16}'' = 1' - 0''$



**PROPOSED RIGHT SIDE ELEVATION**  
SCALE:  $\frac{3}{16}'' = 1' - 0''$



**PROPOSED LEFT SIDE ELEVATION**  
SCALE:  $\frac{3}{16}'' = 1' - 0''$

**EXTERIOR FINISH INDEX**

- [A] ASPHALT SHINGLES
- [B] VERTICAL BOARD AND BATTEN SIDING
- [C] 5" PRE-FIN. ALUM. EAVETROUGH ON 6" WITH PRE-FIN. ALUM. FASCIA C/W PRE-FIN. ALUM. DOWNSPOUT

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR COA	03/12/2020

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE COPIED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR FIRE-ENGINEERED TRUSSES OR ANY FIRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE OATH AND REGULATORY CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION**  
LEONARD ANGELICI 42391  
NAME ECRI

**REGISTRATION INFORMATION**  
LEN ANGELICI DESIGN 43162  
NAME ECRI

03/12/2020  
DATE SIGNATURE

**Len Angelici Design**

270 SHERMAN AVE N, UNIT OF-269  
HAMILTON, ON L8L 6N4  
(905) 393-8868  
info@lenangelicidesign.ca

**PROJECT**  
PROPOSED RESIDENCE  
8010 DICKENSON RD,  
E. HANNON, ON.

**SHEET TITLE**  
PROPOSED FLOOR  
PLANS AND  
ELEVATIONS

DRAWN BY	A1
L. ANGELICI	
DATE	
03/12/2020	
SCALE	
$\frac{3}{16}'' = 1' - 0''$	
PROJECT No.	
17071	





**FRONT ELEVATION**  
SCALE  $\frac{3}{16}'' = 1' - 0''$

EXTERIOR FINISH INDEX	
A	EXIST. BRICK VENEER
B	VINYL SIDING
C	CEDAR STYLE SHINGLES
D	ASPHALT SHINGLES
E	5" PRE-FIN. ALUM. EAVENTROUGH ON 6" WITH PRE-FIN. ALUM. FASCIA CW PRE-FIN. ALUM. DOWNSPOUT



**REAR ELEVATION**  
SCALE  $\frac{3}{16}'' = 1' - 0''$

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01	DRAWINGS FOR CCA	03/12/2020

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS, FINISHES AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
- DRAWINGS MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THESE STATEMENTS IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HIS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO REGULATORY CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION**  
LEONARD ANGELICI 42391  
NAME BCIN

**REGISTRATION INFORMATION**  
LEN ANGELICI DESIGN 43162  
NAME BCIN

03/12/2020  
DATE SIGNATURE

**Len Angelici Design**  
270 SHERMAN AVE N. UNIT OF-269  
HAMILTON, ON L8L 6N4  
(905) 393-8868  
info@lenangelicidesign.ca

**PROJECT**  
PROPOSED RESIDENCE  
8010 DICKENSON RD E  
MOUNT HOPE, ON

**SHEET TITLE**  
FRONT AND REAR ELEVATIONS

<b>DRAWN BY</b> L. ANGELICI	A2
<b>DATE</b> 03/12/2020	
<b>SCALE</b> $\frac{3}{16}'' = 1' - 0''$	
<b>PROJECT No.</b> 2020-001	





20-157386



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>GL/A-20:90</u>	DATE APPLICATION RECEIVED <u>Mar-13</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.

- Name of Owner GIANNI & JULIA SMERILLI Telephone No.
- 
- Name of Agent LEN ANGELICI DESIGN Telephone No.
- 

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

- Names and addresses of any mortgagees, holders of charges or other encumbrances:  
\_\_\_\_\_  
Postal Code \_\_\_\_\_  
\_\_\_\_\_  
Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:  
FRONT SETBACK ENCROACHMENT ALONG  
ENTIRE FRONT OF DWELUNG  
FRONT SETBACK ENCROACHMENT OF PROPOSED  
ADDITION AND PROPOSED FRONT PORCH
7. Why it is not possible to comply with the provisions of the By-law?  
THE EXISTING DWELUNG DOES NOT  
COMPLY WITH ~~THE~~ THE REQUIRED SETBACK
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):  
8010 DICKENSON RDE, MOUNT HOPE  
PLAN 028-11504
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?

DISCUSSION WITH PROPERTY OWNER  
AND TITLE OF PROPERTY.

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.

03/12/2020  
Date

X 

Signature Property Owner

GIANNI SMERILLI  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 69.89m  
Depth 42.67m  
Area 2985.8m<sup>2</sup>  
Width of street 28.35 (WIDENED)

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: GROUND FLR AREA: 100.17m<sup>2</sup>  
GROSS FLR AREA: 87.83m<sup>2</sup>  
STORIES - 1 WIDTH - 13.21m LENGTH - 7.57m<sup>2</sup>  
HEIGHT - 6.4m  
Proposed: GROUND FLR AREA: 245.52m<sup>2</sup>  
GROSS FLR AREA: 195.73m<sup>2</sup>  
STORIES - 1 WIDTH 23.32m length 10.62m  
HEIGHT - 7.32m

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

Existing: <u>FRONT DWELLING - 3.33m</u>	PROPOSED GARAGE: <u>LEFT SIDE: 3.05m</u> <u>REAR 12.15</u>
<u>FRONT PORCH - 3.54m</u>	
<u>LEFT SIDE 10.59m</u>	
<u>RIGHT SIDE - 46.35m</u>	
Proposed: <u>ADDITION FRONT - 2.48m</u>	
<u>FRONT PORCH ADDITION 1.87m</u>	
<u>RIGHT SIDE - 35.99m</u>	
<u>LEFT SIDE - 10.59m</u>	

13. Date of acquisition of subject lands:  
MAY 2011
14. Date of construction of all buildings and structures on subject lands:  
~~XXXX~~ UNKNOWN
15. Existing uses of the subject property: RESIDENTIAL DWELLING  
SINGLE FAMILY
16. Existing uses of abutting properties: RESIDENTIAL
17. Length of time the existing uses of the subject property have continued:  
~~XXXX~~ UNKNOWN
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:  
 \_\_\_\_\_  
 \_\_\_\_\_
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
A2
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.

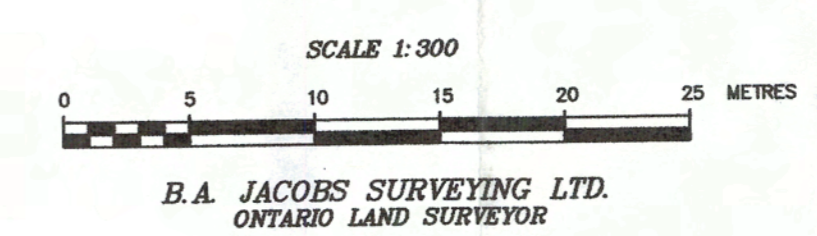
**NOTE:** It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.

LOT 8 LOT 9

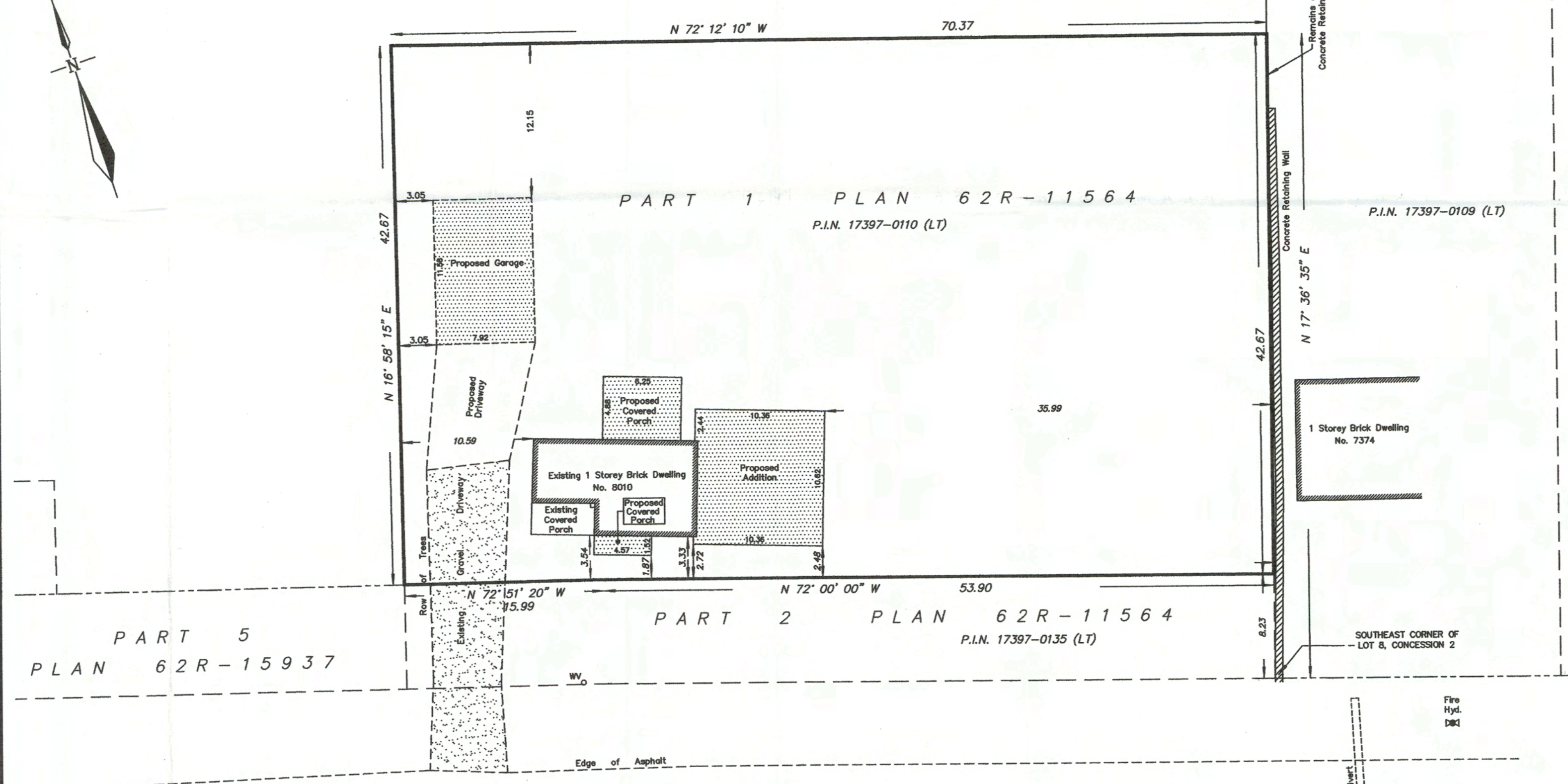
PART 2 PLAN 62R-15937  
P.I.N. 17397-0148 (LT)

CONCESSION 2

SKETCH SHOWING LOCATION OF PROPOSED  
GARAGE & DWELLING RENOVATION  
( 8010 DICKENSON ROAD EAST )  
PART OF LOT 8  
CONCESSION 2  
( GEOGRAPHIC TOWNSHIP OF GLANFORD )  
CITY OF HAMILTON



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



LEGEND:  
T.W. DENOTES TOP OF WALL  
W.V. DENOTES WATER VALVE

SITE DATA:  
LOT AREA = 2985.8 sq. m.  
COVERAGE (GARAGE & DWELLING) = 9.6%  
(EXCLUDING PORCHES)

PART 5  
PLAN 62R-15937

PART 2 PLAN 62R-11564  
P.I.N. 17397-0135 (LT)

DICKENSON ROAD EAST  
( ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, P.I.N. 17397-0135 (LT) )

MARCH 2, 2020  
DATE

BRYAN JACOBS  
ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.  
152 JACKSON STREET EAST, SUITE 102  
HAMILTON, ONTARIO (L7M 1L5)  
PHONE 905-521-1536 bjacobs@roger.com

© - COPYRIGHT JOB No. 16a71-PH