



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.: HM/A-20:128

APPLICANTS: Owner: 9681833 Canada Inc.
Agent: Darren Voros

SUBJECT PROPERTY: Municipal address **73 Salem Ave., Hamilton**

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

ZONING: C (Urban Protected Residential and etc.) district

PROPOSAL: To permit the conversion of the existing single family dwelling to a two (2) family dwelling under Section 19 (Residential Conversion Requirements) of the Zoning Bylaw, notwithstanding,

1. A minimum floor area of 62 square metres shall be provided for the proposed dwelling unit instead of the minimum area of 65 square metres required to be contained within each dwelling unit;
2. A minimum parking space size measuring 2.7 metres in width by 5.1 metres in length shall be permitted instead of the minimum required parking space size of 2.7 metres in width by 6.0 metres in length; and,
3. Manoeuvring space in accordance with the Zoning By-law shall not be provided for the most southerly parking space instead of providing an unobstructed manoeuvring space with a minimum width of 6.0 metres required to be provided abutting upon and accessory to each required parking space.

NOTES:

1. The applicant shall ensure the minimum clear height as required by the Ontario Building Code is provided for the required floor area in each dwelling unit.
2. It is noted that the two proposed parking spaces at the rear of the property are situated in the location of the existing garage. Please note that a demolition permit is required for the removal of the existing garage; however, the Building Division has no record of an application for a demolition permit to remove the existing garage.
3. A further variance will be required if gravel or similar surface or other suitable paving is not provided for every parking space and access driveway.

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

DATE: Thursday, August 6th, 2020
TIME: 3:20 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: July 21st, 2020

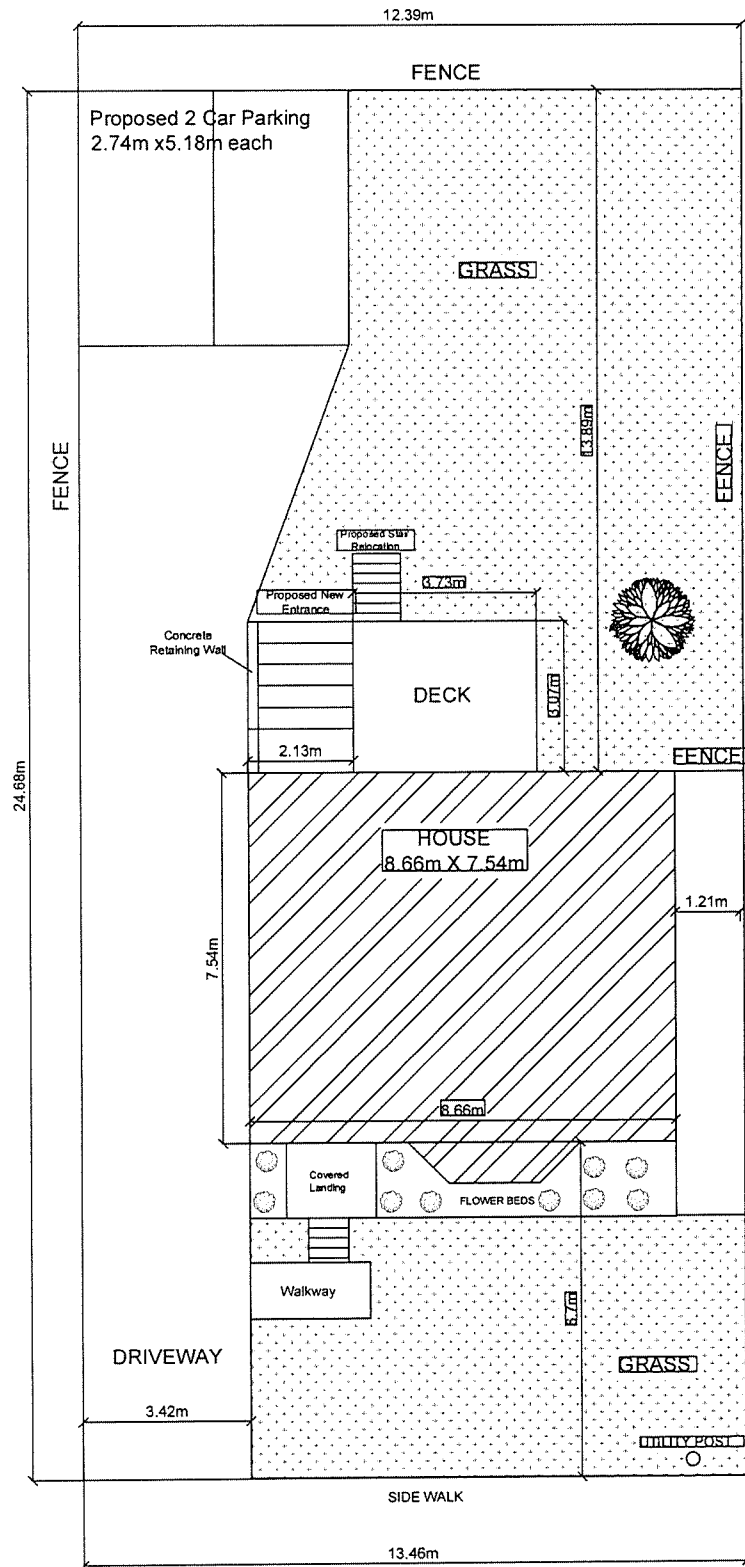
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

LOT - 12.39m X 24.68m

69 SALEM AVE

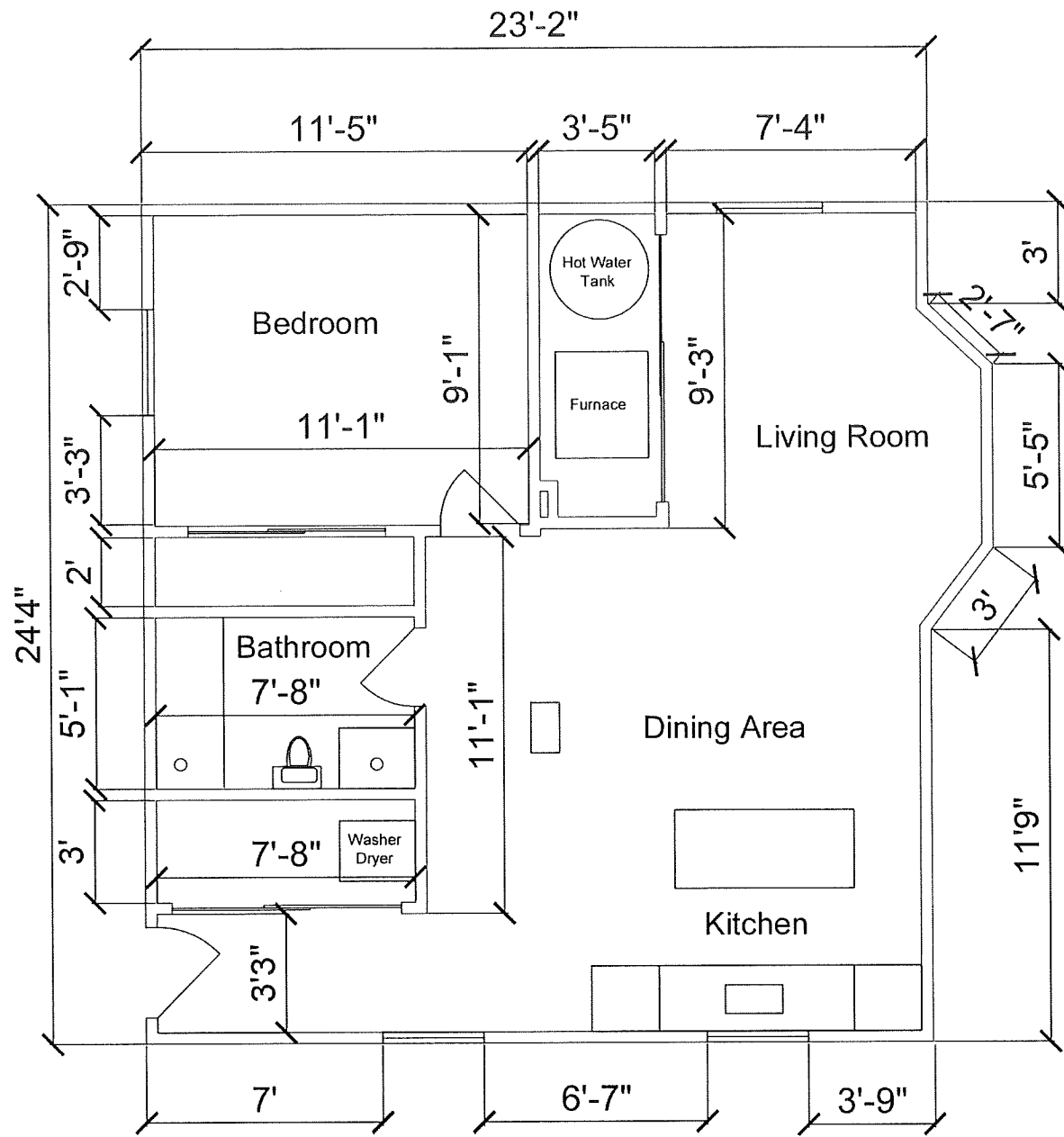
77 SALEM AVE



Salem Ave

Scale - 1/4" : 1'-0"





All Interior doors are 30" wide by 80" height

All Windows are 37" W x 24" H

Scale - 1/4" : 1'-0"





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Committee of Adjustment

City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Planning and Economic Development Department
Planning Division

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. _____	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 9681833 Canada Inc. Telephone No. _____

2. _____

3. Name of Agent Darren Voros 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:

1898301 Ontario Ltd.

30 Saint Patrick St - 4th Floor, Toronto, ON Postal Code M5T 3A3

Postal Code _____

6. Nature and extent of relief applied for:

We are applying to the committee of adjustments to convert this property to a legal two unit dwelling under section 19 of the Hamilton Bylaw 6593. Under Section 19-1 (i) the bylaw states that each dwelling unit must have a minimum floor area of at least 65 square meters (699 square feet). The proposed dwelling unit is 668 square feet. An exterior entrance/exit will be added at the back of the property. Two car parking will be provided at the rear of the property where the garage used to sit as per the attached plan.

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

An addition to the property would be required in order to comply with the necessary square footage.

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

Plan 589 Pt lots 36 + 37

Plan 515 Pt lots 79 + 80

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 X 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 X Unknown _____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

The subject property and the surrounding properties have been part of a residential community since they were constructed in 1946 from what we know.

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.

6/24/2020

Date

[Redacted Signature]

Signature Property Owner

Darren Voros

Print Name of Owner

10. Dimensions of lands affected:

Frontage 40.33 ft
Depth 81 ft
Area 303 sq meters, 3266 sq ft, 0.07 A
Width of street 24 ft

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: 1.5 storey, 995 above grade square footage, 668 total basement area, House Dimensions 8.66m x 7.54m Deck area 3.07m x 3.73m

Proposed: same as above with an added walkout basement entrance/exit

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

Existing: 6.7m front setback from sidewalk, 1.32m side setback from 77 Salem lot, 3.42m side setback from 69 Salem lot, 13.89m from back fence to the house (not including the deck)

Proposed: same as #12

13. Date of acquisition of subject lands:

May 4, 2020

14. Date of construction of all buildings and structures on subject lands:

1946

15. Existing uses of the subject property: Single Family Dwelling

16. Existing uses of abutting properties: Single Family Dwellings

17. Length of time the existing uses of the subject property have continued:

74 Years

18. Municipal services available: (check the appropriate space or spaces)

Water X Connected X

Sanitary Sewer X Connected X

Storm Sewers X

19. Present Official Plan/Secondary Plan provisions applying to the land:

Neighbourhood Designation

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

C

21. Has the owner previously applied for relief in respect of the subject property?

Yes

No X

If the answer is yes, describe briefly.

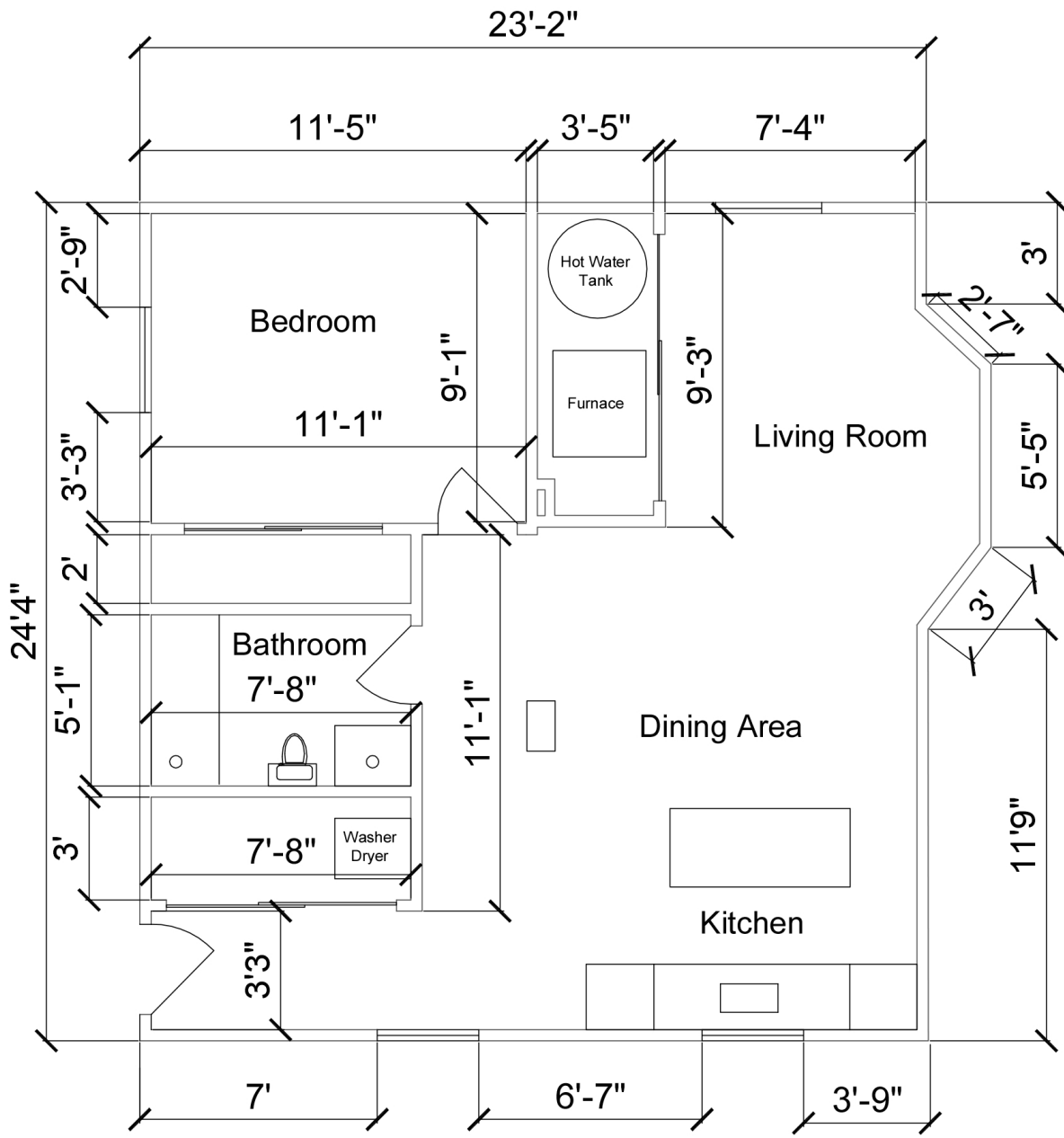
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No X

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

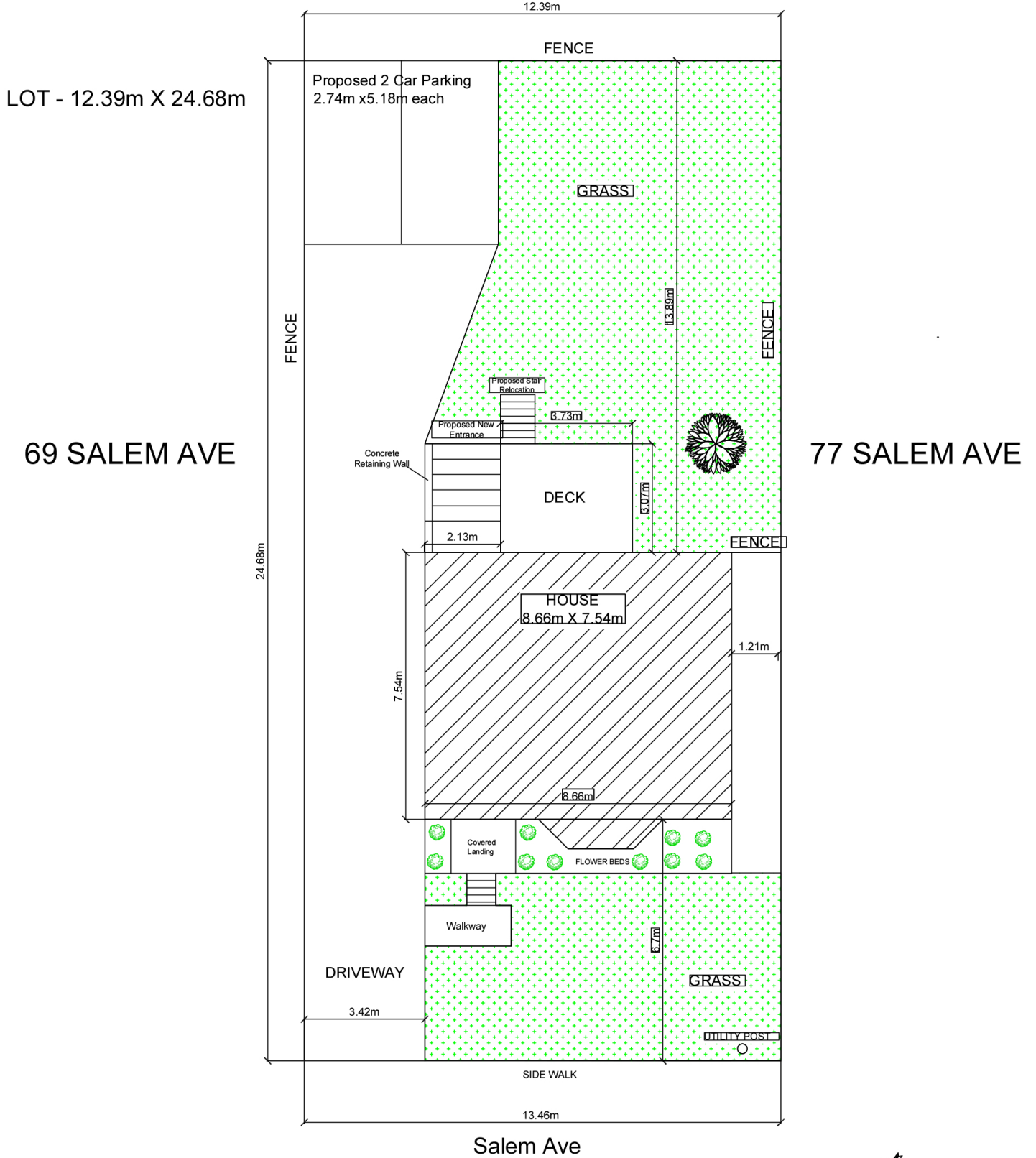


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