

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-20:168

APPLICANTS: Agent Achille Serra
Owner Angela Serra

SUBJECT PROPERTY: Municipal address **3005 Trinity Church Rd., Glanbrook**

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

ZONING: A1 (Agriculture) district

PROPOSAL: To permit the construction of an accessory structure/building in the rear yard, notwithstanding that:

1. A maximum gross floor area of 222.97m² and a maximum of 11.67% lot coverage shall be permitted for all buildings accessory to the single detached dwelling instead of the requirement that all buildings accessory to a Single Detached Dwelling shall not exceed a maximum gross floor area of 200m² and a total 5% lot coverage.

NOTE:

1. A building permit is required for the construction of the proposed accessory structure/building. Be advised that Ontario Building Code regulations may require specific setback and construction types.
2. No elevation drawings were included as part of this application. The applicant shall ensure that the height of the proposed accessory structure/building has been provided in accordance with the definition of height provided in Hamilton Zoning By-law No. 05-200.

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

DATE: Thursday, September October 1st, 2020

TIME: 1:30 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 4144
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: September 14th, 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.

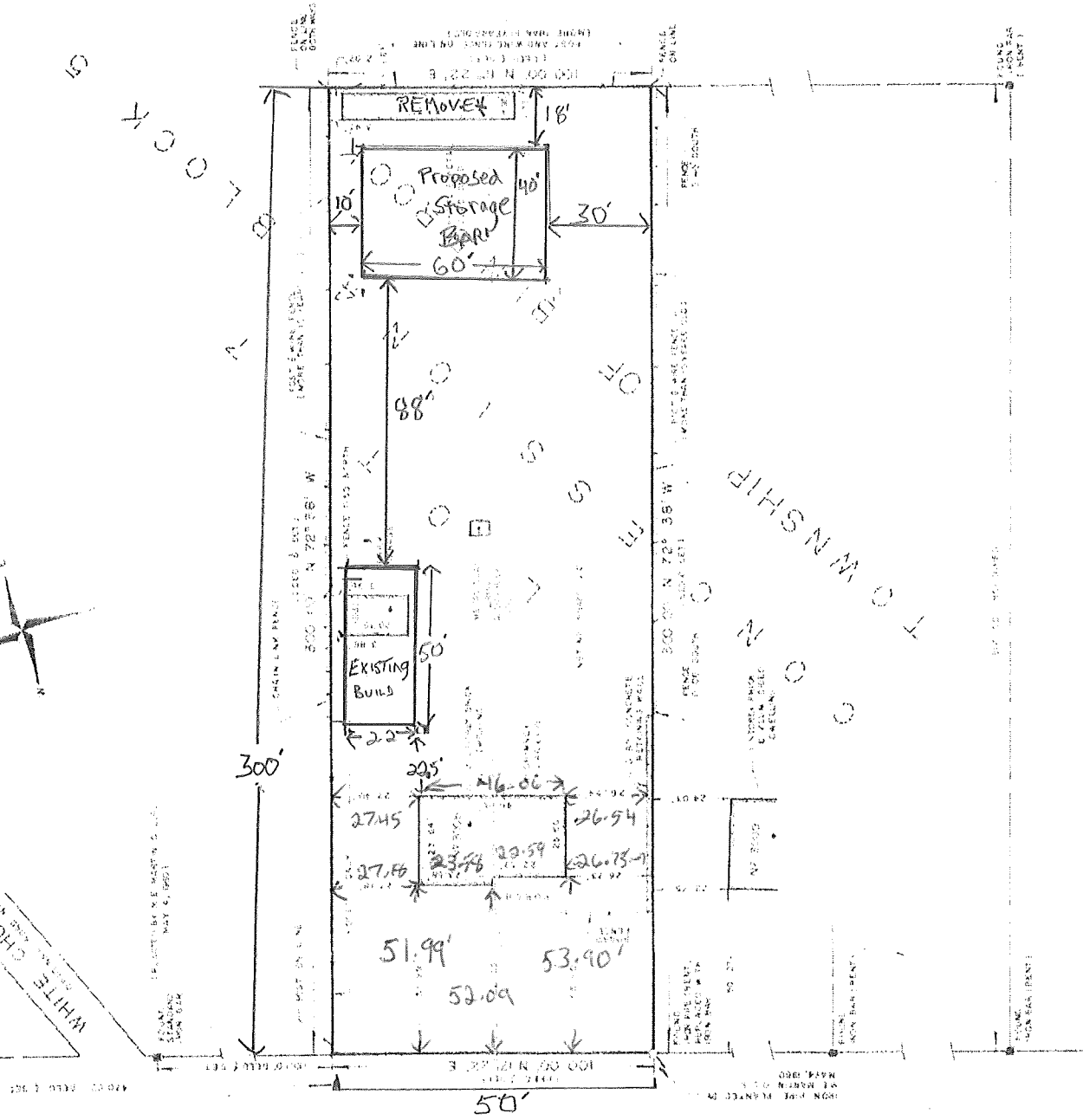
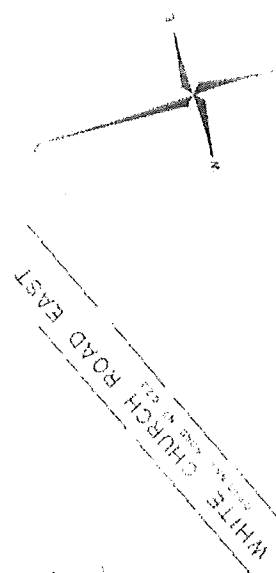
BUILDING LOCATION SHEET # 17
PART OF LOT 7-CONCESSION 4 - BLOCK 5
FORMERLY IN THE TOWNSHIP OF LINCOLN

TOWNSHIP OF GLANBROOK

REGIONAL MONITORING OF A MILITARY-WEAPON FREE ZONE

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The authors thank the following people for their assistance in the collection of data: J. A. B. de Gooijer, M. C. van der Wal, H. J. van den Broek, and W. P. M. de Boer.

A. J. CLARKE AND ASSOCIATES
ENGINEERS AND ARCHITECTS
TORONTO, ONTARIO

66' TO FOUND
STANDARD IRON BAR
Nº 824

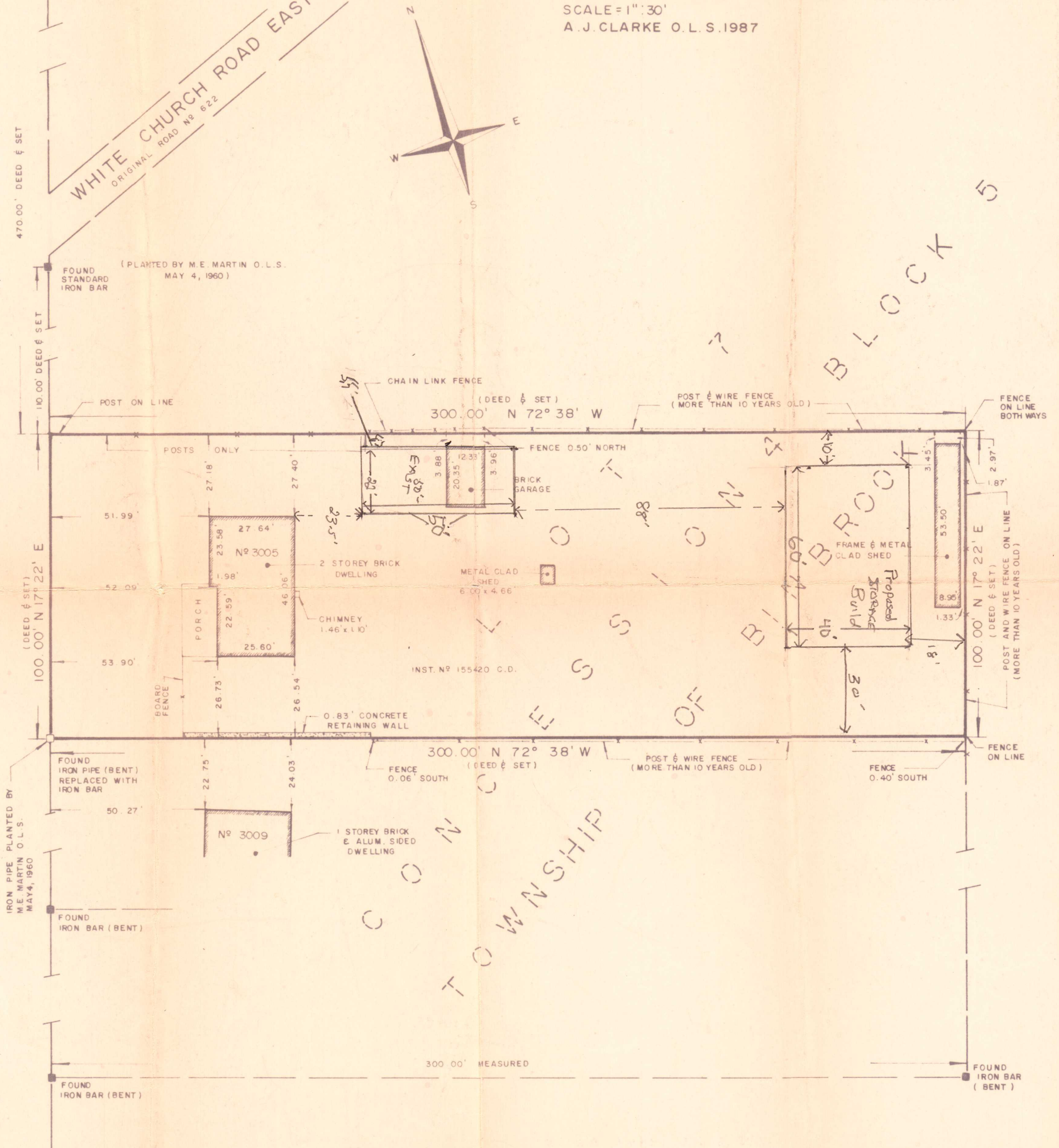
ROAD ALLOWANCE BETWEEN
CONCESSIONS 3 AND 4

NORTHWESTERN CORNER
OF LOT 7, CON. 4, BLOCK 5

WHITE CHURCH ROAD EAST
ORIGINAL ROAD Nº 622

BUILDING LOCATION SURVEY OF
PART OF LOT 7-CONCESSION 4 - BLOCK 5
FORMERLY IN THE TOWNSHIP OF BINBROOK
NOW IN THE
TOWNSHIP OF GLANBROOK
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
SCALE = 1" = 30'
A. J. CLARKE O.L.S. 1987

TRINITY CHURCH ROAD
ROAD ALLOWANCE BETWEEN TOWNSHIPS OF GLANFORD AND BINBROOK



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 3rd DAY OF MARCH 1987

MARCH 6, 1987

A. J. CLARKE
ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE
EASTERN LIMIT OF TRINITY CHURCH ROAD ON
A COURSE OF N 17° 22' E AS SHOWN ON PLAN OF
REGIONAL ROAD Nº 22 PREPARED IN 1960 BY J. J. KISWAY O. L. S.

A. J. CLARKE AND ASSOCIATES

ENGINEERS AND SURVEYORS
HAMILTON ONTARIO

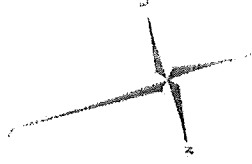
BUILDING LOCATION SHEET # 17
PART OF LOT 7-CONCESSION 4 - BLOCK 5
FORMERLY IN THE TOWNSHIP OF LINCOLN

TOWNSHIP OF GLANBROOK

THE UNIVERSITY OF MICHIGAN LIBRARY

2000

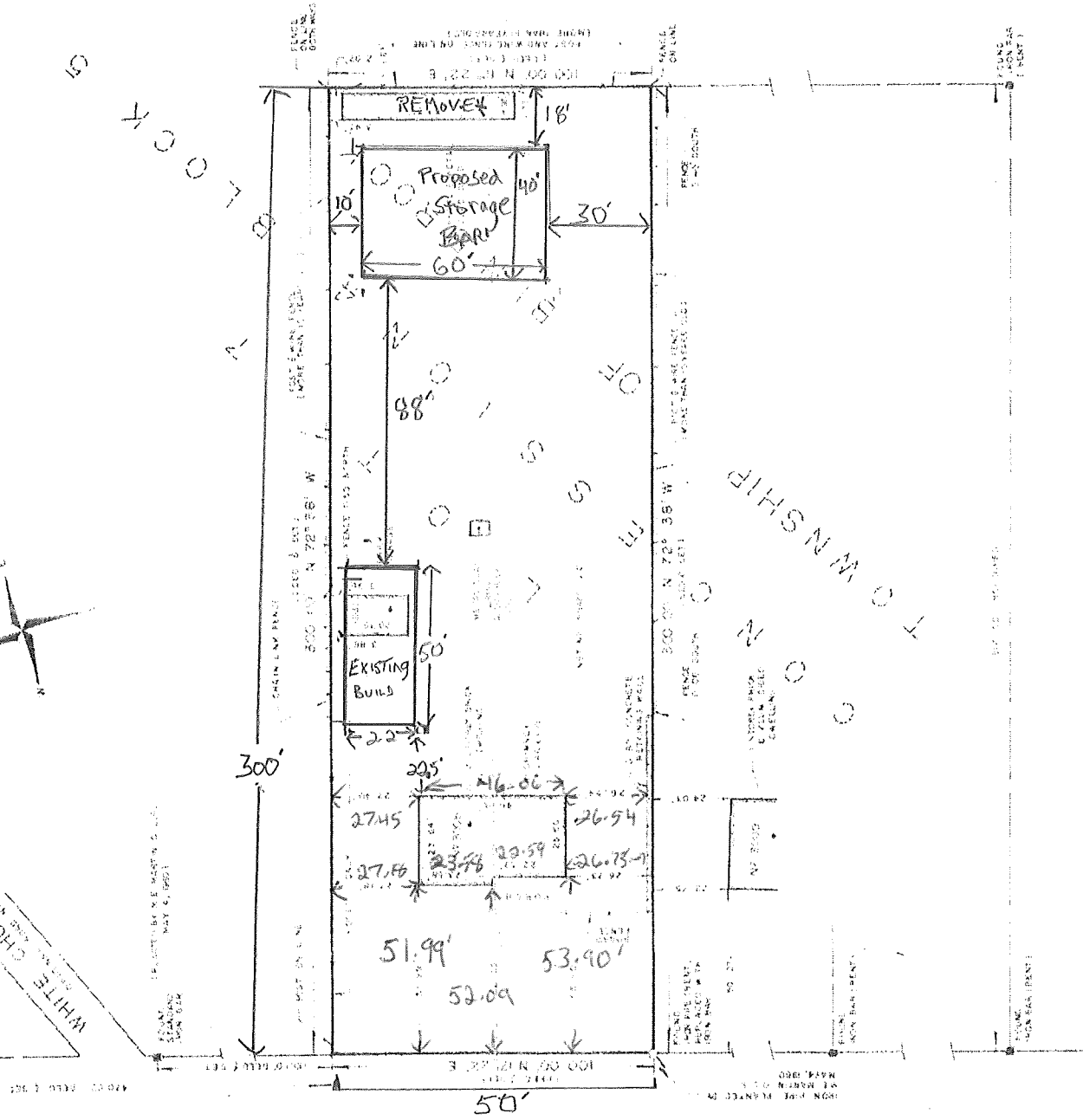
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WHITE CHURCH ROAD EAST

TRINITY CHURCH ROAD

NOVA ATLANTIC BETWEEN PLANNING OF OFFSHORE AND BIRNBOCK



U.S. DEPARTMENT OF AGRICULTURE
BUREAU OF PLANT INDUSTRY

2000年12月25日

Journal of Management Education 30(6)p. 789-804
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A. J. CLARKE AND ASSOCIATES
1000 HURON ST. SUITE 400
ANN ARBOR MI 48106



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.

20-180025

FOR OFFICE USE ONLY.

APPLICATION NO. GLA-20:168 DATE APPLICATION RECEIVED AUG 21/20

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 Angela Serra T

2.

3. Name of Agent Achille Serra T

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:

none.

n/a.

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

A variance application that would include an existing 1100²ft acc. building and a proposed 2400²ft storage building for a total of 3500²ft on a 100'x300' LOT (30,000)²ft. In order to protect + store personal RV, camper, tractors, agricultural supplies and EQUIP.

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

existing accessory building Height is too low to house RV + Camper + agricultural implements.

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

3005 TRINITY CHURCH RD. GLANBROOK ONTARIO
LOT #7, CONCESSION #4, BLOCK #5

9. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other

- 9.1 If Industrial or Commercial, specify use

NONE

- 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?

Has been a single family dwelling since ownership (1981) 40 years and farmed agricultural only.

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 ☒ None.

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.

August 16th, 2020.
Date

X Angela Serra
Signature Property Owner

Angela Serra.
Print Name of Owner

10. Dimensions of lands affected:

Frontage 100' ft.
Depth 300' ft.
Area 30,000² ft.
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: single family dwelling (sidesplit)
accessory building 22' x 50' = 1100² ft.

Proposed: 40' x 60' = 2400² ft.

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

Existing: #1 Single family dwelling 27.45 ft from North lot line / 26.75 ft from South lot line / 51.99 ft. West lot line (Road) Building is 27.64 x 46.06 Feet

#2 Existing Accessory building - 23.5 ft
from rear of single family dwelling. 5.5 ft
from North lot line / 72.60 ft from South lot line.

Proposed: Storage Barn Building 88 ft from rear
of existing accessory building 10 ft from North
lot line / 18 ft from East rear lot line / 30 ft.
from South neighbouring lot line / 40x60 ft = building
size: 2400² ft.

13. Date of acquisition of subject lands:

1981.

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

#1 Single dwelling home - approx. 1920 #2 Existing Accessory building
approx 1987

15. Existing uses of the subject property:

Agricultural / personal dwelling home.

16. Existing uses of abutting properties: South Side - neighbour
North and East Side Agricultural Farm land.

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

50 yrs approx.

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

Water ☒ Connected none
Sanitary Sewer ☒ Connected none
Storm Sewers ☒

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

None.

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

Zoned A1.

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