



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-20:170

APPLICANTS: Agent AEM Designs c/o Ravinder Singh
Owner Abdul Mollah

SUBJECT PROPERTY: Municipal address **79 Essling Ave., Hamilton**

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

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

PROPOSAL: To permit interior alterations to the existing single-family dwelling, notwithstanding,

1. Two (2) parking spaces shall be permitted to be located within the front yard instead of a maximum of one (1) parking space permitted to be located within the front yard.

NOTES:

1. The variance has been requested for a single-family dwelling only. Further variances will be required should a use other than a single-family dwelling be proposed.

2. Details regarding the number of habitable rooms have not been provided. A further variance will be required should the proposed alterations result in greater than 10 habitable rooms.

3. Details regarding front yard landscaping have not been provided. A further variance will be required if a minimum of 50% of the gross area of the front yard is not provided as landscaped area, in accordance with the requirements of the Zoning By-law.

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

DATE: Thursday, October 1st, 2020

TIME: 2:25 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

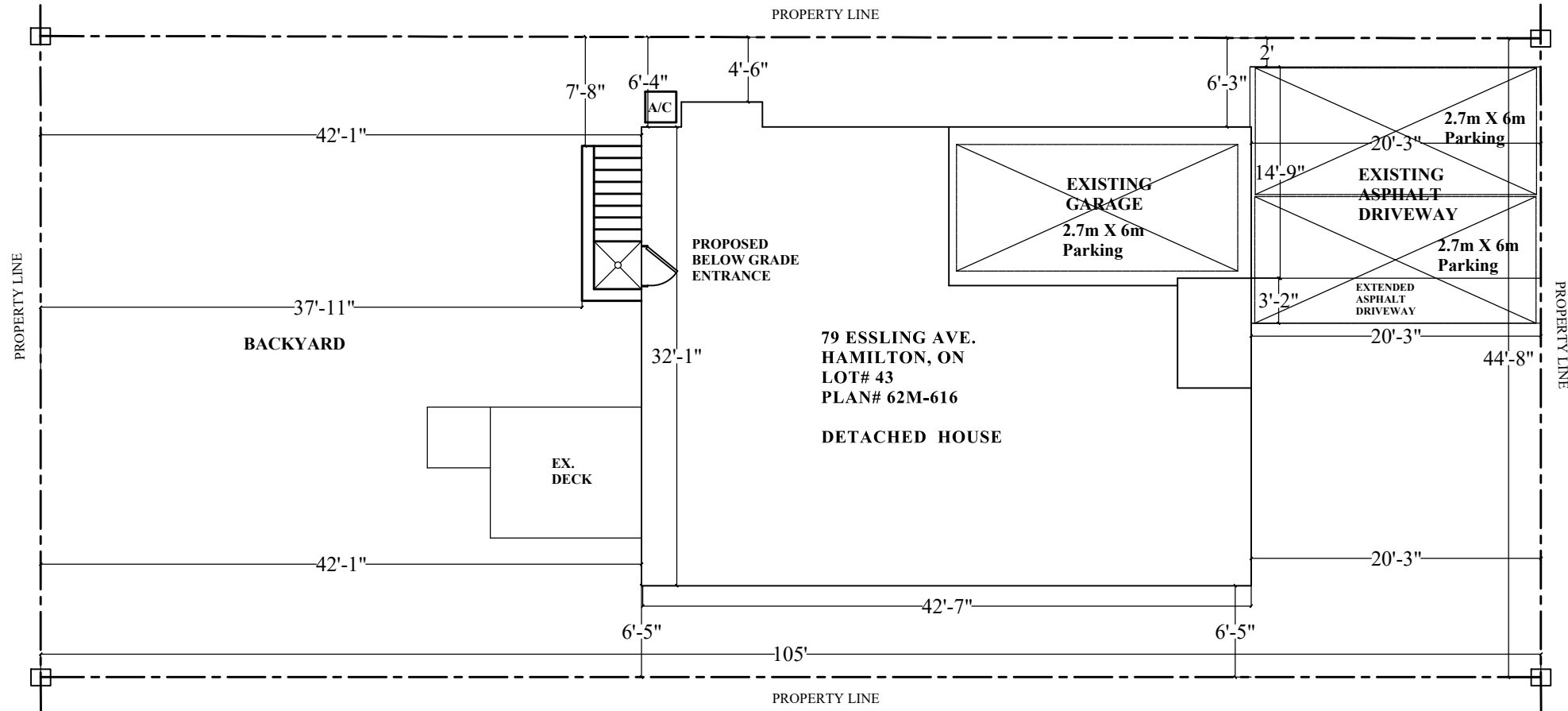
For more information on this matter, including access to drawings illustrating this request:

- 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: 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.



ESSLING AVENUE



2980 Drew Rd. Suite 225,
Mississauga, ON L4T 0A7
647-896 9785
ravinder@aemdesigns.ca
www.aemdesigns.ca

Project Title:
**BASEMENT FINISH
AND BELOW GRADE
ENTRANCE**

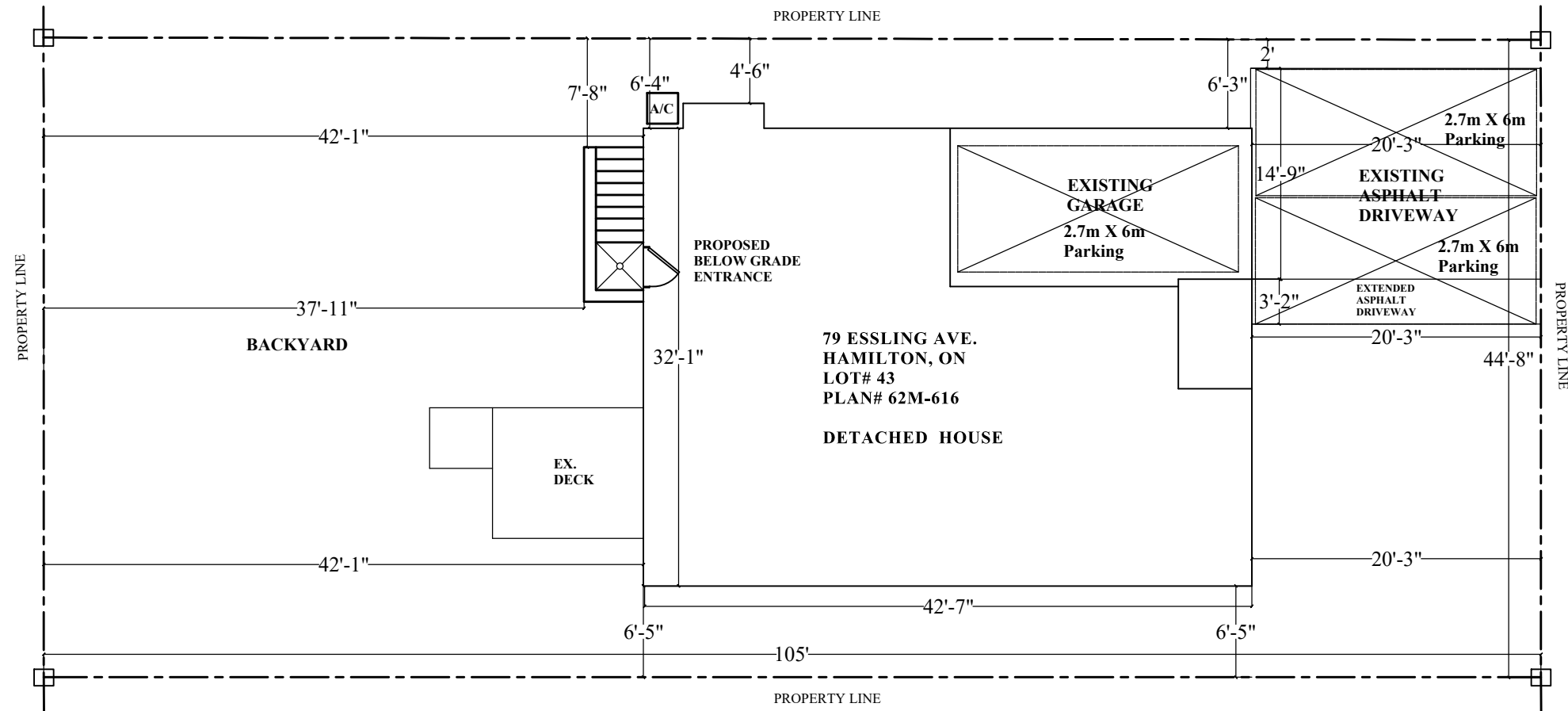
Project Address:
**79 ESSLING AVE.
HAMILTON, ONTARIO**

Drawing Title:
SITE PLAN

Scale: 3/32" = 1'	Date: Feb 29, 2020
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Designed: R.S.	Revision: 0
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Project No. 20029	Sheet No. SP 1
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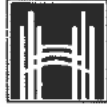
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Hamilton

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. _____	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

- Name of Owner Fahima Nusrat Abdul Quader Molla Telephone No. 2
- [Redacted]
- Name of Agent Ravinder Singh Telephone No. 4
- [Redacted]

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:
Bank of Montreal
1225 McCowan Rd Scarborough Postal Code M1H 3K3

Postal Code _____

6. Nature and extent of relief applied for:

Second parking to be permitted on front
yard as 3 parking required due to more
than 8 habitable rooms.

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

Require 3 parking spaces due to
more than 8 habitable rooms and
attached garage is a single car garage.
and currently only one parking permitted on front yard.

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

Plan 62M616 Lot # 43

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?

My general knowledge of the 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.

August 19, 2020
Date


Signature Property Owner

Abdul Quader Mollath/Fahima Nassrat
Print Name of Owner

10. Dimensions of lands affected:

Frontage 13.61 m
Depth 32 m
Area 435.52 m²
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: Ground floor area - 91.32 m²
GFA - GI² = 113,43 m² S.F = 85 m² BF = 85.72 m²
Number of stories = two
width - 9.77 m, Length - 13 m, Height - 5.71 m

Proposed: Same as above.

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

Existing: Left side = 1.95 m Right side = 1.37 m
Rear = 12.82 m
Front = 6.17 m

Proposed: Left side = 1.95 m Right side = 1.37 m
Rear = 11.55 m
Front = 6.17 m

13. Date of acquisition of subject lands:
February 6th, 2020
14. Date of construction of all buildings and structures on subject lands:
Constructed 1984.
15. Existing uses of the subject property:
Single dwelling residential
16. Existing uses of abutting properties: Residential.
17. Length of time the existing uses of the subject property have continued:
approx 36 years (since constructed)
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:
"C" (Urban Protected Residential) District
in Hamilton Zoning By-law 6593
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.