



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**

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**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

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**APPLICATION NO.:** HM/A-20:173

**APPLICANTS:** Owner Savannah Toscani

**SUBJECT PROPERTY:** Municipal address **51 Park Row N., Hamilton**

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

**ZONING:** D (Urban Protected Residential - One and Two Family Dwellings, etc.) district

**PROPOSAL:** To permit the conversion of the existing single family dwelling to a two family dwelling, notwithstanding that:

1. A minimum lot area of 232.26 square metres shall be provided, instead of the minimum lot area of 270.0 square metres required.
2. No onsite manoeuvring shall be provided for the two (2) required parking spaces instead of the requirement that a manoeuvring space shall be provided and maintained abutting and accessory to each required parking space on the lot and whereas the zoning By-law only permits off-site manoeuvring for only one parking space.

**NOTE:**

1. A building permit is required for the conversion of the existing single family dwelling into a two family dwelling. Be advised that Ontario Building Code regulations may require specific setback and construction types.
2. Detailed plans (elevation drawings, site plan, floor plan) were not submitted as part of this application, and therefore a full review of the proposal for zoning compliance could not be completed. The variances are written as requested by the applicant.

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

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**DATE:** Thursday, October 1<sup>st</sup>, 2020  
**TIME:** 2:45 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: September 14<sup>th</sup>, 2020.

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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.***

ALLEY WAY

25

18'

UNIT 1  
PARKING

UNIT 2  
PARKING

EXISTING HOUSE

100'

100'

42'

30'

Green space to remain  
AS IS

Green space to remain  
AS IS

25'

SIDE WAY

BRICK WALL 20'

WINDOW

# UNIT # ONE

TYPE X DRYWALL  
EXISTING  
Laundry

BED  
10x10'

10'

HOT WATER /  
TURBINE  
ROOM

BATH  
6x8'

DINING  
AREA  
8'x21'

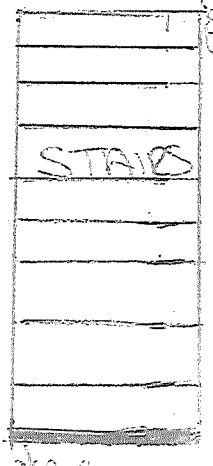
KITCHEN  
11'x4'

LIVING  
SPACE  
8'x15'

TYPE X DRYWALL  
AS  
BASEMENT CEILING  
- HEIGHT -  
7'2"

SINK

STOVE



2x8  
Header

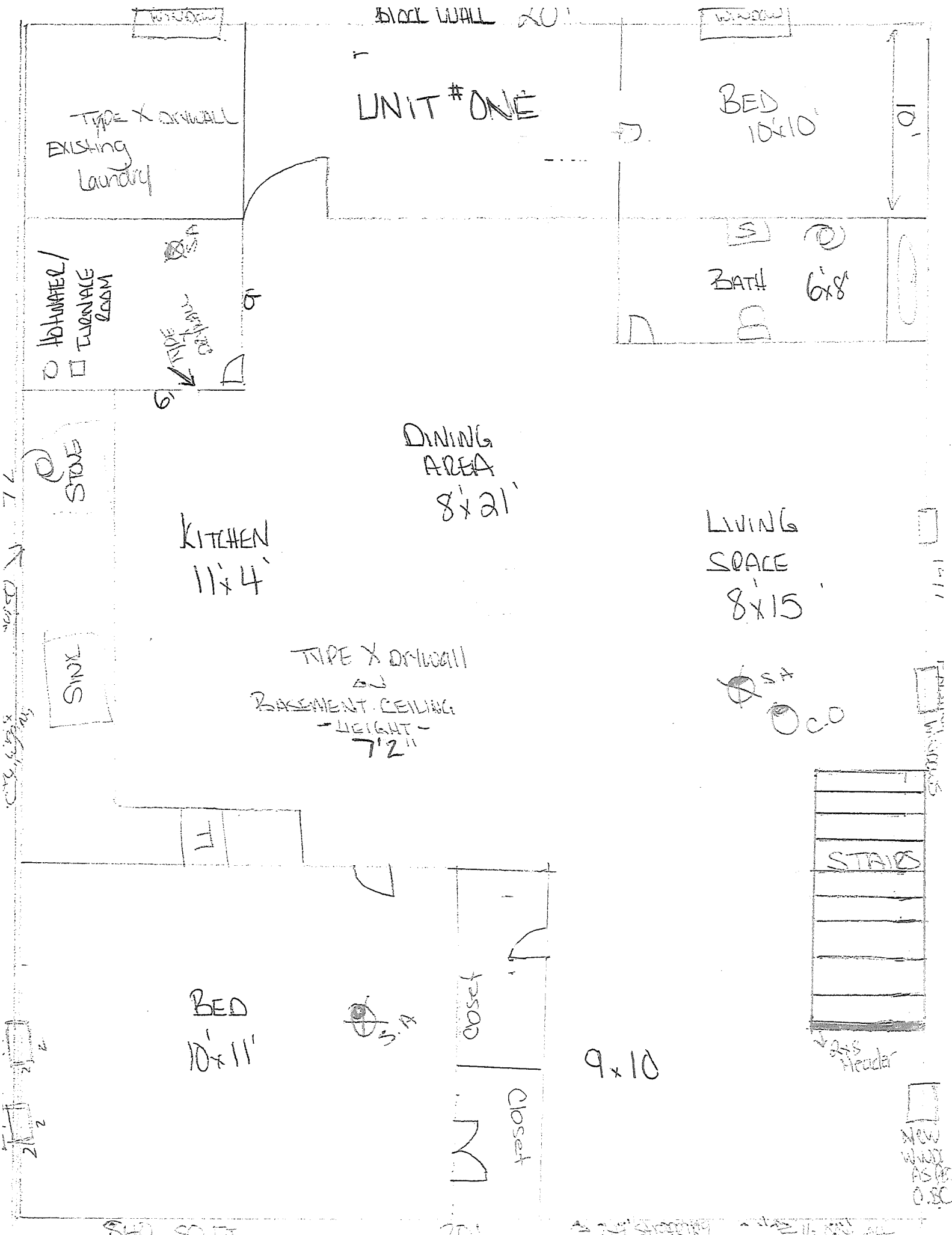
BED  
10'x11'

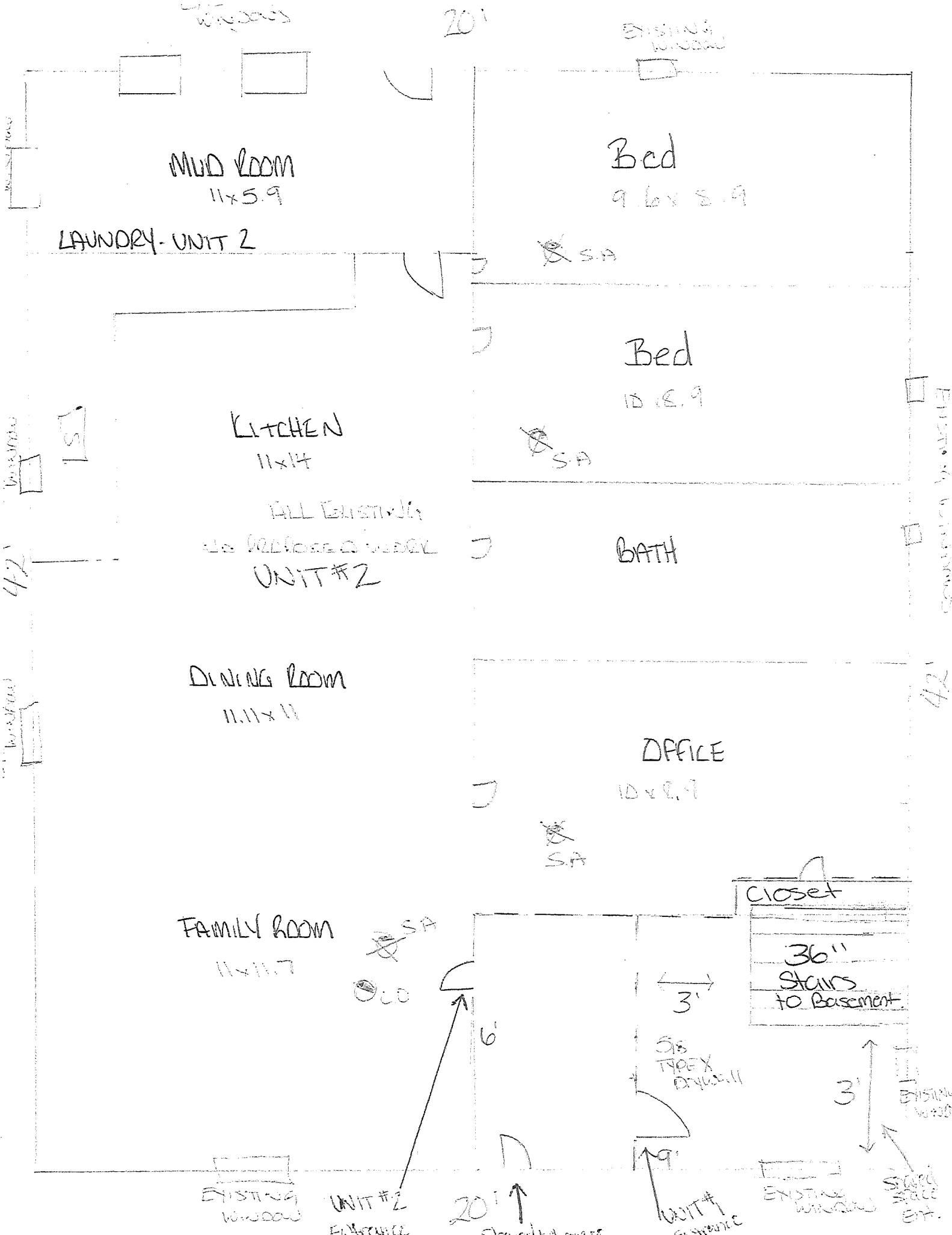
9x10

closet

closet

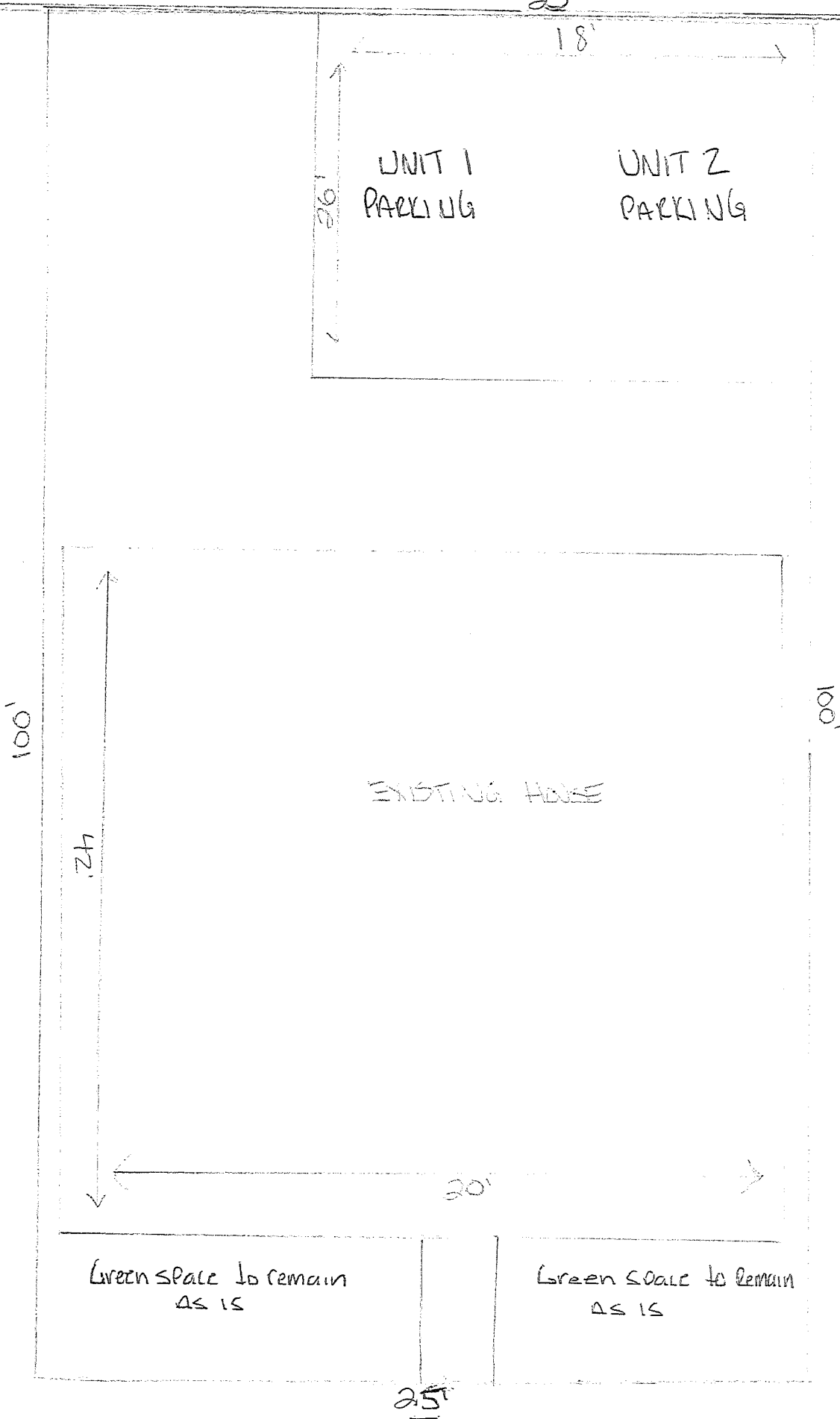
NEW  
WOOD  
AS PER  
O.S.C.





ALLEY 1 WAY

25



SIDE WAY

BRICK WALL 20'

# UNIT # ONE

TYPE X DRYWALL  
EXISTING  
Laundry

BED  
10x10'

10'

HOT WATER /  
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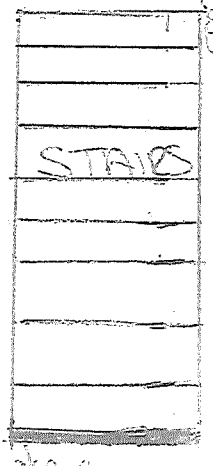
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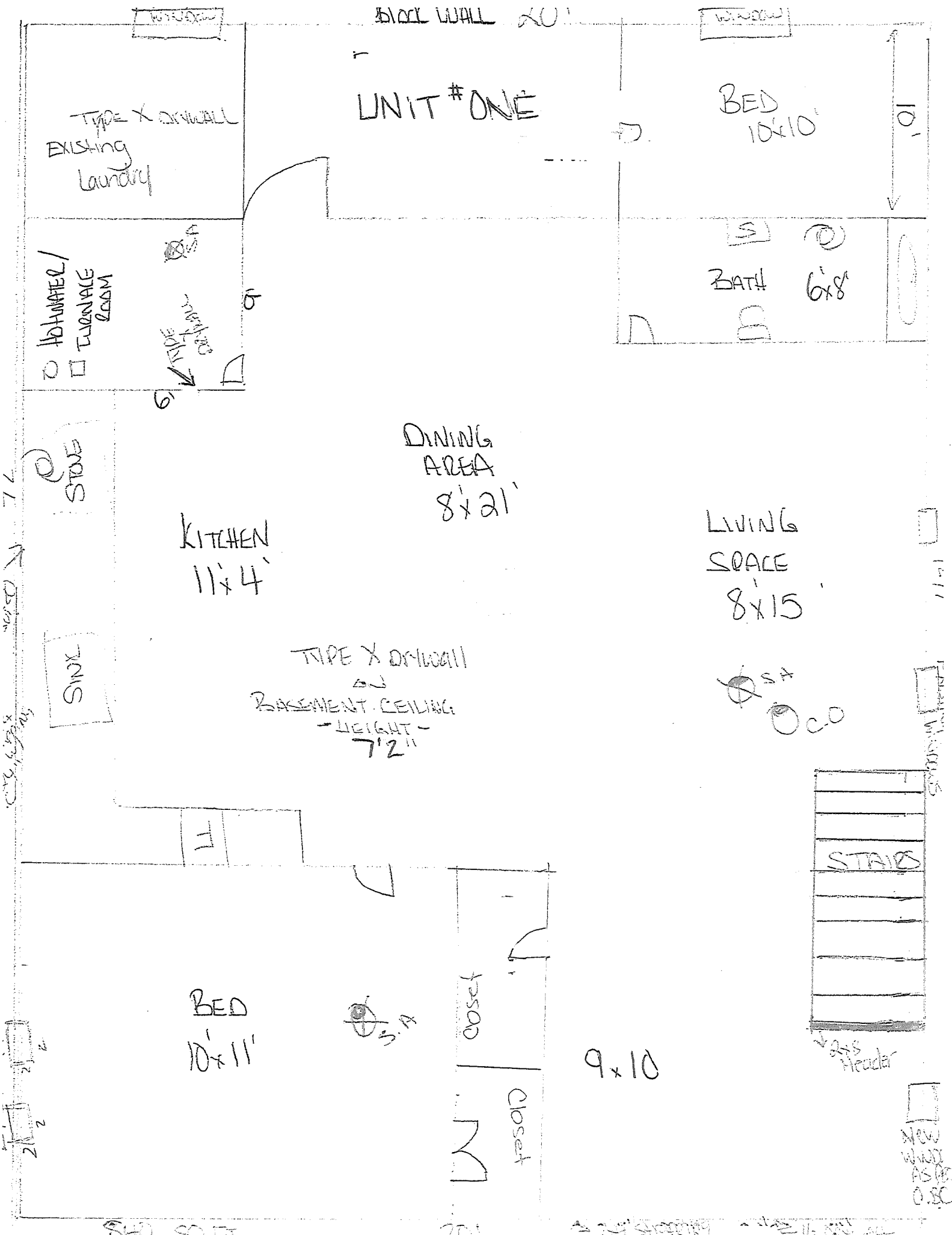
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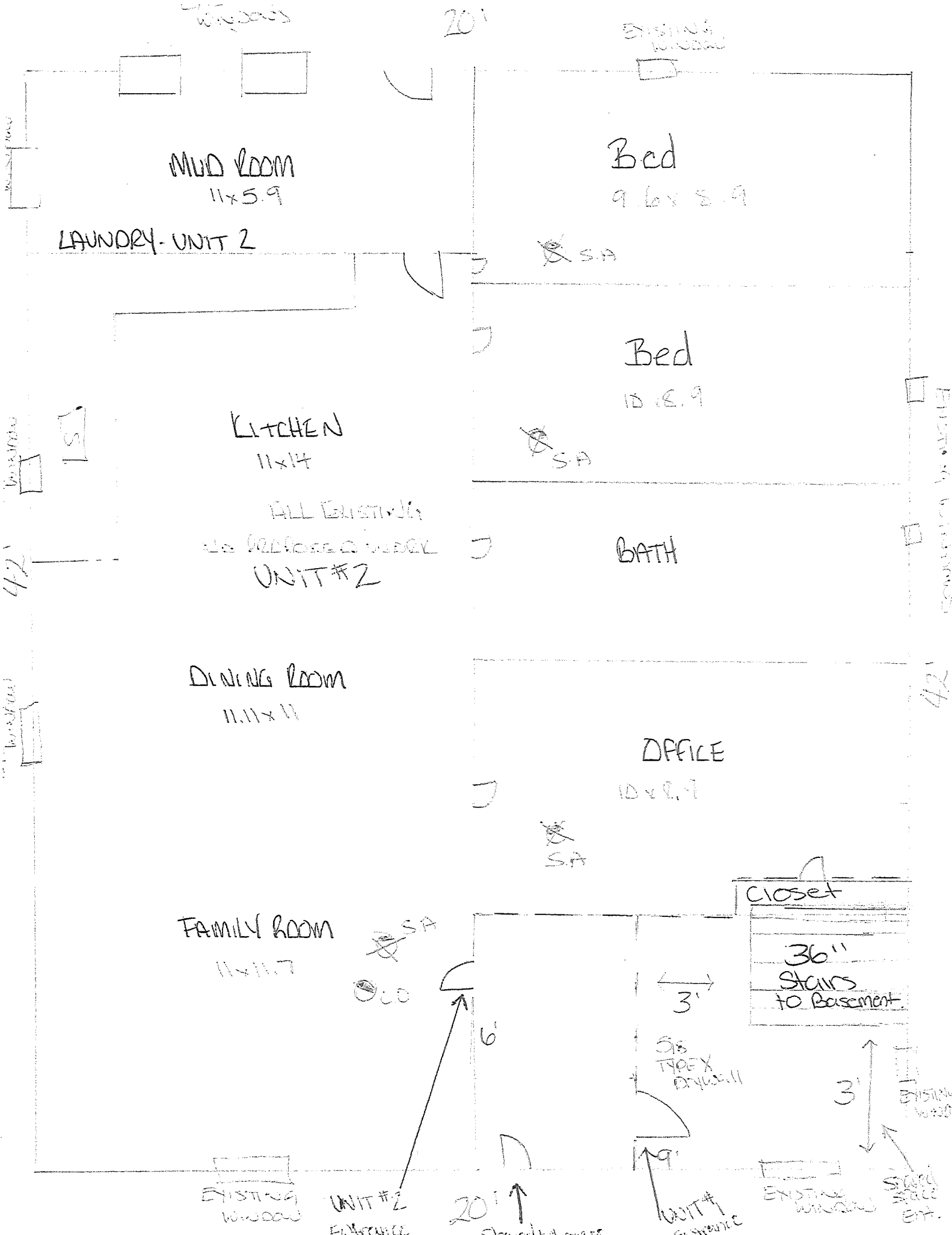
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closet

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NEW  
WOOD  
AS PER  
O.S.C.









Hamilton

**Committee of Adjustment**

City Hall  
5<sup>th</sup> 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

*Sara Rogers*

**PLEASE FILL OUT THE FOLLOWING PAGES AND  
RETURN TO THE CITY OF HAMILTON PLANNING  
DEPARTMENT.**

*20-180045*

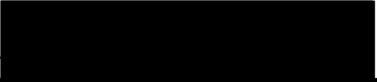
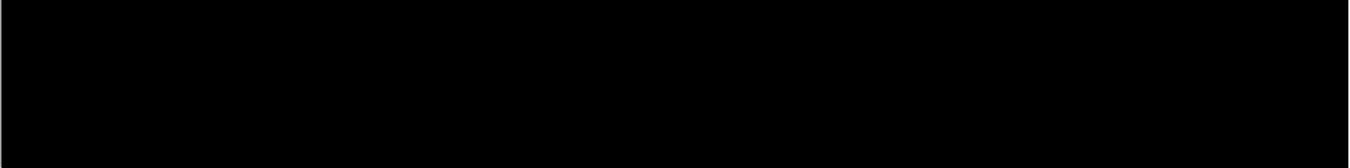
|                                    |                                             |
|------------------------------------|---------------------------------------------|
| <b>FOR OFFICE USE ONLY.</b>        |                                             |
| APPLICATION NO. <u>HM/A:20:173</u> | DATE APPLICATION RECEIVED <u>Aug. 24/20</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 Savannah Toscani Telephone No. 
- 
- Name of Agent \_\_\_\_\_ Telephone No. \_\_\_\_\_  
FAX NO. \_\_\_\_\_ E-mail address. \_\_\_\_\_
- Address \_\_\_\_\_  
Postal Code \_\_\_\_\_

**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:  
Gino Toscani - 7060 Airport Rd  
Postal Code L0R 1W0
- Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:  
Single family dwelling changed/  
converted to a duplex

7. Why it is not possible to comply with the provisions of the By-law?  
Does not meet minimum lot area

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):  
51 Park Row N, Hamilton  
PT LRS 280 + 281, PL 497, ASIN C0109881; 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?

Residential lands,

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.

Date Aug. 12/20



Signature Property Owner

Savannah Toscani  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 25'  
Depth 100'  
Area 2500  
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: Bungalow, detached  
20' w x 42' L = 840 s.f  
8' ceiling

Proposed: Duplex  
finished living space w/ separate  
entrance in basement

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

Existing: 2.5' on either side  
Rear - 39'  
Front - 19'

Proposed: Same as existing.

13. Date of acquisition of subject lands: Aug. 12/06

14. Date of construction of all buildings and structures on subject lands: N/A (1978)

15. Existing uses of the subject property: Single family dwelling

16. Existing uses of abutting properties: Single family Dwelling

17. Length of time the existing uses of the subject property have continued: (1978)

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: Duplex

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land: 232 m<sup>2</sup> of lot coverage

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.