

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.: SC/A-20:248

APPLICANTS: Jim Colalillo on behalf of the owner Kennedy Colalillo

SUBJECT PROPERTY: Municipal address **32 Trillium Ave., Stoney Creek**

ZONING BY-LAW: Zoning By-law 3692-92, as Amended by By-law 15-173

ZONING: “RR” (Rural Residential) district

PROPOSAL: To permit the development of a two-storey addition to an existing single detached dwelling located on a residential parcel of land, notwithstanding that;

1. A minimum front yard of 0.46 metres shall be permitted, instead of the minimum required front yard of 7.5 metres.
2. A minimum easterly side yard of 0.60 metres shall be permitted, instead of the minimum side yard of 1.25 metres.
3. An eave/gutter shall be permitted to project a maximum of 1.25 metres into the required easterly side yard and may be as close as 0.0 m to the easterly lot line instead of the maximum 0.5 m projection permitted.
4. An eave/gutter shall be permitted to project a maximum of 7.5 metres into the required front yard and may be as close as 0.0 m to the front lot line instead of the maximum 0.5 m projection permitted.
5. An unenclosed porch/balcony shall be permitted to project a maximum of 7.04 metres into the required front yard and may be as close to 0.46 metres to the front lot line instead of the maximum 1.5 metre projection.
6. A driveway, lane or aisle, having a minimum width of 0.46 m shall be permitted instead of the minimum 6.0 metres driveway, lane or aisle width required.

NOTE:

1. Detailed elevation drawings were not included as part of this application to confirm the height of the proposed building addition. Please note that as per Section 5.4.3(f), the maximum permitted building height is 11.0 metres. Further variances may be required if compliance with Section 5.4.3(f) is not possible.
2. Specific details regarding lot coverage were not included as part of this application. Please note that as per Section 5.4.3(c) of Stoney Creek Zoning By-law No. 3692-92, the maximum permitted lot coverage is 40 percent. Additional variances may be required if compliance with Section 5.4.3(c) is not possible.

3. A detailed site plan indicating the specific projection of the proposed eaves/gutters was not included as part of this application. The variances to Section 4.19.1(b) pertaining to the projection of the eaves/gutters into the required side and front yards, was written as requested by the applicant.
4. Construction of the proposed addition is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

DATE: Thursday, December 3rd, 2020
TIME: 1:40 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

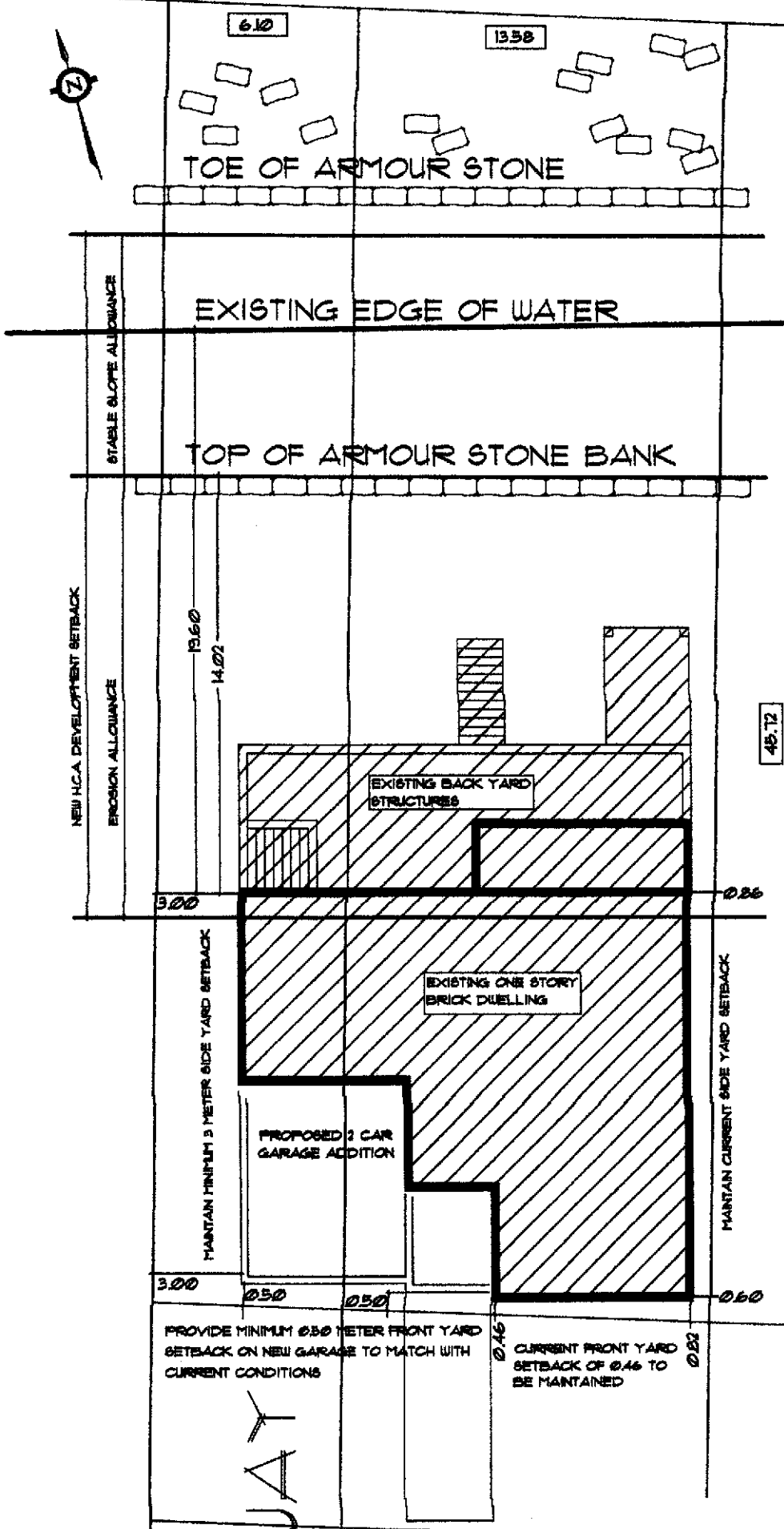
DATED: November 17th, 2020.

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.

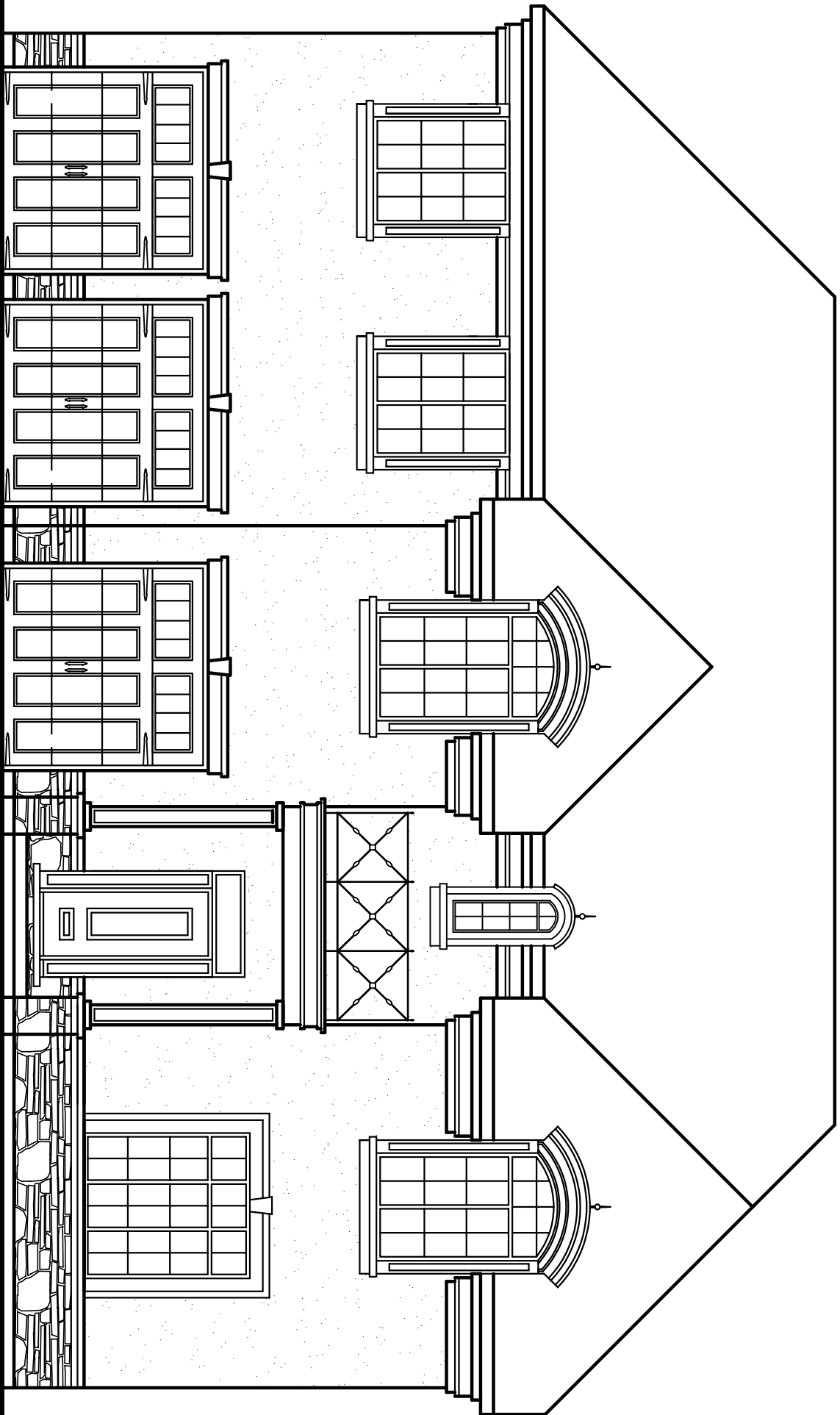
LAKE ONTARIO

SCHEDULE "B"

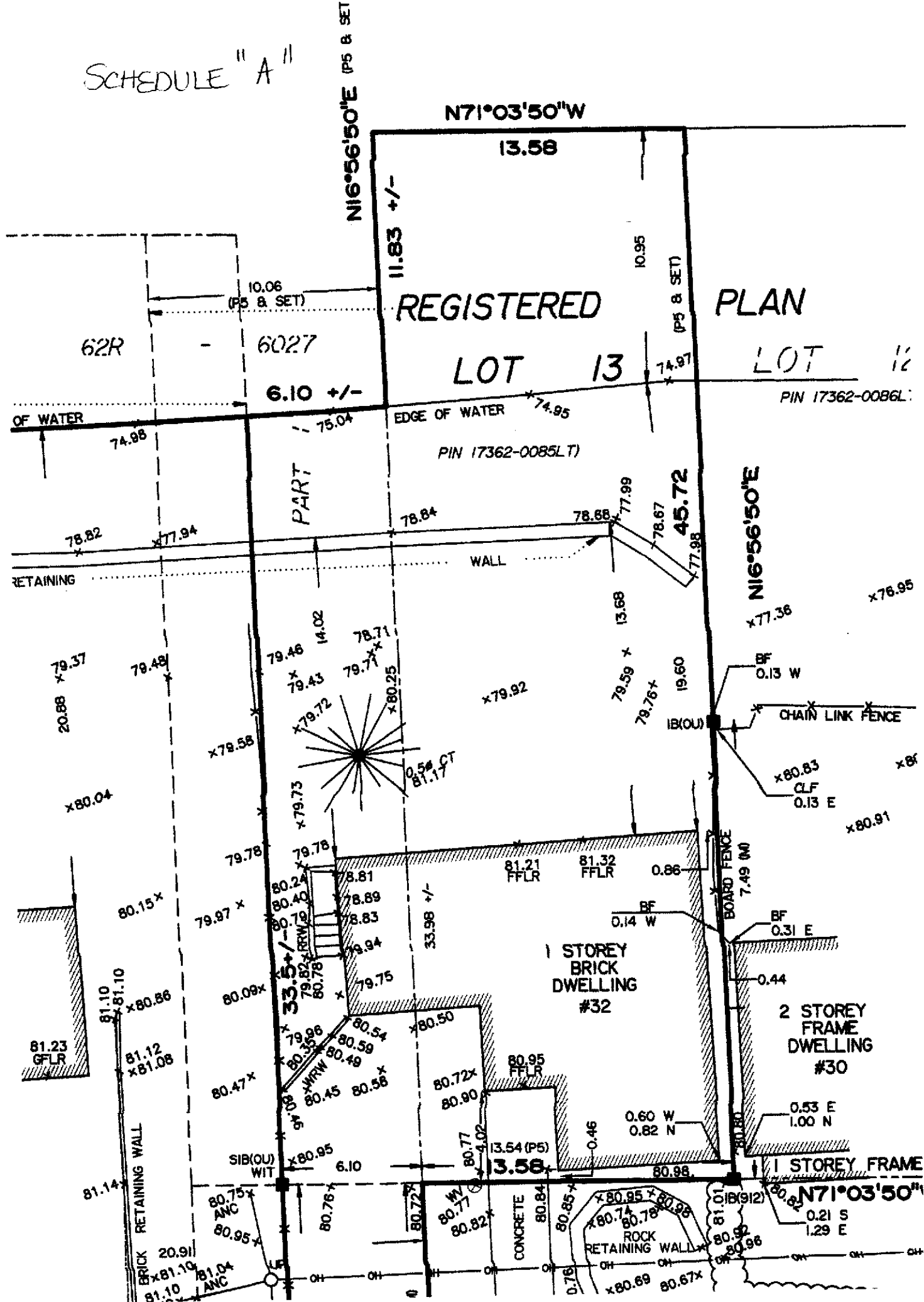


PRIVATE
RIGHT OF WAY

TRILLIUM AVE.

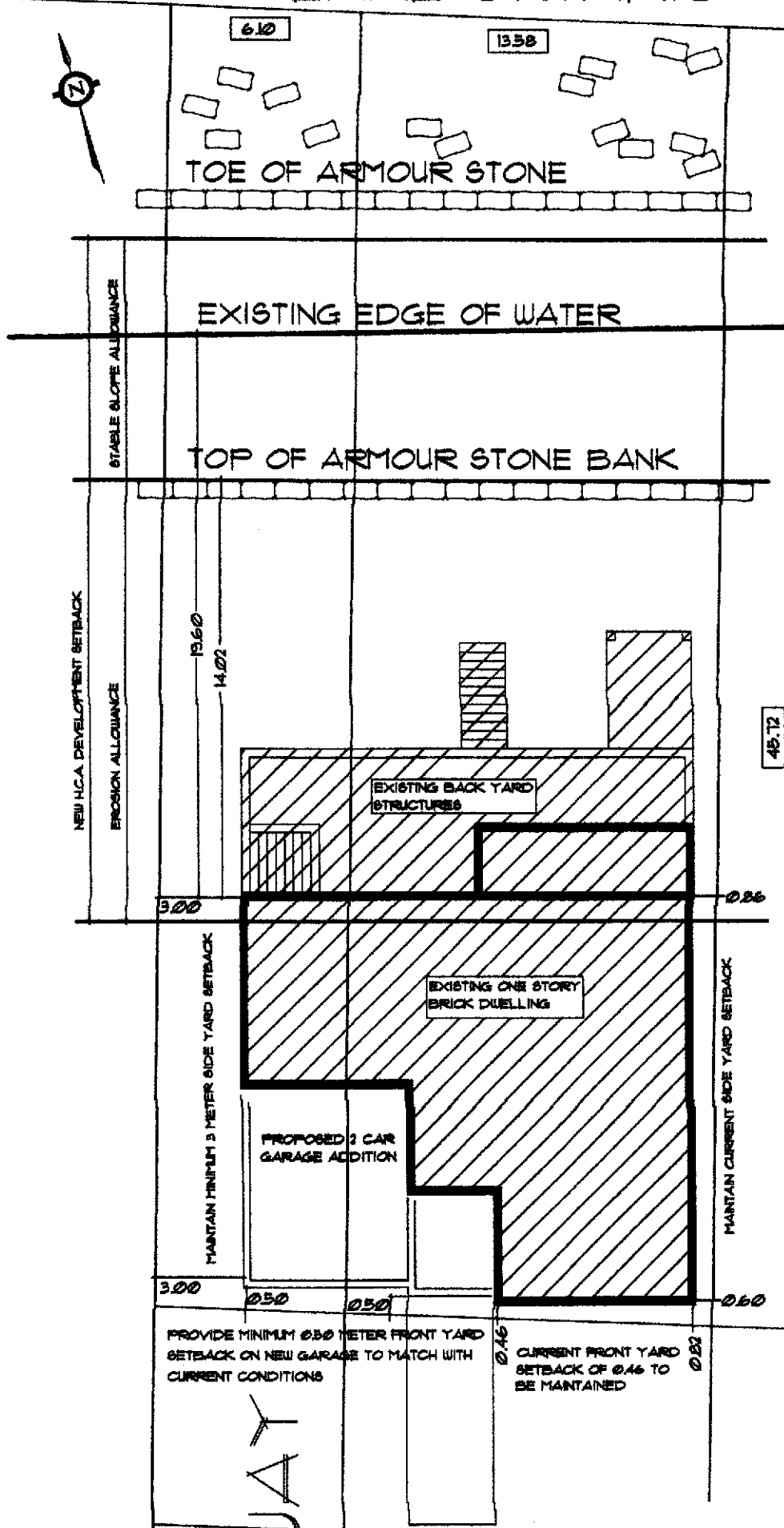


SCHEDULE "A"



LAKE ONTARIO

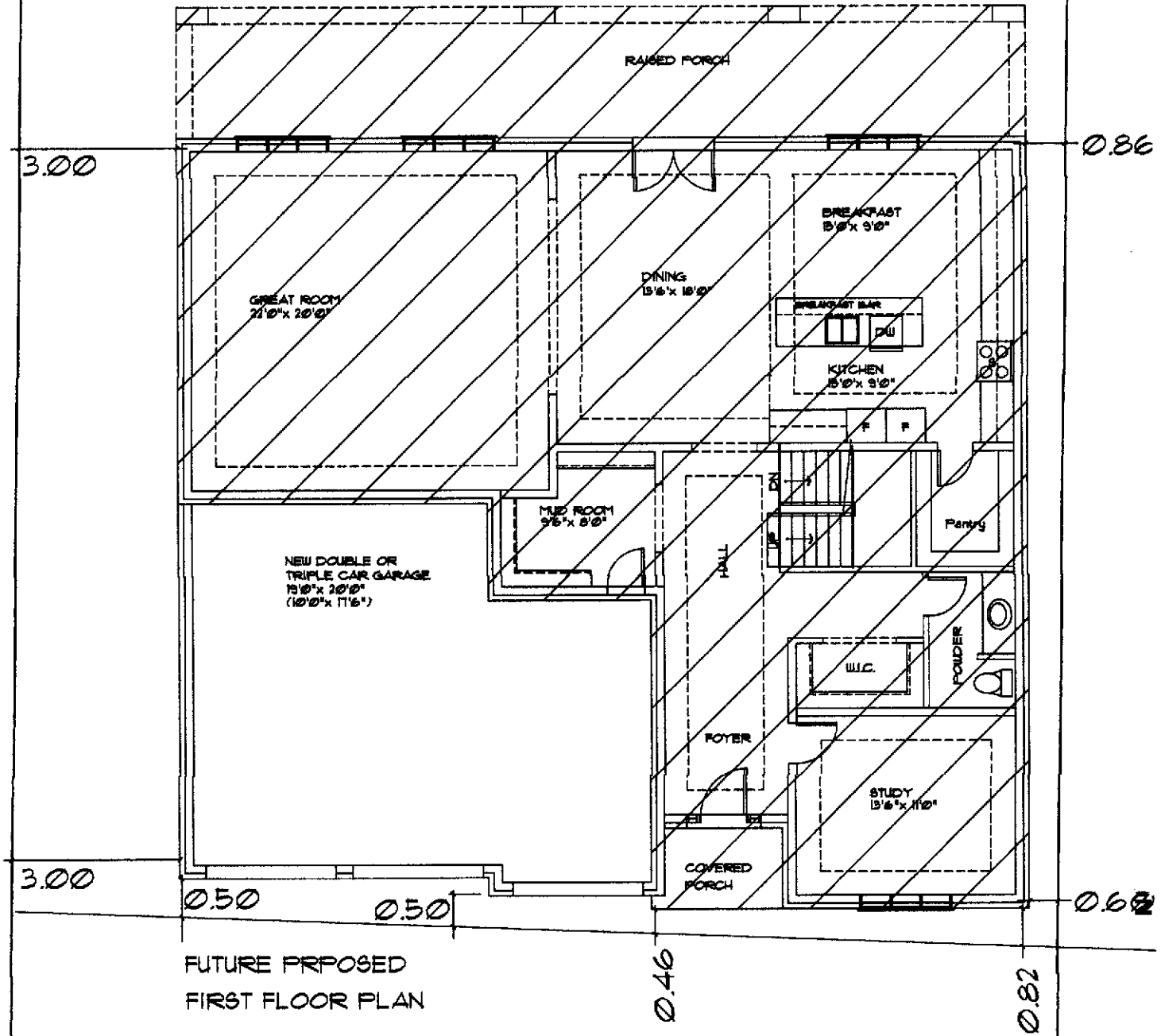
SCHEDULE "B"

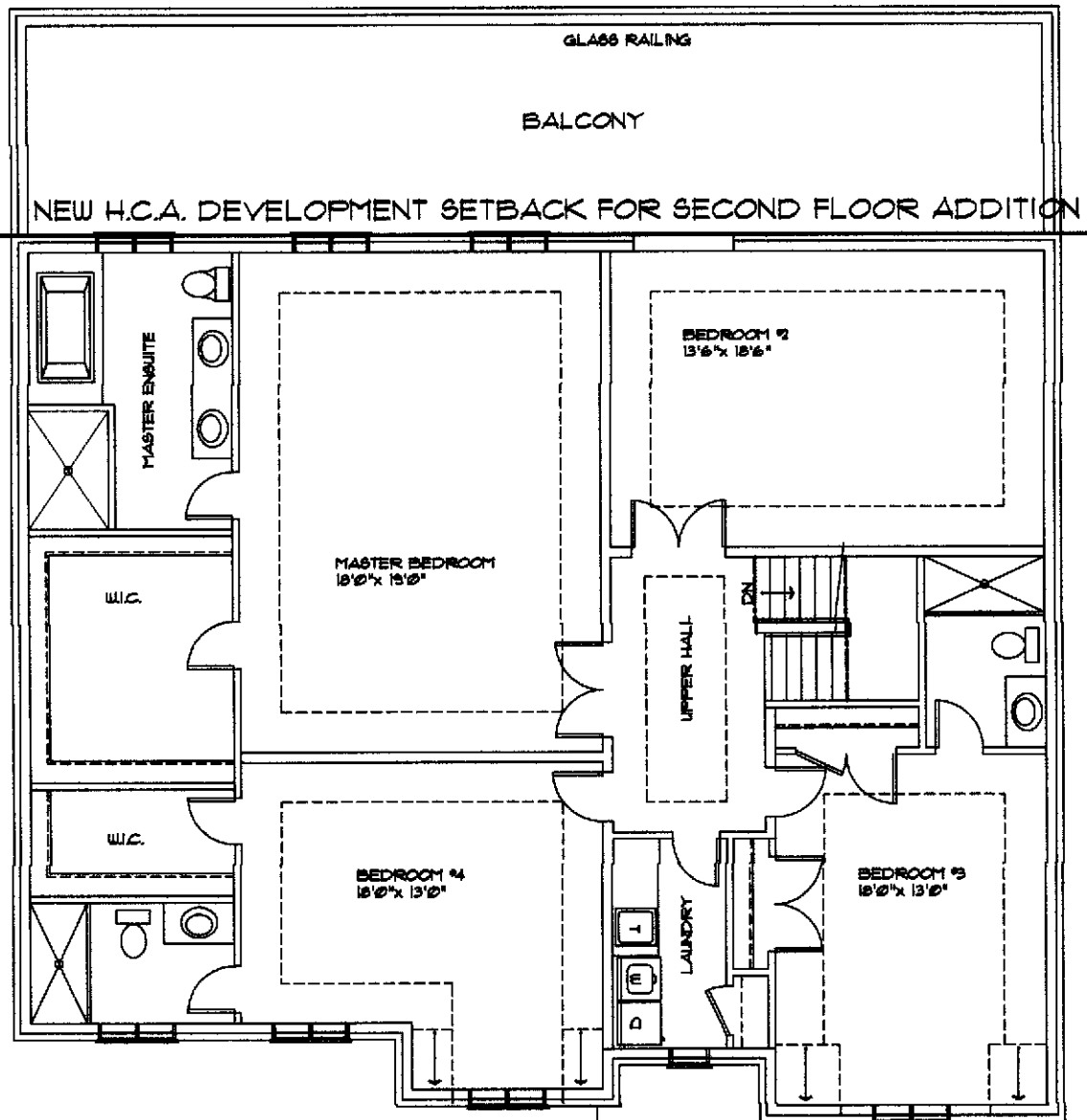


PRIVATE
RIGHT OF WAY

TRILLIUM AVE.

SCHEDULE "C"





FUTURE PROPOSED
SECOND FLOOR PLAN

SCHEDULE "D"

Survey for the use of the
this day of July A.D. 1922
A. Henry Public - H. T. Drapery

I hereby certify that this plan was made in the
manner in which the lands enclosed within
lines has been surveyed and submitted by me
that this plan has been prepared in accordance
the provisions of the Registry Act of the Survey.

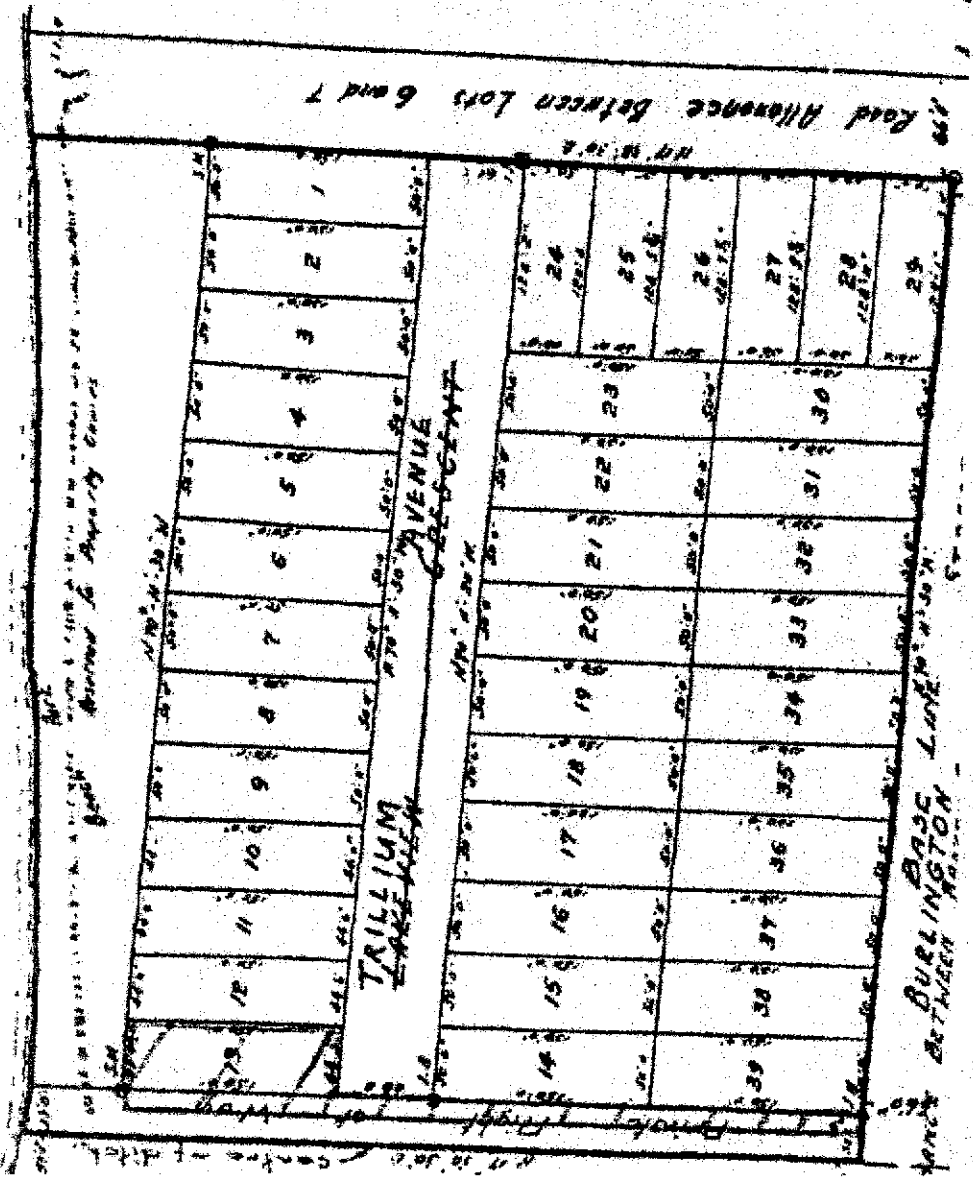
PL 2 D Dated 1st day of July A.D. 1922
Ontario Land Surveyor

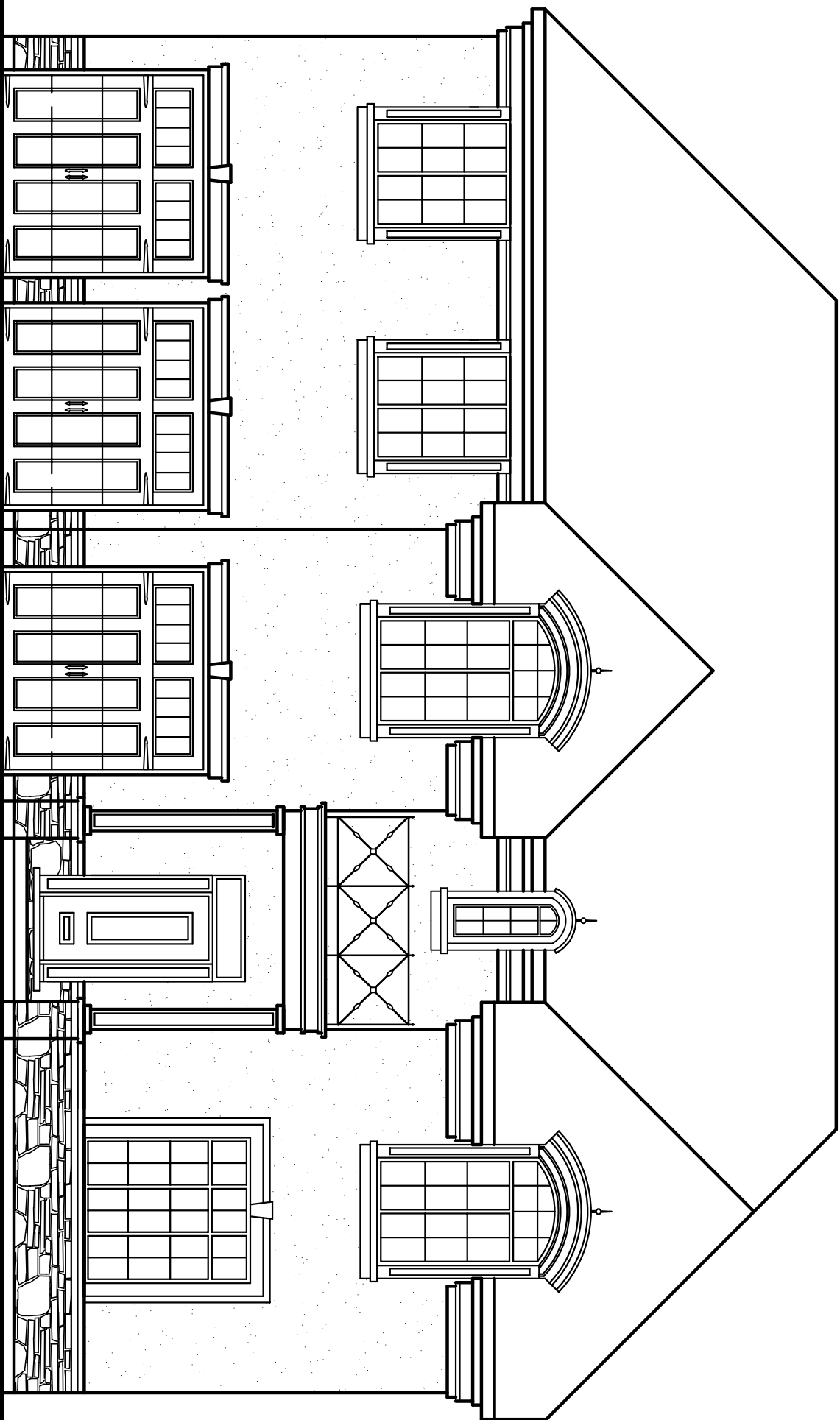
Received from T. Reginald Clear
and registered this day of
H. T. Drapery plan No. 1075

Registration No.

This plan has been prepared under our main
and with our approval for registration

Ontario Land Surveyor, Witness H. T. Drapery





6. Nature and extent of relief applied for:

Front yard setback to match pre-existing
conditions to allow for addition to be
built
Maintain existing sideyard setbacks

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

The location of the pre-existing dwelling is non-conforming
to the existing by-law. We are requesting approval
to match the new garage addition and 2nd floor
to the existing front yard and right side yard setbacks.

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

32 TRILLIUM AVE
LT 13, PL 675; PT PRIVATE RDW, PL 675, PART 1, 2, 3
62R6027

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?

Pre-existing home in existing residential area.
This residential area has been in existence
since atleast 1924 - see Schedule "D"

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.

October 30, 2020
Date


Signature Property Owner

Kennedy Colabillo
Print Name of Owner

10. Dimensions of lands affected:

Frontage 19.68 m
Depth 45.72 m
Area 899.77 sm
Width of street 20.16 m

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 storey 1800 sq. ft brick dwelling
- see attached Schedule "A" and
Schedule "B"

Proposed: 2 car garage addition plus 2nd floor
addition for a total gross floor area
of 3900 sq. ft
- see attached proposed Schedule "B" and Schedule "C"

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

Existing: - see attached Schedule "A" and
Schedule "B"

Proposed: - see attached Schedule "B"
and Schedule "C"

13. Date of acquisition of subject lands:
November 8, 2019
14. Date of construction of all buildings and structures on subject lands:
Unknown - approximately 1970's
15. Existing uses of the subject property:
Residential Single Family Dwelling
16. Existing uses of abutting properties:
Residential Single Family Dwelling
17. Length of time the existing uses of the subject property have continued:
Prior to 1924
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:
N/A
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
N/A
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