#### **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

# 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:

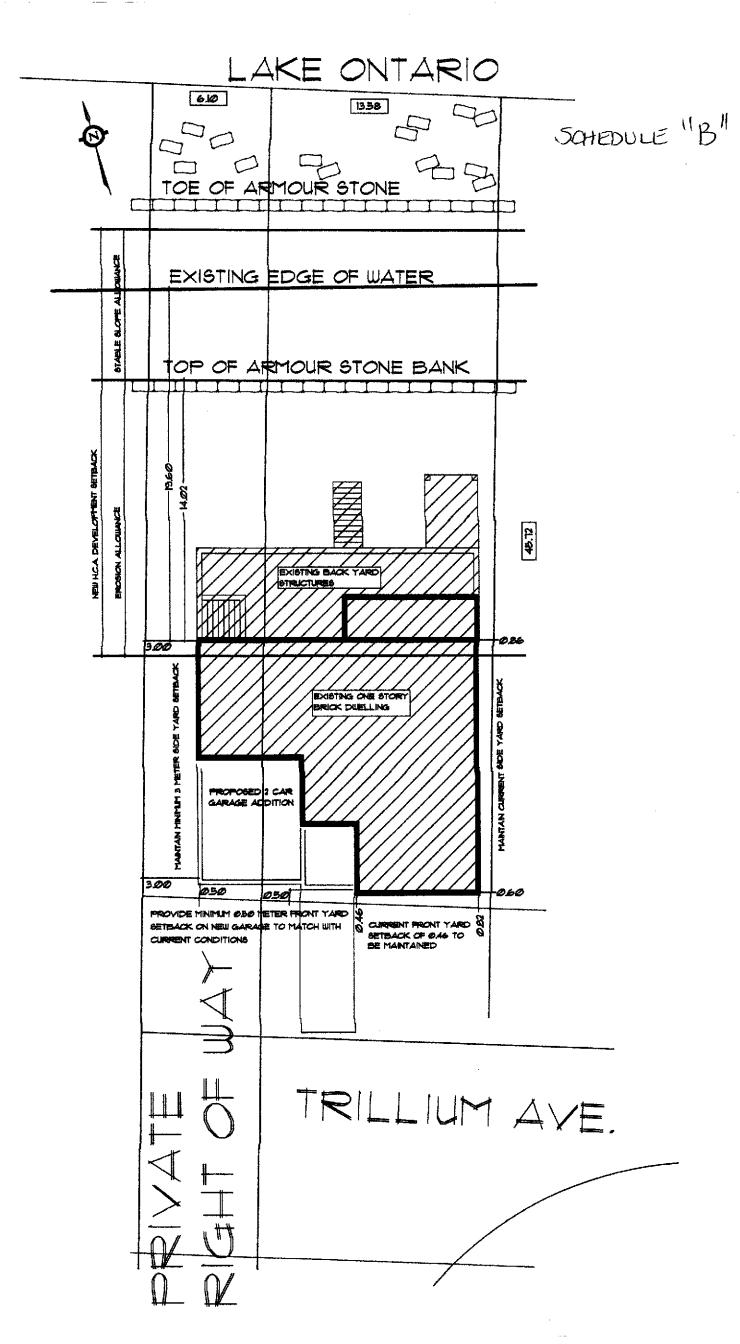
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: November 17th, 2020.

Jamila Sheffield, Secretary-Treasurer

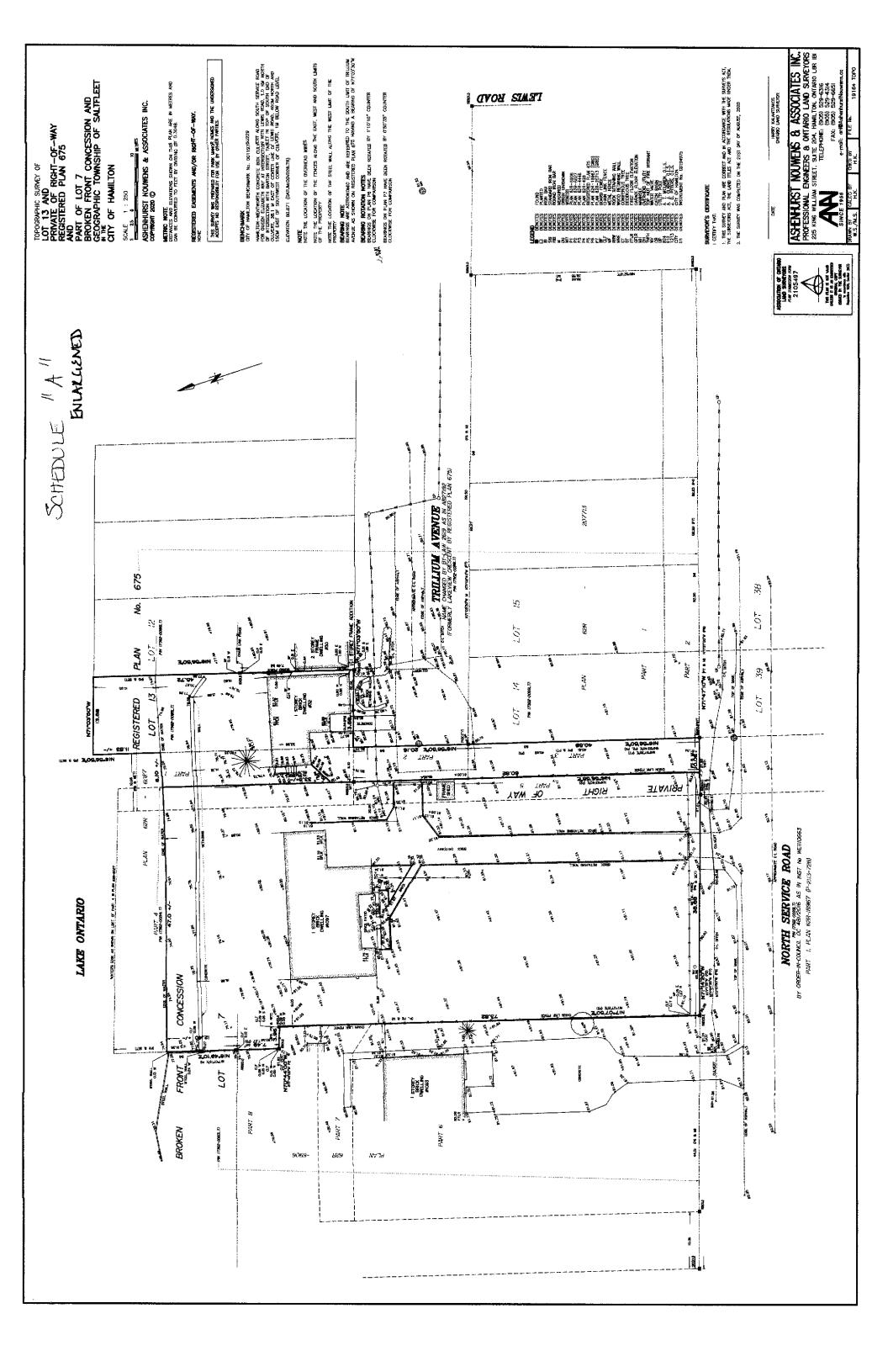
Committee of Adjustment

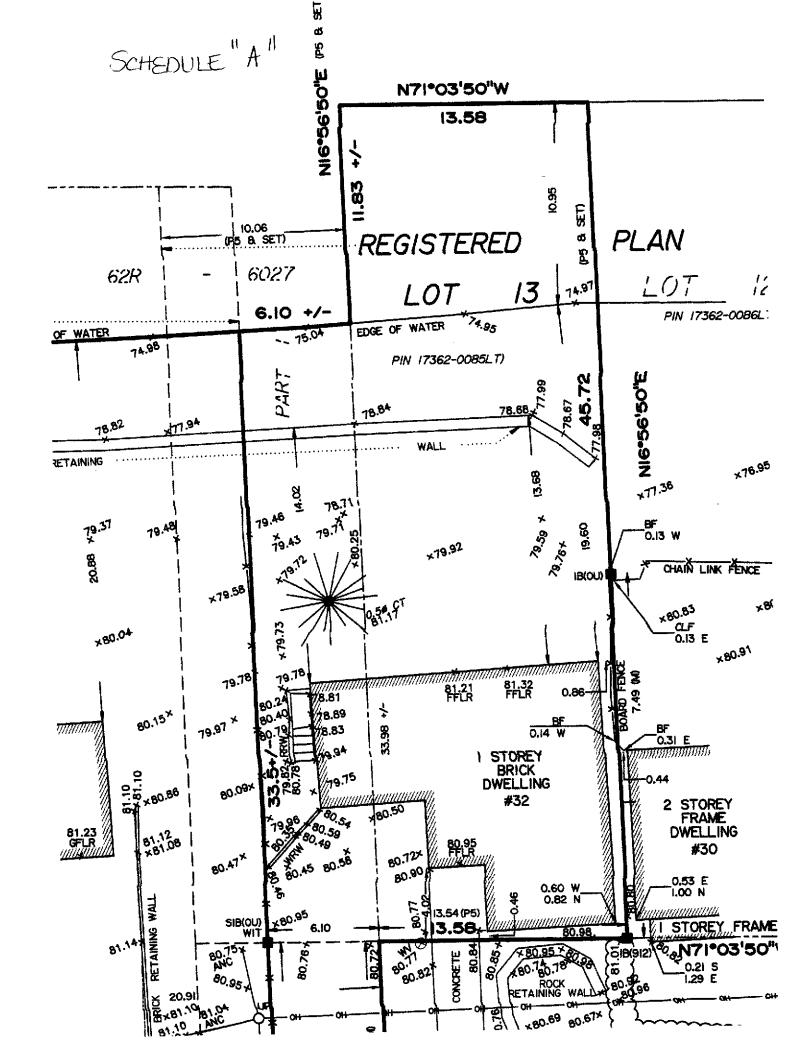
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

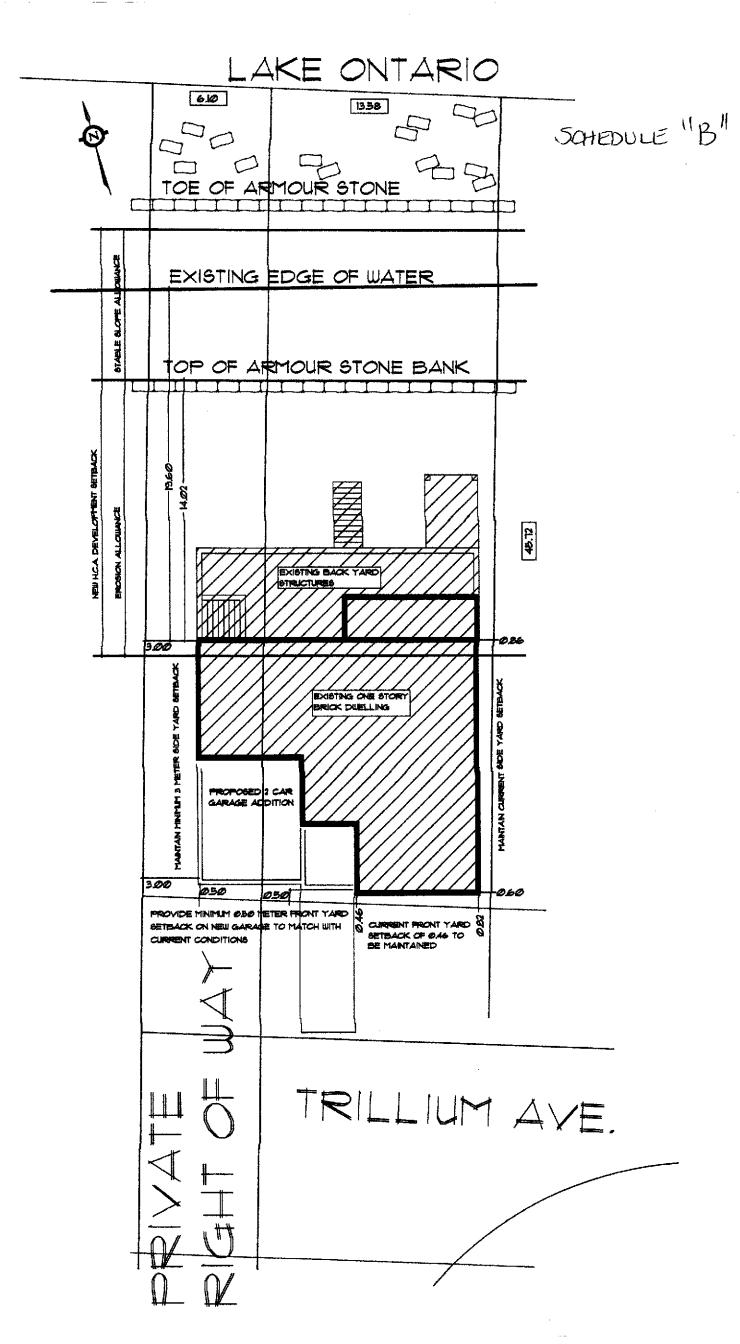


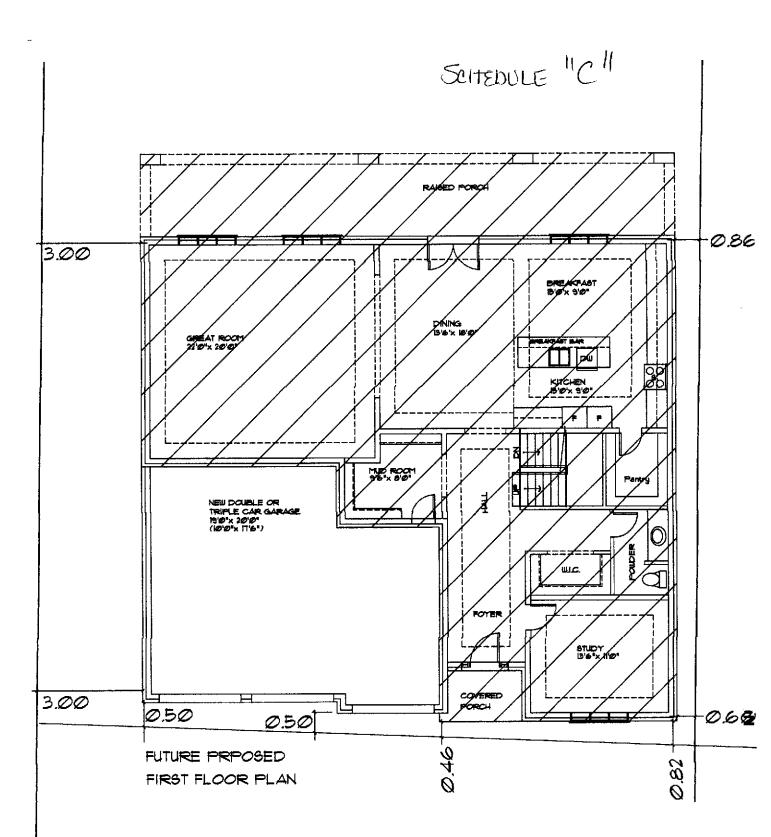
PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION









GLASS RAILING BALCONY NEW H.C.A. DEVELOPMENT SETBACK FOR SECOND FLOOR ADDITION BEDROOM 12 13'6"x 18'6" MASTER BEDROOM 18'0"x 15'0" WIC. W.C. BEDROOM '9 18'0"x 13'0" BEDROOM \*4 18'0"x 13'0"

> FUTURE PROPOSED SECOND FLOOR PLAN

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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 O	FFICE USE	ONLY.	
APPLIC	CATION NO.	DATE APPLICATION RECEIVED	
PAID_		DATE APPLICATION DEEMED COMPLETE	
	TARY'S		
		CITY OF HAMILTON COMMITTEE OF ADJUSTMENT HAMILTON, ONTARIO	
		The Planning Act	
		Application for Minor Variance or for Permission	
under S	Section 45 of	ereby applies to the Committee of Adjustment for the City of Hamilton the Planning Act, R.S.O. 1990, Chapter P.13 for relief, as described in the Zoning By-law.	
		ner Kennedy Colalillo Telephone No	
	FAX NO	E-mail address.	
<u>.</u> . ,		Postal Code	
3. I	Name of Age	ent Jina Cola lillo Telephone No.	
j	FAX NO	E-mail address	
4.	Address	J	
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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 _V 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 existance.
	since atteast 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? YesNo
l ackn remed reaso	owledge that the City of Hamilton is not responsible for the identification and liation of contamination on the property which is the subject of this Application – by no fits approval to this Application.
	Signature Property Owner
Date	
	Kernedy Colable
	Print Name of Owner
10.	Dimensions of lands affected:
10.	Dimensions of lands affected:  Frontage  19.18 m
10.	Dimensions of lands affected:  Frontage  Depth  45.72-171
10.	Dimensions of lands affected:  Frontage  Depth  45.72-171  Area  899.77 SM
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10. 11.	Dimensions of lands affected:  Frontage  Depth  45, 72-17  Area  899.77 SIM  Width of street  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,
	Dimensions of lands affected:  Frontage  Depth  45. 72-in  Area  Width of street  Particulars of all buildings and structures on or proposed for the subject lands:
	Dimensions of lands affected:  Frontage  Depth  45, 72-17  Area  899.77 Sin  Width of street  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.)
	Dimensions of lands affected:  Frontage  Depth  45, 72-m  Area  899.77 Sim  Width of street  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:  Storey  Storey  Storey  Storey  Existing:  Storey  St
	Dimensions of lands affected:  Frontage 19.68 m  Depth 45.72 m  Area 899.77 Sm  Width of street 20.16 m  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 stored 1800 sq.ft brick dwelling  - sce affected Schrefule "A" and  Schredule 180 sq.ft brick dwelling
	Dimensions of lands affected:  Frontage  Depth  45.72 m  Area  899.77 SM  Width of street  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:  Stored 1800 gr ft brick dwelling
	Dimensions of lands affected:  Frontage  Depth  45. 72 m  Area  899.77 Sm  Width of street  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: I storcy 1600 sq. 11 brick dwelling  - scc attached solvelling  Schools 11 B"  Proposed: 2 car garaje addinon plus 2nd floor
	Dimensions of lands affected:  Frontage 19.68 m  Depth 45.72 m  Area 899.77 Sm  Width of street 20.16 m  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: I storey 1800 sq. ft brick dwelling  - sc attached schrebule "A" and  Sandule "B"  Proposed: 2 car garaje addition plus 2nd floor  addition for a total gross floor area
	Dimensions of lands affected:  Frontage 19.68 m  Depth 45.72 m  Area 899.77 Sm  Width of street 20.16 m  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: I storey 1800 sq. ft brick dwelling  - sc attached schrebule "A" and  Sandule "B"  Proposed: 2 car garaje addition plus 2nd floor  addition for a total gross floor area
11.	Dimensions of lands affected:  Frontage  Depth  45, 72 m  Area  899.77 Sm  Width of street  20.16 im  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: I storey 1800 sq. ft brick dwelling  - see attached schrebule "A"Jand  Schrebule "B"  Proposed: 2 car garaje addition plus 2nd floor  addition for a total gross floor area  of 3900 sq. ft  - see attached proposed Schrebule "B" and Schrebule "C"
	Dimensions of lands affected:  Frontage  Depth  45. 72-1M  Area  899.77 SIM  Width of street  20.16 IM  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: I storeu 1800 sq. ft brick dwelling  Schedule 118 "  Proposed: 2 car garaje add. Front plus 21M floor  addition for a total gress floor area  of 3900 sq. ft  - sce attached proposed Schedule "B" and Schedule "C"  Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side rear and front lot lines)
11.	Dimensions of lands affected:  Frontage  Depth  45.72-IM  Area  899.77 SIM  Width of street  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: I storey 1800 sq. ft brick dwell ling  - scc attached Sarabe add. Fron plus 2nd floor  Addition for a total gress floor area  of 3900 sq. ft  - sce attached proposed Sarabe lands; (Specify distance from side, rear and front lot lines)  1 All Area  1 All Area
11.	Dimensions of lands affected:  Frontage  Depth  45, 72-11  Area  899.77 SIM  Width of street  20.16 IM  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: I storey 1800 sq. ft byick dwelling  - see attached solvetule "A" and  Sandule "B"  Proposed: 2 car garaje addition plus 2nd floor  addition for a total gress floor area  of 3900 sq. ft  - see attached proposed Schedule "B" and schedule "C"  Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)  Existing: — see affached Schedule "A" and
11.	Dimensions of lands affected:  Frontage  Depth  45. 72 in  Area  899.77 Sin  Width of street  20.16 in  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: I storey 1800 sq. ft brick awelling  - See attached Schraule "A" and  Schraule "B"  Proposed: 2 car garaje addition plus 2nd floor  Addition for a total gress floor area  of 3900 sq. ft  - see attached proposed Schradule "B" and Schidule "C"  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 Schradule "A" and

	rd Schalle "C"
Date of ac	quisition of subject lands: NOVEMBEY 8. 2019
Date of co	onstruction of all buildings and structures on subject lands:  UNLIOWN - oppics imately 1970: S
Existing u	ses of the subject property:
<del></del>	Residential Single Family Dwelling
Existing u	ses of abutting properties: Residential Single Fanuly Dwelling
Length of	time the existing uses of the subject property have continued:
B. d	
	services available: (check the appropriate space or spaces)  Connected
Sanitary S	Connected / Connected /
Storm Sev	
Present O	official Plan/Secondary Plan provisions applying to the land:
Present R	estricted Area By-law (Zoning By-law) provisions applying to the lar
Has the o	wner previously applied for relief in respect of the subject property?
	Yes No
If the ansv	ver is yes, describe briefly.
is the subj 53 of the /	ject property the subject of a current application for consent under S
	Yes ( No
	cant shall attach to each copy of this application a plan showing the as of the subject lands and of all abutting lands and showing the loc type of all buildings and structures on the subject and abutting lands