

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-20:241

APPLICANTS: James Ling on behalf of the owner Stephen De Wetter

SUBJECT PROPERTY: Municipal address **132 Stanley Ave., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-law 19-307

ZONING: "D/S-1787" (Urban Protected Residential - 1 & 2 Family Dwellings etc.) district

PROPOSAL: To To permit the construction of a one storey rear addition to the existing single-family dwelling, notwithstanding that;

1. A minimum westerly side yard width of 0.3m shall be permitted instead of the minimum 0.9m side yard width required.
2. No onsite parking spaces shall be permitted instead of the minimum three (3) parking spaces required.

Notes: The applicant shall ensure that a minimum setback of 0.15m is maintained from the eave or gutter to the westerly side lot line.

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

DATE: Thursday, December 3rd, 2020

TIME: 3:25 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

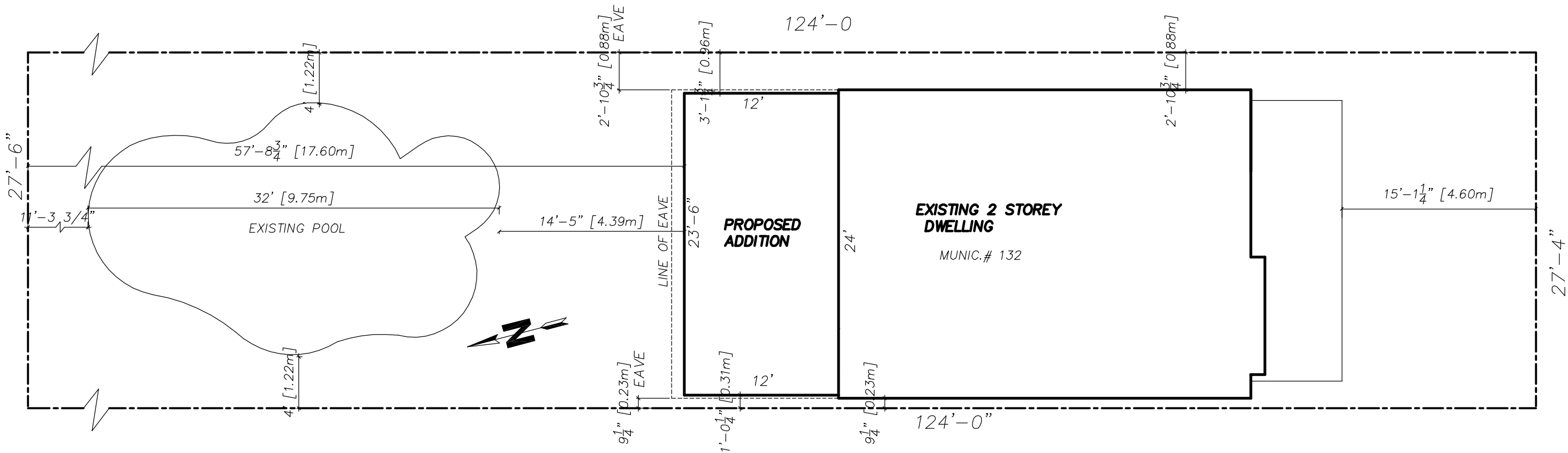
For more information on this matter, including access to drawings illustrating this request:

- 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: November 17th, 2020.

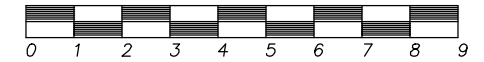
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.



Site Plan

SCALE 1/4" = 1'-0"



Proposed Rear Elevation

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION

Required unless design is exempt under DIV. C 3.2.5.1 of the building code

Richard Weatherston
NAME SIGNATURE BCIN 24787

REGISTRATION INFORMATION

Required unless design is exempt under DIV. C 3.2.4.1 of the building code

R.G. CAD SERVICE INC.
FIRM NAME BCIN 29747

3598 OCT.20

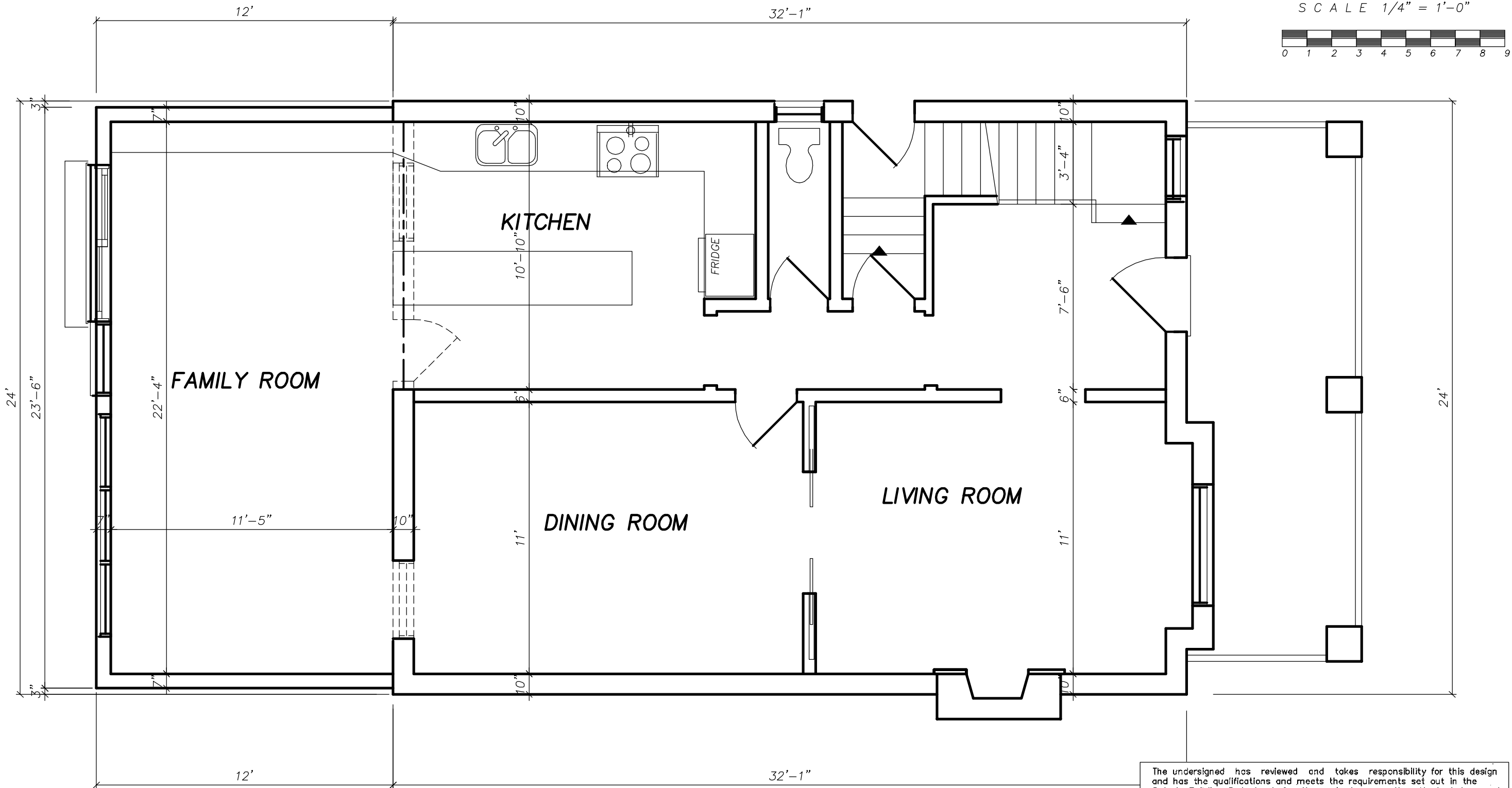
**R.G.CAD
SERVICE INC.**
228 GREEN RD. STONEY CREEK
PHONE (905) 664-8061

PROPOSED ADDITION/RENOVATION

132 STANLEY AVE.

HAMILTON

1



First Floor Plan

PROPOSED

3598 OCT.20



PROPOSED ADDITION/RENOVATION

132 STANLEY AVE.

HAMILTON

2

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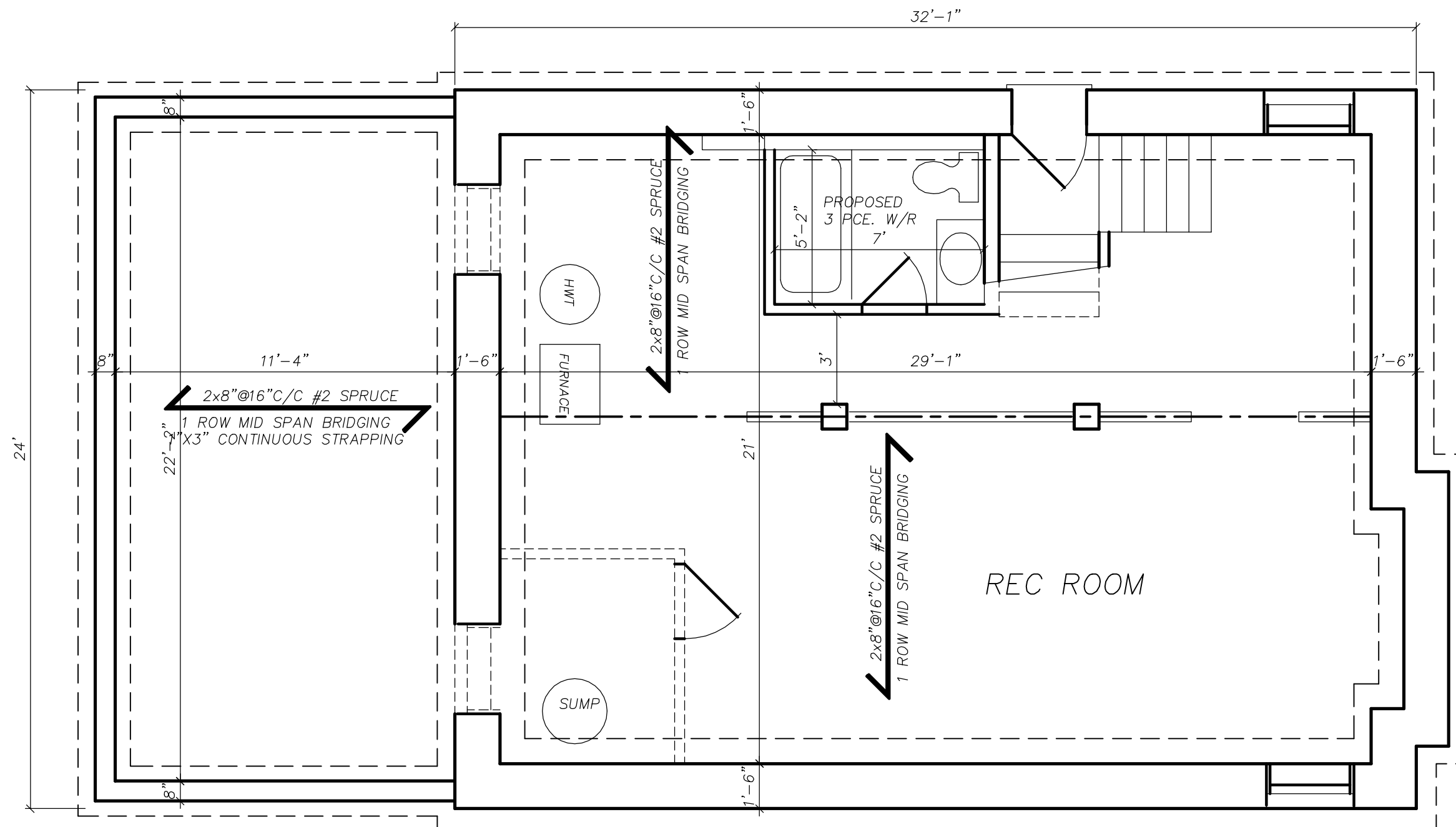
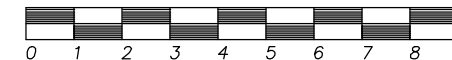
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Basement & Fdn Plan

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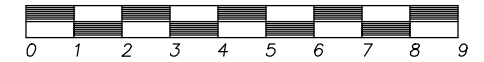
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PROPOSED ADDITION/RENOVATION
132 STANLEY AVE.
HAMILTON

3

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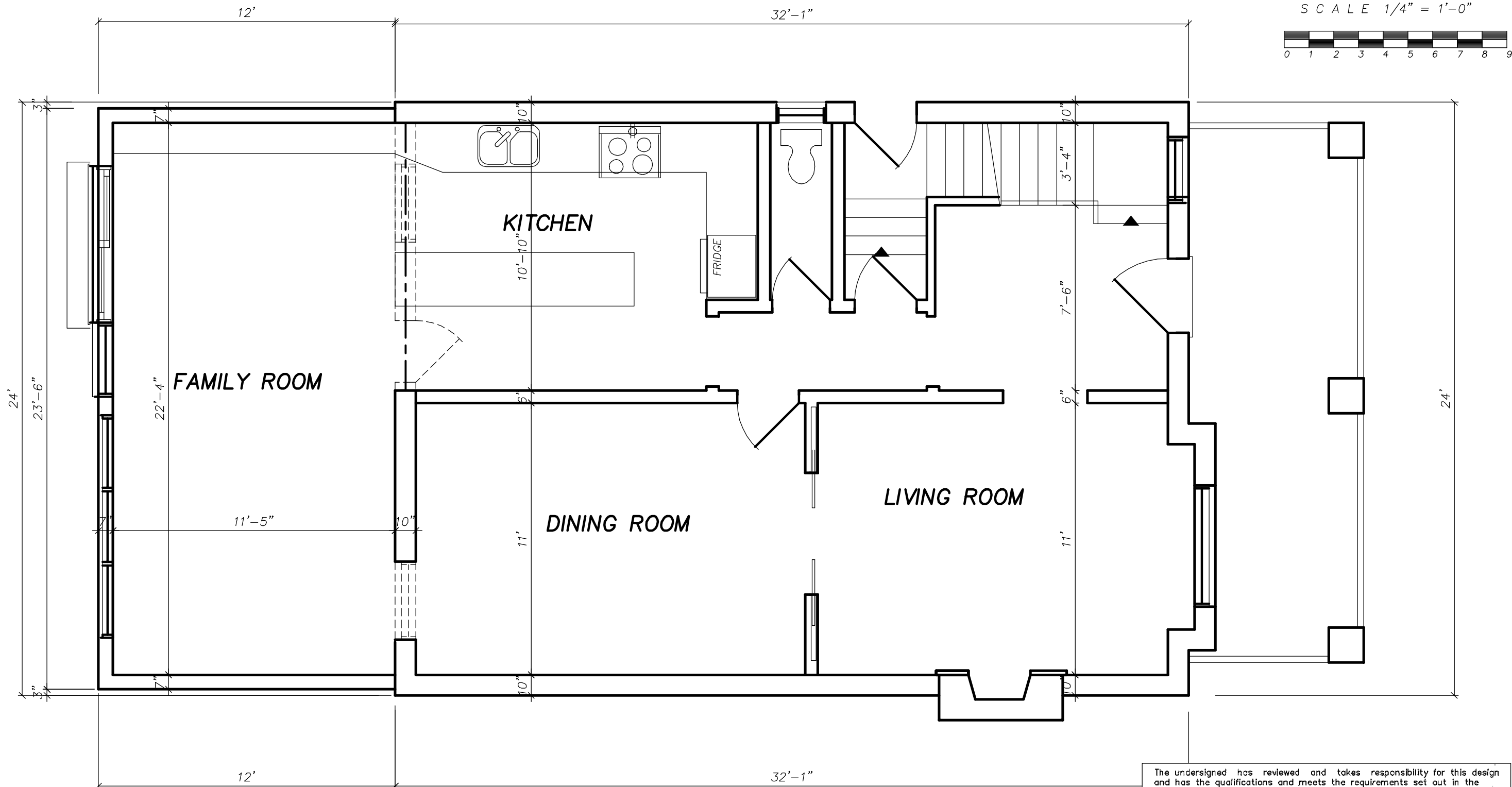
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PROPOSED ADDITION/RENOVATION
132 STANLEY AVE.

HAMILTON

1



SCALE 1/4" = 1'-0"

0 1 2 3 4 5 6 7 8 9

First Floor Plan

PROPOSED

3598 OCT.20

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132 STANLEY AVE.
HAMILTON

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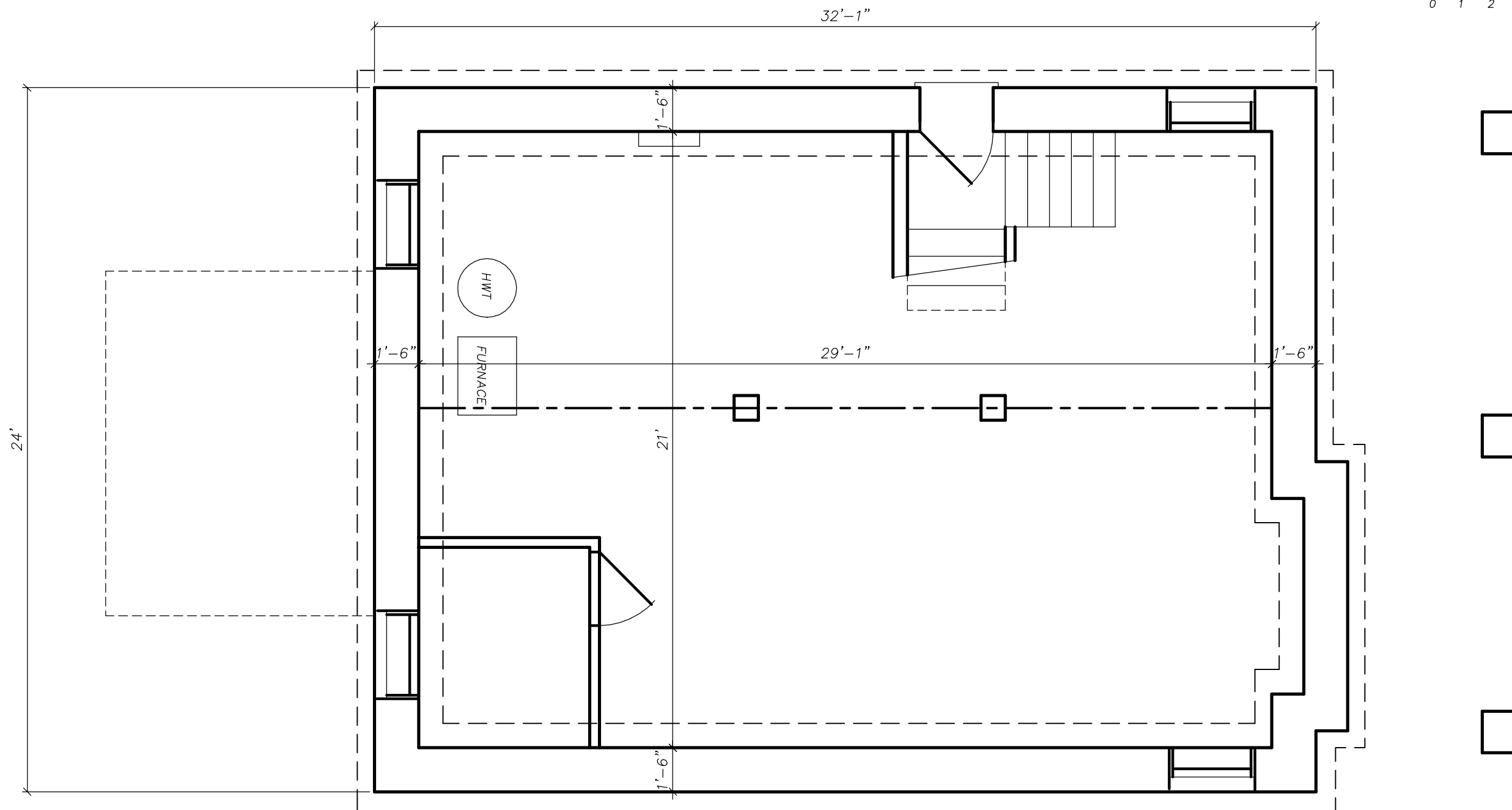
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SCALE 1/4" = 1'-0"



Basement & Fdn Plan

EXISTING

3598 OCT.20

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PROPOSED ADDITION/RENOVATION
132 STANLEY AVE.
HAMILTON

4

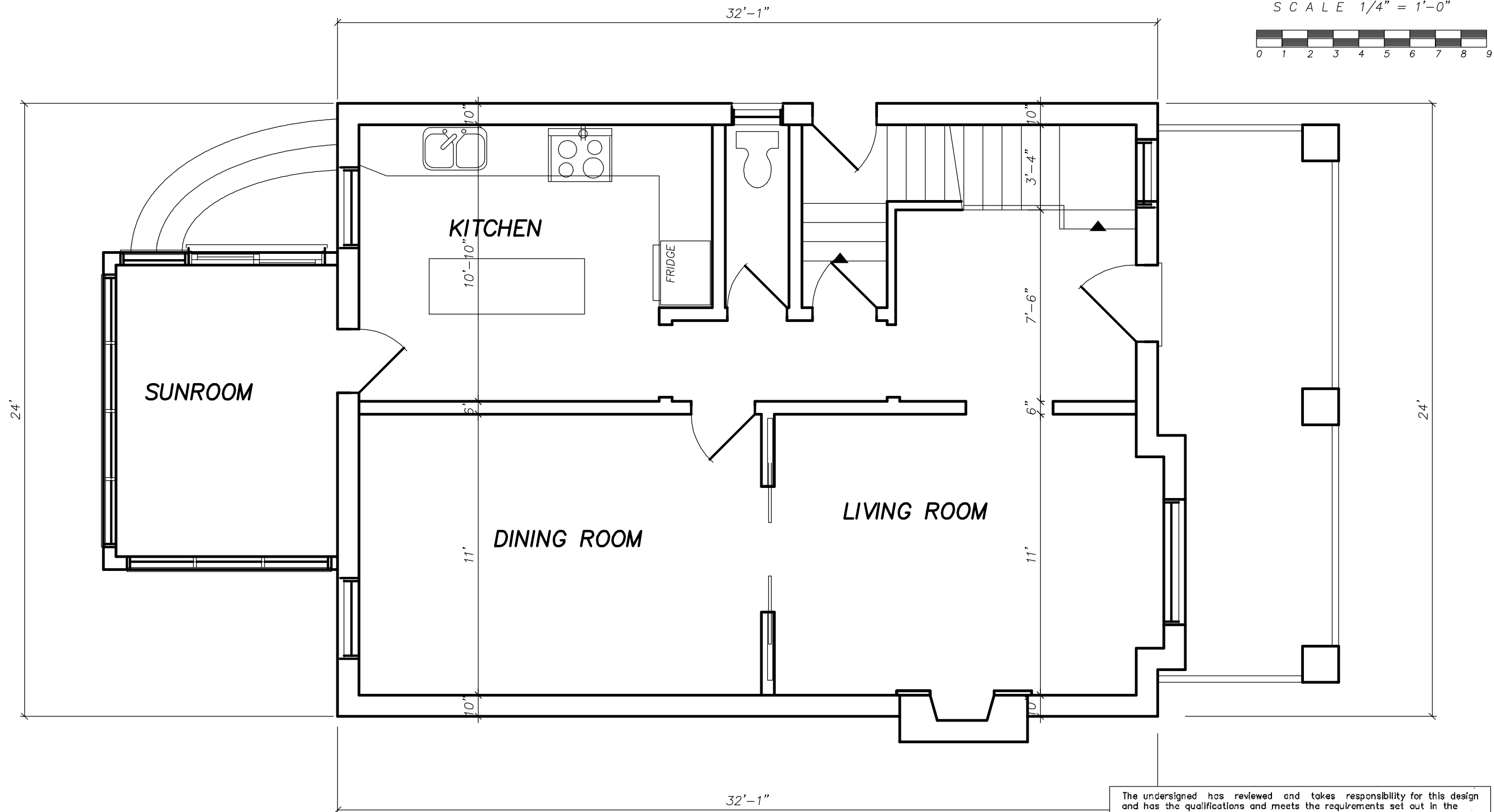
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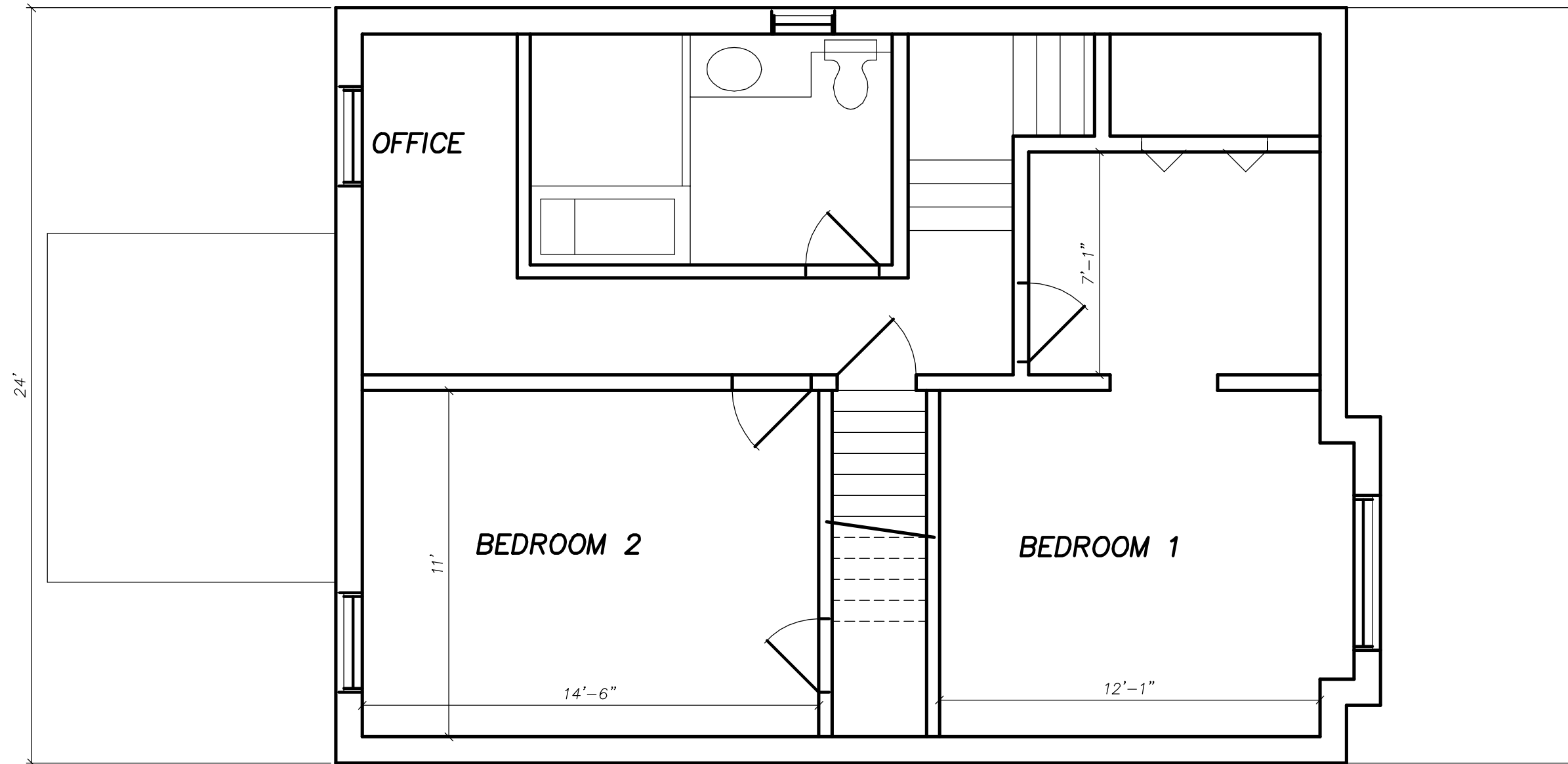
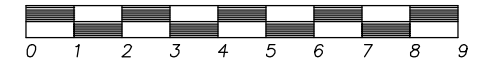
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PROPOSED ADDITION/RENOVATION

132 STANLEY AVE.

HAMILTON

5



Second Floor Plan

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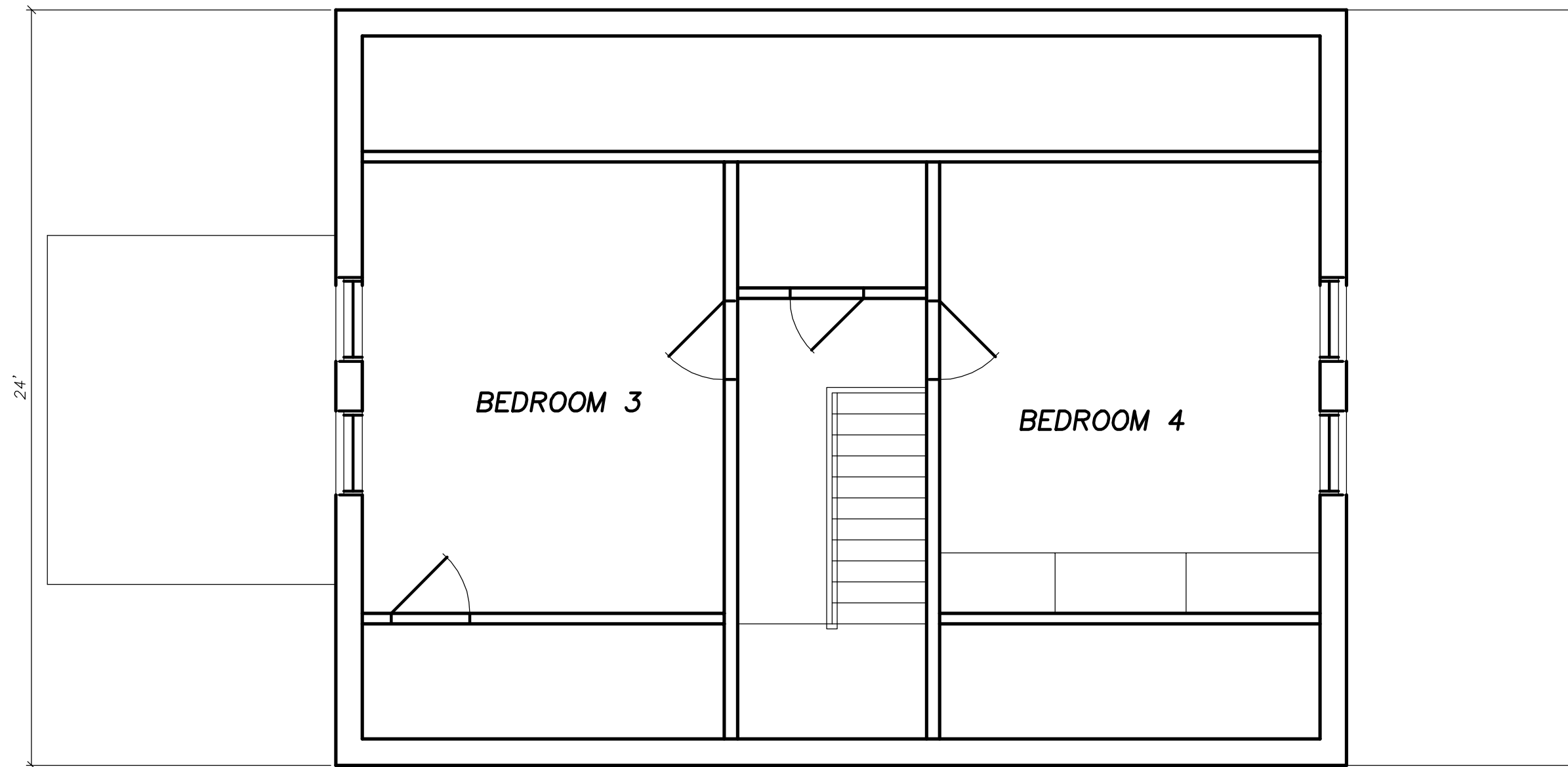
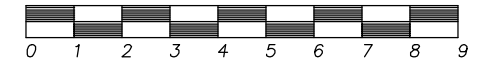
PROPOSED ADDITION/RENOVATION

132 STANLEY AVE.

HAMILTON

6

S C A L E 1/4" = 1'-0"



Third Floor Plan

EXISTING

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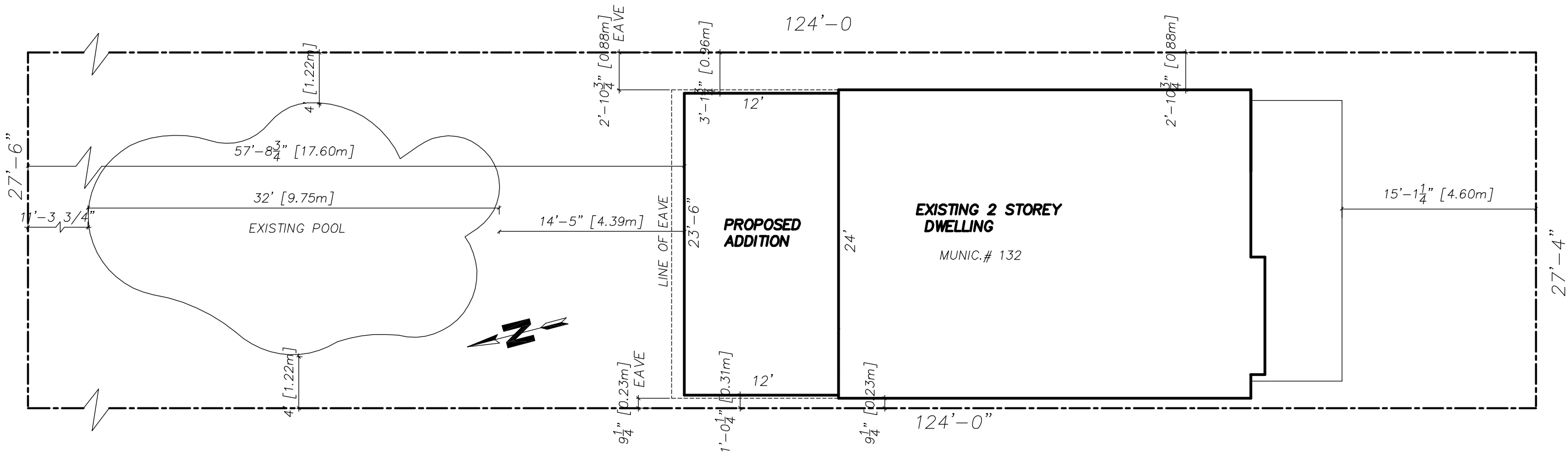
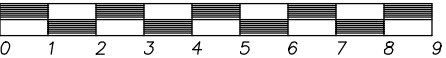
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PROPOSED ADDITION/RENOVATION

132 STANLEY AVE.

HAMILTON

7



Site Plan

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

FOR OFFICE USE ONLY.

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

Application for Minor Variance or for Permission

Postal Code _____

6. Nature and extent of relief applied for:

Side yards not to comply on proposed addition,
relief from zoning bylaw 6593.

Parking not to comply due to # of Habitable Rooms
Bylaw 6593

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

NO ROOM & NO ADDITIONAL PARKING

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

PIN 17133 -0042 LT (PT LT 242, BLK C, PL 253, PT LT 243, BLK C, PL 253, AS
IN VM205719, EXCEPT THE EASEMENT THEREIN; HAMILTON)
132 Stanley Avenue, 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?


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 29/20 ☒
Date


Signature Property Owner

Stephen DeWetter ☒
Print Name of Owner

10. Dimensions of lands affected:

Frontage 8.33 m
Depth 37.79 m
Area 314.79 m
Width of street 20.11 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: Ground Floor = 863
Gross Floor = 1926
2 1/2 storeys

Proposed: Ground Floor = 1115
Gross Floor = 2178
2 1/2 storeys

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

Existing: Front 4.6m EAST 0.88m WEST 0.23m
Rear 18.51m

Proposed: All to remain the same except for Rear = 17.6 m

13. Date of acquisition of subject lands:
October 18, 2007
14. Date of construction of all buildings and structures on subject lands:
UNKNOWN
15. Existing uses of the subject property: Residential
16. Existing uses of abutting properties: Residential
17. Length of time the existing uses of the subject property have continued:
since the house was built
18. Municipal services available: (check the appropriate space or spaces)
Water x Connected x
Sanitary Sewer x Connected x
Storm Sewers x
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:
D/S-1787 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