



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-20:122

APPLICANTS: Owner: Dan & Susan Corcorant
Agent: SMPL Design Studio c/o Lindsey Bruce

SUBJECT PROPERTY: Municipal address **69 Melburne St., Hamilton**

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

ZONING: D/S-1787 (Urban Protected Residential - One and Two Family Dwellings, Etc.) district

PROPOSAL: To permit the construction of a two (2) storey single family dwelling and accessory structure (garage), to replace an existing one (1) storey single family dwelling, notwithstanding:

1. The minimum front yard shall be 4.12 metres instead of the required minimum 6.0 metres.
2. A minimum easterly side yard width of 0.91 metres shall be permitted, instead of a minimum required easterly side yard width of ten percent of the width of the lot (1.16 metres), but no less than 0.9 metres.
3. An eave/gutter shall be permitted to project a maximum of 2.77 metres into the required front yard instead of the maximum 1.5 metre projection permitted.
4. An eave/gutter shall be permitted to project a maximum of 0.66 metres into the required southerly side yard, instead of the requirement that an eave/gutter may project into a required side yard not more than one-half of its width (0.6 metres), or 1.0 metres, whichever is the lesser.
5. An accessory building shall be 6.01 metres in height, instead of the requirement that no accessory building shall exceed 4.0 metres in height, except one accessory to a farming use.
6. No onsite manoeuvring shall be provided for the two (2) required parking spaces instead of the requirement that a manoeuvring space abutting and accessory to each required parking space shall be provided and maintained on the lot.

NOTE:

1. No elevation drawings or floor plans were provided for the proposed single family dwelling to confirm height of the building or number of habitable rooms being provided. Further variances may be required if compliance with Hamilton Zoning By-law No. 6593 is not possible.

2. With respect to Variance No. 2, as the subject lot is a lot of record as defined, a variance is required to Section 18(3)(v) as opposed to Section 10(3)(ii) and Section 10(4)(ii) of Hamilton Zoning By-law No. 6593.

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

DATE: Thursday, January 21st, 2021
TIME: 3:45 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.

Important note: *If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.*

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: January 5th, 2021.

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.

DO NOT SCALE DRAWINGS

- Note:
- 1) Contractor to check all dimensions, specifications, ect.on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
 - 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 - 3) All works to be in accordance with the Ontario Building Code.

DESIGN STUDIO
sustainable.modern.practical.livable

Architectural Design Services

www.smpdesignstudio.com

Drawing Submissions:

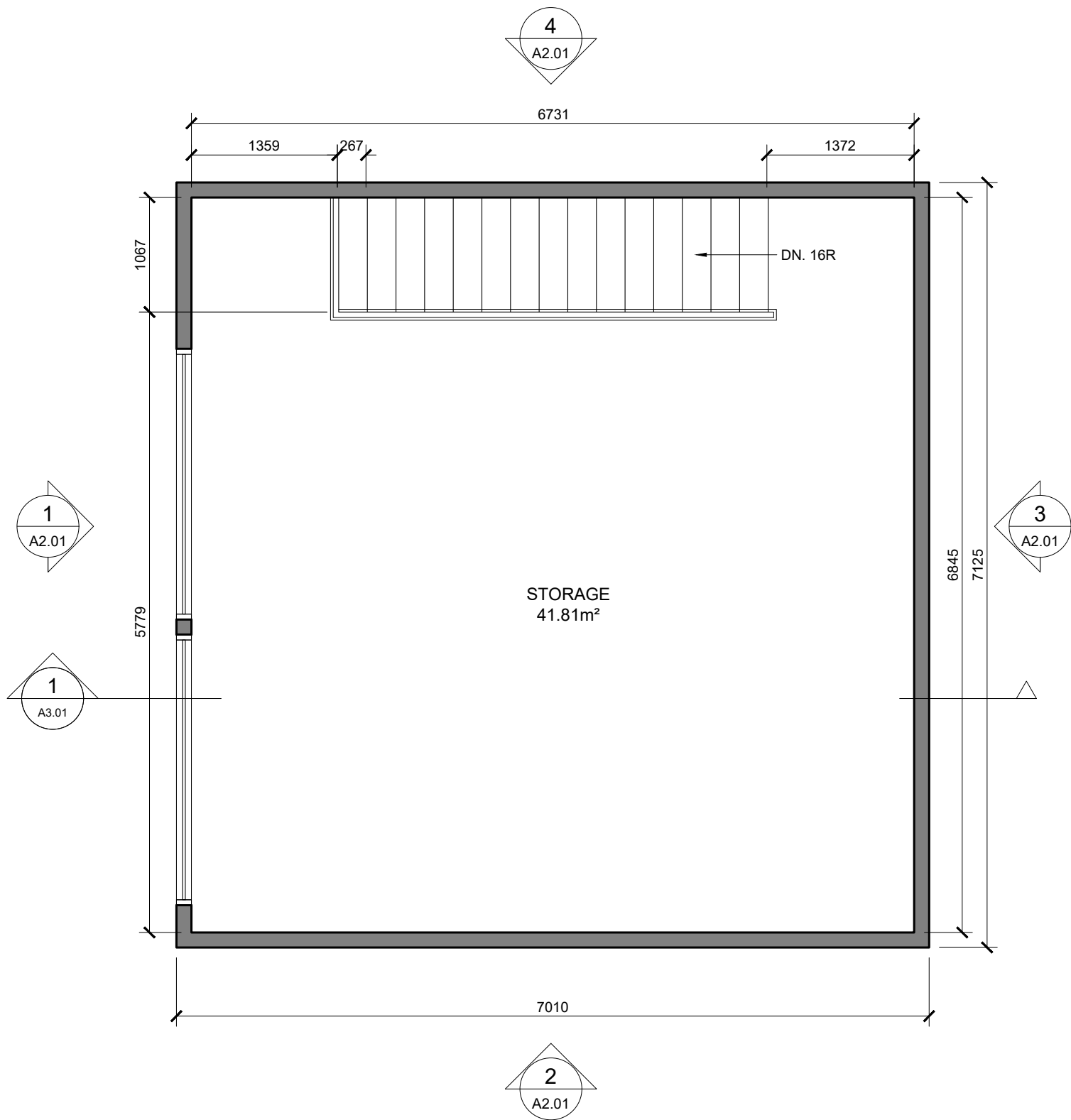
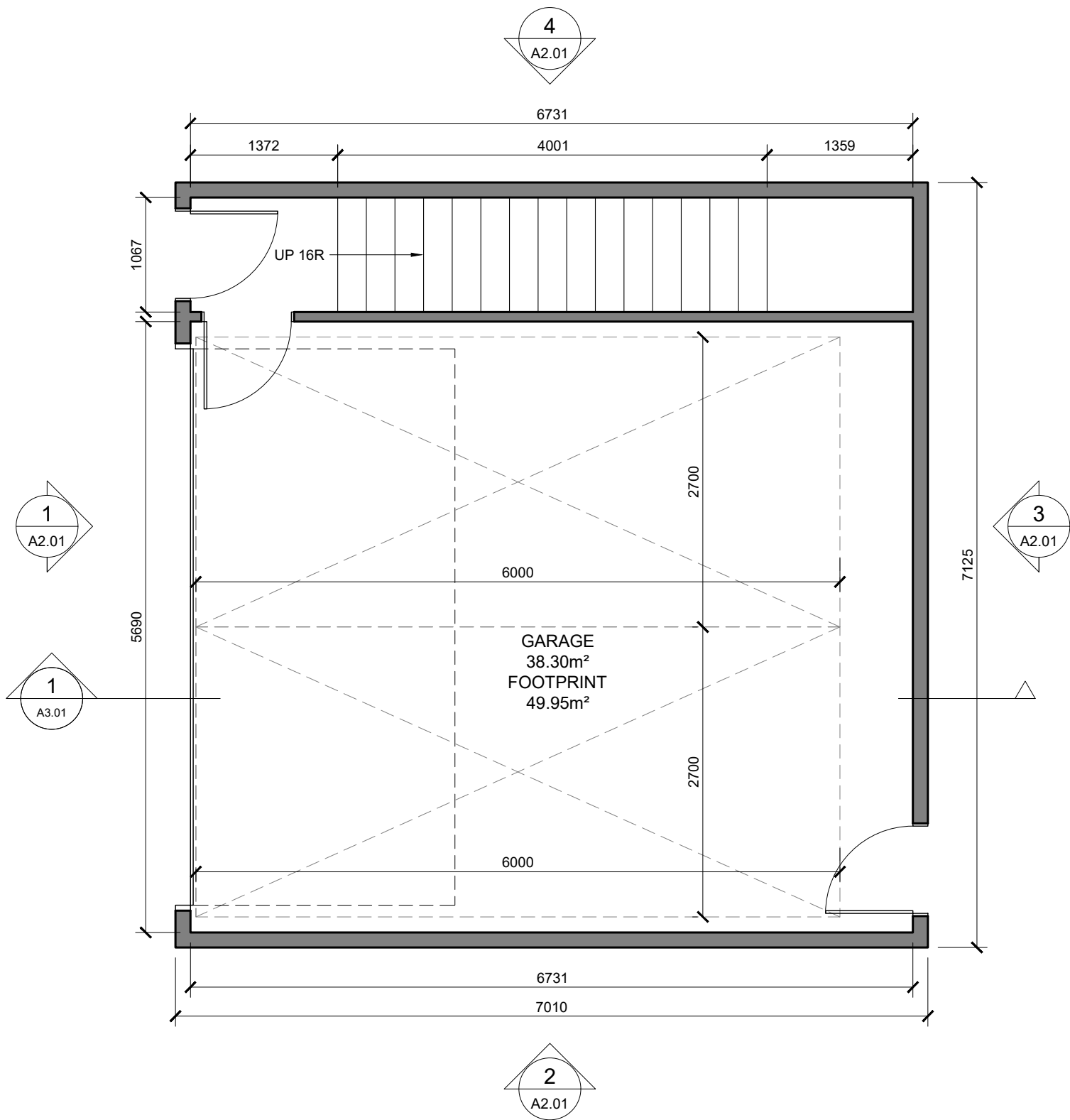
Date:	Type:
Oct. 19, 2020	Minor Variance

69 Melbourne St.
Hamilton, Ontario

Reviewed By JT
Drawn By HD
Plot Date

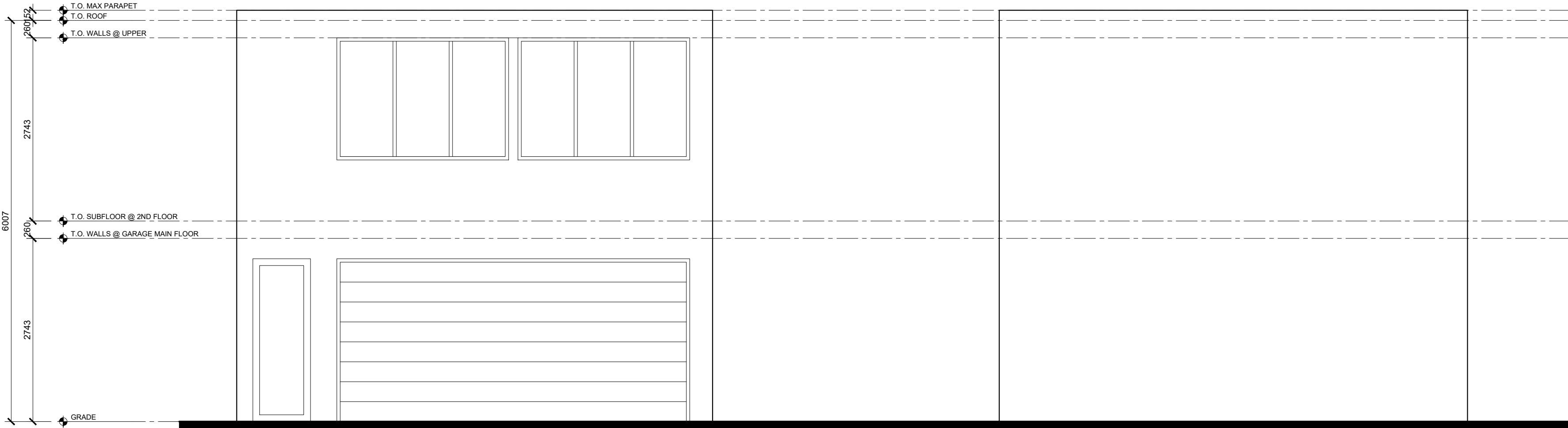
Page
A1.01

Detached
Garage



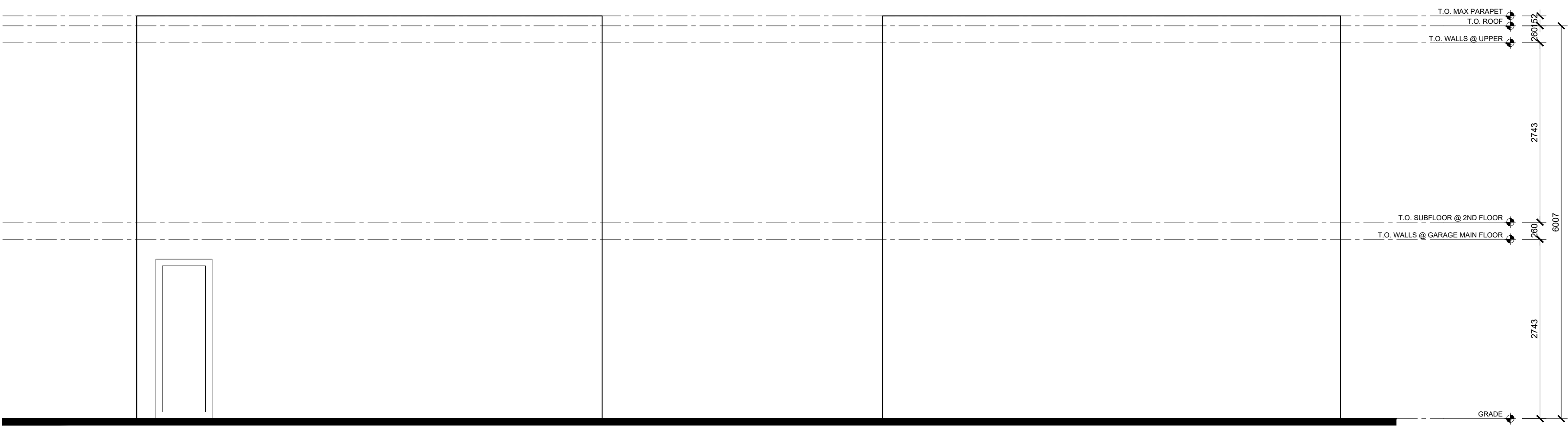
1
A1.01
Garage Main Floor Plan
Scale 1:50

2
A1.01
Garage Upper Floor Plan
Scale 1:50



1
A2.01
Garage Elevation 001
Scale 1:50

2
A2.01
Garage Elevation 002
Scale 1:50



3
A2.01
Garage Elevation 003
Scale 1:50

4
A2.01
Garage Elevation 004
Scale 1:50

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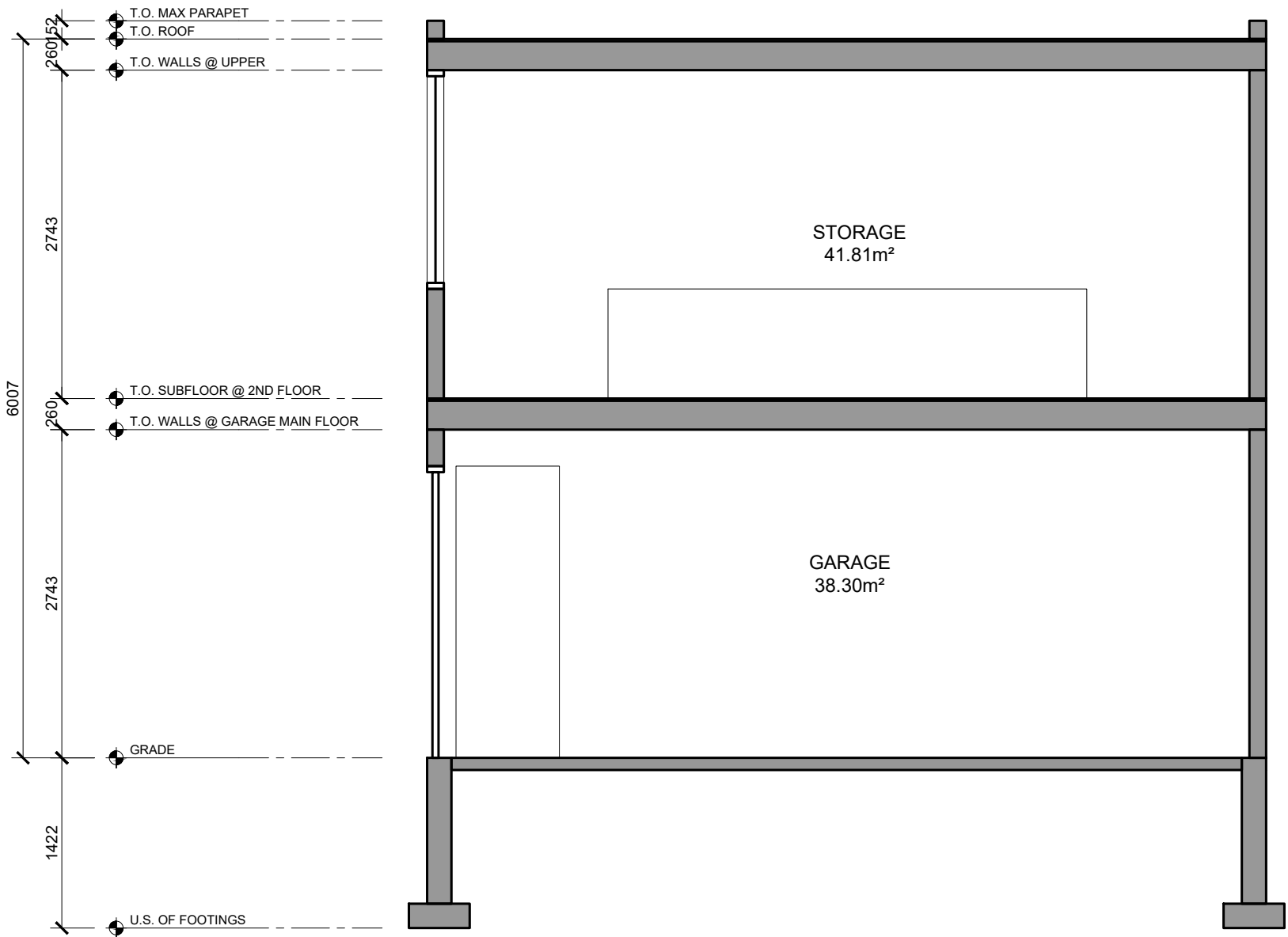
Reviewed By	JT
Drawn By	HD
Plot Date	

Page
A2.01

Detached
Garage

Garage Section 001

Scale 1:50



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Reviewed By JT
Drawn By HD
Plot Date

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A3.01

Detached
Garage



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. <u>HM/19-20:122</u>	DATE APPLICATION RECEIVED <u>June 15/20</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.

1. Name of Owner DAN AND SUSAN CORCORAN Telephone No. _____

2. _____

3. Name of Agent SMPL DESIGN STUDIO Telephone No. _____

4. _____

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:
SIDE YARD SETBACK (HOUSE) OF 0.91m WHERE 1.2m IS REQUIRED
FRONT YARD SETBACK (HOUSE) OF 4.1m WHERE 6m IS REQUIRED
HEIGHT (GARAGE) OF 8m WHERE 4m IS ALLOWED
7. Why it is not possible to comply with the provisions of the By-law?
SIZE OF EXISTING LOT AND DESIRED SIZE OF HOME
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
LOTS 63 & 64 , REGISTERED PLAN 253 - HAMILTON
69 MELBOURNE ST, 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 X 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 X Unknown _____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

HOME INSPECTION PRIOR TO PURCHASE.

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.

MAY 26 / 2020
Date

Signature Property Owner

DAN CORCORAN
Print Name of Owner

SUSAN CORCORAN
Susan Corcoran

10. Dimensions of lands affected:

Frontage	<u>11.58m</u>
Depth	<u>46.17m</u>
Area	<u>534.56m²</u>
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: 1 STOREY DWELLING - APPROX 110 m² TO BE DEMOLISHED

Proposed: NEW 2 STOREY DWELLING - GROUND FLOOR AREA - 150m²
HEIGHT - LESS THAN 11M
NEW DETACHED GARAGE WITH STORAGE ABOVE - FLOOR AREA - 58.63m²
HEIGHT - 8M

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: 3.63m
REAR: approx 30m
SIDES: 0.91m / 1.52m

Proposed:	HOUSE	DETACHED GARAGE
	FRONT: 4.1m	FRONT: n/a
	REAR: 25m	REAR: 2.4m
	SIDES: 0.91m / 1.25m	SIDES: 1.2m / 2.2m

13. Date of acquisition of subject lands:
APRIL 2019

14. Date of construction of all buildings and structures on subject lands:
1958

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:
60+ YEARS

18. Municipal services available: (check the appropriate space or spaces)
Water YES Connected YES
Sanitary Sewer YES Connected YES
Storm Sewers YES

19. Present Official Plan/Secondary Plan provisions applying to the land:
NEIGHBOURHOODS

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
"D"

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