

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-20:256

APPLICANTS: Owner: Ryan Rosko
Agent: Len Angelici

SUBJECT PROPERTY: Municipal address **590 Aberdeen Ave., Hamilton**

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

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

PROPOSAL: To permit the construction of a second storey addition to the existing single family dwelling, notwithstanding,

1. A minimum front yard depth of 4.4 metres shall be permitted instead of the minimum required front yard depth of 6.0 metres;
2. An easterly side yard width of 0.3 metres shall be permitted instead of the minimum required side yard width of 1.2 metres; and,
3. The eaves and gutter shall be permitted to encroach the entire width of the minimum required easterly side yard instead of the maximum permitted encroachment of ½ the width of the required side yard.

NOTES:

1. As less than eight (8) habitable rooms are shown to be provided, existing parking conditions are permitted to be maintained.

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

DATE: Thursday, January 21st, 2021

TIME: 3:50 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

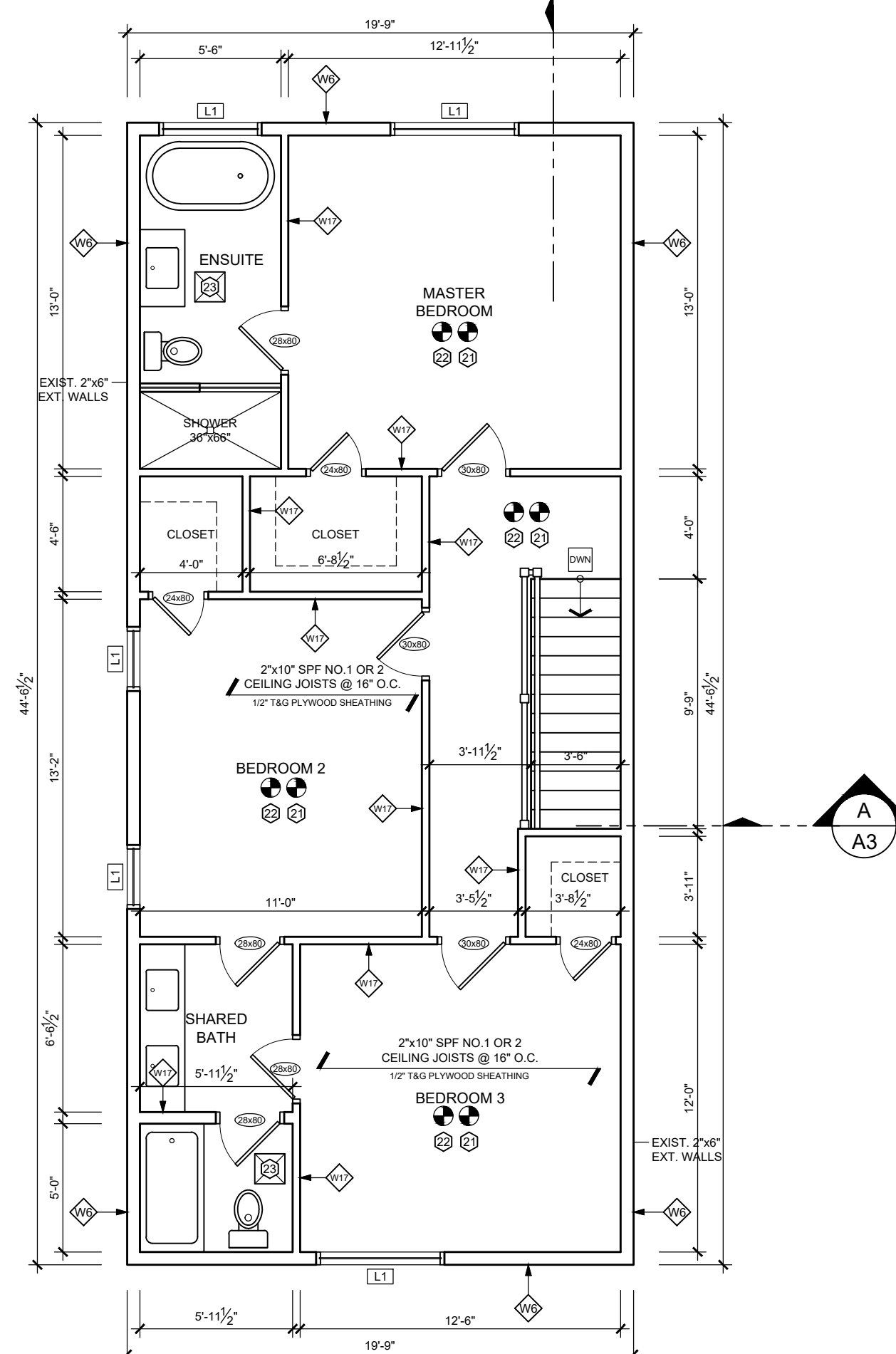
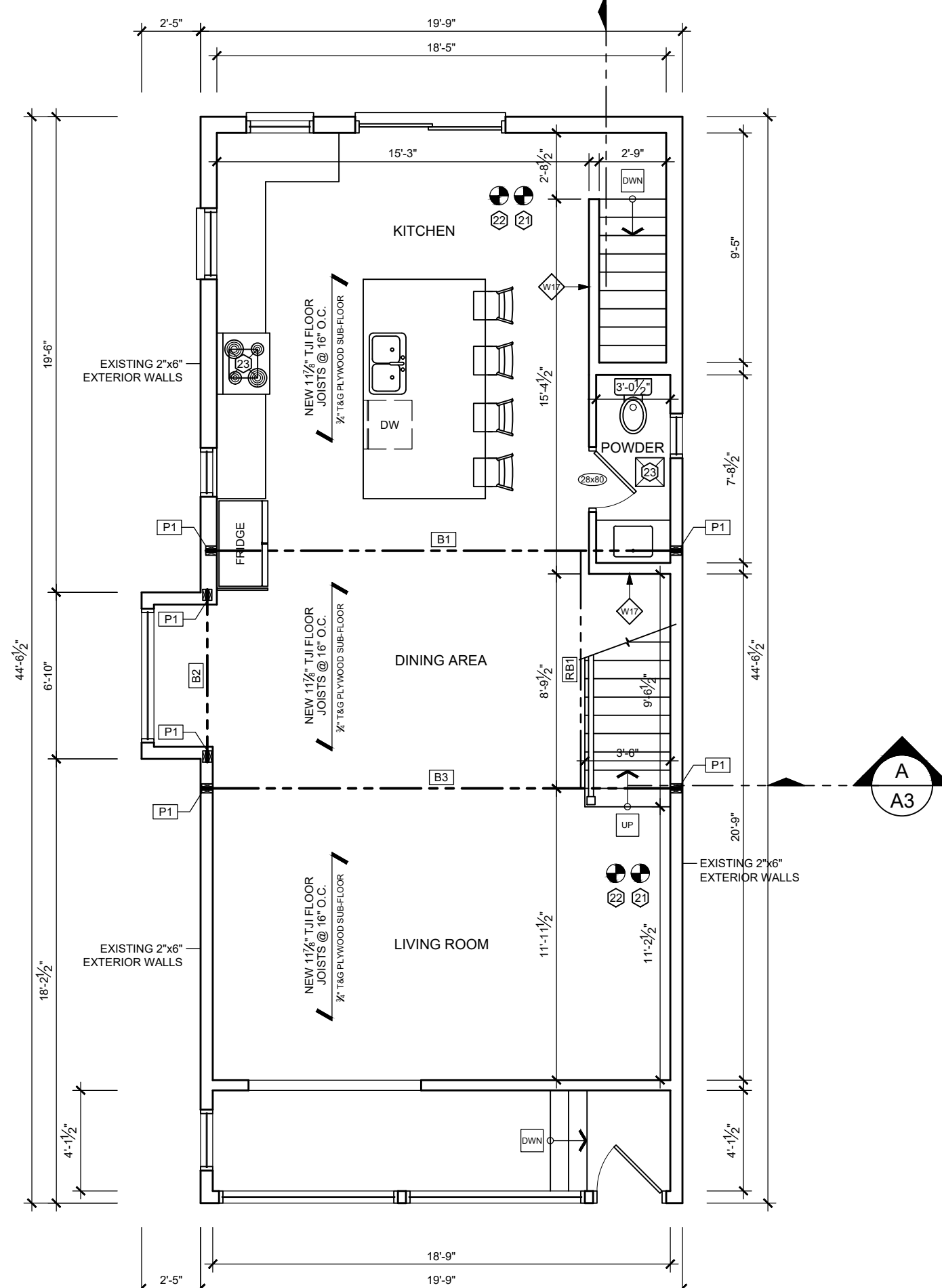
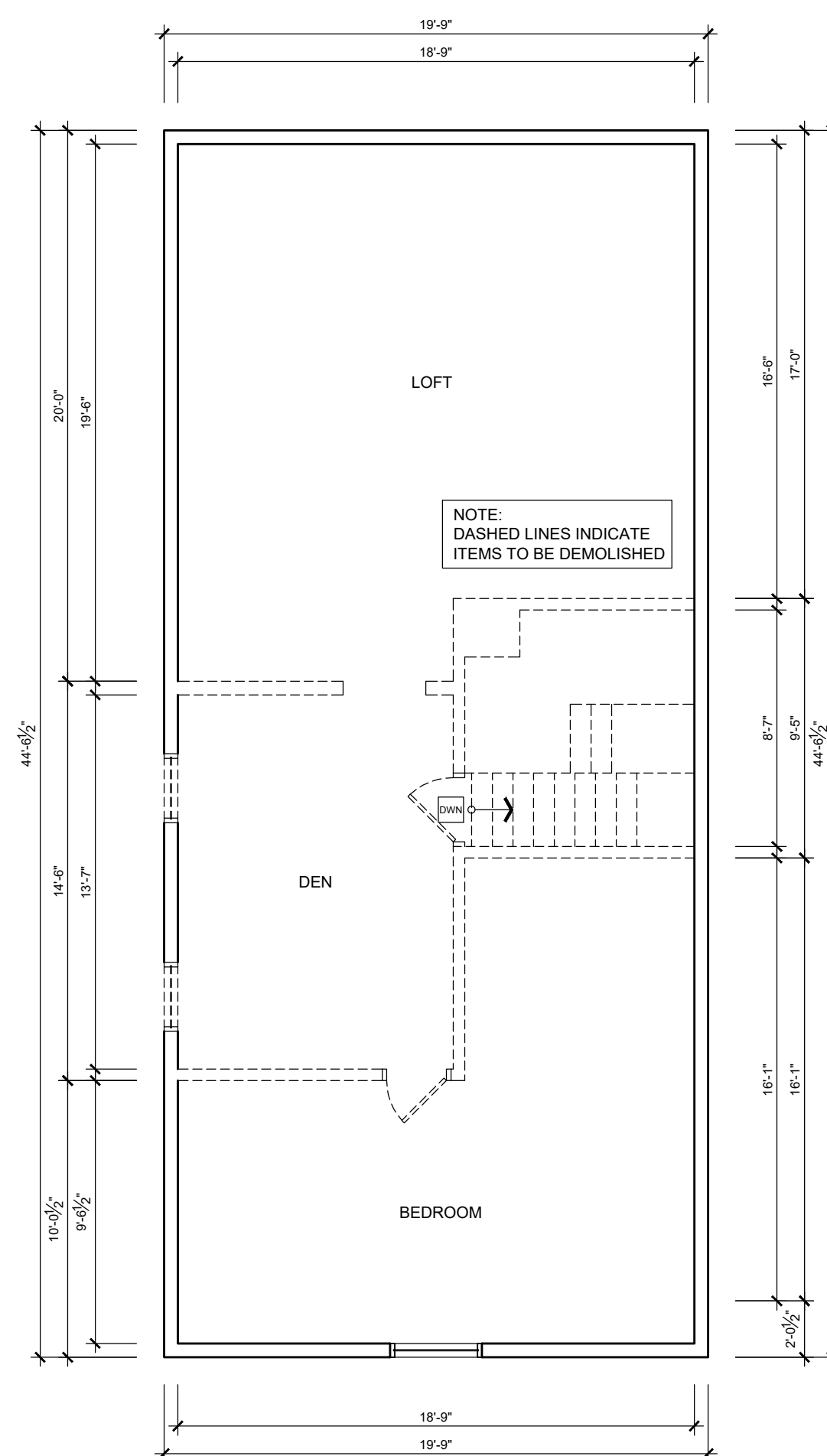
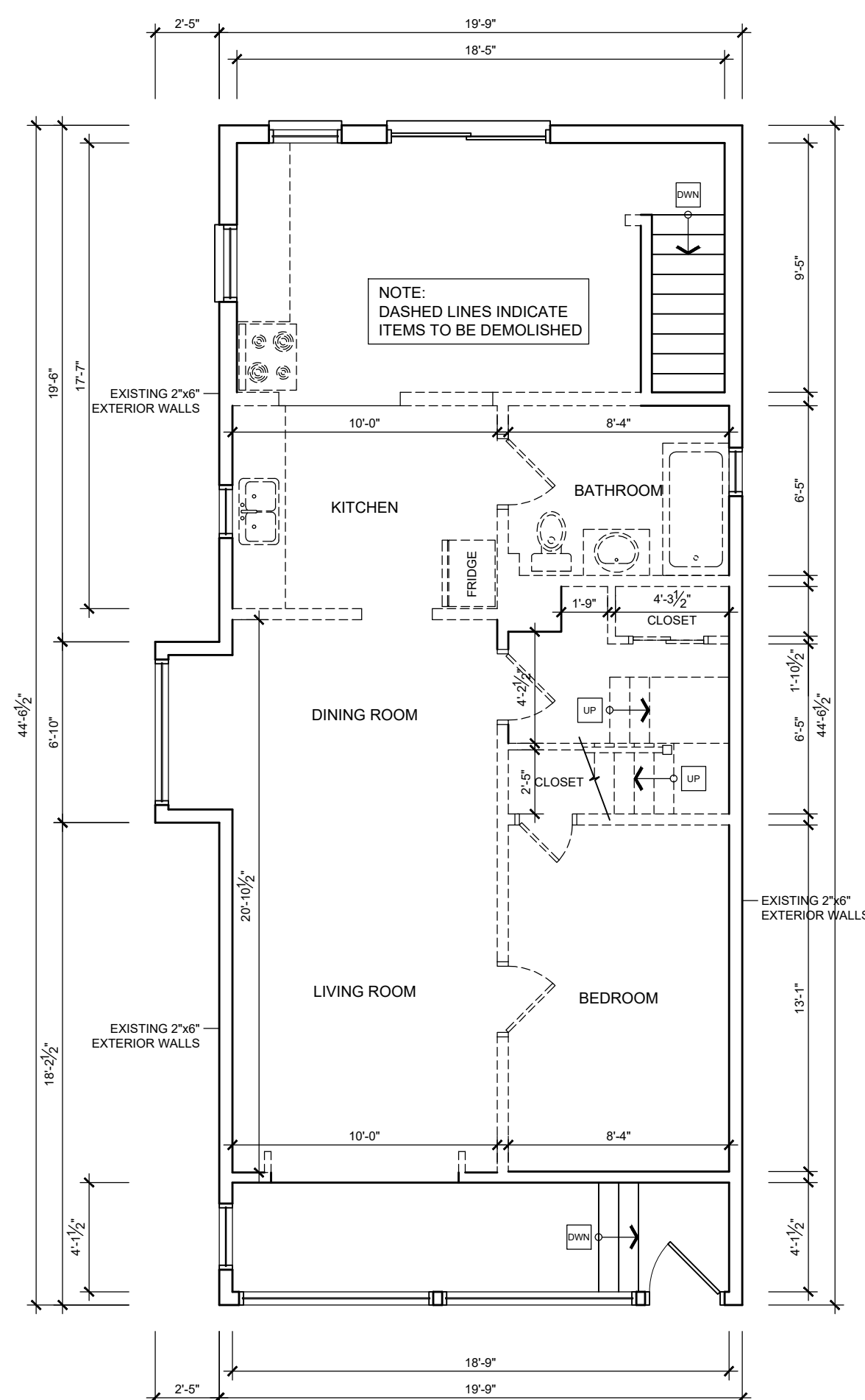
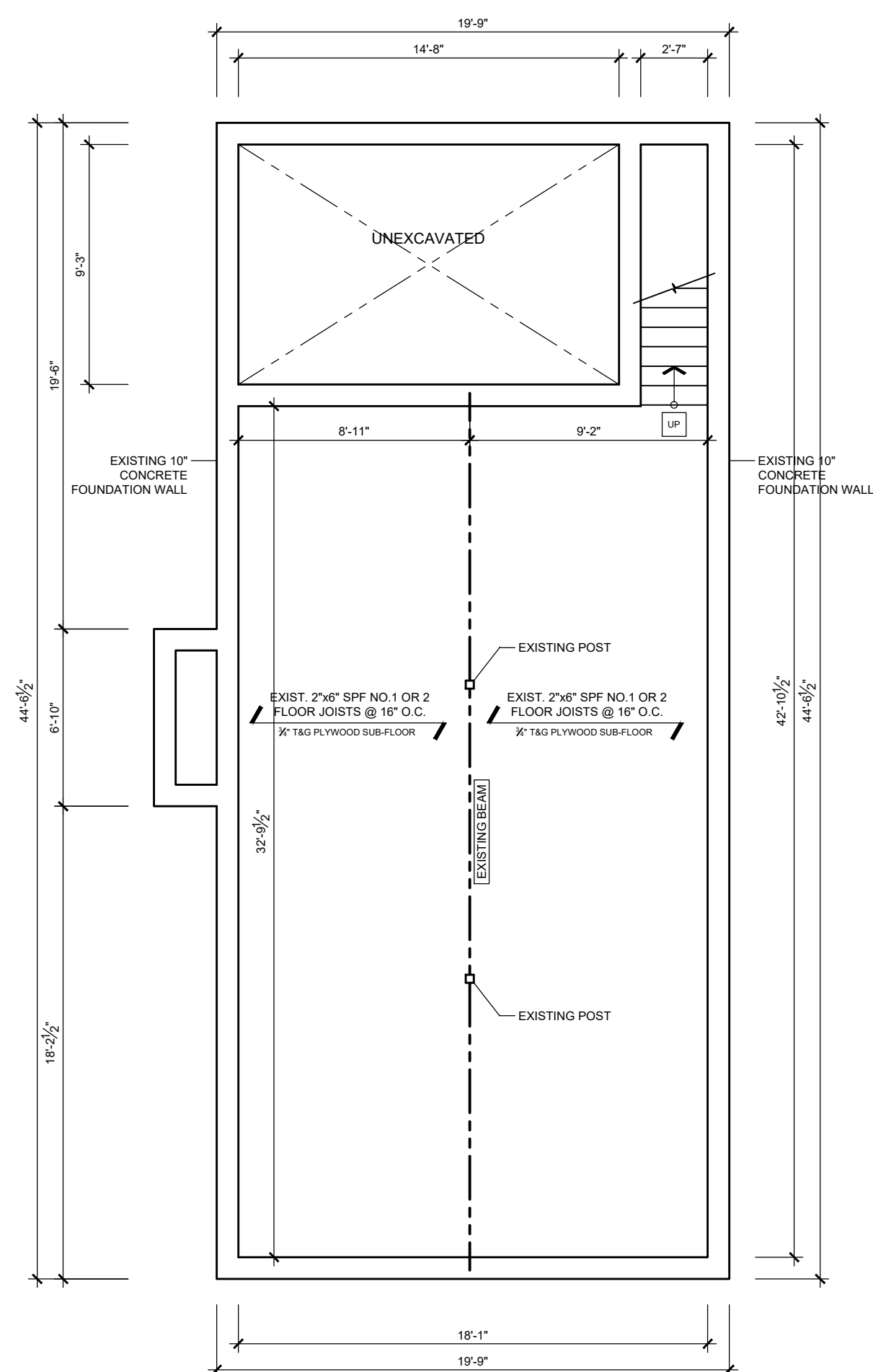
For more information on this matter, including access to drawings illustrating this request:

- 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.



PROJECT NORTH	TRUE NORTH

01.	DRAWINGS FOR PERMIT REVIEW	09/21/2020
No.	REVISION	DATE

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
 2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LENO ENGINEERING DESIGN AND MUST BE RETURNED UPON REQUEST
 3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LENO ANGLE DESIGN.
 4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
 5. LENO ANGLE DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
 6. LENO ANGLE DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
- DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LENO ANGLE DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT RECOGNIZED BY LENO ANGLE DESIGN.
7. LENO ANGLE DESIGN IS NOT RESPONSIBLE FOR POST CONSTRUCTION PRACTICES.

SEAL



ENGINEER'S
SEAL FOR:
BEAMS: B1,B2,B3

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

LEONARD ANGELICI	42391
NAME	BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN	43162
NAME	BCIN

09/21/2020

DATE SIGNATURE

Len Angelici Design

270 SHERMAN AVE N, UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

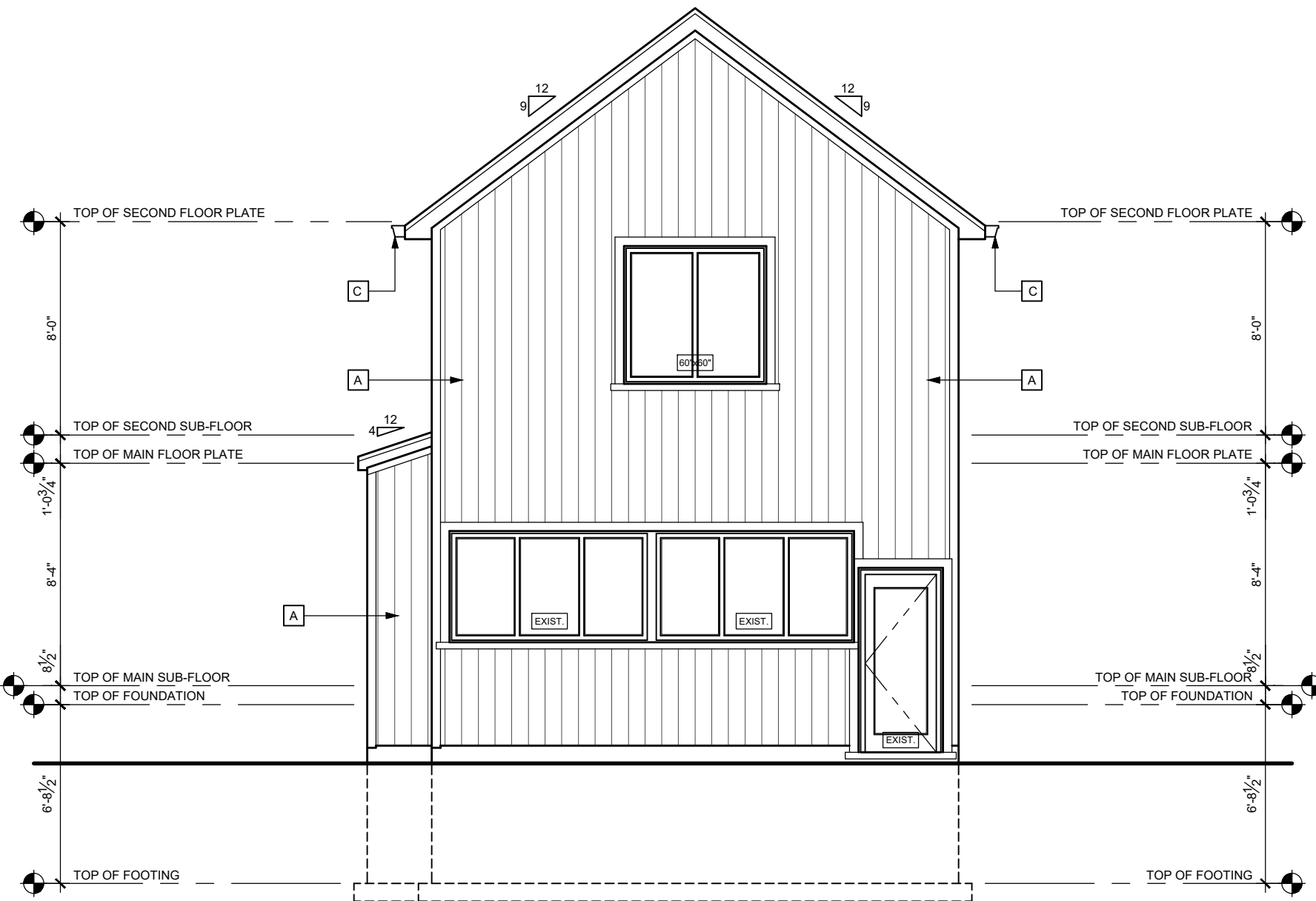
PROPOSED RESIDENCE

590 ABERDEEN AVE

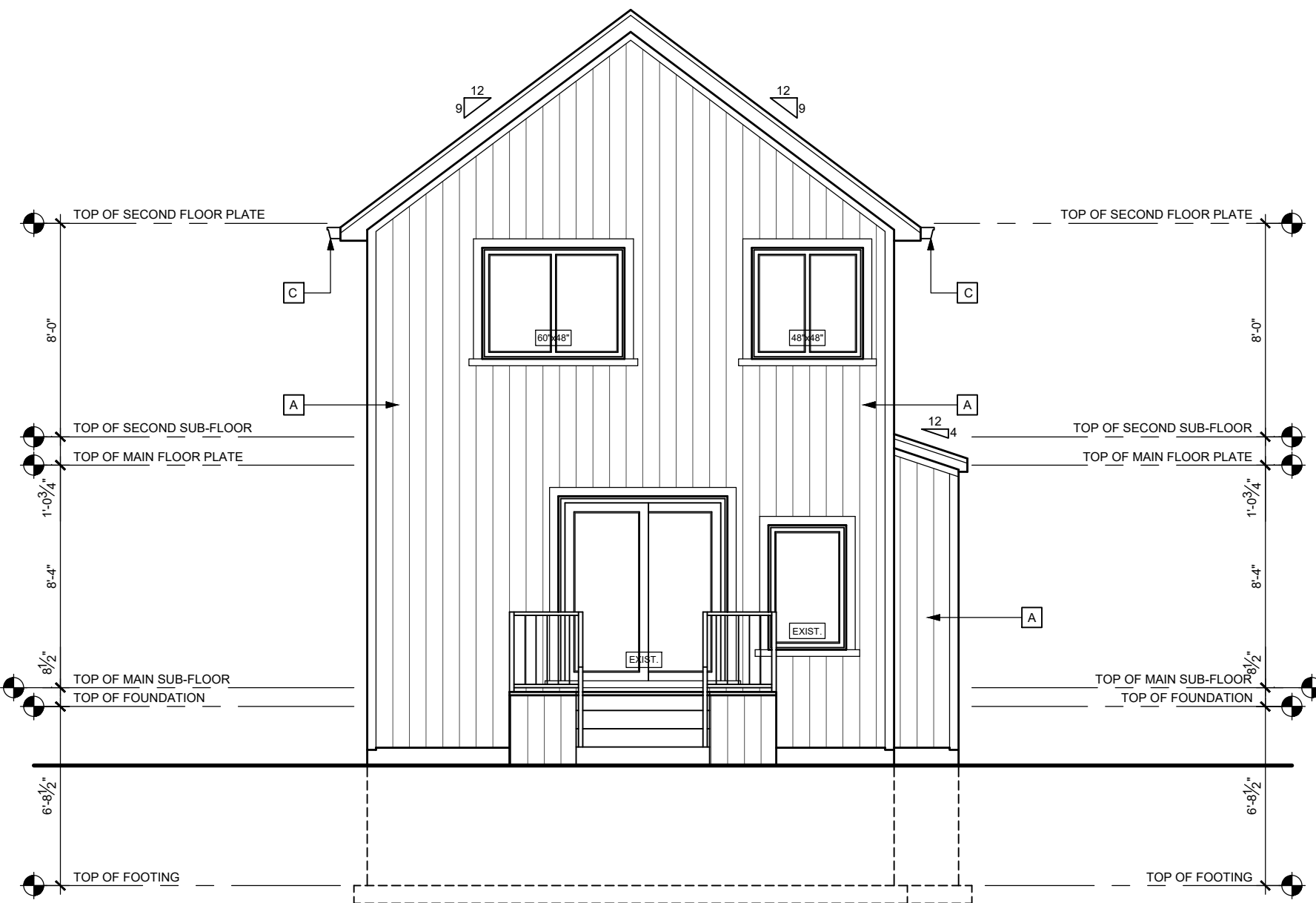
HAMILTON, ON

SHEET TITLE	
EXISTING & PROPOSED FLOOR PLANS	
DRAWN BY	A1
L. ANGELICI	
DATE	
09/21/2020	
SCALE	
$\frac{3}{16}" = 1'-0"$	
PROJECT No.	
2020-001	

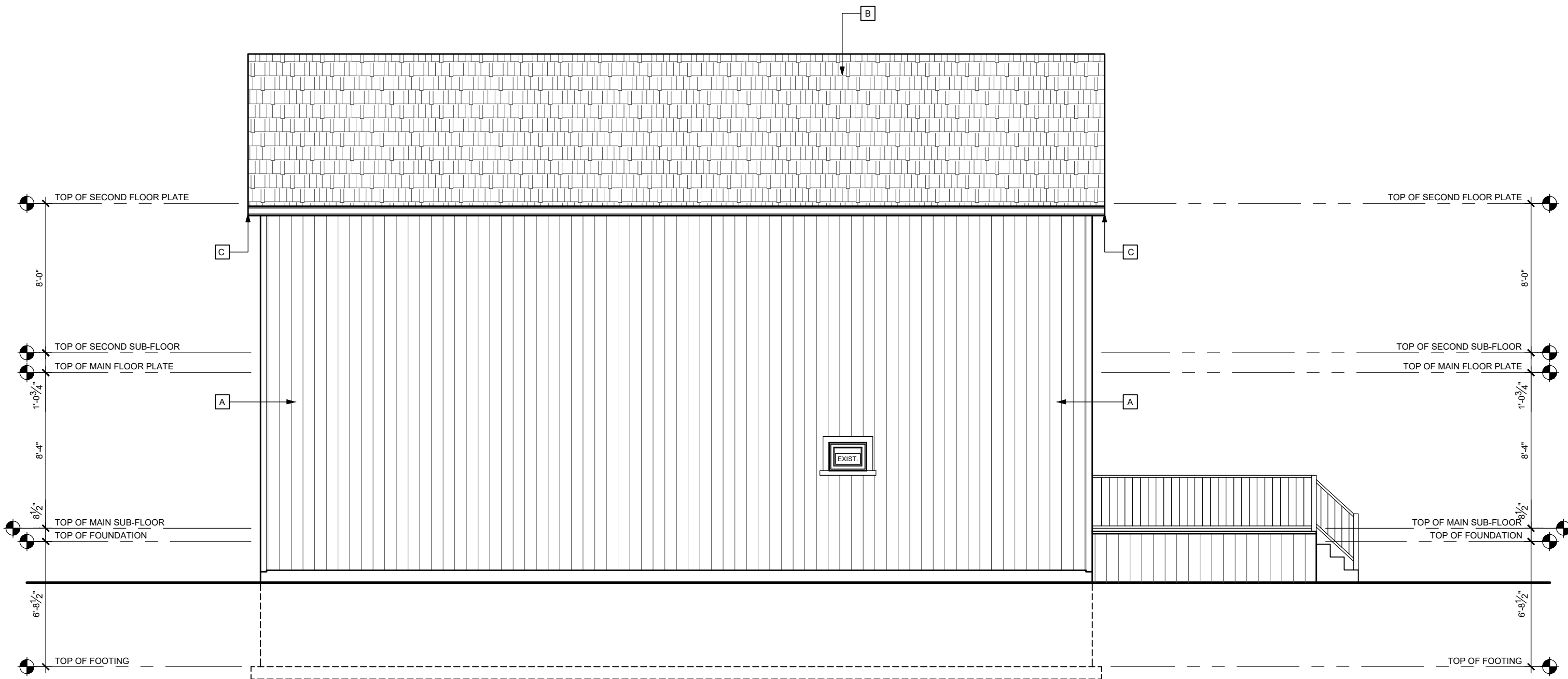
A1



FRONT ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$



REAR ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$



RIGHT SIDE ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$



LEFT SIDE ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$

- EXTERIOR FINISH INDEX**
- [B] BOARD & BATTEN SIDING
 - [C] ASPHALT SHINGLES
 - 5" PRE-FIN. ALUM. EAVETROUGH ON 6" WITH PRE-FIN. ALUM. FASCIA C/W PRE-FIN. ALUM. DOWNSPOUT

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR PERMIT REVIEW	09/21/2020

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- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

QUALIFICATION INFORMATION	
LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
NAME	BCIN
09/21/2020	
DATE	SIGNATURE

Len Angelici Design

270 SHERMAN AVE N. UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

PROPOSED RESIDENCE
590 ABERDEEN AVE
HAMILTON, ON

SHEET TITLE

**PROPOSED
ELEVATIONS**

DRAWN BY

L. ANGELICI

DATE

09/21/2020

SCALE

$\frac{3}{16}" = 1' - 0"$

PROJECT No.

2020-001

A2



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. _____ DATE APPLICATION RECEIVED _____

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 Ryan Rosko Telephone No. [REDACTED]
FAX NO. _____ E-mail address. [REDACTED]
2. Address _____
_____ Postal Code _____
3. Name of Agent LEN ANGELO Telephone No. [REDACTED]
FAX NO. _____ E-mail address. [REDACTED]
4. Address [REDACTED]
_____ Postal Code [REDACTED]

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:
Ryan Rosko, Teresa Rosko
558 Hughson St North Postal Code L8L 4N9

_____ Postal Code _____

6. Nature and extent of relief applied for:

RELIEF FROM FRONT AND RIGHT SIDE
REQUIRED SETBACKS
FRONT SETBACK: 4.42m
RIGHT SIDE SETBACK: 0.35m

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

THE EXISTING DWELLING DOES NOT
COMPLY WITH THE FRONT AND RIGHT
SIDE SETBACKS

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

590 ABERDEEN AVE
REGISTERED PLAN 458
LOT NUMBER: 9.

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?

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 _____

X **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.

Nov 2, 2020

Date

Ryan Rosko
Print Name of Owner

10. Dimensions of lands affected:

Frontage 9.14 m
Depth 27.43 m
Area 250.71 m²
Width of street N/A

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 AREA: 83.26 m²
GROSS FLOOR AREA: 159.06 m²
STORIES: 1.5
WIDTH: 6.76 m LENGTH: 13.58 m HEIGHT: N/A
Proposed: GROUND FLOOR AREA: 83.26 m²
GROSS FLOOR AREA: 159.06 m²
STORIES: 2
WIDTH: 6.76 m LENGTH: 13.58 m HEIGHT: 8.64 m

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: 4.42 m REAR 9.45 m
WEST (LEFT) 1.86 m
EAST (RIGHT) .35 m

Proposed: FRONT: 4.42m REAR 9.45m
WEST (LEFT) 1.86m
EAST (RIGHT) 1.35m

13. Date of acquisition of subject lands: SEPTEMBER 2020
14. Date of construction of all buildings and structures on subject lands: N/A
15. Existing uses of the subject property: SINGLE FAMILY DWELLING
16. Existing uses of abutting properties: RESIDENTIAL
17. Length of time the existing uses of the subject property have continued: N/A
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:
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