

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-20:275

APPLICANTS: Sadee Piper on behalf of the owner Luc Lapensee

SUBJECT PROPERTY: Municipal address **184 Winona Rd., Stoney Creek**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: "A1" (Agricultural) district

PROPOSAL: To permit the construction of a new 16.5m², one (1) storey addition in the rear yard of the existing Single Detached Dwelling, along with a new 23.0m² covered rear porch and front porch notwithstanding that:

1. A roofed-over porch may project 2.5m into a required front yard (therefore being 7.6m from the front lot line) instead of the maximum permitted front porch encroachment of 1.5m.
2. A northerly side yard setback of 2.3m shall be provided instead of the minimum required side yard setback of 3.0m

NOTES:

- i. A variance has also been requested to address the existing lot area however pursuant to subsection 4.12(d) of Hamilton Zoning By-law 05-200, the existing lot area is deemed to conform under the vacuum clause. As such, this variance is not required to facilitate the proposed construction.

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

DATE: Thursday, February 4th, 2021
TIME: 2:00 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: January 19th, 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.

PROPERTY INFORMATION Variance #:		
BY-LAW SECTION	ALLOWED	PROPOSED
ZONE	A1	same
PROPERTY SIZE	0.4 hectares (4000 m2)	693.5 m2
LOT WIDTH	30 m	18.2 m
LOT COVERAGE	25%	25%
	144 m2	145 m2
MAXIMUM HEIGHT	10.5 m	9.0 m
FRONT SETBACK	10 m	6.2 m
LEFT SETBACK	3 m	1.7 m
RIGHT SETBACK	3 m	4.3 m
REAR SETBACK	10 m	16.16 m
AREA OF WORK		

LINE LEGEND	
LINE TYPE	SYMBOL
PROPERTY	----
SETBACK	- - - -
BUILDING	_____
ROOF LINE	- - - - -
ADDITION	////
SILT FENCE	= = = =
HOARDING	= = = =

GENERAL NOTES	
TYPE	DESCRIPTION
DIMENSIONS	SITE PLAN IS METRIC. ALL OTHER DRAWINGS ARE IMPERIAL ALL DIMENSIONS ARE TO THE WOOD STUD, UNLESS TO BRICK.
AREAS	GROSS FLOOR AREA IS TO THE EXTERIOR OF WALLS. ALL OTHER AREAS ARE TO THE INTERIOR OF WALLS.

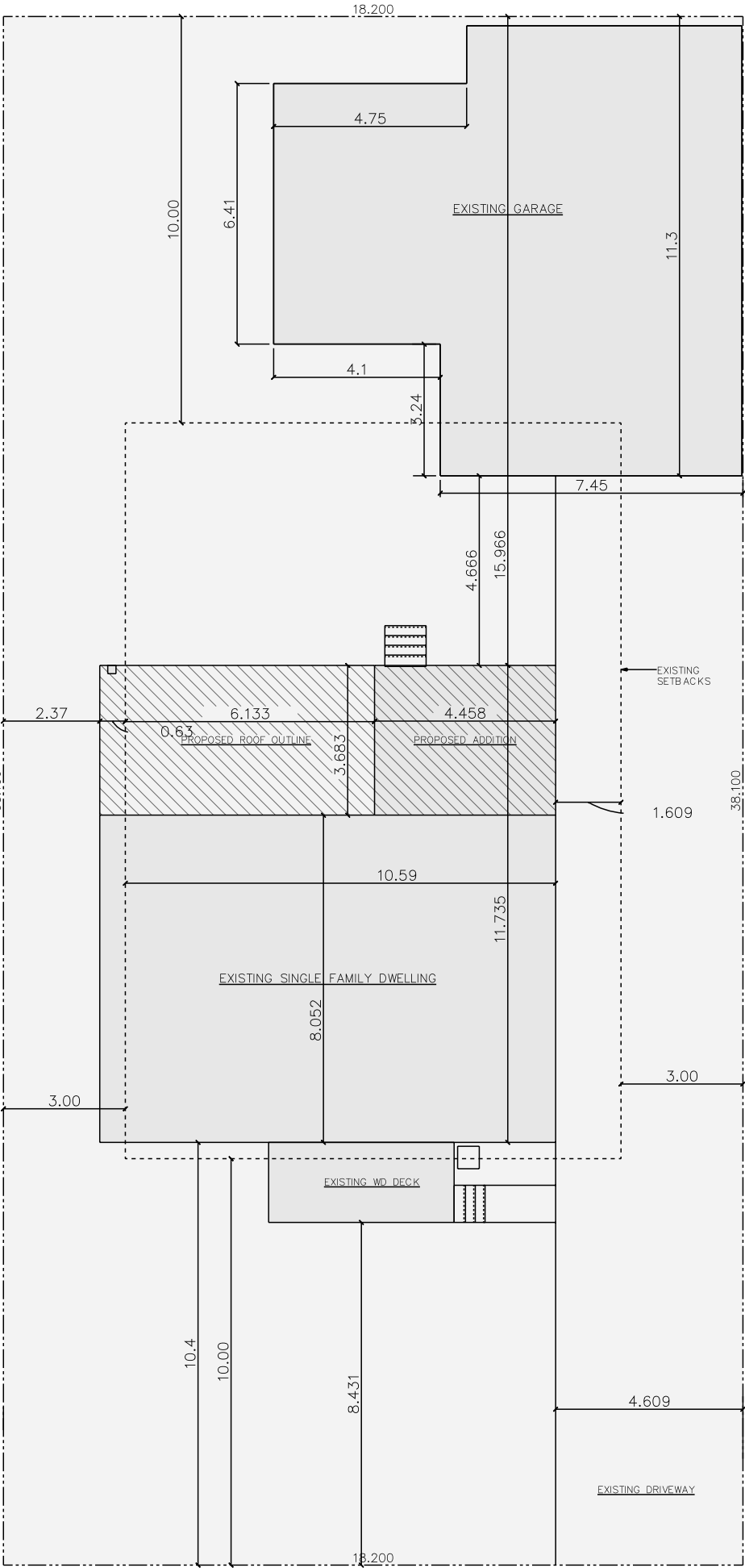
PROPERTY INFORMATION

SCALE: 3/16" = 1'-0"

AREA SCHEDULE	
NAME	AREA
Unit 1 Area	937 sq ft.= 87.1m2
Unit 2 Area	927 sq ft.= 86.1m2
Building Area	1073 sq ft.= 99.7m2

SITE

SCALE: 1:150



BCIN Stamp:		
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 be a designer.		
Qualification Information required under Div. C, Part 3 of the 2012 OBC		
Daniel J. Ott	35686	
Name	Signature	BCIN
White Willow Designs, Inc.	46597	
Company	BCIN	

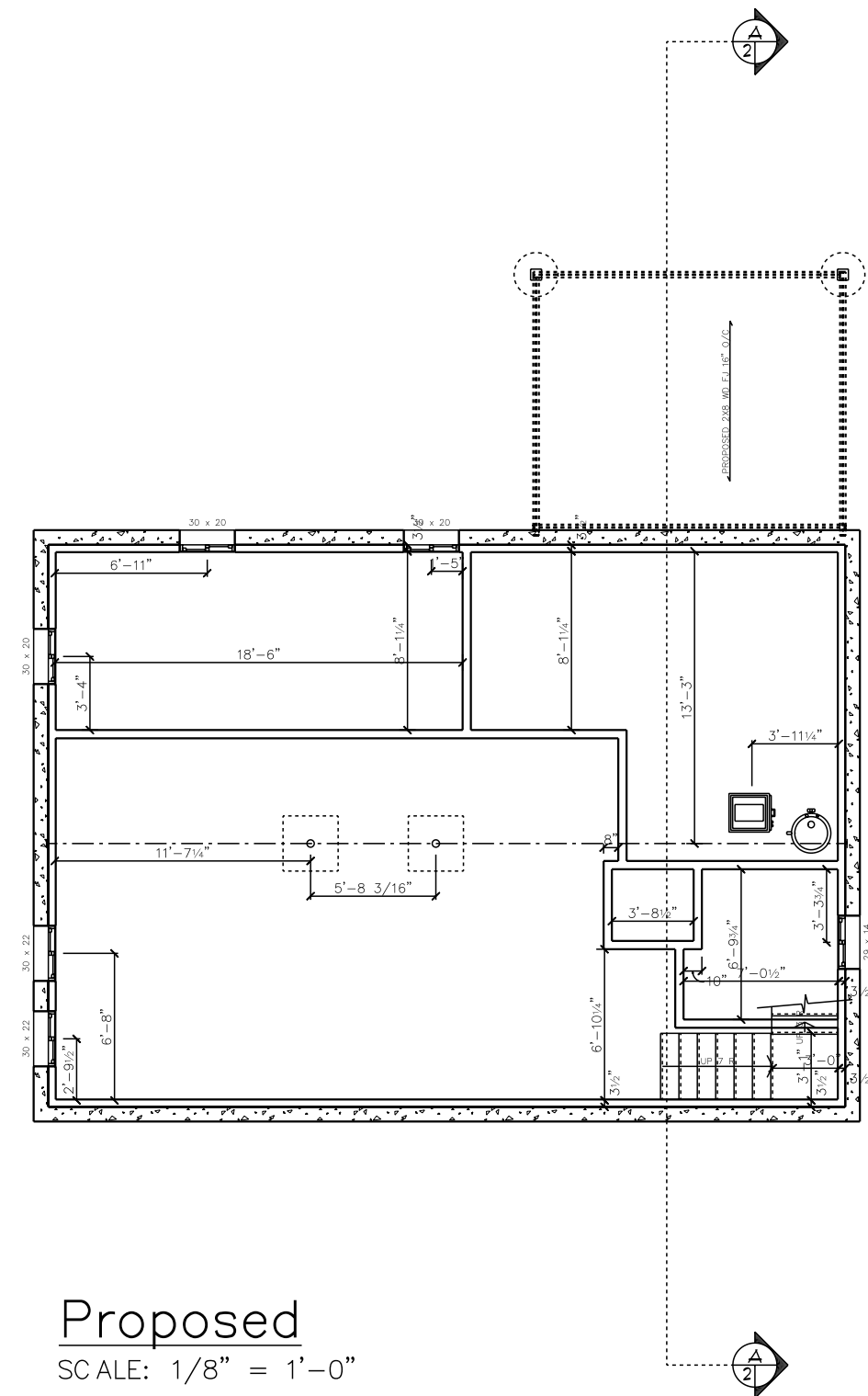
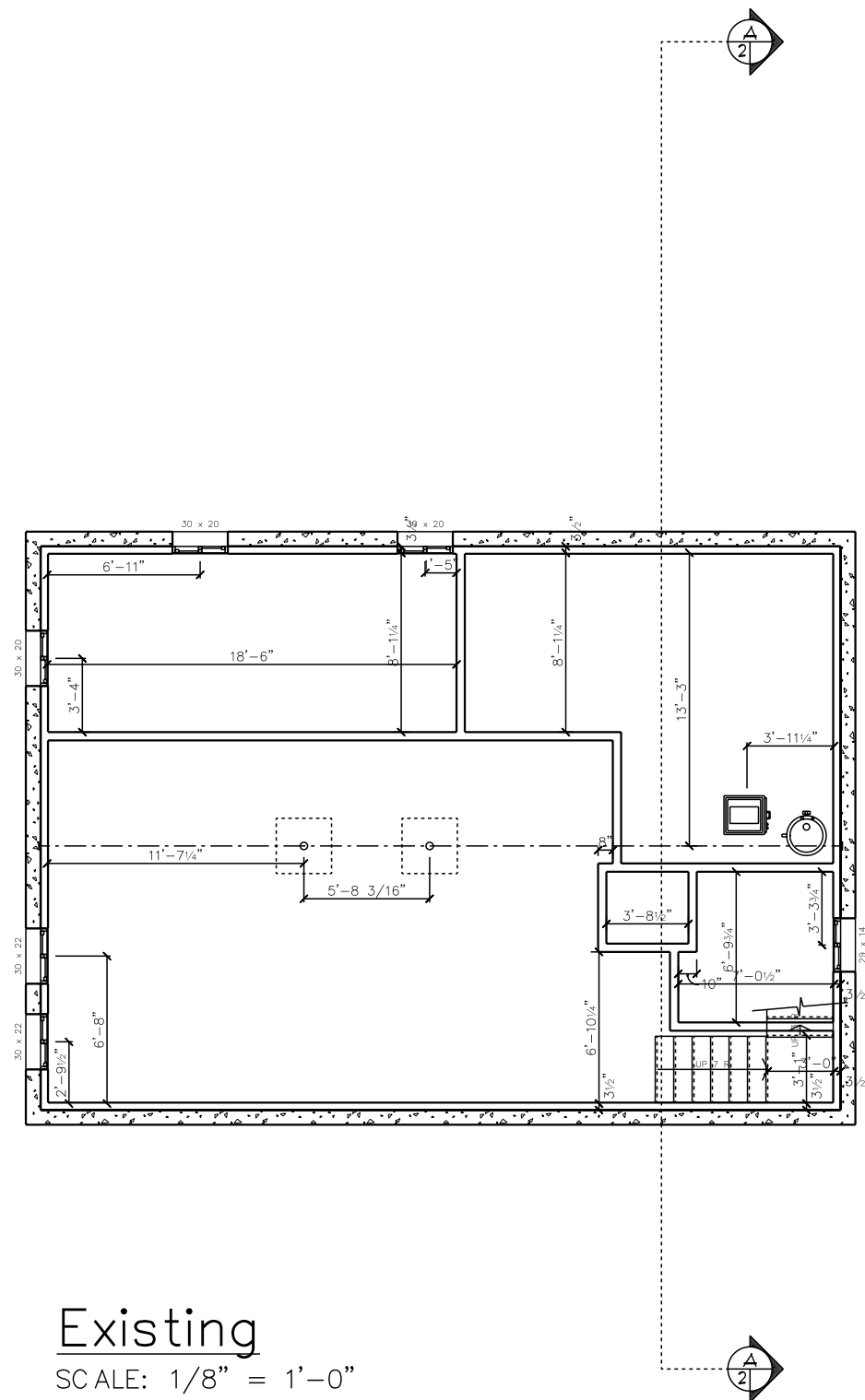


439 Bay St N
Hamilton, ON | L8L 1N2
C: 905-220-9419

E: daniel@whitewillowdesign.ca

NO.	DATE:	ISSUE / REVISION
1	16-FEB-2016	BUILDING PERMIT

design by:	drawn by:	approved by:	date:	scale:	As Noted
	G.T.	D.O.	11/30/2020		
Project:					
Lapensee					
Sheet Title:					
SP0.1 Site Plan					
page 1 of 6					



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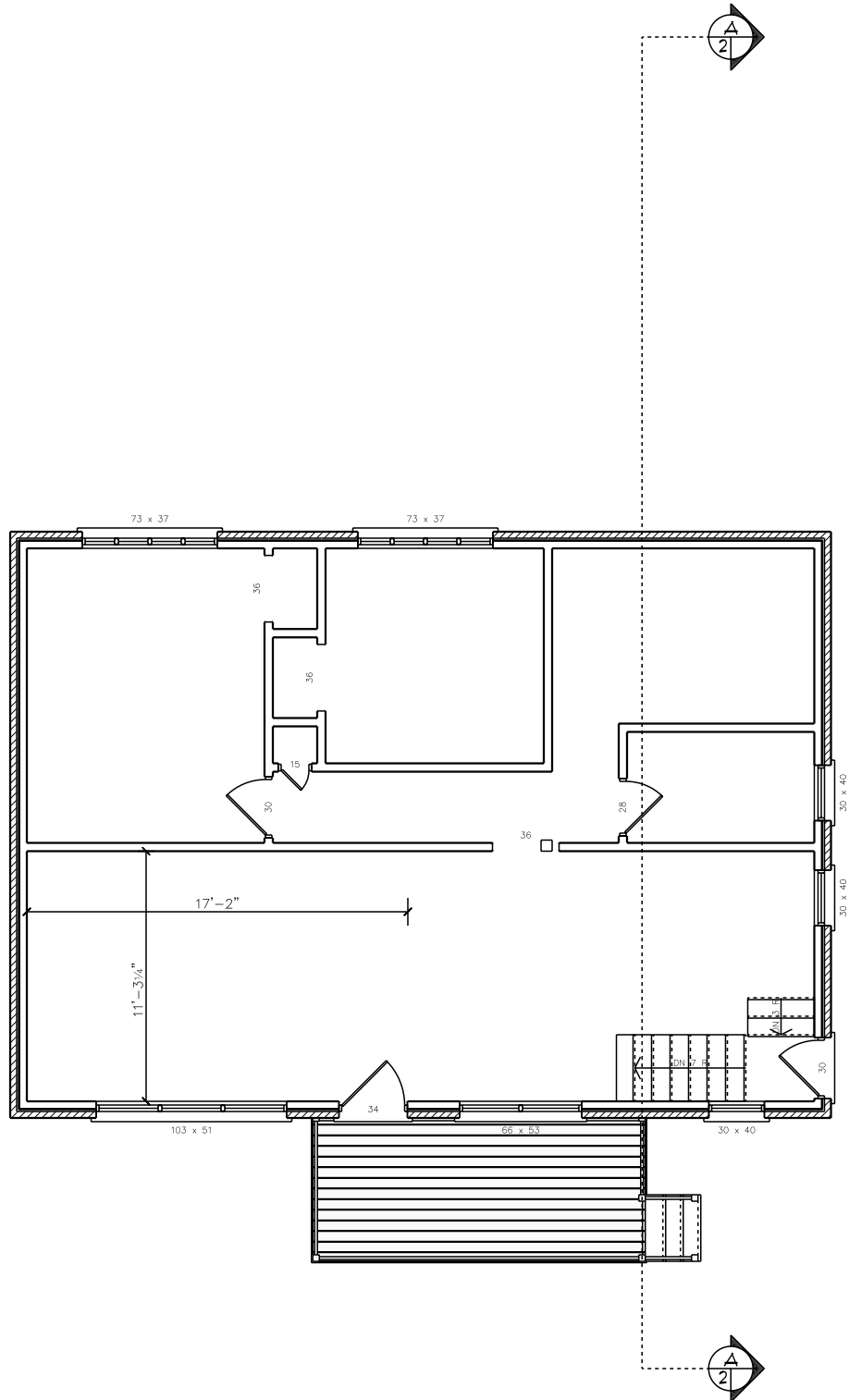
Project:

Lapensee

Sheet Title:

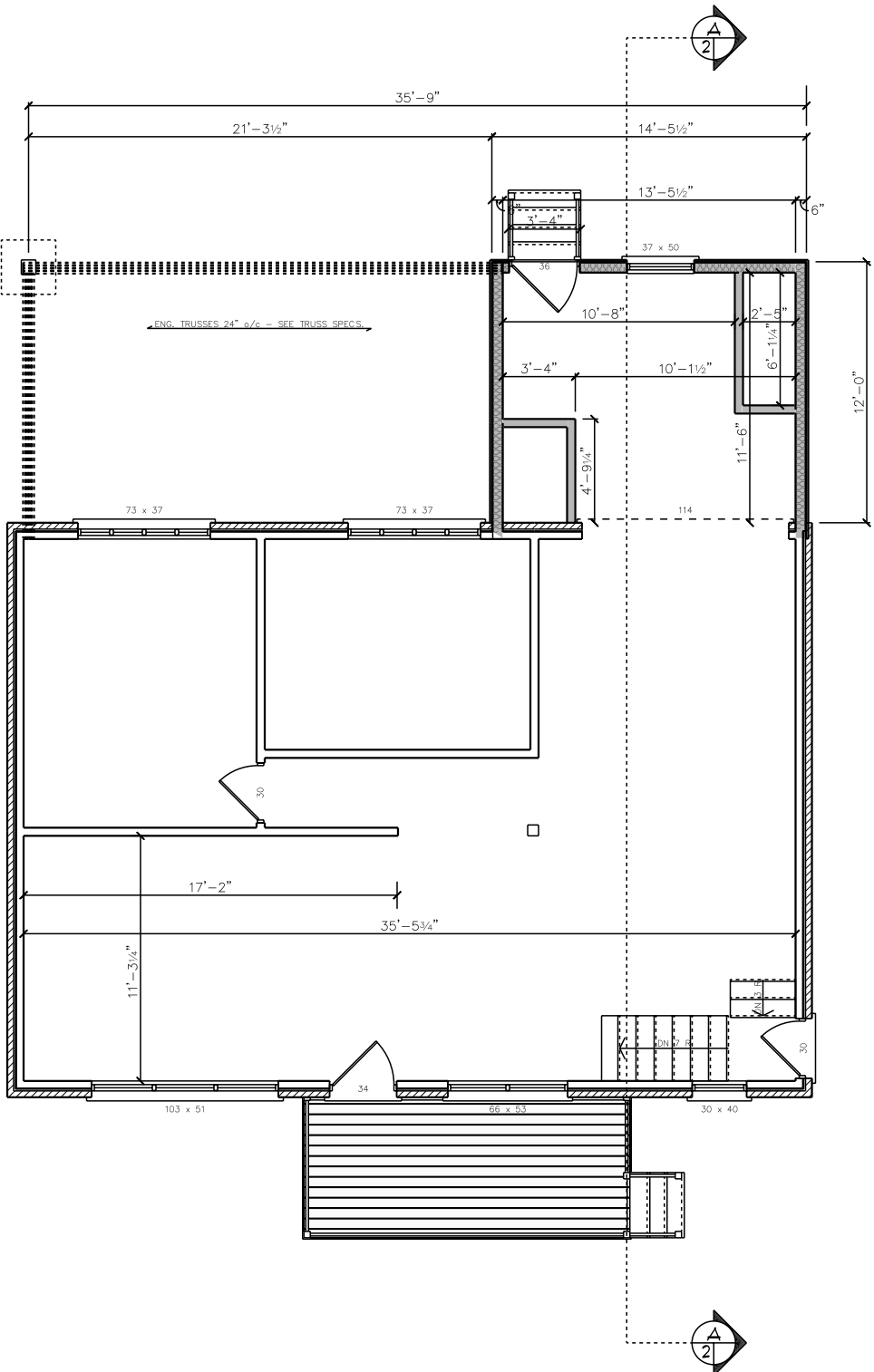
A1.0 Level 0

page 2 of 6



Existing

SCALE: 1/8" = 1'-0"



Proposed

SCALE: 1/8" = 1'-0"

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WhiteWillow
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	G.T.	D.O.	11/30/2020	As Noted

Project:

Lapensee

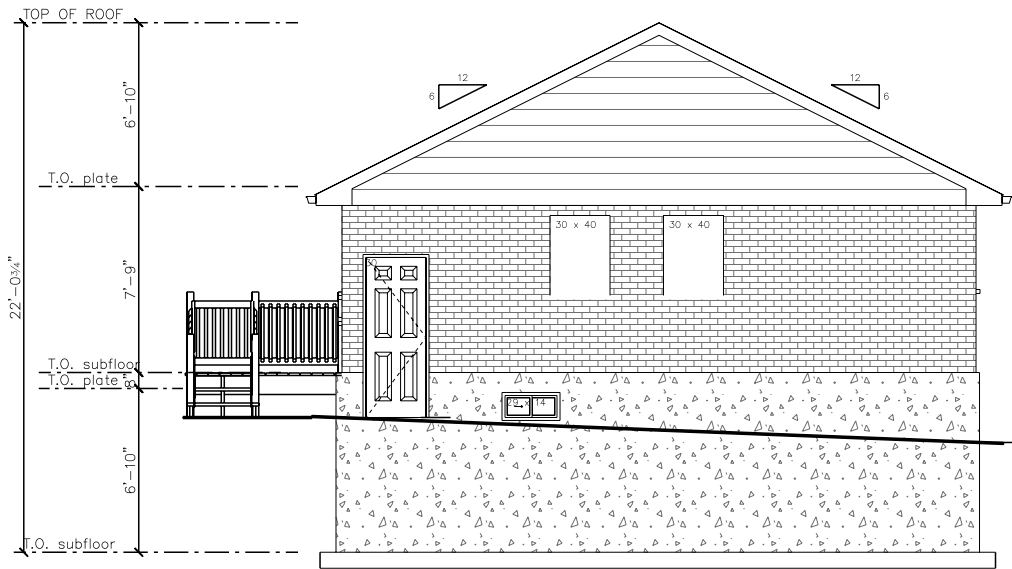
Sheet Title:

A1.1 Level 1

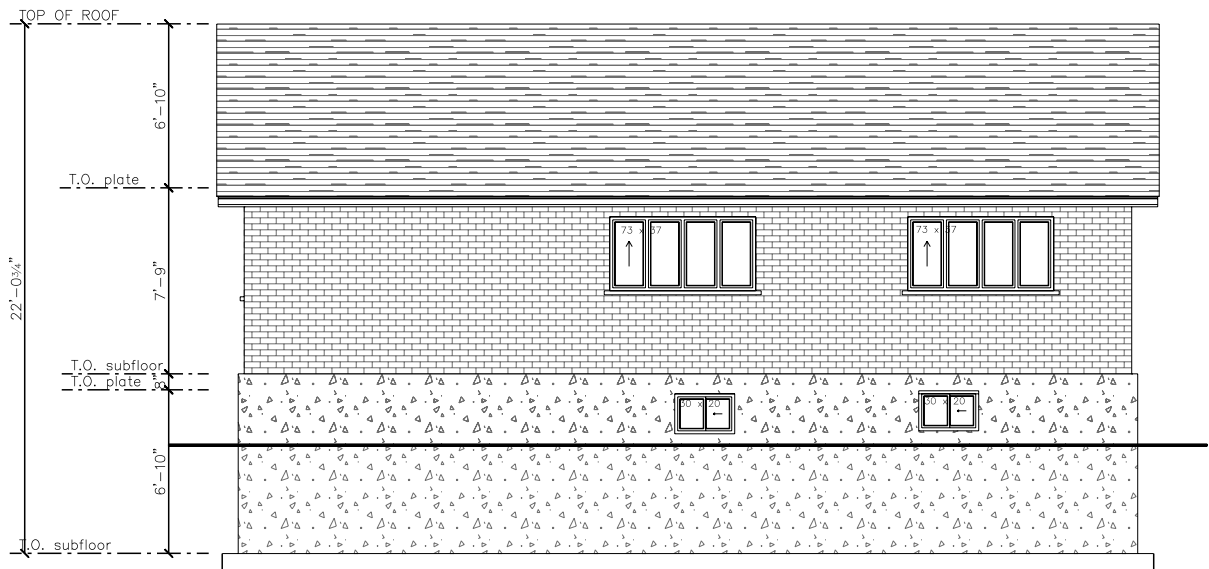
page 3 of 6



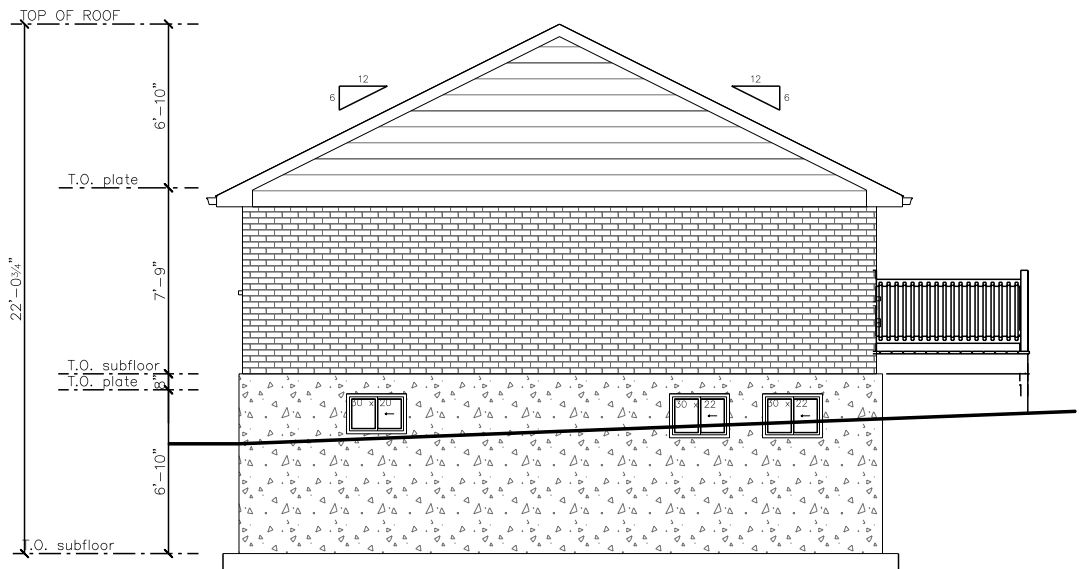
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING REAR ELEAVTION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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	G.T.	D.O.	11/30/2020	As Noted

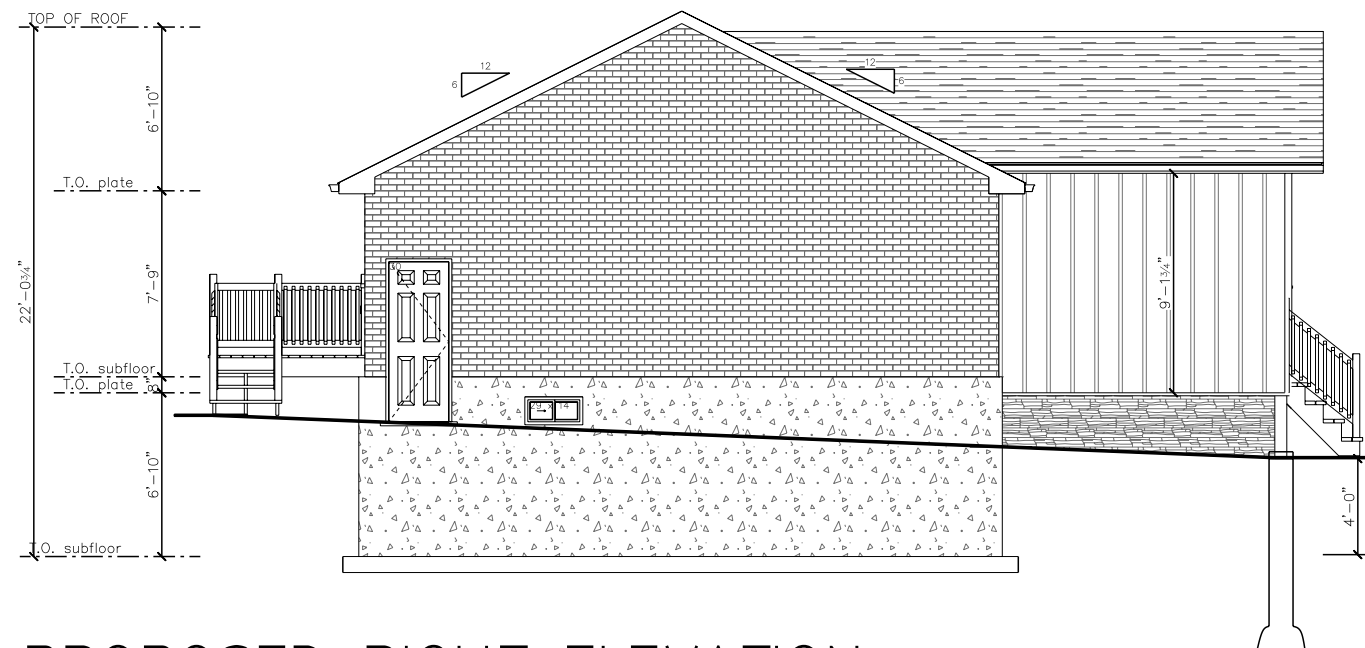
Project:
Lapensee

Sheet Title:
A2.0 Existing Elevations

page 4 of 6



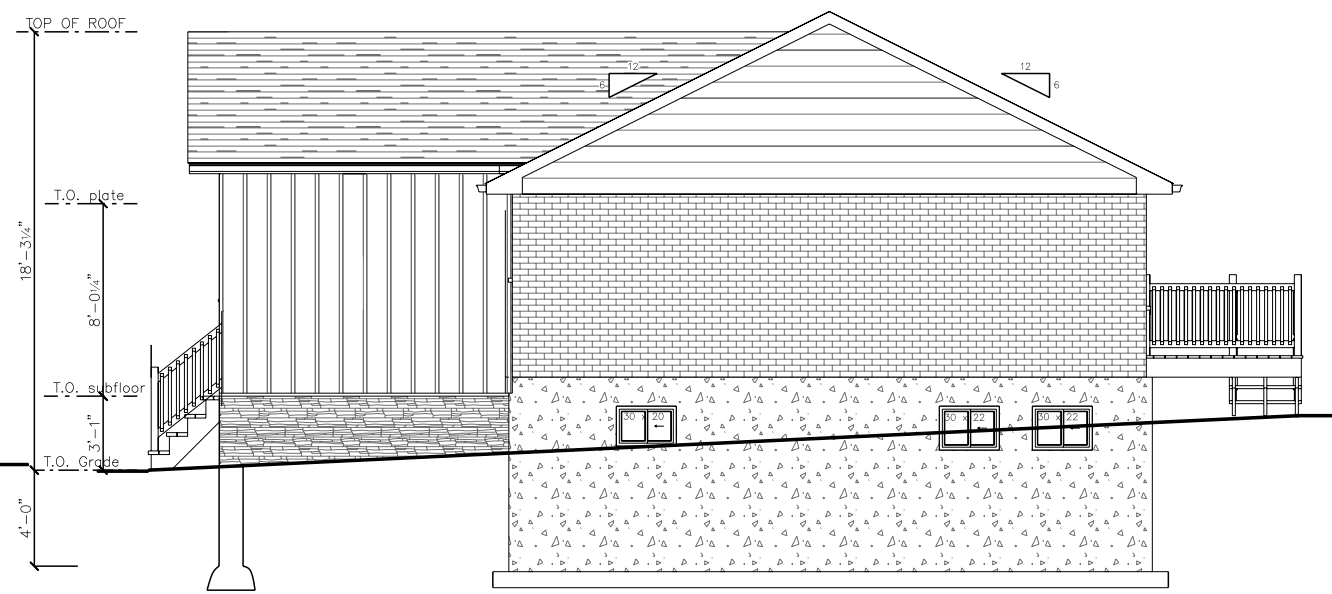
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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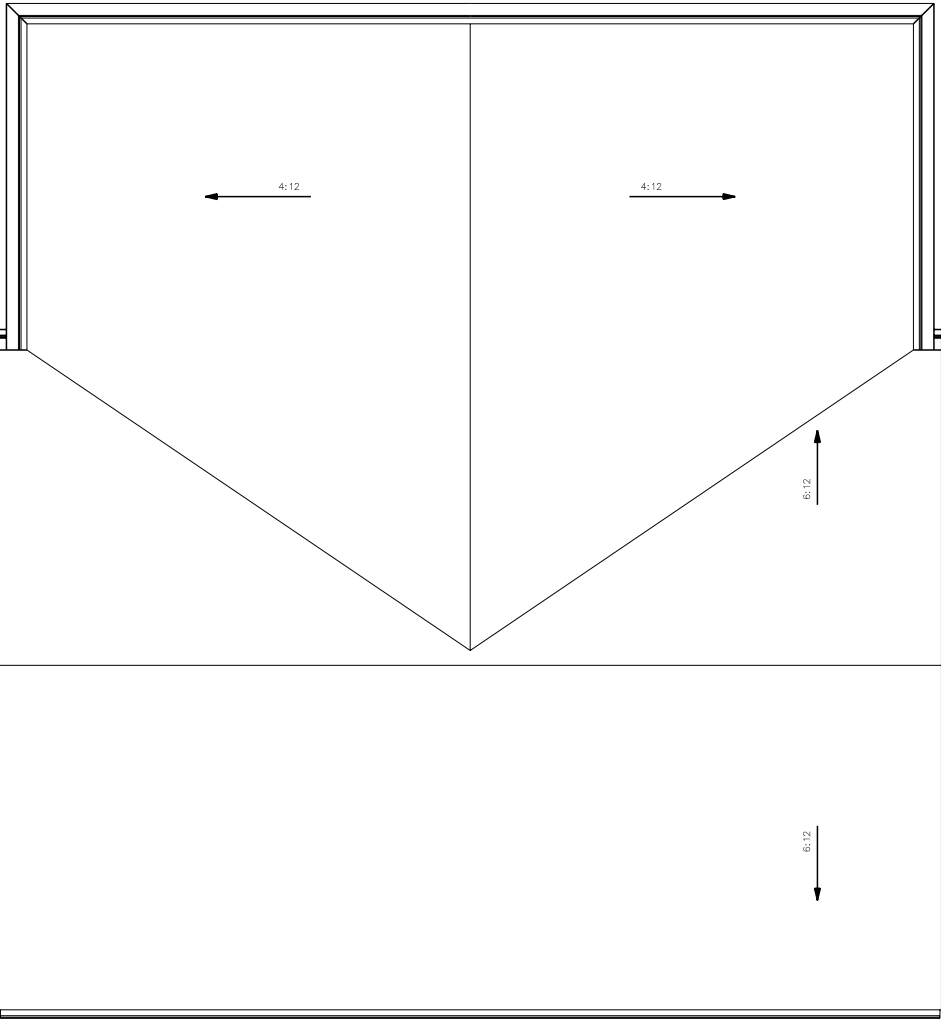
NO.	DATE:	ISSUE / REVISION
1	16-FEB-2016	BUILDING PERMIT

design by:	drawn by:	approved by:	date:	scale:
	G.T.	D.O.	11/30/2020	As Noted

Project: Lapensee

Sheet Title: A2.1 Proposed Elevation

page 5 of 6



TOP ELEVATION
SCALE: 1/8" = 1'-0"

BCIN Stamp:

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design by:	drawn by:	approved by:	date:	scale:
	G.T.	D.O.	11/30/2020	As Noted
Project: Lapensee				
Sheet Title: A3.0 Roof Plan				
page 6 of 6				



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**

Type text here

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 _____ Telephone No. _____

FAX NO. _____

2. Address _____

Postal Code _____

3. Name of Agent _____ Telephone No. _____

FAX NO. _____

E-mail address. _____

4. Address _____

Postal Code _____

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:

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

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

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.

Date


Signature Property Owner

Print Name of Owner

10. Dimensions of lands affected:

Frontage _____
Depth _____
Area _____
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: _____

Proposed: _____

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

Existing: _____

Proposed: _____

13. Date of acquisition of subject lands: _____

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

15. Existing uses of the subject property: _____

16. Existing uses of abutting properties: _____

17. Length of time the existing uses of the subject property have continued: _____

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: _____

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