

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.: FL/A-21:15

APPLICANTS: Kevin Webster on behalf of the owners E. Kovaltchouk & T. Courvoisier

SUBJECT PROPERTY: Municipal address **252 6th Conc. Rd. W., Flamborough**

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-law 15-173

ZONING: "S1" (Settlement Residential) district

PROPOSAL: To permit the construction of a new 1½ single detached dwelling and a proposed 1 storey accessory building notwithstanding that;

1. A maximum gross floor area of 279 m² shall be provided instead of the maximum permitted 97.0 m²; and

2. A maximum 6.0 m building height shall be provided instead of the regulation in the By-Law which states that buildings accessory to a residential use shall have a maximum building height of 5.0 m; and

3. A maximum 3.7 m height to the underside roof overhang shall be provided instead of the maximum permitted 3.0 m; and

4. A minimum rear yard setback of 3.0 m shall be provided instead of the minimum required 7.5 m.

Notes:

No accessory building shall be used for human habitation.

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

DATE: Thursday, February 18th, 2021
TIME: 2:30 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
.../2

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: February 2nd, 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.

RECEIVED
CONSERVATION
HALTON

NOV 23 2022

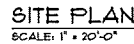
HALTON REGION CONSERVATION AUTHORITY

APPROVED BY:

DATE: 2020-12-03

Subject to the conditions provided on

PERMIT No.: 7659



44 PENTLAND RD.
WATERDOWN, ONT.
L0R 2H5
905.639.2009
kevin@kwdesigns.ca

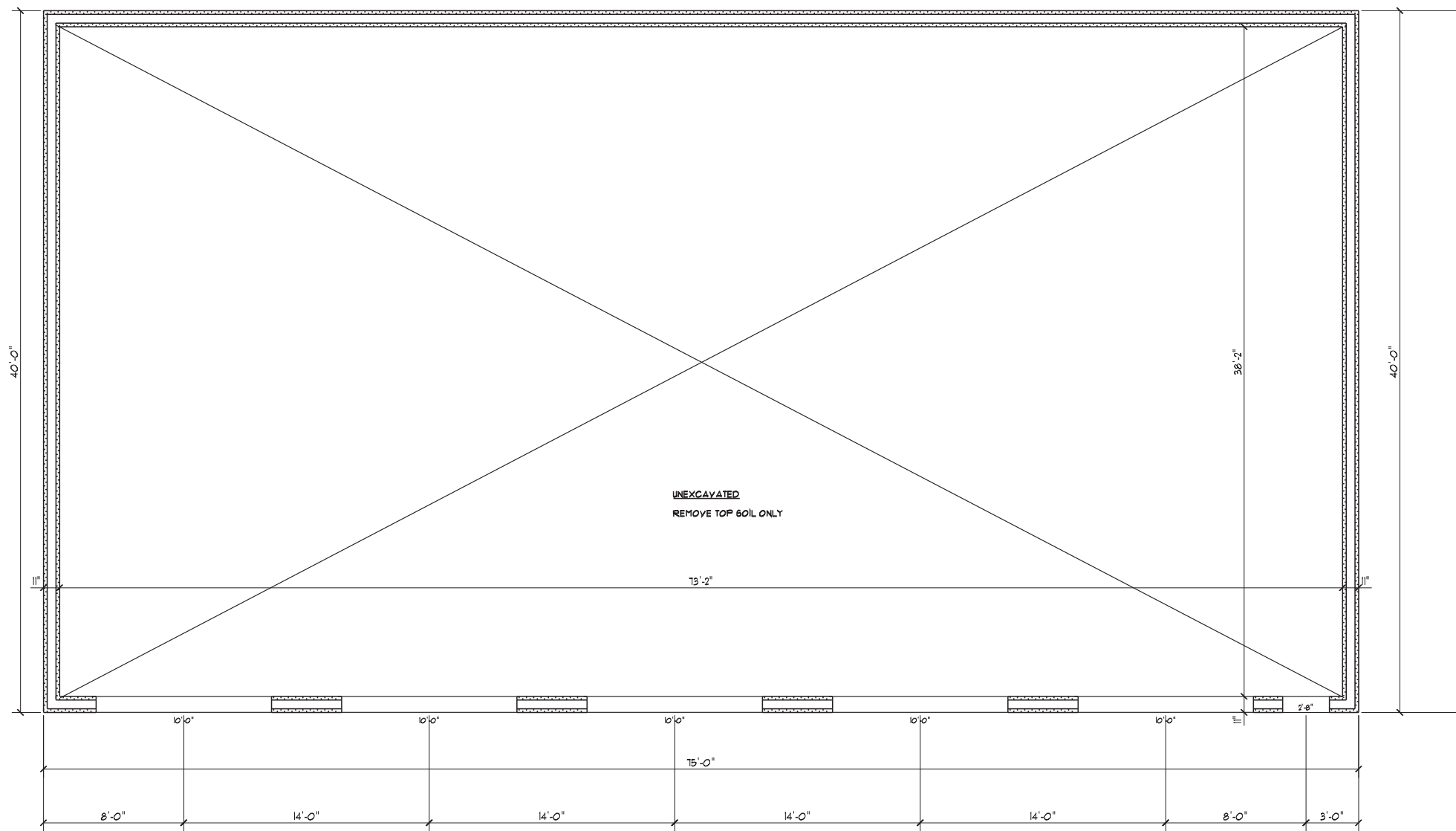
KEVIN WEBSTER
DESIGNS INC.

DRAWN BY:	CHECKED BY:
11/11/11	11/11/11

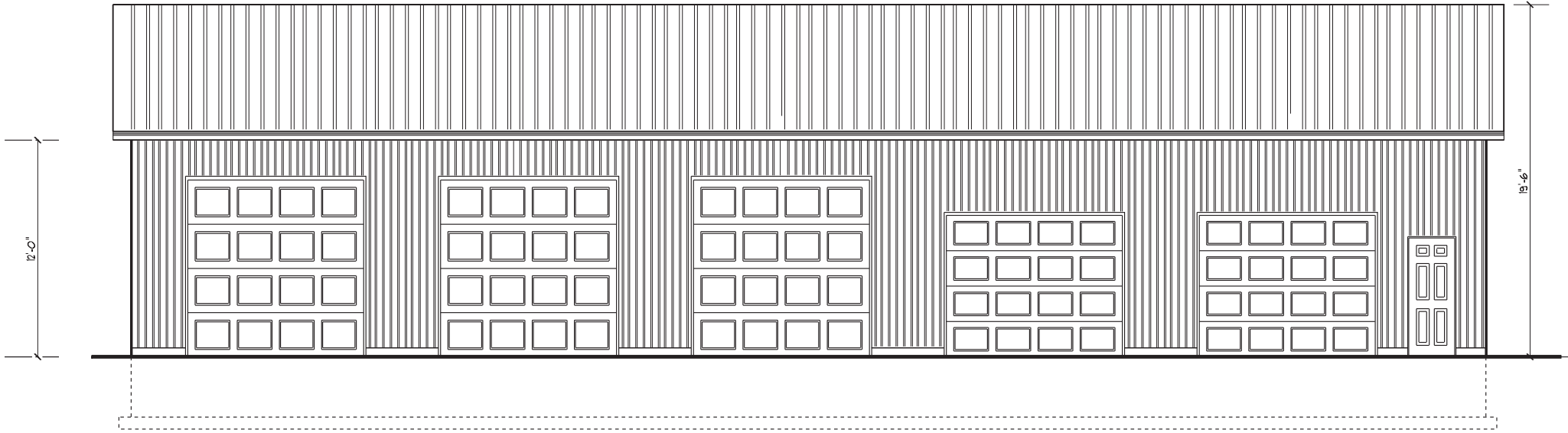
ONLINE DRILLING

PROJECT NAME:
252 6TH CONC. RD. EAST
FLAMBOROUGH, ONT.

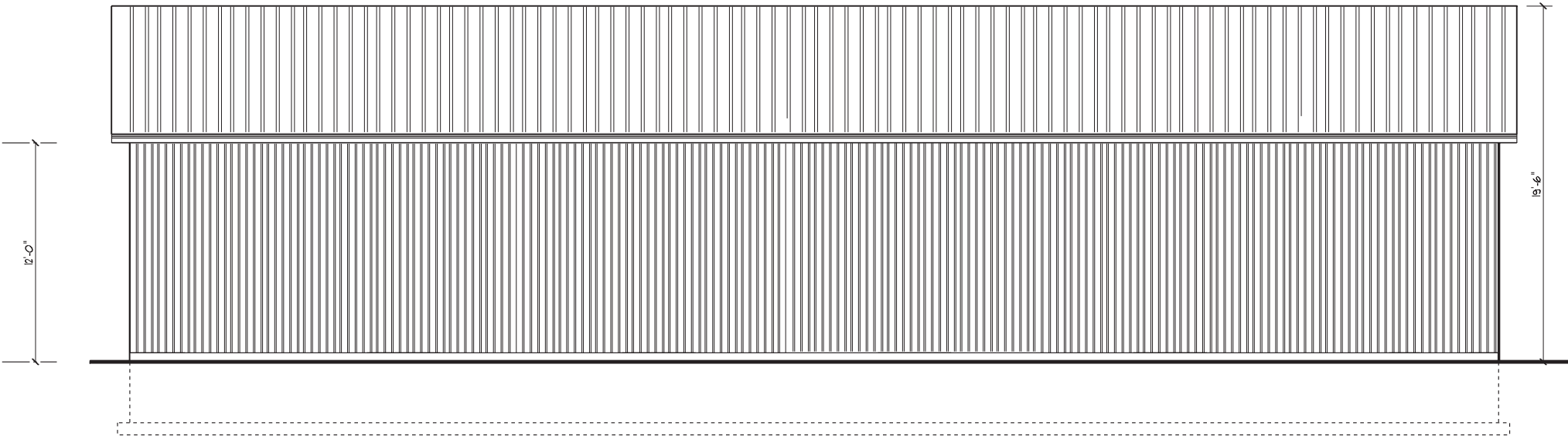
752 BIRCH COUN. RD. E.
FLAMBOROUGH, ONT.



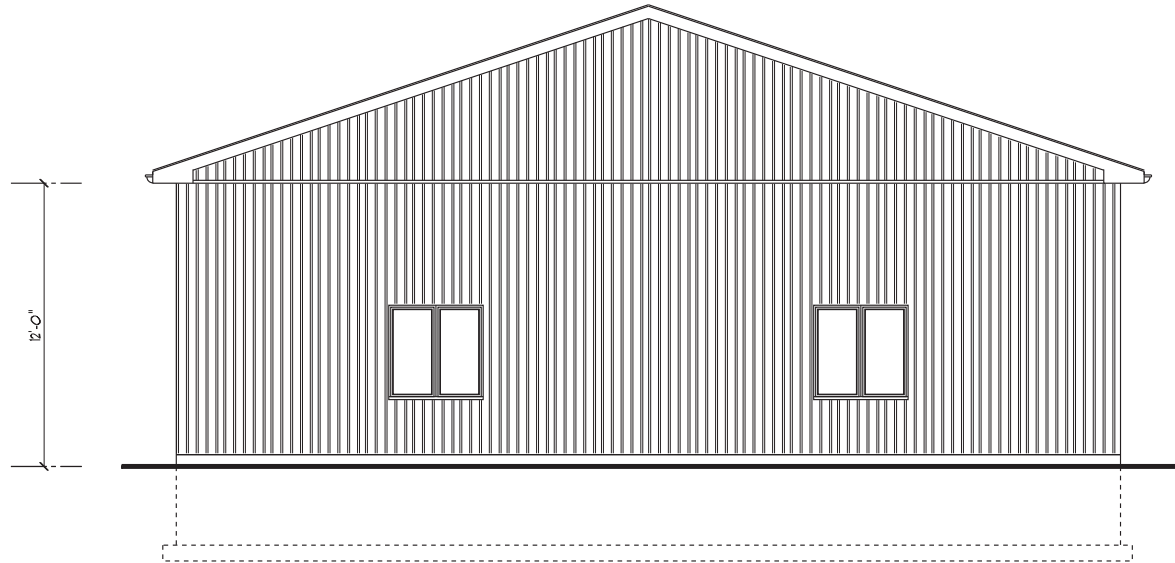
FOUNDATION PLAN



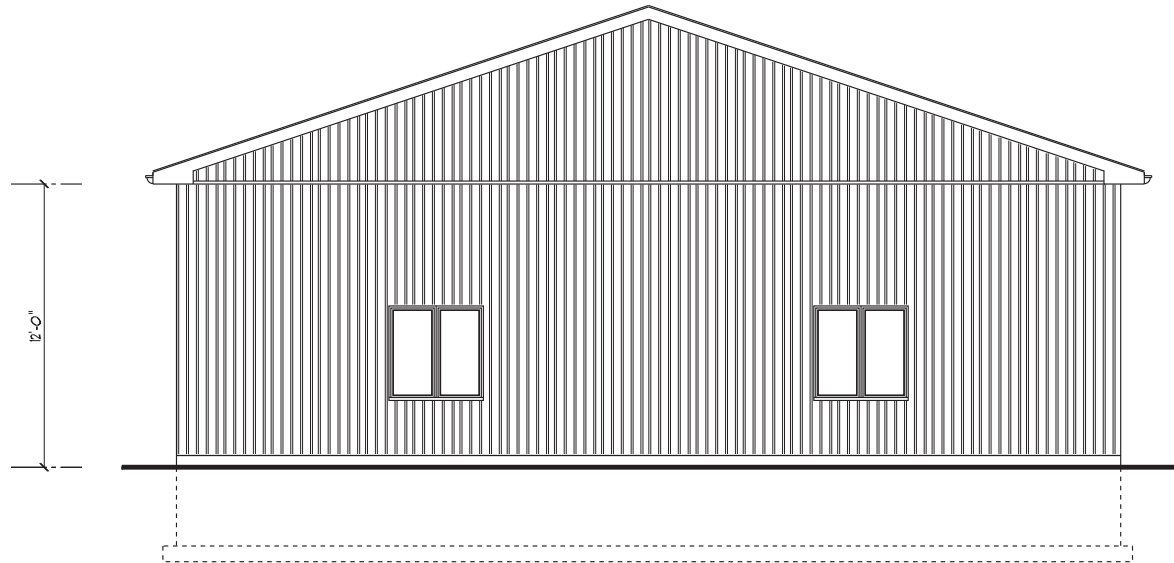
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



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.

ELENA KOVALTCHOUK

1. Name of Owner TIM COURVOISIER Telephone No. [REDACTED]
FAX NO. [REDACTED] E-mail address. [REDACTED]
2. Address [REDACTED]
[REDACTED] Postal Code [REDACTED]
3. Name of Agent KEVIN WEBSTER Telephone No. [REDACTED]
FAX NO. [REDACTED] E-mail address. [REDACTED]
4. Address [REDACTED]
[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:

Postal Code

Postal Code

6. Nature and extent of relief applied for:

1. PROPOSED 278.7 SQ. M ACCESSORY BUILDING
ALLOWED MAX. 97 SQ. M

2. PROPOSED HEIGHT 5.96 M ALLOWED 5.0 M

3. PROPOSED UNDERSIDE OF SOFFIT 3.65 M ALLOWED 3.0 M

4. REAR YARD SETBACK PROPOSED 3.05 M REQUIRE 7.5 M

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

DUE TO THE BUILDING REQUIRED, AND
DEALING WITH CONSERVATION, THE SETBACKS
NEEDED TO BE DECREASED
REQUIRE HEIGHT FOR VEHICLE STORAGE

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

PART OF LOT 8 CONCESSION 5
FLAMBOROUGH

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?

COMMON KNOWLEDGE

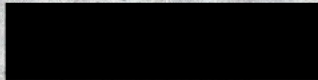
9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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.

DEC. 18/20
Date

X 
Signature Property Owner

ELENA KOVALTCHUK
Print Name of Owner

10. Dimensions of lands affected:

Frontage 96.79'
Depth 440.0'
Area 42587.60'
Width of street 20'

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 DWELLING & DETACHED GARAGE TO BE DEMOLISHED
Existing: 2 STOREY DWELLING 1200 SQ FT GROSS AREA
600 SQ GROUND FLOOR 25' x 25'
24' HEIGHT
500 SQ. DETACHED GARAGE

Proposed: 3028 GROSS FLOOR AREA DWELLING (NEW)
2621 GROUND FLOOR AREA

67' W x 70' L, 27'-6" HEIGHT 1 1/2 STOREY
NEW DETACHED GARAGE 3000 SQ. 75' x 40' 19'-6" HEIGHT.

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 YARD 128', SIDE 12', SIDE 45'
REAR 281' (DWELLING)

(GARAGE) FRONT 133', SIDE 32', SIDE 13', REAR 270'

Proposed: DWELLING FRONT 47m (154')
SIDE 3.0m (10'), SIDE 6.1m (20'), REAR 65.8m (216')
DETACHED GARAGE, FRONT 118.9m (390')
SIDE 3.35, SIDE 3.35, REAR 3.05

13. Date of acquisition of subject lands:
Nov. 2020
14. Date of construction of all buildings and structures on subject lands:
1960 +/-
15. Existing uses of the subject property: SINGLE FAMILY RESIDENTIAL
16. Existing uses of abutting properties: SINGLE FAMILY RESIDENTIAL
17. Length of time the existing uses of the subject property have continued:
SINCE BUILT 1960 +/-
18. Municipal services available: (check the appropriate space or spaces)
Water NO (WELL) Connected _____
Sanitary Sewer NO Connected _____
Storm Sewers NO
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:
S-1
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