

## **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-21:49

**APPLICANTS:** Robert Cove on behalf of the owner Firas Alkhalil

**SUBJECT PROPERTY:** Municipal address **825 Cannon St. E., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended

**ZONING:** "C" (Urban Protected Residential) district

**PROPOSAL:** To permit the construction of a roofed-over unenclosed porch in the front yard of the existing single family dwelling notwithstanding that:

1. The roofed-over unenclosed front porch shall be permitted to project a maximum of 4.8m into the required front yard and provide a minimum setback of 1.2m from the front lot line instead of the maximum 3.0m projection permitted and minimum 1.5m setback required from the front lot line.

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

---

**DATE:** Thursday, March 4th, 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](http://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](http://www.hamilton.ca/committeeofadjustment)

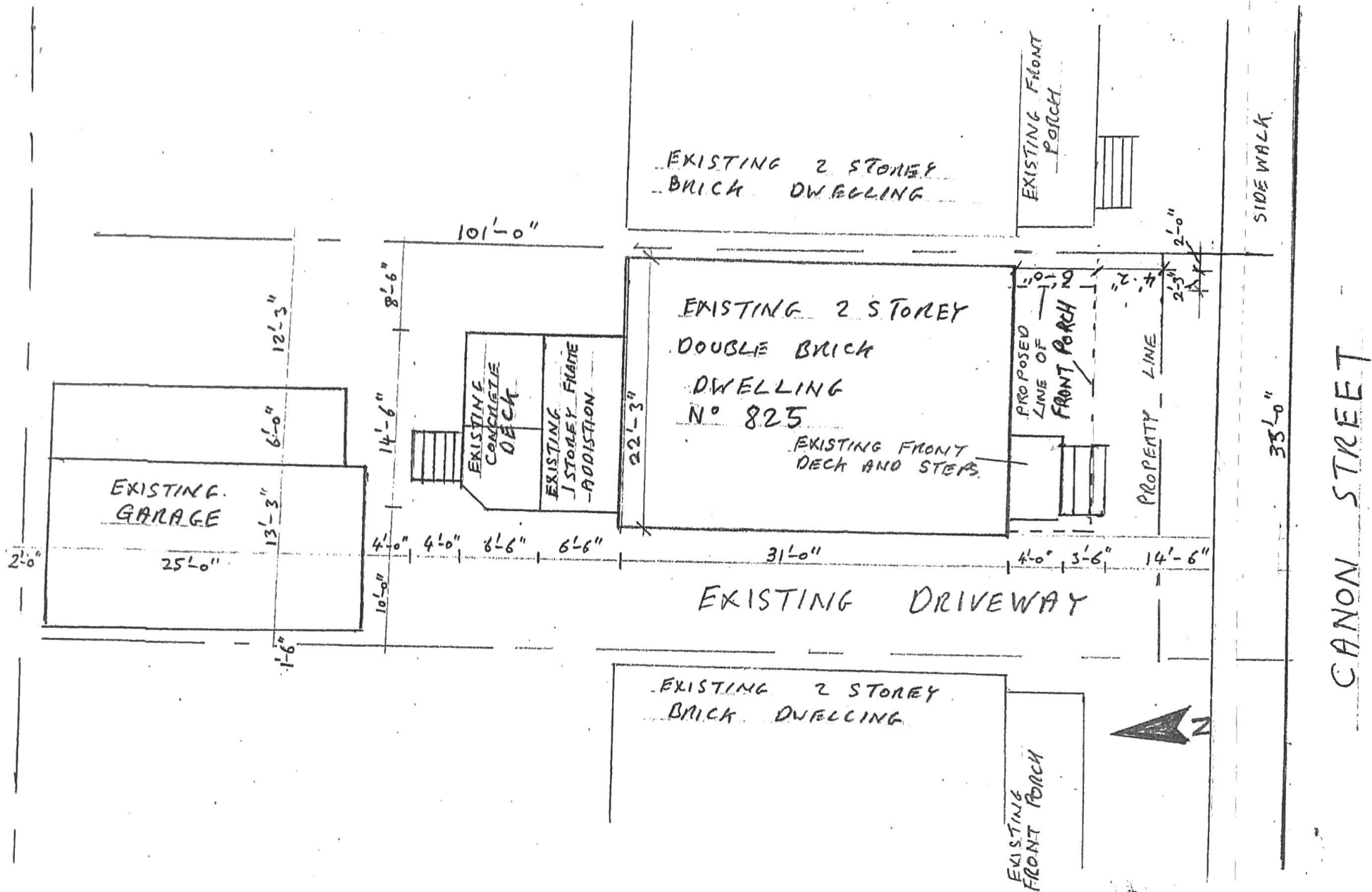
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: February 16th, 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.***



AIKHAIII RESIDENCE  
825 CANON STREET, E.  
HAMILTON ON L8L 2H3

PROPOSED  
FRONT PORCH

DATE	DWG #
JAN 11/21	1
SCALE	QTY
3/32 = 1'-0"	2



Phone (905) 546-2424 ext.4221  
Fax (905) 546-4202

Page 1

6. Nature and extent of relief applied for:

TO REDUCE THE EXISTING 3M BY-LAW TO 1.2M  
FOR A ROOFED OVER FRONT PORCH

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

THE PROPERTY LINE IS 10'-2" FROM THE FRONT  
OF THE HOUSE AND THE PROPOSED FRONT PORCH  
EXTENDS 6'-0" FROM THE FRONT OF THE HOUSE  
LEAVING ONLY 4'-2" TO THE PROPERTY LINE

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

PLAN 477 LOT 98 PART LOT 99

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?

LOCAL NEIGHBOURS AND FRIENDS

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.

Jan, 18, 2021  
Date

  
Signature Property Owner

Firas Alkhalil  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 35'-00"  
Depth 101'-0"  
Area 3,535 <sup>sq</sup>ft  
Width of street 50'-0" INCLUDING SIDE WALKS

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 791.75 <sup>sq</sup>ft  
GROSS FLOOR AREA 791.75 <sup>sq</sup>ft  
2 STOREY BRICK DWELLING WIDTH 22'-6" <sup>ft</sup> LENGTH 31'-0" <sup>ft</sup>  
1 SINGLE STOREY GARAGE IN BACK GARDEN 332 <sup>sq</sup>ft  
1 SINGLE STOREY SHED IN BACK GARDEN 130 <sup>sq</sup>ft  
Proposed:  
1 SINGLE STOREY ROOFED OVER FRONT PORCH 114 <sup>sq</sup>ft

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

Existing: 2 STOREY BRICK DWELLING, WEST SIDE 14'-3"  
EAST SIDE 2'-0" SOUTH SIDE 13'-4" NORTH SIDE 56'-8"  
SINGLE STOREY GARAGE AND SHED IN BACK GARDEN  
WEST SIDE 1'-6" EAST SIDE 12'-3" SOUTH SIDE 65'-6" NORTH SIDE 2'-0"

Proposed: \_\_\_\_\_

1 SINGLE STORY ROOFED OVER FRONT PORCH  
WEST SIDE 14'-3" EAST SIDE 4'-3" NORTH SIDE 87'-8"  
SOUTH SIDE 7'-4"

13. Date of acquisition of subject lands: \_\_\_\_\_

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

90-100 YEARS

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: \_\_\_\_\_

90-100 YEARS

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: \_\_\_\_\_

NEIGHBOURHOOD

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

URBAN PROTECTION RESIDENTIAL  
SEE DISTRICT.

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