



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-21:56

APPLICANTS: Owner Mohammad Shakoor

SUBJECT PROPERTY: Municipal address **213 Grave Ave., Hamilton**

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

ZONING: C district Urban Protected Residential and etc.

PROPOSAL: To permit the construction of a second storey addition to the existing single family dwelling, as well as alterations to the existing roofed-over unenclosed porch at the front of the dwelling, notwithstanding,

1. A minimum front yard depth of 3.2 metres shall be provided instead of the minimum required front yard depth of 6.0 metres, and,
2. A roofed over unenclosed porch shall be permitted to encroach 4.12 metres into the required front yard instead of the maximum permitted encroachment of 3.0 metres into a required front yard

NOTES:

1. The applicant shall ensure the proposed building height has been provided in accordance with the definition of *Height* and *Grade* as defined within the Zoning By-law.
2. The applicant shall ensure the 1.89 metre setback to the roofed-over unenclosed porch from the front lot line includes any eave and gutter projection associated with the proposed porch. A further variance will be required should the eave and gutter project beyond the 1.89 metre setback.
3. A further variance will be required if the eaves and gutter associated with the dwelling project greater than 1.5 metres into the required front yard or 0.6 metres into the required side yard.
4. The proposed alterations to the existing single family dwelling results in less than eight (8) habitable rooms being contained within the dwelling. As such, existing parking conditions are permitted to be maintained.

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

DATE: Thursday, March 2nd, 2021
TIME: 1:30 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 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

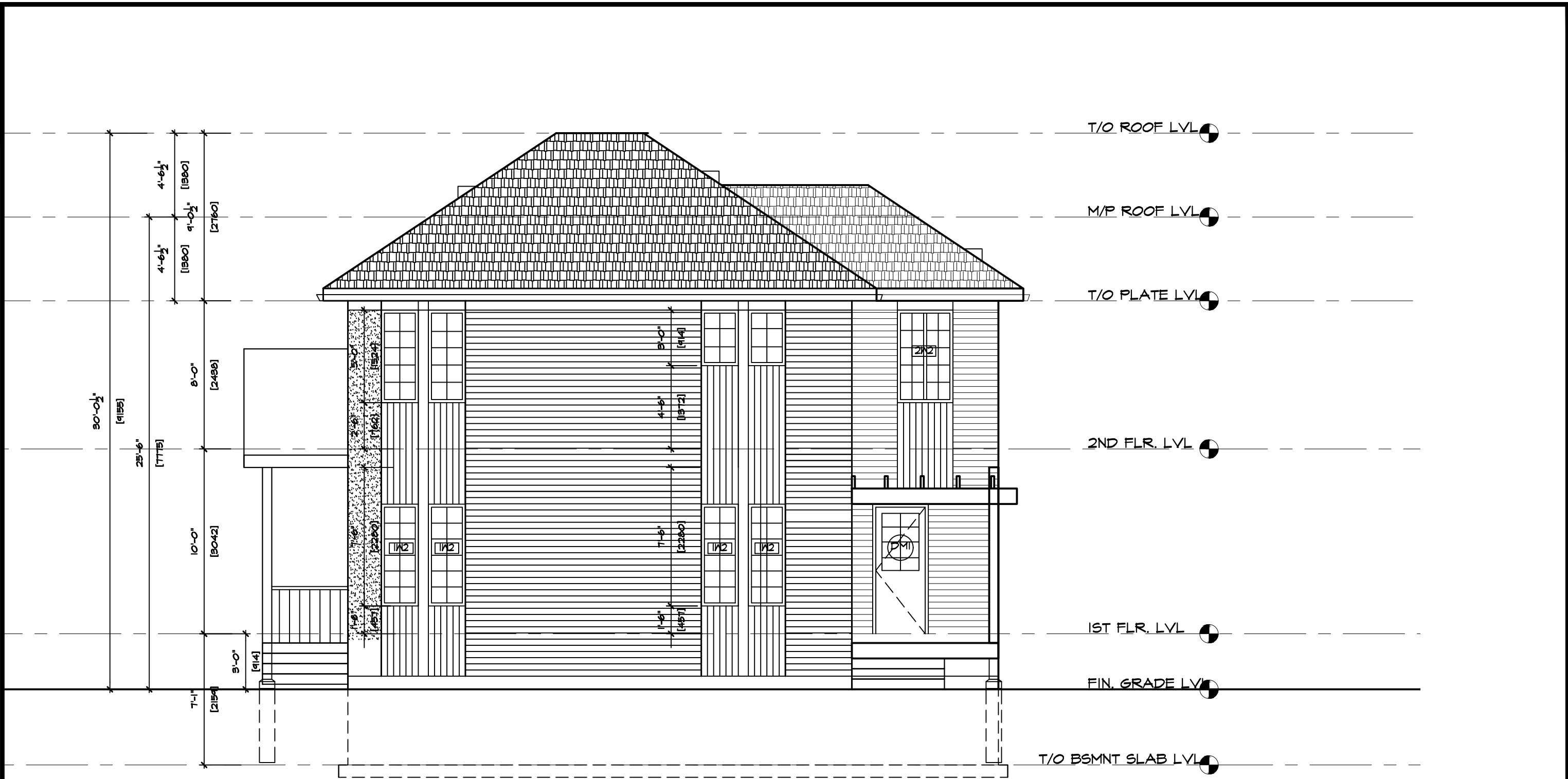
For more information on this matter, including access to drawings illustrating this request:

- 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

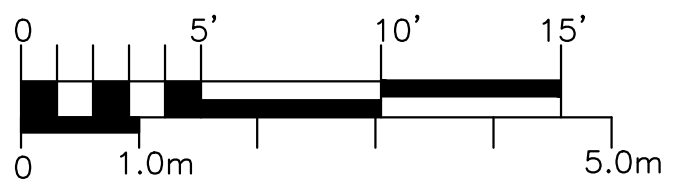
DATED: March 2nd, 2021.

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.



1 PROPOSED SOUTH ELEVATION
 A2.05 SCALE = 3/16" = 1'-0"



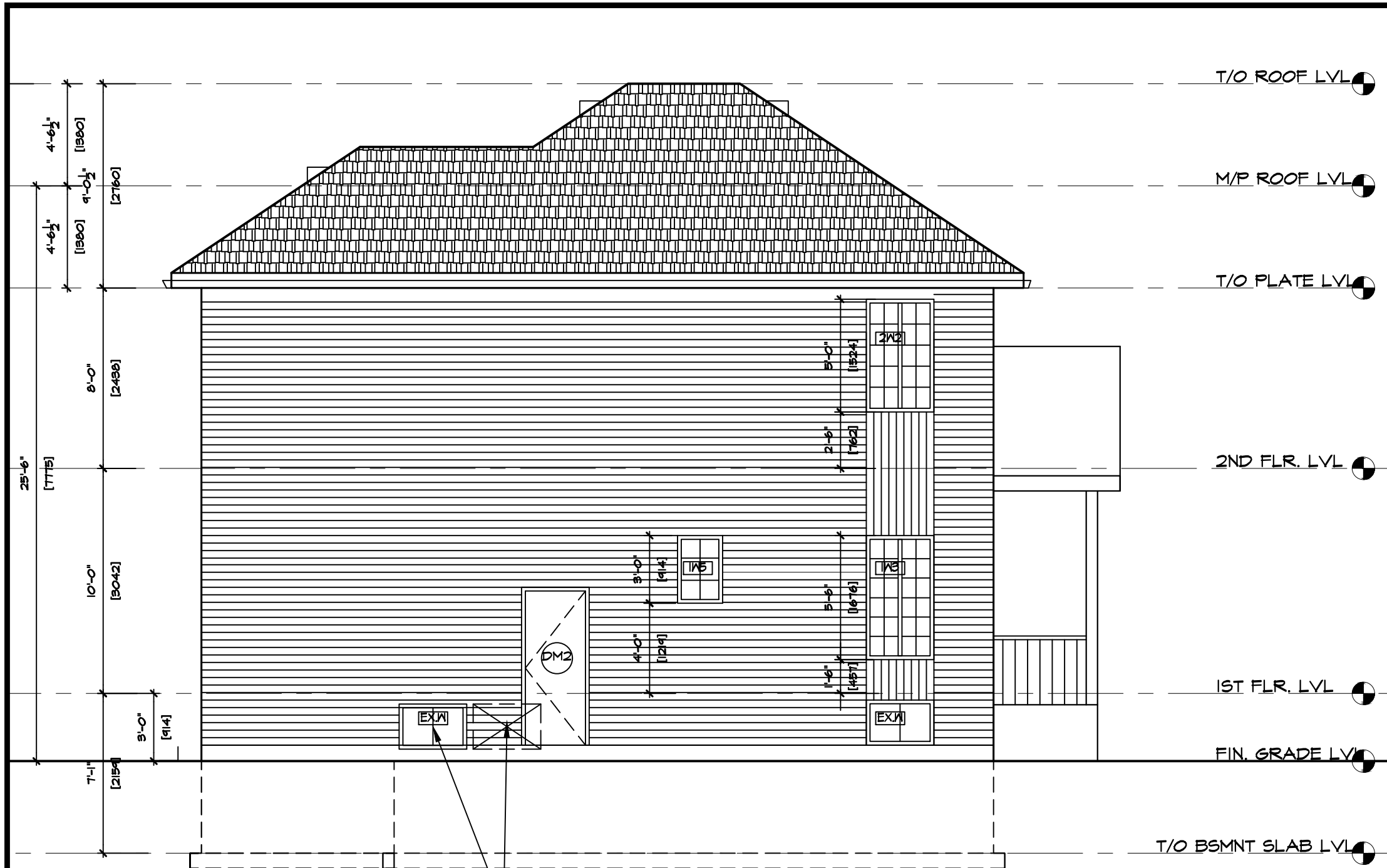
ARCHISYSTEM INC.
 CONSULTING ARCHITECTS
 CERTIFICATE OF PRACTICE # 5465

80 Eastern Avenue, Brampton, On unit A-9
 Tel: 905-858-2565 Cell: 647-796-2565
 www.thearchisystem.com
 e-mail: archisystem@gmail.com

Project
 PROPOSED ADDITION
 /ALTERATIONS PLANS AT
 213 GRACE AVENUE,
 HAMILTON ON. L8H 3X4

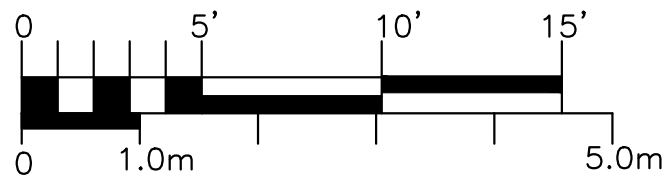
Owner:
 MOHAMMAD AKBAR SHAKOOR

Sheet title: SOUTH ELEVATION		
Revisions	Drawn By: IA	Project No: 2020180
△	Scale: AS NOTED	Date: 17.08.2020
△		Dwg. no. A2.05
△		REV. NO: -



RELOCATE EX. WINDOW BLOCK OPENING W/ MATCHING WALL CONST.

1 PROPOSED NORTH ELEVATION
 A2.04 SCALE = 3/16" = 1'-0"



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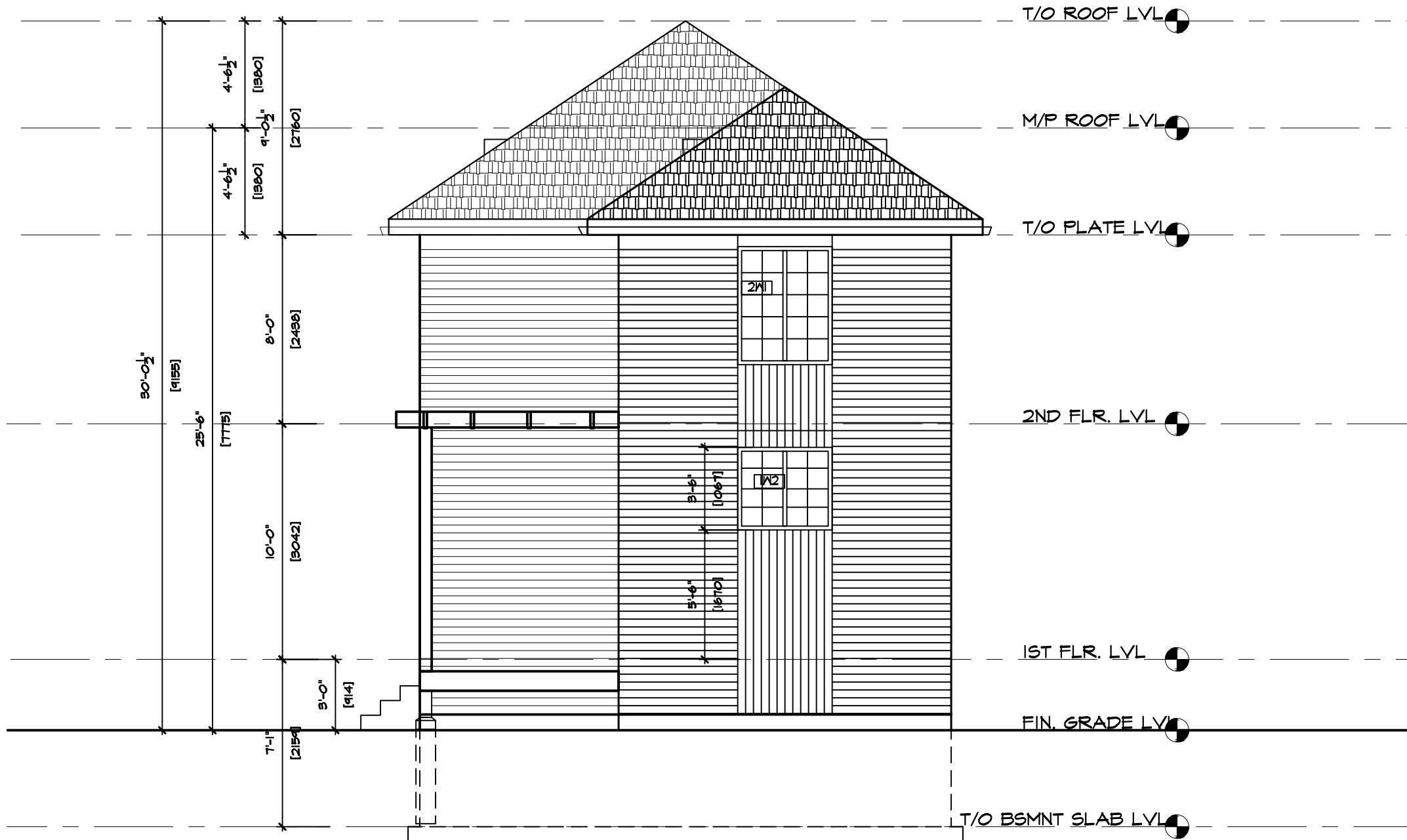
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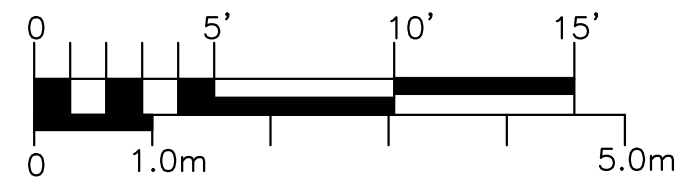
Owner:
 MOHAMMAD AKBAR SHAKOOR

Sheet title:
 NORTH ELEVATION

Revisions	Drawn By:	Project No:
△	IA	2020180
△	Scale: AS NOTED	Date: 17.08.2020
△		D'wg. no. A2.04
△		REV. NO: -



1 PROPOSED EAST ELEVATION
A2.03 SCALE = 3/16" = 1'-0"



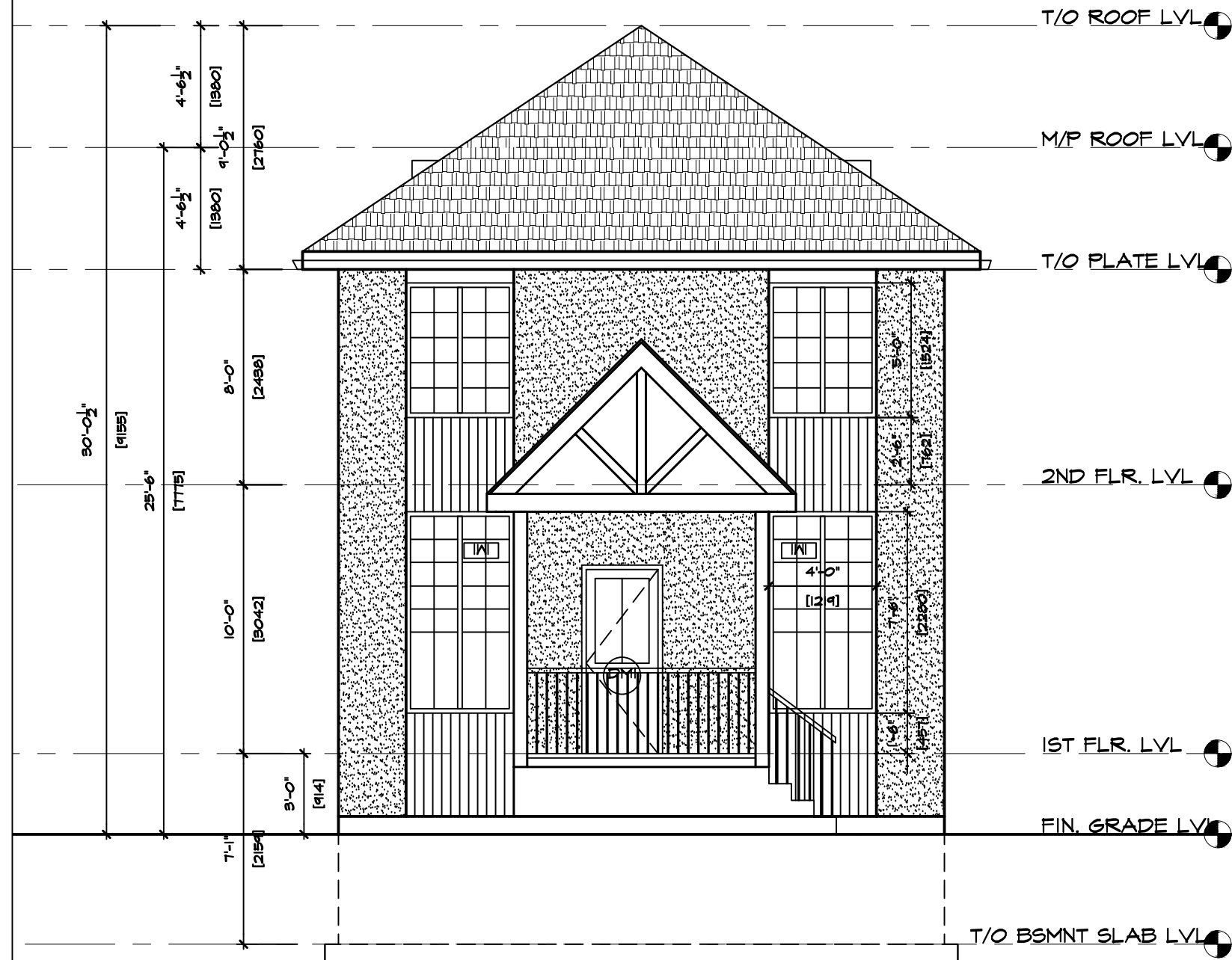
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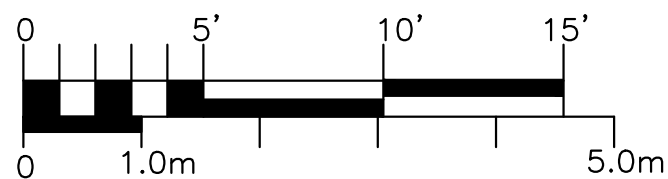
Project
PROPOSED ADDITION
/ALTERATIONS PLANS AT
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Sheet title: EAST ELEVATION		
Revisions	Drawn By: IA	Project No: 2020180
△	Scale: AS NOTED	Date: 17.08.2020
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△		



1 PROPOSED WEST ELEVATION
A2.02 SCALE = 3/16" = 1'-0"



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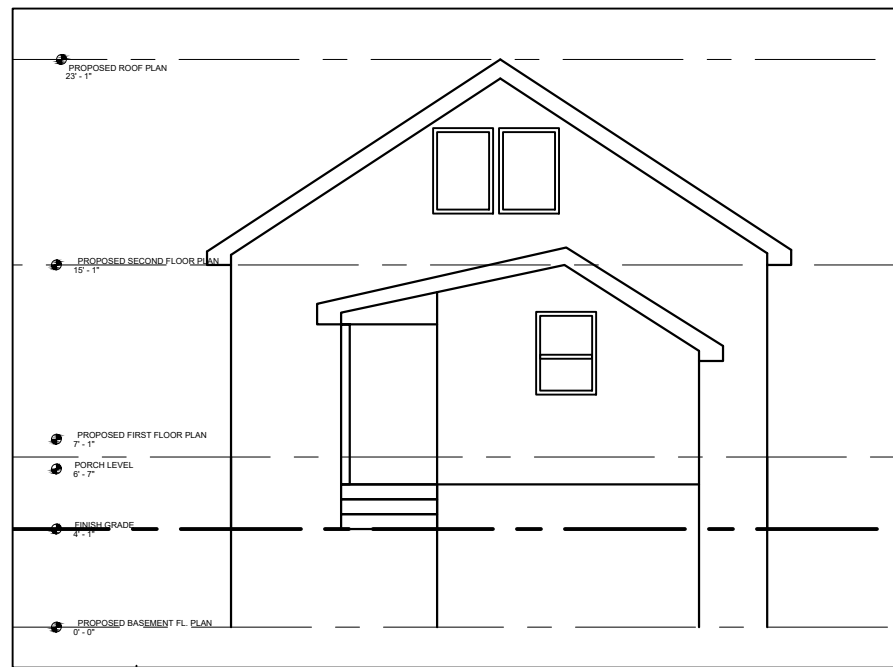
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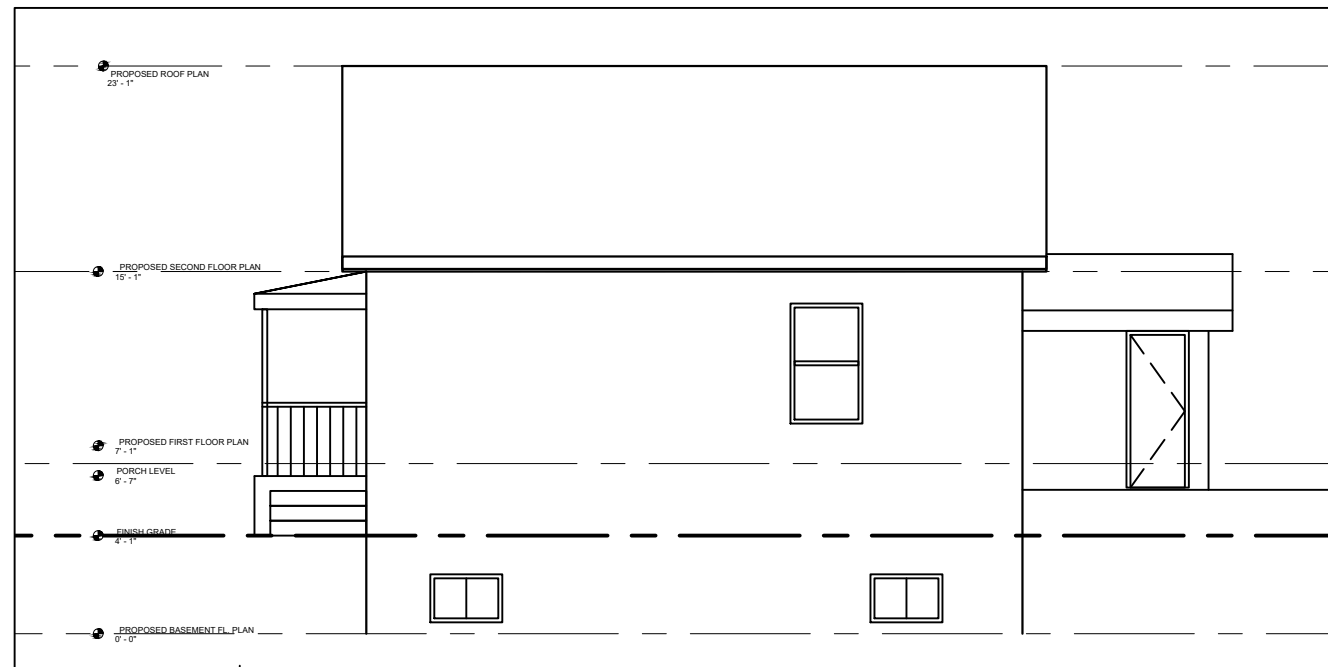
Owner:
MOHAMMAD AKBAR SHAKOOR

Sheet title:
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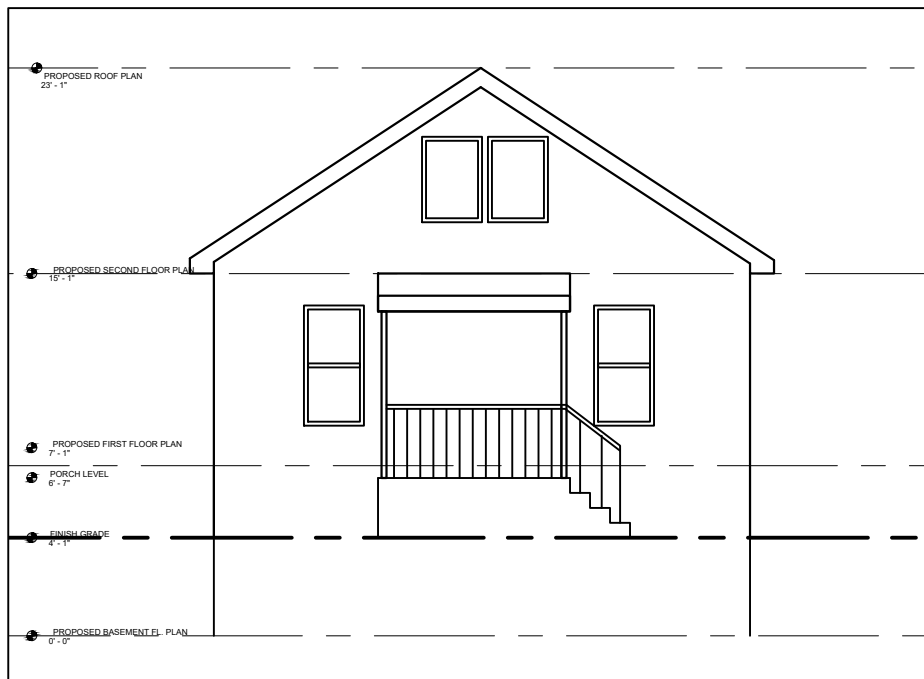
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△	Scale: AS NOTED	Date: 17.08.2020
△		D'wg. no. A2.02
△		REV. NO: -



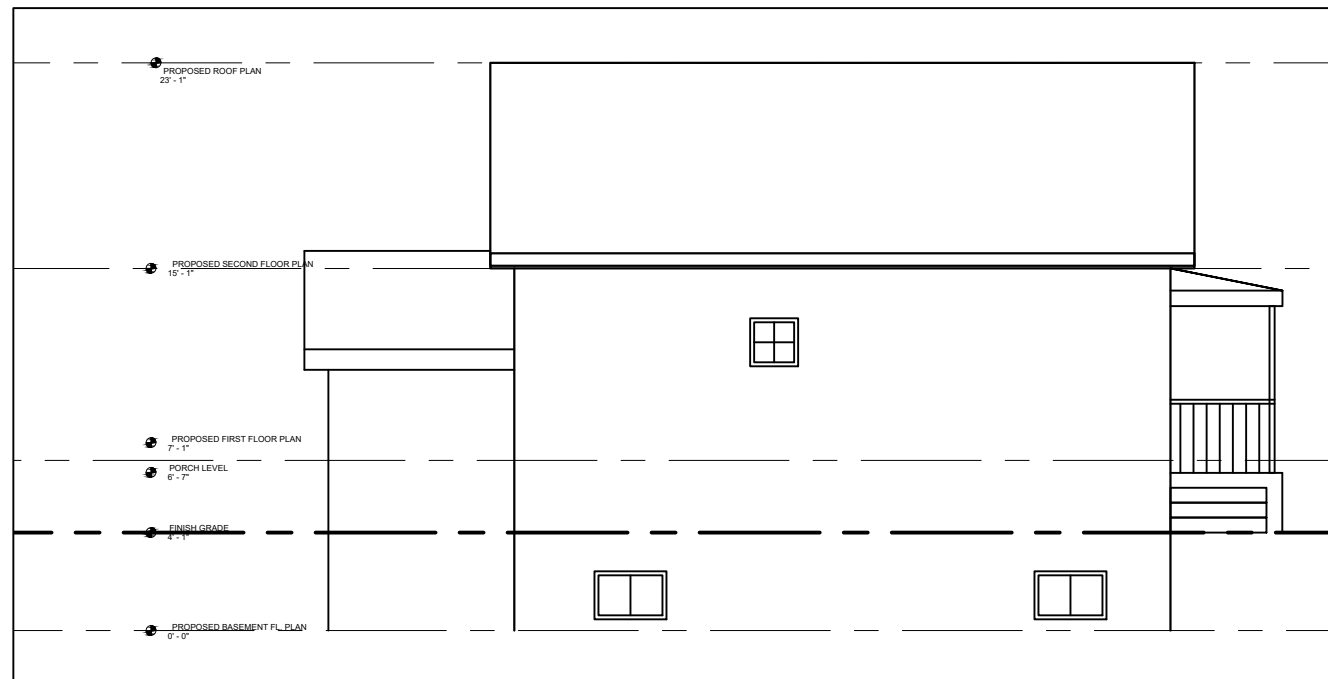
2 EXISTING WEST ELEVATION
A2.01 SCALE= 1/8" = 1'-0"



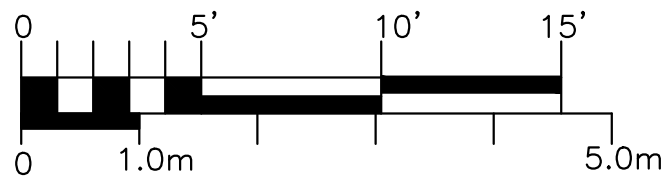
3 EXISTING SOUTH ELEVATION
A2.01 SCALE= 1/8" = 1'-0"



1 EXISTING EAST ELEVATION
A2.01 SCALE= 1/8" = 1'-0"



4 EXISTING NORTH ELEVATION
A2.01 SCALE= 1/8" = 1'-0"



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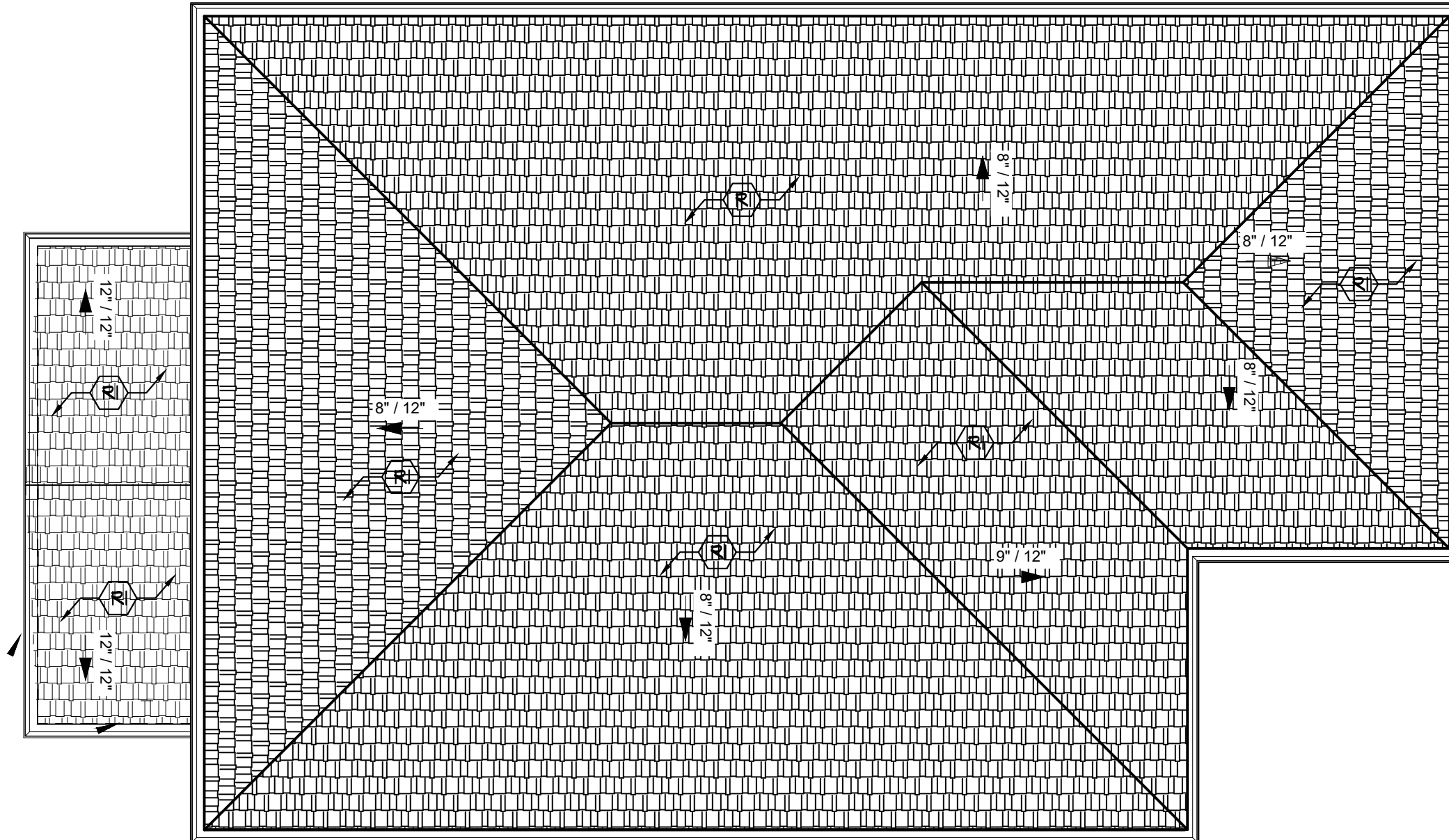
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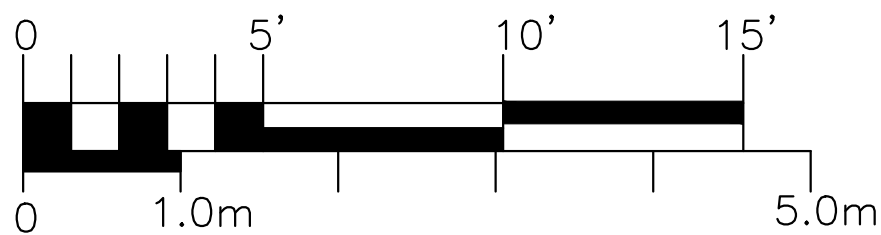
Owner:
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Sheet title:
EXISTING ELEVATIONS

Revisions	Drawn By: IA	Project No: 2020180
△	Scale: AS NOTED	Date: 17.08.2020
△		D'wg. no. A2.01
△		REV. NO: -
△		



1 PROPOSED ROOF PLAN
 AI.06 SCALE= 1/4" = 1'-0"



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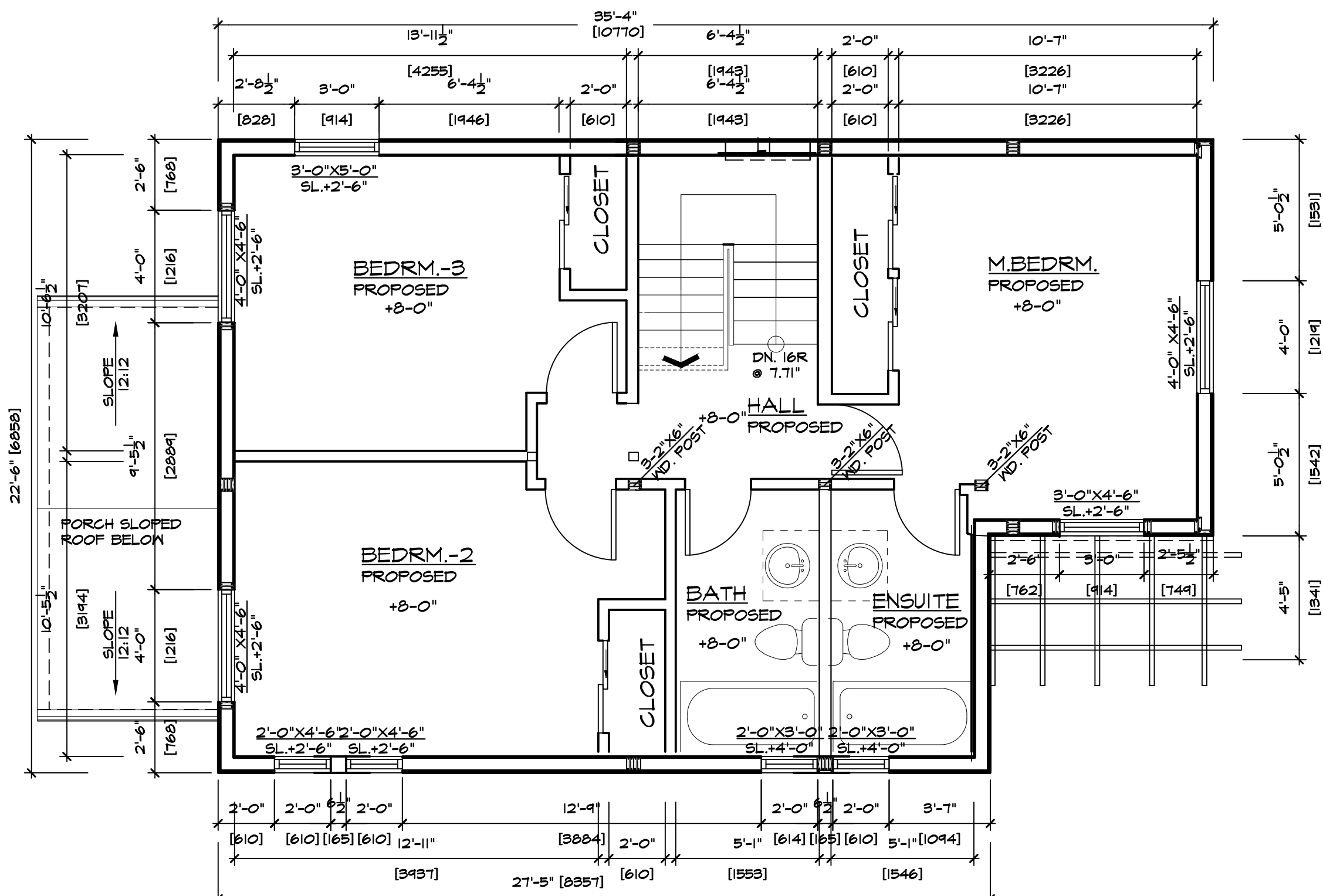
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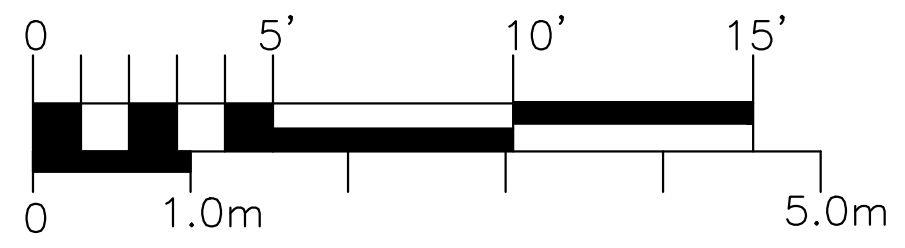
Owner:
 MOHAMMAD AKBAR SHAKOOR

Sheet title:
 PROPOSED ROOF PLAN

Revisions	Drawn By: IA	Project No: 2020180
△	Scale: AS NOTED	Date: 17.08.2020
△		D'wg. no. A1.06
△		REV. NO: -
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1 PROPOSED SECOND FLOOR PLAN
 AI.05 SCALE = 1/4" = 1'-0"



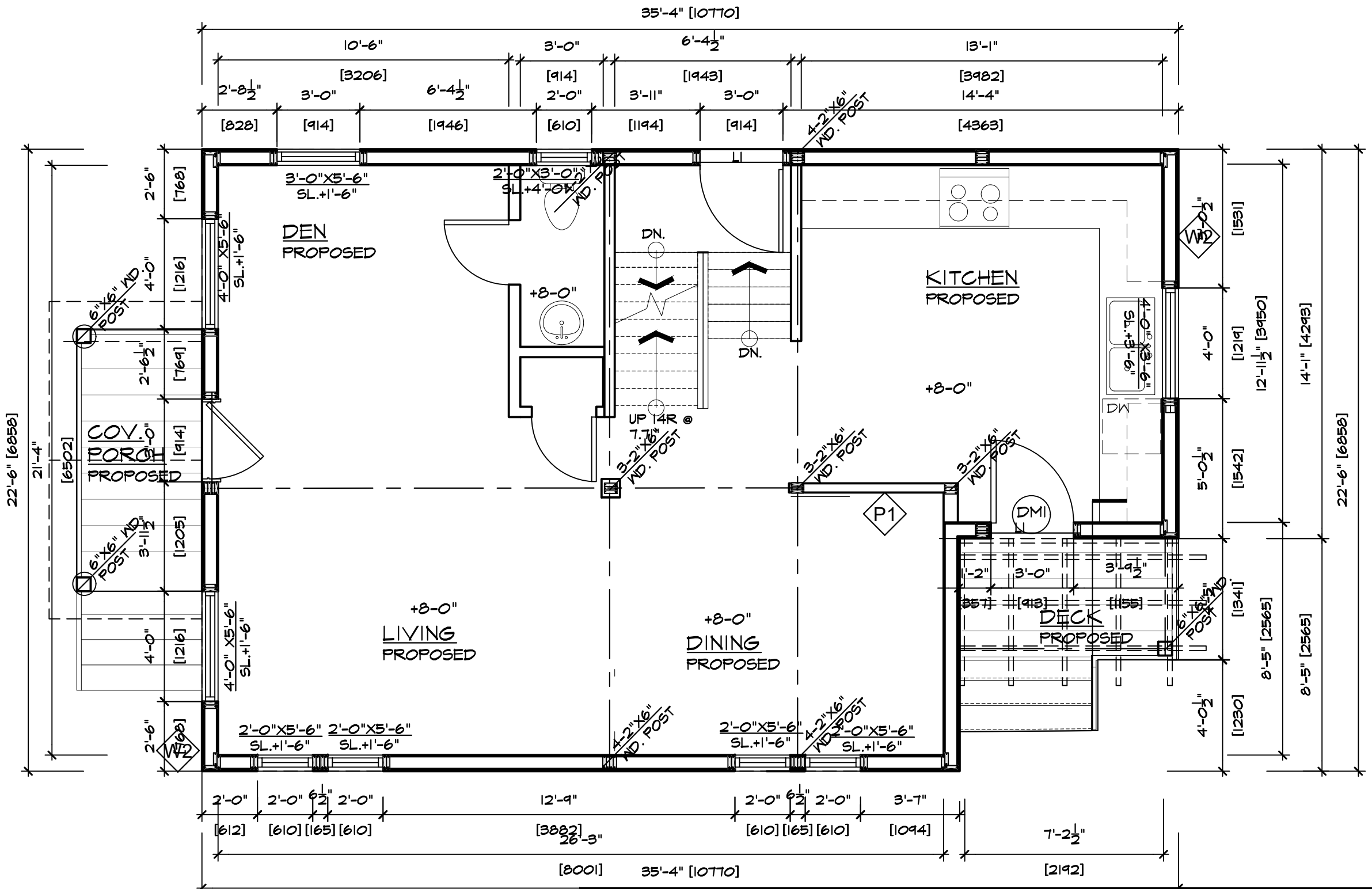
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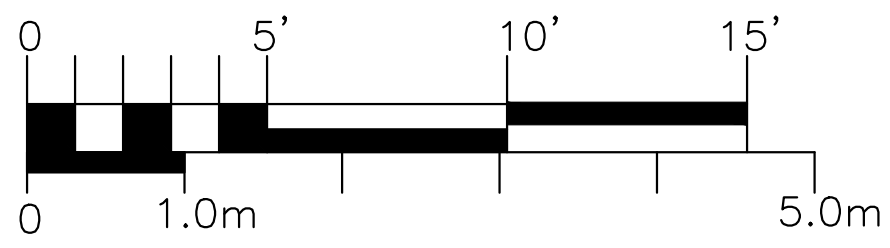
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△	Scale: AS NOTED	Date: 17.08.2020
△		Dwg. no. A1.05
△		REV. NO: -
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1 PROPOSED GROUND FLOOR PLAN
 AI.04 SCALE = 1/4" = 1'-0"



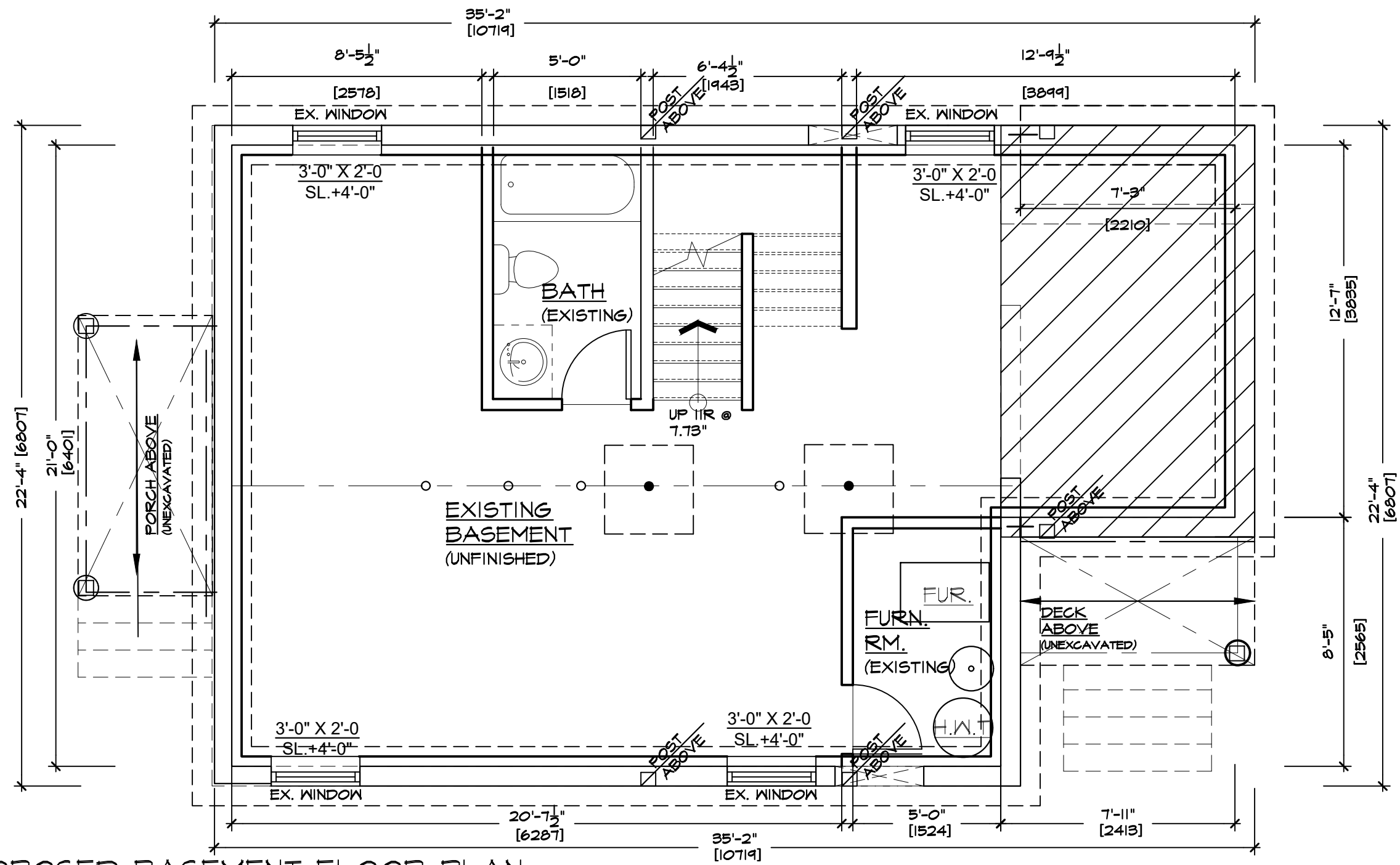
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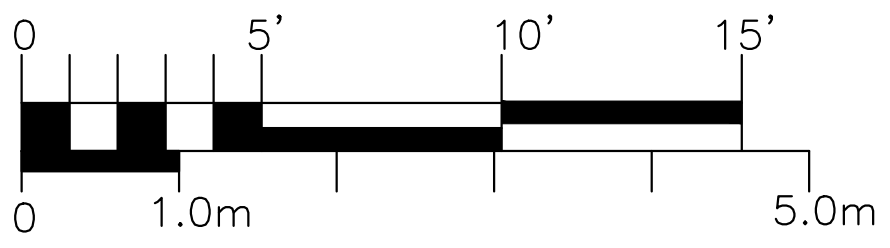
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△		REV. NO: -
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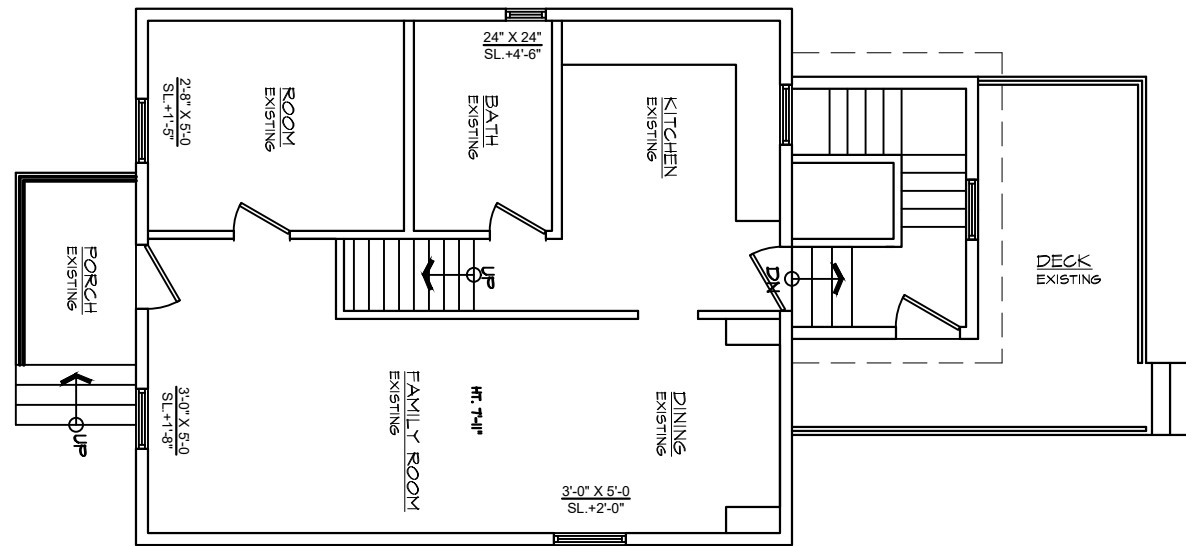
1 PROPOSED BASEMENT FLOOR PLAN
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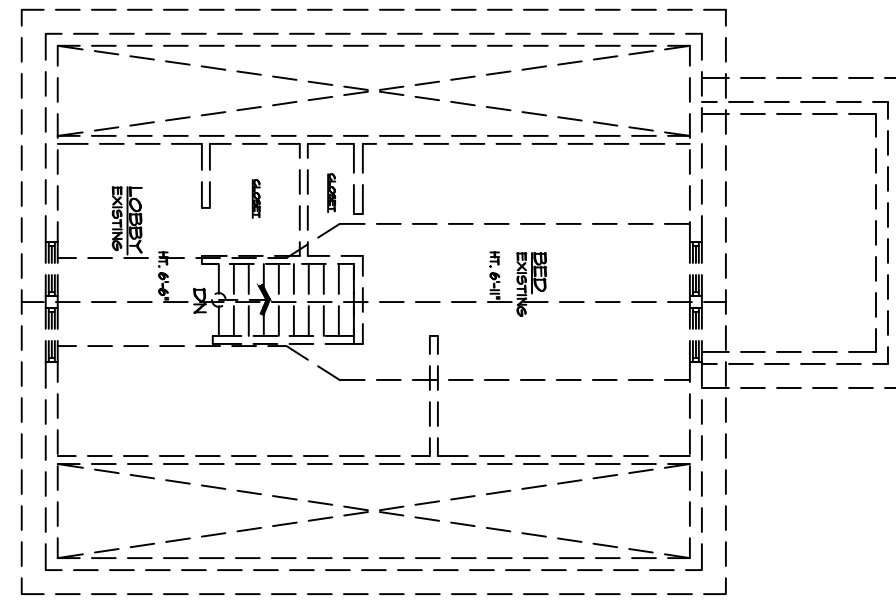
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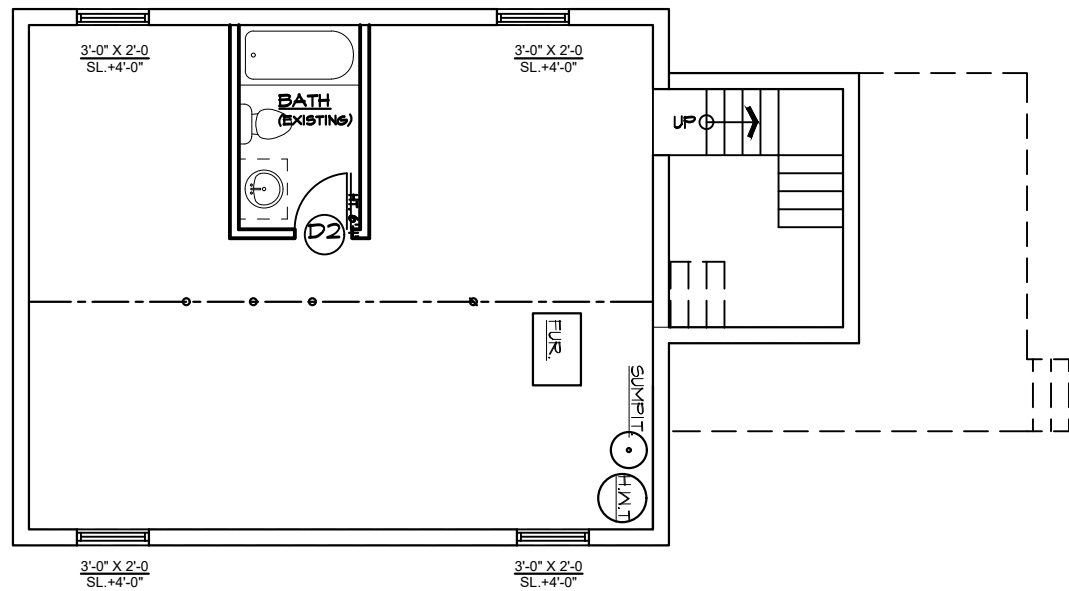
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Revisions	Drawn By: IA	Project No: 2020180
△	Scale: AS NOTED	Date: 17.08.2020
△		D'wg. no. A1.03
△		REV. NO: 1
△		



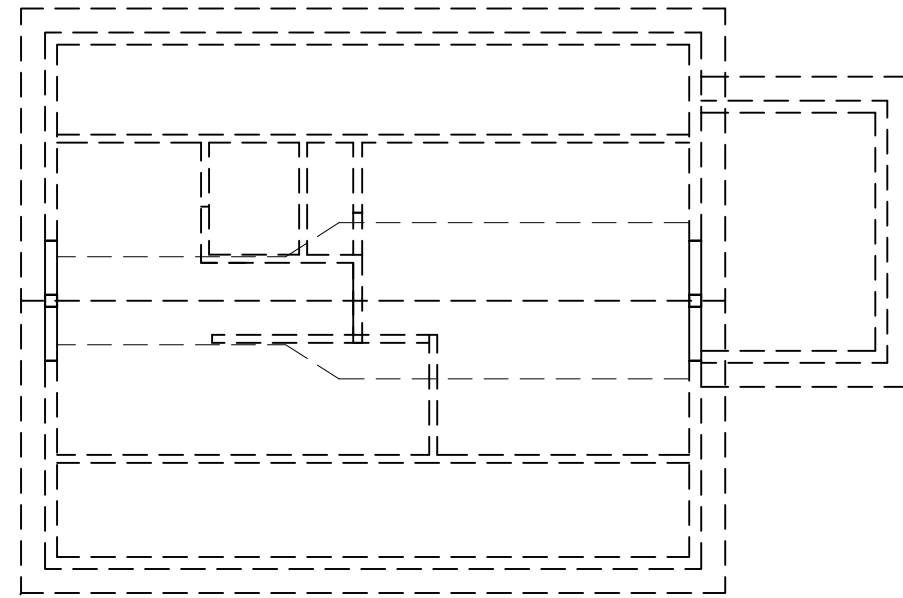
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 A1.01 SCALE=1/8"=1'-0"



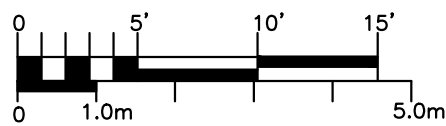
3 EXISTING SECOND FLOOR PLAN
 A1.01 SCALE=1/8"=1'-0"



1 EXISTING BASEMENT FLOOR PLAN
 A1.01 SCALE=1/8"=1'-0"



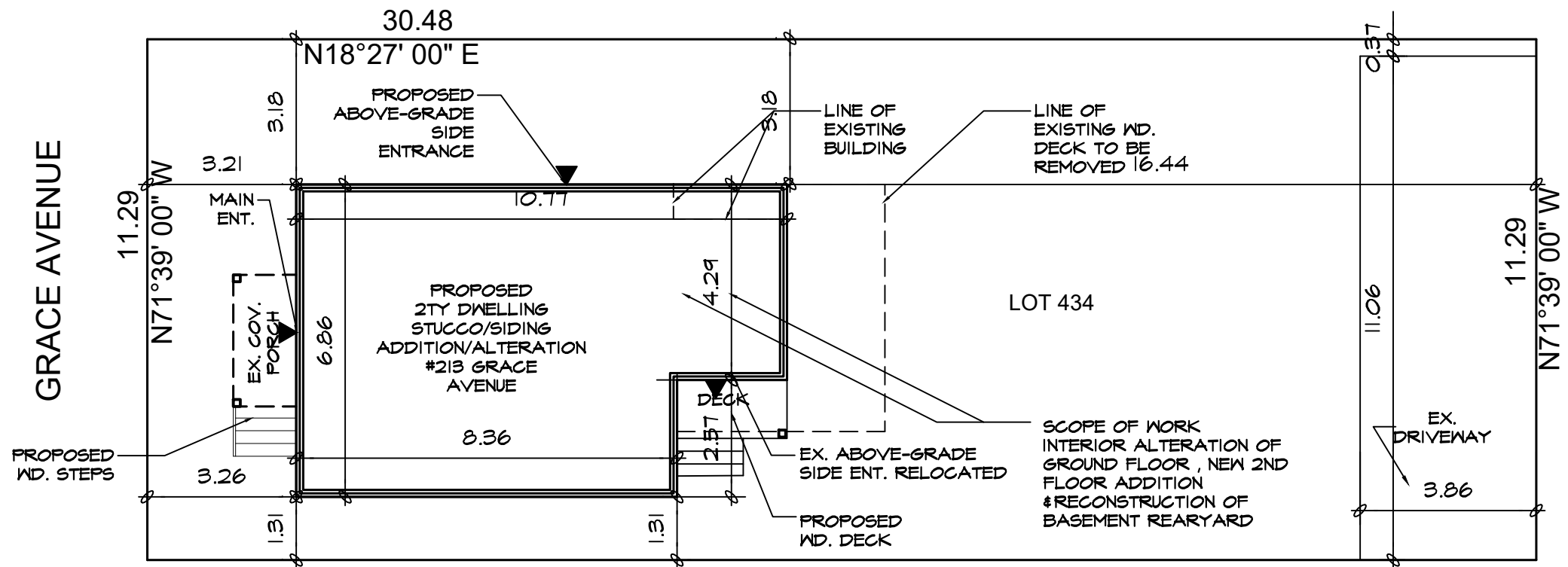
4 EXISTING ROOF PLAN
 A1.01 SCALE=1/8"=1'-0"



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 80 Eastern Avenue, Brampton, On unit A-9
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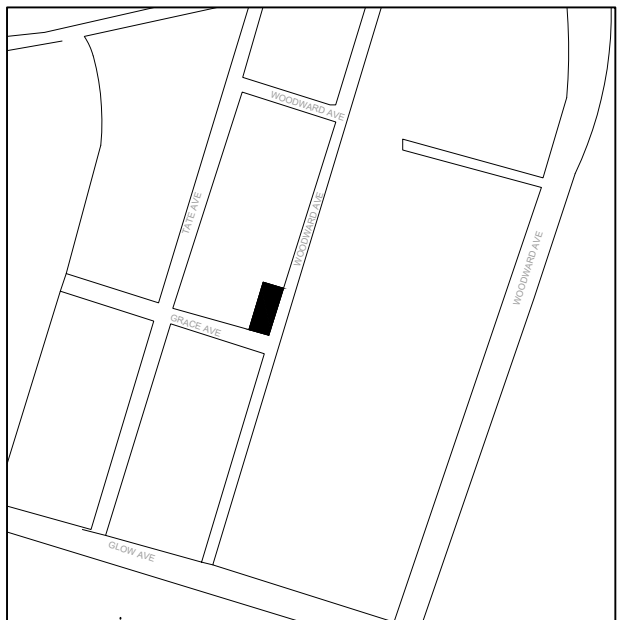
Project
 PROPOSED ADDITION
 /ALTERATIONS PLANS AT
 213 GRACE AVENUE,
 HAMILTON ON. L8H 3X4
 Owner:
 MOHAMMAD AKBAR SHAKOOR

Sheet title: EXISTING FLOOR PLANS		
Revisions	Drawn By: IA	Project No: 2020180
△	Scale: AS NOTED	Date: 17.08.2020
△		Dwg. no. A1.01
△		REV. NO: -
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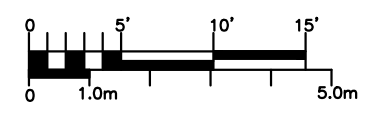


1 SITE PLAN
SPL.01 SCALE= 1:125

SITE DATA		M/SM	
ZONING		C	
PLAN NO:		573	
LOT NO:		434	
LOT AREA		348.38 SQ.M.	
EXISTING		PROPOSED	
BUILDING AREA (G.F)	=65.62 SQ.M	BUILDING AREA (G.F)	=67.69 SQ.M
LOT COVERAGE	=18.84%	LOT COVERAGE	=20.56%
GROSS FLOOR AREA	=101.52 SQ.M	GROSS FLOOR AREA	=67.69+67.69=135.31 SQ.M
BASEMENT AREA (UNFINISHED)	=67.67SQ.M	BASEMENT AREA (UNFINISHED)	=67.37 SQM



2 KEY PLAN
SPL.01 N.T.S



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Owner:
MOHAMMAD AKBAR SHAKOOR

Sheet title:
SITE PLAN

Revisions	Drawn By: IA	Project No: 2020180
03.10.2020	Scale: AS NOTED	Date: 17.08.2020
△		D'wg. no. SP1.01
△		REV. NO: 1
△		



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.

- Name of Owner AKBAR SHAKIR
MOHAMMAD Telephone No. _____
- _____
- Name of Agent _____ Telephone No. _____
FAX NO. _____ E-mail address. _____
- Address _____
_____ Postal Code _____

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

- 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 AS PER CITY OF HAMILTON BYLAWS 6593 SEC-C(3)(i)
6.0 m FRONT YARD DEPTH IS REQUIRED WHEREAS
EXISTING FRONT YARD DEPTH IS 3.21m THEREFORE SETBACK
RELIEF OF 2.79m REQUIRED

② AS PER ZONING BYLAW 6593 SEC 2(2)(J)(VIIIb) & SEC 18A-13
2. PARKING REQ. WHEREAS RELIEF OF MAXIMUM 2 PARKING REQ.
7. Why it is not possible to comply with the provisions of the By-law?

① DUE TO EXISTING SETBACK & EXISTING FOOTPRINT OF
THE HOUSE 6.0m SETBACK IS NOT POSSIBLE

② OWNER DOES NOT REQUIRE EXTRA PARKING THEREBY
EXISTING 2 PARKING IS SUFFICIENT

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

LOT 434 PLAN 573.

9. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

9.1 If Industrial or Commercial, specify use

NA

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?

EXISTING USAGE OF HOUSE

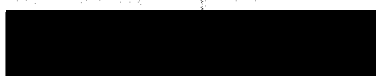
9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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 Feb 2021
TAHIR MAJEED


Signature Property Owner
MDHAMMAD ALKBAR SHAROOK
Print Name of Owner

Barrister, Solicitor & Notary Public
7900 Hurontario St. Suite 507

10. **Brampton, ON L6Y 0P6**
Tel: (905) 796-1198 | Fax: (905) 469-0026

Depth 30.48m
Area 348.38 sq.m
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: 1 1/2 STOREY SIDING BUILDING

Proposed: 2 STOREY SIDING / STUCCO DWELLING

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 3.21m
LEFT (WEST) YARD 3.18m
RIGHT (EAST) 1.31m
REAR 16.44m

Proposed: EXISTING TO REMAIN

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:
CIRCA 1960'S

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:
50 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:

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
ZONING 6593 SEC-C

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