



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.: GL/A-21:81

APPLICANTS: Aiden Wotherspoon on behalf of the owner Steve Goette

SUBJECT PROPERTY: Municipal address **7322 Twenty Rd. E., Glanbrook**

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

ZONING: "A2" (Rural A2) Zone

PROPOSAL: To permit the construction of a two-storey addition, which includes an attached garage, to the easterly side of the existing single detached dwelling, notwithstanding,

1. A minimum side yard of 1.8 metres shall be permitted instead of providing the minimum required side yard of 3.0 metres.

NOTES:

1. A further variance will be required is the eave and gutter projection extends greater than 0.6 metres into a required yard.

2. A further variance will be required if a minimum of one (1) parking space with an unobstructed area measuring 2.8 metres in width by 5.8 metres in length is not provided.

3. The front lot line is deemed to be the southerly lot line for the purpose of this application.

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

DATE: Thursday, April 1st, 2021
TIME: 1:25 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

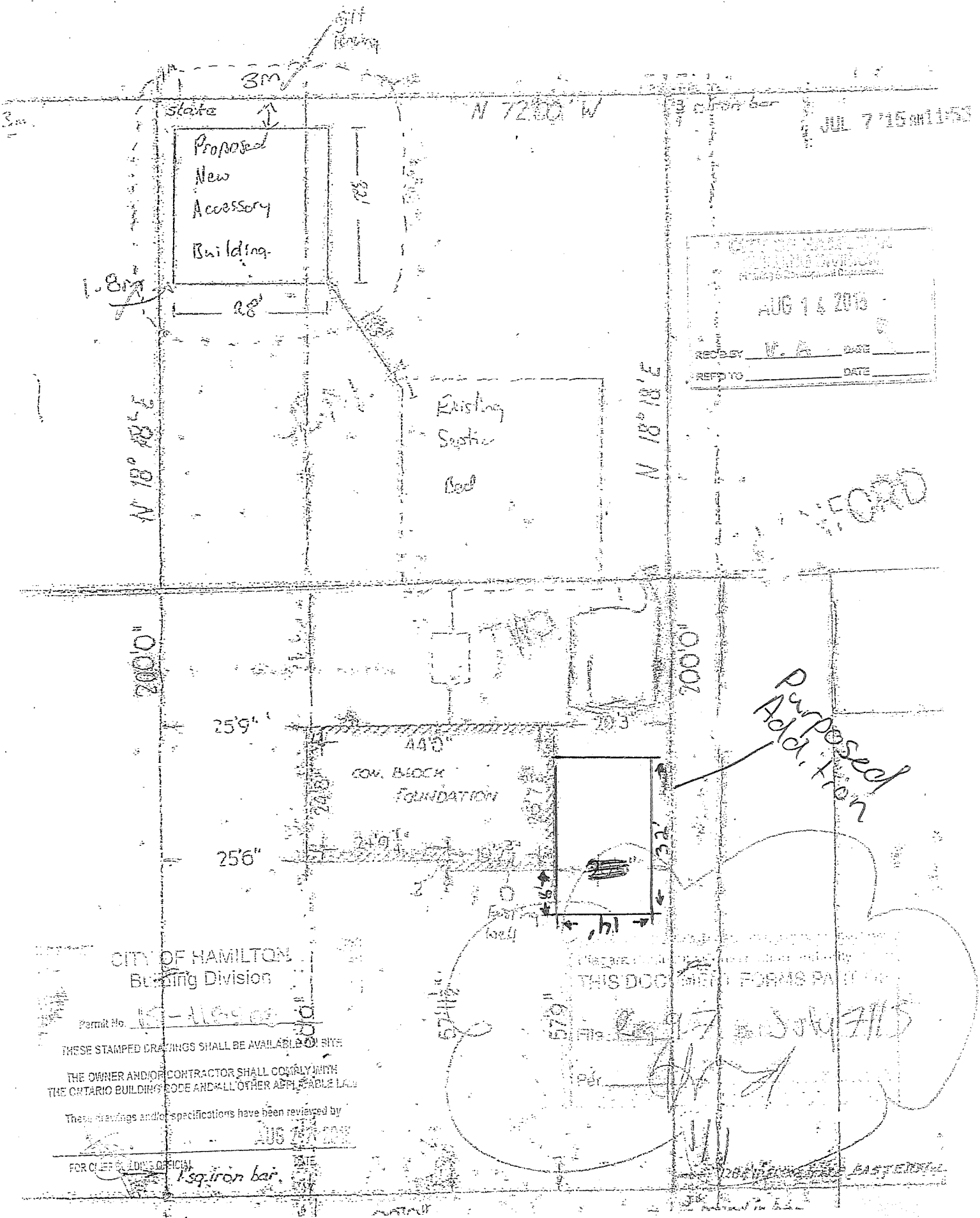
DATED: March 16th, 2021.

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.

Schedule "A"
Description of Lands

Note: Drawing is not to scale

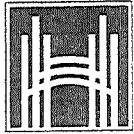


CITY OF HAMILTON
Building Division

Permit No. 15-116900

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS
These drawings and/or specifications have been reviewed by
AUG 17 2016
FOR CHIEF BUILDING OFFICIAL

THIS DOCUMENT FORMS PART OF



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 Steven Goette

2.

3. Name of Agent Aiden Waterspoon

4.

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:
Frist National 100 University Ave
North tower Suite 1200 Toronto Postal Code M5J 1V6

Postal Code _____

6. Nature and extent of relief applied for:

Variance Required For Sideload
Set Backs. Requested Variance to
Reduce Side Yard Set back From
3m to 1.8m on Eastside of building

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

1) addition is not Feasible on Westside
(Drive Way to Rear accessory building)

2) Addition Requires min Width into Required
Setback

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

7327 Twenty Rd Hannon On
Ward 11, Code A2, Des. Rural
By Law # 15-173 (05-200)*Parent, OMB

PL100633

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?

age of building A visual area inspection (Neighbors / adjoining properties)

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.

Dec 18 2020
Date

[Signature]
Signature Property Owner

Steven Coette
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>AW</u>	<u>90 Ft</u>
Depth	<u>AW</u>	<u>200 Ft</u>
Area	<u>AW</u>	<u>1800 Ft</u>
Width of street	<u>AW</u>	<u>30 Ft</u>

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: House 44' Ft x 24' 8" Ft

Single story height front 25' 6" Ft

Single Story Garage 28" x 32" Back 10' Ft

Proposed: 2 story addition top of Gable

23' Ft height 14' width 32' Ft

in light on the Westside of home

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

Existing: house 25' 6" Ft Eastside of Building

20' 3" Ft from Westside of Building

57' 11 1/2" Ft front to Road 113' 4 1/4" Ft to Back

Property line from Back of house

Proposed: addition Westside of Existing
House 14'ft in width 32'ft in
length Approximately 23'ft in height

13. Date of acquisition of subject lands:

N/A

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

home approximately 1960's Rear Shop 2015

15. Existing uses of the subject property: Residential

Dwelling

16. Existing uses of abutting properties: Residential

Dwelling

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 yes Connected yes

Sanitary Sewer yes Connected yes

Storm Sewers

19. Present Official Plan/Secondary Plan provisions applying to the land:

RU 2 zoning

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

R^M 05-200 (Parent) Ward 11
15-173

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