



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-21:77

APPLICANTS: Len Angelici on behalf of the owner Leanne Stephenson

SUBJECT PROPERTY: Municipal address **101 Walnut St. S., Hamilton**

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

ZONING: "L-mr-2" (Planned Development) district

PROPOSAL: To permit the existing one half of a semi-detached dwelling to be converted to contain a maximum of two (2) dwelling units notwithstanding that;

1. The proposed conversion into a two-family dwelling is a use not permitted within the current zoning designation; and
2. No parking shall be provided on site instead of the minimum required 1 space per Class A dwelling unit.

Note:

Please note that there are no regulations for a semi-detached dwelling or a conversion from a single-family dwelling into a two (2) family dwelling.

The new proposed use is not permitted in the L-mr-2 Zone.

Variances have been written as requested by the applicant.

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

DATE: Thursday, April 1st, 2021
TIME: 1:45 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

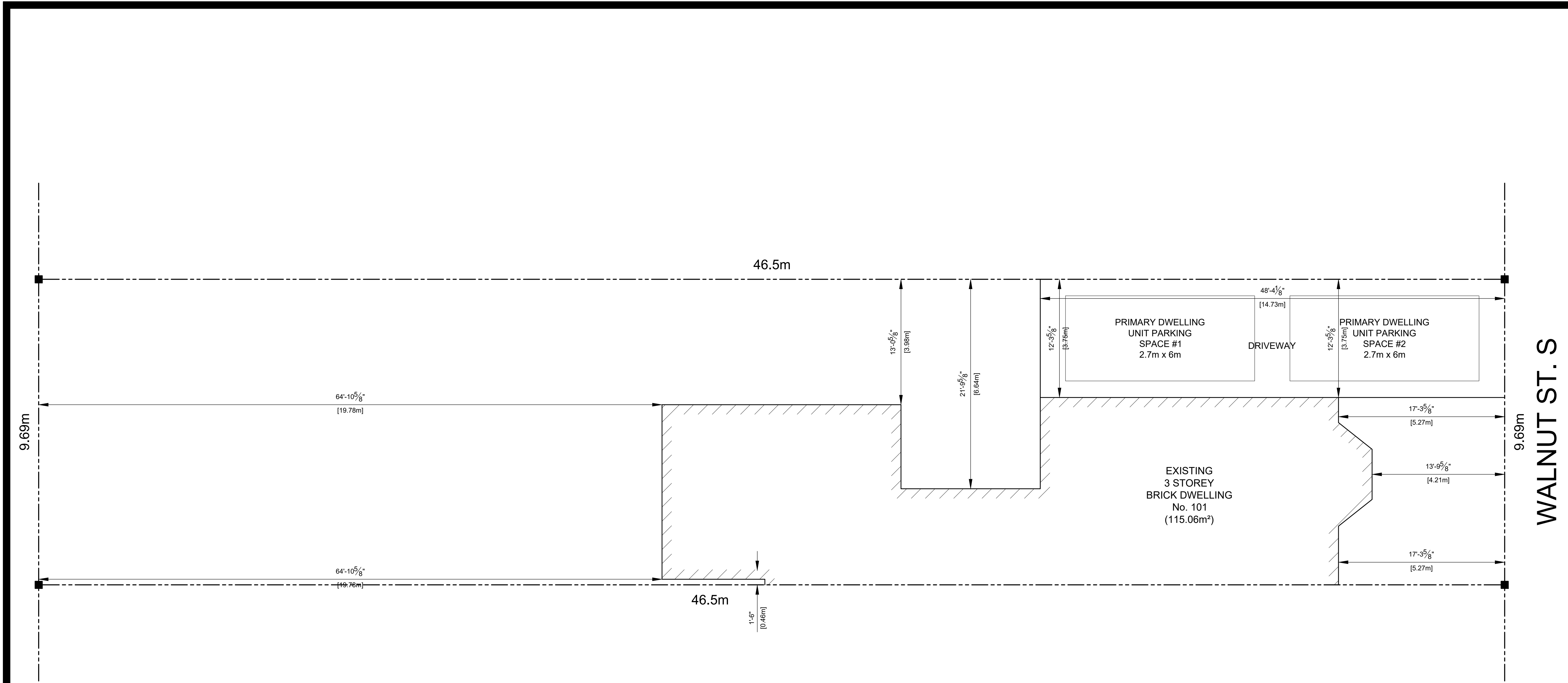
For more information on this matter, including access to drawings illustrating this request:

- 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.



SITE DATA	
ZONE:	LMR-2
LOT AREA:	450.59m²
EXISTING DWELLING FOOTPRINT:	115.06m²
LOT COVERAGE:	25.5%
BUILDING HEIGHT	
No. of STOREYS:	3
SETBACKS	
FRONT:	4.21m
REAR:	19.78m
LEFT SIDE:	0.46m
RIGHT SIDE:	3.75m

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR PERMIT REVIEW	02/19/2021

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
- DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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

LEONARD ANGELICI 42391
NAME BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN 43162
NAME BCIN

02/19/2021
DATE SIGNATURE

Len Angelici Design

1 YOUNG STREET, UNIT 777
HAMILTON, ON L8N 1T8
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

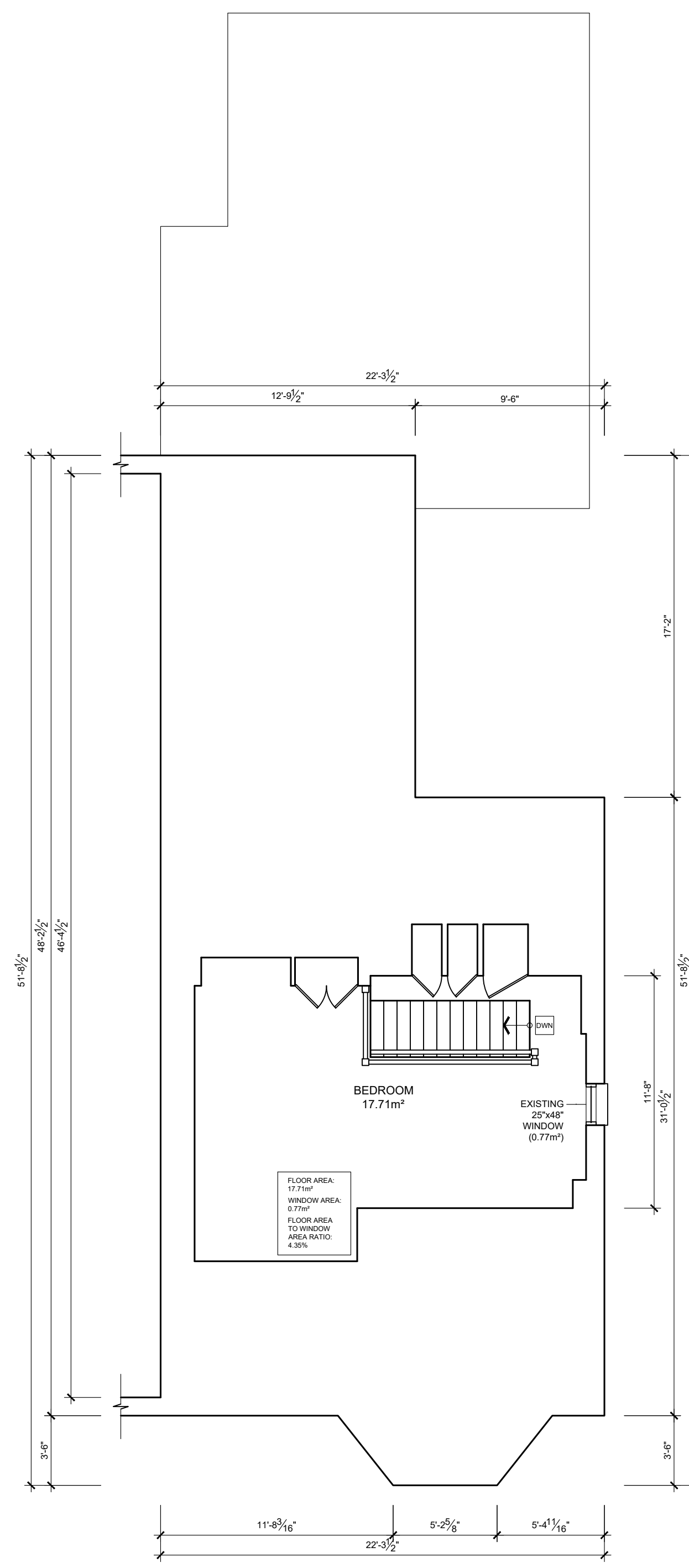
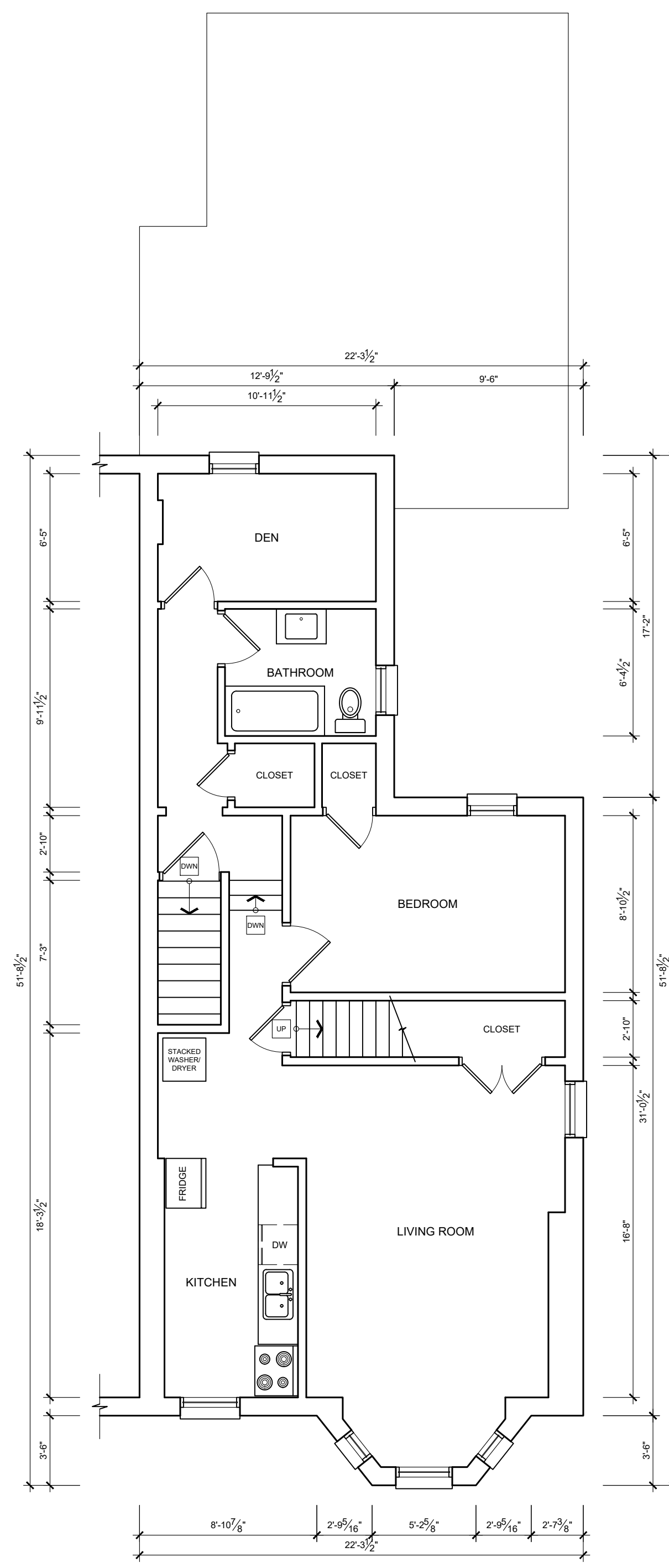
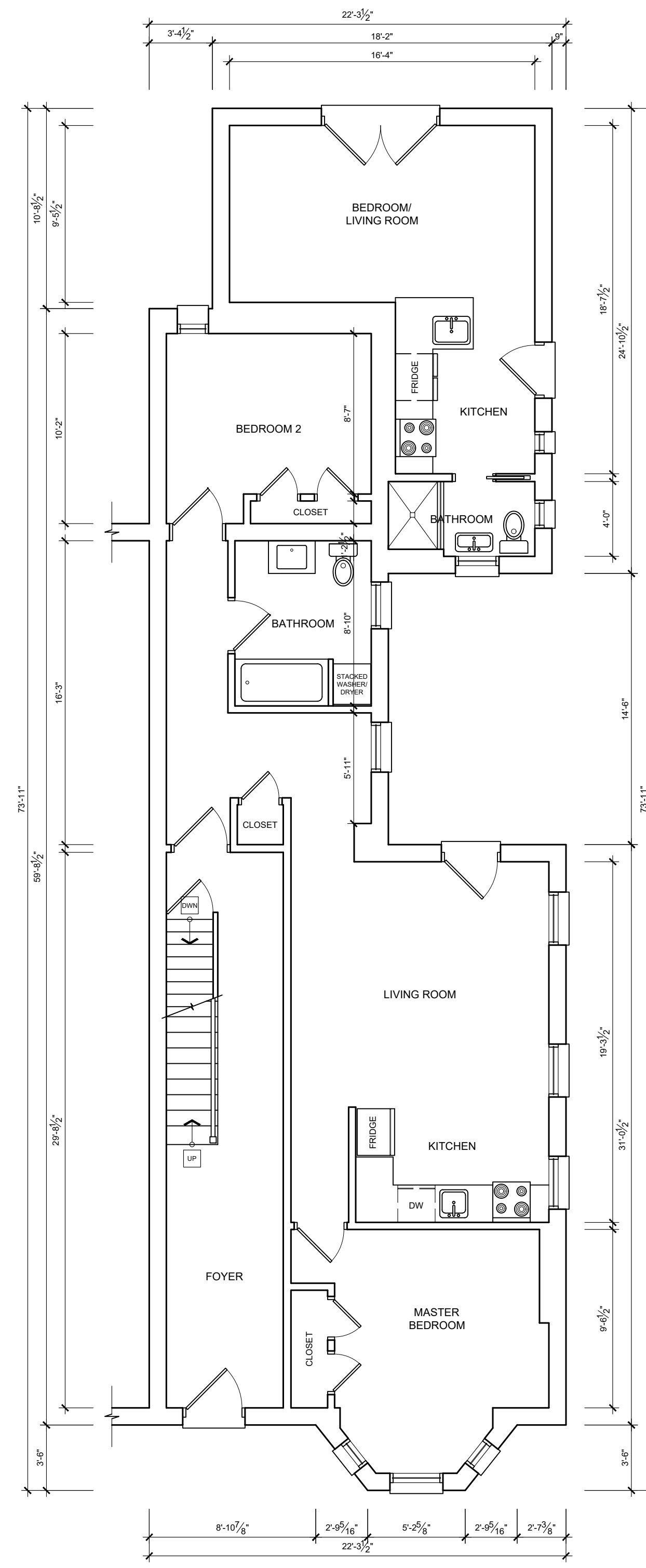
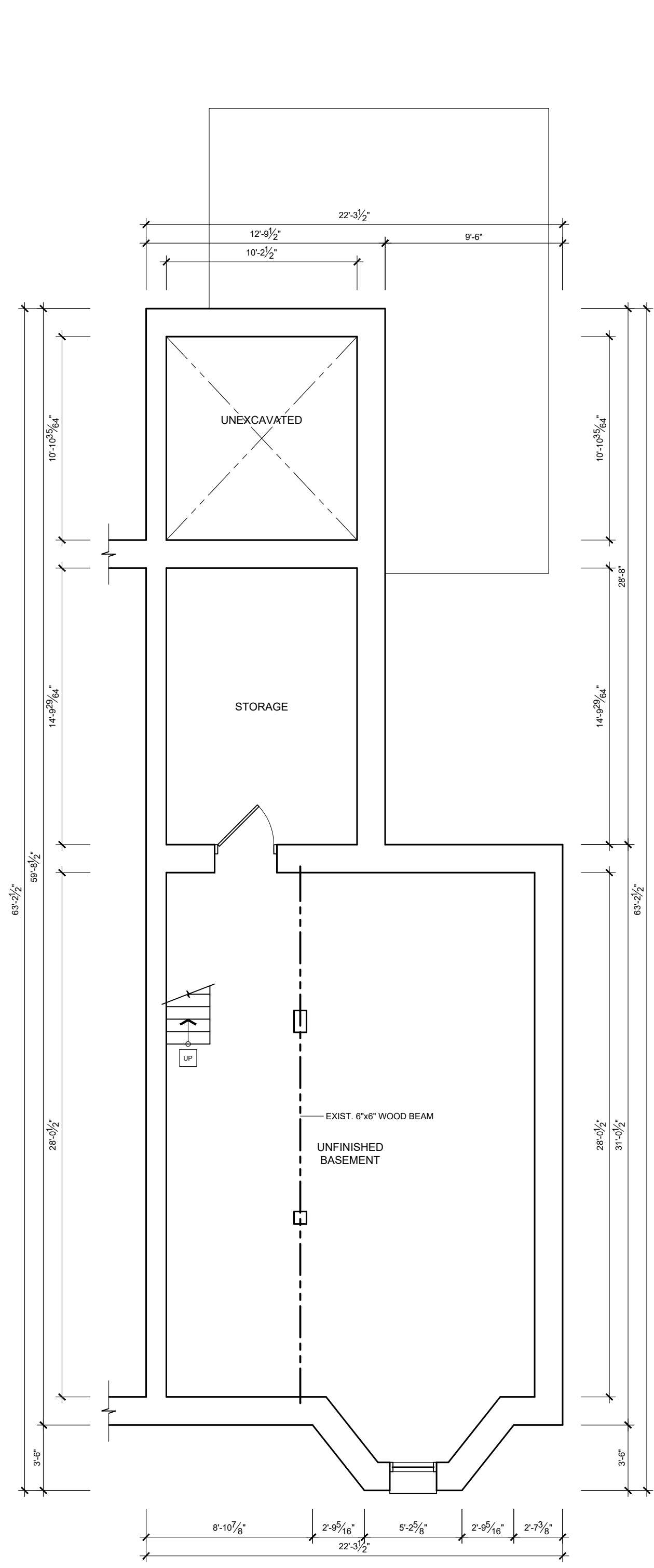
PROPOSED RESIDENCE
101 WALNUT ST S
HAMILTON, ON

SHEET TITLE

SITE PLAN

DRAWN BY	L. ANGELICI
DATE	02/19/2021
SCALE	3/8"=1'-0"
PROJECT No.	2021-001

SP1



PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR PERMIT REVIEW	02/19/2021

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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
LEONARD ANGELICI 42391
NAME BCIN

REGISTRATION INFORMATION
LEN ANGELICI DESIGN 43162
NAME BCIN

02/19/2021
DATE SIGNATURE

Len Angelici Design

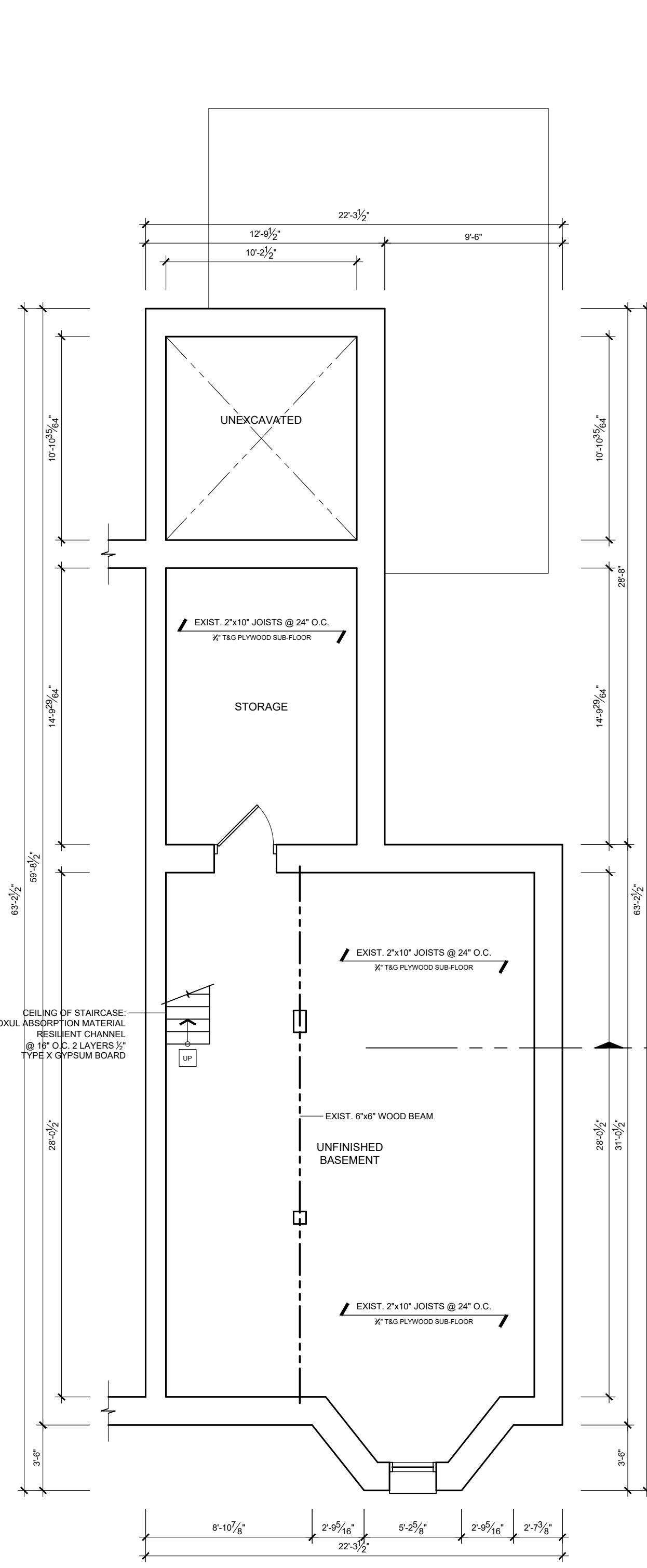
1 YOUNG STREET, UNIT 777
HAMILTON, ON L8N 1T8
(905) 393-8868
info@lenangelicidesign.ca

PROJECT
PROPOSED RESIDENCE
101 WALNUT ST S
HAMILTON, ON

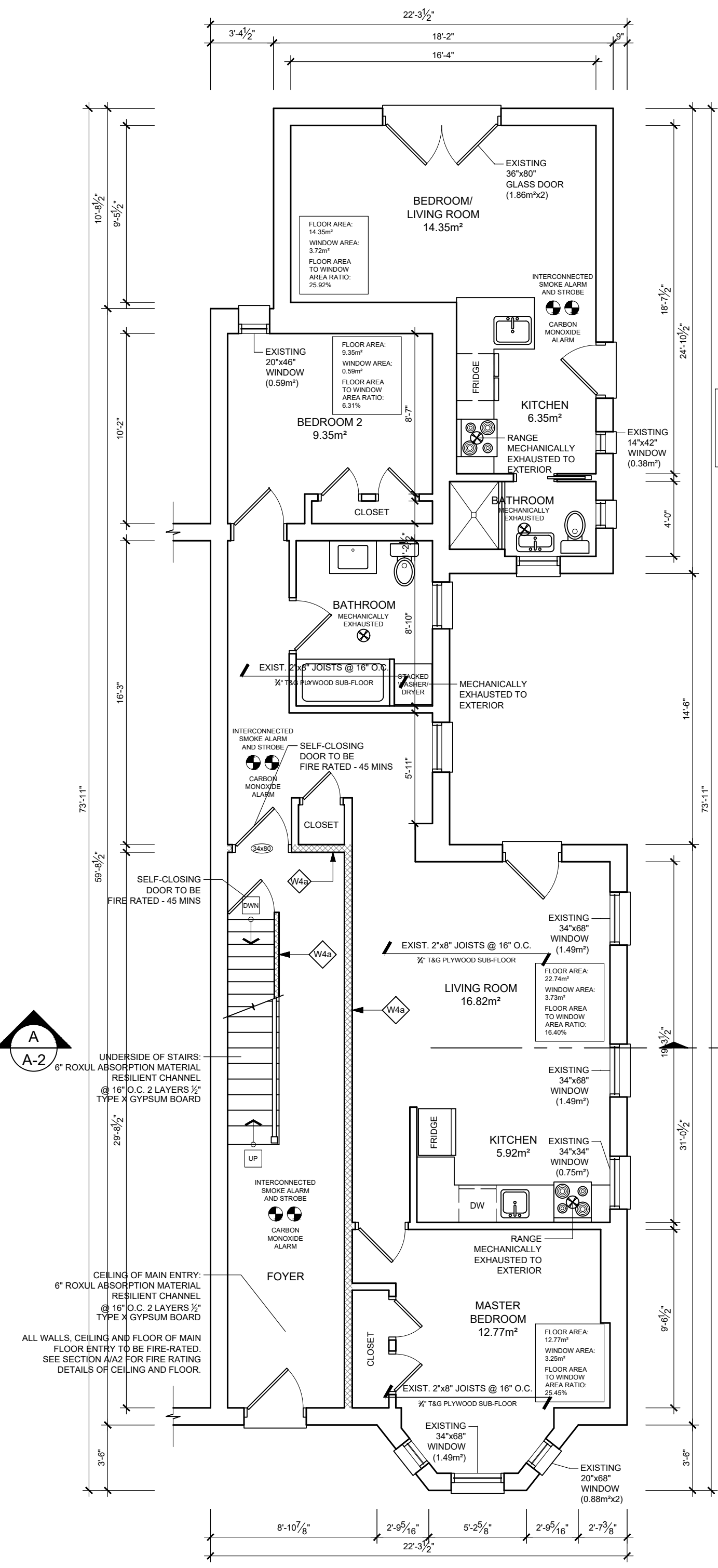
SHEET TITLE
EXISTING FLOOR PLANS

DRAWN BY	L. ANGELICI
DATE	02/19/2021
SCALE	3/16"=1'-0"
PROJECT No.	2021-001

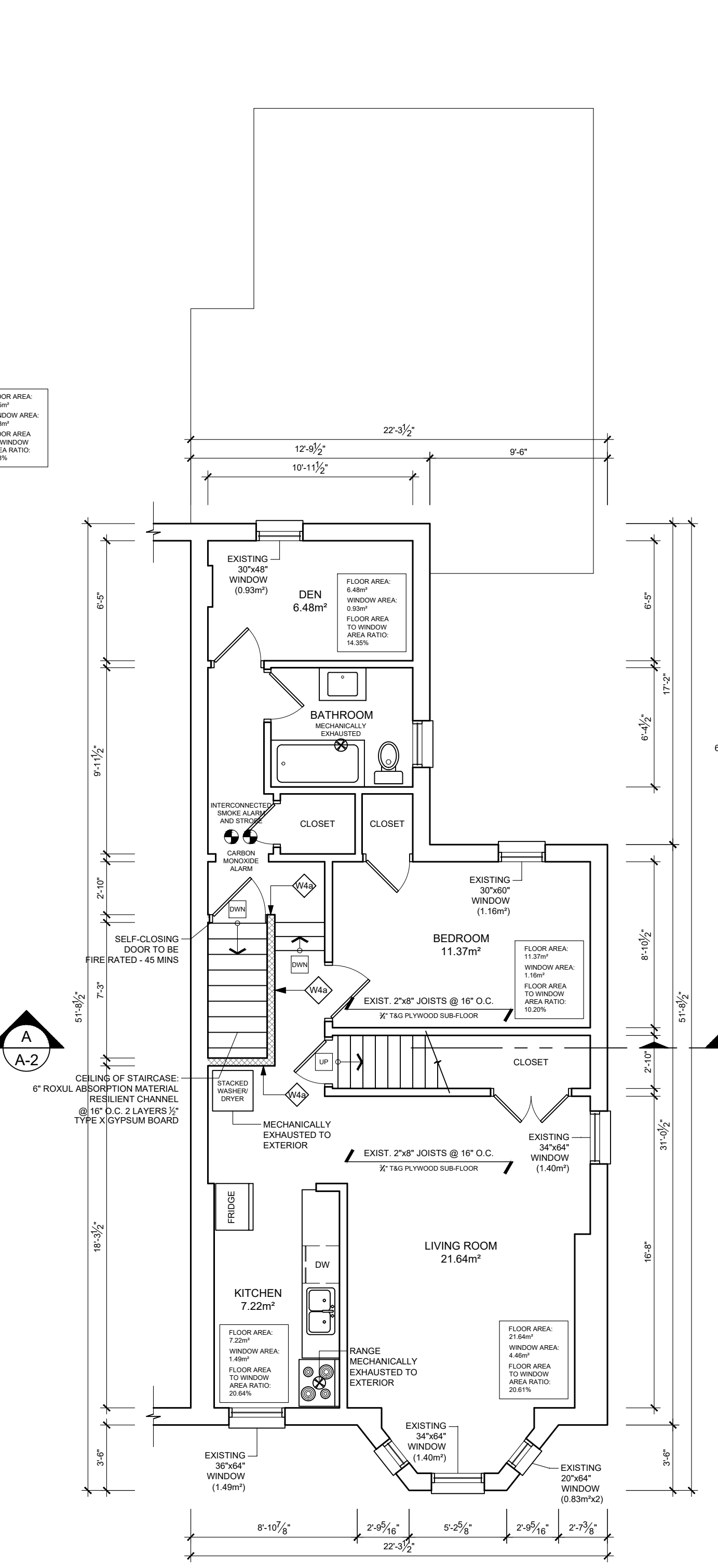
A1



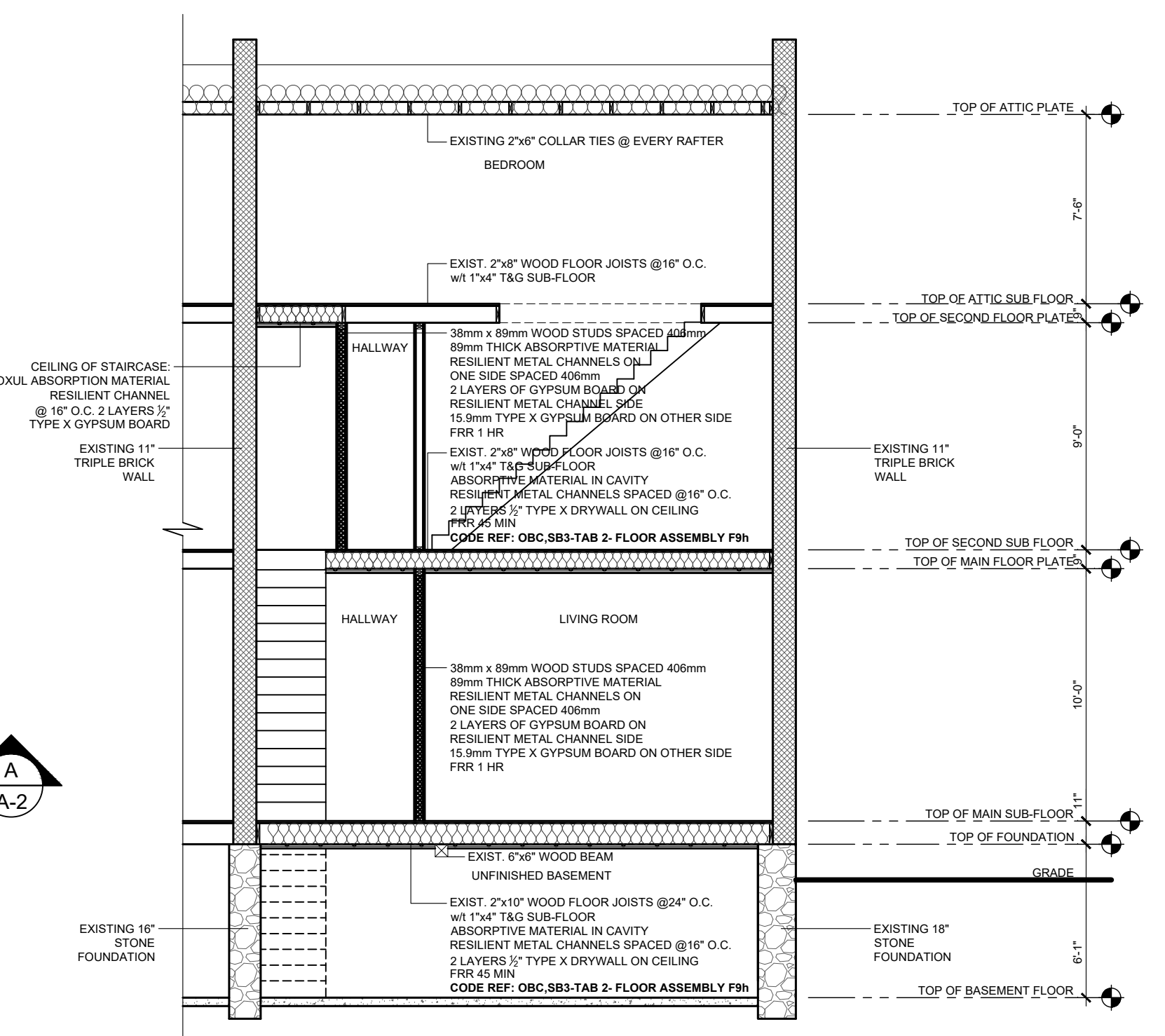
PROPOSED FOUNDATION PLAN
SCALE: 3/16" = 1' - 0"



PROPOSED MAIN FLOOR PLAN
SCALE: 3/16" = 1' - 0"



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1' - 0"



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

W4a 38mm x 89mm WOOD STUDS SPACED 406mm
89mm THICK ABSORPTIVE MATERIAL
RESILIENT METAL CHANNELS ON
ONE SIDE SPACED 406mm
2 LAYERS OF GYPSUM BOARD ON
RESILIENT METAL CHANNEL SIDE
15.89mm TYPE X GYPSUM BOARD ON OTHER SIDE
FR 1 HR
CODE REF: CBC.SB3-TAB 1- WALL ASSEMBLY W4a

W4a 38mm x 89mm WOOD STUDS SPACED 406mm
89mm THICK ABSORPTIVE MATERIAL
RESILIENT METAL CHANNELS ON
ONE SIDE SPACED 406mm
2 LAYERS OF GYPSUM BOARD ON
RESILIENT METAL CHANNEL SIDE
15.89mm TYPE X GYPSUM BOARD ON OTHER SIDE
FR 1 HR
CODE REF: CBC.SB3-TAB 1- WALL ASSEMBLY W4a

PROJECT NORTH	TRUE NORTH
---------------	------------

01.	DRAWINGS FOR PERMIT REVIEW	02/19/2021
No.	REVISION	DATE

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
- DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL	

QUALIFICATION INFORMATION	
LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
NAME	BCIN
02/19/2021	SIGNATURE
DATE	

Len Angelici Design

1 YOUNG STREET, UNIT 777
HAMILTON, ON L8N 1T8
(905) 393-8868
info@lenangelicidesign.ca

PROJECT	PROPOSED RESIDENCE 101 WALNUT ST S HAMILTON, ON
---------	---

PROPOSED FLOOR PLANS & SECTION A

DRAWN BY	L. ANGELICI
DATE	02/19/2021
SCALE	3/16"=1'-0"
PROJECT No.	2021-001

A2



Committee of Adjustment
 City Hall, 5th Floor,
 71 Main St. W.,
 Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
 Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S SIGNATURE _____

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, 2	NAME	ADDRESS
Registered Owners(s)	LEANNE STEPHENSON	
Applicant(s)*	LEN ANGELICI	
Agent or Solicitor		

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

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:

CONVERSION OF SINGLE FAMILY DWELLING INTO A 2 FAMILY DWELLING &
RELIEF FROM ON-SITE PARKING

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

ZONE LMR-2 DOES NOT ALLOW FOR A LEGAL 2 FAMILY DWELLING AND SITE
DOES NOT ALLOW FOR LEGAL REQUIRED ON-SITE PARKING FOR A 2 FAMILY
DWELLING

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

101 WALNUT STREET SOUTH
HAMILTON, ONTARIO
ZONE LMR-2

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial
Agricultural Vacant

Other _____

8.1 If Industrial or Commercial, specify use _____

8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes No Unknown

8.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes No Unknown

8.6 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

8.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes No Unknown

8.8 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

8.9 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

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Insert text here

Yes No Unknown

8.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Area has been residential since construction of subject property

8.12 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

9. 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.

X Feb. 18/20
Date

X *Leanne Stephenson*
Signature Property Owner

X Leanne Stephenson
Print Name of Owner

10. Dimensions of lands affected:

Frontage 9.69m
Depth 46.5m
Area 450.59m²
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:
Ground Floor Area: 128.0m² Width: 6.65m
2nd Floor Area: 85.23m² Length: 22.53m
3rd Floor Area: 34.31m²
3 Stories

Proposed

N/A

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: 5.27m
Right side: 3.75m
Rear: 22.8m

Proposed:

N/A

13. Date of acquisition of subject lands:
NOVEMBER 2020
-
14. Date of construction of all buildings and structures on subject lands:
N/A
-
15. Existing uses of the subject property:
SINGLE FAMILY DWELLING
16. Existing uses of abutting properties:
SINGLE FAMILY DWELLING, NEIGHBOURHOOD PARK
17. Length of time the existing uses of the subject property have continued:
SINCE CONSTRUCTION
18. Municipal services available: (check the appropriate space or spaces)
- | | |
|--|---|
| Water <input checked="" type="checkbox"/> | Connected <input checked="" type="checkbox"/> |
| Sanitary Sewer <input checked="" type="checkbox"/> | Connected <input checked="" type="checkbox"/> |
| Storm Sewers <input checked="" type="checkbox"/> | |
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:
**LMR-2 - Planned Development
Parent Bylaw Number 6593 Former Hamilton**
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. Additional Information
24. 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.