



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-21:78

APPLICANTS: S. & S. Ireland, owners

SUBJECT PROPERTY: Municipal address **222 Hughson St. N., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 74-259

ZONING: "D/S-378" (Urban Protected Residential - One and Two Family Dwellings) district

PROPOSAL: To permit the construction of a 3rd storey addition to the existing street townhouse unit /rowhouse notwithstanding that;

1. 0.0 m side yard width shall be provided for the proposed addition on the north and south instead of the minimum required side yard width of 3.0 m; and
2. No parking shall be provided on site instead of the minimum required 1 space per Class A dwelling unit.

Note:

Variance No. 2 has been written as requested by the applicant.

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

DATE: Thursday, April 1st, 2021
TIME: 2:05 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

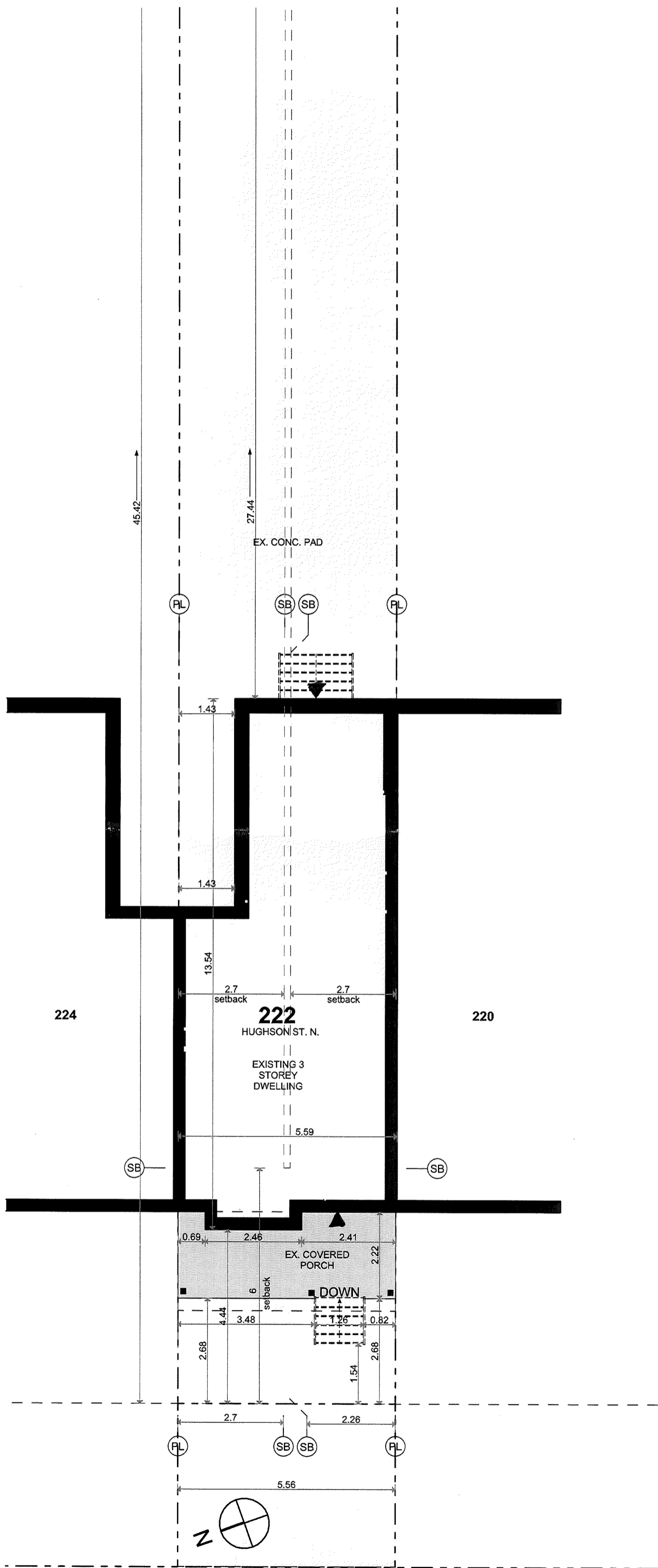
For more information on this matter, including access to drawings illustrating this request:

- 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.

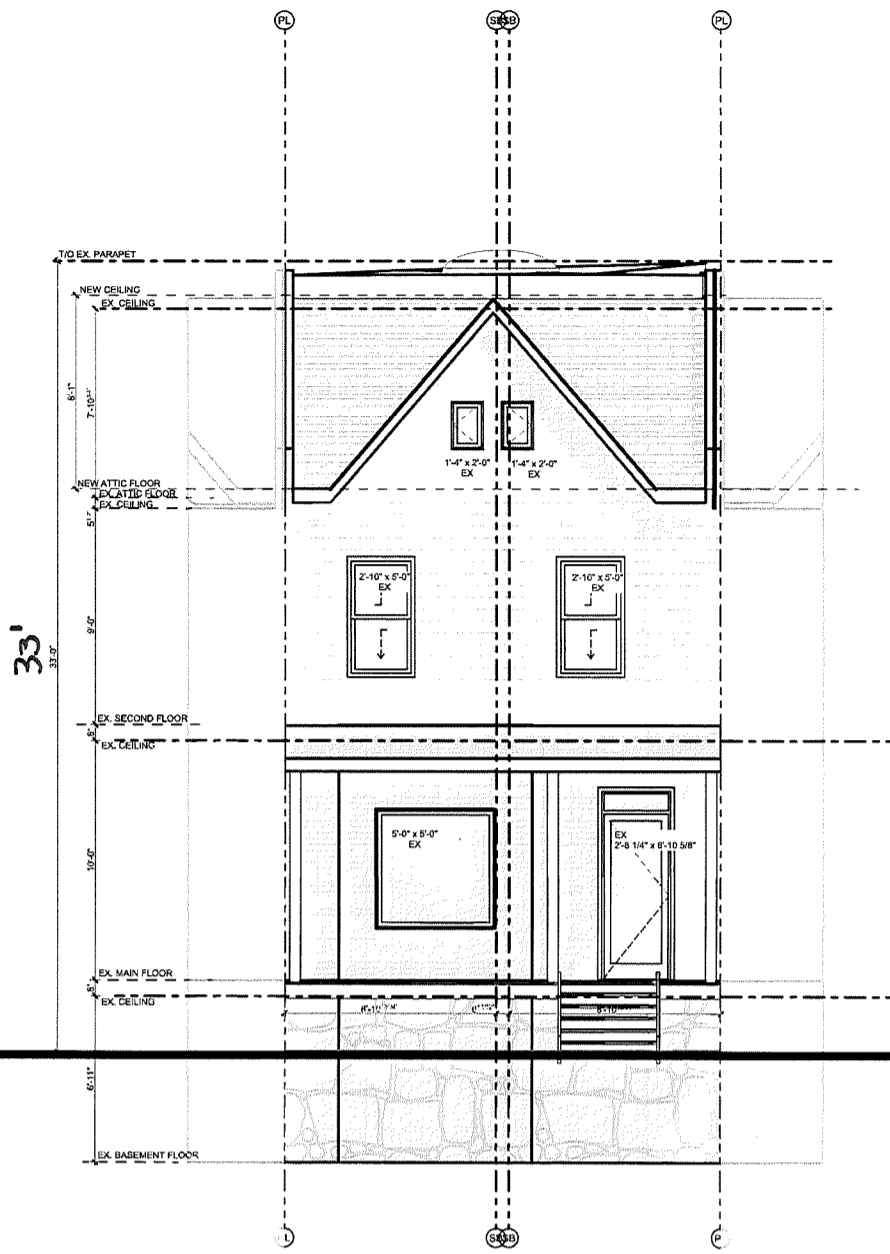
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

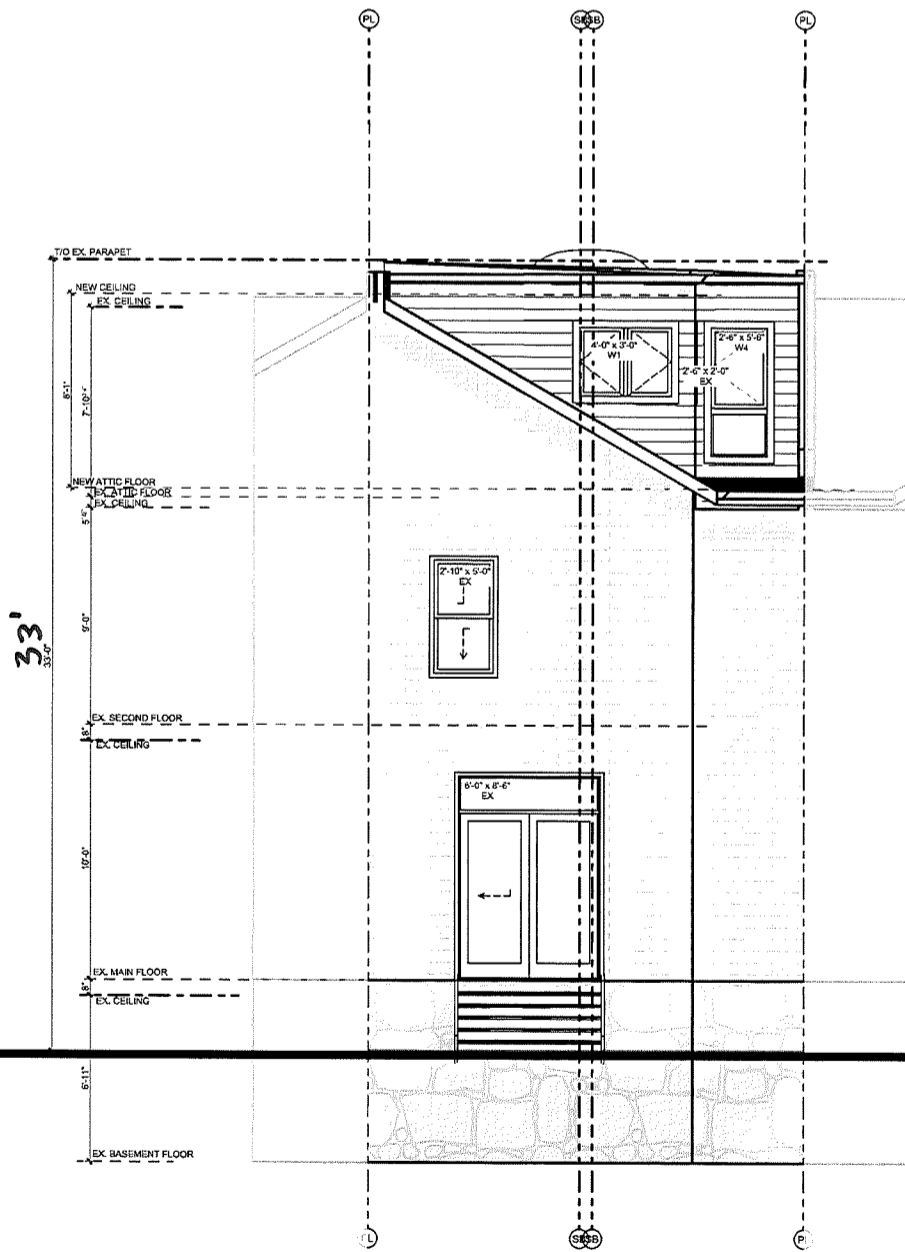


SITE PLAN

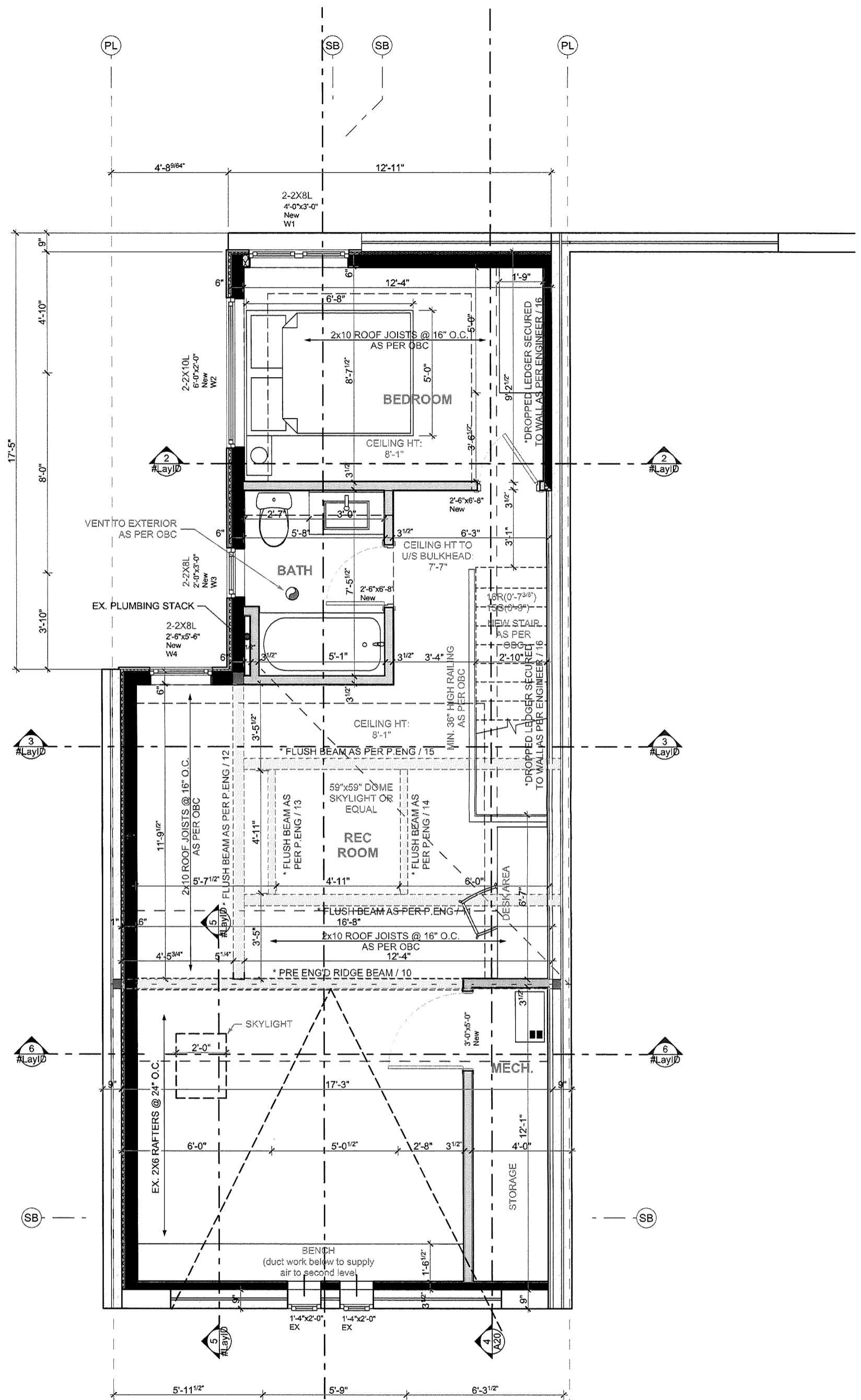
HUGHSON ST. N.



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

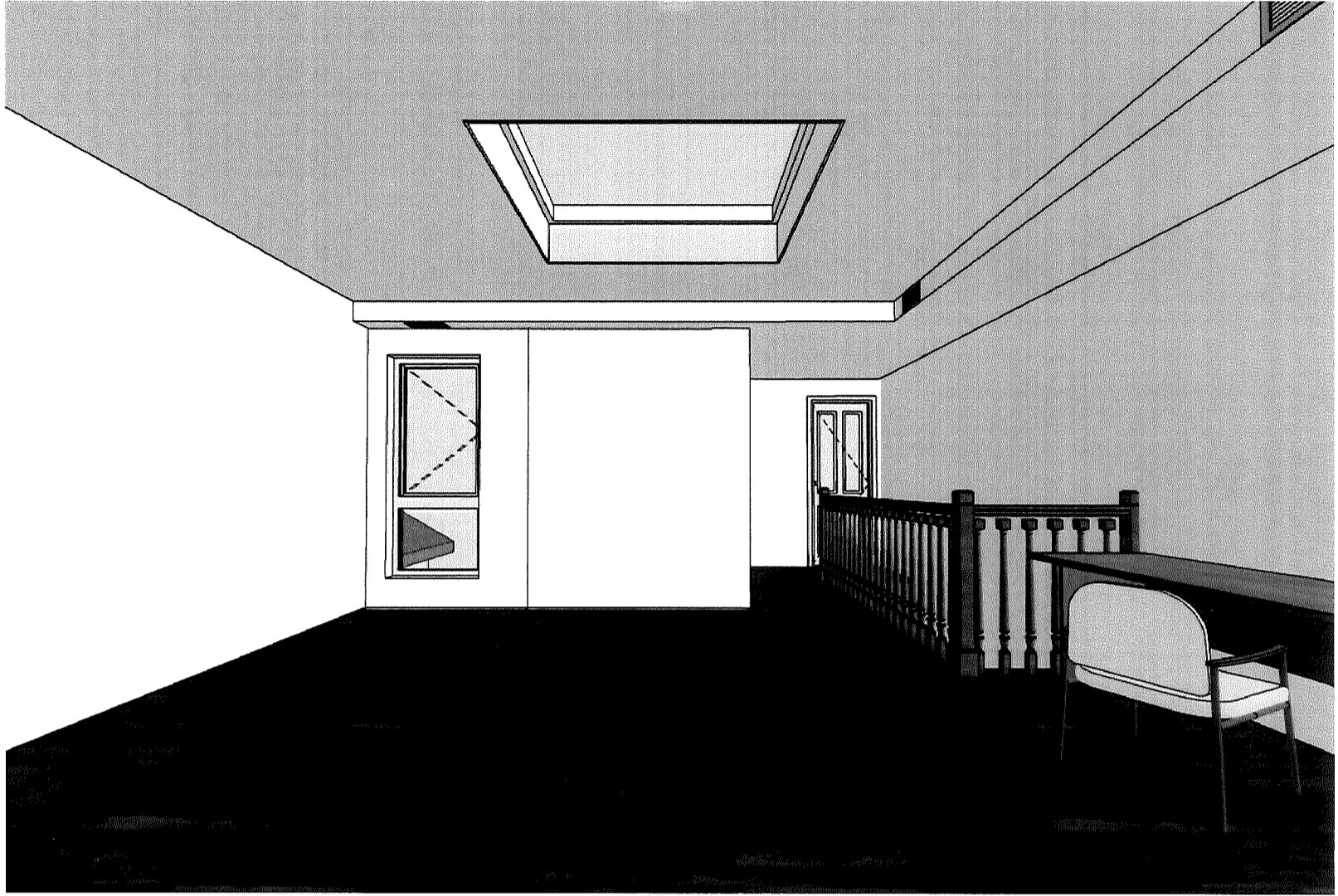


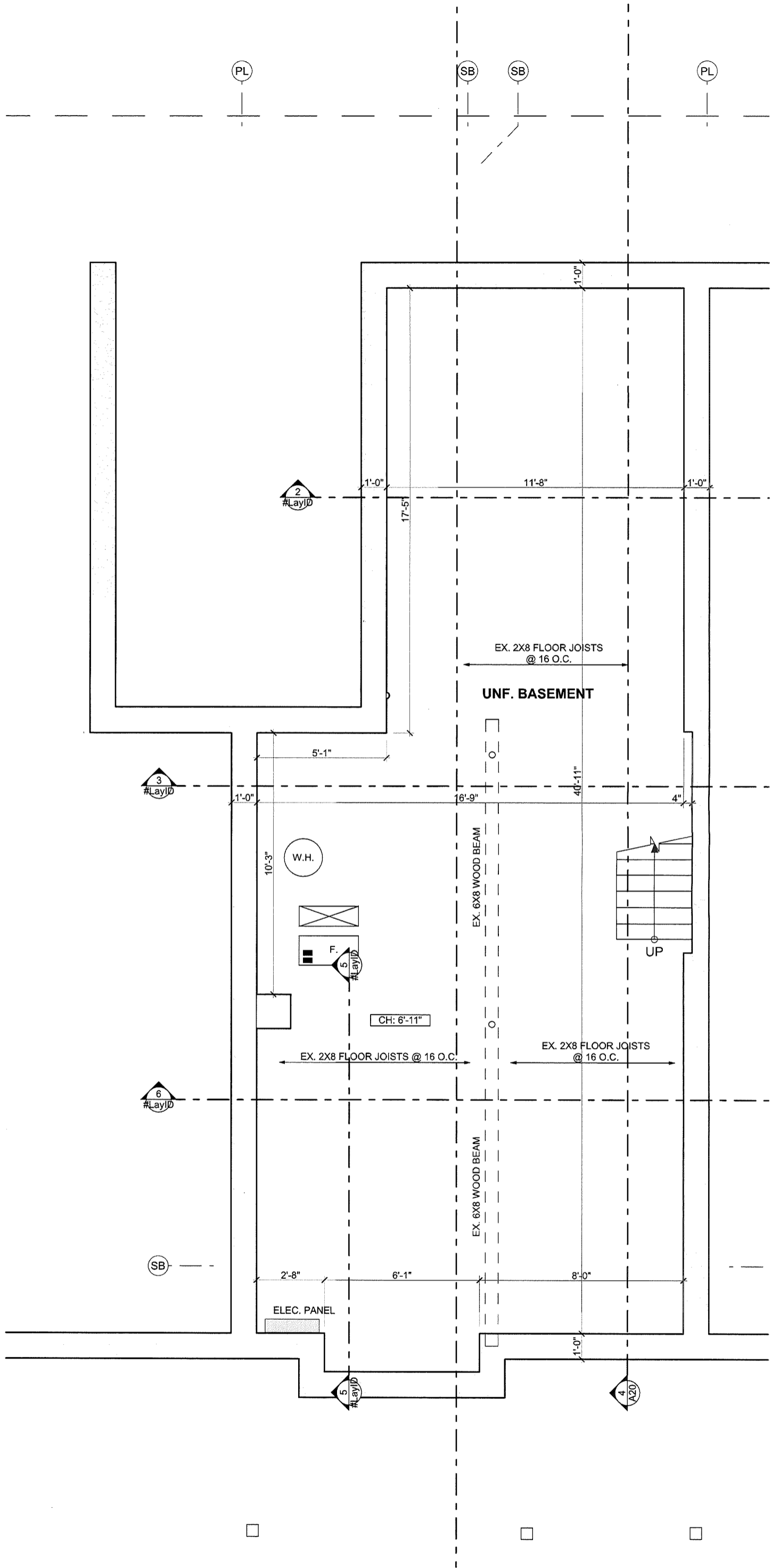
PROPOSED ATTIC PLAN

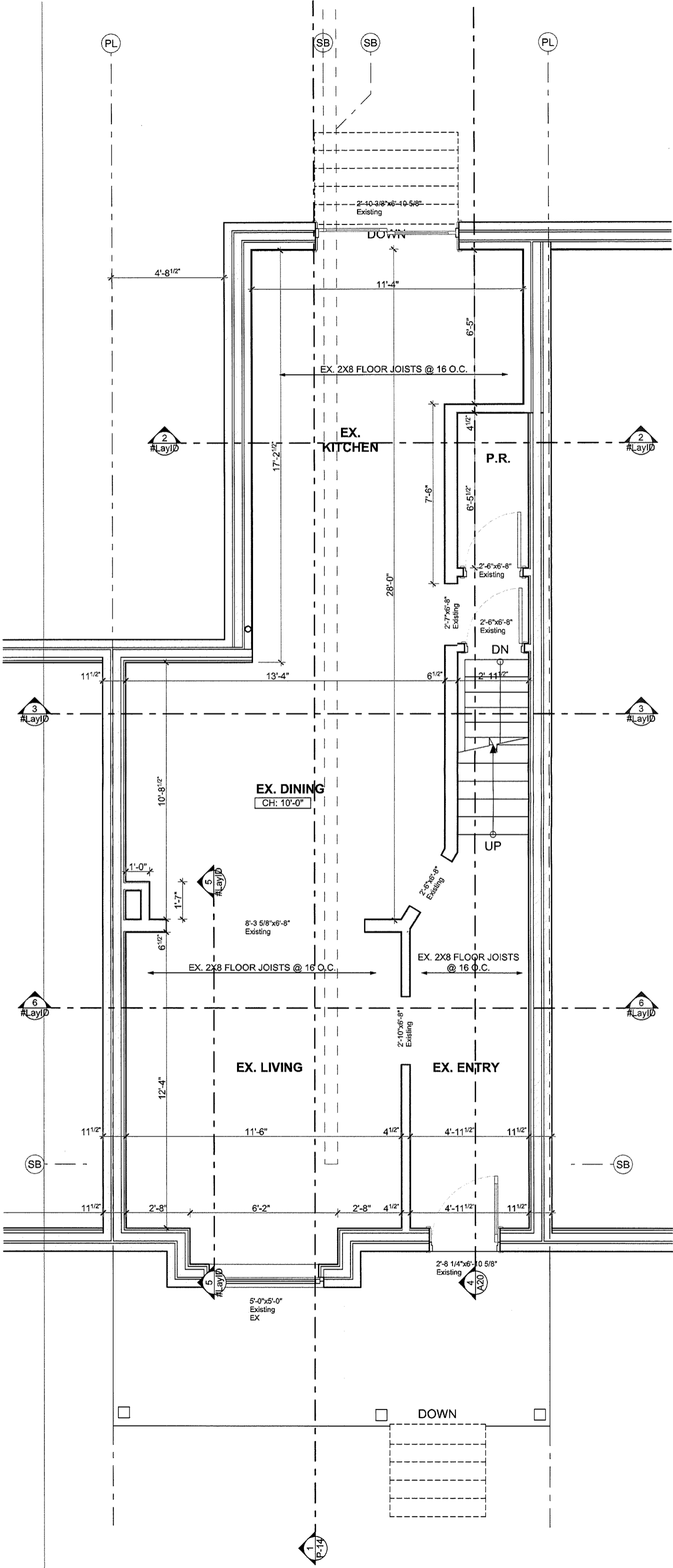
RENOVATION + ADDITION TO:

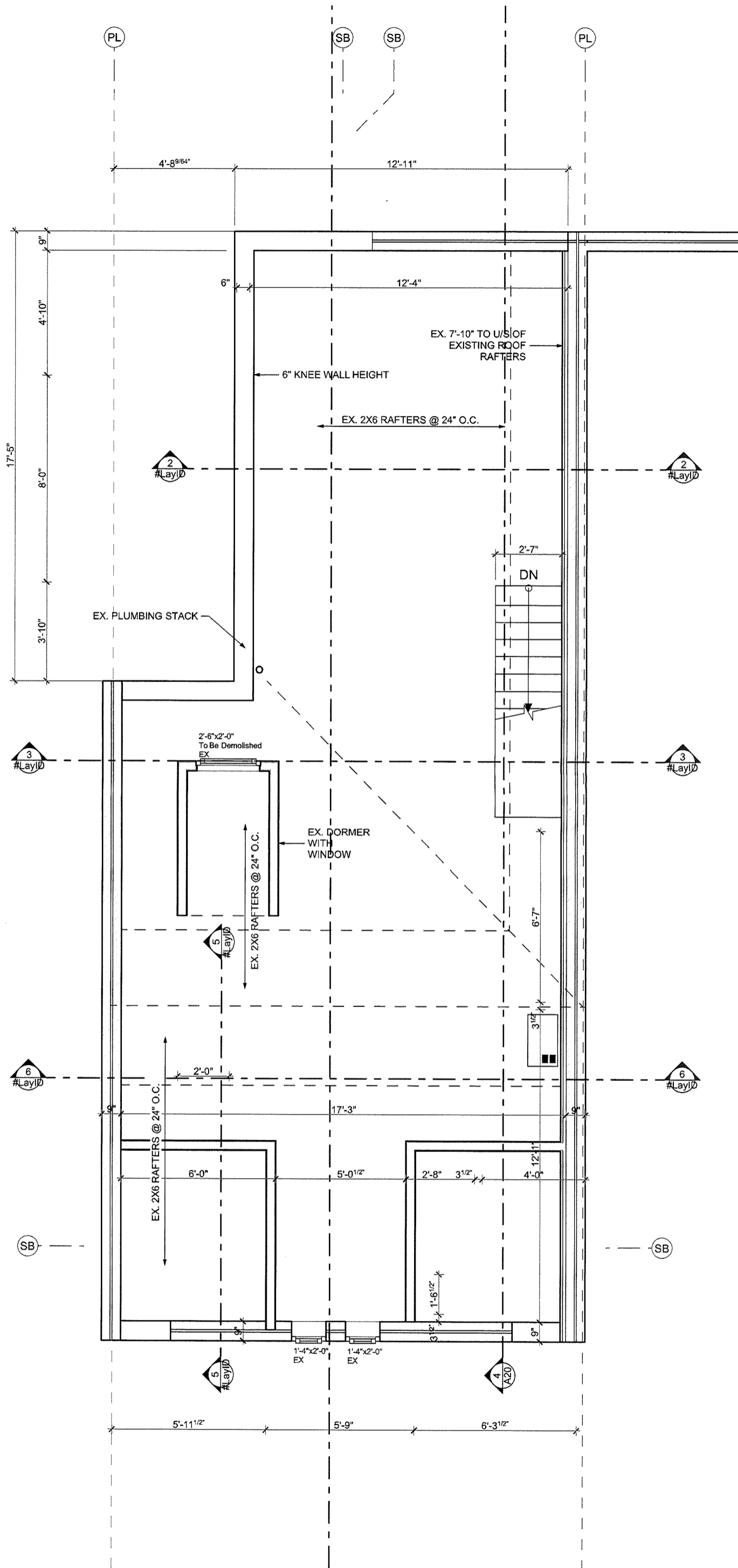
IRELAND

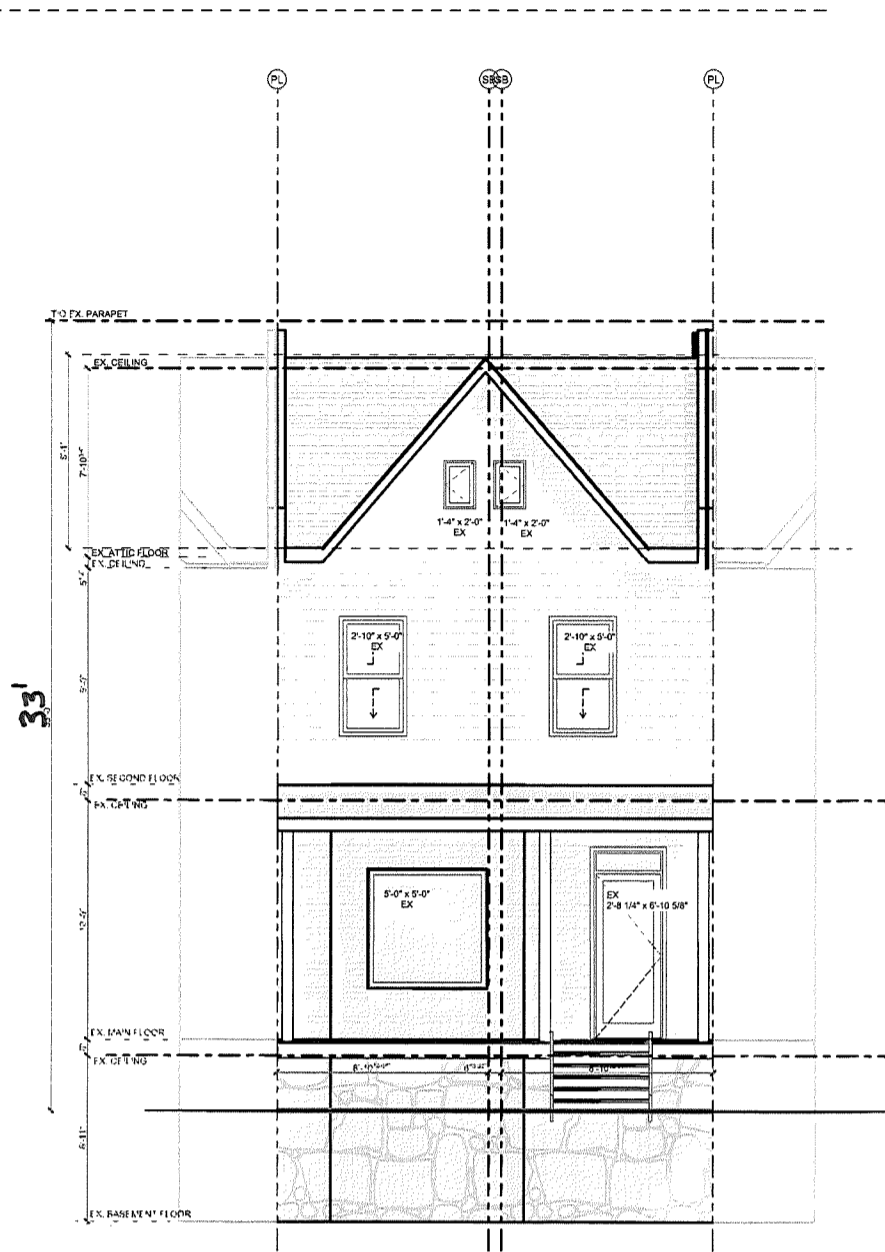
222 HUGHSON ST N HAMILTON ON



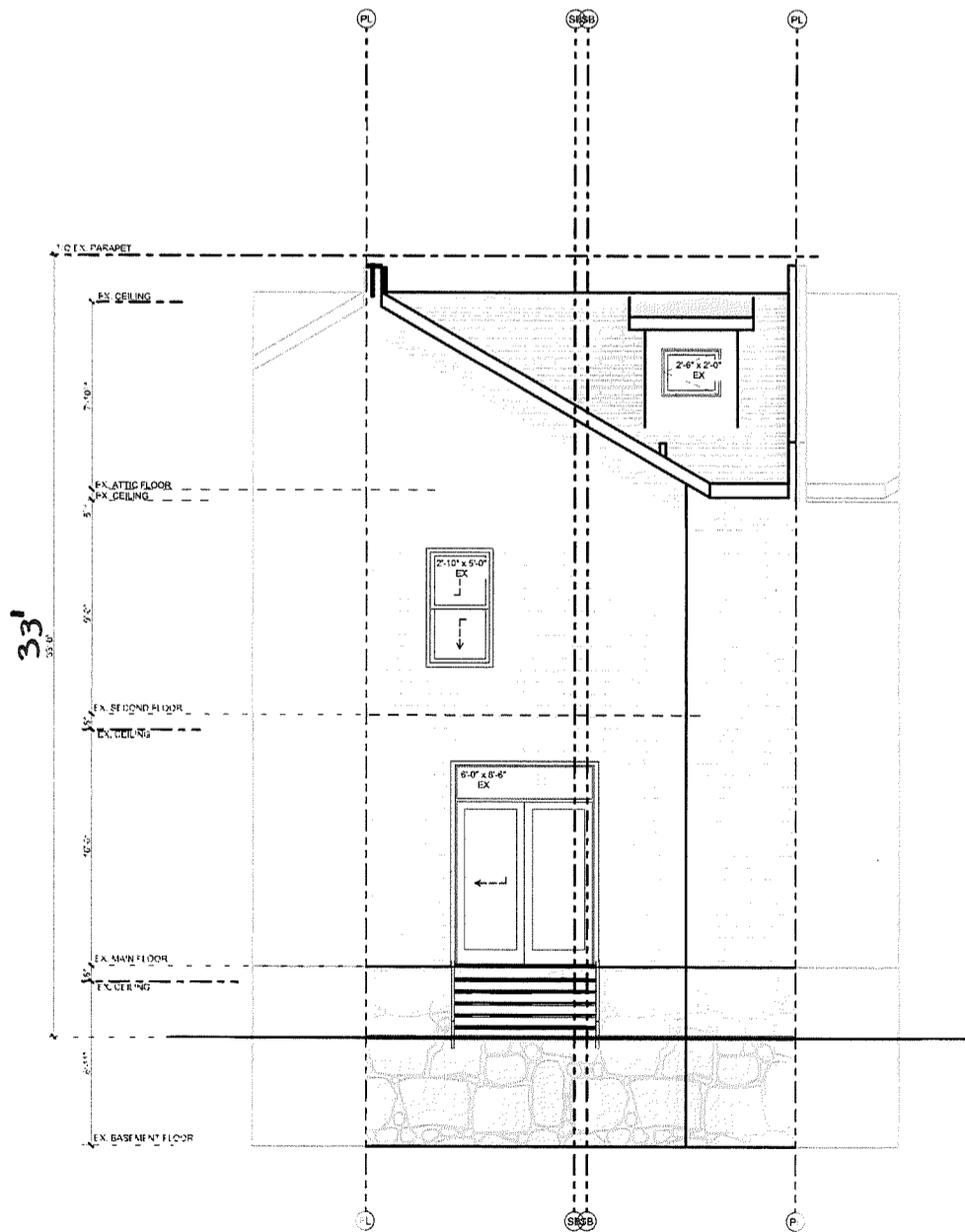




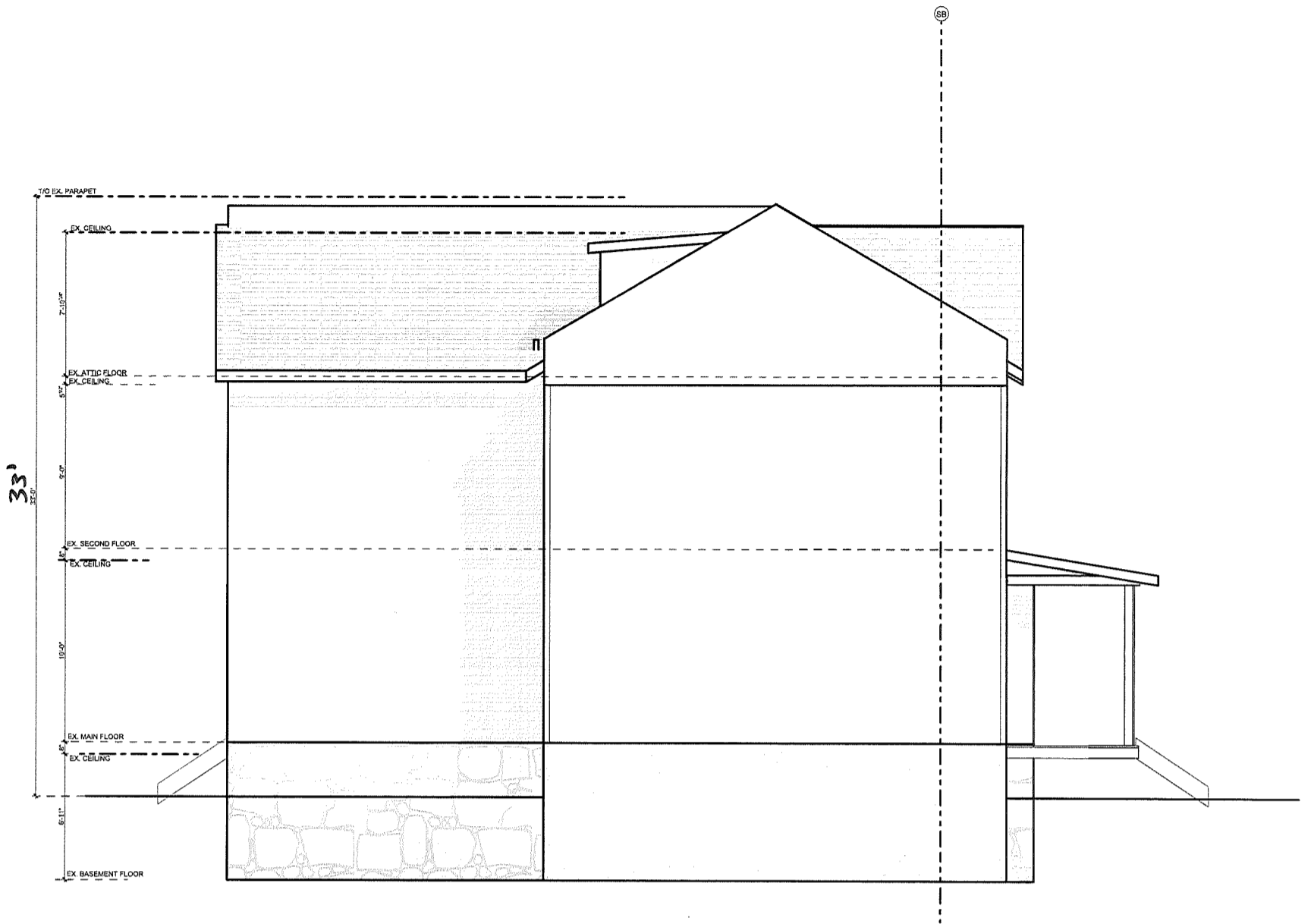




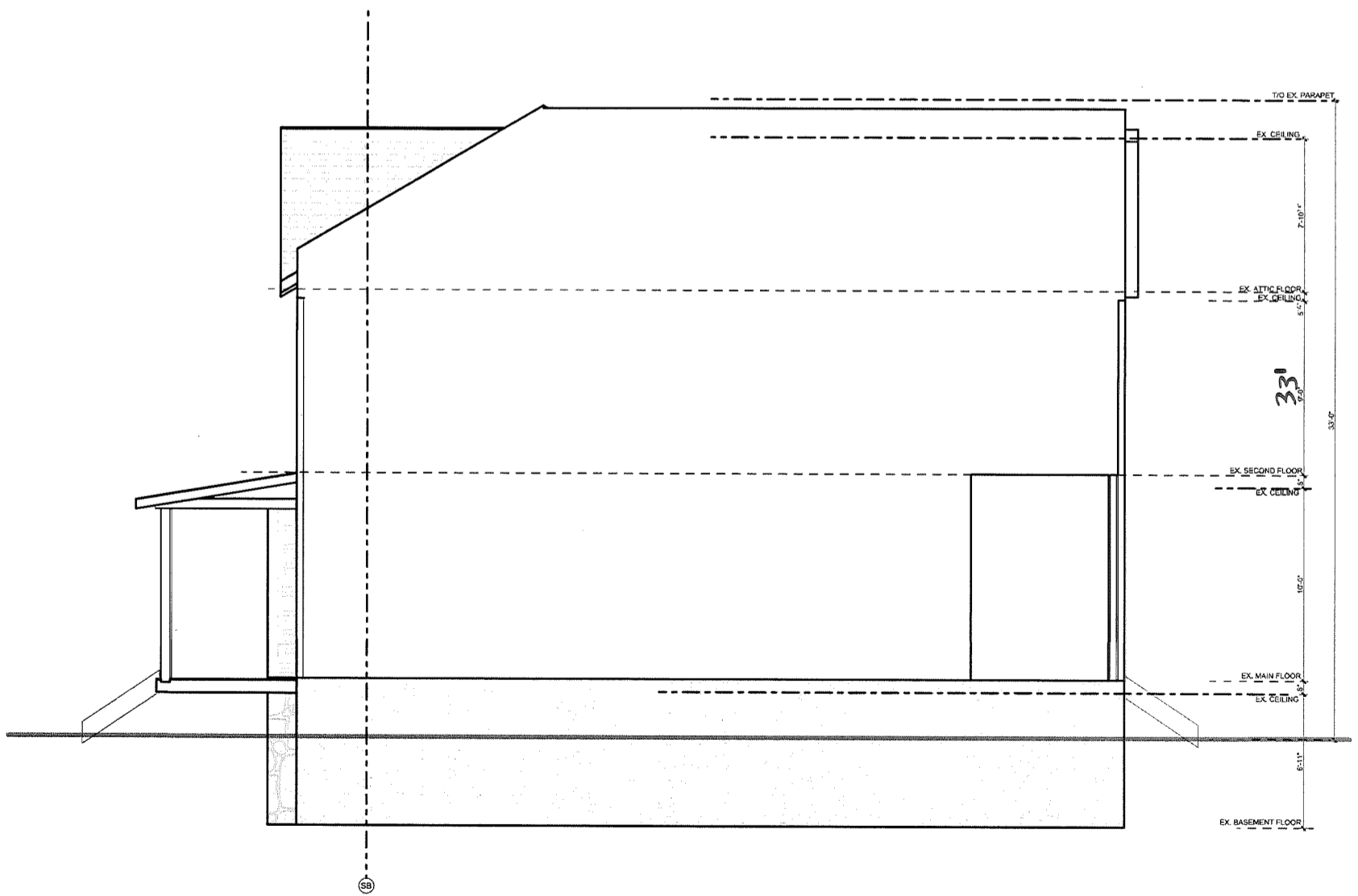
EXISTING FRONT ELEVATION



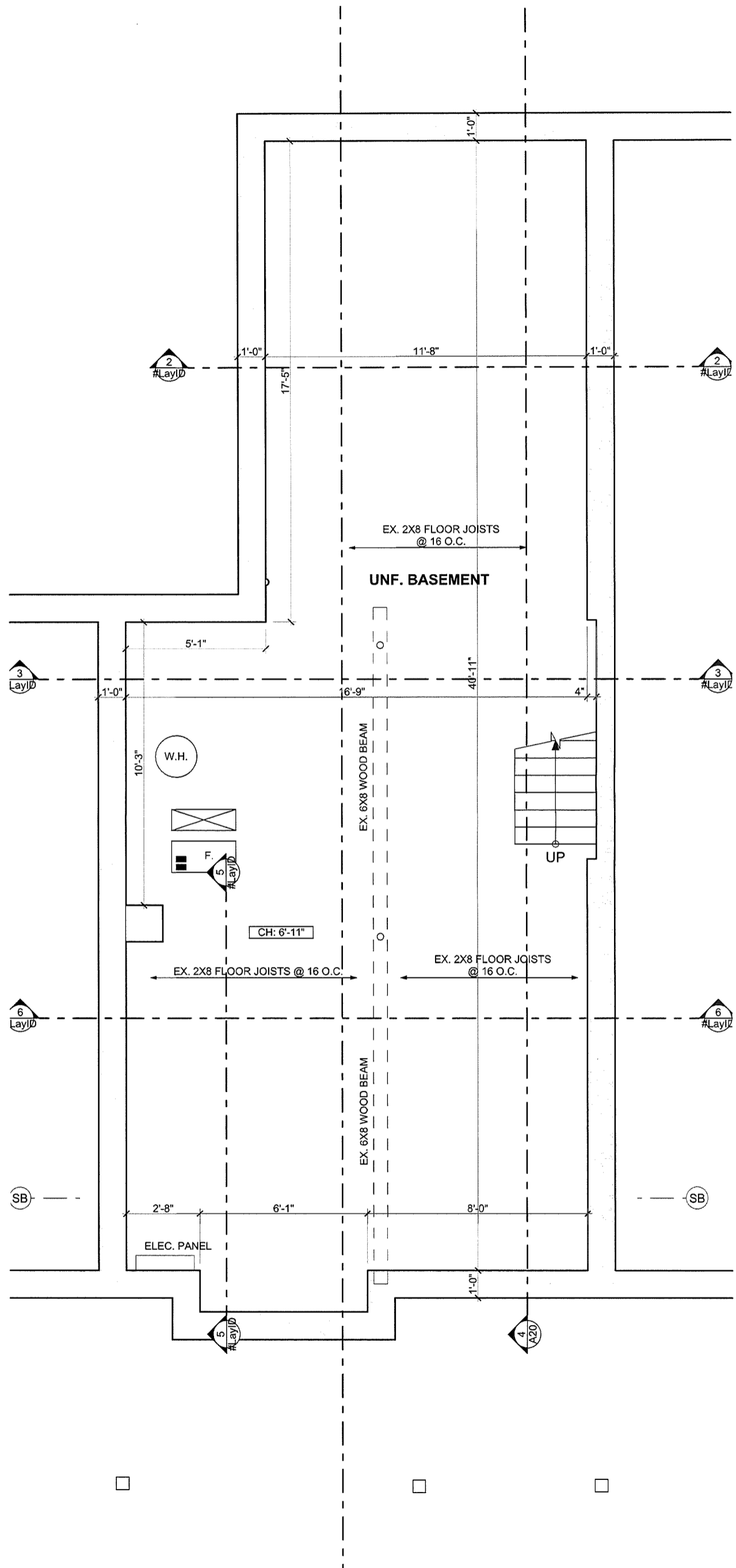
EXISTING REAR ELEVATION



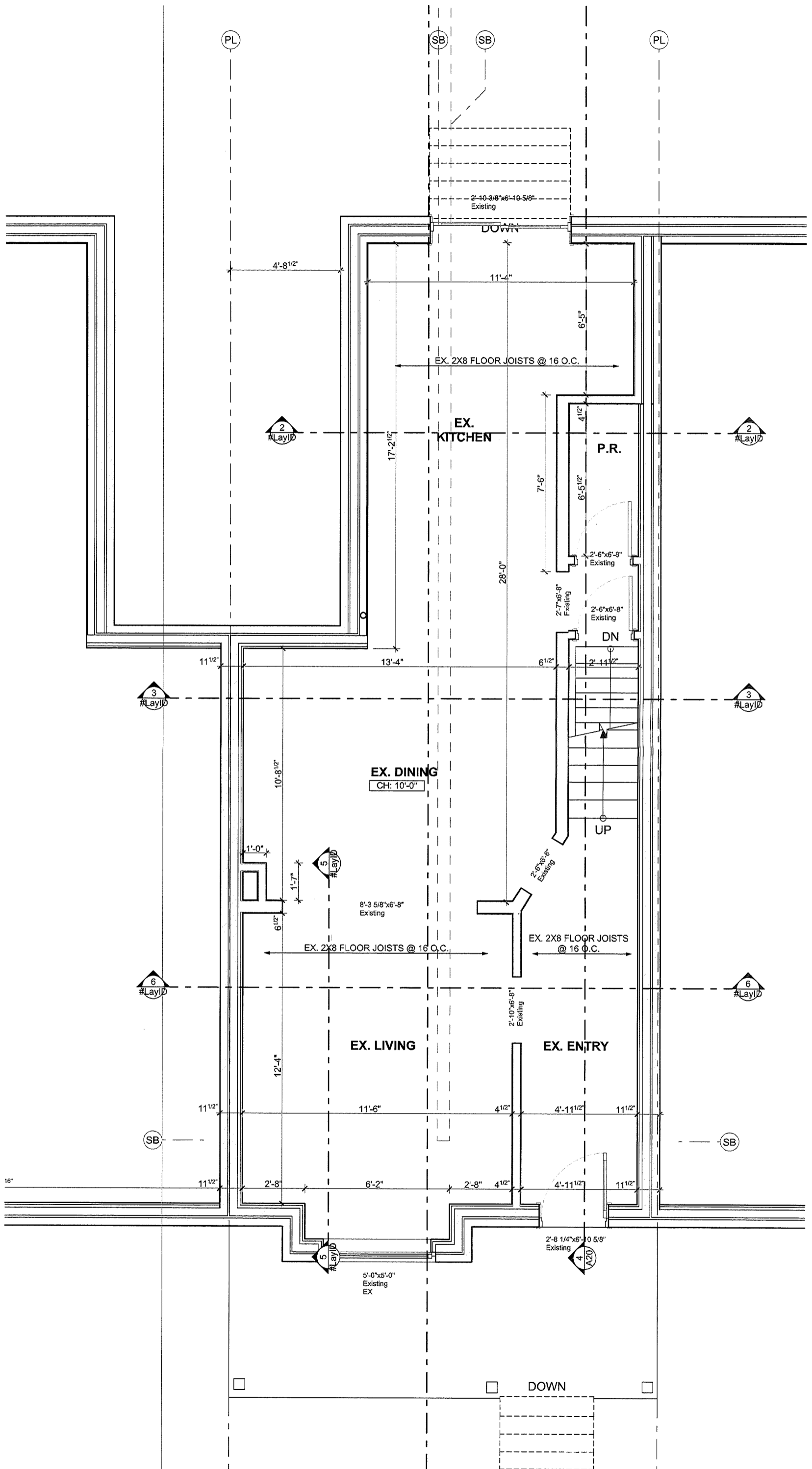
EXISTING LEFT ELEVATION



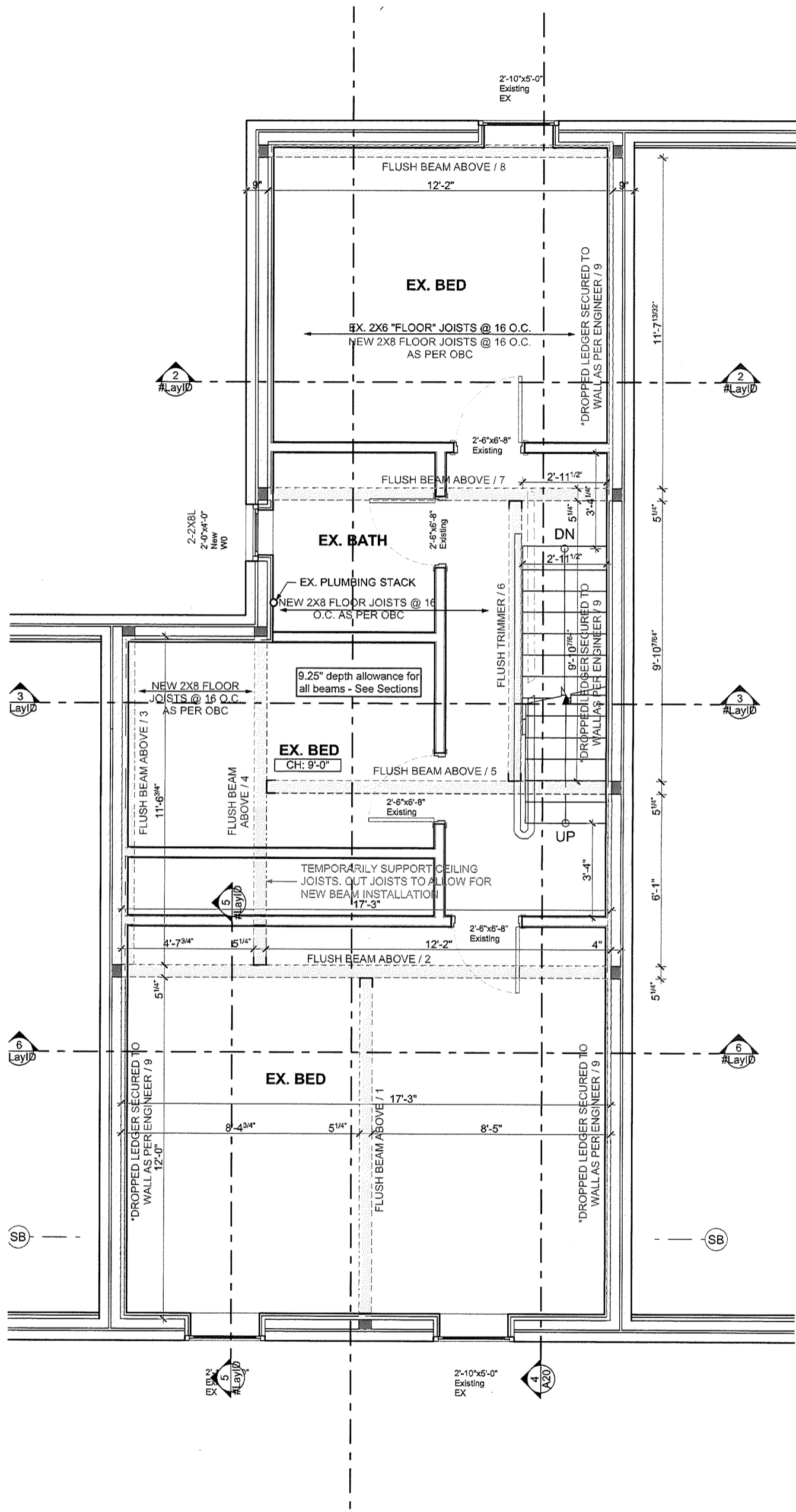
EXISTING RIGHT ELEVATION



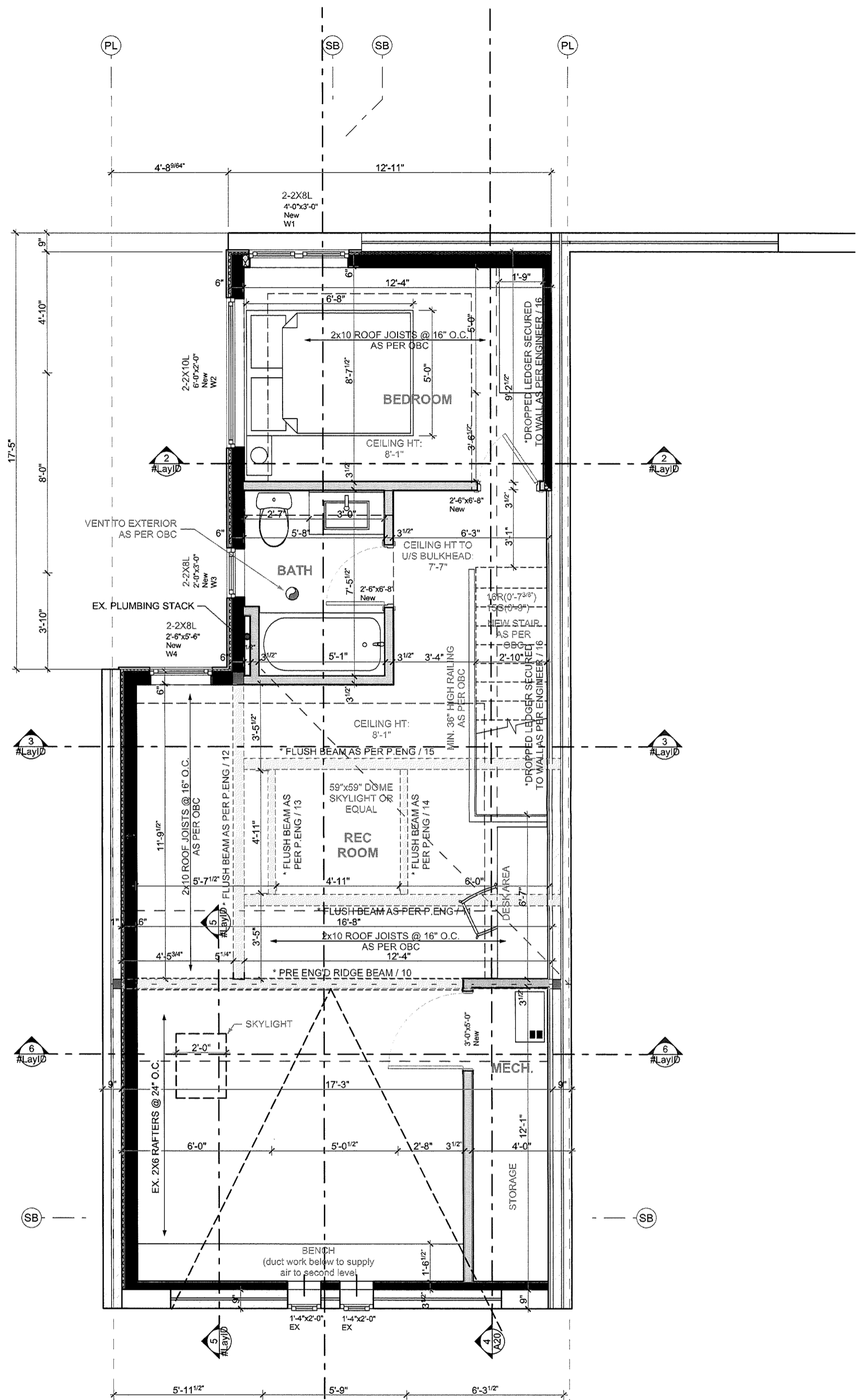
PROPOSED BASEMENT PLAN



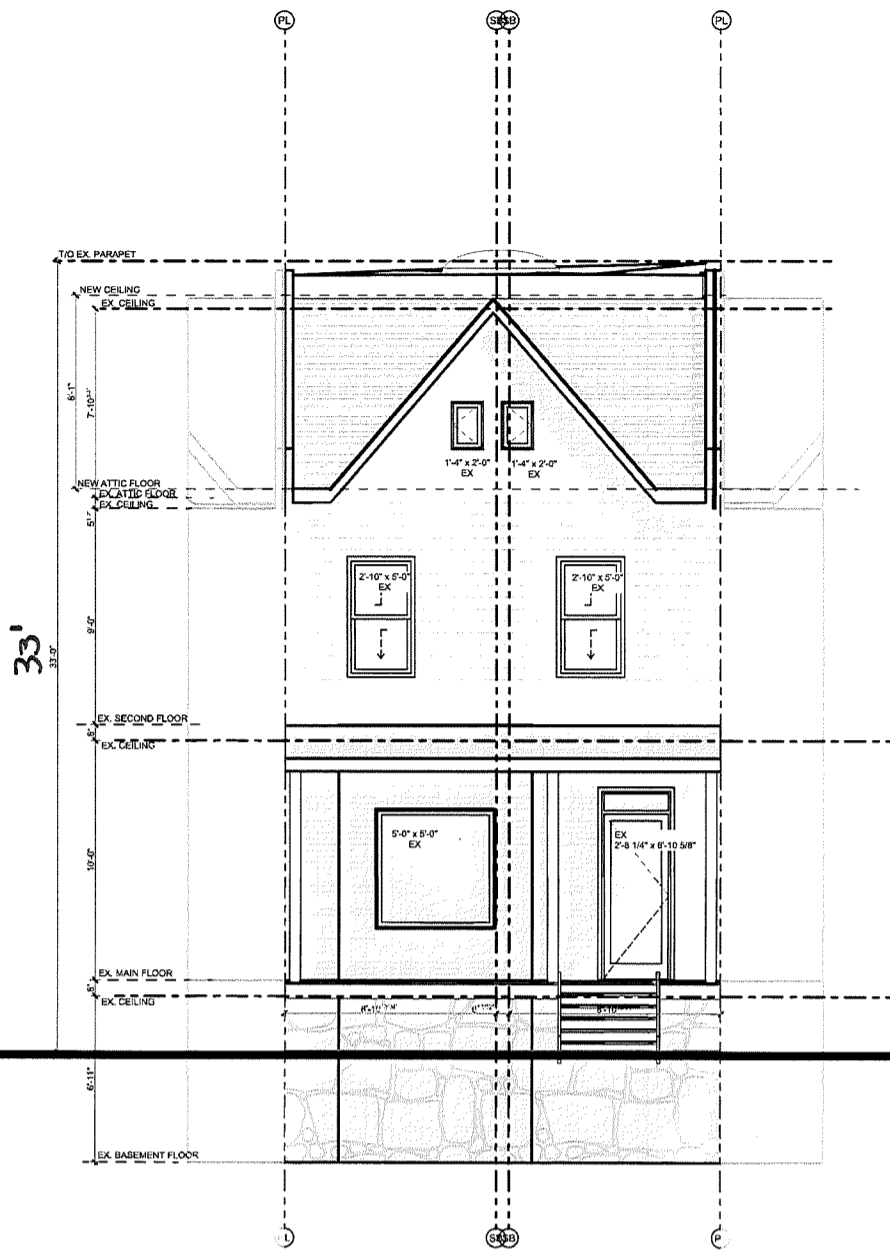
PROPOSED MAIN FLOOR PLAN



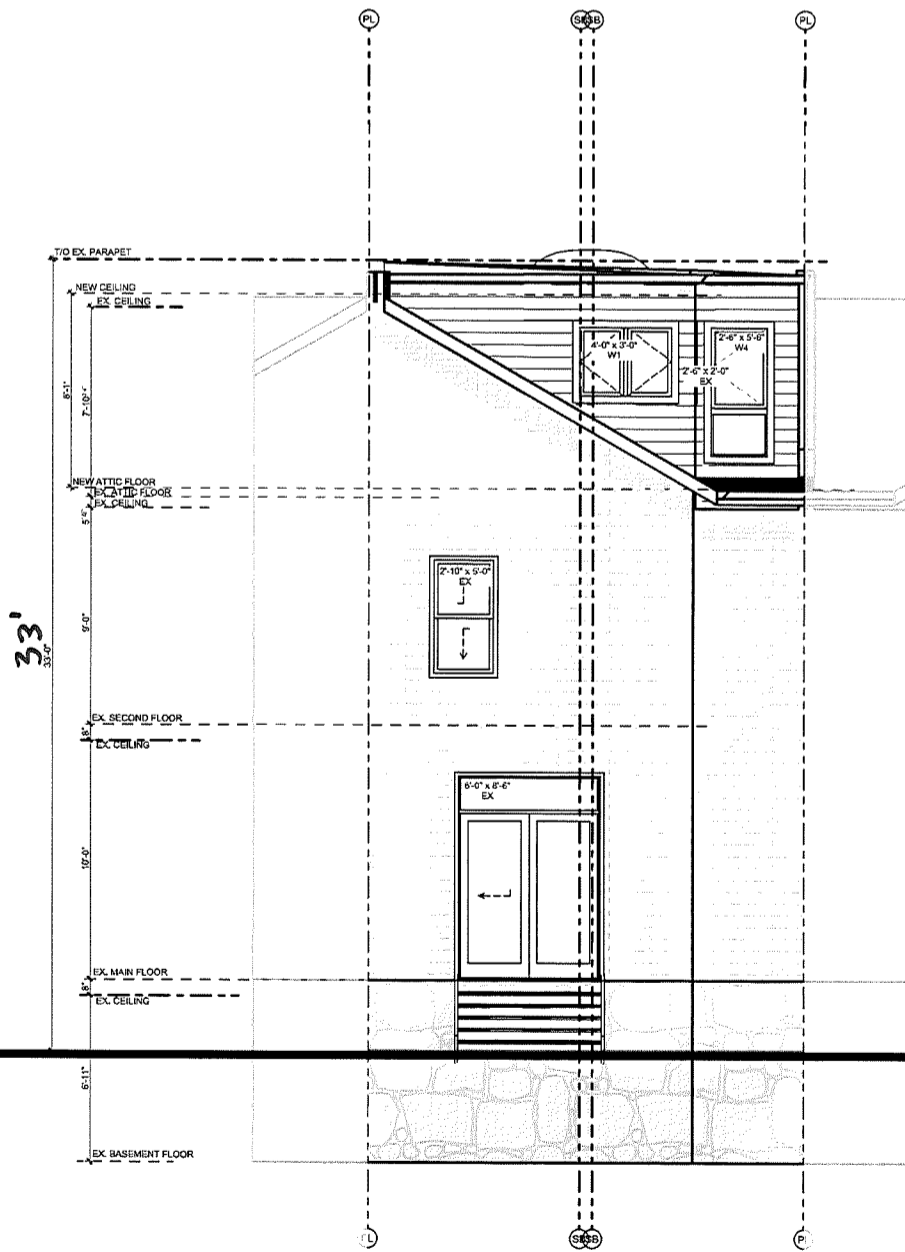
PROPOSED SECOND FLOOR PLAN



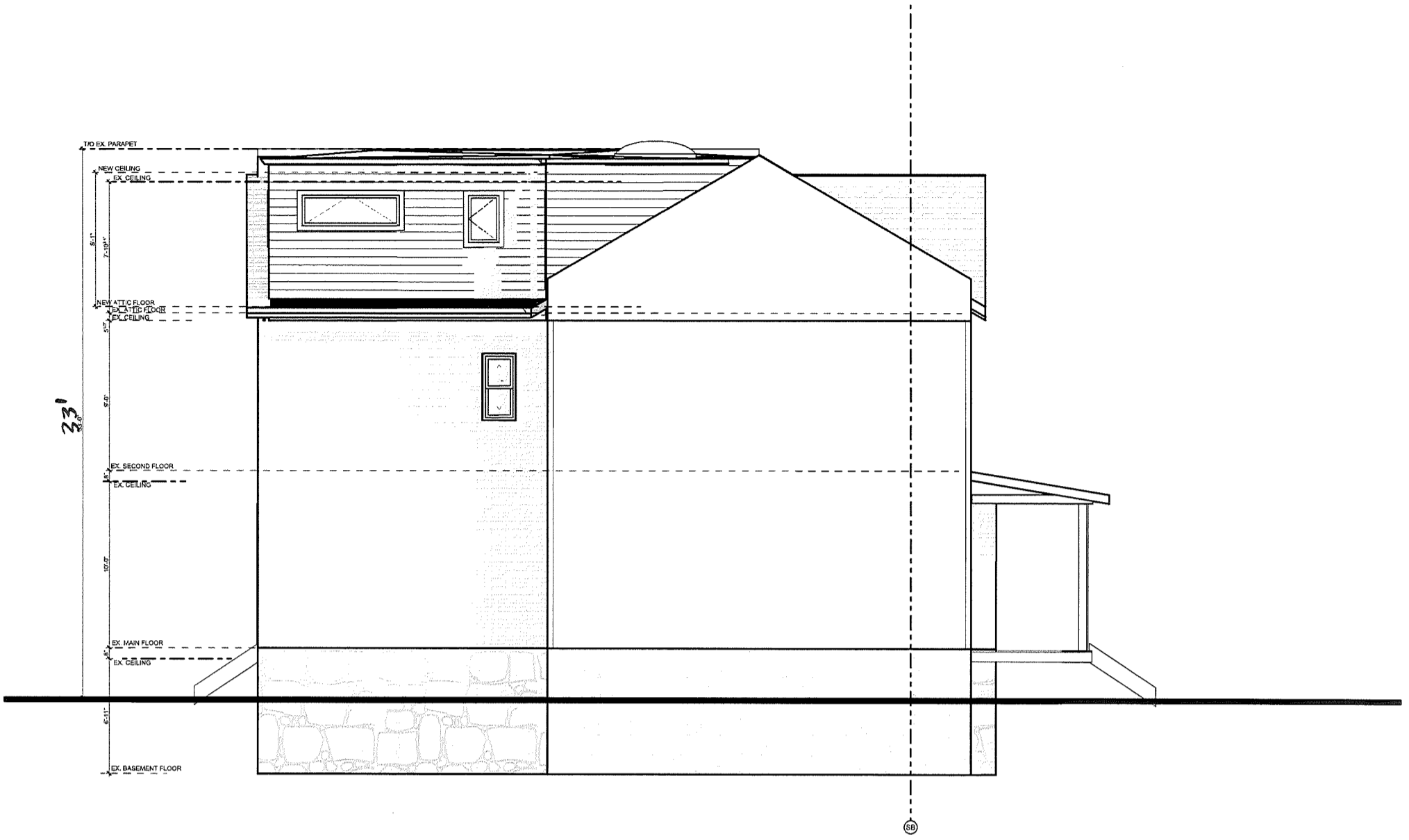
PROPOSED ATTIC PLAN



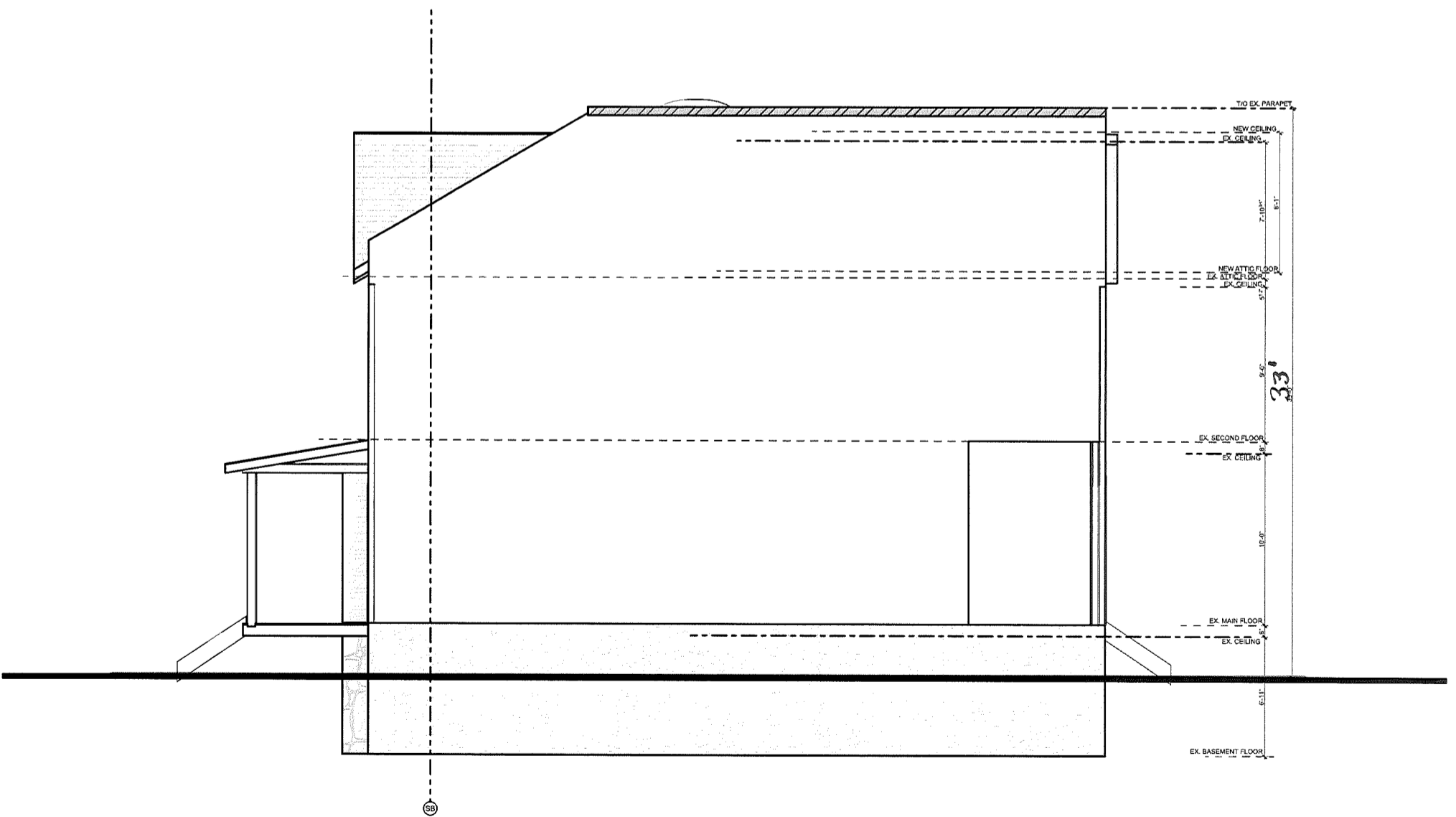
PROPOSED FRONT ELEVATION



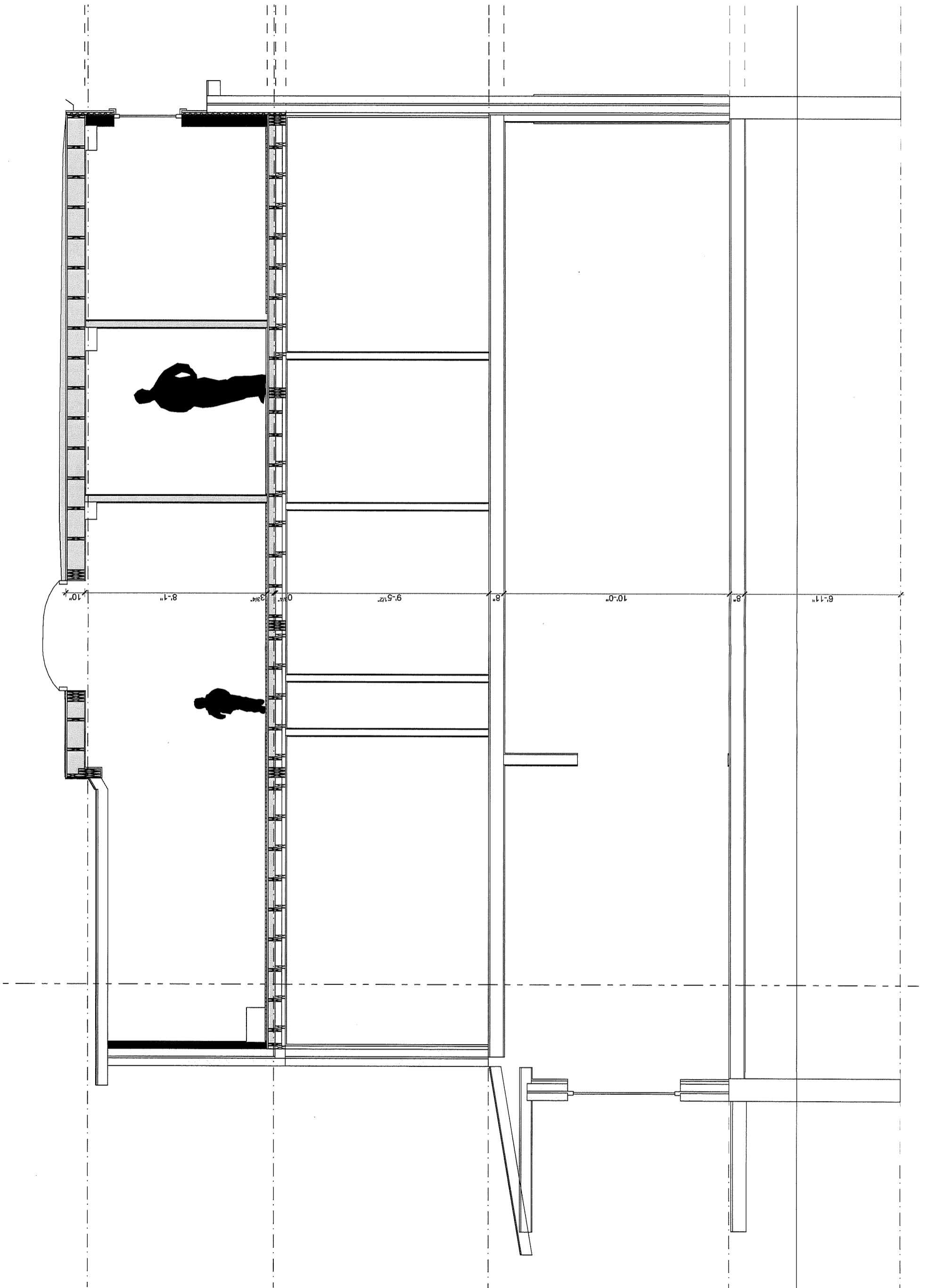
PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION





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

RECEIVED
 FEB 22 2021

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)	Scott and Sandra Ireland	
Applicant(s)*	Scott Ireland	
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:

First National
 100 University Avenue
 North Tower, Suite 1200
 Toronto, Ontario
 M5J 1V6

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:
- relief from the side yard setbacks to allow for addition, *allow a 0m setback on north + south walls*
 - reduce required parking from 3 to 0 *(based on (9) habitable rooms)*
 - allow a 97% floor area ratio instead of the required 45%

5. Why it is not possible to comply with the provisions of the By-law?
- the existing house extents are within the required side yard setback

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**):
- 222 Hughson St N. Hamilton ON L8L 4M3

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 lands 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?

Yes No Unknown

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

Existing use of 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.

Feb.3, 2021
Date


Signature Property Owner

Scott Ireland
Print Name of Owner

10. Dimensions of lands affected:

Frontage	5.56m
Depth	45.42m
Area	252.54m ²
Width of street	7m

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: 66.25m ²	Width: 5.56m
Gross Floor Area: 215m ²	Length: 13.54m
Number of Stories: 3	Height: 8.81m 10.06m
Area Totals: 68 + 66 + 65 + 14	

Proposed

Ground Floor Area: no change	Width: 5.56m
Gross Floor Area: 245m ²	Length: 13.54m
Number of Stories: 3	Height: 8.81m 10.06m
Area Totals: 68 + 66 + 65 + 45	

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	Covered Front Porch
Distance from sides: 0m	Distance from sides: 0m
Distance from rear: 27.4m	Distance from front: 2.7m
Distance from front: 4.4m	

Proposed:

NO CHANGE

13. Date of acquisition of subject lands:
2010
-
14. Date of construction of all buildings and structures on subject lands:
1900
-
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:
120 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:
6593
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Zone D
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.