



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.: FL/A-21:91

APPLICANTS: Julia Mancini on behalf of the owner M. & T. Howe

SUBJECT PROPERTY: Municipal address **827 Regional Rd. 97, Flamborough**

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

ZONING: "S1" (Settlement Residential) district

PROPOSAL: To permit the construction of an accessory structure on a residential parcel of land, notwithstanding that:

1. A maximum gross floor area of 104.51 square metres shall be permitted for all buildings accessory to a residential use instead of the requirement that all buildings accessory to a residential use shall not exceed a maximum gross floor area of 97 square metres.
2. A maximum 36% lot coverage of the yard(s) in which the accessory building is located, including areas devoted exclusively to parking, shall be permitted for all buildings accessory to a residential use, instead of the requirement that all buildings accessory to a residential use shall not exceed a maximum 30% lot coverage of the yard(s) in which the accessory building is located.
3. A maximum building height of 7.25 metres shall be permitted and a maximum height of the underside of any fascia eaves shall be 5.13 metres for all buildings accessory to a residential use, instead of the requirement that all buildings accessory to a residential use shall not exceed a maximum building height of 5.0 metres and a maximum height of the underside of any fascia eaves of 3.0 metres.

NOTE:

1. A building permit is required for the construction of the proposed building. Be advised that Ontario Building Code regulations may require specific setback and construction types.
2. A revised site plan was provided by the applicant following the initial submission of the application. Please note that revised elevation drawings and floor plans were not provided as part of the supplemental materials. As such, the variance(s) requested regarding the maximum gross floor area, maximum building height, and the maximum height of the underside of the fascia eaves have been written as requested by the applicant.

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

DATE: Thursday, April 22nd, 2021
TIME: 1:15 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

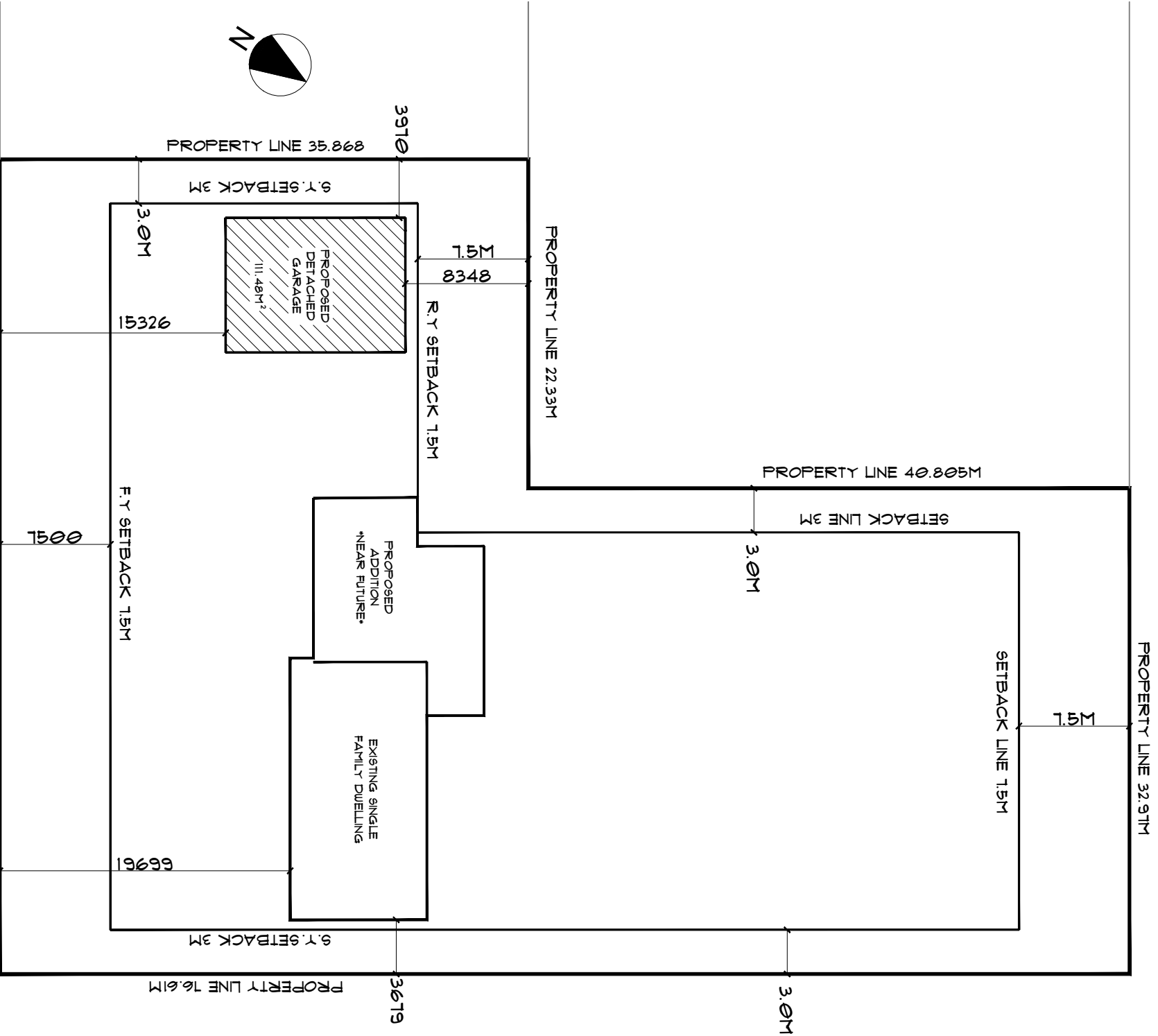
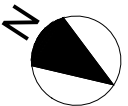
For more information on this matter, including access to drawings illustrating this request:

- 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

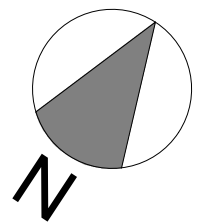
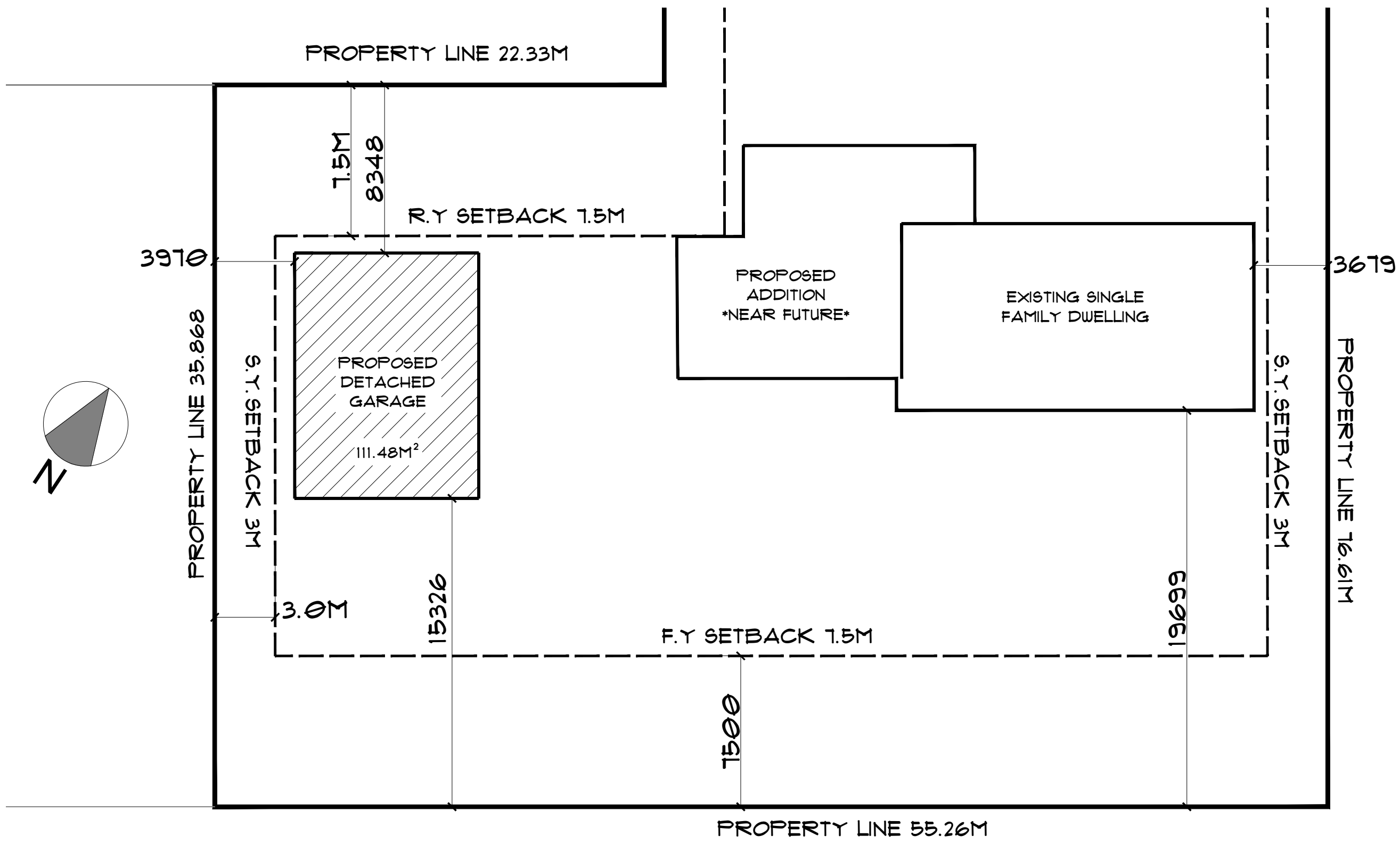
DATED: April 6th, 2021.

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.



REGIONAL ROAD NO. 97



MANCO ARCHITECTURAL DESIGN
 Phone | 905-537-9578
 Email | julia@mancoarchitectural.com
 Website | www.mancoarchitectural.com

DRAWING SUBMISSIONS	
DATE	TYPE
2021-02-18	MINOR VARIANCE

827 REGIONAL ROAD NO. 97
 FLAMBOROUGH, ONTARIO

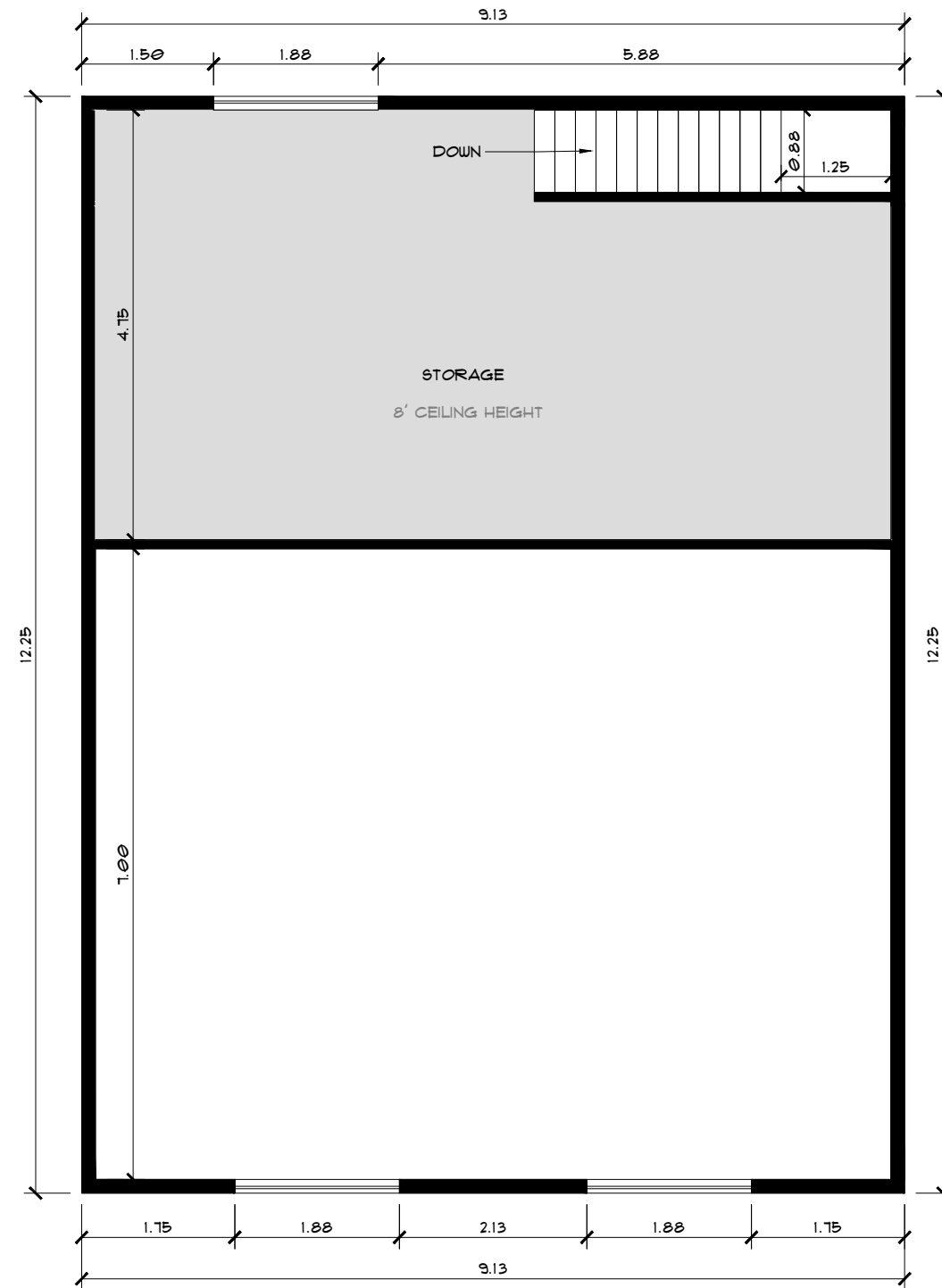
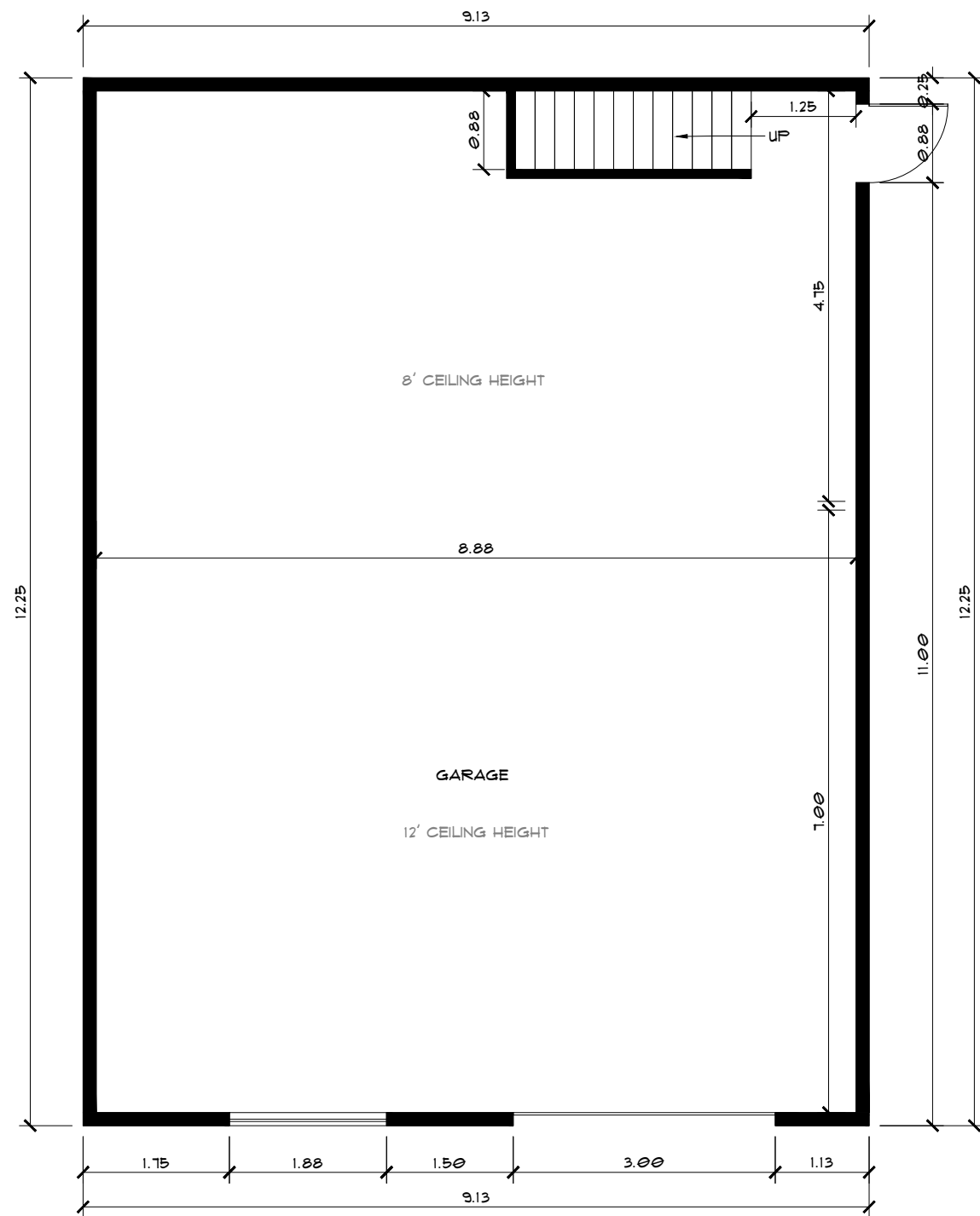
DRAWN BY: JM
 PLOT DATE: 2021-02-18

PAGE
 SITE PLAN

SP1.01

1 SITE PLAN
 SP1.01 Scale 1:200

REGIONAL ROAD NO. 97



1
A1.01 **MAIN FLOOR PLAN**
Scale 1:75

2
A1.01 **2ND FLOOR PLAN (STORAGE)**
Scale 1:75

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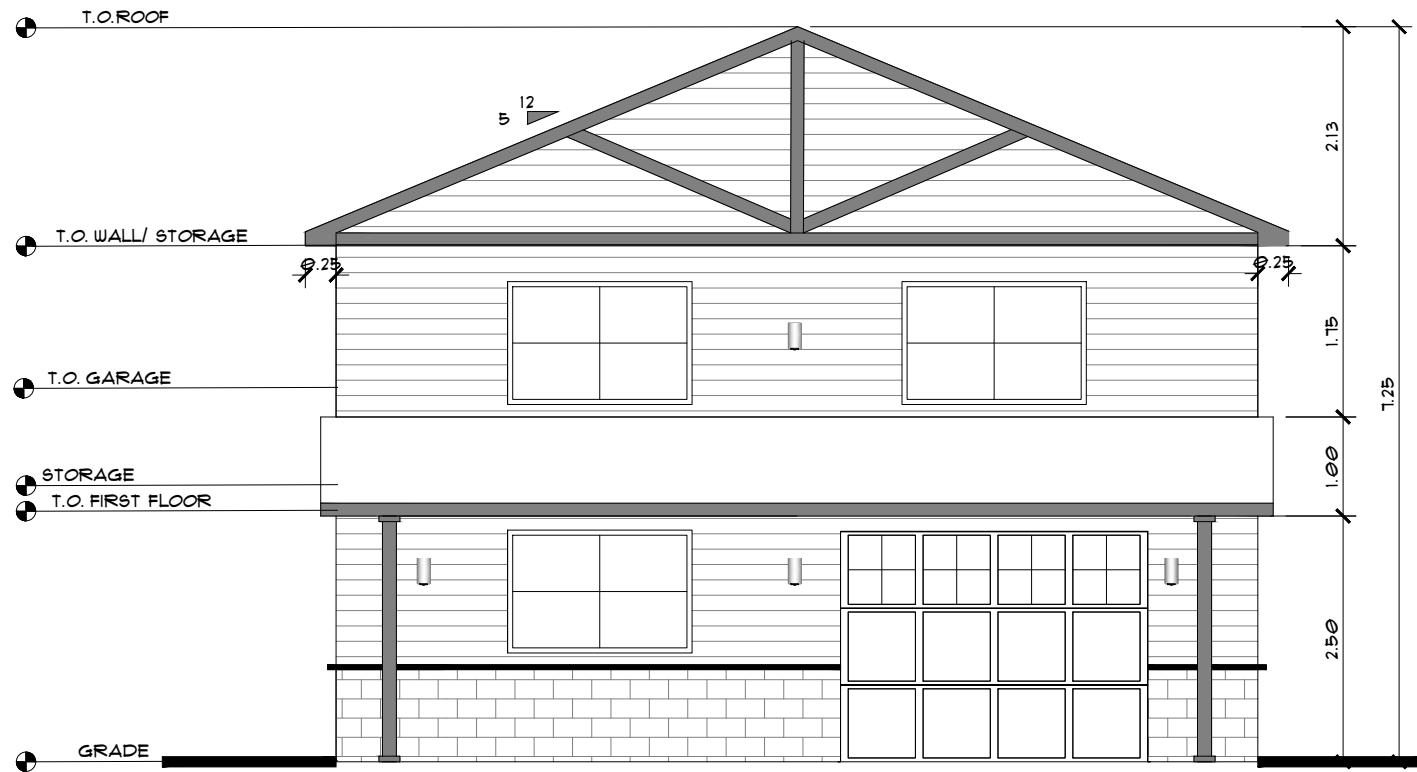
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DATE	TYPE
2021-02-18	MINOR VARIANCE

**827 REGIONAL ROAD NO. 97
 FLAMBOROUGH, ONTARIO**

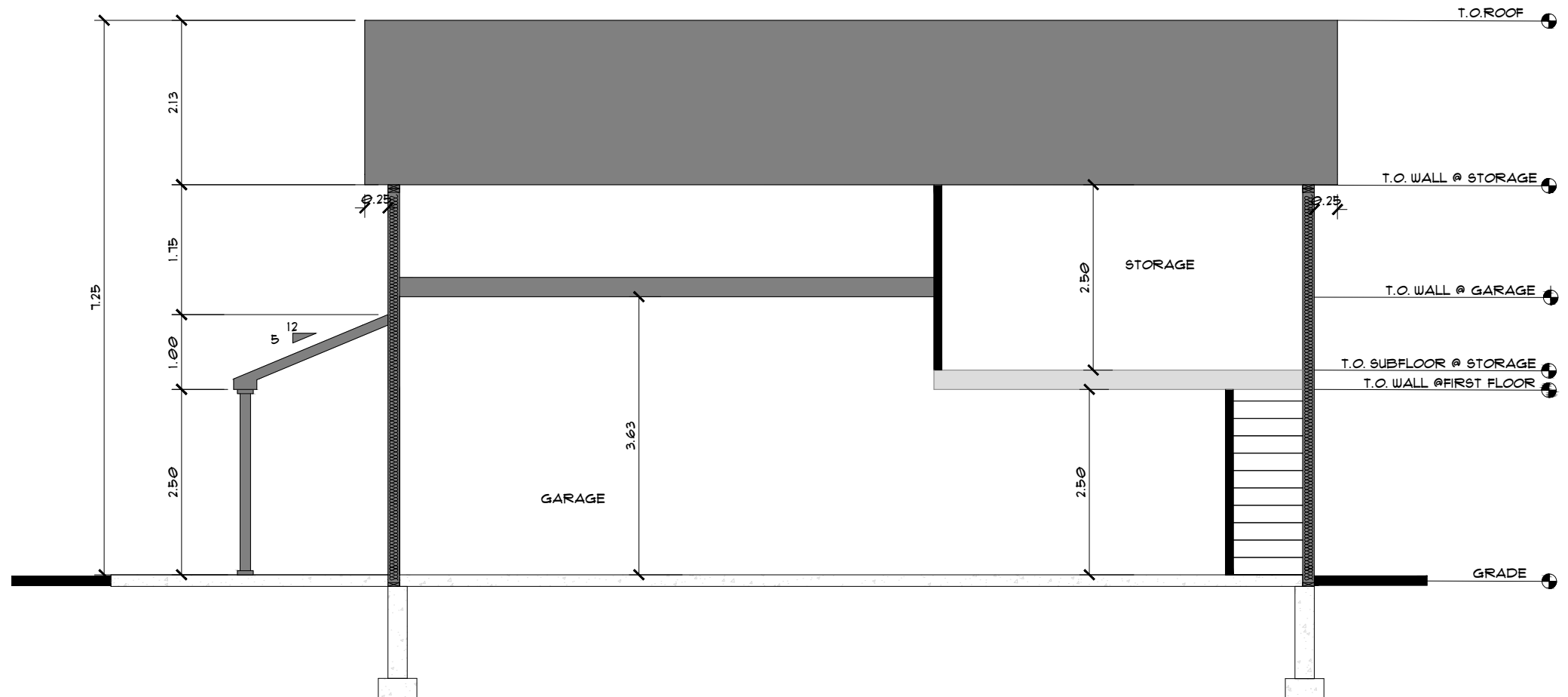
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PAGE
FLOOR PLANS

A1.01



1 FRONT ELEVATION
A1.02 Scale 1:75



2 BUILDING SECTION
A1.02 Scale 1:75

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MANCO
 Architectural Design

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 PLOT DATE: 2021-02-18

PAGE
**ELEVATION/
 SECTION**

A1.02

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)	Murray Howe Terry Howe	[REDACTED]	Phone: [REDACTED]
			E-mail: [REDACTED]
Applicant(s)*	Julia Mancini- Manco	[REDACTED]	Phone: [REDACTED]
			E-mail: [REDACTED]
Agent or Solicitor			Phone: [REDACTED]
			E-mail: [REDACTED]

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:

Proposing a 2 storey detached garage at the side yard of a rural property. Proposed height of detached garage is 7.25m and the allowable per zoning by law is 4m. We are asking for 3.29m of extra building height.

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

The detached garage will be used for storage/vehicles and the customer needs the extra building height.

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**):

827 Regional Road 97, Lot 128 and part of lot 7, Concession 9, Township of West Flamborough

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?

Yes No Unknown

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

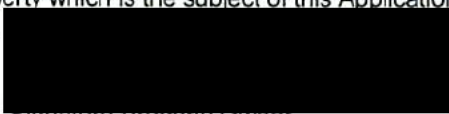
8.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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.

2021-02-17
Date


Signature Property Owner
MURRAY HOWE
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>55.26m</u>
Depth	<u>76.61m</u>
Area	<u>3,328 SQ.M</u>
Width of street	<u>20.00m</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:_
The existing house is within all setbacks.
F.Y=19.69m
S.Y= 3.67m & 8.64m
R.Y= 47.68m & 7.5m

Proposed
Detached Garage
F.Y= 15.32m
S.Y= 3.97m
R.Y= 8.34m

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

Existing:
The existing house is within all setbacks.
F.Y=19.69m
S.Y= 3.67m & 8.64m
R.Y= 47.68m & 7.5m

Proposed:
Detached Garage
F.Y= 15.32m
S.Y= 3.97m
R.Y= 8.34m

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:
2007
15. Existing uses of the subject property:
Single Family
16. Existing uses of abutting properties:
Single Family
17. Length of time the existing uses of the subject property have continued:
18. Municipal services available: (check the appropriate space or spaces)
Water no _____ Connected _____
Sanitary Sewer no _____ Connected _____
Storm Sewers no _____
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:
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.