



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-21:99

APPLICANTS: Owner R. Vespa
Agent Kevin Webster

SUBJECT PROPERTY: Municipal address **411 Concession 5 W., Flamborough**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-Law 15-173

ZONING: A2 district (Rural)

PROPOSAL: To permit the construction of a new building accessory to a single detached dwelling comprising two floors and a total gross floor area of 223.0 square metres of gross floor area to be used for garage and storage purposes notwithstanding that,

1. Buildings accessory to a single detached dwelling shall be permitted to have a maximum gross floor area of 251 square metres instead of the required maximum gross floor area of 200 square metres square metres;
2. A building accessory to a single detached dwelling shall have a maximum height of 7.8 metres instead of the maximum building height of 6.0 metres.

NOTES:

- 1) The variances that are required have been written as requested by the applicant.
- 2) The proposed building has been reviewed as an accessory building to an existing single detached dwelling in the A2 Zone.
- 3) The subject property contains an existing single detached dwelling and an existing accessory building. The existing accessory building comprises 27.87 square metres.
- 4) The Zoning By-law also requires a maximum lot coverage of 5% for all buildings accessory to a single detached dwelling. This requirement is in compliance and is not subject to the minor variance.
- 5) The property is identified in the City of Hamilton Heritage Inventory. For additional information please contact Heritage Planning through the Development Planning Division at 905-546-2424 ext. 1355 or by email at pd.generalinquiry@hamilton.ca

- 6) The subject lands contain an area along the frontage that are under Conservation Management through Conservation Halton. The proposed accessory building however, is outside of this area.

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

DATE: Thursday, April 22nd, 2021
TIME: 1:35 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

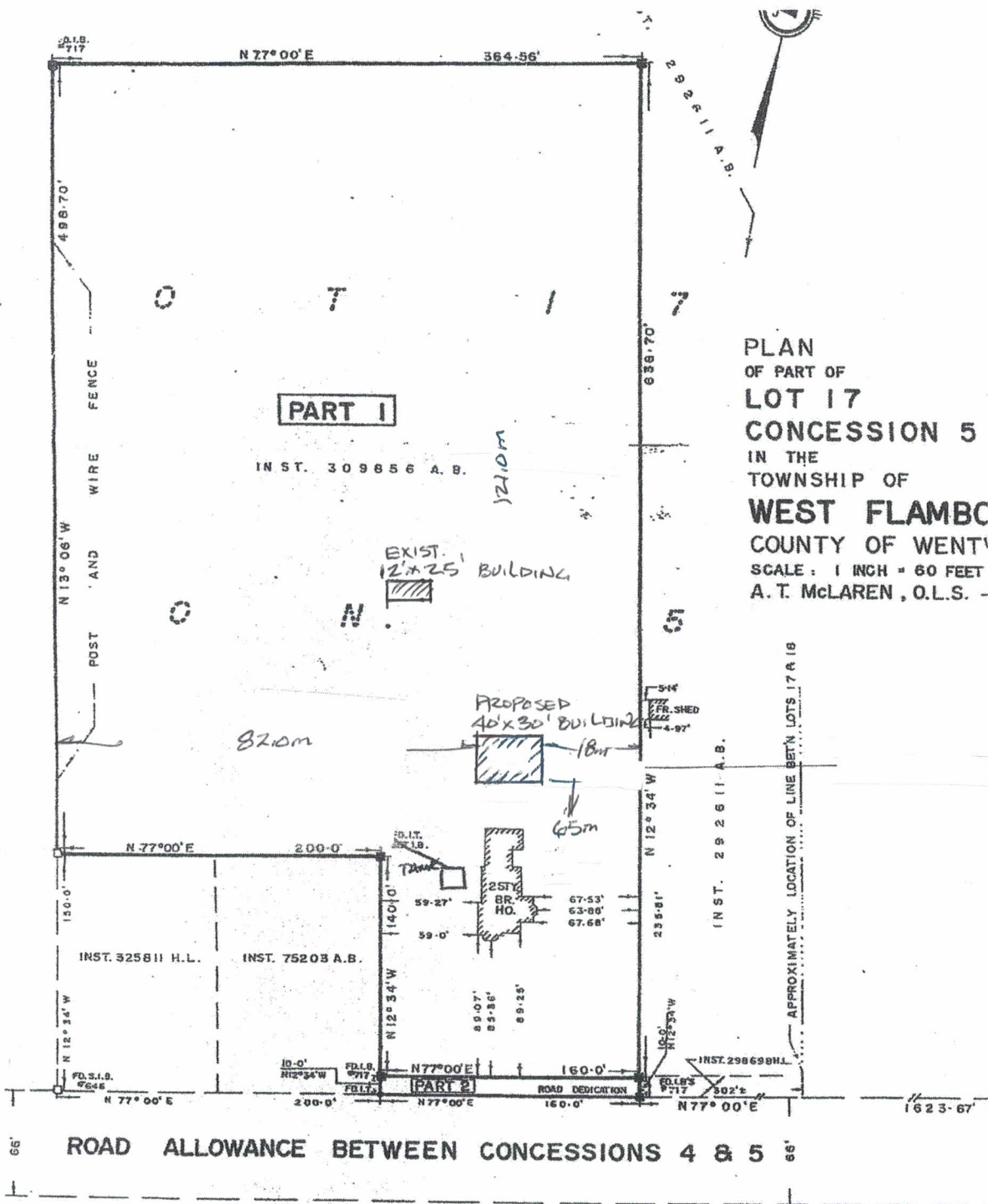
For more information on this matter, including access to drawings illustrating this request:

- 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.



PLAN
OF PART OF
LOT 17
CONCESSION 5
IN THE
TOWNSHIP OF
WEST FLAMBOROUGH
COUNTY OF WENTWORTH
SCALE: 1 INCH = 60 FEET
A. T. McLAREN, O.L.S. -

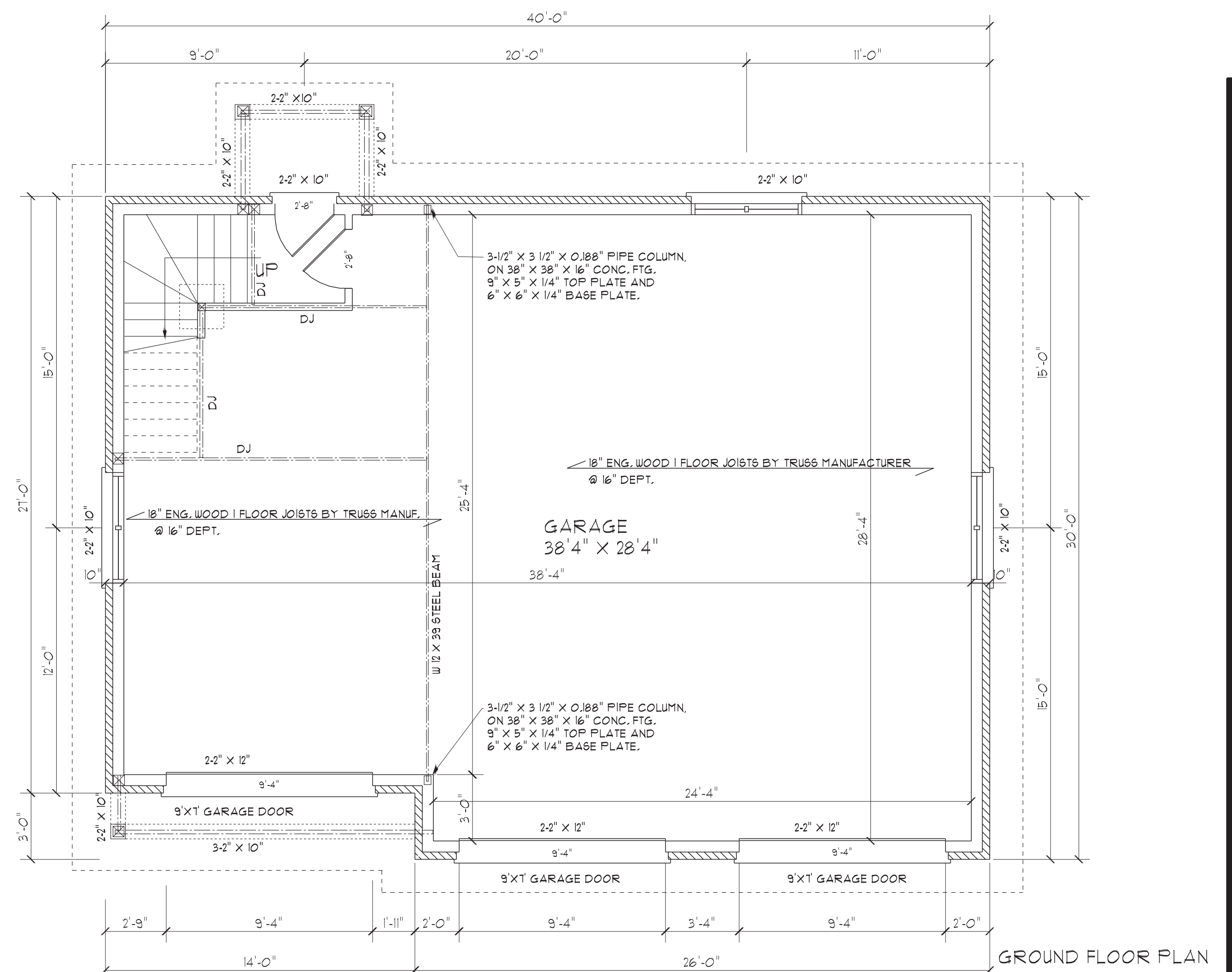
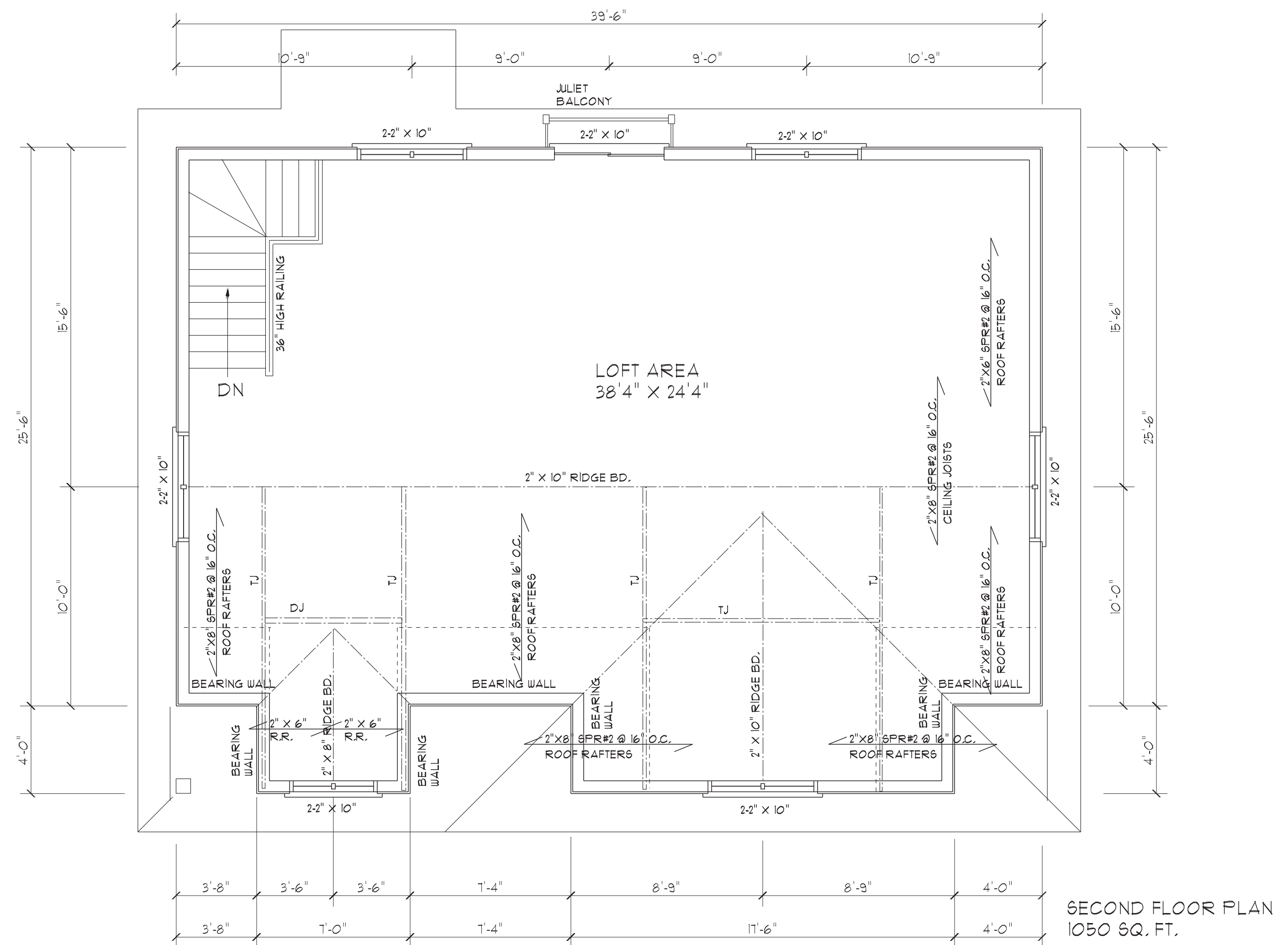
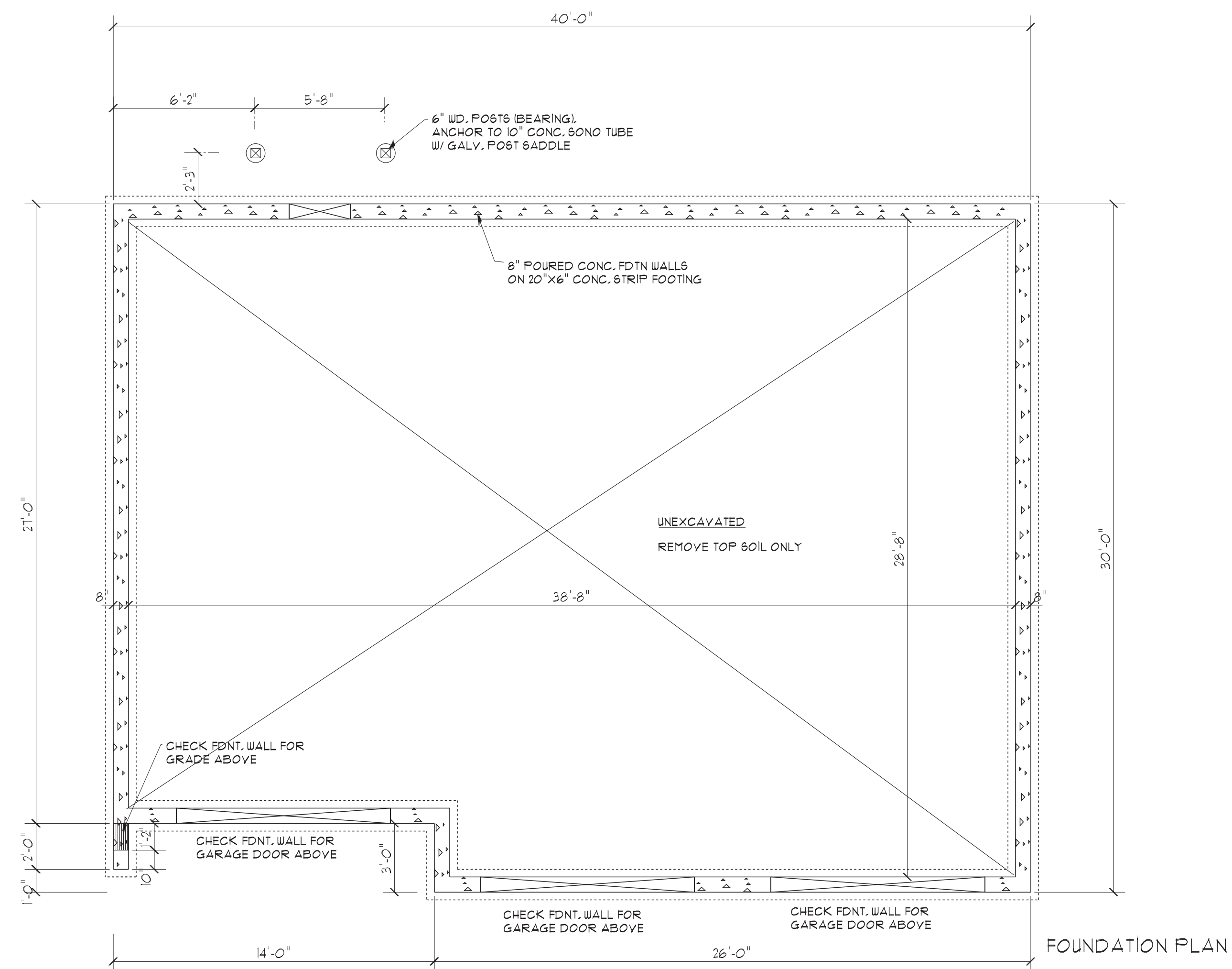
SCHEDULE			
PART	LOT	CON.	OWNER
1	PT. OF 17	5	ARTHUR D. LOREE JEAN LOREE (JOINT TENANTS)

ARE ASTRONOMIC IN NATURE AND
ERRED TO THE SOUTHERLY LIMIT
17, CONCESSION 5, AS BEING
O' E.

"CAUTION: This plan is
not a plan of subdivision
within the meaning of
section 29, 32 or 33 of

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS
MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF SEPT. 1973.

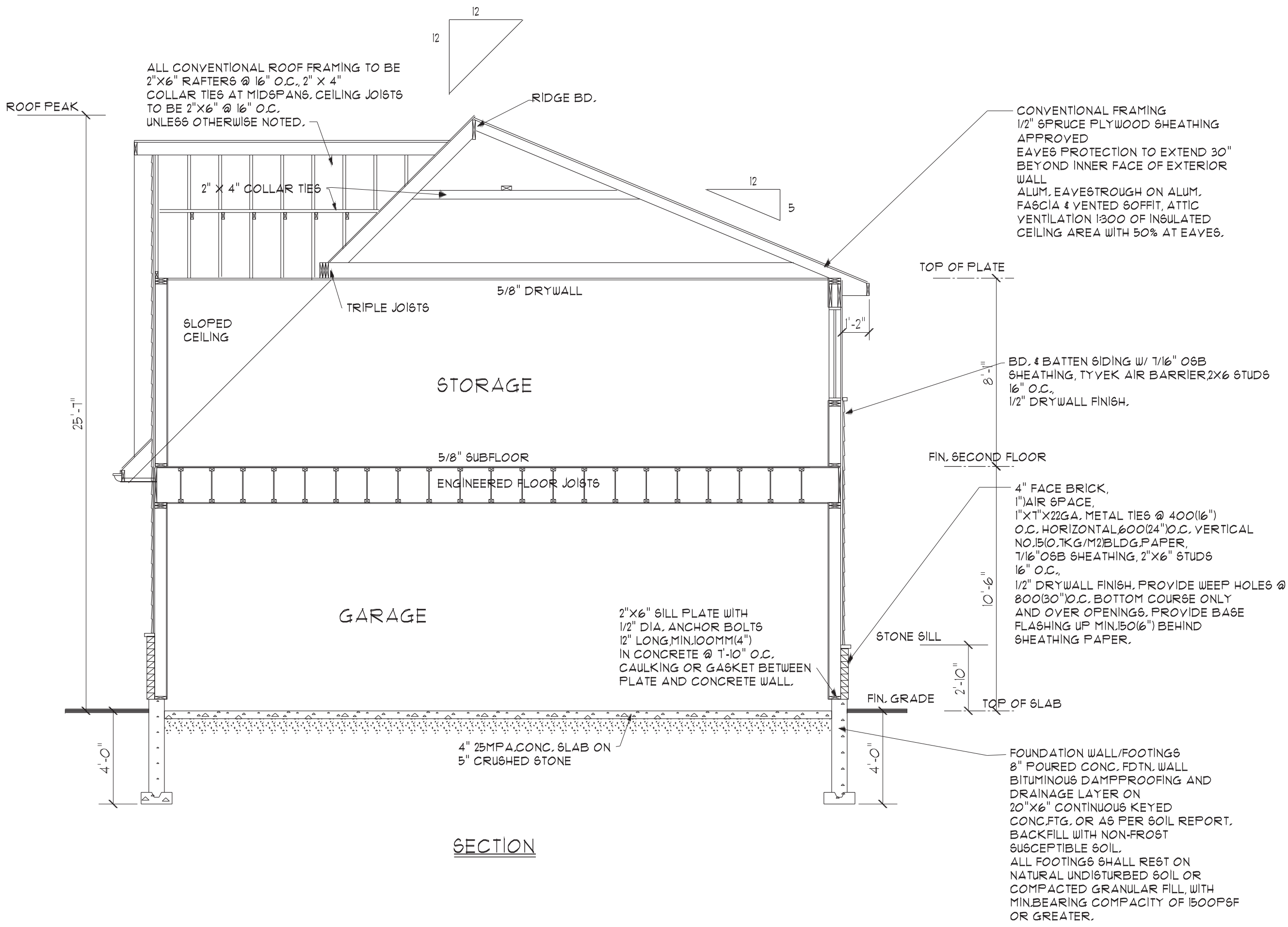
A. T. McLAREN
ONTARIO



I	ISSUED FOR PRICING	02/15/21	K.W.
NO.	DESCRIPTION	DATE	BY
REVISIONS			
Kevin Webster Designs Inc.			
RESIDENTIAL & COMMERCIAL DESIGN, DRAFTING & CONSULTING			
68 North Valley Dr., Welland, Ontario L3C 7L6 (905)639-2009			
PROJECT NO. 202107		DATE: FEB 2021	
BUILDER:			
PROJECT NAME: VESPA DETACHED GARAGE 411 5TH CONCESSION WEST FLAMBOROUGH, ONT.			
MODEL:			
DRAWING: PROPOSED FLOOR PLANS			
DRAWN BY: K.W.		CHECKED BY: K.W.	
SCALE: 1/4"=1'-0"		PAGE: 1	



I	ISSUED FOR PRICING	02/15/21	KW
NO.	DESCRIPTION	DATE	BY
REVISIONS			
Kevin Webster Designs Inc.			
RESIDENTIAL & COMMERCIAL DESIGN, DRAFTING & CONSULTING			
68 North Valley Dr., Welland, Ontario L3C 7L6 (905)639-2009			
PROJECT NO. 202107		DATE: FEB 2021	
BUILDER:			
PROJECT NAME: VESPA DETACHED GARAGE 411 5TH CONCESSION WEST FLAMBOROUGH, ONT.			
MODEL:			
DRAWING:			
PROPOSED EXTERIOR ELEVATIONS			
DRAWN BY: K.W.		CHECKED BY: K.W.	
SCALE: 1/4"=1'-0"		PAGE: 2	



I	ISSUED FOR PRICING	02/15/21	KW

NO.	DESCRIPTION	DATE	BY
-----	-------------	------	----

REVISIONS

Kevin Webster Designs Inc.
RESIDENTIAL & COMMERCIAL
DESIGN, DRAFTING & CONSULTING

68 North Valley Dr., Welland, Ontario L3C 7L6
(905)639-2009

PROJECT NO.	DATE:
202107	FEB 2021

BUILDER:

PROJECT NAME:
VESPA DETACHED GARAGE
411 5TH CONCESSION WEST
FLAMBOROUGH, ONT.

MODEL:

DRAWING:

PROPOSED CROSS SECTION

DRAWN BY:	CHECKED BY:
K.W.	K.W.

SCALE:	PAGE:
1/4"=1'-0"	3

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)	Rose Vespa		Phone:
			E-mail:
Applicant(s)*	Kevin Webster		Phone:
			E-mail:
Agent or Solicitor	Kevin Webster		Phone:
			E-mail:

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:
None

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:
Require high of 7.70m instead of max. 6.0m
Require 2800 sq. m gross floor area instead of 200 sq. m max.
FOR ALL ACCESSORY BUILDINGS
5. Why it is not possible to comply with the provisions of the By-law?
Required size of garage and storage area is larger than what is allowed
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**):
Lot 17 Concession 5 in the Township of West Flamborough County of Wentworth
7. PREVIOUS USE OF PROPERTY
- | | | | | | |
|--------------|-------------------------------------|------------|--------------------------|------------|--------------------------|
| Residential | <input checked="" type="checkbox"/> | Industrial | <input type="checkbox"/> | Commercial | <input type="checkbox"/> |
| Agricultural | <input type="checkbox"/> | Vacant | <input type="checkbox"/> | | |
| Other | <u></u> | | | | |
- 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?
Common knowledge

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.

March 9 2021

Date

X

Signature Property Owner

Rose Vespa

Print Name of Owner

10. Dimensions of lands affected:

Frontage	48.77 m
Depth	194.68 m
Area	19 030.05 sq. m
Width of street	6.0m

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:

Existing 3000 sq. ft 2 storey dwelling, 65' x 35', 25' high
Existing 300 sq. ft accessory building, 12' x 25', 12'0" high

Proposed

Existing dwelling to remain as is

Existing Accessory Building to remain as is

Proposed new 2 storey accessory building 40' x 30', 25'-3" high, 1158 sq. ft coverage @ 0.5%

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

EXISTING DWELLING FRONT 15.9m, LEFT 17.98m, RIGHT 19.46m
REAR 148.74m

EXISTING ACCESSORY BUILDING FRONT 16.0m LEFT 46.0m
RIGHT 61.0m REAR 106.0m

Proposed:

PROPOSED ACCESSORY BUILDING: 65.0m FRONT
82.0m LEFT
18.0m RIGHT
121.0m REAR

13. Date of acquisition of subject lands:
2010
14. Date of construction of all buildings and structures on subject lands:
1950
15. Existing uses of the subject property:
Single Family Residential
16. Existing uses of abutting properties:
Single Family Residential & Agrigultural
17. Length of time the existing uses of the subject property have continued:
Since built 1950
18. Municipal services available: (check the appropriate space or spaces)
Water _____ Connected n/a
Sanitary Sewer _____ Connected n/a
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:
A2
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.