



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-21:88

APPLICANTS: E. Agranov on behalf of the owner M. Carlo & M. Dora

SUBJECT PROPERTY: Municipal address **146 East 34th St., Hamilton**

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

ZONING: "C" (Urban Protected Residential) district

PROPOSAL: To legally establish the parking area of the converted two-family dwelling notwithstanding that:

1. A manoeuvring space being 2.7m wide shall be provided for the parking space in the front yard instead of the minimum required 6.0m wide manoeuvring space.
2. An access driveway having a minimum width of 2.7m shall be provided instead of the minimum required 2.8m wide access driveway.

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

DATE: Thursday, April 22nd, 2021
TIME: 2:35 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

HM/A-21:88

Page 2

- 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.

SCOPE OF WORK:

RENOVATION & SECONDARY UNIT BASEMENT APARTMENT

ADDRESS:

146 EAST, 34TH STREET, HAMILTON, ON L8V 3W6



CONSTRUCTION NOTES FOR BASEMENT APARTMENT:

1. MINIMUM 30 MINUTE FIRE SEPARATION UNLESS INTERCONNECTED SMOKE ALARMS ARE PROVIDED IN BOTH UNITS AND ALL COMMON AREAS IN WHICH CASE, A 15 MINUTE FIRE SEPARATION WOULD ONLY BE REQUIRED. INSTALL SPRINKLERS IN THE BUILDING WOULD HAVE ALL FIRE SEPARATION REQUIREMENTS.
2. MINIMUM 30 MINUTES FIRE SEPARATION AROUND SHARED EXIT
3. REQUIRE SMOKE ALARMS WITHIN EACH DWELLING UNIT MAY BE BATTERY OPERATED AND IT SHOULD BE LOCATED ON OR NEAR CEILING WITHIN 5 M OF BEDROOM AND CARBON MONOXIDE DETECTORS ADJACENT TO SLEEPING AREA AND IT SHOULD CONFORM TO AN/CSA-6.19 OR UL 2034. CO DETECTORS MAY BE BATTERY OPERATED OR PLUGGED INTO ELECTRICAL OUTPUT. SEE SHEET A-0.1
4. EXISTING FURNACE MAY SERVE BOTH UNITS PROVIDED A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.
5. MINIMUM 5% OF LIVING/ DINING FLOOR AREA OF NATURAL LIGHT(GLASS AREA) TO BE PROVIDED.
6. MINIMUM 2 1/2% OF BEDROOM AND OTHER FINISHED ROOMS FLOOR AREA OF NATURAL LIGHT(GLASS AREA) TO BE PROVIDED.
7. 3 SQ.FT. CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR LIVING/ DINING, BEDROOMS & KITCHENS.
8. 1 SQ.FT. CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR BATHROOMS, MECHANICAL VENT PROVIDING 1 AIR CHANGE PER HOUR IS ACCEPTABLE.
9. FOR WINDOWS USED AS MEANS OF ESCAPE, WITHIN WINDOW WELLS SHOULD BE PROVIDED, IF THE WINDOW OPENS INTO A WINDOW WELL, A CLEAR DISTANCE OF NOT LESS THAN 550 MM SHALL BE PROVIDED IN FRONT OF THE OPERATING SASH.
10. INTERIOR STAIRS
RISE-4 7/8"(124mm)MINIMUM 7 7/8"(200mm) MAXIMUM
RUN-8 1/4"(210mm)MINIMUM 14"(356mm)MAXIMUM
TREAD- 9 1/4" (235mm)MINIMUM 14"(356mm)MAXIMUM
NOSING-1"(25mm)MINIMUM
HEADROOM-80"(2032mm)MINIMUM
11. AN EGRESS WINDOW OR CASEMENT WINDOW MUST BE PROVIDED IN THE ACCESSORY APARTMENT OR THE ENTIRE BUILDING IS TO BE SPRINKLERED AND SMOKE ALARMS INSTALLED IN BOTH UNITS.SEE SHEET A-0.1
12. STAIRWELL TO BE ENCLOSED AT TOP MOST LEVEL OR BOTTOM MOST LEVEL
13. FOR WINDOWS USED AS MEANS OF ESCAPE,WITHIN WINDOW WELLS, SEE SHEET A-0.1

KEY PLAN/ SITE PLAN:



"DO NOT SCALE"
CONTRACTOR MUST VERIFY ALL INFORMATION PRIOR TO COMMENCEMENT OF THE WORK. ALL DRAWINGS & SPECIFICATIONS ARE PROPERTY OF ORANA INC. AND MUST BE RETURNED UPON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE USED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

INDEX:

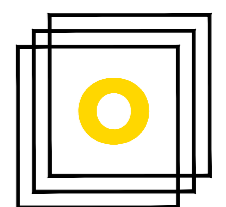
- A0 - COVER SHEET
- A0.1 - NOTES
- SP1.01 - SITE PLAN
- SP1.02 - PROPOSED WALKOUT
- A1 - PROPOSED BASEMENT PLAN
- A2 - EXISTING FIRST FLOOR PLAN
- A3 - EXISTING SECOND FLOOR PLAN
- A4 - SECTION-A
- A5 - WALKOUT CALLOUT
- A6 - SECTION-1
- A7 - SECTION-2
- D1 - DETAILS
- D2 - DETAILS

AREA CALCULATIONS:

1. FLOOR SPACE OF BASEMENT IS=687 ft² (63.8 m²)

 PROPOSED AREAS :
 - BEDROOM-1 : 202ft²
 - LIVING/DINING : 226 ft²
 - MECHANICAL AREA :19ft²
 - WASHROOM :25 ft²
 - KITCHEN : 73 ft²
2. 1ST FLOOR AREA=659 ft² (61.29m²)
3. 2ND FLOOR AREA= 753 ft² (69.9m²)

B	SUBMITTED FOR PERMIT	AC	23.02.2021
A	SUBMITTED FOR PERMIT	AC	20.01.2021
REV	DESCRIPTION	BY	DATE
STATUS: SUBMITTED FOR PERMIT			



ORANA
DRAFTING
A DIVISION OF ORANA INC.

CLIENT: CARLO

SITE: 146 E.,34th STREET
HAMILTON,ON,L8V3W6
TITLE: COVER SHEET

SCALE: AS SHOWN	DATE: 27.02.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 20-31	DRAWING NO: A0	REVISION: B	

SCOPE OF WORK:

RENOVATION & SECONDARY UNIT BASEMENT APARTMENT

ADDRESS:

146 EAST, 34TH STREET, HAMILTON, ON L8V 3W6



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MINIMUM ROOM AREAS

APARTMENTS FOR ONE OR TWO PERSONS WHERE SPACE IS NOT PARTITIONED	
REQUIRED SPACE	MINIMUM AREA
LIVING, DINING, KITCHEN & SLEEPING SPACE	13.5m ² IN TOTAL

OTHER PARTITIONED APARTMENTS:

APARTMENTS FOR ONE OR TWO PERSONS WHERE SPACE IS NOT PARTITIONED	
REQUIRED SPACE	MINIMUM AREA
LIVING AREA	13.5m ² 11.0m ² IF LIVING AREA IS COMBINED W/ DINING & KITCHEN SPACE
KITCHEN	3.7m ²
AT LEAST ONE BEDROOM	9.8m ² 8.8m ² IF A BUILT IN CLOSET IS PROVIDED 4.2m ² IF THE BEDROOM AREA IS COMBINED W/ ANOTHER SPACE
OTHER BEDROOMS	7.0m ² 6.0m ² IF A BUILT IN CLOSET IS PROVIDED 4.2m ² IF THE BEDROOM AREA IS COMBINED W/ ANOTHER SPACE

- MINIMUM CEILING HEIGHT SHALL NOT BE LESS THAN 1950mm

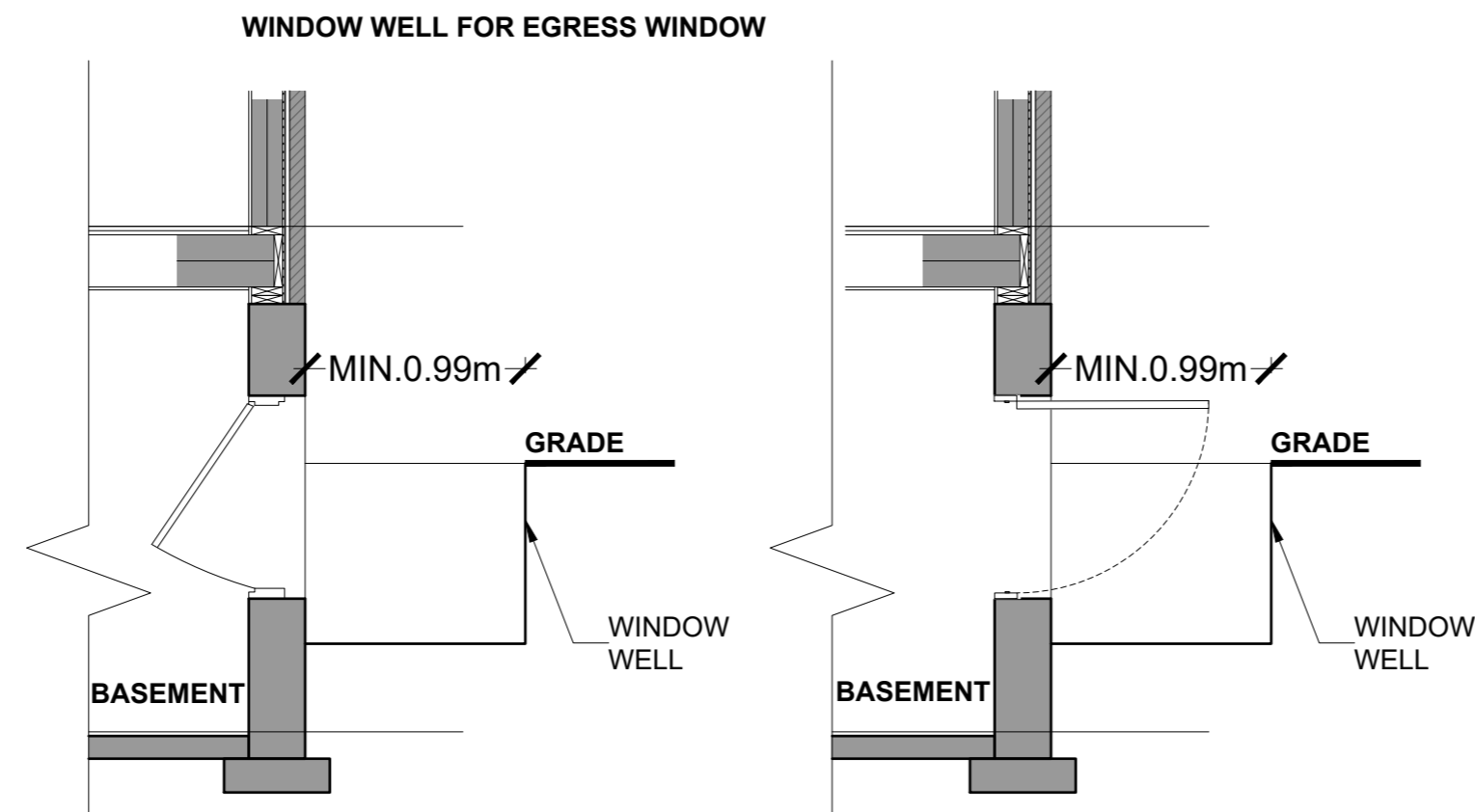
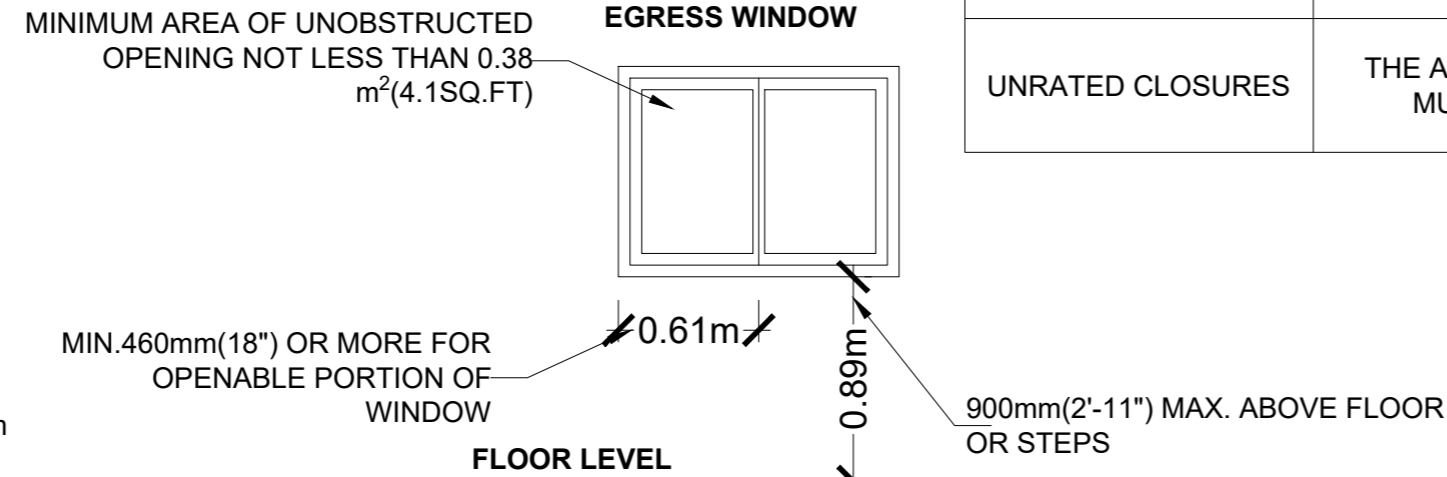
MINIMUM WINDOW AREAS FOR LIGHT:

LOCATION	MINIMUM UNOBSTRUCTED GLASS AREA
LAUNDRY ROOM, KITCHEN, WATER CLOSET ROOM	WINDOWS NOT REQUIRED
LIVING/DINING ROOMS	5% OF FLOOR AREA
BEDROOMS AND OTHER FINISHED ROOMS	2 1/2% OF FLOOR AREA

- WHERE A DOOR ON THE SAME LEVEL AS A BEDROOM IS NOT PROVIDED, A WINDOW THAT IS ABLE TO BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS PROVIDING AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.55m² WITH NO DIMENSION LESS THAN 380mm SHALL BE PROVIDED. IF THIS WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 550mm SHALL BE PROVIDED IN FRONT OF THE OPERATING SASH.
- NEW OPENING IN EXTERIOR WALLS ARE NOT PERMITTED IF THE DISTANCE FROM THE WALL TO AN ADJACENT LOT LINE IS LESS THAN 1200mm.

EGRESS REQUIREMENTS:

EGRESS PROVIDED FROM APARTMENT	CONDITIONS
A SEPARATE DOOR LEADING DIRECTLY TO THE EXTERIOR FROM THE ACCESSORY APARTMENT	SMOKE ALARMS IN EACH DWELLING
A 'SHARED EXIT', SUCH AS A STAIRWAY USED BY BOTH UNITS	1/2 HOUR FIRE SEPARATION AROUND EXIT, AND INTERCONNECTED SMOKE ALARMS IN BOTH UNITS AND ALL COMMON AREAS
EGRESS AVAILABLE ONLY THROUGH ANOTHER DWELLING	AN EGRESS WINDOW MUST BE PROVIDED. INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED IN BOTH UNITS, AND ALL COMMON AREAS OR THE ENTIRE BUILDING MUST BE SPRINKLERED, AND SMOKE ALARMS INSTALLED IN BOTH UNITS



SEPARATION BETWEEN UNITS:

REQUIRED FIRE SEPARATIONS/CLOSURES	CONDITIONS
30 MINUTE FIRE SEPARATION (12.7mm TYPE 'X' GYPSUM BD. CEILING)	SMOKE ALARMS IN BOTH UNITS
15 MINUTE HORIZONTAL FIRE SEPARATION	INTERCONNECTED SMOKE ALARMS IN BOTH UNITS AND IN ALL COMMON AREAS
NO FIRE SEPARATION	THE ENTIRE BUILDING MUST BE SPRINKLERED
20 MINUTE LABELED DOORS, UNLABELED MINIMUM 45mm THICK SOLID CORE WOOD DOOR OR METAL CLAD	EQUIPPED WITH SELF CLOSURES
UNRATED CLOSURES	THE APARTMENT FLOOR AREA MUST BE SPRINKLERED

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS:

REQUIRED SMOKE ALARMS WITHIN EACH DWELLING UNIT	MAY BE BATTERY OPERATED EXCEPT WHERE SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED DUE TO SEPARATION BETWEEN UNITS AND EGRESS REQUIREMENTS, ALARMS MUST BE LOCATED ON OR NEAR THE CEILING WITHIN 5m OF BEDROOM DOORS
REQUIRED CARBON MONOXIDE DETECTORS WITHIN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA	MUST CONFORM TO CAN/CSA-6.19 OR UL 2054. CO DETECTORS MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET

PLUMBING, HEATING AND VENTILATION

CENTRAL HEATING SYSTEM	EXISTING SYSTEM MAY SERVE BOTH UNITS PROVIDED 1) BOTH UNITS ARE EQUIPPED WITH SMOKE ALARMS, AND 2) A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION
NATURAL VENTILATION (OPENABLE WINDOWS/DOORS) FOR LIVING/DINING ROOMS, BEDROOMS, KITCHEN	MINIMUM 0.28m ² (3SQ.FT) PER ROOM OR COMBINATION OF ROOMS
NATURAL VENTILATION (OPENABLE WINDOWS) FOR BATHROOMS OR WATER CLOSET ROOMS	MINIMUM 0.09m ² (0.97SQ.FT)
MECHANICAL VENTILATION, IF NATURAL VENTILATION IS NOT PROVIDED	ONE-HALF AIR CHANGE PER HOUR IF THE ROOM IS MECHANICALLY COOLED IN SUMMER, AND ONE AIR CHANGE PER HOUR IF IT IS NOT

- BATHROOM WITH LAVATORY, TOILET AND BATHTUB OR SHOWER STALL

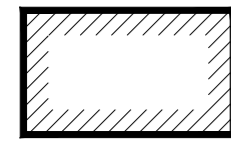
REQUIRED PLUMBING FACILITIES	
KITCHEN SINK	LAUNDRY FACILITIES

B	SUBMITTED FOR PERMIT	AC	23.02.2021
A	SUBMITTED FOR PERMIT	AC	20.01.2021
REV	DESCRIPTION	BY	DATE
STATUS: SUBMITTED FOR PERMIT			



CLIENT:	CARLO		
SITE:	146 E., 34th STREET HAMILTON, ON, L8V3W6		
TITLE:	NOTES		
SCALE: AS SHOWN	DATE: 27.02.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 20-31	DRAWING NO: A0.1	REVISION: B	

LEGEND :

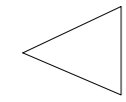


EXISTING BUILDING



PERMEABLE TILES

PROPERTY LINE

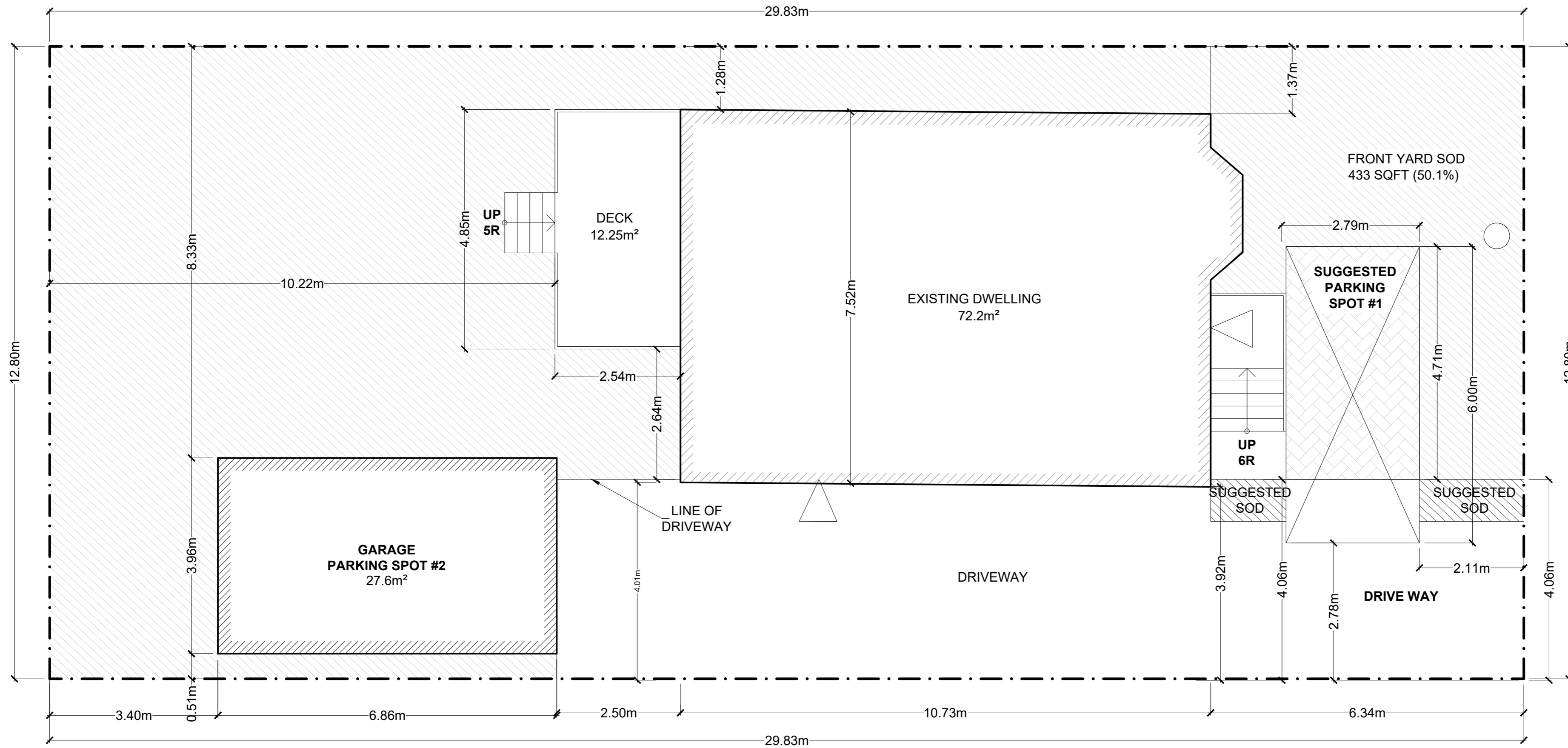


LOCATION OF ENTRANCE



SOD

DESCRIPTION	AREAS			SETBACKS	
	IMPERIAL	METRIC	%	DESCRIPTION	DIST.
LOT AREA	4120	382.76		FRONT	12.4m
LOT COVERAGE	1173	108.98	28.47	REAR	6.7m
NO. OF STORIES	1			SOUTH SIDE	4.1m
FRONT YARD	868	80.64	21.07	NORTH SIDE	1.3m



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REV.	DESCRIPTION	BY	DATE
STATUS: SUBMITTED FOR PERMIT			



CLIENT: CARLO

SITE: 146 E., 34th STREET
 HAMILTON, ON, L8V3W6

TITLE: SITE PLAN			
SCALE AT 1:100	DATE: 23.02.2021	DRAWN: EA	CHECKED: DS
PROJECT NO: 20-31	DRAWING NO: SP1.01	REVISION: B	

1 | SITE PLAN
 SP1.01 | 1:100

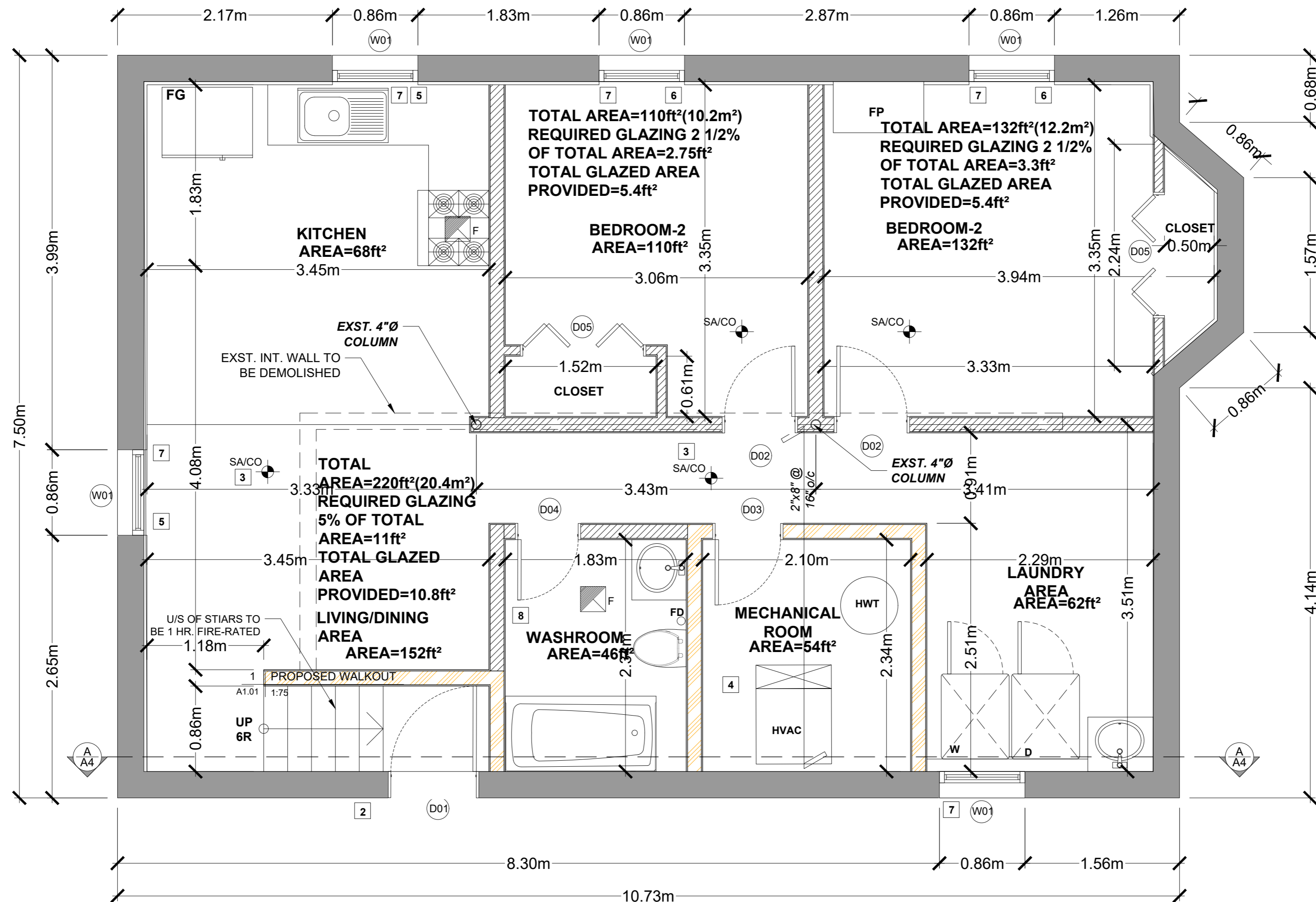
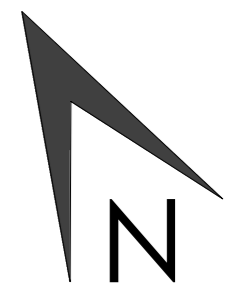
LEGEND:	
	EXISTING WALLS
	PROPOSED INTERIOR WALL: 2"x4", 2"x6" STUDS @16" O.C. WITH BLOCKING AT MID POINT, 1/2" GYPSUM BOARD ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH, AROUND FOUNDATION WALL R22 RIGID XPS INSULATION CAUKED AND TAPED
	2"x4", 2"x6" STUDS @16" O.C. WITH BLOCKING AT MID POINT, 5/8" TYPE X DRY WALL ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH, AROUND FOUNDATION WALL R22 RIGID XPS INSULATION CAUKED AND TAPED. 1HR FRR
	EXHAUST FAN
	SMOKE DETECTOR/CO DETECTOR
	FLOOR DRAIN

DOOR SCHEDULE				
TAG	SIZE	REMARKS	QUANTITY	LINTEL SIZE
D01	36" x 6'-10"	EXTERIOR 45 MINUTE FIRE RATED DOOR W/SELF CLOSING DEVICE EGRESS DOOR	1	
D02	30" x 6'-10"	BEDROOM-1/2	2	
D03	28" x 6'-10"	FURNACE 20 MINUTE FIRE RATED DOOR W/SELF CLOSING DEVICE	1	
D04	26" x 6'-10"	WASHROOM	1	
D05	50" x 6'-10"	CLOSET	2	

WINDOW SCHEDULE				
TAG	SIZE	REMARKS	QUANTITY	LINTEL SIZE
W01	34" x 1'-8"	BEDROOM-1, LAUNDRY AREA, LIVING, KITCHEN	4	



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REV.	DESCRIPTION	BY	DATE
STATUS: SUBMITTED FOR PERMIT			



CLIENT: CARLO			
SITE: 146 E., 34th STREET HAMILTON, ON, L8V3W6			
TITLE: PROPOSED WALKOUT			
SCALE: 1/75	DATE: 23.02.2021	DRAWN: EA	CHECKED: DS
PROJECT NO: 20-31	DRAWING NO: SP1.02	REVISION: B	

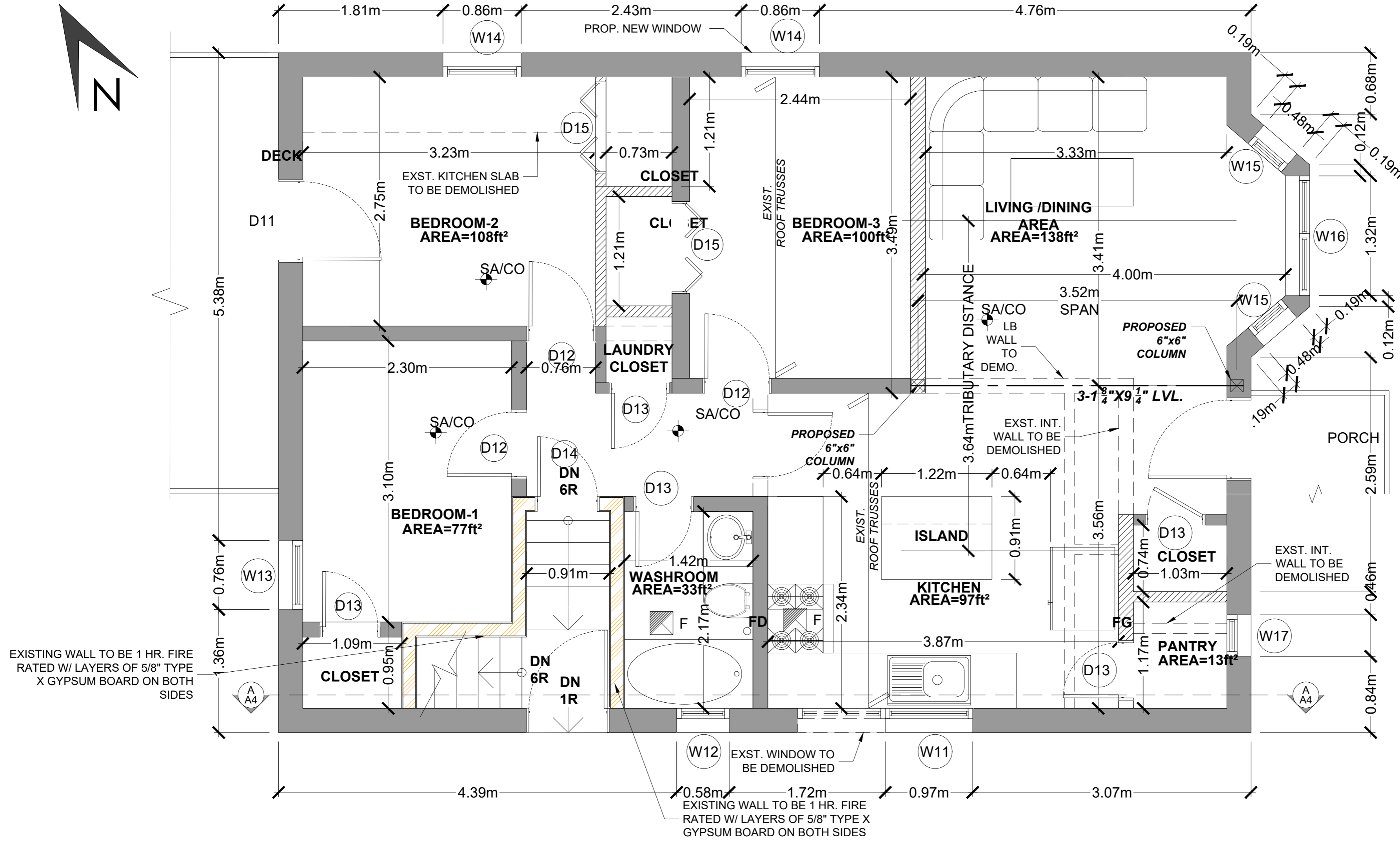
LEGEND:	
	EXISTING WALLS
	PROPOSED INTERIOR WALL: 2"x4", 2"x6" STUDS @16" O.C. WITH BLOCKING AT MID POINT, 1/2" GYPSUM BOARD ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH, AROUND FOUNDATION WALL R22 RIGID XPS INSULATION CAUKED AND TAPED
	2"x4", 2"x6" STUDS @16" O.C. WITH BLOCKING AT MID POINT, 5/8" TYPE X DRY WALL ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH, AROUND FOUNDATION WALL R22 RIGID XPS INSULATION CAUKED AND TAPED. 1HR FRR
	EXHAUST FAN
	SMOKE DETECTOR/CO DETECTOR
	FLOOR DRAIN

DOOR SCHEDULE			
TAG	SIZE	REMARKS	QUANTITY
D11	36' x 6'-10"	EXTERIOR DOORS	2
D12	30" x 6'-10"	BEDROOM-1/2	2
D13	26" x 6'-10"	WASHROOM, CLOSETS, PANTRY	5
D14	30" x 6'-10"	STAIRCASE 20 MINUTE FIRE RATED DOOR W/SELF CLOSING DEVICE EGRESS DOOR	1
D14	50" x 6'-10"	CLOSETS	1

WINDOW SCHEDULE				
TAG	SIZE	REMARKS	QUANTITY	LINTEL SIZE
W11	38" x 4'-4"	PROP. WINDOW KITCHEN	1	
W12	22.8" x 3'-0"	WASHROOM	1	
W13	30" x 4'-5"	BEDROOM-1	1	
W14	34" x 3'-4"	BEDROOM-2, PROP. WINDOW BEDROOM-3	2	
W15	19" x 4'-4"	LIVING ROOM	2	
W16	52" x 4'-4"	LIVING ROOM	1	
W17	18" x	PANTRY	1	




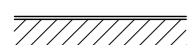


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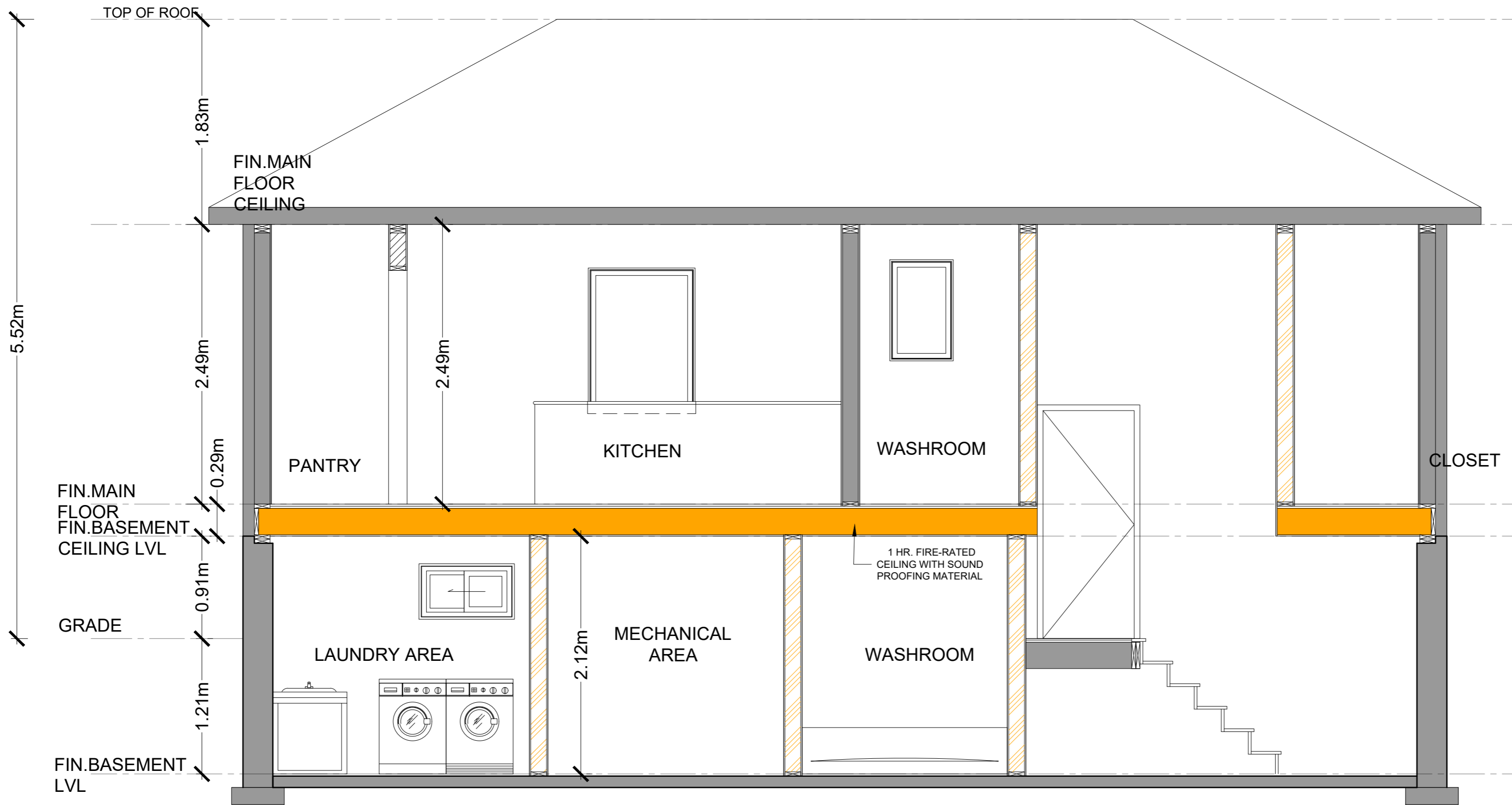


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A	SUBMITTED FOR PERMIT	AC	20.01.2023
REV	DESCRIPTION	BY	DATE
STATUS: SUBMITTED FOR PERMIT			



CLIENT:	CARLO		
SITE:	146 E., 34th STREET HAMILTON, ON, L8V3W6		
TITLE:	PROPOSED BASEMENT PLAN		
SCALE AT 1/8" = 1'-0"	DATE: 27.2.21	DRAWN: AC	CHECKED: DS
PROJECT NO:	20-31	DRAWING NO:	A1.02
		REVISION:	B

LEGEND:	
	EXISTING WALLS
	PROPOSED INTERIOR WALL: 2"x4", 2"x6" STUDS @16"O.C. WITH BLOCKING AT MID POINT, 1/2" GYPSUM BOARD ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH, AROUND FOUNDATION WALL R22 RIGID XPS INSULATION CAUKED AND TAPED
	2"x4", 2"x6" STUDS @16"O.C. WITH BLOCKING AT MID POINT, 5/8" TYPE X DRY WALL ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH, AROUND FOUNDATION WALL R22 RIGID XPS INSULATION CAUKED AND TAPED. 1HR FRR
	1 HR. FIRE RATED CEILING WITH RESILIENT CHANNEL 16"O.C. TYPE X 15 mm DRY WALL, INSULATION TO ACHIEVE STC 50 RATING, EXISTING JOIST TO REMAIN, EXISTING SHEATING AND FLOOR FINISH TO REMAIN

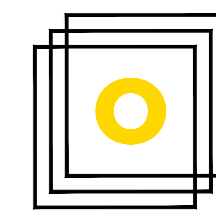


1 | SECTION
A4.01 1:50



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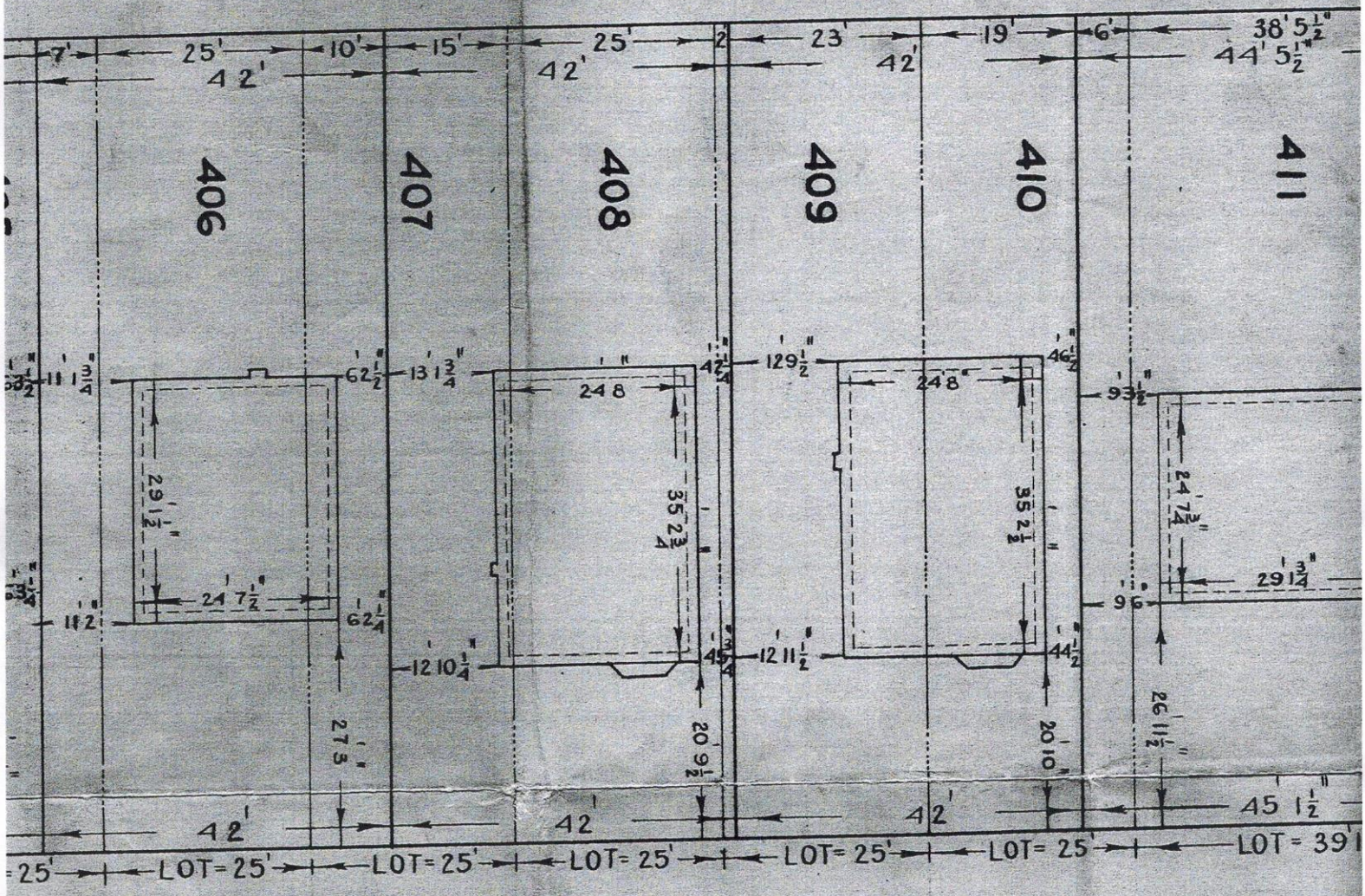
ORANA
DRAFTING
A DIVISION OF ORANA INC.

CLIENT: CARLO

SITE: 146 E., 34th STREET
HAMILTON, ON, L8V3W6
TITLE: SECTION

SCALE AT SHOWN: 1:50	DATE: 27.02.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 20-98	DRAWING NO: A4.01	REVISION: B	

146 EAST 34TH HAMILTON.



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)	Magno Carlo Magno Dora Principals of the company 2450154 ONTARIO INC		Phone: <div style="background-color: black; height: 15px; width: 100%;"></div> E-mail: <div style="background-color: black; height: 15px; width: 100%;"></div>
Applicant(s)*	Ella Agranov OBO Orana Inc.		Phone: <div style="background-color: black; height: 15px; width: 100%;"></div> E-mail: <div style="background-color: black; height: 15px; width: 100%;"></div>
Agent or Solicitor			Phone: <div style="background-color: black; height: 15px; width: 100%;"></div> E-mail: <div style="background-color: black; height: 15px; width: 100%;"></div>

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:

Suggested parking at the front yard. Please see the examiners comment:
"The Parking space shown in the front yard issued under the original permit does not comply with the Zoning By-law. Please be advised a successful application from the Committee of Adjustment will be required prior to this revision application being issued." david.bain@hamilton.ca (905) 546-2424 x2594

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

The suggested parking spot will serve the basement unit. There is not enough space in the both side yards.

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**):

146E 34th St. Hamilton L8V 3W6.

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?

8.1-8.10 Above As per owner

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

2021-02-24

Date

Signature Property Owner

CARLO AND DORA MAGNO- 2450154 ONTARIO INC.

Print Name of Owner

10. Dimensions of lands affected:

Frontage	Not affected
Depth	Not affected
Area	Not affected
Width of street	Not affected

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: _

Basement floor= 72.2 m2	Width= 7.5 m
Ground floor= 72.2 m2	Length= 10.7m
GFA= 144.4 m2	Height = 5.5m
2 Stories	Existing Deck= 12.25m2
	Existing Detached garage=27.6m2

Proposed

Parking spot on front yard - Permeable tiles

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

Front setback= 6.3m
Rear setback= 10.2m (Garage 3.4m)
Side setback=0.9m (Garage 0.5m)
Side setback= 1.3m

Proposed:

No change

13. Date of acquisition of subject lands:
July 23rd, 2020
-
14. Date of construction of all buildings and structures on subject lands:
August 2020
-
15. Existing uses of the subject property:
 Single residential dwelling - received the permit for changing from single dwelling into 2 residential dwellings, examiner asked to approve parking pad with committee of adjustment.
16. Existing uses of abutting properties:
 Residential
17. Length of time the existing uses of the subject property have continued:
 7 months
18. Municipal services available: (check the appropriate space or spaces)
 Water x Connected x
 Sanitary Sewer _____ Connected x
 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:
 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.