

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-21:121

APPLICANTS: Agent David Walking
Owner Voyo Zlojutro

SUBJECT PROPERTY: Municipal address **175 Cloverdale Ave., Hamilton**

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

ZONING: "C" (Urban Protected Residential) district

PROPOSAL: To permit the conversion of the single family dwelling to contain two (2) dwelling units notwithstanding that:

1. Two (2) parking spaces shall be provided in the front yard whereas the by-law permits a maximum of one (1) parking space to be provided in the required front yard.

2. No onsite manoeuvring shall be provided for the two (2) required parking spaces instead of the requirement that a manoeuvring space shall be provided and maintained abutting and accessory to each required parking space on the lot and whereas the zoning By-law only permits off-site manoeuvring for only one parking space

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

DATE: Thursday, May 6th, 2021
TIME: 4:00 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

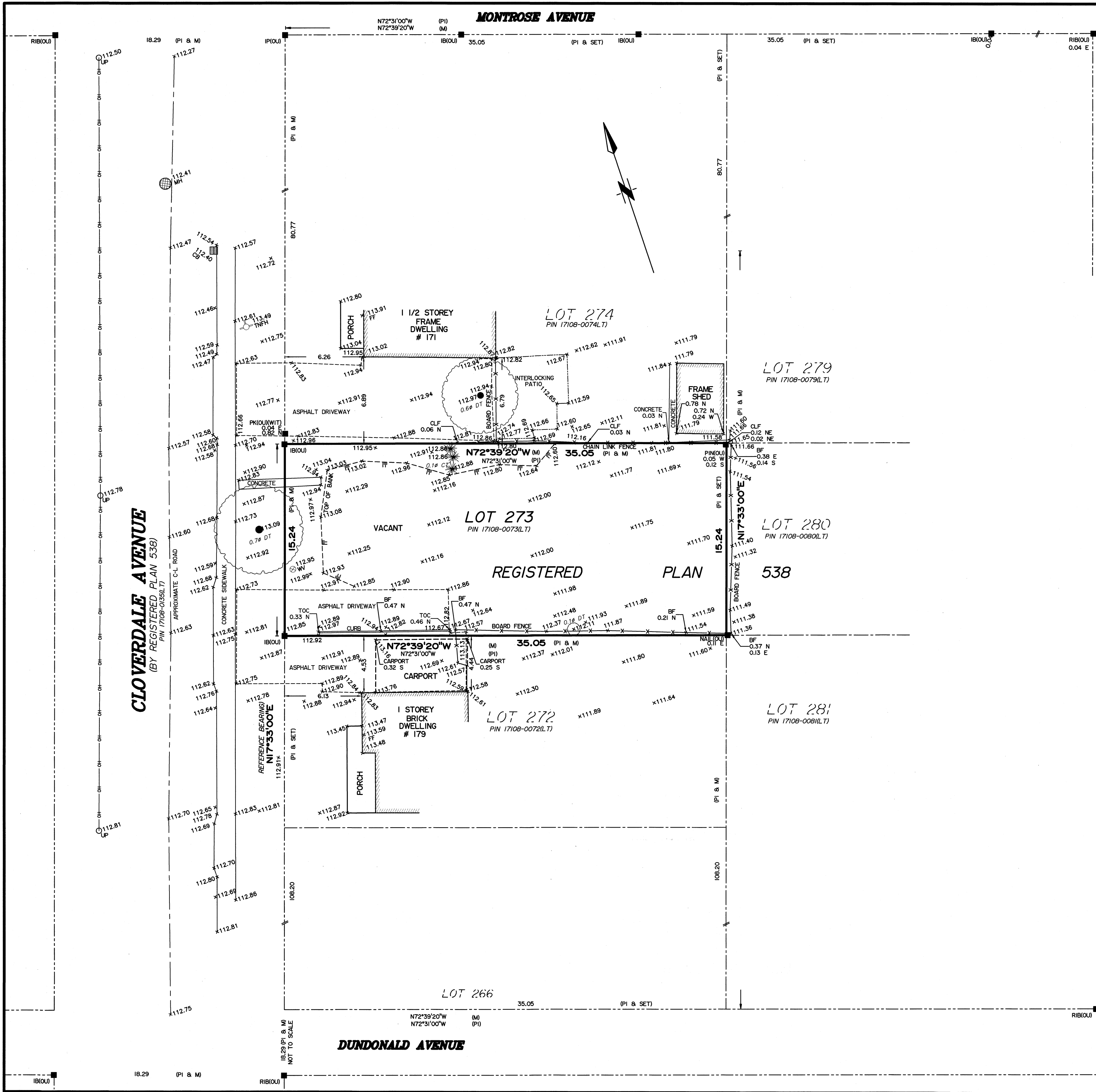
For more information on this matter, including access to drawings illustrating this request:

- 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 20th, 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.



TOPOGRAPHIC SURVEY OF
LOT 273
REGISTERED PLAN 538
IN THE
CITY OF HAMILTON
SCALE 1 :
2 1 0 5 METRES
ASHENHURST NOUWENS & ASSOCIATES INC.
COPYRIGHT 2020 ©

METRIC NOTE
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY.
NONE

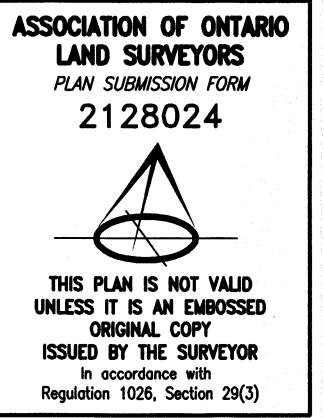
THIS SURVEY WAS PREPARED FOR MILBOS HOLDINGS INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BENCHMARK
CITY OF HAMILTON BENCHMARK No.0011965U107
HAMILTON-WENTWORTH ROSEDALE SCHOOL, AT NORTH SIDE OF DUNDONALD AVENUE, BETWEEN ABERFOYLE AND ERINDALE AVENUES, TABLET IN SOUTH CONCRETE FOUNDATION WALL ABOUT 30.5 M NORTH OF EDGE OF STREET, 61 CM FROM SOUTHEAST CORNER, 30CM BELOW BRICK
ELEVATION=110.298 (DATUM: CGVD28:78)

NOTE
NOTE THE LOCATION OF THE FENCES ALONG THE NORTH, EAST AND SOUTH LIMITS OF THE PROPERTY
NOTE THE LOCATION OF THE CONCRETE CURBS ALONG THE SOUTH LIMIT OF THE PROPERTY

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST LIMIT OF THE CLOVERDALE AVENUE AS SHOWN ON REGISTERED PLAN 538 HAVING A BEARING OF N17°33'00"E

- LEGEND**
- | | | |
|------|---------|-------------------------|
| ■ | DENOTES | FOUND |
| □ | DENOTES | PLANTED |
| IB | DENOTES | IRON BAR |
| SIB | DENOTES | STANDARD IRON BAR |
| RIB | DENOTES | ROUND IRON BAR |
| M | DENOTES | MEASURED |
| OU | DENOTES | ORIGIN UNKNOWN |
| PK | DENOTES | PK NAIL |
| P1 | DENOTES | REGISTERED PLAN 538 |
| BF | DENOTES | BOARD FENCE |
| CLF | DENOTES | CHAIN LINK FENCE |
| CT | DENOTES | CONIFEROUS TREE |
| DT | DENOTES | DECIDUOUS TREE |
| FF | DENOTES | FIRST FLOOR ELEVATION |
| MF | DENOTES | METAL FENCE |
| OH | DENOTES | OVERHEAD UTILITY |
| TNHF | DENOTES | TOP NUT OF FIRE HYDRANT |
| WV | DENOTES | WATER VALVE |
| CB | DENOTES | CATCH BASIN |
| UP | DENOTES | UTILITY POLE |
| TOC | DENOTES | TOP OF CURB |



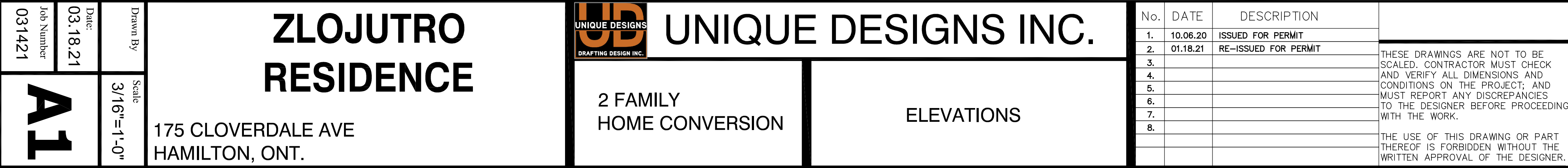
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 30TH DAY OF SEPTEMBER, 2020

OCT-13-2020
DATE
HARRY KALANTZAKOS
ONTARIO LAND SURVEYOR

ASHENHURST NOUWENS & ASSOCIATES INC.
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1
TELEPHONE: (905) 529-6316
FAX: (905) 529-6651
e-mail: anl@AshenhurstNouwens.ca

AN
SINCE 1956

DRAWN BY W.S.	CALC'D BY W.S.	CHK'D BY H.K.	FILE No. 20--098 TOPO
------------------	-------------------	------------------	--------------------------



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)	Voyo ZLOJutro	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]
Applicant(s)*	SAME	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]
Agent or Solicitor	DAVID WALKLING	[REDACTED]	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:

N/A

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:

TO CREATE A SECONDARY UNIT IN AN
EXISTING SFD.

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

VARIANCE REQ'D AS PER BY-LAW!

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**):

175 CLOVERDALE
REG PLAN 538

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐
Agricultural ☐ Vacant ☐

Other _____

- 8.1 If Industrial or Commercial, specify use N/A
- 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?

SPOKE TO ADJACENT PROPERTY OWNERS.

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 24/2021
Date

* 
Signature

* Voyo ZLOJUTRO
Print Name of Owner

10. Dimensions of lands affected:

Frontage

15.24 m (50'-0")

Depth

35.05 m (115'-0")

Area

534.16 m² (5749.67 ft²)

Width of street

60' ±

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: 1524 ft² (FIRST FLOOR) (141.58 m²)

1 STOREY

42' W x 52'-6" LONG x 22'-6" HIGH.

Proposed

SAME AS ABOVE w/
SECONDARY UNIT 1421.6 ft² (132.01 m²)

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

Existing: SEE SITE PLAN & PLOT PLAN
PROVIDED

Proposed:

SAME AS ABOVE.

13. Date of acquisition of subject lands: JAN. 17 / 2019 ~~DEC 2019.12~~
14. Date of construction of all buildings and structures on subject lands: MARCH 11, 2021
15. Existing uses of the subject property: RESIDENTIAL
16. Existing uses of abutting properties: RESIDENTIAL
17. Length of time the existing uses of the subject property have continued: 75 yrs + min.
18. Municipal services available: (check the appropriate space or spaces)
 Water ✓ Connected NEW PERMIT
 Sanitary Sewer ✓ Connected NEW PERMIT
 Storm Sewers ✓ NEW DWELLING PERMIT
19. Present Official Plan/Secondary Plan provisions applying to the land: # 20 0004100
29
- * 20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land: 'C' ZONE
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.
2 SET PROVIDED