

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-21:130

APPLICANTS: Shawn Cuthill

SUBJECT PROPERTY: Municipal address **73 Ottawa St. S., Hamilton**

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

ZONING: "C" (Urban Protected Residential and etc.) district

PROPOSAL: To permit the construction of a dormer addition to the southerly side of the existing single family dwelling, notwithstanding,

1. A minimum northerly side yard width of 0.0 metres and a minimum southerly side yard width of 2.1 metres shall be provided instead of the minimum required side yard width of 2.7 metres; and,

2. A minimum rear yard depth of 10.0 metres shall be provided instead of the minimum required rear yard depth of 10.5 metres.

NOTES:

1. Pursuant to Building Division Policy ZON-021, where a dormer in excess of 1.2 metres is proposed to be added to an existing half-storey, such storey is then deemed to be a full storey.

2. Section 18(2) of the Zoning By-law permits a single family dwelling in a "C" zoning district, where the height is limited to two and a half storeys, to increase the height of the building to three (3) storeys provided that each side yard is increased in width at least 1.5 metres and each rear yard is increased in depth by 3.0 metres beyond the ordinary requirements for the district.

3. Details regarding the number of proposed habitable rooms have not been provided. A further variance(s) will be required should the proposed addition result in greater than eight (8) habitable rooms being contained within the single family dwelling.

4. Details regarding the proposed building height have not been provided. A further variance will be required should the maximum permitted building height of 11.0 metres, provided in accordance with the definition of "Height" and "Grade" as defined within the Zoning By-law, is exceeded.

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

DATE:	Thursday, May 20th, 2021
TIME:	2:50 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: May 4th, 2021.

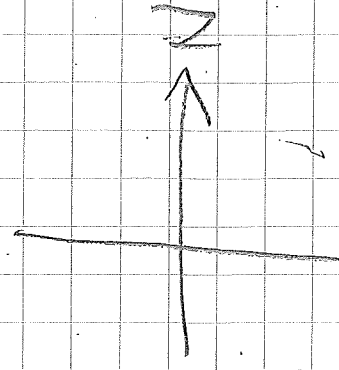
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

73 OTAWA ST
SOUTH

ROAD

SIDEWALK



17'

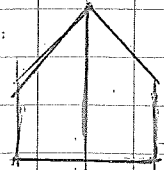
7'6"

COVERED
PORCH

HOUSE

29'

8'



9'6"

21'2"

19'

ADDITION

20'6"

35'

12'

SHED

16'

PROPOSED
DORMER
→ 8'6" from
property
line.

→ TOP OF DORMER
BELOW CURRENT
ROOF PEAK.

→ 8 FT WIDE
X 9'6" LONG



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment

City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext. 4221
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.**

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

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. Name of Owner Shawn Cuthill Telephone No. _____
FAX NO. _____ E-mail address _____
2. _____
_____ Postal Code _____
3. Name of Agent _____ Telephone No. _____
FAX NO. _____ E-mail address _____
4. Address _____
_____ Postal Code _____

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

_____ Postal Code _____

_____ Postal Code _____

6. Nature and extent of relief applied for:
Construct Dormer in attic and
finish attic ~~for~~ as a bedroom
7. Why it is not possible to comply with the provisions of the By-law?
You are not allowed to finish
your 3rd storey in hamilton
or build a dormer in attic
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

9. PREVIOUS USE OF PROPERTY
Residential ☒ Industrial _____ Commercial _____
Agricultural _____ Vacant _____
Other _____
- 9.1 If Industrial or Commercial, specify use

- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes _____ No ☒ Unknown _____
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes _____ No ☒ Unknown _____
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes _____ No ☒ Unknown _____
- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes _____ No ☒ Unknown _____
- 9.6 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 _____
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes _____ No ☒ Unknown _____
- 9.8 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 _____

- Yes _____ No ✓ Unknown _____

- Yes _____ No / Unknown _____

- _____
- _____
- _____
- _____

- Is the previous use inventory attached? Yes ☐ No ☒

Dec 9
Date

Print Name of Owner Shawn Cuthill

- Dimensions of lands entered:
- | | |
|-----------------|---------|
| Frontage | 30 ft. |
| Depth | 108 ft. |
| Area | 3240 |
| Width of street | 40 ft. |

- Existing: HOUSE - 984 sq ft.
2ND FLOOR - ~~609~~ 609 sq ft
Attic - ~~609~~ 609 sq ft

Proposed: GR FLOOR - 984 sq ft.
2nd FLOOR - 609 sq ft.
Attic - 609 sq ft. } UNCHANGED sq ft.
- JUST ADDING DORMER TO ATTIC.

- Existing: 8'6" to South Property line
17' to Front
35' to Back
0' to North

Proposed: 8'6" to South (Dormer to be 8'6" from Property)
17' to Front
35' to Back
0 to North

13. Date of acquisition of subject lands:
JAN 4 / 2012
14. Date of construction of all buildings and structures on subject lands:
Approx 1930's
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:
Since Construction (1930's)
18. Municipal services available: (check the appropriate space or spaces)
Water ☒ Connected ☒
Sanitary Sewer ☒ Connected ☒
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:
21. Has the owner previously applied for relief in respect of the subject property?
☒ Yes ☐ No
If the answer is yes, describe briefly.
An addition was constructed on property line. A minor variance was obtained for this
22. Is the subject property the subject of a current application for consent under Section 53 of the Planning Act?
☐ Yes ☒ No
23. 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.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps