



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-20:119

APPLICANTS: Owner Linda Yuk Ning Chick
Agent Carol Tsang

SUBJECT PROPERTY: Municipal address **352 Beach Blvd, Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-law 19-277

ZONING: C1 district (Residential Character Commercial)

PROPOSAL: To permit the development of a two (2) storey single family dwelling, notwithstanding that:

1. Two (2) of the four (4) required parking spaces shall be permitted in the front yard, instead of the requirement that only one (1) of the required parking spaces shall be provided in the front yard.

NOTE:

1. A building permit is required for the construction of the proposed single family dwelling. Be advised that Ontario Building Code regulations may require specific setback and construction types.

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

DATE: Thursday, July 22nd, 2021
TIME: 3:40 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: July 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.



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 _____ | |

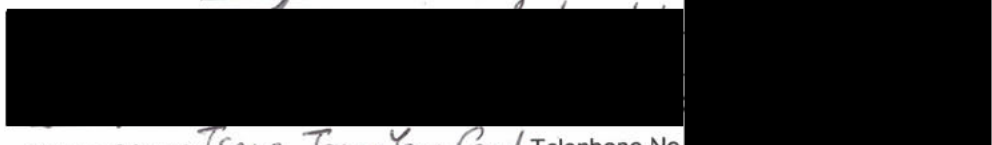
**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

The Planning Act

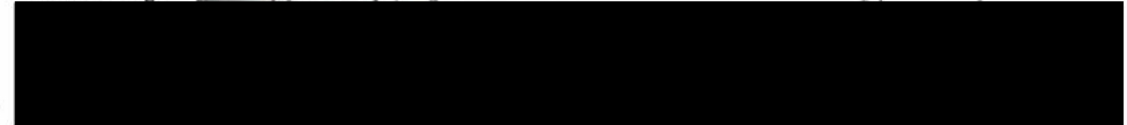
Application for Minor Variance or for Permission

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 Chick, Linda Yuk Ning Telephone No. _____



3. Name of Agent Tsang, Fung Ying Carol Telephone No. _____



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:
Not Available applicant

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for: fourth
Apply for the fourth parking spot

7. Why it is not possible to comply with the provisions of the By-law?
according to the zoning by-law - 6593 Jun 13, 2019 section 18A
and the comments from the city for our building
permit. We need C.O.A. to approve the fourth
parking space. Attached the e-mail from the
building permit division for ref.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
Address - 352 Beach Blvd Hamilton L8H 6W5
Part of Lot 12. Plan 364. part 2 and part 3
Reference Plan No. 62R-19759

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

9.9 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 ___

9.10 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

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

The subject property is a vacant land

9.12 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

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.

5/23/2020
Date



Signature Property Owner /
Chick, Linda Yuk-Ning
Print Name of Owner

10. Dimensions of lands affected:

Frontage 13.79m
Depth left 80.30m. right 81.65m
Area 1116.65 m
Width of street _____

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 subject land is a vacant land

Proposed: to build a two storey single family dwelling

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 subject land is a vacant land

Proposed: To build a two storey single family dwelling

13. Date of acquisition of subject lands:

October 11, 2019

14. Date of construction of all buildings and structures on subject lands:

Will apply building permit upon approval from C.O.A

15. Existing uses of the subject property:

Vacant land

16. Existing uses of abutting properties:

Vacant land

17. Length of time the existing uses of the subject property have continued:

unknown

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:

Not available

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

Not available

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. 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

Ministry of Transportation

Highway Corridor Management Section - Downsview Office
159 SIR WILLIAM HEARST AVE, 7TH FLOOR
DOWNSVIEW, ON M3M 1J8



October 23, 2020

Linda Chick
261 PETTIT CTR
OAKVILLE, ON
L6H 5K8

Dear Linda:

Re: BL-2020-20T-00000331 V1

Please find attached your Building and land Use Permit, which has been issued in accordance with the ***PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT, R.S.O. 1990, P50.***

It is the responsibility of the permit holder to ensure that all employed/contracted personnel performing the work are aware of and adhere to all conditions of the permit.

If you have any questions or require further assistance, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexandra Boucetta".

Alexandra Boucetta
Corridor Management Officer

159 SIR WILLIAM HEARST AVE, 7TH FLOOR
DOWNSVIEW, ON M3M 1J8

Attach.



**Highway Corridor Management
Building and Land Use Permit
BL-2020-20T-00000331 V1**

ISSUED TO

PROPERTY OWNER: LINDA CHICK, 261 PETTIT CTR, OAKVILLE, ON, L6H 5K8

APPLICANT/TENANT:

LOCATION OF WORK

HIGHWAY: QEW

STREET ADDRESS: 352 BEACH BLVD, HAMILTON

GPS CO-ORDINATES: Start: 43.272936, -79.779087 End: N/A

LOT/SECTION: N/A **CON:** N/A **GEOGRAPHIC TOWNSHIP:** SALT FLEET **LOT/BLOCK:** Part of Lot 12 **PLAN NO:** 364 **MUNICIPALITY:** HAMILTON
REFERENCE PLAN PART: N/A **REFERENCE PLAN NO:** N/A

PERMIT DETAILS

USE OF FACILITY: Residential Building/Land Use **PURPOSE OF APPLICATION:** Construct

TYPE OF FACILITY: Building, Grading and/or landscaping (e.g. golf course), Structure (e.g. pool, well, fence)

DESCRIPTION: Construction of 397.50 sq. m. two storey single detached dwelling.

EXPIRY DATE: N/A

DATED AT: Downsview Office

DATED ON: October 23,
2020

A handwritten signature in black ink, appearing to read "T. Hewitt".

Authorized Signatory

THIS PERMIT IS ISSUED UNDER THE AUTHORITY VESTED IN THE MINISTER BY THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT AND THE REGULATIONS PURSUANT THERETO AND IN SUBJECT TO THE CONDITIONS ATTACHED TO THE PERMIT, INCLUDING ANY AGREEMENT APPLICABLE TO THE SIGN AUTHORIZED BY THE PERMIT

Highway Corridor Management Permit Conditions

Permit Number: BL-2020-20T-00000331

Permit Version: 1

Date Approved: October 23, 2020

The permit is subject to the following conditions:

1. In addition to the conditions of this permit, the registered property owner must meet all of the requirements of the local municipality and any other agency having jurisdiction.
2. The work for which this permit is issued must commence within 6 months of the date that the permit is issued, or the permit shall be void and cancelled by the Ministry.
3. All work authorized by this permit shall be carried out in accordance with the approved plans, specifications and agreements and subject to the approval of the Ministry. The registered property owner must bear all expenses related thereto.
4. Vegetation on the right of way must not be cut or trimmed without the written permission of the Ministry. Any cutting or trimming permitted must only be done under the supervision of the Ministry or its authorized agent at the expense of the registered property owner. Any cutting or trimming of vegetation adjacent to the highway right-of-way requires the permission of the land owner.
5. During construction the registered property owner shall ensure that the operation of the highway is not interfered with, and that the right-of-way remains free of debris, earth or other materials.
6. If there is an expiry date on this permit and a further term is required, a request shall be made to the Ministry before the expiry date. An extension may be approved, approved with additional conditions, or denied by the Ministry.
7. If during the life of this permit any Acts are passed or regulations adopted which affect the rights herein granted, the said Acts and regulations shall be applicable to this permit from the date on which they come into force.
8. The registered property owner holds harmless the Ministry for all damages and liabilities caused as a result of the works undertaken pursuant to this permit.
9. This permit may be cancelled at any time for breach of the regulations or conditions of this permit, or for such other reasons as the Ministry at its sole discretion deems proper. When a permit is cancelled for any reason, the registered property owner shall not be entitled to any compensation or damages by reason of or arising from the cancellation of the permit.
10. The use of the land or building(s) shall only be for the use stated on this permit. The use of the land or building(s) for any other purposes may result in the cancellation of this permit. A change in the use of the land or building(s) requires a new permit.
11. Construction to begin within 6 months of the permit being issued.
12. The owner is responsible to obtain all utility locates.
13. Any alterations to the above noted plans or reports will require further approval from the MTO.
14. This permit is issued to construct a single residential dwelling in accordance with the application received from Carol Tsang and the SGP Dwg. No. 19138 , prepared by Ashenhurst Nouwens & Associates Inc.

Highway Corridor Management Permit Conditions

Permit Number: BL-2020-20T-00000331

Permit Version: 1

Date Approved: October 23, 2020

The permit is subject to the following conditions:

15. The Applicant is responsible for securing all other necessary municipal/agency, permits/approvals prior to construction.