



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-21:235

APPLICANTS: Agent Brent Wybenga
Owner Minas Mike Haitas

SUBJECT PROPERTY: Municipal address **15 Danson Dr., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 91-174

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

PROPOSAL: To permit the construction of a 16.7 square metre accessory building in the rear yard on a residential parcel notwithstanding that:

1. An accessory building erected on a corner lot in a residential district shall be permitted to be located a minimum of 1.5 metres from the street line, instead of the requirement that in a residential district no accessory building shall be erected on a corner lot at a distance from the street line less than the depth of the front yard (i.e. 6.0 metres) required for a dwelling on the adjoining lot.

NOTE:

1. A building permit is required for the proposed accessory building. 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: 2:20 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

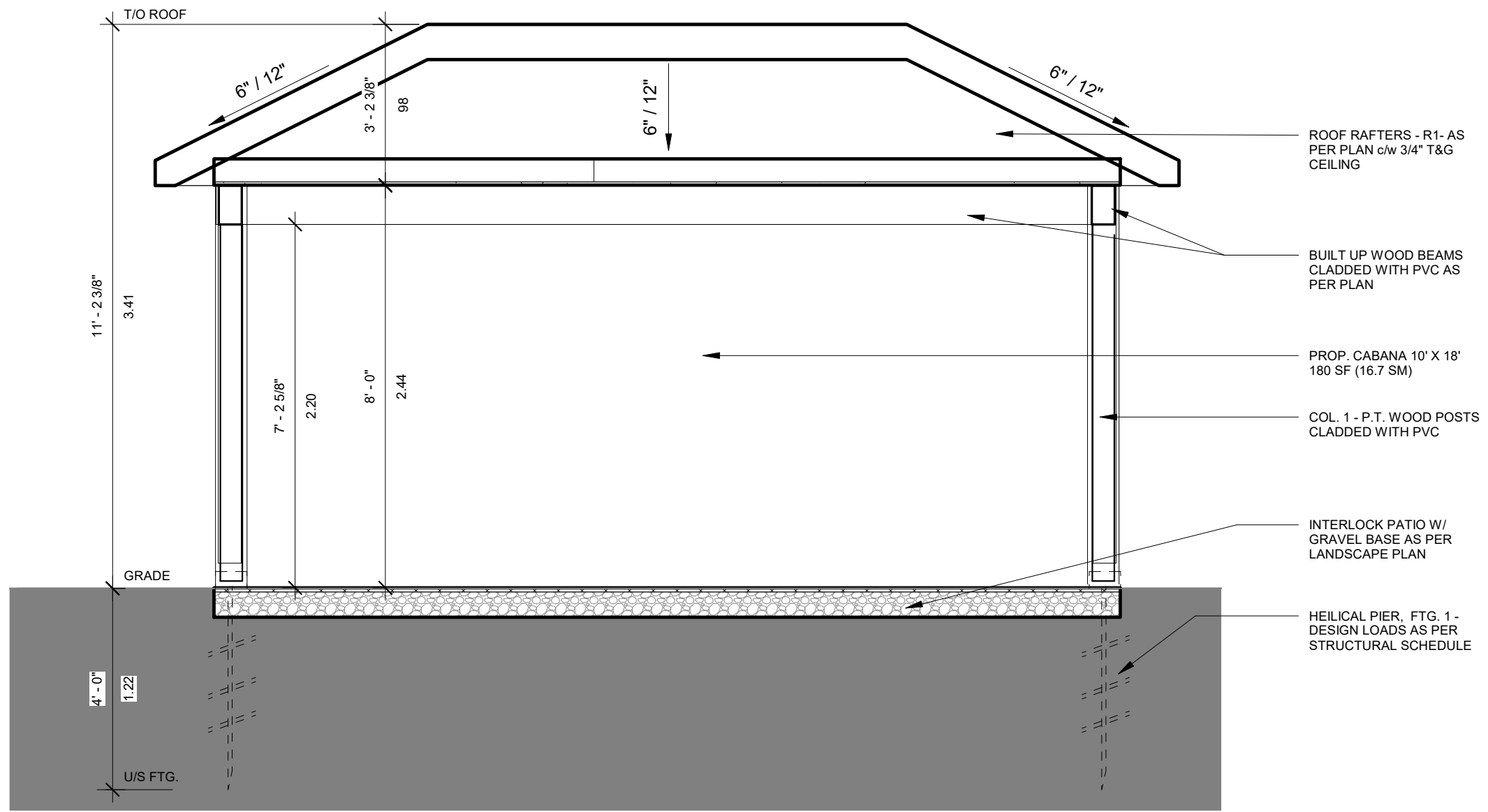
For more information on this matter, including access to drawings illustrating this request:

- 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.



- ROOF RAFTERS - R1- AS PER PLAN c/w 3/4" T&G CEILING
- BUILT UP WOOD BEAMS CLADDED WITH PVC AS PER PLAN
- PROP. CABANA 10' X 18' 180 SF (16.7 SM)
- COL. 1 - P.T. WOOD POSTS CLADDED WITH PVC
- INTERLOCK PATIO W/ GRAVEL BASE AS PER LANDSCAPE PLAN
- HELICAL PIER, FTG. 1 - DESIGN LOADS AS PER STRUCTURAL SCHEDULE

① SECTION 1
3/8" = 1'-0"

PARK
EIGHT
ENG // ARCH

PROP. CABANA

15 DANSON DR., HAMILTON, ON.

Project No. 21052
Revisions

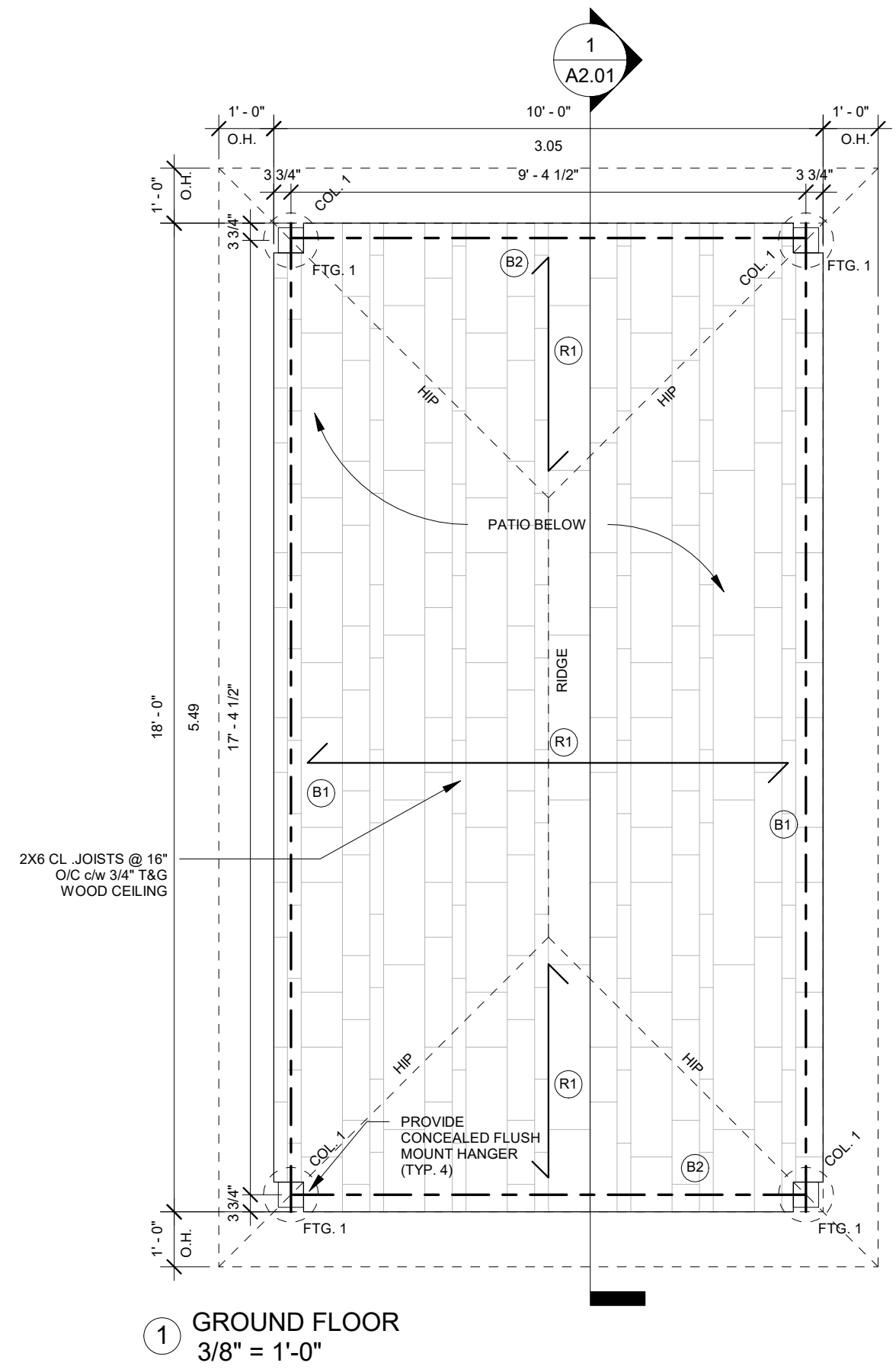
Scale 3/8" = 1'-0"

ELEVATION / SECTION

A2.01

Sheet No. ©2021





1 GROUND FLOOR
3/8" = 1'-0"



PARK
EIGHT
ENG // ARCH

PROP. CABANA

15 DANSON DR., HAMILTON, ON.

Project No. 21052
Revisions

Scale 3/8" = 1'-0"

FLOOR PLAN

A1.01

Sheet No. ©2021



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

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)	MINAS (MIKE) HALDAS	
Applicant(s)*		
Agent or Solicitor	Park Eight c/o Park Eight	

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:
Cabana - Side yard setback to met

5. Why it is not possible to comply with the provisions of the By-law?
Comer lot & small narrow lot

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):
15 Danson Dr, Hamilton On. L9B 2K3

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?

Existing Lot / Subdivision over 60+ years


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

APRIL 19TH, 2021
Date


Signature of Property Owner
MIKAS (MIKE) HAITAS
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>15.24 m</u>
Depth	<u>34.14 m</u>
Area	<u>520 sm</u>
Width of street	<u>8.2 m</u>

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: _____ Length 17.22m
Ground Floor Area: 170
Number of Stories: 2
Width: 12.84m

Proposed
Ground Floor Area: 170 Length: 17.22m
Number of Stories: 2 Cabana (L/W/H): 5.49m / 3.05m / 3.41m
Width: 12.84m Cabana Area: 16.7 sm

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

Existing:
Front: 6m, Side 1.2m, Rear 10.9m

Proposed:
Front 6m, Side 1.2m, Rear 10.9m & Cabana Side 1.52m / 10.67m, Cabana
Rear 1.78m

13. Date of acquisition of subject lands:
July 30th 2002
14. Date of construction of all buildings and structures on subject lands:
1960 +/-
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:
60+ years
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.
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.