

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-21:122

APPLICANTS: Agent Graham McNally
Owner Gabrielle Inglis

SUBJECT PROPERTY: Municipal address **405 Catharine St. N., Hamilton**

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

ZONING: D district (Urban Protected Residential - One and Two Family Dwellings, etc.)

PROPOSAL: To permit the construction of a 1.78m x 2.69m roofed-over unenclosed one storey front porch at the first storey level, including stairs, onto the existing single family dwelling notwithstanding that:

1. The roofed-over unenclosed one storey front porch at the first storey, including stairs, shall be permitted to project entirely into the required front yard so that it is 0.0m from the front lot line instead of the requirement that a roofed over or screened but otherwise unenclosed one storey porch at the first storey level, including eaves and gutters, may project into a required front yard (being 6.0m) to a distance of not more than 3.0m and every such projecting porch shall be distant at least 1.5m from the front lot line.

NOTE:

i) A variance for 0 parking spaces and a reduced parking space size is not required as the single family dwelling existed prior to the passage of Hamilton Zoning By-law No. 6593.

ii) A boulevard parking agreement is required for the parking space located on the Catharine Street North road allowance.

iii) An encroachment agreement will be required for steps shown to encroach onto the Catharine Street North road allowance.

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

DATE: Thursday, August 12th, 2021
TIME: 2:15 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

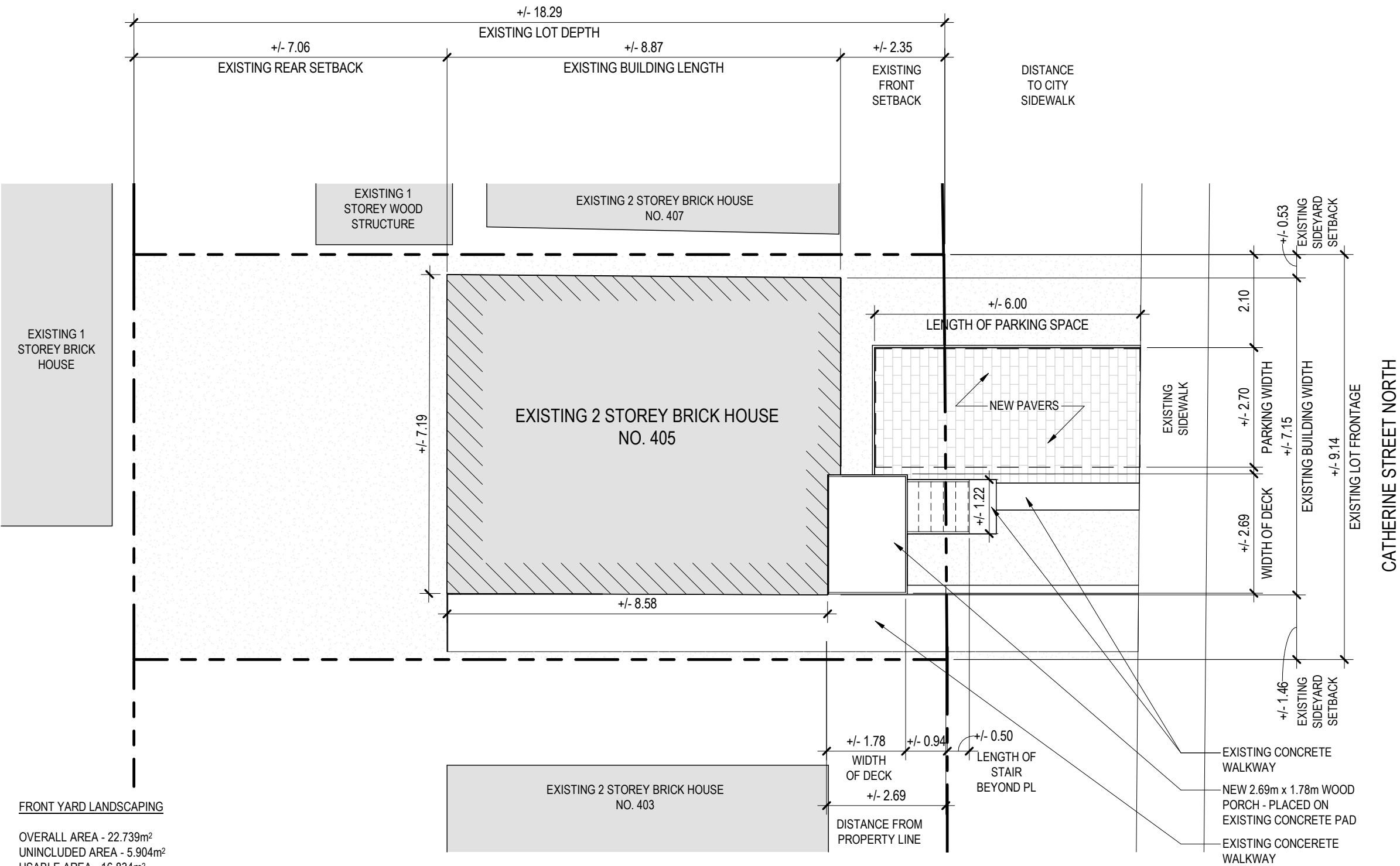
For more information on this matter, including access to drawings illustrating this request:

- 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 27th, 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.



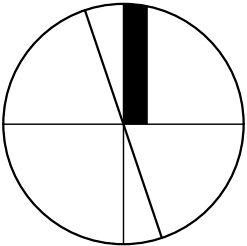
FRONT YARD LANDSCAPING

OVERALL AREA - 22.739m²
UNINCLUDED AREA - 5.904m²
USABLE AREA - 16.834m²

LANDSCAPED AREA - 8.546m² - 50.8%
HARDSCAPED AREA - 8.294m² - 49.2%

THEREFORE, NO FRONT YARD LANDSCAPING VARIANCE REQUIRED .

1. These Contract Documents are the copyright property of the Architect.
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
3. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written and graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
4. All construction shown in these Contract Documents forms part of the Work unless noted as existing.
5. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



| | | |
|---|------------------|------------|
| 4 | ISSUED FOR MV | 2021-06-08 |
| 2 | RE-ISSUED FOR MV | 2021-05-27 |
| 1 | ISSUED FOR MV | 2021-03-22 |

| No. | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

TOMS + MCNALLY
DESIGN | ARCHITECTURE | URBANISM | CONSTRUCTION

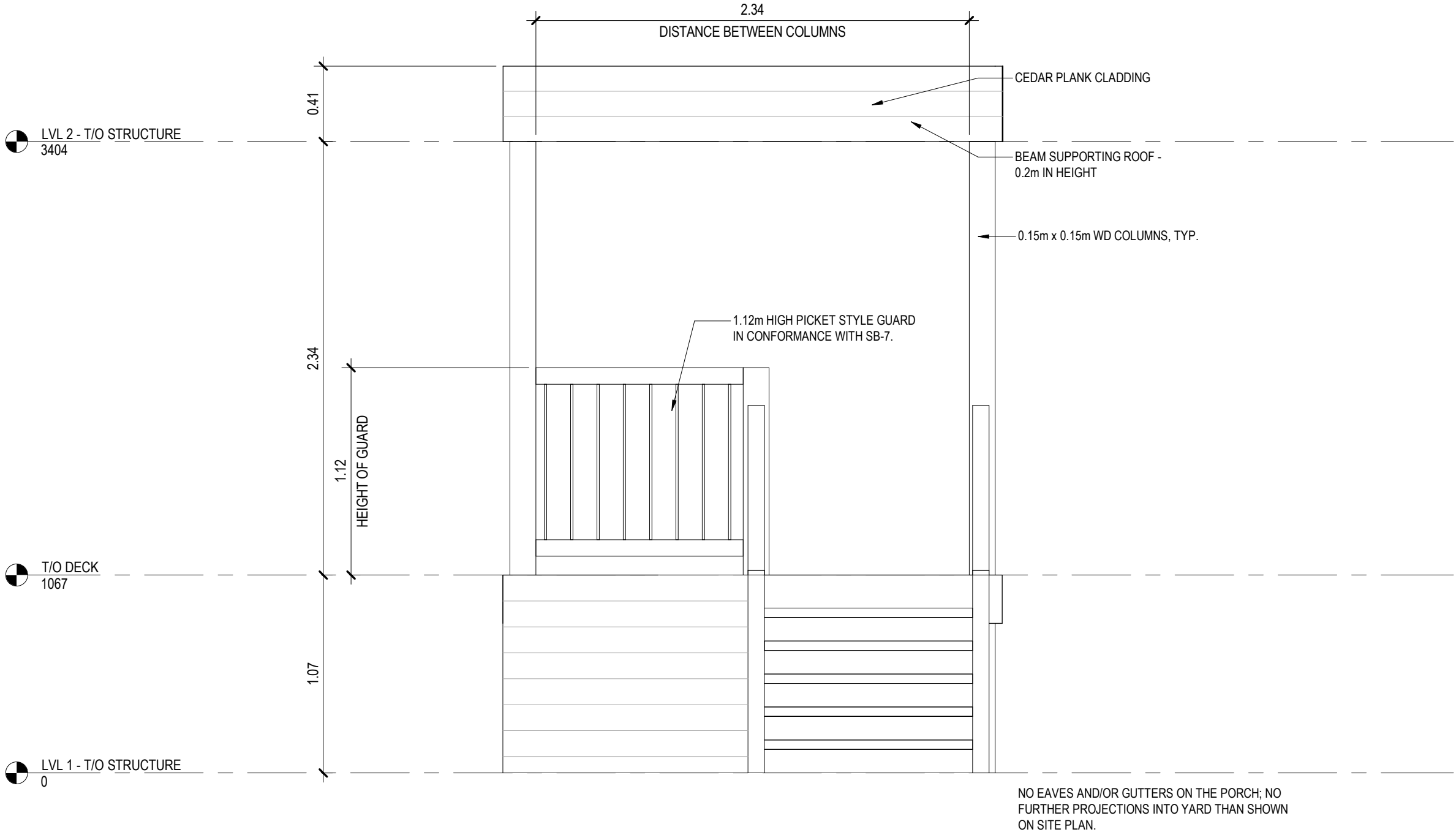
145 King Street East | Hamilton | Ontario | L8N 1B1 | 289 768 2211
www.toms-mcnally.ca

405 CATHERINE

405 CATHERINE STREET NORTH, HAMILTON, ON

SITE PLAN

Project No: 20001
Scale: 1 : 100
Drawn By: T+M
Checked By: T+M



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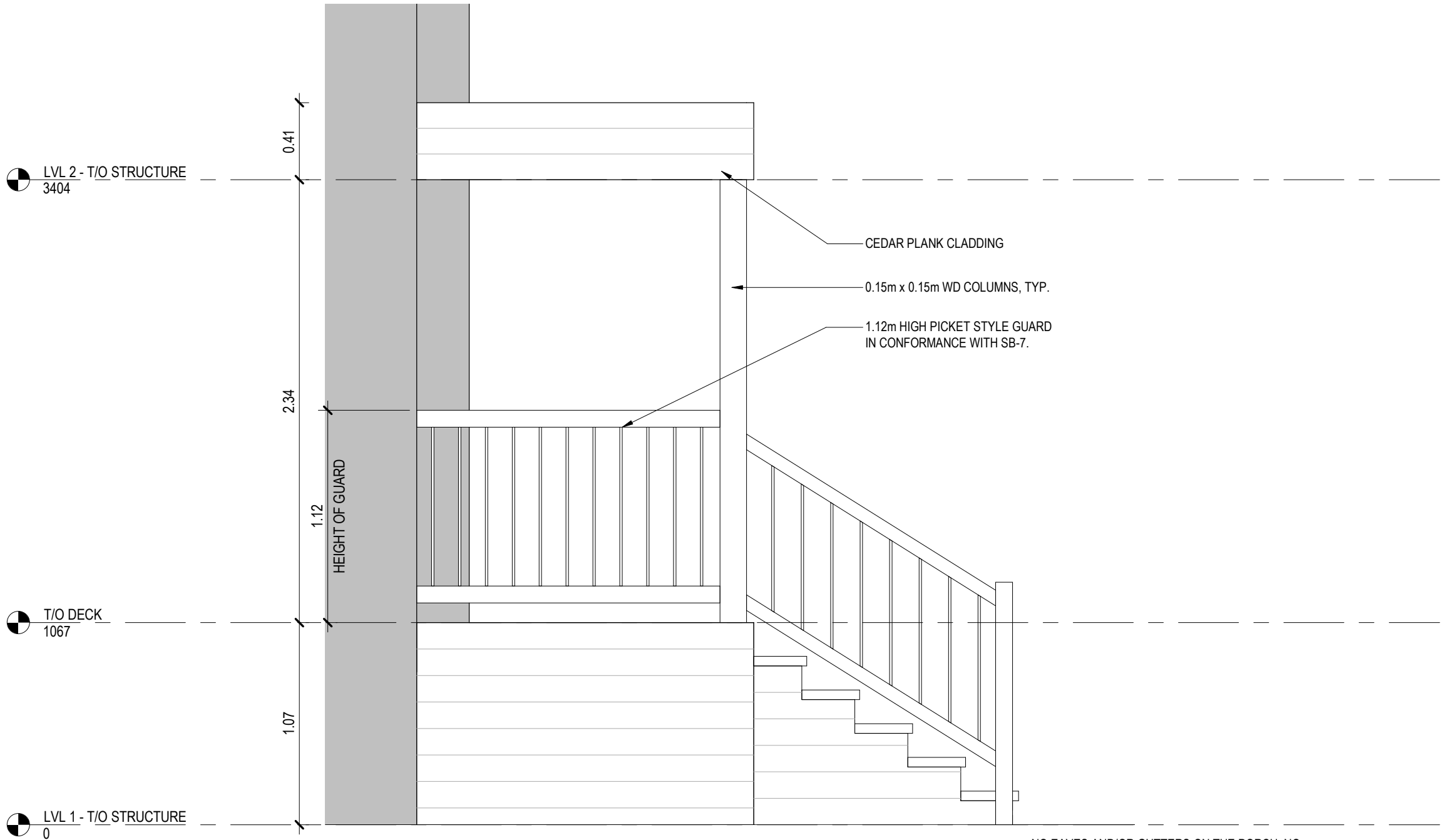
| 4 | ISSUED FOR MV | 2021-06-08 |
|-----|---------------|------------|
| No. | Description | Date |

TOMS + MCNALLY
DESIGN | ARCHITECTURE | URBANISM | CONSTRUCTION

145 King Street East | Hamilton | Ontario | L8N 1B1 | **289 768 2211**
www.toms-mcnally.ca

405 CATHERINE
405 CATHERINE STREET NORTH, HAMILTON, ON
EAST PORCH ELEVATION

| | |
|-------------|--------|
| Project No: | 20001 |
| Scale: | 1 : 25 |
| Drawn By: | T+M |
| Checked By: | T+M |



NO EAVES AND/OR GUTTERS ON THE PORCH; NO
FURTHER PROJECTIONS INTO YARD THAN SHOWN
ON SITE PLAN.

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4 ISSUED FOR MV 2021-06-08

| No. | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

TOMS + MCNALLY
DESIGN | ARCHITECTURE | URBANISM | CONSTRUCTION

145 King Street East | Hamilton | Ontario | L8N 1B1 | **289 768 2211**
www.toms-mcnally.ca

405 CATHERINE

405 CATHERINE STREET NORTH, HAMILTON, ON

SOUTH PORCH ELEVATION

Project No: 20001
Scale: 1 : 25
Drawn By: T+M
Checked By: T+M

A1.03

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) | Gabrielle Inglis | | 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)* | Martinus Geleynse | | Phone: <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div> |
| Agent or Solicitor | Graham McNally | | 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:
A roofed over but otherwise unenclosed one-storey wood porch at first level shall be a distance of 0m from front lot line rather than 3m.
Only one parking space to be provided on the property, up from no existing parking on the property
Reduced Parking Space Dimensions of: 2.7m x4.2m

5. Why it is not possible to comply with the provisions of the By-law?
Existing concrete entry to be removed and replaced with unenclosed one-storey wood porch in the same location of the existing. Existing location of dwelling determined location of front entry porch.
No previous parking available on site.

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**):
405 Catherine Street North,
Hamilton, ON
L8L 4T5

7. PREVIOUS USE OF PROPERTY

| | | | | | |
|--------------|-------------------------------------|------------|--------------------------|------------|--------------------------|
| Residential | <input checked="" type="checkbox"/> | Industrial | <input type="checkbox"/> | Commercial | <input type="checkbox"/> |
| Agricultural | <input type="checkbox"/> | Vacant | <input type="checkbox"/> | | |
| 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?

Observations made as the neighborhood has been a residential community for many 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.

Mar 13 2021

Date

Signature Property Owner

Gabrielle Inglis

Print Name of Owner

10. Dimensions of lands affected:

| | |
|-----------------|--------------------------|
| Frontage | +/- 8.11m |
| Depth | +/- 16.11m |
| Area | +/- 129.25m ² |
| Width of street | +/- 7.5m |

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: _

House

Width: +/- 6.92m; Length: +/- 8.57m; Height: +/- 6.2m

Number of Stories: 2

Gross Floor Area: +/- 117.22m² Ground Floor Area: +/-58.61m²

Proposed

Front Covered Deck

Width: +/- 1.69m

Length: +/- 2.69m

Height: +/- 3.81m

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

Existing:

House

FRONT LOT LINE: +/- 1.52m

REAR LOT LINE: +/- 6.02m

SIDE LOT LINE (EAST): +/- 0.05m

SIDE LOT LINE (WEST): +/- 1.00m

Proposed:

Front Covered Deck

FRONT LOT LINE: +/- 0.00m

REAR LOT LINE: +/- 14.32m

SIDE LOT LINE (EAST): +/- 4.28m

SIDE LOT LINE (WEST): +/- 1.11m

NO CHANGE TO EXISTING LOCATION OF HOUSE

13. Date of acquisition of subject lands:
Oct 1, 2020
-
14. Date of construction of all buildings and structures on subject lands:
House: +/- 75 years; Front Covered Porch: 2020
-
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 years
18. Municipal services available: (check the appropriate space or spaces)
Water X Connected X
Sanitary Sewer X Connected X
Storm Sewers X
19. Present Official Plan/Secondary Plan provisions applying to the land:
Urban Hamilton Official Plan
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Bylaw 65-93
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.