

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.: AN/A-21:263

APPLICANTS: Owner S & K Norton
Agent Jason Vanderkruk

SUBJECT PROPERTY: Municipal address **101 Bluebell Crs., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended

ZONING: R3-283 district (Residential 3)

PROPOSAL: To permit the construction of a new 35.64m² rear yard addition to the existing single detached dwelling notwithstanding that:

1. A rear yard setback of 3.2m shall be provided instead of the minimum required rear yard setback of 7.5m.

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

DATE: Thursday, August 26th, 2021

TIME: 1:30 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:

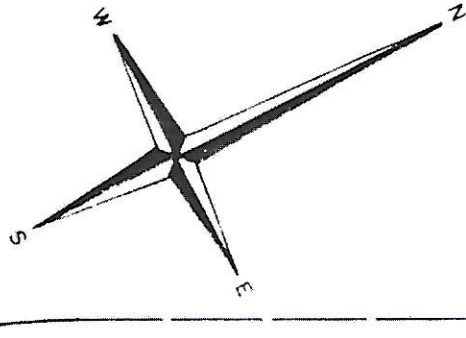
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 10th, 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.

BUILDING LOCATION SURVEY OF
 LOT 70-SCENIC WOODS - PHASE 3
 REGISTERED PLAN N° 62 M-486
 IN THE
TOWN OF ANCASTER
 REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
 SCALE 1:250
 B.J. CLARKE O.L.S.
 1989



FOUND
 CUT CROSS
 (1912)

METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 BEARINGS ARE ASTRONOMIC AND REFERRED TO THE
 NORTHERN LIMIT OF BLUEBELL CRESCENT AS
 SHOWN ON PLAN GCM-486 HAVING A BEARING
 OF N 62° 52' 54" W

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 10th DAY OF MARCH 1989.

MARCH 15, 1989
 DATE
 B.J. Clarke
 ONTARIO LAND SURVEYOR

BLUEBELL CRESCENT

ESTABLISHED BY PLAN 62M-486

FOUND
 SET
 CUT CROSS
 (1912)

ARC = 7.854
 RADIUS = 5.00
 CHORD = 7.071
 N 17° 52' 54" W

PLAN 62M-486 SET
 16.00 N 27° 07' 06" E

PLANTED
 IRON EAF

L O T 71

37.00 N 62° 52' 54" W

FOUND
 CUT CROSS
 (1912)

BLUEBELL CRESCENT
 ESTABLISHED BY PLAN 62M-486

S-PHASE 3

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TON-WENTWORTH

FOUND SET
CUT CROSS
(912)

BLUEBELL CRESCENT

ESTABLISHED BY PLAN 62M-486

PLAN 62M-486 SET
16.00 N 27°07'06"E

PLANTED
IRON BAR

37.00 N 62°52'54"W

LOT 71

(WELLING UNITS
CONSTRUCTION

CHIMNEY
11.43x1.33

LOT 70

21.00 N 27°07'06"E

LOT 69

ARC = 7.854
RADIUS = 5.00
CHORD = 7.071
N 17°52'54"W

FOUND
CUT CROSS
(912)

BLUEBELL CRESCENT

ESTABLISHED BY PLAN 62M-486

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A. J. Clark and Associates Ltd.

ONTARIO LAND SURVEYORS • CONSULTING ENGINEERS

© COPYRIGHT 1987 - A.J. CLARK & ASSOCIATES LTD.

H-18021

PLAN 62M-426
 I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE TOWN OF ANCASTER FOR THE PURPOSES OF RECORDING AND THAT THE SAME HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT AND THE TOWN OF ANCASTER BY-LAW.
 TOWN OF ANCASTER
 REG. NO. 11111111
 TOWN CLERK

THIS PLAN QUARTERS PART OF
 AVEIL 817, SECTION AND 203

PLAN OF Scent Woods phase three BEING A SUBDIVISION OF PARTS OF LOTS 53 AND 54-CONCESSION 2 GEOGRAPHIC TOWNSHIP OF ANCASTER NOW IN THE TOWN OF ANCASTER REGIONAL MUNICIPALITY OF HAMILTON-WINDYBROOK

Ag. Code 0.2.5.1916

SCALE 1"=100'

2000'

Survey Certificate

1. THIS PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE TOWN OF ANCASTER FOR THE PURPOSES OF RECORDING AND THAT THE SAME HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT AND THE TOWN OF ANCASTER BY-LAW.

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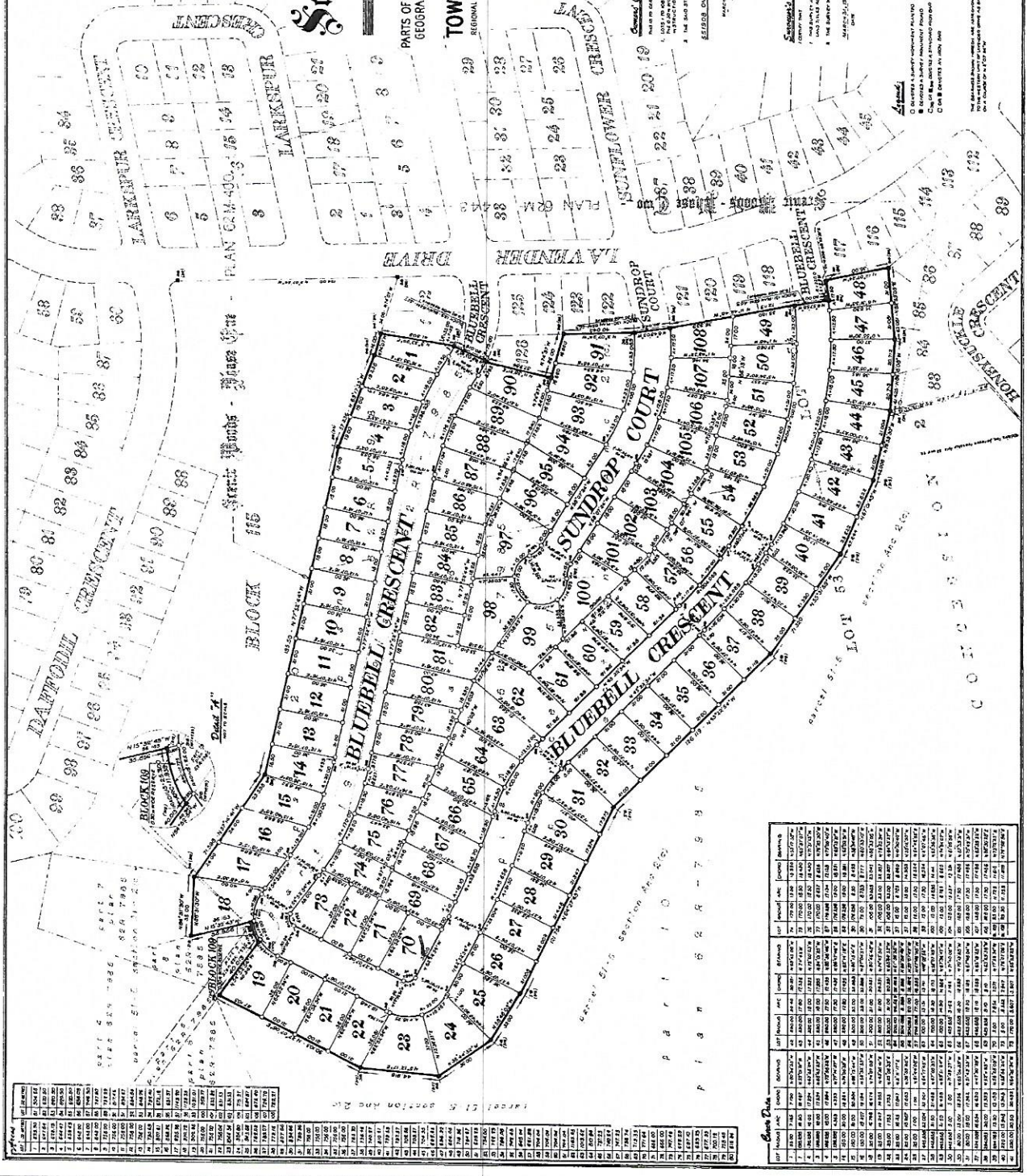
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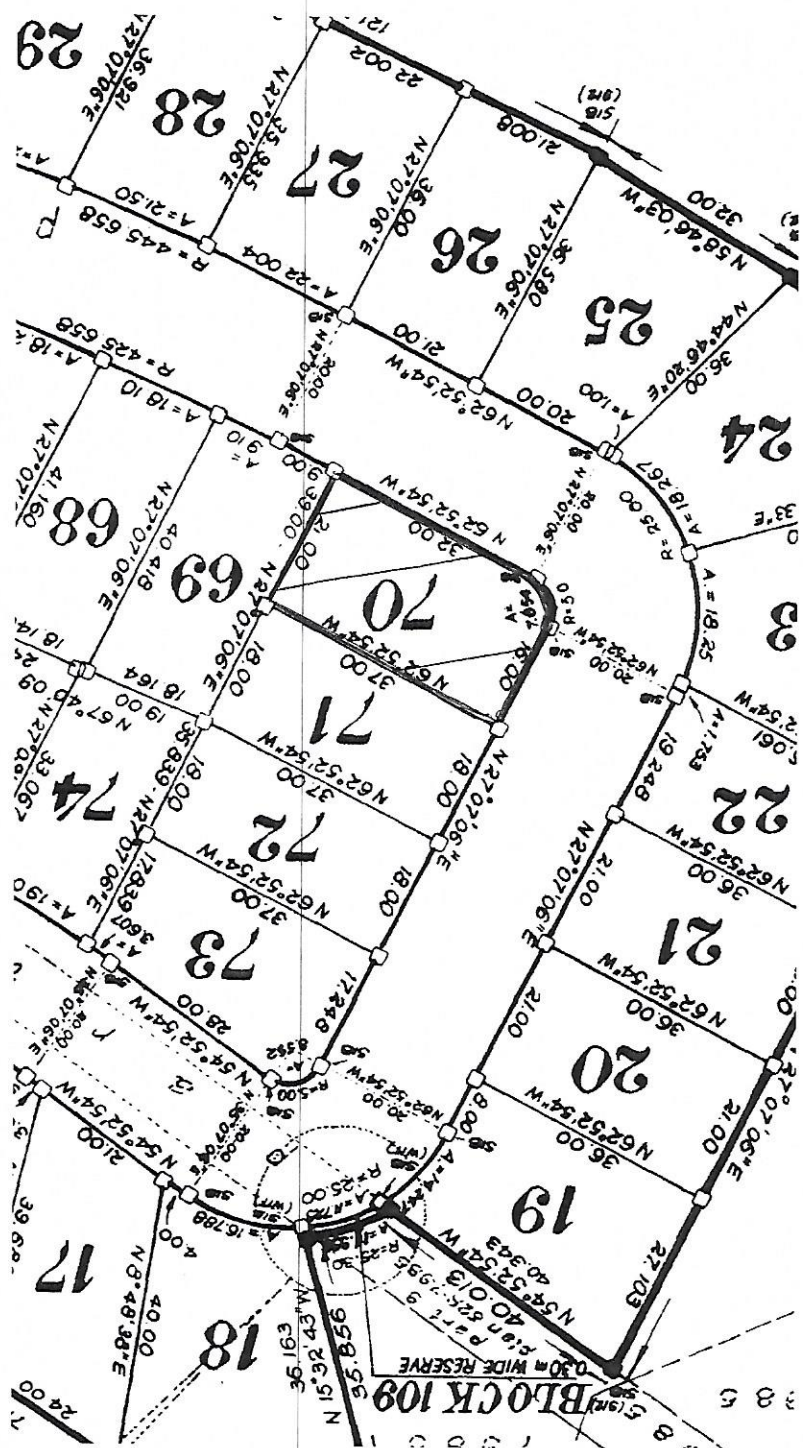
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Survey Certificate



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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)	Sherry & Kevin Norton		
Applicant(s)*	Jason Vanderkruk		
Agent or Solicitor			Phone:
			E-mail:

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:

Sherry & Kevin Norton -
101 Bluebell Crescent
Ancaster, ON L9K 1G1

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:

Extension of the outdoor living space to regain valued space, the yard slopes on this side of the house and this is the most economical solution to regaining their yard.

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

As you can see the lot is long and narrow, along the backside of the house is too small to have a dining and lounge space with adequate space for guests and family.

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**):

LOT 70 Registered Plan No. 62M - 486, 101 Bluebell Crescent, Ancaster ON L9K 1G1

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?

Online research

- 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.

21-03-25

Date

Signature Property Owner

Kevin Norton

Print Name of Owner

10. Dimensions of lands affected:

Frontage	32.00 m
Depth	21.00 m
Area	771.43 m ²
Width of street	9.14 m

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:

Ground FA = 193.18 sqm, Gross FA = 374.71 sqm, single storey, width = 8.53m, length = 21.28m, height = 6.92m

Proposed

Covered Porch:

Ground FA = 34.78 sqm, Gross FA = 34.78 sqm, single storey, width = 7.61m, length = 4.57m, height = 6.47m

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:

North = 4.30m, 4.31m East = 7.89m, 7.87m South = 8.15m, 8.16m,

West = 7.87m, 7.83m

Proposed:

Covered Porch:

North = 5.19m, 5.18m East = 3.32m, 3.30m South = 8.21m, 8.20m

13. Date of acquisition of subject lands:
October 2020
-
14. Date of construction of all buildings and structures on subject lands:
1989
-
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:
32 years
18. Municipal services available: (check the appropriate space or spaces)
Water yes Connected yes
Sanitary Sewer yes Connected yes
Storm Sewers yes
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:
Zoning By-law 05-200
Zoning By-law 87-57
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.