

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-21:256

APPLICANTS: Owner Dale Goodman
Agent Jordan Heckman

SUBJECT PROPERTY: Municipal address **266 Alma Ln., Ancaster**

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

ZONING: ER district (Existing Residential)

PROPOSAL: To permit the construction 3.96m (13') x 8.53m (28') detached garage accessory to the existing single detached dwelling notwithstanding that:

1. The accessory building (detached garage) shall be permitted to be not less than 1.2m from the Harmony Road flankage lot line instead of the requirement that accessory buildings shall not be located less than less than 6.0m from any flankage lot line for any lot located in an Existing Residential "ER" Zone.
2. The accessory building (detached garage) shall be permitted to be not less than 1.2m from the Harmony Road flankage lot line instead of the requirement that on a corner lot, accessory buildings shall not be located less than 7.5m from the flanking street line.

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

DATE: Thursday, August 26th, 2021
TIME: 1:40 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: August 10th, 2021.

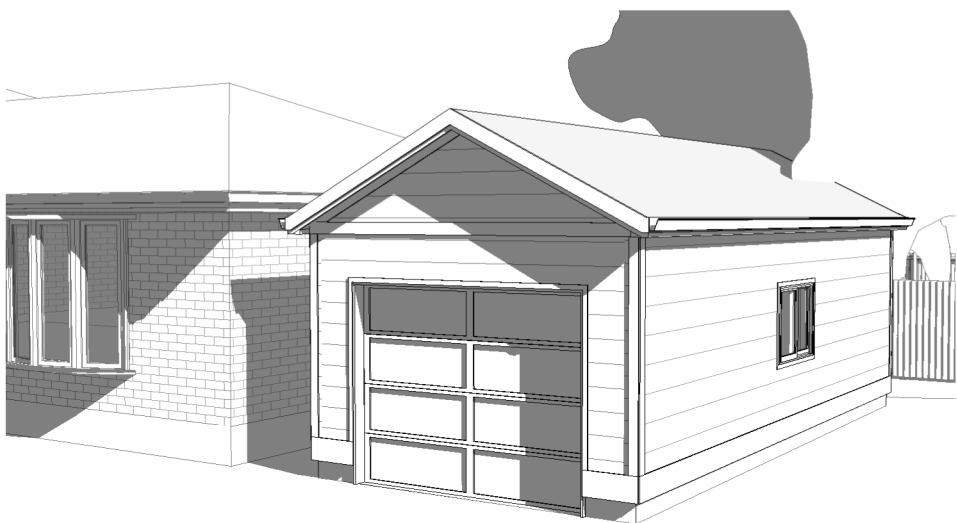
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

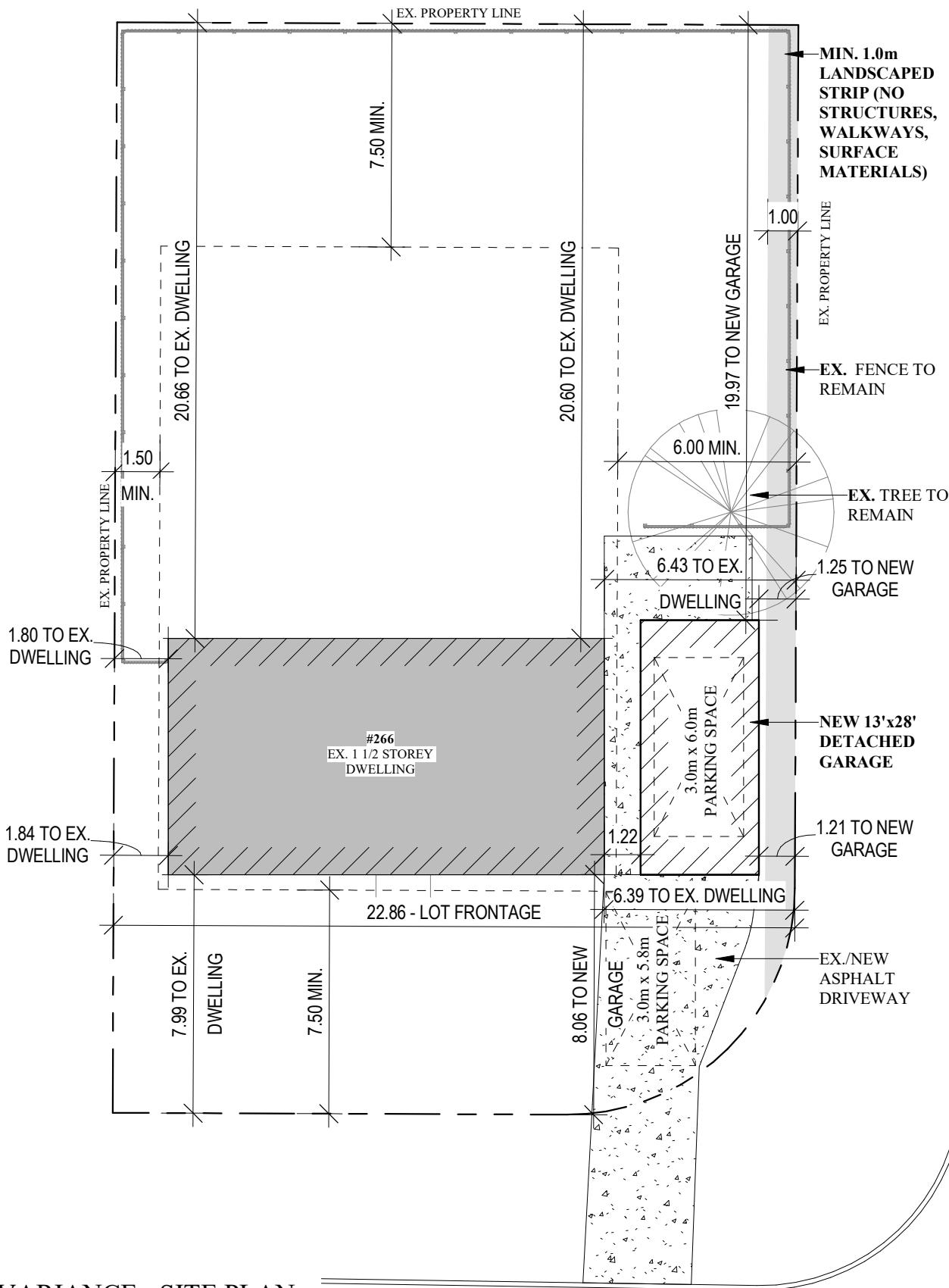
SITE PLAN AND BUILDING STATISTICS		
Zoning	EXISTING RESIDENTIAL - ER	
	Required	Existing / Proposed
Lot Area	695.0 sq. m	823.7 sq. m
Lot Frontage	18.0m	22.86m
Lot Coverage	35%	18.2%
Required Floor Areas	n/a	n/a
Required Building Area	n/a	n/a
Front Yard Setback	n/a	8.06m
Rear Yard Setback	0.75m (>12 sqm 7.5m)	19.97m
Int. Side Yard Setback	1.5m	n/a
Ext. Side Yard Setback	6.0m	1.21m
Building Height	4.5m MAX.	<4.5m
Landscaped Open Space	n/a	

NOTE: SETBACKS, LOT COVERAGE, FLOOR AREAS, AND BUILDING HEIGHTS NOTED ARE FOR ACCESSORY BUILDINGS IN RESIDENTIAL ZONES (SUBSECTION 7.18.) AS PER ZONING BY-LAW NO. 87-57 FOR THE CITY OF ANCASTER.

- * TOTAL LOT COVERAGE 35% MAX.
- * ACCESSORY BLDGS GREATER THAN 12 sq. m MUST BE 7.5m FROM REAR
- * EAVES/GUTTERS MUST NOT EXTEND 0.30m INTO ANY SETBACK



2 3D View 1



HARMONY ROAD

1 MINOR VARIANCE - SITE PLAN
1/16" = 1'-0"

ALMA LANE

NEW DETACHED GARAGE

266 Alma Lane, Ancaster, ON L9G 2T5

MINOR VARIANCE - SITE PLAN

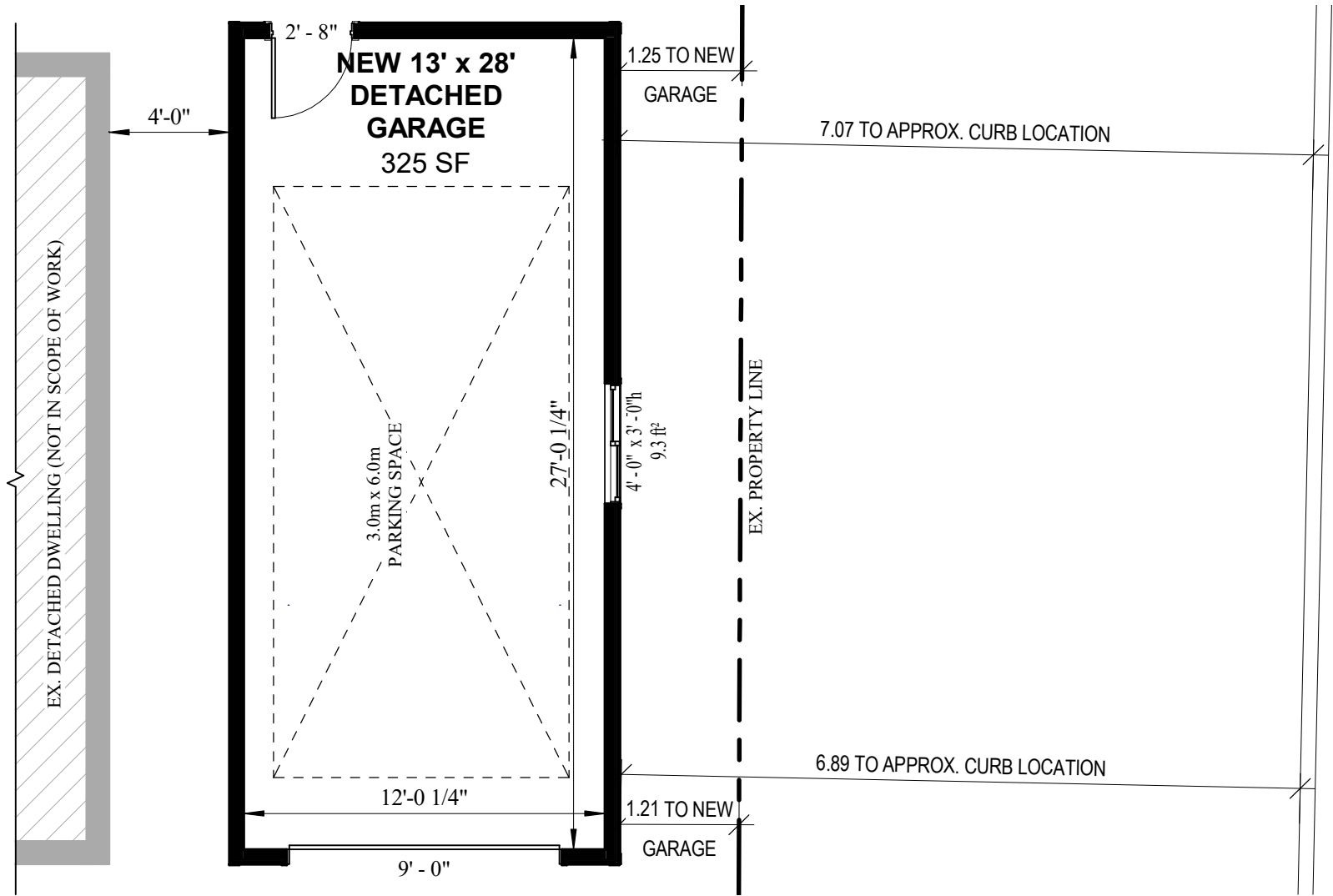
info@jordanstationdesignco.ca

Scale 1/16" = 1'-0"

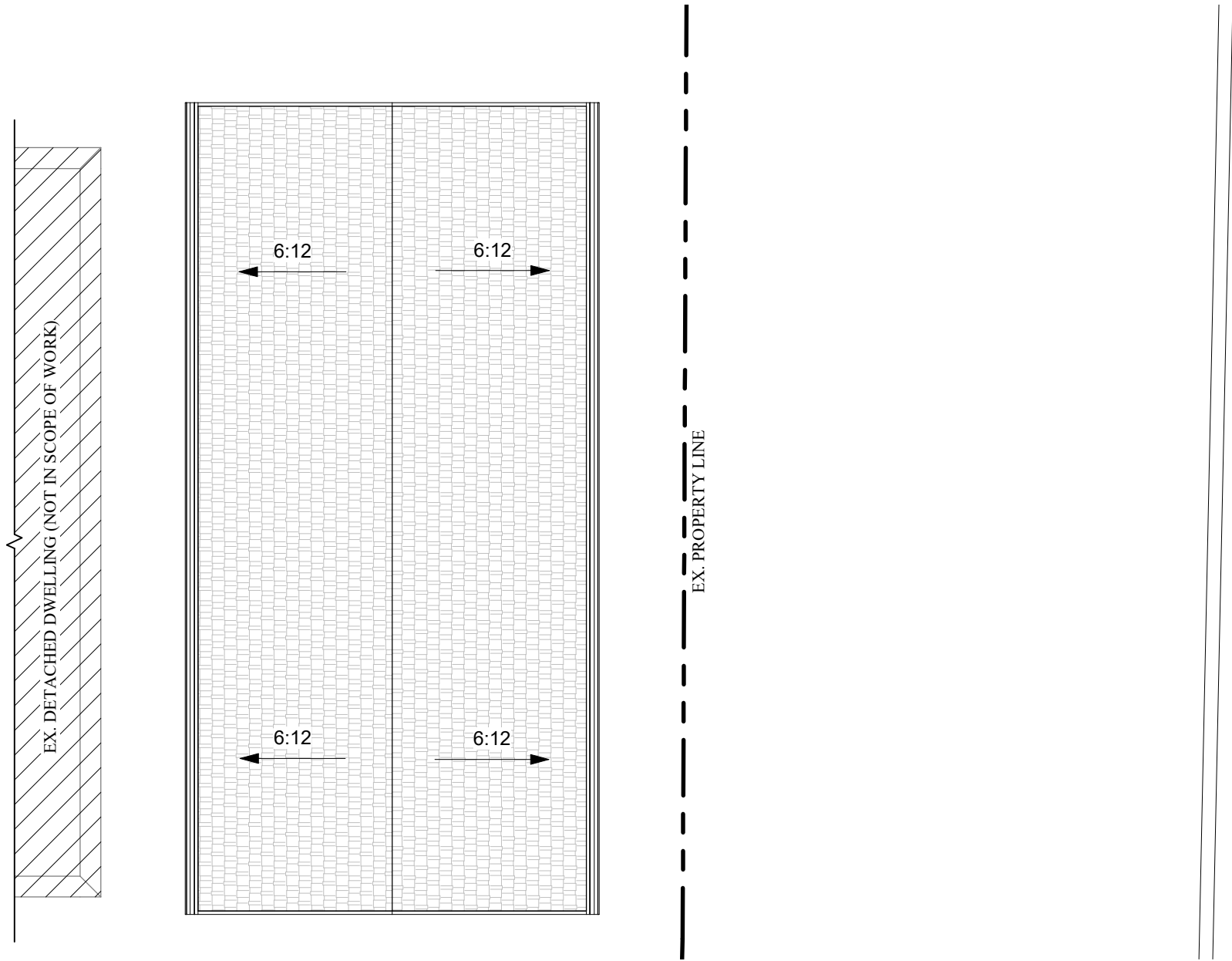
Project number	21091
Date	MAY 2021
Drawn by	KM
Designed by	JH

A0.01





1 PROPOSED GROUND FLOOR PLAN
3/16" = 1'-0"



2 PROPOSED ROOF PLAN
3/16" = 1'-0"



NEW DETACHED GARAGE

266 Alma Lane, Ancaster, ON L9G 2T5

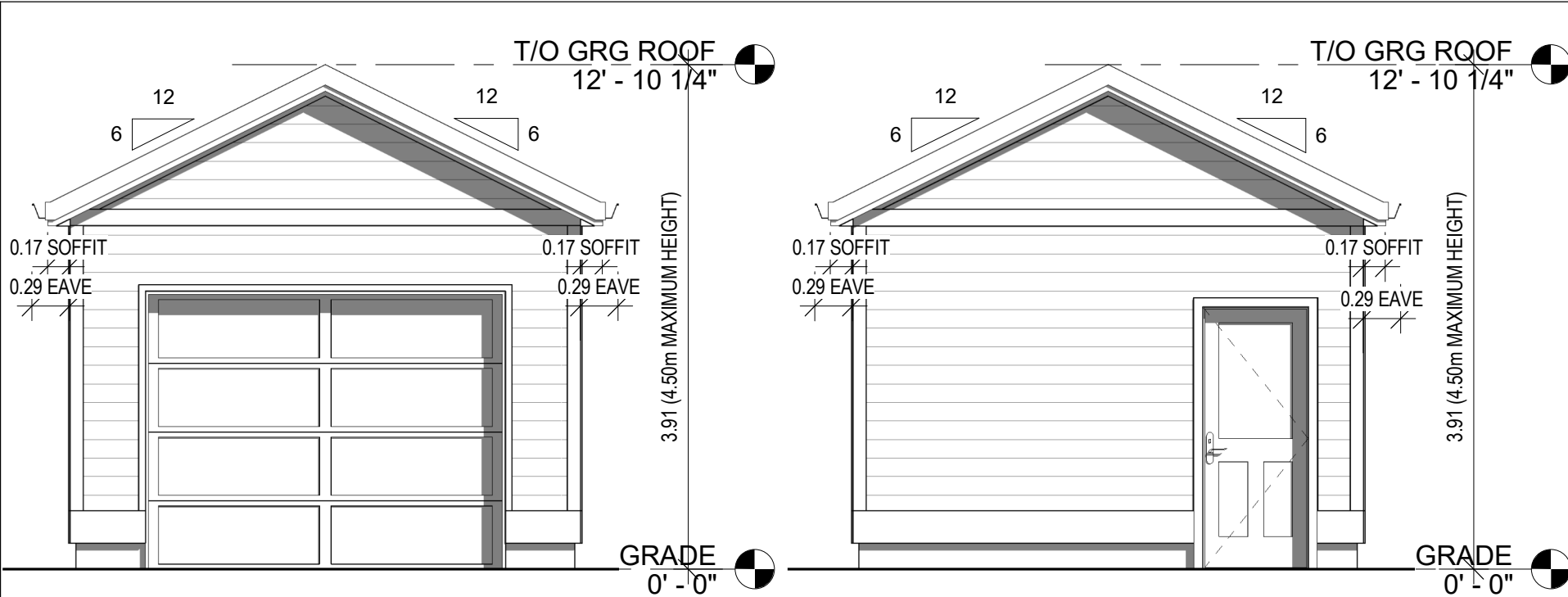
MINOR VARIANCE - FLOOR PLANS

info@jordanstationdesignco.ca

Scale 3/16" = 1'-0"

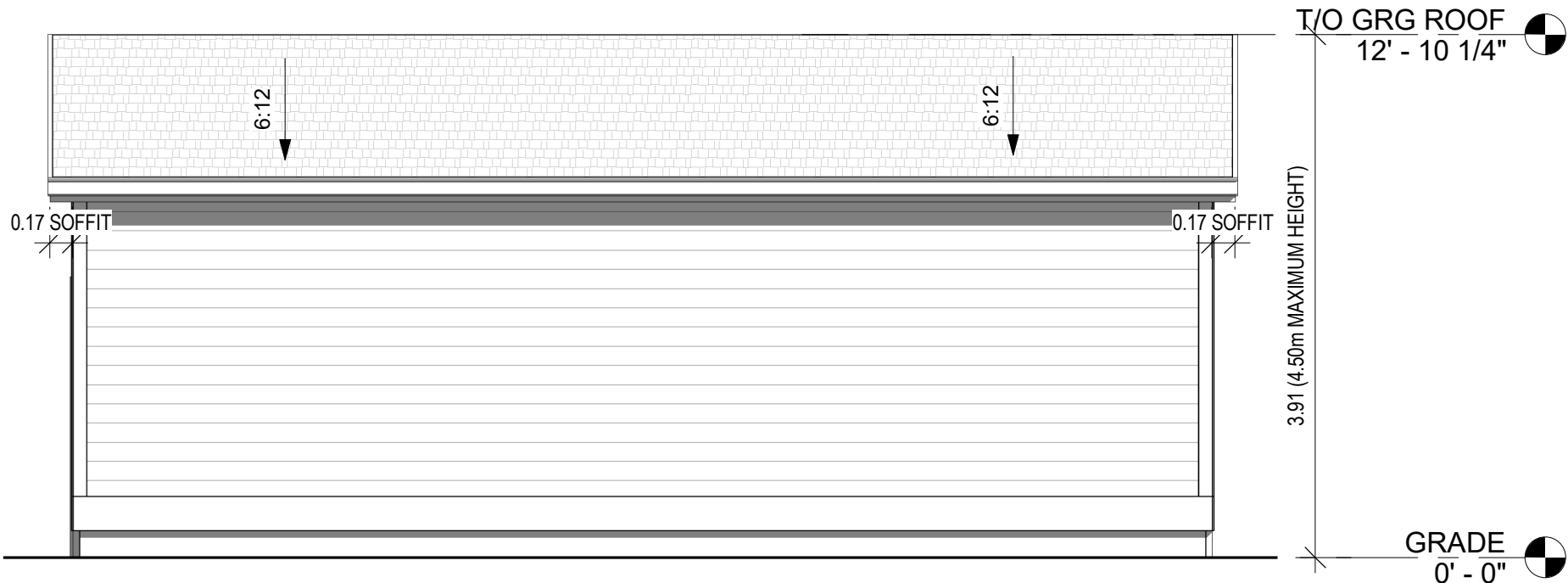
Project number	21091
Date	MAY 2021
Drawn by	KM
Designed by	JH

A0.02

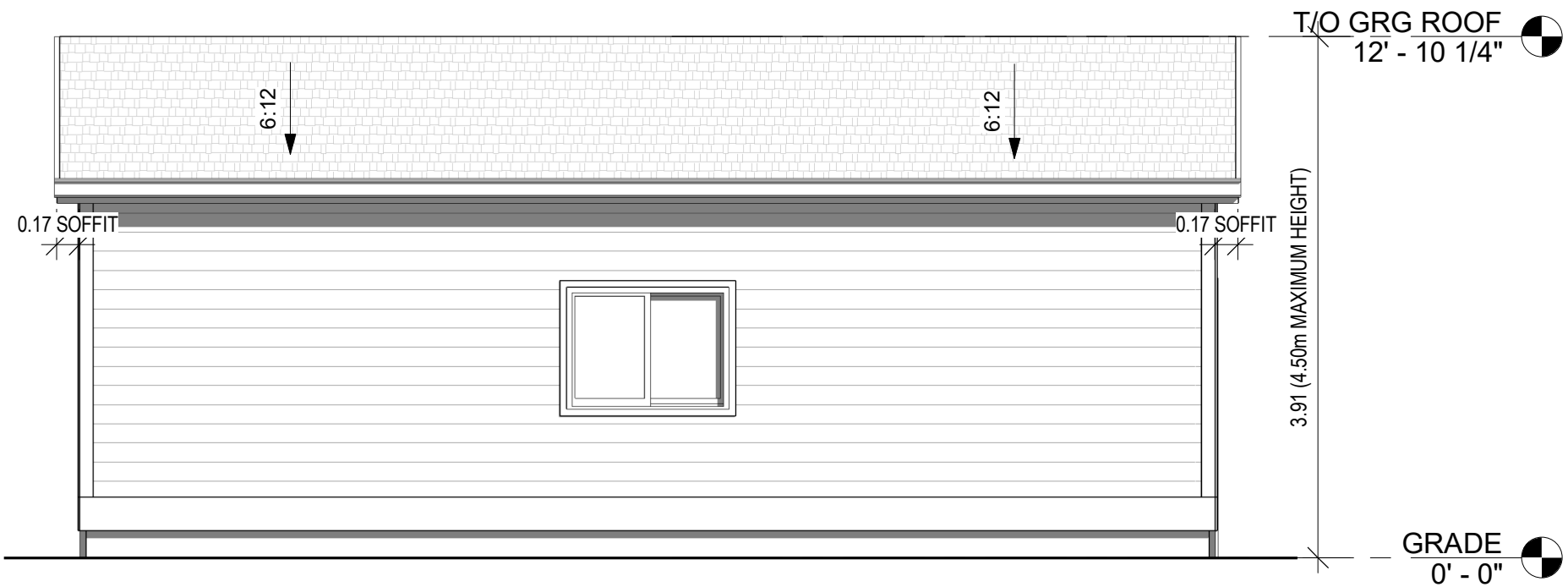


1 FRONT
1/4" = 1'-0"

2 REAR
1/4" = 1'-0"



3 SIDE A (DWELLING SIDE)
1/4" = 1'-0"



4 SIDE B (EXT. SIDEYARD SIDE)
1/4" = 1'-0"



NEW DETACHED GARAGE

266 Alma Lane, Ancaster, ON L9G 2T5

MINOR VARIANCE - ELEVATIONS

info@jordanstationdesignco.ca

Scale

1/4" = 1'-0"

Project number 21091

Date MAY 2021

Drawn by KM

Designed by JH

A0.03



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 _____

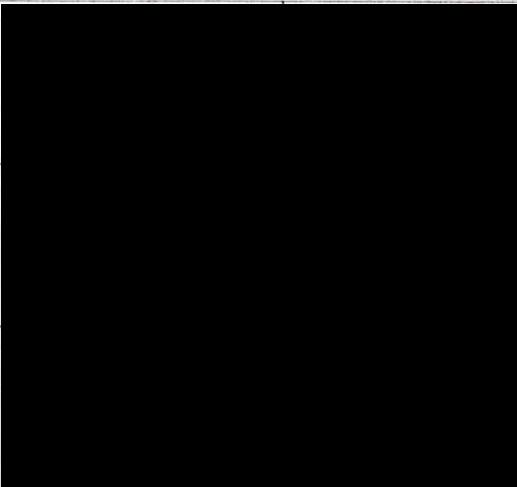
PAID _____ DATE APPLICATION DEEMED COMPLETE _____

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	MAILING ADDRESS
Registered Owners(s)	Dale Goodman	
Applicant(s)*		
Agent or Solicitor	Jordan Heckman (Jordan Station Design Co. Inc.)	

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:

n/a

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:

Exterior side yard setback of 1.48m (6.0m required).

☐ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Due to the existing required exterior side yard setback of 6.0m, this does not allow any covered parking structure to be constructed without requesting a minor variance. Our client wishes to have an enclosed parking structure located within the extents of the existing driveway, and therefore cannot comply with the required setback of 6.0m.

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**):

266 Alma Lane, Ancaster, ON L9G 2T5

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐
Agricultural ☐ Vacant ☐ Other ☐

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 8.1 to 8.10 above?

Verification with owner.

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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.

June 10 2021
Date

Dale Goodman
Signature Property Owner(s)

Dale Goodman
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>22.85m</u>
Depth	<u>36.42m</u>
Area	<u>820.1 sq. m</u>
Width of street	<u>20.0m</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: _

1.5 storey 117.5 sq. m single family dwelling, 8.23m x 14.28m, 4.93m height.

Proposed

1 storey 33.8 sq. m single car detached garage, 3.93m x 8.53m, 3.99m height.

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 yard - 7.50m, rear yard - 20.49m, interior side yard - 1.78m, exterior side yard - 6.66m.

Proposed:

Front yard - 7.76m, rear yard - 20.11m, exterior side yard - 1.48m.

13. Date of acquisition of subject lands:
unknown
14. Date of construction of all buildings and structures on subject lands:
unknown
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single family residential
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single family residential
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 | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
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.