

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-21:290

APPLICANTS: Owner Guytano Venneri
Agent Anthony Venneri

SUBJECT PROPERTY: Municipal address **51 Curran Rd., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended by By-law 05-240 and 13-182

ZONING: R5-525 district (Residential "R5" zone)

PROPOSAL: To permit construction of a 3.66m x 6.10m rear deck with stairs onto an existing single detached dwelling notwithstanding that:

1. A minimum rear yard setback of 2.5m shall be provided for the deck over 1.2 metres in height and over 15m² in deck area instead of the requirement that a minimum rear yard setback for a deck over 1.2 metres in height and over 15m² shall be 4.5 metres.

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

DATE: Thursday, September 9th, 2021
TIME: 2:00 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 24th, 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.

PROPOSED AREA STATS
PROPOSED DECK: 23.8m² (256sf)

51 CURRAN ROAD, ANCASTER
ZONED "R5" (TOWN OF ANCASTER ZONING BY-LAW 87-57)

REQUIRED: 4.5m (EXCEPTION 05-240) (14' - 10")
PROPOSED DECK: 2.58m (8' - 6")

REQUIRED: 1.2m (3' - 11")
PROPOSED: 1.31m (4' - 4")

REQUIRED: 1.2m (3' - 11")
PROPOSED: 4.8m (15' - 9")

HEIGHT
PROPOSED: 2.74m (9' - 0")

12.65 N87°34'30"W

5.38 m

4.50 m

4.08 m

2.58 m

7.28 m

1.22 m

3.66 m

4.88 m

1.22 m

6.10 m

1.25 m

1.27 m

4.80 m

9.78 m

REAR YARD SETBACK

PROPOSED DECK

SIDE YARD 1.20 m

EXIST. 2 STOREY BRICK HOUSE

EXIST. PORCH

EXIST. ASPHALT DRIVEWAY

33.13 N12°58'00"W

31.68 N12°58'00"W

ARC=12.36
RADIUS=81.00
CHORD=12.35
N85°54'15"E

architectural design & interiors

- 1) VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 2) DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS.
- 3) USE ONLY LATEST REVISED DRAWINGS.
- 4) REPORT ANY ERRORS OR OMISSIONS TO DESIGNER AS APPLICABLE.
- 5) DRAWINGS ARE THE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE IS PROHIBITED.

[illegible][illegible]

51 CURRAN ROAD,
ANCASTER

A. VENNERI

2021-06-29

SITE PLAN

AS INDICATED

Si

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)			
Applicant(s)*			
Agent or Solicitor			

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:

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

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**):

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?


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.

Date



Signature Property Owner(s)

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage

Depth

Area

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: _

Proposed

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

Proposed:

- Date of construction of all buildings and structures on subject lands:

- Existing uses of the subject property (single family, duplex, retail, factory etc.):

16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):

18. Municipal services available: (check the appropriate space or spaces)

Connected

Connected

19. Present Official Plan/Secondary Plan provisions applying to the land:

21. Has the owner previously applied for relief in respect of the subject property?

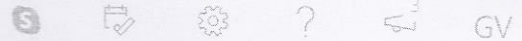
No

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

No

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.

Search



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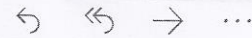


51 Curran Road

You replied on Tue 2020-02-25 4:26 PM

Kenny, Darren <Darren.Kenny@conservationhamilton.ca>

a>



Tue 2020-02-25 4:21 PM

You ▾

Mr. Venneri,

Our office does not need to be circulated on any minor variance application for deck construction on your property.

Darren Kenny, B.Sc. (Hons.), CAN-CISEC**Watershed Officer, Badge # 113**

Hamilton Conservation Authority

P.O. Box 81067, 838 Mineral Springs Road

Ancaster, Ontario L9G 4X1

Tel - 905-525-2181, ext. 131

darren.kenny@conservationhamilton.caWebsite - www.conservationhamilton.ca

A Healthy Watershed for Everyone

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