



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.: AN/A-21:319

APPLICANTS: Owner Natalie & Michael Murphy

SUBJECT PROPERTY: Municipal address **11 Dorr Crt., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended by By-law No. 11-014

ZONING: Residential "R4" Zone district R4-612

PROPOSAL: To permit the construction of an extension to the existing One Storey Rear Deck, accessory the existing single detached dwelling notwithstanding that;

1. A minimum rear yard setback of 3.5 m shall be provided to the proposed deck instead of the minimum required 6.0 m rear yard setback from a rear lot line.

Note:

Variance has been written based on the information provided on the submitted drawings.

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

DATE: Thursday, September 23rd, 2021
TIME: 3:40 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:

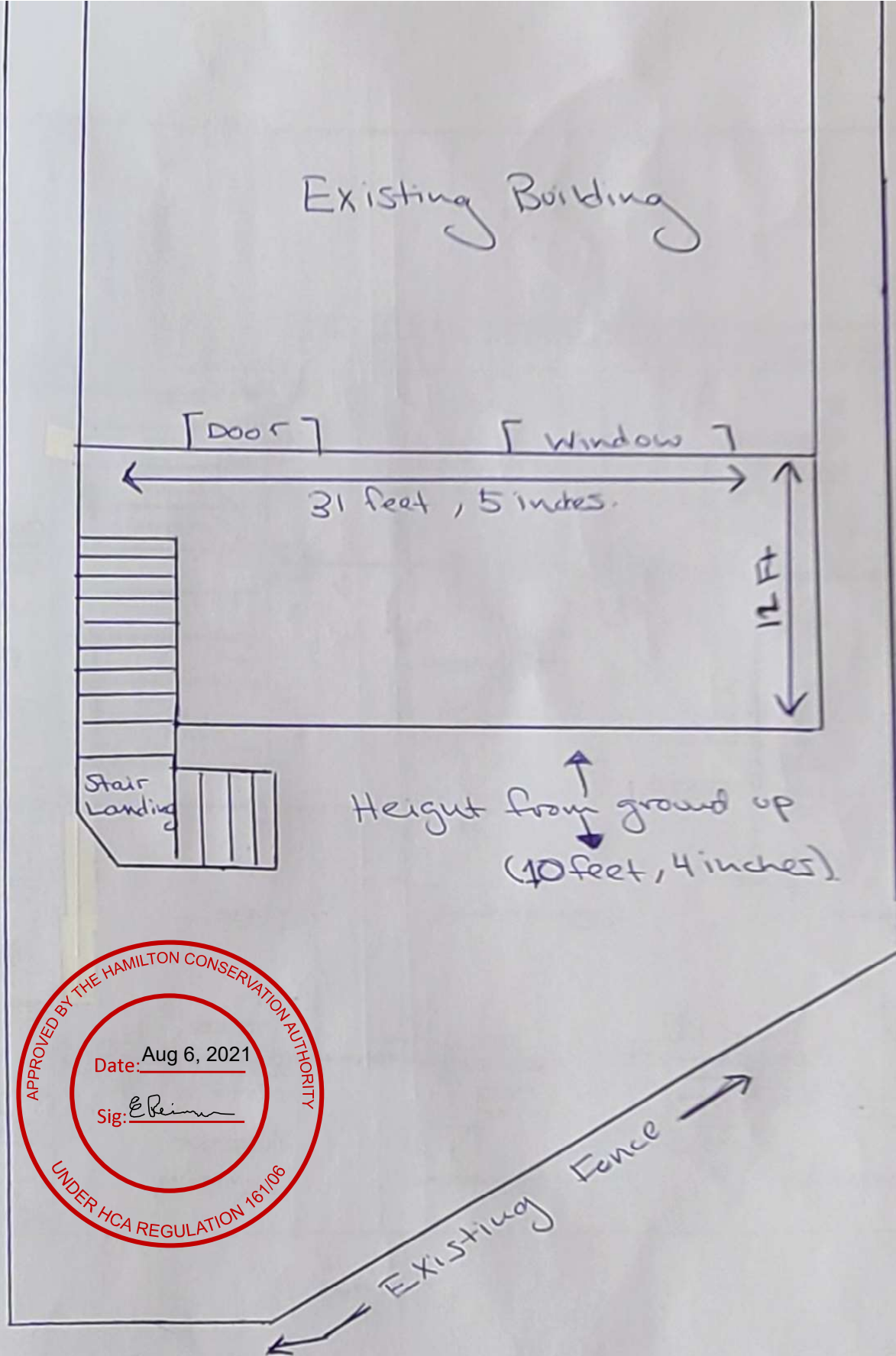
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: September 7th, 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.

Existing Building

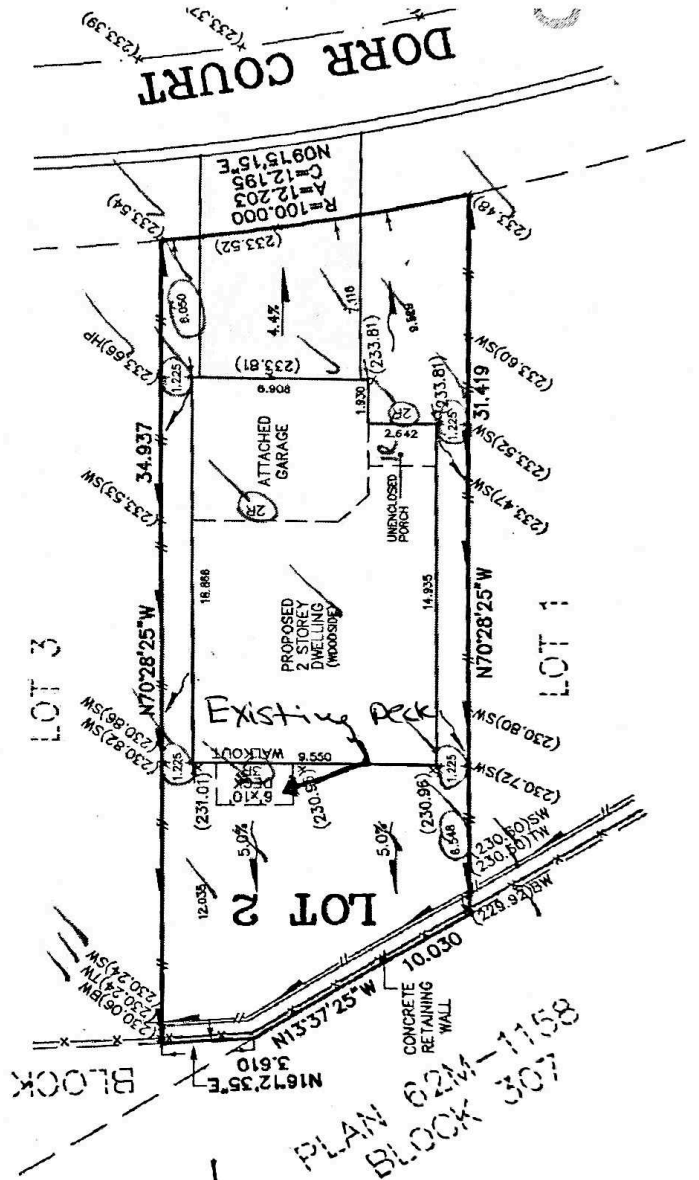
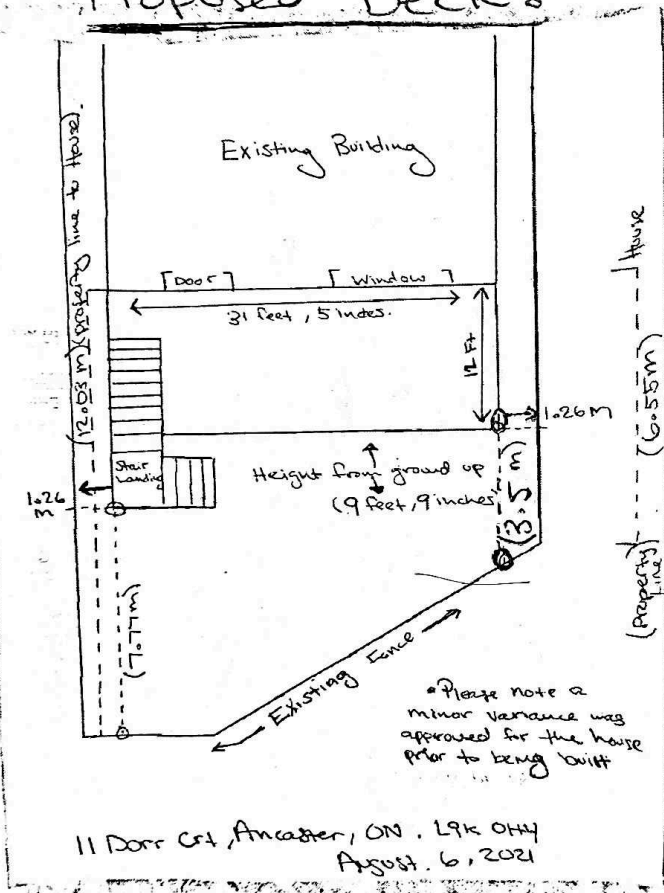


APPROVED BY THE HAMILTON CONSERVATION AUTHORITY
Date: Aug 6, 2021
Sig: E. Reim
UNDER HCA REGULATION 161/06

11 Dorr Crt, Ancaster, ON. L9K 0H4
August. 6, 2021

Schedule "A"
Description of Lands

Proposed Deck



Proposed Deck shows
7.77m (left side) to deck stairs
& 3.5m (Right side to edge of
Deck from the property line

Property
Dimensions
w/ Existing
Deck.



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	MAILING ADDRESS
Registered Owners(s)	Michael Murphy + Natalie Murphy	
Applicant(s)*	Natalie Murphy + Michael Murphy	
Agent or Solicitor	N/A.	

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:

Michael Murphy + Natalie Murphy
hold the mortgage to the
Property

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 existing deck. One storey high as there is an existing walk-out basement.
 Secondary Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
The deck on the one side allows 2.9m to the set back line. (Set back is 6m.)

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**):
11 Dorr Cr., Acaster, ON. backyard smaller.

7. PREVIOUS USE OF PROPERTY

<input checked="" type="radio"/> Residential	<input type="radio"/> Industrial	<input type="radio"/> Commercial
<input type="radio"/> Agricultural	<input type="radio"/> Vacant	<input type="radio"/> Other
Other _____		

- 8.1 If Industrial or Commercial, specify use N/A
- 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?

Residential Home

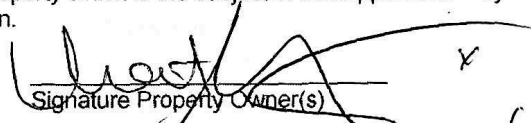
8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes ___ (No) NIA.

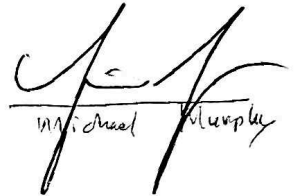
9. ACKNOWLEDGEMENT CLAUSE

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 Aug 17/21


Signature Property Owner(s)

Natalie Murphy
Print Name of Owner(s)


Natalie Murphy

10. Dimensions of lands affected:

Frontage NIA
Depth 30m
Area Back yard
Width of street NIA

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: Deck - 6' x 10'
↳ one storey high (9', 9")

Proposed
Deck - 12' x 31', 5" -> (Extension of deck).
↳ same height (9', 9").

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

Existing:
There is an Existing deck at the rear house.

Proposed:
The existing deck will be extended in the same location - Rear yard.

13. Date of acquisition of subject lands:
- House was built in 2017
14. Date of construction of all buildings and structures on subject lands:
2017 - completed & occupied by Dec. 2017.
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single family home
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single family home
17. Length of time the existing uses of the subject property have continued:
Dec. 2017, owners took occupancy.
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:
N/A
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
NA
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
A minor variance was approved for a variation on the build of the existing house.
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.



Hamilton
Conservation
Authority

A Healthy Watershed for Everyone

BY EMAIL

August 6, 2021

GC-ANC

Natalie Murphy
11 Dorr Court
Ancaster, ON L9K 0H4

Dear Ms. Murphy:

RE: Letter of Permission for the Construction of a Rear Yard Deck

**Location: 11 Dorr Court
Part of Lot 53, Concession 3, City of Hamilton (Ancaster)**

Staff of the Hamilton Conservation Authority (HCA) have reviewed the above-noted proposal including the Site Plan prepared by you dated August 6, 2021 (attached).

The rear of the subject property is regulated by the HCA under *Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)* made under the *Conservation Authorities Act, R.S.O.* as it is located within 120 metres of the Tiffany Creek Provincially Significant Wetland complex. However, the proposed development has little potential to impact the form and function of this wetland. Therefore, please accept this correspondence as written permission for the construction of a deck at the rear of the house on lands regulated by the HCA, to be completed in accordance with the enclosed approved plan. We do not have any objection to the issuance of a building permit by the municipality.

If you have any questions regarding the above, please do not hesitate to contact the undersigned at ext. 165.

Elizabeth Reimer
Conservation Planner

August 6, 2021
Date

Encl. approved site plan
C.c. Chantal Costa, Plan Examination Secretary, City of Hamilton, Building Division (by email)