

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-21:338

APPLICANTS: Agent A.J. Clarke & Associates c/o Stephen Fraser
Owner Emiddio Pilla

SUBJECT PROPERTY: Municipal address **31 Blossom Lane, Hamilton**

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

ZONING: "C" (Urban Protected Residential) district

PROPOSAL: To permit the existing 2 Storey Brick, Single-Family Dwelling to maintain an easterly 1.1 m side yard width instead of the minimum required side yard width of 1.2 m.

Notes:

As per the application no changes are being proposed to the existing single-family dwelling, this variance is to rectified a construction/layout error.

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

DATE: Thursday, October 21st, 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

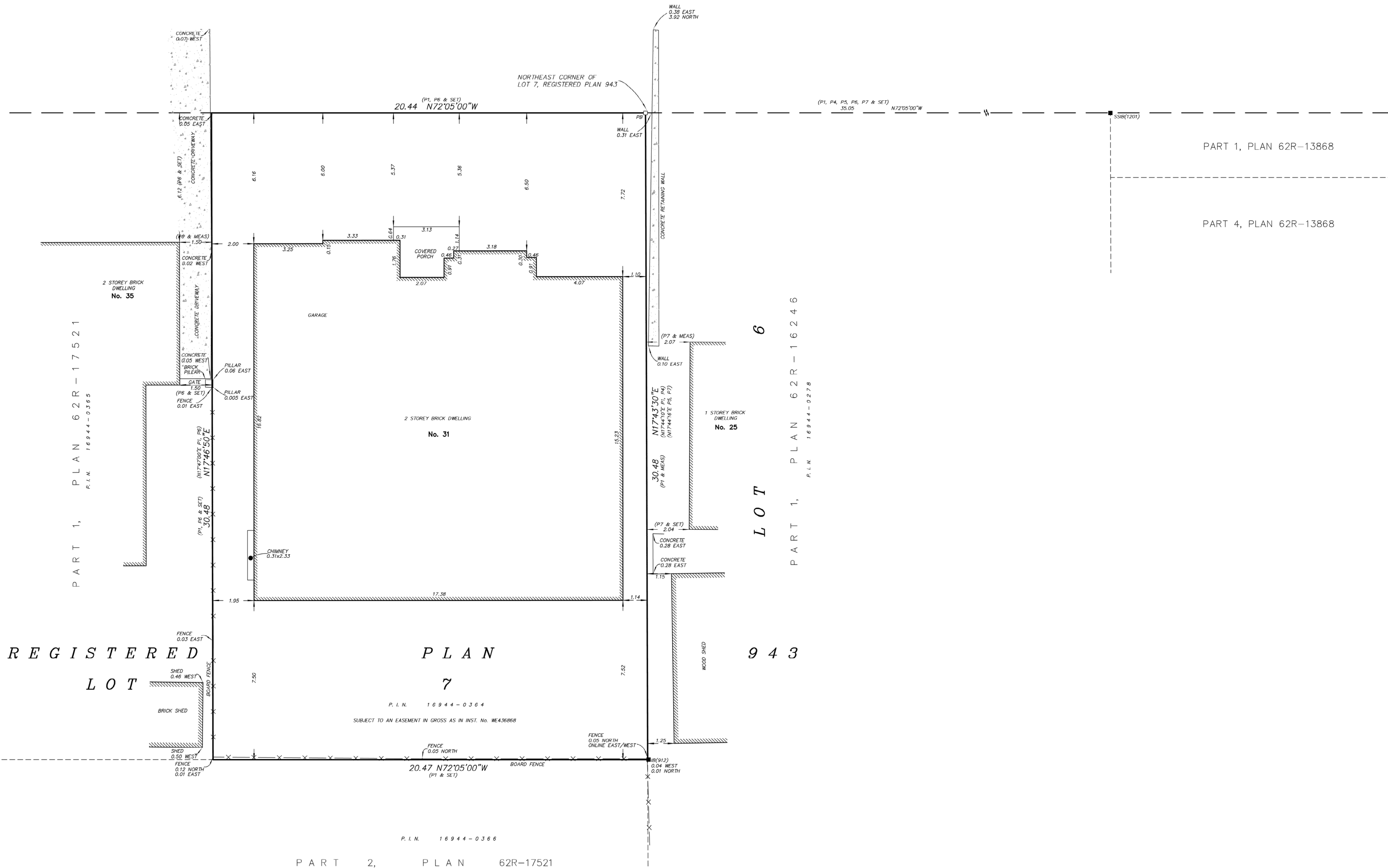
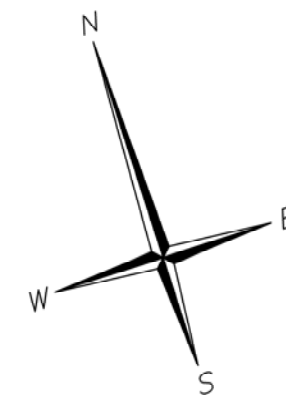
DATED: October 5th, 2021.

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.

BLOSSOM LANE

(ESTABLISHED BY REGISTERED PLAN 943)
P. I. N. 1 6 9 4 4 - 0 0 7 5



REGISTERED
LOT

PLAN
7

LOT
6
PART 1, PLAN 62R-16246
P. I. N. 1 6 9 4 4 - 0 2 7 8

943

SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN T-3105E

PART 2
- LOT 7, PLAN 943, SAVE AND EXCEPT PARTS
1 AND 2 ON PLAN 62R-17521, SUBJECT TO AN
EASEMENT IN GROSS AS IN INST. NO. WE436868
- PLEASE NOTE THE LOCATION OF FENCES
AS SHOWN ON THE PLAN

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF BLOSSOM LANE AS SHOWN ON
P1, P2, P3, P4, P5, P6 & P7, HAVING A BEARING OF N72°05'00"W.

LEGEND:

- DENOTES FOUND BAR
- DENOTES PLANTED BAR
- IB DENOTES IRON BAR
- SB DENOTES STANDARD IRON BAR
- CC DENOTES CUT CROSS
- P5 DENOTES PLASTIC BAR
- (1201) DENOTES R. A. CLARKE, O.L.S.
- (912) DENOTES A. J. CLARKE & ASSOCIATES LTD.
- (P1) DENOTES PLAN 62R-17521
- (P2) DENOTES REGISTERED PLAN NO. 943
- (P3) DENOTES PLAN 62R-13868
- (P4) DENOTES PLAN 62R-16246
- (P5) DENOTES PLAN 62R-15775
- (P6) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY B. A. JACOBS LTD.
DATED OCTOBER 22, 2007 (FILE NO. 07507)
- (P7) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY UNKNOWN SURVEYOR
(INDEXED NO. X-3780)
- (WT) DENOTES WITNESS

THIS REPORT WAS PREPARED FOR
PILLA RESIDENCE

NOTE:
TES ARE TAKEN TO FOUNDATION
UNLESS OTHERWISE NOTED

NOTE:
A. J. CLARKE & ASSOCIATES LTD. IS NOT LIABLE FOR USE OF THIS
REPORT BY ANY PARTY OR PARTIES FOR FUTURE TRANSACTIONS
OR FOR ANY UNRELATED PURPOSES.
THIS REPORT REFLECTS CONDITIONS AT TIME OF SURVEY. UPDATING
MAY BE REQUIRED TO ISSUE ADDITIONAL COPIES SUBSEQUENT TO
DATE OF THE SURVEYOR'S CERTIFICATE.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS
MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 15th DAY OF JULY, 2021

JULY 21, 2021

DATE

G. G. ALDWORTH
ONTARIO LAND SURVEYOR

A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: aje@ajclarke.com

PROJECT No 208022R



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
Registered Owners(s)	Emiddio & Gina Pilla
Applicant(s)*	
Agent or Solicitor	A.J. Clarke & Associates Ltd.

Note: Unless otherwise requested all
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:
Minor Variance to permit reduced side yard setback of 1.1m; whereas 1.2m is required in a "C" District.
5. Why it is not possible to comply with the provisions of the By-law?
Construction/layout error. Dwelling on site was built 1.10m from side lot line.
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**):
Pt Lt 7
Registered Plan 943
31 Blossom Lane
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 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 9.1 to 9.10 above?
Online mapping, site survey and property owner's knowledge.

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.

August 26, 2021
Date

G. Pilla Emiddio Pilla
Signature Property Owner

Emiddio Pilla & Gina Pilla
Print Name of Owner

10. Dimensions of lands affected:
Frontage 20.44 m
Depth 30.48 m
Area + - 623.4 sq m
Width of street 20m

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: _

One single detached dwelling with associated paved parking (please see attached survey)

Proposed
No change

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

Existing: _

One single detached dwelling with associated paved parking (please see attached survey)

Proposed:
No change

13. Date of acquisition of subject lands:
2000
14. Date of construction of all buildings and structures on subject lands:
Unknown.
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:
Unknown
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:
"Neighbourhoods" designation.
UHOP.
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
"C - Urban Protected Residential, Etc." zone.
By-law 6593.
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.