



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-21:357

APPLICANTS: Owner Justin & Lisa Morris

SUBJECT PROPERTY: Municipal address **15 Cheyenne Crt., Ancaster**

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

ZONING: "R3" (Residential) district

PROPOSAL: To permit the construction of a one (1) storey rear addition (covered porch) to the existing single detached dwelling notwithstanding that;

1. A minimum rear yard setback of 6.1 m shall be provided instead of the minimum required 7.5 m rear yard setback; and

Notes:

A maximum height of 10.5 m is permitted. No details with regards to the proposed height have been provided in order to determine zoning compliance; therefore, further variances may be required.

The proposed addition does not meet the definition of an unenclosed porch; therefore, the principal setbacks for the dwelling are being applied.

Variances have been written based on the information provided on the submitted drawings and the application

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

DATE: Thursday, November 4th, 2021

TIME: 2:10 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 19th, 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.

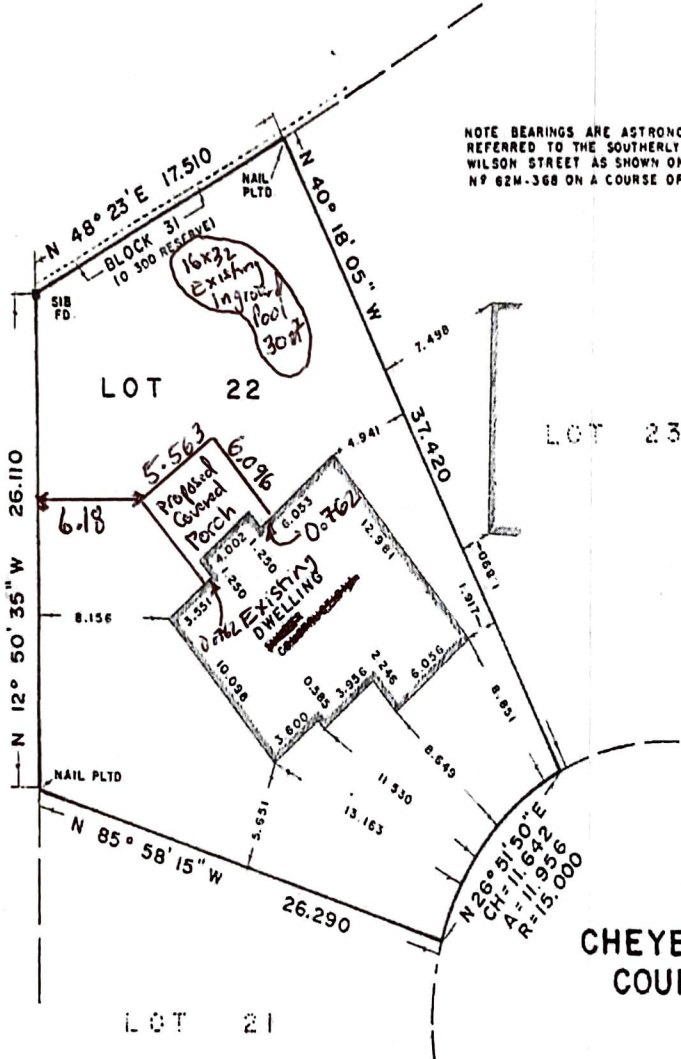
BUILDING LOCATION SURVEY
 OF
LOT 22
 REGISTERED PLAN N^o 62M-368
 IN THE
TOWN OF ANCASTER
 SCALE 1:300



METRES



NOTE BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF WILSON STREET AS SHOWN ON REG'D PLAN N^o 62M-368 ON A COURSE OF N 48° 23' E.



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FIELD NOTES AND
 COMPUTATIONS ON WHICH THIS PLAN IS BASED
 WERE MADE BY ME OR UNDER MY CLOSE PERSONAL
 SUPERVISION AND THAT I AM A LICENSED SURVEYOR
 IN THE PROVINCE OF ONTARIO.
 DATED THIS 8th DAY OF NOVEMBER 1984

David Victor
 David Victor
 Surveyor



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

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:

The Bank of Nova Scotia - 851 Golf Links Rd Ancaster ON
L9G 3K9

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:

Approximately 1.32m of relief from By-law 07-57 Ancaster Section 11.1.2(f). Odd pie shape lot with 2 rear lot lines including North West line being with 7.5m of proposed porch structure. covered

Secondary Dwelling Unit

Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
Given proposed structure ~~is~~ is considered from ^{existing} walk out doors of the dwelling and size of $\approx 5.5m \times 6.1m$, there is insufficient rear setback from the North West rear 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):

Plan No 62M-368 Lot 22
15 Cheyenne Ct Ancaster ON

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?

House built in approximately 1984 and knowledge of property.

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.

Sept 29/21
Date


Signature Property Owner(s)

Justin Morris
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage

Refer to Attached Survey - odd pie shape lot

Depth

Area

Width of street

Court - N/A

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:

Two storey 2300 sqft dwelling
width of 13.5m and length ranging from 10.1m to 12.96m

Proposed

no material change other than constructing a covered porch to existing dwelling in rear yard. Size is approximately 29.5m². Covered porch is open air - no walls.

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

Existing:

- from Northern rear lot > 7.5m
- from North West rear lot line 8.1m
- from east side lot line 1.9m to 4.9m, from west lot line 5.6m
- from front lot line 8.6m or greater

Proposed:

No change other than north west rear lot line is 6.18m to proposed structure. ~~North~~ North rear lot line is > 7.5m.

13. Date of acquisition of subject lands:
December 2013
14. Date of construction of all buildings and structures on subject lands:
Approximately 1984
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single Family
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single Family
17. Length of time the existing uses of the subject property have continued:
36 years
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:
Urban Official Plan - Low Density Residential 1
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
R3 Residential 3
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.

- refer Survey attached

SIGNED, SEALED AND DELIVERED



Owner: Justin Morris c/s

Title:
I have authority to bind the corporation

Assignee: c/s

Title:
I have authority to bind the corporation

CITY OF HAMILTON

Mayor

Clerk