

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-21:361

APPLICANTS: Agent Lisa Cockwell
Owner Sean Balog

SUBJECT PROPERTY: Municipal address **10 Bayside Ave., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 99-170 and 19-277

ZONING: "C/S-1436b" (Urban Protected Residential) district

PROPOSAL: To permit the construction a second storey addition and a carport for the existing one storey single family dwelling, notwithstanding that;

1. A minimum front yard depth of 4.51m shall be permitted instead of the minimum 6.0m front yard depth required.
2. A minimum westerly side yard width of 1.2m shall be permitted instead of the minimum 1.7m side yard width required.
3. A minimum easterly side yard width of 0.0m shall be permitted to the proposed carport instead of the minimum 1.7m side yard width required.
4. A minimum parking space width of 2.0m shall be permitted for the parking space within the proposed carport.
5. A manoeuvring space having a minimum aisle width of 5.7m shall be permitted instead of the minimum 6.0m manoeuvring space aisle width required.
6. An access driveway having a minimum width of 2.5m shall be permitted instead of the minimum 2.8m access driveway width required.

Notes: The lands are subject to Site Plan Control.

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

DATE: Thursday, November 4th, 2021
TIME: 3:15 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

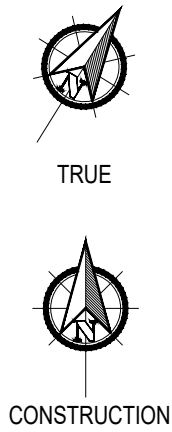
For more information on this matter, including access to drawings illustrating this request:

- 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

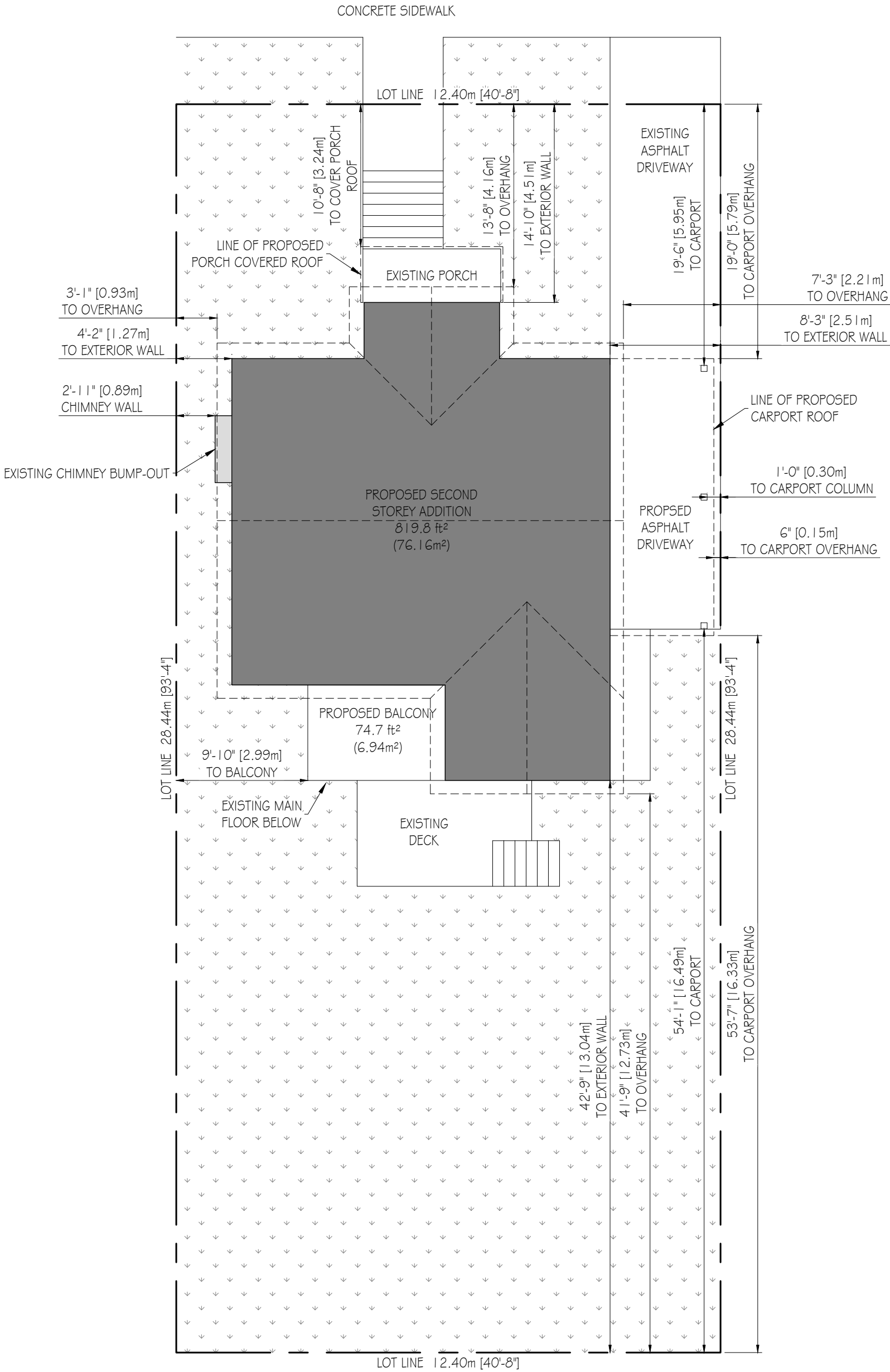
DATED: October 19th, 2021.


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.



- BAYSIDE AVENUE -
C/L OF ROAD





**CHARLES LINSEY
& ASSOCIATES LIMITED**
37 Main Street South,
PO Box 1479
Waterdown, On L0R 2H0
Tel: (905) 548-7607
Info@charleslinsey.com
www.charleslinsey.com

THIS DRAWING IS NOT
TO BE USED AS PART OF A
BUILDING PERMIT
APPLICATION

THIS DRAWING IS FOR
DISCUSSION PURPOSES
ONLY

REV. DESCRIPTION		DATE
A	FOR DISCUSSION	JUNE 30/21
B	FOR DISCUSSION	AUG 26/21
C	FOR DISCUSSION	AUG 30/21
D	FOR DISCUSSION	SEP 23/21
F	FOR MINOR VARIANCE APPLICATION	SEP 29/21
client		
HOME OWNER		
project		
10 BAYSIDE AVENUE HAMILTON, ONTARIO PROJECT No. 21-088		
title		
SITE PLAN		
drawn	L.C.	checked C.M.
date	JUNE 2021	scale 1/8" = 1'-0"
revision number	F	drawing number 1

REV. / DESCRIPTION		DATE
A	FOR DISCUSSION	AUG 17 / 21
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<div>client</div> <div>HOME OWNER</div>		
<div>project</div> <div>10 BAYSIDE AVENUE HAMILTON, ONTARIO</div> <div>PROJECT No. 21-088</div>		
<div>title</div> <div>NORTH & WEST ELEVATION</div>		
drawn	L.C.	checked C.M.
date	JUNE 2021	scale AS NOTED
revision number	F	drawing number 2



1 SOUTH ELEVATION
3 SCALE: $\frac{3}{16}$ " = 1'-0"



2 EAST ELEVATION
3 SCALE: $\frac{3}{16}$ " = 1'-0"

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client

HOME OWNER

project

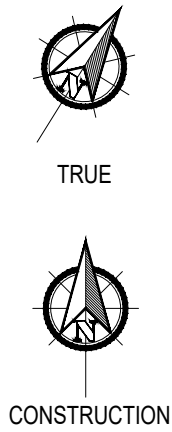
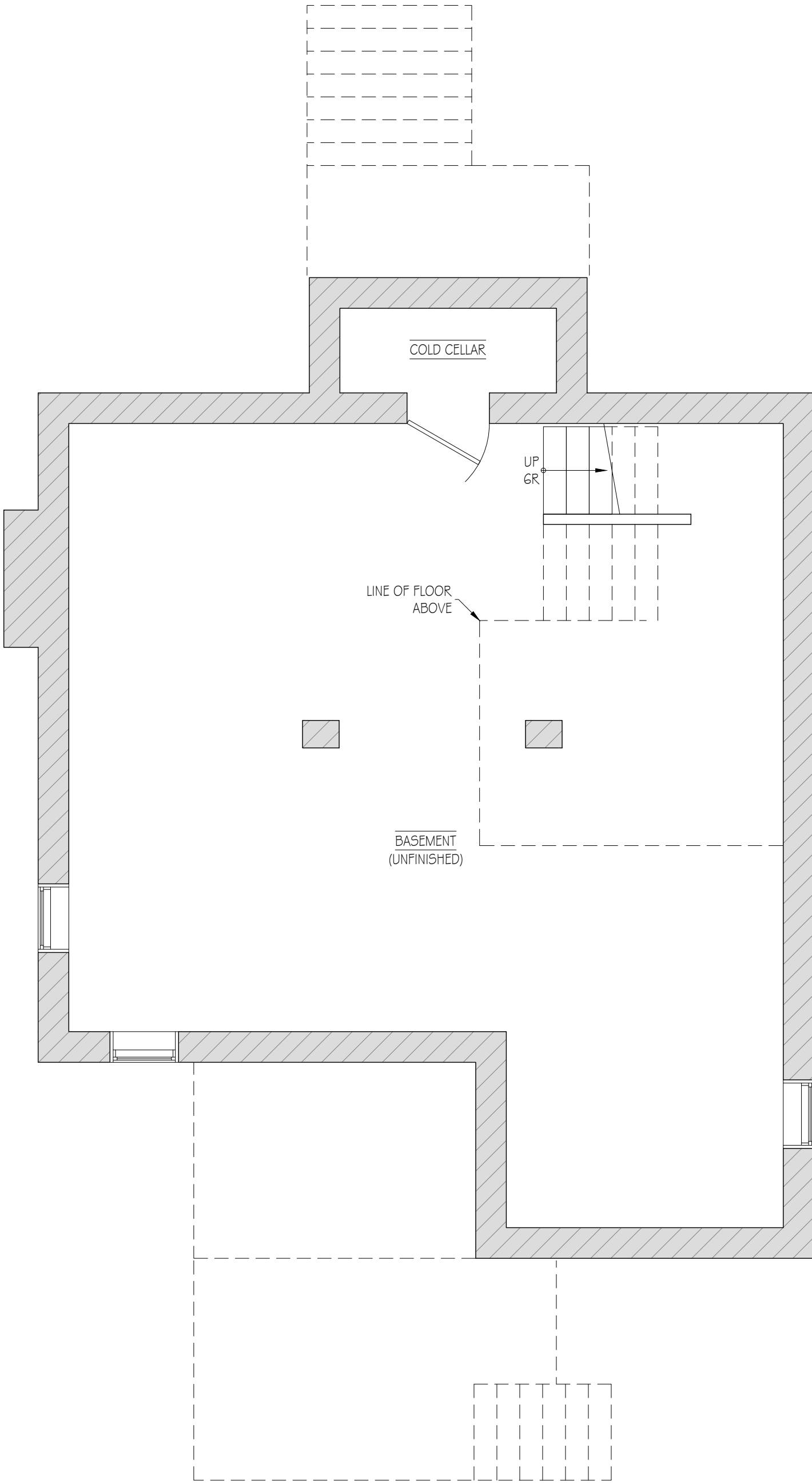
10 BAYSIDE AVENUE
HAMILTON, ONTARIO

PROJECT No. 21-088

title

SOUTH & EAST ELEVATIONS

drawn	L.C.	checked	C.M.
date	JUNE 2021	scale	AS NOTED
revision number	F	drawing number	3





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client

HOME OWNER

project

10 BAYSIDE AVENUE
HAMILTON, ONTARIO

PROJECT No. 21-088

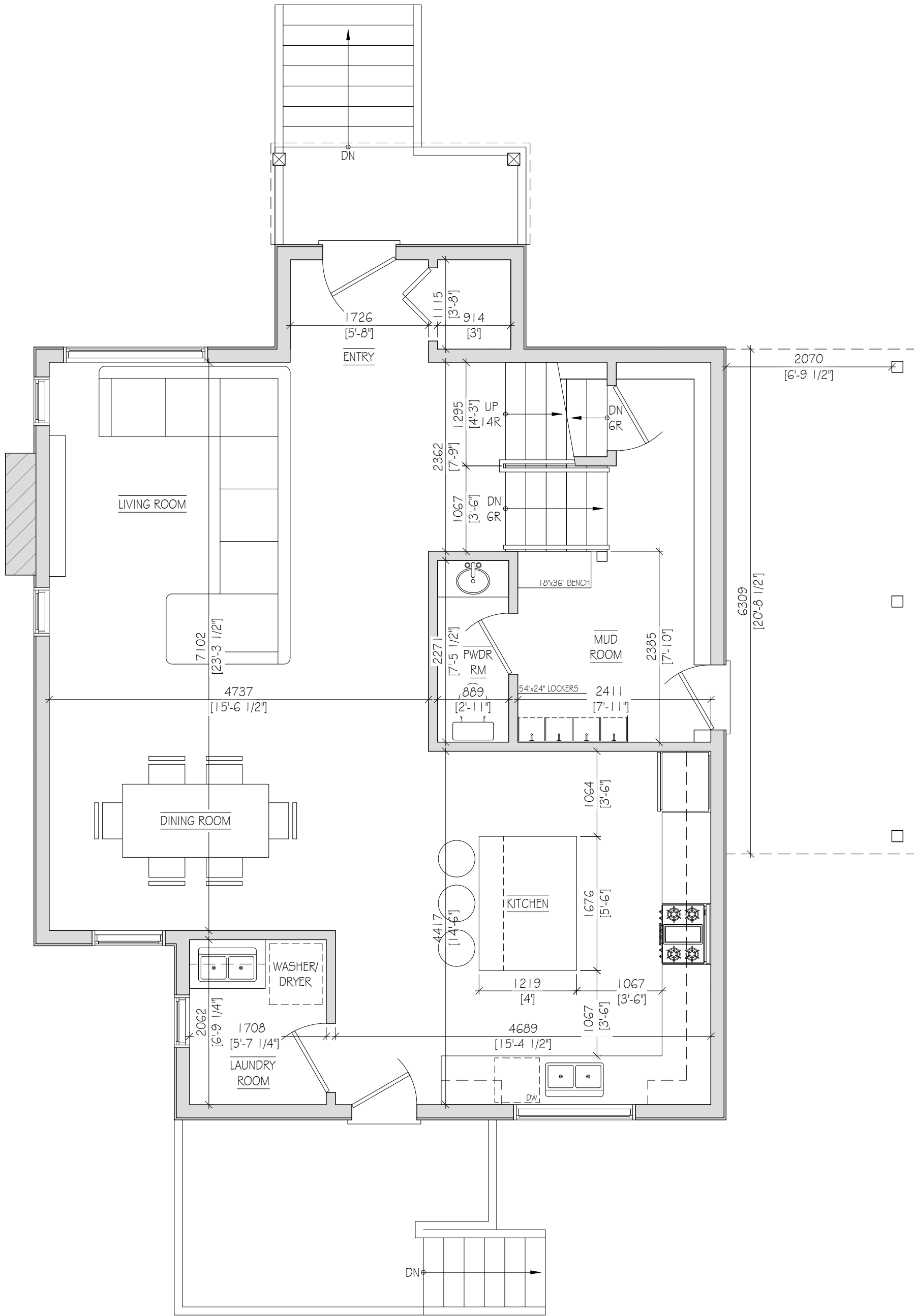
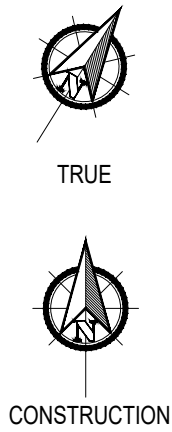
title

BASEMENT FLOOR PLAN

drawn	L.C.	checked	C.M.
date	JUNE 2021	scale	AS NOTED
revision number	F	drawing number	4

1
4

BASEMENT FLOOR PLAN
SCALE: $\frac{1}{4}" = 1'-0"$



1 MAIN FLOOR PLAN
5 SCALE: 1/4" = 1'-0"



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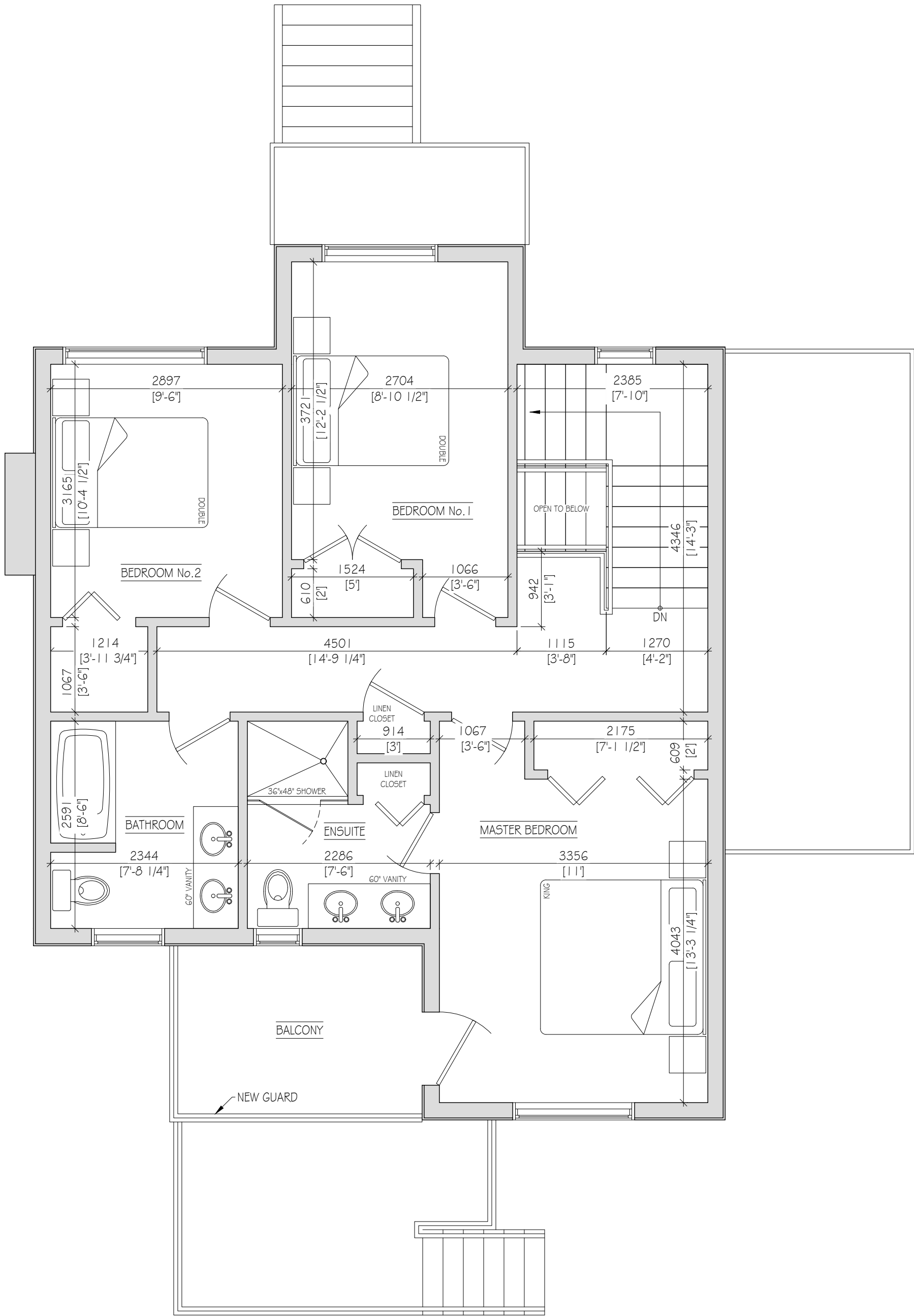
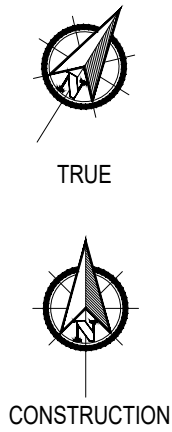
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client	HOME OWNER
project	10 BAYSIDE AVENUE HAMILTON, ONTARIO PROJECT No. 21-088
title	MAIN FLOOR PLAN

drawn	L.C.	checked	C.M.
date	JUNE 2021	scale	AS NOTED
revision number	F	drawing number	5



1 SECOND FLOOR PLAN
6 SCALE: 1/4" = 1'-0"



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F	FOR MINOR VARIANCE APPLICATION	SEP 29/21

client	HOME OWNER		
project	10 BAYSIDE AVENUE HAMILTON, ONTARIO PROJECT No. 21-088		
title	SECOND FLOOR PLAN		
drawn	L.C.	checked	C.M.
date	JUNE 2021	scale	AS NOTED
revision number	F	drawing number	6



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	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:

Building beyond the front & East side yard setback lines and any other variances as determined by the zoning examiner.

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

The existing front portion of the house was built within the current front yard setback which interferes with constructing a full second storey directly over top of the existing first storey.

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**):

10 Bayside Avenue,
Hamilton, Ontario
L8H 7B4

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

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 9.1 to 9.10 above?

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.

09/30/2021

Date



Signature Property Owner

Sean Balog

Print Name of Owner

10. Dimensions of lands affected:

Frontage	12.40m
Depth	28.44m
Area	352.49m
Width of street	6.71m

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: _

Ground Floor Area: 83.71m²

Gross Floor Area: 83.71m²

Stories: 1

Width: 9.00m Length: 10.89m Height: 7.36m

Proposed

Ground Floor Area: 83.71m²

Gross Floor Area: 160.67m²

Stories: 2

Width: 11.34m Length: 12.16m Height: 8.68m

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: 4.51m

West Side Yard: 1.27m

East Side Yard: 2.51m

Rear Yard: 13.04m

Proposed:

Front Yard: 3.24m

West Side Yard: 1.27m

East Side Yard: 0.30m

Rear Yard: 13.04m

13. Date of acquisition of subject lands:
July 2021
-
14. Date of construction of all buildings and structures on subject lands:
Pre 1955
-
15. Existing uses of the subject property:
Single Family Dwelling
16. Existing uses of abutting properties:
Single Family Dwelling
17. Length of time the existing uses of the subject property have continued:
Always
18. Municipal services available: (check the appropriate space or spaces)
Water Yes Connected Yes
Sanitary Sewer Yes Connected Yes
Storm Sewers _____
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.