



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.: GL/A-21:368

APPLICANTS: Owners Terry & Amanda Gulley

SUBJECT PROPERTY: Municipal address **167 Tanglewood Dr., Glanbrook**

ZONING BY-LAW: Zoning By-law 464, as Amended by By-law 464-72-00

ZONING: RM2 district (Residential Multiple)

PROPOSAL: To permit an existing 30.0 m² rear deck to remain at the back of the existing street townhouse dwelling notwithstanding that;

1. 0.0 m side yard setback shall be maintained for the interior side lot lines instead of the minimum required 1.0 m setback from any interior side lot line.

Note:

This variance is necessary to facilitate building permit application # 21-121605.

Variance has been written as requested by the applicant.

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

DATE: Thursday, November 25th, 2021
TIME: 1:20 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

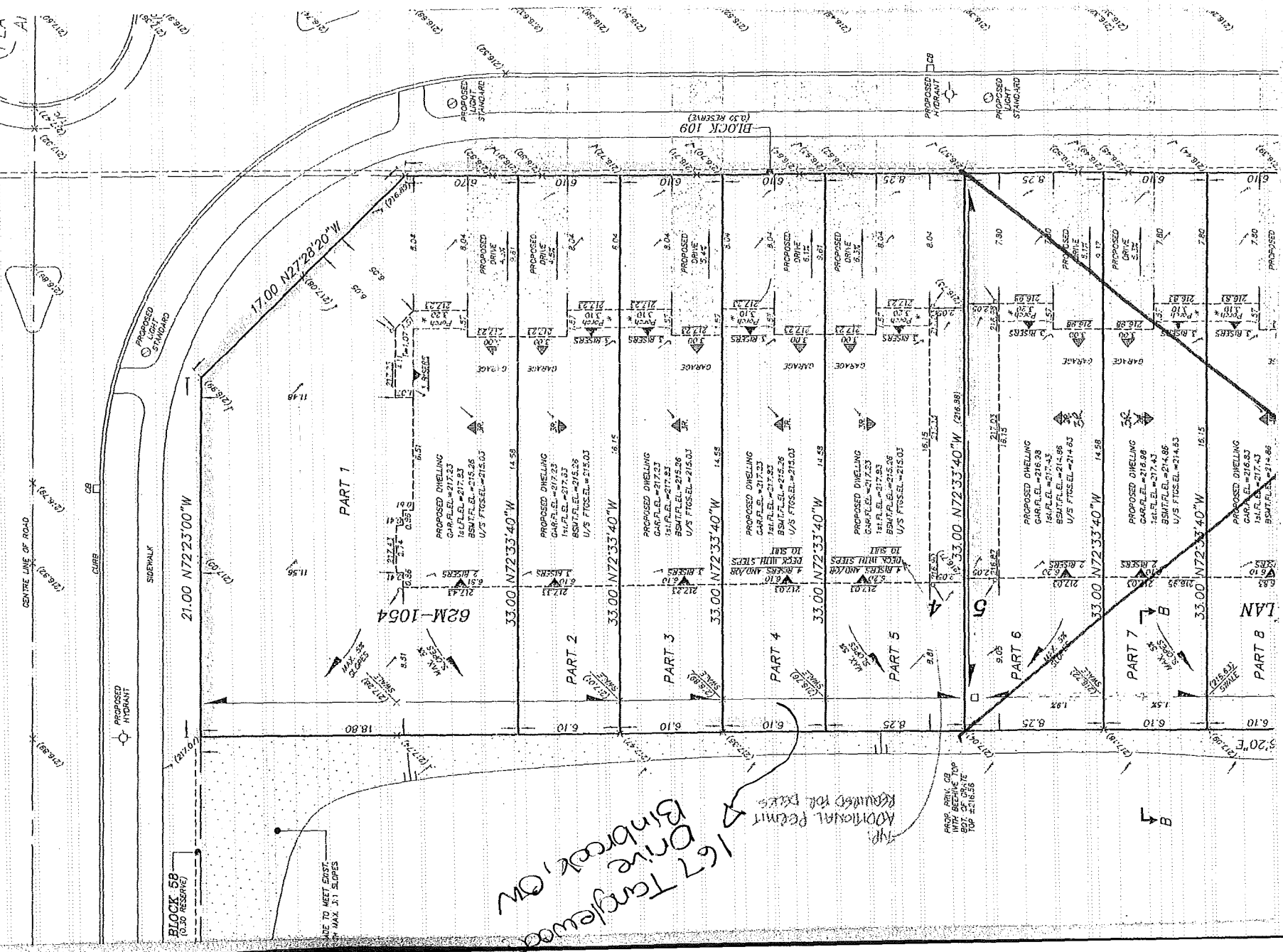
DATED: November 9th, 2021.

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.

MAGGIE JOHNSON DRIVE

(ESTABLISHED BY PLAN 62M)



BLOCK 59 (10.0 RESERVE)

MADE TO MEET EXISTING MAX 3:1 SLOPES

167 Tanglewood Drive
Bimbrook, ON
Additional permit required for trees

PROP. DRINK. CB WITH REEFING TOP BOT. OF CURB POP #216.56

B

5.20'E

LAN

1. RISERS

18.15

7.80

7.80

6.10

6.10

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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)	[REDACTED]	
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:
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:

As to permit, a rear uncovered existing deck to remain at 0.0 Metres from the East and West side lot lines instead of the minimum required 1 metre.

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

The building division issued the building permit in error permitting the deck to be 0.0 metre from the side lot lines.

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**):

167 Tanglewood Drive Binbrook Ontario , L0R 1C0
part lot 5 , block3, concession 3, building 3, 62M -1054

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial
Agricultural Vacant 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?

Personal information.

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.

July 20th 2021
Date


Signature Property Owner(s)

Terry Gulley
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	6.10 feet
Depth	20.01 feet by 108.27
Area	2166.48 square feet
Width of street	66 feet

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: _

1700 square foot 2 storey townhouse unit

Proposed

1700 square foot 2 storey townhouse unit

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

Existing:
see proposed

Proposed:
construction of a 16 x 20 uncovered deck.

13. Date of acquisition of subject lands:
2007

14. Date of construction of all buildings and structures on subject lands:
2006

15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
residential townhouse dwelling.

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

17. Length of time the existing uses of the subject property have continued:
Since it was constructed in 2006.

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

Water

Connected

Sanitary Sewer

Connected

Storm Sewers

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

Residential

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

RM2 (Glanbrook zoning By-law)

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 we applied for and were granted to permit to construct and build a 16 x 20 deck. The building department issued the permit in error and now we are trying to legalize the deck. Please see attached building permit plans that were approved.

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.

Please See attached plans.