

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-21:387

APPLICANTS: Agent Ashenhurst Nouwens c/o Harry Kalantzakos
Owner Joel Tavormina

SUBJECT PROPERTY: Municipal address **3334 Homestead Dr., Glanbrook**

ZONING BY-LAW: Zoning By-law 464, as Amended 18-105

ZONING: "ER" (Existing Residential) district

PROPOSAL: To facilitate the creation of two (2) lots in conjunction with Severance Application No. GL/B-21:15, and the development of two (2) single detached dwellings, notwithstanding that:

1. A minimum lot frontage of 15.54 metres shall be provided for the portion of the lands to be conveyed/retained instead of the minimum required lot frontage of 22.5 metres.
2. A minimum lot area of 986 square metres shall be provided for the portion of the lands to be conveyed/retained instead of the minimum required lot area of 1390 square metres.
3. No principle use shall remain on the lot during the demolition and construction of a new detached dwelling whereas the By-law states that an accessory building is normally incidental and subordinate to a permitted principle use.

NOTE:

1. Please note this application is to subsequent to Severance Application No. GL/B-21:15.
2. Details plans (i.e. site plan, elevation drawings, floor plans etc.) regarding the proposed single detached dwelling on both the lots to be conveyed/retained have not been included as part of this application to confirm zoning compliance. Additional variances may be required if compliance with Glanbrook Zoning By-law No. 464 is not possible.
3. The Committee of Adjustment may wish to impose a time frame on how long the accessory structure may remain on its own.

Please be advised that if the applicant intends to permanently maintain the accessory building on the lands to be conveyed as shown, upon construction of a single detached dwelling further variances may be required if compliance with Glanbrook Zoning By-law No. 464 is not possible.

4. Construction is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

| | |
|---------------|---|
| DATE: | Thursday, December 9th, 2021 |
| TIME: | 2:50 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

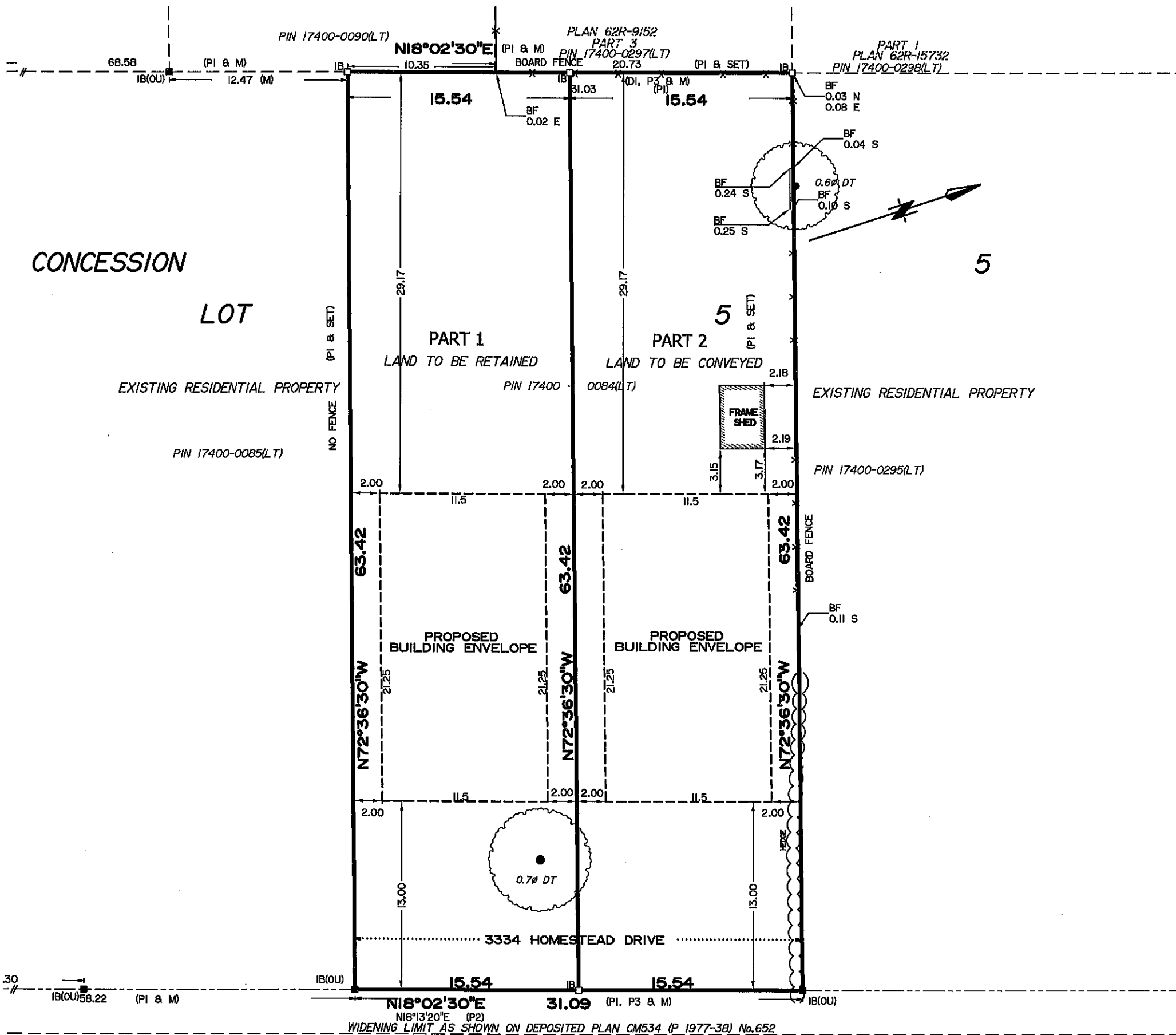
For more information on this matter, including access to drawings illustrating this request:

- 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 23rd, 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.



SEVERANCE SKETCH OF
PART OF LOT 5, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF GLANFORD
IN THE
CITY OF HAMILTON

SCALE 1 : 300
6 3 0 15
METRES

ASHENHURST NOUWENS & ASSOCIATES INC.
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| ZONING: ER | | PROPOSED | |
|---------------------|---------------------|------------------------|------------------------|
| SITE STATISTICS | BYLAW | PART 1 | PART 2 |
| LOT FRONTAGE | 22.5 m | 15.5 m* | 15.5 m* |
| LOT AREA | 1390 m ² | 985.0 m ² * | 985.0 m ² * |
| FRONT YARD SETBACK | 9.0 m | 13.0 m | 13.0 m |
| REAR YARD SETBACK | 10.7 m | 29.7 m | 29.7 m |
| SIDE YARD SETBACK 1 | 1.8 m | 2.0 m | 2.0 m |
| SIDE YARD SETBACK 2 | 1.8 m | 2.0 m | 2.0 m |
| LOT COVERAGE | 25% | 25% | 25% |

* VARIANCES

LEGEND

BF DENOTES BOARD FENCE
DT DENOTES DECIDUOUS TREE

METRIC NOTE

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

NOTE

THIS SKETCH IS INTENDED FOR USE OF THE COMMITTEE OF ADJUSTMENT ONLY, MEASUREMENTS MAY VARY UPON FIELD SURVEY

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHOULD BE USED ONLY FOR THE PURPOSE IN THE TITLE

DATE

HARRY KALANTZAKOS
ONTARIO LAND SURVEYOR

ASHENHURST NOUWENS & ASSOCIATES INC.
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1

AN
SINCE 1956

TELEPHONE: (905) 529-6316
(905) 529-4314

FAX: (905) 529-6651

e-mail: anl@AshenhurstNouwens.com

DRAWN BY
M.S.

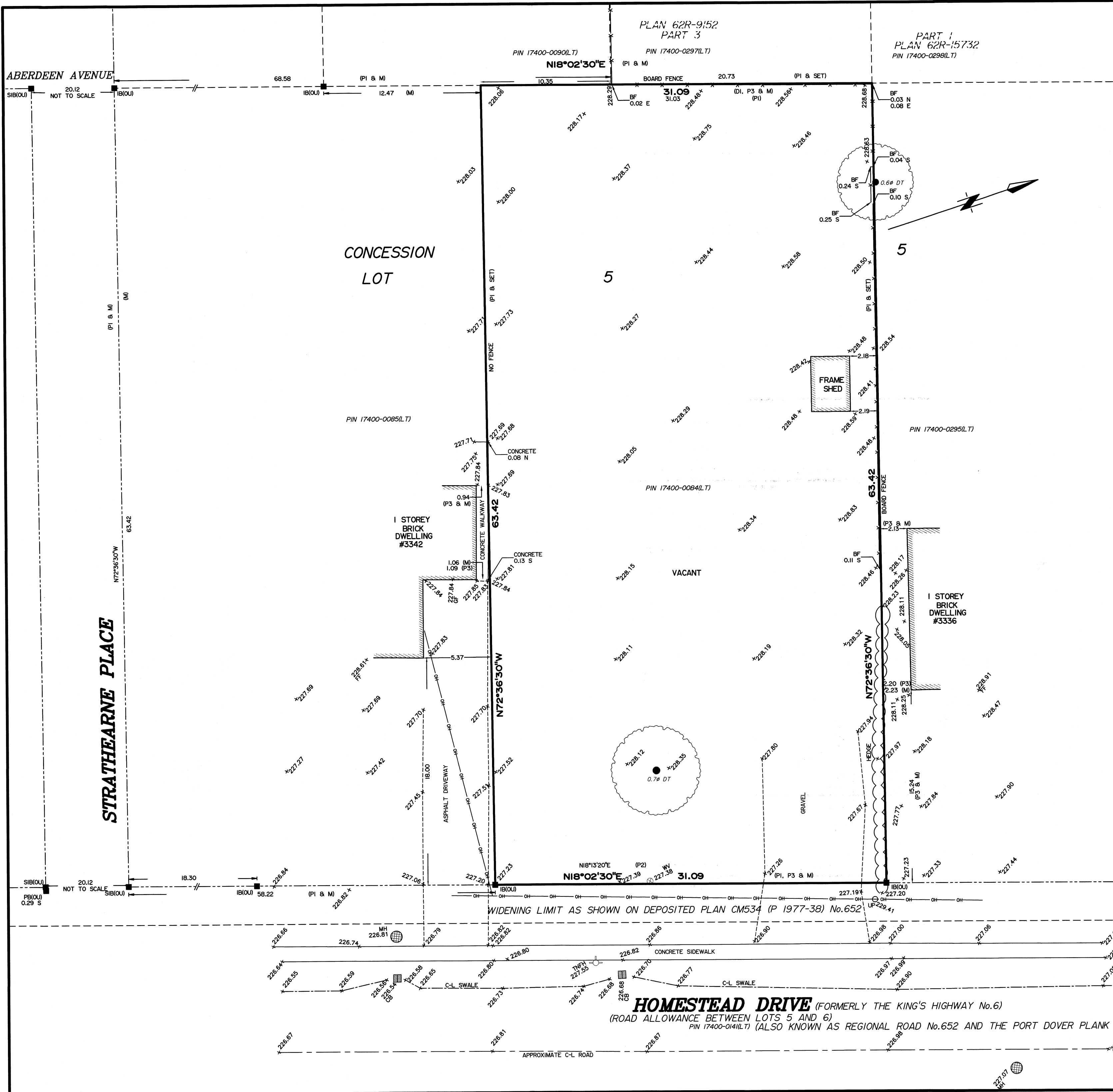
CALC'D BY
W.S.

CHK'D BY
H.K.

FILE No.

21--115 SKETCH

HOMESTEAD DRIVE (FORMERLY THE KING'S HIGHWAY No. 6)
(ROAD ALLOWANCE BETWEEN LOTS 5 AND 6)
PIN 17400-0141(LT) (ALSO KNOWN AS REGIONAL ROAD No. 652 AND THE PORT DOVER PLANK ROAD)



TOPOGRAPHIC SURVEY OF
PART OF LOT 5, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF GLANFORD
IN THE
CITY OF HAMILTON

SCALE 1 : 200



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

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY.
NONE

THIS SURVEY WAS PREPARED FOR JOEL TAVORMINA AND THE UNDERSIGNED ACCEPTS
NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BENCHMARK
CITY OF HAMILTON BENCHMARK No.0011975U164

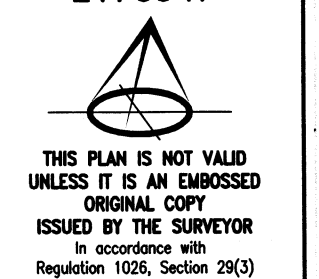
HAMILTON-WENTWORTH BELL CANADA BUILDING, HIGHWAY No.6 AT ENGLISH
CHURCH ROAD, TABLET IN WEST CONCRETE FOUNDATION, 39 CM FROM
SOUTHWEST CORNER, 18 CM BELOW BRICKWORK
ELEVATION=228.431 (DATUM : CGVD 28:78)

NOTE
NOTE THE LOCATION OF THE OVERHEAD WIRES AS SHOWN ON THE SURVEY
NOTE THE LOCATION OF THE FENCES ALONG THE NORTH AND WEST LIMITS OF
THE PROPERTY AS SHOWN ON THE SURVEY
NOTE THE LOCATION OF THE CONCRETE WALKWAY ALONG THE SOUTH LIMIT OF
THE PROPERTY AS SHOWN ON THE SURVEY

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF
HOMESTEAD DRIVE AS SHOWN ON PLAN 62R-9152 HAVING A BEARING OF
N18°02'30"E

| LEGEND | | |
|--------|---------|--|
| ■ | DENOTES | FOUND |
| □ | DENOTES | PLANTED |
| IB | DENOTES | IRON BAR |
| SIB | DENOTES | STANDARD IRON BAR |
| RIB | DENOTES | ROUND IRON BAR |
| M | DENOTES | MEASURED |
| OU | DENOTES | ORIGIN UNKNOWN |
| WIT | DENOTES | WITNESS |
| P1 | DENOTES | PLAN 62R-9152 |
| P2 | DENOTES | PLAN CM534 |
| P3 | DENOTES | PLAN BY BARICH GRENKE, DATED JUNE 19, 2018 |
| BF | DENOTES | BOARD FENCE |
| DT | DENOTES | DECIDUOUS TREE |
| FF | DENOTES | FIRST FLOOR ELEVATION |
| GF | DENOTES | GARAGE FLOOR ELEVATION |
| MF | DENOTES | METAL FENCE |
| MH | DENOTES | MANHOLE |
| OH | DENOTES | OVERHEAD UTILITY |
| TNFH | DENOTES | TOP NUT OF FIRE HYDRANT |
| WV | DENOTES | WATER VALVE |
| CB | DENOTES | CATCH BASIN |
| UP | DENOTES | UTILITY POLE |

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2170947



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF JULY, 2021

OCT. 20, 2021
DATE

HARRY KALANTZAKOS
ONTARIO LAND SURVEYOR

ASHENHURST NOUWENS & ASSOCIATES INC.
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1
TELEPHONE: (905) 529-6316
(905) 529-4314
FAX: (905) 529-6651
e-mail: anl@AshenhurstNouwens.ca

DRAWN BY W.S. CAL'D BY W.S. CHK'D BY H.K. FILE No. 21--115 TOPO

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) | | |
| 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:

None

The application is for the property (3334 Homestead Drive, Mount Hope, ON, L0R1W0)

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:

The origin house has burned, the owner in the future will reconstruct a new buildings, while the property has conceivable to make it two parts, his application for severance approved conditionally and now to go on with other process he apply for minor variances (1. Front width to reduce from 22.5 m to 15.5 m. 2. Lot area reduce from 1390 sq.m to 985 sq.m. 3. Keep the existing frame shad in the connceive part)

☒ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

He did application of consent to the City of Hamilton and he have condition approval for the property

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**):

Part of Lot 5, Concession 5, Glanbrook, City Of Hamilton
(3334 Homestead Drive, Monte Hope, ON, L0R1W0)

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?

While under the zoning intergrating the area under existing residential (ER) zoning and that is confirm that the propety is only residential.

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.

October 20, 2021
Date


Signature Property Owner(s)

JOEL TAVORMINA
Print Name of Owner(s)

10. Dimensions of lands affected:

| | |
|-----------------|----------------------|
| Frontage | <u>31.09 m</u> |
| Depth | <u>63.42 m</u> |
| Area | <u>1971.72sq.m</u> |
| Width of street | <u>86' (26.21 m)</u> |

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: _

Vacant land

Burned, attached with application an old propsted dwelling (site and grading plan)

Proposed

Not decided yet

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 setback 13.95 m, Rare set back 26.43

Side set backs north 2.00 m and South 5.50 m

Proposed:

Front setback 13.0 m, Rare set back 29.17 m

Side set backs North and South 2.0 m

For the New two proposed dwelling.

13. Date of acquisition of subject lands:
Not available
-
14. Date of construction of all buildings and structures on subject lands:
Not decided yet
-
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:
More than 40 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:
Attached zoning by law plan
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Existing Residential (ER) Zone
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
None
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.

Attached Topo after cleaning the propety from the burned house and now is only vacant land
Also Sketch for severance showing the building envelope in each part