

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.: SC/A-21:411

APPLICANTS: Owner M. & S. Bartels
Agent Len Angelici Design

SUBJECT PROPERTY: Municipal address **5 Ambleside Pl., Stoney Creek**

ZONING BY-LAW: Zoning By-law 3692-92, as Amended

ZONING: R2 district (Single Residential)

PROPOSAL: To permit the construction of a two storey rear addition to the existing single detached dwelling, notwithstanding that;

1. A minimum rear yard of 4.3m shall be permitted instead of the minimum 7.5m rear yard required.

Notes: The elevation plans do not show the height dimension from grade as defined. The applicant shall ensure that the maximum 11.0m height permitted is not exceed; otherwise, further variances may be required.

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

DATE: Thursday, January 20th, 2022
TIME: 2:20 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

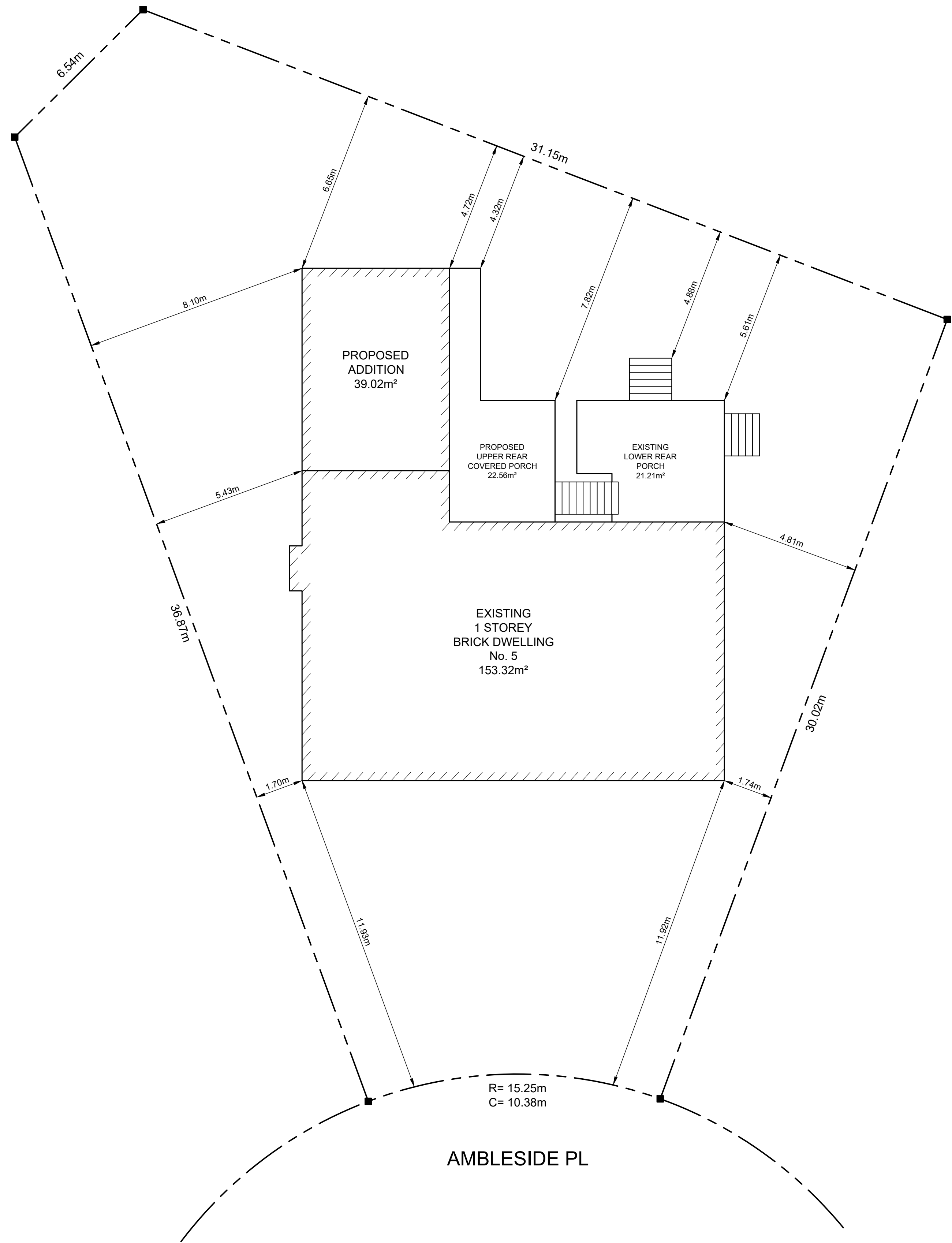
For more information on this matter, including access to drawings illustrating this request:

- 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: January 4th, 2022.

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.



| SITE DATA | |
|------------------------------------|----------|
| ZONE: | R2 |
| LOT AREA: | 786.24m² |
| EXISTING DWELLING FOOTPRINT: | 153.32m² |
| EXISTING LOWER REAR PORCH: | 21.21m² |
| PROPOSED ADDITION FOOTPRINT: | 39.02m² |
| PROPOSED UPPER REAR COVERED PORCH: | 22.56m² |
| LOT COVERAGE: | 27.33% |
| BUILDING HEIGHT | |
| No. of STOREYS: | 1 |
| ADDITION/PORCH SETBACKS | |
| REAR: | 4.32m |
| LEFT SIDE: | 5.43m |

| PROJECT NORTH | TRUE NORTH |
|---------------|------------|
| | |

| 01. | DRAWINGS FOR ZONING | 11/09/2021 |
|-----|---------------------|------------|
| No. | REVISION | DATE |

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

LEONARD ANGELICI 42391
NAME BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN 43162
NAME BCIN

11/09/2021
DATE SIGNATURE

Len Angelici Design

270 SHERMAN AVE N, UNIT MILL-125
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

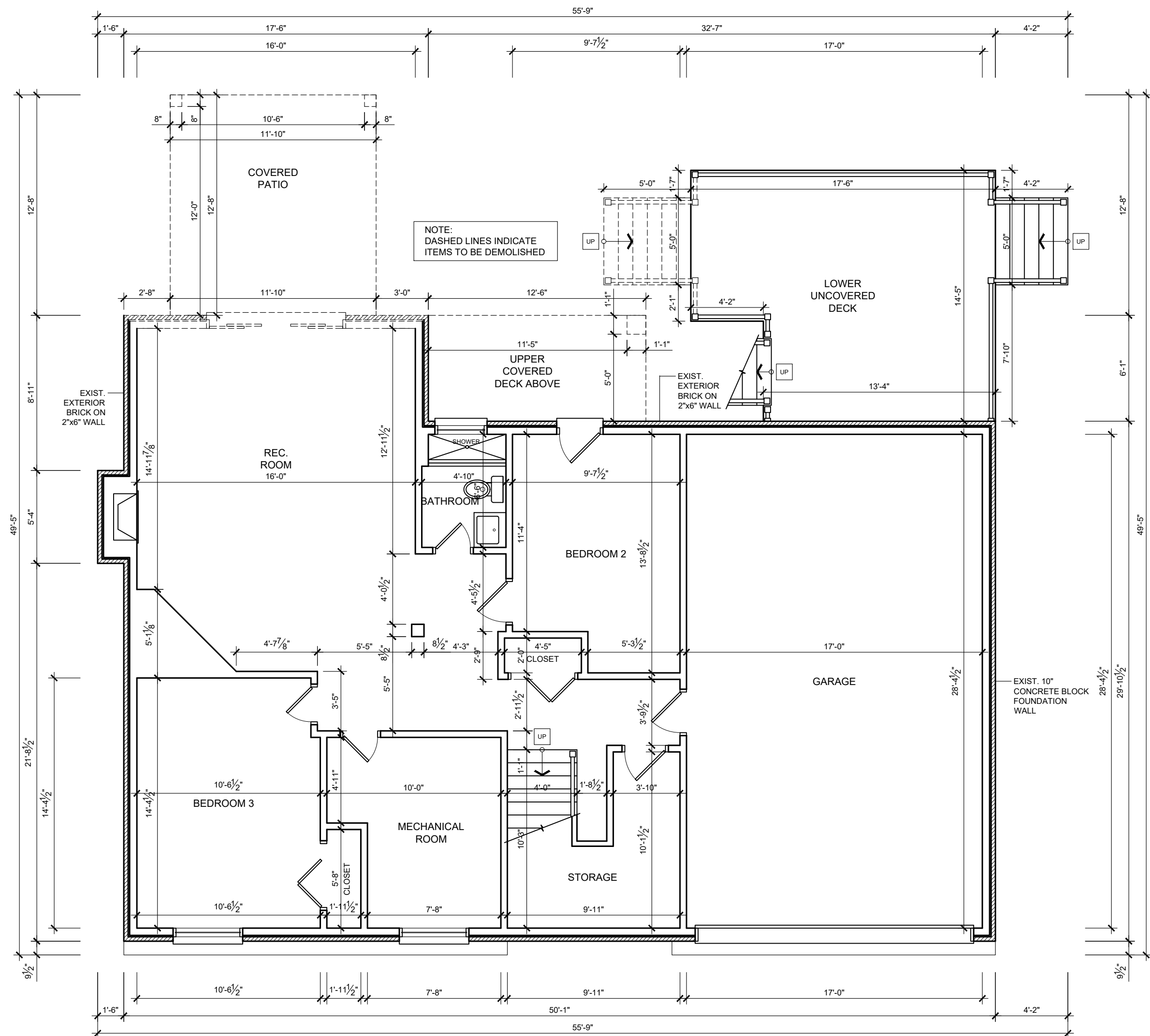
PROJECT

PROPOSED RESIDENCE
**5 AMBLESIDE PLACE,
STONEY CREEK, ON.**

SHEET TITLE

SITE PLAN

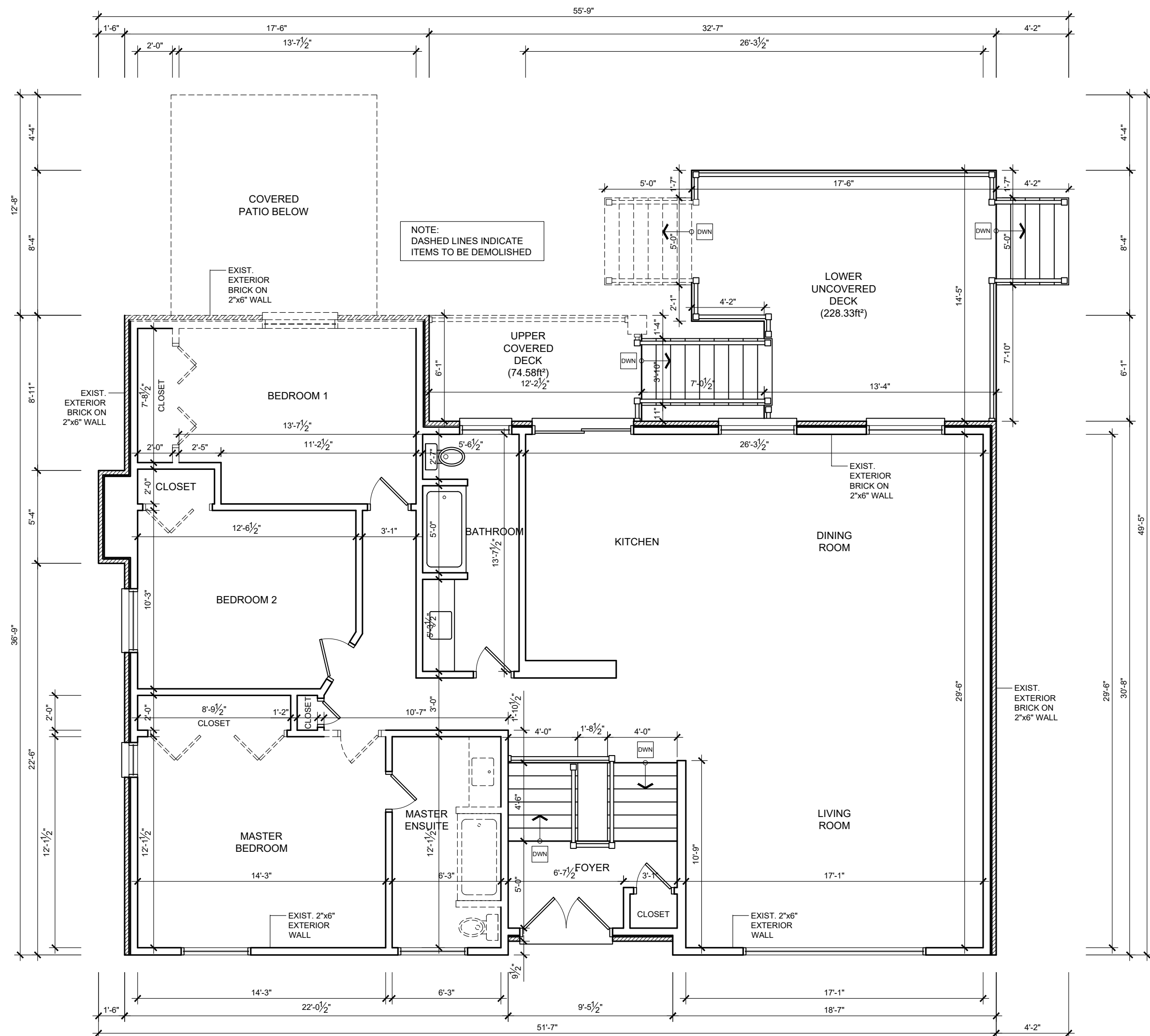
| | |
|-------------|------------|
| DRAWN BY | SP1 |
| L. ANGELICI | |
| DATE | |
| 11/09/2021 | |
| SCALE | |
| 3/8"=1'-0" | |
| PROJECT No. | |
| 2021 | |



EXISTING BASEMENT PLAN

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

EXISTING GARAGE AREA: 516.96ft²



EXISTING MAIN FLOOR PLAN

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

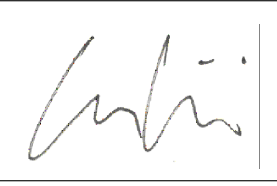
EXISTING MAIN FLOOR AREA: 1642.85ft²

| PROJECT NORTH | TRUE NORTH |
|---------------|------------|
| | |

| 01. | DRAWINGS FOR ZONING | 11/09/2021 |
|-----|---------------------|------------|
| No. | REVISION | DATE |

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

| SEAL |
|------|
| |

| QUALIFICATION INFORMATION | |
|---------------------------|---|
| LEONARD ANGELICI | 42391 |
| NAME | BCIN |
| REGISTRATION INFORMATION | |
| LEN ANGELICI DESIGN | 43162 |
| NAME | BCIN |
| 11/09/2021 |  |
| DATE | SIGNATURE |

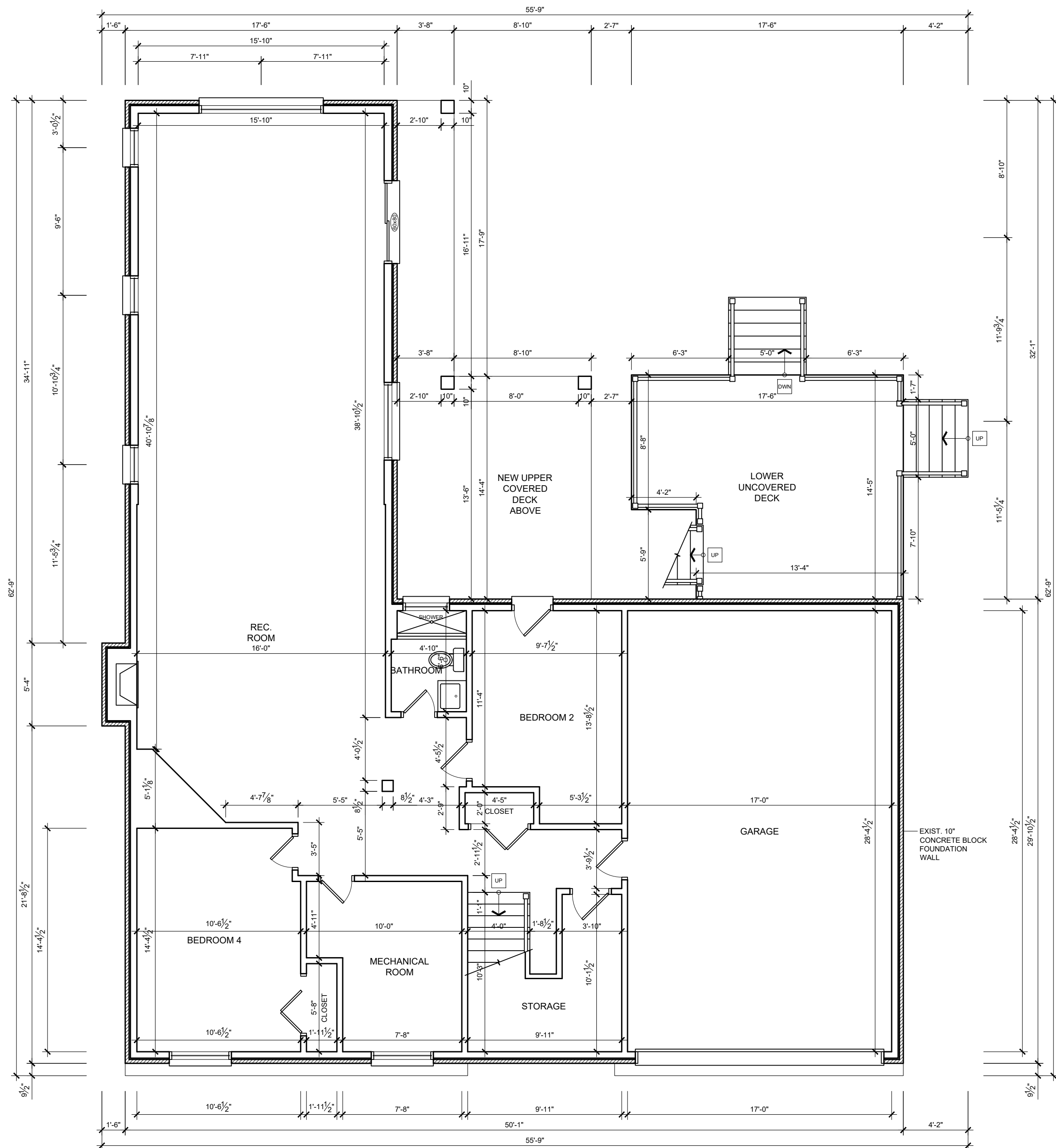
Len Angelici Design

270 SHERMAN AVE N, UNIT MILL-125
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

| PROJECT |
|---|
| PROPOSED RESIDENCE 5 AMBLESIDE PLACE, STONEY CREEK, ON. |

| SHEET TITLE |
|-------------------------|
| EXISTING FLOOR PLANS |

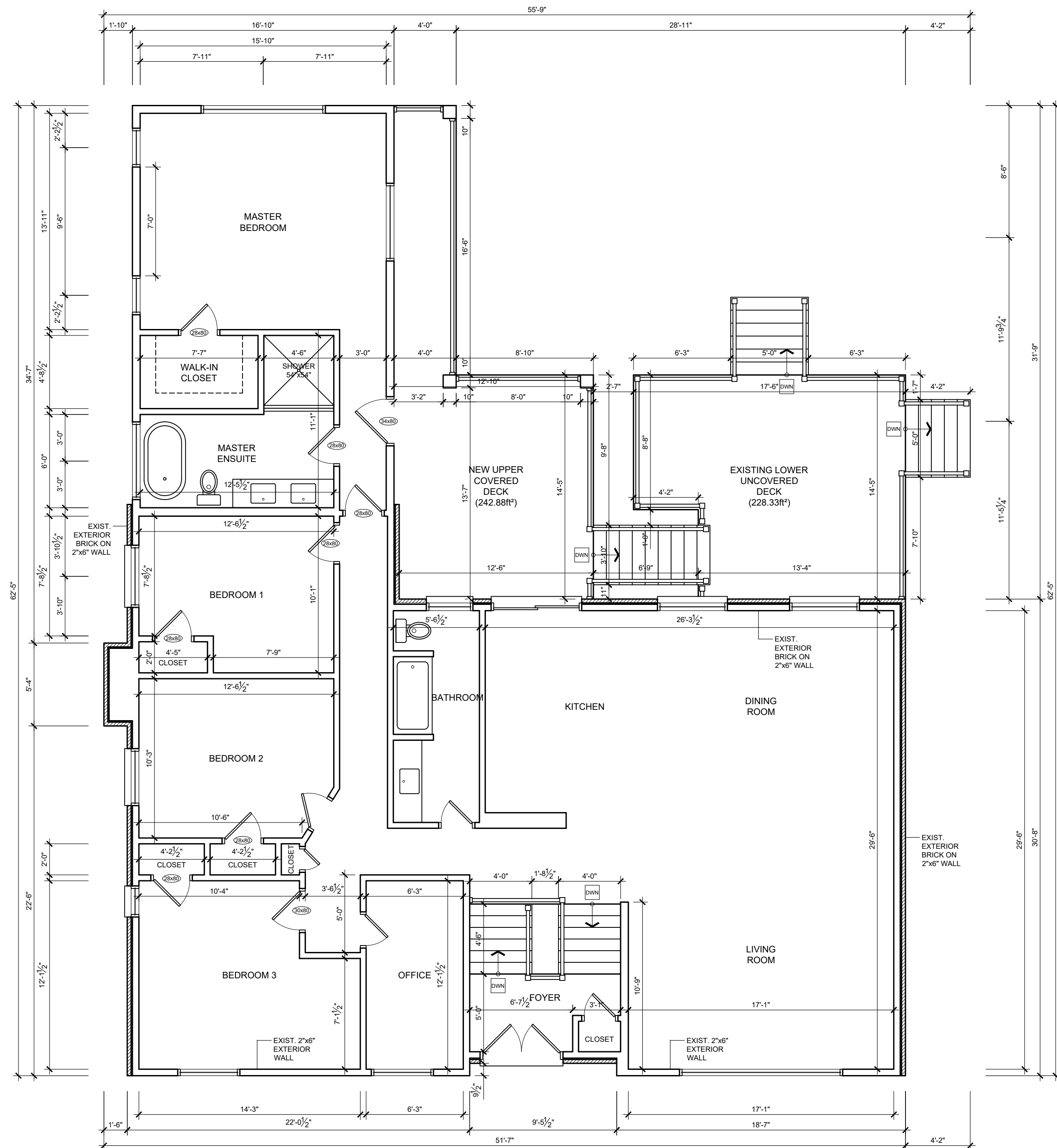
| | |
|------------------------------------|----|
| DRAWN BY L. ANGELICI | A1 |
| DATE 11/09/2021 | |
| SCALE $\frac{3}{16}" = 1' - 0"$ | |
| PROJECT No. 2021 | |
| | |



PROPOSED BASEMENT PLAN

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

EXISTING GARAGE AREA: 516.96ft²



PROPOSED MAIN FLOOR PLAN

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

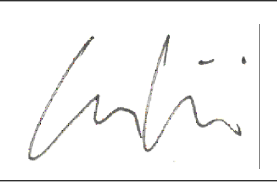
PROPOSED MAIN FLOOR AREA: 2077.71ft²

| PROJECT NORTH | TRUE NORTH |
|---------------|------------|
| | |

| No. | REVISION | DATE |
|-----|---------------------|------------|
| 01. | DRAWINGS FOR ZONING | 11/09/2021 |

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
- DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

| QUALIFICATION INFORMATION | |
|---------------------------|---|
| LEONARD ANGELICI | 42391 |
| NAME | BCIN |
| REGISTRATION INFORMATION | |
| LEN ANGELICI DESIGN | 43162 |
| NAME | BCIN |
| 11/09/2021 |  |
| DATE | SIGNATURE |

Len Angelici Design

270 SHERMAN AVE N, UNIT MILL-125
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

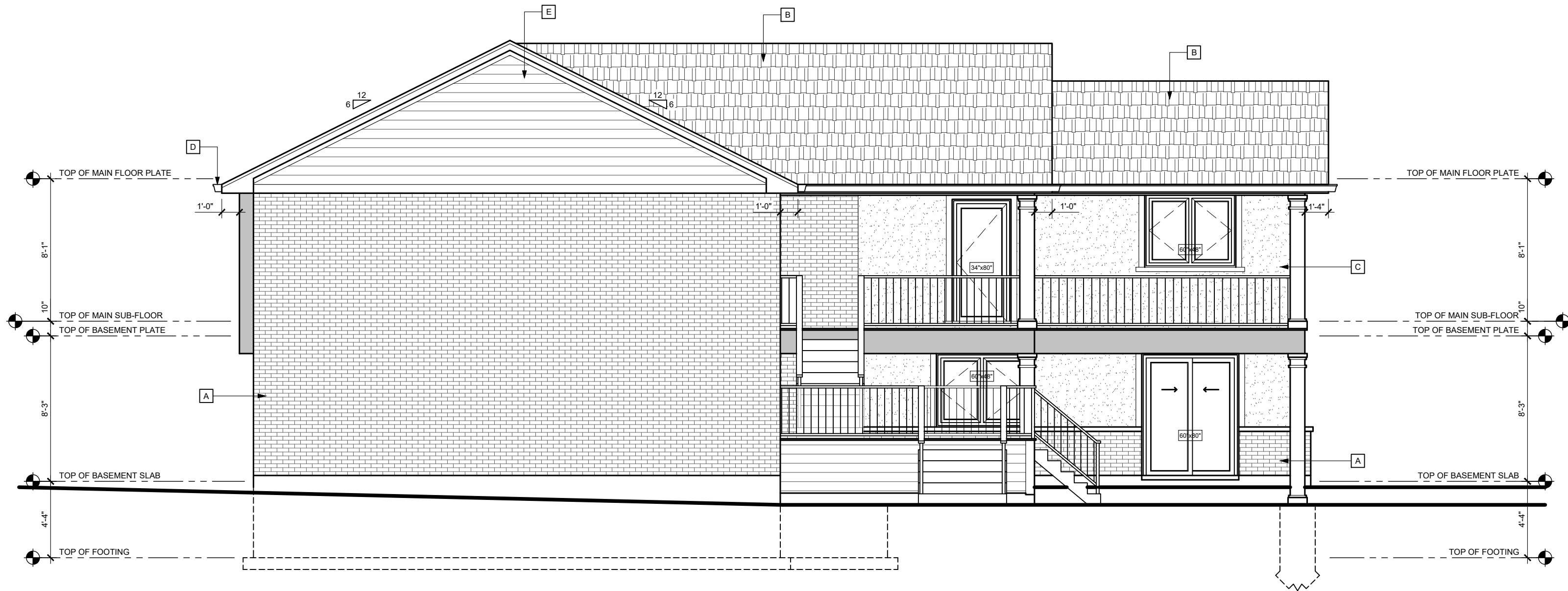
| PROJECT |
|---|
| PROPOSED RESIDENCE 5 AMBLESIDE PLACE, STONEY CREEK, ON. |

| SHEET TITLE |
|-------------------------|
| PROPOSED FLOOR PLANS |

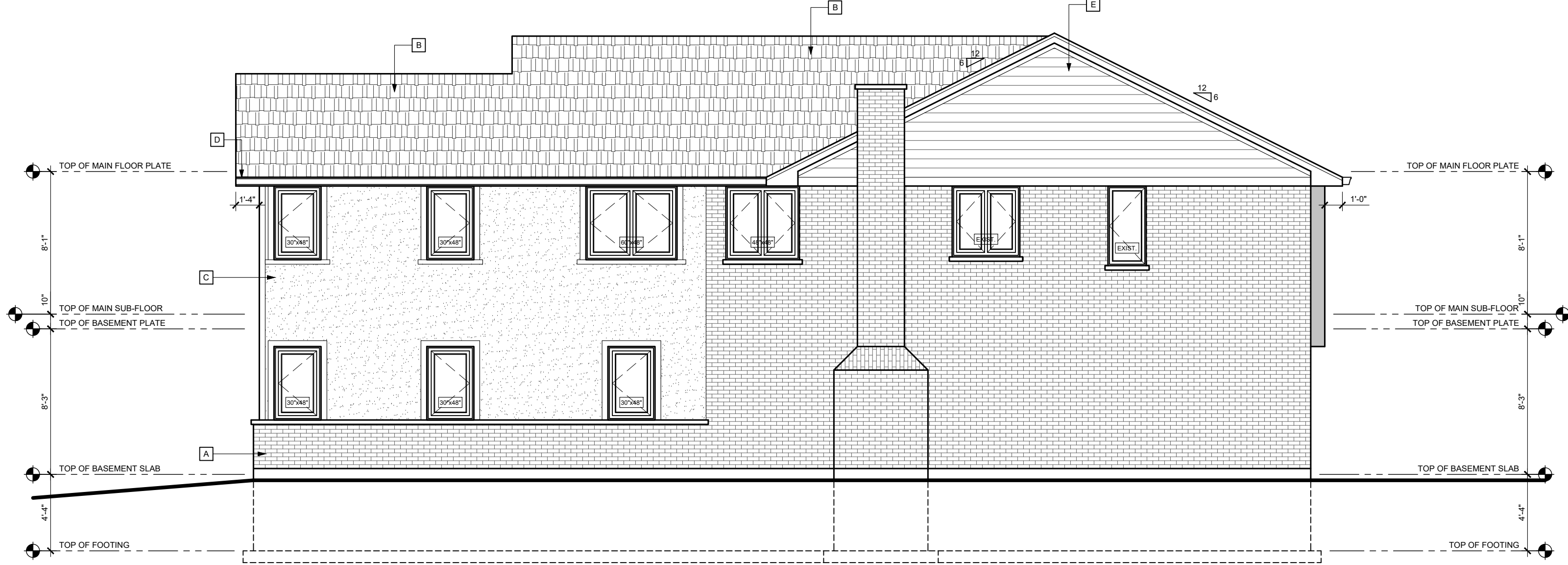
| | |
|------------------------------------|----|
| DRAWN BY L. ANGELICI | A2 |
| DATE 11/09/2021 | |
| SCALE $\frac{3}{16}" = 1' - 0"$ | |
| PROJECT No. 2021 | |
| | |



PROPOSED REAR ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$



PROPOSED RIGHT ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$



PROPOSED LEFT ELEVATION
SCALE $\frac{3}{16}" = 1' - 0"$

EXTERIOR FINISH INDEX

- A BRICK VENEER
- B ASPHALT SHINGLES
- C STUCCO FINISH
- D 5" PRE-FIN. ALUM. EAVETROUGH ON 6" WITH PRE-FIN. ALUM. FASCIA CW PRE-FIN. ALUM. DOWNSPOUT
- E CEDAR STYLE SHINGLES

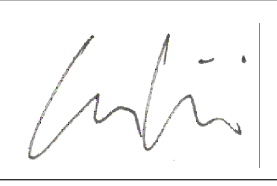
| PROJECT NORTH | TRUE NORTH |
|---------------|------------|
| | |

| No. | REVISION | DATE |
|-----|---------------------|------------|
| 01. | DRAWINGS FOR ZONING | 11/09/2021 |

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
- DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

| QUALIFICATION INFORMATION | |
|---------------------------|---|
| LEONARD ANGELICI | 42391 |
| NAME | BCIN |
| REGISTRATION INFORMATION | |
| LEN ANGELICI DESIGN | 43162 |
| NAME | BCIN |
| 11/09/2021 |  |
| DATE | SIGNATURE |

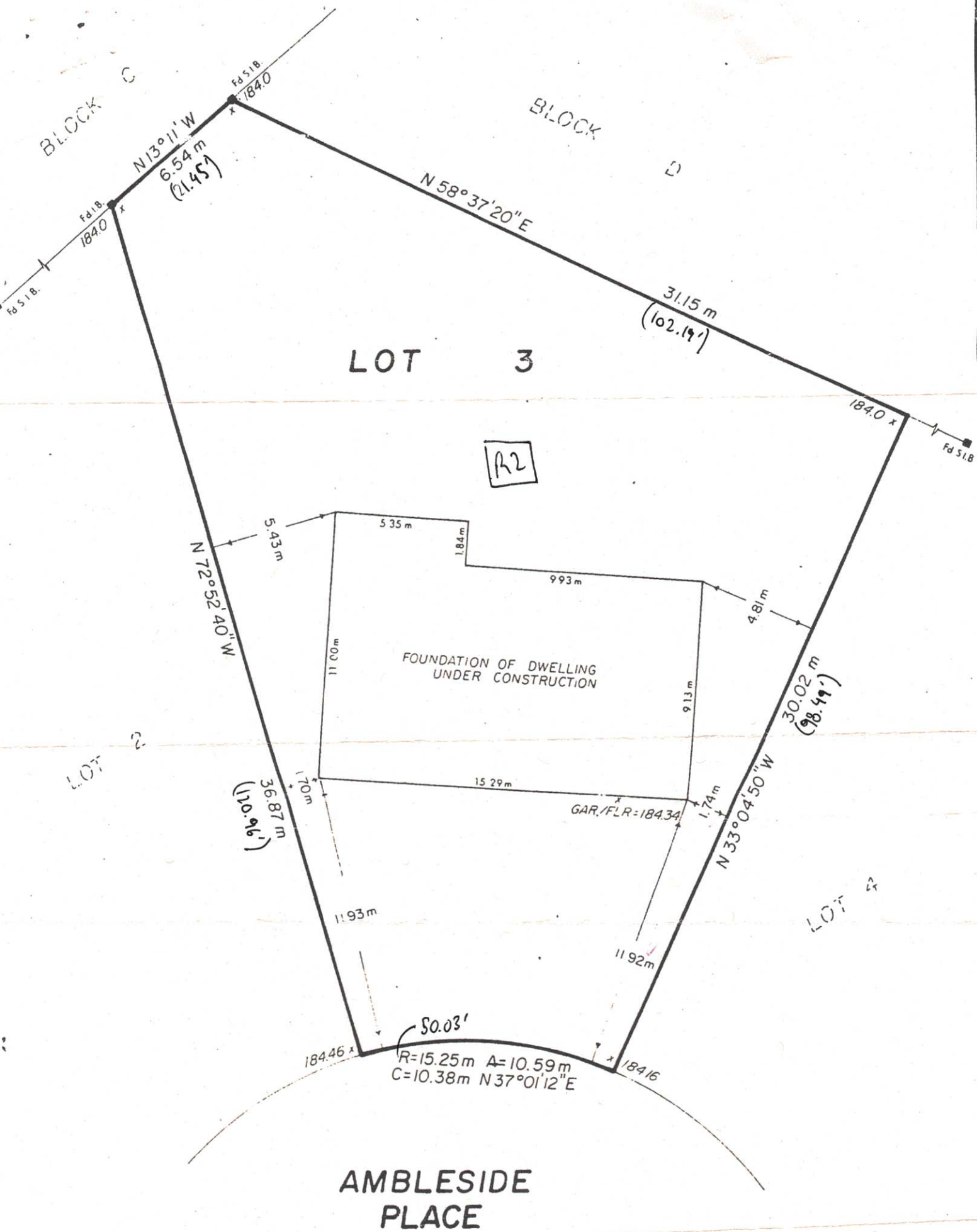
Len Angelici Design

270 SHERMAN AVE N. UNIT MILL-125
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT
PROPOSED RESIDENCE
5 AMBLESIDE PLACE,
STONEY CREEK, ON.

SHEET TITLE
PROPOSED
ELEVATIONS

| | |
|------------------------------------|----|
| DRAWN BY L. ANGELICI | A3 |
| DATE 11/09/2021 | |
| SCALE $\frac{3}{16}" = 1' - 0"$ | |
| PROJECT No. 2021 | |



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) | MATT & SARAH BARTELS | |
| Applicant(s)* | LEN ANGELICI | |
| 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:
PROPOSED RELIEF FROM 7.5m BACKYARD SETBACK TO 4.32m
5. Why it is not possible to comply with the provisions of the By-law?
THE OBSCURE SHAPE OF THE LOT DOES NOT ALLOW FOR A REASONABLY SIZED REAR ADDITION
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**):
5 AMBLESIDE PL
STONE CREEK, ON
L8J 1X4
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?

AREA HAS BEEN RESIDENTIAL SINCE CONSTRUCTION OF SUBJECT PROPERTY

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.

11/16/2021

Date

X  
Signature Property Owner

X Matt + Sarah Bartels
Print Name of Owner

10. Dimensions of lands affected:

Frontage 10.38m
Depth 36.87m
Area 786.24m²
Width of street _____

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: 152.63m²
1 STOREY
WIDTH: 15.72m
LENGTH: 11.20m

Proposed

GROUND FLOOR: 192.77m²
1 STOREY
WIDTH: 15.72m
LENGTH: 19.02m

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

Existing:

Proposed:

REAR (ADDITION): 4.72m
REAR (UPPER PORCH): 4.32m
LEFT SIDE (ADDITION): 5.43m

13. Date of acquisition of subject lands:
N/A
-
14. Date of construction of all buildings and structures on subject lands:
N/A
-
15. Existing uses of the subject property:
SINGLE FAMILY DWELLING
16. Existing uses of abutting properties:
SINGLE FAMILY DWELLINGS
17. Length of time the existing uses of the subject property have continued:
SINCE CONSTRUCTION
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:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
ZONE R2
PARENT BYLAW NUMBER: 3692-92 Stoney Creek
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.