

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: <u>cofa@hamilton.ca</u>

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 PROPER	RTY:	Municipal address 5 Ambleside PI., Stoney Creek
ZONING BY-LAW:		Zoning By-law 3692-92, as Amended
ZONING:		R2 district (Single Residential)
•		rmit the construction of a two storey rear addition to the existing 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: TIME:	Thursday, January 20 th , 2022 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.

SC/A-21: 411 Page 2

MORE INFORMATION

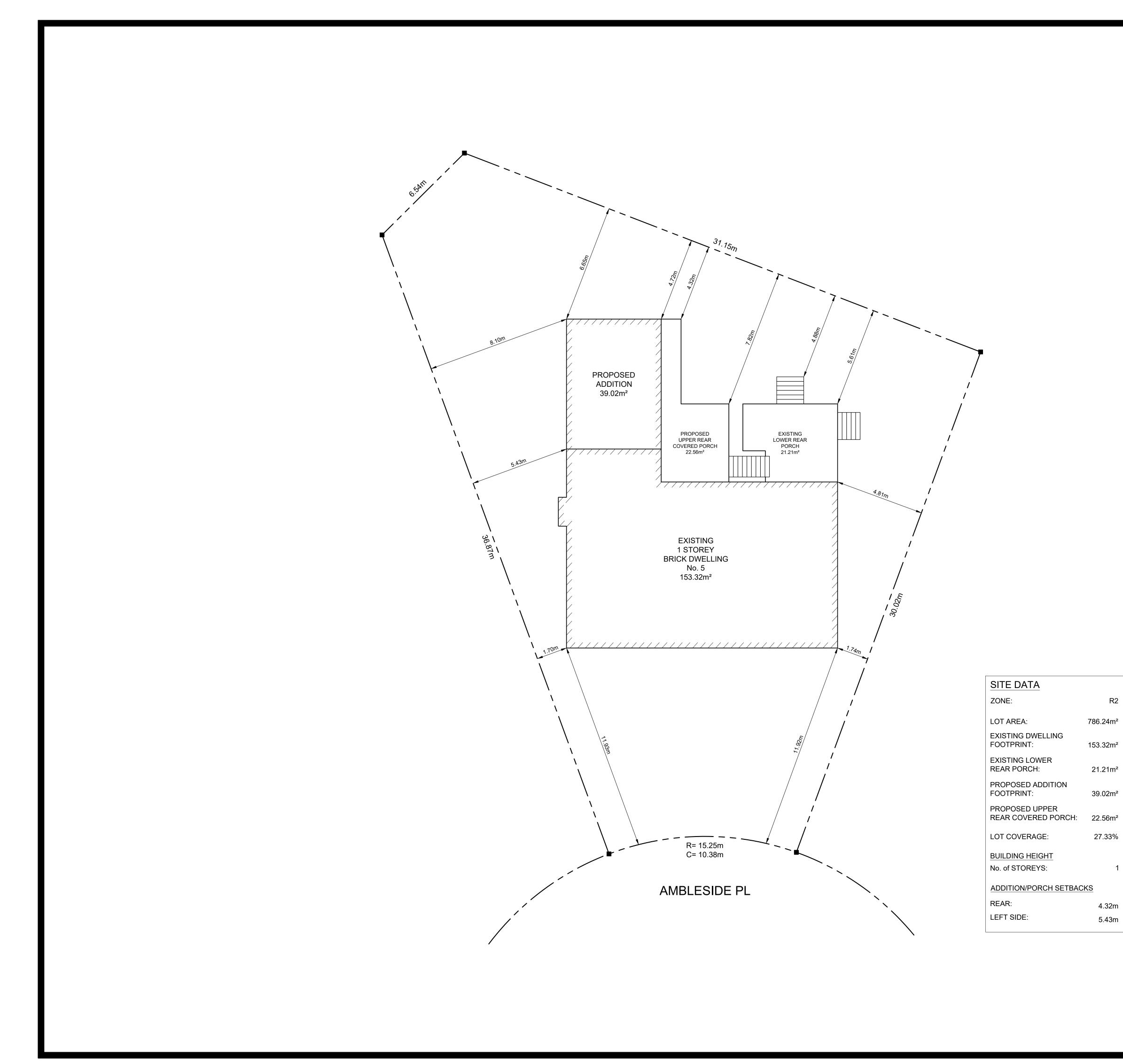
For more information on this matter, including access to drawings illustrating this request:

- Visit <u>www.hamilton.ca/committeeofadjustment</u>
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at <u>cofa@hamilton.ca</u>

DATED: January 4th, 2022.

Jamila Sheffield, Secretary-Treasurer Committee of Adjustment

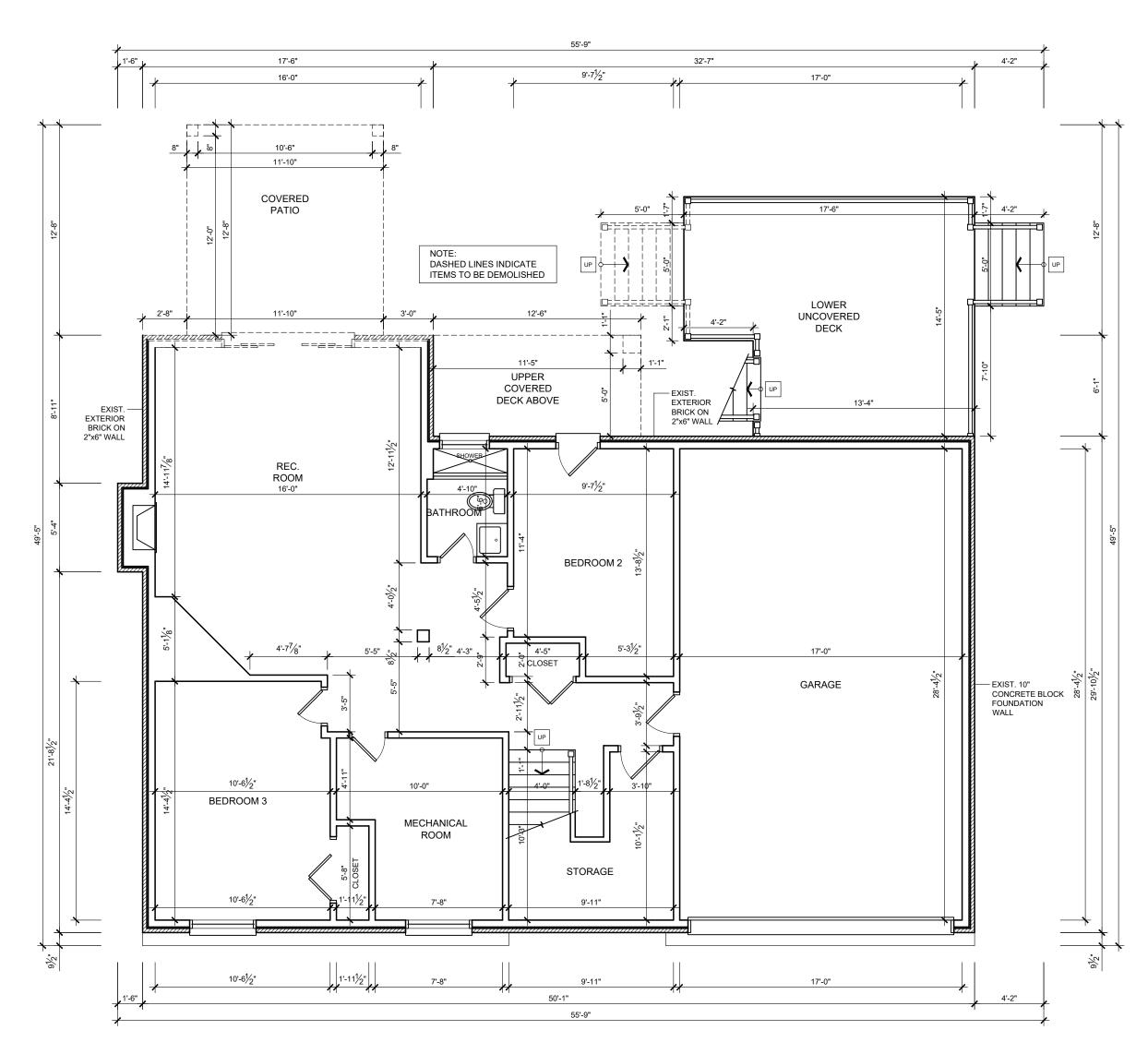
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

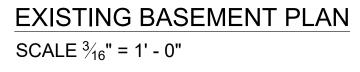


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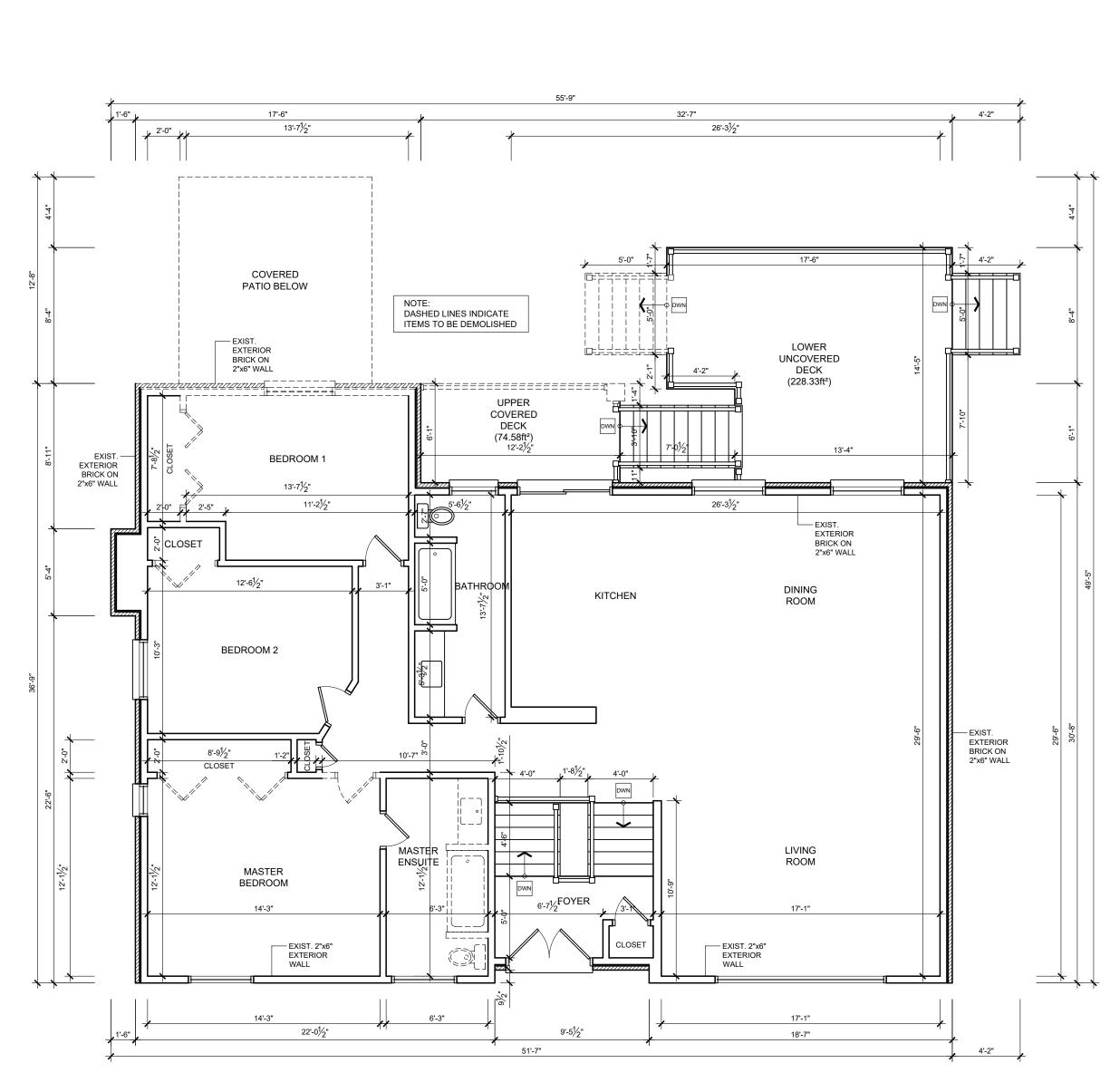
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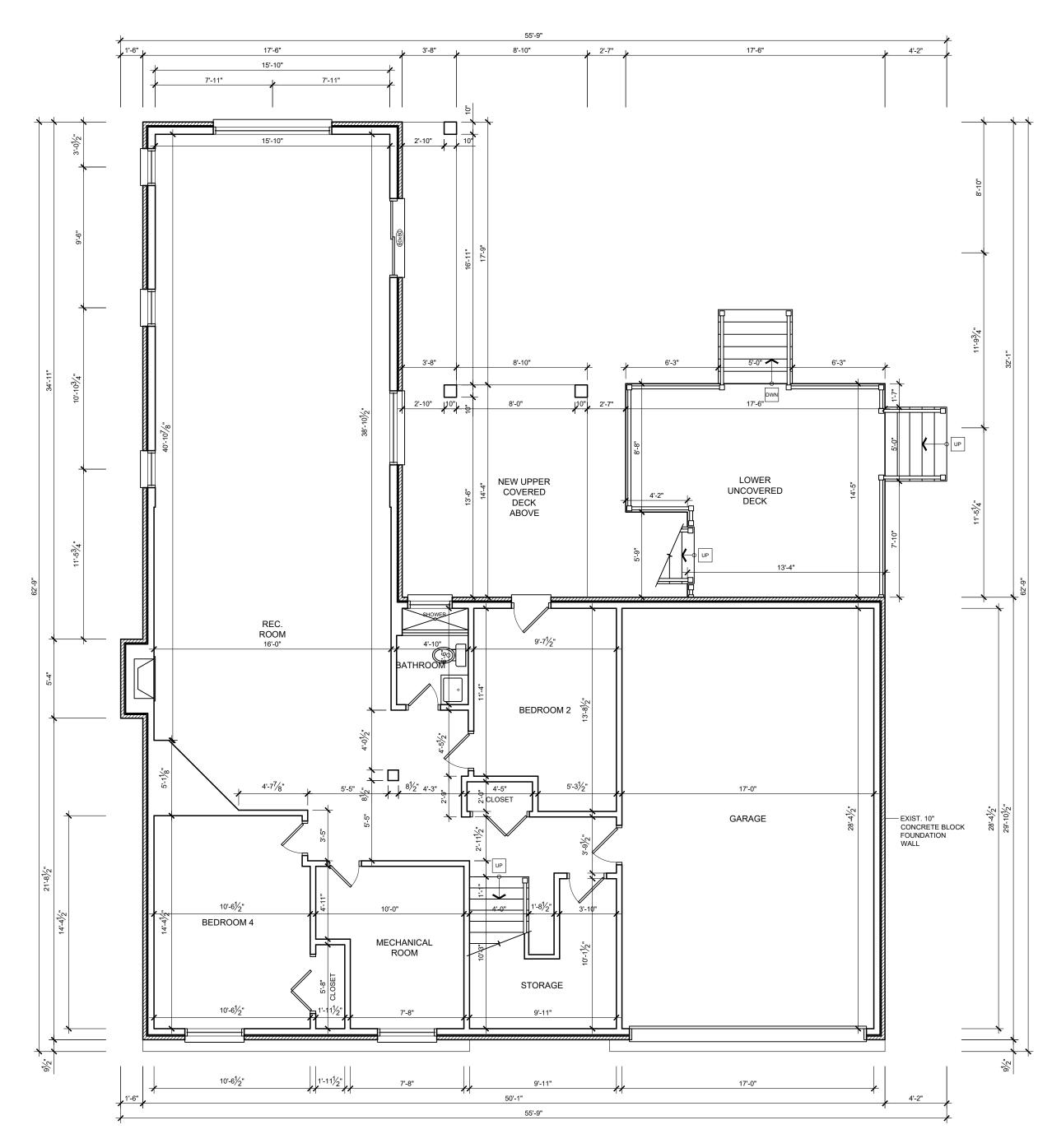
EXISTING GARAGE AREA: 516.96ft²



 $\frac{\text{EXISTING MAIN FLOOR PLAN}}{\text{SCALE }_{16}^{3}\text{= 1' - 0"}}$

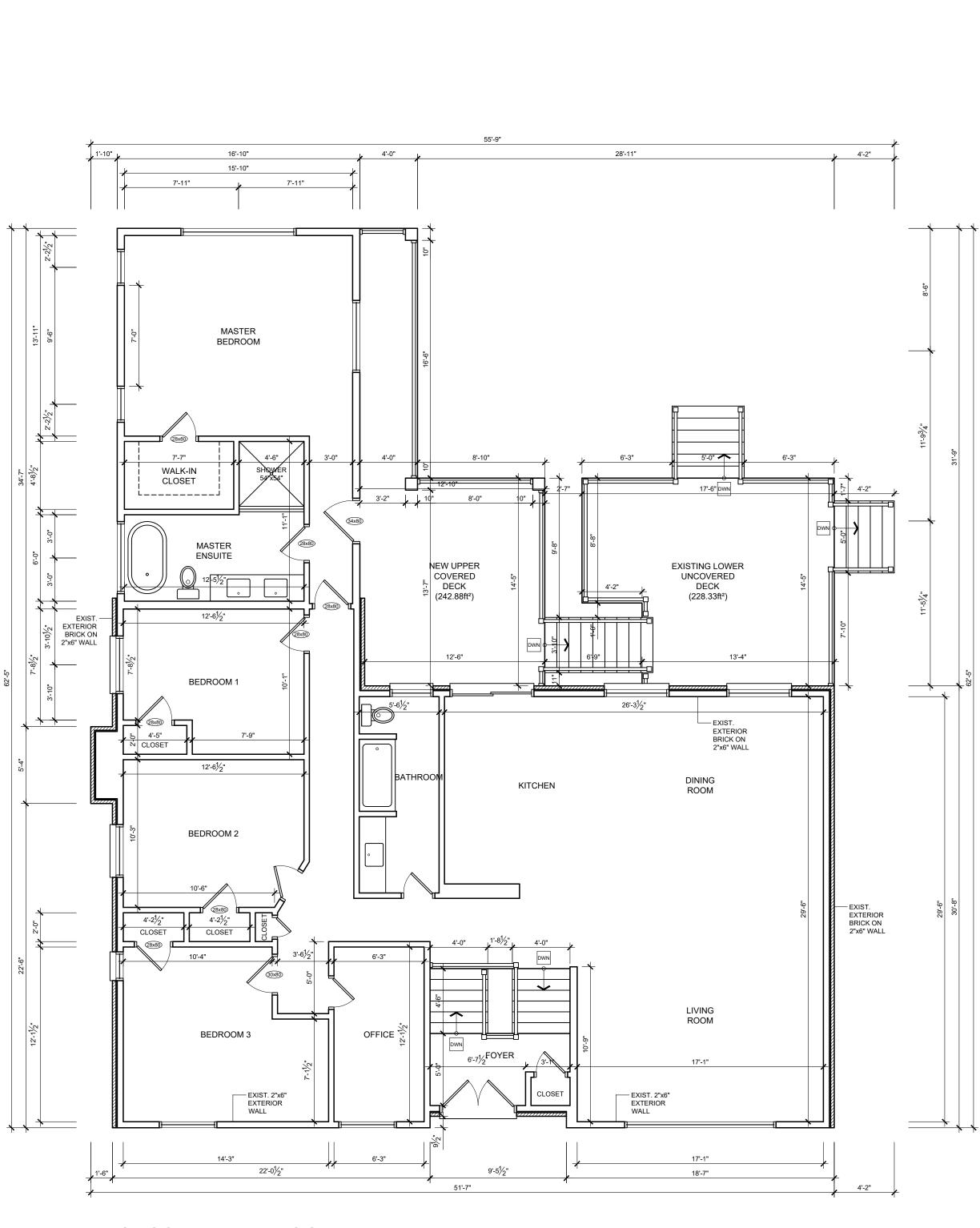
EXISTING MAIN FLOOR AREA: 1642.85ft²

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PROPOSED BASEMENT PLAN SCALE ³/₁₆" = 1' - 0"

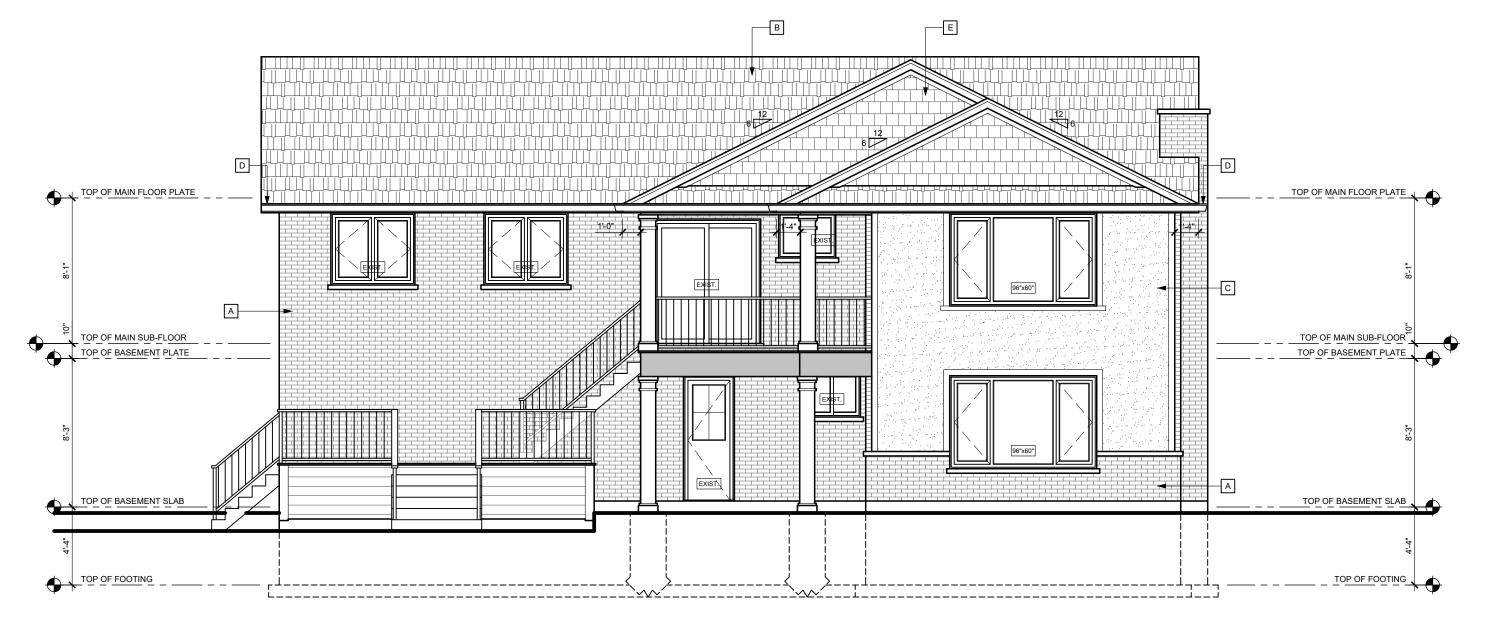
EXISTING GARAGE AREA: 516.96ft²



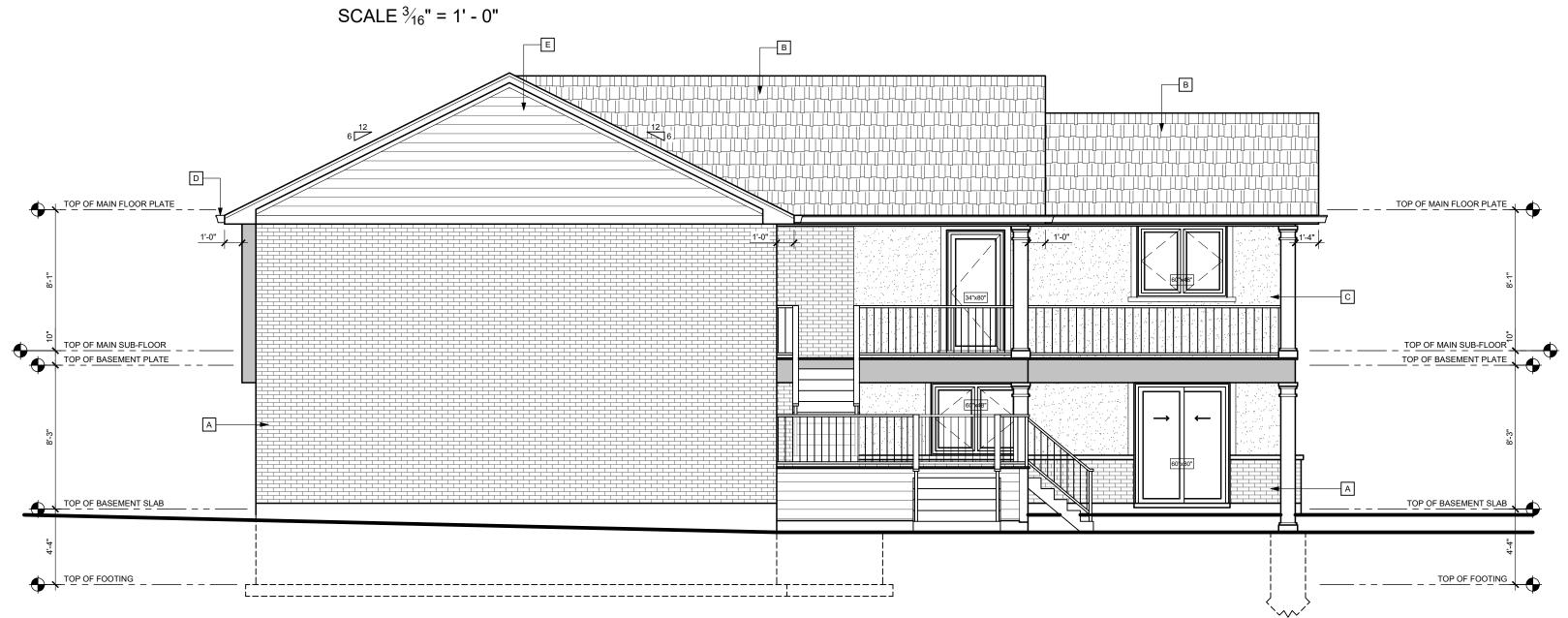
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PROPOSED MAIN FLOOR AREA: 2077.71ft²

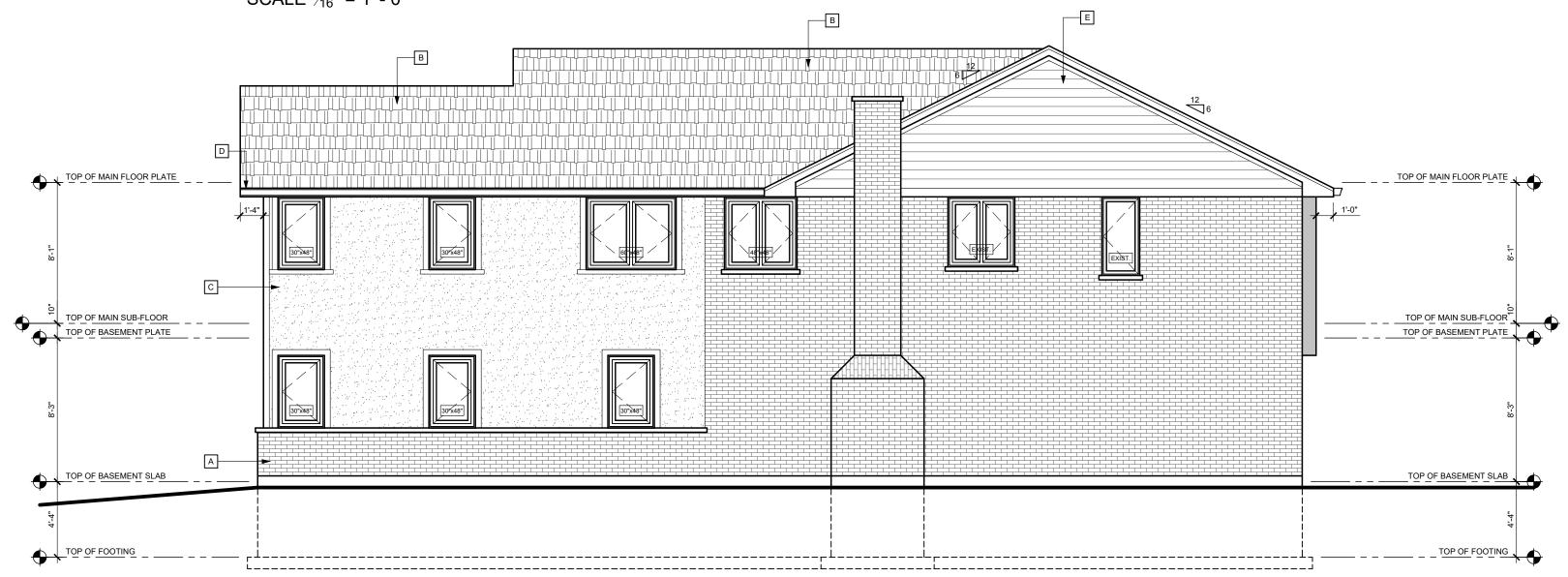
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PROPOSED REAR ELEVATION

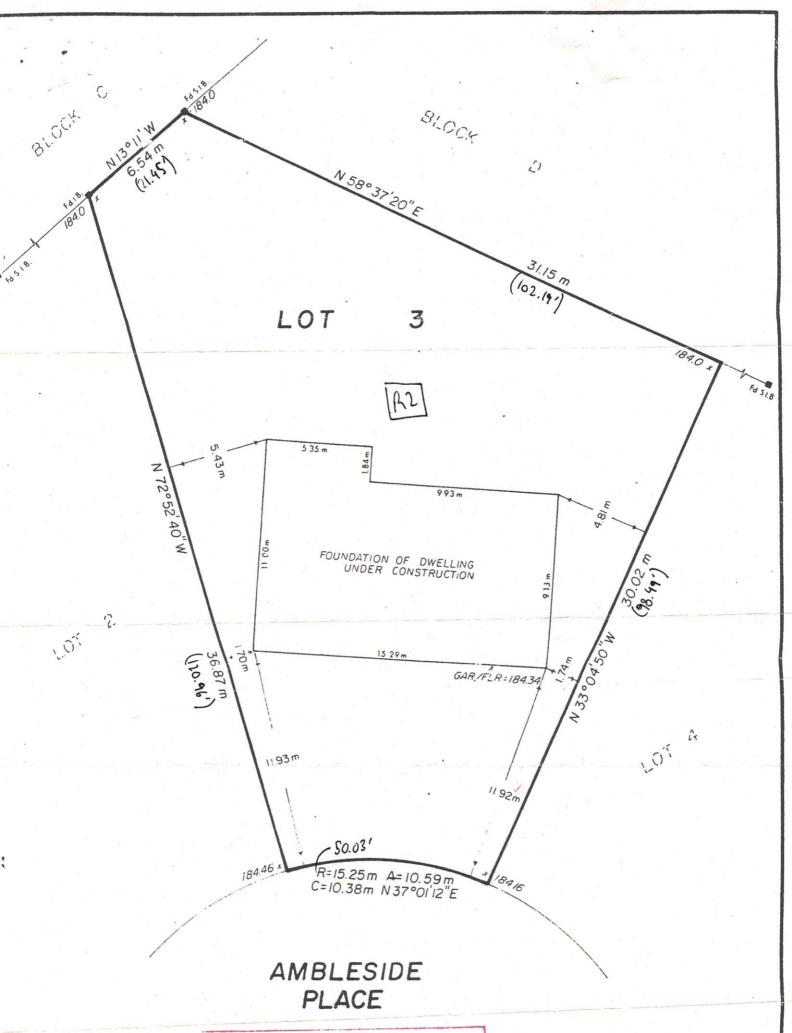
PROPOSED RIGHT ELEVATION

PROPOSED LEFT ELEVATION

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EXT	ERIOR	FINISH	INDEX

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





Committee of Adjustment City Hall, 5th Floor, 71 Main St. W., Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221 Email: <u>cofa@hamilton.ca</u>

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

- 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 STONEY 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 O No O Unknown O
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 O No O Unknown O
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?
8.9	Yes <u>Ves</u> No <u>Ves</u> Unknown <u>Ves</u> 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 <u>No</u> No <u>Ves</u> Unknown <u>O</u>

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 O No Unknown O
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 X All Source Property Owner
	X Matt + Sarah Bartels Print Name of Owner
10.	Dimensions of lands affected: Frontage <u>10.38m</u>
	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
	A 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

APPLICATION FOR A MINOR VARIANCE (January 1, 2021)

Page 3 of 6

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 s	ubject property have continued:	
	SINCE CONSTRUCTION		
18.	Municipal services available: (check the		
	Water 🗸	Connected	
		Connected ✓	
	Storm Sewers		
19.	Present Official Plan/Secondary Plan p	ovisions 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 re Yes	ief in respect of the subject property?	
	If the answer is yes, describe briefly.		
22.	Is the subject property the subject of a c the <i>Planning Act</i> ?	current application for consent under Section 53 of	
	O Yes	No 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.