

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-21:414

APPLICANTS: Owner P. Souza
Agent Station Design Co. Inc.

SUBJECT PROPERTY: Municipal address **325 Robert St., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended

ZONING: D district Urban Protected Residential 1&2 Hamilton Dwellings
etc.

PROPOSAL: To permit the establishment of a secondary dwelling unit within the
existing single family dwelling, notwithstanding that;

1. A minimum parking space size of 2.25m x 5.5m shall be permitted for both parking spaces accessory to the secondary dwelling unit and for parking spaces accessory to the single family dwelling instead of the minimum 2.7m x 6.0m parking space size required.
2. The gross area of the front yard shall be permitted to maintain a minimum landscaped area of 33.7% instead of the minimum 50.0% landscaped area required.
3. A minimum manoeuvring space size of 5.5m shall be permitted for the parking associated with the existing single family dwelling instead of the minimum 6.0m wide maneuvering space required.

Notes: The applicant requested a variance for the reduction of rear yard landscaping. However, the requirement applies to a Secondary Dwelling Unit – Detached only. Therefore, the requested variance is not required at this time as a Secondary Dwelling unit – detached is not proposed at this time.

The secondary dwelling unit, if internal, is the smaller of the two dwelling units. Therefore, based on floor plans provided, the secondary dwelling unit is the ground floor unit for this dwelling being the smaller of the two.

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

DATE: Thursday, January 20th, 2022
TIME: 1:15 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

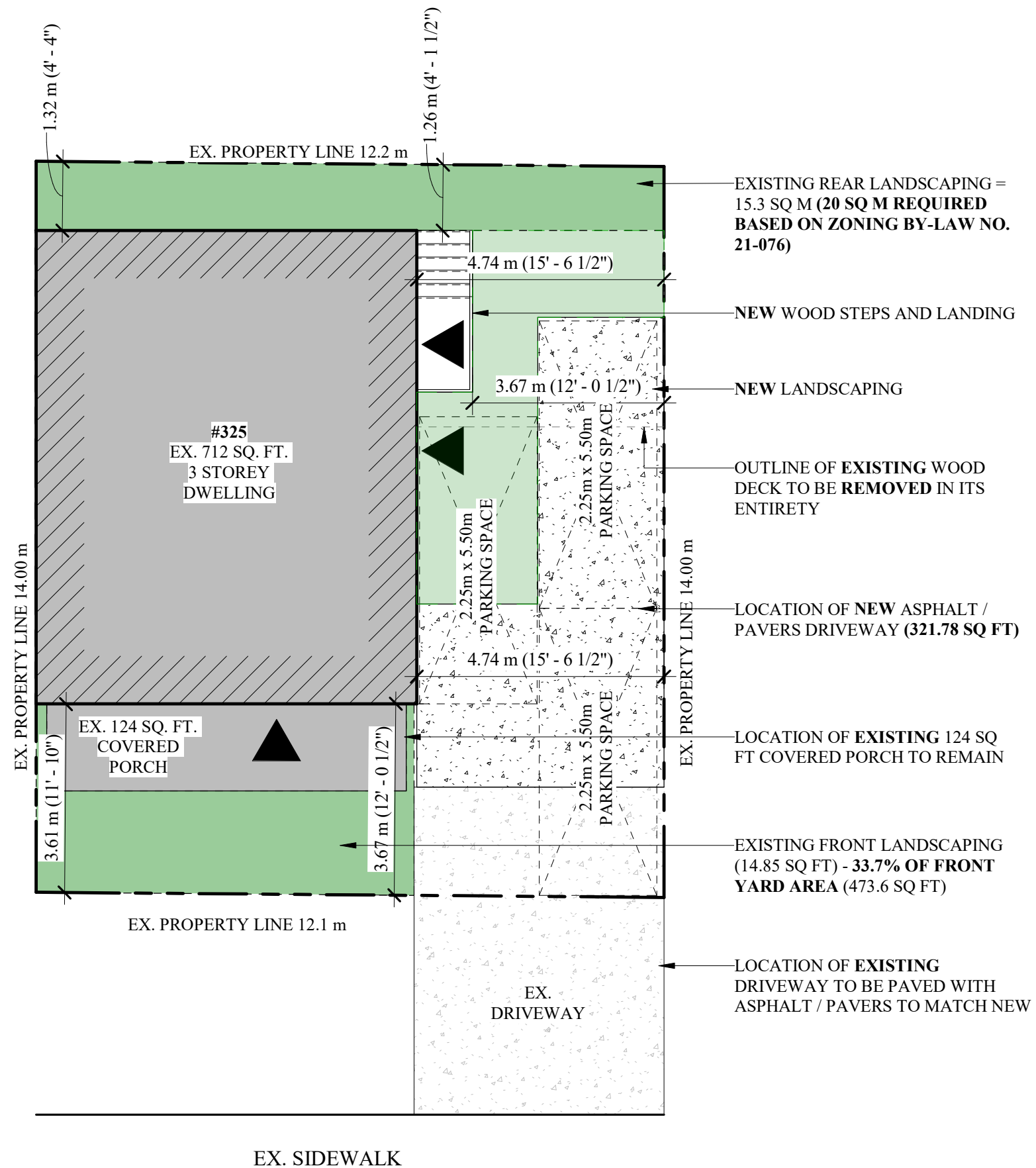
For more information on this matter, including access to drawings illustrating this request:

- 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

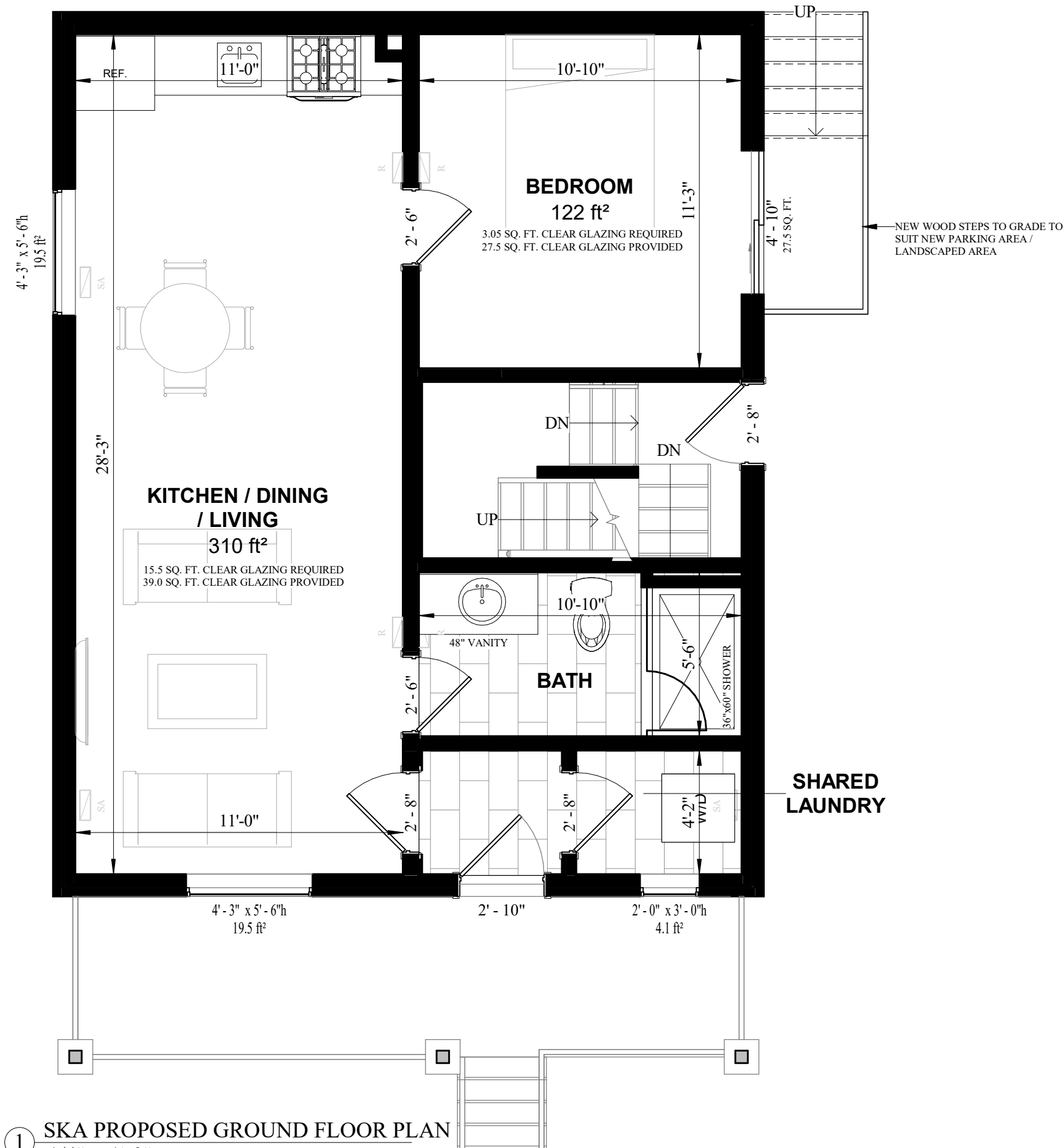
DATED: January 4th, 2022.

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.



ROBERT STREET



1 SKA PROPOSED GROUND FLOOR PLAN
 1/4" = 1'-0"

GROUND FLOOR UNIT AREA = 505.34 SQ FT (46.95 SQ M)

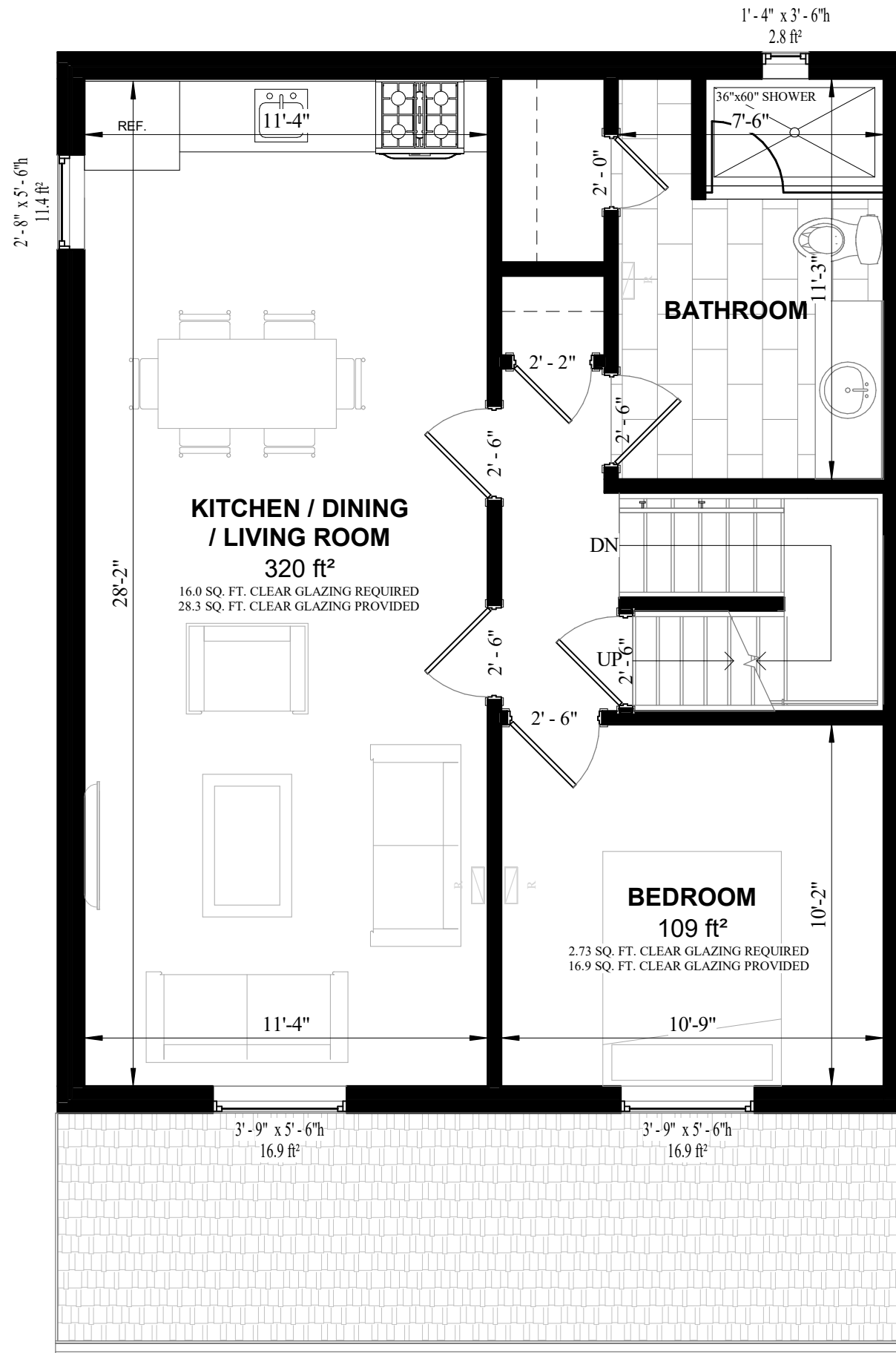


info@jordanstationdesignco.ca

ACCESSORY DWELLING

325 Robert Street, Hamilton, ON L8L 2R8

2021-10-07 3:02:41 PM



① **SKA PROPOSED SECOND FLOOR**
1/4" = 1'-0"
SECOND FLOOR AREA = 562.64 SQ FT (52.3 SQ M)

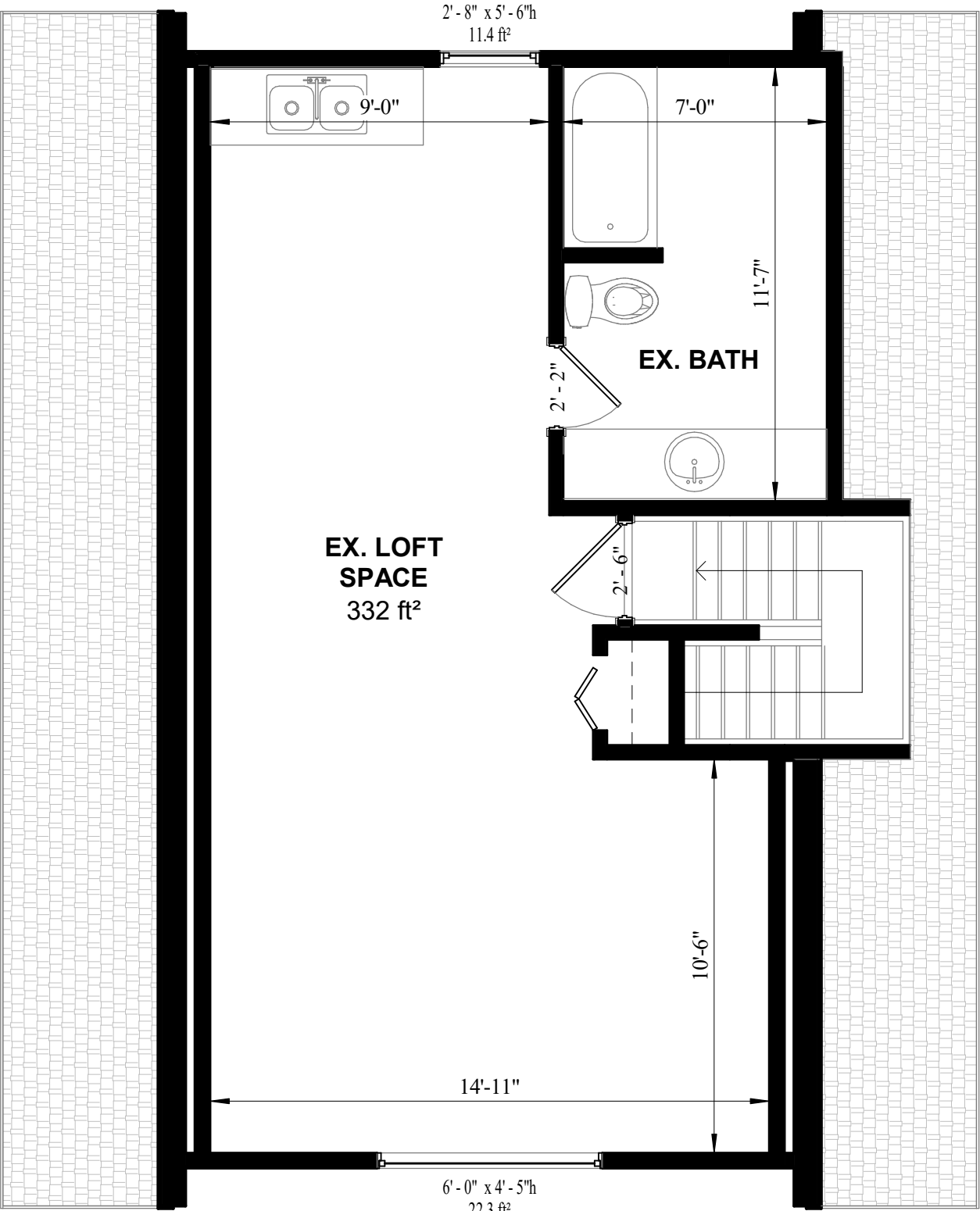


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ACCESSORY DWELLING

325 Robert Street, Hamilton, ON L8L 2R8

2021-10-07 3:02:41 PM



① **PROPOSED THIRD FLOOR PLAN**
1/4" = 1'-0"

THIRD FLOOR AREA = 416.61 SQ FT (38.70 SQ M)

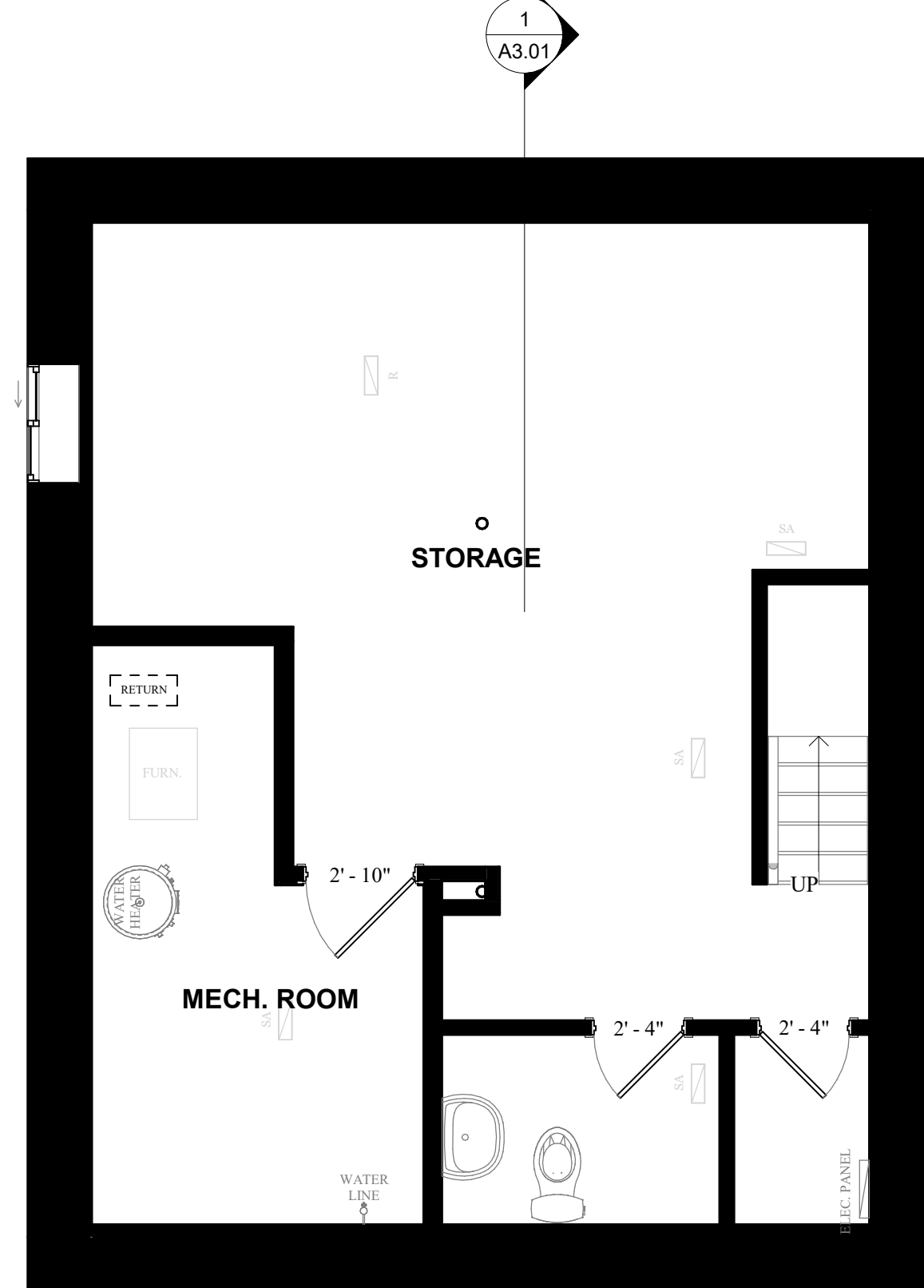


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**ACCESSORY
DWELLING**

325 Robert Street, Hamilton, ON L8L 2R8

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① SKA PROPOSED BASEMENT PLAN
1/4" = 1'-0"



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ACCESSORY DWELLING

325 Robert Street, Hamilton, ON L8L 2R8

2021-10-07 3:02:41 PM

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:

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:

-Required rear yard landscaping (by-law 21-076, 19.(1)(xix)) - 20 sq. m. required, only 15.3 sq. m. can be provided

-Required front yard landscaping (by-law 6593, Section 18(14)(i)) - 50% of front yard required. only 45.9% of front yard can be landscaped

☒ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Location of existing dwelling on the lot does not allow for adequate space for rear yard landscaping requirement of 20 sq. m. based on unit sizes. Front yard landscaping requirement of 50% is unable to be met due to existing front porch location and size, and existing parking location and size.

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**):

325 Robert Street, Hamilton, ON L8L 2R8
PT LT 61, PL 286, AS IN CD112969; HAMILTON

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?

Information from owner

- 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.

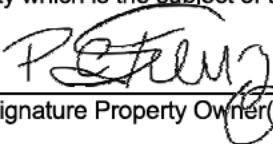
Is the previous use inventory attached? Yes ☐ No ☒

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 7, 2021

Date


Signature Property Owner(s)

Patricia De Souza

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	12.1m
Depth	14.0m
Area	168.4 sq. m.
Width of street	20.2m

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: _

2 storey (10.58m height) 66.1 sq. m. (ground floor area) single family dwelling.
Gross floor area is 245.7 sq. m. Dimensions - length = 9.07m, width = 7.29m.

Proposed

n/a

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 = 3.61m, rear yard = 1.26m, side yard = 4.74m.

Proposed:

n/a

13. Date of acquisition of subject lands:
2021
-
14. Date of construction of all buildings and structures on subject lands:
Unknown
-
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.):
One and two family dwellings, existing storage facility
17. Length of time the existing uses of the subject property have continued:
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:
Neighbourhood
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
"D" - Urban Protected Residential
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.