



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.: HM/A-22:13

APPLICANTS: Agent R. Singh
Owner M. Knight

SUBJECT PROPERTY: Municipal address **206 Fortissimo Dr., Hamilton**

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

ZONING: "C" & "C/S-1719" (Urban Protected Residential) district

PROPOSAL: To permit the conversion of the existing Single Family Dwelling to contain a Secondary Dwelling Unit notwithstanding that:

1. Two (2) parking spaces shall be provided on-site instead of the minimum required three (3) parking spaces.

NOTE:

- i. The existing Single Family Dwelling requires two (2) parking spaces to be provided. The proposed Secondary Dwelling Unit requires one (1) additional parking space to be provided on-site pursuant to Amending By-law 21-076.
- ii. Please be advised that a minimum of 50% of the front yard is required to be maintained as grass/landscaped area.

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

DATE: Thursday, February 17th, 2022
TIME: 3:05 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: February 1st, 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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Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: coca@hamilton.ca

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:

MAVIS KNIGHT
206 Fortissimo Dr, Hamilton,
L9C 0B8

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:

SECONDARY UNIT DWELLING TO BE PERMITTED WITH NO PARKING

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

ONLY TWO PARKING SPOTS AVAILABLE ON THIS PROPERTY, ONE INSIDE GARAGE AND ONE ON DRIVEWAY

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):

PLAN# 427 LOT#10
206 FORTISSIMO DR, HAMILTON, ON

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 Knowledge

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.

02/12/21
Date

MAVIS KNIGHT
Signature Property Owner(s)

MAVIS KNIGHT
Print Name of Owner(s)

10. Dimensions of lands affected:
Frontage 11.25 m
Depth 30.49 m
Area 343.01 sqm
Width of street 6.70 m

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 AREA - 96.86 sqm
GROSS FLOOR AREA - 203.73 sqm
NUMBER OF STORIES - 2

Proposed
GROUND FLOOR AREA - 96.86 sqm
GROSS FLOOR AREA - 282.89 sqm
NUMBER OF STORIES - 2

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 - 5.27 m
LEFT SIDE SETBACK - 1.23 m
RIGHT SIDE SETBACK - 0.90 m
REAR SETBACK - 7.58 m

Proposed:
NO CHANGE

13. Date of acquisition of subject lands:
January 2020
14. Date of construction of all buildings and structures on subject lands:
Year 2019
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
 SINGLE FAMILY DETACHED
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
 SINGLE FAMILY DETACHED
17. Length of time the existing uses of the subject property have continued:
 2 yrs
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:
 Neighbourhoods on Schedule E and E-1 of the Urban Hamilton Official Plan
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
 "C/S-1719" (Urban Protected Residential) District, Modified in Hamilton Zoning By-Law No. 6593
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.