



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.: GL/A-22:09

APPLICANTS: Agent A.J. Clarke & Associates - R. Ferrari
Owners R. Sandhu & K. Dhillon

SUBJECT PROPERTY: Municipal address **9648 Twenty Rd. W., Glanbrook**

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

ZONING: "ER" (Existing Residential) district

PROPOSAL: To permit the creation of 2 lots through land severance application
GL/B- 22: 03 notwithstanding that;

PART 1:

A minimum lot frontage of 21.0 m shall be provided whereas a minimum lot frontage of 22.5 m is required.

PART 2:

A minimum lot frontage of 21.0 m shall be provided whereas a minimum lot frontage of 22.5 m is required.

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

DATE: Thursday, February 17th, 2022
TIME: 3:30 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

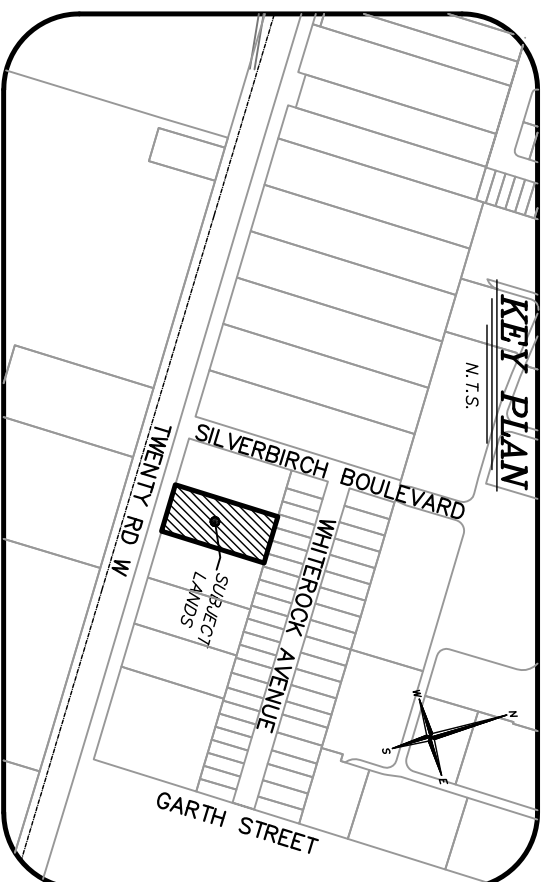
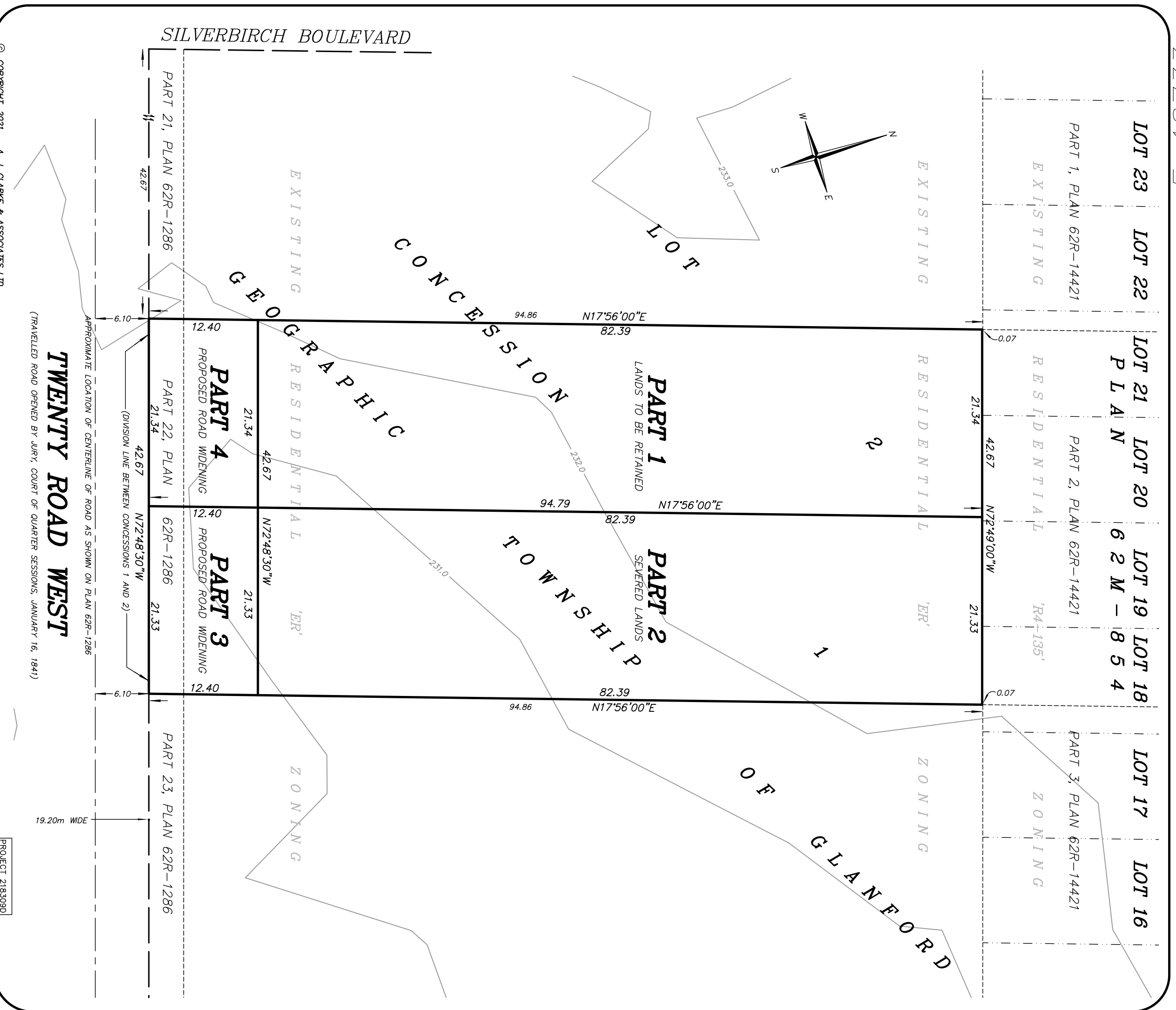
For more information on this matter, including access to drawings illustrating this request:

- 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.



SKETCH FOR CONSENT TO SEVER
 9648 TWENTY ROAD WEST
CITY OF HAMILTON

SCALE 1:400

THE ABOVE NOTED LANDS ARE:
 PART OF LOT 2, CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF GLANFORD

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

NOTE:
 THIS SKETCH IS COMPILED FROM PLANS AND RECORDS
 ON FILE IN THIS OFFICE AND IS NOT BASED ON AN
 ACTUAL FIELD SURVEY.

THIS SKETCH IS PREPARED TO ACCOMPANY AN APPLICATION
 TO THE LAND DIVISION COMMITTEE REQUESTING A GRANT
 OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION.

CAUTION:
 THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE
 USED FOR TRANSACTION OR MORTGAGE PURPOSES.

CONSENT SCHEDULE:

PART 1 - LANDS TO BE RETAINED	AREA (1758.0m ² ±)
PART 2 - SEVERED LANDS	AREA (1757.2m ² ±)
PART 3 - PROPOSED ROAD WIDENING	AREA (264.6m ² ±)
PART 4 - PROPOSED ROAD WIDENING	AREA (264.5m ² ±)

DECEMBER 17, 2021
 DATE _____

NICHOLAS P. MUTH
 ONTARIO LAND SURVEYOR

A. J. Clarke and Associates Ltd.

SURVEYORS • ENGINEERS • PLANNERS
 25 MAIN STREET WEST, SUITE 300
 HAMILTON, ONTARIO, L8P 1H1
 TEL. 905-528-8761 FAX 905-528-2289
 email: ajc@ajclarke.com



December 23, 2021

The City of Hamilton
Committee of Adjustment
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Delivered via e-mail

Attn: Ms. Jamila Sheffield
Secretary-Treasurer, Committee of Adjustment

**Re: Severance and Minor Variance Application Submission
9648 Twenty Road, City of Hamilton**

Dear Madam,

On behalf of our clients, we are pleased to provide you with the enclosed submission in support of an application for consent to sever for the subject lands. Please find the following enclosed materials:

1. A cheque in the amount of \$2,860.00 made payable to the City of Hamilton, in payment of the requisite application fees;
2. A cheque in the amount of \$3,320.00 made payable to the City of Hamilton, in payment of the requisite application fees;
3. One (1) Electronic copy of signed and executed Severance Application and Minor Variance Application forms.
4. One (1) Electronic copy of a Severance Sketch, Prepared by A.J Clarke and Associates Ltd., dated December 17, 2021.

The proposed development consists of a severance application to sever one parcel of land from the existing lot at 9648 Twenty Road, in the City of Hamilton. The proposed severed and retained parcels are identified as Parts 1 & 2, respectively on the enclosed severance sketch. Currently, there exists a single-detached dwelling and accessory building on the subject lands which are intended to be demolished in favour of the proposed redevelopment. The resultant lots are as follows:

Proposed Lot	Frontage	Area
Part 1	21.3m	2,022m ²
Part 2	21.3m	2,021m ²

A Minor Variance Application is required to address the deficiency in lot frontage.



Urban Hamilton Official Plan (UHOP)

The subject lands are designated “Neighbourhoods” on Schedule E-1 of the Urban Hamilton Official Plan. The “Neighbourhoods” designation permits single-detached dwellings. Further, the “Neighbourhoods” designation encourages intensification that is compatible with the existing neighbourhood-built form and a lot fabric that is compatible with the existing lot fabric found in the existing neighbourhood.

Further, this neighbourhood is classified as a low-density neighbourhood. Low-density neighbourhoods permit single-detached dwellings having maximum density of 60 units per hectare. Accordingly, the proposal would achieve a density of approximately 5 units per hectare, as such the proposal would conform to the UHOP.

Chapter F of the UHOP outlines the applicable policies for residential intensification within the Neighbourhoods designation.

F.1.14.3.1 Consents for new lot creation, for both the severed and retained lands, for residential uses in the “Neighbourhoods” designation shown on Map E-1 – Urban Land Use Designation, shall be permitted provided the following conditions are met:

- a) The lots comply with the policies of this Plan, including secondary plans, where one exists;*
- b) The lots comply with existing Neighbourhood Plans;*
- c) The lots are in conformity with the Zoning By-law or a minor variance is approved;*
- d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;*
- e) The lots are fully serviced by municipal water and wastewater systems; and,*
- f) The lots have frontage on a public road.*

Accordingly, the proposed lots have frontage onto a public road and comply with the above noted UHOP policies, including managing appropriate intensification within the “Neighbourhoods” designation.

As part of the proposal, a consent agreement will be required to be prepared and coordinated with City Staff to extend available services along Twenty Road West to service the development. As such, this condition is appropriate to facilitate the orderly development of the subject lands.

The proposed lots are consistent with the general lot fabric of the neighbourhood and can facilitate the construction of single-detached dwellings which are compatible with the neighbourhood. Upon approval of the subject applications, single-detached dwellings will be erected upon each lot.

Based on the foregoing, the severance conforms to the Urban Hamilton Official Plan, including the policies which speak to facilitating a compatible form of intensification within the neighborhoods. The proposal has sufficient regard to the matters listed under Section 51 (24) of the *Planning Act*.



Northwest Glanbrook Secondary Plan

The subject lands are designated Residential 2 on Map B.5.3-1 of the Land Use Plan Map. Accordingly the designation permits single detached dwellings at a density of no greater than 25 units per hectare. The proposal will result in a net density of approximately 8 units per hectare. Accordingly, the proposal conforms to the Northwest Glanbrook Secondary Plan.

Former Town of Glanbrook Zoning By-law No. 464

The property is zoned “ER” Existing Residential Zone in the Former Town of Glanbrook Zoning By-law No. 464. The current zone permits single-detached dwellings. The proposed lots will require the following variances to facilitate the severance application:

1. To permit a minimum lot frontage of 21m whereas a minimum lot frontage of 22.5m is required.

In our opinion, the variances are appropriate and meet the four requisite tests as per the Section 45(1) of the *Planning Act*. Additional justification will be submitted along with detailed drawings of the proposed lots in order to finalize this severance application.

I trust this is satisfactory for your purposes and thank you for your co-operation in this matter.

We look forward to being scheduled to the next available Committee date. Should you have any questions or require additional information, please do not hesitate to contact our office.

Yours very truly,

A handwritten signature in black ink that reads "Ryan Ferrari".

Ryan Ferrari, BURPI, CPT

A. J. Clarke and Associates Ltd.

Encl.

Copy: Ranveer Sandhu (email)

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)	[REDACTED]	
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:
 RBC Bank
 10 York Mills Road, 3rd Floor, Toronto ON L2P 0A2

4. Nature and extent of relief applied for:

To permit a reduce lot frontage of 21m whereas 22.5m is required.

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

Severance results in a deficiency.

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 2, Concession 1, Glanford. 9648 Twenty Road.

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?

Property owner information.

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.

December 21, 2021
Date


Signature Property Owner(s)

Ranveer Sandhu & Manjit Dhillon
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>Part 1: 21.3m; Part 2: 21.3m</u>
Depth	<u>94.79m</u>
Area	<u>Part 1: 1,758m²; Part 2 1,757m²</u>
Width of street	<u>19.2m</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: _

Single Detached Dwelling (to be demolished)

Proposed

Single Detached Dwelling

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

Existing:

Single Detached Dwelling (to be demolished)

Proposed:

Single Detached Dwelling

13. Date of acquisition of subject lands:
2021
-
14. Date of construction of all buildings and structures on subject lands:
Approx 1960s
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single Detached Dwelling
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single Detached Dwelling; Townhomes
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 | <input checked="" type="checkbox"/> | Connected | <input type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | to be extended to support development | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
Neighbourhoods - Schedule E-1; Low Density Residential 2 - Northwest
Glanbrook Secondary 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
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.