



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.: SC/A-22:22

APPLICANTS: Agent 7946899 Canada Inc. c/o Land Art (Debi McKellar)

SUBJECT PROPERTY: Municipal address **22 Ben Tirran Crescent, Stoney Creek**

ZONING BY-LAW: Zoning By-law 36-9292, as Amended

ZONING: "R2-9" (Single Residential) district

PROPOSAL: To permit the construction of a front porch to the existing single detached dwelling, notwithstanding that;

1. The porch shall be permitted to encroach a maximum of distance of 2.9m into the required front yard and therefore may be located as close as 3.1m from the front lot line instead of the maximum 1.5m projection permitted into a required front yard.

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

DATE: Thursday, March 3rd, 2022
TIME: 1:40 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 15th, 2022.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

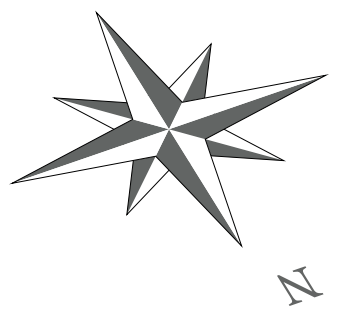
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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

TROMBETTA RESIDENCE

22 BEN TIRRAAN CRESCENT
FULL PROPERTY PROJECT

SITE PLAN

DESIGNED BY: DM
REVIEWED BY: RW



PAGE SIZE: 24 x 36
SCALE: 1/8" - 1'-0"

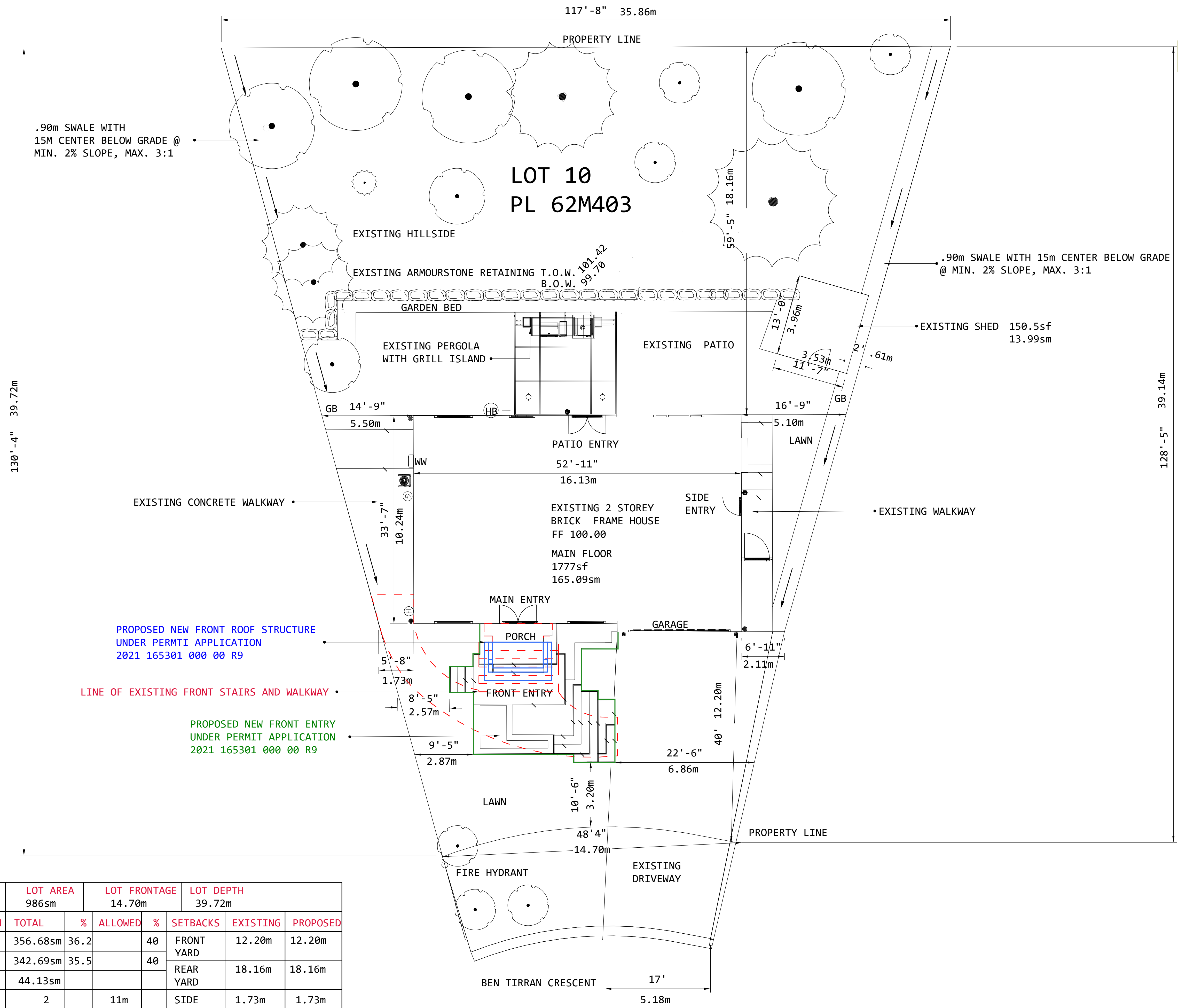
JANUARY 20, 2022

REVISIONS

- 1.
- 2.
- 3.

© LANDART 2022 ALL RIGHTS RESERVED

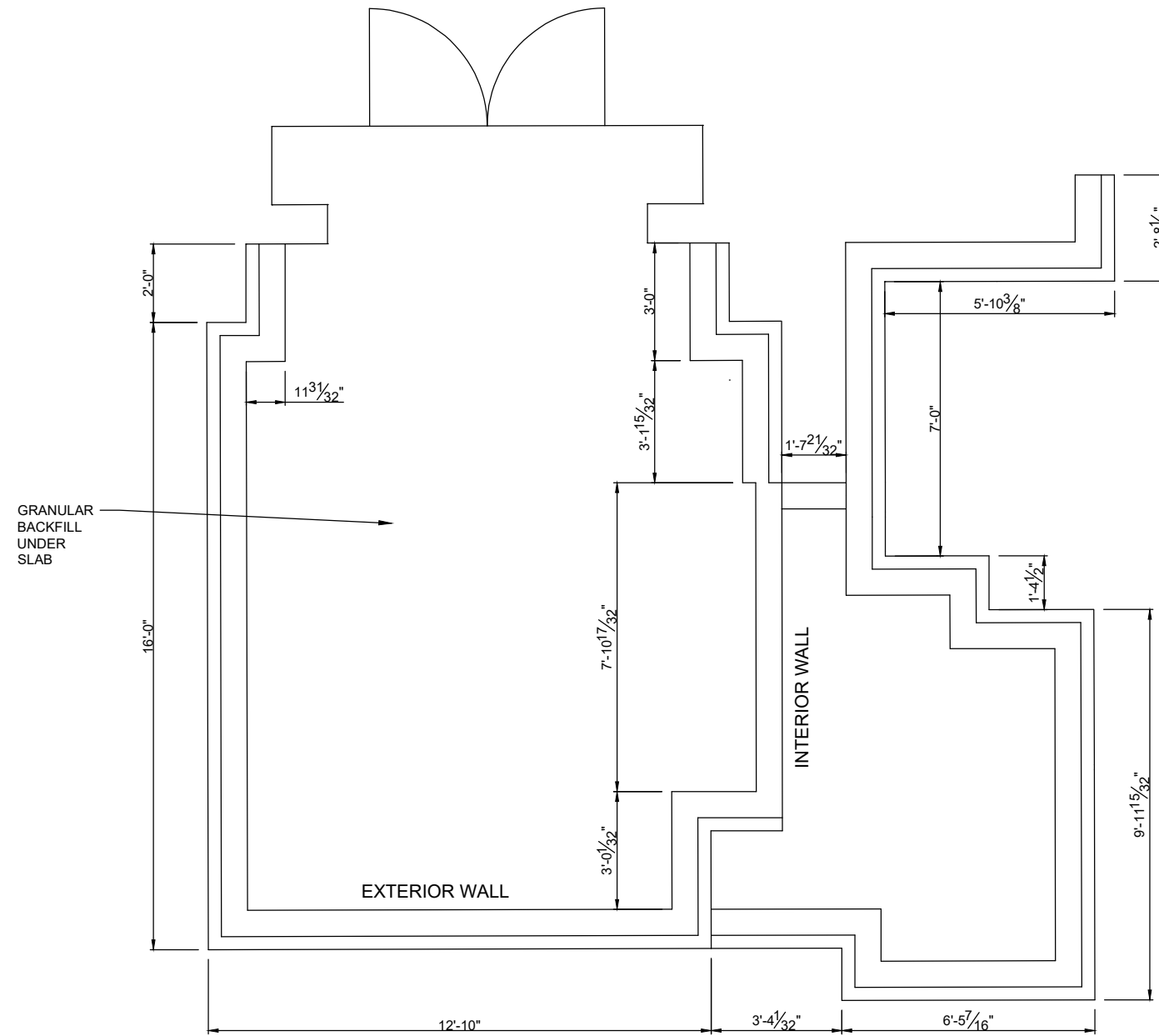
	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	AIR CONDITIONER
	DOWNSPOUT
	GAS
	HOSE BIB
	HYDRO
	LIGHT STANDARD
	WINDOW WELL
	BASEMENT WINDOW
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED



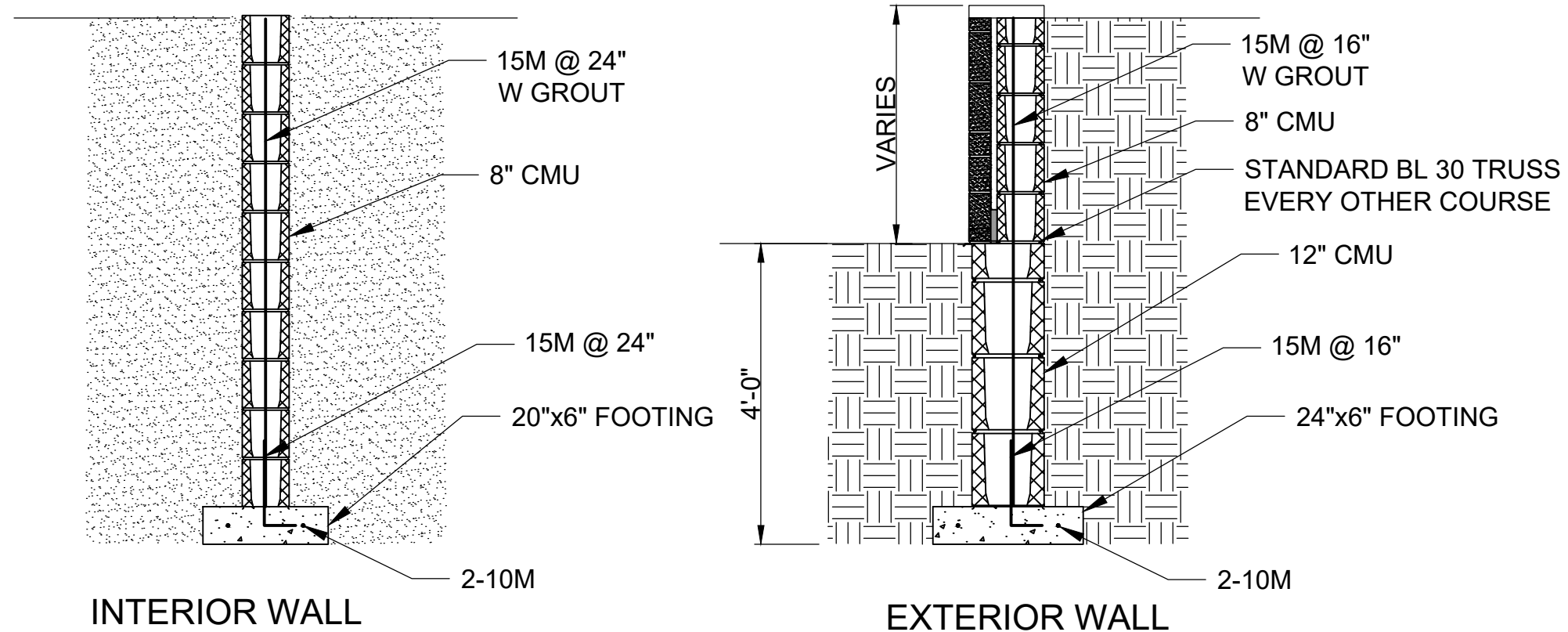
ZONING	LOT NO:	PLAN NO:	LOT AREA	LOT FRONTAGE	LOT DEPTH						
R2	10	62M403	986sm	14.70m	39.72m						
DESCRIPTION	EXISTING	ADDITION	TOTAL	% ALLOWED	% SETBACKS	EXISTING	PROPOSED				
LOT COVERAGE	356.68sm	0	356.68sm	36.2	40	FRONT YARD	12.20m	12.20m			
GROSS FLOOR AREA	342.69sm	0	342.69sm	35.5	40	REAR YARD	18.16m	18.16m			
FRONT ENTRY AREA	41.80sm	2.33sm	44.13sm								
NO. OF STORIES	2	0	2		11m	SIDE EAST	1.73m	1.73m			
WIDTH - HOUSE	16.13m	0	16.13m			SIDE WEST	2.11m	2.11m			
DEPTH - HOUSE	10.24m	0	10.24m			FRONT ENTRY	3.66m	3.20m			
WIDTH - ENTRY	3.91m	2.97m	6.88m								
DEPTH - ENTRY	5.97m	.43m	6.40m								

GENERAL NOTES

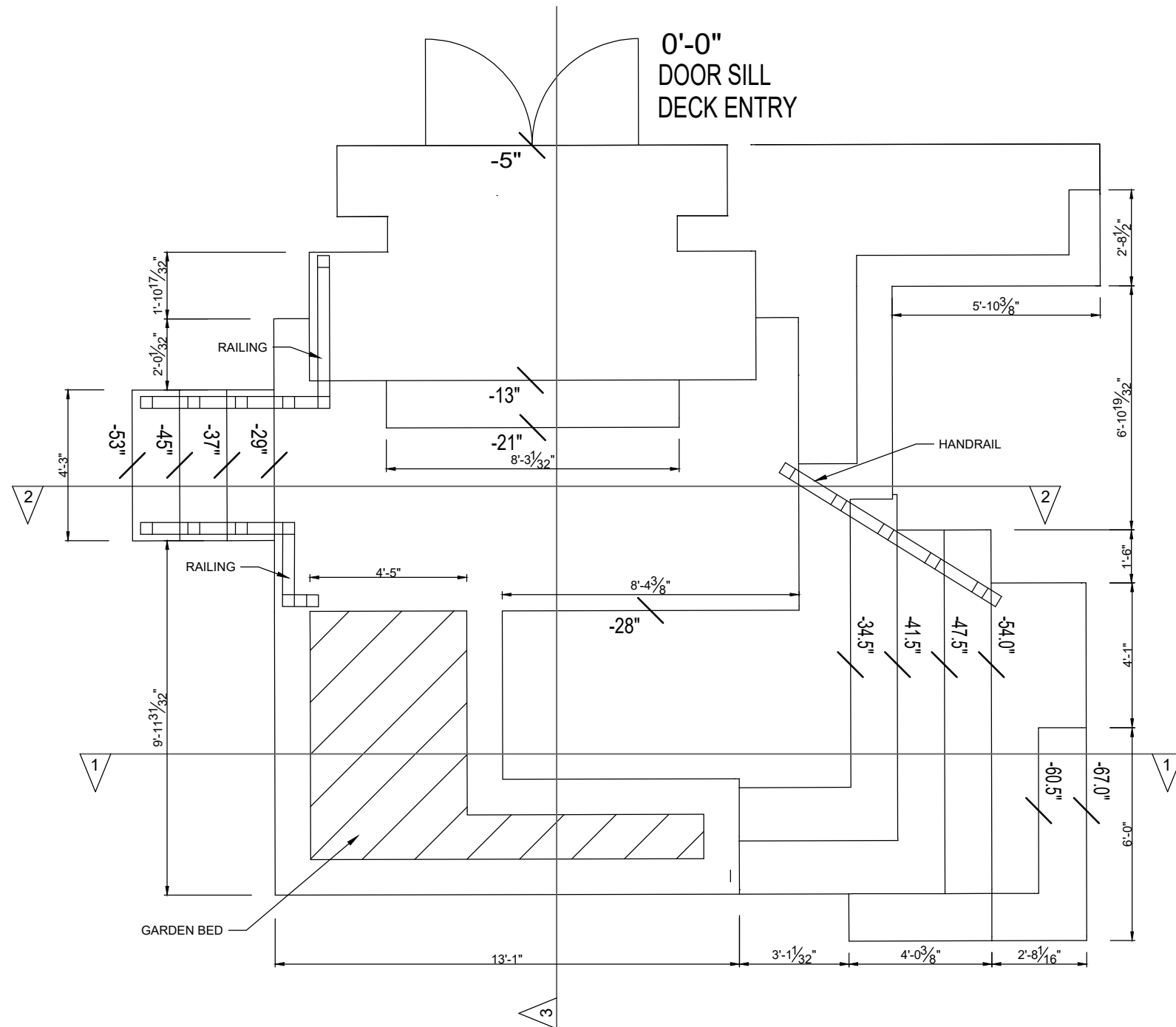
1. STONE VENEER LEDGE TO BE STEPPED TO MATCH FINAL GRADE.
2. DIMENSIONS TO BE CONFIRMED ONSITE AND WITH LANDSCAPE PLAN DRAWING



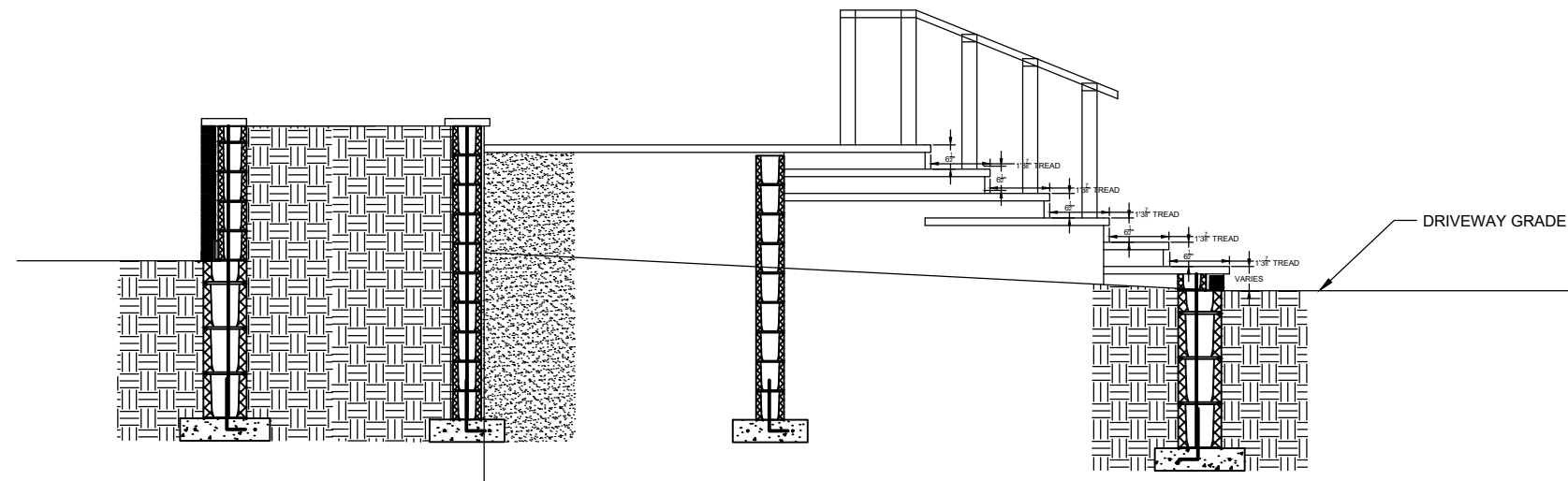
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
CLIENT: LANDART			
DESIGNER: TREVOR LINDE PEO #: 100199542			
SITE: TROMBETTA RESIDENCE 22 BEN TIRAN CRESCENT			
TITLE: ENTRANCE LAYOUT			
SCALE AT A3: 1/2" = 1'	DATE: 12/15/21	DRAWN: TL	CHECKED:
PROJECT NO:	DRAWING NO: 1	REVISION:	



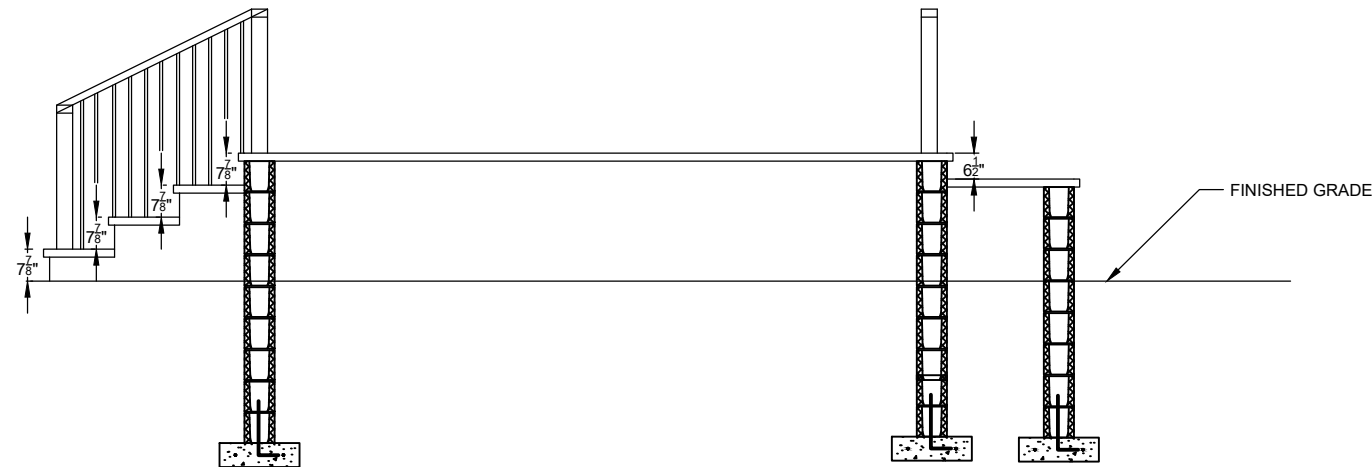
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
CLIENT: LANDART			
DESIGNER: TREVOR LINDE PEO #: 100199542			
SITE: TROMBETTA RESIDENCE 22 BEN TIRAN CRESCENT			
TITLE: ENTRANCE DETAILS			
SCALE AT A3: 1/2" = 1'	DATE: 12/15/21	DRAWN: TL	CHECKED:
PROJECT NO:	DRAWING NO: 2	REVISION:	



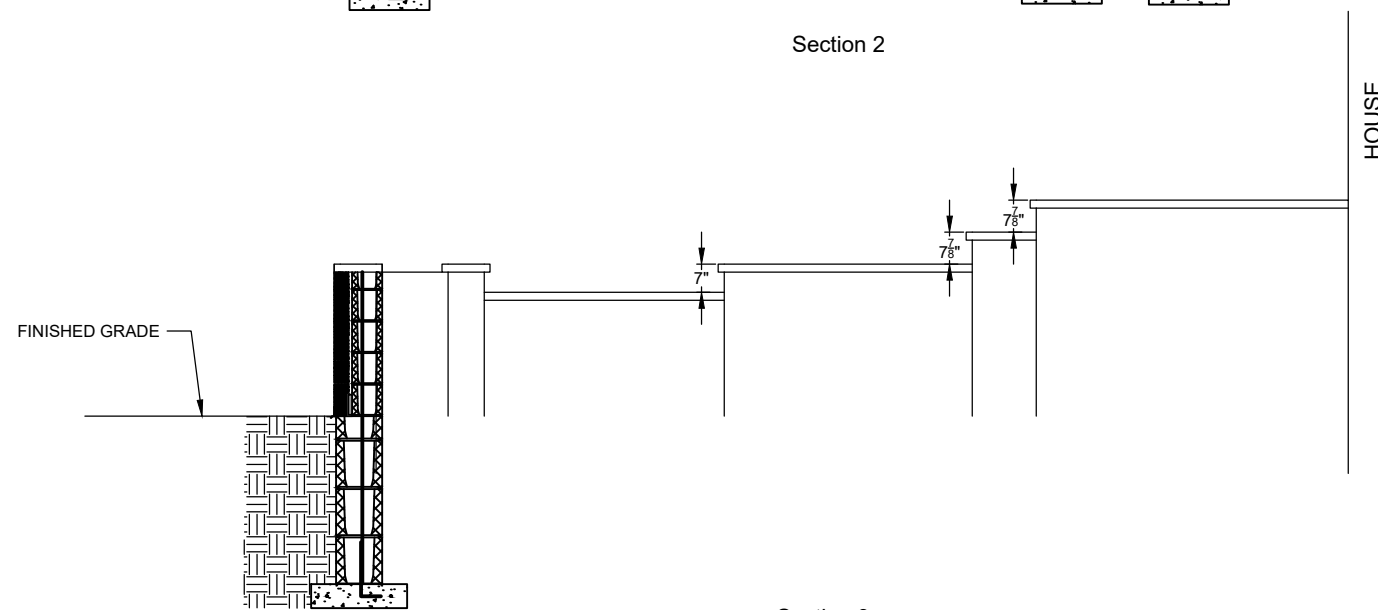
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
CLIENT:		LANDART	
DESIGNER:		TREVOR LINDE PEO #: 100199542	
SITE: TROMBETTA RESIDENCE 22 BEN TIRAN CRESCENT			
TITLE: STEPS LAYOUT			
SCALE AT A3: 1/2" = 1'	DATE: 01/10/22	DRAWN: TL	CHECKED:
PROJECT NO:	DRAWING NO: 3	REVISION:	



Section 1



Section 2



Section 3



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
CLIENT: LANDART			
DESIGNER: TREVOR LINDE PEO #: 100199542			
SITE: TROMBETTA RESIDENCE 22 BEN TIRRAAN CRESCENT			
TITLE: ENTRANCE ELEVATIONS			
SCALE AT A3: 1/2" = 1'	DATE: 01/10/22	DRAWN: TL	CHECKED:
PROJECT NO:	DRAWING NO: 4	REVISION:	



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

Phone: (905) 546-2424 ext. 4221
Email: cfa@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:
Canadian Imperial Bank of Commerce
399 Greenhill Ave
Hamilton, ON L8K 6N5

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:
To allow the minimum setback from the front lot line to be reduced from 4.5m to 3.1m

Secondary Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
The Design requirements for an appropriate tread, riser and landing ratio require this protrusion from the front of the residence due to the overall elevation change from the front door to the 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**):

22 Ben Tirran Crescent, Stoney Creek ON L8G 4V9

PCL 10-1, SEC 62M403, LT 10, PL 62M403

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?

Homeowner property ownership records and Historical data on the land and property

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.

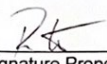
Is the previous use inventory attached? Yes No

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.

01.18.2022

Date


Signature Property Owner(s)

Pietro Trombetta

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	14.63m
Depth	40m
Area	986 sq. m.
Width of street	14m

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: _

Dwelling Unit: 2 Stories. Ground Floor Area: 168sq. m Gross Floor Area????
W: 16.15m L: 10.67m H: 9.1m
Shed: 4m x 3.5m 14sq.m.

Proposed

Front Porch Roof: 2.9m x 1m - 2.9 sq.m. H: 2.9M

Front Porch: 5.9m x 7.3m x 1.6m

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

Existing:

Dwelling Unit: Front: 9.44m Side: 1.6m Side 2.1m Rear: 18m
Shed: Front: 23.4m Side: 23m Side 0.6m Rear: 11.25m

Proposed:

Front Porch Roof: Front: 12.75m Side: 4.87m Side: 11.27m Rear: 29.26m

Front Porch Front: 3.2m Side: 2.87m Side: 6.8m

13. Date of acquisition of subject lands:
N/A
14. Date of construction of all buildings and structures on subject lands:
1986
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.):
Single Family
17. Length of time the existing uses of the subject property have continued:
36 Years
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 type="checkbox"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
Low Density Residential
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
R2-9
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.