



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-22:25

APPLICANTS: T. & M. Beijes, Owners

SUBJECT PROPERTY: Municipal address **9205 Airport Rd., Glanbrook**

ZONING BY-LAW: Zoning By-law 05-200, as Amended 17-240

ZONING: "C6,E580" (District Commercial) district

PROPOSAL: To permit the construction of a 57 square metre accessory building on a residential parcel of land containing an existing single detached dwelling notwithstanding that:

1. An aggregate gross floor area of 57 square metres shall be permitted for all buildings accessory to a single detached dwelling, instead of the requirement that all buildings accessory to a single detached dwelling shall not exceed an aggregate gross floor area of 45 square metres.

NOTE:

1. Detailed elevation drawings have not been provided to confirm the height of the proposed accessory building, which is indicated a 3.89 metres in the submitted application. Please note that Section 4.8(g) establishes a maximum height of 4.5 metres for all accessory buildings. Additional variances may be required if compliance with Section 4.8(g) is not possible.

2. The projection of the eaves/gutters of the proposed accessory building have not been indicated on the site plan to confirm zoning compliance. Additional variances may be required if compliance with Section 4.8(h) is not possible.

3. A building permit is required for the construction of the proposed building. Be advised that Ontario Building Code regulations may require specific setback and construction types.

4. It is noted that the submitted application indicates that proposed accessory building is to be used as a "workshop". Please note that specific details regarding parking on the lot were not provided as part of this application to confirm zoning compliance. Additional variances may be required if compliance with Section 5 of Hamilton Zoning By-law No. 05-200 is not possible.

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

DATE: Thursday, March 3rd, 2022
TIME: 1:45 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

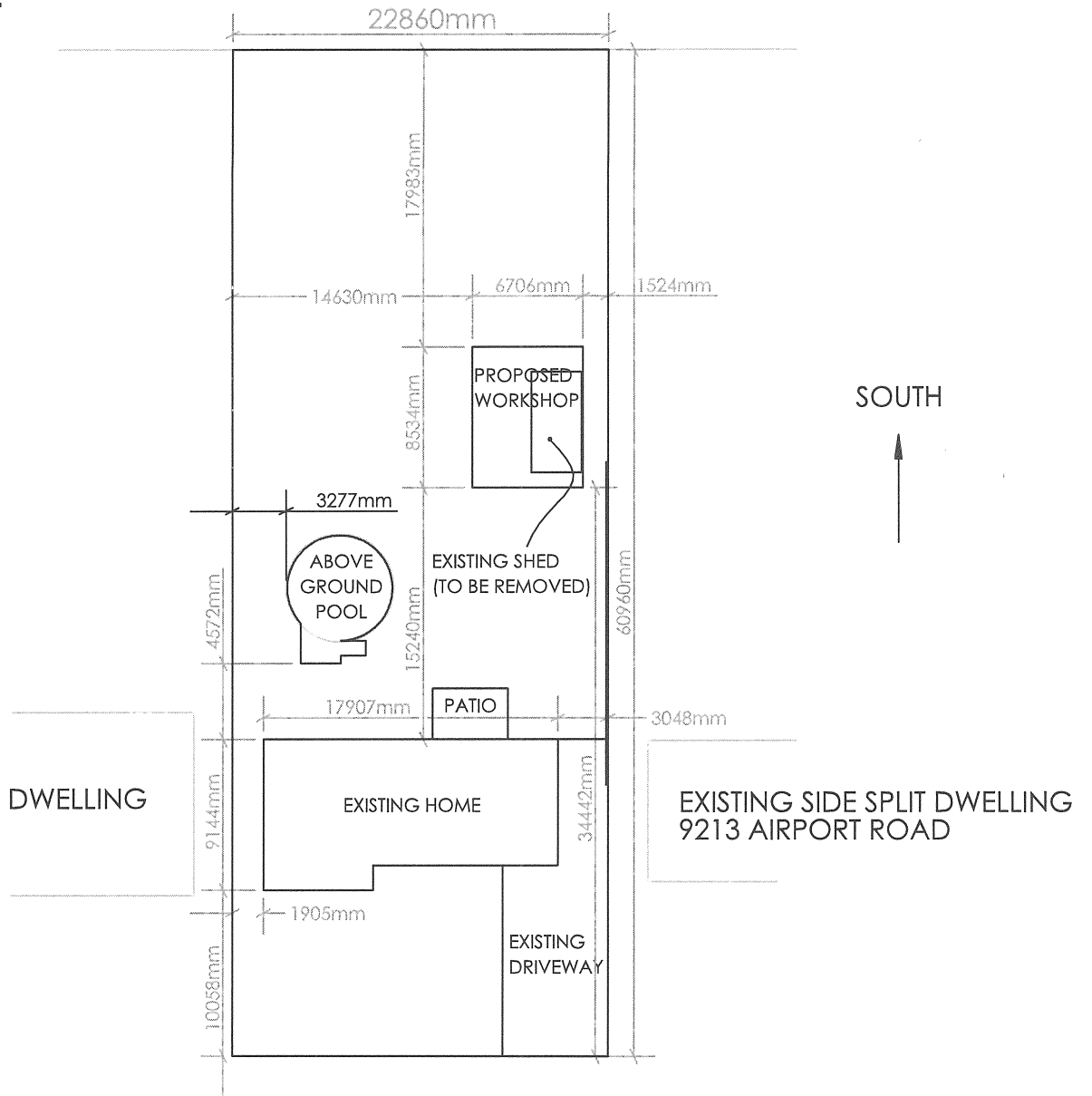
DATED: February 15th, 2022.

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.

LOT PLAN FOR 9205 AIRPORT ROAD WEST

| LOT COVERAGE | |
|-------------------------------|----------------|
| LOT | 1394 SQ METERS |
| HOUSE | 147 SQ METERS |
| POOL | 37 SQ METERS |
| PATIO | 14 SQ METERS |
| EXISTING SHED (TO BE REMOVED) | 19 SQ METERS |
| | |
| PROPOSED WORKSHOP | |
| COVERAGE | 57 SQ METERS |
| WIDTH | 6.7 METERS |
| DEPTH | 8.5 METERS |
| SETBACK (EAST) | 1524 MM |
| SETBACK (WEST) | 14630 MM |
| SETBACK (NORTH) | 17983 MM |
| SETBACK (SOUTH) | 34442 MM |



AIRPORT ROAD



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

Phone: (905) 546-2424 ext. 4221
Email: cofa@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.

- Names and addresses of any mortgagees, holders of charges or other encumbrances:
Manulife Financial, 500 King Street North, Waterloo, ON - holds mortgage for property

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 obtain a permit to build an accessory structure in the rear yard of 9205 Airport Road in Mount Hope

Secondary Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
The dimensions of the accessory structure to be built exceed the dimensions of the By-Law. The structure was originally designed to be within spec of city by-laws, but these by-laws changed during the design phase.

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**):
9205 Airport Road, Mount Hope, ON

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?

Location of property, conversation with neighbours and purchase agreement.

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.

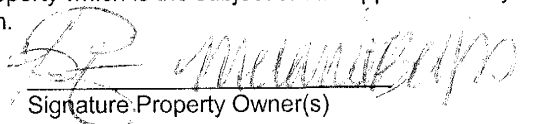
Is the previous use inventory attached? Yes No

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.

January 11, 2022

Date


Signature: Property Owner(s)

Theo Beijes, Melanie Beijes

Print Name of Owner(s)

10. Dimensions of lands affected:

| | |
|-----------------|-----------------------|
| Frontage | 22.86 meters |
| Depth | 60.96 meters |
| Area | 1393.55 square meters |
| Width of street | 9.25 meters - 2 lanes |

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: _

House - 4 level side split, ground floor area - 120 sq m; gross floor area - 255 sq m
length - 18m; width - 9m; height - 3m

Swimming pool - 37 sq m. round in shape, 1 m high; 6.5m diameter

Storage shed - one storey, 19 sq m., 3m wide x 6m deep x 3m high

Patio - on ground patio stones - 14 sq m. 3m wide x 4.5 deep

Proposed

Accessory structure - Workshop

Gross floor area - 57 square meters

Single storey

Width - 6.706 meters, Length - 8.534 meters, Height - 3.89 meters

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

Existing:

Side split house - distance to side - 1.9m; distance to rear - 41m; distance to front - 10m. Swimming pool - distance to side - 3m; distance to rear - 29m;

distance to front - 23m. Storage shed - distance to side - 1.5m; distance to rear - 20m; distance to front - 35m

Proposed:

To be located in rear yard of 9205 Airport Road

Distance from: west side - 14.63 meters, east side - 1.52 meters, rear line - 17.98 meters, front line - 34.44 meters

13. Date of acquisition of subject lands:
September, 2019
-
14. Date of construction of all buildings and structures on subject lands:
House - unknown, Patio - unknown, Pool - July 2020
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single family dwelling
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single family dwellings
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:
District Commercial
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Zoned "C6 Exception 580" District Commercial Special Exception
580 in Zoning By-law 05-200
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.