

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-22:32

APPLICANTS: Agent Manco Design – J. Mancini
Owners K. & J. Holliday

SUBJECT PROPERTY: Municipal address **298 East 26th St., Hamilton**

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

ZONING: Cdistrict Urban Protected Residential Etc.

PROPOSAL: To permit the replacement and construction of a new two storey single family dwelling, not with standing that:

1. The minimum front yard depth shall be 4.6 metres instead of the minimum required 6.0 metre front yard depth.
2. The minimum parking space depth for a driveway parking space shall be 5.9 metres instead of the minimum required 6.0 metres parking space depth;
3. An accessory building shall be permitted to remain on the property following the demolition of the existing dwelling which is not required for construction purposes instead of the requirement for an accessory building to not be permitted on a property unless there is a principal dwelling.

NOTES:

1. The variances are written as requested by the applicant. Additional variances are identified through the review of this application.
2. The applicant is intending to accommodate one parking space within the attached garage and to reduce the driveway width. This will allow the front yard landscaped area to increase to over 50% in accordance with the Zoning By-law and allow for tandem parking with one manoeuvring space on site. At this time, update drawings are not available. Revised drawings are to be provided by the applicant to reflect these changes.
3. The proposed porch projection will conform providing the variance for the reduced front yard is approved.
4. The existing in-ground swimming pool is to remain on the property following the demolition but is not subject to a variance.

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

DATE:	Thursday, March 3rd, 2022
TIME:	2:00 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:

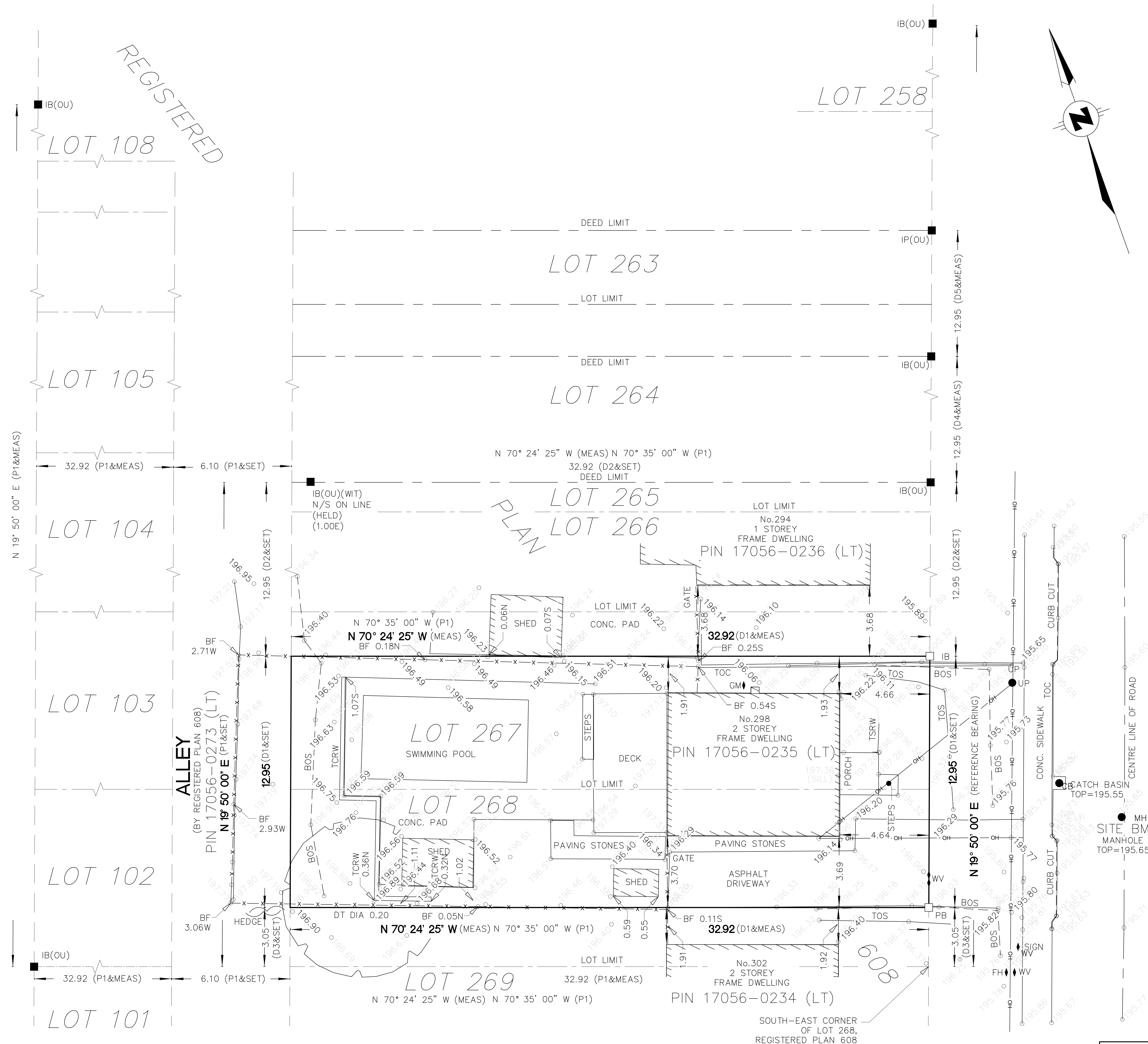
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

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.

EAST 25TH STREET EAST



PART 2: SURVEY REPORT

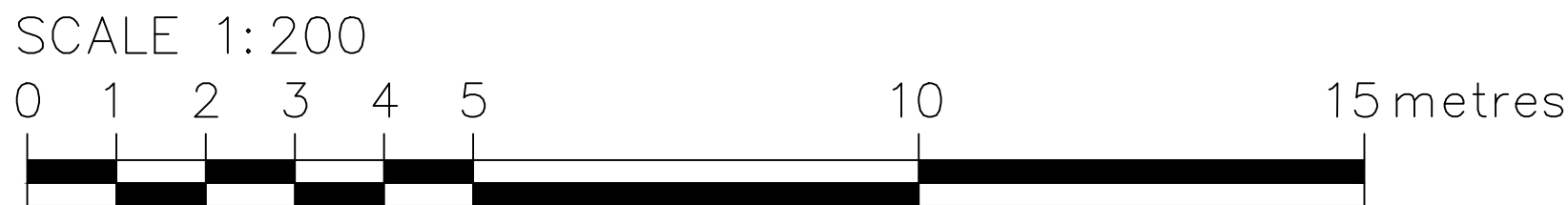
- 1) PART OF LOTS 267 AND 268, REGISTERED PLAN 608
- 2) THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS
- 3) FENCES AND OVERHEAD WIRES AND THEIR RELATIONSHIP TO THE PROPERTY LIMITS ARE SHOWN ON THE FACE OF THE PLAN

BENCHMARK NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM CGVD 28:78 AND ARE DERIVED FROM THE MINISTRY OF NATURAL RESOURCES BENCHMARK No.07720100049 HAVING A PUBLISHED ELEVATION OF 85.227 METRES.

PREPARED FOR:

SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF SURVEY SHOWING TOPOGRAPHY OF PART OF LOTS 267 AND 268 REGISTERED PLAN 608 CITY OF HAMILTON



THE INTENDED PLOT SIZE OF THIS PLAN IS 485mm IN WIDTH BY 337mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

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

NOTES

- 1) BEARINGS ARE ASTRONOMIC, AND ARE REFERRED TO THE WESTERLY LIMIT OF EAST 26TH STREET HAVING A BEARING OF N19°50'00"E AS SHOWN ON REGISTERED PLAN 608
- 2) TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED.

LEGEND

■	DENOTES	FOUND MONUMENT
□	DENOTES	PLANTED MONUMENT
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
IP	DENOTES	IRON PIPE
OU	DENOTES	ORIGIN UNKNOWN
CALC	DENOTES	CALCULATED
MEAS	DENOTES	MEASURED
WIT	DENOTES	WITNESS
P1	DENOTES	REGISTERED PLAN 608
D1	DENOTES	DEED AS IN INST. VM11076
D2	DENOTES	DEED AS IN INST. AB238741
D3	DENOTES	DEED AS IN INST. CD311277
D4	DENOTES	DEED AS IN INST. NS169365
D5	DENOTES	DEED AS IN INST. VM159494
BM	DENOTES	BENCHMARK
BF	DENOTES	BOARD FENCE
CONC.	DENOTES	CONCRETE
DT	DENOTES	DECIDUOUS TREE
DIA	DENOTES	DIAMETER TREE
FH	DENOTES	FIRE HYDRANT
GM	DENOTES	GAS METER
TCRW	DENOTES	TOP OF CONCRETE RETAINING WALL
TSRW	DENOTES	TOP OF STONES CONCRETE RETAINING WALL
TOC	DENOTES	TOP OF CURB
WV	DENOTES	WATER VALVE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON 6TH DAY OF DECEMBER, 2021

JANUARY 13, 2022

DATE

ATHITHTHAN KANAGANAYAGAM
ONTARIO LAND SURVEYOR

" This plan was signed with this scanned signature as a result of the emergency order related to the COVID-19 pandemic. "

15 Great Plains Street
Brampton, Ontario
L6R-1Z5
Phone: (647) 914-3361
www.akmsurvey.com
Email: info@akmsurvey.com

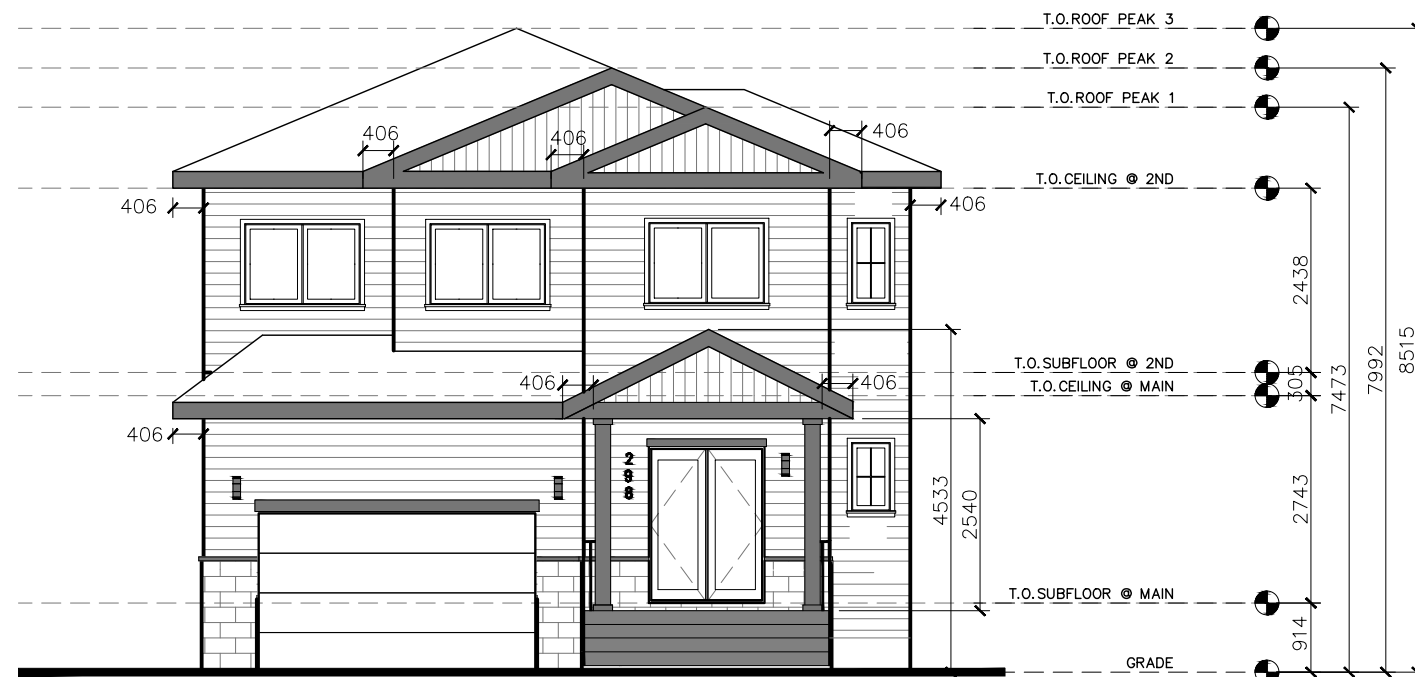
AKM
AK&M SURVEYING LTD.

DATE: January 19, 2022 CHECKED BY: AK DRAWN BY: GS PROJECT No.: 2021-123

FILE LOCATION: C:\Users\monco\Dropbox\ARCHITECTURAL DRAWINGS\CURRENT PROJECTS\298 EAST 26TH_CUSTOM\CAD\2021-123-SRPR-draft.dwg



SP1.01



1
A2.01
FRONT ELEVATION
Scale 1:100



2
A1.01
SIDE ELEVATION
Scale 1:100

Ontario
Ministry of Municipal Affairs & Housing

Qualification Information
The undersigned has reviewed and takes responsibility for this design and has qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Signature *Julia Mancini*

Julia Mancini, Manco Design
BCIN 113168

MANCO
ARCHITECTURAL DESIGN

Phone | 905-537-9578
Email | julia@mancodesign.com
Website | www.mancodesign.com

MANCO
Architectural Design

DRAWING SUBMISSIONS	
DATE	TYPE
22-01-19	MINOR VARIANCE

**298 EAST 26TH STREET
HAMILTON, ONTARIO**

DRAWN BY: JM
PLOT DATE: 2022-01-19

PAGE
ELEVATIONS

A2.01