

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-22:24

APPLICANTS: Agent Kevin Webster Design Inc.
Owner K. & A. Strong

SUBJECT PROPERTY: Municipal address **74 Province St. S., Hamilton**

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

ZONING: "C" (Urban Protected Residential) district

PROPOSAL: To permit the construction of a new one (1) storey addition in the rear yard of the existing Single Family Dwelling and for the construction of a new rear yard deck and the relocation of an existing accessory building on-site notwithstanding that:

1. A northerly side yard width of 0.6m shall be provided instead of the minimum 1.2m required side yard width.
2. Eaves and gutters shall be permitted to project a maximum of 0.45m into the required northerly side yard and may be as close as 0.15m from the northerly side lot line instead of the maximum 0.3m projection permitted.

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

DATE: Thursday, March 3rd, 2022
TIME: 2:20 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

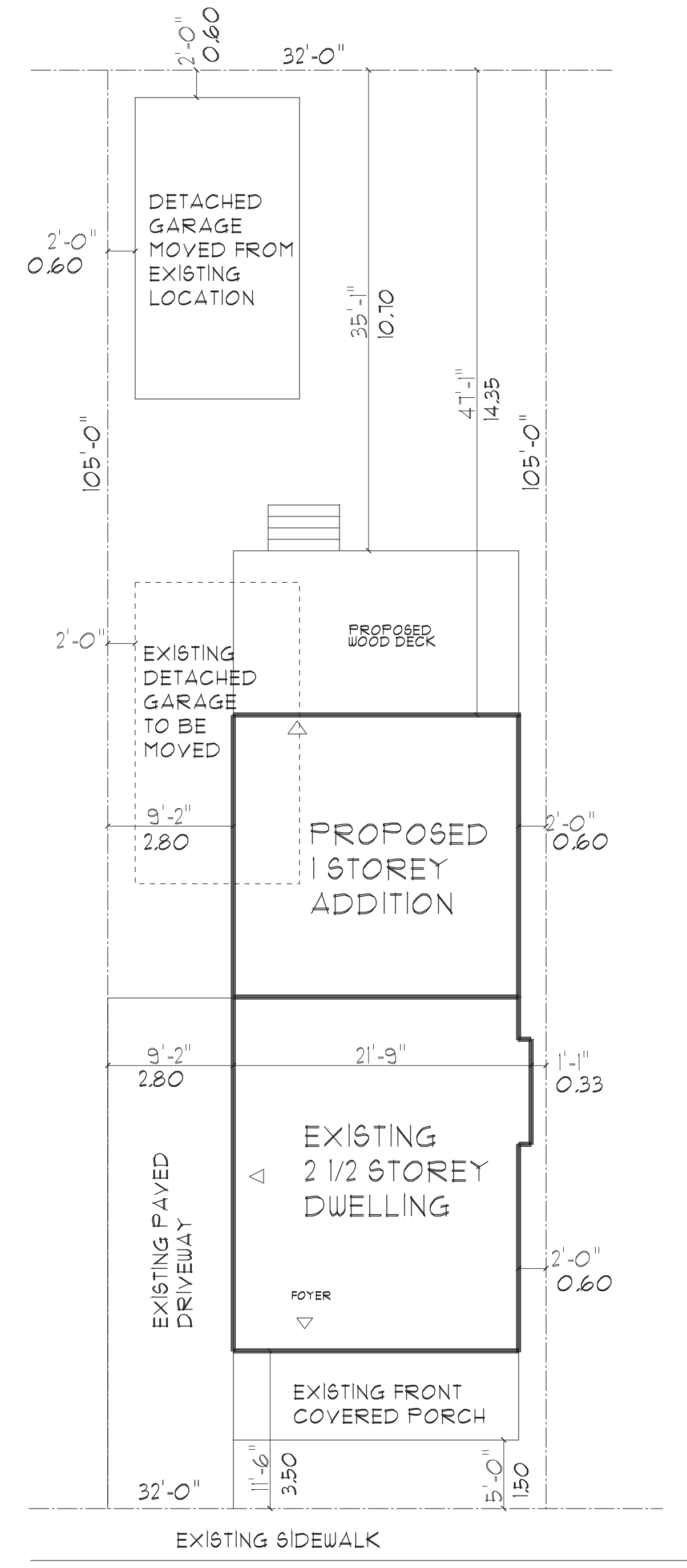
For more information on this matter, including access to drawings illustrating this request:

- 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.

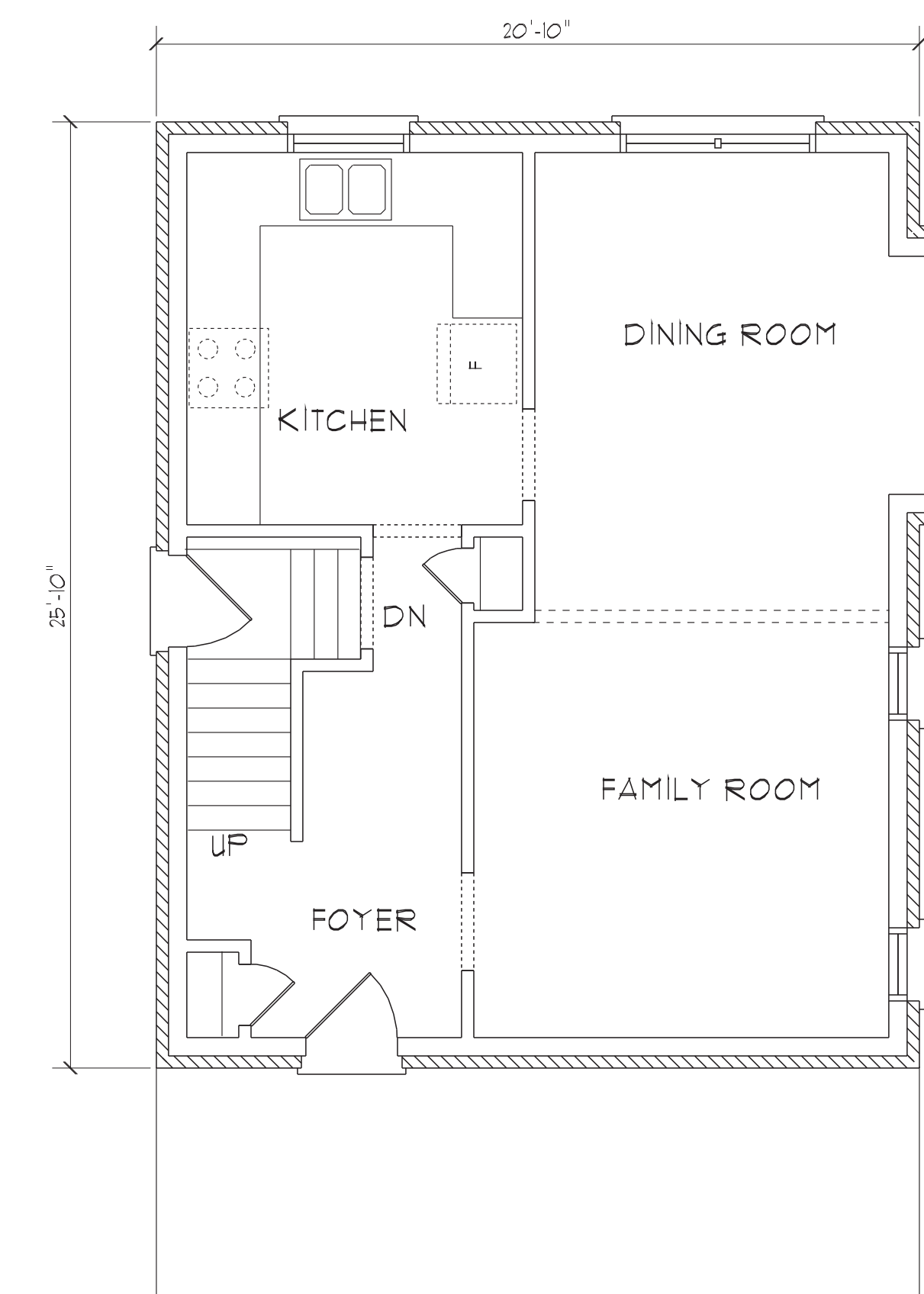
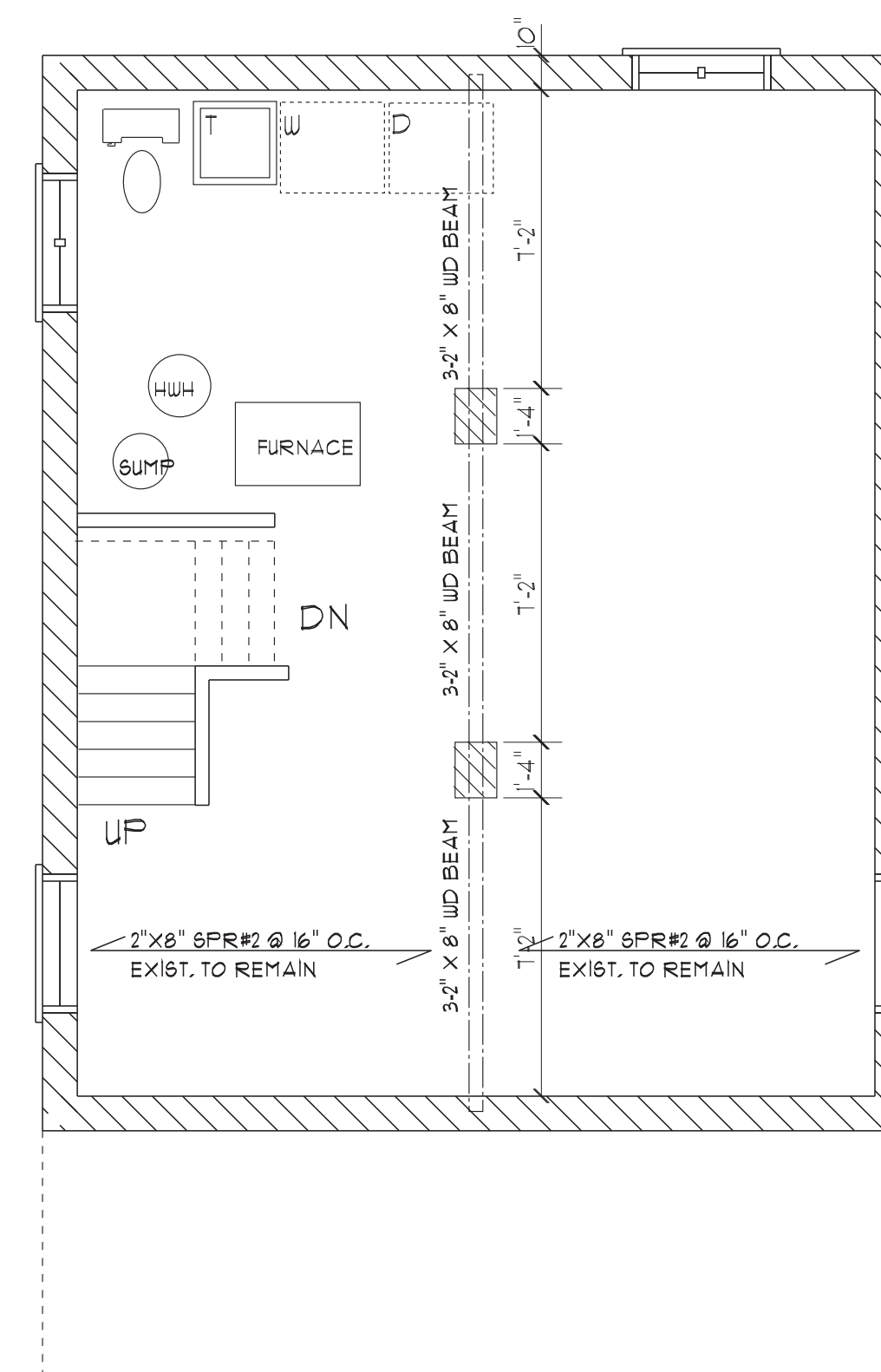
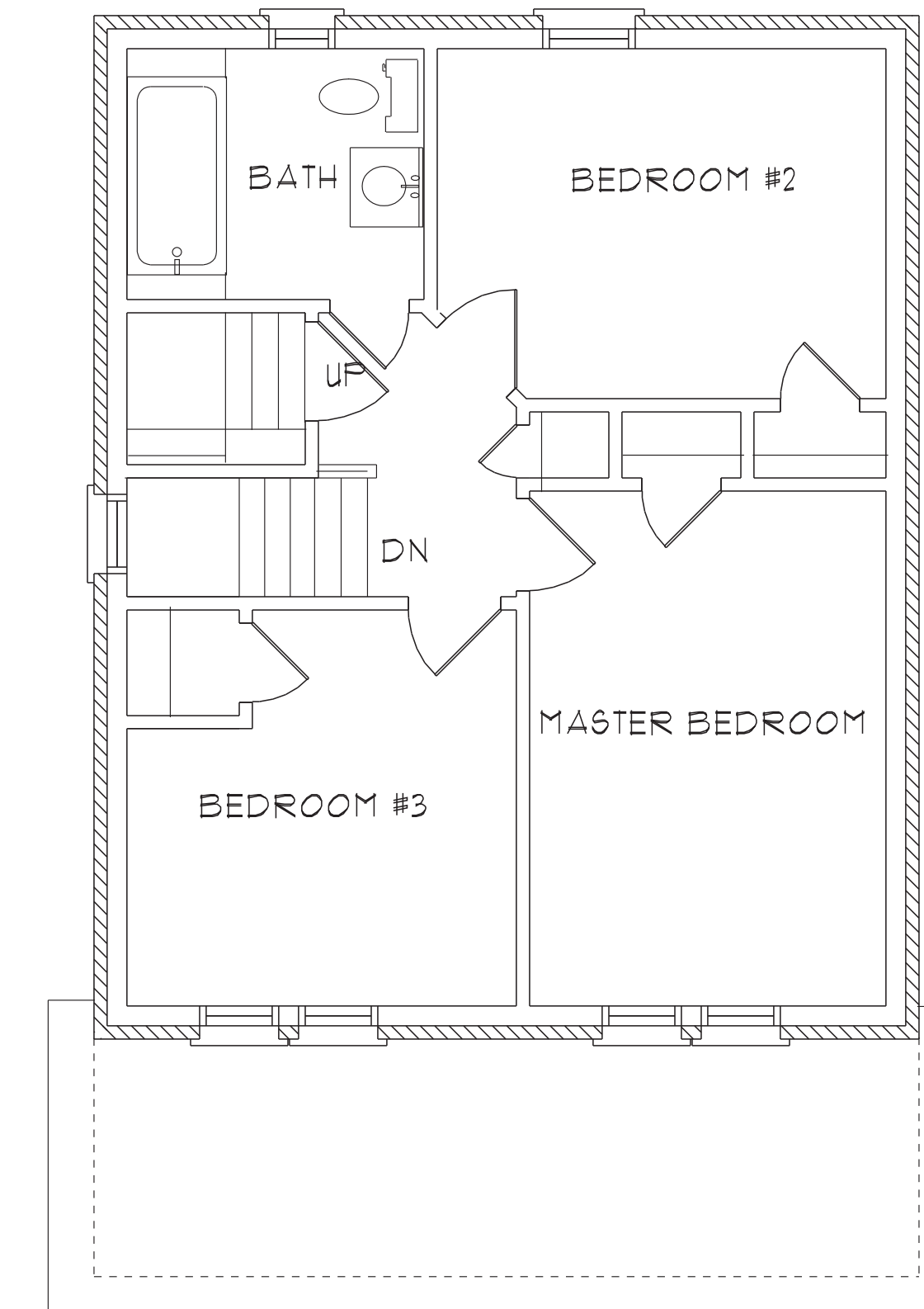
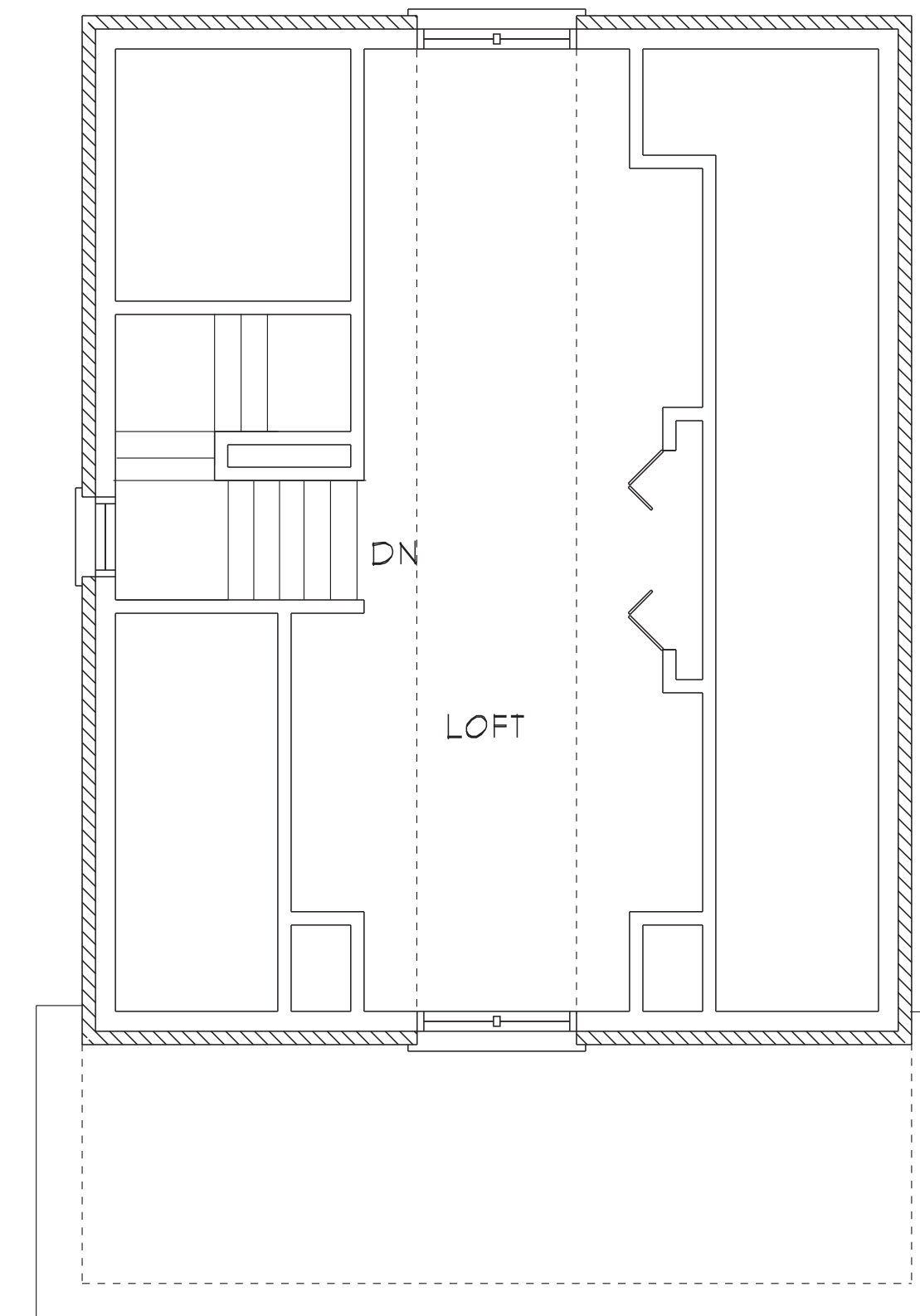
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

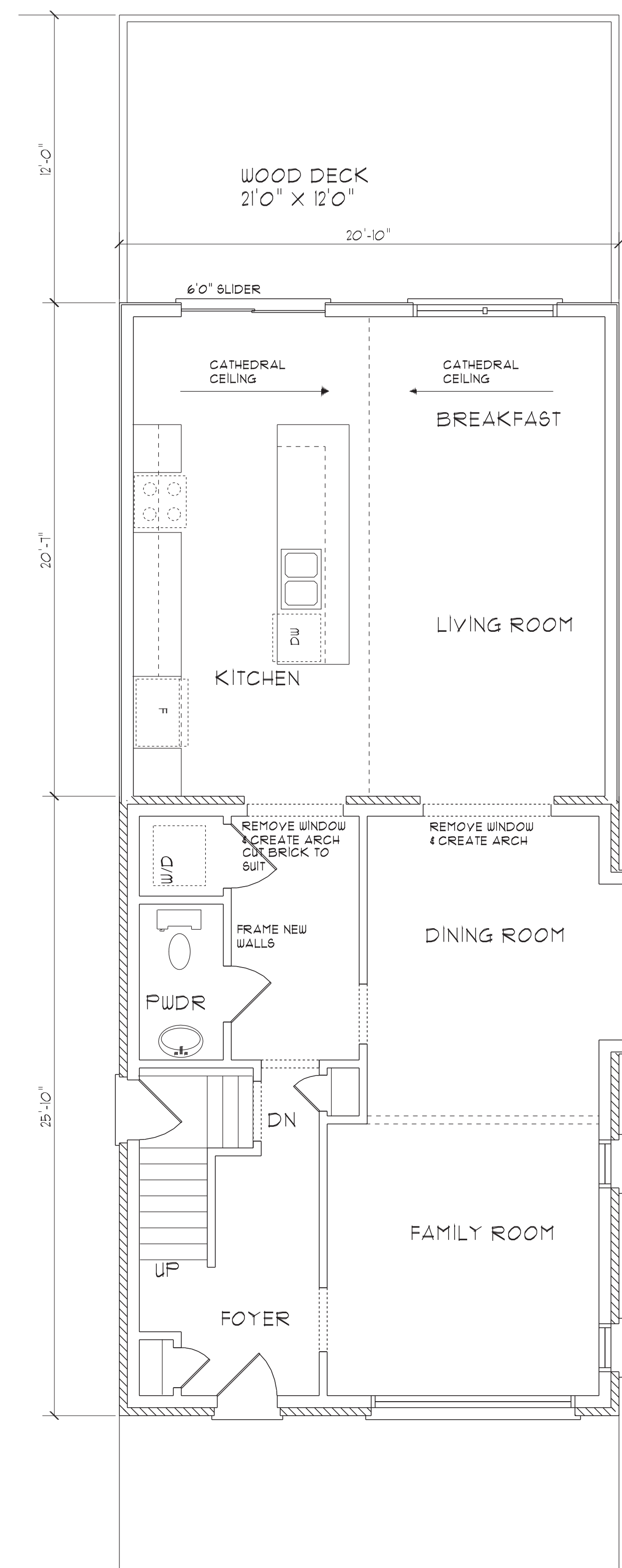
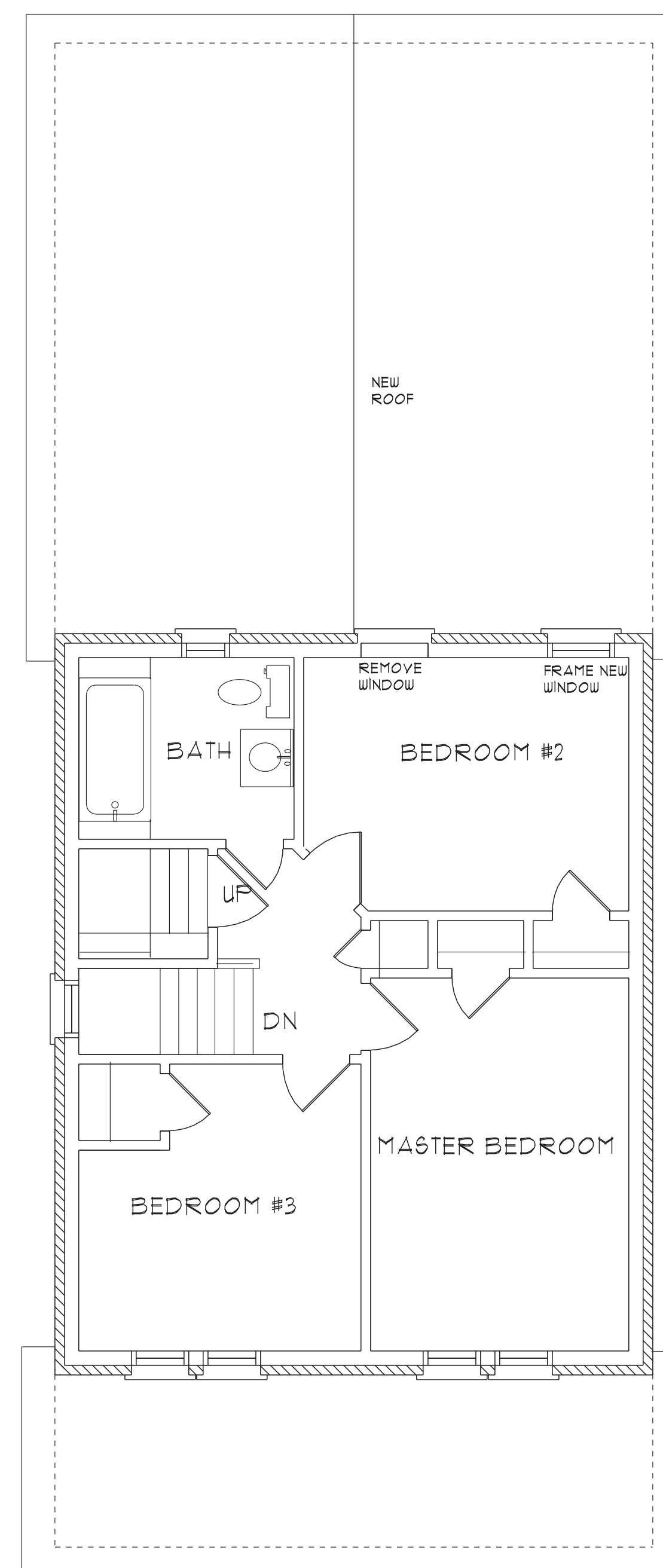
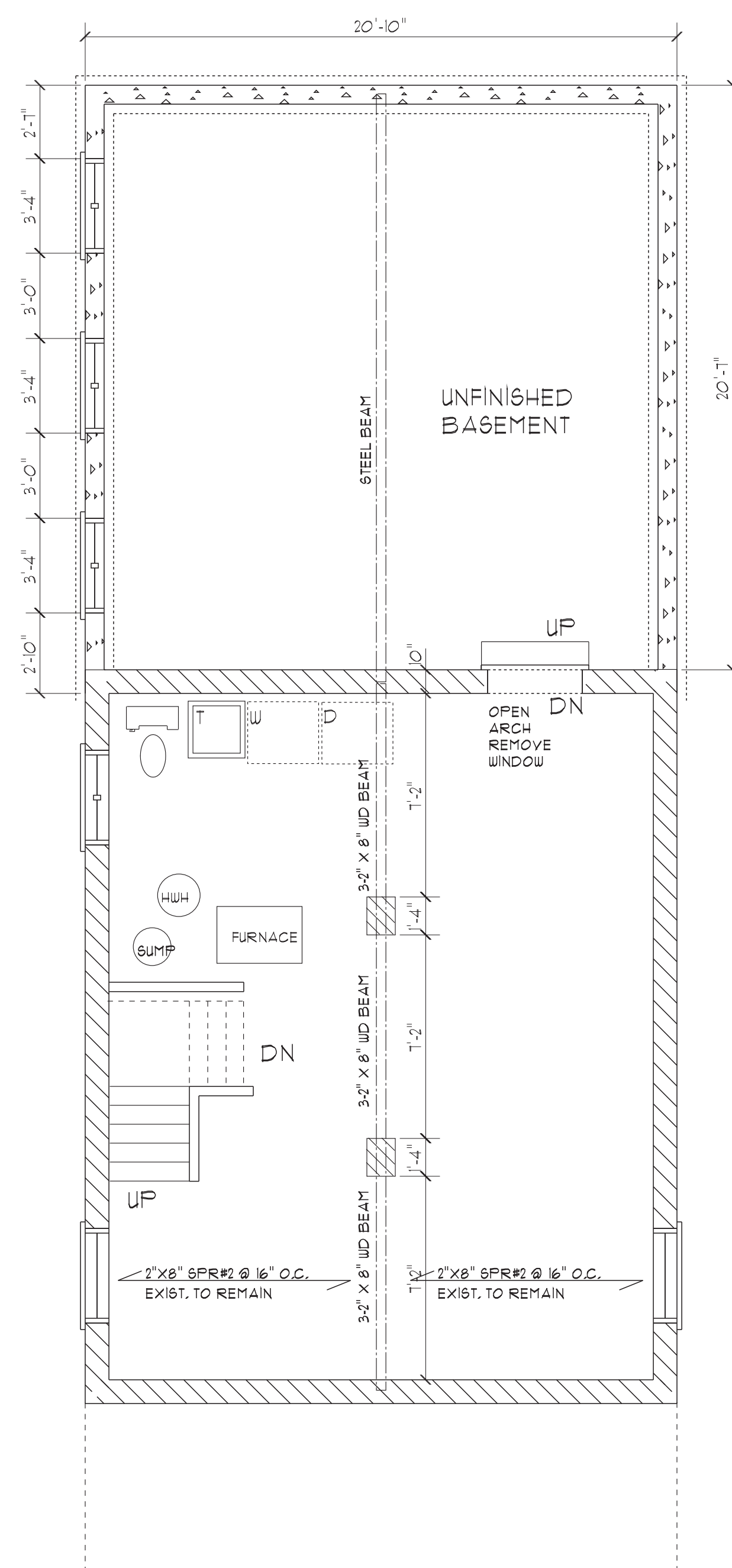


SITE PLAN
SCALE: 1/80

I	ISSUED FOR C OF A	01/25/22	KW
NO.	DESCRIPTION	DATE	BY
REVISIONS			
Kevin Webster Designs Inc. RESIDENTIAL & COMMERCIAL DESIGN, DRAFTING & CONSULTING 68 North Valley Dr, Welland, Ontario L3C 7L6 (905)639-2009			
PROJECT NO. 202202		DATE: JAN. 2022	
BUILDER:			
PROJECT NAME: STRONG RESIDENCE 74 PROVINCE ST SOUTH HAMILTON, ONT.			
MODEL:			
DRAWING: SITE PLAN			
DRAWN BY: K.W.		CHECKED BY: K.W.	
SCALE: 1'-4" = 1'-0"		PAGE: A4	



I	ISSUED FOR C O F A	01/25/22	K.W
NO.	DESCRIPTION	DATE	BY
REVISIONS			
Kevin Webster Designs Inc.			
RESIDENTIAL & COMMERCIAL DESIGN, DRAFTING & CONSULTING			
68 North Valley Dr., Welland, Ontario L3C 7L6 (905)639-2009			
PROJECT NO. 202202		DATE: JAN. 2022	
BUILDER:			
PROJECT NAME: STRONG RESIDENCE 74 PROVINCE ST SOUTH HAMILTON, ONT.			
MODEL:			
DRAWING: EXISTING PLANS			
DRAWN BY: K.W.		CHECKED BY: K.W.	
SCALE: 1'-4" = 1'-0"		PAGE: A1	



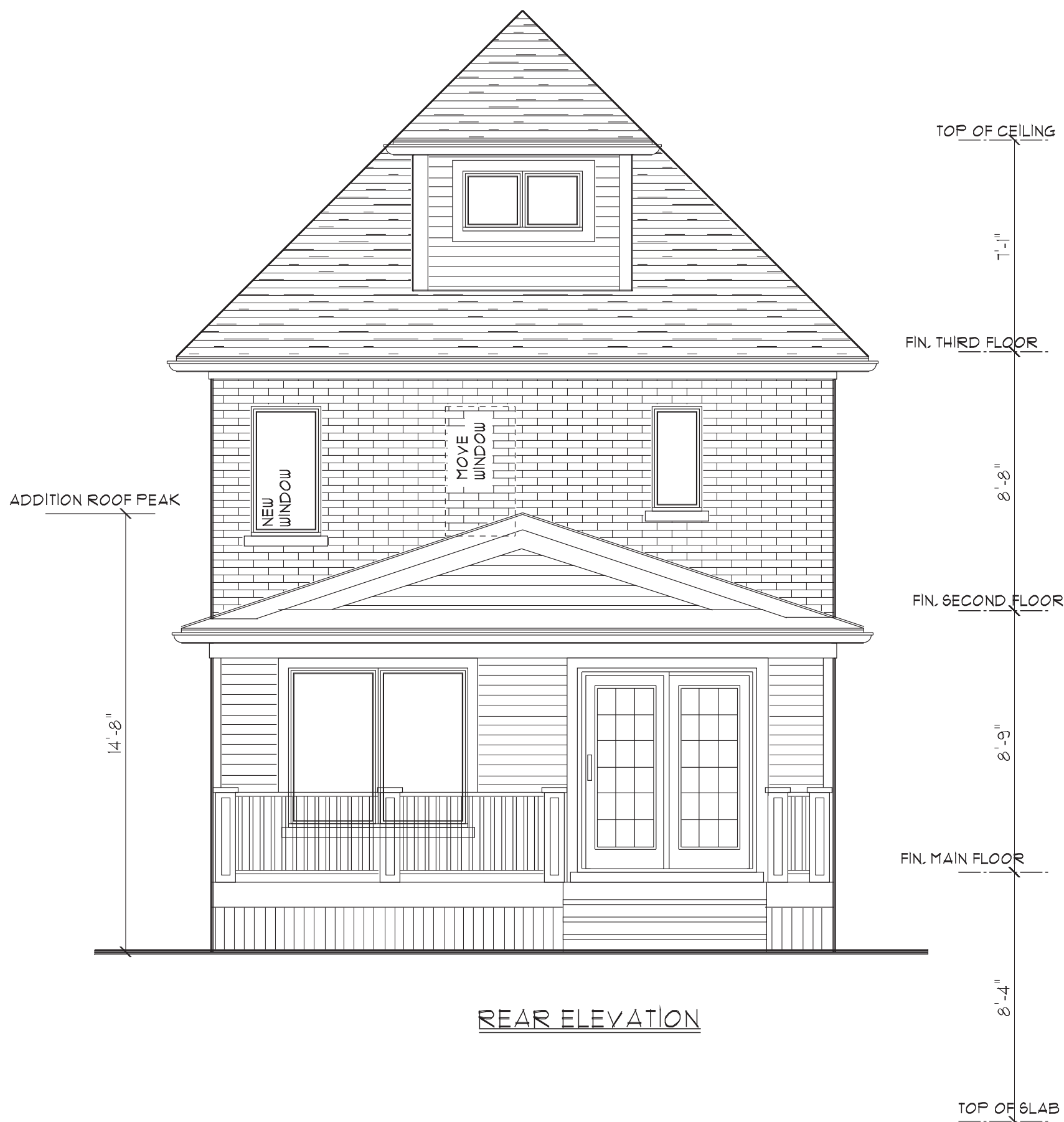
I	ISSUED FOR C.O.F.A	01/25/22	KW
NO.	DESCRIPTION	DATE	BY
REVISIONS			
Kevin Webster Designs Inc.			
RESIDENTIAL & COMMERCIAL DESIGN, DRAFTING & CONSULTING			
68 North Valley Dr., Welland, Ontario L3C 7L6 (905)639-2009			
PROJECT NO.		DATE:	
202202		JAN. 2022	
BUILDER:			
PROJECT NAME:			
STRONG RESIDENCE 74 PROVINCE ST SOUTH HAMILTON, ONT.			
MODEL:			
DRAWING:			
PROPOSED PLANS			
DRAWN BY:		CHECKED BY:	
K.W.		K.W.	
SCALE:		PAGE:	
1'-4" = 1'-0"		A2	



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

I	ISSUED FOR C OF A	01/25/22	KW
NO.	DESCRIPTION	DATE	BY
REVISIONS			
Kevin Webster Designs Inc. RESIDENTIAL & COMMERCIAL DESIGN, DRAFTING & CONSULTING 68 North Valley Dr, Welland, Ontario L3C 7L6 (905)639-2009			
PROJECT NO. 202202		DATE: JAN. 2022	
BUILDER:			
PROJECT NAME: STRONG RESIDENCE 74 PROVINCE ST SOUTH HAMILTON, ONT.			
MODEL:			
DRAWING: PROPOSED ELEVATIONS			
DRAWN BY: K.W.		CHECKED BY: K.W.	
SCALE: 1'-4" = 1'-0"		PAGE: A3	

**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

**Registered
Owners(s)****Applicant(s)*****Agent or
Solicitor****NAME****MAILING ADDRESS**

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:

N/A.

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:

- ① REQUIRE RIGHT SIDE SETBACK TO BE 0.60m INSTEAD OF THE REQUIRED 1.2m FOR NEW ADDITION
② REQUIRE 0.60m FOR SIDE & REAR SETBACK FOR DETACHED GARAGE.

☐ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

EXISTING DWELLING IS LOCATED TOO CLOSE TO EXISTING PROPERTY LINE,

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**):

74 PROVINCE ST. SOUTH, HAMILTON, ONT.

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?

COMMON 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.

JAN. 25 / 22
Date

Karen Strong
Signature Property Owner(s)
Aaron Strong / Karen Strong
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 32'
Depth 105'
Area 3360 SQ. FT.
Width of street 60'

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: 2 1/2 STOREY, GROUND FLOOR AREA: 548 S.F.
SECOND FLOOR AREA: 538 S.F.
THIRD FLOOR AREA: 250 S.F.
GROSS FLOOR AREA: 1336 S.F.

21'-0" WIDE, 24'-0" DEEP, 31'-6" HEIGHT
Proposed EXIST. DETACHED GARAGE = 12' x 22' x 12' HIGH
2 1/2 STOREY, GROUND FLOOR AREA: 974.0 S.F.
SECOND " " 538.0 S.F.
THIRD " " 250.2 S.F.
GROSS " " 1762.0 S.F.

21'-0" WIDE, 46'-6" DEEP, 31'-6" HEIGHT
EXIST. GARAGE 12' x 22' x 12' HIGH

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: 1.5m RIGHT SIDE 0.60m LEFT SIDE: 2.80m
REAR: 20.77m

DETACHED GARAGE FRONT: 15.24m RIGHT SIDE: 5.5m
Proposed: LEFT SIDE: 0.90m REAR: 10.0m

FRONT = 1.5m RIGHT SIDE: 0.60m LEFT SIDE: 2.8m
REAR = 14.35

DETACHED GARAGE TO BE MOVED.

FRONT: 21.0m RIGHT: 14.90 LEFT: 0.60 REAR: 0.60

13. Date of acquisition of subject lands:
2010
14. Date of construction of all buildings and structures on subject lands:
1950 +/-
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:
SINCE BUILT 1950 +/-
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:
SINGLE FAMILY
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
'C' ZONING.
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.