

## **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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
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**APPLICATION NO.:** HM/A-22:73

**APPLICANTS:** Owner G. Palmer

**SUBJECT PROPERTY:** Municipal address **58 East 24<sup>th</sup> St., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended 83-66

**ZONING:** "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) district

**PROPOSAL:** To permit two (2) parking spaces to be located in the front yard on an existing residential parcel of land notwithstanding that:

1. The front yard landscaped area shall be a minimum of 17.0 percent of the gross area of the front yard instead of the minimum 50.0 percent required front yard landscaped area.
2. No onsite manoeuvring shall be provided for the two (2) required parking spaces instead of the requirement that a manoeuvring space shall be provided and maintained abutting and accessory to each required parking space on the lot and whereas the zoning By-law only permits off-site manoeuvring for only one (1) parking space.
3. The area for parking shall be permitted to occupy 82.0 percent of the gross area of the front yard, instead of the maximum 50.0 percent permitted.

**NOTE:**

1. Please note that Minor Variance Application No. HM/A-21:87 was recently granted by the Committee of Adjustment to facilitate the creation of a secondary dwelling unit within the existing single family dwelling.
2. Please note that Minor Variance Application No. HM/A-21:292 was recently granted by the Committee of Adjustment to facilitate the creation of a secondary dwelling unit – detached on the lot.

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

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**DATE:** Thursday, April 7th, 2022  
**TIME:** 2:05 p.m.  
**PLACE:** Via video link or call in (see attached sheet for details)  
To be streamed at  
[www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only

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## **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](http://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](mailto:cofa@hamilton.ca)

DATED: March 22nd, 2022.

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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.***



Consistent with neighborhood character, many homes on East 24<sup>th</sup> St., between Concession & Crockett, have already established double drives that would exceed the allowed 50% landscaped area.

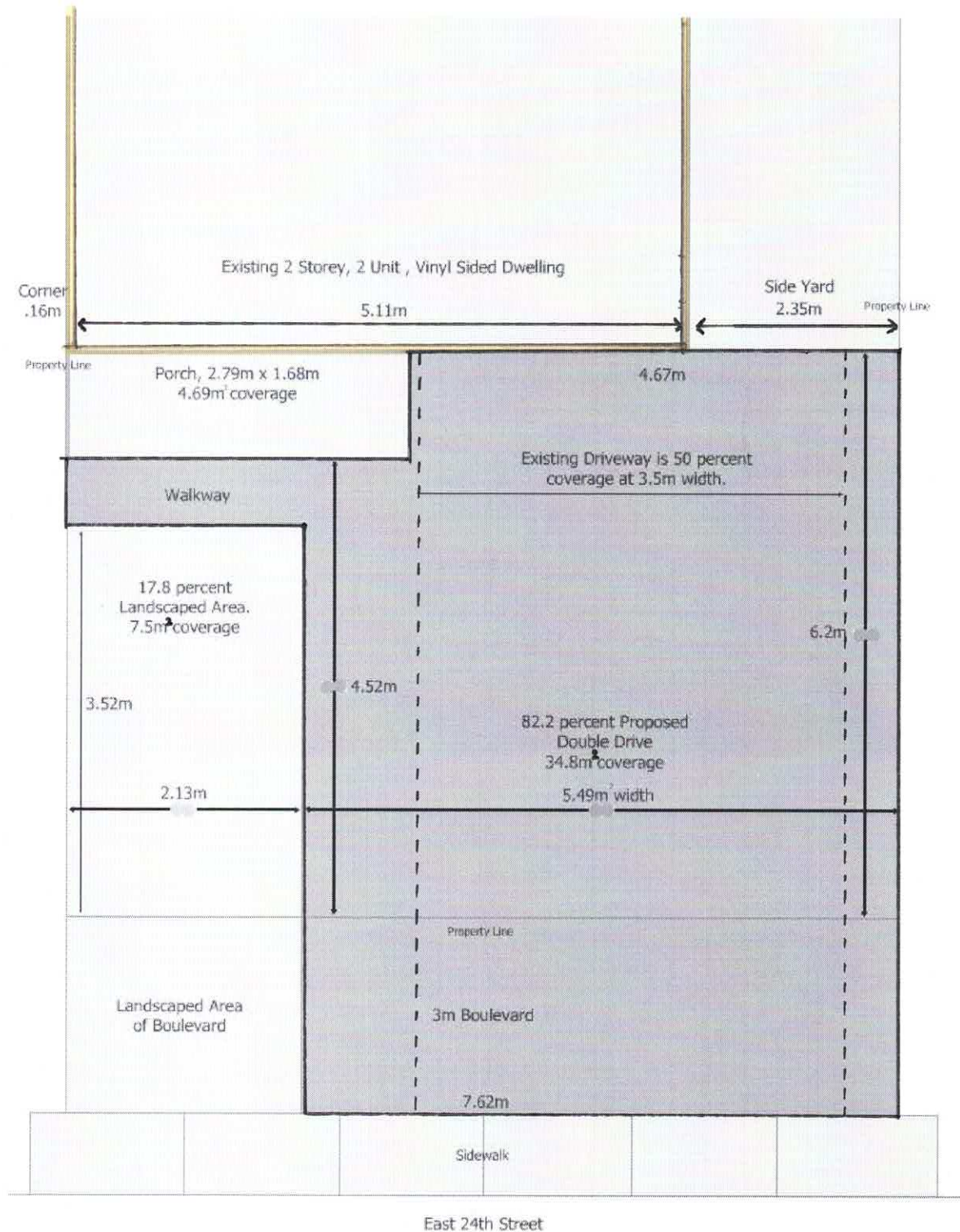




58 East 24<sup>th</sup> Street  
Existing driveway established with permit



SITE SKETCH  
58 East 24<sup>th</sup> Street Hamilton, ON  
Lot 169, registered plan 435  
See attached Site Survey for reference





# 12' WIDE ALLEYWAY

DEDICATED BY REGISTERED PLAN NO. 435

N 19°34'00"E 59.29'

34.29' (P1 & MEAS)

25.60' (P1 & SET)

LOT 171

LOT 170

LOT 169

LOT 168

INSTRUMENT NO. 488065 C.D.

INSTRUMENT NO. 258063 C.D.

INSTRUMENT NO. 372337 A.B.

REGISTERED

PLAN 435

PLAN

62R-9957

PART 1

PART 2

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WHOLE OR IN PART WITHOUT THE  
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MACKAY & PETERS LIMITED

ALUMINUM  
SIDED  
DWELLING  
# 60

ALUMINUM  
SIDED  
DWELLING  
# 56

ALUMINUM  
SIDED  
DWELLING  
# 56

FRAME PORCH

CONCRETE PORCH

CONCRETE PORCH

59.29' (P1 & MEAS)

N 19°34'00"E 59.29' (P1 & MEAS)

25.0' (P1 & MEAS)

BEING REFERENCE

EAST 24th STREET

(FORMERLY ALEXANDRA STREET)

(NAME CHANGED ACCORDING TO BY-LAW NO. 942, REGISTERED INSTRUMENT NO. 435 BY-LAW)

DEDICATED BY REGISTERED PLAN NO. 435

CONCESSION STREET

BEING REFERENCE

DEPARTMENT OF BUILDING  
CITY OF HAMILTON  
24915-0



INSTRUMENT NO. 372337 A.B.

FD L A CHAIN

4 3

R - 9 9 5 7

PART 2

ALUMINUM  
SIDED  
DWELLING  
# 60

ALUMINUM  
SIDED  
# 50

ALUMINUM  
SIDED  
DWELLING  
# 56

FRAME PORCH

CONCRETE FROM

CONCRETE PORCH

29<sup>3</sup> (P1 & MEAS)

25.0' (P2 & MEAS)

N 19°34'00" E 891.39' (M. A. HEAD)

READING REFERENCE

0.12 EAS  
(12713)





**Committee of Adjustment**  
City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto: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.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

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**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 for 2 parking spaces.  
2nd parking space is required for the construction of an SDU.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

zoning by law only allows for 50% landscaped area which allows for 1 parking space. I would like to have 2 parking spaces as 1 parking space isn't enough and street parking is minimal.

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**):

58 east 24th, lot 169, registered plan 435

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

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 research, property records, surrounding neighborhood

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.

28/02/2022

Date

  
Signature Property Owner(s)

Geoff Palmer

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>7.62</u>
Depth	<u>40.54</u>
Area	<u>308.56</u>
Width of street	<u>20</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: \_

2 stories  
two family dwelling  
15.24Lx4.87W

Proposed

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

Existing:

existing house to front property line is 6.2m  
existing porch to front property line is 4.52m

Proposed:

front yard 6.2m / 4.52  
side yard 2.35m



13. Date of acquisition of subject lands:  
50+ years
14. Date of construction of all buildings and structures on subject lands:  
50+ years
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:  
50+ years
18. Municipal services available: (check the appropriate space or spaces)  
Water yes Connected yes  
Sanitary Sewer yes Connected yes  
Storm Sewers yes
19. Present Official Plan/Secondary Plan provisions applying to the land:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
"D" Urban Protected Residential
21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)  
☐ Yes ☐ No  
If yes, please provide the file number:
- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?  
☐ Yes ☐ No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.
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 (please include separate sheet if needed)
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.