



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-22:56

APPLICANTS: Agent Zig Zilinskis
Owners C. & L. Medcalf

SUBJECT PROPERTY: Municipal address **1230 Woodburn Rd., Glanbrook**

ZONING BY-LAW: Zoning By-law 05-200, as Amended 15-173

ZONING: "S1,E54" (Settlement Residential) district

PROPOSAL: To permit the construction of a 107 square metre accessory building on a residential parcel of land containing an existing single detached dwelling notwithstanding that:

1. A maximum height of 5.7 metres shall be permitted for an accessory building, instead of the requirement that all accessory buildings shall have a maximum height of 4.5 metres.
2. An aggregate maximum gross floor area of 132 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, and therefore Variance No. 3 has been written as requested by the applicant.
2. It is noted that the submitted application indicates that proposed accessory building is to provide storage for various vehicles i.e. riding mower, boat, snow blower, atv's etc. . 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.
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. Please note that the specific distance that the eave and gutters project has not been indicated on the submitted plan. Please note that as per Section 4.8(g), an eave or gutter of any accessory building may encroach into any required yard to a maximum of 0.45 metres. Additional variances may be required if compliance with Section 4.8(g) is not possible.

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

DATE: Thursday, April 7th, 2022
TIME: 3:30 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: March 22nd, 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.

PART	LOT, BLOCK, REG'D PLAN, CONCESSION	INST. N°	AREA (acres)
1	PART OF LOT 1, BLOCK 2, CONCESSION 2 and LOT 7 &	308156 C.D. (REM.)	1.3303
2	PART OF LOT 6, BLOCK 'C', REG'D PLAN 188 & 188 A		0.0344
3			0.0322
4	PART OF LOT 1, BLOCK 2, CONCESSION 2		1.2551

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE: NOVEMBER 8, 1991

G.V. Consoli
G.V. CONSOLI
ONTARIO LAND SURVEYOR

PLAN 62R-12011

RECEIVED AND DEPOSITED

DATE: 1991 12 06

L. Radley
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
WENTWORTH (N° 62).

CAUTION:
THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT.

PLAN OF SURVEY OF
LOT 7, & PART OF LOT 6, BLOCK 'C'
REGISTERED PLAN N°s 188 & 188A
AND
PART OF LOT 1, BLOCK 2
CONCESSION 2
TOWNSHIP OF GLANBROOK
(FORMERLY TOWNSHIP OF BINBROOK.)
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

SCALE = 1" = 60'

GUIDO CONSOLI SURVEYING LTD.
ONTARIO LAND SURVEYORS, 1991.

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
THE WESTERLY LIMIT OF WOODBURN ROAD
AS SHOWN ON REFERENCE PLAN 62R-2641, HAVING A
BEARING OF N 15° 55' 30" E.

LEGEND:

SURVEY MONUMENT FOUND	■
SURVEY MONUMENT PLANTED	□
STANDARD IRON BAR	S.I.B.
IRON BAR	I.B.
ROUND IRON BAR	R.I.B.
MACKAY, MACKAY & PETERS, O.L.S.	MMP
S.W. WOODS, O.L.S.	W
G.V. CONSOLI, O.L.S.	1511
ORIGIN UNKNOWN	O.U.
WITNESS	Wit.
REFERENCE PLAN 62R-8227	Plan.
INST. N° 308156 C.D.	Deed.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 - THE SURVEY WAS COMPLETED ON THE 3rd DAY OF OCTOBER, 1991.

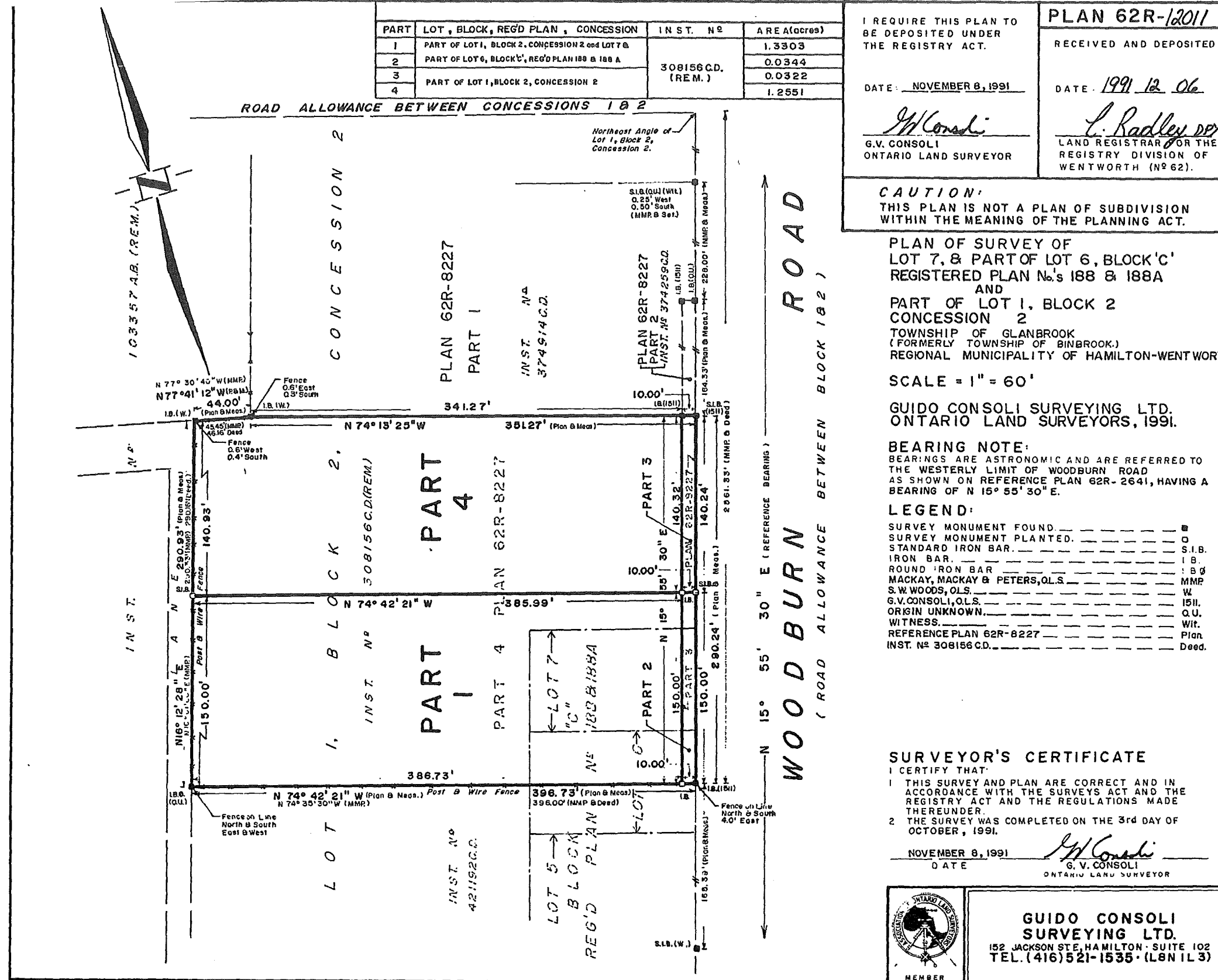
NOVEMBER 8, 1991
DATE

G.V. Consoli
G.V. CONSOLI
ONTARIO LAND SURVEYOR



**GUIDO CONSOLI
SURVEYING LTD.**
152 JACKSON ST., HAMILTON - SUITE 102
TEL. (416) 521-1535 • (LBN IL 3)

JOB No. : 91-282



62R-12011

16X



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

Phone: (905) 546-2424 ext. 4221
Email: cafe@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) *	[REDACTED]	
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:

* Caisse Desjardins, 1380 LaSalle Blvd, Sudbury, On

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:

* HEIGHT - FROM 4.5M. TO 5.7M. (PEAK TO GRADE)
* SIZE - FROM 45M² TO 131.87M²

Second Dwelling Unit Reconstruction of Existing Dwelling

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

* HEIGHT REQUIRED TO STORE BOAT -
STORAGE FOR RIDING MOWER, WITH MOWER AND LAWN ROVER
* LAWN MOWER, VEHICLES, BOAT, SNOW BLOWER, ATV'S,
~~WOOD BENCHES, STORAGE SHELVING, ETC.~~

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):

* 1230 WOODBURN RD., HANNON, ONT.
PT LT 1, BLK 2, BINBROOK, PART 4, 62 R12011
GLANBROOK, CITY OF HAMILTON

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?
 We have lived at the property since 2004 and are knowledgeable of the property and surrounding areas

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.

2/4/2022 | 11:13 AM EST Date
DocuSigned by: Chris Medcalf Signature of Property Owner(s)
DocuSigned by: Lori Medcalf 06DD85BE6F7499...
 Chris and Lori Medcalf Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	42.95 M. (140.93')
Depth	117.65 M. (385.99')
Area	5053.07 M ² (54,397.57 sq ft)
Width of street	8.25 M (27')

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: DETACHED, 1 STORY, RANCH STYLE HOME
 SHED -
Proposed: DETACHED ACCESSORY BLD. FOR A SINGLE FAMILY DWELLING.

PLEASE ATTACH SITE PLAN.

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

Existing:
Proposed:

SITE PLAN ATTACHED.

13. Date of acquisition of subject lands:
July 15 / 2004
14. Date of construction of all buildings and structures on subject lands:
House Built in 2000
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):

16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):

17. Length of time the existing uses of the subject property have continued:
APPROXIMATELY 22 YEARS, HOUSE BUILT IN 2000
18. Municipal services available: (check the appropriate space or spaces)
 Water NONE Connected _____
 Sanitary Sewer NONE Connected _____
 Storm Sewers NONE
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:

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:
NO. GL/A-16:113
- 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.