



## **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-22:105

**APPLICANTS:** Agent IDM (2005) Consultants Inc. – P. Tewari  
Owner A. Jafar

**SUBJECT PROPERTY:** Municipal address **27 Millen Ave., Hamilton**

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

**ZONING:** "C" Urban Protected Residential district

**PROPOSAL:** To permit the conversion of the existing single-family dwelling to contain a secondary dwelling unit notwithstanding that;

1. A minimum of 2.9 m manoeuvring space aisle width shall be maintained for the rear detached garage instead of the minimum required manoeuvring space aisle width of 6.0m; and
2. No parking space shall be provided for the secondary dwelling unit instead of the minimum required one space per unit; and
3. A minimum driveway access width of 2.1 m shall be provided instead of the minimum required access driveway having a width of 2.8 m.

Notes:

These variances are necessary to facilitate building permit application No. 21-161847. This application will be heard by the Committee as shown below:

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**DATE:** Thursday, May 12<sup>th</sup>, 2022  
**TIME:** 1:50 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:

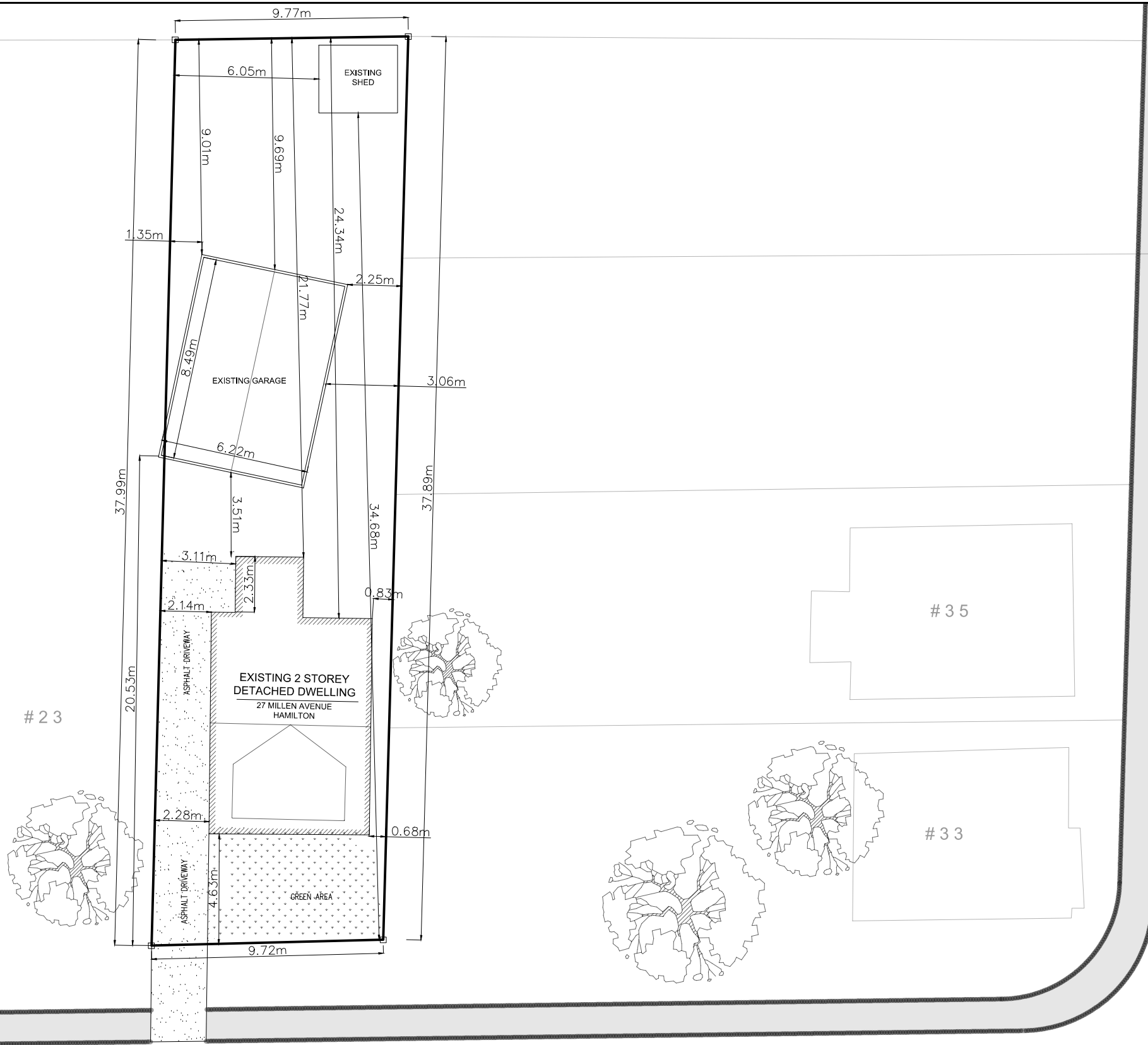
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: April 26<sup>th</sup>, 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.***



# 23

# 35

# 33

MILLEN Ave.

BRUCEDALE Ave. E



NO.	REVISIONS	DATE	BY

OWNER: \_\_\_\_\_

MUNICIPALITY: **HAMILTON CITY**

PROJECT NAME: **27 MILLEN AVE**

DRAWN BY: H.Z.  
DATE: NOV 2021

DESIGNED BY: \_\_\_\_\_  
CHECKED BY: P.T.

DATE OF ISSUE: NOV 04, 2021

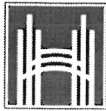
DATE OF PLOT: NOV 04, 2021

**IDM (2005) CONSULTANTS INC.**  
5325 HARVESTER RD. BURLINGTON  
ONTARIO L7L 5K4  
TEL. 905-928-2542

DRAWING TITLE: **SITE PLAN**

SCALE: **1 : 200**

PROJECT NO. \_\_\_\_\_ DRAWING NO. **A0.01**



Hamilton

**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**

<b>FOR OFFICE USE ONLY.</b>	
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:

27 Millen Ave, Hamilton, ON, L9A 2T5 - Fully purchased
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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 obtain relief for parking space for secondary dwelling unit in the basement and for future detached secondary dwelling in the rear of the property.

Second Dwelling Unit       Reconstruction of Existing Dwelling

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

Currently this driveway under the city of Hamilton is considered as shared driveway and 27 Millen Ave. only owns 2.6m driveway width where zoning by-law requires a minimum 2.8m driveway width. Existing driveway can have 1 parking spot at the front and 2 parking spots in the back where existing garage.

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**):

27 Millen Ave. Hamilton Ontario L9A 2T5

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?

Local 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. 31, 2022  
Date

*Ammar Jafar*  
Signature Property Owner(s)

Ammar Jafar  
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 9.72m  
Depth 37.99m  
Area 369.3 sq.m  
Width of street 8m

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-Storey Single Family House, (3bedrooms Master-12m<sup>2</sup>, Bedroom 1-10m<sup>2</sup>, Bedroom 2-10m<sup>2</sup>, Kitchen 9m<sup>2</sup>, Liv./Din. Room 25m<sup>2</sup>, Enclosed Porch 6.5m<sup>2</sup>, Powder Room 3m<sup>2</sup>, Building Height 5.5m) house is about 100m<sup>2</sup> above grade  
1-Storey, Existing Two Car Garage to be demolished 52 m<sup>2</sup>  
1-Storey, One Accessory Structure to be demolished. 8m<sup>2</sup>

Proposed

Secondary Dwelling Unit within existing Single Family Dwelling. No changes to building Proposed basement is 80m<sup>2</sup>  
Secondary Detached Dwelling Unit within existing Single Family Dwelling to be constructed in the future once garage and accessory structure to be demolished.  
The proposal is this dwelling to have one secondary dwelling unit within existing

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

Existing:

House: 4.63m front yard, 21.77m rear yard, 0.83m and 2.28m side yards.  
Garage: 20.53m front yard, 9.01m rear yard, 0.3m side yard as per C.O.A and 2.25m the other side yard.  
Accessory structure: 34.68m front yard, 0.6m rear yard, 0.6m and 6.05m side yard.

Proposed:

House: 4.63m front yard, 21.77m rear yard, 0.83m and 2.28m side yards.  
Future detached secondary dwelling unit: 20.53m front yard, 9.01m rear yard, 0.3m side yard as per C.O.A and 2.25m the other side yard.  
Accessory structure to be demolished.

13. Date of acquisition of subject lands:  
2021
14. Date of construction of all buildings and structures on subject lands:  
1960
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 Dwelling
17. Length of time the existing uses of the subject property have continued:  
40 + 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:  
Residential
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
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:  
Application no.: A-97:254 / Submission No.: A-254/97
- 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.