



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.: AN/A-22:112

APPLICANTS: Agent Stoney Brook - T. Brucculieri
Owners R. & J. Simeonidis

SUBJECT PROPERTY: Municipal address **31 Naomi Court, Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended 02-268

ZONING: "R4-480" (Residential) district

PROPOSAL: To permit the construction of a rear one storey addition to the existing single detached dwelling notwithstanding that;

1. A maximum lot coverage of 41.7% shall be permitted instead of the maximum 35.0% lot coverage permitted.
2. A minimum rear yard of 5.1m shall be permitted instead of the minimum 9.5m rear yard required.

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

DATE: Thursday, May 12th, 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

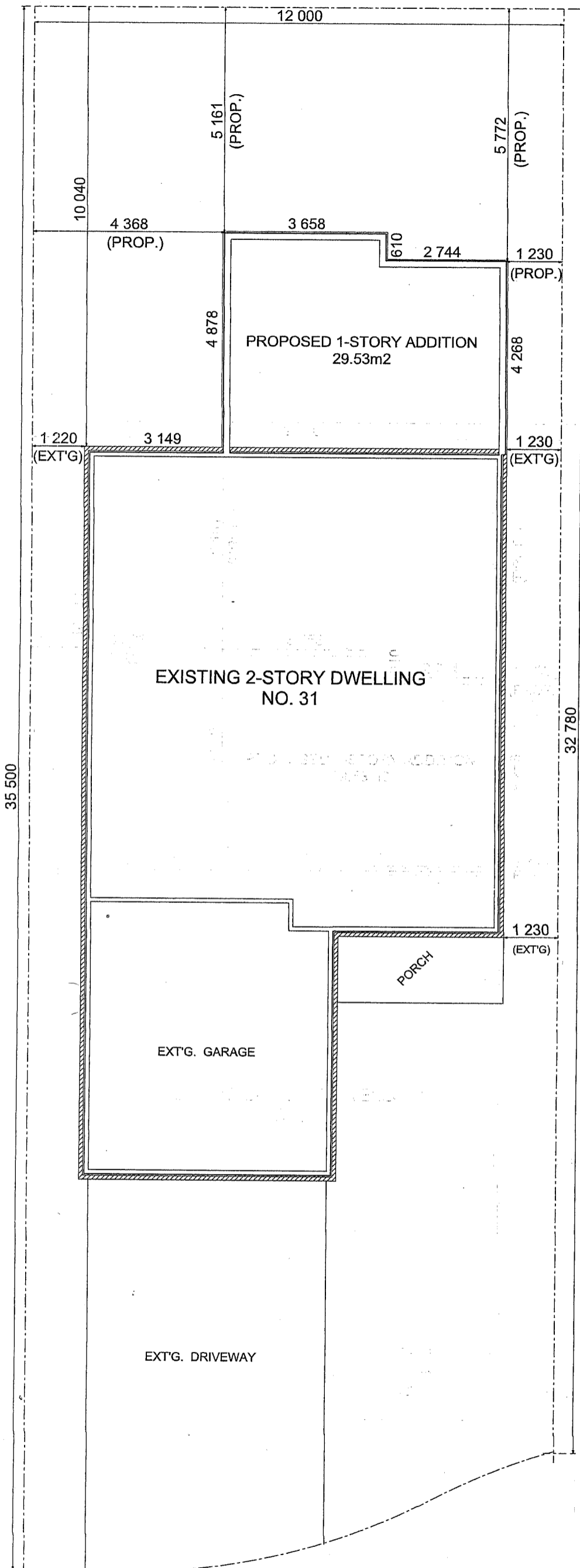
For more information on this matter, including access to drawings illustrating this request:

- 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

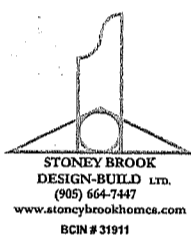
DATED: April 26th, 2022.

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.



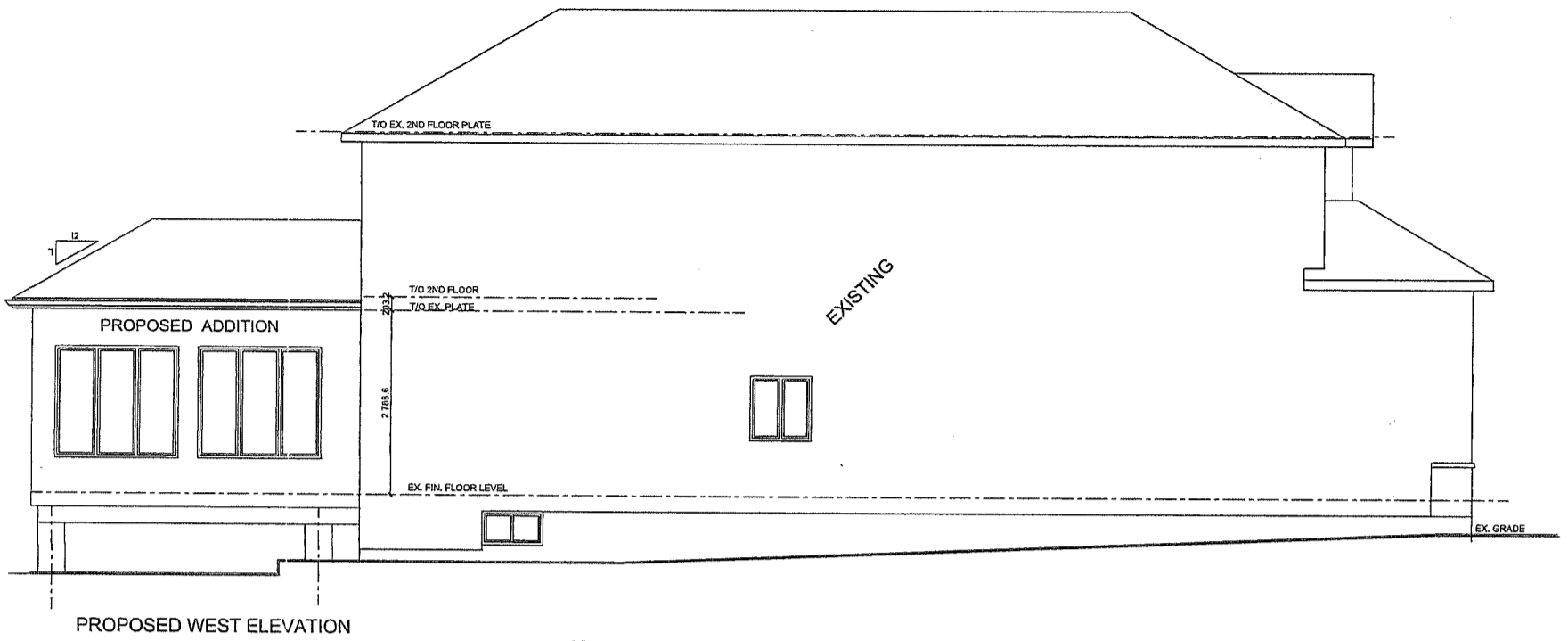
PROPOSED 1-STORY ADDITION
TO
31 NAOMI COURT, ANCASTER
MARCH 28/22
SCALE 1:100



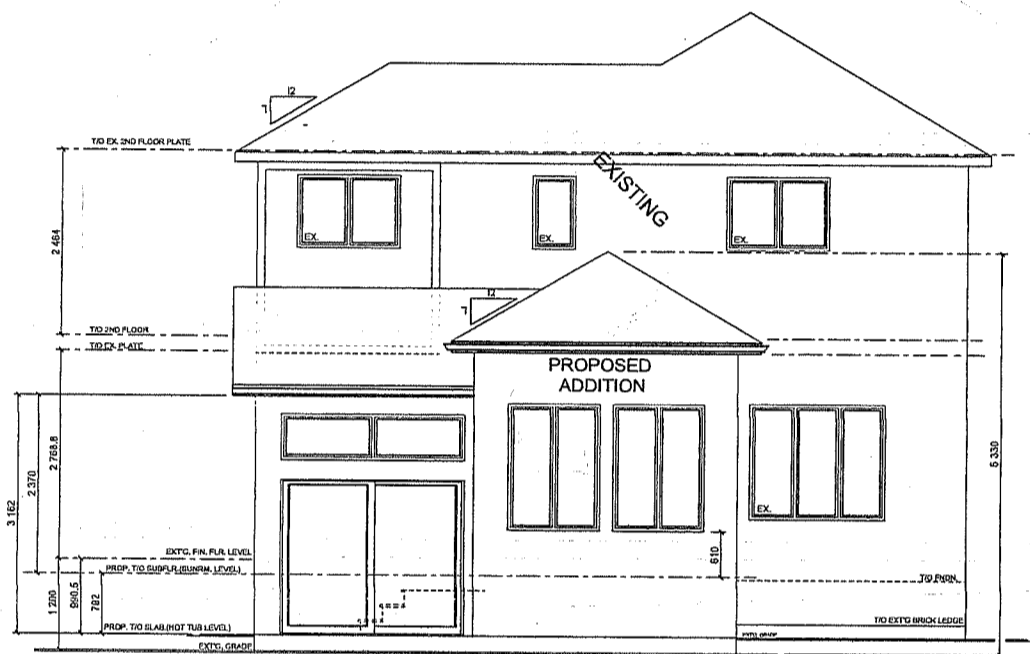
PROPOSED SITE PLAN

NAOMI COURT

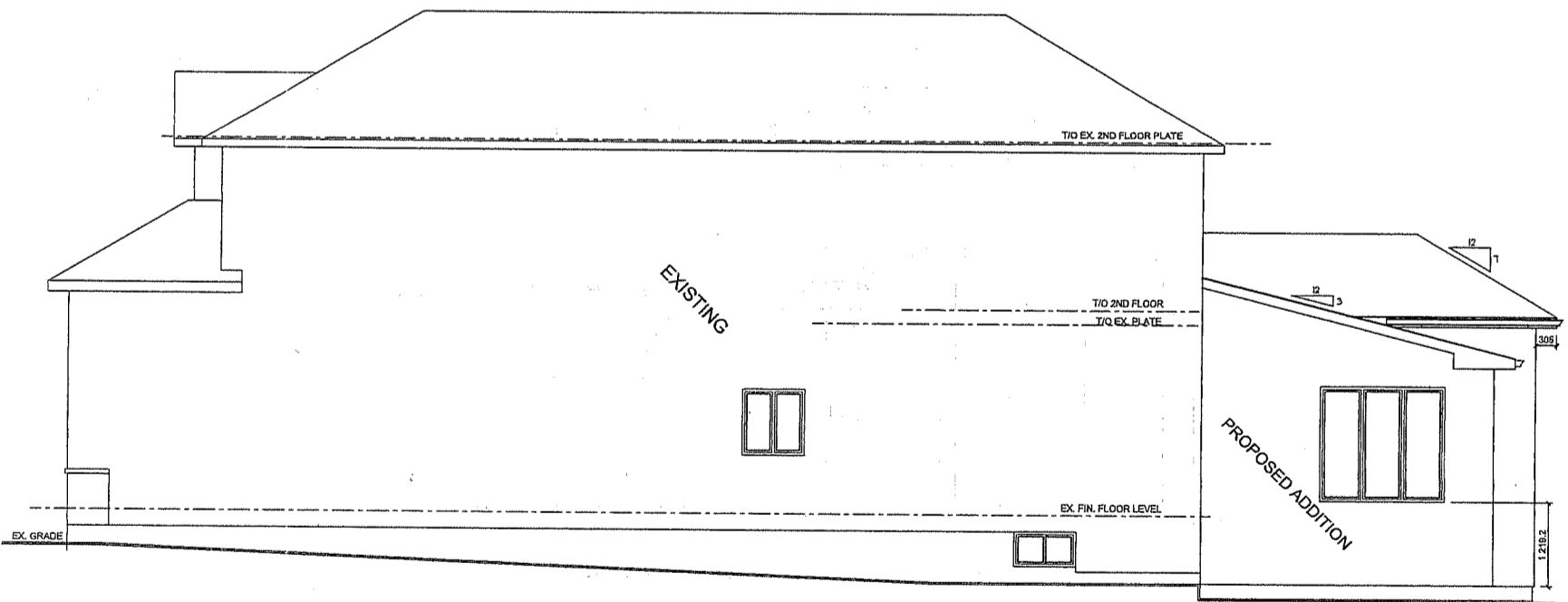
ZONING	LOT NO.	PLAN NO.	LOT AREA	LOT FRONTAGE	LOT DEPTH				
R4 By-law 87-57	LOT 8	---	417.51m ²	12.00 m	32.78m (E), 35.50(W)				
DESCRIPTION	EXISTING	ADDITION	TOTAL PROPOSED	% COVERAGE ALLOWED	SETBACKS	EXISTING	ALLOWED	PROPOSED	VARIANCE REQ'D
LOT COVERAGE	144.50m ²	29.53m ²	174.03m ²	35.00 (146.14m ²)	FRONT YD.	7.60m	---	7.60m	NO
GROSS FLOOR AREA	234.18m ²	29.53m ²	263.71m ²	---	REAR YD.	10.04m	9.50m	5.16m	YES
NO. OF STORIES/ HEIGHT	2 (8.30m)	1 (5.33m)	2 (8.30m)	---	EAST SY.	1.23	1.25	1.23	NO
LOT COVERAGE	34.61%	7.07%	41.68%	VARIANCE REQ'D	WEST SY.	1.22	1.25	1.22	NO
WIDTH	9.55m	6.40m	9.55m	---					
DEPTH	16.71m	4.88m	21.59m	---					



PROPOSED WEST ELEVATION

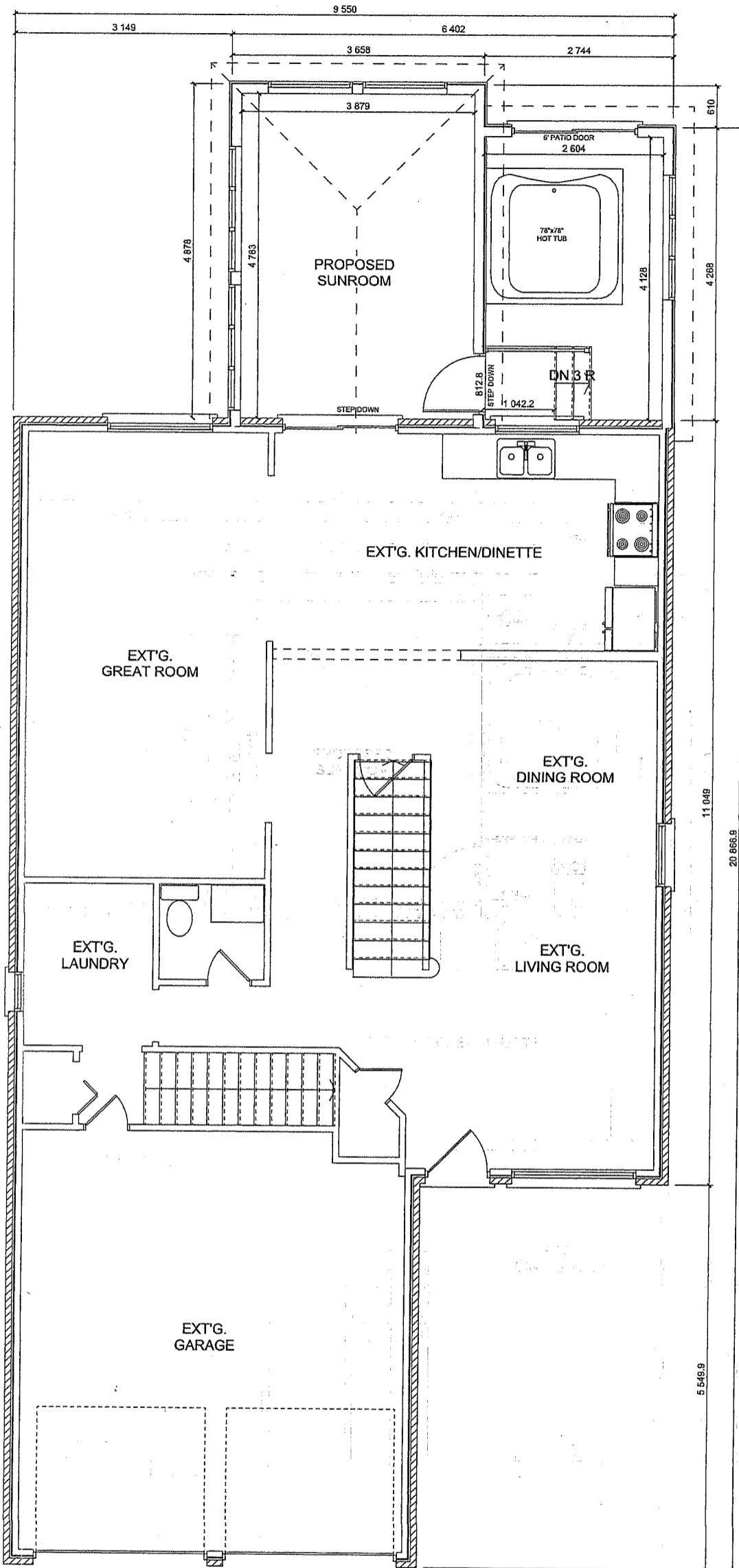


PROPOSED NORTH ELEVATION



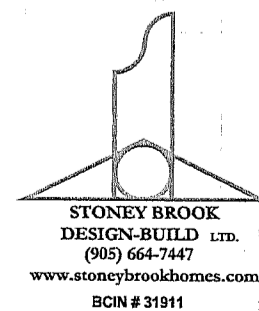
PROPOSED EAST ELEVATION

PROPOSED 1-STOREY ADDITION
TO
31 NAOMI COURT, ANCASTER
MARCH 28/22
SCALE: 1:100



GROUND FLOOR PLAN

PROPOSED 1-STOREY ADDITION
 TO
 31 NAOMI COURT, ANCASTER
 MARCH 28/22
 SCALE: 1:75





Hamilton

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	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:

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:

Applying for relief from the required rear yard setback of 9.50m to allow a setback of 5.16m for the proposed rear addition. Also applying for relief from the maximum allowable lot coverage of 35% to allow a lot coverage of 41.68%

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The existing rear yard setback is 10.04m, which would only allow for an addition that is 0.54m deep. The existing lot coverage is 34.61% which would only allow an expansion of approximately 1.63m².

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):

31 Naomi Court (Lot 8), Ancaster

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?

Information obtained from the Homeowner and from known history of the property.

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.

March 30, 2022
Date


Signature Property Owner(s)

Raffaella Simeonidis
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage Approx. 12.00m
Depth 32.78m (east) & 35.50m (west)
Area 417.51m²
Width of street _____

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:
Ground Floor area = 144.50m², Gross Floor area = 234.18m², 2 storeys. House width = 9.55m, depth (length) = 16.71m, height = 8.30m
Lot coverage = 34.61% (144.50m²)

Proposed
Ground Floor Area = 174.03m², Gross Floor Area = 263.71m², 2 storeys (addition is 1 storey).
House width = 9.55m, depth (length) = 21.59m, height = 8.30m (addition's height is approximately 5.33m)
Lot coverage = 41.68% (174.03m²)

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

Existing:
Please refer to the attached Plans

Proposed:
Please refer to the attached Plans.

13. Date of acquisition of subject lands:
2004

14. Date of construction of all buildings and structures on subject lands:
2004

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 Dwellings

17. Length of time the existing uses of the subject property have continued:
Since construction.

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:

R4 No.87-57 (Ancaster)

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.