



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.: HM/A-22:99

APPLICANTS: Agent M. Sabelli
Owners J. & J. Schoenhardt

SUBJECT PROPERTY: Municipal address **578 Catherine St. N., Hamilton**

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

ZONING: "D" (Urban Protected Residential - 1 & 2 Family Dwellings) district

PROPOSAL: To permit the construction of a new two (2) storey Single Family Dwelling notwithstanding that:

1. A front yard depth of 3.0m shall be provided instead of the minimum required front yard depth of 6.0m
2. No parking spaces shall be provided on-site instead of the minimum required two (2) parking spaces.

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

DATE: Thursday, May 12th, 2022
TIME: 2:25 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.

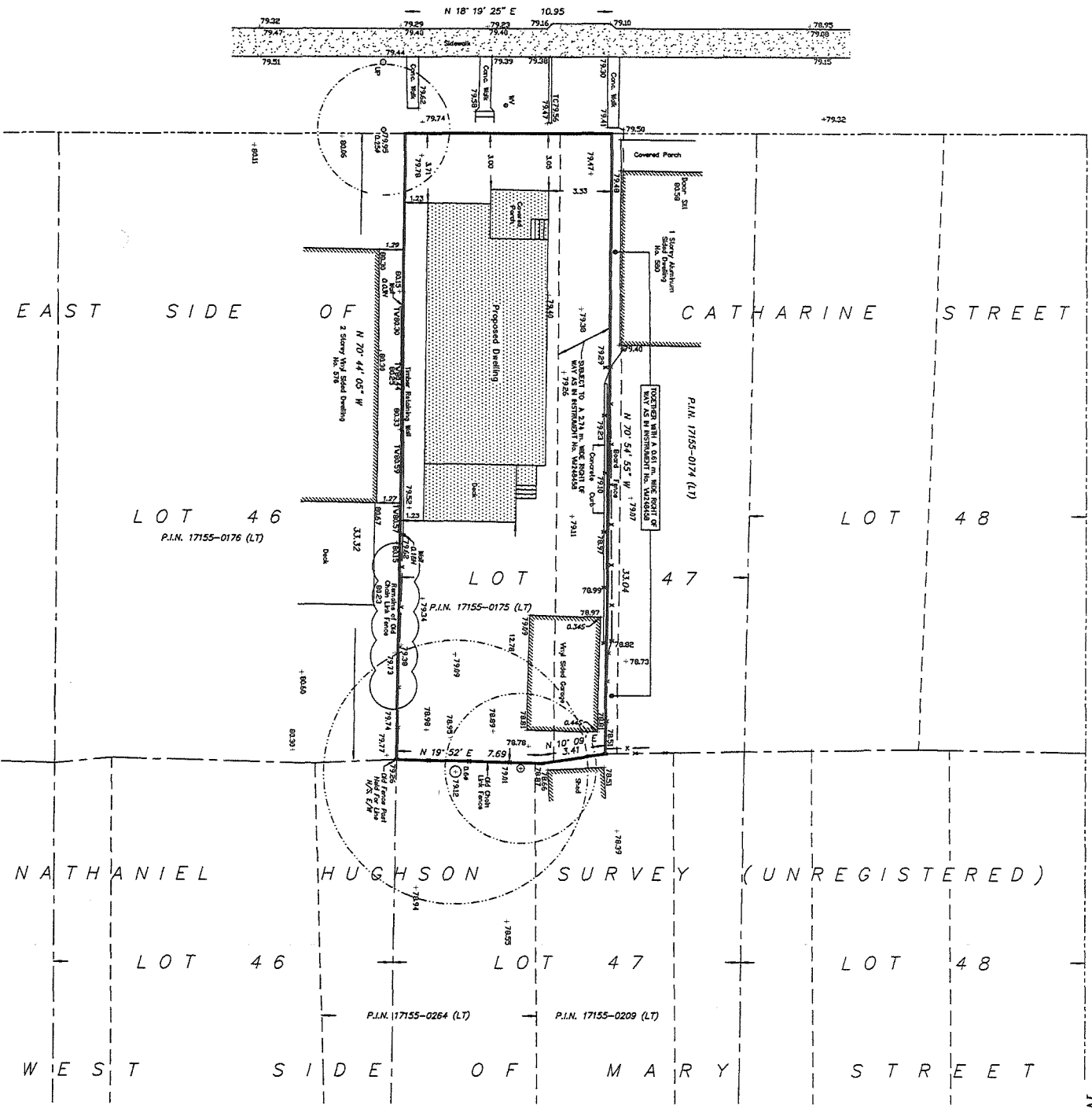
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

CATHARINE STREET NORTH

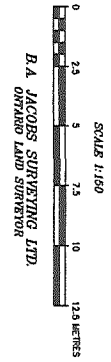
(BY NATHANIEL HUGHSON SURVEY--UNREGISTERED, P.I.N. 17155-0245 (LT))

-79.46 -79.38 -79.25 +79.27 -79.37



(BY NATHANIEL HUGHSON SURVEY--UNREGISTERED, P.I.N. 17155-0237 (LT))
BROCK STREET

PLAN SHOWING PROPOSED DWELLING
PART OF LOT 47
NATHANIEL HUGHSON SURVEY
(UNREGISTERED)
CITY OF HAMILTON




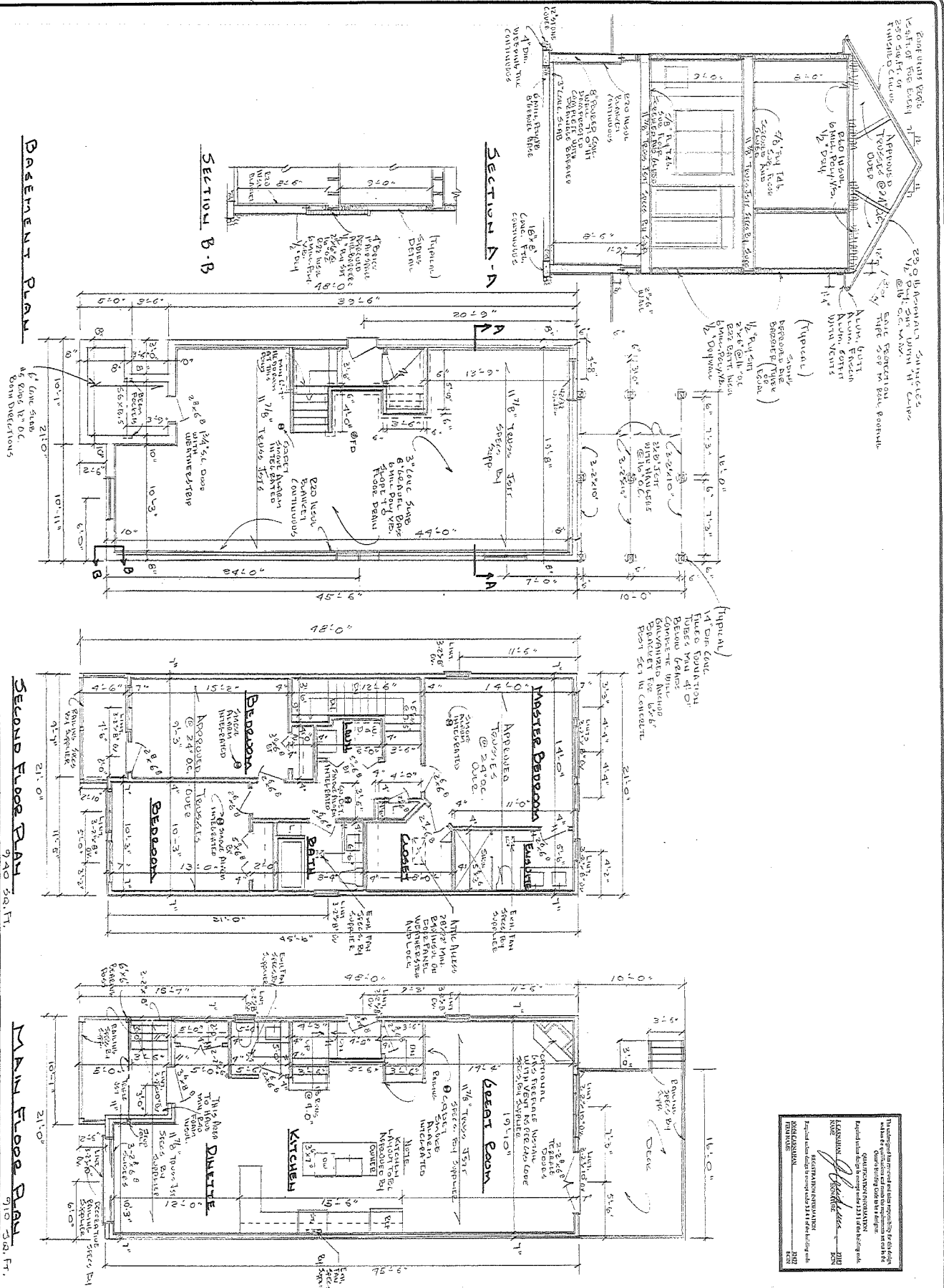
METRIC NOTE:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
 BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF BURLINGTON STREET AS SHOWN ON MUNICIPAL SURVEY PLAN NO. 690, COMPLETED OCTOBER 15, 1914, HAVING A BEARING OF N 73° 03' 18" E.

ELEVATION NOTE:
 ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO CITY OF HAMILTON BENCH MARK INBEDED AS NO. 3-03. LOCATION: HOUSE NO. 488 MARY STREET AT NORTHEAST CORNER OF MACQUARY STREET, NO. 178. ELEVATION = 64.501 m.

LEGEND:
 T.C. DENOTES TOP OF CURB
 T.W. DENOTES TOP OF WALL
 U.P. DENOTES UTILITY POLE
 U.P. DENOTES UTILITY POLE
 Ø 3" DENOTES DIAMETER OF TREE

DATE _____
 BY: BRYAN JACOBS
 ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.
 182 JACKSON STREET EAST, SUITE 102
 HAMILTON, ONTARIO (L9H 1J9)
 PHONE 905-921-1855 bjacobs@rogers.com
 © COPYRIGHT 2016-17



BASEMENT PLAN
6" Concrete Slab
4" and 12" OC.
Beam Dimensions

SECOND FLOOR PLAN
9'0" 3/4" FT.

MAIN FLOOR PLAN
9'10" 3/4" FT.

This document represents the professional responsibility of the architect and is not to be used for any other purpose without the written consent of the architect.
 LICENSED ARCHITECT
 JOHN CASABIAN
 28 MICHAEL'S WAY
 HENRIEVILLE, NY
 12534
 REGISTERED PROFESSIONAL ENGINEER
 JOHN CASABIAN
 28 MICHAEL'S WAY
 HENRIEVILLE, NY
 12534

No.	Dist.	Description

Revised - Two Story
1850 SQ. FT.
578 CONTAINING 51
HANDLINGS ONLY.

THESE PLANS ARE PROTECTED BY
 COPYRIGHT LAW. NO REPRODUCTION
 OR TRANSMISSION IN ANY FORM OR
 MANNER IS PERMITTED WITHOUT
 WRITTEN PERMISSION OF THE ARCHITECT.

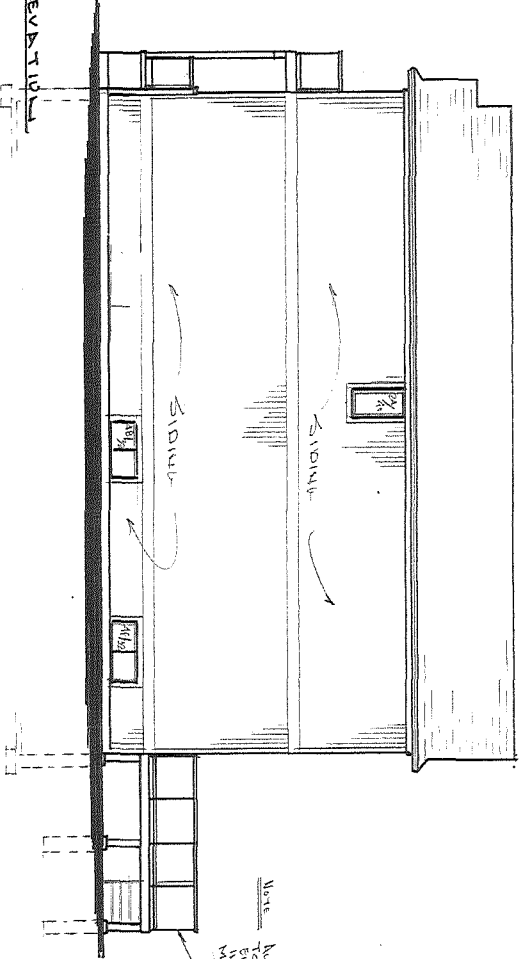
INTRODUCING
JOHN CASABIAN
 28 MICHAEL'S WAY
 HENRIEVILLE, NY
 12534
PH

SCALE 1/4" = 1'
 DRAWN BY: *JC*
 CHECKED BY: *JC*
 DATE: OCT 12/11
K21-9
 1/2" x 11 1/2"

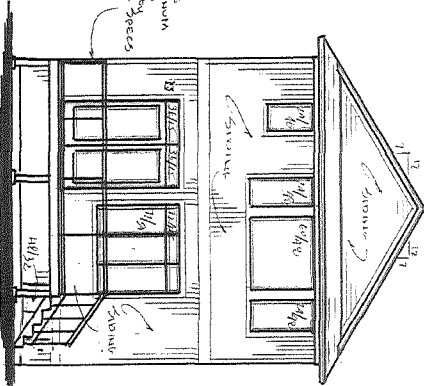
This document has not been and shall remain the property of the Architect. It shall not be reproduced or used in any way for any project other than that for which it was prepared without the written consent of the Architect. A record of this design is being prepared and shall be the property of the Architect. All rights reserved.

DATE: 02/15/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Signature]
 ARCHITECT: [Signature]
 ADDRESS: [Signature]
 PHONE: [Signature]
 FAX: [Signature]
 E-MAIL: [Signature]

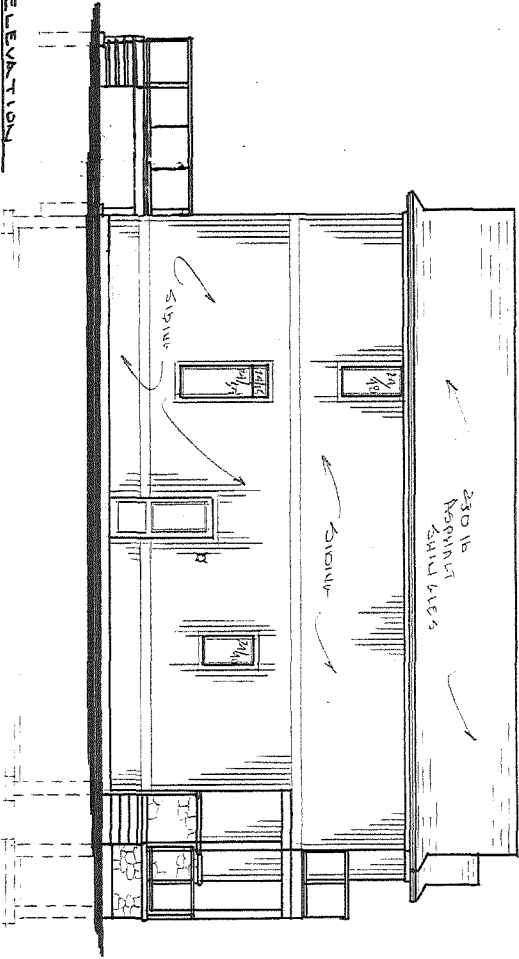
RIGHT SIDE ELEVATION



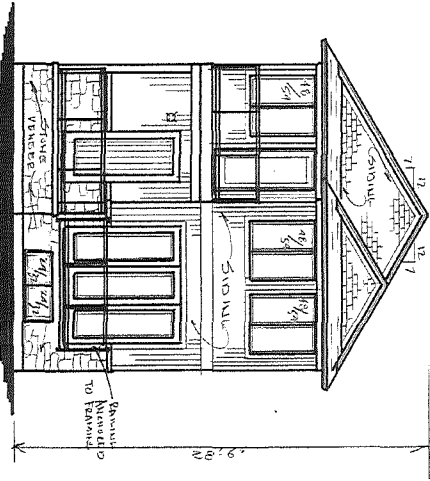
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



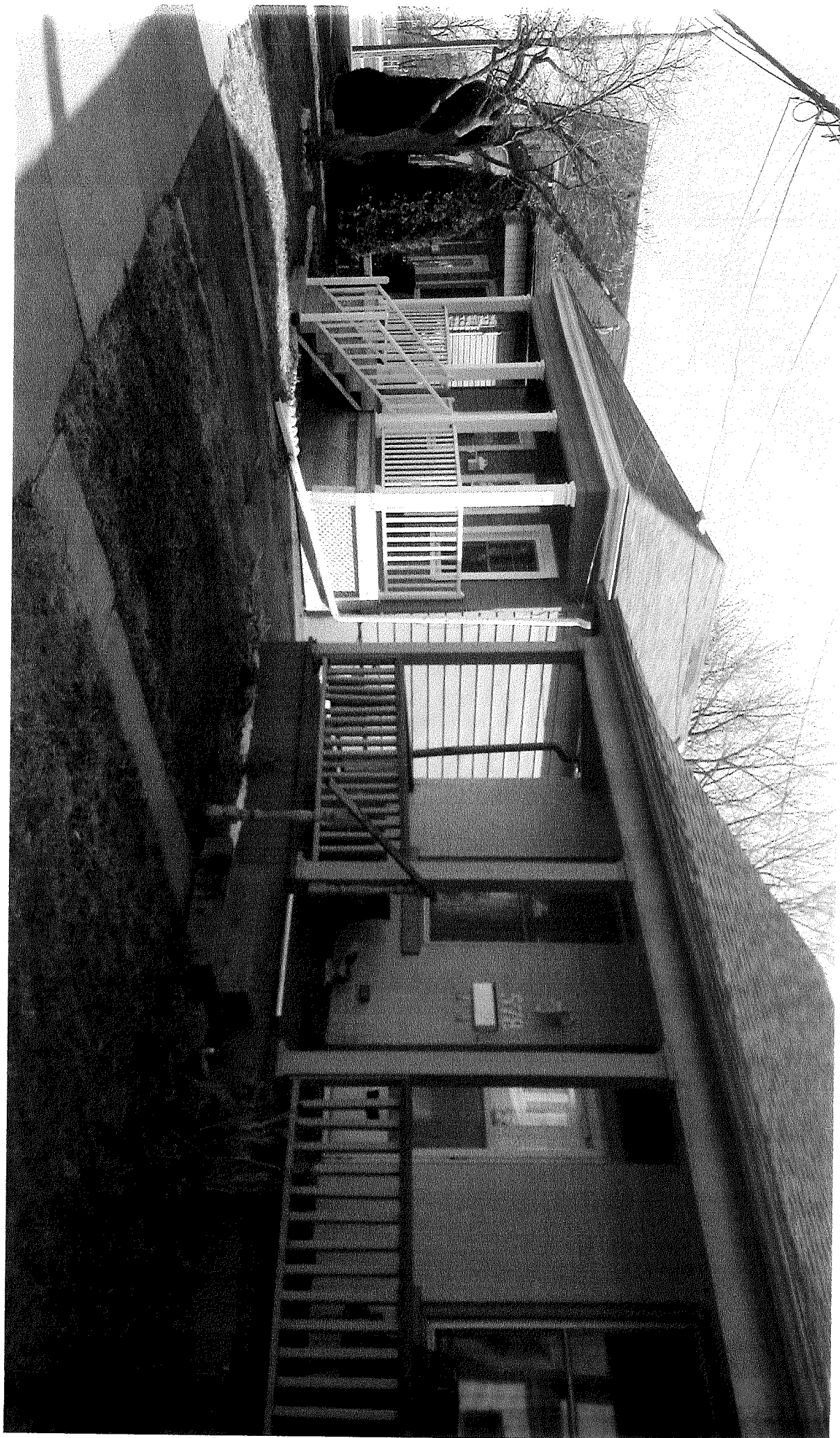
No.	Date	Description

BURROUGHS
 1850 S.G.P.
 57 & CANTON ST.
 HAMILTON ONT

THESE PLANS ARE PROTECTED BY
 COPYRIGHT LAW.
 ANYONE WHO REPRODUCES
 ANY PART OF THESE PLANS
 WITHOUT THE WRITTEN
 PERMISSION OF THE ARCHITECT
 WILL BE PROSECUTED TO THE
 FULL EXTENT OF THE LAW.

ARCHITECT
 JOHN CARROLLAN
 28 MICHAEL'S WAY
 HAGERSTOWN, ONT.
 905-572-2224

DATE: 02/15/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Signature]
 ARCHITECT: [Signature]
 ADDRESS: [Signature]
 PHONE: [Signature]
 FAX: [Signature]
 E-MAIL: [Signature]



looking left



Looking left

looking right





looking right



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	rose thic
------	-----------------	-----------

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:

None

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:

FRONT YARD PROVIDED - 3.0M REQUIRED - 6.0M
LOT WIDTH PROVIDED - 10.95M REQUIRED - 12.0M

- Second Dwelling Unit Reconstruction of Existing Dwelling

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

LOT IS EXISTING.
FRONT YARD SETBACK VARIANCE TO KEEP UNIFORM FRONTAGE WITH EXISTING ADJACENT DWELLINGS

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**):

578 CATHERINE STREET NORTH
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

8.10 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?

PREVIOUS OWNER

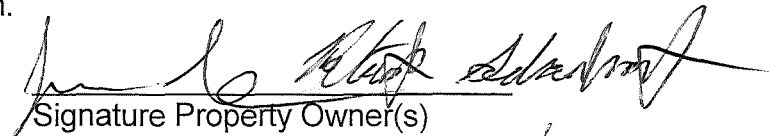
8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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 16/22
Date


Signature Property Owner(s)

James Schoenhardt / Jeffery Schoenhardt
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 10.95 m
Depth 33.04 m
Area 361.79 m
Width of street 20.12 m

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:

1 STOREY BRICK DWELLING TO BE DEMOLISHED.

Proposed

TWO STOREY 172M² DWELLING.
MAIN FLOOR- 84.5M², SECOND FLOOR- 87.5M²
LENGTH- 14.63m, WIDTH- 6.4m HEIGHT- 8.69m

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

Existing:

TO BE DEMOLISHED.

13. Date of acquisition of subject lands:
July 9 2012

14. Date of construction of all buildings and structures on subject lands:
MORE THAN 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:
MORE THAN 50 YEARS

18. Municipal services available: (check the appropriate space or spaces)

Water	_____	Connected	_____ <input checked="" type="checkbox"/>
Sanitary Sewer	_____	Connected	_____ <input checked="" type="checkbox"/>
Storm Sewers	_____		

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:
"D" DISTRICT (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