



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-22:101

APPLICANTS: Owners B. & H. Giannini

SUBJECT PROPERTY: Municipal address **800 Beach Blvd., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 19-277 & 21-076

ZONING: "C"/S-1436b Urban Protected Residential district

PROPOSAL: To permit the conversion of the existing Place of Worship into a Single-Family Dwelling containing a secondary dwelling unit notwithstanding that;

1. No parking space shall be provided for the secondary dwelling unit instead of the minimum required one parking space per unit; and
2. To permit two entrances to be provided within the front yard facing Beach Boulevard whereas the By-Law states that any separate entrance and exit to the Secondary Dwelling Unit shall be oriented toward the interior Side Lot Line or Rear Lot Line or in the case of a corner lot, the street frontage where the principal entrance is not located on.

Notes:

For properties on a corner lot, parking may be permitted in the side yard that abuts the street line provided that:

(i) the area for parking shall not occupy more than 50% of the gross area of the side yard; and,

(ii) not less than 50% of the gross area of the side yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials.

Applicant shall ensure that the 50 % of the gross area of the side yard has been maintained for landscaping; otherwise, further variances may be required.

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

DATE: Thursday, May 12th, 2022
TIME: 2:40 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

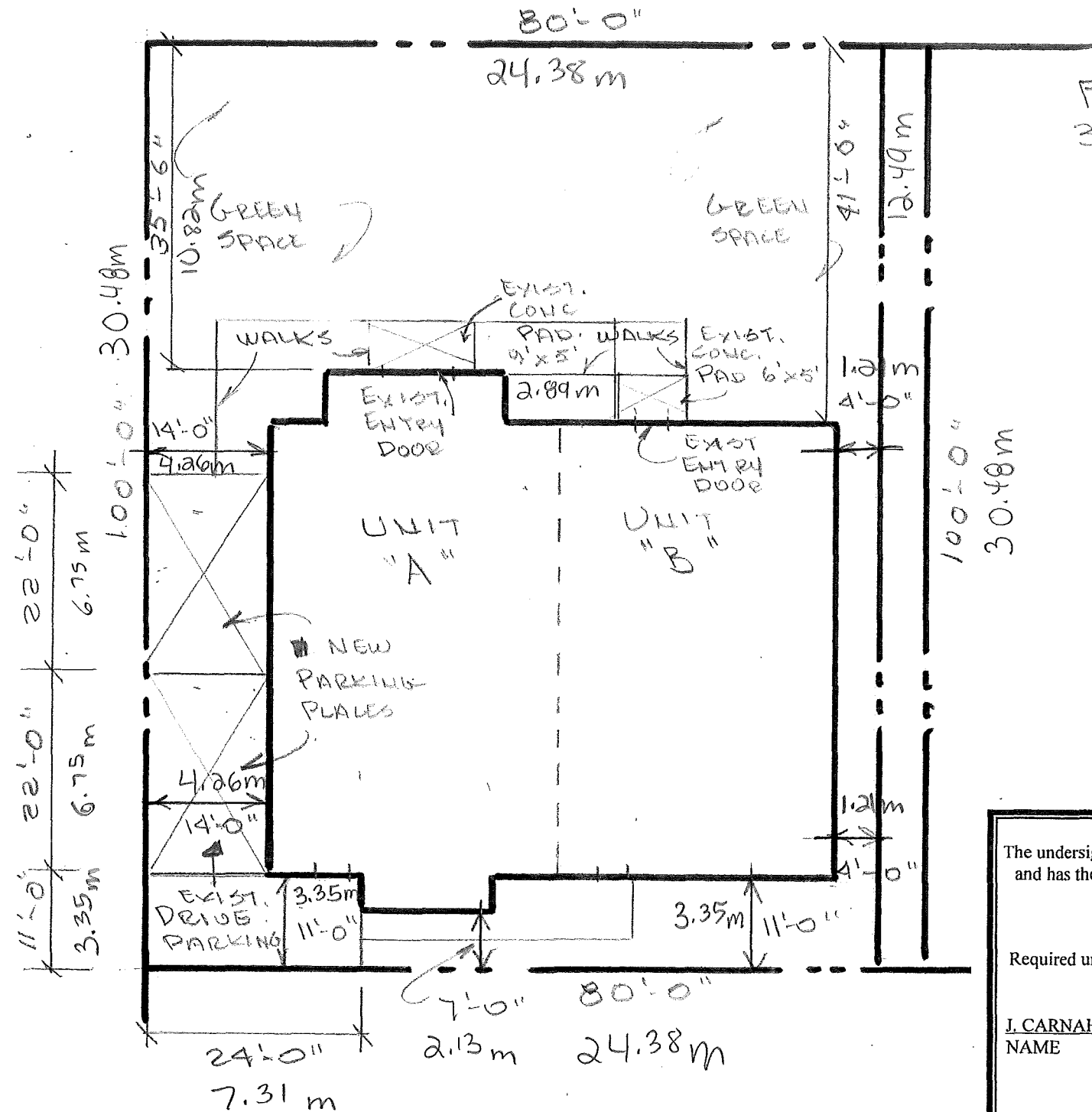
DATED: April 26th, 2022.

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.

800 BEACH BLVD

SCALE 1/16" = 1'



FRONT YARD 276.64 sq.m
 3010 SQ.FT.
 WALKS & CONC. PAD
 275 SQ.FT, 25.55 sq.m
 GREEN SPACE
 2735 SQ.FT, 90%
 254.09 sq.m

No.	Date	Description
REVISIONS		

CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL JOB CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK.

RENOVATIONS SITE PLAN

800 BEACH BLVD
HAM. ONT

THESE PLANS ARE PROTECTED BY COPYRIGHT LAW.
 LAWFUL TO COPY OR REPRODUCE WITH OR WITHOUT MODIFICATIONS, ONLY BY INNOVATIVE DESIGN.

Innovative design

JOHN CARNAHAN
 28 Michelle's Way
 Hagersville, ON
 905-573-3224

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.5.1 of the building code.

J. CARNAHAN *John Carnahan* 27187
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1 of the building code.

JOHN CARNAHAN 32427
 FIRM NAME BCIN

SCALE 1/16" = 1'

DRAWN BY *J*

CHECKED BY *J*

DATE FEB 122

DATE OF PRINT

A21-R1

1-A

DUNRAVEN AVE.



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:

Desjardin Bank - 637 Niagara Street, Unit 1, Welland ON L3C 1L9

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:

Secondary Dwelling Application Variance: The building currently has 2 front doors. Due to the age and layout of the building, we would like to retain the original 2 front doors (1933). The building currently has 2 parking spots. We would like to retain the 2 spots.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The original building was built with 2 front doors, we would like to retain the original structure of the building (1933), and it is the least disruptive situation for the neighbours. Further, there is no other logical place to put the door. The building has 2 original parking spots at the property. There is also street parking.

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**):

Plan 632 Lot 15 to 16 Reg. 018 AC 80.00 FR 100.00 D

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other Before 1981, a place of worship

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

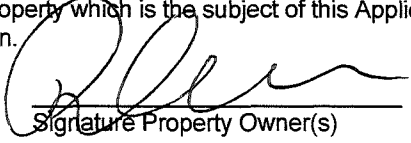
8.11 What information did you use to determine the answers to 8.1 to 8.10 above?
No industrial or commercial use of the building or buildings nearby. Age of building. Real Estate listing

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.

February 22, 2021
Date


Signature Property Owner(s)

Brian Giannini
Print Name of Owner(s)

10. Dimensions of lands affected:
Frontage Not affected - No Changes
Depth Not affected - No Changes
Area Not affected - No Changes
Width of street Not affected - No Changes

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/ gross - 3010
Number of stores - 1
Width - 62 feet
Length - 48 feet, Height - 10 feet
Proposed
No changes

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)
Existing: Distance for side - 4 feet, 1.21 m from neighbour
Rear - 11 feet, 3.35 m
Front - 41 feet, 12.49 m
Proposed:
No changes

13. Date of acquisition of subject lands:
September 11, 2021
-
14. Date of construction of all buildings and structures on subject lands:
1933
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single family since 1981, place of worship from 1933 until 1981
-
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
residential homes on 1 side, road in front and other side, home behind
-
17. Length of time the existing uses of the subject property have continued:
(1933 - 1981 - place of worship) (1981 - present - single family dwelling)
-
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:
Site plan, no changes requested.
-
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
C/S - 1426
-
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)
Please see site plan, explanation and listing attached.
-
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.