



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-22:111

APPLICANTS: Owners N. Finlay & S. Ramsay

SUBJECT PROPERTY: Municipal address **102-104 Inchbury St., Hamilton**

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

ZONING: "D" (Urban Protected Residential - One and Two Family Dwellings) district

PROPOSAL: To facilitate Consent Application HM/B-21:124 to allow for the existing two family dwelling located at 102 and 104 Inchbury Street to be separated into two (2) parcels, notwithstanding that:

Severed Parcel, 102 Inchbury Street

1. No parking space shall be required instead of the required 1 parking space per Class A dwelling unit for a two family dwelling.

NOTES:

1. The property is identified as being in the City of Hamilton Heritage Inventory and was constructed circa. 1880. Accordingly, the front yard of the proposed severed and retained parcels is recognized as being legally established non-complying.
2. A Boulevard Parking Agreement is required for the use of the partial driveway parking space for the parcel to be severed.
3. The required parking space and manouevring space can be provided on site for the proposed parcel to be retained at 104 Inchbury Street.

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

DATE: Thursday, May 12th, 2022
TIME: 3:05 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.

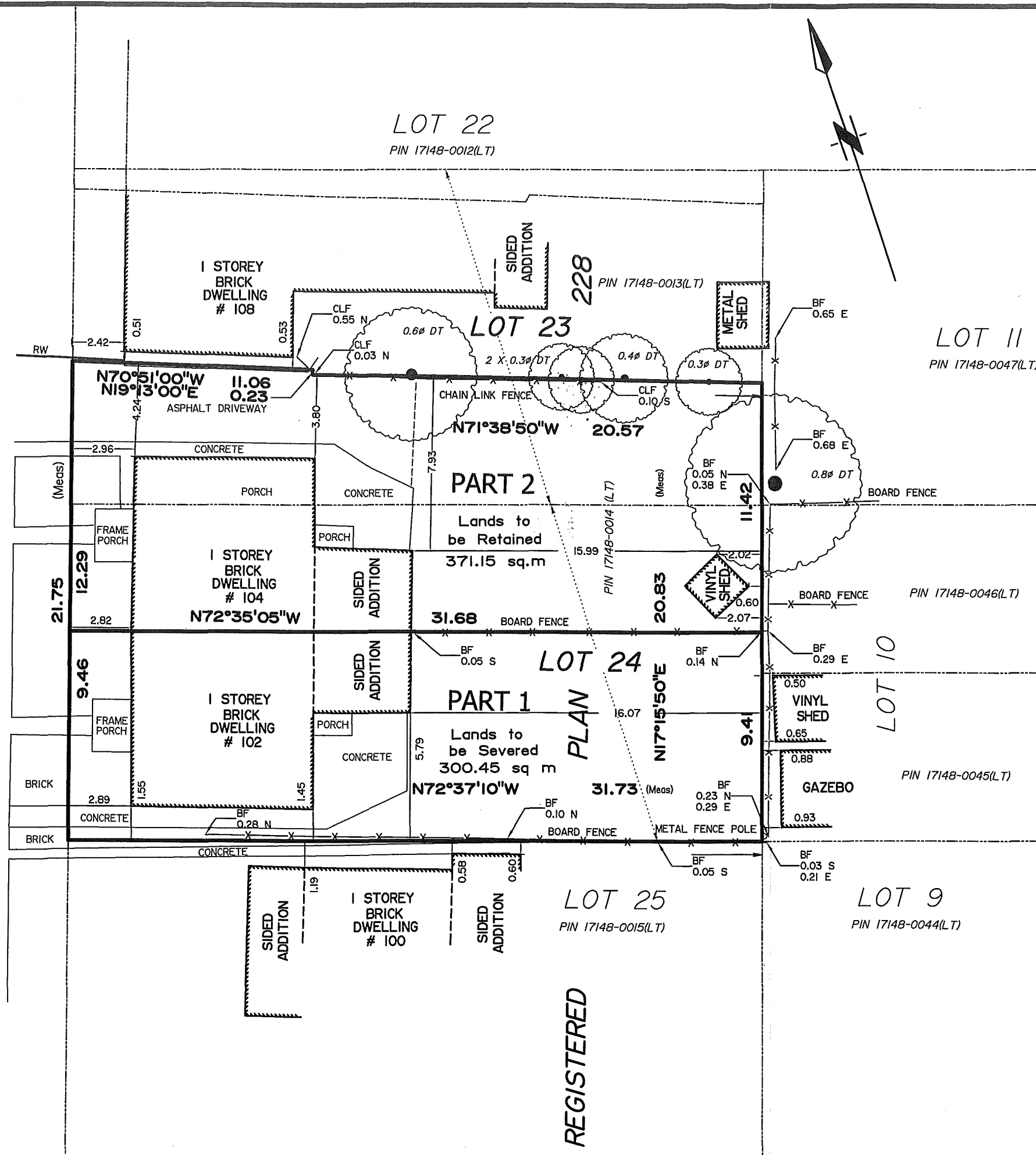
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

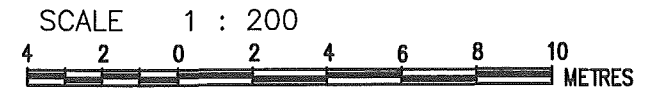
INCHBURY STREET
(BY REGISTERED PLAN 228)
PIN 17148-000(LT)

N17°34'10"E

(REFERENCE BEARING)



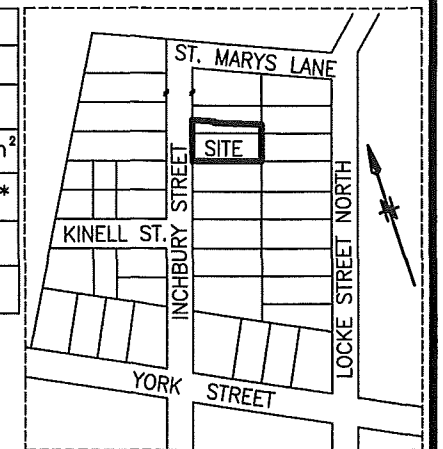
SEVERANCE SKETCH OF
102 & 104 INCHBURY STREET
LOT 24 AND PART OF LOT 23
REGISTERED PLAN 228
IN THE
CITY OF HAMILTON



ASHENHURST NOUWENS & ASSOCIATES INC.
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KEY PLAN
Not to Scale

SITE STATISTICS	BYLAW	PROPOSED	
		PART 1	PART 2
LOT FRONTAGE	9.0 m	9.46 m	12.29 m
LOT AREA	300 m ²	300.45 m ²	371.15 m ²
FRONT YARD SETBACK	6.0 m	2.82 m *	2.82 m *
REAR YARD SETBACK	7.5 m	16.0 m	16.0 m
SIDE YARD SETBACK 1	1.2 m	1.45 m	3.80 m



* VARIANCES

LEGEND
RW DENOTES RETAINING WALL
CLF DENOTES CHAIN LINK FENCE
BF DENOTES BOARD FENCE
DT DENOTES DECIDUOUS TREE

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY WAS COMPLETED ON THE 11TH DAY OF NOVEMBER, 2021.

Dec 08, 21
DATE

Amad Najm P. Eng
On behalf HARRY KALANTZAKOS
ONTARIO LAND SURVEYOR

ASHENHURST NOUWENS & ASSOCIATES INC.
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1
TELEPHONE: (905) 529-6316
(905) 529-4314
FAX: (905) 529-6651
e-mail: anl@AshenhurstNouwens.ca

DRAWN BY M.S.	CALC'D BY M.S.	CHK'D BY H.K.	FILE No. 21--205 SKETCH
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REGISTERED



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:

Naomi Finlay, Scott Richard Ramsay

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:

Regarding Part 1 on the sketch we are requesting to allow the severed property to have no parking on the premises as required by Zoning By Law Section 5.
Any other variances that apply due to the severance of the existing parcels.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Regarding Part 1 parking, the front set-back does not allow for the appropriate space for parking as per zoning by-law section 5.

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):

Lot 24 and part of lot 23
Registered plan 228
102 - 104 Inchbury St

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?
Personal online research based on age of house and location.


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 17th, 2022
Date


Signature Property Owner(s)
Naomi Finlay and Scott Ramsay
Print Name of Owner(s)

10. Dimensions of lands affected:
Frontage 102 Inchbury: 9.46 m
Depth 31.72 m
Area 102 Inchbury: 300.45 sq m
Width of street 7.42 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:
Semi detached bungalow, ground floor area 74 sq m, gross floor area 93.5 sq m, 1 storey, width 7.95 m, length 12.58 m, height 3.06 m

Proposed
No change to existing property

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

Existing:
2.89 m from front lot line to building, 16.05 m from rear lot line to building, 1.45 m from side lot line to building

Proposed:
No change to existing property

13. Date of acquisition of subject lands:
June 28th 2021
-
14. Date of construction of all buildings and structures on subject lands:
Prior to 1880
-
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:
Prior to 1880
-
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
-
19. Present Official Plan/Secondary Plan provisions applying to the land:
Neighbourhoods
-
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
D-District
-
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)
- Application is in place to sever the properties 102 & 104 Inchbury St, application # HM/B-21:124 and has been approved pending conditions.
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.