



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

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-22:161	SUBJECT PROPERTY:	182 CENTRAL DR
ZONE:	ER (Existing Residential)	ZONING BY-LAW:	Zoning By-law former Town of Ancaster 87-57, as Amended

APPLICANTS: Owner – I. & P. Maric
Agent – Danielle lampietro

The following variances are requested:

1. The accessory building shall be located 1.8 metres from the rear lot line whereas the by-law requires accessory buildings to be a minimum 7.5 metres from the rear lot line in an Existing Residential “ER” Zone.
2. Eaves and gutters associated with the proposed accessory building shall be permitted to extend 31cm into a minimum required setback area whereas the by-law permits a maximum eave and gutter extension of 30cm into a minimum required setback area

PURPOSE & EFFECT: To permit the construction of a new accessory building in the rear yard of the existing single detached dwelling.

Notes:

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, June 23, 2022
TIME:	1:25 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

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

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.



DATED: June 7, 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, and may include posting electronic versions.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

REGISTERED

13.716

PLAN

LOT

PLAN 62R-15739
PIN 17429-0520 (LT)



proposed shed with covered porch

4.5 m

PART 2

793

48

1.8m from the back of the property line

1.5m from the side of the property line

Total area of the shed, including the covered porch is 48.8 m²

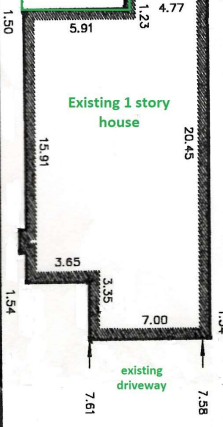
The shed dimensions are 10.6m x 4.5m

Total lot size is 839.378 m²
House covers 198.909 m²
Proposed shed would cover additional 48.774 m²
Including proposed shed, the lot coverage would be 29.507 %

61.197



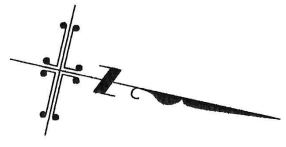
existing wood deck



Existing 1 story house

existing driveway

13.716



CENTRAL

DRIVE

ESTABLISHED BY REGISTERED PLAN 793
PIN 17429-0269 (LT)

PROPOSED ACCESSORY STORAGE

182 CENTRAL DRIVE

FORMERLY TOWN OF ANCASTER NOW IN THE CITY OF

HAMILTON, ONTARIO

LIST OF DRAWINGS:

A0.01 - COVER SHEET

A1.01 - FOUNDATION PLAN

A1.02 - GROUND FLOOR PLAN

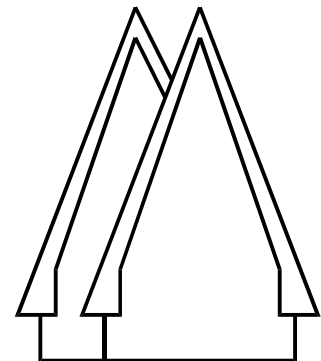
A4.01 - SECTION "R"

A2.01 - FRONT ELEVATION

A2.02 - REAR ELEVATION

A2.03 - RIGHT SIDE ELEVATION

A2.04 - LEFT SIDE ELEVATION



established
1983

SAGITTARIUS

design & drafting

99 HANOVER PLACE

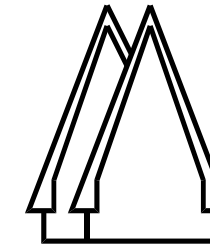
HAMILTON, ONTARIO

L8K - 5X7

Phone: (905) 973-9839

e-mail: sagit1129@rogers.com

APRIL 11, 2022



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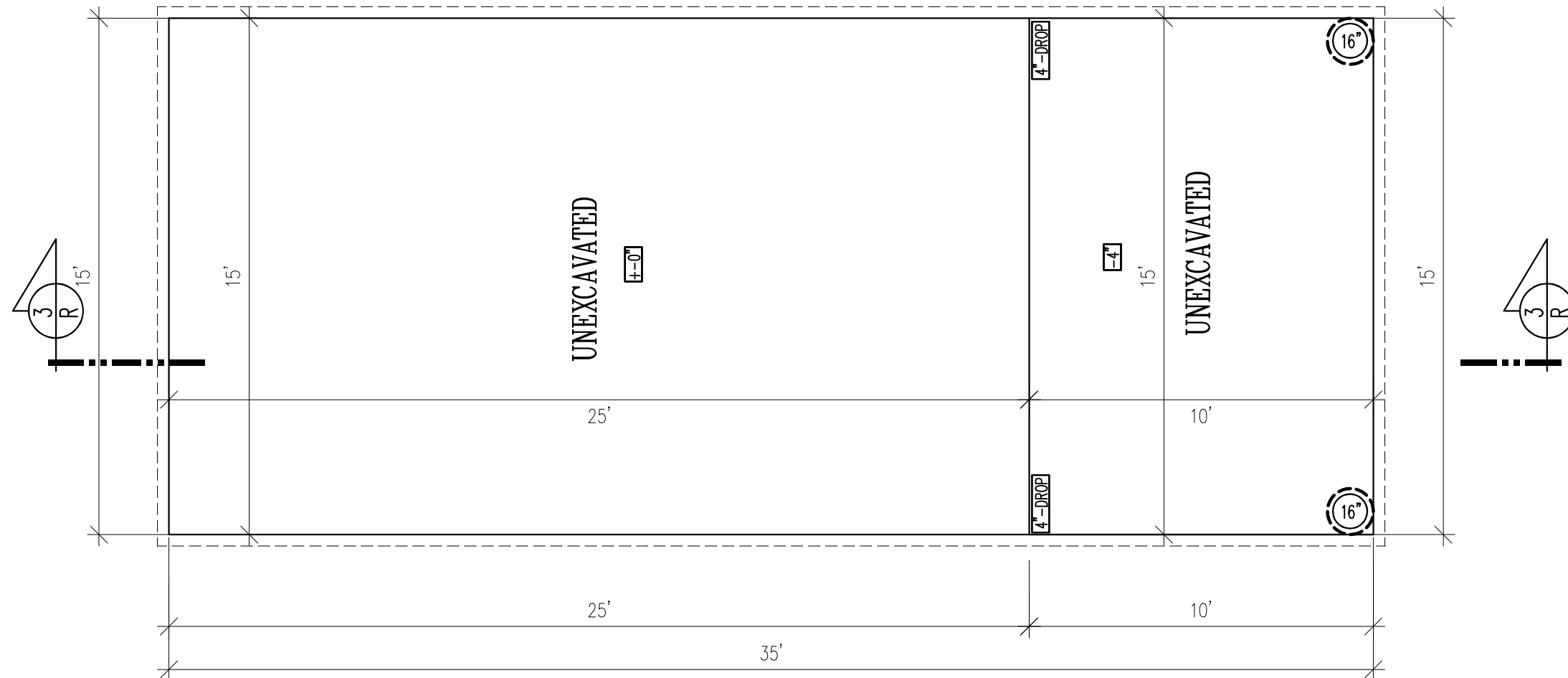
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GENERAL NOTES:

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3. ALL WOOD MEMBERS TO BE CONSTRUCTION SPRUCE No.2, UNLESS NOTED OTHERWISE.
4. RESISTANCE TO FORCED ENTRY TO CONFORM TO SECTION 9.6.8. OF THE O.B.C.
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7. ALL WORKS SHALL BE PERFORMED BY QUALIFIED AND LICENCED CONTRACTORS
8. ALL CONCRETE MATERIALS AND WORKMANSHIP TO SCA A23.1, 2 & 3.

NOTE: PROVIDE MIN. 4'-0" FROST PROTECTION STEP FOOTING AS PER SEC. 9.15.3.9
 ALL FOOTINGS TO BEAR ON NATIVE SOIL.
 ASSUMED SOIL BEARING CAPACITY : 1500 lb/sq.ft. TO BE VERIFIED BY GEOTECHNICAL ENGINEER
 ALL FOUNDING SURFACES SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO POURING CONCRETE
 ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa AT 28 DAYS.
 75 MM MINIMUM CONCRETE COVER ON REINFORCING STEEL FOR FOUNDATIONS.

16" DENOTES 16" dia SONO TUBE FOOTING

182 CENTRAL DRIVE
HAMILTON, ONTARIO

PROPOSED ACCESSORY STORAGE

FOUNDATION SLAB ON GRADE

DATE: APRIL 11, 2022

SCALE: 1/4" = 1'-0"

DWG BY: M.T.

FILE: 2205

DWG No.

A1.01

REGISTRATION INFORMATION

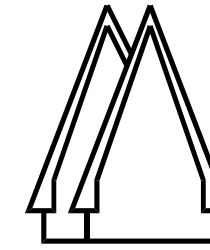
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MILOS TRKULJA
SAGITTARIUS DESIGNS

BCIN: 24457

BCIN: 30427 Signature: _____

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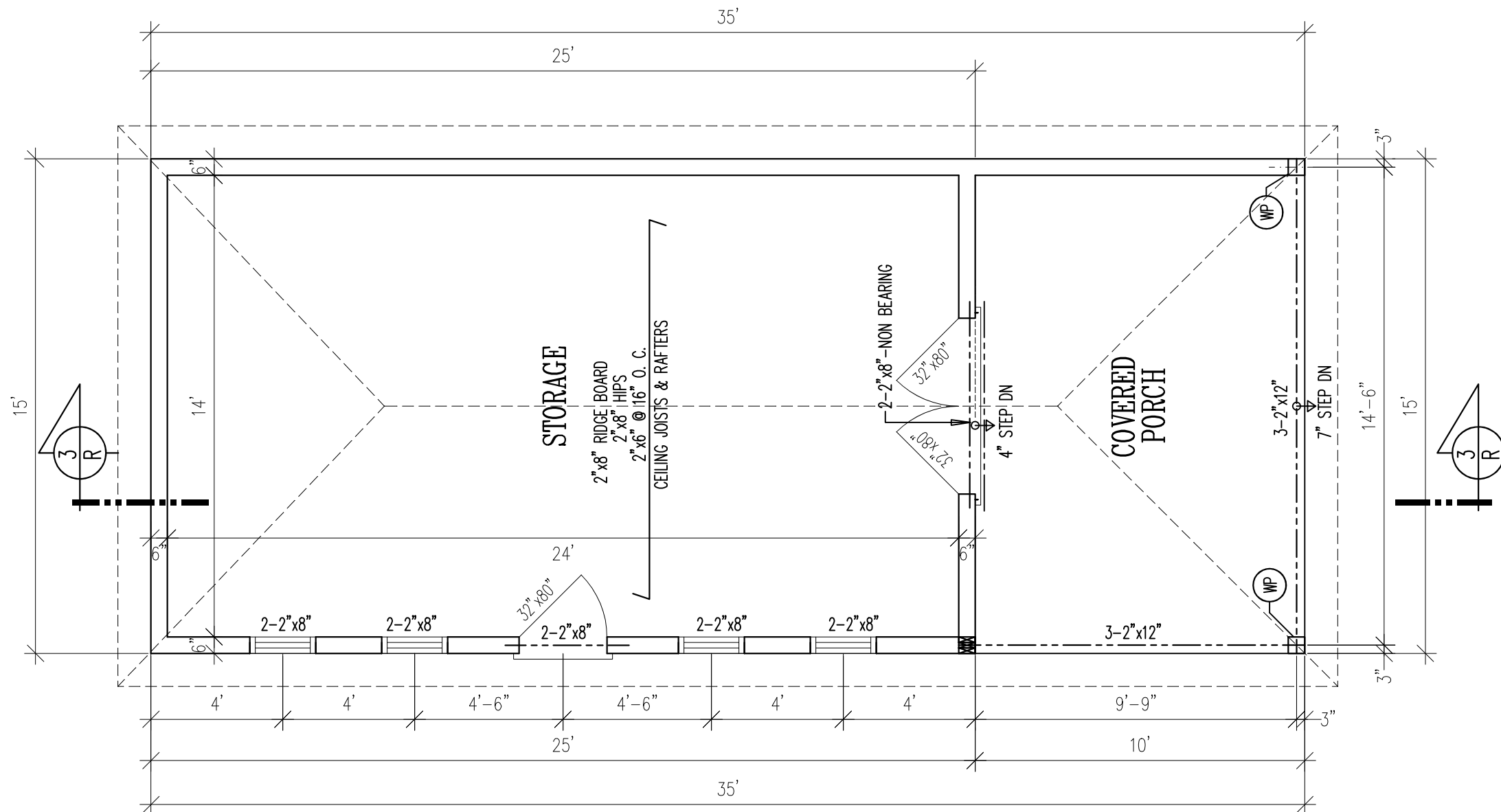
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WP DENOTES 6"x6" WOOD PRESSURE TREATED POST ON DAMP PROOFING INTO "SIMPSON STRONG TIE" METAL SADDLE ANCHORED INTO CONCRETE SLAB/FOUNDATION WALL



PROPOSED ACCESSORY STORAGE
182 CENTRAL DRIVE
HAMILTON, ONTARIO

GROUND FLOOR PLAN

REGISTRATION INFORMATION

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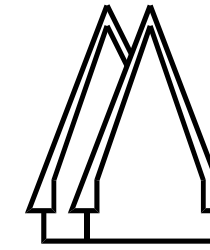
SCALE: 1/4" = 1'-0"

DWG BY: M.T.

FILE: 2205

DWG No.

A1.02



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99 HANOVER PLACE

HAMILTON, ONTARIO

L8K - 5X7

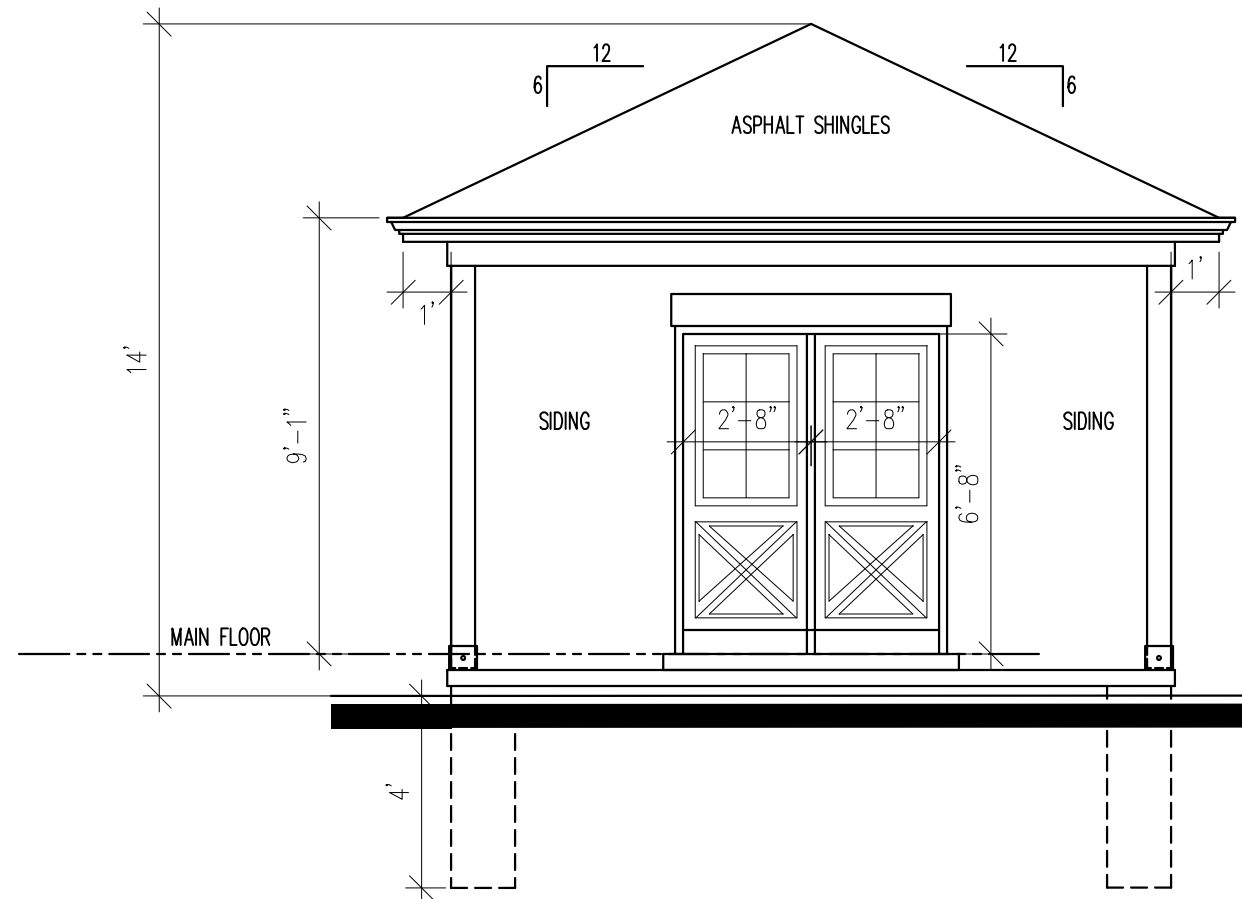
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182 CENTRAL DRIVE
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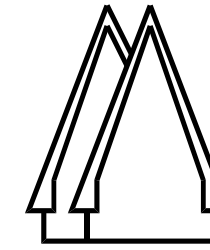
DWG BY: M.T.

FILE: 2205

FRONT ELEVATION

DWG No.

A2.01



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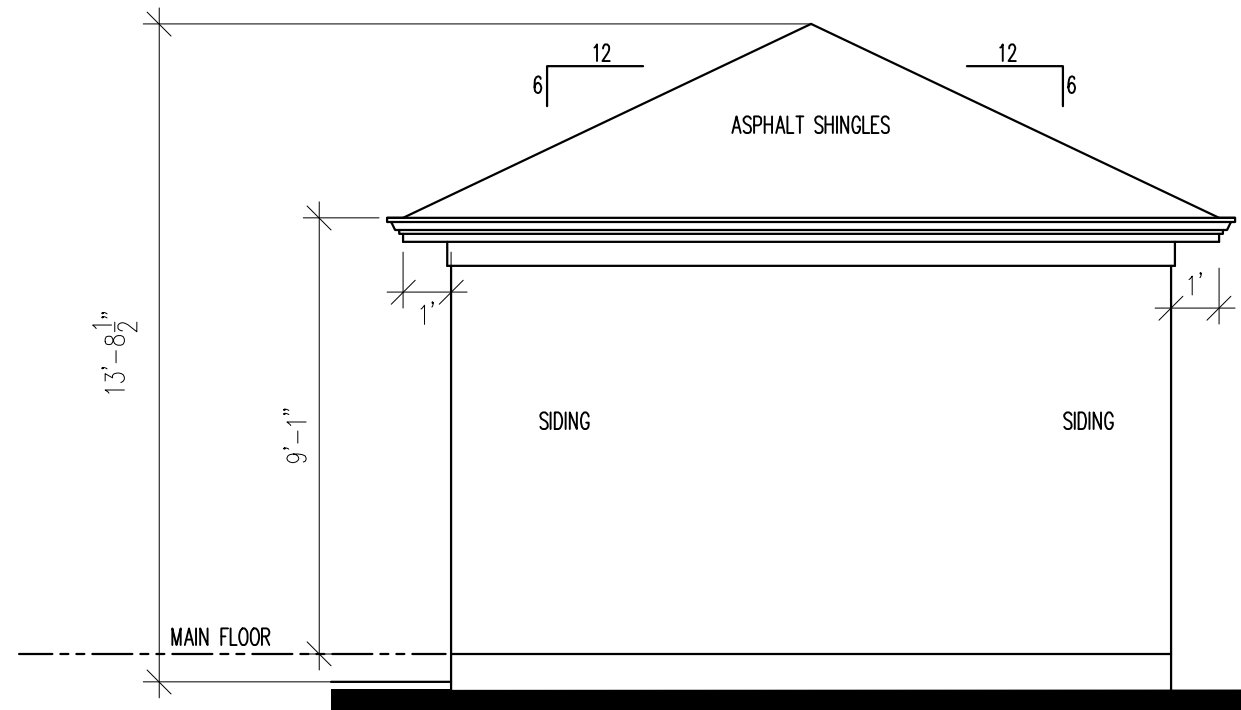
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182 CENTRAL DRIVE
HAMILTON, ONTARIO

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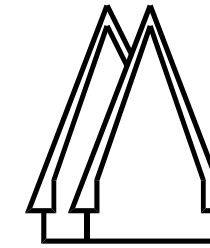
DWG BY: M.T.

FILE: 2205

REAR ELEVATION

DWG No.

A2.02



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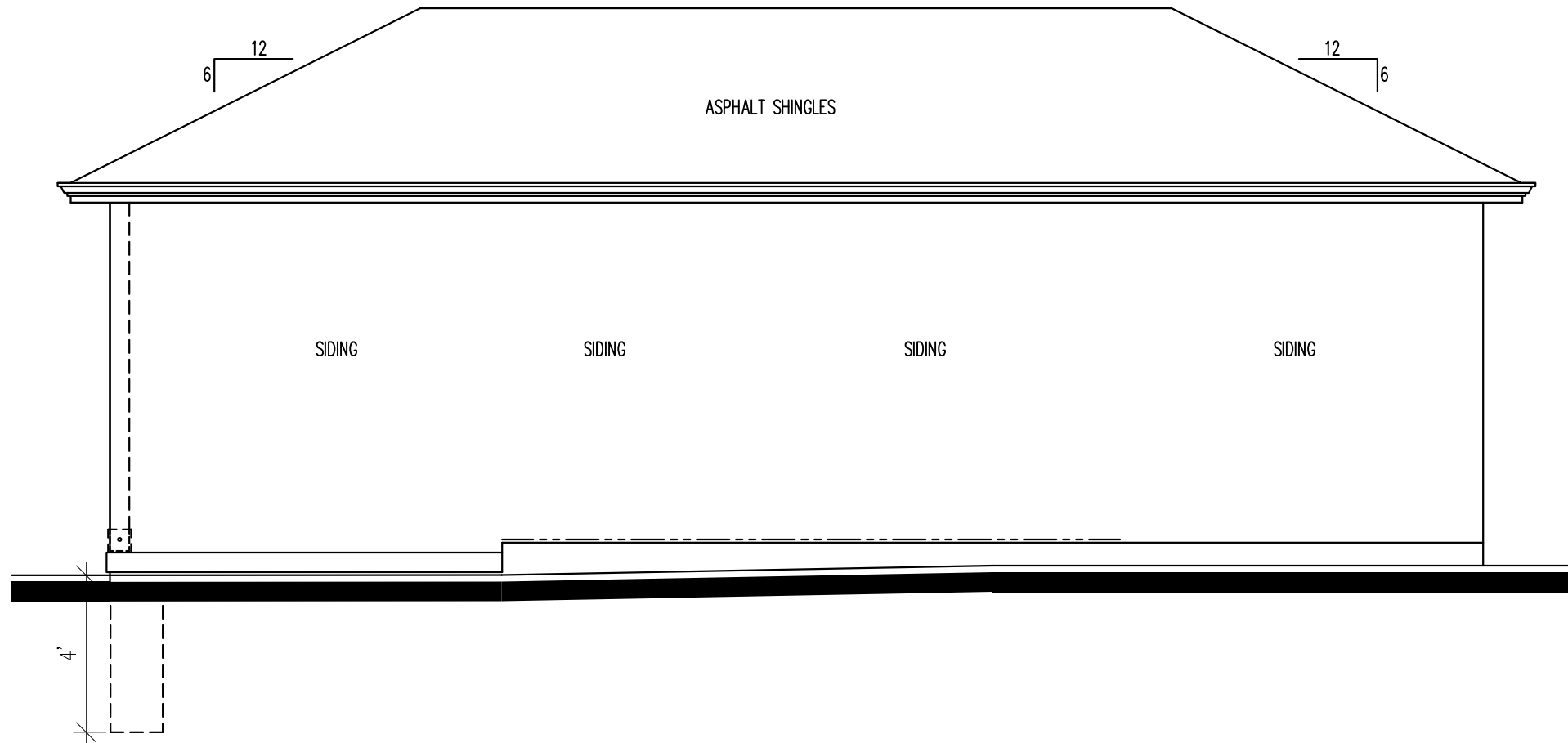
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182 CENTRAL DRIVE
HAMILTON, ONTARIO

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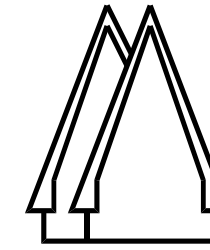
DWG BY: M.T.

FILE: 2205

RIGHT SIDE ELEVATION

DWG No.

A2.03



SAGITTARIUS

design & drafting

99 HANOVER PLACE

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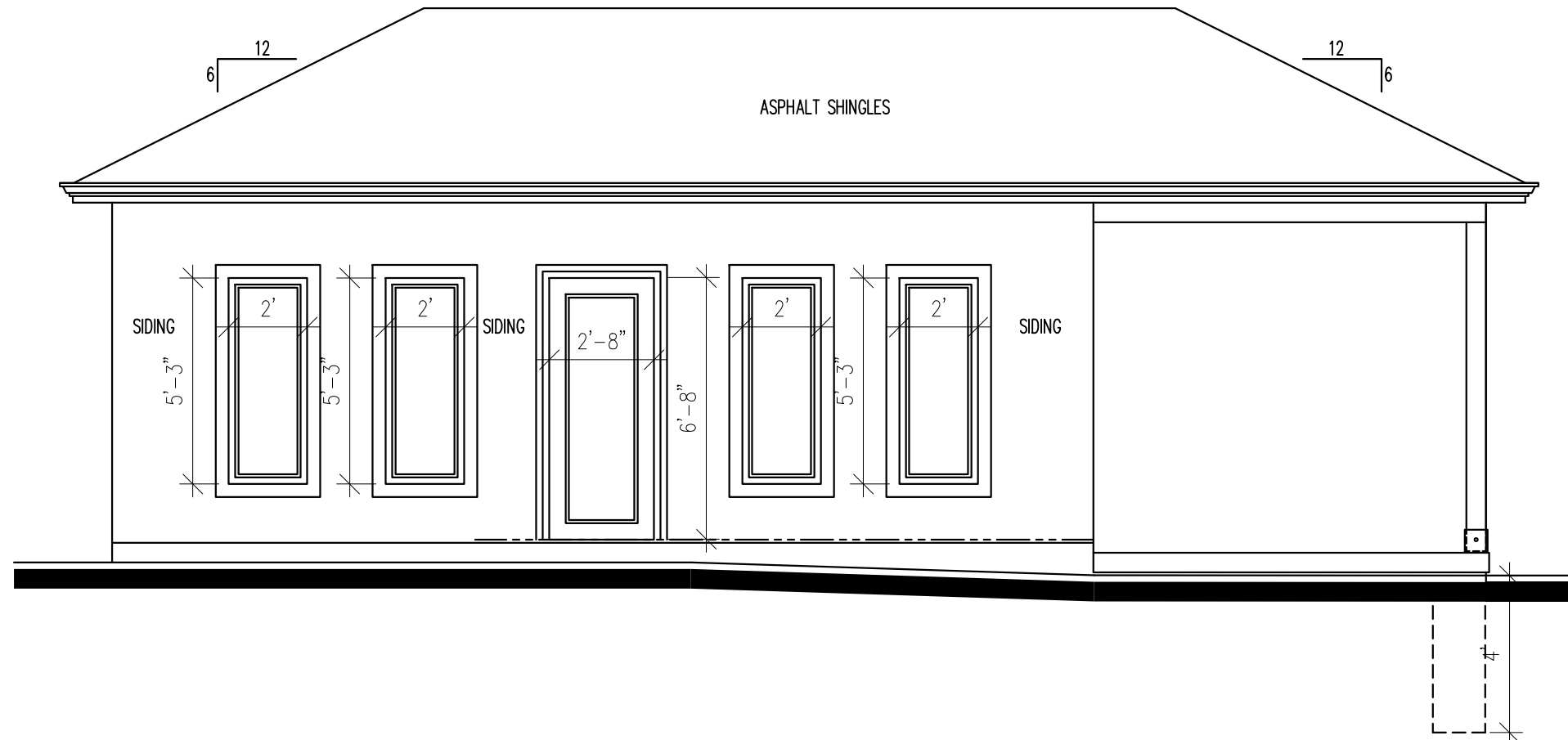
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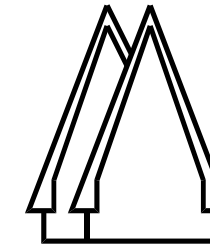
DWG BY: M.T.

FILE: 2205

LEFT SIDE ELEVATION

DWG No.

A2.04



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design & drafting

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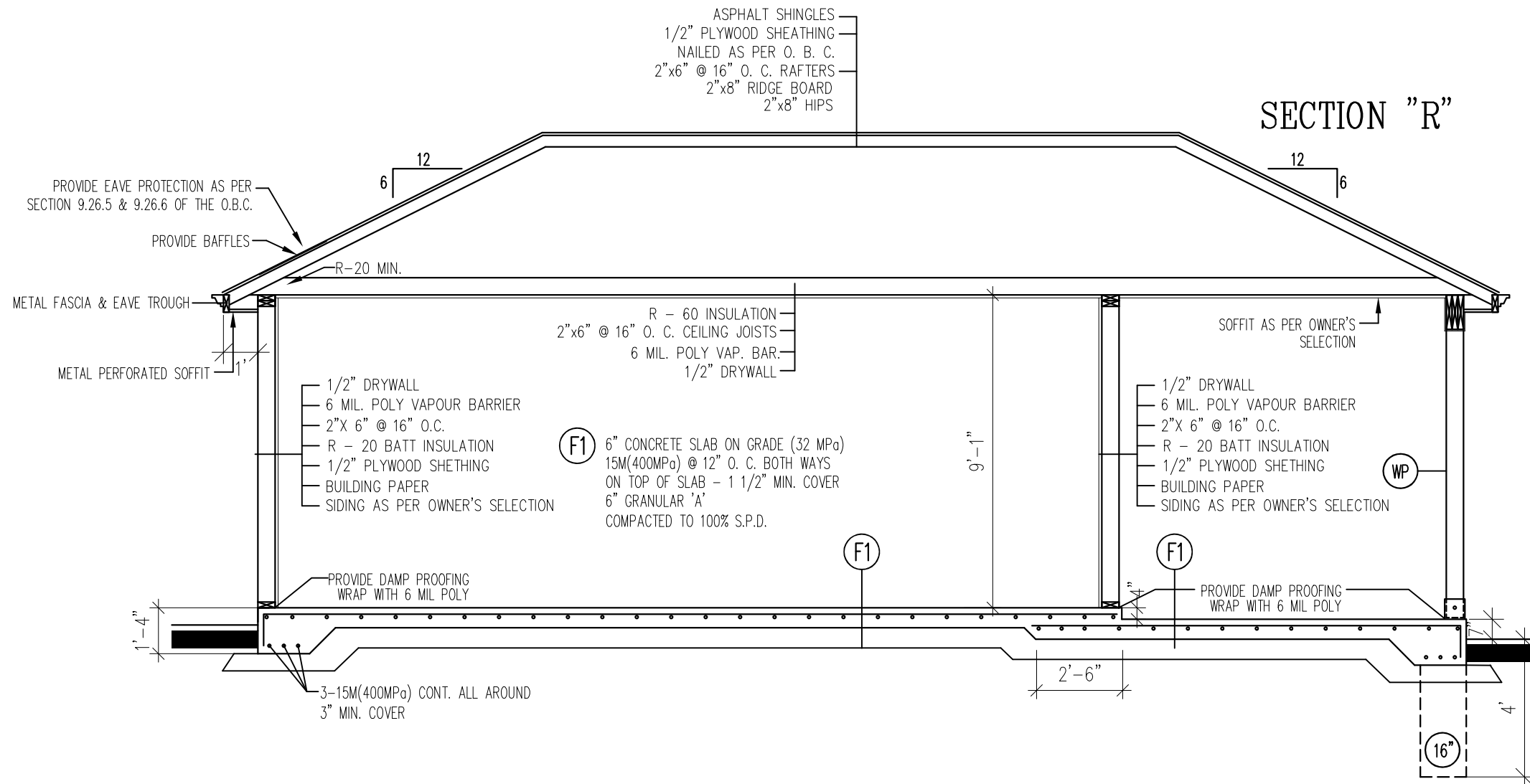
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PROPOSED ACCESSORY STORAGE
182 CENTRAL DRIVE
HAMILTON, ONTARIO

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SCALE: 1/4" = 1'-0"

DWG BY: M.T.

FILE: 2205

SECTION "R"

DWG No.

A4.01



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)	Irina Maric and Petar Maric	
Applicant(s)*	Irina Maric and Petar Maric	
Agent or Solicitor	Danielle Iampietro	

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:

Tangerine 3389 Steeles Avenue East Toronto, ON M2H 0A1

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:

Accessory building / shed in the backyard to be 1.8 m from the back property line as opposed to 7.5 m stated under ER zoning by laws

Second Dwelling Unit Reconstruction of Existing Dwelling

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

If we construct the shed 7.5 m away from the back of the property line, it will not look nice as our backyards are all open and setting the shed 7.5 m from back property line will position the shed almost in the middle of the backyard.

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**):

182 Central Drive, Ancaster, ON L9G 2A4
PT LT 48 PL 793, BEING PT 2 ON 62R15739, ANCASTER ; S/T EASEMENT OVER PT 2 ON 62R15739 AS IN WE69203; CITY OF 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

8.9 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?

This is a single family residential property that was built by the previous owner and we received the building permit copy from the city as well as all other paperwork for this property from City of Hamilton when we requested it a couple of months ago.

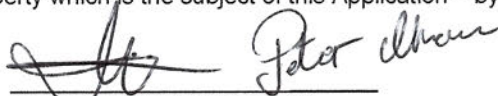
8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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.

May 3, 2022
Date


Signature Property Owner(s)

Irina Maric and Petar Maric
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 13.716 m
Depth 61.197 m
Area 839.378 m²
Width of street ~ 22 FEET

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:

One story raised bungalow with with single car garage is already on the lot. The house is 198.909 m²

Proposed

Accessory building / shed with dimensions of 4.572 m wide and 10.668 m long (48.774 m²) total dimensions. Out of these dimensions, the 4.572 m by 3.048 m will be a covered porch (please refer to plan drawings).

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

Existing:

One story raised bungalow is 7.61 m set from the front property line, and 1.5 m away from each of the side property lines and 33.167 m away from the back of the property line.

Proposed:

Proposing a 4.572 m x 10.668 m shed to be constructed 1.8 m from the back property line and 1.5 m from the right side property line.

13. Date of acquisition of subject lands:
May 21, 2021
14. Date of construction of all buildings and structures on subject lands:
The house was built in 2002
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:
N/A
18. Municipal services available: (check the appropriate space or spaces)
 Water _____ Connected yes
 Sanitary Sewer _____ Connected yes
 Storm Sewers _____
19. Present Official Plan/Secondary Plan provisions applying to the land:
PT LT 48 PL 793, BEING PT 2 ON 62R15739, ANCASTER
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
ER zoning
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:
Unknown
- 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)
We are including the drawings of the shed and the lot for your review
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.