



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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

E-mail: [cofa@hamilton.ca](mailto: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

<b>APPLICATION NO.:</b>	<b>AN/A-22:180</b>	<b>SUBJECT PROPERTY:</b>	64 LOVERS LANE, ANCASTER
<b>ZONE:</b>	“ER” (Existing Residential)	<b>ZONING BY-LAW:</b>	Zoning By-law 87-57, as Amended 18-105

**APPLICANTS:** Agent N. Miskovic  
**Owner M. Kancko**

The following variances are requested:

1. A minimum front yard setback of 10.0 metres shall be permitted, instead of the requirement that the required front yard setback shall be within twenty (20) percent of the average front yard setback of the one nearest principle dwelling facing the same street (i.e. between 13.84 metres and 20.74 metres).
2. A minimum southerly side yard setback of 4.70 metres shall be permitted, instead of the minimum 6.0 metre side yard setback required for a flankage yard.
3. A minimum rear yard setback of 3.71 metres shall be permitted, instead of the minimum 16.0 metre rear yard setback required.

**PURPOSE & EFFECT:** To permit the construction of new two-storey single family dwelling including a deck and accessory structure(s) [in-ground pool, cabana and hot tub] in the rear yard

**Notes:**

1. Please note that the Site Plan statistics indicate a total proposed lot coverage of 38 percent, whereas a maximum lot coverage of 35 percent is permitted. It is noted that the area of all buildings is indicated as 438.97 square metres, which is 34.98 percent of the area of the lot (i.e. lot area indicated as 1254.84 square metres). Additional variances shall be required if compliance with Section 10.3.3 is not possible.
2. It is unclear from the Site Plan provided if a minimum of one metre within the norhtelry side yard is to be unobstructed and shall not contain structures, walkways, sidewalks, hard surfaced

material, and landscaping other than sod. Additional variances shall be required if compliance with Section 10.3.5(1) is not possible.

3. Specific details regarding the projection of sills, cornices, bay windows etc. of the proposed single family dwelling were not indicated on the submitted site plan. Please note that should the variance requested to permit a reduced minimum front, side and rear yard setback be approved, as per Section 7.12(a), sills, cornices, bay windows etc. shall be permitted to project into the new minimum yard(s) a distance of not more than 0.60 metres. Additional variances may be required if compliance with Section 7.12(a) is not possible.
4. Specific details regarding the projection of eaves/gutters of the proposed single family dwelling were not indicated on the submitted site plan. Please note that should the variance requested to permit a reduced minimum front, side and rear yard setback be approved, as per Section 7.12(b), eaves and gutters shall be permitted to project into the new minimum side yard a distance of not more than 0.60 metres, or into the minimum front yard and rear yard a distance of not more than 1.5 metres. Additional variances may be required if compliance with Section 7.12(b) is not possible.
5. Please note that should the variance requested to permit a reduced minimum front yard setback be approved, the proposed front porch and steps will not project into the minimum front yard, and will therefore comply with Section 7.12(d).
6. Please note that as per Section 7.13(a), on any corner lot in any Zone, no obstruction, whether permanent or temporary, that blocks vision between a height of 75 centimetres and 2.4 metres above the centre line grade of the street, is permitted within a daylighting triangle of 10 metres. Additional variances may be required if compliance with Section 7.13(a) is not possible.
7. Please note that the percentage of the area of the at-grade parking area has not been indicated; therefore, compliance with Section 7.14(a)(x) could not be confirmed.
8. Please note that should the variance requested to permit a reduced minimum rear yard setback, the proposed accessory structure (in-ground pool) will not be located in a required rear yard, and will therefore comply with Section 7.18(a)(vi). However, the distance from the proposed in-ground pool, which is indicated as 8.58 square metres (i.e. 200 square feet), to the rear lot line has not been indicated. As per Section 7.18(a)(vi)(A), accessory buildings in excess of 12 square metres ground floor area shall not be less than 7.5 metres from the rear lot line for any lot located in an Existing Residential "ER" Zone. Additional variances may be required if compliance with Section 7.18(a)(vi)(A) is not possible.
9. Specific details regarding the proposed parking spaces on the lot have not been provided, however, it appears a minimum of two (2) parking spaces, as required by Section 7.14(b)(i)(A), can be accommodated in the proposed garage and driveway. Additional variances may be required if compliance with Section 7.14 is not possible.
10. Please note that elevation drawings were not provided to confirm the height of the proposed accessory structure(s). Please note that as per Section 7.18(a)(iv), the maximum height for an accessory building is 4.5 metres. Additional variances may be required if compliance with Section 7.18(a)(iv) is not possible.

11. A building permit is required for the construction of the proposed development. Be advised that Ontario Building Code regulations may require specific setback and construction types.

**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:

<b>DATE:</b>	<b>Thursday, July 14, 2022</b>
<b>TIME:</b>	<b>1:20 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>2<sup>nd</sup> floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto: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, calling in, or attending. Please see attached page for complete instructions, including deadlines for registering to participate virtually.



 Subject Lands

DATED: June 28, 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.



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

### 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](mailto: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.**

Comment packages are available two days prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

#### Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

##### 1. Virtual Oral Submissions

**Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.**

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email [cofa@hamilton.ca](mailto:cofa@hamilton.ca). The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by 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.

##### 2. In person Oral Submissions

**Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2<sup>nd</sup> floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.**

We hope this is of assistance and if you need clarification or have any questions, please email [cofa@hamilton.ca](mailto: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.

**SITE DATA**

ZONED: ER (ANCASTER)

LOT AREA ..... 1,254.84 m<sup>2</sup> (13,507 ft<sup>2</sup>)

MAXIMUM LOT COVERAGE REGULATION ONE-STORY TWO-STORY LOTS WITH AN AREA LESS THAN OR EQUAL TO 1,650 SQUARE METRES MAXIMUM 35 PERCENT OF LOT AREA.

EXISTING TOTAL COVERAGE (18.6%) ..... 232.72 m<sup>2</sup> (2,505 ft<sup>2</sup>)  
 TOTAL ALLOWED COVERAGE (35%) ..... 439.19 m<sup>2</sup> (4,727 ft<sup>2</sup>)  
 TOTAL PROPOSED COVERAGE (38%) ..... 438.97 m<sup>2</sup> (4,727 ft<sup>2</sup>)

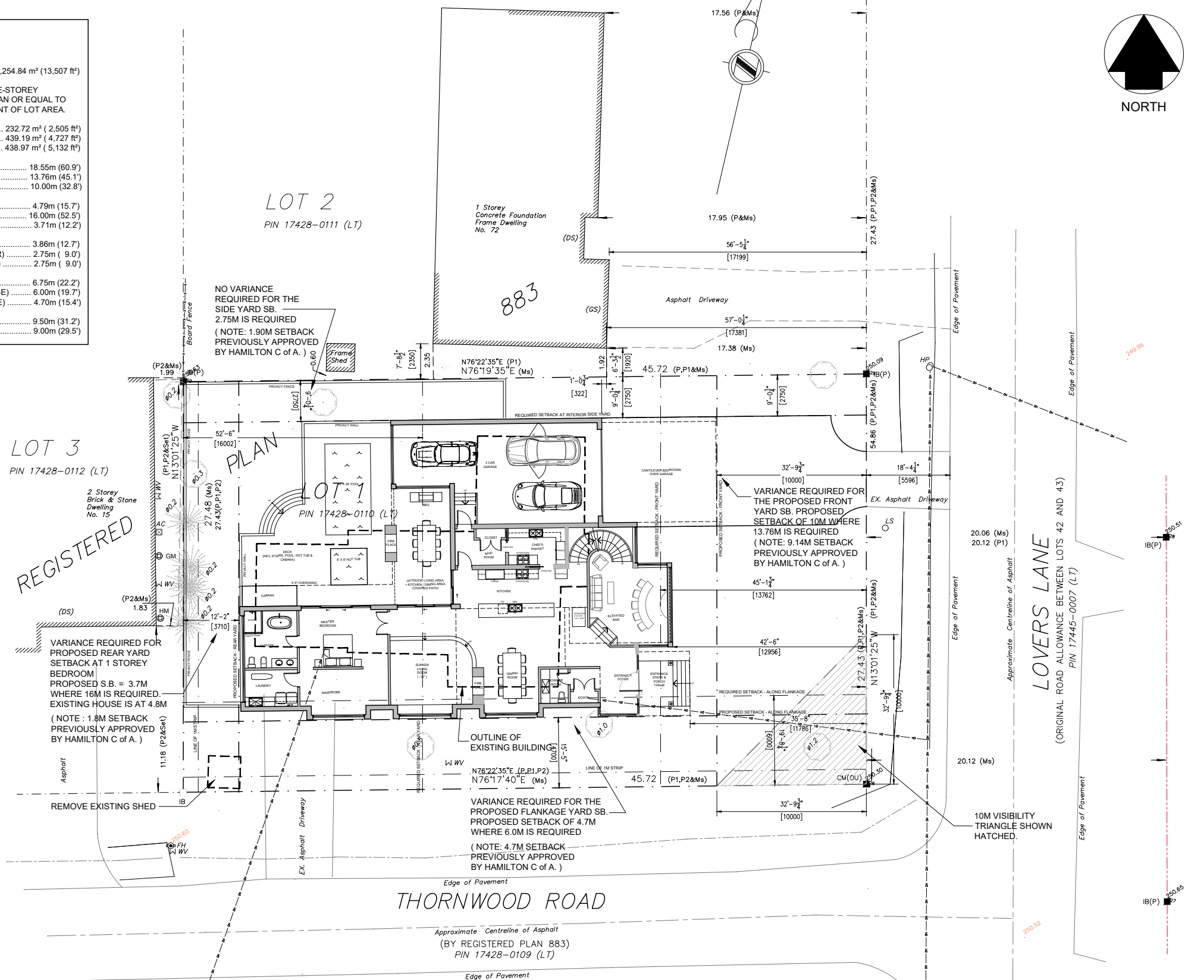
EXISTING FRONT YARD SETBACK ..... 18.55m (60.9')  
 ALLOWABLE FRONT YARD SETBACK ..... 13.76m (45.1')  
 PROPOSED FRONT YARD SETBACK ..... 10.00m (32.8')

EXISTING REAR YARD SETBACK ..... 4.79m (15.7')  
 ALLOWABLE REAR YARD SETBACK ..... 16.00m (52.5')  
 PROPOSED REAR YARD SETBACK ..... 3.71m (12.2')

EXISTING SIDE YARD SETBACK (INTERIOR) ..... 3.86m (12.7')  
 ALLOWABLE SIDE YARD SETBACK (INTERIOR) ..... 2.75m (9.0')  
 PROPOSED SIDE YARD SETBACK (INTERIOR) ..... 2.75m (9.0')

EXISTING SIDE YARD SETBACK (FLANKAGE) ..... 6.75m (22.2')  
 ALLOWABLE SIDE YARD SETBACK (FLANKAGE) ..... 6.00m (19.7')  
 PROPOSED SIDE YARD SETBACK (FLANKAGE) ..... 4.70m (15.4')

ALLOWABLE BUILDING HEIGHT ..... 9.50m (31.2')  
 PROPOSED BUILDING HEIGHT ..... 9.00m (29.5')



LOT 3  
 PIN 17428-0112 (LT)  
 2 Storey Brick & Stone Dwelling No. 15  
 REGISTERED

LOT 2  
 PIN 17428-0111 (LT)

NO VARIANCE REQUIRED FOR THE SIDE YARD SB. 2.75M IS REQUIRED (NOTE: 1.90M SETBACK PREVIOUSLY APPROVED BY HAMILTON C of A.)

VARIANCE REQUIRED FOR THE PROPOSED FRONT YARD SB. PROPOSED SETBACK OF 10M WHERE 13.76M IS REQUIRED (NOTE: 9.14M SETBACK PREVIOUSLY APPROVED BY HAMILTON C of A.)

VARIANCE REQUIRED FOR PROPOSED REAR YARD SETBACK AT 1 STOREY BEDROOM PROPOSED S.B. = 3.7M WHERE 16M IS REQUIRED. EXISTING HOUSE IS AT 4.8M (NOTE: 1.8M SETBACK PREVIOUSLY APPROVED BY HAMILTON C of A.)

VARIANCE REQUIRED FOR THE PROPOSED FLANKAGE YARD SB. PROPOSED SETBACK OF 4.7M WHERE 6.0M IS REQUIRED (NOTE: 4.7M SETBACK PREVIOUSLY APPROVED BY HAMILTON C of A.)

THIS SITE PLAN INFORMATION TAKEN FROM SURVEY BY.....  
 YOUNG & YOUNG SURVEYING INC.  
 A Subsidiary of Mauro Group Inc.  
 2 HOLLAND DRIVE, UNIT 5,  
 BOLTON, ONTARIO, L7E 1E1  
 PHONE 905.951.6000, FAX  
 905.857.4811  
 www.youngsurveying.ca -  
 info@youngsurveying.ca  
 THE SURVEY WAS COMPLETED  
 ON JUNE 5, 2021.  
 BY GANESH SUNDAR, B.Eng.,  
 ONTARIO LAND SURVEYOR  
 SURVEYOR'S REAL PROPERTY  
 REPORT PART ONE (1)  
 SHOWING TOPOGRAPHIC  
 FEATURES OF...  
 LOT 1  
 REGISTERED PLAN 883  
 CITY OF HAMILTON  
 REGIONAL MUNICIPALITY OF  
 HAMILTON-WENTWORTH

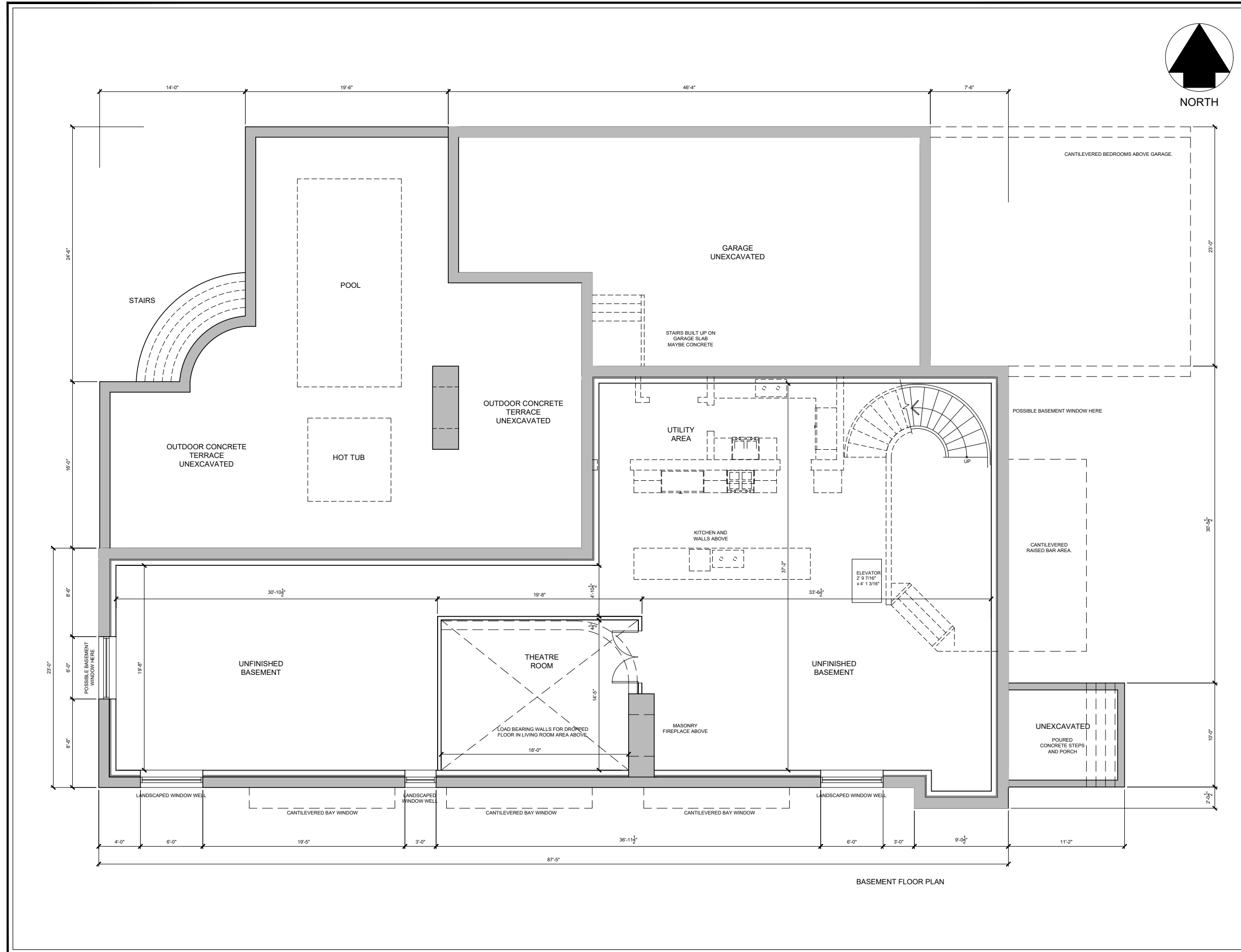
**BEARING NOTE**

BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATION USING THE "TOPNET" GPS NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0).

**BEARING ROTATION NOTE**

ADJUST FOR BEARING COMPARISONS, A ROTATION OF 0°37'25" COUNTER-CLOCKWISE WAS APPLIED TO REGISTERED PLAN 883 TO CONVERT TO UTM ZONE 17, NAD 83 (CSRS).

RESERVED		
1	ISSUED FOR C of A	MAY 19 - 2022
No.	REVISION	DATE
NOTE: THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB SITE AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. ANY PROPOSED ALTERATIONS TO THE CONSTRUCTION AS SHOWN ON THE DESIGN DRAWINGS, MUST BE VERIFIED BEFORE COMMENCEMENT BY THE DESIGNER. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS INDICATED AS "ISSUED FOR CONSTRUCTION". ALL STRUCTURAL INFORMATION AS PER STRUCTURAL ENGINEER EXCEPT FOR ROOF TRUSSES, FLOOR JOISTS AND BEAMS AS SPECIFIED BY TRUSS, JOIST AND BEAM MANUFACTURER. SEE MANUFACTURERS ENGINEERED DRAWINGS.		
<b>ARCHIMAGE DESIGN</b> & drafting services inc.		
1281 Richmond Road, Burlington, Ontario 905 331 8453, info@archimage.ca, www.archimage.ca		
<b>FOR COMMITTEE OF ADJUSTMENT</b>		
PROJECT: <b>KANCKO RESIDENCE</b> 64 LOVERS LANE ANCASTER, ONTARIO		
SHEET TITLE: <b>PROPOSED SITE PLAN</b> 3/32"=1'-0"		
SCALE:	DATE:	
AS NOTED	JUNE, 2021	
DRAWN BY:	SHEET NO.:	
AWG		
CHECKED BY:		
AWG		<b>SP1</b>
FILE NO.:		
MK-21-06		01 of 06



RESERVED

1	ISSUED FOR C of A	MAY 19 - 2022
No.	REVISION	DATE

NOTE:  
THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB SITE AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.  
ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. ANY PROPOSED ALTERATIONS TO THE CONSTRUCTION AS SHOWN ON THE DESIGN DRAWINGS, MUST BE VERIFIED BEFORE COMMENCEMENT BY THE DESIGNER.  
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS INDICATED AS "ISSUED FOR CONSTRUCTION".  
ALL STRUCTURAL INFORMATION AS PER STRUCTURAL ENGINEER EXCEPT FOR ROOF TRUSSES, FLOOR JOISTS AND BEAMS AS SPECIFIED BY TRUSS, JOIST AND BEAM MANUFACTURER. SEE MANUFACTURERS ENGINEERED DRAWINGS.

**ARCHIMAGE DESIGN**  
& drafting services inc.

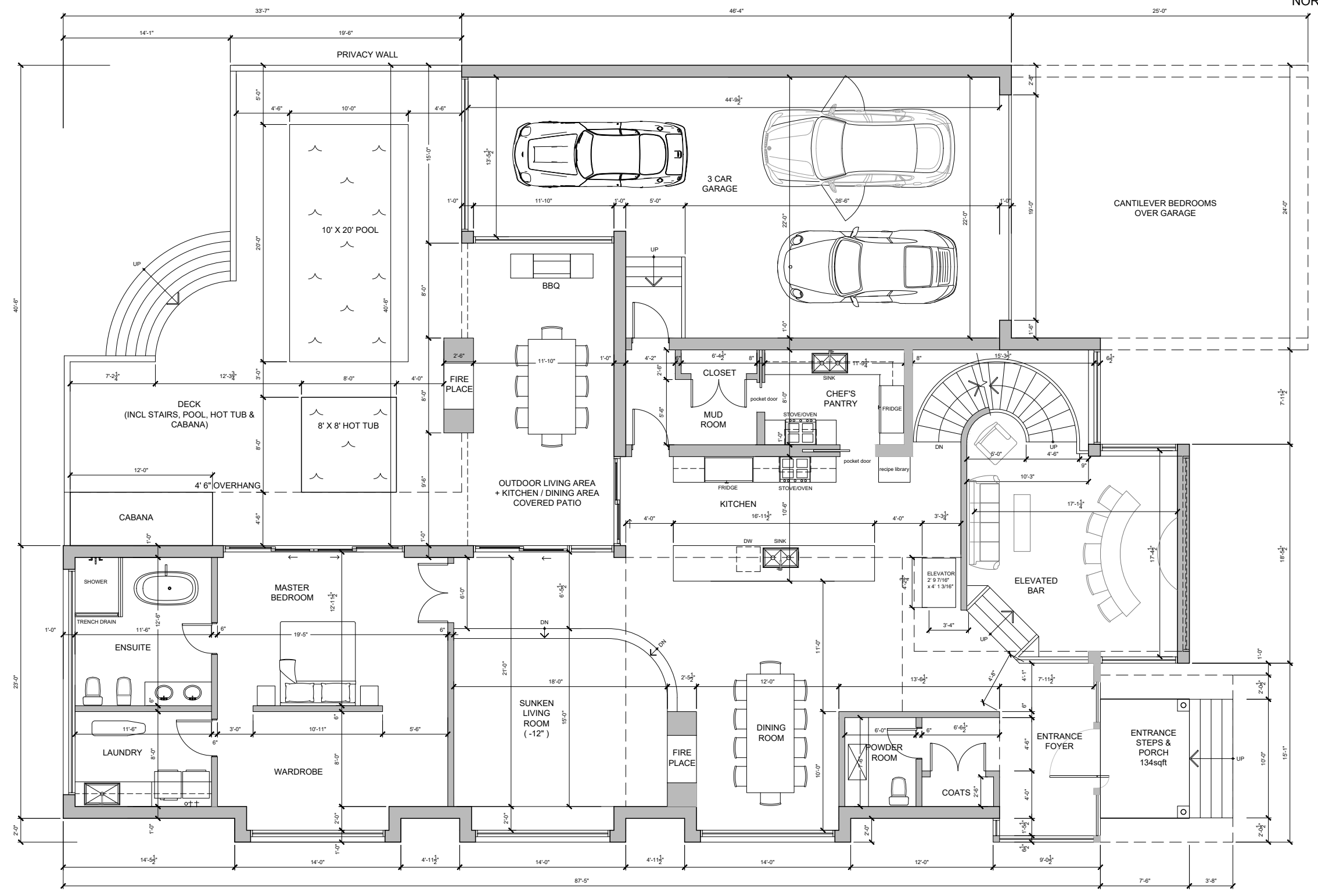
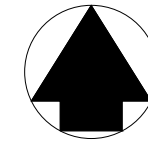
1281 Richmond Road, Burlington, Ontario  
905 331 8453, info@archimage.ca, www.archimage.ca

**FOR COMMITTEE OF ADJUSTMENT**

PROJECT:  
**KANCKO RESIDENCE**  
64 LOVERS LANE  
ANCASTER, ONTARIO

SHEET TITLE:  
**PROPOSED BASEMENT FLOOR**  
1/4"=1'-0"

SCALE: AS NOTED	DATE: JUNE, 2021
DRAWN BY: AWG	SHEET NO.:
CHECKED BY: AWG	<b>A1.1</b>
FILE NO. MK-21-06	02 of 06



GROUND FLOOR PLAN

RESERVED

1	ISSUED FOR C of A	MAY 19 - 2022
No.	REVISION	DATE

NOTE:  
THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB SITE AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. ANY PROPOSED ALTERATIONS TO THE CONSTRUCTION AS SHOWN ON THE DESIGN DRAWINGS, MUST BE VERIFIED BEFORE COMMENCEMENT BY THE DESIGNER.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS INDICATED AS "ISSUED FOR CONSTRUCTION".

ALL STRUCTURAL INFORMATION AS PER STRUCTURAL ENGINEER EXCEPT FOR ROOF TRUSSES, FLOOR JOISTS AND BEAMS AS SPECIFIED BY TRUSS, JOIST AND BEAM MANUFACTURER. SEE MANUFACTURERS ENGINEERED DRAWINGS.

**ARCHIMAGE DESIGN**  
& drafting services inc.  
1281 Richmond Road, Burlington, Ontario  
905 331 8453, info@archimage.ca, www.archimage.ca

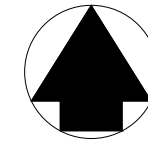
FOR COMMITTEE OF ADJUSTMENT

PROJECT:  
**KANCKO RESIDENCE**  
64 LOVERS LANE  
ANCASTER, ONTARIO

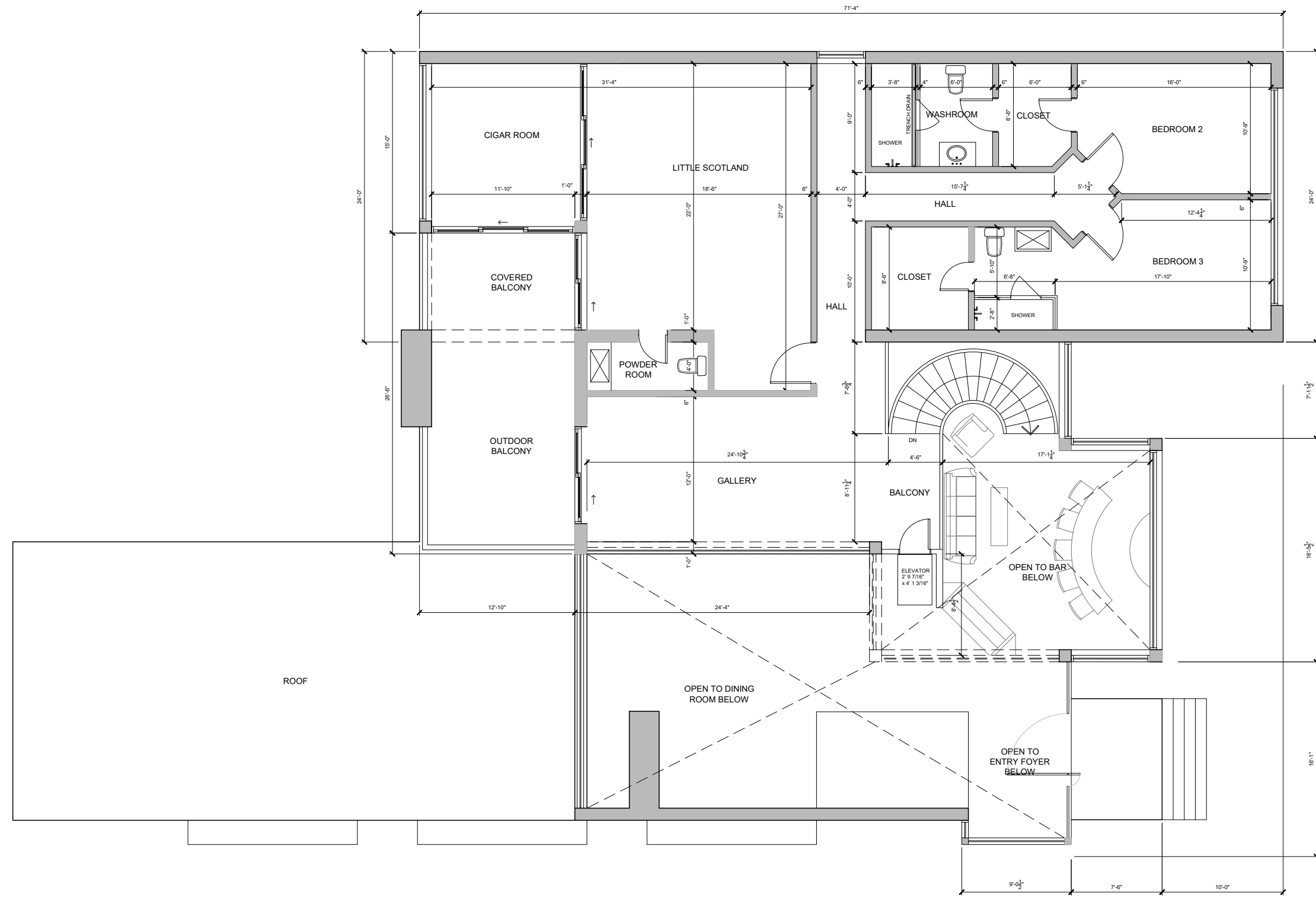
SHEET TITLE:  
**PROPOSED GROUND FLOOR**  
1/4"=1'=0"

SCALE: AS NOTED	DATE: JUNE, 2021
DRAWN BY: AWG	SHEET NO.:
CHECKED BY: AWG	<b>A1.2</b>
FILE NO. MK-21-06	03 of 06





NORTH



SECOND FLOOR PLAN

RESERVED

No.	REVISION	DATE
1	ISSUED FOR C of A	MAY 19 - 2022

NOTE:  
THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB SITE AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. ANY PROPOSED ALTERATIONS TO THE CONSTRUCTION AS SHOWN ON THE DESIGN DRAWINGS, MUST BE VERIFIED BEFORE COMMENCEMENT BY THE DESIGNER.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS INDICATED AS "ISSUED FOR CONSTRUCTION".

ALL STRUCTURAL INFORMATION AS PER STRUCTURAL ENGINEER EXCEPT FOR ROOF TRUSSES, FLOOR JOISTS AND BEAMS AS SPECIFIED BY TRUSS, JOIST AND BEAM MANUFACTURER. SEE MANUFACTURERS ENGINEERED DRAWINGS.

**ARCHIMAGE DESIGN**  
& drafting services inc.

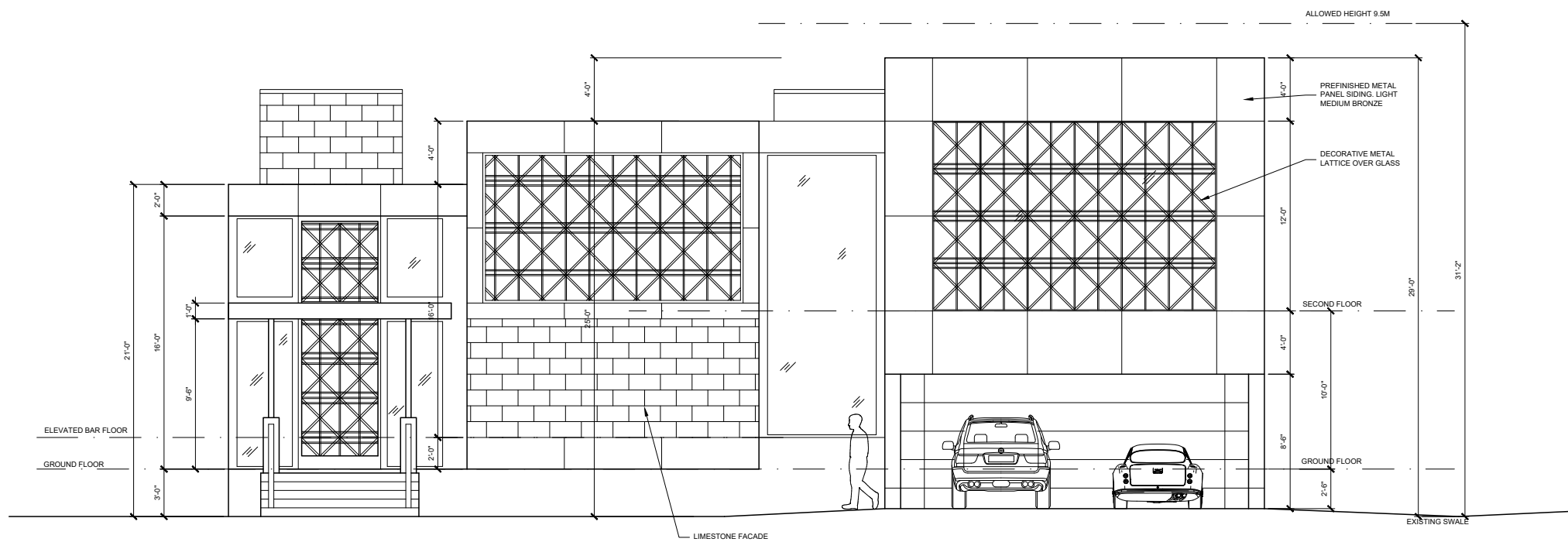
1281 Richmond Road, Burlington, Ontario  
905 331 8453, info@archimage.ca, www.archimage.ca

FOR COMMITTEE OF ADJUSTMENT

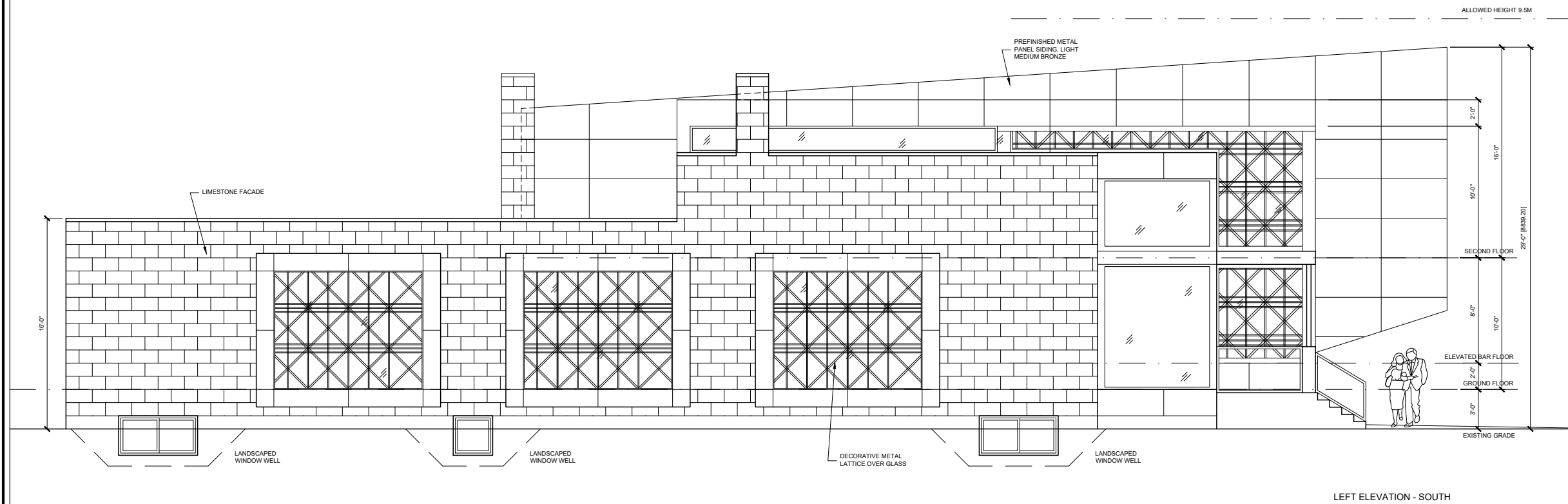
PROJECT:  
**KANCKO RESIDENCE**  
64 LOVERS LANE  
ANCASTER, ONTARIO

SHEET TITLE:  
**PROPOSED SECOND FLOOR**  
1/4"=1'-0"

SCALE: AS NOTED	DATE: JUNE, 2021
DRAWN BY: AWG	SHEET NO.:
CHECKED BY: AWG	<b>A1.3</b>
FILE NO. MK-21-06	04 of 06



FRONT ELEVATION - EAST



LEFT ELEVATION - SOUTH

RESERVED

1	ISSUED FOR C of A	MAY 19-2022
No.	REVISION	DATE

NOTE:  
 THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB SITE AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.  
 ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. ANY PROPOSED ALTERATIONS TO THE CONSTRUCTION AS SHOWN ON THE DESIGN DRAWINGS, MUST BE VERIFIED BEFORE COMMENCEMENT BY THE DESIGNER.  
 THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS INDICATED AS "ISSUED FOR CONSTRUCTION".  
 ALL STRUCTURAL INFORMATION AS PER STRUCTURAL ENGINEER EXCEPT FOR ROOF TRUSSES, FLOOR JOISTS AND BEAMS AS SPECIFIED BY TRUSS, JOIST AND BEAM MANUFACTURER. SEE MANUFACTURERS ENGINEERED DRAWINGS.

**ARCHIMAGE DESIGN**  
 & drafting services inc.

1281 Richmond Road, Burlington, Ontario  
 905 331 8453, info@archimage.ca, www.archimage.ca

**FOR COMMITTEE OF ADJUSTMENT**

PROJECT:  
**KANCKO RESIDENCE**  
 64 LOVERS LANE  
 ANCASTER, ONTARIO

SHEET TITLE:  
**PROPOSED SOUTH AND EAST ELEVATIONS**  
 1/4"=1'-0"

SCALE: AS NOTED	DATE: JUNE, 2021
DRAWN BY: AWG	SHEET NO.:
CHECKED BY: AWG	<b>A2.1</b>
FILE NO. MK-21-06	05 of 06

RESERVED

1	ISSUED FOR C of A	MAY 19-2022
No.	REVISION	DATE

NOTE:  
THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB SITE AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. ANY PROPOSED ALTERATIONS TO THE CONSTRUCTION AS SHOWN ON THE DESIGN DRAWINGS, MUST BE VERIFIED BEFORE COMMENCEMENT BY THE DESIGNER.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS INDICATED AS "ISSUED FOR CONSTRUCTION".

ALL STRUCTURAL INFORMATION AS PER STRUCTURAL ENGINEER EXCEPT FOR ROOF TRUSSES, FLOOR JOISTS AND BEAMS AS SPECIFIED BY TRUSS, JOIST AND BEAM MANUFACTURER. SEE MANUFACTURERS ENGINEERED DRAWINGS.

**ARCHIMAGE DESIGN**  
& drafting services inc.

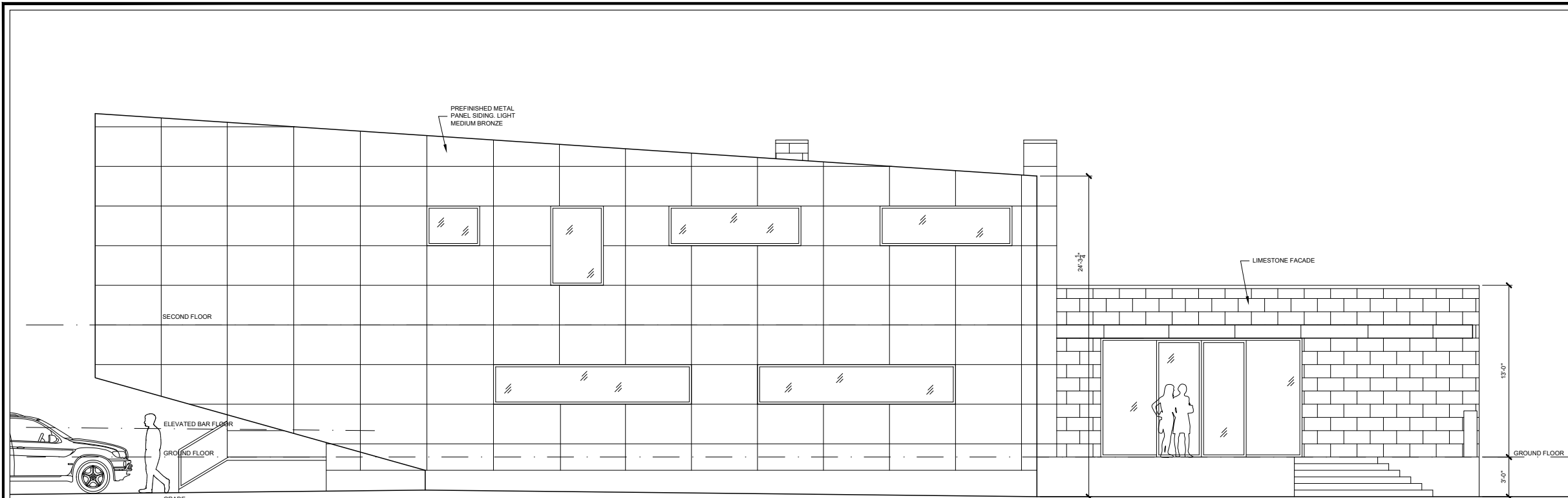
1281 Richmond Road, Burlington, Ontario  
905 331 8453, info@archimage.ca, www.archimage.ca

**FOR COMMITTEE OF ADJUSTMENT**

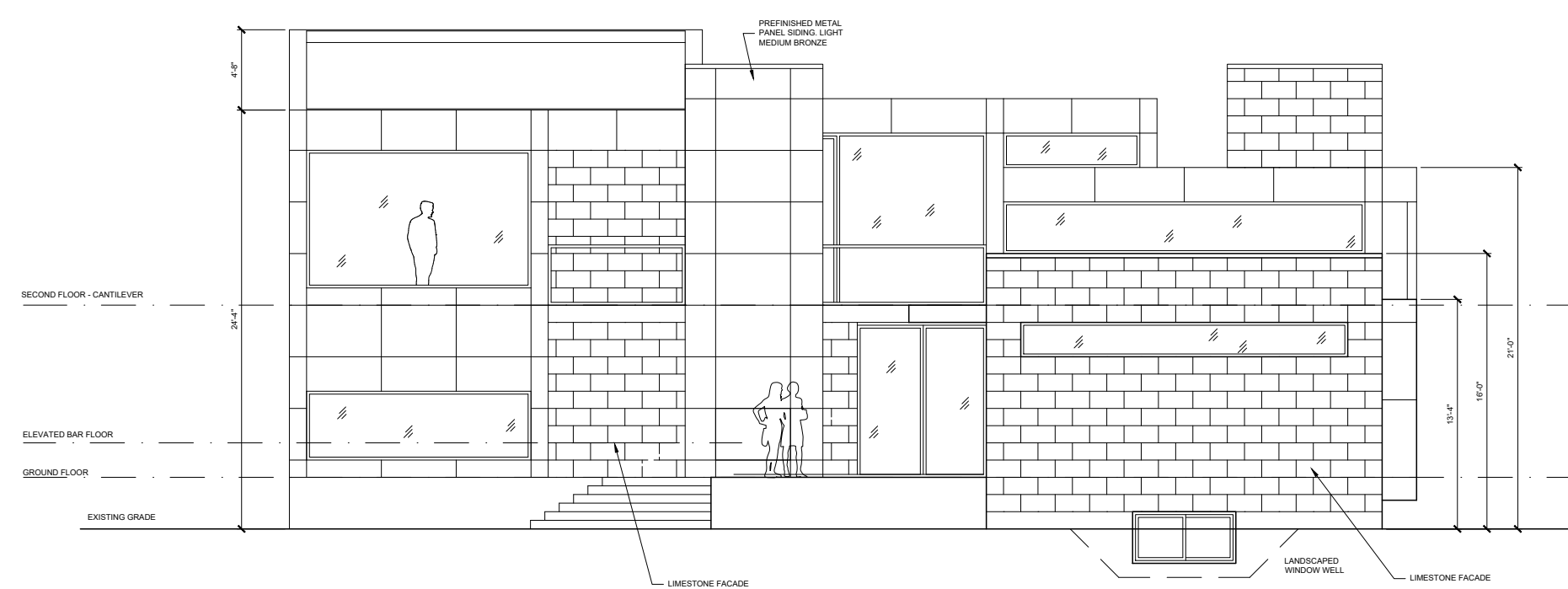
PROJECT:  
**KANCKO RESIDENCE**  
64 LOVERS LANE  
ANCASTER, ONTARIO

SHEET TITLE:  
**PROPOSED NORTH AND WEST ELEVATIONS**  
1/4"=1'-0"

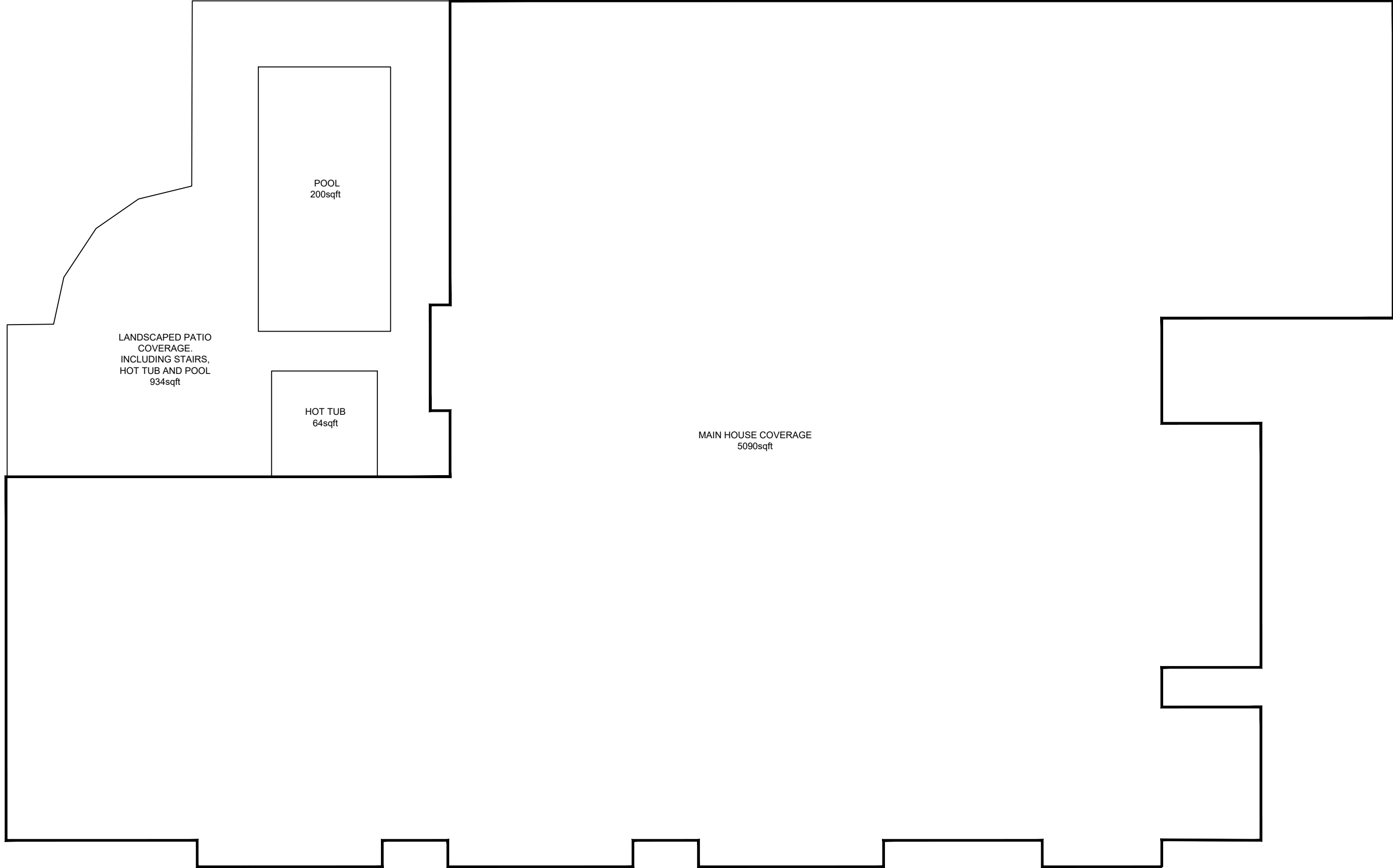
SCALE: AS NOTED	DATE: JUNE, 2021
DRAWN BY: AWG	SHEET NO.:
CHECKED BY: AWG	<b>A2.2</b>
FILE NO. MK-21-06	06 of 06

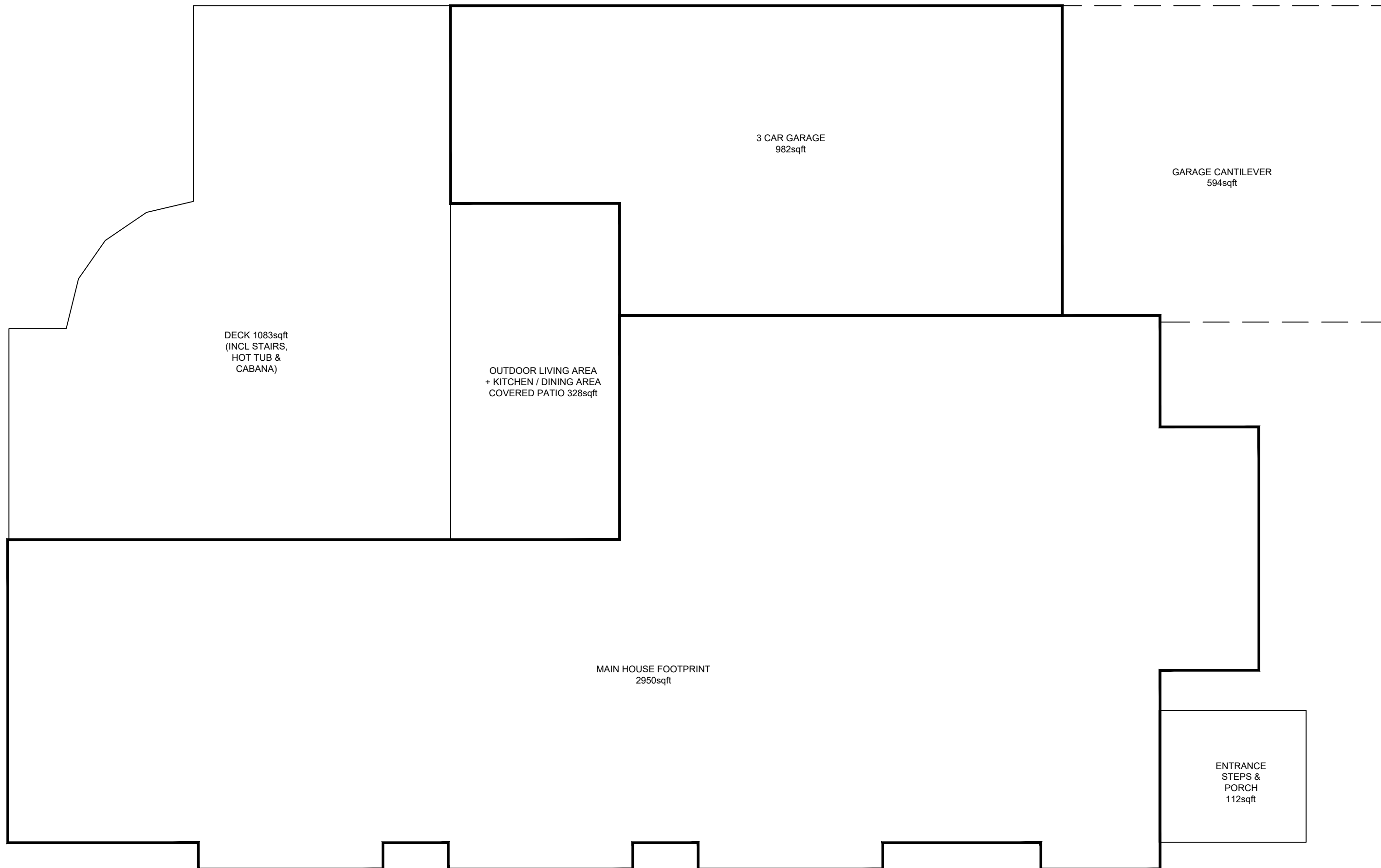


RIGHT ELEVATION - NORTH



REAR ELEVATION - WEST





DECK 1083sqft  
(INCL STAIRS,  
HOT TUB &  
CABANA)

OUTDOOR LIVING AREA  
+ KITCHEN / DINING AREA  
COVERED PATIO 328sqft

3 CAR GARAGE  
982sqft

GARAGE CANTILEVER  
594sqft

MAIN HOUSE FOOTPRINT  
2950sqft

ENTRANCE  
STEPS &  
PORCH  
112sqft



Hamilton

**Committee of Adjustment**

City Hall, 5<sup>th</sup> Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto: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		
Registered Owners(s)	Mihajilo Kancko		
	NIK MISKOVIC		
Applicant(s)*	NIK MISKOVIC		
Agent or Solicitor		Phone:	
		E-mail:	

**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:

Mihajilo Kancko Sandra Lovicki 256 Emick Drive Ancatser L9K 0EL
---

**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:

setback requirements

Second Dwelling Unit       Reconstruction of Existing Dwelling

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

To establish a more practical design of the house

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**):

64 Lovers Lane, Ancatser  
Lot 1 Plan 883

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?

Relestate transaction with lawyers.  
Title search

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

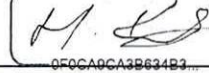
**9. ACKNOWLEDGEMENT CLAUSE**

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.

5/20/2022

Date

DocuSigned by:



050CA0CA3B634B3

Signature Property Owner(s)

Mihajilo Kancko

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>27.4 m</u>	<u>90'</u>
Depth	<u>45.6 m</u>	<u>150'</u>
Area	<u>1252.9 sq m</u>	<u>13,507 sq/ft</u>
Width of street	<u>20 m</u>	

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:

Single family 1 storey 2456 sq/ft  
+ 132 sq/ft porch  
+ 50 shed

Proposed

5,132 sq/ft . ground floor

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

Existing:

Front yard	<u>18.5</u>	<u>60.9 ft</u>	Height <u>9.5 m</u>
Rear yard		<u>15.7</u>	
Side yard		<u>9.0 ft</u>	

Proposed:

Front yard	<u>32.8</u>	Height <u>9 m</u>
Rear yard	<u>12.2</u>	
Side yard	<u>9.0 ft</u>	



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?

Title search completed by lawyers under rela estate transaction. Existing lot since early 1900s

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.

\_\_\_\_\_ Date

\_\_\_\_\_ Signature Property Owner(s)

\_\_\_\_\_ Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 27.4m  
Depth 45.6m  
Area 1252 m  
Width of street 20m

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: \_\_\_\_\_

single family dwelling 1 storey  
2456 sq ft  
132 sq ft (existing porch + 50 sq/ft exisitng shed

Proposed \_\_\_\_\_

5132 sq ft total building area

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

Existing: \_\_\_\_\_

Front: 60.9 ft  
Rear: 15.7 ft  
Side Yard: 9.0 ft  
Height: 9.5m

Proposed: \_\_\_\_\_

Front yard: 32.8 ft  
Rear yard: 12.2 ft  
Side yard: 9.0 ft  
Height: 9m