



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.:	HM/A-22:257	SUBJECT PROPERTY:	182 WEST 2ND STREET, HAMILTON
ZONE:	C (Urban Protected Residential, Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended by By-law 87-09

APPLICANTS: Owner – H. Singh Randhawa
Agent – Defilippis Design

The following variances are requested:

1. A minimum northerly side yard width of 0.0 metres shall be provided for the portion of the lands to be severed (Part 1), and a minimum southerly side yard width of 0.0 metres shall be provided for the portion of the lands to be retained (Part 2), instead of the minimum required side yard width of 1.2 metres.
2. A minimum lot width of 7.62 metres shall be provided for the portion of the lands to be severed (Part 1) and the portion of the lands to be retained (Part 2), instead of the minimum required lot width of 12.0 metres.
3. The front yard landscaped area for both the portion of the lands to be severed (Part 1) and the portion of the lands to be retained (Part 2), shall be a minimum of 44 percent of the gross area of the front yard instead of the minimum 50.0 percent of the gross area of the front yard required.

PURPOSE & EFFECT: To facilitate the creation of two (2) lots in conjunction with Application for Consent/Land Severance No. HM/B-22:79, and the construction of a semi-detached dwelling consisting of two (2) single family dwellings.

Notes:

1. Please note this application is to be heard in conjunction with Application for Consent/Land Severance No. HM/B-22:79.

HM/A-22:257

2. The submitted application indicates that the proposed development of both the portion lands to be severed ("Part 1") and the portion of the lands to be retained ("Part 2") as a Semi-Detached Dwelling. Please note that a Semi-Detached Dwelling is not a use permitted in the current "C" District. However, should the Application for Consent/Land Severance No. HM/B-22:79 be approved as proposed and prior to development occurring on the lands, the development as indicated would be two (2) Single Family Dwellings, one each on the portion of the lands to be severed ("Part 1") and the portion of the lands to be retained ("Part 2").
3. The submitted application indicates the proposed semi-detached dwelling is to be two (2) storey's in height. Please note that detailed elevation drawings have not been provided to confirm the height of the proposed semi-detached dwelling. As per Section 9(2), no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres in height. Additional variances may be required if compliance with Section 9(2) is not possible.
4. Specific details regarding parking space(s) on each lot have not been provided to confirm zoning compliance. From the materials provided, it appears a minimum of two (2) parking spaces can be accommodated on each lot. Please note that additional variances may be required if compliance with Section 18A is not possible.
5. Please note that as per Section 18A(1)(a), for a single family dwelling a minimum of two (2) parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit are required, plus 0.5 parking spaces for each additional habitable room. Detailed floor plans have not been provided to confirm the total number of required parking spaces. From the materials provided, it appears a minimum of two (2) parking spaces can be accommodated on each lot. Please note that additional variances may be required if compliance with Section 18A is not possible.
6. Specific details regarding proposed yard encroachments and other supplementary requirements as established by Section 18, were not included as part of this application. Further variances may be required if compliance with Section 18 cannot be achieved.
7. Construction of the proposed development is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks 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:

DATE:	Thursday, August 25, 2022
TIME:	1:45 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

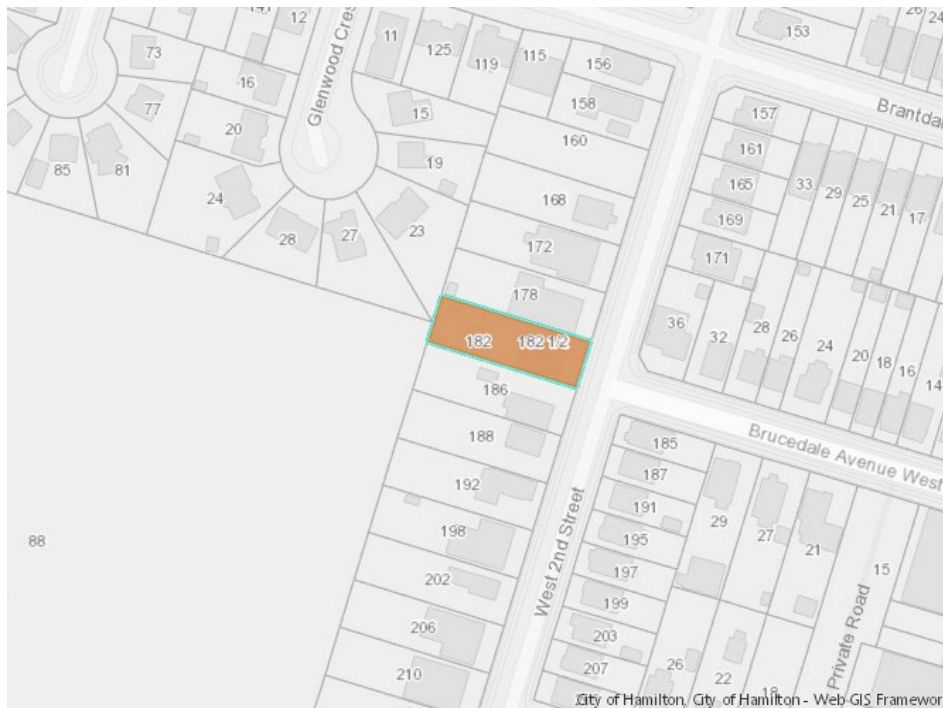
For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- 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.

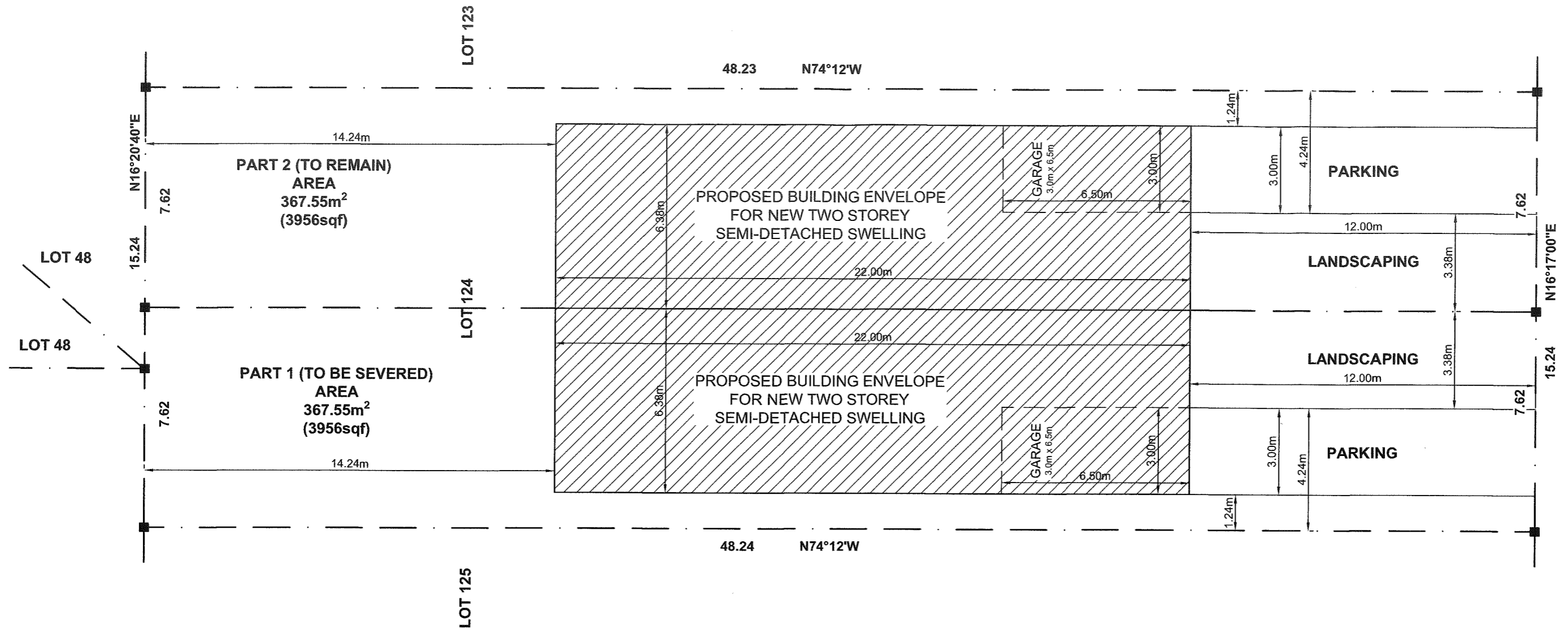
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.



DATED: August 9, 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.




WEST 2nd STREET

SITE STATISTICS

TOTAL EXISTING LOT AREA	7912 sqf	(735.0 m ²)
PART 1 (SEVERED LAND) LOT AREA		
PROPOSED DWELLING (GROUND FLOOR)	1511 sqf	(140.36 m ²)
FRONT YARD AREA	984 sqf	(91.44 m ²)
FRONT YARD LANDSCAPING AREA	438 sqf	(40.68 m ²) (44%)
PART 2 (REMNANT LAND) LOT AREA		
PROPOSED DWELLING (GROUND FLOOR)	1511 sqf	(140.36 m ²)
FRONT YARD AREA	984 sqf	(91.44 m ²)
FRONT YARD LANDSCAPING AREA	438 sqf	(40.68 m ²) (44%)

NOTES:

- OWNER/CONTRACTOR TO VERIFY AND CHECK ALL DIMENSIONS AND SPECS PRIOR TO AND DURING CONSTRUCTION.
- ANY DEVIATIONS, DEFICIENCIES OR DISCREPANCIES FROM THESE DRAWINGS AND SPECS REQUIRES WRITTEN CLARIFICATION AND/OR APPROVAL FROM THE DESIGNER PRIOR TO CONSTRUCTION.

3		 DeFILIPPIS DESIGN 687 BARTON ST. E., SUITE 201 STONEY CREEK, ONTARIO L8E 5L6 (905) 643-2250 FAX (905) 643-1095
2	MAY, 2022	
1	JUNE, 2021	
REV.		
JOB NO.		HARNEK SINGH 182 WEST 2nd STREET HAMILTON, ONTARIO
CHKD. BY		
DRN. BY		
DATE: MAY, 2021		
SCALE: N.T.S.		SITE PLAN
DWG NO. SP-1		





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
Registered Owners(s)	HARVEK SINGH RANOHAWA
Applicant(s)*	SAM
Agent or Solicitor	DE FILIPPES DESIGN

Note: Unless otherwise requested all information shall be given to the City of Hamilton.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

N/A

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 LANDSCAPE OF 44% INSTEAD OF 50%
- | |
|---|
| <u>PART 2 - SOUTH SIDE YARD OF 0.0M</u> |
| <u>PART 1 NORTH SIDE YARD OF 0.0M</u> |
| <u>PART 1/2 - LOT FRONTAGE OF 7.6M INSTEAD OF 12.0M</u> |
- Second Dwelling Unit Reconstruction of Existing Dwelling

5. Why is it not possible to comply with the provisions of the By-law?
- ACHIEVE INTENSIFICATION WITH COMPATIBLE STREET USE (SEMI-DETACHED DWG)

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 WEST 2ND ST, HAMILTON

7. PREVIOUS USE OF PROPERTY

- Residential Industrial Commercial
Agricultural Vacant
Other _____

- 8.1 If Industrial or Commercial, specify use N/A
- 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?

RESIDENTIAL USE ON PROPERTY
IN EXCESS OF 60 YEARS

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.

JULY
Date

[Signature]
Signature Property Owner(s)
HARNEK SINGH RANDHAWA
Print Name of Owner(s)

10. Dimensions of lands affected: (INDIVIDUAL PARTS 1+2)

Frontage 7.6m ±
Depth 48.7m ±
Area 366 sq 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 TO BE
DEMOLISHED

Proposed

TWO STOREY SEMI-DETACHED
DWELLING (SEE SITE SKETCH)

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

Existing:

SINGLE FAMILY TO
BE DEMOLISHED

Proposed:

~~SEE~~ SEE SITE SKETCH

13. Date of acquisition of subject lands: 2017
14. Date of construction of all buildings and structures on subject lands: Jan 2017
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: 60 years plus
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:
URBAN SETTLEMENT
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
C-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:
HM/A-218331
- 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 Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.