



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.:	SC/A-22:286	SUBJECT PROPERTY:	210 MILLEN ROAD, STONEY CREEK
ZONE:	"R2" (Single Residential - Two)	ZONING BY-LAW:	Zoning By-law former City of Stoney Creek 3692-92, as Amended

APPLICANTS: Owners: Sandy & Marko Radic
Agent: Nick DeFilippis

The following variances are requested:

1. The maximum lot coverage for all buildings shall be 42.54% instead of the maximum permitted lot cover of 40% for all buildings.

PURPOSE & EFFECT: So as to permit the construction of a new accessory building (pool cabana) in the rear yard of the existing single detached dwelling.

Notes: N/A

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, October 6, 2022
TIME:	1:15 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.



 Subject Lands

DATED: September 20, 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. Please include your name and address, hearing date, and file number. 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.**

Comment packages are available two days prior to the Hearing and are available on our website: 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. 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.

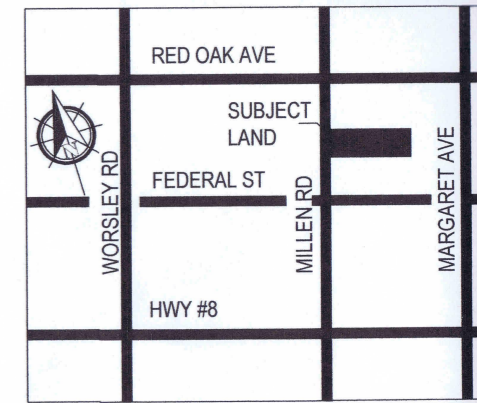
2. In person Oral Submissions

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

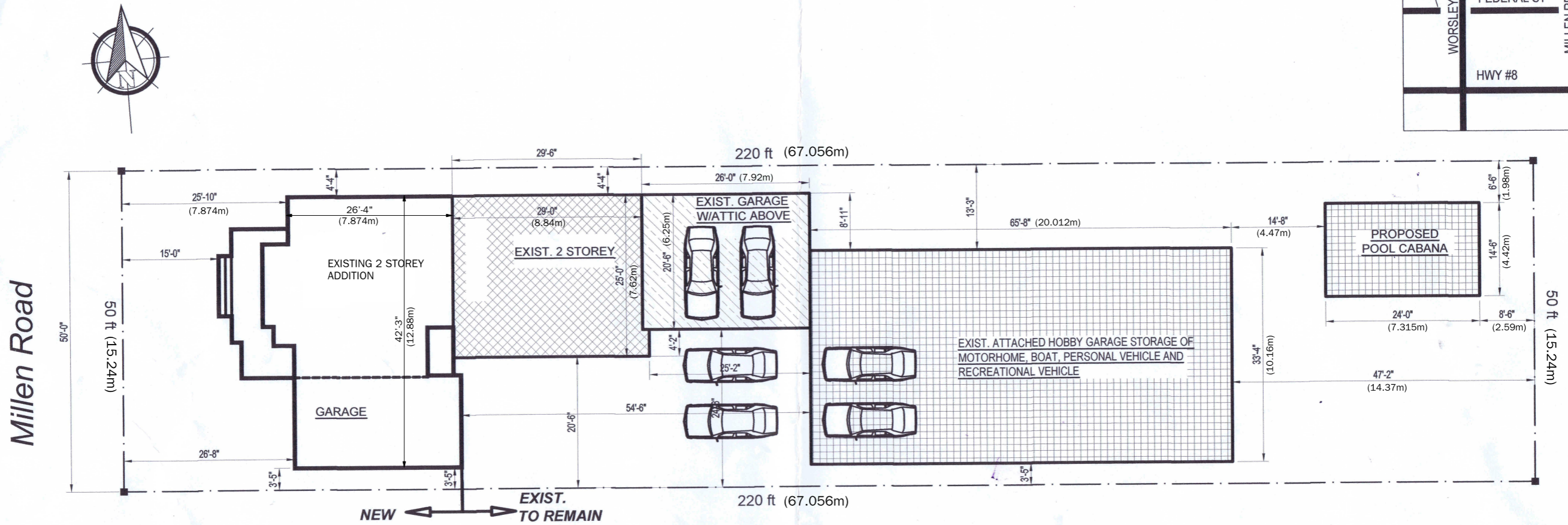
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

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.

These drawings are the property of DeFILIPPIS DESIGN and are not to be copied, reproduced or used without the express written consent of the designer.



KEY PLAN
NTS



PLOT PLAN SCALE $\frac{1}{8}'' = 1'-0''$

SITE STATISTIC

LOT AREA	11,000 sqf	(1022.305 sq m)
EXISTING & PROPOSED GROUND FLOOR AREA	4,670 sqf	(434.015 sq m)

EXISTING DWELLING TO BE DEMOLISHED 1,062 sqf

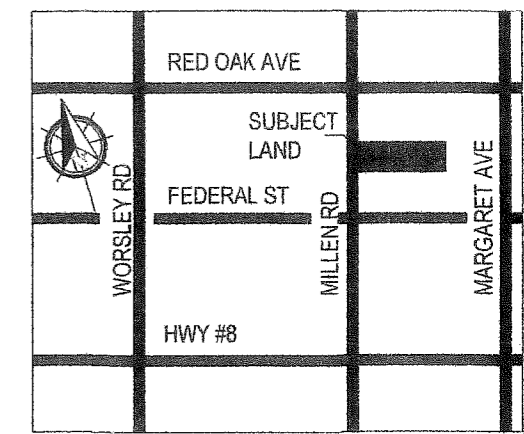
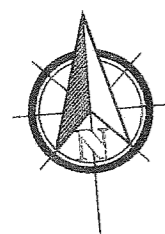
EXIST. DWELLING TO REMAIN		
1st FLOOR	708 sqf	(65.80 sq m)
GARAGE	533 sqf	(49.535 sq m)
HOBBY GARAGE	2,189 sqf	(203.44 sq m)
EXIST. GROSS FLOOR AREA:	3,430 sqf	(318.775 sq m)

NEW ADDITION		
FIRST FLOOR (W/GARAGE)	789sqf	(73.33 sq m)
SECOND FLOOR	965 sqf	
PORCH	113 sqf	(10.50 sq m)
CABANA	348 sqf	(32.33 sq m)
TOTAL GROSS FLOOR AREA:	5,645 sqf	(116.16 sq m)

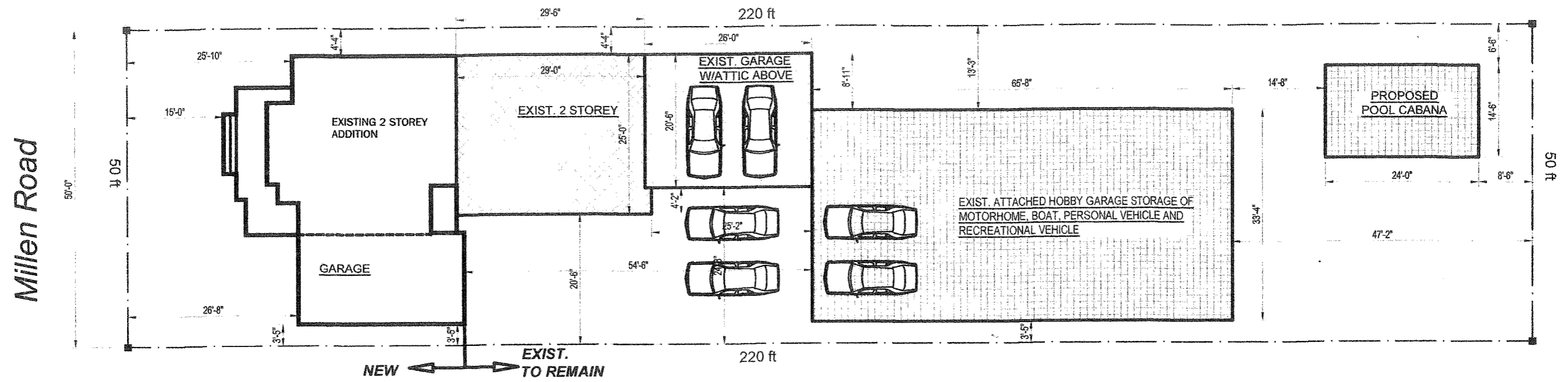
GROUND FLOOR AREA
(EXISTING AND PROPOSED) : 4680 sq ft (434.94 sq m)
LOT COVERAGE : 42.545 %

- 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		<p>DeFILIPPIS DESIGN 687 BARTON ST. E., SUITE 201 STONEY CREEK, ONTARIO L8E 5L6 (905) 643-2250 FAX (905) 643-1095</p>
2		
1	APRIL, 2022	
REV.		
JOB NO.		RESIDENTIAL ADDITION FOR:
CHKD. BY		MARKO RADIC
DRN. BY		210 MILLEN RD
DATE:	MARCH, 2013	STONEY CREEK, ONTARIO
SCALE:	AS NOTED	PLOT PLAN
DWG NO.	SHEET 1 OF 5	



KEY PLAN
NTS



PLOT PLAN SCALE $\frac{1}{8}'' = 1'-0''$

SITE STATISTIC

LOT AREA 11,000 sqf
 EXISTING & PROPOSED GROUND FLOOR AREA 4,670 sqf

EXISTING DWELLING TO BE DEMOLISHED 1,062 sqf

EXIST. DWELLING TO REMAIN
 1st FLOOR 708 sqf
 GARAGE 533 sqf
 HOBBY GARAGE 2,189 sqf
 EXIST. GROSS FLOOR AREA: 3,430 sqf

NEW ADDITION
 FIRST FLOOR (W/GARAGE) 789sqf
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 TOTAL GROSS FLOOR AREA: 5,645 sqf

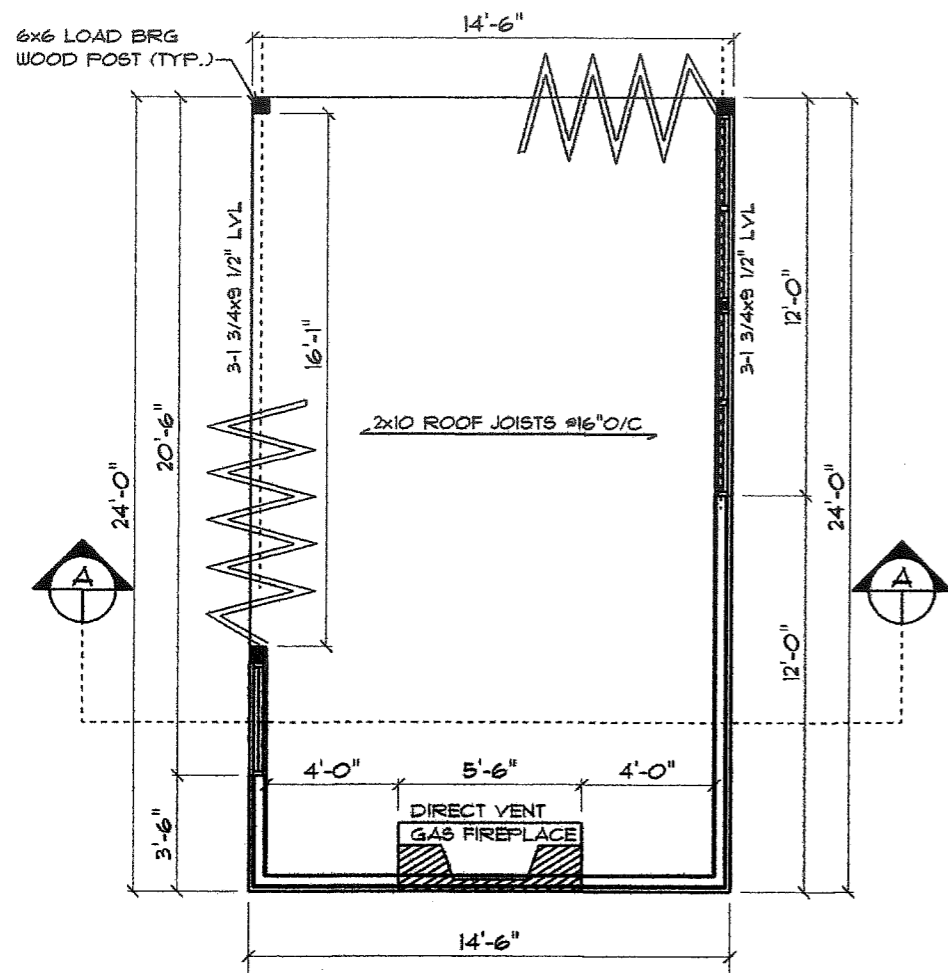
GROUND FLOOR AREA (EXISTING AND PROPOSED) : 4680 sq ft
 LOT COVERAGE : 42.545 %

NOTES.

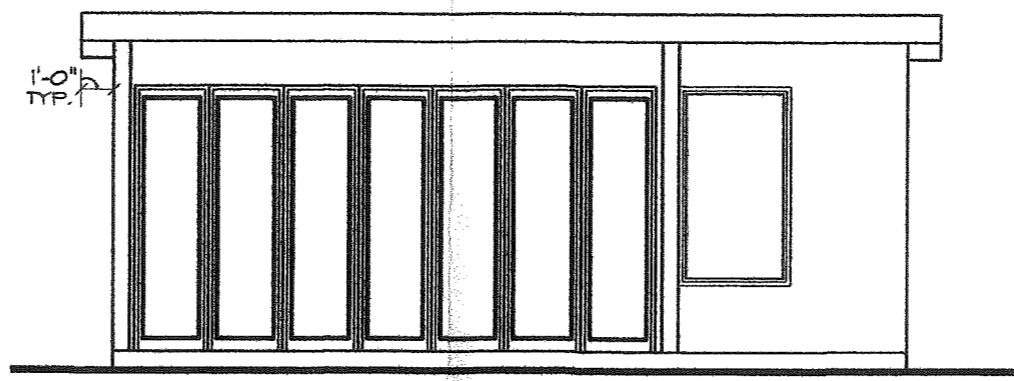
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SCALE: AS NOTED		PLOT PLAN
DWG NO. SHEET 1 OF 5		

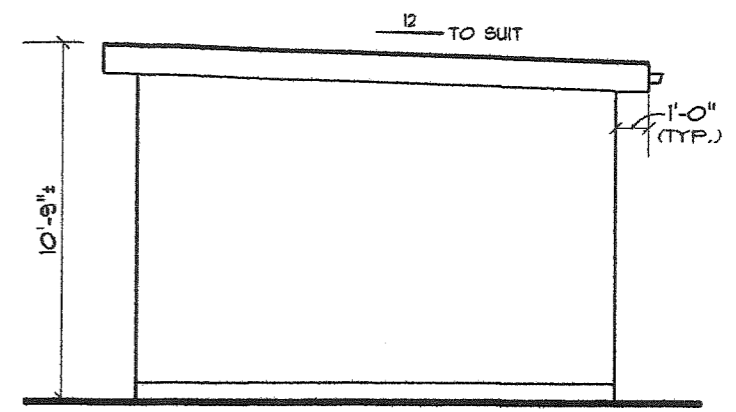
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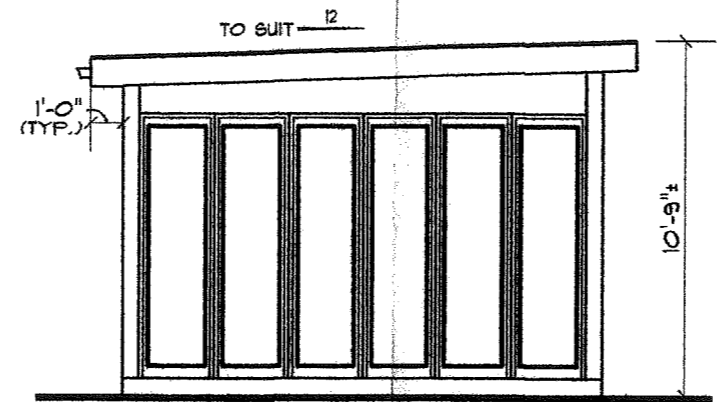
FLOOR PLAN



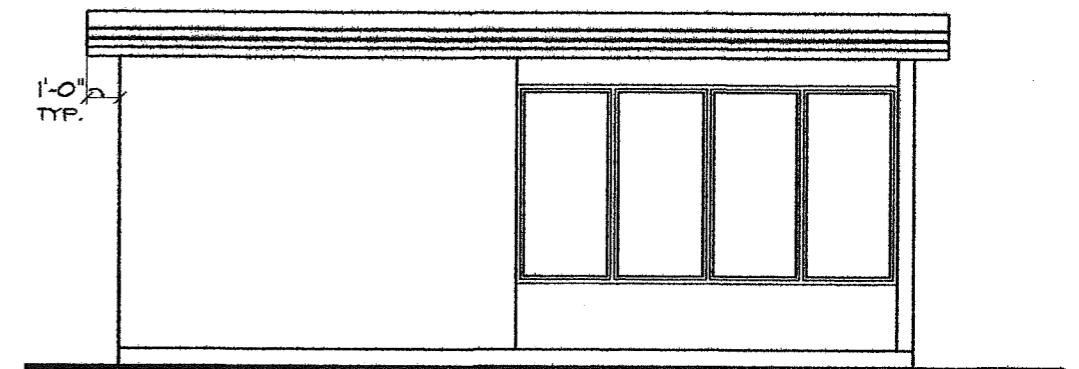
WEST ELEVATION



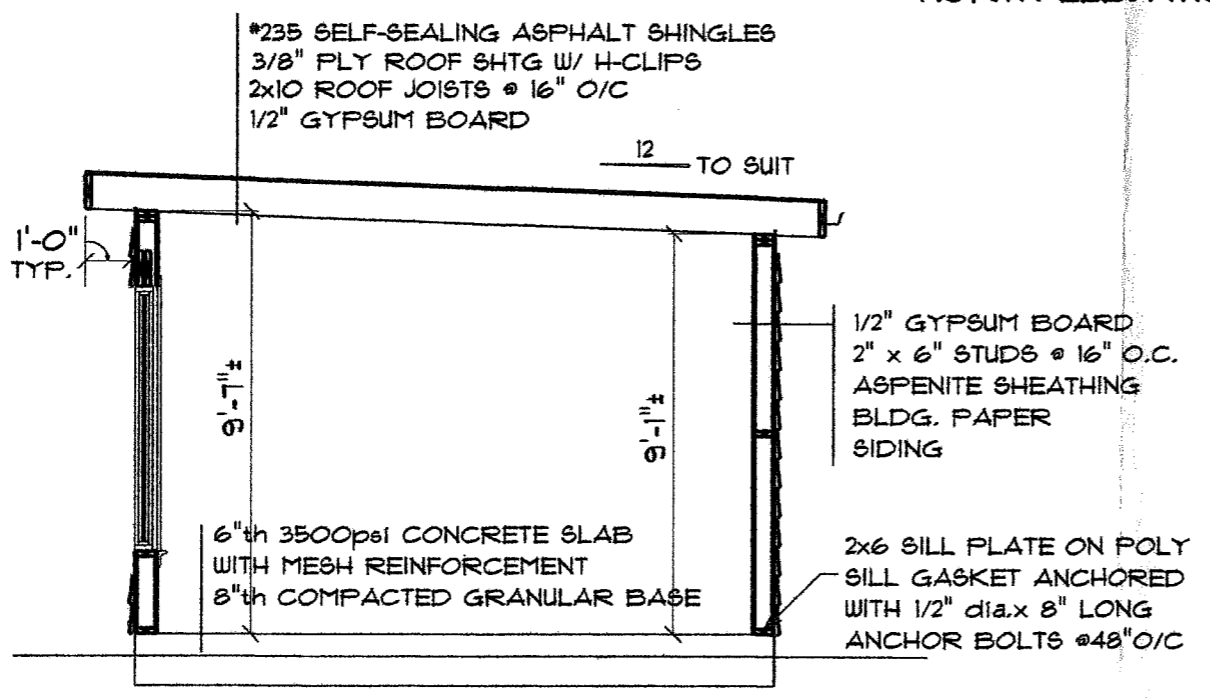
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



SECTION A-A

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

REGISTRATION AND QUALIFICATION INFORMATION

Required unless design is exempt under 2.11.5.1 and/or 2.11.4.1 of the building code.

FIRM BCIN 28635

INDIVIDUAL BCIN 19362

NICK DEFILIPPIS
NAME SIGNATURE

The above signature must be in red to be valid.

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DO NOT SCALE DRAWINGS

DeFILIPPIS DESIGN
687 BARTON STREET, SUITE 201
STONE CREEK, ONTARIO L8E 5L6
(905) 643-2250 FAX (905) 643-1095

ACCESSORY BUILDING FOR RADIC RESIDENCE

SCALE: 3/8"=1'-0"	APPROVED BY:	DRAWN BY:
DATE: OCT 21		REVISED:
		DRAWING NUMBER:

54 | OF 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	MAILING ADDRESS
Registered Owners(s)	SANDY RADIC AND/OR MARKO RADIC	[REDACTED]
Applicant(s)*	SAME	[REDACTED]
Agent or Solicitor	DE FILIPPIS DESIGN	[REDACTED]

Note: Unless otherwise requested all any.

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:

LOT COVERAGE TOTAL OF 42.75% INSTEAD OF 40%
DUE TO A PROPOSED ACCESSORY STRUCTURE OF 32.3 sqm
(3.3% of Lot Cov)

Second Dwelling Unit Reconstruction of Existing Dwelling

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

MISCALCULATED TOTAL GROUND FLOOR AREA
OF EXISTING AND THOUGHT THERE WAS
MORE COVERAGE AVAILABLE

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):

210 MILLAN RD., STONEY CREEK

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?

BEEN SINGLE FAMILY RESIDENTIAL ON PROPERTY IN EXCESS OF SEVEN 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.

AVE / 2022

Date

[Signature]

Signature Property Owner(s)

SANDY RADIC

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 15.24m (50 ft)
Depth 67m (220 ft)
Area 1021sqm (11000 sq ft)
Width of street 26m

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:

SEE ATTACHED

Proposed

ONE STORY RESIDENTIAL POOL CABANA

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

Existing:

SEE SITE SKETCH

Proposed:

SEE SITE SKETCH

