



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**

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**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
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<b>APPLICATION NO.:</b>	<b>SC/A-22:354</b>	<b>SUBJECT PROPERTY:</b>	55 Norwich Rd, Stoney Creek
<b>ZONE:</b>	"R6" (Residential)	<b>ZONING BY-LAW:</b>	Zoning By-law former City of Stoney Creek 3692-92, as Amended

**APPLICANTS:**      Owner: 1000316706 Ontario Inc  
                                 Agent: Defilippis Design

The following variances are requested:

1. A minimum rear yard of 3.2m shall be permitted for retained lands (Part 3) instead of the minimum 7.5m rear yard required.
2. A minimum lot area of 280.0m<sup>2</sup> shall be permitted for the severed lands (Part 2) instead of the minimum 300.0m<sup>2</sup> lot area required.
3. A maximum lot coverage of 43.0% shall be permitted for the severed lands (Part 2) instead of the maximum 40.0% lot coverage permitted.
4. A minimum of one (1) parking space shall be permitted for each dwelling unit on Part 1 and Part 2 of the severed lands instead of the minimum two (2) parking spaces required for each dwelling unit of a semi-detached dwelling.
5. A minimum of one (1) parking space shall be permitted for the existing single detached dwelling on the retained lands (Part 3) instead of the minimum two (2) parking spaces required.
6. A direct access having a minimum width of 0.0m shall be permitted to be maintained for the existing single detached dwelling on the retained lands (Part 3) instead of the minimum 6.0m wide direct access required.
7. Tandem parking shall be permitted for a Secondary Dwelling Unit on both Part 1 and Part 2 of the severed lands whereas the zoning By-law does not permit tandem parking for a Secondary Dwelling Unit.

**PURPOSE & EFFECT:** To facilitate the creation of a new lot in order to construct a semi-detached dwelling on the severed lands (Part 1 and 2) and retain the existing single detached dwelling on the retained lands (Part 3). In addition, the applicant wishes to establish a Secondary Dwelling Unit in each of the Semis.

**Notes:**

According to GIS mapping and street view, the parking space illustrated on the submitted plan for the existing single detached dwelling is shown to be obstructed by an uncovered deck. Therefore, Variance #5 and #6 are required in order to permit only one parking space which can be accommodated in the existing driveway located in the front yard. The applicant shall confirm if the conditions have changed and the uncovered deck has been removed.

No elevation plans were provided with this submission from which to confirm compliance. The applicant shall ensure that the maximum permitted heights are in compliance.

The applicant shall ensure that no outside stairway above the first floor other than a required exterior exit is constructed for the each of Secondary Dwelling Units. No details were shown from which to determine compliance.

The zoning by-law estates that a maximum of one entrance shall be permitted in the front façade of a dwelling containing a Secondary Dwelling Unit. No details were shown from which to determine compliance; as such, the applicant shall ensure compliance with this requirement.

**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, December 8, 2022</b>
<b>TIME:</b>	<b>3:05 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)
- Visit Committee of Adjustment staff at 5<sup>th</sup> 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

**SC/A-22:354**

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: November 22, 2022

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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.

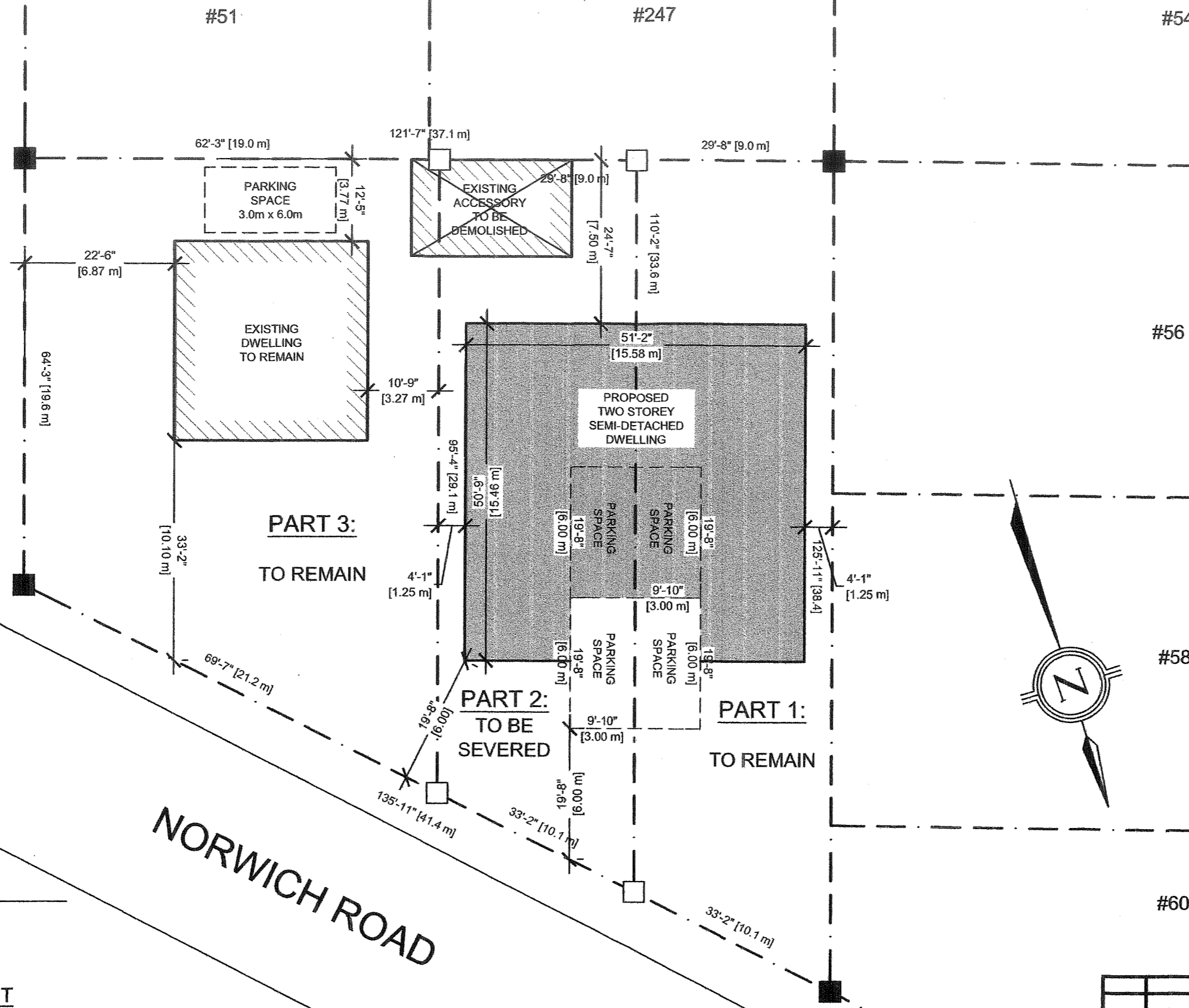
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

#### 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.




**SP-1** SITE PLAN  
SCALE: 1:100

**DETAILS OF DEVELOPMENT**

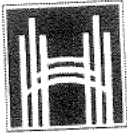
TOTAL LOT AREA:	11504.07 sq.ft.	1068.76 sq.m±
PART 1 LOT AREA:	3488.13 sq.ft.	324.06 sq.m±
PART 2 LOT AREA:	3048.47 sq.ft.	283.21 sq.m±
PART 3 LOT AREA:	4967.47 sq.ft.	461.49 sq.m±

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

3	
2	
1	
REV.	
JOB NO.	PROPOSED SEVERANCE SKETCH:
CHKD. BY	1000316706 ONTARIO INC.
DRN. BY	55 NORWICH ROAD
DATE: OCTOBER 2022	STONEY CREEK, ONTARIO
SCALE: AS NOTED	
DWG NO. SP-1	SEVERANCE SKETCH



**DeFILIPPIS DESIGN**  
687 BARTON ST. E., SUITE 201  
STONEY CREEK, ONTARIO L8E 5L6  
(905) 643-2250 FAX (905) 643-1095



Hamilton

3465

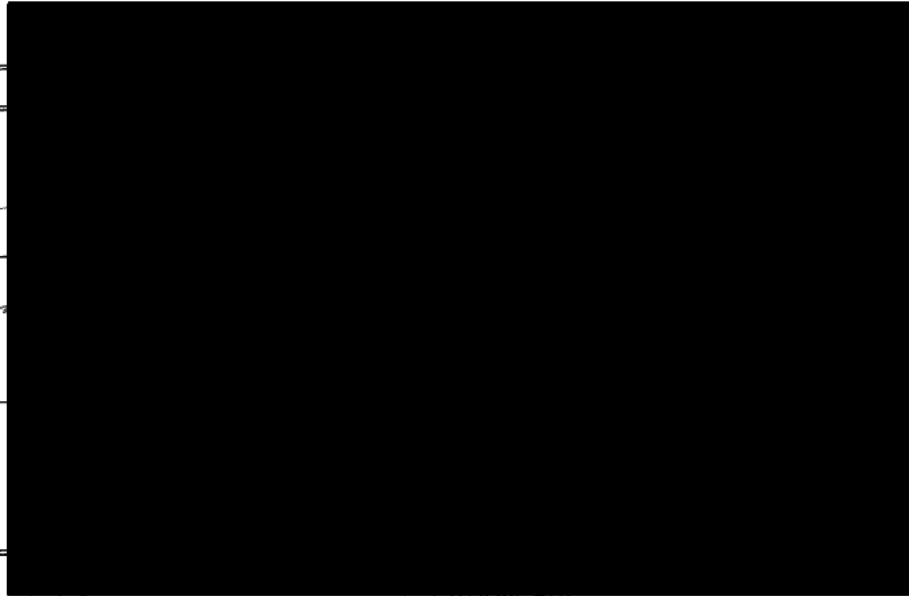
Committee of Adjustment  
City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

## APPLICATION FOR A MINOR VARIANCE/PERMISSION UNDER SECTION 45 OF THE PLANNING ACT

### 1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	1000316706 ONTARIO INC
Applicant(s)	MATT MANZALLI
Agent or Solicitor	De FLIPPIS DESIGN



1.2 All correspondence should be sent to

- Owner  
 Agent/Solicitor

Applicant

1.2 All correspondence should be sent to

- Purchaser  
 Applicant

- Owner  
 Agent/Solicitor

1.3 Sign should be sent to

- Purchaser  
 Applicant

- Owner  
 Agent/Solicitor

1.4 Request for digital copy of sign

- Yes\*  
 No

If YES, provide email address where sign is to be sent \_\_\_\_\_

1.5 All correspondence may be sent by email

- Yes\*  
 No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

### 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	55 NORWICH RD, STONEY CREEK		
Assessment Roll Number			
Former Municipality	SALT SPRING		
Lot		Concession	
Registered Plan Number	1293	Lot(s)	211
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?  
 Yes  No  
 If YES, describe the easement or covenant and its effect:

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### 3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

PART 1 - TO PERMIT TANDEM PKG FOR  
 PART 2 SECOND DWELLING UNIT  
 PART 2 - LOT AREA OF 280 SQM INSTEAD OF 300 SQM  
 - LOT COVERAGE OF 43% INSTEAD OF 40%  
 PART 3 - REAR YARD OF 3.27M  
 Second Dwelling Unit  Reconstruction of Existing Dwelling  LOT COVARIANCE

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

LOCATION OF EXISTING DWELLING ON PROPERTY

3.3 Is this an application 45(2) of the Planning Act.  
 Yes  No

If yes, please provide an explanation:

### 4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

	Lot Frontage	Lot Depth	Lot Area	Width of Street
PART 1	9.0m	33.0m ± (IRP 6)	374 sqm ±	20m
PART 2	9.0m	33.0m ± (IRP 6)	280 sqm ±	20m
PART 3	19.0m ±	19.0m ± (IRP 6)	460 sqm ±	20m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SINGLE FAMILY RES				
ACCESS GARAGE				

TO BE DEMOLISHED

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SINGLE FAMILY				
TWO FAMILY DWELLINGS				

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SAME AS ABOVE				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

4.4 Type of water supply: (check appropriate box)

publicly owned and operated piped water system  
 privately owned and operated individual well

lake or other water body  
 other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

publicly owned and operated storm sewers  
 swales

ditches  
 other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)



- publicly owned and operated sanitary sewage system
- privately owned and operated individual septic system
- other means (specify)

- 4.7 Type of access: (check appropriate box)
- provincial highway
  - municipal road, seasonally maintained
  - municipal road, maintained all year

- right of way
- other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):  
~~SINGLE FAMILY AND TWO SEMI-DETACHED~~ two family dwellings

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):  
~~SINGLE FAMILY AND 2 SEMI-DETACHED~~

**7 HISTORY OF THE SUBJECT LAND**

7.1 Date of acquisition of subject lands:  
SEPT 2022

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)  
~~SINGLE FAMILY~~

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)  
~~SINGLE FAMILY~~

7.4 Length of time the existing uses of the subject property have continued:  
100 years plus

7.5 What is the existing official plan designation of the subject land?  
 Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Rural Settlement Area: \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) URBAN SETTLEMENT

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? R-6

7.8 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: