



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-22:350	SUBJECT PROPERTY:	225 Ray St N, Hamilton
ZONE:	“D” (Urban Protected Residential – One- and Two-Family Dwellings and Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended

APPLICANTS: Owner: Jason Fiorino
 Agent: Defilippis Design

The following variances are requested:

1. A front yard depth of 0.0m shall be provided instead of the minimum 6.0m front yard depth required.
2. A westerly side yard width of 1.0m shall be provided instead of the minimum required 2.7m side yard width.
3. An easterly side yard width of 0.2m shall be provided instead of the minimum required 2.7m side yard width.
4. An eave or gutter may project the full width of the required side yard instead of the and be 0.0m from the easterly lot line instead of the requirement that an eave or gutter may project into a required side yard not more than ½ of the required side yard width.
5. A rear yard depth of 6.3m shall be provided instead of the minimum required 7.5m rear yard depth.
6. A minimum parking space size of 3.0m x 5.5m shall be provided instead of the minimum required 2.7m x 6.0m parking space size.
7. No on-site manoeuvring space shall be provided instead of the minimum required 6.0m manoeuvring space required for 90-degree parking angle.

HM/A-22:350

PURPOSE & EFFECT: To facilitate the construction of a two-storey building with a third storey roof terrace.

Notes:

1. Should variance 2 be granted an eave or gutter may project 0.5m into the required 1.0m side yard.
2. Floor plans not provided to determine the number of habitable rooms within the single-family dwelling to determine minimum parking requirement. Therefore, further variances may be required.
3. Floor plans not provided to determine the amount of bedrooms within the proposed second storey secondary dwelling unit. Therefore, further variances may be required.
4. An Encroachment Agreement with the Public Works Department may be required for the portion of the north portion of the building, and easterly overhang shown to encroach on the Road Allowance.

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, December 8, 2022
TIME:	3:10 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: November 22, 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.**

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.

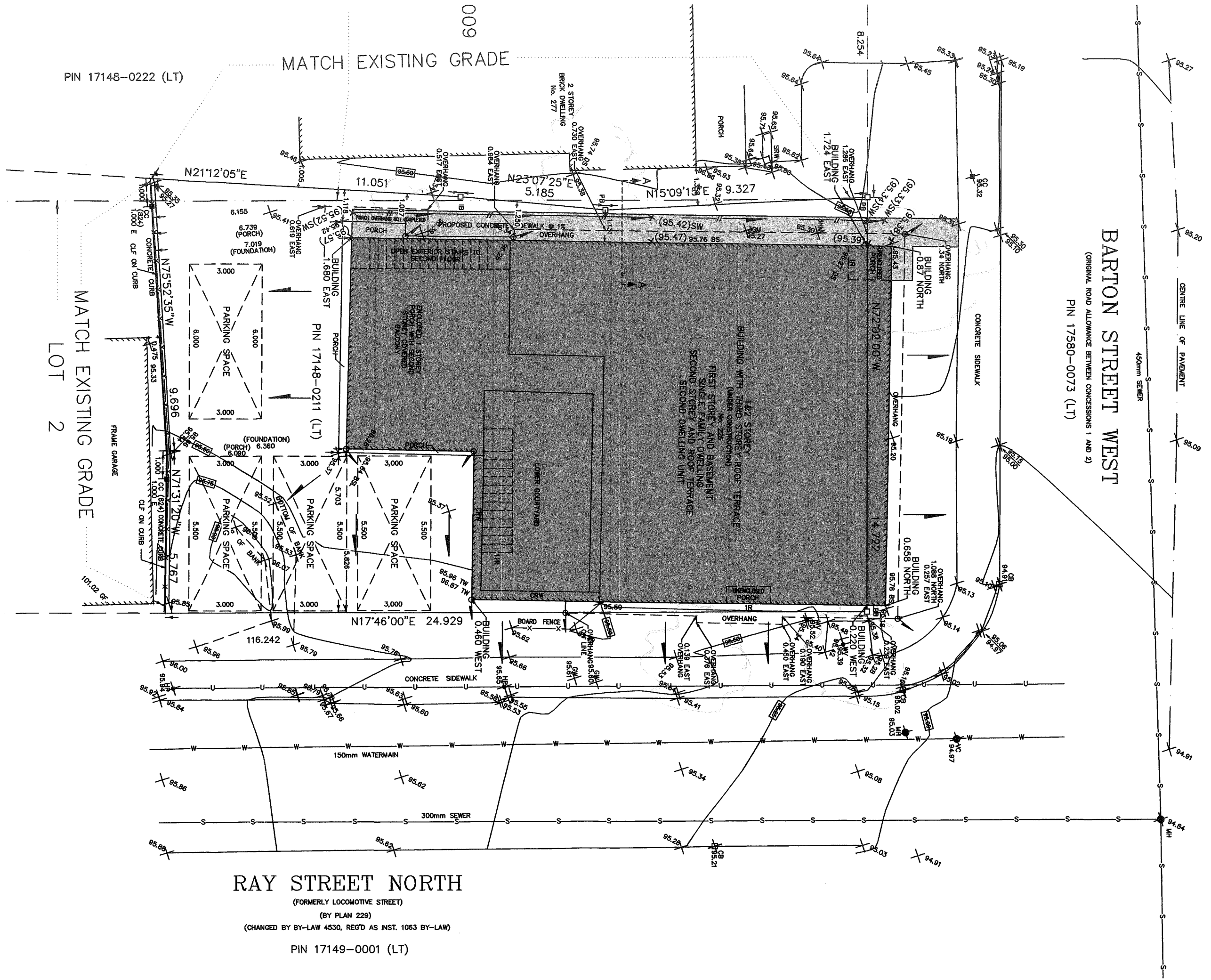
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



PIN 17148-0222 (LT)

MATCH EXISTING GRADE

009

MATCH EXISTING GRADE
LOT 2

BARTON STREET WEST
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)
PIN 17580-0073 (LT)

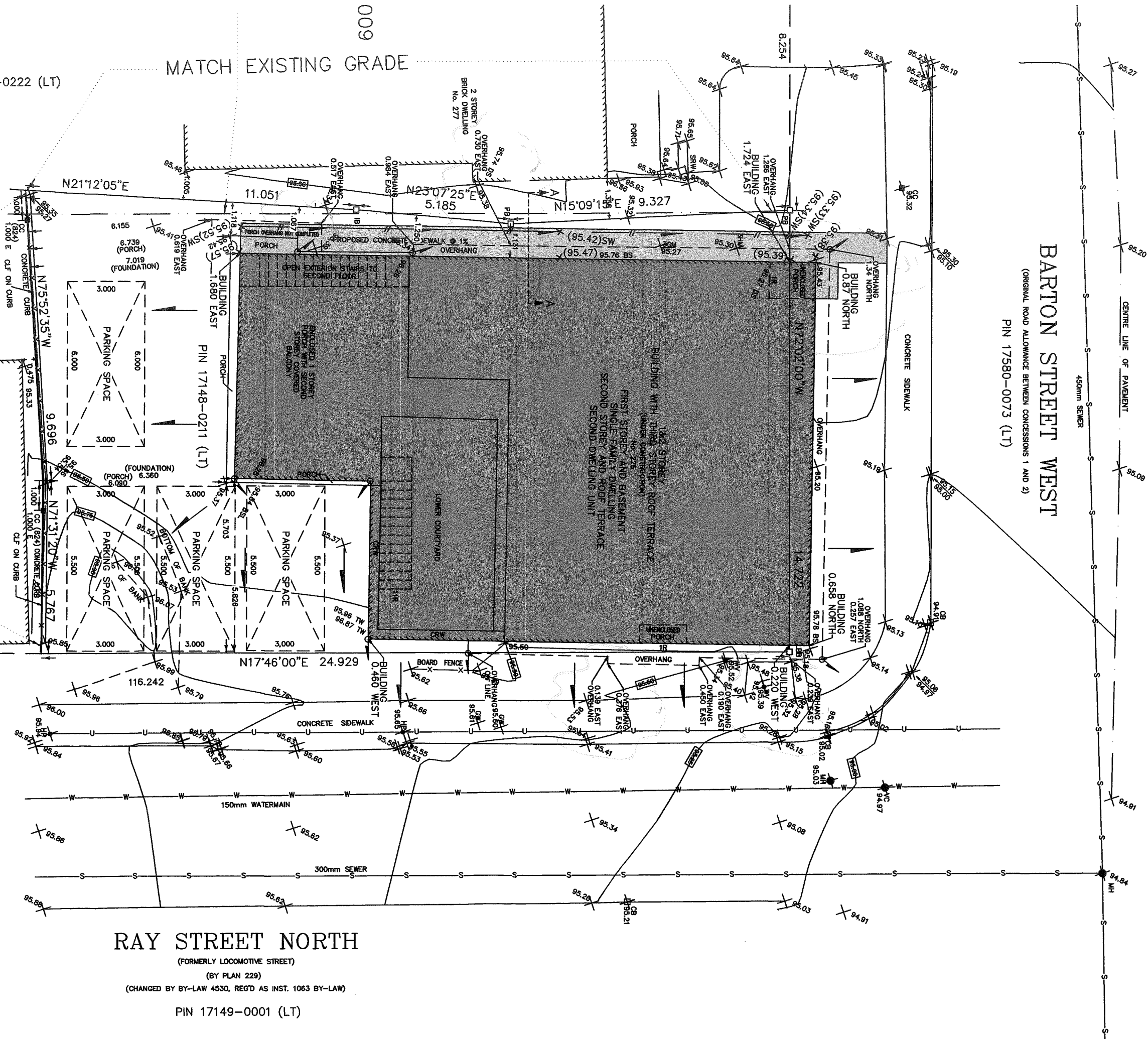
RAY STREET NORTH

(FORMERLY LOCOMOTIVE STREET)

(BY PLAN 229)

(CHANGED BY BY-LAW 4530, REG'D AS INST. 1063 BY-LAW)

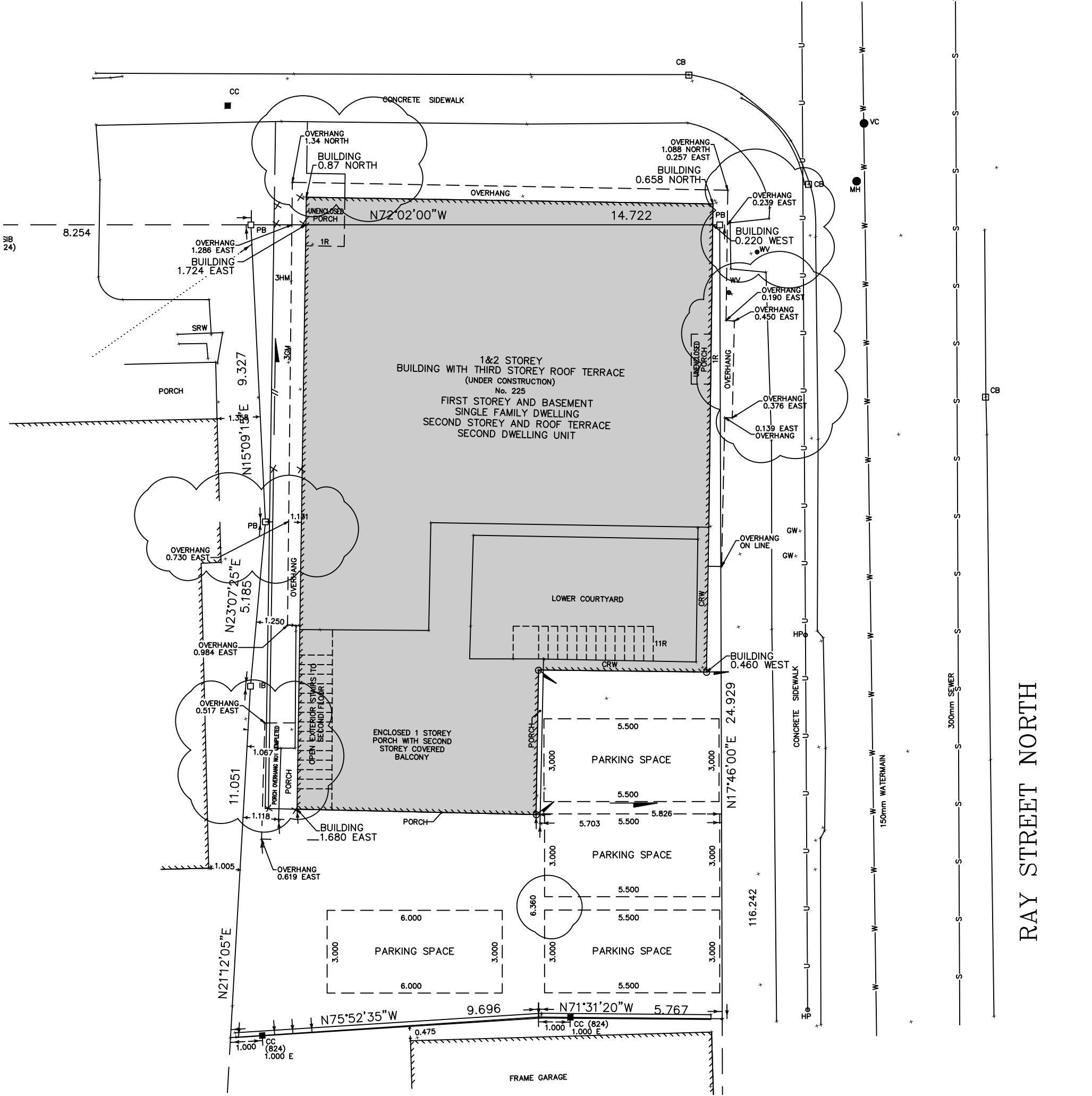
PIN 17149-0001 (LT)



CENTRE LINE OF PAVEMENT
450mm SEWER

BARTON STREET WEST

(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)



RAY STREET NORTH



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/PERMISSION UNDER SECTION 45 OF THE PLANNING ACT

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	JASON FLORINO TERNEY KOVJENIC	[REDACTED]
Applicant(s)	SK	
Agent or Solicitor	DeFILIPPIS 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	225 Fay St W, Hamilton		
Assessment Roll Number	UNKNOWN		
Former Municipality	HAMILTON		
Lot		Concession	
Registered Plan Number	229	Lot(s)	1 & 2
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:

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:

SEE ATTACHED SHEETS

- Second Dwelling Unit Reconstruction of Existing Dwelling

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

BUILDING BEING PROHIBIT AT EXISTING LOCATION

3.3 Is this an application 45(2) of the Planning Act.

- Yes No

If yes, please provide an explanation:

ZONING BYLAW AMENDMENTS

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
14.722m±	24.9m±	370 sqm±	20m

VARIANCES FOR 225 RAY ST.N.

1. PROVIDE A WESTERLY SIDE YARD OF 1.13m WITH AN OVERHANG OF 0.4m INTO THE REQUIRED SIDE YARD.
2. ALLOW AN ENCROACHMENT ONTO MUNICIPAL PROPERTY (ON THE NORTH SIDE) OF 0.87m FOR BUILDING AND FURTHER ENCROACHMENT OF 0.47m FOR OVERHANG.
3. PROVIDE A SIDEYARD SETBACK ON EAST SIDE OF 0.22m TO BUILDING WITH A FURTHER OVERHANG EAVES EXTENSION ENTIRE EAST SIDEYARD AND AN ENCROACHMENT ONTO MUNICIPAL PROPERTY A FURTHER 0.45m.
4. REAR ENCLOSED TWO STOREY PORCH AT REAR SETBACK OF 6.36m INSTEAD OF 7.5m.
5. CONSTRUCT SECOND STOREY SECONDARY DWELLING UNIT WITH AN OUTDOOR EXTERIOR EXIT STAIR AT A SIDEYARD SETBACK OF 1.75m.
6. PROVIDE THREE REQUIRED PARKING SPACES ON SITE AT A SIZE OF 5.5m C 3.0m WITH NO ONSITE MANOEUVERING AND A FOURTH REQUIRED SPACE OF 3.0m X 6.0m AS A TANDEM PARKING SPACE
7. PROVIDE AN UPPER LEVEL OUTDOOR TERRACE AND INDOOR AMENITY SPACE AS PART OF SECOND FLOOR SDU.
8. PROVIDE A SIDEYARD ON WEST SIDE OF 1.06m TO AN OPEN SIDEYARD PORCH ADDITION.

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
	See	See		

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
REBUILD NEW EXISTING AT CURRENT LOCATION		See	See SITE SKETCH	

AS NEW TWO STOREY W/ ROOF TERRACE

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
	See	See		

Proposed:

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

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)