



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.:	FL/A-22:371	SUBJECT PROPERTY:	1380 Concession 6 Rd E, Flamborough
ZONE:	“P6 & P8” (Conservation Hazard Land P6 & P8)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Anthony & Heather Romito

The following variances are requested:

1. The accessory building shall be permitted to be located in the front yard and as close as 12.0m from the front lot line whereas the zoning By-law states that no accessory building or structure shall be located within a front yard.
2. A maximum height of 7.5m shall be permitted instead of the maximum 6.0m height permitted.
3. A maximum gross floor area of 281.0m² shall be permitted for all accessory buildings whereas the Zoning By-law states that all buildings accessory to a single detached dwelling shall not exceed a total of 5.0% lot coverage to a maximum gross floor area of 207.0m².

PURPOSE & EFFECT: To facilitate the construction of an accessory building containing a workshop for personal use as well as additional loft space above for the existing single detached dwelling.

Notes:

Previous Committee of Adjustment decision FL/A-19:329, granted variances #1 and #2 as written; however, the previously approved variances have been included in the current Notice for clarity and continuity purposes.

No elevation plans were provided in order to confirm the maximum proposed height. Therefore, further variances may be required.

The Zoning By-law requires that a minimum 7.5m setback shall be maintained from the P8 zone boundary. The applicant shall ensure that the required minimum setback is maintained;

otherwise, further variances shall be required.

No part of the accessory building shall be used for human habitation or as a dwelling unit.

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, January 19, 2023
TIME:	1:55 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

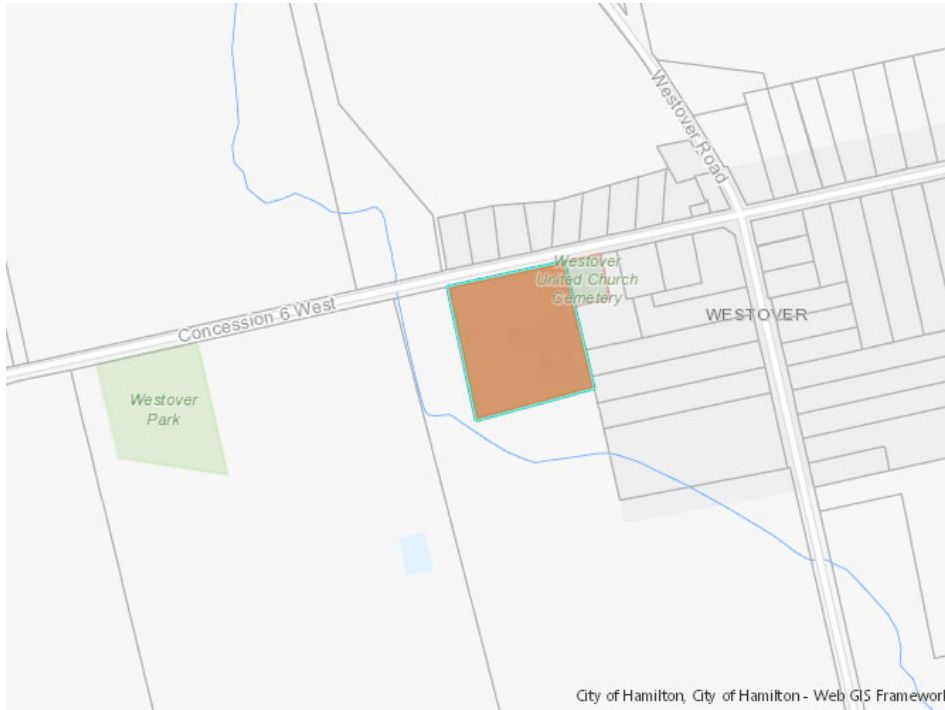
For more information on this matter, including access to drawings illustrating this request and other information submitted:

- 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: January 3, 2023

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.

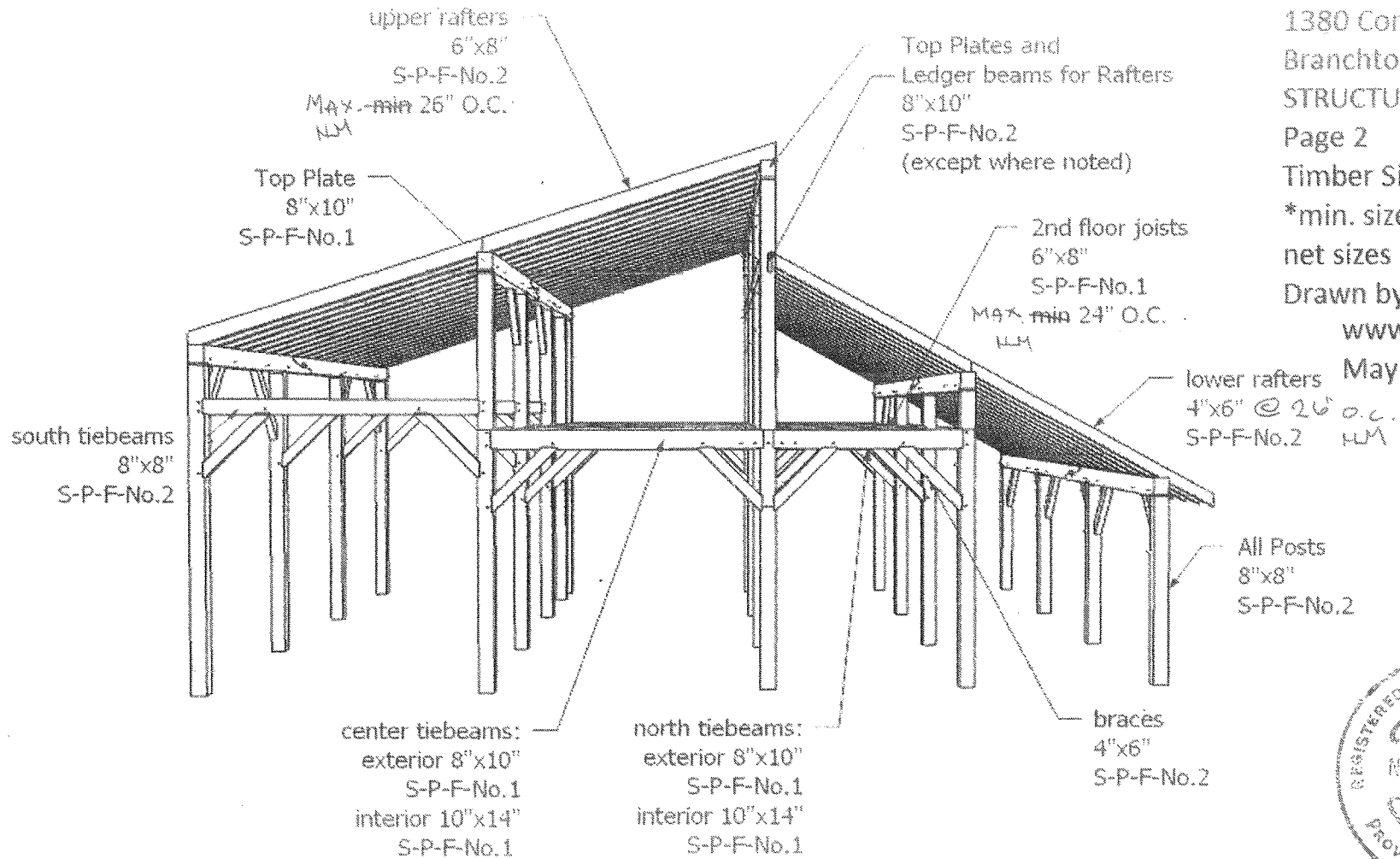
2. In person Oral Submissions

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.

Original Building Permit : 20-170862
 (Open)



Romito Workshop
 1380 Concession 6 W
 Branchton, Ontario.
 STRUCTURAL DRAWINGS
 Page 2
 Timber Sizes and Grades
 *min. sizes shown - real
 net sizes shown*
 Drawn by: Mark Davidson
 www.wpltree.ca
 May 15, 2020

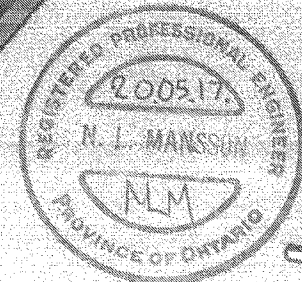
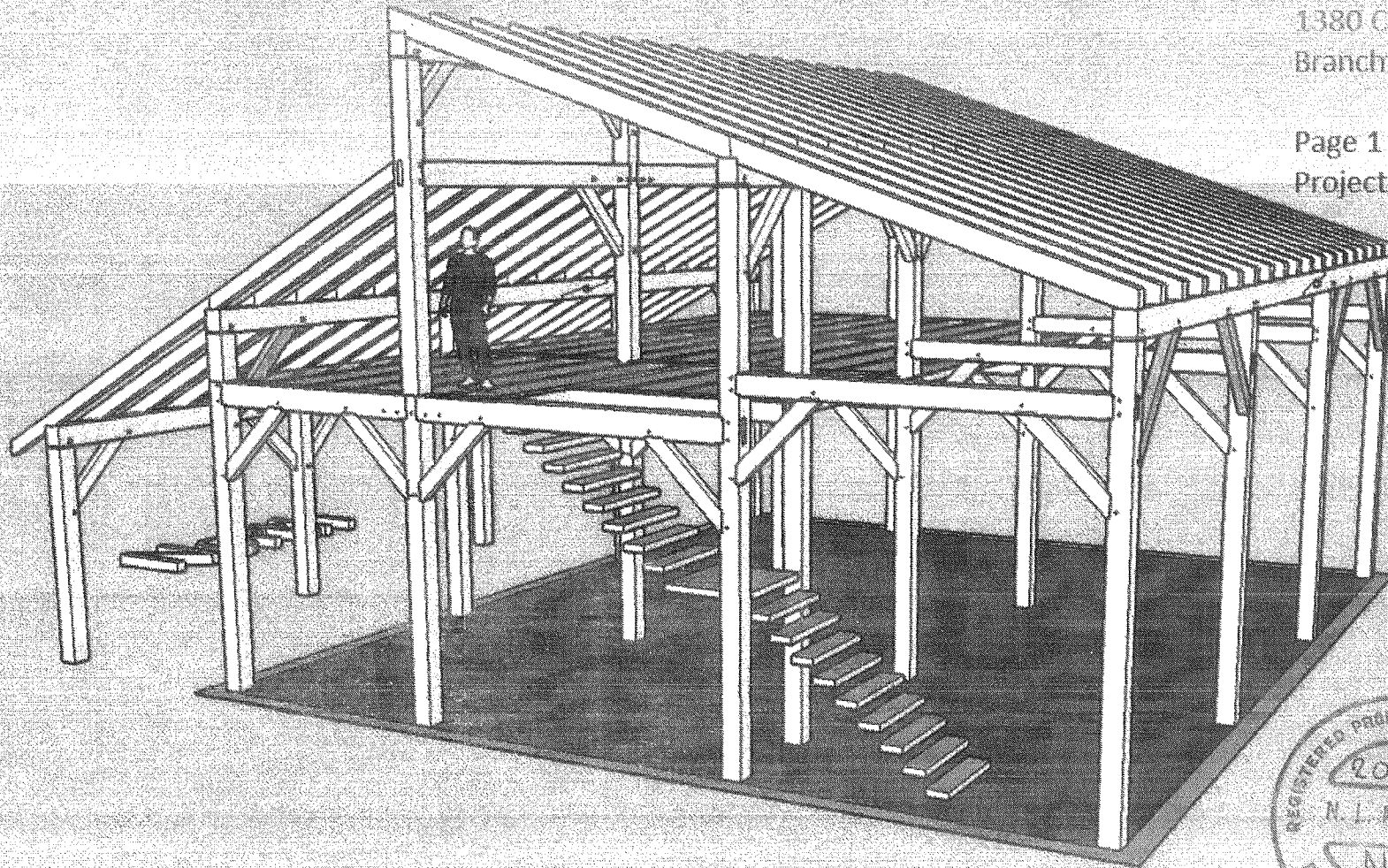


AS NOTED
 W. A.

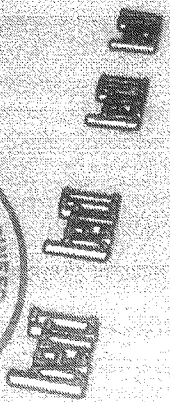
Romito Workshop
1380 Concession 5 W
Branchton, Ontario.

Page 1
Project Perspective

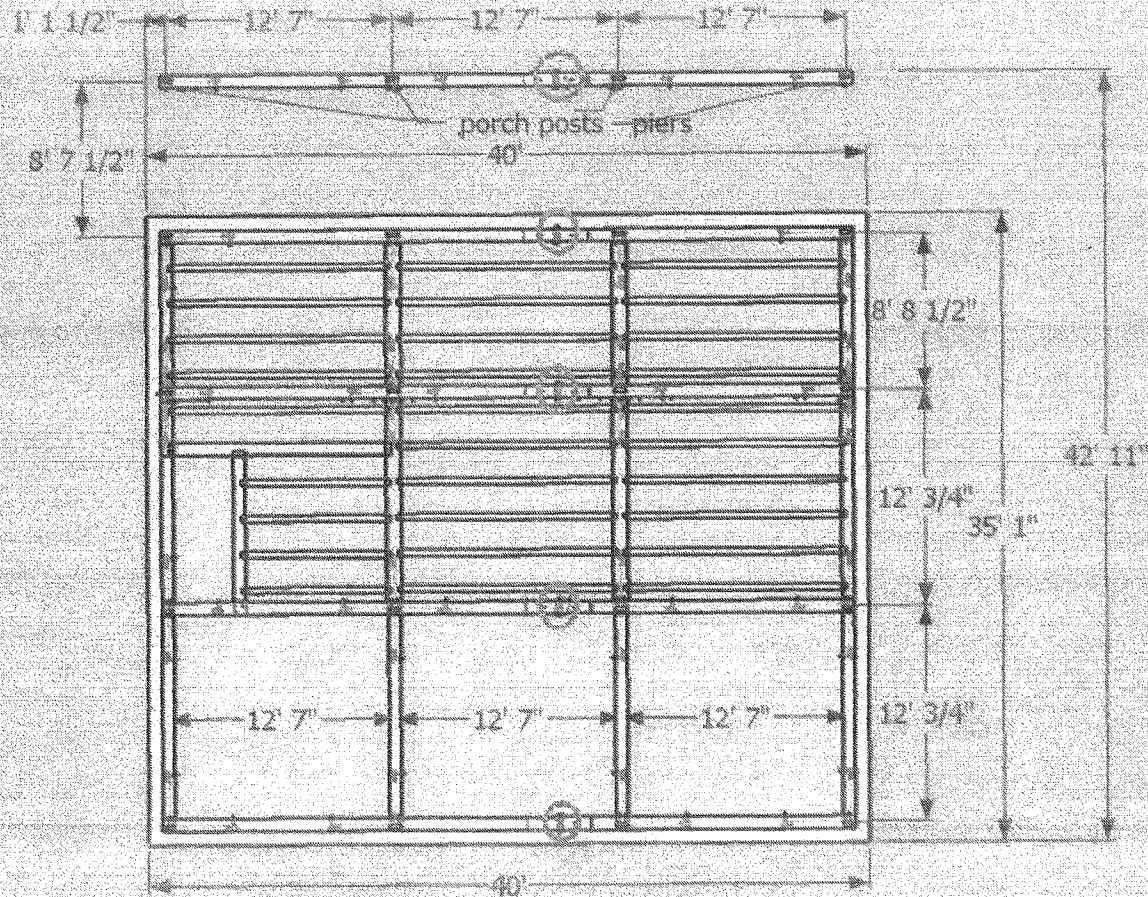
Drawn by:
Mark Davidson
www.wpltree.ca
May 15, 2020



W. Davidson



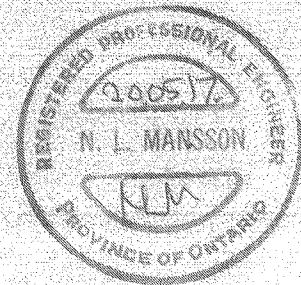
North



Romito Workshop
1380 Concession 6 W
Branchton, Ontario.

STRUCTURAL DRAWINGS
Page 3
Plan View of Timbers
*Plate Scarves location
indicated by orange circles*

Drawn by: Mark Davidson
www.wpltree.ca
May 15, 2020



W. W. L.

band I band II band III band IV

Ronito Workshop
1380 Concession 6 W
Branchton, Ontario.

Connection Details

Page 14
Joist Pockets

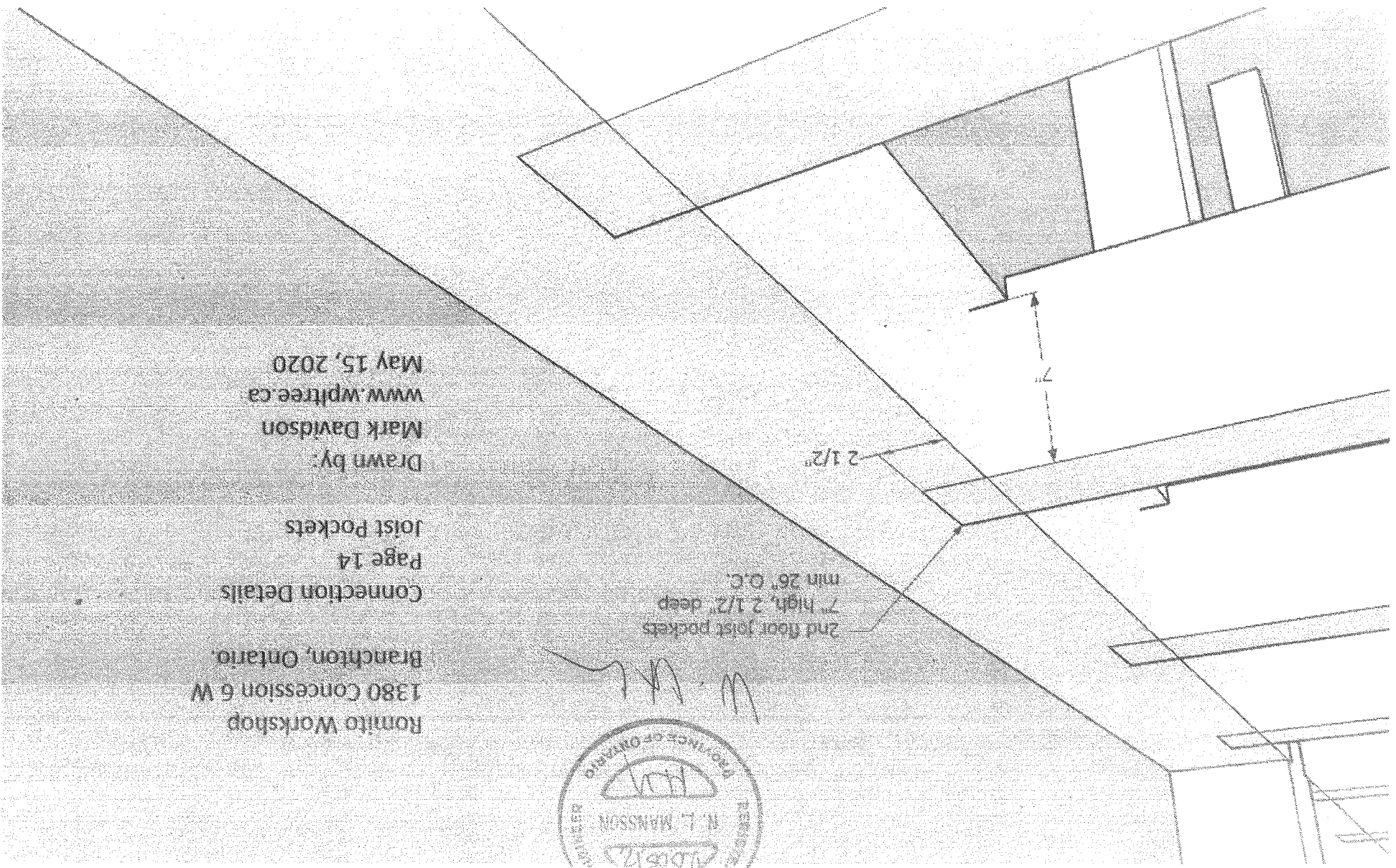
Drawn by:
Mark Davidson
www.wptree.ca
May 15, 2020



2nd floor joist pockets
7" high, 2 1/2" deep
min 26" O.C.

2 1/2"

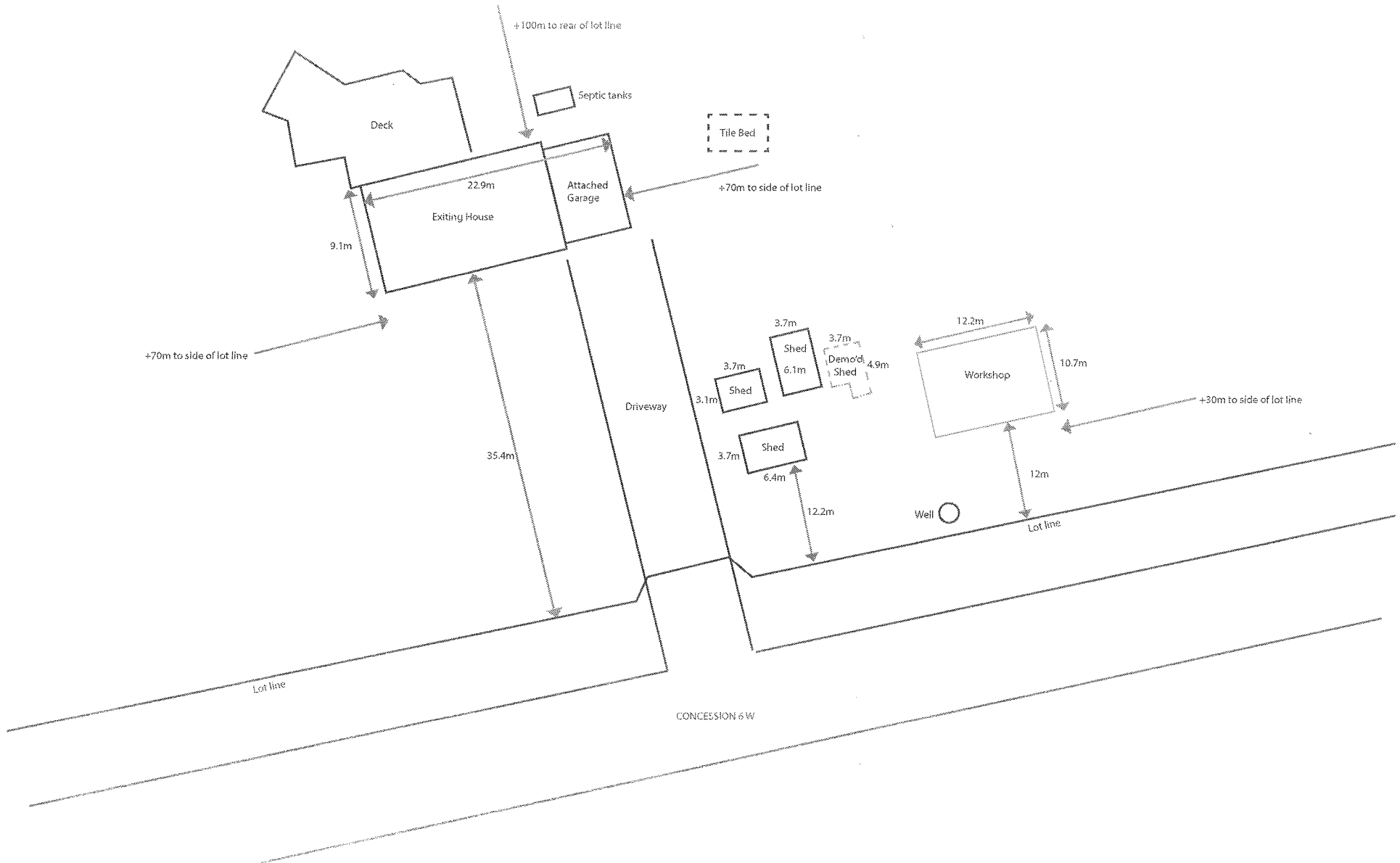
7"



Workshop Site Plan

1380 Concession W
Branchton, ON
NOB 1L0

1:450





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)	Anthony Romito Heather Romito		
Applicant(s)	Anthony Romito		
Agent or Solicitor	n/a		Phone:
			E-mail:

- 1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor
- 1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor
- 1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor
- 1.4 Request for digital copy of sign Yes* No
If YES, provide email address where sign is to be sent tony@atigomedia.ca
- 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	1380 Concession 6 W, Branchton, ON N0B1L0		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
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:

located in the Sheffield Rockton Provincially Significant Wetland Complex.

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:

To increase allowable outbuilding area allowing for 92m² loft space in existing workshop.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Square footage under initial Variance FL/A-19:329 limited to 207m².

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
site plan provided	site plan provided	5.97ac	site plan provided

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
House	site plan provided	site plan provided	site plan provided	1990
Workshop	12 m	site plan provided	site plan provided	2022/23

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Loft	12m	site plan provided	site plan provided	2022/23

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
Workshop	130 m2	130 m2	1	7.6 m
House	208.39 m2	208.39 m2	2	7 m
Sheds	57.72 m2	57.72 m2	1	3 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Loft in Workshop	92 m2	92 m2	1-2	7.6 m

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)

natural topography

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.):
residential

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
residential single detached , commercial (Enbridge)

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
November 9, 2018

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

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

7.4 Length of time the existing uses of the subject property have continued:
20 yrs

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): Rural

Rural Settlement Area: n/a

Urban Hamilton Official Plan designation (if applicable) n/a

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

7.6 What is the existing zoning of the subject land? residential rural P6/P8

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:

FL/A -19:329 and Building Permit number 20-170862