



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.:	GL/A-23:69	SUBJECT PROPERTY:	3353 HOMESTEAD DRIVE, GLANBROOK
ZONE:	“R3-311” (Residential “R3” Zone)	ZONING BY-LAW:	Zoning By-law former Township of Glanbrook 464, as Amended 18-291

APPLICANTS: Owner: SARA SALARI-JOUBANI
 Agent: URBAN IN MIND C/O JACOB DICKIE

The following variances are requested:

1. A minimum lot area of 800.1 square metres shall be provided whereas the by-law requires a minimum lot area of 810 square metres.
2. A maximum lot coverage of 36% shall be provided whereas the by-law permits a maximum lot coverage of 35%.
3. A minimum rear yard of 7.7 metres shall be provided whereas the by-law requires a minimum rear yard of 22.0 metres.

PURPOSE & EFFECT: So as to permit the construction of a semi-detached dwelling with a secondary dwelling unit in each unit.

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, May 4, 2023
TIME:	9:50 a.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.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding GL/A-23:69, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.



 **Subject Lands**

DATED: April 18, 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.



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

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.

HOMESTEAD DRIVE

(FORMERLY THE KING'S HIGHWAY No. 6)
 (FORMERLY HAMILTON-PORT DOVER PLANK ROAD - DEPOSITED PLAN No.534 MISC.) (P-1977-38)
 (ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 5 & 6)

PIN 17394-0141 (LT)



BASE INFORMATION FROM:
 A.T.McLAREN Limited
 69 JOHN STREET SOUTH, SUITE 230, HAMILTON, ON L8N2B9
 PHONE: (905) 527-8559 FAX: (905) 527-0032
 FILE: PLAN 62R-21140 3345 & 3353 HOMESTEAD DRIVE DATE: NOVEMBER 3, 2022

SITE PLAN

3345 and 3353 HOMESTEAD DRIVE,
HAMILTON

CURRENT ZONING: R3-311

GLANBROOK ZONING BY-LAW No.464

TOTAL SITE AREA: 1,695.7 m²

4 SEMI-DETACHED DWELLINGS EACH WITH A
SECONDARY DWELLING UNIT (8 UNITS TOTAL)

REQUIREMENT	REQUIRED	PROVIDED			
		LOT 1	LOT 2	LOT 3	LOT 4
MAX DWELLING UNITS (OFFICIAL PLAN)	25 /ha	25.0	25.0	23.3	21.5
MIN. LOT AREA (3345)	950m ²			429m ²	466m ²
MIN. LOT AREA (3353)	810m ²	400m ²	400m ²		
MIN. LOT FRONTAGE	20.0 m	11.724 m	10.535m	10.275m	10.275m
MIN. FRONT YARD	9.0 m	9.0 m	9.0m	9.0m	9.0m
MIN. SIDE YARD*	1.2 m*	2.65m	1.48m	1.27m	1.28m
MIN. REAR YARD	22.0 m	7.7 m	11.29m	15.01m	18.56m
MAX. COVERAGE	40.0%	36.0%	36.0%	33.6%	30.9%
BDLG. HEIGHT	10.7 m	<10.7m	<10.7m	<10.7m	<10.7m
PARKING SPACES	SEE NOTE	3	3	3	3

NOTES:

- PARKING REQUIRED FOR EACH SEMI-DETACHED DWELLING WITH A SECONDARY DWELLING UNIT IS 3.
- ALL PARKING SPACES ARE MIN. 3m X 6m.
- MIN. 100m² FLOOR AREA PER DWELLING UNIT WITH BASEMENT FLOOR AREA NOT COUNTED.
- EXCEPTION R3-311, WAS NOT AMENDED ALONG WITH THE R3 ZONE AS A WHOLE. R3-311 MIN LOT SIZES OF 810m² FOR THE COMBINATION OF LOTS 1 & 2 AND 950m² FOR THE COMBINATION OF LOTS 3 & 4, WHICH WAS PUT IN PLACE BEFORE THE 4.527m ROAD WIDENING WAS GIVEN.
- * MIN SIDE YARD = 0m FOR UNITS SHARING PARTY WALL

LEGEND:

- CURRENT LOT LINE
- PROPOSED ADJUSTMENT LOT LINE
- FUTURE LOT SEVERANCE LINE - SEMIS
- PROPOSED BUILDING
- DRIVEWAY
- WALKWAY (WIDTH - 0.6m)
- PARKING SPACE (6.0m X 3.0m)

BASE INFORMATION FROM:

A.T.McLAREN Limited
69 JOHN STREET SOUTH, SUITE 230, HAMILTON, ON L8N2B9
PHONE: (905) 527-8559 FAX: (905) 527-0032
FILE: PLAN 62R-21140 3345 & 3353 HOMESTEAD DRIVE DATE: NOVEMBER 3, 2022

NOTE: DRAWING IS FOR
DISCUSSION PURPOSES ONLY.

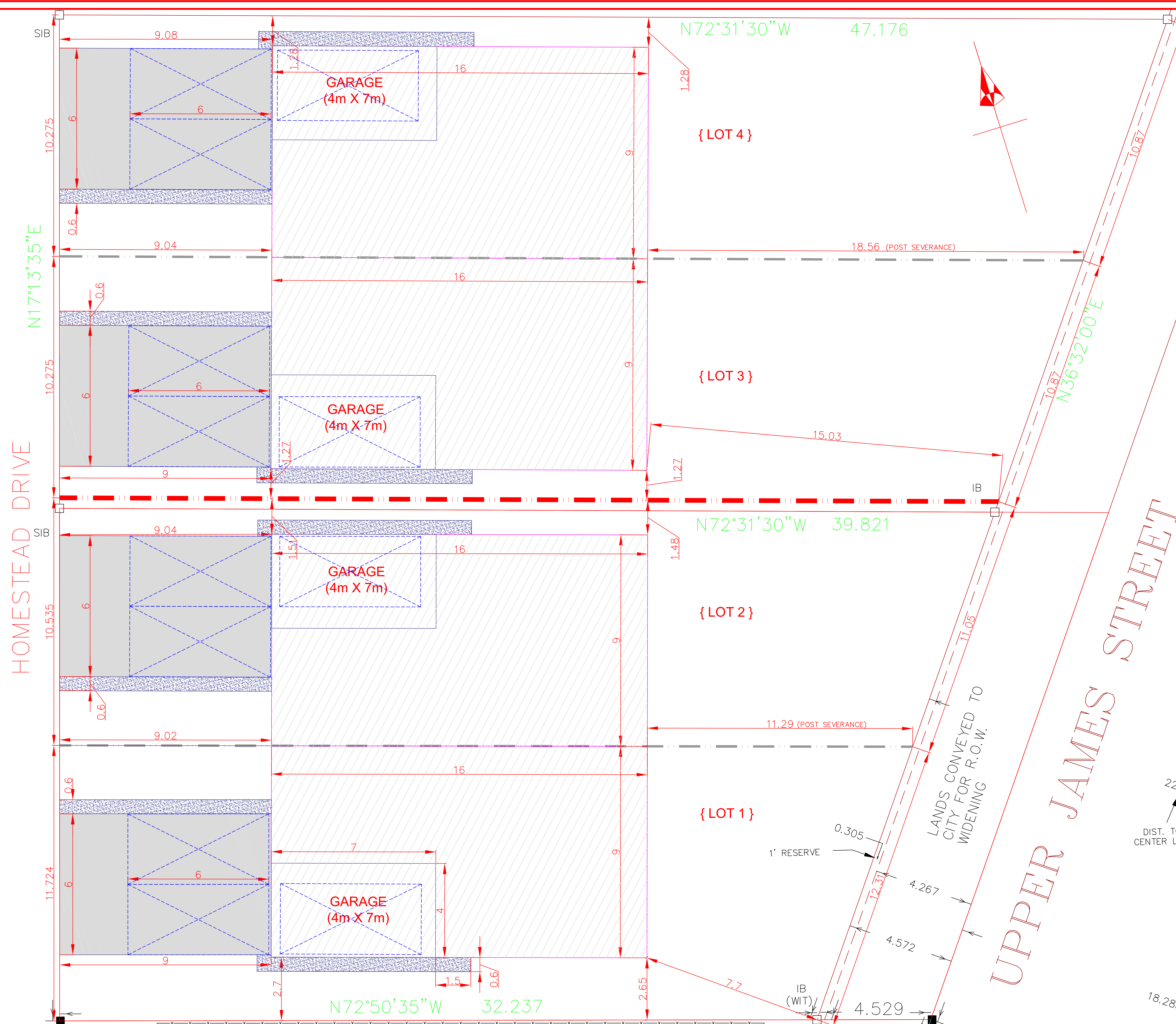
DATE: REVISIONS
24/02/2023 - ADJUSTED PARKING AND STATS CHART

SCALE: 1:75
WHEN PRINTED ON 24 x 36

PROJECT FILE NO.
2022_35

DATE:
DECEMBER 06, 2022

DRAWN BY: J.T.
REVIEWED BY: T.G.



UPPER JAMES STREET

LANDS CONVEYED TO
CITY FOR R.O.W.

DIST. TO
CENTER LINE

1' RESERVE

IB (WIT)

LOT ADDITION

(LOT LINE ADJUSTMENT)

3345 and 3353 HOMESTEAD DRIVE,
HAMILTON

TOTAL SITE AREA: 1,695.7 m²

LOT	AREA	FRONTAGE
CURRENT 3345	913.5 m ²	21.0 m
CURRENT 3353	782.2 m ²	21.81 m
PROPOSED 3345	895.5 m ²	20.55 m
PROPOSED 3353	800.1 m ²	22.26 m

PART	AREA
PART 1	895.464 m ²
PART 2	17.953 m ²

CURRENT EXISTING LOTS: VACANT

LEGEND:

- CURRENT LOT LINE
- PROPOSED NEW LOT LINE
- PART 1 (RETAINED AS 3345 HOMESTEAD DR.)
- PART 2 (ADDITION TO 3353 HOMESTEAD DR.)

REVISIONS:

MAR. 15, 2023 - UPDATING GRAPHICS & LABELS AS PER STAFF COMMENTS

BASE INFORMATION FROM:

A.T.McLAREN Limited
69 JOHN STREET SOUTH, SUITE 230, HAMILTON, ON L8N2B9
PHONE: (905) 527-8559 FAX: (905) 527-0032

FILE: PLAN 62R-21140 3345 & 3353 HOMESTEAD DRIVE DATE: NOVEMBER 3, 2022

NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY.

SCALE: 1:75

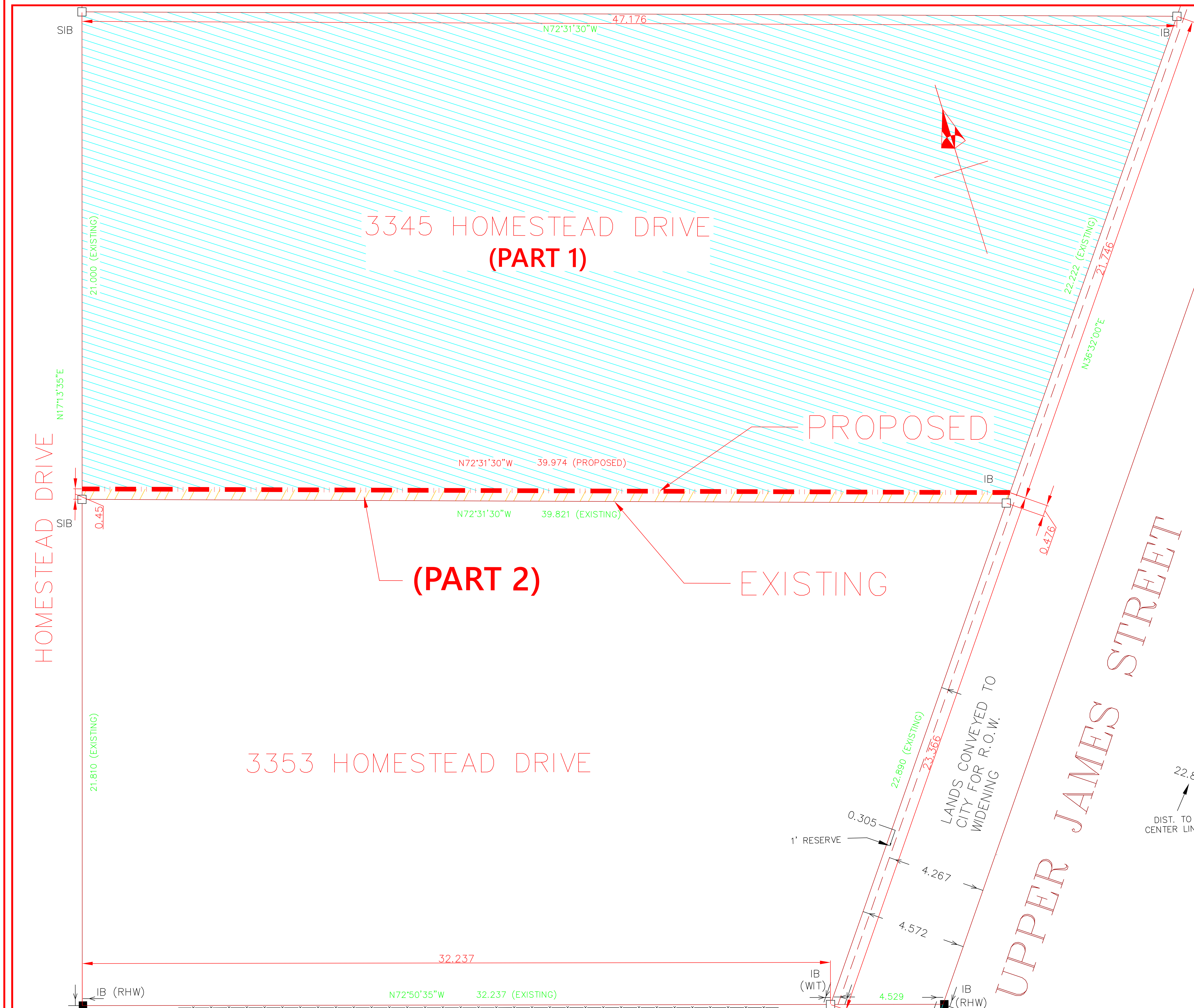
WHEN PRINTED ON 24 x 36

PROJECT FILE NO.

2022_35

DATE:
DECEMBER 06, 2022

DRAWN BY: J.T.
REVIEWED BY: T.G.

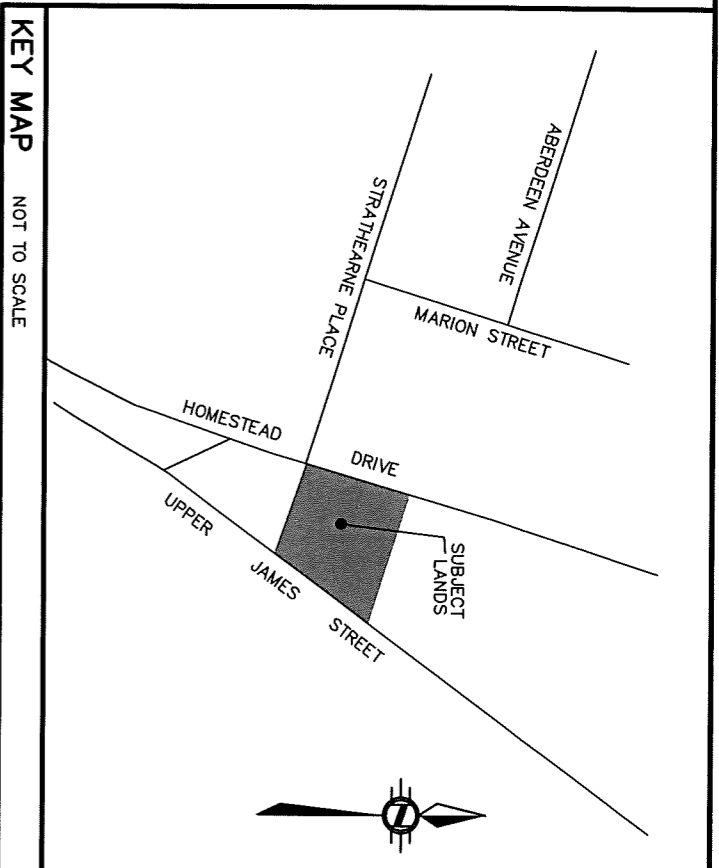
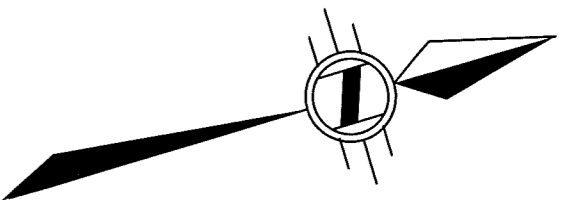


SKETCH
 OF PART OF
LOT 6
CONCESSION 5
 GEOGRAPHIC
 TOWNSHIP OF GLANFORD
 IN THE
CITY OF HAMILTON

SCALE 1:500 METRIC

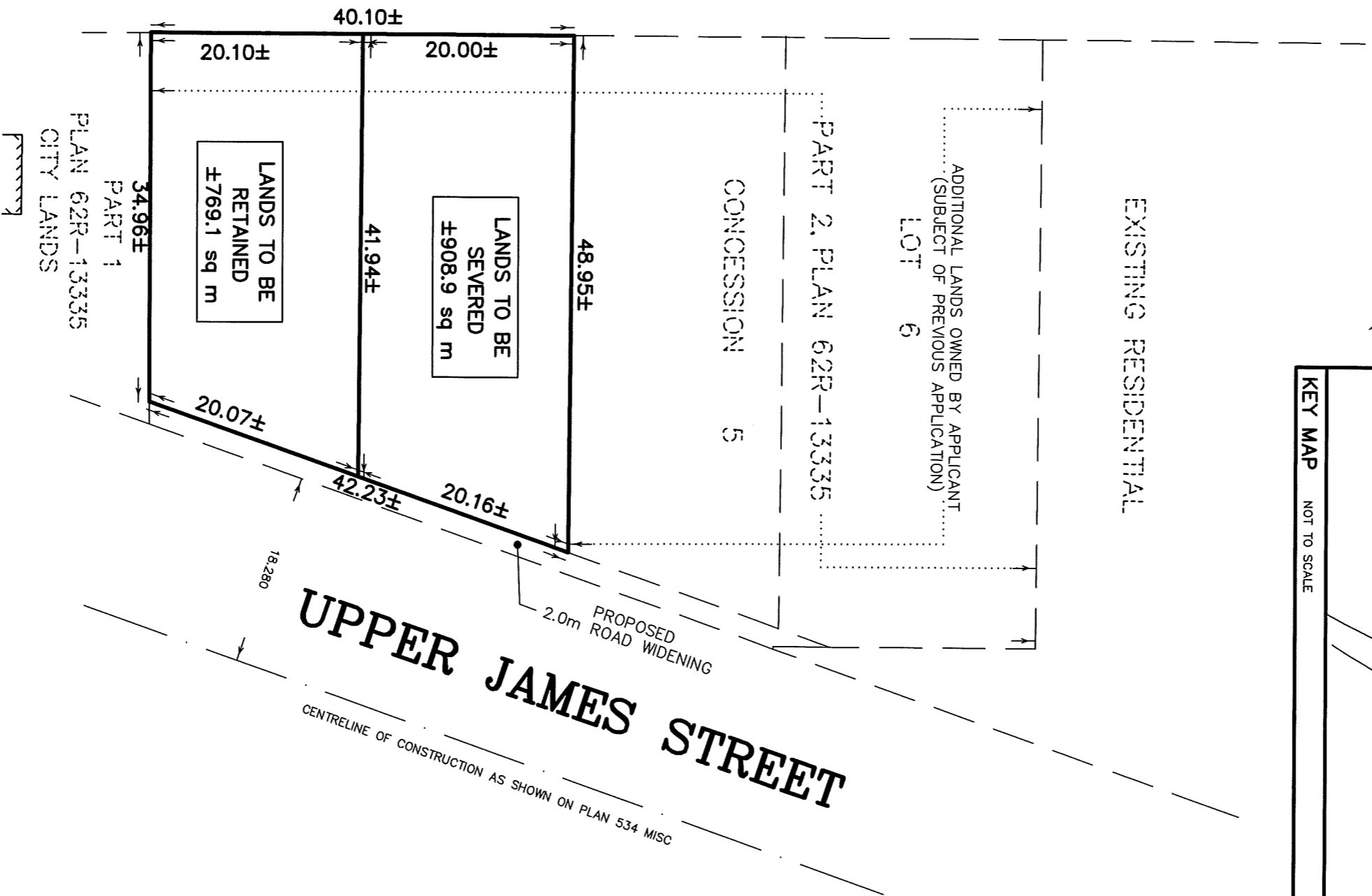


S.D. McLAREN, O.I.S. - 2018



HOMESTEAD DRIVE

(26.21m WIDE)



- LEGEND:**
- DENOTES MONUMENT SET
 - IRON BAR
 - SSIB STANDARD IRON BAR
 - 824 SHORT STANDARD IRON BAR
 - Msd A.T. McLAREN, O.I.S. MEASURED

METRIC NOTE
 DISTANCES AND COORDINATES
 SHOWN ON THIS PLAN ARE IN
 METRES AND CAN BE
 CONVERTED TO FEET
 BY DIVIDING BY 0.3048



A.T. McLaren Limited
 LEGAL AND ENGINEERING SURVEYS
 69 JOHN STREET SOUTH, SUITE 230
 HAMILTON, ONTARIO, L8N 2B9
 PHONE (905) 527-8559 FAX (905) 527-0032

Drawn KM	Checked DG	Crew Chief RM	Scale 1:500	Dwg.No. 35508-S2
-------------	---------------	------------------	----------------	---------------------



Professional Urban Planning, Land Development & CPTED Consultants

Urban in Mind

3390 South Service Road, Unit 204
Burlington, ON L7N 3J5

www.UrbaninMind.ca

Hamilton City Hall, Planning and Development Services
71 Main St W, Hamilton, ON L8P 4Y5
Tim Vrooman, Area Planning Manager

RE: Lot Addition & Minor Variance Applications – 3345 & 3353 Homestead Drive

Please accept this letter regarding our Lot Addition (Consent) & Minor Variance Applications for 3345 & 3353 Homestead Drive on behalf of the owners Sara Salari and Sasa Kljatic. The following documents have been uploaded onto the City's Shared Link for the digital submission.

- Cover Letter
- Minor Variance Application Form for 3345 Homestead Drive
- Minor Variance Application Form for 3353 Homestead Drive
- Lot Addition Application Form for 3345 Homestead Drive
- Pre-Consultation Waiver
- Original R-Plan (Pre-Road Widening)
- Conceptual Revised R-Plan (Post-Road Widening)
- Concept Lot Addition Plan
- Concept Site Plan
- Planning Justification Report

If you require any additional information, please feel free to contact me at 519-719-8721 or by email at jdickieurbaninmind@gmail.com.

Jacob Dickie

Planner/Development Coordinator

Urban in Mind, Professional Urban Planning, Land Development & CPTED Consultants

PHONE
(519) 719-8721

EMAIL
jdickieurbaninmind@gmail.com

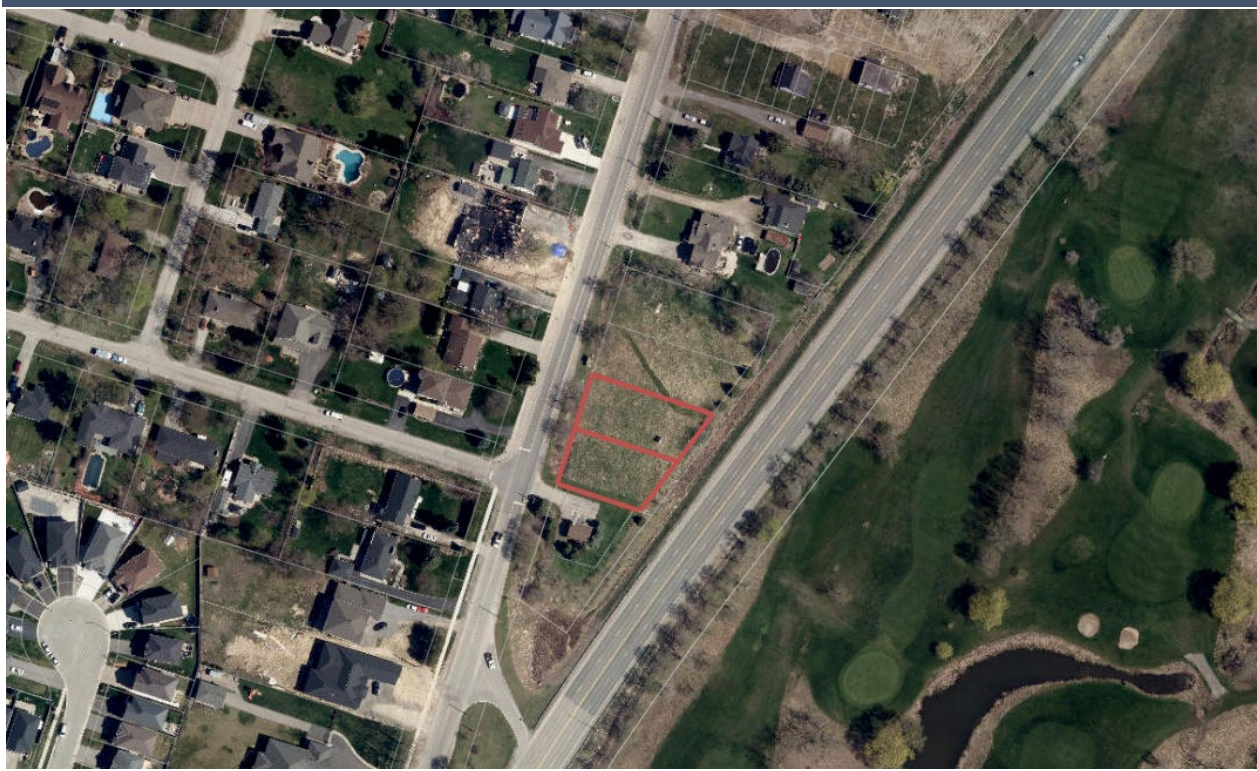
WEB
www.UrbaninMind.ca

PLANNING JUSTIFICATION REPORT

LOT LINE ADJUSTMENT, MINOR VARIANCE & SEVERANCE

MARCH 2, 2023

3345-3353 HOMESTEAD DRIVE (MOUNT HOPE)
HAMILTON, ONTARIO



Approx. Boundaries of Subject Lands

Prepared by:

Urban in Mind,
Professional Urban Planning, Land Development & CPTED Consultants
www.UrbanInMind.ca

(905) 320-8120



If you require the full document please
reach out to cofa@hamilton.ca



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)			
Applicant(s)			
Agent or Solicitor	Jacob Dickie-Urban in Mind		Phone: (519) 719-8721 E-mail: jdickieurbaninmind@gmail

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 _____

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	3353 Homestead Dr.		
Assessment Roll Number			
Former Municipality	Glanbrook		
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	PLAN 62R-13335	Part(s)	4

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:

0.305 m reserve along Upper James St

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:

1. Reduced Lot Area - From 810 sq.m to 400 sq.m (See Zoning By-Law & R-Plan)
2. Reduced Lot Frontage - From 20 m to 10.5 m
3. Reduced Rear Yard Setback - From 22 m to 7.7 m

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Site-Specific 'R3-311' was never amended in the recent November 2022 Glanbrook Zoning By-Law Update to take into consideration the introduction of semis as a new permitted use under the R3 Zone.

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
21.810 m (Ex.) 22.26 m	39.821 (Ex.) 39.974 m	782.2 m ² (Ex.) 800.1 m ²	ROW - 26.2 m

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
Vacant				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Semi-Detached Building	9.0 m	7.7 m	1.48 m & 2.65 m	

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

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Semi-Detached Building	TBD. Will comply with Zoning	TBD. Will comply with Zoning	TBD. Will comply with Zoning	TBD. Will comply with Zoning

- 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.):

Semi-Detached Building - Land Severance Application will be submitted after the foundations are built to split the building into two lots
2 Primary Dwellings (semis) + 2 Additional Residential Units

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

Modern Singles/Townhouses (North), Upper James Street ROW (East), Municipal Pumping Station (South), Homestead Drive ROW (West)

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

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

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

Vacant

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

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) Mount Hope Secondary Plan

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

See Lot Line Adjustment Application which will ensure that the proposed density remains under 25 units/net hectare as per the Low Density Residential 2 Designation of the Mount Hope Secondary Plan

7.6 What is the existing zoning of the subject land? R3-311

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: GL/A-22:63

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

If yes, please provide the file number: LLA Application to be submitted with MV

7.10 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

7.11 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.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 2

8.3 Additional Information (please include separate sheet if needed):

This Minor Variance Application should be viewed together with the Lot Line Adjustment Application that is necessary to bring the proposal into conformity with the Low Density Residential 2 Designation of the Mount Hope Secondary Plan which has a maximum permitted density of 25 units/ha.

Through the Lot Line Adjustment application, the lot area of 3353 Homestead Drive will be enlarged in order for 2 Primary Dwelling Units (Semis) & 2 Additional Residential Units to be built on the subject lands without exceeding the maximum 25 units/ha requirement.

A land severance will be obtained afterwards in order to divide the semi-detached building into separate lots hence the reason for the requested lot area and lot frontage reduction. See PJR.

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
-
-