



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-23:266	SUBJECT PROPERTY:	7 TRILLIUM AVENUE, STONEY CREEK
ZONE:	“RR” (Rural Residential)	ZONING BY-LAW:	Zoning By-law former City of Stoney Creek 3692-92, as Amended

APPLICANTS:

Owner: GIUSEPPE & PATRIZIA LONGO

Agent: CITY OF HAMILTON CORPORATE REAL ESTATE C/O RAYMOND KESSLER

The following variances are requested:

1. A minimum lot area of 351.0m² shall be permitted for proposed Part 1, Part 2 and Part 3 instead of the minimum 464.5m² lot area required.
2. A minimum lot frontage of 9.1m shall be permitted for proposed Part 1, Part 2 and Part 3 instead of the minimum 15.0m lot frontage required.

PURPOSE & EFFECT: To facilitate the creation of three (3) lots for single detached dwelling purposes.

Notes:

These variances are required to facilitate Consent Application SC/B-23:65.

It should be noted that since these lots are bounded on two sides by street, these are considered “Through” lots as defined. Therefore, these lots contain no rear lot line as both lot lines adjacent to the street are deemed to be the front lot line for each of the lots.

Insufficient details were submitted from which to confirm compliance respecting all other aspects of the Zoning By-law such as lot coverage, yards, height etc. However, compliance will be determined at building permit stage of the proposal.

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, November 2, 2023
TIME:	10:30 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 SC/A-23:266, 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: October 17, 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.

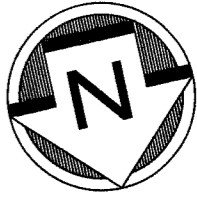
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.

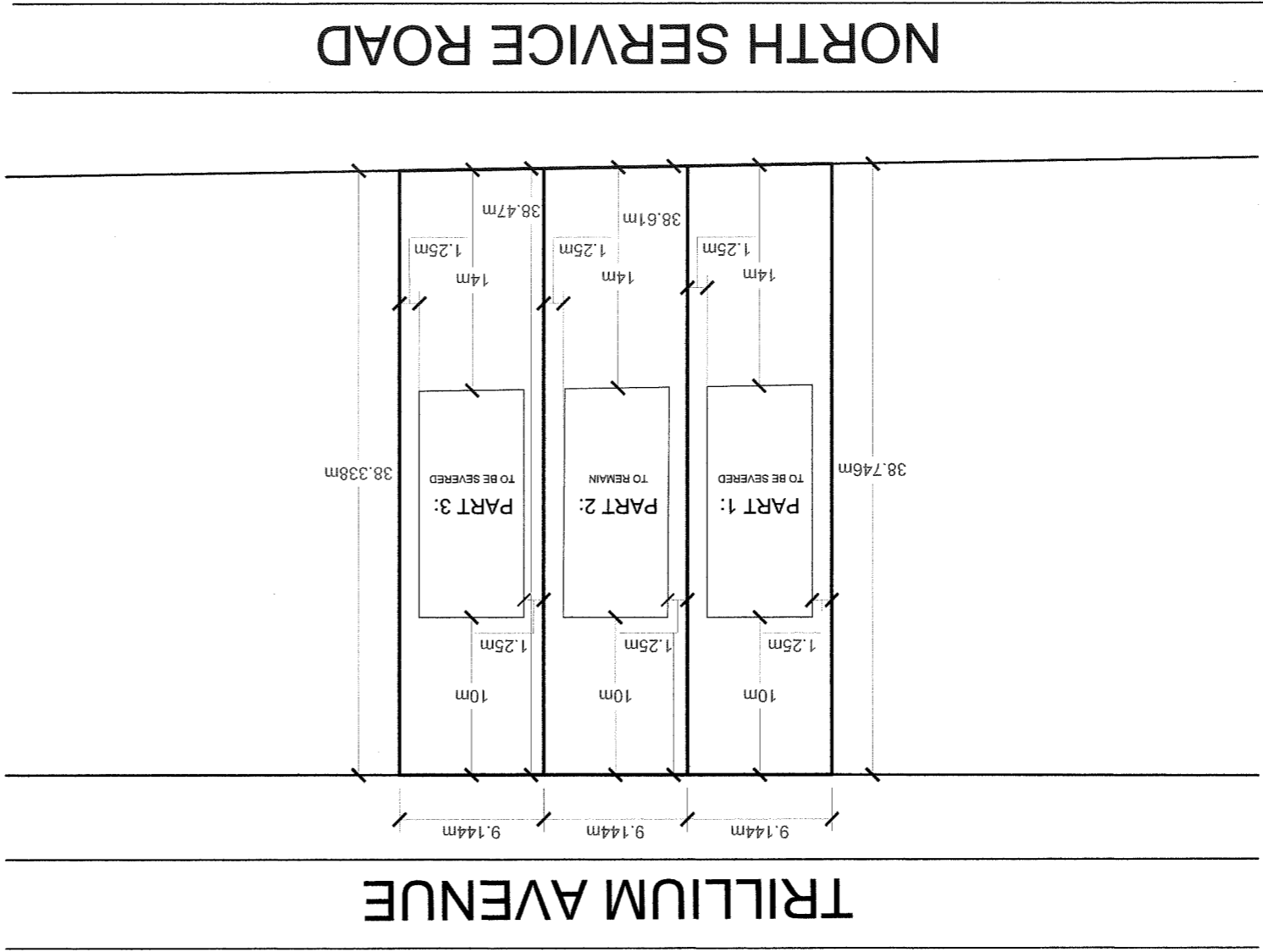
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

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.

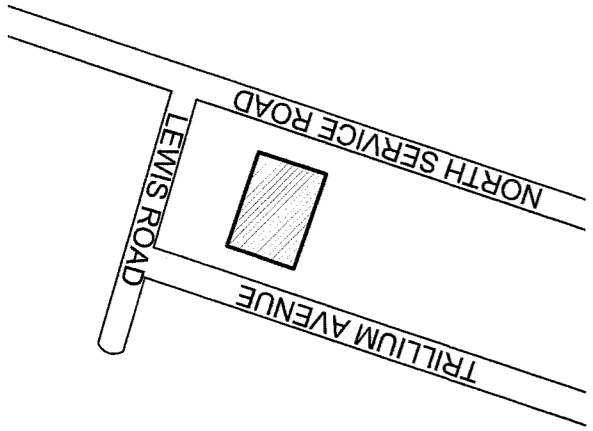


DETAILS OF DEVELOPMENT

TOTAL LOT AREA:	11381.40 sq.ft.
PART 1 LOT AREA:	3808.15 sq.ft.
PART 2 LOT AREA:	3793.33 sq.ft.
PART 3 LOT AREA:	3779.92 sq.ft.
	1057.37 sq.m.
	353.79 sq.m.
	352.41 sq.m.
	351.17 sq.m.



KEY PLAN
(N.T.S.)



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.

JOB NO.	
REV.	
1	
2	
3	
CHKD. BY	
DRN. BY	
DATE: OCTOBER, 2023	
SCALE: 1:10000	
DWG NO. A-1	

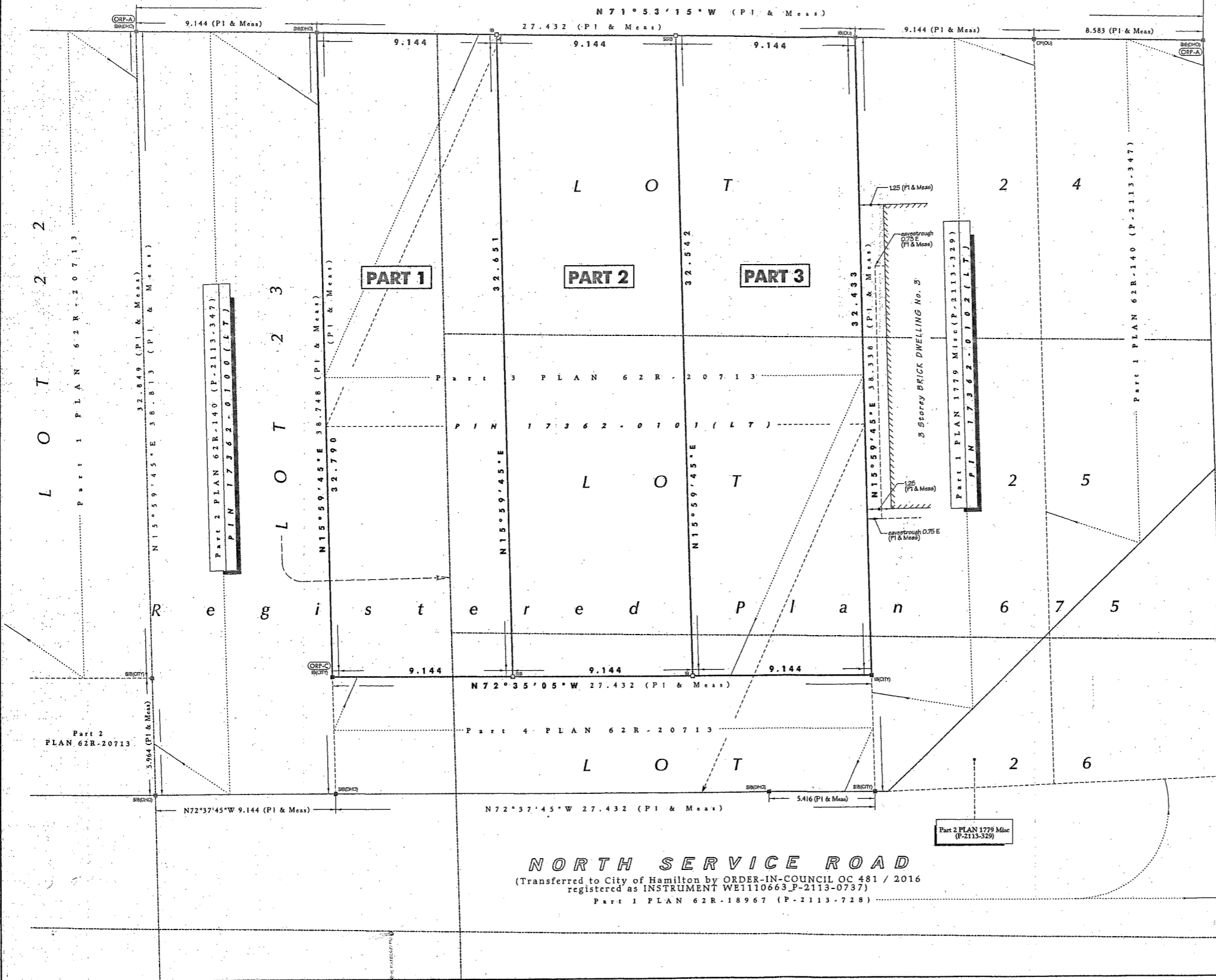
PROPOSED PLAN FOR:
JOE LONGO
7 TRILLIUM AVENUE
HAMILTON, ON
SITE SKETCH

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



TRILLIUM AVENUE
 (Formerly LAKEVIEW CRESCENT by Registered Plan 675)
 (Name changed by BY-LAW 2619 registered as INSTRUMENT AB27192)
 P I N 1 7 3 6 2 - 0 0 9 8 (L T)

North east corner of LOT 24 Reg'd Plan 675



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		PLAN 62R-20713			
DATE NOVEMBER 22, 2017		DATE NOV 24/17			
DAVID A. LAMONT O.L.S. SENIOR PROJECT MANAGER SURVEYS		"Krisna Power" REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (E2)			
SCHEDULE					
PART	LOT	PLAN	PN	AREA	TRANSFeree
1	PART OF LOTS 23, 24, 25 & 26	675	PART OF 17362-0101(LT)	299m ²	CITY OF HAMILTON
2	PART OF LOTS 24, 25 & 26			299m ²	
3				297m ²	

PLAN OF SURVEY OF
PART OF LOTS 23 to 26
REGISTERED PLAN 675
 IN THE
CITY OF HAMILTON
 SCALE = 1:100
 0 5 10 METRES
 DAVID A. LAMONT, ONTARIO LAND SURVEYOR

BEARING AND COORDINATE NOTE
 BEARINGS ARE GRID BEARINGS DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM OBSERVED REFERENCE POINTS (ORP) AND SHOWN HEREON HAVING A BEARING OF N71°53'15\"/>

UTM COORDINATES (Metres)		
Reference Monuments	Northing	Easting
008990072	4787423.539	605946.103
008990073	4786523.976	606346.622
OBSERVED REFERENCE POINTS (ORP's) as per Section 14(2) of O. Reg. 216/10		
ORP-A	4786419.842	606103.622
ORP-B	4786402.779	606155.124
ORP-C	4786385.321	606103.207

- LEGEND**
- - DENOTES PLANTED MONUMENT
 - - DENOTES FOUND MONUMENT
 - IB - DENOTES IRON BAR
 - SIB - DENOTES STANDARD IRON BAR
 - SSIB - DENOTES SHORT STANDARD IRON BAR
 - OU - DENOTES ORIGIN UNKNOWN
 - Reg'd - DENOTES REGISTERED
 - P1 - DENOTES PLAN 62R-20713

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF NOVEMBER 2017.
 NOVEMBER 17, 2017
 DATE
 DAVID A. LAMONT O.L.S.

Hamilton
 Geomatics and Corridor Management

FIELD BOOK	SC	FILE No. Y:\hxxxx\SC0305-5199	DATE	2018-11-02	
SURVEYED BY	BM	CHECKED BY	RCP	CHECKED BY	DAL, O.L.S.

GORD MACGUIRE, O.L.S., MANAGER
PLAN No. RC-S-938 SURVEYS

PLAN 62R-10320

AVENUE

Registered Plan 675)
red as INSTRUMENT AB27192)

0 9 8 (L T)

& Meas)

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

PART 3

LOT 25

LOT 26

LOT 27

Part 2
PLAN 62R-426
(P-2113-365)

Part 2
PLAN 62R-140
(P-2113-347)
PIN 17362-0100(LT)

Part 1
PLAN 62R-140
(P-2113-347)

Part 1
PLAN 62R-426
(P-2113-365)
PIN 17362-0101(LT)

Part 1
PLAN 1779 Misc
(P-2113-329)
PIN 17362-0102(LT)

Part 2
PLAN 1779 Misc
(P-2113-329)

a n

6

7

5

PART 2

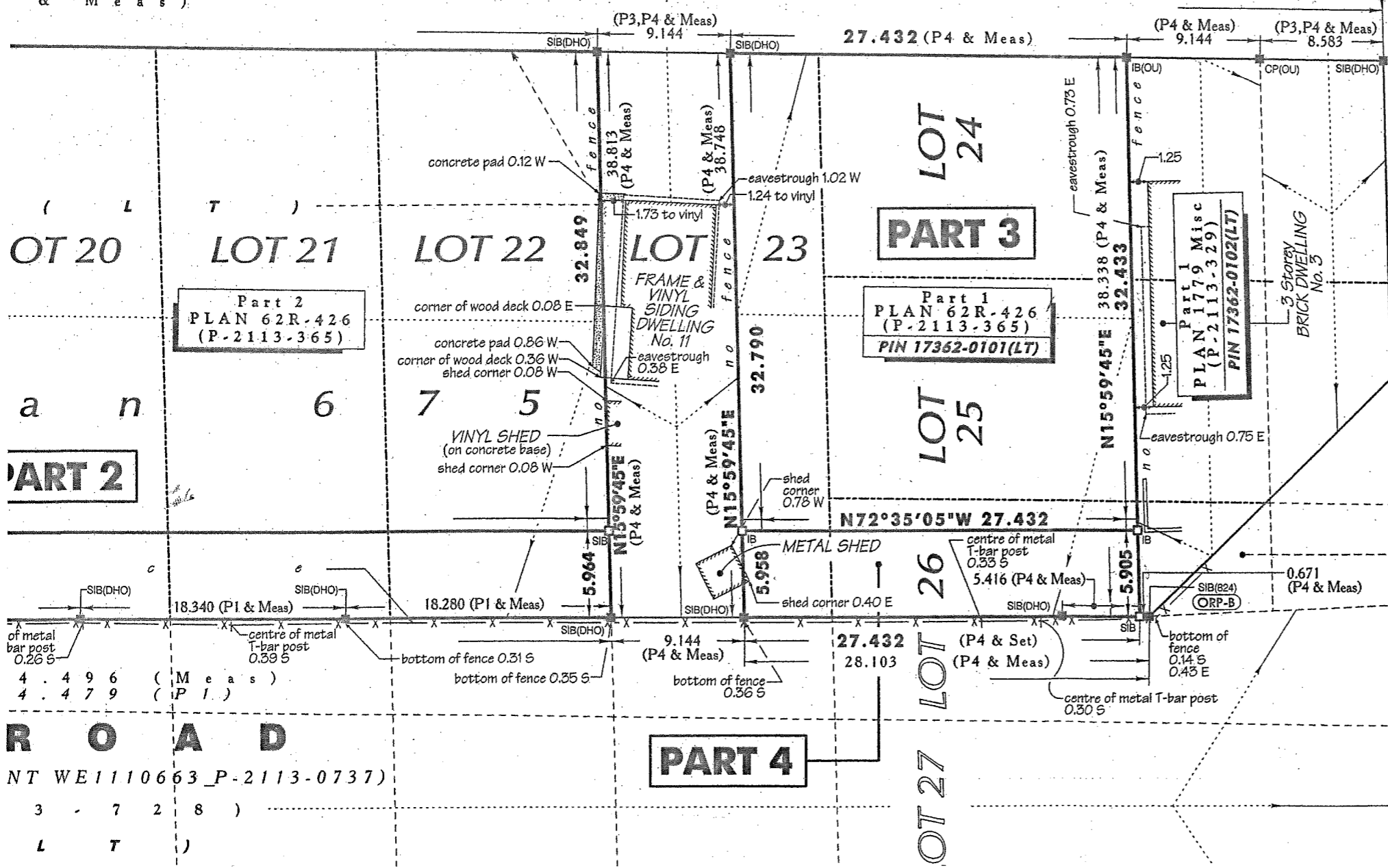
ROAD

NT WE1110663_P-2113-0737)

3 7 2 8)

L T)

North east corner of
LOT 24 Reg'd Plan 675

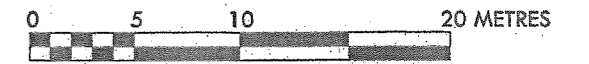


LEWIS ROAD (Original Road between LOTS 6 & 7)

REGISTERED PLAN 6

IN THE
CITY OF HAMILTON

SCALE = 1:300



DAVID A. LAMONT ONTARIO LAND SURVEYOR

BEARING AND COORDINATE NOTE

BEARINGS ARE GRID BEARINGS ARE DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM OBSERVED REFERENCE POINTS (ORP) (A and B) SHOWN HEREON HAVING A BEARING OF N72°37'15"W REFERRED TO UTM NAD83 (Original) COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE.

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99981635.

COORDINATES ON THIS PLAN ARE BASED ON GNSS OBSERVATION VERIFIED FROM THE FOLLOWING MONUMENTS:

UTM COORDINATES (Metres)		
Reference Monuments	Northing	Easting
008980072	4787423.539	605846.103
008980073	4786523.976	608346.622
OBSERVED REFERENCE POINTS (ORP's) as per Section 14(2) of O. Reg. 216/10		
ORP-A	4786398.737	609040.415
ORP-B	4786371.212	609128.363
ORP-C	4786483.521	608972.968

THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

BEARING COMPARISONS

FOR THE PURPOSE OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ROTATIONS SHOWN

UTM BEARING COMPARISONS	
Plan	Rotation
P1	1°00'45" COUNTER-CLOCKWISE
P2,P3,P4	0°49'45" COUNTER-CLOCKWISE
P5	1°41'45" COUNTER-CLOCKWISE

3.1

VARIANCES REQUESTED FOR 7 TRILLUM AVE., STONEY CREEK

1. PART 1 – Lot area of 353.79m^2 instead of 464.5m^2
 - Lot frontage of 9.144m instead of 15m
2. PART 2 – Lot area of 352.41m^2 instead of 464.5m^2
 - Lot frontage of 9.144m instead of 15m
3. PART 3 – Lot area of 351.17m^2 instead of 464.5m^2
 - Lot frontage of 9.144m instead of 15m

From: **Cole, Darlene** Darlene.Cole@hamilton.ca
Subject: **RE: 7 Trillium**
Date: **Oct 1, 2023 at 12:52:01 PM**
To: **JOE LONGO** joemilan99@hotmail.com

Hi Joe,

Thank you for forwarding your application, which staff will support.
I am not in the office next week, however the planner on this file can connect with me to confirm support from Real Estate office.
All the best,

Darlene



Darlene Cole
Manager (Acting)
Real Estate Section
Economic Development Division
City of Hamilton
28 James Street North, 2nd Floor
Hamilton, ON L8R 2H1
905.546.2424 x 7910
Email: Darlene.Cole@hamilton.ca

From: JOE LONGO <joemilan99@hotmail.com>
Sent: Saturday, September 30, 2023 12:33 PM
To: Cole, Darlene <Darlene.Cole@hamilton.ca>
Subject: 7 Trillium

Good afternoon Darlene

We are ready to submit the applications, anyway we could meet at your office Monday since I will be in the area city hall & our lawyer near by

Talk soon

Joe Longo

905 973 7378

Tap to Download

image003.jpg

5.5 MB



Hamilton

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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
Registered Owners(s)	City of Hamilton
Applicant(s)	Giuseppe & Patrizia Longo
Agent or Solicitor	
	E-mail:

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	7 Trillium Ave, Stoney Creek		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number	675	Lot(s)	23, 24, 25, 26
Reference Plan Number (s)	62R-20713 62R-20732	Part(s)	3, 4 1, 2, 3

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 -

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

Keeping with consistencies with frontage areas of adjacent properties.

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
27.432	38.748 / 38.938	1057.37 sq.m	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

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Part 1 Single Family	10m	14m	1.25m	
Part 2 Single Family	10m	14m	1.25m	
Part 3 Single Family	10m	14m	1.25m	

(See site sketch)

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
Part 1 Single Family	97.54 m ²	195.08 m ²	2	11 m
Part 2 Single Family	96.62 m ²	193.24 m ²	2	11 m
Part 3 Single Family	95.70 m ²	191.40 m ²	2	11 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)

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 detached dwelling

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

Single detached dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Mid December / 23

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

Vacant land

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

Vacant land

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

Unknown - city owned

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? *RR*

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: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*? Yes No *Concurrent Consent Application*

If yes, please provide the file number: _____

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 *N/A*

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: 3

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

Please see attached site sketch.

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
- N/A.
-
-