



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-23:291	SUBJECT PROPERTY:	173 Homewood Ave, Hamilton
ZONE:	"R1a" (Low Density Residential – Small Lot)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Leigh Reid

The following variances are requested:

1. To permit a maximum aggregate gross floor area for all accessory buildings of 51.8 metres instead of the required maximum aggregate gross floor area of 45.0 metres or 7.5% total lot coverage, whichever is the lesser.
2. To permit a side yard setback for the proposed accessory building (garage) of 0.45 metres instead of the required side yard setback of 1.2 metres.

PURPOSE & EFFECT: To facilitate the construction of an accessory building (garage).

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, December 7, 2023
TIME:	9:25 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

HM/A-23:291

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 HM/A-23:291, 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: November 21, 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

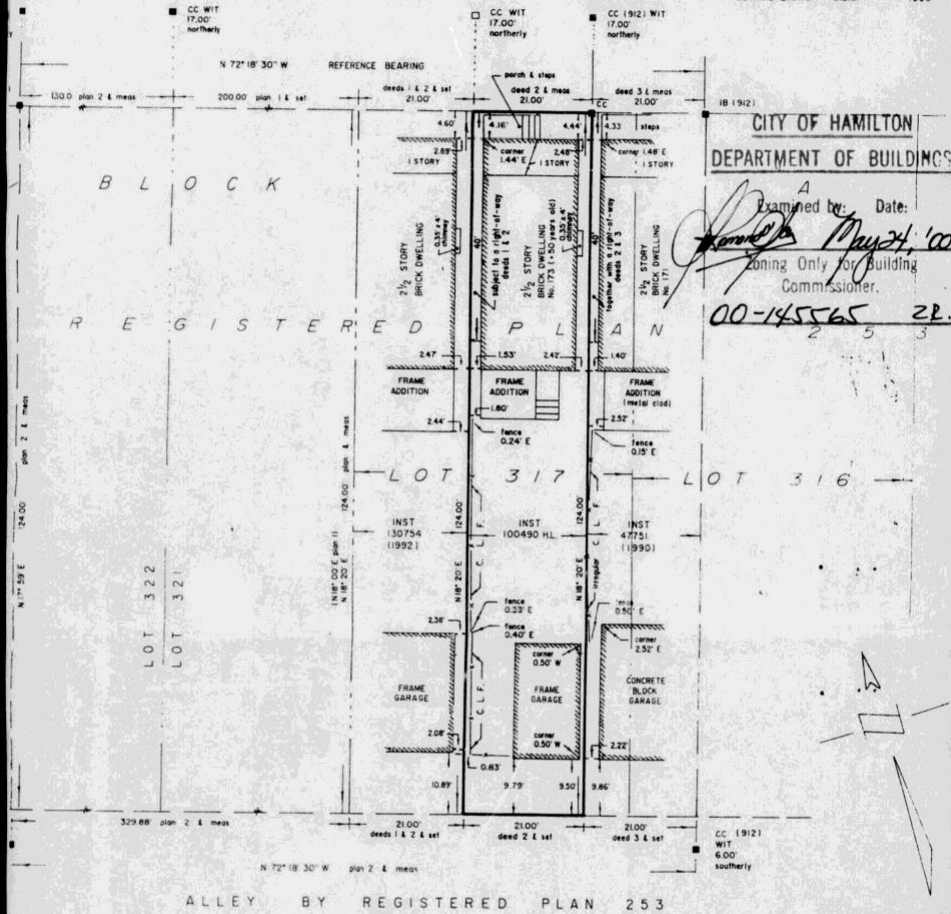
Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

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.

1173
HOMWOOD AVENUE
 FORMERLY SOUTH STREET BY REGISTERED PLAN 253

SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF
 PART OF LOT 317, BLOCK
 REGISTERED PLAN 253
 in the
CITY OF HAMILTON
 REGIONAL MUNICIPALITY OF HAMILTON - WI
 SCALE 1" = 15'
 EDWARD BARICH O.L.S. 1993



CITY OF HAMILTON
 DEPARTMENT OF BUILDINGS
 Examined by: *Edward Barich* Date: *May 24, '00*
 Zoning Only for Building
 Commissioner.
 00-145565 2P.
 2 5 3

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED APRIL 01 1993.

THIS REPORT WAS PREPARED FOR MR. BLAKE

LEGEND	SURVEYOR'S CERTIFICATE	COPYRIGHT
ENOTES SURVEY MONUMENT FOUND ONGRITE MONUMENT STANDARD IRON BAR HORT STANDARD IRON BAR ION BAR UT CROSS CHAD WIT...WITNESS IRON UNKNOWN HAN LINK FENCE	BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF HOMWOOD AVENUE AS SHOWN ON PLAN 624 - 12160 HAVING A BEARING OF N 72° 18' 30" W plan 1 - REGISTERED PLAN 253 plan 2 - PLAN 624 - 12160 deed 1 - INST 130754 (1992) deed 2 - INST 100490 HL deed 3 - INST 47751 (1990) 1912 - A.J. CLARKE O.L.S. 1203 - J.D. PETERS O.L.S. 1655 - J.T. PETERS O.L.S.	CERTIFY THAT: THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 31ST DAY OF MARCH 1993 <i>April 8, 1993 Edward Barich</i> EDWARD BARICH ONTARIO LAND SURVEYOR
		EDWARD BAR ONTARIO LAND HAMILTON 549

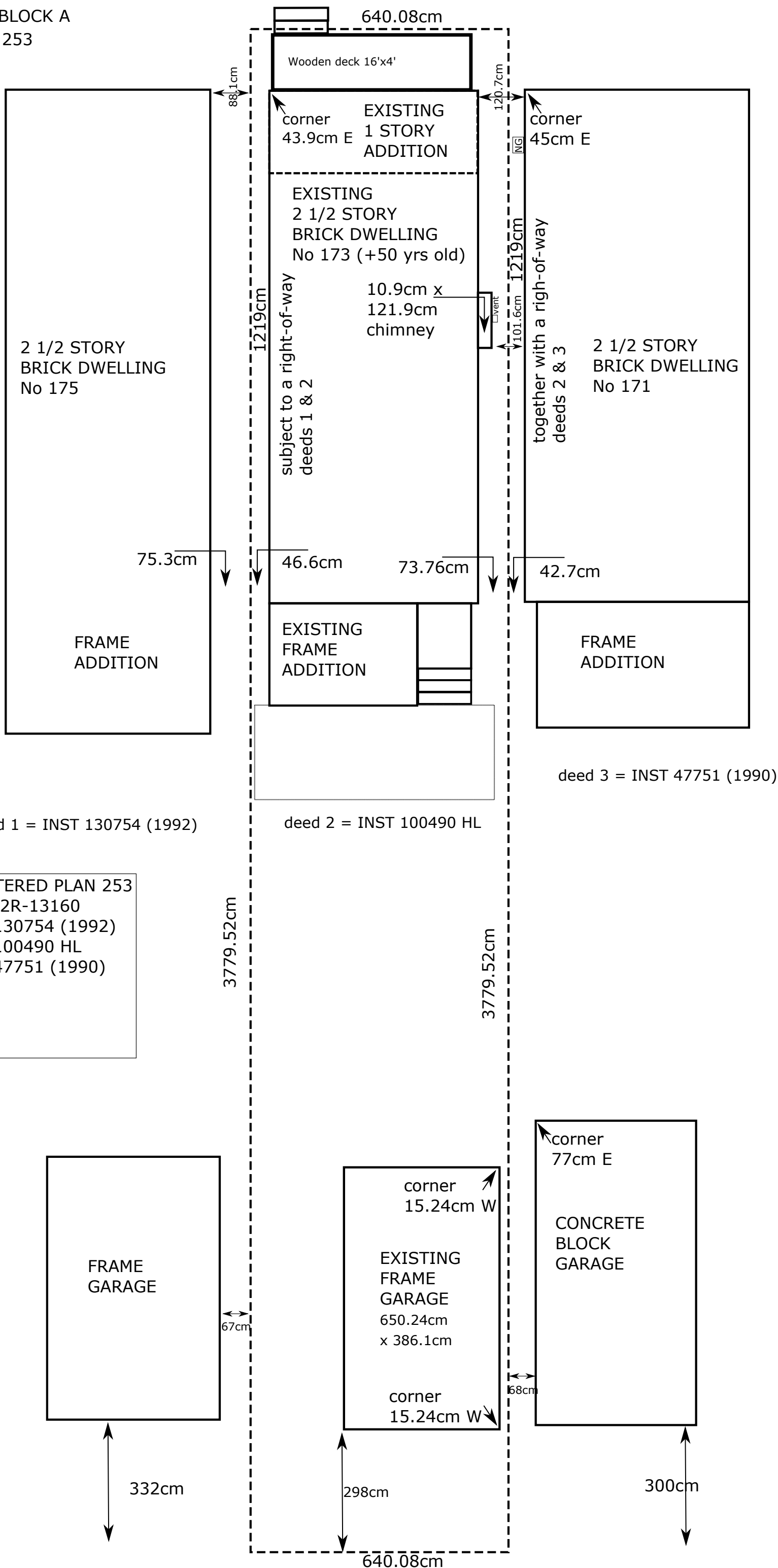
#173 HOMEWOOD AVENUE

FORMERLY SOUTH STREET BY REGISTERED PLAN 253

PLAN OF

PART OF LOT 317, BLOCK A

REGISTERED PLAN 253



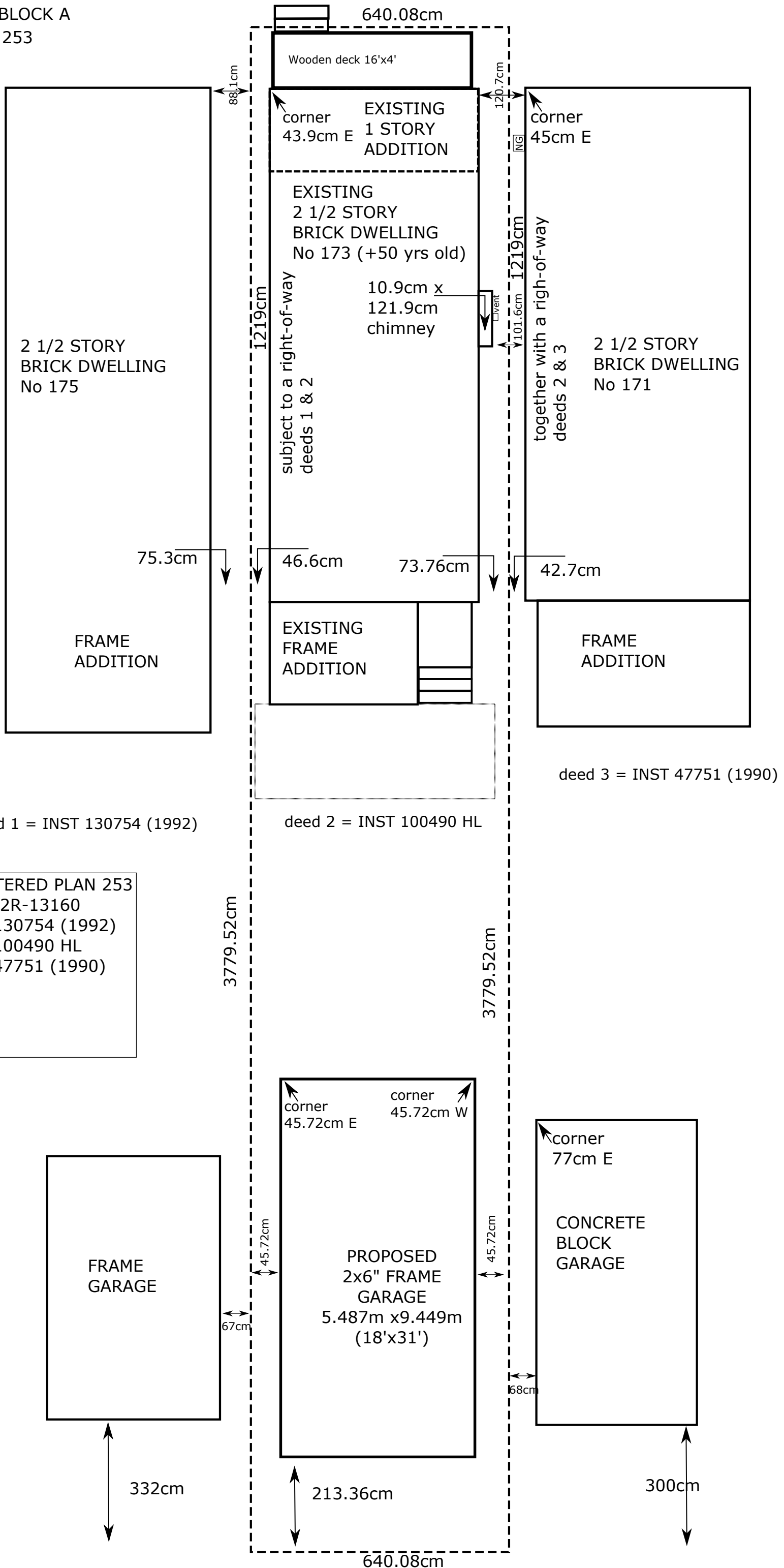
#173 HOMEWOOD AVENUE

FORMERLY SOUTH STREET BY REGISTERED PLAN 253

PLAN OF

PART OF LOT 317, BLOCK A

REGISTERED PLAN 253



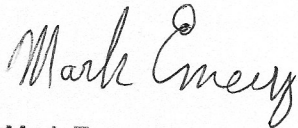
September 19, 2023

To Whom It May Concern:

My property is located at 175 Homewood Avenue in Hamilton Ontario. My property is directly beside 173 Homewood Avenue.

I am in support of Leigh Reid replacing an existing garage with a new garage which is proposed to have a 0.45m side yard setback on both sides and a ground floor area of 51.8m squared.

This will create two new parking spots in the garage and help to ease on-street parking on our street.

A handwritten signature in cursive script that reads "Mark Emery". The signature is written in dark ink and is positioned above the printed name.

Mark Emery

175 Homewood Avenue
Hamilton, ON L8P 2M6

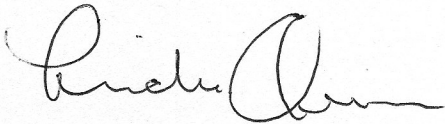
September 19, 2023

To Whom It May Concern:

My property is located at 171 Homewood Avenue in Hamilton Ontario. My property is directly beside 173 Homewood Avenue.

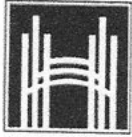
I am in support of Leigh Reid replacing an existing garage with a new garage which is proposed to have a 0.45m side yard setback on both sides and a ground floor area of 51.8m squared.

This will create two new parking spots in the garage and help to ease on-street parking on our street.

A handwritten signature in black ink, appearing to read "Linda Orme". The signature is fluid and cursive, with a large initial "L" and "O".

Linda Orme

171 Homewood Avenue
Hamilton, ON L8P 2M6



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		
Registered Owners(s)	Leigh Reid		
Applicant(s)			
Agent or Solicitor		E-mail:	
		Phone:	
		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	173 Homewood Ave.		
Assessment Roll Number	251801009200430000		
Former Municipality	Hamilton		
Lot	317 (part)	Concession	
Registered Plan Number	253	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:
right-of-way along both sides of house

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:

Decrease sidelot setbacks to 0.45m (from 1.20m), increase overall lot coverage of accessory building to 51.8m (from 45m).

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

Narrow lot, having a wider garage would allow parking or two vehicles in the garage and a 3rd tandem spot, increasing parking on to by 3 spaces.

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
241.92	37.7952	241.92	3.0m

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	1.67	21.2	0.74	1912ish
garage	29	3	.15, 2.75	1940ish

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
garage	26.21	2.13	0.45	asap

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
detached dwelling	80.2	147.6	2.5	8.8
garage	23	23	1	3.6

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
garage	51.8	51.8	1	4

- 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.):
detached single family dwelling

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
December 2014

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

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

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

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) _____

Please provide an explanation of how the application conforms with the Official Plan.
aids with parking in a parking stressed neighbourhood, will reduce crime

7.6 What is the existing zoning of the subject land? R1a

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: HM/A-22:134, HM/A-22:135

-
- 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: _____

- 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:

8.2 Number of Dwelling Units Proposed:

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

I have previous attempted to build a garage with SDU, after failing at CoA and OLT, as was the case previously I have footing drawings engineered and completed needed drawings finding on submission the planning bylaw has recentely changed, drastically changing what is permitted.

Parking is an issue and this will create an additinal 2 parking spots on my property.

Crime has also been an issue with vehicle break-ins being a regular occurance including my fire fighting uniforms being stolen, this has been filed with HPS. Having a garage will help protect my property and decrease theft.

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
- _____
- _____