COMMITTEE OF ADJUSTMENT



City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5 Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202

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-21:169

APPLICANTS: Owner Murray Hall

SUBJECT PROPERTY: Municipal address 98 Flamboro St., Flamborough

ZONING BY-LAW: Zoning By-law 90-145-Z, as Amended

ZONING: "R1" (Urban Residential (Single Detached) Zone

PROPOSAL: To permit the construction an attached garage addition comprising

44.6 square metres of gross floor area for an 88 square metre single

detached dwelling, notwithstanding that:

1. The minimum exterior yard shall be 0 metres instead of the minimum required 7.5 metres.

NOTES:

- 1. The variance was written as requested by the applicant.
- 2. The existing building is identified in the City of Hamilton's Heritage Inventory.
- 3. The property s a corner lot with frontage along Flamboro Street. The flankage lot line (exterior side lot line) is along Nancy Street.
- 4. Flamborough Zoning By-law 90-145-Z requires the provision of one (1) parking space with minimum dimensions of 2.6m x 5.8m for a single detached dwelling. The applicant's site plan does not identify parking spaces. In addition, the Zoning By-law does not permit the required parking space for a single detached dwelling to be located within the required front yard. Therefore, the required parking space (i.e. 1 parking space) shall be located within the proposed attached garage. It is further noted that the proposed attached garage would be of suitable size to accommodate one or two parking spaces.

This application will be heard by the Committee as shown below:

DATE: Thursday, June 3rd, 2021

TIME: 2:05 p.m.

PLACE: Via video link or call in (see attached sheet for details)

To be streamed at

www.hamilton.ca/committeeofadjustment

for viewing purposes only

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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 or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

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

- Visit <u>www.hamilton.ca/committeeofadjustment</u>
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: May 18th, 2021.

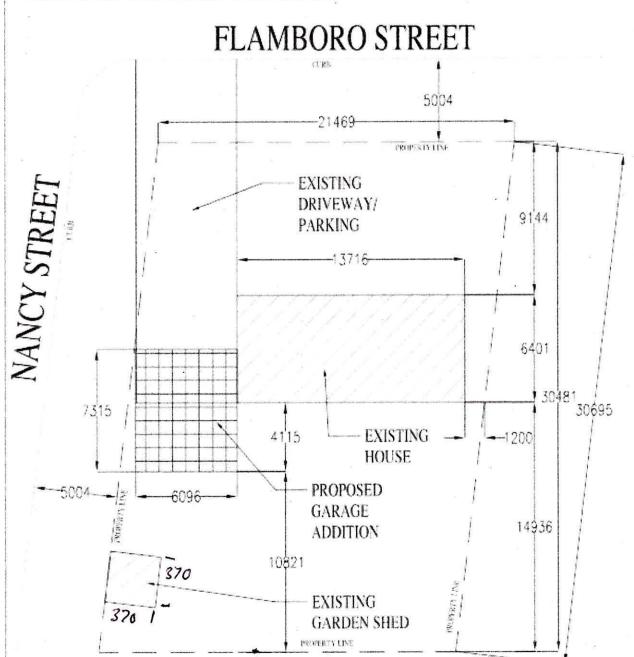
Jamila Sheffield, Secretary-Treasurer Committee of Adjustment

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.

98 Flamboro Street Waterdown Ontario LORZHO Lot Area = 654 5g.m Current Building Area = 88 sg m. PROPOSED BUILDING AREA = 132.6 sq. m. PROPOSED HEIGHT 5.9m MAX ZONED - RESIDENTIAL - RI

PROPOSED VARIANCE

- PROPOSED 0m EXTERIOR SIDE YARD SETBACK





PROPOSED SITE PLAN

SCALE: 1:150



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

FOR OFFICE USE ON	.Y.	
APPLICATION NO.	DATE APPLICATION RECEIVED	
PAID	DATE APPLICATION DEEMED COMPLETE	×
SECRETARY'S SIGNATURE		

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME	ADDRESS		
Registered Owners(s)	MURRAY HALL			
Applicant(s)*	ζ	W 1885	Phone:	
Agent or Solicitor			Phone:	
			E-mail:	

Note:

Unless otherwise requested all communications will be sent to the agent, if any.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

NONE

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

EXISTING MOSE LOCATION WHILL DOT ALLOW A GARAGE TO BE BOILT. EXISTING MOSE LOCATION WHILL DOT ALLOW A GARAGE TO BE BOILT. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number): 98 Flanboro St Plan Mg Lot Y corner O.21 AC 76.59 FR 120.000 PREVIOUS USE OF PROPERTY Residential M Industrial Commercial D. Agricultural Vacant D. Other 8.1 If Industrial or Commercial, specify use Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred? Yes No M Unknown D. 8.3 Has a gas station been located on the subject land or adjacent lands at any time? Yes No M Unknown D. 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands? Yes No M Unknown D. 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands? Yes No M Unknown D. 8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands? Yes No M Unknown D. 8.7 Have the lands or adjacent lands ever been used as a weapon firing range? Yes No M Unknown D. 8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump? Yes No M Unknown D. 8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?	4.	Nature and extent of relief applied for:
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reason of its approval to this Application. March 22/2021 Date Signature Property Owner March 22/2021 Date Signature Property Owner March 22/2021 Date Signature Property Owner March 22/2021 Signature Property Si		I acknowledge that the City of Hamilton is not responsible for the identification and
March 22/2021 Date Signature Property Owner My C ay Hall Print Name of Owner 10. Dimensions of lands affected: Frontage 21.469 m Depth 30.695 m Area 654 sq. m. Width of street 9.5 m 11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.) Existing: 83 sq. m. AREA, I STOREY, 13.7 x 6.9 m, 5.9 m TALL Proposed 132.6 sq. m. AREA, I STOREY, 19.7 m x 10.5 m, 5.9 m TALL 12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines) Existing: 9, 144 m FRom FRONT 1.2 m FROM EXTERIOR SIDE YARD 14.9 m FROM BLACK Proposed:		
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Width of street Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.) Existing: 88 SW.M. AREA, I STOREY, 13.7 × 6.4 M, 5.9 M TALL Proposed 132.6 SW.M. AREA, I STOREY, 19.7 M × 10.5 M, 5.9 M TALL 12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines) Existing: 9, 144 M FROM FROM FROM 1.2 M FROM EXTERIOR SIDE YARD 14.9 M FROM BALK 6 M FROM EXTERIOR SIDE YARD Proposed:		
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Proposed:		
		SE TARD
9.144 N FROM FRONT 1.2 M FROM INTERIOR S.DEYARD		·
		9.144 N FROM FRONT 1.2 M FROM INTERIOR S.DEYARD
10.8 in FROM BACK On FROM EVERLA CALLAND		10.8 in FROM BACK O -A

13.	Date of acquisition of subject lands: May 03 /2018
14.	Date of construction of all buildings and structures on subject lands:
15.	Existing uses of the subject property:
	RESIDENCE SATIONERS
16.	Existing uses of abutting properties:
	RESIDENTIAL.
17.	Length of time the existing uses of the subject property have continued:
	UN KNOWN
18.	Municipal services available: (check the appropriate space or spaces)
	Water Connected
	Sanitary Sewer Connected Connected
	Storm Sewers
19.	Present Official Plan/Secondary Plan provisions applying to the land:
	Dowe
	,
20.	Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
	HONE
21.	Has the owner previously applied for relief in respect of the subject property?
	○ Yes Ø No
	If the answer is yes, describe briefly.
	, , , , , , , , , , , , , , , , , , , ,
22.	Is the subject property the subject of a current application for consent under Section 53 of
	the Planning Act?
	O Yes O No
23.	Additional Information
24.	The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.