

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-21:151

APPLICANTS: Owners A. & G. Vidovic

SUBJECT PROPERTY: Municipal address **88 Cutts Cres., Glanbrook**

ZONING BY-LAW: Zoning By-law 464, as Amended

ZONING: "R4-279" (Residential) district

PROPOSAL: To permit the construction of a new accessory structure in the rear yard of the existing single detached dwelling notwithstanding that:

1. A southerly side yard of 1.1m shall be provided instead of the minimum required 1.2m side yard setback.
2. A rear yard of 1.8m shall be provided instead of the minimum required 7.5m rear yard setback.

NOTES:

- i. Eaves and gutters associated with an accessory structure are permitted to project a maximum of 0.3m (12 inches) into the minimum required setback area.
- ii. Please be advised that a variance was also requested by the applicant to allow for an increase to the maximum permitted lot coverage requirement however it has been determined that the proposed lot coverage of the site does not exceed 40% and therefore this variance is not required.

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

DATE: Thursday, June 3rd, 2021
TIME: 2:30 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

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

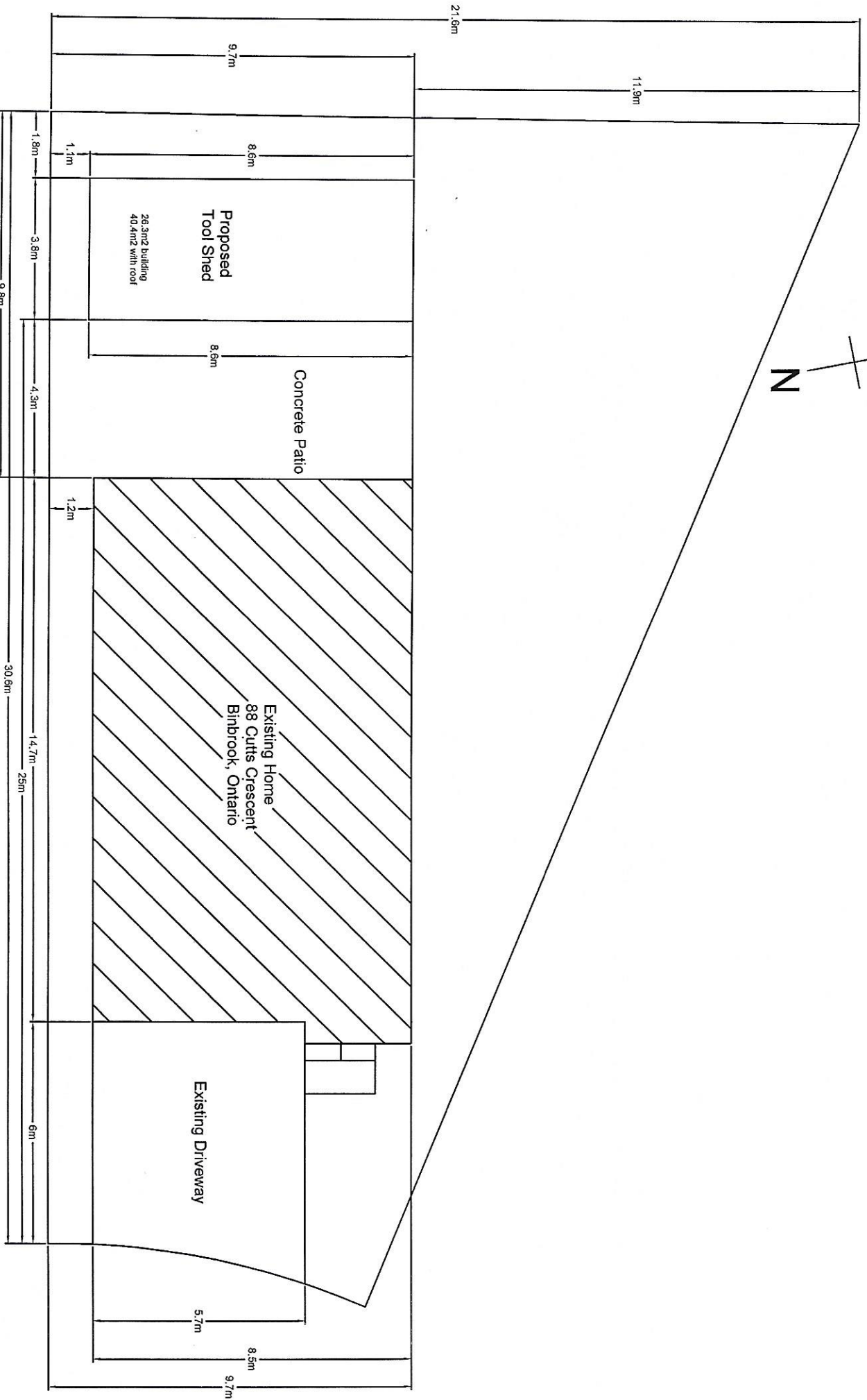
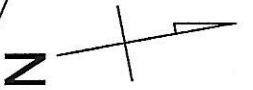
For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- 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.

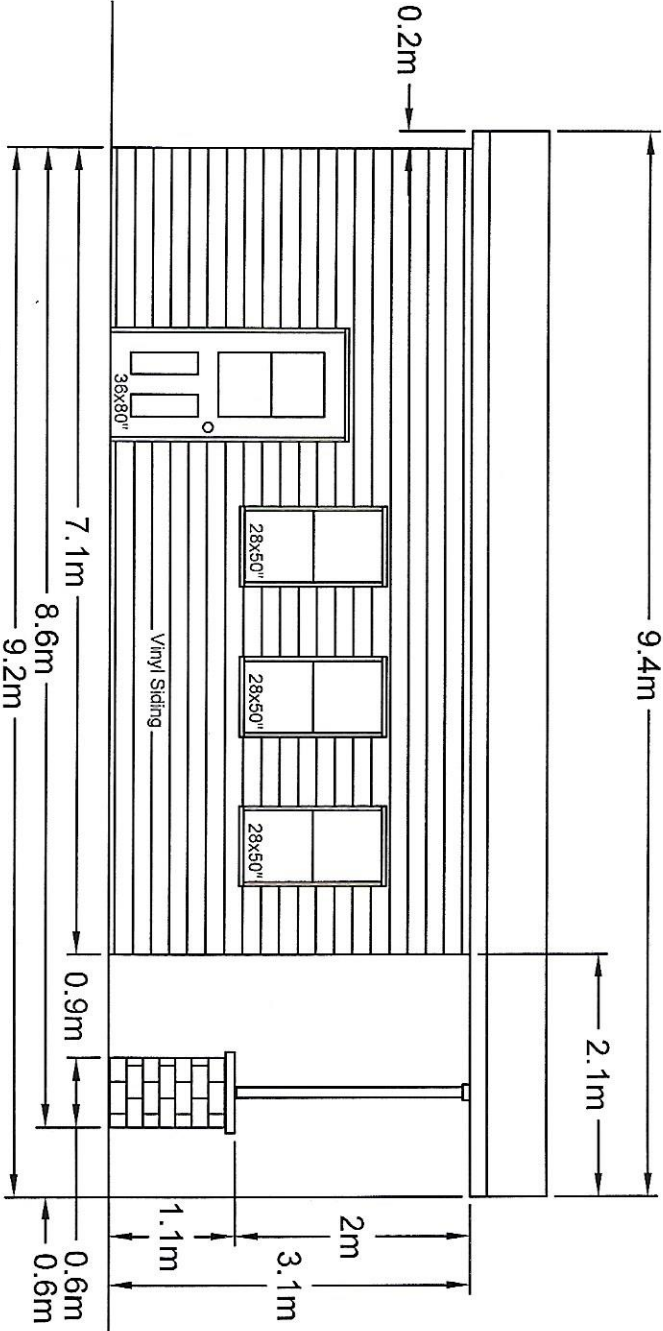
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

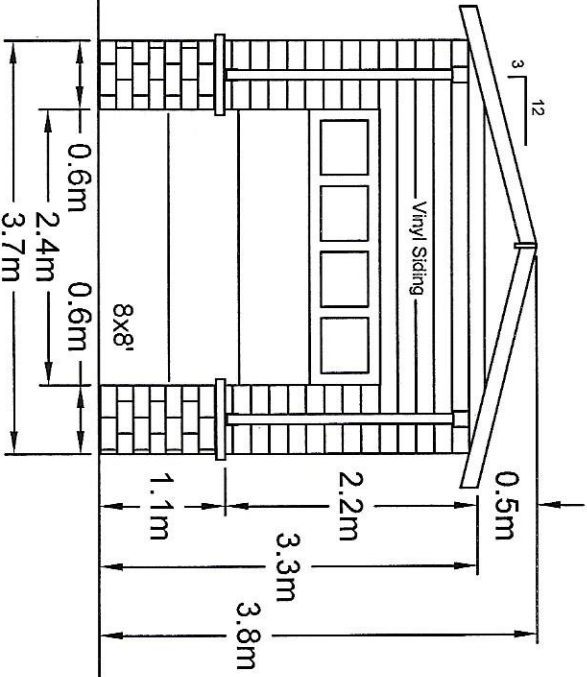


SITE PLAN

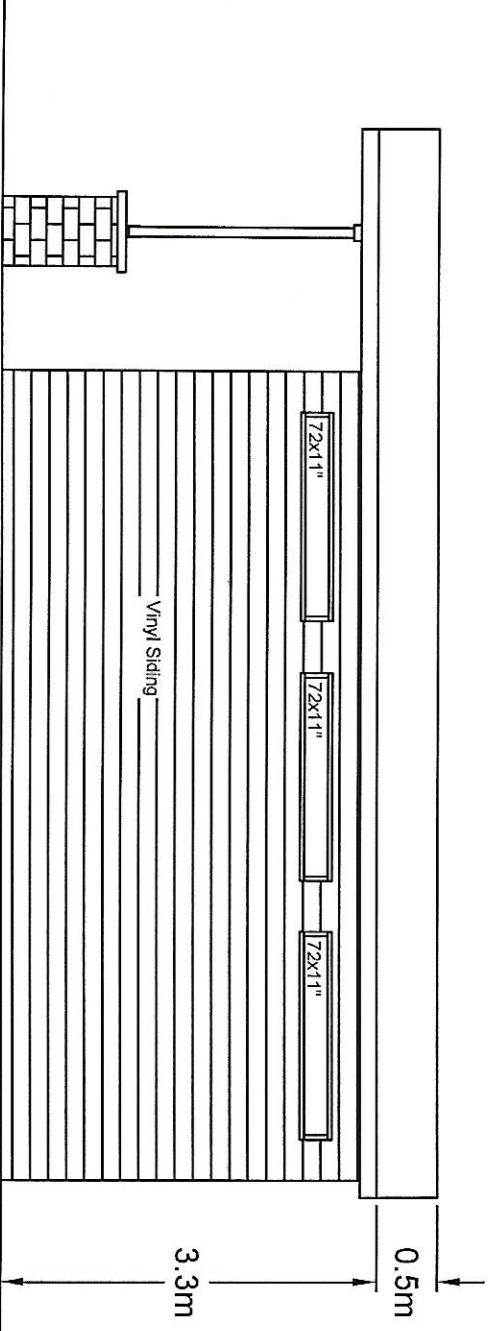
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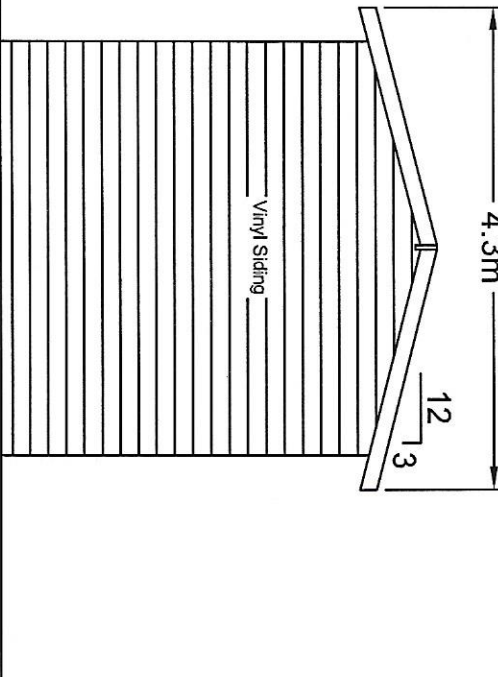
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

**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 ONLY.	
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)	GORAN IVOSEVIC		
	ANDREA VIDOVIC		
Applicant(s)*			Phone:
			E-mail:
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:

Goran Ivošević & Andrea Vidović
88 Cutts Crescent
Binbrook, Ont
L0R1C0

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

4. Nature and extent of relief applied for:

Minimum Setback Requirements - Section 7.3 Glanbrook Zoning Bylaw no. 464

Maximum lot coverage exceeded

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

Desired location and size of shed

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):

88 Cutts Crescent, Binbrook, Ontario, L0R1C0

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other _____

- 8.1 If Industrial or Commercial, specify use _____

- 8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☐ No ☒ Unknown ☐

- 8.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐ No ☒ Unknown ☐

- 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

- 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

- 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 ☐ Unknown ☒

- 8.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ☐ No ☒ Unknown ☐

- 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 ☒ Unknown ☐

- 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)?

Yes ☐ No ☒ Unknown ☐

- 8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ☐ No ☒ Unknown ☐

- 8.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Location was an agricultural field before the subdivision was built in 2015

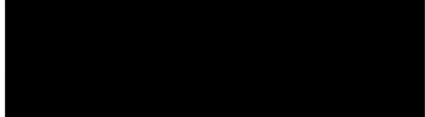
- 8.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes ☐ No ☐

9. ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

4/7/21
Date


Goran Ivosevic
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>8.7 m</u>
Depth	<u>30.6 m</u>
Area	<u>474.3 m²</u>
Width of street	<u>18.5 m</u>

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: _

Detached 2 Storey Dwelling = 8.5m x 14.7m

Side = 1.2m Rear = 9.8m Front = 6m

Proposed

Tool Shed = 3.7m x 7.1m x 3.8m = 26.3 m²

Tool Shed with roof/overhang = 4.3m x 9.4m x 3.8m = 40.4 m²

Side = 1.1m Rear = 1.8m Front = 25m

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing:

Detached 2 Storey Dwelling = 8.5m x 14.7m

Side = 1.2m Rear = 9.8m Front = 6m

Proposed:

Tool Shed = 3.7m x 7.1m x 3.8m = 26.3 m²

Tool Shed with roof/overhang = 4.3m x 9.4m x 3.8m = 40.4 m²

Side = 1.1m Rear = 1.8m Front = 25m

13. Date of acquisition of subject lands:
May 2016
-
14. Date of construction of all buildings and structures on subject lands:
2015/2016
-
15. Existing uses of the subject property:
Residential
16. Existing uses of abutting properties:
Residential
17. Length of time the existing uses of the subject property have continued:
5 years
18. Municipal services available: (check the appropriate space or spaces)
Water Yes Connected Yes
Sanitary Sewer Yes Connected Yes
Storm Sewers Yes
19. Present Official Plan/Secondary Plan provisions applying to the land:
Designated Neighborhood in UHOP
Designated as Low Density Residential 3E in Binbrook Village Secondary Plan
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Residential 4 (R4-279-464 Glanbrook Zoning Bylaw)
21. Has the owner previously applied for relief in respect of the subject property?
☐ Yes ☒ 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*?
☐ Yes ☒ 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.