

**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

<b>APPLICATION NO.:</b>	<b>AN/A-24:12</b>	<b>SUBJECT PROPERTY:</b>	180 Nakoma Road, Ancaster
<b>ZONE:</b>	"ER & R2" (Existing Residential and Residential 2)	<b>ZONING BY-LAW:</b>	Zoning By-law City of Hamilton 05-200, & Zoning By-law former Town of Ancaster 87-57, as Amended

**APPLICANTS:** Owner: Adam and Michelle Petrolo  
Applicant: Michael Baytman

The following variances are requested:

**Ancaster Zoning By-law 87-57**

1. A minimum front yard of 2.7 metres shall be required where as the Zoning By-law requires a minimum front yard to be within 20 percent of the average front yard setback of the one nearest principal dwelling facing the same street as per Table 10.2.4 (3).
2. An attached garage shall be permitted to be located within a front yard and project to a maximum of 6.4 metres beyond the front façade of a dwelling situated on a corner lot. Instead of the requirement that an attached garage shall not be located within the front yard and shall project a maximum of 2 metres beyond the front façade of a dwelling situated on a corner lot.

**Hamilton Zoning By-law 05-200**

1. A minimum setback from the front lot line of 2.7 metres shall be permitted instead of the required 4.0 metre minimum.
2. 0% of all parking provided for a single detached dwelling shall be electrical vehicle parking instead of the requirement that 100% of all parking provided for a single detached dwelling shall be electrical vehicle parking.

**PURPOSE & EFFECT:** To facilitate the construction of a new attached garage and addition to an existing single detached dwelling.

**Notes:**

**Ancaster Zoning By-law 87-57**

1. Please be advised insufficient information was provided to determine zoning compliance for size, accessibility and lot coverage of the proposed 2 car parking areas within the attached garage. Along with the eave and gutter projects. Additional variances may be required if compliance with the By-law cannot be achieved.

**Hamilton Zoning By-law 05-200**

1. This property is now also subject to the R2 zone under Hamilton Zoning By-law 05-200, which is not yet final and binding.
2. Insufficient information was provided to confirm full zoning compliance for encroachments, landscaping and parking. Additional variances may be required if compliance with the zoning by-law cannot be achieved.

**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:

<b>DATE:</b>	<b>Tuesday, May 21, 2024</b>
<b>TIME:</b>	<b>1:40 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221

**PUBLIC INPUT**

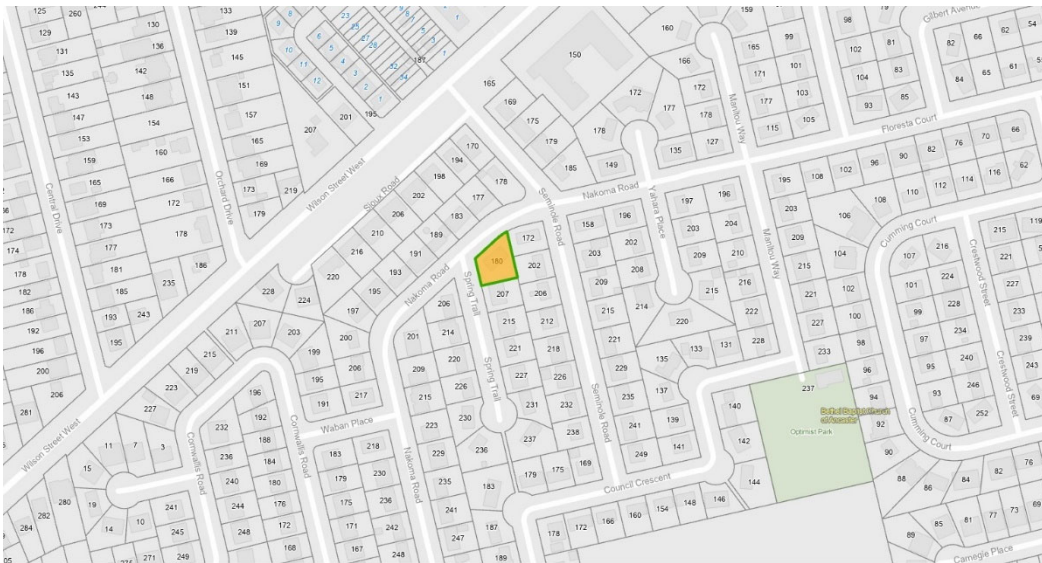
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon May 17, 2024

**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, registration to participate virtually must be received no later than noon May 17, 2024

## FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding AN/A-24:12, you must submit a written request to [cofa@hamilton.ca](mailto: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](mailto: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: May 2, 2024

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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, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto: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 advance of the meeting. Comments can be submitted by emailing [cofa@hamilton.ca](mailto: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 on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://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 on the day listed on the Notice of Public 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](mailto: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 one business day before the Hearing. Only those registered will be called upon to speak.

##### 2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **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](mailto:cofa@hamilton.ca) or by phone at 905-977-1654.

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.

**Michael I. Baytman, Architect**

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31048 Broadview Av. Unit 604 , Toronto, ON M4K 2B8 Tel. 416 579 1791

**Date:** March 25, 2024

Re: AN/A-24:12 - 180 Nakoma Drive -Minor Variance Applicatio

To Committee of Adjustment

The existing driveway entrance from the street to the lot will remain unchanged. In the previous version we tried to widen the driveway entrance by a couple of feet, but the Transportation Department did not want that.

Regards,

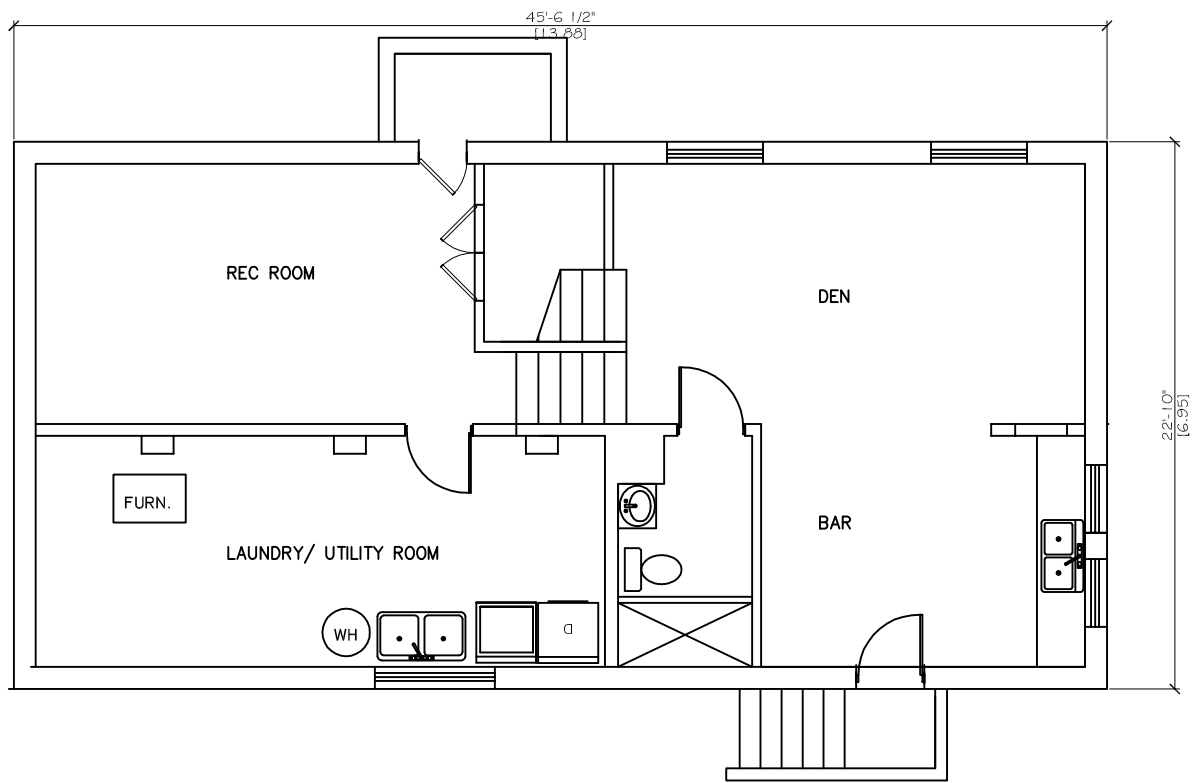


Michael I. Baytman  
B.F.A., B. Arch., NCARB, OAA

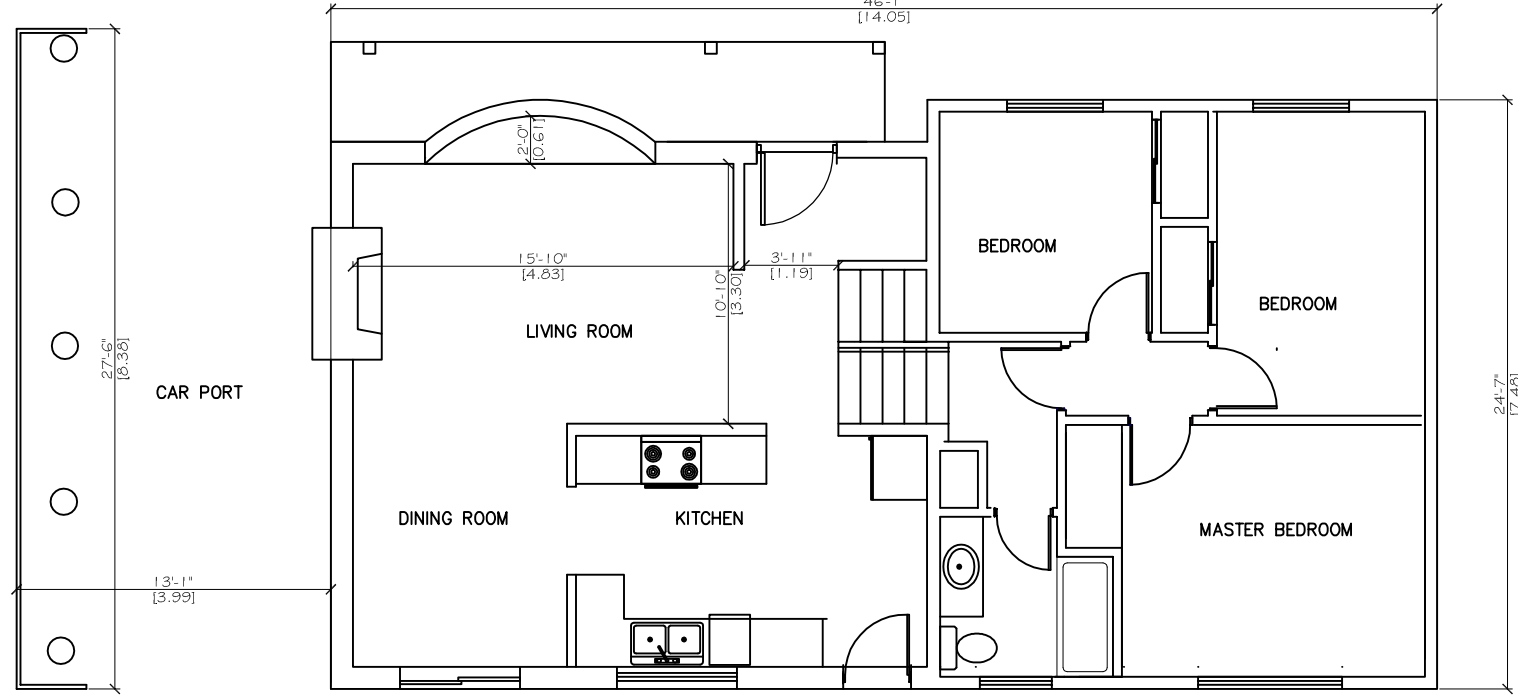
MICHAEL I. BAYTMAN, ARCHITECT  
1048 Broadview Ave., Suite 604  
Toronto, ON, M4K 2B8  
Tel. 416 579 1791



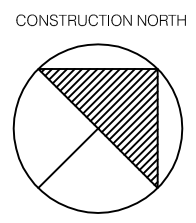
1048 BROADVIEW AVENUE UNIT 604  
TORONTO ONTARIO M4K 2B8  
TEL (416) 579-1791 FAX (416) 630-5714






1 BASEMENT FLOOR PLAN  
SCALE: 1/8" :1'

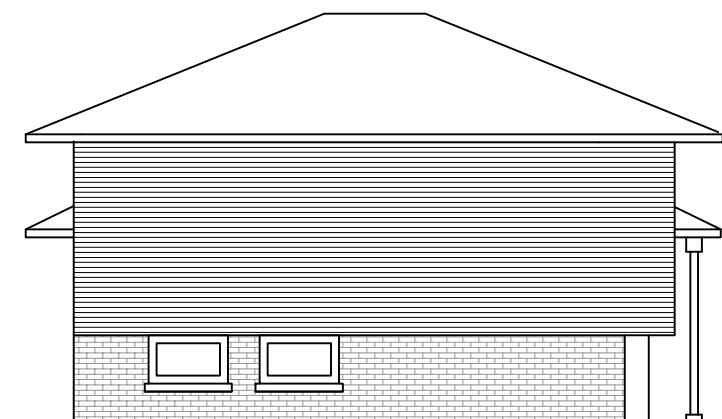
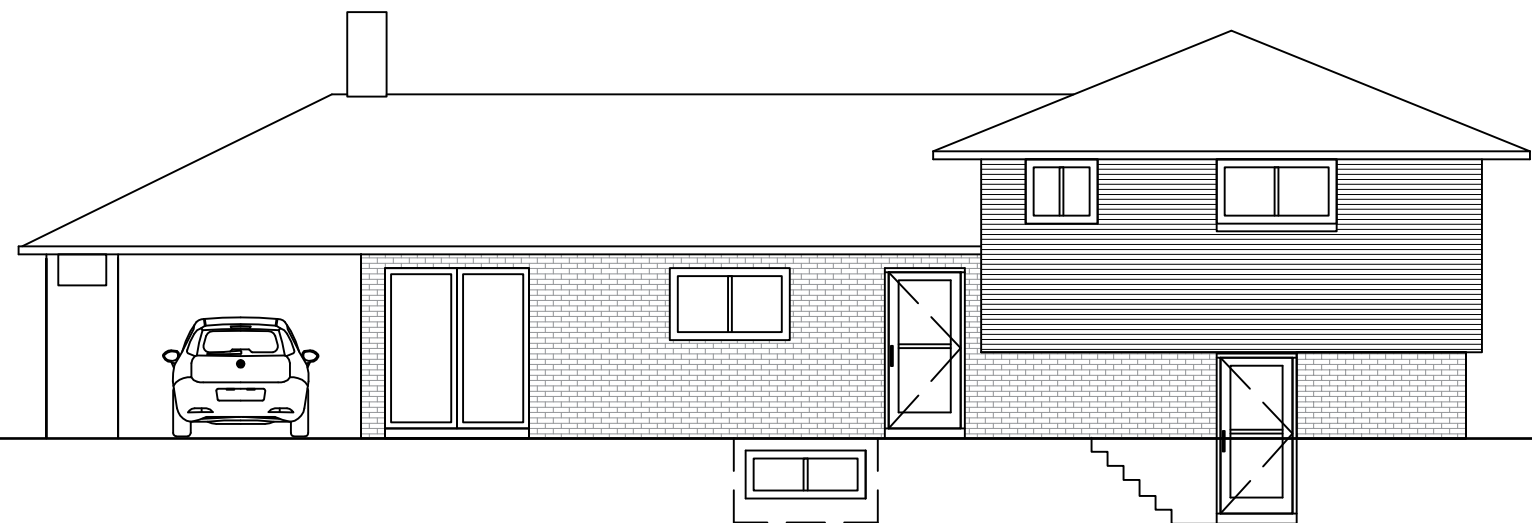
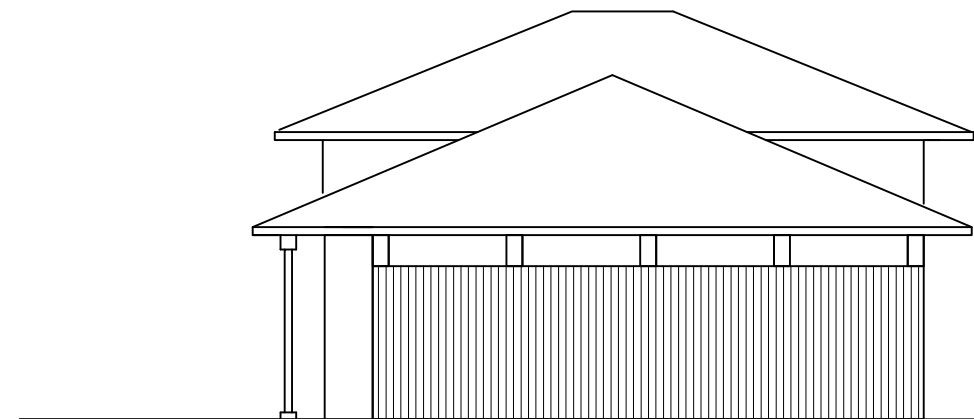
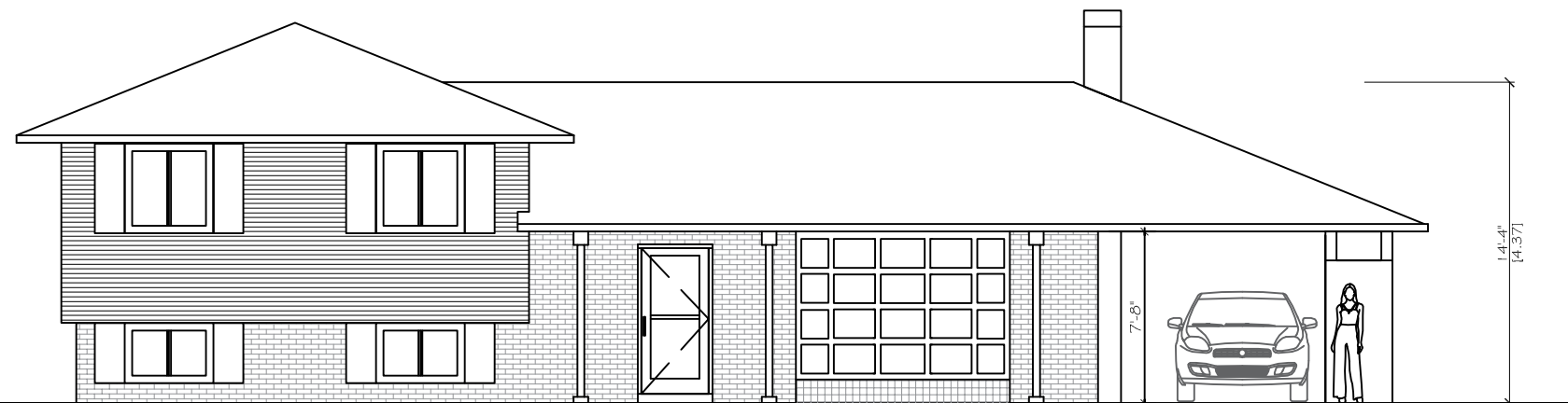


2 GROUND FLOOR PLAN  
SCALE: 1/8" :1'



3 ROOF PLAN  
SCALE: 1/8" :1'

DRAWING NO.	DRAWING TITLE	PROJ. NAME & LOCATION	CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.				 <b>MICHAEL I. BAYTMAN, ARCHITECT</b> 1048 BROADVIEW AVENUE UNIT 604 TORONTO ONTARIO M4K 2B8 TEL (416) 579-1791 FAX (416) 630-5714
	EXISTING FLOOR PLANS AND ROOF PLAN	ADDITION AND RENOVATION 180 NAKOMA ROAD. ANCASTER, ONTARIO	DRAWN BY				
			SCALE				
			DATE				
			PROJECT NO.				
			MIB				
			3/16" : 1'				
			MAY 26, 2023	1	JULY.-/ 23	ISSUED FOR BUILDING PERMIT	
			8-23	No.	Date		



DRAWING NO.

DRAWING TITLE

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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE.  
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND  
MAY NOT BE USED WITHOUT HIS PERMISSION. THIS DRAWING  
IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED  
BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.

DRAWN BY

MIB

SCALE

3/16" : 1"

DATE \_\_\_\_\_

MAY 26, 2023

PROJECT NO.

8-23

No.

Date \_\_\_\_\_

ISSUED FOR BUILDING PERMIT

No.	Date
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Date \_\_\_\_\_

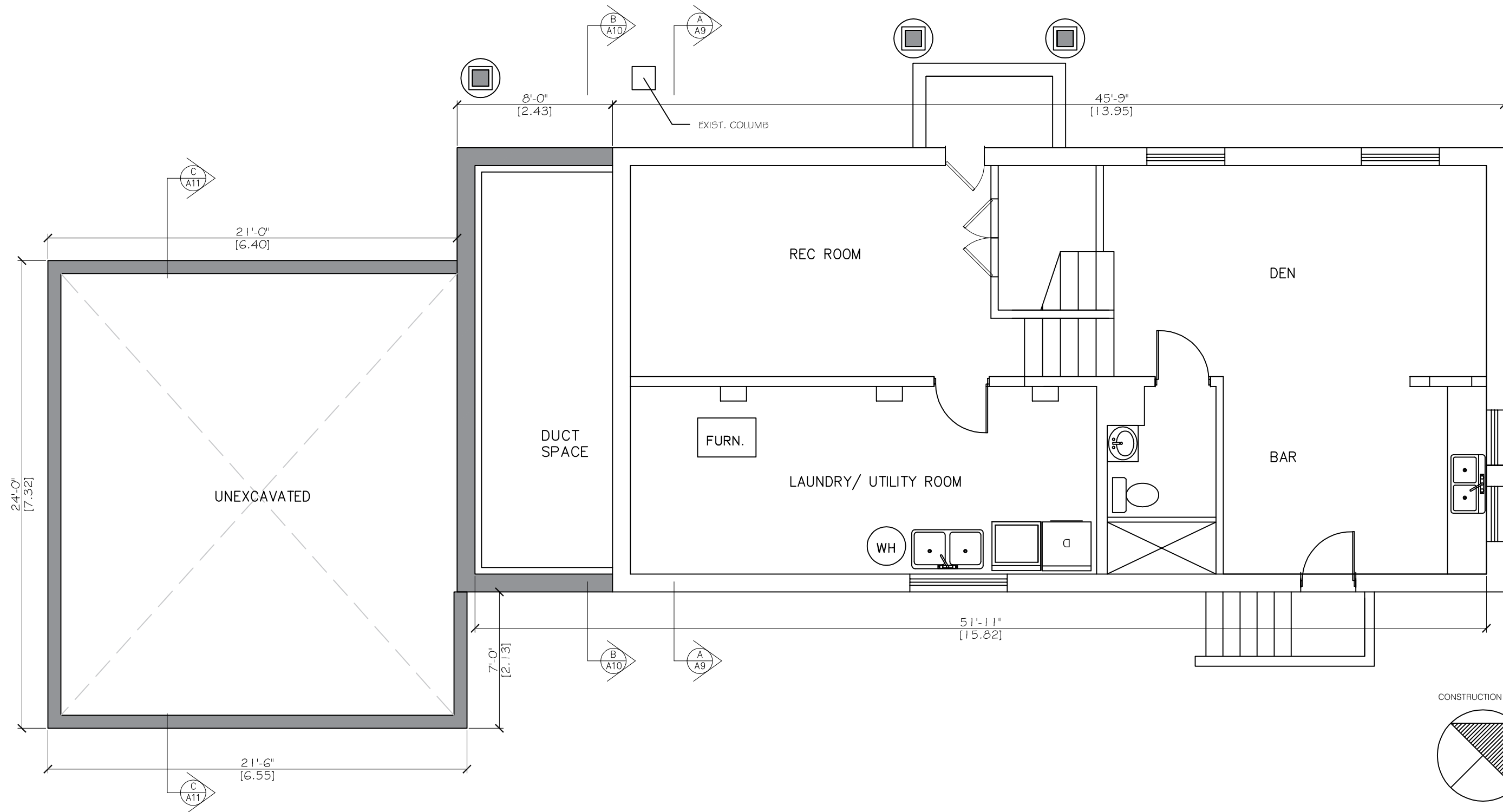
ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
*M. V. Daytman*  
MICHAEL V. DAYTMAN  
LICENCE  
5574






**MICHAEL I. BAYTMAN, ARCHITECT**

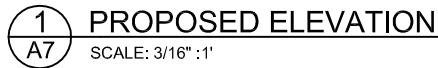
1048 BROADVIEW AVENUE UNIT 604  
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	PROPOSED BASEMENT PLAN	ADDITION AND RENOVATION 180 NAKOMA ROAD. ANCASTER, ONTARIO	DRAWN BY					
			SCALE					
			DATE	1	JULY- / 23			ISSUED FOR BUILDING PERMIT
			PROJECT NO.	No.	Date			





# A7

## PROPOSED AND EXISTING NAKOMA ROAD ELEVATIONS

ADDITION AND  
RENOVATION  
180 NAKOMA ROAD.  
ANCASTER, ONTARIO

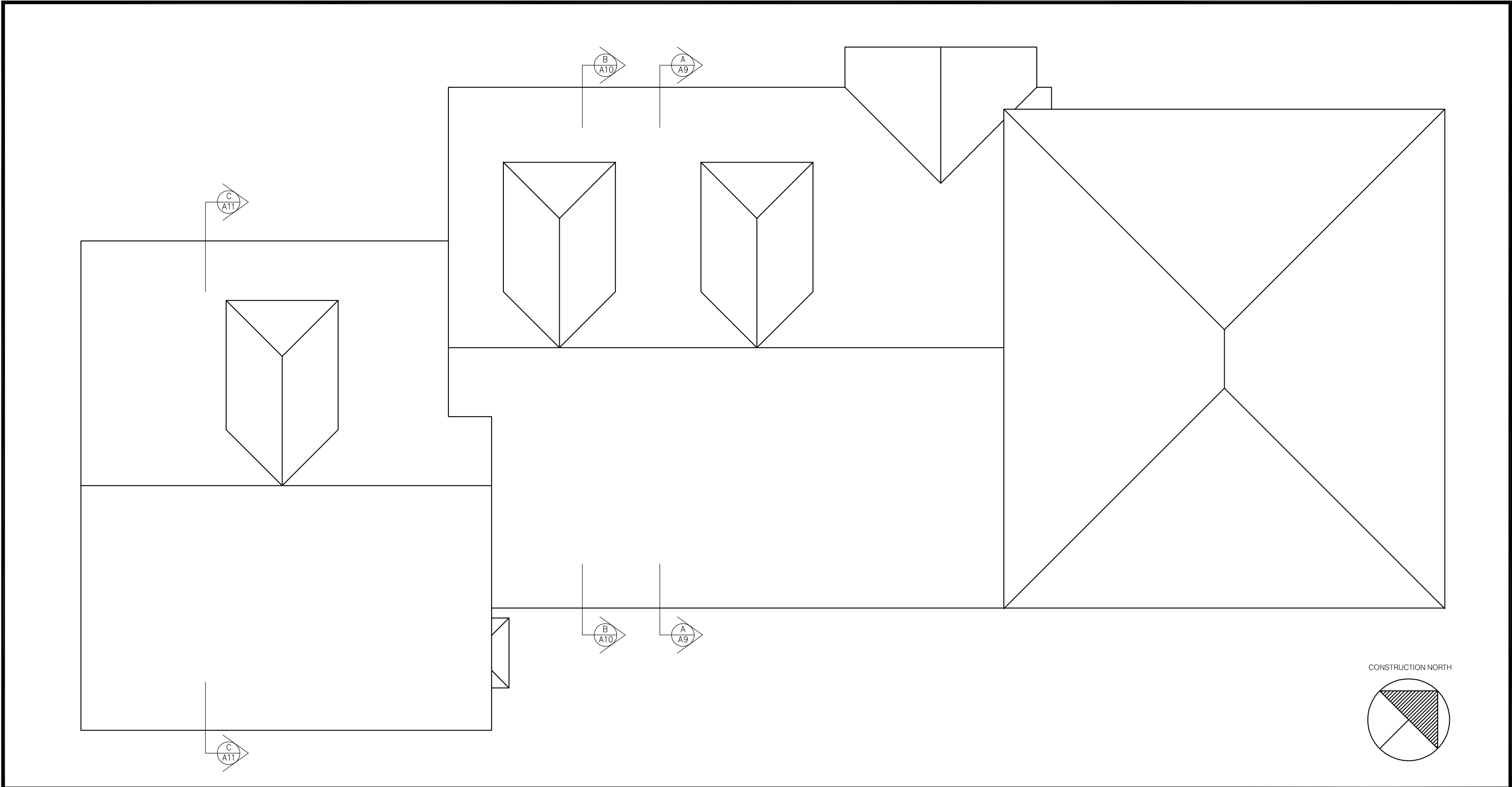
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DATE	MAY 26, 2023
PROJECT NO.	8-23



1	JULY.-/ 23	ISSUED FOR BUILDING PERMIT
No.	Date	



**MICHAEL I. BAYTMAN, ARCHITECT**

1048 BROADVIEW AVENUE UNIT 604  
TORONTO ONTARIO M4K 2B8  
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A6	PROPOSED ROOF PLAN	ADDITION AND RENOVATION 180 NAKOMA ROAD. ANCASTER, ONTARIO	DRAWN BY	MIB			
			SCALE	3/16" : 1'			
			DATE	MAY 26, 2023	1 JULY.-/ 23	ISSUED FOR BUILDING PERMIT	
			PROJECT NO.	8-23	No.	Date	
							
					 <b>MICHAEL I. BAYTMAN, ARCHITECT</b> 1048 BROADVIEW AVENUE UNIT 604 TORONTO ONTARIO M4K 2B8 TEL (416) 579-1791 FAX (416) 630-5714		





Hamilton

Committee of Adjustment

City Hall, 5<sup>th</sup> Floor,

71 Main St. W.,

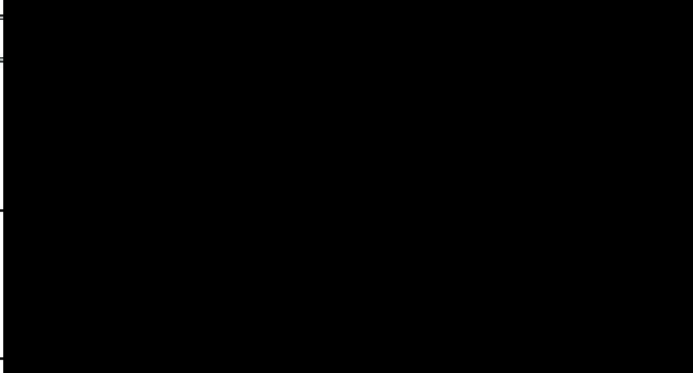
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR A MINOR VARIANCE/PERMISSION**  
UNDER SECTION 45 OF THE *PLANNING ACT*

**1. APPLICANT INFORMATION**

	NAME	
Registered Owners(s)	Michelle Petrolo Adam Petrolo	
Applicant(s)	Michael I. Baytman, Architect	
Agent or Solicitor		
		Phone:
		E-mail:

1.2 Primary contact

☒ Applicant

☐ Owner

☐ Agent/Solicitor

1.3 Sign should be sent to

☐ Applicant

☒ Owner

☐ 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 be sent by email.

1.6 Payment type

☐ In person

☐ Credit over phone\*

☐ Cheque

\_\_\_\_\_  
\*Must provide number above



## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	180 Nakoma Road, Ancaster ON L9G 1S5		
Assessment Roll Number			
Former Municipality			
Lot	89	Concession	
Registered Plan Number	1108	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:

## 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:

Proposed two car garage will replace exiting carport, the minor 2.43m extension will be added to the existing Detached Single Family Home.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

The existing corner lot configuration does not allow many other options to enlarge the home, and replace existing carport with a 2 car garage.

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
22.86m	30.48m	957.6 m sq	7.5m

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
Single Family Residential	9.88m	4.93m	7.55m and 13.57	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Family Residential	2.72m	4.93m	7.44 and 7.68	

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
Single Family Residential with carport	98.9 m2	98.9 m2	1	5.18m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Family Residential with 2 car garage	115.6 m2	115.6 m2	1	5.18m

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 ☐ right of way  
☐ municipal road, seasonally maintained ☐ other public road  
☒ municipal road, maintained all year \_\_\_\_\_
- 4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):  
 Single Family Detached Residential
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):  
 Single Family Detached Residential

## 7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:  
 May, 2023
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)  
 Single Family Detached Residential
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)  
 Single Family Detached Residential
- 7.4 Length of time the existing uses of the subject property have continued:  
 Since the subdivision was originally created approximately 65 years ago
- 7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Low Density Residential

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

Existing approved use remains the same

- 7.6 What is the existing zoning of the subject land? Existing Residential (ER)

- 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: Existing Residential (ER)

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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: \_\_\_\_\_

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

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

The proposed two car garage will replace exiting carport, the minor 2.43m extension will be added to the house

Variance #1

The attached garage is not permitted to be in front or flanking yard

The proposed garage is located in a flanking yard.

Variance #2

The maximum permitted projection beyond the front facade within the front or side facade is 2m

The proposed projection beyond the front facade is 6.55m

Variance #3

The permitted front yard or flanking yard setback is 6m

The proposed front yard setback is 2.72m



## 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

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