



City of Hamilton
COMMITTEE OF ADJUSTMENT
AGENDA

Meeting #: 23-07
Date: April 20, 2023
Time: 9:00 a.m.
Location: Room 264, 2nd Floor, City Hall (hybrid) (RM)
71 Main Street West

Jamila Sheffield, Secretary Treasurer (905) 546-2424 ext. 4144
cofa@hamilton.ca

	Pages
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2. URBAN	
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2.3 9:30 a.m.HM/A-23:58106 East Avenue South, Hamilton (Ward 3) Agent JK Home and Commercial Inspection Owner 106 East Ave Hamilton Inc.	51
2.4 9:35 a.m.HM/B-23:16194 Gage Avenue South, Hamilton (Ward 3) Agent T. Johns Consulting Group – J. Badley Owner Taras Shevchenko Non Profit Housing Inc. – N. Ball	75
2.5 9:40 a.m.HM/B-23:1771-91 Wentworth Street South, Hamilton (Ward 3) Agent Corbett Land Strategies Inc. – C. Hood Owner Macdane Group of Companies – A. Cutrone	91

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 Agent M. Sabelli
 Owner A. Singh

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 Owner H. Miller & S. Koren

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Agent J. Van Wyngaarden
Purchaser L. Van Wyngaarden
Owner W. & H. Oettgen

5. **CLOSED**

6. **ADJOURNMENT**



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-23:64	SUBJECT PROPERTY:	18 CHILTON PLACE, HAMILTON
ZONE:	"C/S-721 & S-1822" (Urban Protected Residential and Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 22-195

APPLICANTS: Owner: WARREN KOROL & JANET BOOY

The following variances are requested:

1. A maximum height of 6.1 metres (20 feet) shall be provided instead of a maximum height 4.0 metres (13.12 feet) for an Accessory Building.
2. A minimum of 0.30 metres (1 feet) shall be provided to the nearest lot line instead of the required minimum of 0.45 metres (1.48 feet) from the nearest lot line.
3. Eaves/ Gutters may encroach the entirety of the required rear yard for the accessory building instead of the requirement the Eaves/ Gutters may encroach a maximum of 1.5 metres (4.92 feet) into a rear yard.

PURPOSE & EFFECT: So as to permit an accessory building (garage) in the rear yard of the existing Single-Family Dwelling notwithstanding that:

Notes:

1. Be advised, Hamilton Zoning By-Law 6593 requires parking at a rate of two (2) parking spaces for the first eight (8) habitable rooms plus 0.5 spaces for each additional habitable room. The development proposes to remove the existing two (2) parking spaces and proposes to relocate them within the Accessory Building (Garage). The parking spaces have not been clearly indicated on the plan, however it is noted that the depth of the Accessory Building is shown to be 20 feet (6.1 metres) with 1 foot (0.3 metres) included for the studs/ walls of the building. As such, a total length of 19 feet (5.8 metres) can be provided for the parking spaces. As per Hamilton Zoning By-Law 6593, Section 18a (7) a parking space is required to have a minimum of 2.7 metres in width and 6.0 metres in length. Should the proposed Accessory Building not be able to accommodate the

HM/A-23:64

required dimensions for a parking space as required under Section 18a (7), additional variances may be required.

2. Please be advised, insufficient information has been provided regarding the percentage of the proposed Accessory Building within the required rear yard and required side yard combined. As per Section 18 (4) (iv), an Accessory Building shall occupy not more than thirty per cent (30%) of the required rear yard and side yard combined. Based on Site Plans and Surveys within Building Division Records and mathematical calculations, the combined area of the required rear yard and side yard is approximately 136.81 square metres. The portion of the Accessory Building has been calculated to be approximately 35.5 square metres and has an approximate coverage of 25.94%. Be advised, these calculations are an approximation. Should the actual rear yard and side yard coverage of the Accessory Building exceed 30%, additional variances may be required.
3. Be advised, as per Section 18(3)(vi)(b), Eaves/ Gutters may encroach into a rear yard not more than 1.5 metres. The Eave/ Gutters of the proposed Accessory Building is shown to exceed the permitted encroachment of 1.5 metres. As such, a variance has been provided to address this deficiency. Note, the requirement for Eaves/ Gutters is applicable to the Required Rear Yard of the Principle Building and not the Accessory Building as per the separate yard requirements under Section 18(4)(iv) for Accessory Buildings.
4. Be advised, insufficient information has been provided regarding the open staircase shown to the upper level of the proposed Accessory Building. As per Section 18(3)(c)(i), an open fire escape or open stairway may project into a required rear yard not more than 1.0 metres. The drawings provided appear to indicate the staircase on the Easterly side of the Accessory Building may not be within the Required Rear Yard, however should any portion of the open staircase exceed the requirements of Section 18(3)(c)(i), additional variances may be required.

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, April 20, 2023
TIME:	9:20 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

HM/A-23:64

PUBLIC INPUT

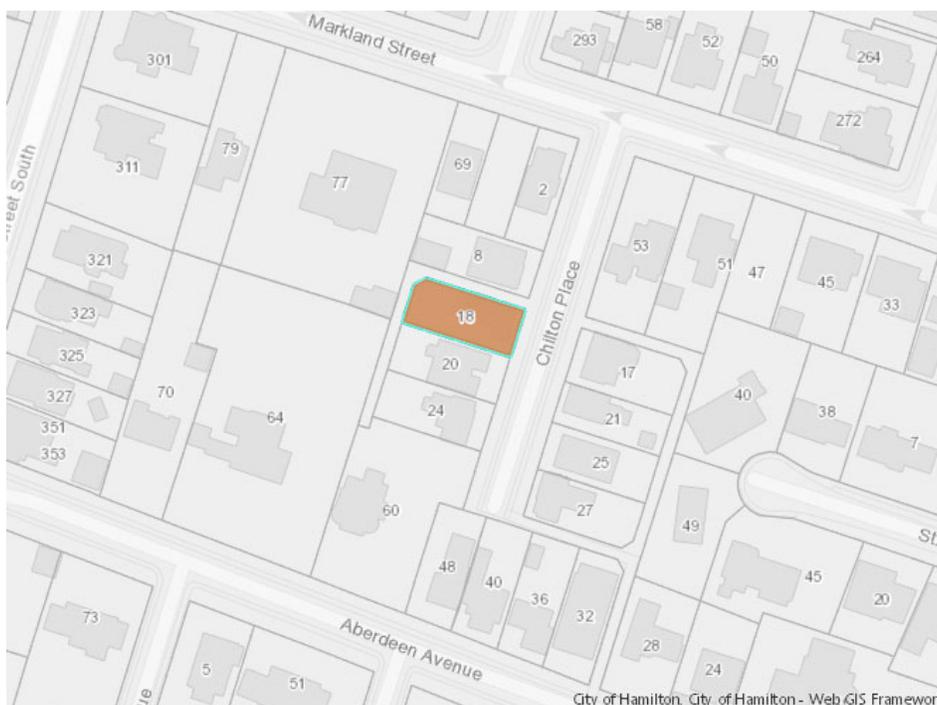
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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-23:64, 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: April 4, 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.



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

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.

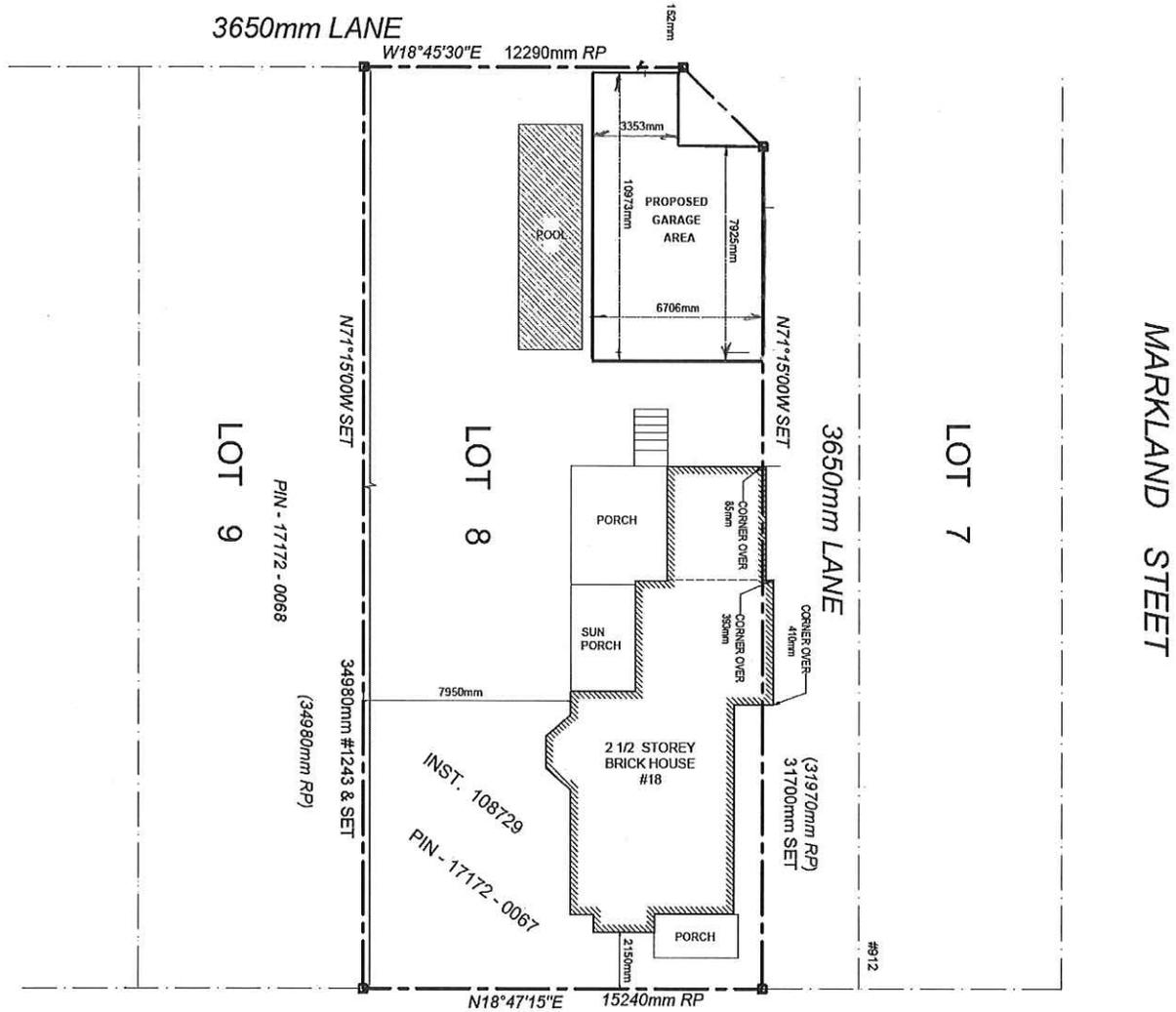
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

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.



PROPOSED SITE PLAN FOR GARAGE

18 CHILTON PLACE,
HAMILTON, ONTARIO,
CANADA, L8P 3G7



CC #1243
4.28m EAST

CHILTON PLACE

PIN - 17172 - 0067 (PLAN NO. 40)

SCALE = 1:180

LANE

GUTTER ON PROPERTY LINE

LANE

DORMER

EXISTING RESIDENCE

ROOF LINE

EXTERIOR WALL

STORAGE

TWO CAR GARAGE

24' x 20'

10' x 9'

EAVE 6" FROM PROPERTY LINE

PROPOSED GARAGE AREA

18 CHILTON PLACE, HAMILTON

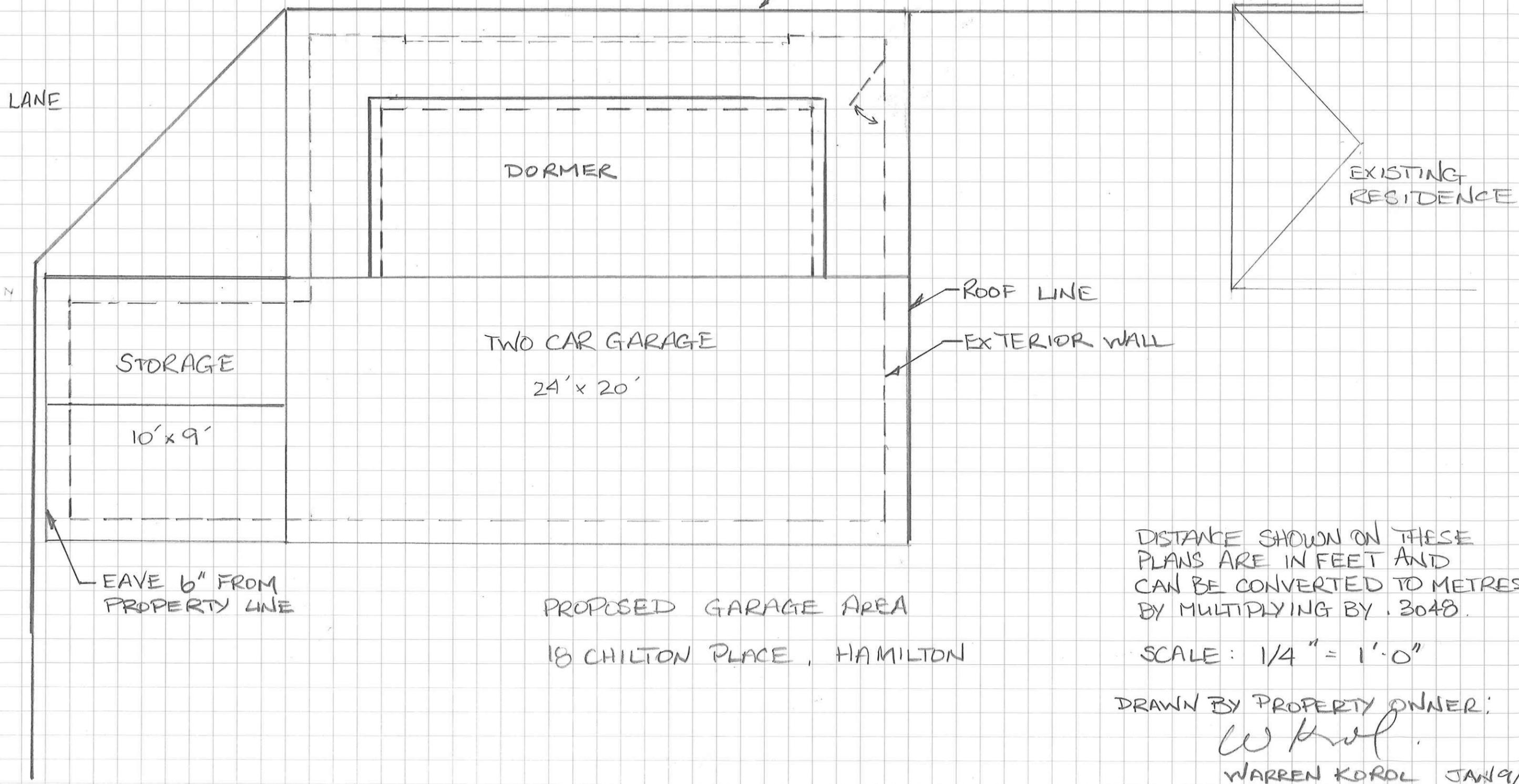
DISTANCE SHOWN ON THESE PLANS ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY .3048.

SCALE: 1/4" = 1'-0"

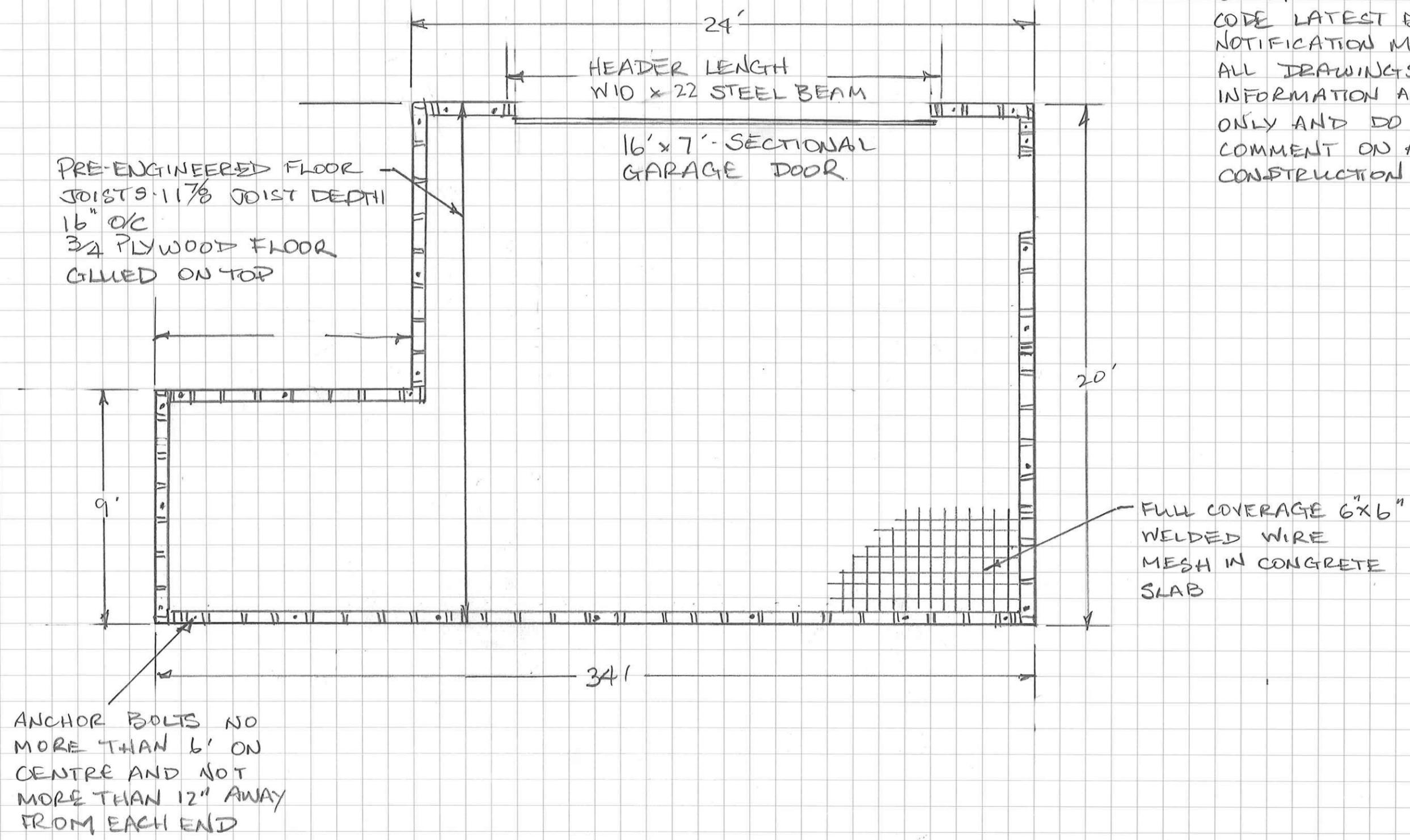
DRAWN BY PROPERTY OWNER:

W Korol

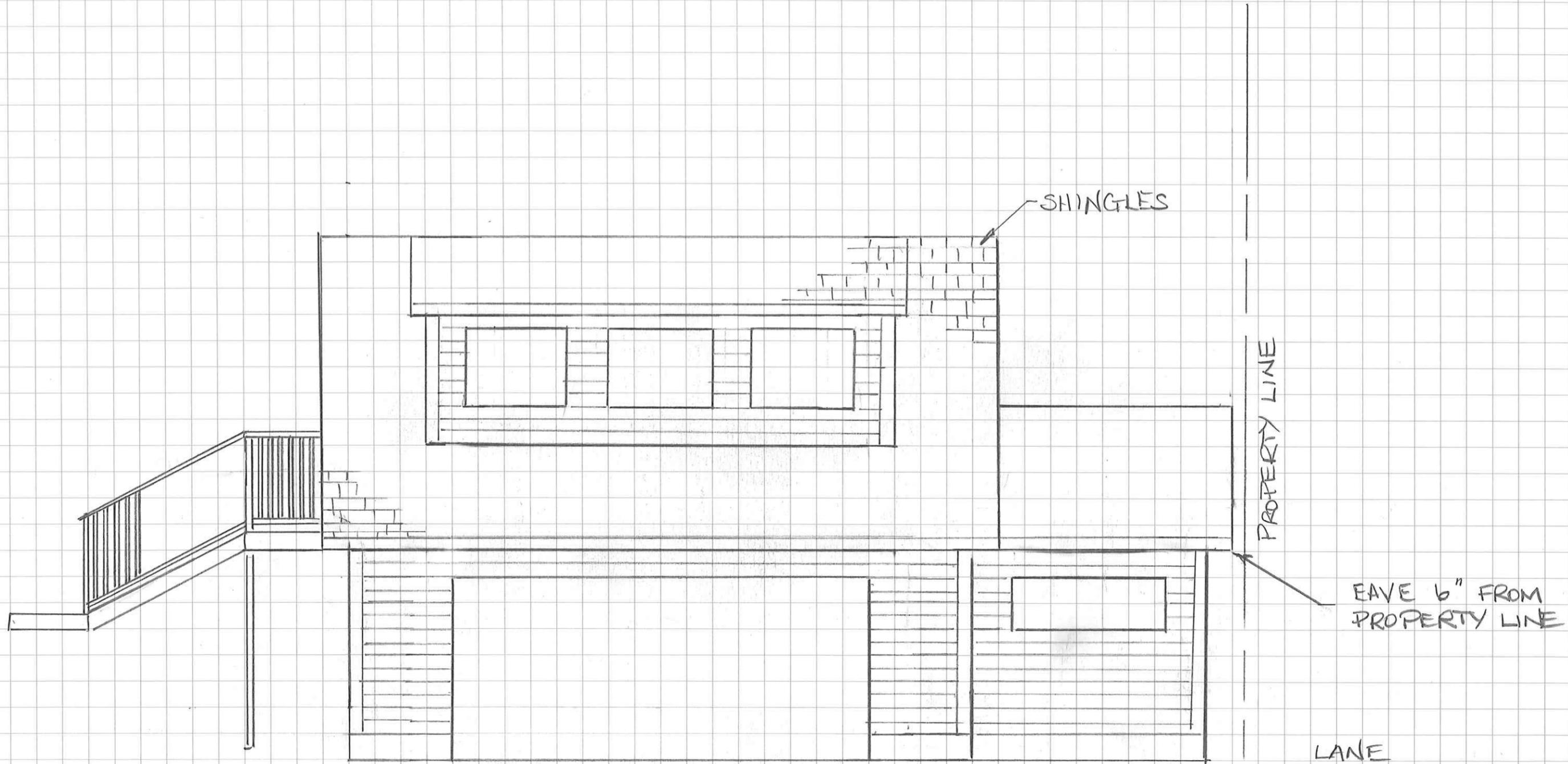
WARREN KOROL JAN 9/23



ALL CONSTRUCTION WILL CONFORM WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE LATEST EDITION. NOTIFICATION MADE ON ALL DRAWINGS ARE FOR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.

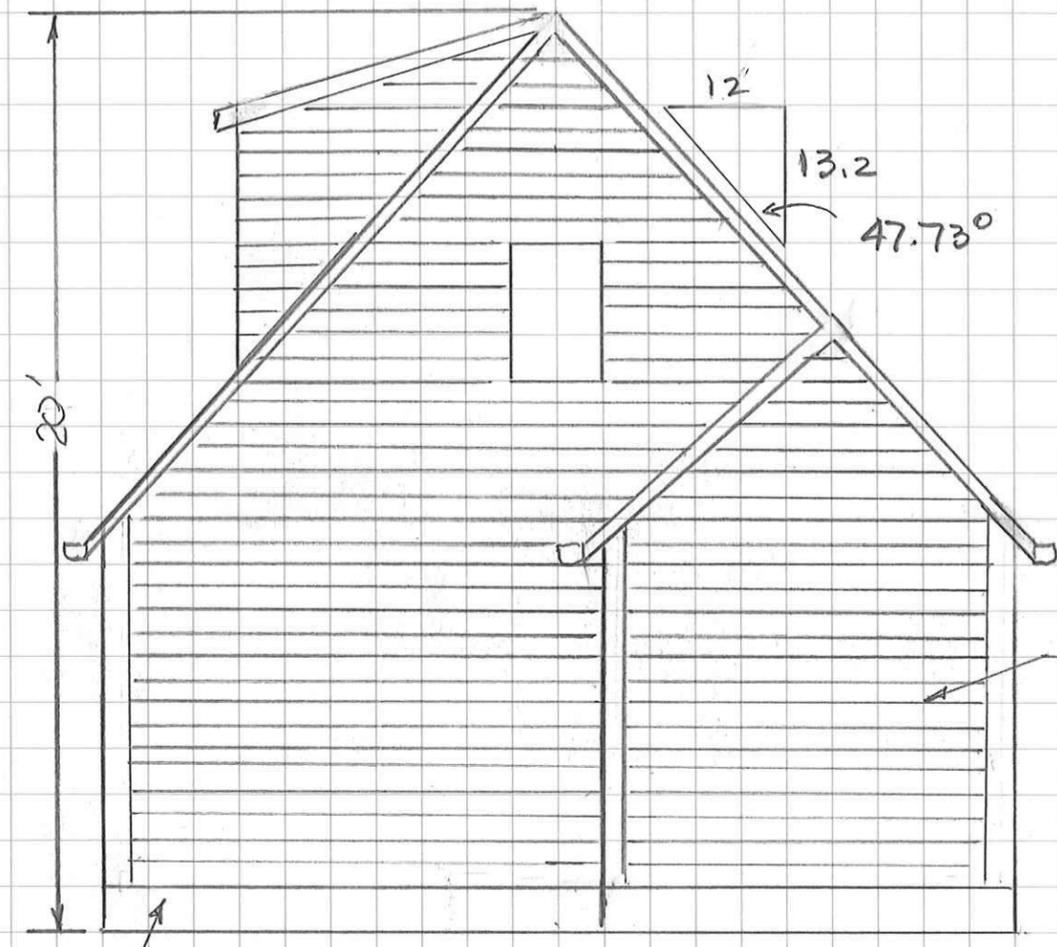


WX JAN 9/23



FRONT ELEVATION
FACING NORTH

SCALE: 1/4" = 1'-0"
WK JAN 9/23

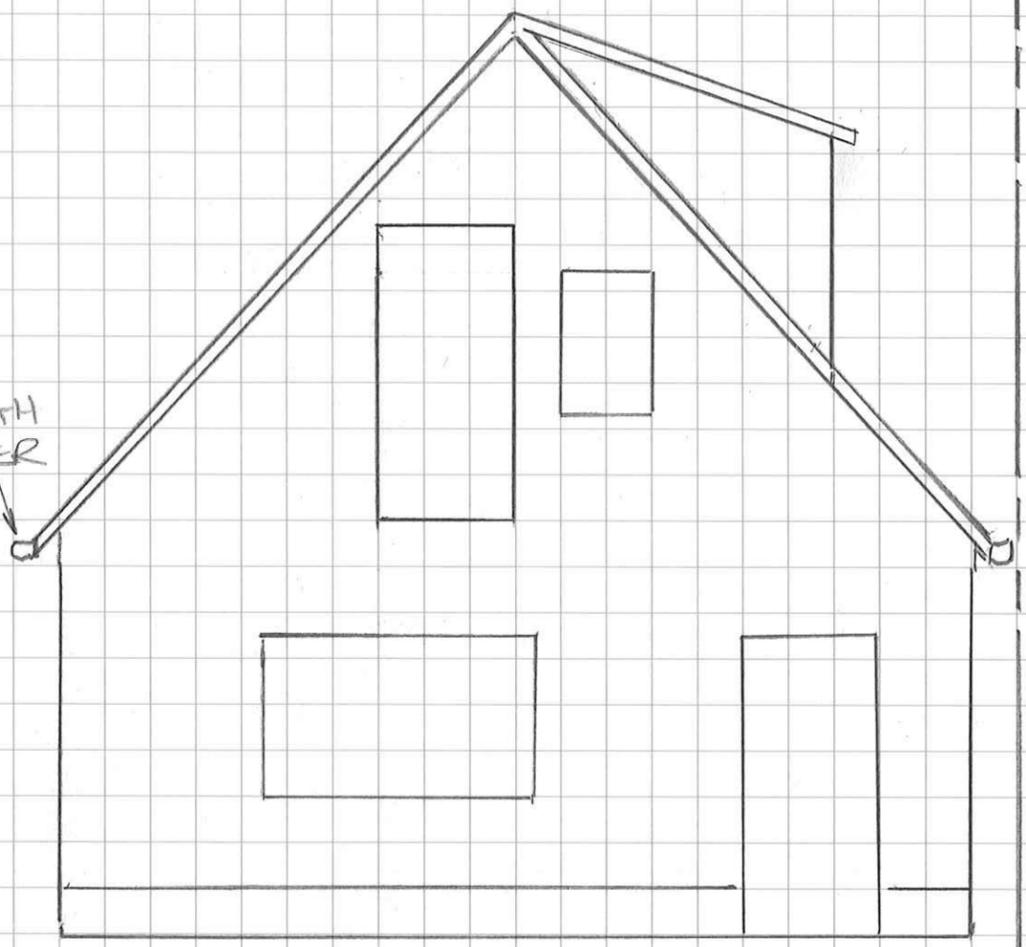


2 COURSES OF 6" CONCRETE
BLOCK OR POURED CEMENT

SIDE ELEVATION
FACING WEST

EAVESTROUGH
AND GUTTER

HORIZONTAL
CEDAR
SIDING

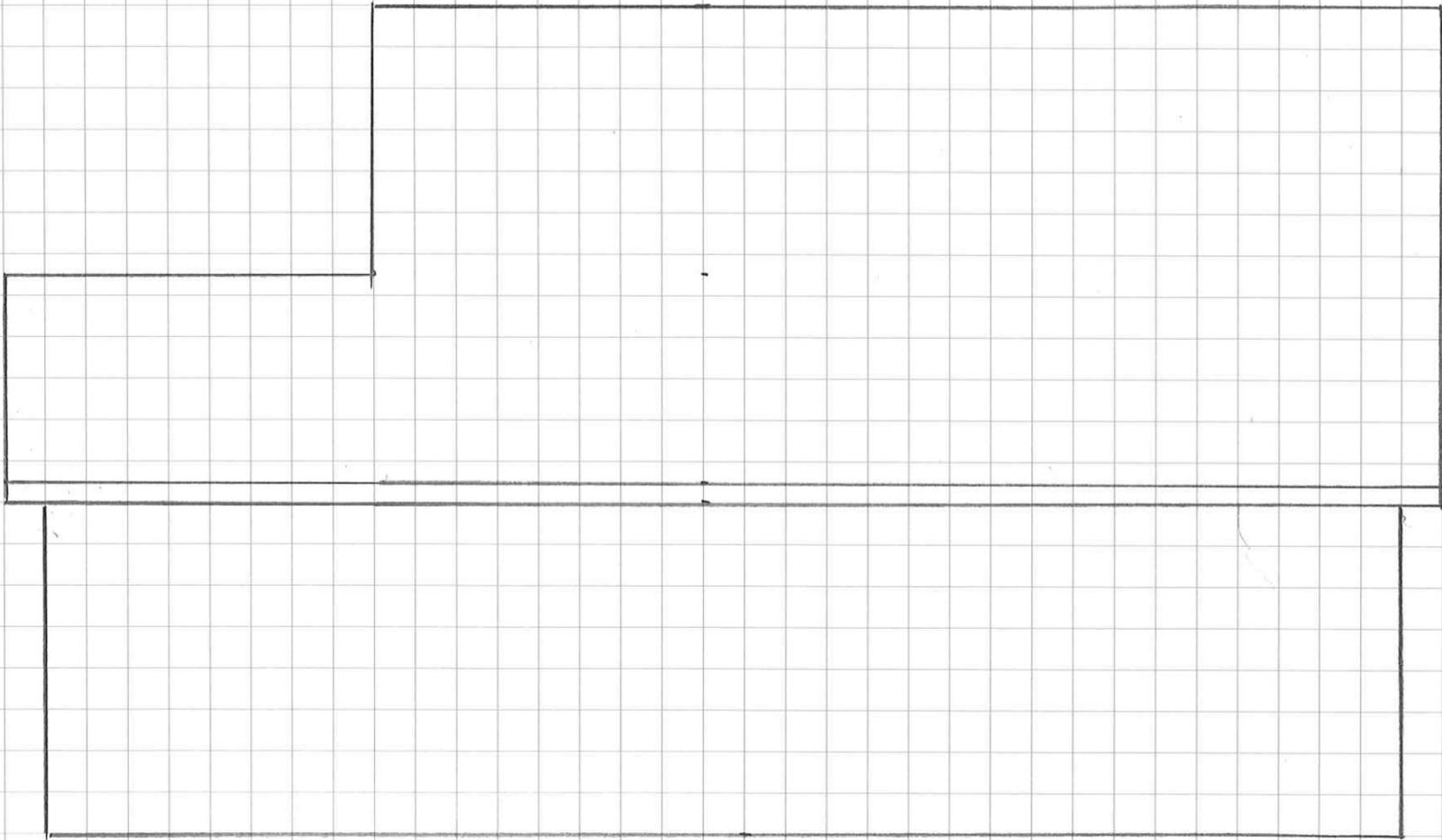


PROPERTY LINE

SIDE ELEVATION
FACING EAST

SCALE - 1/4" = 1'-0"

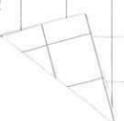
WK JAN 9/23

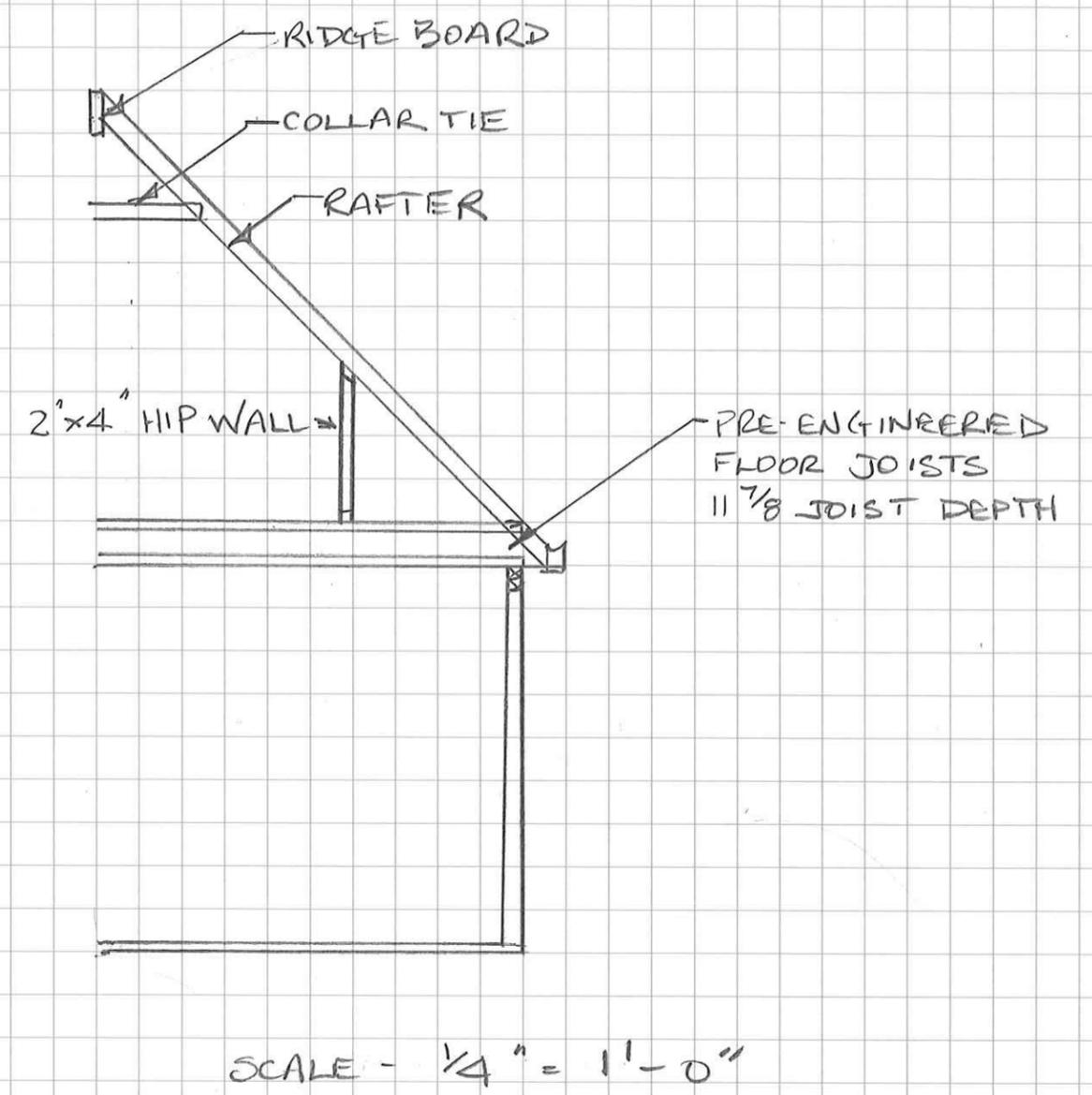
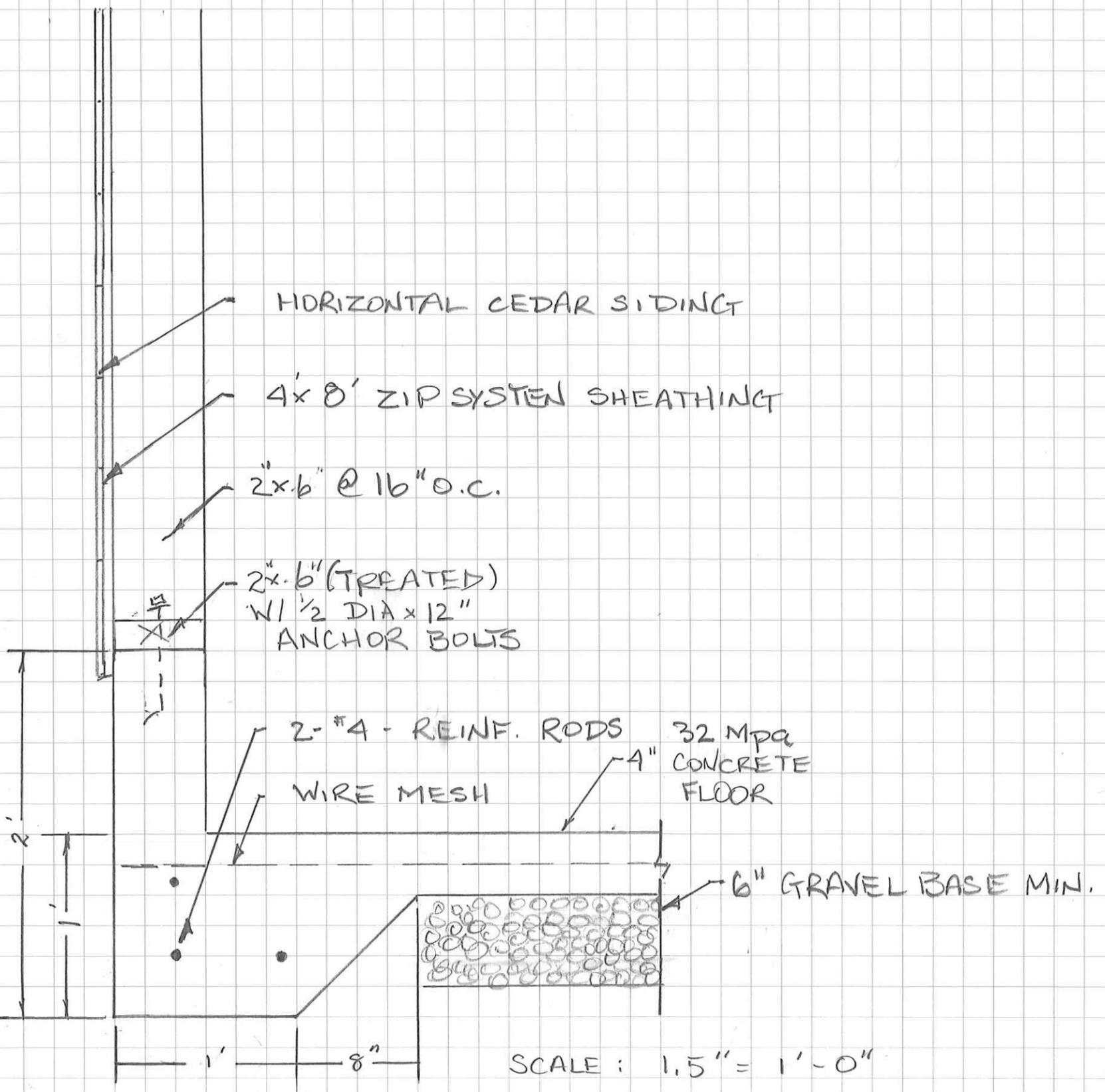


REAR ELEVATION
FACING SOUTH

SCALE: 1/4" = 1'-0"

WK JAN 9/23





MR JAN 9/23

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners

March 15, 2023

APPLICATION FOR MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE PLANNING ACT

ZONING BY-LAW: Zonying By-law 6593, as Amended by By-law 83-66

ZONING: “D/S-1787 (Urban Protected Residential – One and Two Family Dwellings, etc. – Special Exception) district.

PORPOSE AND EFFECT: To permit the construction of a detached two-story accessory building to be used as a private garage/workshop with second floor storage for an existing one family dwelling. The owners are asking for the allowable height be higher than the allowable 4m and the allowable minimum setback be less than 0.45m.

Janet Booy and Warren Korol are a married couple and co-owners of the single-family dwelling at 18 Chilton Place, Hamilton, Ontario (“the property”). They wish to build an accessory building/garage with second storey storage at the rear of their home. This will allow for covered two-car parking in an existing exposed two car parking area.

On January 9, 2023, Warren Korol and Janet Booy applied for a building permit. The building department replied to the permit application with instructions to apply for a Heritage Building Permit and an Application for a Minor Variance/Permission.

The area of the property at 18 Chilton Place, Hamilton is 52904 millimeters squared. The area of ground floor of the single-family dwelling is 8735 millimetres squared. The proposed ground floor area of the garage would be 5295 square millimeters. If allowed, the garage build will still allow more than 30 percent of the required yard and side yard combined.

Warren and Janet are requesting the garage be built in a manner that will not exceed 6.4m in height. The extra height will allow for a second floor with storage area. They are asking the west side of the garage have a 152mm set back from the public laneway and the south side of the garage have a 0mm set back. This will allow for adequate space for cars to be parked in the garage.

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners

The subject property is designated as Heritage property. On February 21, 2023, Janet and Warren met the Heritage committee in their application for a Heritage Building Permit.

On February 22, 2023, City of Hamilton Cultural Heritage Planner Lisa Christie sent an email advising:

Thanks for attending the HPRS meeting yesterday evening and speaking to the proposed construction of an accessory structure at 18 Chilton Place, Hamilton. I have attached for you the notice of complete application for your records.

Following HPRS support of the proposal, I will be developing a recommendation report to go forward to the following committees and council;

- Hamilton Municipal Heritage Committee (HMHC) – Target Meeting Date: March 31st, 2023
- Planning Committee – Target Meeting Date: April 4th, 2023
- Council – Target Meeting Date: April 12th, 2023

As each date is confirmed on the relevant agenda, I will let you know.

At this point you could begin your Committee of Adjustments application for the minor variance if desired. As staff are supportive of the application and I don't anticipate many concerns from the committees and council. If you prefer to wait until you've received full council approval before beginning a minor variance application that is alright as well.

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

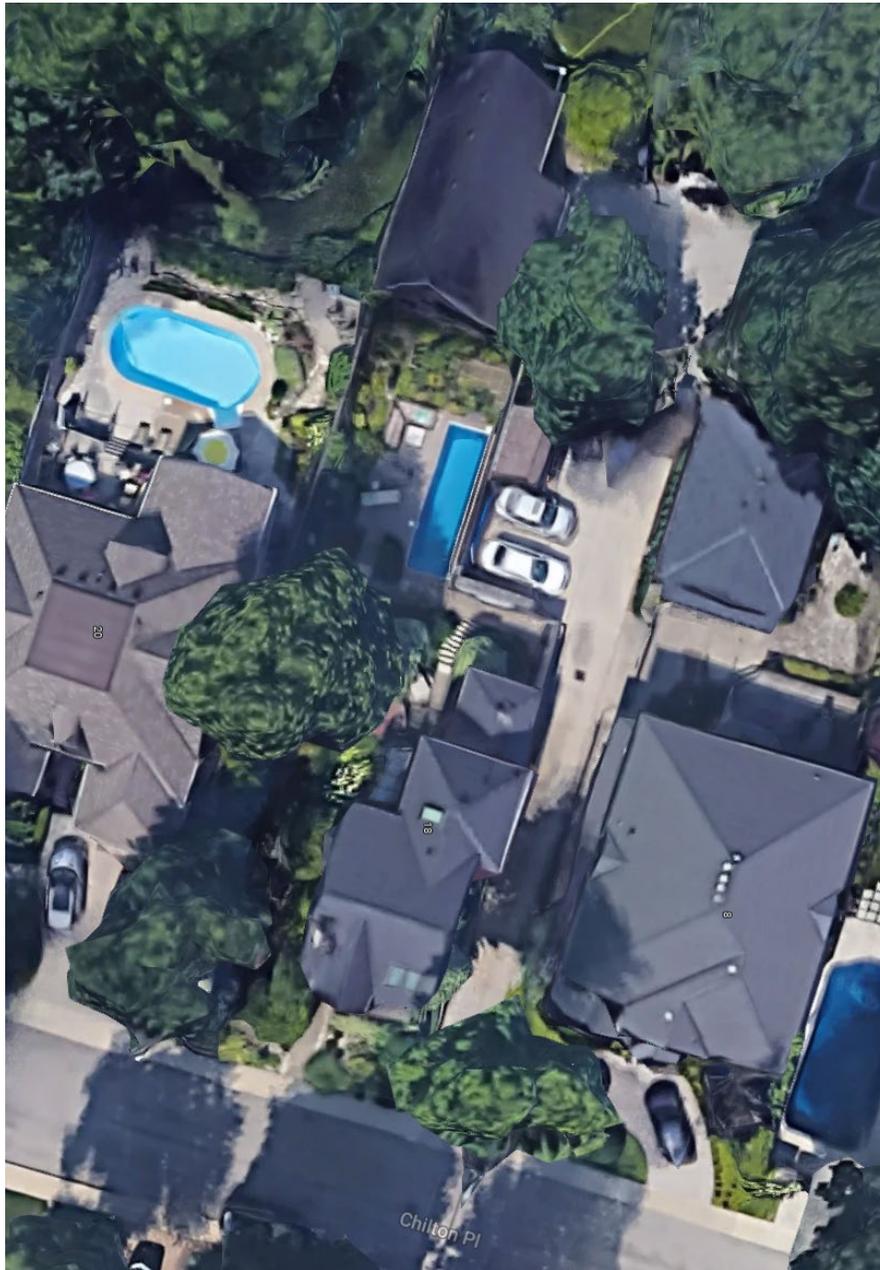
APPLICANTS: Warren Korol & Janet Booy, owners



1.0 18 Chilton Place, Hamilton, ON

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners



1.1 Aerial West View – 18 Chilton Place, Hamilton, ON

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners



1.2 Arial View - Proposed Garage Build Area

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners



1.3 West View – Alley that divides 18 Chilton Place and 8 Chilton Place.

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners



1.4 West View – Alley that divides 18 Chilton Place and 8 Chilton Place.

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners



1.5 North West View – Garage at rear of 8 Chilton Place, Hamilton (5182mm height).

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners



1.6 South West View – Two car parking area and moveable shed at rear of 18 Chilton Place, Hamilton. Area of requested garage with storage on top. Two car garage with storage above to the south of the shed in neighbouring property at 77 Markland Street, Hamilton.

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners



1.7 South View – Lane between 18 Chilton Place, Hamilton and 77 Markland Street, Hamilton.

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners



1.8 South East View – Two car parking area and moveable shed at rear of 18 Chilton Place, Hamilton. Area of requested garage with storage on top.

SUBJECT PROPERTY: Municipal Address **18 Chilton Place, Hamilton**

APPLICANTS: Warren Korol & Janet Booy, owners



1.9 South View – Two car parking area and shed at rear of 18 Chilton Place, Hamilton. Area of requested garage with storage on top. Three car garage with storage in neighbouring property at 77 Markland Street, Hamilton.



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	MAILING ADDRESS	
Registered Owners(s)			
Applicant(s)			Phone:
			E-mail:
Agent or Solicitor			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 [REDACTED]

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	18 Chilton Place, Hamilton, ON L8P 3G7		
Assessment Roll Number	020130155-000000		
Former Municipality			
Lot	8	Concession	
Registered Plan Number	40	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:

The allowable height for accessory structures in this zoning is 4m and the required setback is 0.45 m. The location of proposed accessory structure does not meet the minimum setback requirements in the Zoning By-law.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The request is being made so that a vehicle can be accommodated in the garage. Vehicles would not fit in the garage if the setbacks were adhered to.

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
15240mm	34980mm	52904mm	7620mm

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 Dwelling	2150mm	15090mm	410mm over/6860mm	01/01/1895

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Accessory Building	32000mm	152mm	0mm/8000m	05/01/2023

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 Dwelling	8735mmsquared	18520mmsquared	3	11877mm

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Accessory Building	5295mm	6161mmsquared	2	6096mm

- 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
public lane _____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Accessory building/garage with storage

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
November 1, 2014

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

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

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

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) Roll# 020130155-000000

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

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

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: Residential

-
- 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: 1

8.2 Number of Dwelling Units Proposed: 1

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

See attached documents.

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



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-23:59	SUBJECT PROPERTY:	65 - 67 TISDALE STREET N, HAMILTON
ZONE:	"R1a" (Low Density Residential, Small Lot)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: EDWIN ALEXANDER
Agent: MICHAEL SABELLI

The following variances are requested:

1. A minimum Lot area of 207.0m² instead of the required minimum lot area of 225.0m².
2. A minimum lot width for each dwelling unit of 4.3 metres shall be permitted instead of the required minimum lot width of 7.5 metres for each dwelling unit.
3. A minimum side yard setback of 0.0 metres shall be provided instead of the required minimum 1.2 metres for a side yard not related to a common wall.
4. A minimum parking space size of 2.75 metres by 6.0 metres shall be permitted instead of the required minimum parking space size of 2.8 metres by 6.0 metres.
5. Maneuvering shall be permitted on a laneway instead of the requirement that maneuvering shall be provided on the lot.

PURPOSE & EFFECT: To permit the conversion of an existing single detached dwelling into a semi-detached dwelling.

Notes:

1. Insufficient information was provided in order to determine zoning compliance for the proposed parking space stable surface material. Additional variances will be required is compliance cannot be achieved.

HM/A-23:59

2. Be advised an encroachment agreement shall be required for the portion of the eaves/gutter on the existing dwelling on Part 3 that encroach into Part 2.

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, April 20, 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

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.

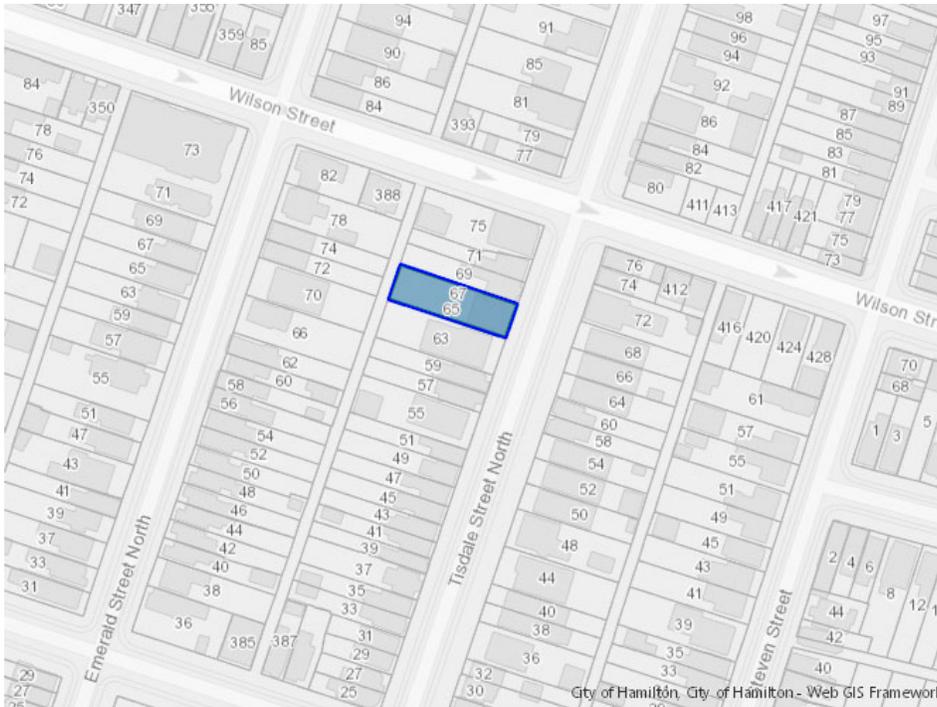
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/A-23:59, 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.

HM/A-23:59



 Subject Lands

DATED: April 4, 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.



Hamilton

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1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

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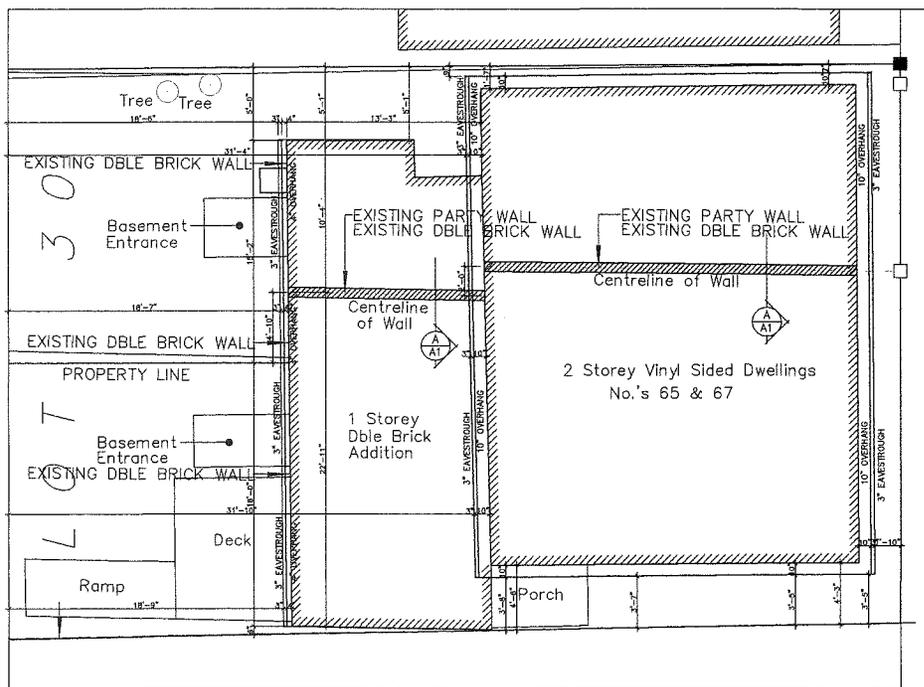
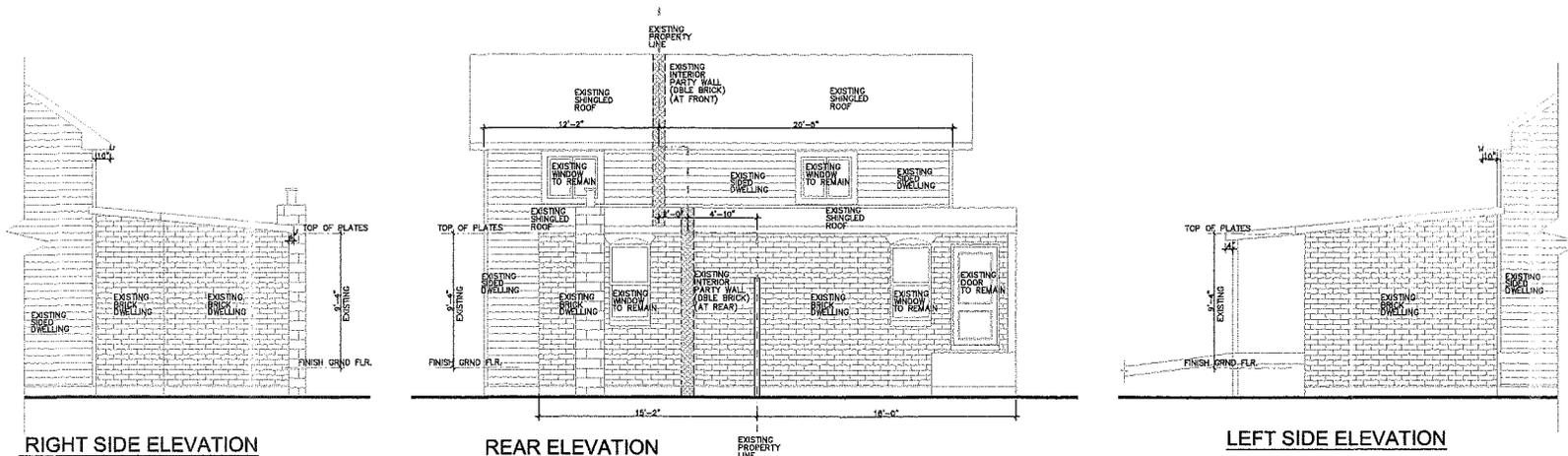
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2. In person Oral Submissions

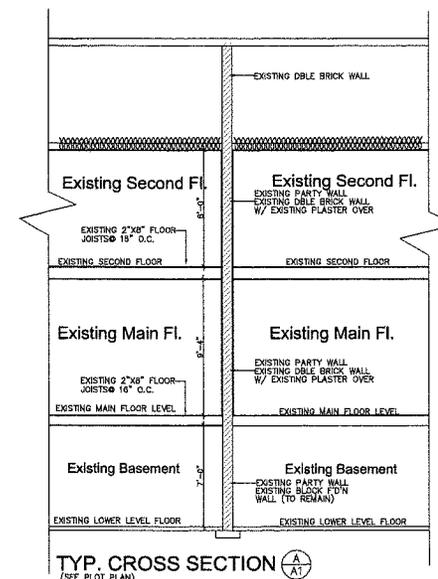
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PLOT PLAN



NOTE:
ALL EXISTING ROOM SIZES, DIMENSIONS TO BE VERIFIED BY THE OWNER/CONTRACTOR/BUILDER PRIOR TO AND DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR/BUILDER TO FIELD VERIFY ALL EXISTING DIMENSIONS BEFORE ORDERING ANY MATERIALS.

The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION INFORMATION
 Registered design in accordance with Article 3.3.5.1 of the Building Code
 Name: MAURO FORTINATO
 Unique Identification Number: 15294
 Signature: [Signature]

REGISTRATION INFORMATION
 Registered design in accordance with Article 3.3.6.1 of the Building Code
 Name: UNIQUE DESIGNS INC.
 Unique Identification Number: 31095
 Signature: [Signature]

DO NOT SCALE DRAWINGS

UNIQUE DESIGNS INC.		ELEVATIONS, SECTION, PLOT PLAN	
EXISTING SEMI-DETACHED		EXISTING RESIDENCE	
65 & 67 TISDALE AVE., HAMILTON, ONT.		1/4"=1'-0"	
No.	DATE	DESCRIPTION	ISSUED FOR PERMIT
1	02.03.23		
2			
3			
4			
5			
6			
THESE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE DRAWINGS UNLESS IT IS PROVEN THAT THE DESIGNER HAS BEEN NEGLIGENT IN THE PERFORMANCE OF HIS OR HER DUTY. THE USER OF THESE DRAWINGS IS ADVISED THAT THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.			
Drawn By	Scale	Date:	Job Number
	1/4"=1'-0"	02.10.23	A1
		02.07.23	



Hamilton

February 01, 2023

FILE: ALR
FOLDER: 23-101495-00
ATTENTION OF: Alyssa Vaccari
TELEPHONE NO: (905) 546-2424
EXTENSION: 2356-

Edwin Alexander
80 JONES ST
HAMILTON, ON L8R 1Y1

Attention:

Re: APPLICABLE LAW REVIEW – CLEARANCE OF CONDITIONS
ZONING DISTRICT: R1a
FILE NUMBER: HM/B-22:97
ADDRESS: 65 & 67 Tisdale Street North, Hamilton

The following comments are provided respecting the Zoning Sections conditions for the above noted application.

COMMENTS:

This application was made in order to facilitate the clearance of conditions (Condition #2) of lands severance application HM/B-22:97 which was approved by Committee of Adjustment on December 22nd, 2022.

Condition #2:

- i. The current zoning district required every lot to provide a minimum lot width (lot frontage) of 7.5 metres and for each lot to provide a minimum lot area of 225.0 square metres. Based on the survey submitted, a lot width of 4.3 metres and 7.33 metres are being proposed which does not comply. Furthermore, the lot area of the severed lands is said to be 207.10 square metres which also does not comply. As such, in order to clear this condition, will be required to apply for and receive final and binding approval for a Minor Variance through the Committee of Adjustment to permit a reduced lot width and area for these lots. As of today's date, it does not appear that a minor variance application has been applied for. For Further information please contact the Committee of Adjustment at 905-546-4242 x 4144.
- ii. In addition to the above, please also be advised that each Semi-detached Dwelling is required to provide parking at a rate of one (1) parking space per unit. Furthermore, all proposed parking spaces are required to be provided in accordance with the requirements of Section five (5) of Hamilton Zoning By-law 05-200. Insufficient information has been submitted with respect to parking on the retained and conveyed lands in order to determine zoning compliance. Please be advised that further variances may be required in compliance cannot be achieved.

iii. Based on comments (i) and (ii) above, condition #2 cannot be cleared at this time.

Yours truly

A handwritten signature in black ink, appearing to be "A. Green", written in a cursive style.

for the Manager of Zoning and Committee of Adjustment



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	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)		
Agent or Solicitor		

- 1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor
- 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	65-67 TISOALE STREET NORTH		
Assessment Roll Number	-		
Former Municipality	-		
Lot	-	Concession	-
Registered Plan Number		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:
 LOT WIDTH REQUIRED: 7.5M, PROVIDED 4.3M AND 7.33M
 LOT AREA REQUIRED - 225.0M²

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

SEVERED AND RETAINED LOTS ARE EXISTING

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
PART 2-3 8.8m PART 3-7.33m	38.40m	PART 2-207.10m PART 3-242.3m	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
SEMI-DETACHED SHED	0.94m	27.89m	0.42m N, 0.01 S	MORE THAN 50 YEARS

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction

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
SEMI-DETACHED DWELLING	127m ²	232m ²	2	5.3M
SHED	8.4m ²		1	2M

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
NO CHANGE				

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.):
SEVERANCE OF A SEMI-DETACHED DWELLING

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
MORE THAN 10 YEARS

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

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

7.4 Length of time the existing uses of the subject property have continued:
MORE THAN 50 YEARS

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.

7.6 What is the existing zoning of the subject land? R1g LOW DENSITY RESIDENTIAL

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

If yes, please provide the file number:

HM/B-22:97

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: 2

8.2 Number of Dwelling Units Proposed: 2

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

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
- _____
- _____



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 DECISION
Consent/Land Severance

APPLICATION NO.:	HM/B-22:97	SUBJECT PROPERTY:	65-67 TISDALE ST N
-------------------------	-------------------	--------------------------	---------------------------

APPLICANTS: Owner: EDWIN ALEXANDER
Agent: MICHAEL SABELLI

PURPOSE & EFFECT: To permit the conveyance of one half of a semi-detached dwelling and to retain one half of a semi-detached dwelling.

	Frontage	Depth	Area
SEVERED LANDS:	4.27 m [±]	38.4 m [±]	207.10 m ^{2±}
RETAINED LANDS:	7.33 m [±]	38.40 m [±]	242.30 m ^{2±}

THE DECISION OF THE COMMITTEE IS:

That the said application, as set out above, Approved as Amended with Conditions, for the following reasons:

1. The proposal does not conflict with the intent of the Urban/Rural Hamilton Official Plan.
2. The proposal does not contravene Zoning By-law requirements.
3. The Committee considers the proposal to be in keeping with development in the area.
4. The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.
5. The submissions made regarding this matter affected the decision by supporting the granting of the application, with amendments.

Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following condition(s):

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system. (Committee of Adjustment Section)



Hamilton

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NOTICE OF PUBLIC HEARING
Minor Variance

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- 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-23:58	SUBJECT PROPERTY:	106 EAST AVENUE S, HAMILTON
ZONE:	"E" (Multiple Dwellings, lodges, Clubs, Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended

APPLICANTS: Owner: 106 EAST AVE HAMILTON INC.
Agent: JK HOME AND COMMERCIAL INSPECTION/BCIN DESIGN SERVICES
C/O JOHN KEDZIERSKI

The following variances are requested:

1. A minimum lot width of 11.73 m shall be permitted instead of the minimum required lot width of 15 m;
2. A minimum lot area of 434.01 sq m shall be permitted instead of the minimum required lot area of 450 sq m;
3. Minimum floor areas of 60.1 sq m and 63.17 sq m shall be permitted for two (2) of the dwelling units (Units 1 and 4, respectively) instead of the minimum required floor area of 65 sq m;
4. The parking area in the rear yard shall be permitted to be located 0 m from residential districts to the north and south and no planting strip or visual barrier shall be required, instead of the minimum required setback of 1.5 m from a residential district and the provision of a planting strip and visual barrier;
5. A parking space shall be permitted to be located in the front yard and no landscaping shall be required, instead of the requirement to provide 50% of the front yard as landscaped area; and,
6. A minimum total of five (5) parking spaces shall be provided, none of which allocated to visitor parking, instead of the minimum requirement of six (6) parking spaces, of which one (1) must be allocated to visitor parking.

HM/A-23:58

PURPOSE & EFFECT: To convert the existing residential building to contain a total of four (4) dwelling units:

Notes:

- i. This property is listed in the City of Hamilton's Inventory Heritage Buildings as a property of cultural heritage value or interest. Please contact a Cultural Heritage Planner at culturalheritageplanning@hamilton.ca, or visit www.hamilton.ca/heritageplanning for further information;
- ii. The variances have been written as identified by the applicant;
- iii. Variance 6, respecting parking provided, has been included as identified by the applicant. However, this variance does not appear to be required. The visitor parking requirement of one (1) parking space is to be allocated as part of the minimum total of five (5) parking spaces, rather than an additional requirement, as per Section 18A.(1)(b) of Hamilton Zoning By-law 6593. Since five (5) parking spaces are provided on the lot, zoning compliance is achievable by allocating one of these parking spaces as visitor parking.

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, April 20, 2023
TIME:	9:30 a.m.
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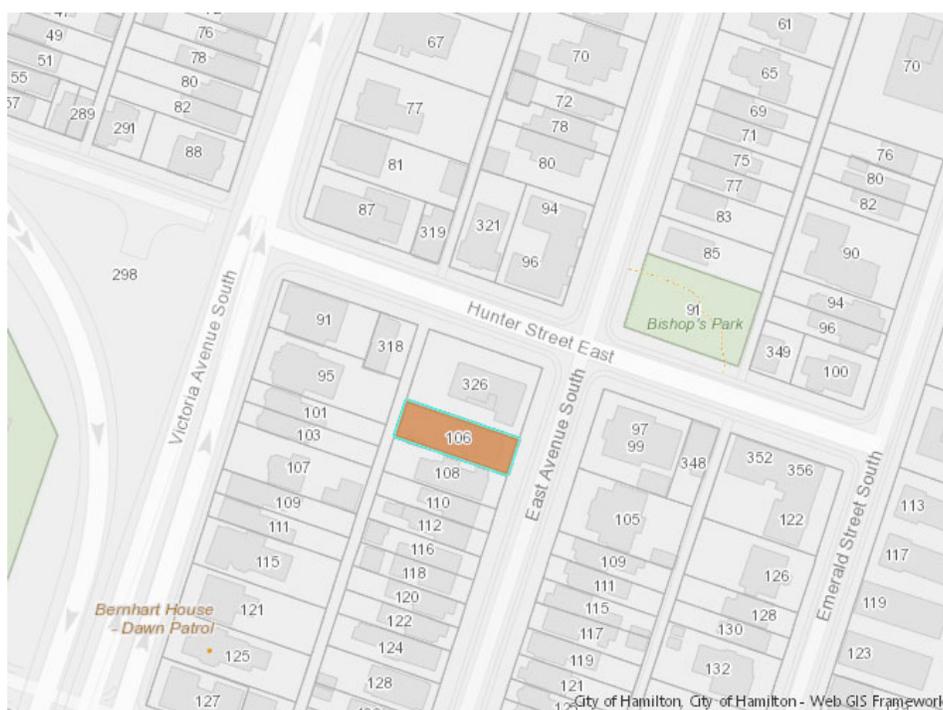
HM/A-23:58

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DATED: April 4, 2023

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED & APPROVED BY THE DESIGNER.

J.K. Home & Commercial Inspection Services
www.jkinspectionsservices.ca
32nd Gatehouse in Oakville, Ontario
905-311-8124 (Bridging Cash Home Inspection Services)
John Redziarski (Owner)
110 Woodwell St., Oakville, ON L6L 1K6
Call: 905-325-0857 (Ext. 1077)
jkinspectionsservices@gmail.com



COMMERCIAL INSPECTIONS
BCIN DESIGN SERVICES

J.K. HOME

106 East Avenue S,
Hamilton, ON
L8N 2T7

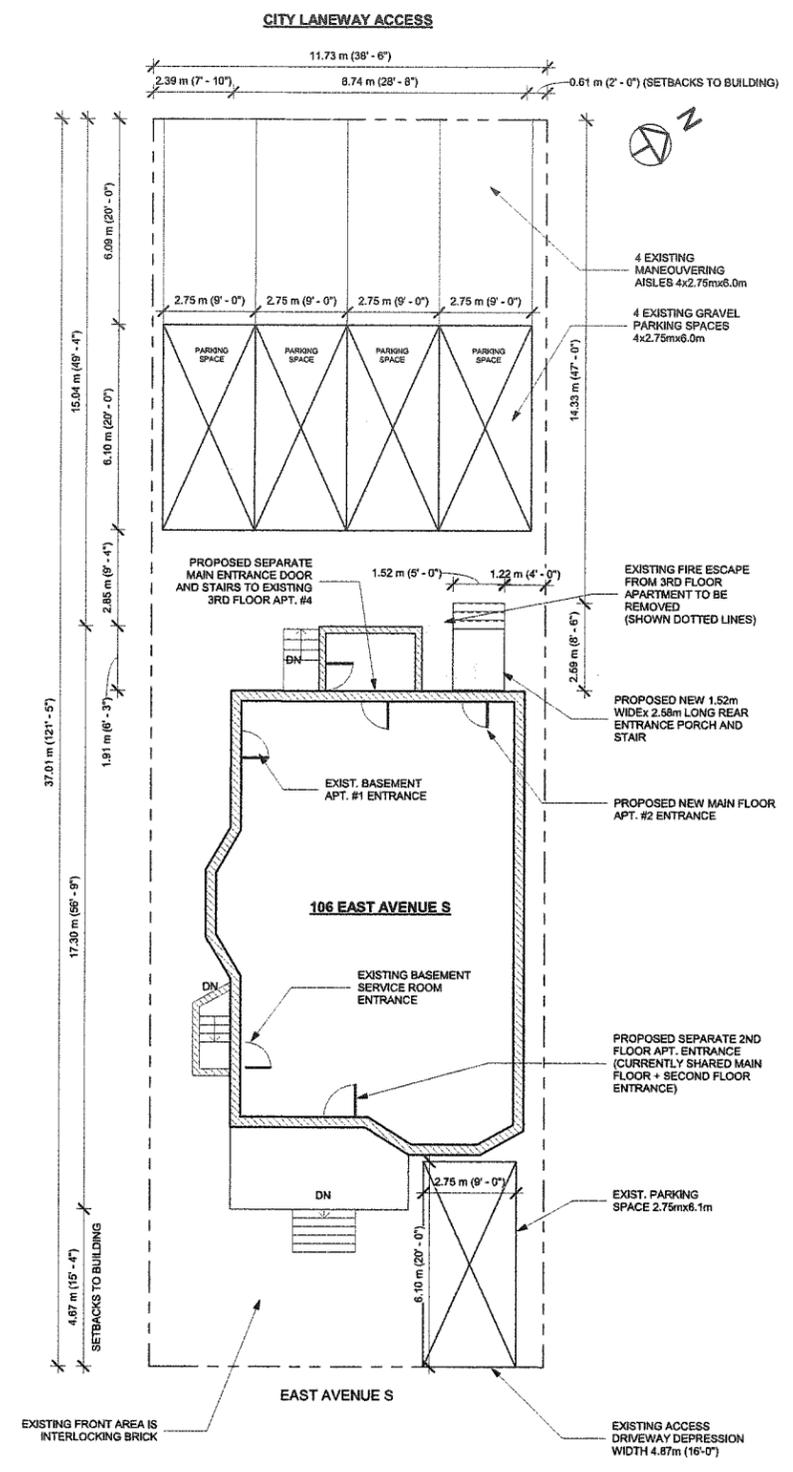
Revision Schedule		
No.	Description	Date

DATE AND STAMP TIME
02/03/2023 03:27:41 p. m.

PROJECT NAME:
PROPOSED RENOVATIONS TO EXIST. 4 UNIT APARTMENT BUILDING

SHEET TITLE:
PLOT PLAN FOR MINOR VARIANCE

DRAWN BY: D.C.
CHECKED BY: J.K.
SCALE: As indicated
SHEET: 1 of 1
DWG No. **A-100**



1 PLOT PLAN
1/8" = 1'-0"

PROPERTY INFORMATION	
LOT SIZE - 11.73mx 37.0m - (38'-6"x 21' -5")	4 EXISTING UNITS (NO NEW UNITS PROPOSED)
LOT AREA - 434.01 ft ² (4674.54 ft ²)	APT. # 1 - BASEMENT - 60.10 m ² (647 ft ²)
EXISTING PARKING PROVIDED	APT. #2 MAIN FLOOR - 77.57 m ² (835 ft ²)
4 SPACES IN REAR YARD	APT. #3 SECOND FLOOR - 87.60 m ² (943 ft ²)
1 EXISTING SPACE IN FRONT YARD	APT. #4 THIRD FLOOR - 63.17 m ² (680 ft ²)
MINOR VARIANCE REQUESTED	
REQUIRED	PROPOSED MINOR VARIANCES REQUESTED
E-DISTRIC INTENSITY OF USE - (PLEASE NOTE EXISTING 4 UNIT BLDG)	-EXIST. WIDTH OF 11.73 m (38' - 6") M.V. OF 3.27m (10.7 ft) IS REQUESTED
4)iii) MINIMUM WIDTH OF 15m (49.2')	-EXIST. AREA OF 434.01 m ² M.V. OF 15.99 m ² IS REQUESTED
LOT AREA OF 450 m ² REQ'D	
CONVERSION	RECOGNIZE EXISTING
(2) EACH DWELLING UNIT MINIMUM FLOOR AREA OF 65 m ²	APT. #1 (60.10m ²) (M.V. OF 4.90 m ² REQUESTED) APT. #4 (63.17m ²) (M.V. OF 1.83 m ² REQUESTED)
TABLE 1 MIN. REQ'D PARKING FOR RESIDENTIAL 1.25 SPACES / DWELLING UNIT - 5 REQ'D +	4 PARKING SPACES PROVIDED AT REAR WITH ACCESS FROM CITY LANEWAY + 1 EXISTING PARKING SPACE IN FRONT YARD
TABLE 2 MIN. REQ'D RESIDENTIAL VISITOR PARKING 0.25 SPACES / DWELLING UNIT - 1 REQ'D TOTAL 6 PARKING SPACES REQ'D	TOTAL 5 PARKING SPACES EXISTING PROPOSED REQUESTING RELIEF FOR 1 PARKING SPACE
SECTION 18A (11) (a) - 1.5 m FROM ADJOINING RESIDENTIAL BOUNDARY	NON - M.V. OF 1.5 m REQUESTED
SECTION 18A (12) (a) - BETWEEN THE BONDARY OF THE PARKING AREA AND THE RESIDENTIAL DISTRICT AND AREA LANDSCAPED WITH APLANTING STRIP	NO PLANTING STRIP

LOT COVERAGE ALL BUILDING AND STRUCTURES	149.57m ² (1610 ft ²)
PERCENTAGE OF FRONT YARD LANDSCAPING	0% EXISTING
NO LOADING SPACES REQ'D	NON REQ'D

106 EAST AVE. SOUTH - PROPOSED BUILDING CODE UPGRADES TO EXISTING 4 UNIT APT. DWELLING



- Application to bring Existing 4 Unit Apartment Dwelling into conformity with the Ontario Building Code – Separate direct exits to exterior (removal of metal fire escape)/Installation of hard wired Smoke and Carbon Monoxide Alarms/ Fire Separations/ Separate washer and dryer installation each unit/ Minor interior partition changes/ Water Service Line Upgrade from 3/4" to 1".
- Basement consists of – Unit #1, also Maintenance Room with Service Room contained within.
- Main Floor consists of – Unit #2
- Second Floor consists of Unit #3
- Third Floor consists of Unit #4
- Common Entrances to be replaced with Separate Entrances, each unit
- Fire Escape to Third Floor Unit #4 is proposed to be removed and replaced with an internal separate Exit directly to the exterior
- Please Note – All Existing Walls and Ceilings on the Main Floor and Second Floor of the 4 Unit Apartment Dwelling are Plaster Construction and Satisfy the Required Minimum 45 Minute Horizontal and Vertical Fire Separations Between Units – 1 Hour is provided
- Heating – existing combination newer Boiler/Hot Water Tank
- Building approx. 100 years old.
- 1.1.2.6. Application of Part 11(1)Part 11 of Division B applies to the design and construction of existing buildings, or parts of existing buildings, that have been in existence for at least five years.
- Basement height to underside of drywall under beams and heating bulkhead provides minimum 6'-5" headroom clearance

OBC REVIEW- PART 9 RESIDENTIAL MULTI-FAMILY SEPARATE ENTRANCES TO BE PROVIDED FOR ALL UNITS FROM ALL FLOORS – Existing plaster walls and ceilings provide 60 Minute FRR(as detailed further in fire separations) - Any openings that require to be closed in to maintain separate exits shall be constructed in accordance with SB-3 – W4A Wall Assembly (see detail#2)

PROPOSED FIRE SEPARATION/ FIRE RESISTANCE RATING NOTES

Ontario Building Code Review

- 9.10.8.1 Fire Resistance Ratings for Floors – Table 9.10.8.1 – 45 minutes required
- 9.10.9.14 Separation of Residential Suites – FRR of 45 Minutes required

FIRE SEPARATION/ FIRE RESISTANCE RATINGS AND NOTES:

1) HORIZONTAL FIRE SEPARATION OF 45 MINUTES IS REQUIRED - EXISTING MAIN FLOOR AND SECOND FLOOR CEILINGS ARE PLASTER CONSTRUCTION AND TO REMAIN

AS PER SUPPLEMENTARY STANDARD SB-2 – SECTION 2.3.4.D – Existing plaster walls and ceiling constructed of 9.5mm gypsum lath with 19mm thick gypsum and sand plaster – providing 50 minute fire resistance rating + floor joist (Table 2.3.4.F.) 10 minutes – Total of 60 minute FRR provided – 45 minutes required.

PLEASE NOTE : During construction if an entire required fire separation of a ceiling within a room is removed it must be replaced with an F9C - ceiling assembly - (providing a 60 minute FRR and 50 STC rating) – floor joist cavity filled with absorptive material(minimum 6inches) – resilient metal channel spaced at 24" OC – 2 layer 5/8" Type X – fire rated drywall. (see detail #1)

Basement Ceiling(Existing to Remain) – 45 Minute Horizontal Fire Separation is required – as per SB-2 Section 2.3.4 Method of Calculation – (Table 2.3.4.B) – 1 layer of 5/8" Type X – provides 40 minute FRR + floor joist (Table 2.3.4.F) 10 minutes – Total of 50 minutes provided – 45 minutes required

2) VERTICAL FIRE SEPARATION OF 45 MINUTES IS REQUIRED BETWEEN SEPARATE DWELLING UNITS AS PER SECTION 9.10.9.14

VERTICAL FIRE SEPARATIONS BETWEEN EXISTING UNITS THROUGHOUT THE BUILDING ARE REQUIRED TO PROVIDE A MINIMUM 45 MINUTE FIRE RESISTANCE RATING.

ALL EXISTING INTERIOR VERTICAL WALLS ON THE FIRST AND SECOND FLOORS ARE PLASTER CONSTRUCTION PROVIDING 60 MINUTE FRR

EXISTING DOOR OPENINGS AND OTHER OPENINGS THAT REQUIRE TO BE FRAMED IN SHALL BE CONSTRUCTED IN ACCORDANCE WITH SB-3 – W4A WALL ASSEMBLY - PROVIDING 1 HOUR FRR, STC50 - 2X4 STUDS AT 16" OC, STUD CAVITY FILLED WITH ABSORPTIVE MATERIAL, 2 LAYERS 5/8" TYPE X FIRE RATED DRYWALL ON RESILIENT METAL CHANNEL SIDE, ONE LAYER OF 5/8" TYPE X FIRE RATED DRYWALL ON OTHER SIDE. (see detail #2)

-EXISTING SERVICE ROOM CEILING IS PROTECTED WITH 1 SPRINKLER HEAD IN THE MIDDLE OF THE ROOM-

-EXISTING VERTICAL FIRE SEPARATION AROUND SERVICE ROOM - SECTION 9.10.10.3. SEPARATION OF SERVICE ROOMS - COMPLIANCE ALTERNATIVE C153 - 30 MINUTE FIRE SEPARATION IS ACCEPTABLE – SECTION 2.3.4 METHOD OF CALCULATION – 20 MINUTES FOR WOOD STUDS + 10 MINUTES FOR 1/2" REGULAR DRYWALL(SIMILAR TO W1C WALL ASSEMBLY – 30 MINUTE FRR PROVIDED)

-EXISTING SERVICE ROOM DOOR WITH 45 MINUTE LABEL, WITH SELF CLOSING, SELF -LATCHING DEVICE

3) 9.10.13.1 Doors/Dampers/ Closures – Service room door covered above

4) 9.10.19. SMOKE ALARMS - SHALL BE HARD WIRED EVERY UNIT - (BASEMENT, MAIN FLOOR, SECOND FLOOR, THIRD FLOOR), INSTALLED IN EVERY SLEEPING ROOM, EVERY HALLWAY ADJACENT TO SLEEPING ROOMS, EVERY LEVEL, MUST BE AUDIBLE AND VISUAL.

5) 9.33.4. CARBON MONOXIDE ALARMS – SHALL BE HARD WIRED AND INSTALLED IN EACH ADJACENT SUITE TO SERVICE ROOM WITH FUEL BURNING APPLIANCE

6) PROTECTION OF WOOD/STEEL BEAMS AND COLUMNS

- 9.10.8.3 Fire Resistance Ratings for Walls, Columns and Arches – (1) Except as otherwise.....all loadbearing walls, steel/wood beams, columns.... in the storey immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported floor (45 MINUTES).
- PLEASE NOTE – EXISTING MAIN AND SECOND FLOOR WALLS AND CEILINGS ARE PLASTER CONSTRUCTION

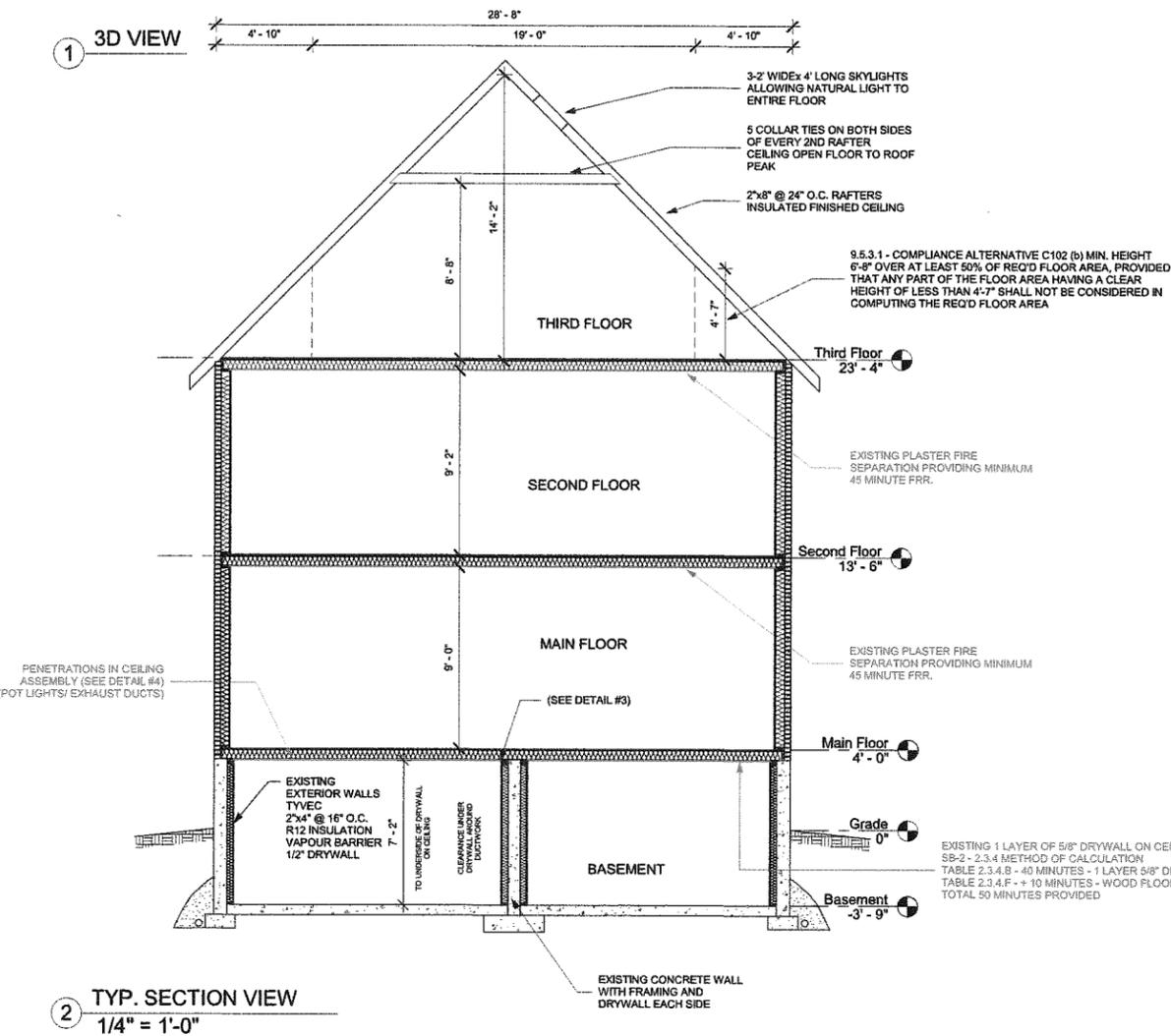
9) WINDOWS (See Floor Plans for Window Compliance)

-GAR – Glass area required / GAP – Glass area provided

9.7.2.3. Minimum Window Areas – Part 11 Compliance Alternative C107.....windows may be reduced by 50%

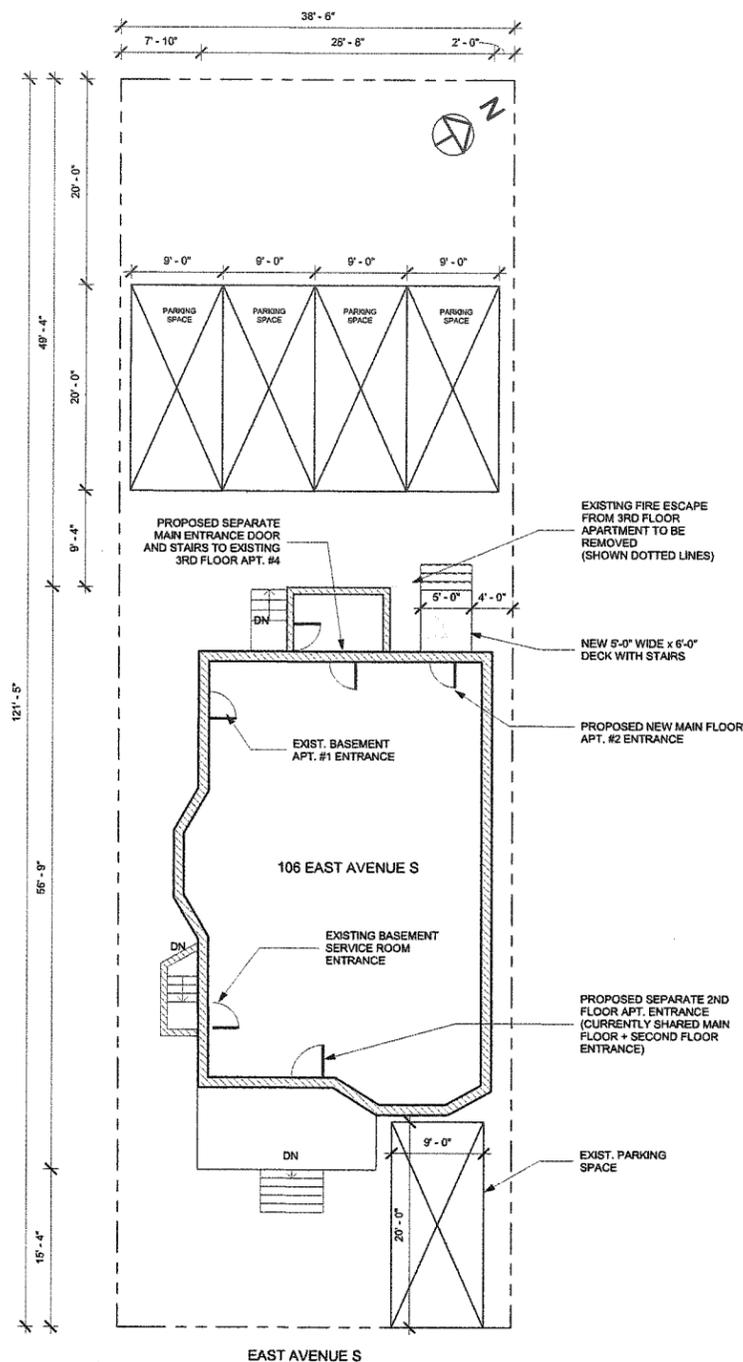
Proposed Combination Rooms - 9.5.1.4. Combination Rooms(1) Two or more areas may be considered as a combination room.....

- Bathrooms/ Service Rooms/ Storage Rooms/ Hallways/ Recreation Room do not require natural lighting

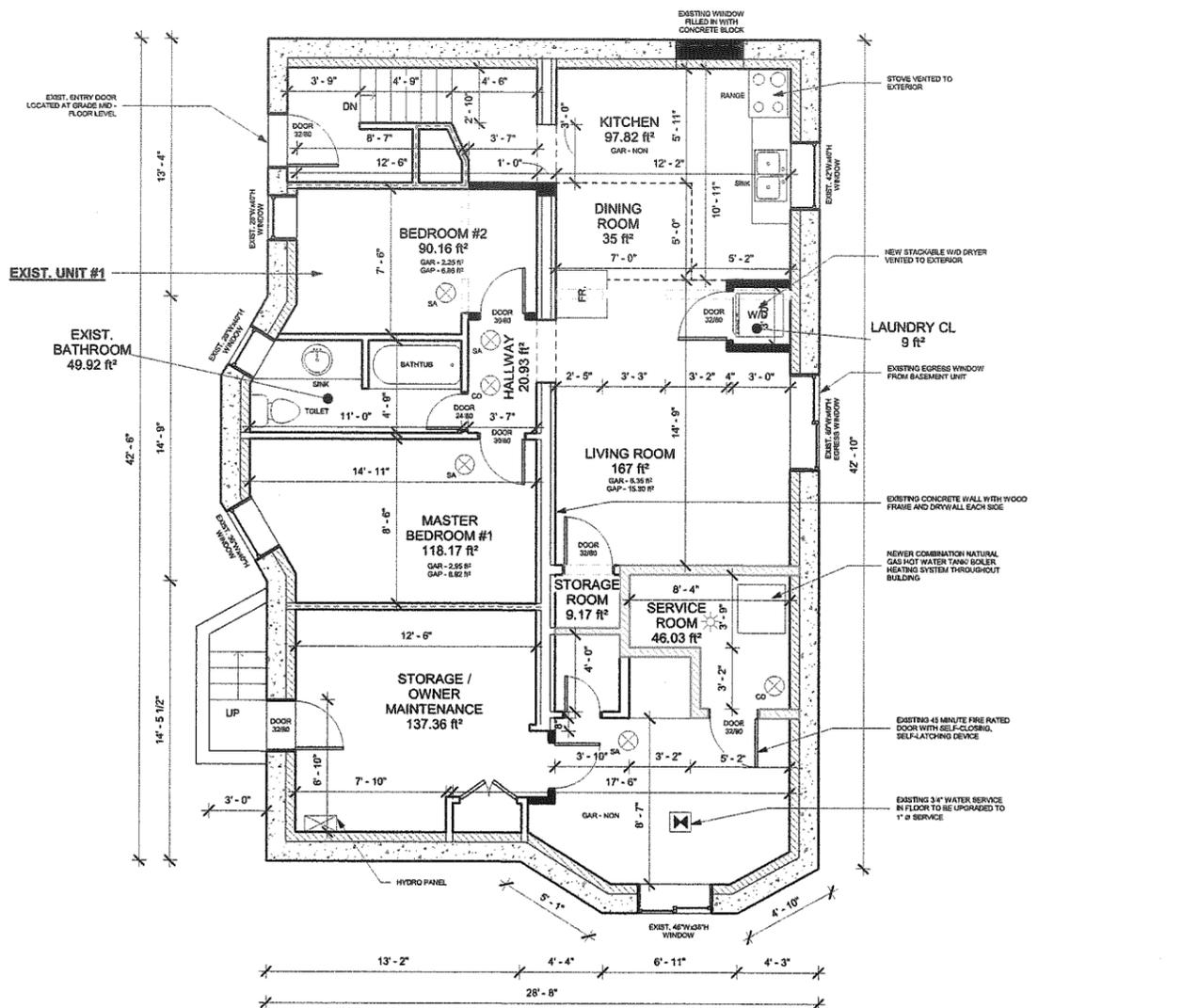


UNIT #1 - EXIST. BASEMENT APT. / UNIT #2 - EXIST. MAIN FLOOR APT. / UNIT #3 - EXIST. SECOND FLOOR APT. / UNIT #4 EXIST. THIRD FLOOR APT.

NATURAL LIGHTING SHOWN ON FLOOR PLANS PART II COMPLIANCE ALTERNATIVE REQ'D WINDOW SIZES MAY BE REDUCED BY 50% GAR - GLASS AREA REQ'D / GAP - GLASS AREA PROVIDED



1 PLOT PLAN
1/8" = 1'-0"



- ⊗ -NEW HARD WIRED COMBINATION SMOKE/STROBE ALARMS EVERY UNIT.
 - ⊗ -NEW WIRED CO ALARMS AS SHOWN.
 - -NEW PARTITION WALLS 2"x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE SIMILAR TO W1C WALL ASSEMBLY 30 MIN. FRR. PROVIDED (SEE DETAIL #5)
 - -NEW 30 MINUTE FIRE RATED WALLS W4A - WALL ASSEMBLY STC RATING 50 (SEE DETAIL #2)
 - -EXIST. PLASTER FIRE SEPARATIONS PROVIDING 60 MIN. FRR (MINIMUM REQ'D IS 45 MINUTES)
 - ▨ -EXISTING 30 MINUTE VERTICAL DRYWALL FIRE SEPARATION / 2"x4" @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE (SIMILAR TO W1C)
 - ⊙ -EXISTING SPRINKLER IN SERVICE ROOM CEILING IN LIEU OF A DRYWALL CEILING
 - GAR - GLASS AREA REQ'D
 - GAP - GLASS AREA PROVIDED
 - -WALLS TO BE REMOVED
- EXISTING BASEMENT APARTMENT (UNIT #1)
FLOOR PLAN (647 SQ.FT)
1/4" = 1'-0"

* **EXISTING 4 UNIT APARTMENT BUILDING TO BE UPGRADED TO CURRENT BUILDING CODE** *

STANDARDS - PROVIDING SEPARATE ENTRANCES/ SEPARATE WASHER AND DRYERS, UPGRADED FIRE SEPARATIONS IN CERTAIN AREAS, UPGRADED SMOKE/ STROBE/ CARBON MONOXIDE ALARMS, AND SOME MINOR INTERIOR PARTITION WALL CHANGES. NOT STRUCTURAL CHANGES PROPOSED

CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED & APPROVED BY THE DESIGNER.

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106 East Avenue S,
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Revision Schedule		
No.	Description	Date

DATE AND STAMP TIME
28/08/2022 08:52:30 p. m.

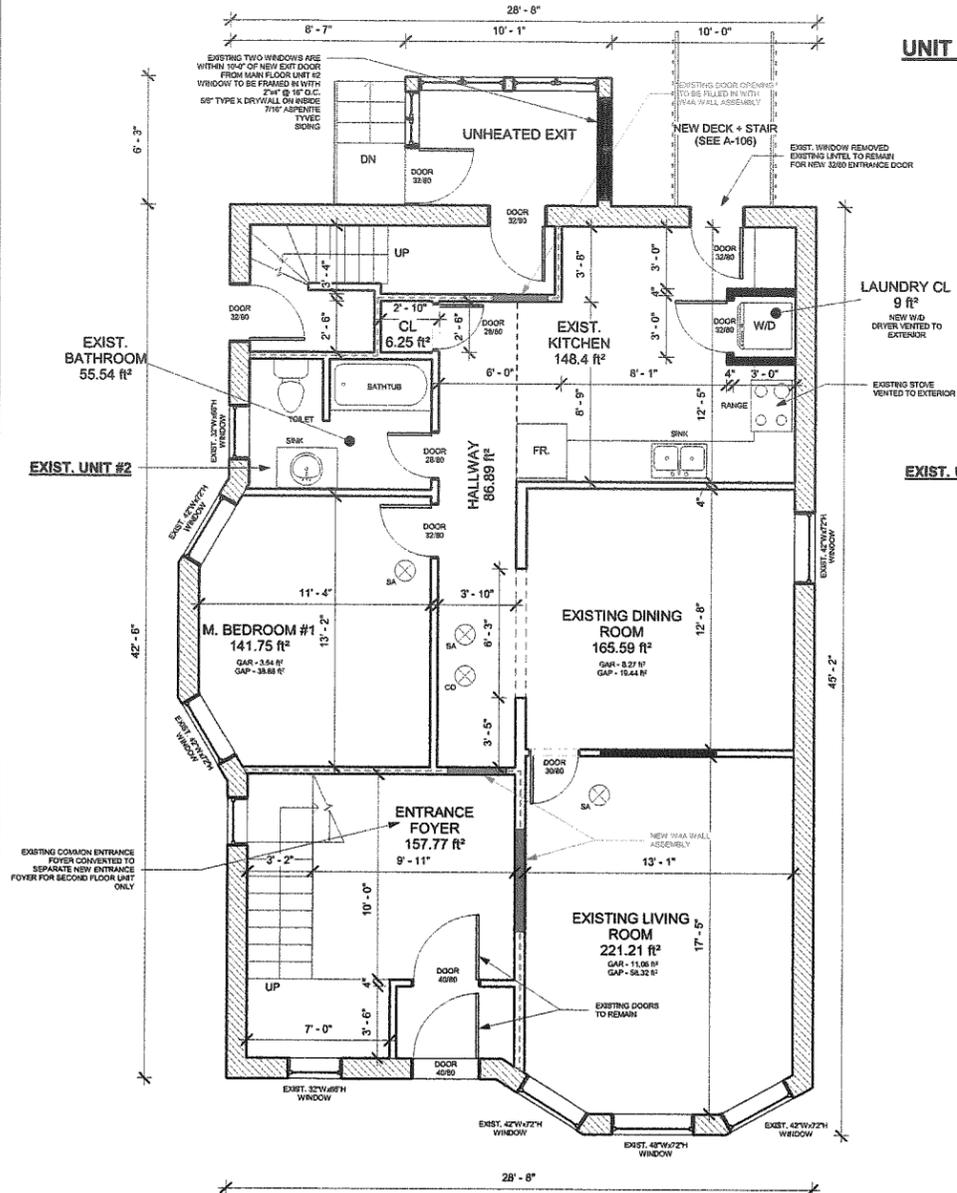
PROJECT NAME:
PROPOSED RENOVATIONS TO EXIST. 4 UNIT APARTMENT BUILDING

SHEET TITLE:
PLOT PLAN / BASEMENT FLOOR PLAN

DRAWN BY: D.C.
CHECKED BY: J.K.
SCALE: As indicated
SHEET: 2 of 6
DWG No. A-102

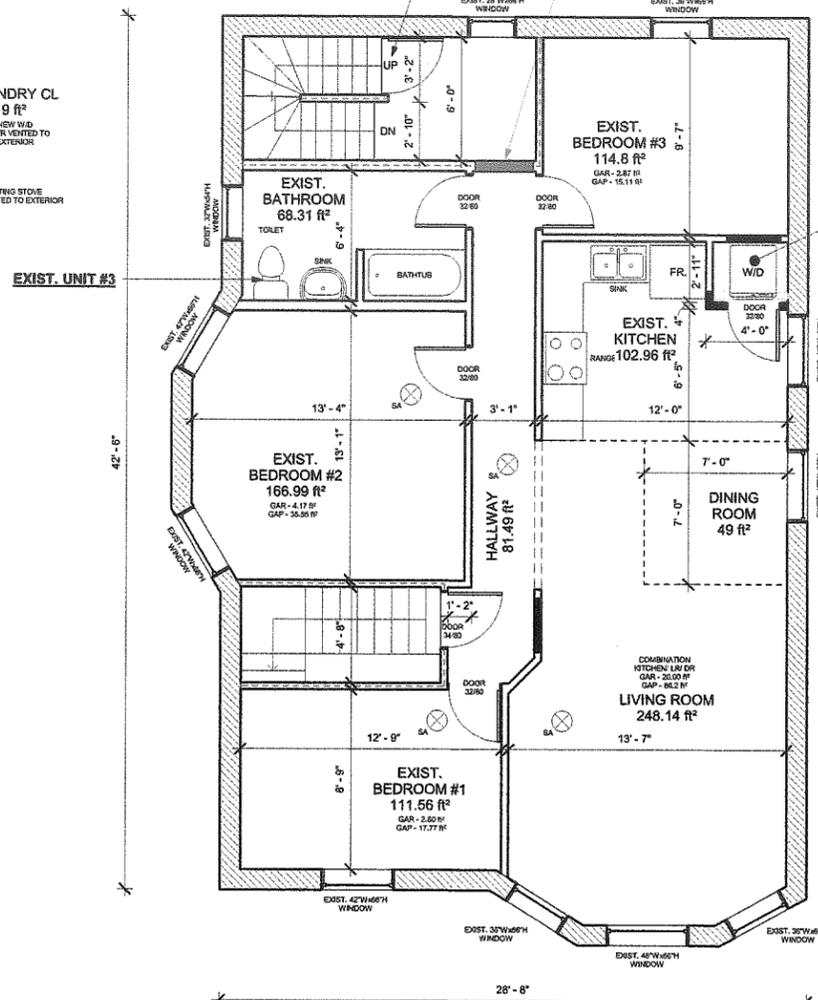
UNIT #1 - EXIST. BASEMENT APT. / UNIT #2 - EXIST. MAIN FLOOR APT. / UNIT #3 - EXIST. SECOND FLOOR APT. / UNIT #4 EXIST. THIRD FLOOR APT.

NATURAL LIGHTING SHOWN ON FLOOR PLANS PART II COMPLIANCE ALTERNATIVE
REQ'D WINDOW SIZES MAY BE REDUCED BY 50% GAR - GLASS AREA REQ'D / GAP - GLASS AREA PROVIDED



- SA - HARD WIRED COMBINATION SMOKE/STROBE ALARMS EVERY UNIT.
- CO - HARD WIRED CO ALARMS
- NEW PARTITION WALLS 2"x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE SIMILAR TO W1C WALL ASSEMBLY 30 MIN. FRR. PROVIDED (SEE DETAIL #5)
- NEW 30 MINUTE FIRE RATED WALLS W4A - WALL ASSEMBLY STC RATING 50 (SEE DETAIL #2)
- ITEMS TO BE REMOVED
- EXIST. PLASTER FIRE SEPARATIONS PROVIDING 60 MIN. FRR (MINIMUM REQ'D IS 45 MINUTES)

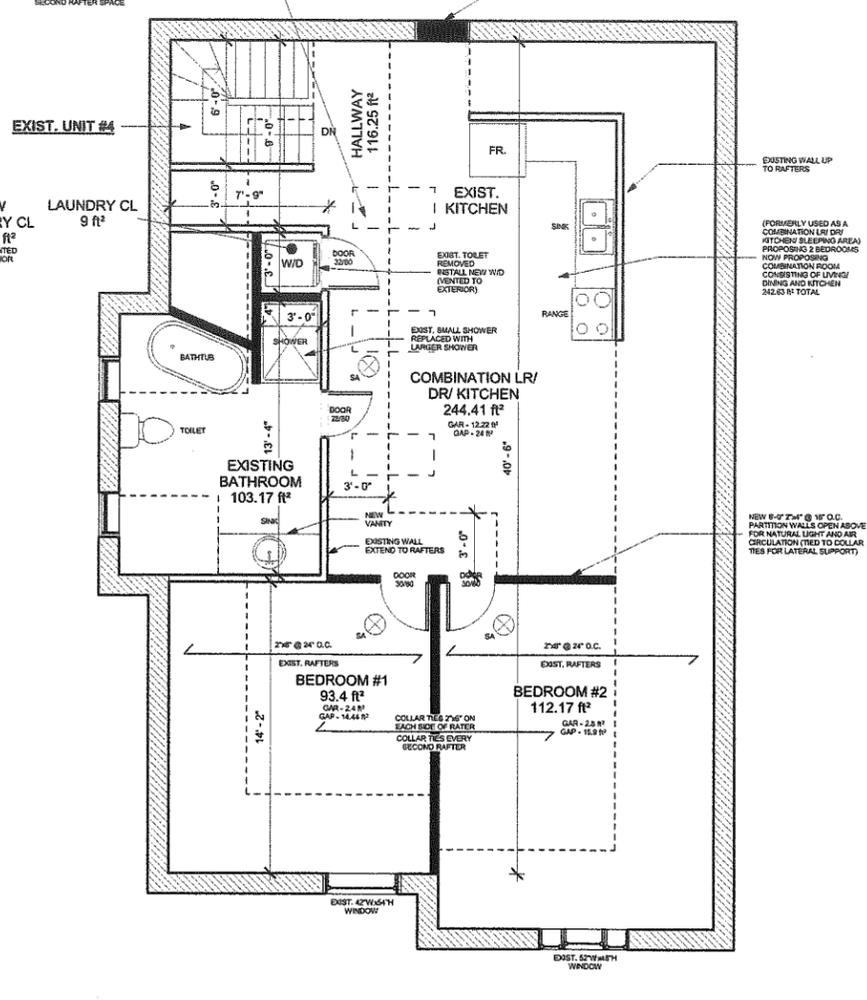
EXISTING MAIN FLOOR PLAN (UNIT #2)
835 SQ.FT
1/4" = 1'-0"



- SA - HARD WIRED COMBINATION SMOKE/STROBE ALARMS EVERY UNIT.
- NEW PARTITION WALLS 2"x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE SIMILAR TO W1C WALL ASSEMBLY 30 MIN. FRR. PROVIDED (SEE DETAIL #5)
- ITEMS TO BE REMOVED
- EXIST. PLASTER FIRE SEPARATIONS PROVIDING 60 MIN. FRR (MINIMUM REQ'D IS 45 MINUTES)

EXISTING SECOND FLOOR PLAN (UNIT #3)
943 SQ.FT
1/4" = 1'-0"

EXISTING MAIN/SECOND FLOOR WALLS AND CEILING ARE PLASTER CONSTRUCTION
-9.5 mm GYPSUM LATH WITH 19mm THICK GYPSUM AND SAND PLASTER OVER 60 MINUTE FIRE RESISTANCE RATING TABLE 2.3.4B-SB2



- SA - HARD WIRED COMBINATION SMOKE/STROBE ALARMS EVERY UNIT.
- NEW PARTITION WALLS 2"x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE SIMILAR TO W1C WALL ASSEMBLY 30 MIN. FRR. PROVIDED (SEE DETAIL #5)
- ITEMS TO BE REMOVED

EXISTING THIRD FLOOR PLAN (UNIT #4)
680 SQ.FT
1/4" = 1'-0"

PENETRATIONS OF FIRE SEPARATIONS AND FIRE STOPPING

9.10.9.6. Penetration of Fire Separations

(1) Piping, tubing, ducts, chimneys, wiring, conduit, electrical outlet boxes and other similar service equipment that penetrate a required fire separation shall be tightly fitted or fire stopped to maintain the integrity of the separation.

A-9.10.9.6.(1) Penetration of Fire-Rated Assemblies by Service Equipment.

This Sentence, together with Article 3.1.9.1., is intended to ensure that the integrity of fire-rated assemblies is maintained where they are penetrated by various types of service equipment.

For buildings regulated by the requirements in Part 3, fire stop materials used to seal openings around building services, such as pipes, ducts and electrical outlet boxes, must meet a minimum level of performance demonstrated by standard test criteria.

THIS IS DIFFERENT FROM THE APPROACH IN PART 3. BECAUSE OF THE TYPE OF CONSTRUCTION NORMALLY USED FOR BUILDINGS REGULATED BY THE REQUIREMENTS OF PART 9, IT IS ASSUMED THAT THIS REQUIREMENT IS SATISFIED BY THE USE OF GENERIC FIRE STOP MATERIALS SUCH AS MINERAL WOOL, GYPSUM PLASTER OR PORTLAND CEMENT MORTAR.

A-3.1.9.1.(1)(b) Tightly Fitted.

The intention behind the use of the term "tightly fitted" is to reinforce that there are to be no gaps between the building service or other penetrating item and the membrane or assembly it penetrates.

CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED & APPROVED BY THE DESIGNER.

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JK HOME
COMMERCIAL INSPECTIONS
BCIN DESIGN SERVICES

106 East Avenue S,
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Revision Schedule		
No.	Description	Date

DATE AND STAMP TIME
28/08/2022 08:52:31 p. m.

PROJECT NAME:
PROPOSED RENOVATIONS TO EXIST. 4 UNIT APARTMENT BUILDING

SHEET TITLE:

FLOOR PLANS

DRAWN BY: D.C
CHECKED BY: J.K
SCALE: 1/4" = 1'-0"
SHEET: 3 of 6
DWG No.

CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED & APPROVED BY THE DESIGNER.

JK Home & Commercial Inspection Services
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COMMERCIAL INSPECTIONS
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Revision Schedule

No.	Description	Date

DATE AND STAMP TIME
 28/08/2022 08:52:43 p. m.

PROJECT NAME:
**PROPOSED RENOVATIONS
 TO EXIST. 4 UNIT
 APARTMENT BUILDING**

SHEET TITLE:
ELEVATIONS

DRAWN BY: D.C.
 CHECKED BY: J.K.
 SCALE: 1/4" = 1'-0"
 SHEET: 4 of 6
 DWG No. **A-104**



3 FRONT ELEVATION
 1/4" = 1'-0"



4 LEFT ELEVATION
 1/4" = 1'-0"



5 REAR ELEVATION
 1/4" = 1'-0"

-EXIST. MAIN FLOOR WINDOW REMOVED
 -EXIST. WINDOW LINTEL TO REMAIN
 -NEW MAIN FLOOR ENTRANCE DOOR INSTALLED
 -NEW DECK WITH STAIRS (SEE PAGE A-106)

EXISTING WINDOW FILLED IN WITH CONCRETE BLOCK

FIRE ESCAPE AT REAR OF BUILDING TO 2ND AND 3RD FLOORS TO BE REMOVED

NEW SLIDING WINDOW REPLACING HALF DOOR TO FIRE ESCAPE
 FIRE ESCAPE AT REAR OF BUILDING TO 2ND AND 3RD FLOORS TO BE REMOVED

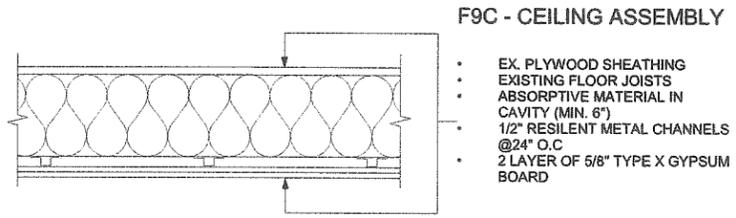


6 RIGHT ELEVATION
 1/4" = 1'-0"

EXIST. WINDOW TO BE DESIGNATED AS EGRESS WINDOW

FIRE ESCAPE AT REAR OF BUILDING TO 2ND AND 3RD FLOORS TO BE REMOVED

EXISTING PLASTER CEILINGS PROVIDE 60 MINUTE FRR - IF ANY CEILINGS ARE DAMAGED AND NEED TO BE REPLACED ENTIRELY PLEASE CONSTRUCT CEILING IN ACCORDANCE WITH THIS ASSEMBLY

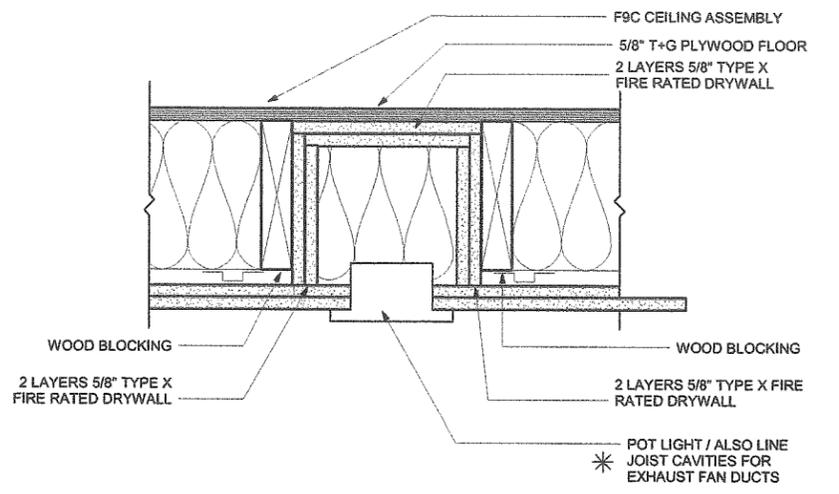


F9C - CEILING ASSEMBLY

- EX. PLYWOOD SHEATHING
- EXISTING FLOOR JOISTS
- ABSORPTIVE MATERIAL IN CAVITY (MIN. 6")
- 1/2" RESILIENT METAL CHANNELS @24" O.C
- 2 LAYER OF 5/8" TYPE X GYPSUM BOARD

SB-3 - CEILING ASSEMBLY F9C HORIZONTAL FIRE SEPARATION 45 MIN. REQ'D / STC RATING OF 50 REQ'D / 1 HOUR PROVIDED

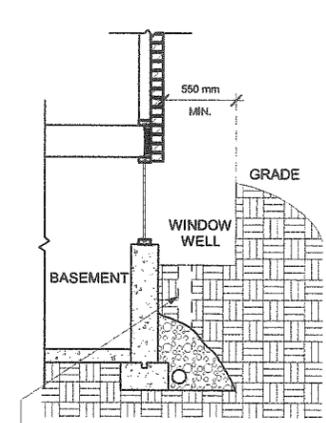
1 1 1/2" = 1'-0"



POT LIGHT PENETRATION INTO CEILING FIRE SEPARATION

4 3" = 1'-0"

* IF ANY PLASTER CEILINGS ARE REPLACED DUE TO DAMAGE OR OTHER INSTALLATIONS THE INTEGRITY OF THE HORIZONTAL FIRE SEPARATION MUST BE MAINTAINED

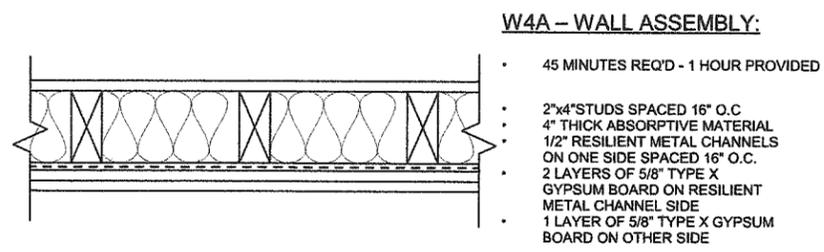


BASEMENT LIVING ROOM WINDOW TO BE DESIGNATED EGRESS WINDOW

- 9.9.10. Egress from Bedrooms
9.9.10.1. Egress Windows or Doors for Bedrooms
- Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom in a suite shall be provided with at least one outside window that,
 - is openable from the inside without the use of tools,
 - provides an individual, unobstructed open portion having a minimum area of 0.35 m² with no dimension less than 380 mm, and
 - maintains the required opening described in Clause (b) without the need for additional support.
 - Except for basement areas, the window required in Sentence (1) shall have a maximum sill height of 1 000 mm above the floor.
 - When sliding windows are used, the minimum dimension described in Sentence (1) shall apply to the openable portion of the window.
 - Where a window required in Sentence (1) opens into a window well, a clearance of not less than 550 mm shall be provided in front of the window.
 - Where the sash of a window referred to in Sentence (5) swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency.
 - Where a protective enclosure is installed over the window well referred to in Sentence (5), such enclosure shall be openable from the inside without the use of keys, tools or special knowledge of the opening mechanism.

7 1/2" = 1'-0"

N/A



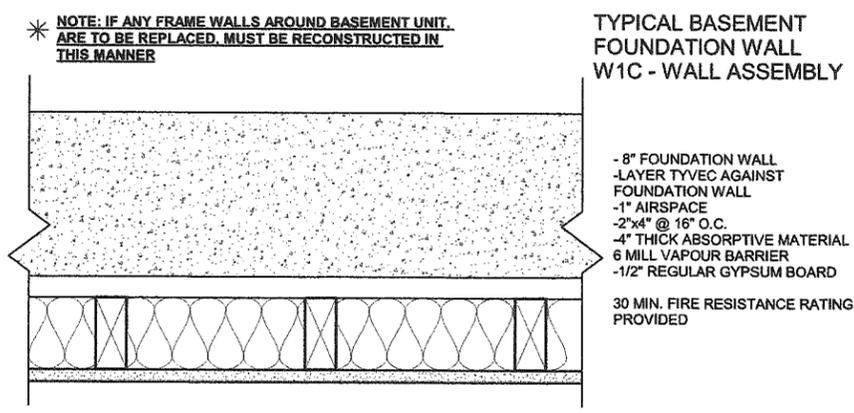
W4A - WALL ASSEMBLY:

- 45 MINUTES REQ'D - 1 HOUR PROVIDED
- 2"x4" STUDS SPACED 16" O.C
- 4" THICK ABSORPTIVE MATERIAL
- 1/2" RESILIENT METAL CHANNELS ON ONE SIDE SPACED 16" O.C.
- 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD ON RESILIENT METAL CHANNEL SIDE
- 1 LAYER OF 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE

- (AROUND SERVICE ROOM AND SEPARATION BETWEEN SUITES)
- AND REQUIRED VERTICAL FIRE SEPARATION

VERTICAL FIRE SEPARATION OF 45 MIN. REQ'D, STC RATING OF 50 REQ'D - 1 HOUR PROVIDED

2 3" = 1'-0"



* NOTE: IF ANY FRAME WALLS AROUND BASEMENT UNIT, ARE TO BE REPLACED, MUST BE RECONSTRUCTED IN THIS MANNER

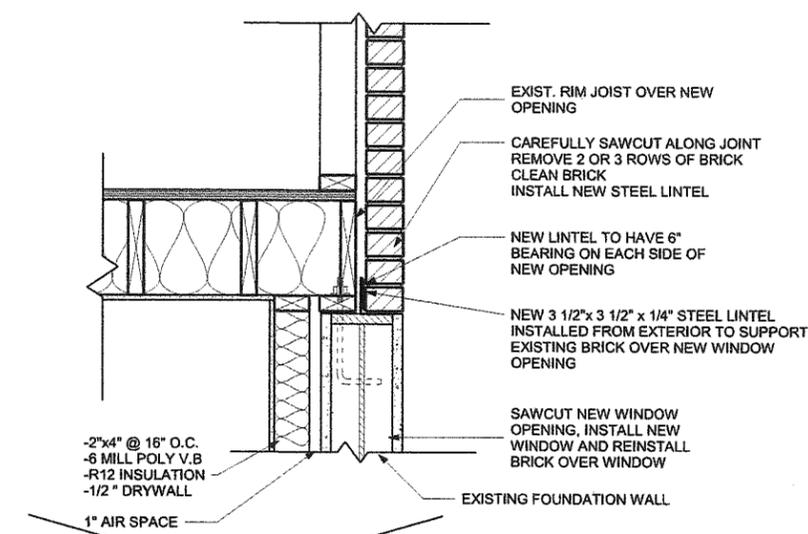
TYPICAL BASEMENT FOUNDATION WALL W1C - WALL ASSEMBLY

- 8" FOUNDATION WALL
- LAYER TYVEC AGAINST FOUNDATION WALL
- 1" AIRSPACE
- 2"x4" @ 16" O.C.
- 4" THICK ABSORPTIVE MATERIAL
- 6 MILL VAPOUR BARRIER
- 1/2" REGULAR GYPSUM BOARD

W1C WALL ASSEMBLY AROUND FOUNDATION WALLS 30 MIN. FIRE RESISTANCE RATING PROVIDED

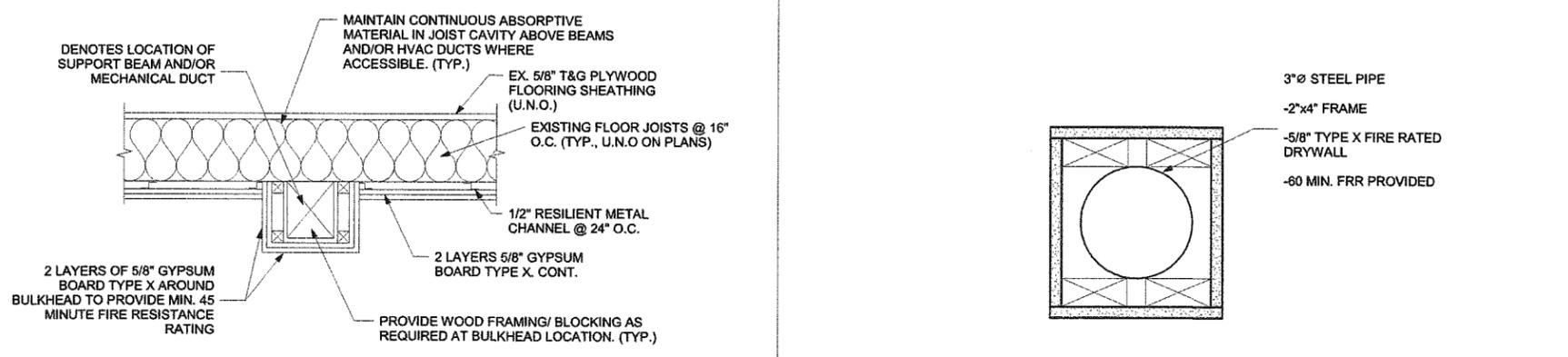
5 EXTERIOR BASEMENT FOUNDATION WALL DETAIL W1C 3" = 1'-0"

- ALL NEW INTERIOR PARTITION WALLS 2"x4" @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE W1C WALL ASSEMBLY (30 MIN. FRR.)



8 NEW WINDOW OPENING DETAIL (JOISTS PARALLEL TO RIM JOIST) 1 1/2" = 1'-0"

N/A



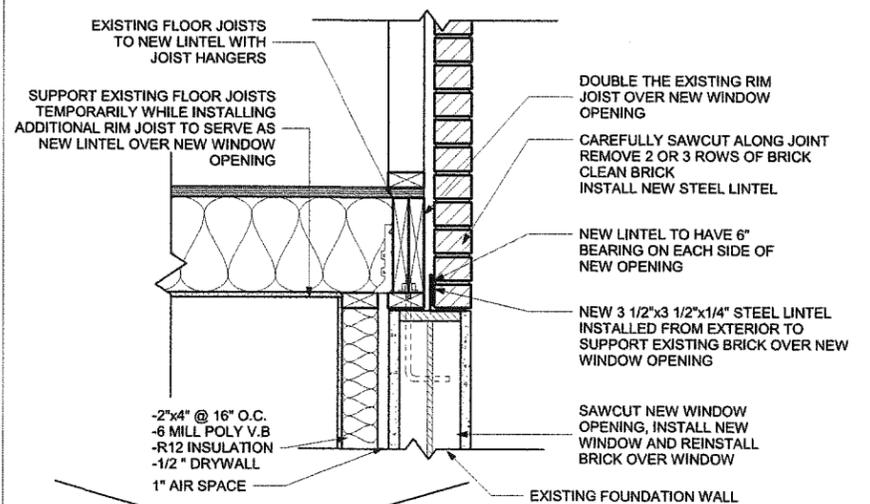
TYP. FIRE PROTECTION DETAIL BEAMS CEILINGS IN ENTIRE REPLACED CEILING AREAS

3 1" = 1'-0"

TYPICAL FIRE PROTECTION DETAIL OF STEEL COLUMN SUPPORTING BEAM

6 3" = 1'-0"

N/A



9 NEW WINDOW OPENING DETAIL (JOIST PERPENDICULAR TO RIM JOIST) 1 1/2" = 1'-0"

N/A

COMMERCIAL INSPECTIONS
BCIN DESIGN SERVICES

JK HOME

106 East Avenue S,
Hamilton, ON
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Revision Schedule

No.	Description	Date

DATE AND STAMP TIME
28/08/2022 08:52:45 p. m.

PROJECT NAME:
PROPOSED RENOVATIONS TO EXIST. 4 UNIT APARTMENT BUILDING

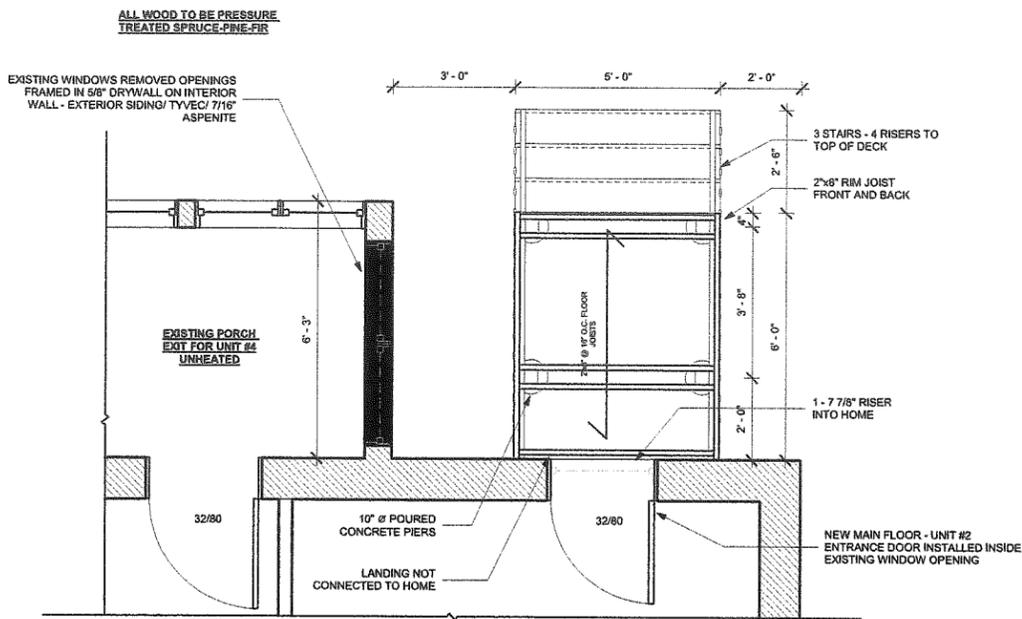
SHEET TITLE:

DETAILS

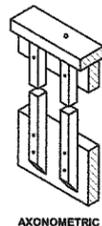
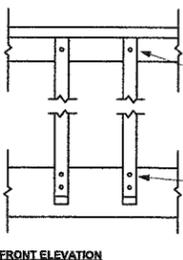
DRAWN BY: D.C.
CHECKED BY: J.K.
SCALE: As indicated
SHEET: 5 of 6
DWG No. A-105

CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED & APPROVED BY THE DESIGNER.

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1 DECK FLOOR PLAN VIEW
1/2" = 1'-0"



- NOTES:
1. PROVIDE A SUITABLE POST, RETURN, OR SOLID SUPPORT AT EACH SIDE OF THE GUARD.
 2. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
 3. FASTEN RIM JOIST TO EACH FLOOR JOIST WITH 3 - 82mm (3 1/4") NAILS
 4. DIMENSIONS SHOWN ARE IN mm UNLESS OTHERWISE SPECIFIED.
 5. THE OUTER DECK BOARD NOT BE LESS THAN 140mm (6" NOMINAL) WIDE. WHERE 38mm (2" NOMINAL) THICK BOARDS ARE USED, THE LENGTH OF THE WOOD SCREWS SHALL BE NOT LESS THAN 76mm (3")

2 DETAIL - EXTERIOR CONNECTION
2"x2" PICKETS SCREWED TO RIM
JOIST AND RAIL
1" = 1'-0"

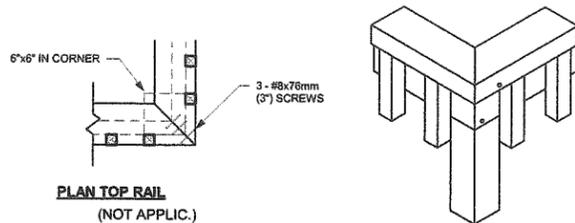
TABLE 1 - PIER SIZE (DIAMETER AT BASE Ø)

JOIST SPAN	4 feet pier spacing	6 feet pier spacing	8 feet pier spacing	10 feet pier spacing	JOIST SIZE
6 feet	8 in Ø	10 in Ø	12 in Ø	12 in Ø	2 x 6"
8 feet	10 in Ø	12 in Ø	12 in Ø	14 in Ø	2 x 6"
10 feet	10 in Ø	12 in Ø	14 in Ø	16 in Ø	2 x 8
12 feet	12 in Ø	14 in Ø	16 in Ø	18 in Ø	2 x 10

TABLE 2 - BEAM SIZE

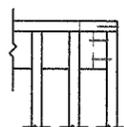
JOIST SPAN	4 feet pier spacing	6 feet pier spacing	8 feet pier spacing	10 feet pier spacing	JOIST SIZE
6 feet	2 - 2x6	2 - 2x6	2 - 2x6	2 - 2x10	2 x 6"
8 feet	2 - 2x6	2 - 2x8	2 - 2x10	2 - 2x12	2 x 6"
10 feet	2 - 2x6	2 - 2x8	2 - 2x10	2 - 2x12	2 x 8
12 feet	2 - 2x6	2 - 2x8	2 - 2x10	2 - 2x12	2 x 10

NOTES: SOIL BEARING CAPACITY TO BE CONSIDERED AS 2000 PSF (100kPa) UNLESS OTHERWISE DETERMINED BY A BUILDING INSPECTOR.
WOOD POSTS:
• 4R x 4R FOR DECK HEIGHTS UP TO 5 feet ON MINIMUM 8 inch SONO TUBES
• 6R x 6R FOR DECK HEIGHTS ABOVE 5 feet ON MINIMUM 10 inch SONO TUBES

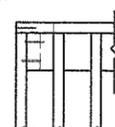


PLAN TOP RAIL
(NOT APPLIC.)

ONE FASTENER IN HORIZONTALLY ORIENTATED PORTION OF TOP RAIL AND TWO IN VERTICALLY ORIENTATED PORTION.



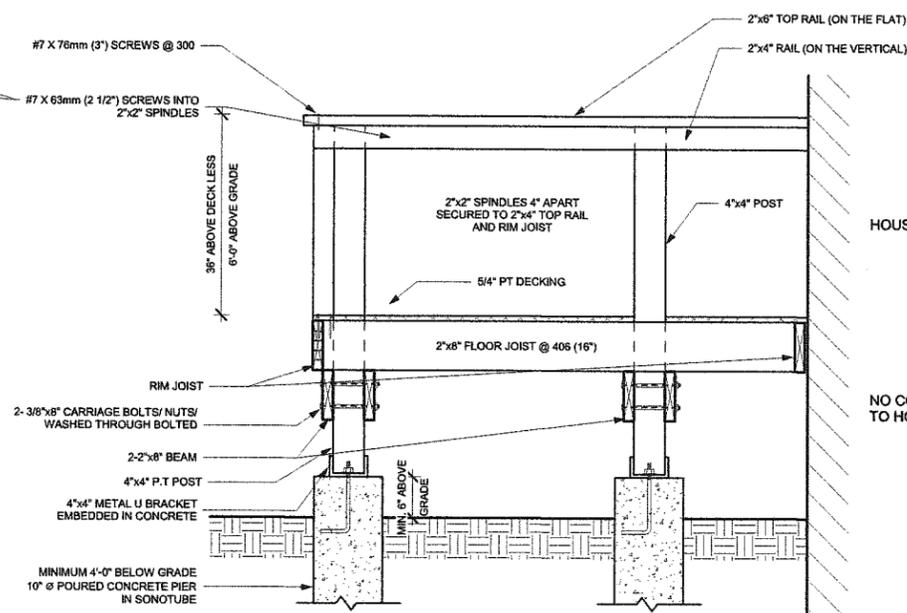
FRONT TOP RAIL



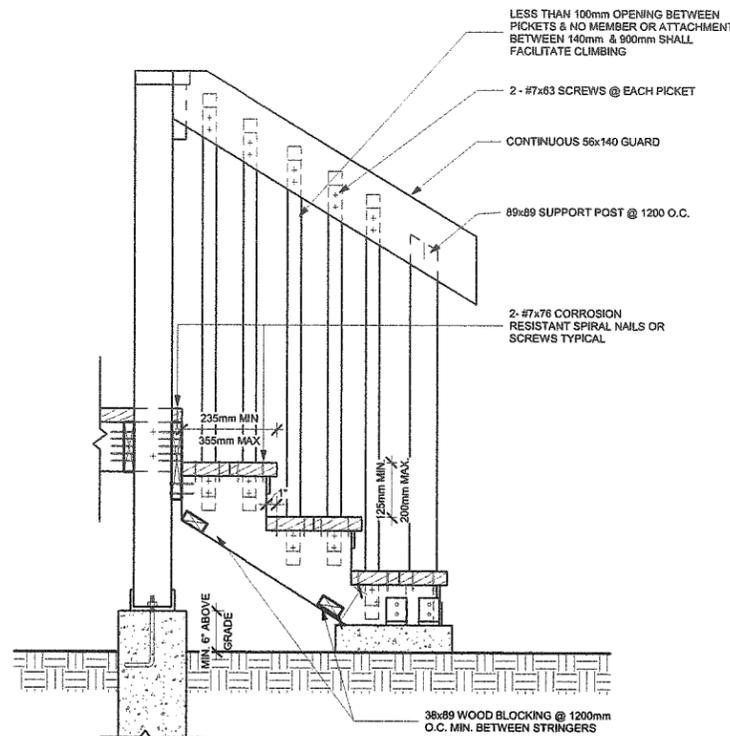
SIDE TOP RAIL

- NOTES:
1. SCREWS FASTENING PICKETS ARE OMITTED FOR CLARITY.
 2. PROVIDE A MINIMUM OF 10 PICKETS BEYOND RETURN IF END RESTRAINT OF THE GUARD IS PROVIDED BY THIS RETURN DETAIL ONLY.

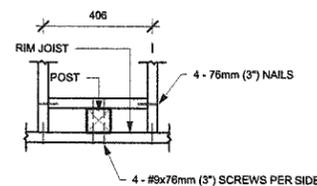
4 DETAIL ED-5 EXTERIOR CONNECTION
CORNER JOINT
1" = 1'-0" (NOT APPLIC.)



5 DECK TO GAURD / BEAM
CONNECTION DETAILS
1" = 1'-0"



6 STRINGER DETAIL
1" = 1'-0"



- NOTES:
1. DECKING IS OMITTED FROM THE PLAN VIEW AND THE AXONOMETRIC VIEW FOR CLARITY.
 2. FASTEN 25 mm x 140 mm (5/4" x 6" NOMINAL) OUTER DECK BOARD TO RIM JOIST WITH 63mm (2 1/2") NAILS AT 300mm (12").
 3. FASTEN 25 mm x 140 mm (5/4" x 6" NOMINAL) OUTER DECK BOARD TO FLOOR JOIST WITH 1-63mm (2 1/2") NAILS AT EACH JOIST.
 4. THE POST MAY BE POSITIONED ANYWHERE BETWEEN THE JOISTS.
 5. #9 SCREWS MAY BE REPLACED BY #8 SCREWS IF THE MAXIMUM SPACING BETWEEN POSTS IS NOT MORE THAN 1.20m (3'-11").
 6. DIMENSIONS SHOWN ARE IN mm UNLESS OTHERWISE IS SPECIFIED

7 DETAIL EB-2 EXTERIOR
CONNECTION: POST SCREWED TO
RIM JOIST
1" = 1'-0"

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Revision Schedule

No.	Description	Date
1	Revision 1	Date 1

DATE AND STAMP TIME
28/08/2022 08:52:47 p. m.

PROJECT NAME:
**PROPOSED RENOVATIONS
TO EXIST. 4 UNIT
APARTMENT BUILDING**

SHEET TITLE:

**PROPOSED REAR
DECK**

DRAWN BY: Author
CHECKED BY: Checker
SCALE: As indicated
SHEET: 4 of 4
DWG No. A-106

106 EAST AVE. SOUTH - PROPOSED BUILDING CODE UPGRADES TO EXISTING 4 UNIT APT. DWELLING



-Application to bring Existing 4 Unit Apartment Dwelling into conformity with the Ontario Building Code – Separate direct exits to exterior(removal of metal fire escape)/Installation of hard wired Smoke and Carbon Monoxide Alarms/ Fire Separations/ Separate washer and dryer installation each unit/ Minor interior partition changes/ Water Service Line Upgrade from 3/4" to 1".

- Basement consists of – Unit #1, also Maintenance Room with Service Room contained within.
- Main Floor consists of – Unit #2
- Second Floor consists of Unit #3
- Third Floor consists of Unit #4
- Common Entrances to be replaced with Separate Entrances, each unit**
- Fire Escape to Third Floor Unit #4 is proposed to be removed and replaced with an internal separate Exit directly to the exterior**
- Please Note – All Existing Walls and Ceilings on the Main Floor and Second Floor of the 4 Unit Apartment Dwelling are Plaster Construction and Satisfy the Required Minimum 45 Minute Horizontal and Vertical Fire Separations Between Units – 1 Hour is provided**
- Heating – existing combination newer Boiler/Hot Water Tank
- Building approx. 100 years old.
- 1.1.2.6. Application of Part 11(1)**Part 11 of Division B applies to the design and construction of existing buildings, or parts of existing buildings, that have been in existence for at least five years.
- Basement height to underside of drywall under beams and heating bulkhead provides minimum 6'-5" headroom clearance

OBC REVIEW- PART 9 RESIDENTIAL MULTI-FAMILY SEPARATE ENTRANCES TO BE PROVIDED FOR ALL UNITS FROM ALL FLOORS – Existing plaster walls and ceilings provide 60 Minute FRR(as detailed further in fire separations) - Any openings that require to be closed in to maintain separate exits shall be constructed in accordance with SB-3 – W4A Wall Assembly (see detail#2)

PROPOSED FIRE SEPARATION/ FIRE RESISTANCE RATING NOTES

Ontario Building Code Review

- 9.10.8.1 Fire Resistance Ratings for Floors – Table 9.10.8.1 – 45 minutes required
- 9.10.9.14 Separation of Residential Suites – FRR of 45 Minutes required

FIRE SEPARATION/ FIRE RESISTANCE RATINGS AND NOTES:

1. HORIZONTAL FIRE SEPARATION OF 45 MINUTES IS REQUIRED - EXISTING MAIN FLOOR AND SECOND FLOOR CEILINGS ARE PLASTER CONSTRUCTION AND TO REMAIN

AS PER SUPPLEMENTARY STANDARD SB-2 – SECTION 2.3.4.D – Existing plaster walls and ceiling constructed of 9.5mm gypsum lath with 19mm thick gypsum and sand plaster – providing 50 minute fire resistance rating + floor joist (Table 2.3.4.F.) 10 minutes – Total of 60 minute FRR provided – 45 minutes required.

PLEASE NOTE : During construction if an entire required fire separation of a ceiling within a room is removed it must be replaced with an F9C - ceiling assembly - (providing a 60 minute FRR and 50 STC rating) – floor joist cavity filled with absorptive material(minimum 6inches) – resilient metal channel spaced at 24" OC – 2 layer 5/8" Type X – fire rated drywall. (see detail #1)

Basement Ceiling(Existing to Remain) – 45 Minute Horizontal Fire Separation is required – as per SB-2 Section 2.3.4 Method of Calculation – (Table 2.3.4.B) – 1 layer of 5/8" Type X – provides 40 minute FRR + floor joist (Table 2.3.4.F) 10 minutes – Total of 50 minutes provided – 45 minutes required

2) VERTICAL FIRE SEPARATION OF 45 MINUTES IS REQUIRED BETWEEN SEPARATE DWELLING UNITS AS PER SECTION 9.10.9.14

VERTICAL FIRE SEPARATIONS BETWEEN EXISTING UNITS THROUGHOUT THE BUILDING ARE REQUIRED TO PROVIDE A MINIMUM 45 MINUTE FIRE RESISTANCE RATING.

ALL EXISTING INTERIOR VERTICAL WALLS ON THE FIRST AND SECOND FLOORS ARE PLASTER CONSTRUCTION PROVIDING 60 MINUTE FRR

EXISTING DOOR OPENINGS AND OTHER OPENINGS THAT REQUIRE TO BE FRAMED IN SHALL BE CONSTRUCTED IN ACCORDANCE WITH SB-3 – **W4A WALL ASSEMBLY - PROVIDING 1 HOUR FRR, STC50 - 2X4 STUDS AT 16" OC, STUD CAVITY FILLED WITH ABSORPTIVE MATERIAL, 2 LAYERS 5/8" TYPE X FIRE RATED DRYWALL ON RESILIENT METAL CHANNEL SIDE, ONE LAYER OF 5/8" TYPE X FIRE RATED DRYWALL ON OTHER SIDE. (see detail #2)**

- EXISTING SERVICE ROOM CEILING IS PROTECTED WITH 1 SPRINKLER HEAD IN THE MIDDLE OF THE ROOM-**
- EXISTING VERTICAL FIRE SEPARATION AROUND SERVICE ROOM - SECTION 9.10.10.3. SEPARATION OF SERVICE ROOMS - COMPLIANCE ALTERNATIVE C153 - 30 MINUTE FIRE SEPARATION IS ACCEPTABLE – SECTION 2.3.4 METHOD OF CALCULATION – 20 MINUTES FOR WOOD STUDS + 10 MINUTES FOR 1/2" REGULAR DRYWALL(SIMILAR TO W1C WALL ASSEMBLY – 30 MINUTE FRR PROVIDED)**
- EXISTING SERVICE ROOM DOOR WITH 45 MINUTE LABEL, WITH SELF CLOSING, SELF -LATCHING DEVICE**

3) 9.10.13.1 Doors/Dampers/ Closures – Service room door covered above

4) 9.10.19. SMOKE ALARMS - SHALL BE HARD WIRED EVERY UNIT - (BASEMENT, MAIN FLOOR, SECOND FLOOR, THIRD FLOOR), INSTALLED IN EVERY SLEEPING ROOM, EVERY HALLWAY ADJACENT TO SLEEPING ROOMS, EVERY LEVEL, MUST BE AUDIBLE AND VISUAL.

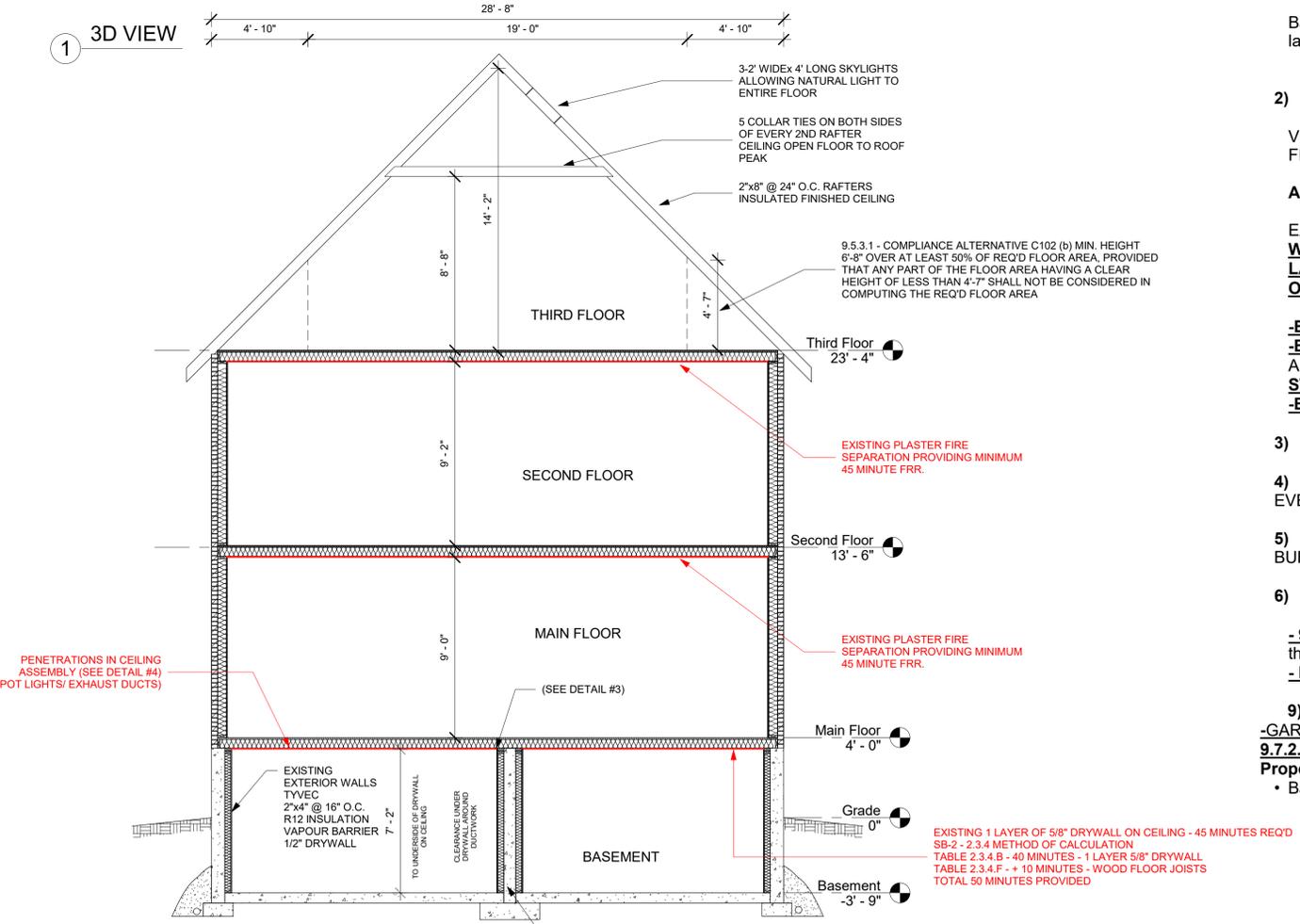
5) 9.33.4. CARBON MONOXIDE ALARMS – SHALL BE HARD WIRED AND INSTALLED IN EACH ADJACENT SUITE TO SERVICE ROOM WITH FUEL BURNING APPLIANCE

6) PROTECTION OF WOOD/STEEL BEAMS AND COLUMNS

- 9.10.8.3 Fire Resistance Ratings for Walls, Columns and Arches – (1) Except as otherwise.....all loadbearing walls, steel/wood beams, columns.... in the storey immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported floor (45 MINUTES).
- PLEASE NOTE – EXISTING MAIN AND SECOND FLOOR WALLS AND CEILINGS ARE PLASTER CONSTRUCTION

9) WINDOWS (See Floor Plans for Window Compliance)

-GAR – Glass area required / GAP – Glass area provided
9.7.2.3. Minimum Window Areas – Part 11 Compliance Alternative C107....windows may be reduced by 50%
Proposed Combination Rooms - 9.5.1.4. Combination Rooms(1) Two or more areas may be considered as a combination room.....
• Bathrooms/ Service Rooms/ Storage Rooms/ Hallways/ Recreation Room do not require natural lighting



2) TYP. SECTION VIEW
1/4" = 1'-0"

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[Signature]

COMMERCIAL INSPECTIONS
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JK HOME

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Revision Schedule

No.	Description	Date

DATE AND STAMP TIME
28/08/2022 08:52:28 p. m.

PROJECT NAME:
PROPOSED RENOVATIONS TO EXIST. 4 UNIT APARTMENT BUILDING

SHEET TITLE:

3D VIEW / SECTION/ NOTES

DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/4" = 1'-0"
SHEET: 1 of 6
DWG No. **A-101**

UNIT #1 - EXIST. BASEMENT APT. / UNIT #2 - EXIST. MAIN FLOOR APT. / UNIT #3 - EXIST. SECOND FLOOR APT. / UNIT #4 EXIST. THIRD FLOOR APT.

NATURAL LIGHTING SHOWN ON FLOOR PLANS PART II COMPLIANCE ALTERNATIVE REQ'D WINDOW SIZES MAY BE REDUCED BY 50% GAR - GLASS AREA REQ'D / GAP - GLASS AREA PROVIDED

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Revision Schedule

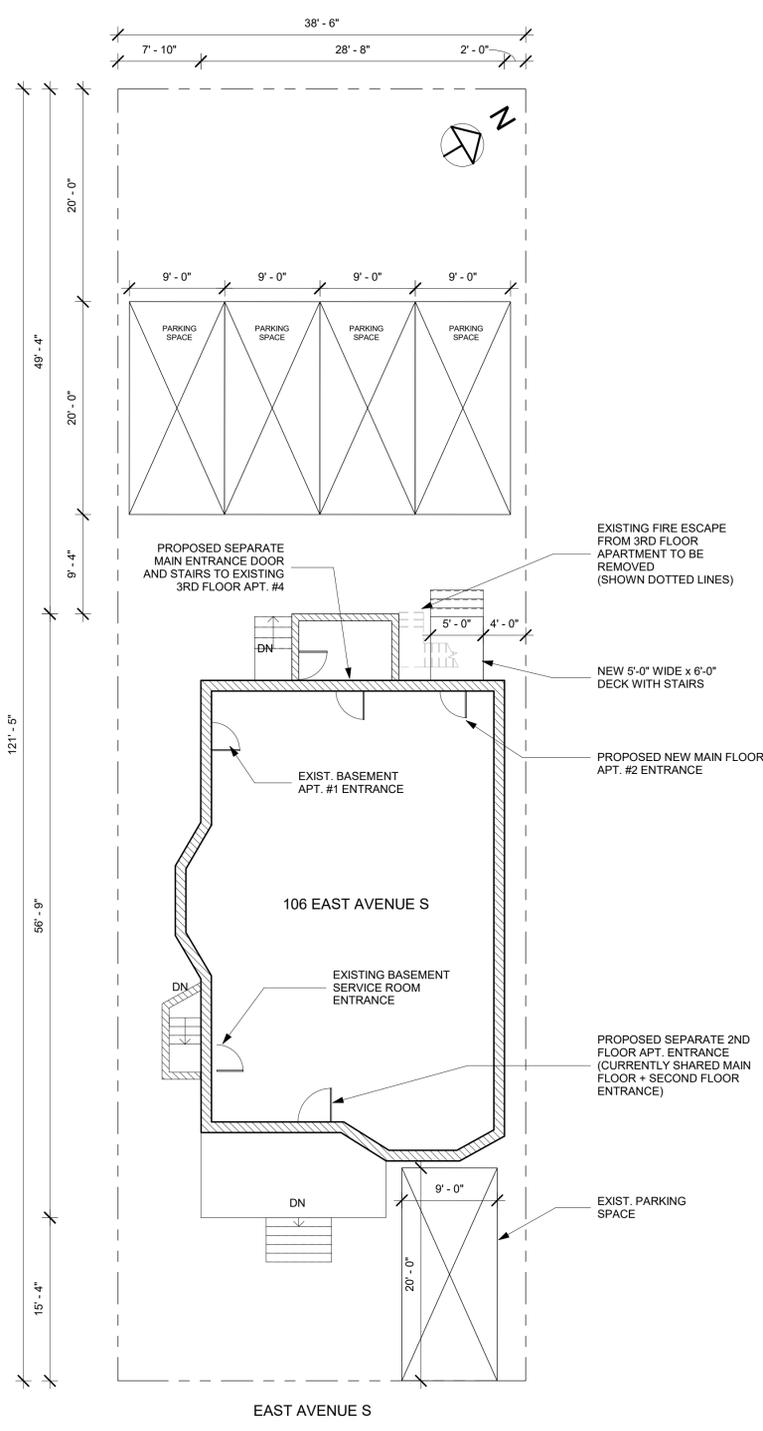
No.	Description	Date

DATE AND STAMP TIME
 28/08/2022 08:52:30 p. m.

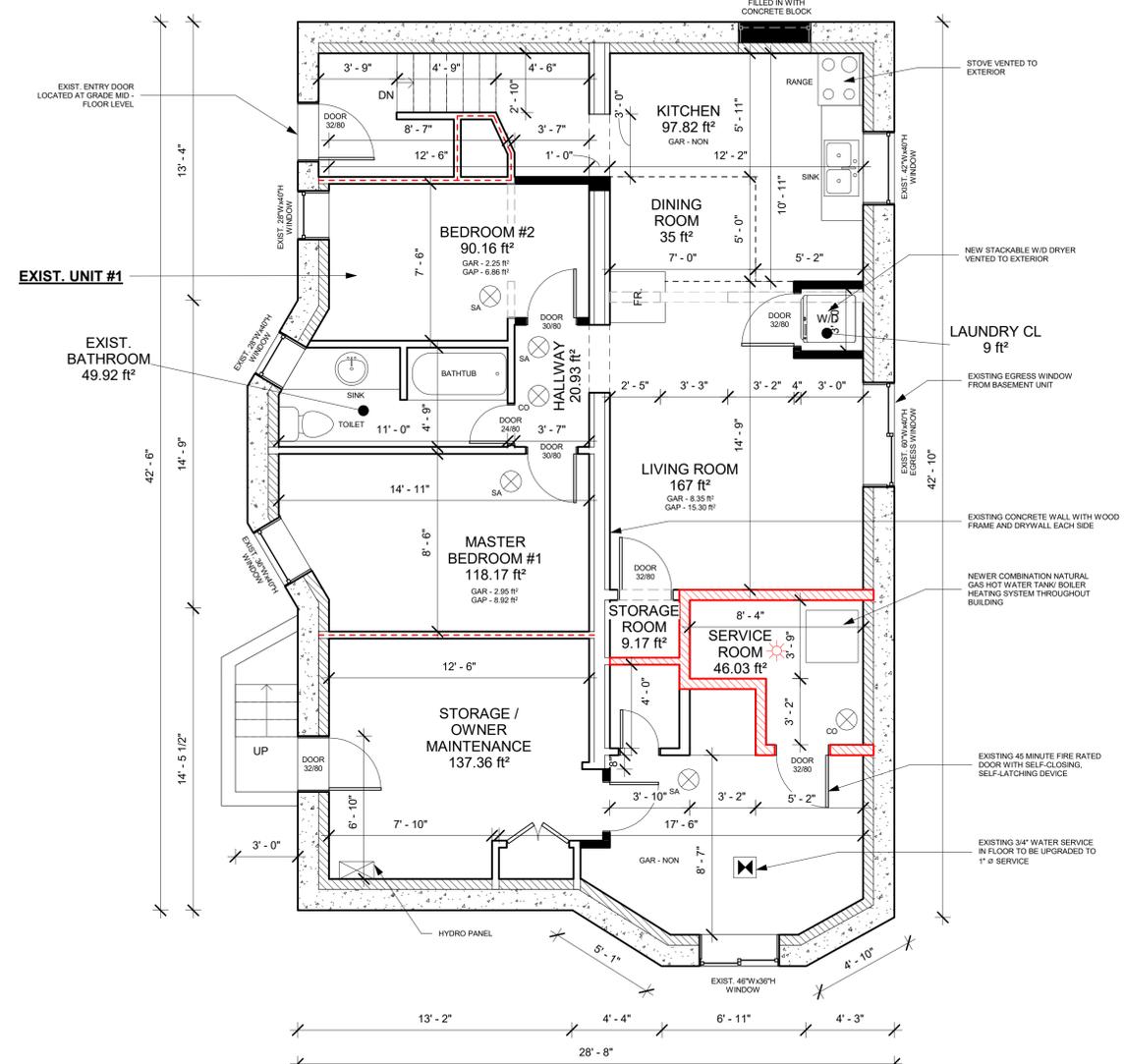
PROJECT NAME:
PROPOSED RENOVATIONS TO EXIST. 4 UNIT APARTMENT BUILDING

SHEET TITLE:
PLOT PLAN / BASEMENT FLOOR PLAN

DRAWN BY: D.C.
 CHECKED BY: J.K.
 SCALE: As indicated
 SHEET: 2 of 6
 DWG No. A-102



1 PLOT PLAN
 1/8" = 1'-0"



- NEW HARD WIRED COMBINATION SMOKE/STROBE ALARMS EVERY UNIT.
- NEW WIRED CO ALARMS AS SHOWN.
- NEW PARTITION WALLS 2"x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE SIMILAR TO W1C WALL ASSEMBLY 30 MIN. FRR. PROVIDED (SEE DETAIL #5)
- NEW 30 MINUTE FIRE RATED WALLS W4A - WALL ASSEMBLY STC RATING 50 (SEE DETAIL #2)
- EXIST. PLASTER FIRE SEPARATIONS PROVIDING 60 MIN. FRR (MINIMUM REQ'D IS 45 MINUTES)
- EXISTING 30 MINUTE VERTICAL DRYWALL FIRE SEPARATION / 2"x4" @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE (SIMILAR TO W1C)
- EXISTING SPRINKLER IN SERVICE ROOM CEILING IN LIEU OF A DRYWALL CEILING
- GAR - GLASS AREA REQ'D
 GAP - GLASS AREA PROVIDED
- WALLS TO BE REMOVED

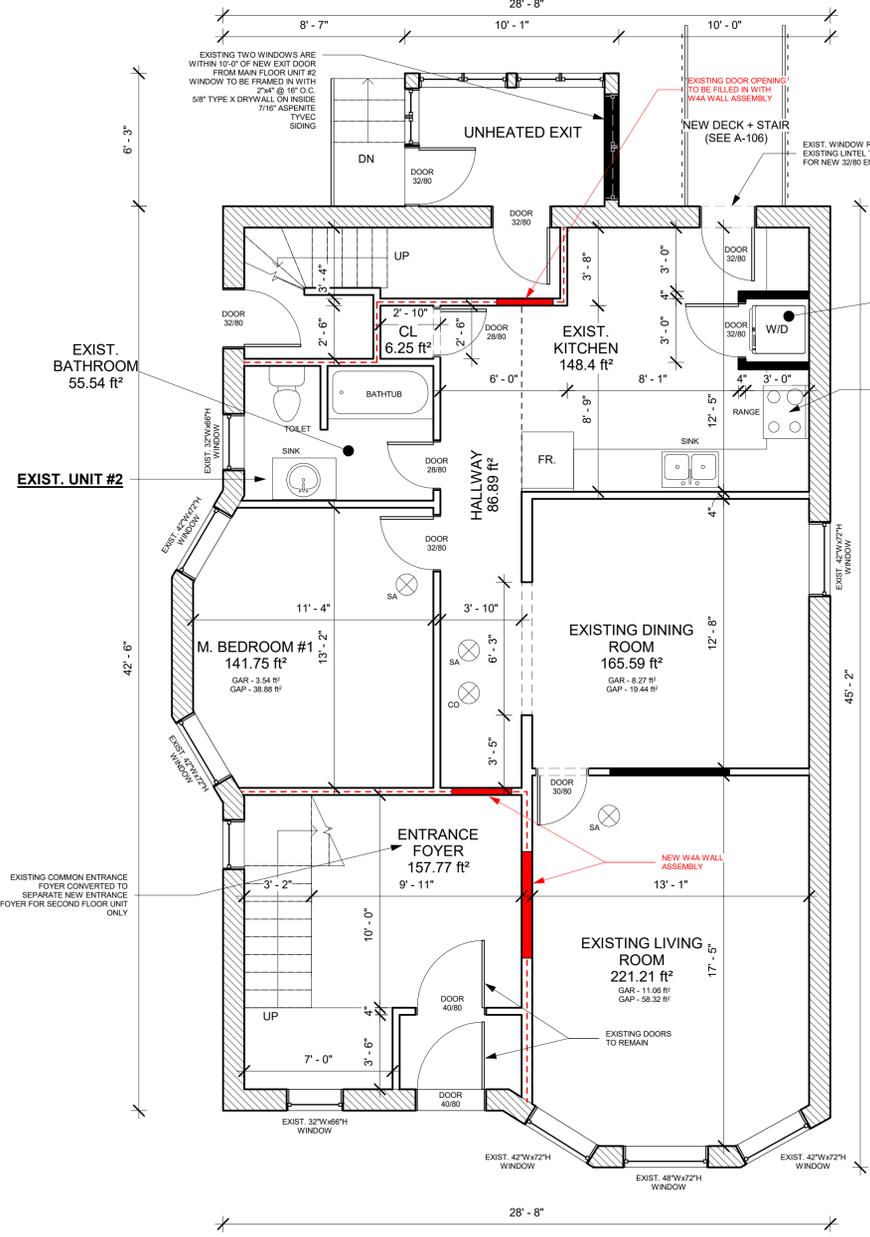
EXISTING BASEMENT APARTMENT (UNIT #1)
 2 FLOOR PLAN (647 SQ.FT)
 1/4" = 1'-0"

* **EXISTING 4 UNIT APARTMENT BUILDING TO BE UPGRADED TO CURRENT BUILDING CODE** *

STANDARDS - PROVIDING SEPARATE ENTRANCES/ SEPARATE WASHER AND DRYERS, UPGRADED FIRE SEPARATIONS IN CERTAIN AREAS, UPGRADED SMOKE/ STROBE/ CARBON MONOXIDE ALARMS, AND SOME MINOR INTERIOR PARTITION WALL CHANGES. NOT STRUCTURAL CHANGES PROPOSED

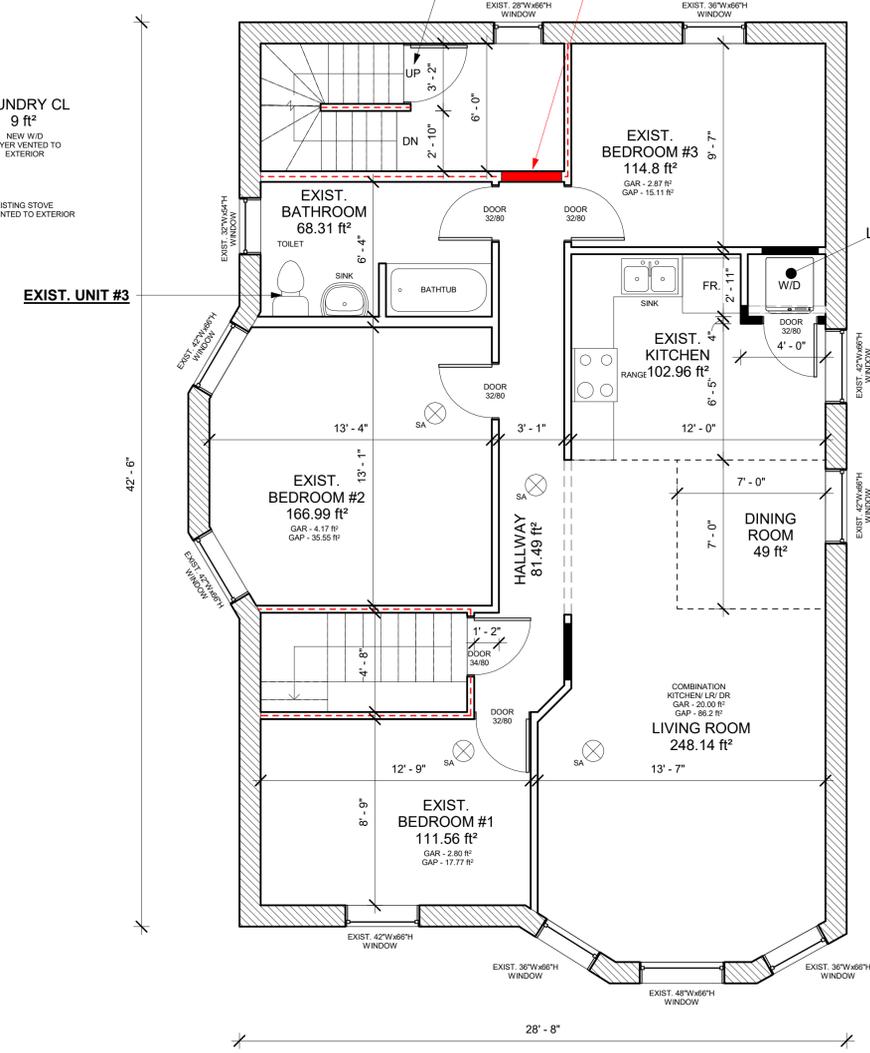
UNIT #1 - EXIST. BASEMENT APT. / UNIT #2 - EXIST. MAIN FLOOR APT. / UNIT #3 - EXIST. SECOND FLOOR APT. / UNIT #4 EXIST. THIRD FLOOR APT.

**NATURAL LIGHTING SHOWN ON FLOOR PLANS PART II COMPLIANCE ALTERNATIVE
REQ'D WINDOW SIZES MAY BE REDUCED BY 50% GAR - GLASS AREA REQ'D / GAP - GLASS AREA PROVIDED**



- SA ⊗ -HARD WIRED COMBINATION SMOKE/STROBE ALARMS EVERY UNIT.
- CO ⊗ -HARD WIRED CO ALARMS
- NEW PARTITION WALLS 2"x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE SIMILAR TO W1C WALL ASSEMBLY 30 MIN. FRR. PROVIDED (SEE DETAIL #5)
- NEW 30 MINUTE FIRE RATED WALLS W4A - WALL ASSEMBLY STC RATING 50 (SEE DETAIL #2)
- ITEMS TO BE REMOVED
- EXIST. PLASTER FIRE SEPARATIONS PROVIDING 60 MIN. FRR (MINIMUM REQ'D IS 45 MINUTES)

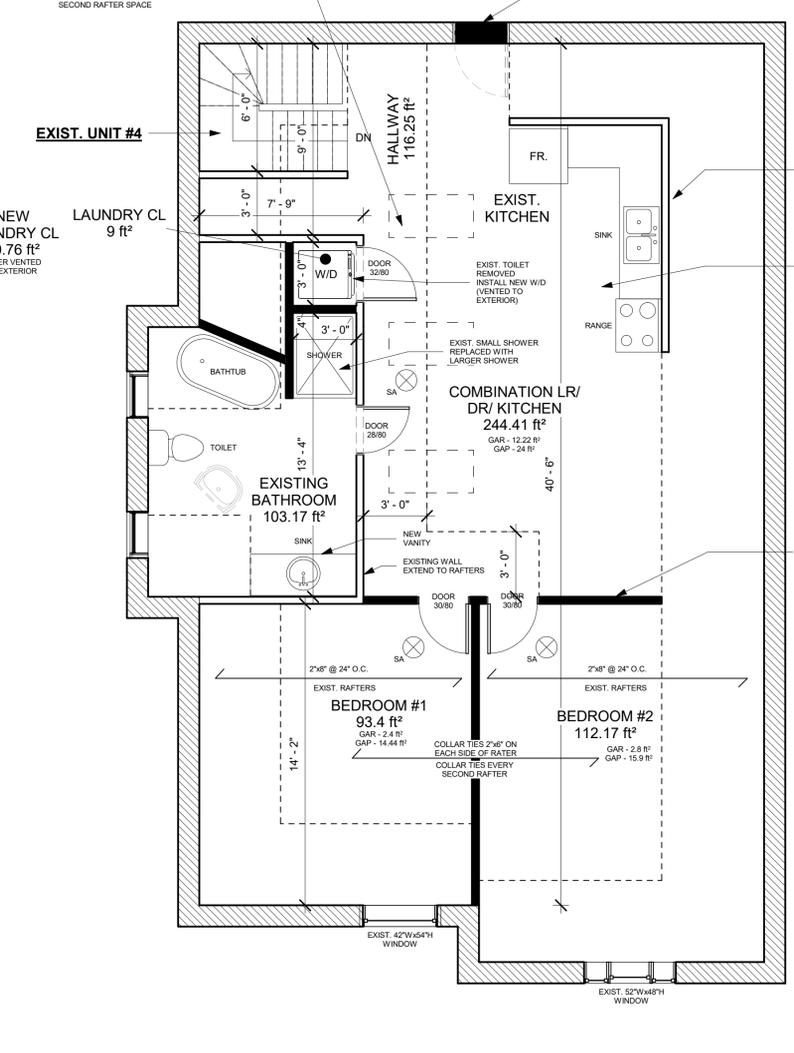
EXISTING MAIN FLOOR PLAN (UNIT #2)
 1 (835 SQ.FT)
 1/4" = 1'-0"



- SA ⊗ -HARD WIRED COMBINATION SMOKE/STROBE ALARMS EVERY UNIT.
- NEW PARTITION WALLS 2"x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE SIMILAR TO W1C WALL ASSEMBLY 30 MIN. FRR. PROVIDED (SEE DETAIL #5)
- ITEMS TO BE REMOVED
- EXIST. PLASTER FIRE SEPARATIONS PROVIDING 60 MIN. FRR (MINIMUM REQ'D IS 45 MINUTES)

EXISTING SECOND FLOOR PLAN (UNIT #3)
 2 (943 SQ.FT)
 1/4" = 1'-0"

EXISTING MAIN/SECOND FLOOR WALLS AND CEILING ARE PLASTER CONSTRUCTION
-9.5 mm GYPSUM LATH WITH 19mm THICK GYPSUM AND SAND PLASTER OVER 60 MINUTE FIRE RESISTANCE RATING TABLE 2.3.4B-SB2



- SA ⊗ -HARD WIRED COMBINATION SMOKE/STROBE ALARMS EVERY UNIT.
- NEW PARTITION WALLS 2"x4" @ 16" O.C. - 1/2" DRYWALL EACH SIDE SIMILAR TO W1C WALL ASSEMBLY 30 MIN. FRR. PROVIDED (SEE DETAIL #5)
- ITEMS TO BE REMOVED

EXISTING THIRD FLOOR PLAN (UNIT #4)
 3 (680 SQ.FT)
 1/4" = 1'-0"

PENETRATIONS OF FIRE SEPARATIONS AND FIRE STOPPING

9.10.9.6. Penetration of Fire Separations
 (1) Piping, tubing, ducts, chimneys, wiring, conduit, electrical outlet boxes and other similar service equipment that penetrate a required fire separation shall be tightly fitted or fire stopped to maintain the integrity of the separation.

A-9.10.9.6.(1) Penetration of Fire-Rated Assemblies by Service Equipment.
 This Sentence, together with Article 3.1.9.1., is intended to ensure that the integrity of fire-rated assemblies is maintained where they are penetrated by various types of service equipment.

For buildings regulated by the requirements in Part 3, fire stop materials used to seal openings around building services, such as pipes, ducts and electrical outlet boxes, must meet a minimum level of performance demonstrated by standard test criteria.

THIS IS DIFFERENT FROM THE APPROACH IN PART 3. BECAUSE OF THE TYPE OF CONSTRUCTION NORMALLY USED FOR BUILDINGS REGULATED BY THE REQUIREMENTS OF PART 9, IT IS ASSUMED THAT THIS REQUIREMENT IS SATISFIED BY THE USE OF GENERIC FIRE STOP MATERIALS SUCH AS MINERAL WOOL, GYPSUM PLASTER OR PORTLAND CEMENT MORTAR.

A-3.1.9.1.(1)(b) Tightly Fitted.
 The intention behind the use of the term "tightly fitted" is to reinforce that there are to be no gaps between the building service or other penetrating item and the membrane or assembly it penetrates.

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Revision Schedule

No.	Description	Date

DATE AND STAMP TIME
 28/08/2022 08:52:31 p. m.

PROJECT NAME:
PROPOSED RENOVATIONS TO EXIST. 4 UNIT APARTMENT BUILDING

SHEET TITLE:

FLOOR PLANS

DRAWN BY: D.C.
 CHECKED BY: J.K.
 SCALE: 1/4" = 1'-0"
 SHEET: 3 of 6
 DWG No. A-103

CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED & APPROVED BY THE DESIGNER.

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 BCIN DESIGN SERVICES**

J.K. HOME

106 East Avenue S,
 Hamilton, ON
 L8N 2T7

Revision Schedule

No.	Description	Date

DATE AND STAMP TIME
 28/08/2022 08:52:43 p. m.

PROJECT NAME:
**PROPOSED RENOVATIONS
 TO EXIST. 4 UNIT
 APARTMENT BUILDING**

SHEET TITLE:
ELEVATIONS

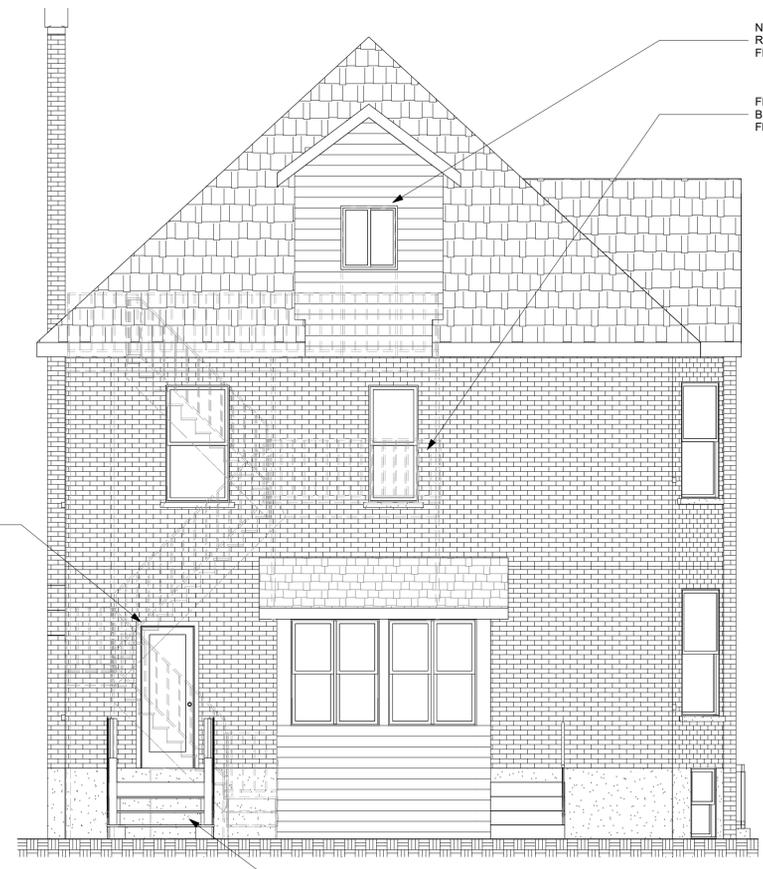
DRAWN BY: D.C.
 CHECKED BY: J.K.
 SCALE: 1/4" = 1'-0"
 SHEET: 4 of 6
 DWG No. **A-104**



3 FRONT ELEVATION
 1/4" = 1'-0"



4 LEFT ELEVATION
 1/4" = 1'-0"



5 REAR ELEVATION
 1/4" = 1'-0"



6 RIGHT ELEVATION
 1/4" = 1'-0"

FIRE ESCAPE AT REAR OF BUILDING TO 2ND AND 3RD FLOORS TO BE REMOVED

NEW SLIDING WINDOW REPLACING HALF DOOR TO FIRE ESCAPE

FIRE ESCAPE AT REAR OF BUILDING TO 2ND AND 3RD FLOORS TO BE REMOVED

FIRE ESCAPE AT REAR OF BUILDING TO 2ND AND 3RD FLOORS TO BE REMOVED

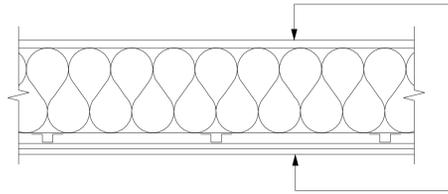
-EXIST. MAIN FLOOR WINDOW REMOVED
 -EXIST. WINDOW LINTEL TO REMAIN
 -NEW MAIN FLOOR ENTRANCE DOOR INSTALLED
 -NEW DECK WITH STAIRS (SEE PAGE A-106)

EXISTING WINDOW FILLED IN WITH CONCRETE BLOCK

EXIST. WINDOW TO BE DESIGNATED AS EGRESS WINDOW

EXISTING PLASTER CEILINGS PROVIDE 60 MINUTE FRR - IF ANY CEILINGS ARE DAMAGED AND NEED TO BE REPLACED ENTIRELY PLEASE CONSTRUCT CEILING IN ACCORDANCE WITH THIS ASSEMBLY

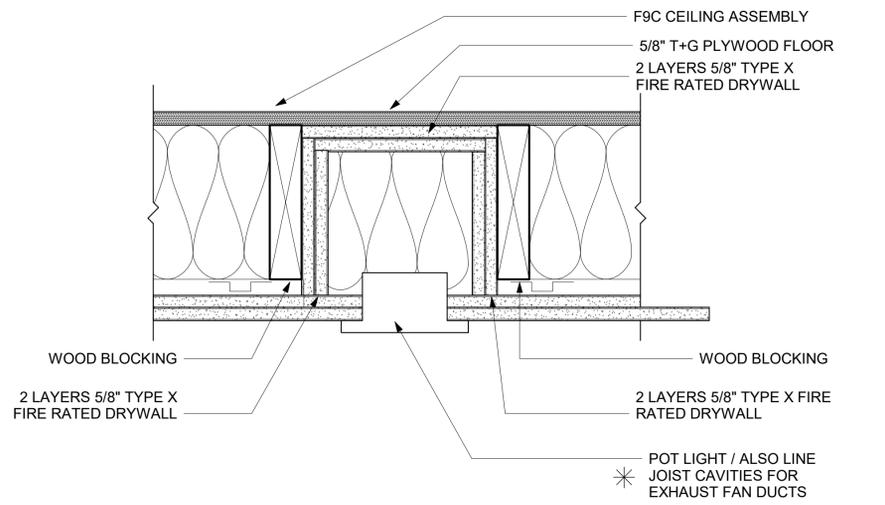
F9C - CEILING ASSEMBLY



- EX. PLYWOOD SHEATHING
- EXISTING FLOOR JOISTS
- ABSORPTIVE MATERIAL IN CAVITY (MIN. 6")
- 1/2" RESILIENT METAL CHANNELS @24" O.C
- 2 LAYER OF 5/8" TYPE X GYPSUM BOARD

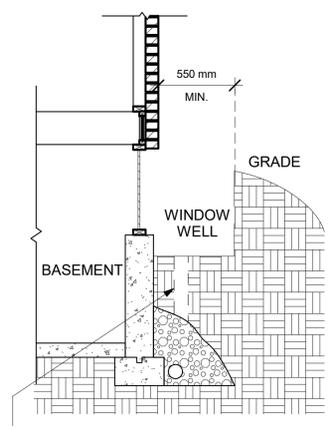
SB-3 - CEILING ASSEMBLY F9C
HORIZONTAL FIRE SEPARATION 45 MIN. REQ'D / STC RATING OF 50 REQ'D / 1 HOUR PROVIDED

① 1 1/2" = 1'-0"



POT LIGHT PENETRATION INTO CEILING FIRE SEPARATION
3" = 1'-0"

* **IF ANY PLASTER CEILINGS ARE REPLACED DUE TO DAMAGE OR OTHER INSTALLATIONS THE INTEGRITY OF THE HORIZONTAL FIRE SEPARATION MUST BE MAINTAINED**



NEW 4" Ø WEEPING TILE WITH 3/4" CLEARANCE STONE TO STONE BED OVER EXISTING WEEPER FOR DRAINAGE

⑦ **EGRESS WINDOW WELL DETAIL**
1/2" = 1'-0"

BASEMENT LIVING ROOM WINDOW TO BE DESIGNATED EGRESS WINDOW

- 9.9.10. Egress from Bedrooms**
9.9.10.1. Egress Windows or Doors for Bedrooms
- (1) Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom in a suite shall be provided with at least one outside window that,
 - (a) is openable from the inside without the use of tools,
 - (b) provides an individual, unobstructed open portion having a minimum area of 0.35 m² with no dimension less than 380 mm, and
 - (c) maintains the required opening described in Clause (b) without the need for additional support.
 - (2) Except for *basement areas*, the window required in Sentence (1) shall have a maximum sill height of 1 000 mm above the floor.
 - (3) When sliding windows are used, the minimum dimension described in Sentence (1) shall apply to the openable portion of the window.
 - (5) Where a window required in Sentence (1) opens into a window well, a clearance of not less than 550 mm shall be provided in front of the window.
 - (6) Where the sash of a window referred to in Sentence (5) swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency.
 - (7) Where a protective enclosure is installed over the window well referred to in Sentence (5), such enclosure shall be openable from the inside without the use of keys, tools or special knowledge of the opening mechanism.

(IF BELOW OR AT GRADE)
N/A

W4A - WALL ASSEMBLY:

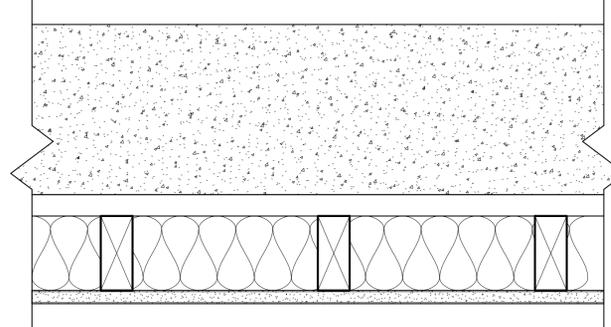
- 45 MINUTES REQ'D - 1 HOUR PROVIDED
- 2"x4" STUDS SPACED 16" O.C
- 4" THICK ABSORPTIVE MATERIAL
- 1/2" RESILIENT METAL CHANNELS ON ONE SIDE SPACED 16" O.C.
- 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD ON RESILIENT METAL CHANNEL SIDE
- 1 LAYER OF 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE

- * (AROUND SERVICE ROOM AND SEPARATION BETWEEN SUITES)
- * AND REQUIRED VERTICAL FIRE SEPARATION

VERTICAL FIRE SEPARATION OF 45 MIN. REQ'D, STC RATING OF 50 REQ'D - 1 HOUR PROVIDED
3" = 1'-0"

② 3" = 1'-0"

* **NOTE: IF ANY FRAME WALLS AROUND BASEMENT UNIT, ARE TO BE REPLACED, MUST BE RECONSTRUCTED IN THIS MANNER**



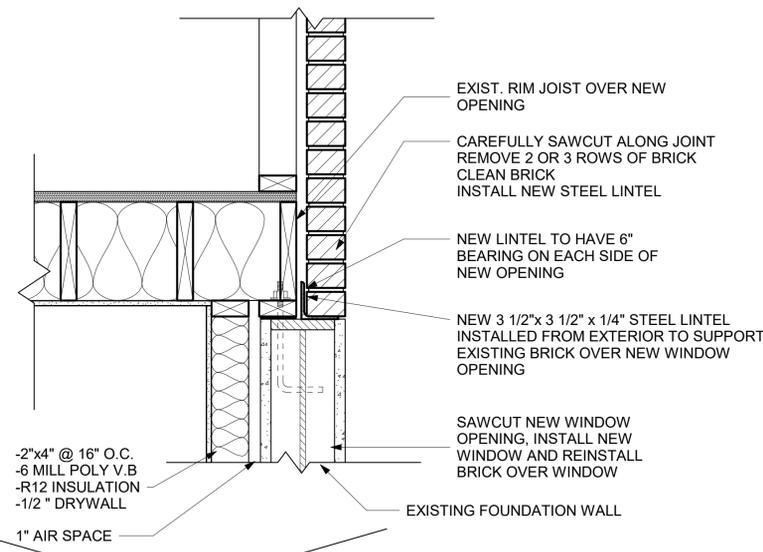
W1C WALL ASSEMBLY AROUND FOUNDATION WALLS
30 MIN. FIRE RESISTANCE RATING PROVIDED

EXTERIOR BASEMENT FOUNDATION WALL DETAIL W1C
3" = 1'-0"

TYPICAL BASEMENT FOUNDATION WALL W1C - WALL ASSEMBLY

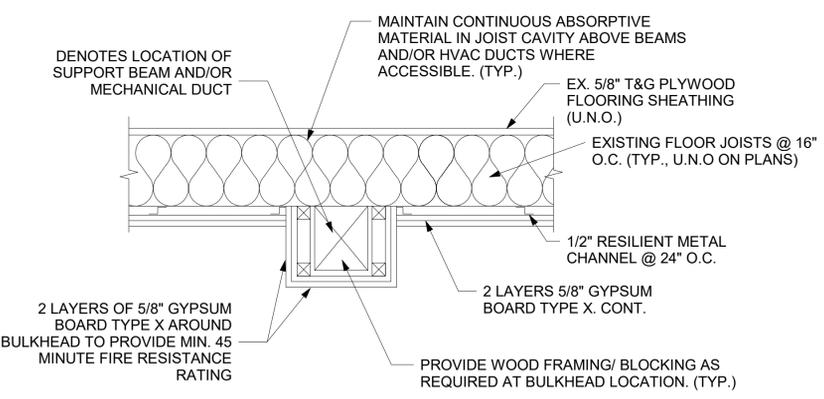
- 8" FOUNDATION WALL
 - LAYER TYVEC AGAINST FOUNDATION WALL
 - 1" AIRSPACE
 - 2"x4" @ 16" O.C.
 - 4" THICK ABSORPTIVE MATERIAL
 - 6 MILL VAPOUR BARRIER
 - 1/2" REGULAR GYPSUM BOARD
- 30 MIN. FIRE RESISTANCE RATING PROVIDED

- ALL NEW INTERIOR PARTITION WALLS 2"x4" @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE W1C WALL ASSEMBLY (30 MIN. FRR.)



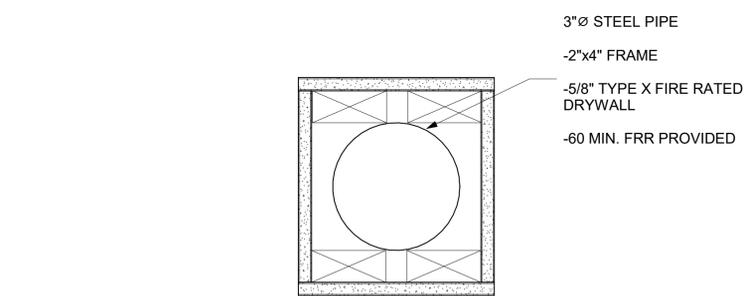
NEW WINDOW OPENING DETAIL (JOISTS PARALLEL TO RIM JOIST)
1 1/2" = 1'-0"

N/A



TYP. FIRE PROTECTION DETAIL BEAMS CEILINGS IN ENTIRE REPLACED CEILING AREAS
1" = 1'-0"

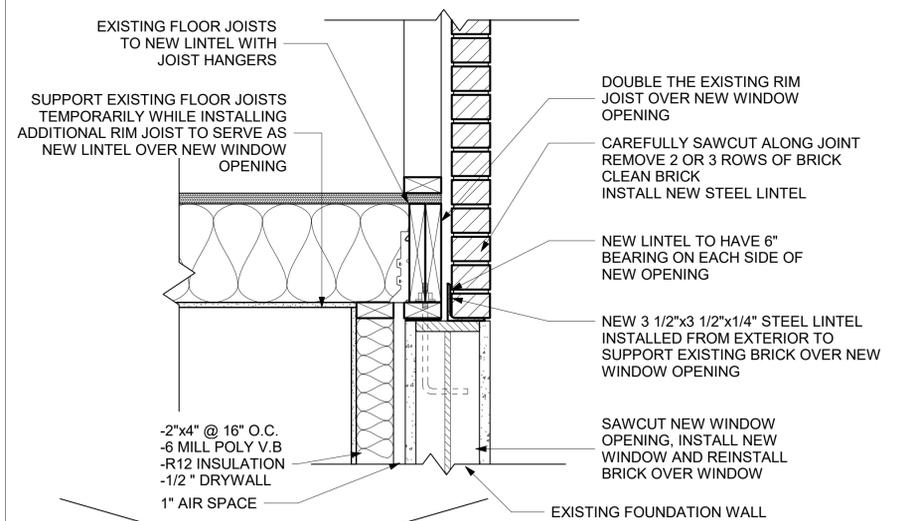
③ 1" = 1'-0"



TYPICAL FIRE PROTECTION DETAIL OF STEEL COLUMN SUPPORTING BEAM
3" = 1'-0"

N/A

⑥ 3" = 1'-0"



NEW WINDOW OPENING DETAIL (JOIST PERPENDICULAR TO RIM JOIST)
1 1/2" = 1'-0"

N/A

⑧ 1 1/2" = 1'-0"

CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED & APPROVED BY THE DESIGNER.

J.K. Home & Commercial Inspection Services
www.jkinspectionsservices.ca
2275a Eglinton Ave. W. Unit 104, Toronto, ON M6G 1E7
BCIN # 21234 (Building Code Identification Number)
John Kedzierski (Owner)
113 Woodward St., St. Catharines, ON L2N 1K4
Call: 905-325-INSPE(4677)
jkhomeinspection@gmail.com

(MMAH) BCIN #21234
(Building Code Identification Number)
JK HOME

JK COMMERCIAL INSPECTIONS
BCIN DESIGN SERVICES

106 East Avenue S,
Hamilton, ON
L8N 2T7

Revision Schedule

No.	Description	Date

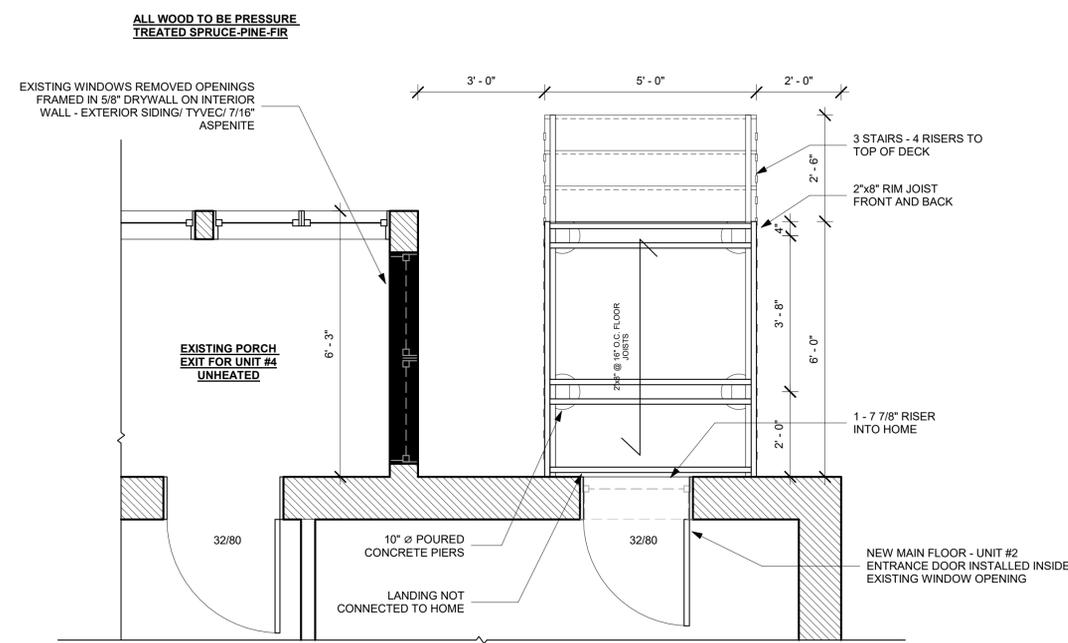
DATE AND STAMP TIME
28/08/2022 08:52:45 p. m.

PROJECT NAME:
PROPOSED RENOVATIONS TO EXIST. 4 UNIT APARTMENT BUILDING

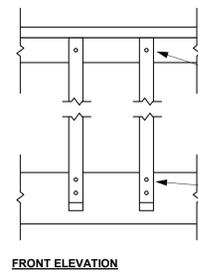
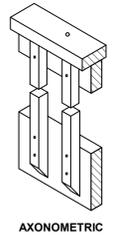
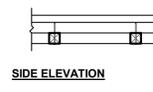
SHEET TITLE:

DETAILS

DRAWN BY: D.C
CHECKED BY: J.K
SCALE: As indicated
SHEET: 5 of 6
DWG No. **A-105**



1 DECK FLOOR PLAN VIEW
1/2" = 1'-0"



- NOTES:**
1. PROVIDE A SUITABLE POST, RETURN, OR SOLID SUPPORT AT EACH SIDE OF THE GUARD.
 2. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
 3. FASTEN RIM JOIST TO EACH FLOOR JOIST WITH 3 - 82mm (3 1/4") NAILS
 4. DIMENSIONS SHOWN ARE IN mm UNLESS OTHERWISE SPECIFIED.
 5. THE OUTER DECK BOARD NOT BE LESS THAN 140 mm (6" NOMINAL) WIDE. WHERE 38mm (2" NOMINAL) THICK BOARDS ARE USED, THE LENGTH OF THE WOOD SCREWS SHALL BE NOT LESS THAN 76mm (3")

2 DETAIL - EXTERIOR CONNECTION 2"x2" PICKETS SCREWED TO RIM JOIST AND RAIL
1" = 1'-0"

TABLE 1 - PIER SIZE (DIAMETER AT BASE Ø)

JOIST SPAN	4 feet pier spacing	6 feet pier spacing	8 feet pier spacing	10 feet pier spacing	JOIST SIZE
6 feet	8 in Ø	10 in Ø	12 in Ø	12 in Ø	2 x 6"
8 feet	10 in Ø	12 in Ø	12 in Ø	14 in Ø	2 x 6"
10 feet	10 in Ø	12 in Ø	14 in Ø	16 in Ø	2 x 8
12 feet	12 in Ø	14 in Ø	16 in Ø	18 in Ø	2 x 10

* 2x8 JOIST REQUIRED FOR WOOD RAILING SUPPORT AS PER SB-7 OF THE ONTARIO BUILDING CODE

TABLE 2 - BEAM SIZE

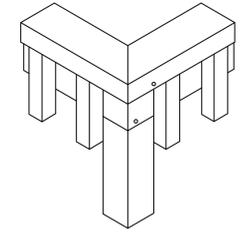
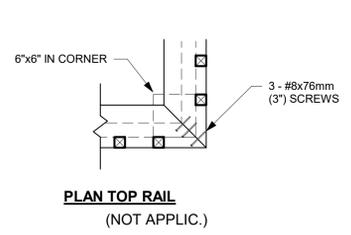
JOIST SPAN	4 feet pier spacing	6 feet pier spacing	8 feet pier spacing	10 feet pier spacing	JOIST SIZE
6 feet	2 - 2x6	2 - 2x6	2 - 2x8	2 - 2x10	2 x 6"
8 feet	2 - 2x6	2 - 2x8	2 - 2x10	2 - 2x12	2 x 6"
10 feet	2 - 2x6	2 - 2x8	2 - 2x10	2 - 2x12	2 x 8
12 feet	2 - 2x6	2 - 2x8	2 - 2x10	2 - 2x12	2 x 10

* 2x8 JOIST REQUIRED FOR WOOD RAILING SUPPORT AS PER SB-7 OF THE ONTARIO BUILDING CODE

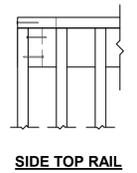
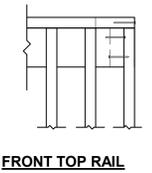
NOTES: SOIL BEARING CAPACITY TO BE CONSIDERED AS 2090 PSF (100kPa) UNLESS OTHERWISE DETERMINED BY A BUILDING INSPECTOR.

WOOD POSTS:

- 4ft x 4ft FOR DECK HEIGHTS UP TO 5 feet ON MINIMUM 8 inch SONO TUBES
- 6ft x 6ft FOR DECK HEIGHTS ABOVE 5 feet ON MINIMUM 10 inch SONO TUBES

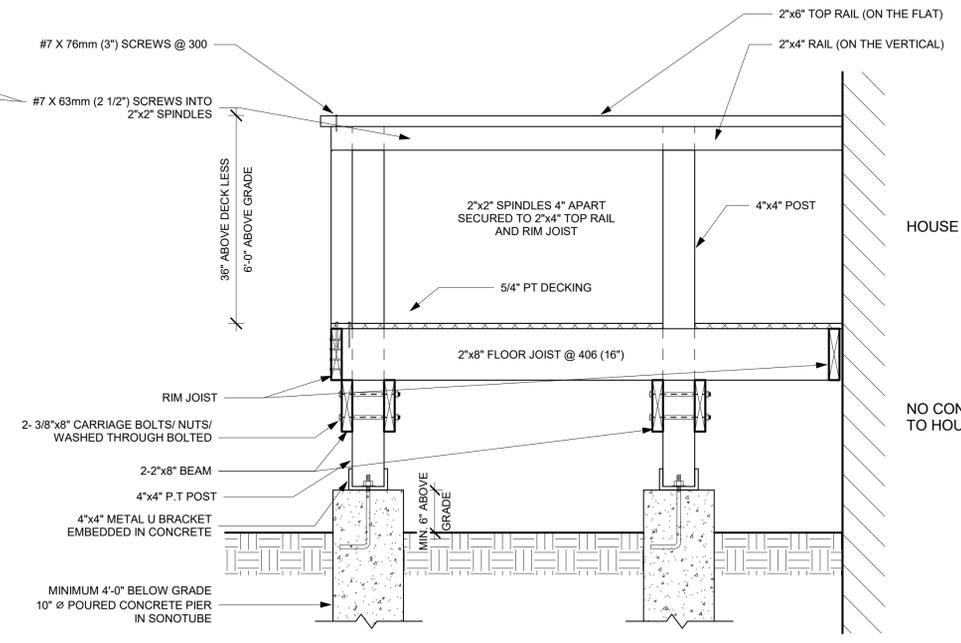


ONE FASTENER IN HORIZONTALLY ORIENTATED PORTION OF TOP RAIL AND TWO IN VERTICALLY ORIENTATED PORTION.

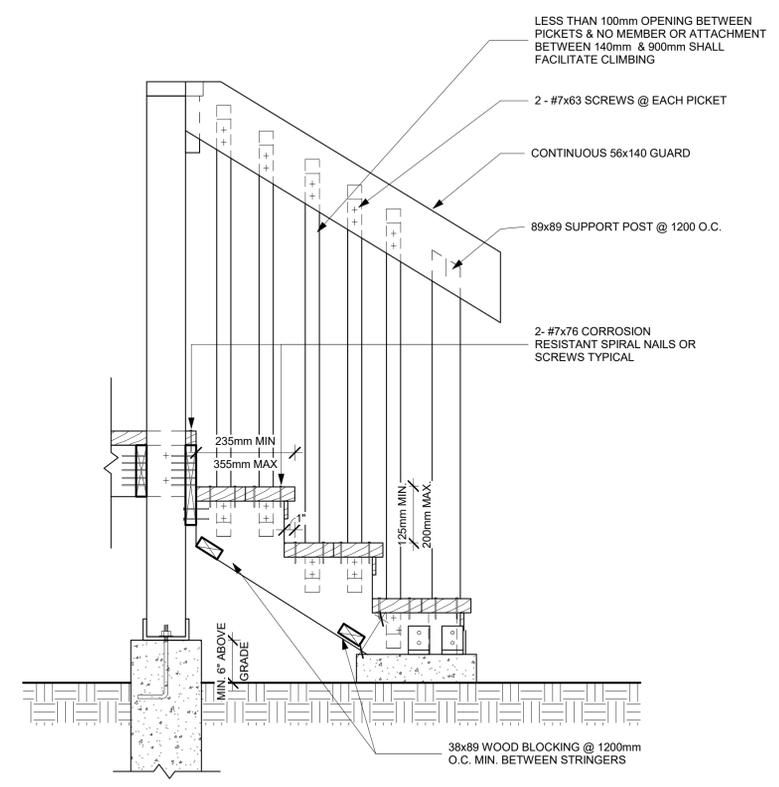


- NOTES:**
1. SCREWS FASTENING PICKETS ARE OMITTED FOR CLARITY.
 2. PROVIDE A MINIMUM OF 10 PICKETS BEYOND RETURN IF END RESTRAINT OF THE GUARD IS PROVIDED BY THIS RETURN DETAIL ONLY.

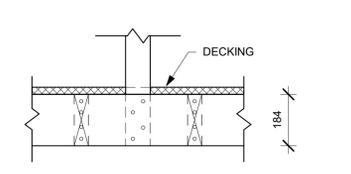
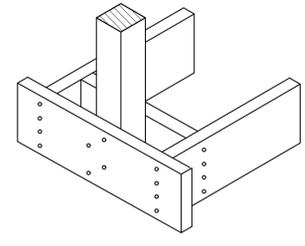
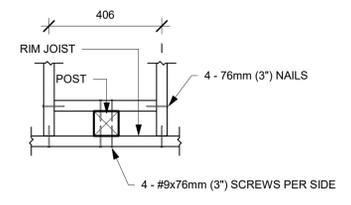
4 DETAIL ED-5 EXTERIOR CONNECTION CORNER JOINT
1" = 1'-0" (NOT APPLIC.)



5 DECK TO GAURD / BEAM CONNECTION DETAILS
1" = 1'-0"



6 STRINGER DETAIL
1" = 1'-0"



- NOTES:**
1. DECKING IS OMITTED FROM THE PLAN VIEW AND THE AXONOMETRIC VIEW FOR CLARITY.
 2. FASTEN 25 mm x 140 mm (5/4" x 6" NOMINAL) OUTER DECK BOARD TO RIM JOIST WITH 63mm (2 1/2") NAILS AT 300mm (12").
 3. FASTEN 25 mm x 140 mm (5/4" x 6" NOMINAL) OUTER DECK BOARD TO FLOOR JOIST WITH 1-63mm (2 1/2") NAILS AT EACH JOIST.
 4. THE POST MAY BE POSITIONED ANYWHERE BETWEEN THE JOISTS.
 5. #9 SCREWS MAY BE REPLACED BY #8 SCREWS IF THE MAXIMUM SPACING BETWEEN POSTS IS NOT MORE THAN 1.20m (3'-11").
 6. DIMENSIONS SHOWN ARE IN mm UNLESS OTHERWISE IS SPECIFIED

7 DETAIL EB-2 EXTERIOR CONNECTION: POST SCREWED TO RIM JOIST
1" = 1'-0"

CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED & APPROVED BY THE DESIGNER.

Jk Home & Commercial Inspection Services
www.jkinspectionsservices.ca
2375a Sheppard Ave. East, Unit 104, Scarborough, ON M1S 4T7
BCIN # 21234 (Building Code Identification Number)
John Kedzierski (Owner)
113 Woodward St., St. Catharines, ON L2N 4K4
Call: 905-325-1847 (4477)
jkhomeinspection@gmail.com

(MMAH) BCIN #21234 (Building Code Identification Number)
JK HOME

COMMERCIAL INSPECTIONS BCIN DESIGN SERVICES

JK HOME

106 East Avenue S,
Hamilton, ON
L8N 2T7

Revision Schedule

No.	Description	Date
1	Revision 1	Date 1

DATE AND STAMP TIME
28/08/2022 08:52:47 p. m.

PROJECT NAME:
PROPOSED RENOVATIONS TO EXIST. 4 UNIT APARTMENT BUILDING

SHEET TITLE:
PROPOSED REAR DECK

DRAWN BY: Author
CHECKED BY: Checker

SCALE: As indicated
SHEET: 4 of 4
DWG No. A-106



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	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)		
Agent or Solicitor		

1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor

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 [REDACTED]

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	106 East Avenue Hamilton South L8N 2T7		
Assessment Roll Number	030203003100000		
Former Municipality			
Lot	117 & 118	Concession	
Registered Plan Number	223	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: *Min lot width 15 metres reqd - 11.73m proposed variance of 3.27m/lot area 450m² reqd - exist. 434.01m² proposed - m.v. of 15.99m²/dwelling unit area reqd. of 65m² - Apt. #01 is 60.1m² - m.v. of 4.90m² - Apt. #1 is 63.17m² m.v. of 1.83m² 6 pks spaces reqd - 5 pks spaces proposed. Section 18A - 1.5m from a residential zone - 1.5m m.v. proposed. Section 18(12)(a) planting strip reqd - m.v. - no planting strip proposed. No landscaping in front yard/Recognize pke space in front yard.*
 Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law? *Existing building that has been a 4 unit apt. bldg. for some time. It is not possible to comply with the by-law because of the size of the existing property.*

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
11.73m	37.0m	434.01m ²	

- 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
Main Building	4.67m	15.04m	2.31m 0.60m	Not Known approx. 100 yrs old.

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Rear open porch and stairs	20.07m	14.34m	1.22m 8.99m	proposed -

- 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
Main Building			3	11.68m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Rear open porch and stairs	3.94m ²	3.94m ²	1	0.81m

- 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)

by grade to street

- 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.):

existing 4 unit apartment

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

3 storey apt. building on left, 7 storey apt. building on right.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

April 29, 2022

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

4 unit apartment building.

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

4 unit apartment building.

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

As per vendor prior to owning more than 15 years.

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.

7.6 What is the existing zoning of the subject land? E zone.

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

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: 4 Existing.

8.2 Number of Dwelling Units Proposed: 4 Existing Total (No new dwelling units are proposed)

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

- Building was purchased last year (2022), the third floor had existed previously (as per the vendor - prior to him owning it, for at least 15 years)
- There is an old fire escape from the third floor, indicating that the third floor has been in existence for quite along time.
- My client wants to make some improvements to the dwelling, and also wants to provide each dwelling unit with a direct exit to the exterior
- My client would like to have a legal 4 unit apartment building.

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
- _____
- _____



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
Consent/Land Severance

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/B-23:16	SUBJECT PROPERTY:	194 GAGE AVENUE S, HAMILTON
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APPLICANTS: Owner: TARAS SHEVCHENKO NON-PROFIT HOUSING INC. C/O NATALIE BALL
Agent: T. JOHNS CONSULTING GROUP C/O JENNIFER BADLEY

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to be added to property known municipally as 190 Gage Avenue South, Hamilton. Existing structures to remain.

	Frontage	Depth	Area
SEVERED LANDS:	N/A m [±]	13.76 m [±]	171.53 m ² ±
RETAINED LANDS:	73.51 m [±]	47.64 m [±]	3,058.71 m ² ±

Associated Planning Act File(s): 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, April 20, 2023
TIME:	9:35 a.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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:

HM/B-23:16

- Visit www.hamilton.ca/committeeofadjustment
- Email Committee of Adjustment staff at cofa@hamilton.ca
- 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 or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/B-23:16, 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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

HM/B-23:16



 Subject Lands

DATED: April 4, 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.



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

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.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions During the Virtual Meeting

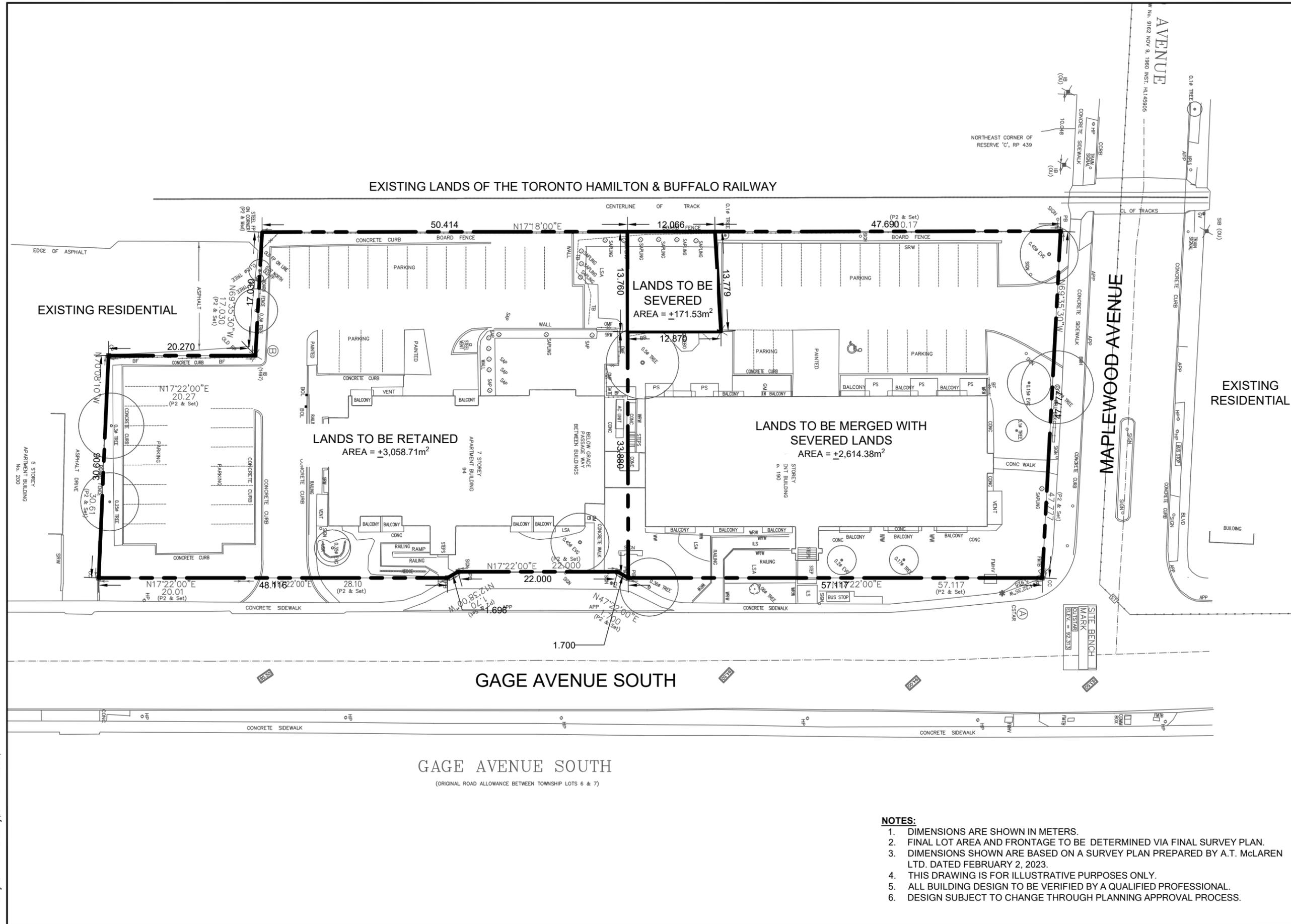
Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via 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.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

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.

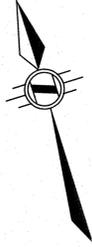


LEGAL DESCRIPTION									
									
PART 1, PLAN OF PART OF LOT 7 CONCESSION 3 GEOGRAPHIC TOWNSHIP OF BARTON IN THE CITY OF HAMILTON									
REVISIONS									
<table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>INIT.</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>REVIEW</td> <td>09-02-2023</td> <td>JB</td> </tr> </tbody> </table>		REV.	DESCRIPTION	DATE	INIT.	A	REVIEW	09-02-2023	JB
REV.	DESCRIPTION	DATE	INIT.						
A	REVIEW	09-02-2023	JB						
DISCLAIMER THIS DRAWING IS THE INTELLECTUAL PROPERTY OF T. JOHNS CONSULTING GROUP LTD. AND IS PROTECTED UNDER COPYRIGHT. ANY DISCREPANCIES SHALL BE REPORTED TO T. JOHNS CONSULTING GROUP LTD. PRIOR TO THE START OF CONSTRUCTION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.									
									
310 LIMERIDGE ROAD WEST, SUITE 6 P 905-574-1993 HAMILTON ONTARIO, L9C 2V2 F 905-527-9559									
PROJECT TITLE 190 & 194 GAGE AVENUE SOUTH HAMILTON, ONTARIO									
DRAWING TITLE CONSENT SKETCH									
DRAWN BY JB	DESIGNED BY JB								
PRINT DATE 07-MAR-2023	PROJECT NUMBER								
REVISION A	DRAWING NUMBER CS1-1								
SCALE 1:1000									

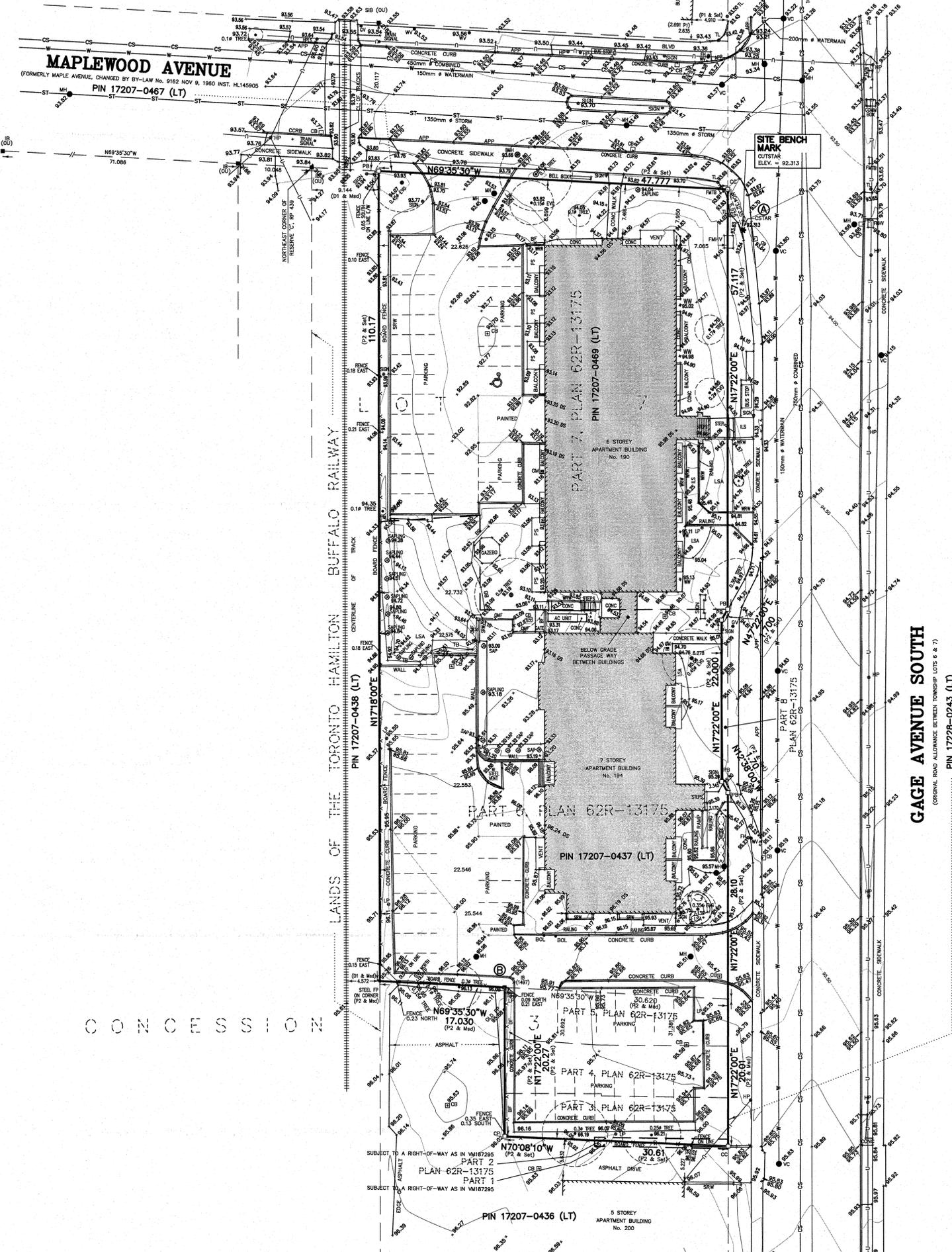
- NOTES:**
1. DIMENSIONS ARE SHOWN IN METERS.
 2. FINAL LOT AREA AND FRONTAGE TO BE DETERMINED VIA FINAL SURVEY PLAN.
 3. DIMENSIONS SHOWN ARE BASED ON A SURVEY PLAN PREPARED BY A.T. McLAREN LTD. DATED FEBRUARY 2, 2023.
 4. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
 5. ALL BUILDING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
 6. DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.

Plotted by: Jennifer Badley: 07-MAR-2023: 4:44PM

SURVEYOR'S REAL PROPERTY REPORT
 PART 1, PLAN OF PART OF
LOT 7
CONCESSION 3
 GEOGRAPHIC
TOWNSHIP OF BARTON
 IN THE
CITY OF HAMILTON
 SCALE 1:300 METRIC
R.A. McLAREN, O.L.S. - 2023



SURVEYOR'S REAL PROPERTY REPORT
(PART 2)
 PART OF LOT 7, CONCESSION 3
 SUBJECT TO A RIGHT-OF-WAY AS IN V1817295
 AS ILLUSTRATED ON THE PLAN.
 THIS PLAN DOES NOT CERTIFY COMPLIANCE
 WITH ZONING BY-LAWS.
 THIS PLAN WAS PREPARED FOR
 TARAS SHEVCHENKO HOMES FOR THE AGED



C O N C E S S I O N

GAGE AVENUE SOUTH
 (ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 6 & 7)
 PIN 17228-0243 (LT)

NOTE:
 UNDERGROUND SERVICE AND UTILITY LOCATIONS
 WERE LOCATED BY CITY OF HAMILTON DRAWING
 No. G-268_H (SHEET 2)
 UNDERGROUND SERVICE AND UTILITY LOCATIONS
 MUST BE VERIFIED PRIOR TO CONSTRUCTION
 INVERTS MUST BE VERIFIED PRIOR TO
 CONSTRUCTION

BENCHMARK:
 MONUMENT 0011927U1697

FUNDAMENTAL BENCH MARK IN GAGE
 PARK, 95.1 M SOUTH OF SOUTHERLY
 LIMIT OF MAIN STREET AND 15.2 M EAST
 OF EASTERLY LIMIT OF GAGE AVENUE,
 TABLET IN TOP OF PIER.
 ELEVATION: 92.313 metres CGVD-1928:1978

BEARING NOTE:
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED
 REFERENCE POINTS A AND B, BY REAL TIME NETWORK
 OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
 MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99953942

INTEGRATION DATA

POINT ID	NORTHING	EASTING
CRP @	4788500.095	564830.397
CRP @	4788410.504	564870.035

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

METRIC NOTE:
 DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET
 BY DIVIDING BY 0.3048

BEARING NOTE:
 BEARINGS ARE ASTROMONIC AND ARE
 REFERRED TO THE WESTERLY LIMIT OF
 GAGE AVENUE SOUTH AS SHOWN ON PLAN
 62R-13175 AS BEING N1722'00"E

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS
 MADE UNDER THEM
 2. THIS SURVEY WAS COMPLETED ON THE 31st DAY OF JANUARY, 2023
 DATE: 01 FEB 2023
 ROB A. McLAREN, O.L.S.

- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IB IRON BAR
 - PB PLASTIC BAR
 - CC CUT CROSS
 - SB STANDARD IRON BAR
 - SSB SHORT STANDARD IRON BAR
 - B24 A.T. McLAREN, O.L.S.
 - CU ORION UNKNOWN
 - MeD MEASURED
 - PI PLAN BY A.T. McLAREN, O.L.S.
DATED APRIL 30, 1985
 - P2 PLAN 62R-13175
 - DI INSTRUMENT NO BR9231
 - FMV FLUSH MOUNT HYDRO VALVE
 - FMTB FLUSH MOUNT TRAFFIC BOX
 - TL TRAFFIC LIGHT
 - LS LIGHT STANDARD
 - LP LIGHT POST
 - MH MANHOLE
 - CB CATCH BASIN
 - BMH BELL MANHOLE
 - VC VALVE CHAMBER
 - LSA LANDSCAPED AREA
 - IS INTER-LOCKING STONE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - FP FENCE POST
 - SRW STONE RETAINING WALL
 - WRW WOOD RETAINING WALL
 - OMF ORNAMENTAL FENCE
 - BF BOUNDARY FENCE
 - CLF CHAIN LINK FENCE
 - APP APPROACH
 - CL CENTRELINE
 - CONC CONCRETE
 - CONC CONCRETE CURB
 - BOB BOLLARD
 - GV GAS VALVE
 - ENG ENGINEER
 - Ø DIAMETER
 - ≠ NOT TO SCALE

© R.A. McLAREN, O.L.S. - 2023. NO PERSON MAY COPY
 REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN
 PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLAREN, O.L.S.

A.T. McLaren Limited
 LEGAL AND ENGINEERING SURVEYS
 69 JOSH STREET SOUTH, SUITE 330
 HAMILTON, ONTARIO, L8N 2B5
 PHONE (905) 527-8559 FAX (905) 527-0032

Drawn By: [Signature] Checked By: [Signature] Drawn Date: [Signature]
 Scale: 1:300 Draw No.: 37235

March 16, 2023

Via Email

ATTN: Jamila Sheffield, Secretary-Treasurer

Committee of Adjustment
City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

**RE: 194 Gage Avenue South, Hamilton
Application for Consent to Sever**

T. Johns Consulting Group (“T. Johns”) was retained by the applicant, Taras Shevchenko Non Profit Housing Inc. to submit the following Consent to Sever application on their behalf.

Site Description

194 Gage Avenue South (“subject lands”) is located in the City of Hamilton, legally described as Part 1, Plan of Part of Lot 7, Concession 3, Geographic Township of Barton in the City of Hamilton. The subject lands are irregular in shape with a lot area of 0.32 hectares (0.80 acres), and 73.51 metres (241.17 feet) of frontage along Gage Avenue South.

The subject lands are currently occupied by one (1) 7-storey multiple dwelling, supported by thirty five (35) surface parking spaces. The existing development on the subject lands will be retained through the proposed Consent to Sever.

Planning Status

The *Urban Hamilton Official Plan (“UHOP”)* designates the subject lands as *Neighbourhoods*, which permits the full range of residential uses subject to specific criteria. The Functional Road Classification of the UHOP identifies Gage Avenue South as a *Minor Arterial* road.

The subject lands are zoned “*E/S-800 (Multiple Dwellings, Lodges, Clubs, etc.) District, Modified*” in the *City of Hamilton Zoning By-law No. 6593*. Permitted uses in the “E/S-800” District include a multiple dwelling.

Proposed Development

This application for Consent to Sever is to facilitate a boundary adjustment, establishing a straight lot line between 190 & 194 Gage Avenue South. The lands proposed to be severed, representing approximately 171.53 square metres (0.04 acres) of lands make up part of the existing landscaped area within the rear yard. The lands proposed to be severed are to be merged with 190 Gage Avenue South to establish a more logical lotting pattern.

Implementation

T. Johns respectfully requests that this letter and enclosed documents be accepted and circulated to all relevant departments in support of the Consent to Sever application.

Please find the enclosed:

- Consent to Sever Application with signatures;
- Copy of a cheque in the amount of \$3,220.00 to satisfy the application fee, made payable to the City of Hamilton;
 - Cheque was hand delivered to City Hall March 16, 2023.
- Survey Plan; and
- Consent Sketch.

Should you have any questions or require additional information, please do not hesitate to contact Jennifer Badley at (905) 574-1993 ext. 204.

Respectfully Submitted,
T. JOHNS CONSULTING GROUP LTD.



Jennifer Badley, BA
Urban Designer

Committee of Adjustment

City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca



Hamilton

**APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT***

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			Phone:
			E-mail:
Registered Owners(s)			
Applicant(s)**			
Agent or Solicitor			

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

** Owner's authorisation required if the applicant is not the owner or purchaser.

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	194 Gage Avenue South Hamilton, ON L8M 3E2		
Assessment Roll Number			
Former Municipality			
Lot	Part 1, Plan of Part of Lot 7	Concession	Concession 3
Registered Plan Number		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

3.1 Type and purpose of proposed transaction: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot(s) | <input type="checkbox"/> concurrent new lot(s) |
| <input checked="" type="checkbox"/> addition to a lot | <input type="checkbox"/> a lease |
| <input type="checkbox"/> an easement | <input type="checkbox"/> a correction of title |
| <input type="checkbox"/> validation of title (must also complete section 8) | <input type="checkbox"/> a charge |
| <input type="checkbox"/> cancellation (must also complete section 9) | |
| <input type="checkbox"/> creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | |

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Taras Shevchenko Home for the Aged Inc.

3.3 If a lot addition, identify the lands to which the parcel will be added:

190 Gage Ave S, Hamilton, ON L8M 3E2

3.4 Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
--	-------------------------	----------	----------	-----------	-----------

Identified on Sketch as:	LANDS TO BE RETAINED	LANDS TO BE SEVERED			
Type of Transfer	N/A	Lot addition			
Frontage	±73.51m	None			
Depth	±47.64m	±13.76m			
Area	±3,058.71 sq m	±171.53 sq m			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	7-Storey Multiple Dwelling	None			
Proposed Buildings/ Structures	Existing building to remain	None			
Buildings/ Structures to be Removed	None	None			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

provincial highway

municipal road, seasonally maintained

municipal road, maintained all year

right of way

other public road

b) Type of water supply proposed: (check appropriate box)

publicly owned and operated piped water system

privately owned and operated individual well

lake or other water body

other means (specify) _____

c) 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) _____

4.3 Other Services: (check if the service is available)

electricity

telephone

school bussing

garbage collection

5 CURRENT LAND USE

5.1 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) Neighbourhoods

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

The Urban Hamilton Official Plan designates the subject lands "Neighbourhoods". The Neighbourhoods designation permits a range of residential uses and forms, including multiple dwellings. The proposed consent application is for a minor lot line adjustment and will not increase fragmentation of a core area. No changes are proposed to the existing structures through the consent application.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.3 What is the existing zoning of the subject land? Multiple Dwellings, Lodges, Clubs, Etc. (E/S-800) District, Modified

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	Commercial use (\pm 150m)
An active railway line	<input type="checkbox"/>	Abutting to the west.
A municipal or federal airport	<input type="checkbox"/>	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

Yes No Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

Yes No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

September 27, 1985

6.5 Does the applicant own any other land in the City? Yes No

If YES, describe the lands below or attach a separate page.

190 Gage Avenue South is owned by Taras Shevchenko Home for the Aged Inc. and 194 Gage Avenue South is owned by Taras Shevchenko Non Profit Housing Inc. however, both non profits are run by the same board of directors.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

Yes No (Provide explanation)

The proposed lot line adjustment will create a lotting pattern that is compatible with the surrounding neighbourhood and will maintain the existing residential development.

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

Yes No (Provide explanation)

The proposed lot line adjustment will create a lotting pattern that is compatible with the surrounding neighbourhood and will maintain the existing residential development.

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

Yes No (Provide explanation)

The proposed lot line adjustment will create a lotting pattern that is compatible with the surrounding neighbourhood and will maintain the existing residential development.

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes No (Provide explanation)

The subject lands are designated "Urban Area" in the Niagara Escarpment Plan. The objective of the Urban Area designation is to minimize the impact and prevent further encroachment of urban growth on the Escarpment environment. The proposed lot line adjustment will maintain the existing residential development and will not negatively impact the Escarpment environment.

7.5 Are the subject lands subject to the Parkway Belt West Plan?

Yes No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes No (Provide explanation)

The subject lands are identified as lands within the Niagara Escarpment Plan. Requirements of the Niagara Escarpment Plan, established under the Niagara Escarpment Planning and Development Act, apply and the Protected Countryside policies of the Greenbelt Plan do not apply.

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

Yes No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

Yes No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

Yes No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

Yes No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

Yes No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION**10.1 Purpose of the Application (Farm Consolidation)**

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

a) Date of construction:

- Prior to December 16, 2004 After December 16, 2004

b) Condition:

- Habitable Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application Form
- Signatures Sheet

11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study



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
Consent/Land Severance

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/B-23:17	SUBJECT PROPERTY:	71-79 WENTWORTH STREET S, HAMILTON
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APPLICANTS: **Owner:** MACDANE GROUP OF COMPANIES C/O ANTHONY CUTRONE
Agent: CORBETT LAND STRATEGIES INC. C/O CANDICE HOOD

PURPOSE & EFFECT: To sever the existing residential lot into two parcels, the severed lands will contain two residential buildings (known as 89 & 91 Wentworth St. S.) and the retained lands will contain the two residential buildings (known as 71 & 75 Wentworth St. S.) all existing buildings are to remain.

	Frontage	Depth	Area
SEVERED LANDS (89 & 91):	31.78 m [±]	82.58 m [±]	2,619.8 m ^{2±}
RETAINED LANDS (71 & 75):	57.07 m [±]	82.58 m [±]	3,128.1 m ^{2±}

Associated Planning Act File(s): 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, April 20, 2023
TIME:	9:40 a.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

HM/B-23:17

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

- Visit www.hamilton.ca/committeeofadjustment
- Email Committee of Adjustment staff at cofa@hamilton.ca
- 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.

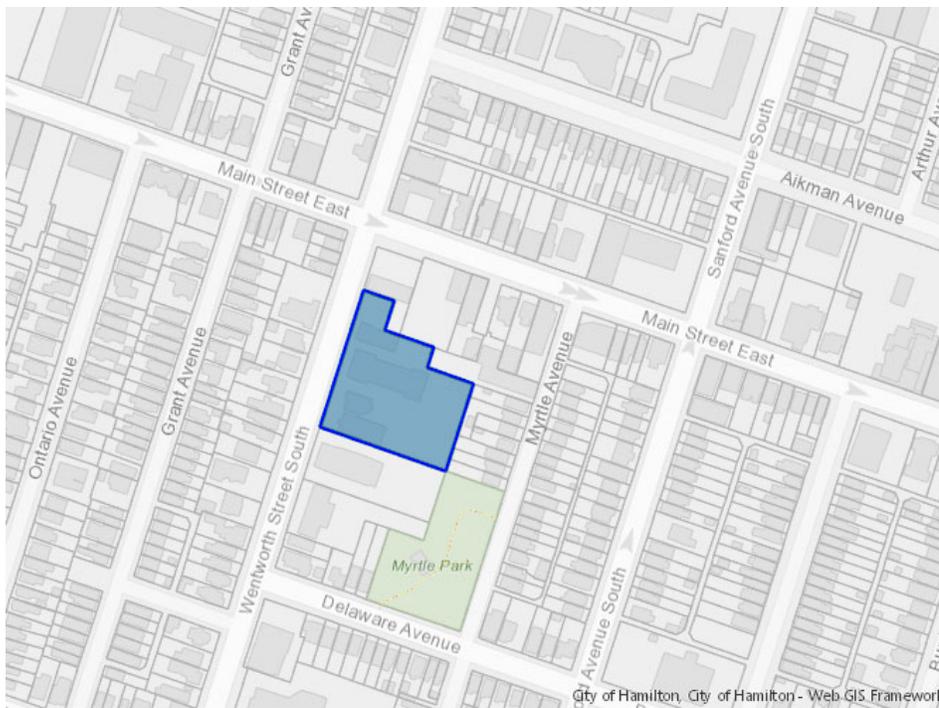
Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/B-23:17, 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.

HM/B-23:17



 Subject Lands

DATED: April 4, 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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.



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

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.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via 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.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

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.

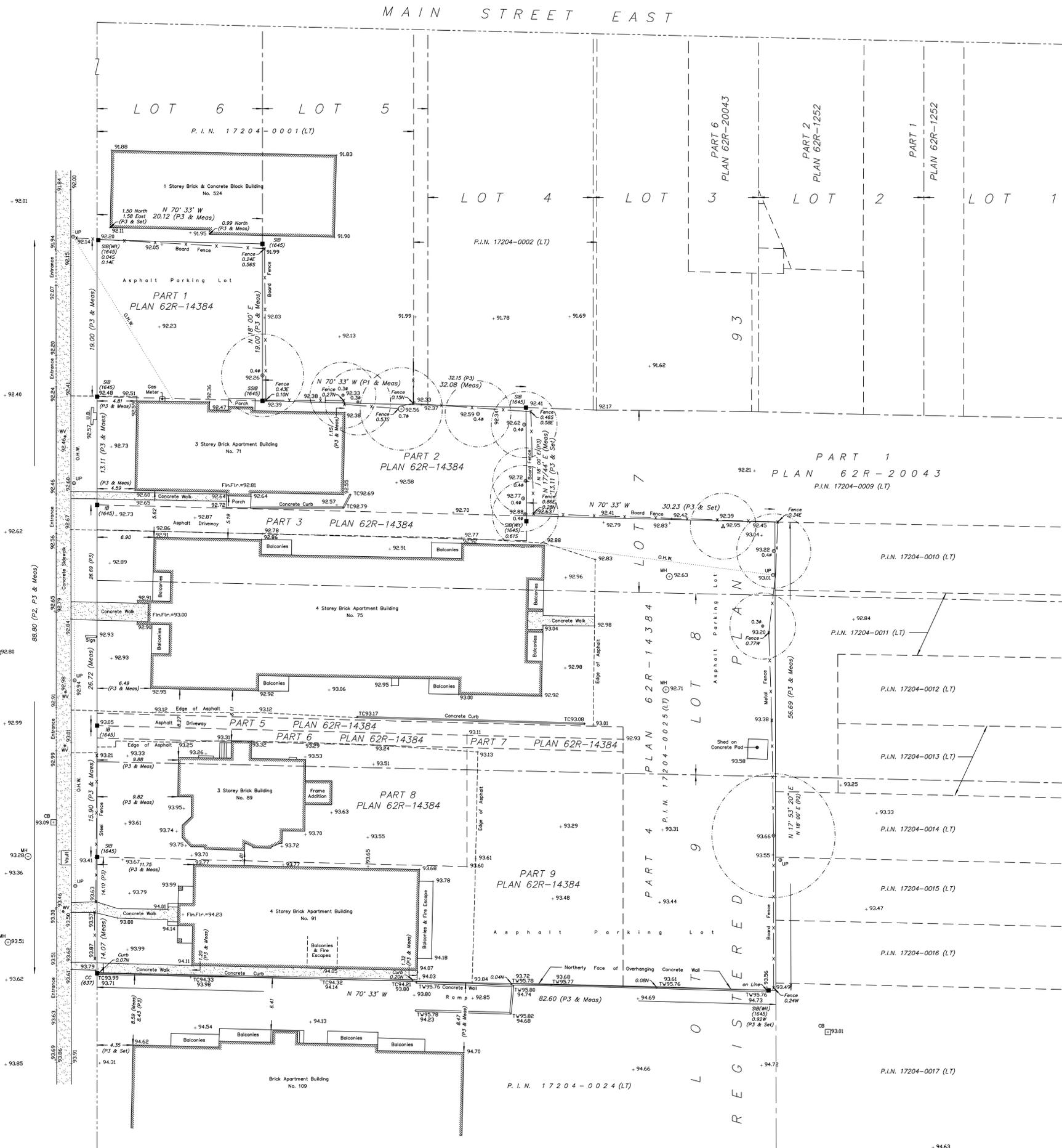
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

PART 2
THIS PLAN MUST BE READ IN
CONJUNCTION WITH SURVEY REPORT
DATED: NOVEMBER 22, 2016.

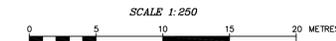


WENTWORTH STREET SOUTH
(ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 10 AND 11, P.I.N. 17204-0156 (LT))

N 18° 00' 00" E (REFERENCE BEARING)



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
PART OF LOTS 6, 7, 8 & 9
REGISTERED PLAN 93
CITY OF HAMILTON



B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
EASTERLY LIMIT OF WENTWORTH STREET SOUTH AS SHOWN ON
PLAN 62R-14384, HAVING A BEARING OF N 18° 00' E.

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO CITY OF
HAMILTON BENCH MARK INDEXED AS No. 3-23.
LOCATION: CATHEDRAL SCHOOL ON THE SOUTHEAST CORNER OF
MAIN STREET EAST AND EMERALD STREET SOUTH; TABLET SET
IN THE NORTH FACE OF THE STONE FOUNDATION UNDER THE
SECOND BUTTRESS EAST OF THE NORTHWEST CORNER, 0.15 m.
BELOW STONE SIDING, No. 3497.
ELEVATION = 92.551 m.

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - WT. DENOTES WITNESS
 - (OU) DENOTES ORIGIN UNKNOWN
 - P1 DENOTES REGISTERED PLAN 93
 - P2 DENOTES PLAN 62R-2686
 - P3 DENOTES PLAN 62R-14384
 - (637) DENOTES H.B. ASHENHURST O.L.S.
 - (1645) DENOTES J.P. WOOLLEY O.L.S.
 - C.B. DENOTES CATCH BASIN
 - M.H. DENOTES MANHOLE
 - O.H.W. DENOTES OVERHEAD UTILITY WIRES
 - T.C. DENOTES TOP OF CURB
 - T.W. DENOTES TOP OF WALL
 - U.B. DENOTES UTILITY BOX
 - U.P. DENOTES UTILITY POLE
 - W.V. DENOTES WATER VALVE
 - 0.3Ø DENOTES DIAMETER OF TREE



THIS REPORT WAS PREPARED FOR WENTWORTH PROPERTY MGMT INC.

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
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 11, 2016.

NOVEMBER 22, 2016.
DATE BRYAN JACOBS
ONTARIO LAND SURVEYOR

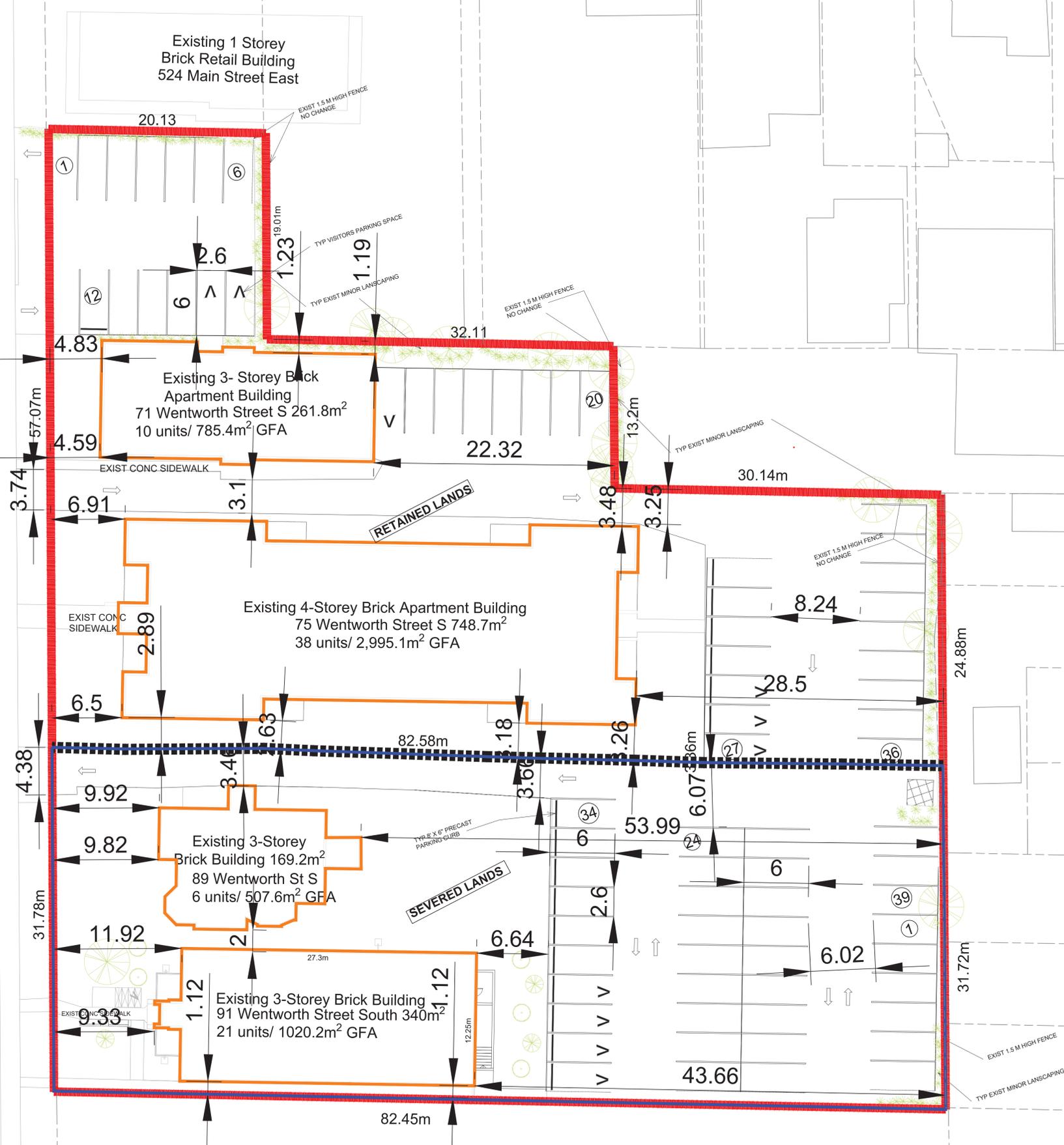
B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1J3)
PHONE 905-521-1535 FAX 905-521-0089

MEMBER

© - COPYRIGHT JOB No. 16s102



WENTWORTH ST S



WENTWORTH PLACE

71, 75, 89 & 91 Wentworth St S
Hamilton, ON

KEY MAP



LEGEND

- Subject Lands ---
- Severed Lands ---
- Severance Line
- Existing Building ---

Site Statistics:

Site Area	5,750.3m ² (0.57 Ha/ 1.42 Ac)
Existing Building GFA	5,308.3m ² (0.53 Ha/ 1.31 Ac)
Total no. of Units	75 Residential Units
Severed Lands Area	2,619.8m ² (0.26 Ha/ 0.65 Ac)
Severed Building GFA	1,527.8m ² (0.15 Ha/ 0.37 Ac)
Severed Dwelling Units	27 units
Retained Lands Area	3,128.1m ² (0.31 Ha/ 0.77 Ac)
Retained Building GFA	3,780.5m ² (0.38 Ha/ 0.93 Ac)
Retained Dwelling Units	48 units
Total no. of Parking	73 existing spaces
Retained Parking	39 spaces
Severed Parking	34 spaces
Proposed Blanket Easement	Reciprocal access, shared parking and pedestrian access.

CONSENT APPLICATION

CORBETT LAND STRATEGIES INC.
VISION • EXPERTISE

5045 South Service Road, Suite 301
Burlington, Ontario L7L 5Y7
corbettlandstrategies.ca

Scale 5:1

March 2023

March 17th, 2023**Committee of Adjustment****City of Hamilton**

71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Attn: Committee of Adjustment
cofa@hamilton.ca
Tel: 905-546-2424 ext. 4221

Re: 71 – 91 Wentworth St S, Hamilton – Consent Application

Corbett Land Strategies Inc. is acting on behalf of Macdane Group of Companies., the owner of the subject lands located at 71, 75, 89 and 91 Wentworth Street within the City of Hamilton. The submitted Consent Application is to facilitate the land severance of the combined subject lands into two separate parcels. Further, the proposed severance has been accompanied by implementing easements for access and shared parking.

The applications are to advance an approved Building Permit application (file no. 196246 000 00 R9) that in order to be fully executed require buildings no. 89 and 91 be serviced from Alectra's infrastructure. However, Alectra permits the one servicing connection per property and the maximum servicing connections have already been reached. The severance has been structured to resolve this hurdle. CLS is the authorized agent for this application and will serve as the primary contact through the application process.

Subject Lands

The subject lands are located within the urban area of Hamilton, located south of Main Street E and along Wentworth Street S. The site area is approximately (0.57 ha/ 1.42 ac) in size. The subject lands consists of four (4) residential dwellings (considered multiple dwellings) with a combined total of approximately 75 residential units. The unit breakdown and Gross Floor Area per building is provided below.

BUILDING NO.	TOTAL BUILDING GFA	NO. OF STOREYS	TOTAL NO. OF UNITS
71 Wentworth St S	785.4m ²	3	10
75 Wentworth St S	2,995.1m ²	4	38
89 Wentworth St S	507.6m ²	3	6
91 Wentworth St S	1020.2m ²	3	21
TOTAL			75 Units

The buildings are all located on one lot, as a result of an historical lot consolidation (date unknown). As a result, the site is irregular in shape. The approximate lot frontage is 86.08m with a depth of 82.45m from the south side of the property, which borders a residential apartment building. Commercial uses



are located to the north of the site, where these uses border along Main St E. Existing residential uses are located to both the east and west of the site.

Overall, the subject lands provide 73 parking spaces and three access driveways to the property. The first driveway provides access to a parking area for building 71 only. The second access is located between buildings 71 and 75, with an existing ingress access width of 3.74m. This existing driveway reduces to a minimum width of 3.1m between the two existing multi-residential buildings and can provide access to the remainder of the site. The third access is located between building 89 and 91 and provides an egress access width of 4.38m. This driveway is reduced to a minimum width of 3.46m to 3.66m between the two existing buildings. This access driveway functions as shared access for buildings 75, 89 and 91.

Please note, building 89 is currently vacant. However, the building is envisioned to contain approximately 6 dwelling units in the future based on previous internal layouts of the building.

Policy Background

The subject lands are identified as “Neighbourhoods” within the Urban Hamilton Official Plan according to Schedule E – Urban Structure and is designated at “Neighbourhoods” according to Schedule E-1 – Urban Land Use Designations.

The entire property contains historic structures that have been included within the City’s Inventory of Historic Buildings and is located within the St. Clair Established Historical Neighbourhood.

As for zoning, the subject lands zoned as “E” (Multiple Dwellings, Lodges, Clubs, etc.) District within the former City of Hamilton Zoning By-law No. 6593. The zone does permit multiple dwellings.

Existing Site Conditions

Our Client has completed a Minor Variance (no. HM/A-21:105) and Building Permit application (no. 20 169246 000 00 R9) to facilitate the internal renovations of 91 Wentworth Street S (3-storey apartment building). These applications took place in 2021, where the Committee of Adjustment hearing occurred on May 6th, 2021 and received approval. The purpose of the building permit application was to permit southerly side changes of the existing multiple dwelling (building no. 91) to provide an interior stairwell and the construction of an entrance feature (accessory structure) at the front of the existing building.

The submitted Minor Variance application requested the following variances:

1. A minimum southerly side yard width of 1.1 metres shall be provided to the proposed addition instead of the minimum required side yard width of 5.5 metres; and,
2. An accessory building shall be permitted to be located within the front yard whereas an accessory building is not permitted to be located within a front yard.

The variances were approved in conjunction with an on-going building permit application for the building located on 91 Wentworth St and no other changes were proposed to the site.

As part of the associated building permit application, the completion of the approved renovations is required for the connection of services for buildings no. 89 and 91. However, Alectra has recently updated their Conditions of Service which now prevents Alectra from being able to provide separate servicing connections to all buildings. As the subject lands contain four (4) buildings with multiple connections, Alectra's updated servicing connections allows for only 1-2 buildings per lot to be serviced. Other options include updating the buildings electrical servicing however this is a timely and costly process which due to age of the buildings and resulting interruption to existing residents is not feasible.

Proposed Severance Line

In order to provide servicing to buildings no. 89 and 91 on the subject lands, the application put forth proposes to sever the lot into two (2) lots for servicing purposes. Specifically, the severance of the subject lands between buildings no. 75 and 89 is proposed where the shared driveway would be dedicated to buildings 89 and 91. The proposed severance line has been designed to accommodate buildings 71 and 75, which are currently serviced.

To not disrupt the current functioning of the buildings and the tenants currently living within these buildings, the proposed severance line will create two parcels. Thus, buildings no. 89 and 91 will be severed, identified as the "Severed" lands, from buildings no. 71 and 75. The parcel containing buildings no. 71 and 75 would then be identified as the "Retained" lands. As a result, the severed lands would provide a new site area of approximately 2,619.8m² with a lot frontage of approximately 31.78m. The retained lands would provide an approximate new site area of 3,128.1m² and an approximate lot frontage of

As illustrated within the appended concept plan (see Appendix A), the severance line proposed has been designed to ensure sufficient parking to buildings 89 and 91 (in addition to the proposed access and shared parking easements). No changes are proposed to the site except for future dwelling units in building no. 89. Please note, the internal renovations for building 89 would be subject to a separate application.

The proposed Severed and Retained site statistics are provided below:

DIMENSION	SEVERED (89 & 91)	RETAINED (71 & 75)
Lot Area	2,619.8m ²	3,128.1m ²
Lot Frontage	31.78m	57.07m
Lot Depth	82.58m	82.58m
Front Yard Setback	9.33m	4.59m
Rear Yard Setback	43.66m	22.32m
Side Yard Setback	North 3.46m South 1.12m	North 1.19m South 2.63m

Overall, the Consent Application has been prepared to address technical issues which have arisen since the issuance of the building permit application. The need is largely based on a technical basis in order to achieve immediate servicing for buildings no. 89 and 91.

Proposed Easement

To continue the site's overall functionality and to not disrupt existing tenant's daily access to the site, a blanket easement is proposed. The purpose and effect of the proposed easement is to permit an easement that permits shared pedestrian and vehicular access, which includes parking spaces for the retained lands (71 & 75) and severed lands (89 & 91). The easement would cover the entirety of the subject lands area.

Zoning Review Request

In order to confirm the existing zoning conditions for the site, CLS submitted a Zoning Verification application on January 16th, 2023 to receive a Zoning Review. A Certificate of Zoning Verification and Property Report was provided (please refer to Appendix B). Building no. 91, a multiple dwelling containing twenty (20) units is permitted. It should be noted that building 91 contains 21 units.

Through further correspondence with the Zoning Examiner, the subject lands are considered legal non-confirming. Based on this, no Minor Variance application accompanies this application as the site does not contain any zoning deficiencies since the site falls under the legal non-confirming status.

Consent Justification

In order to approve the submitted Consent Application, the following planning policies and tests have been applied.

Lot Creation within an Urban Area:

As per the City's Urban Official Plan, Section F.1.14.3 needs to be addressed and met in order to receive approvals.

1.14.3 Lot Creation – Urban Area

Neighbourhoods Designation

1.14.3.1 Consents for new lot creation, for both the severed and retained lands, for residential uses in the Neighbourhoods designation shown on Map E-1 – Urban Land Use Designation, shall be permitted provided the following conditions are met:

<p><i>a) The lots comply with the policies of this Plan, including secondary plans, where one exists;</i></p>	<p>The subject lands are not located within an applicable Secondary Plan area. As per the completed Zoning Verification and approved Minor Variance no. HM/A-21:105, the subject lands conform to Zoning By-law No. 6593</p>
---	--

	through their legal non-conforming status.
<p>b) Deleted by OPA 167, MMAH Mod. 39, subsequent policies renumbered.</p> <p>b) The lots are in conformity with the Zoning By-law or a minor variance is approved;</p>	<p>The site has been historically occupied by multiple dwelling buildings for years (contained within the heritage designated buildings).</p> <p>As such and according to City staff, the subject lands are considered legal non-conforming.</p>
<p>c) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;</p>	<p>The existing lot frontages, height and setbacks are appropriate and reflect the general scale and character of the established neighbourhood.</p>
<p><i>Lot Frontages and Area</i></p>	<p>The provided lot frontages and lot area are legal non-conforming. Both the severed and retained parcels will contain a lot width greater than 15m and a lot area greater than 450m².</p>
<p><i>Building Height</i></p>	<p>As for the appropriateness in height, two larger apartment buildings are located to the south of building no. 91., that contain approximately 7 to 9 storeys (as shown in Figure 1). The existing adjacent residential uses located to the west of the subject lands, and across the street, contain 2 or more storeys. Therefore, the existing height of the buildings on site are comparable and blend in with the existing neighbourhood.</p>
<p><i>Coverage and Mass</i></p>	<p>In addition, buildings such as no. 89 contain historical architectural elements which will be maintained and further blend in with the existing residential dwellings. The comparison in height is shown in Figure 2 (please refer to Figure 2).</p>
<p><i>Setbacks, Privacy and Overview</i></p>	<p>The front yard setbacks achieve a minimum of 3m as per the zoning requirements. With providing front yard depths greater than 4.5m along Wentworth St, sufficient landscaping can be provided, adding to the aesthetics of the</p>

	<p>neighbourhood.</p> <p>The rear setback is appropriate as parking spaces are provided for residents. With having a larger rear yard setback, additional privacy is provided to the existing residents located to the rear of the site.</p> <p>The existing side yard depths are existing conditions. The exterior side yard depth to the south of the site is considered minimal, however the existing adjacent building provides a larger setback due to the existing egress access driveway.</p>
<p><i>d) The lots are fully serviced by municipal water and wastewater systems; and,</i></p>	<p>The lots are fully serviced by municipal water and wastewater systems. In order to provide utilities, such as Alectra, the consent application is required.</p>
<p><i>e) The lots have frontage on a public road.</i></p>	<p>As the lots are located along Wentworth St S, the subject lands have direct access to a public road. There are also three (3) existing access driveways into the site. With the proposed severance line, the existing driveway access between building no. 75 and building no. 89 would be shared. An access easement would be required to facilitate the completion of the Consent Application. As no changes are proposed the access driveway, the existing conditions will remain and not negatively affect the existing residents of building no. 75.</p>

Figure 1: Location Map



Figure 2: Buildings 89 & 91



General

<p><i>1.14.3.6 Minor lot line adjustments shall be permitted provided there is no increased fragmentation of a core area and the adjustments do not conflict with intent of the policies of this Plan.</i></p>	<p>The subject lands do not contain any core or natural heritage areas and is not located within the Niagara Escarpment Plan. As such, the proposed severance line will not further fragment the site nor conflict with the policies of the Urban Official Plan.</p>
<p><i>1.14.3.7 Consents may be granted for the purposes of long-term lease agreements for infrastructure and utility works provided a separate lot is not created for a dwelling or any urban land use, except the uses noted in this Section.</i></p>	<p>The severance line provided will not hinder site access and is in keeping with the 'Neighbourhoods' designation. There will be continued site access for residents as the severance line will not affect this and existing parking spaces provided will not be affected.</p> <p>As the proposed severance line is technical in nature and a requirement in order to receive servicing to the remaining buildings on site (i.e. buildings 89 and 91), the creation of a new lot is for administration purposes only as no other changes are proposed to the site.</p>
<p><i>1.14.3.8 Consents within the Niagara Escarpment Plan area shall comply with the provisions of the Niagara Escarpment Plan in addition to the provisions of Section F.1.14.</i></p>	<p>The subject lands are not located within the Niagara Escarpment Plan area.</p>
<p><i>1.14.3.9 Severances shall not be granted for dwellings created as Secondary Dwelling Units – Detached. (OPA 155)</i></p>	<p>The subject lands contain legal non-conforming multiple dwelling buildings. The proposed consent is required for technical purposes to receive servicing for the site.</p>

Submission Materials

Included with this application submission, please see list of submission materials below:

- Cover Letter;
- Consent Application;
- Fee (Cheque to be mailed);
- Survey; and,
- Concept Plan.

Conclusion

In conclusion, the proposed severance line is technical in nature and necessary given the changes to Alectra's servicing requirements for the site. All of the Official Plan policies are met and the site is deemed legal non-conforming in accordance with By-law No. 6593. The proposed severance will not affect the existing site conditions as it is deemed appropriate for the continued functioning of the lands. This proposed severance line is also minor in nature as the newly severed lot is required on technical merits to establish servicing for the lands and to complete the on-going approved renovation of the site for 91 Wentworth St S.

Thank you for your consideration for this Consent request. We look forward to discussing this application with staff and the scheduling of our hearing. If there are any questions or concerns as they relate to this application, please do not hesitate to contact the undersigned.

Thank you,

Candice Hood

Candice Hood, BA, CPT.

Development Planner

Corbett Land Strategies Inc.

5045 South Service Road, Suite 301

Burlington ON L7L 5Y7

289-725-0121

candice@corbettlandstrategies.ca

APPENDIX A
ZONING VERIFICATION



Planning and Economic Development Department
 Planning Division
 71 Main Street West, 5th Floor
 Hamilton, Ontario, L8P 4Y5
 Phone: 905-546-2424 x2719 Fax: 905-546-4202
 Email: ZoningInquiry@hamilton.ca

Hamilton

CERTIFICATE OF ZONING VERIFICATION AND PROPERTY REPORT

ATTENTION OF: CANDICE HOOD
PROPOSED USE: Multi Residential

ISSUED BY: David Shortt
TELEPHONE: (905) 546-2424 ext. 7467

CERTIFICATE NO. 23-101811 00 ZR2
91 WENTWORTH ST S, HAMILTON
 ISSUE DATE: JAN 30, 2023

ZONING DISTRICT:
E (Multiple Dwellings, Lodges, Clubs Etc.)
SECTION 11 OF HAMILTON ZONING BY-LAW 6593 AS AMENDED

THE PROPOSED USE IS:
SEE COMMENTS

COMMENTS:

This property is known as 71, 75, 89 and 91 Wentworth Street South, Hamilton. It appears that the subject property has merged in title with the lands known as 71, 75 and 89 Wentworth Street South, Hamilton.

Building Division records indicate that the recognized use of 91 Wentworth Street South is a twenty (20) unit multiple dwelling, which is permitted.

This property is included in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest as a property of cultural heritage value or interest. Please contact a Cultural Heritage Planner at culturalheritageplanning@hamilton.ca for more information.

The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Development Planning Division. For further information, please contact (905) 546-2424 extension 1355 or pd.generalinquiry@hamilton.ca.

Tenant improvements, change of use, additions, alterations, renovations and new buildings are subject to the issuance of a building permit from the Building Division.

No survey submitted showing actual conditions.

PROPERTY REPORT

Our records indicate the following:

No outstanding work orders.

NOTE:
 PROPERTY REPORTS PERTAIN TO BUILDING DIVISION FILES ONLY AND RELATE TO ENFORCEMENT PROCEEDINGS COMMENCED BY THIS DIVISION. OTHER DIVISIONS/DEPARTMENTS, INCLUDING BUT NOT LIMITED TO THE PARKING AND BY-LAW ENFORCEMENT DIVISION, FIRE DEPARTMENT, PUBLIC HEALTH SERVICES DEPARTMENT AND PUBLIC WORKS DEPARTMENT MAY HAVE COMMENCED ENFORCEMENT PROCEEDINGS. TO OBTAIN INFORMATION CONCERNING ANY SUCH ENFORCEMENT PROCEEDINGS, YOU MUST CONTACT THOSE DIVISIONS/DEPARTMENTS YOURSELF. ALSO NOTE THAT THIS DOES NOT IMPLY THAT A FIELD INSPECTION HAS BEEN CARRIED OUT.

IMPORTANT:
 THIS CERTIFICATE DOES NOT INDICATE THAT AN EXISTING BUILDING OR ITS USE CONFORMS TO THE REQUIREMENTS OF APPLICABLE BY-LAWS, AND REGULATIONS, NOR THAT A LICENCE WILL BE ISSUED IF REQUIRED, OR THAT THE ZONING WILL NOT BE CHANGED AFTER THE DATE OF ISSUANCE.

 FOR DIRECTOR OF PLANNING DIVISION

*** THIS CERTIFICATE IS ISSUED WITHOUT LIABILITY ON THE PART OF THE CITY OF HAMILTON OR ITS OFFICIALS ***

From: [Shortt, David](#)
To: [Candice Hood](#)
Cc: ["Nick Wood"](#)
Subject: RE: 71 - 91 Wentworth St S - Zoning Verification Application
Date: February 17, 2023 1:29:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Candice,

My sincere apologies for the delay. I have reviewed the survey plan that you provided. Be advised that through the Zoning Verification application, any buildings shown on the submitted survey will be reviewed on a locational basis only ie. Confirming compliance with the setbacks, encroachments etc.

As such, I have found the following:

The location of the 4-storey brick apartment building is legally established non-conforming as shown on the submitted survey.

If you require this on a formal document, please let me know. Otherwise, please accept this email as confirmation of the review of the submitted survey.

Regards,

David Shortt

Zoning Examiner
Planning and Economic Development
Planning Division, City of Hamilton
(905) 546-2424 Ext.7467



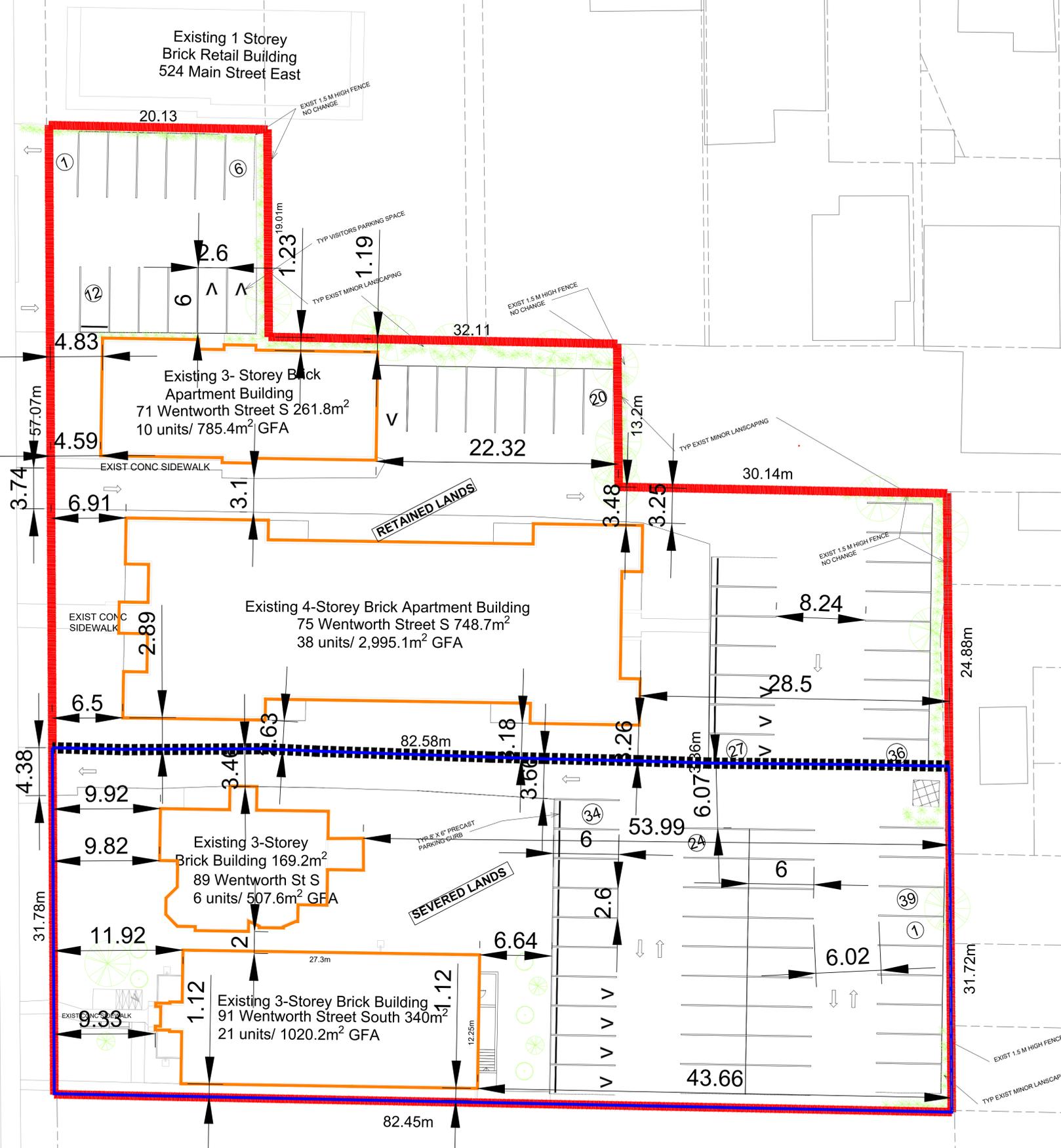
This message, including any attachments, is privileged and intended only for the person(s) named above. This material may contain confidential or personal information which may be subject to the provision of the Municipal Freedom of Information & Protection of Privacy Act and/or is confidential. Any other distribution, copying or disclosure is strictly prohibited. If you are not the intended recipient or have received this message in error, please notify me immediately by telephone, fax or e-mail and permanently delete the original transmission, including any attachments, without making a copy.

From: Candice Hood <candice@corbettlandstrategies.ca>
Sent: Friday, February 17, 2023 11:46 AM
To: Shortt, David <David.Shortt@hamilton.ca>
Cc: 'Nick Wood' <nick@corbettlandstrategies.ca>
Subject: RE: 71 - 91 Wentworth St S - Zoning Verification Application

APPENDIX B
CONCEPT PLAN



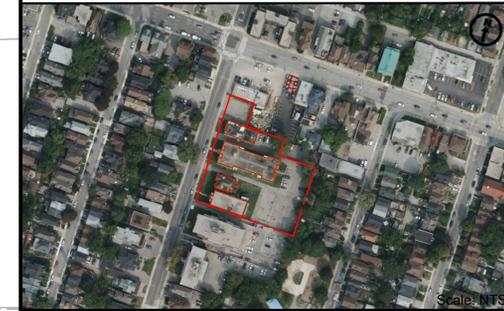
WENTWORTH ST S



WENTWORTH PLACE

71, 75, 89 & 91 Wentworth St S
Hamilton, ON

KEY MAP



LEGEND

- Subject Lands ---
- Severed Lands ---
- Severance Line - - - - -
- Existing Building ---

Site Statistics:

Site Area	5,750.3m ² (0.57 Ha/ 1.42 Ac)
Existing Building GFA	5,308.3m ² (0.53 Ha/ 1.31 Ac)
Total no. of Units	75 Residential Units
Severed Lands Area	2,619.8m ² (0.26 Ha/ 0.65 Ac)
Severed Building GFA	1,527.8m ² (0.15 Ha/ 0.37 Ac)
Severed Dwelling Units	27 units
Retained Lands Area	3,128.1m ² (0.31 Ha/ 0.77 Ac)
Retained Building GFA	3,780.5m ² (0.38 Ha/ 0.93 Ac)
Retained Dwelling Units	48 units
Total no. of Parking	73 existing spaces
Retained Parking	39 spaces
Severed Parking	34 spaces
Proposed Blanket Easement	Reciprocal access, shared parking and pedestrian access.

CONSENT APPLICATION

CORBETT LAND STRATEGIES INC.
VISION • EXPERTISE
 5045 South Service Road, Suite 301
 Burlington, Ontario L7L 5Y7
 corbettlandstrategies.ca



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 CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT***

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME
Purchaser*	Macdane Group of Companies
Registered Owners(s)	Anthony Cutrone Macdane Group of Companies
Applicant(s)**	Corbett Land Strategies Inc. 5045 South Service Rd, Suite 300 Burlington ON L7L 5Y7
Agent or Solicitor	

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

** Owner's authorisation required if the applicant is not the owner or purchaser.

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 candice@corbettlandstrategies.ca

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.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	71, 75, 89 and 91 Wentworth St S		
Assessment Roll Number			
Former Municipality	City of Hamilton		
Lot		Concession	
Registered Plan Number	93	Lot(s)	6,7,8 and 9
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:

Unknown - Part 5 and Part 6 62R-14384

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

- creation of a new lot(s)
 concurrent new lot(s)
 addition to a lot
 a lease
 an easement
 a correction of title
 validation of title (must also complete section 8)
 a charge
 cancellation (must also complete section 9)
 creation of a new non-farm parcel (must also complete section 10)
 (i.e. a lot containing a surplus farm dwelling
 resulting from a farm consolidation)

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

No change in ownership.

3.3 If a lot addition, identify the lands to which the parcel will be added:

N/A

3.4 Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*

Identified on Sketch as:	no. 71 & 75	No. 89 & 91			
Type of Transfer	N/A				
Frontage	57.07m	31.78m			
Depth	82.58m	82.58m			
Area	3,128.1m ²	2,619.8m ²			
Existing Use	res - multiple	res - multiple			
Proposed Use	res - multiple	res - multiple.			
Existing Buildings/ Structures	3 & 4 storey multi unit buildings	3-storey multi unit buildings.			
Proposed Buildings/ Structures	None.	None.			
Buildings/ Structures to be Removed	None.	None.			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- provincial highway
 municipal road, seasonally maintained
 municipal road, maintained all year
- right of way
 other public road

b) Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water system
 privately owned and operated individual well
- lake or other water body
 other means (specify) _____

c) 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) _____

4.3 Other Services: (check if the service is available)

- electricity
 telephone
 school bussing
 garbage collection

5 CURRENT LAND USE

5.1 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) Neighbourhoods

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

Please see Cover Letter for further information.

- 5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?
 Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

- 5.3 What is the existing zoning of the subject land? "E" Multiple Dwellings, Lodges, Clubs, etc.

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?
 N/A

- 5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?
 Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

Building Permit 20 169246 000 00 R9 and approved Minor Variance HM/A-21:105

- 5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	Commercial ~23m
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

Yes No Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

Yes No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

N/A.

6.5 Does the applicant own any other land in the City? Yes No

If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

Yes No (Provide explanation)

Please see Cover Letter.

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

Yes No (Provide explanation)

Please see Cover Letter.

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

Yes No (Provide explanation)

Please see Cover Letter.

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes No (Provide explanation)

7.5 Are the subject lands subject to the Parkway Belt West Plan?
 Yes No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?
 Yes No (Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?
 Yes No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?
 Yes No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?
 Yes No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)
 N/A.

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?
 Yes No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?
 Yes No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)
 N/A.

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION**10.1 Purpose of the Application (Farm Consolidation)**

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

a) Date of construction:

- Prior to December 16, 2004 After December 16, 2004

b) Condition:

- Habitable Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application Form
- Signatures Sheet

11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study



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-22:412	SUBJECT PROPERTY:	185 GRAY ROAD, STONEY CREEK
ZONE:	"R6" (Residential "R6" Zone)	ZONING BY-LAW:	Zoning By-law former City of Stoney Creek 3692-92, as Amended

APPLICANTS: Owner: AMRIT SINGH
Agent: MICHAEL SABELLI

The following variances are requested:

1. The ground floor area of the Secondary Dwelling Unit – Detached shall be 78% of the ground floor area of the principal dwelling instead of the required 70% of the ground floor area of the principal dwelling when the ground floor area of the principal dwelling is less than or equal to 105 square metres.
2. Eaves and gutters associated with the Secondary Dwelling Unit – Detached may project a maximum of 39cm into a minimum required yard whereas the by-law permits a maximum eave and gutter projection of 30cm.

PURPOSE & EFFECT: So as to permit a Secondary Dwelling Unit – Detached in the rear yard of a Single Detached Dwelling notwithstanding that:

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, April 20, 2023
TIME:	9:45 a.m.
PLACE:	Via video link or call in (see attached sheet for details)

SC/A-22:412

	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-22:412, 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.

SC/A-22:412



 **Subject Lands**

DATED: April 4, 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.



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

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.

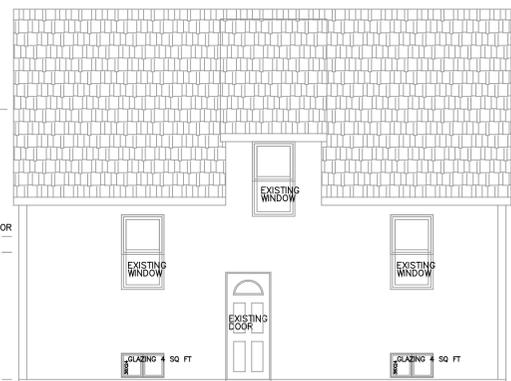
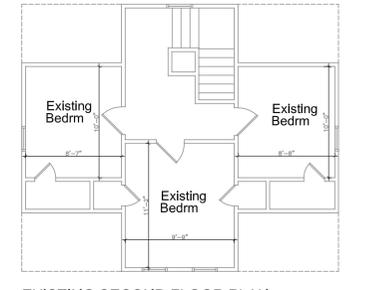
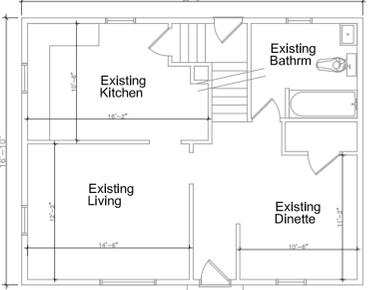
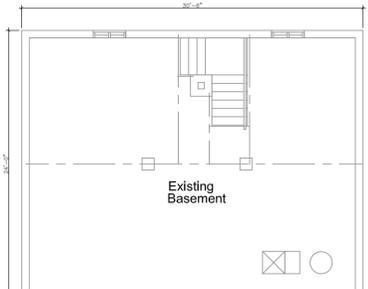
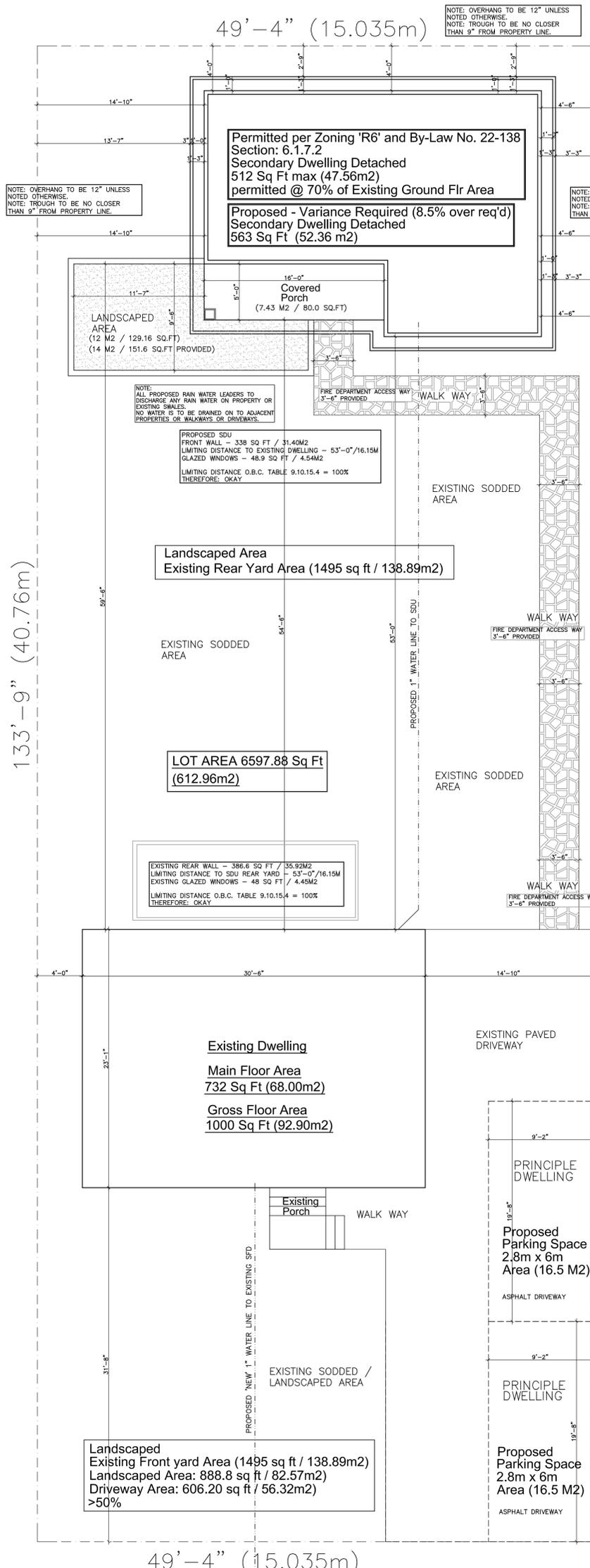
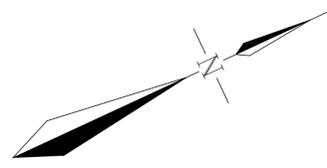
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



REAR ELEVATION
EXISTING SINGLE FAMILY DWELLING

EXISTING REAR WALL - 386.6 SQ FT / 35.92M²
LIMITING DISTANCE TO SDU REAR YARD - 53'-0"/16.15M
EXISTING GLAZED WINDOWS - 48 SQ FT / 4.45M²
LIMITING DISTANCE O.B.C. TABLE 9.10.15.4 = 100% THEREFORE: OKAY

THIS DWELLING IS AN EXISTING LEGAL SINGLE FAMILY DWELLING OWNER _____

LOT AREA 6597.88 Sq Ft (612.96 m²)
Landscaped Area (151.6 sq ft / 14.0m²)
Parking Area (360 sq ft / 33.5m²)
Secondary Dwelling Max Permitted 512 Sq Ft (47.56 m²)
Proposed / Provided 563 Sq Ft (52.36 m²)

SITE STATISTICS

MUNICIPAL ADDRESS
185 GRAY RD.
STONE CREEK, ONT.

BUILDING CLASSIFICATION
RESIDENTIAL

ZONING
R6 - ZONING
BY LAW NO. 22-138

REQUIREMENTS FOR SDU - DETACHED
MIN. SIDE YARDS 1.2 M (3.94')
MIN. FRONT YARD 6.0 M (19.69')
MIN. REAR YARD 1.2 M (3.94')
MAX. EAVES/ GUTTER PROJECTION 300 MM (1.0' IN TO REQUIRED YARDS)

EXISTING YARDS AT DWELLING
SIDE YARD (LEFT) 1.2 M (4.93') -EXISTING
SIDE YARD (RIGHT) 4.51 M (14'-10") -EXISTING
FRONT YARD 8.83 M (29'-0") -EXISTING
REAR YARD 24.59 M (80'-8") -EXISTING

LOT AREA
612.96 M² (6597.88 SQ FT)

PROPOSED AT SDU - DETACHED
PERMITTED 70% OF EXIST. DWELLING 47.56 M² (512 SQ FT)
** PROPOSED @ SDU - DETACHED 52.30 M² (563.0 SQ FT) **
LOT COVERAGE 25% 1649.47 MAX FOR ALL COMBINED ACCESSORY BUILDINGS.
MAX HT. PERMITTED 6.0 M (19.68')
PROPOSED HT @ SDU - DETACHED 4.72 M (15.48')
** MINOR VARIANCE REQUIRED FOR PROPOSED SQ FT **

NOTE:
THIS PLOT PLAN IS NOT A SURVEY. UNIQUE DESIGNS INC. DOES NOT GUARANTEE THE ACCURACY OF THIS DOCUMENT NOR DOES UNIQUE DESIGN INC. CLAIM TO HAVE THE QUALIFICATIONS TO PRODUCE A DRAWING INTENDED FOR THE USE AS A SURVEY. THE DRAWING PRODUCED IS INTENDED TO BE USED ONLY AS A DIAGRAM TO COMPLEMENT THE PROVIDED ARCHITECTURAL DRAWINGS. SPECIFICALLY, FOR THE PURPOSES OF ORIENTATION, ZONING, LIMITING DISTANCES AND BUILDING HEIGHT AND THEIR RELATIONSHIP WITH THE INTENDED USE OF THE BUILDING. TRUE SITE SETBACKS MAY NEED TO BE PROVIDED BY A QUALIFIED LAND SURVEYOR.

NOTE:
ALL PROPOSED RAIN WATER LEADERS TO DISCHARGE ANY RAIN WATER ON PROPERTY OR EXISTING SWALES.
NO WATER IS TO BE DRAINED ON TO ADJACENT PROPERTIES OR WALKWAYS OR DRIVEWAYS.

**GRAY RD.
PLOT PLAN**

DO NOT SCALE DRAWINGS

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code. The undersigned is a member of the Ontario Association of Architects (OAA) and is qualified to provide the services described in this drawing. The undersigned is not a professional engineer or architect and is not qualified to provide the services described in this drawing. The undersigned is not a professional engineer or architect and is not qualified to provide the services described in this drawing.

NAME: MAURO FORTUNATO
SIGNATURE: *Mauro Fortunato*
REGISTRATION INFORMATION: 15084
Firm Name: UNIQUE DESIGNS INC. BORN: 2090



Drawn By: SINGH
Date: 11.25.22
Job Number: 111622
Scale: 3/16"=1'-0"
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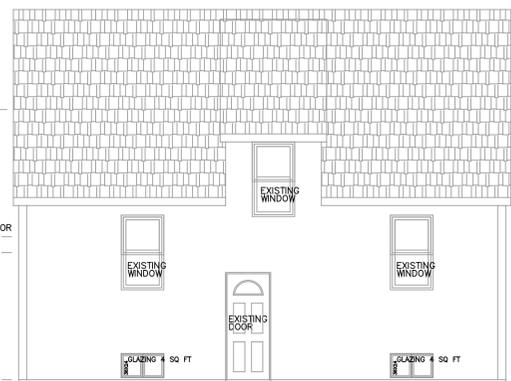
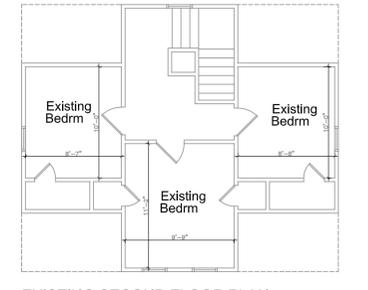
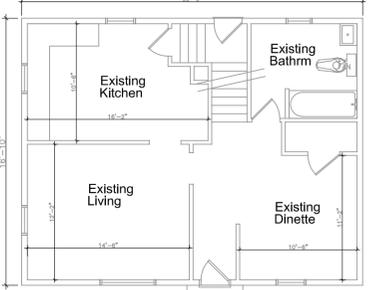
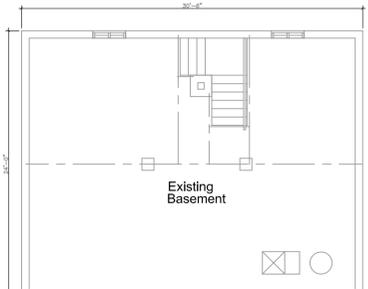
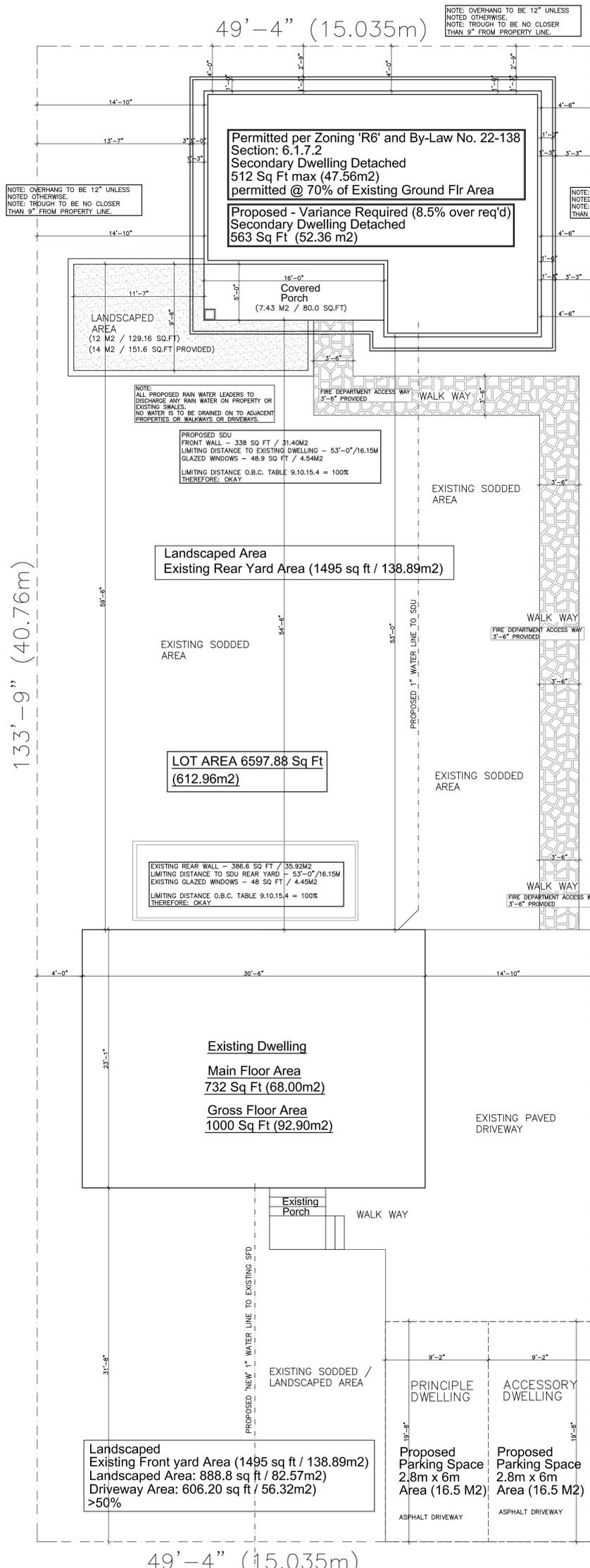
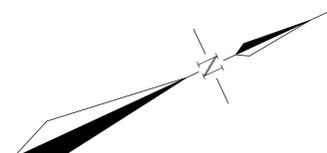
SINGH RESIDENCE
185 GRAY RD.,
STONE CREEK, ONT.

UNIQUE DESIGNS INC.
SECONDARY DWELLING UNIT - DETACHED
PLOT PLAN

No.	DATE	DESCRIPTION
1.	11.24.22	ISSUED FOR MINOR VARIANCE
2.	01.15.23	ISSUED FOR PERMIT
3.	02.21.23	ISSUED FOR PERMIT
4.	02.29.23	RE-ISSUED FOR PERMIT
5.		
6.		
7.		
8.		

THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.



REAR ELEVATION
EXISTING SINGLE FAMILY DWELLING

EXISTING REAR WALL - 386.6 SQ FT / 35.92M2
LIMITING DISTANCE TO SDU REAR YARD - 53'-0"/16.15M
EXISTING GLAZED WINDOWS - 48 SQ FT / 4.45M2
LIMITING DISTANCE O.B.C. TABLE 9.10.15.4 = 100%
THEREFORE: OKAY

THIS DWELLING IS AN EXISTING LEGAL SINGLE FAMILY DWELLING OWNER _____

LOT AREA 6597.88 Sq Ft (612.96 m)

Landscaped Area (151.6 sq ft / 14.0m2)
Parking Area (360 sq ft / 33.5m2)
Secondary Dwelling Max Permitted 512 Sq Ft (47.56 m2)
Proposed / Provided 563 Sq Ft (52.36 m2)

SITE STATISTICS

MUNICIPAL ADDRESS
185 GRAY RD.
STONE CREEK, ONT.

BUILDING CLASSIFICATION
RESIDENTIAL

ZONING
R6 - ZONING
BY LAW NO. 22-138

REQUIREMENTS FOR SDU - DETACHED
MIN. SIDE YARDS 1.2 M (3.94')
MIN. FRONT YARD 6.0 M (19.69')
MIN. REAR YARD 1.2 M (3.94')
MAX. EAVES/ GUTTER PROJECTION 300 MM (1.0' IN TO REQUIRED YARDS)

EXISTING YARDS AT DWELLING
SIDE YARD (LEFT) 1.2 M (4.93') -EXISTING
SIDE YARD (RIGHT) 4.51 M (14'-10") -EXISTING
FRONT YARD 8.83 M (29'-0") -EXISTING
REAR YARD 24.59 M (80'-8") -EXISTING

LOT AREA
612.96 M2 (6597.88 SQ FT)

PROPOSED AT SDU - DETACHED
PERMITTED 70% OF EXIST. DWELLING 47.56 M2 (512 SQ FT)
** PROPOSED @ SDU - DETACHED 52.30 M2 (563.0 SQ FT) **
LOT COVERAGE 25% 1649.47 MAX FOR ALL COMBINED ACCESSORY BUILDINGS.
MAX HT. PERMITTED 6.0 M (19.68')
PROPOSED HT @ SDU - DETACHED 4.72 M (15.48')
** MINOR VARIANCE REQUIRED FOR PROPOSED SQ FT **

NOTE:
THIS PLOT PLAN IS NOT A SURVEY. UNIQUE DESIGNS INC. DOES NOT GUARANTEE THE ACCURACY OF THIS DOCUMENT NOR DOES UNIQUE DESIGN INC. CLAIM TO HAVE THE QUALIFICATIONS TO PRODUCE A DRAWING INTENDED FOR THE USE AS A SURVEY. THE DRAWING PRODUCED IS INTENDED TO BE USED ONLY AS A DIAGRAM TO COMPLEMENT THE PROVIDED ARCHITECTURAL DRAWINGS. SPECIFICALLY, FOR THE PURPOSES OF ORIENTATION, ZONING, LIMITING DISTANCES AND BUILDING HEIGHT AND THEIR RELATIONSHIP WITH THE INTENDED USE OF THE BUILDING. TRUE SITE SETBACKS MAY NEED TO BE PROVIDED BY A QUALIFIED LAND SURVEYOR.

NOTE:
ALL PROPOSED RAIN WATER LEADERS TO DISCHARGE ANY RAIN WATER ON PROPERTY OR EXISTING SWALES.
NO WATER IS TO BE DRAINED ON TO ADJACENT PROPERTIES OR WALKWAYS OR DRIVEWAYS.

GRAY RD.
PLOT PLAN

DO NOT SCALE DRAWINGS

The undersigned has reviewed and takes responsibility for this design, and one for the qualifications and meets the requirements set out in the Ontario Building Code. The undersigned is a member of the Ontario Association of Architects (OAA) and is qualified to practice as a Professional Architect in the Province of Ontario.

Required unless design is exempt under Div. C, Article 2.2.5.1 of the Building Code

NAME: MAURO FORTUNATO
SIGNATURE: *Mauro Fortunato*
REGISTRATION INFORMATION: 15084
BOB: 31090
FIRM NAME: UNIQUE DESIGNS INC.



Drawn By: SINGH
Date: 11.25.22
Job Number: 111622
Scale: 3/16"=1'-0"
AO

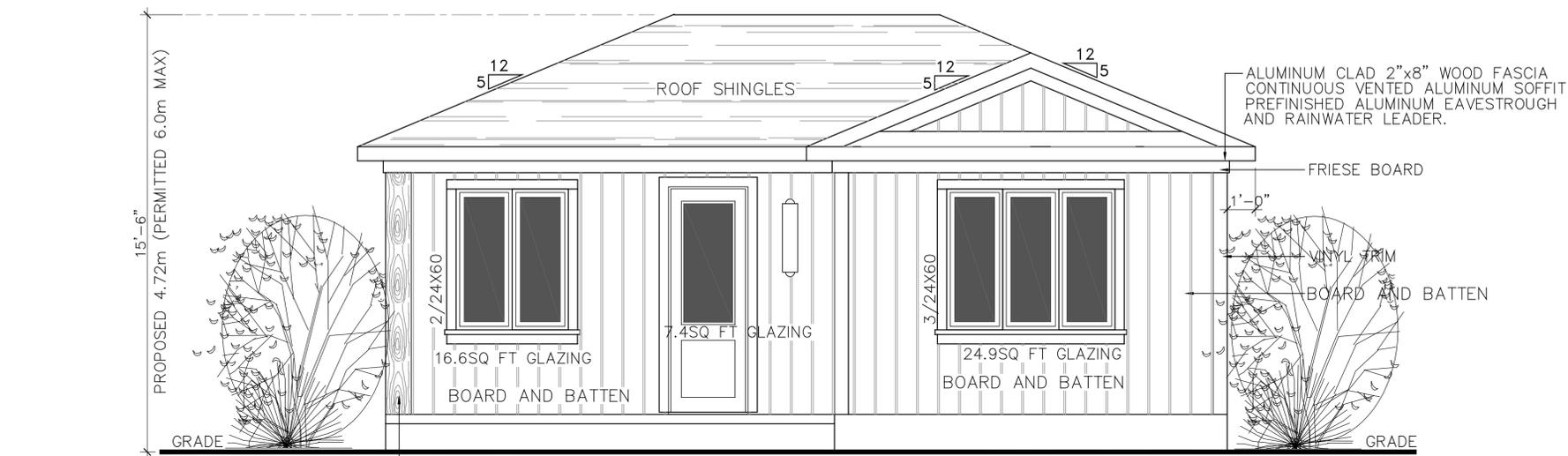
SINGH RESIDENCE
185 GRAY RD.,
STONE CREEK, ONT.

UNIQUE DESIGNS INC.
SECONDARY DWELLING UNIT - DETACHED
PLOT PLAN

No.	DATE	DESCRIPTION
1.	11.24.22	ISSUED FOR MINOR VARIANCE
2.	01.15.23	ISSUED FOR PERMIT
3.	02.21.23	ISSUED FOR PERMIT
4.		
5.		
6.		
7.		
8.		

THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.



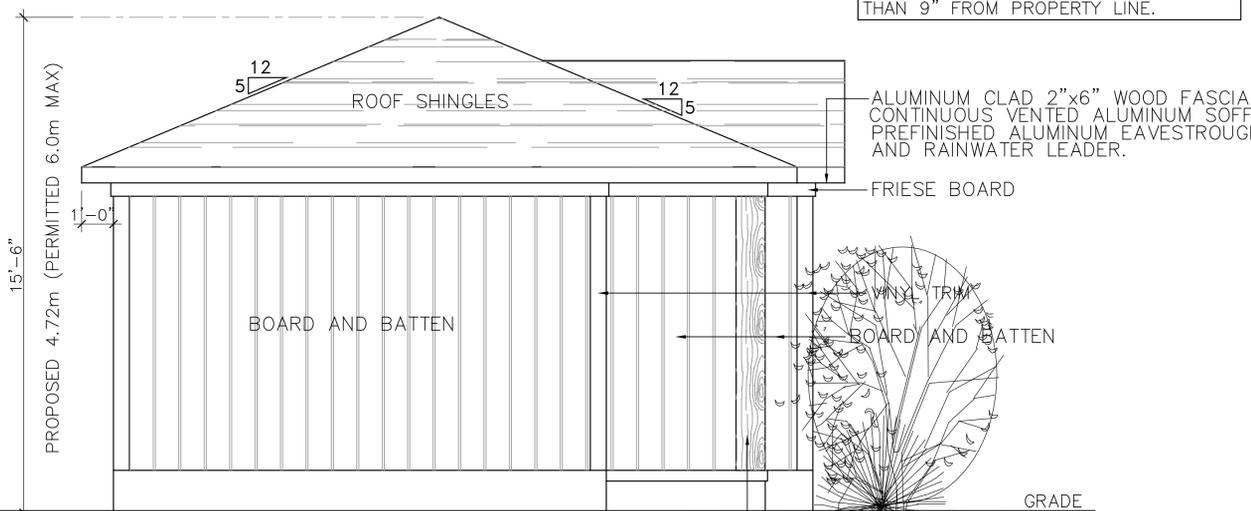
FRONT ELEVATION

10"x10" ALUMINUM POST W/ 6"x6" WOOD POST ON SADDLE BASE.
36"X96" FRONT DOOR

PROPOSED SDU
FRONT WALL - 338 SQ FT / 31.40M2
LIMITING DISTANCE TO EXISTING DWELLING - 53'-0"/16.15M
GLAZED WINDOWS - 48.9 SQ FT / 4.54M2

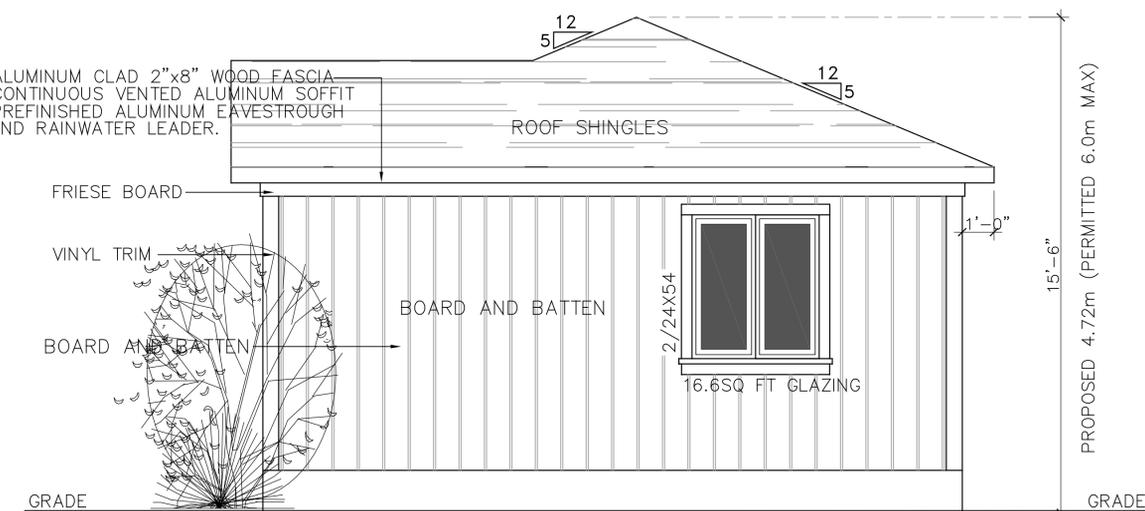
NOTE: OVERHANG TO BE 12" UNLESS NOTED OTHERWISE.
NOTE: TROUGH TO BE NO CLOSER THAN 9" FROM PROPERTY LINE.

LIMITING DISTANCE O.B.C. TABLE 9.10.15.4 = 100% THEREFORE: OKAY

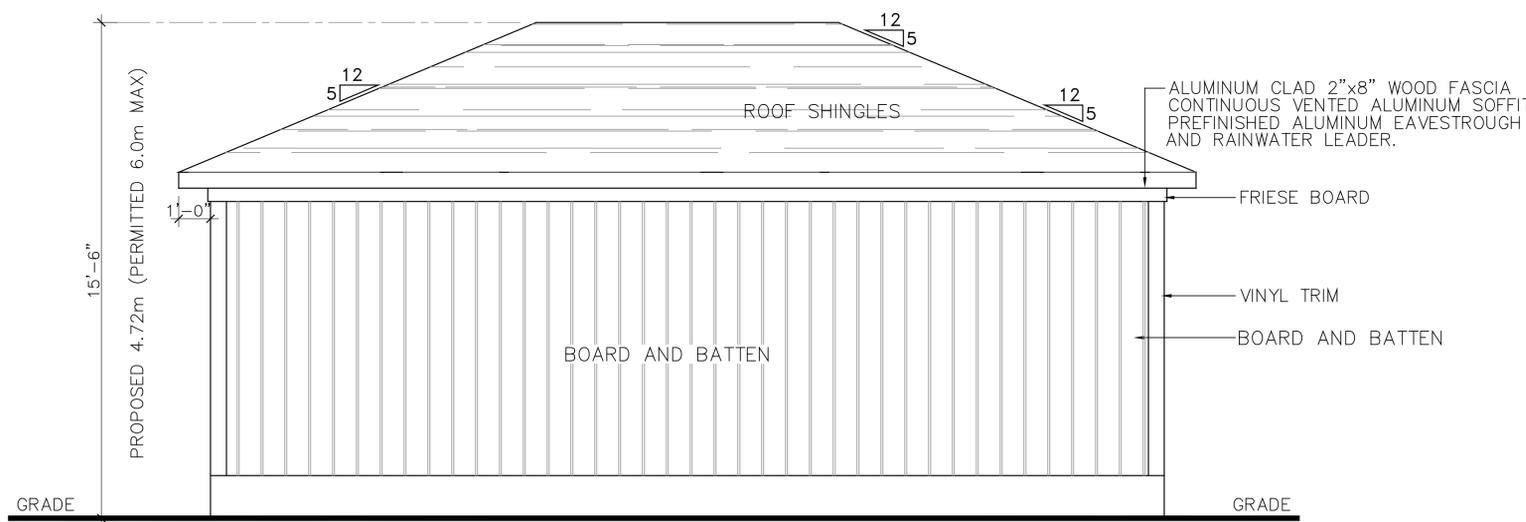


LEFT ELEVATION

10"x10" ALUMINUM POST W/ 6"x6" WOOD POST ON SADDLE BASE.



RIGHT ELEVATION



REAR ELEVATION

EEDS	
TOTAL WINDOW & GLASS DOORS:	
+TOTAL AREA WALLS:	91.42 M2
+TOTAL AREA WINDOWS:	3.34 M2
+% WINDOWS:	3.66%

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO *Mauro Fortunato* 15084
Name Signature BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC 31090
Firm Name BCIN

No.	DATE	DESCRIPTION
1.	01.15.23	ISSUED FOR PERMIT
2.	02.21.23	ISSUED FOR PERMIT
3.		
4.		
5.		
6.		
7.		
8.		

UNIQUE DESIGNS INC.

SECONDARY DWELLING UNIT - DETACHED

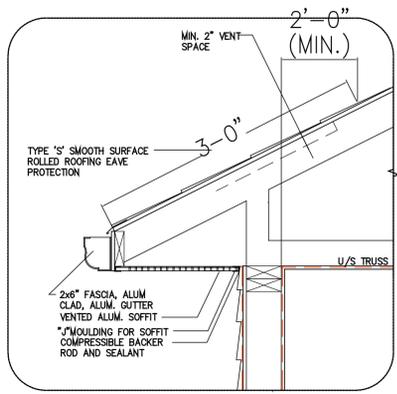
ELEVATIONS, FLOOR PLANS

SINGH RESIDENCE

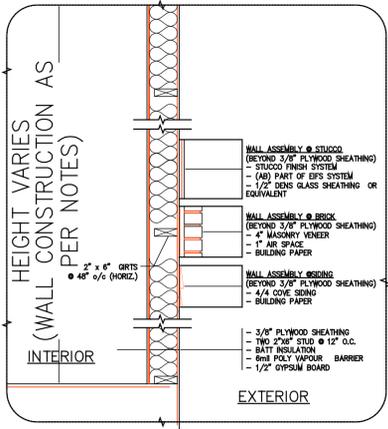
185 GRAY RD., STONEY CREEK, ONT.

Drawn By	Scale
Date:	3/8"=1'-0"
11.25.22	
Job Number	A1
111622	

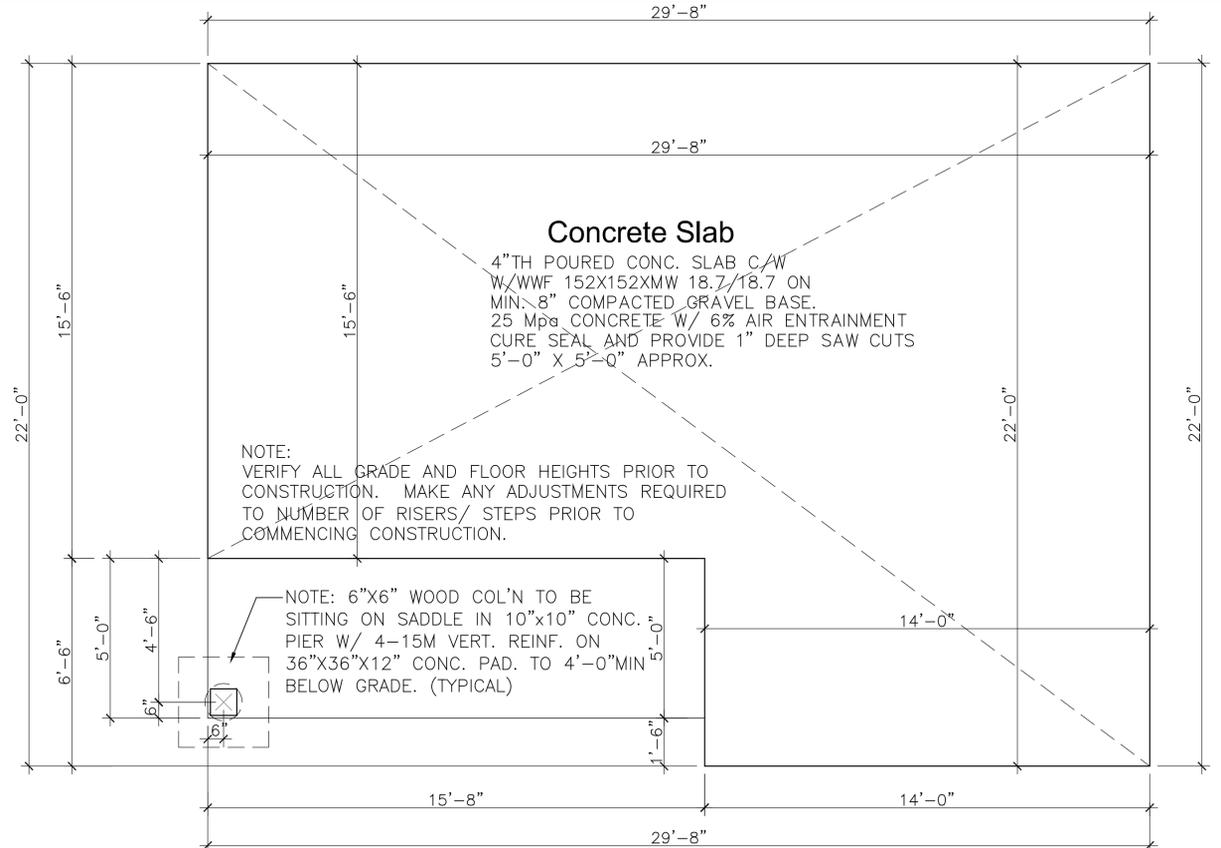
DO NOT SCALE DRAWINGS



TYP. EAVES DETAIL

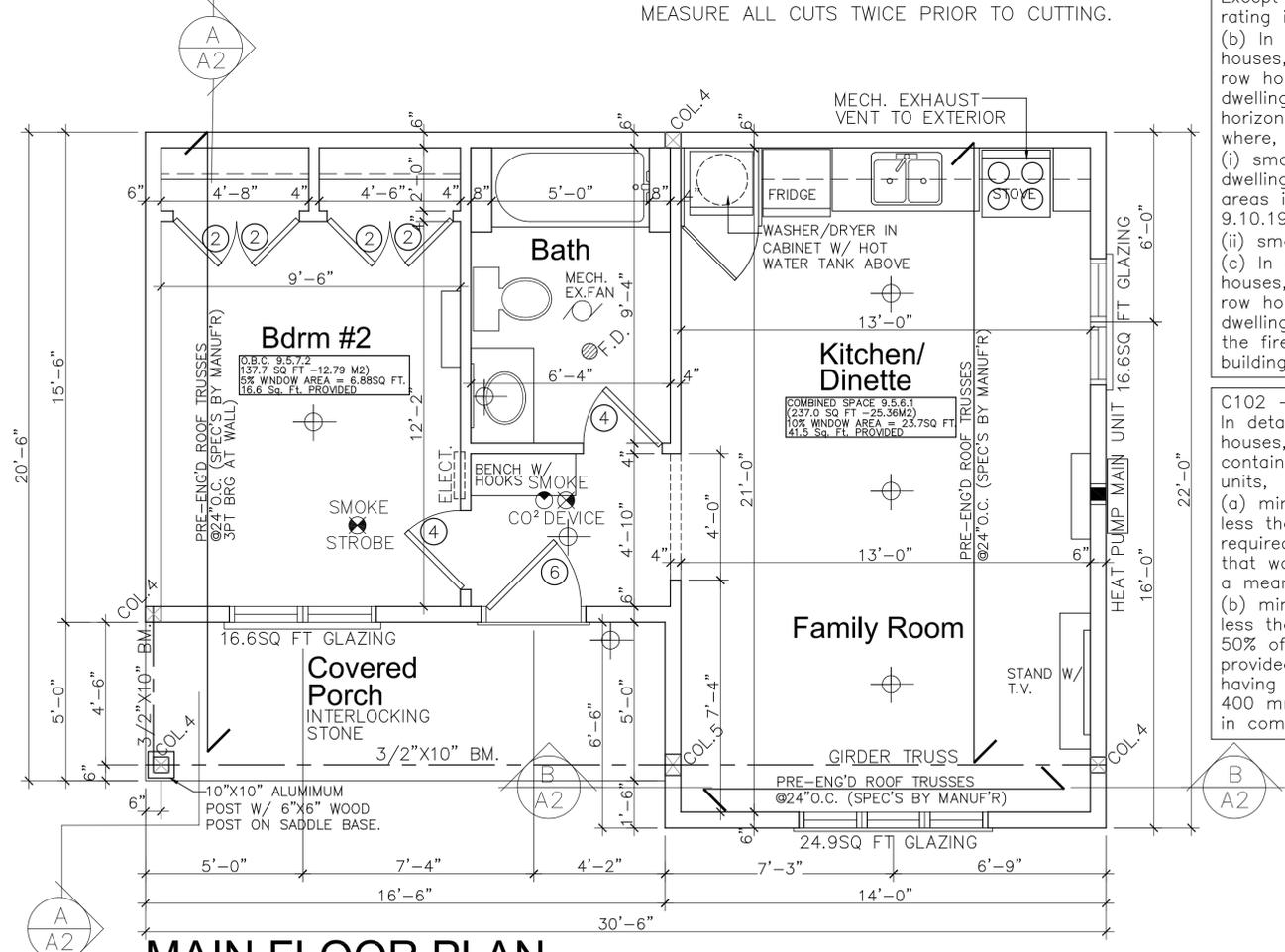


TYP. CLEAR STOREY FRAMING DETAIL



FOUNDATION PLAN

NOTE: ADJUST DIMENSIONS AS NEEDED ON SITE MEASURE ALL CUTS TWICE PRIOR TO CUTTING.



MAIN FLOOR PLAN

TOTAL: 564 SQ. FT.

DO NOT SCALE DRAWINGS



9.5.5. Dining Rooms or Spaces within Dwelling Units

9.5.5.1. Area of Dining Rooms or Sp (1) A dining space in combination with other space shall have an area of not less than 3.25 m². (2) Dining rooms not combined with other space shall have a minimum area of 7 m².

9.5.6. Kitchens within Dwelling Units

9.5.6.1. Kitchen Areas (1) Kitchen areas within dwelling units either separate from or in combination with other spaces, shall have an area of not less than 4.2 m² including the area occupied by the base cabinets, except that in dwelling units containing sleeping accommodation for not more than two persons, the minimum area shall be 3.7 m².

9.5.7.2. Areas of Master Bedrooms

(1) Except as provided in Article 9.5.7.3., at least one bedroom in every dwelling unit shall have an area of not less than 9.8 m² where built-in cabinets are not provided and not less than 8.8 m² where built-in cabinets are provided.

9.5.8. Combined Spaces

9.5.8.1. Combined Living, Dining, Bedroom and Kitchen Spaces (1) Despite Subsections 9.5.4. to 9.5.7., where living, dining, bedroom and kitchen spaces are combined in a dwelling unit that contains sleeping accommodation for not more than two persons, the area of the combined spaces shall be not less than 13.5 m².

C147 - 9.10.8.1.; 9.10.8.3.; 9.10.8.8(a)

Except as provided in (b) and (c), 30 min rating is acceptable. (b) In detached houses, semi-detached houses, townhouses and row houses containing not more than two dwelling units, 15 min horizontal fire separation is acceptable where, (i) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19., and (ii) smoke alarms are interconnected. (c) In detached houses, semi-detached houses, townhouses and row houses containing not more than two dwelling units, the fire-resistance rating of the fire separation is waived where the building is sprinklered.

C102 - 9.5.3.1

In detached houses, semi-detached houses, townhouses and row houses containing not more than two dwelling units, (a) minimum room height shall not be less than 1 950 mm over the required floor area and in any location that would normally be used as a means of egress, or (b) minimum room height shall not be less than 2 030 mm over at least 50% of the required floor area, provided that any part of the floor having a clear height of less than 1 400 mm shall not be considered in computing the required floor area.

NOTE: VERIFY ALL NEW AND EXISTING WINDOW AND DOOR LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORK! VERIFY COVERED AREA LOCATION BASED ON MEASURED NUMBERS.

DOOR LEGEND	GENERAL NOTES:	FLOOR PLAN DIMENSIONS :
1 1'8" x 8'0"	SMOKE ALARMS :	ALL DIMENSIONS ON FLOOR PLANS
2 2'0" x 8'0"	NOTE ALL SMOKE ALARMS	ARE FROM NOMINAL STUD FACE TO NOMINAL STUD FACE OR FACE OF EXTERIOR FINISH MATERIAL.
3 2'4" x 8'0"	WITH-IN A SINGLE DWELLING UNIT	
4 2'6" x 8'0"	SHALL BE INTERCONNECTED.	
5 2'8" x 8'0"		
6 3'0" x 8'0"		

USE ONLY WHERE 'LVL'S' ARE NOT SPECIFIED

WOOD LINTEL LEGEND
FOR WOOD OPENINGS :
44" OR LESS USE 2/2"x8"
66" OR LESS USE 2/2"x10"
88" OR LESS USE 2/2"x12"
PROVIDE INSUL. BETWEEN HEADERS IF POSSIBLE

FLOOR PLAN DIMENSIONS : ALL DIMENSIONS ON FLOOR PLANS ARE FROM NOMINAL STUD FACE TO NOMINAL STUD FACE OR FACE OF EXTERIOR FINISH MATERIAL.

FLOOR PLAN DIMENSIONS : ALL DIMENSIONS ON FLOOR PLANS ARE FROM NOMINAL STUD FACE TO NOMINAL STUD FACE OR FACE OF EXTERIOR FINISH MATERIAL.

COLUMN SCHEDULE

- COL. 1=3-2x4
- COL. 2=4-2x4
- COL. 3=2-2x6
- COL. 4=3-2x6
- COL. 5=4-2x6

IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HAVE ALL GRADES AND SERVICES CHECKED AND VERIFIED GRADING AND SERVICES ENGINEERED PROPOSED GRADE LINE AS INDICATED ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS

NOTE: VERIFY ALL ELECTRICAL LIGHTING FIXTURES, OUTLET PLUGS ETC. WITH OWNER PRIOR TO INSTALLATION.

UNIQUE DESIGNS INC.

SECONDARY DWELLING UNIT - DETACHED

SINGH RESIDENCE

185 GRAY RD., STONEY CREEK, ONT.

Drawn By	Scale
Date:	3/8"=1'-0"
Job Number	A2
11622	

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code
 MAURO FORTUNATO 15084 BCIN
 Name Signature

REGISTRATION INFORMATION
 Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code
 UNIQUE DESIGNS INC 31090 BCIN
 Firm Name

THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

STRUCTURAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION MUST COMPLY WITH THE LATEST ADDITION OF THE O.B.C. 2012.
- DO NOT SCALE THESE DRAWINGS.
- SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW BY THE DESIGNER PRIOR TO FABRICATION. MAKE FIELD MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION.
- THE CONTRACTOR SHALL PROVIDE INSPECTION REPORTS PREPARED BY AN INSPECTION AND TESTING AGENCY ON THE STRUCTURAL STEEL ERECTION AND CONCRETE STRENGTH.
- ALL FOOTING SHALL BEAR ON UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD OF 4 KSF.
- SPECIFIED 28 DAY CONCRETE STRENGTH IS 20 MPA. ALL CONCRETE EXPOSED TO FREEZE-THAW CYCLES IN A SATURATED CONDITION SHALL BE CLASSIFICATION C-1 TO CSA-A23.1-M90.
- REINFORCING STEEL: G30.18M GRADE 400R.
- STRUCTURAL STEEL CSA G40.21M :
 - HSS SECTIONS GRADE 350W CLASS H
 - ANCHOR BOLTS GRADE 260W
 - PIPE MATERIAL ASTM A53
 - OTHER STEEL GRADE 300W
- WELDING TO CONFORM TO CSA W59 AND W47.1
- LOAD BEARING MASONRY MATERIALS:
 - HOLLOW BLOCK CSA A185.1M-H/15/X/X
 - SOLID BLOCK CSA A185.1M-S/15/X/X
 - BELOW GRADE MORTAR CSA A179M-TYPE S
 - ABOVE GRADE MORTAR CSA A179M-TYPE N
 - GROUT FOR BLOCK CORES CSA A179M 1:3:2 CEMENT: SAND PEA GRAVEL BY VOLUME, 8" SLUMP
- STRUCTURAL LUMBER:
 - ALL LUMBER TO BE KILN-DRIED, GRADED TO CONFORM TO CSA 0141, SPF NO.2 UNLESS NOTED
- SUPPLY JOIST HANGERS TO THE JOIST MANUFACTURER'S SPECIFICATIONS.
- PROVIDE WEB STIFFENERS WHERE TJI JOISTS CONNECTED USING HANGERS
- PROVIDE FIRE PROTECTION WHEN WELDING CLOSE TO COMBUSTIBLE MATERIALS.

NOTES:

THESE NOTES COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012. UNLESS SPECIFICALLY ALTERED BY MUNICIPALITY HAVING JURISDICTION, IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO CONFORM WITH THESE SECTIONS WHERE APPLICABLE AND FAMILIARIZE HIMSELF SPECIFICALLY WITH PART 9 OF THE CODE

ALL STRUCTURAL LUMBER TO BE EASTERN SPRUCE NO.2 CONSTRUCTION GRADE, UNLESS OTHERWISE NOTED. SIZES ARE DETERMINED FROM SPAN OFF TABLES OF THE BUILDING CODE 2012

ALL WINDOWS ARE DOUBLE GLAZED OR THERMOPANE

ALL WINDOW HEADS TO BE 6'-10" (OR 7'-10") ABOVE FIN. FLOOR OR TO MATCH DOOR HEAD FRAMING HIEGHTS

ALL EXTERIOR DOORS, IF WOOD TO HAVE STORM DOORS OR TO BE OF METAL INSULATED TYPE.

ALL TIMBER TO BE SUPPORTED MIN 6" ABOVE FIN. GRADE UNLESS PRESSURE TREATED AGAINST TERMITES REMOVE WOOD DEBRIS OR VEGETABLE MATTER FROM BACKFILL

LUMBER SUPPLIER TO PROVIDE TJ-EXPERT FRAMING LAYOUTS INCLUDING APPROPRIATE DETAILS/HANGER SPECS/ JOIST AND BEAM SIZING/ HOLE CHARTS FOR JOISTS/ RIM BOARD SPECS ETC. AND ARE TO SPECIFY FLOOR PERFORMANCE TJ PRO RATING FOR REVIEW AND APPROVAL BY DESIGNER IF REQUIRED

IT SHALL BE THE RESPONSIBLTY OF THE BUILDER TO HAVE ALL GRADES AND SERVICES CHECKED AND VERIFIED GRADING AND SERVICES ENGINEERED

FOUNDATION WALLS TO BE CONSTRUCTED TO A MIN 6" ABOVE APPROVED GRADES AT HOUSE

PROPOSED GRADE LINE AS INDICATED ARE FOR

REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS OF ANY PARTICULAR LOT

ROOF SHEATHING

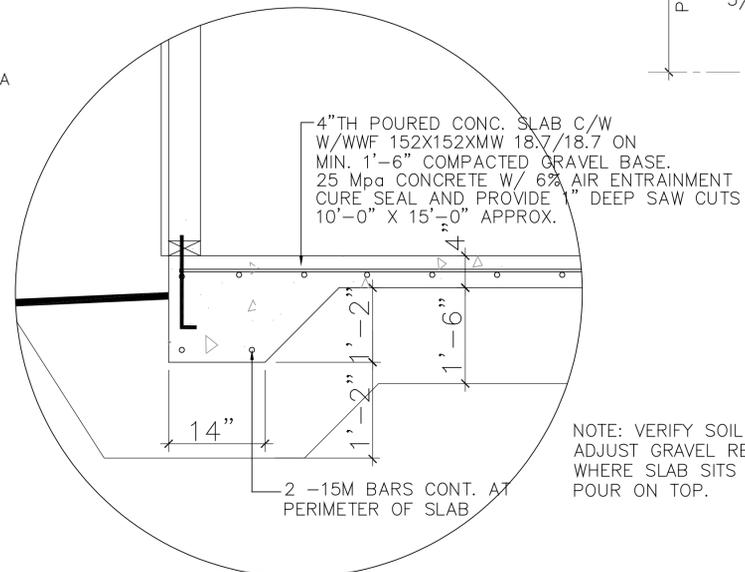
ROOF FRAMING	ROOF SHEATHING UNSUPPORTED EDGES	ROOF SHEATHING TONGUE & GROOVE, 'H'-CLIPS OR OTHER EDGE SUPPORT
12" O.C.	3/8" PLYWOOD, WAFER BD. OR 11/16" LUMBER	5/16" PLYWOOD, 3/8" WAFER BD. OR 11/16" LUMBER
16" O.C.	3/8" PLYWOOD, 7/16" WAFER BD. OR 11/16" LUMBER	5/16" PLYWOOD, 3/8" WAFER BD. OR 11/16" LUMBER
24" O.C.	1/2" PLYWOOD OR 3/4" LUMBER	3/8" PLYWOOD, 7/16" WAFER BD. OR 3/4" LUMBER

CEILING JOISTS

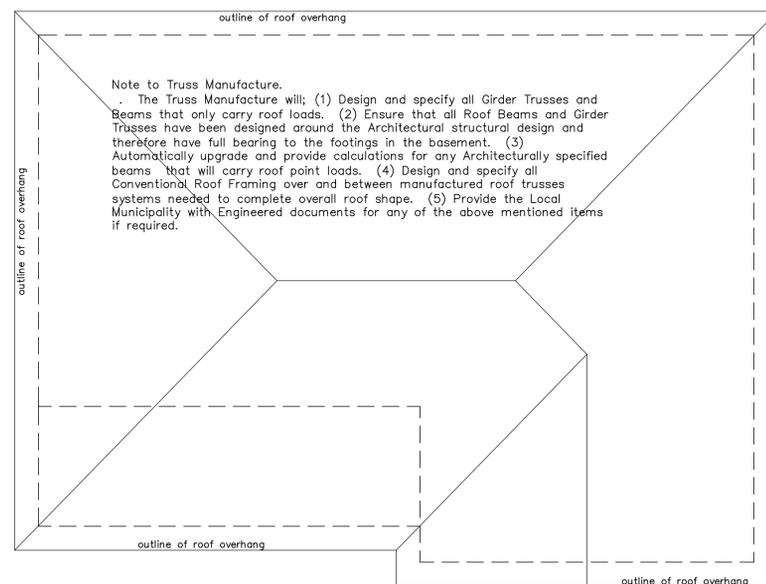
JOIST SIZE	JOIST SPACING		
	12" o.c.	16" o.c.	24" o.c.
2x4	10'-2"	9'-3"	8'-1"
2x6	16'-0"	14'-7"	12'-9"
2x8	21'-1"	19'-2"	16'-9"
2x10	26'-11"	24'-6"	21'-4"

SUBFLOORING

FLOOR JOIST UP TO	SUBFLOORING		
	WAFER BD.	PLYWOOD	LUMBER
16" O.C.	5/8"	5/8"	11/16"
20" O.C.	5/8"	5/8"	3/4"
24" O.C.	3/4"	3/4"	3/4"

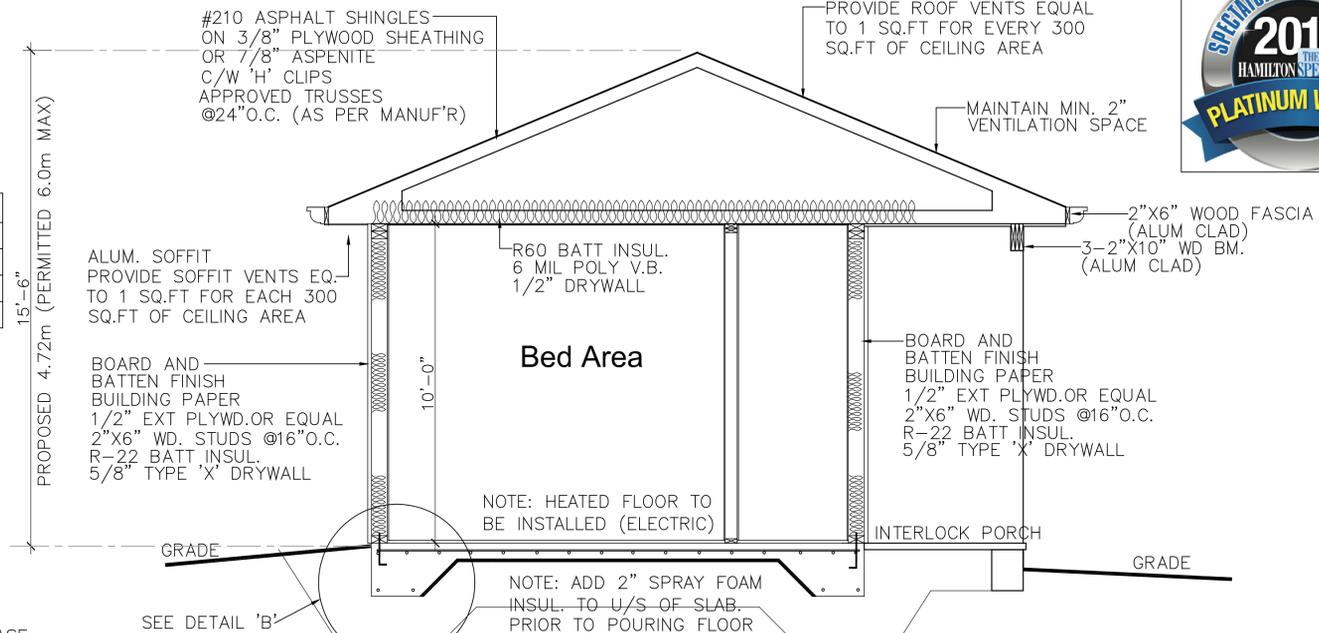


DETAIL 'B'

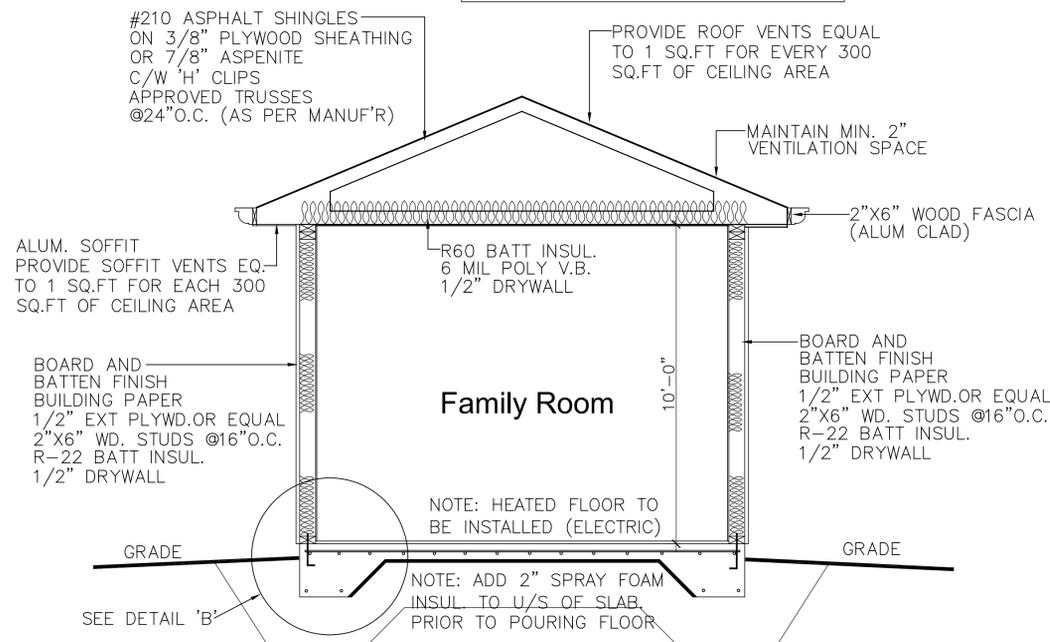


ROOF PLAN

NOTE: OVERHANG TO BE 12" UNLESS NOTED OTHERWISE.



SECTION A A2



SECTION B A2



No.	DATE	DESCRIPTION
1.	01.15.23	ISSUED FOR PERMIT
2.	02.21.23	ISSUED FOR PERMIT
3.		
4.		
5.		
6.		
7.		
8.		

UNIQUE DESIGNS INC.



ELEVATIONS, FLOOR PLANS

SECONDARY DWELLING UNIT - DETACHED

SINGH RESIDENCE

185 GRAY RD., STONEY CREEK, ONT.

Drawn By	Scale
Date:	3/8"=1'-0"
Job Number	A3
111622	

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO 15084
 Name Signature BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC 31090
 Firm Name BCIN

DO NOT SCALE DRAWINGS



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	MAILING ADDRESS
Registered Owners(s)	AMRIT SINGH	
Applicant(s)		
Agent or Solicitor	MICHAEL SABELLI	

- 1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor
- 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	185 GRAYS ROAD, STONEY CREEK		
Assessment Roll Number	-		
Former Municipality	-		
Lot	-	Concession	-
Registered Plan Number	-	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:

PERMITTED PER "R6" 70% OF EXISTING DWELLING (70% OF 732 sq² = 512.4 sq²)
 PROPOSED SECOND DWELLING OF 733 sq²

Second Dwelling Unit Reconstruction of Existing Dwelling

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

- SIZE OF LOT
 - SIZE OF SECOND DWELLING NEEDED TO ACCOMMODATE FAMILY

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
15.035M	40.76M	612.83M ²	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
DWELLING	8.83m	24.59m	1.21m & 4.511m	± 25 YEARS

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SECONDARY DWELLING	17.130m	1.219m	1.219m & 1.196m	PROPOSED

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
DWELLING	68m ²		2	6.7m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SECONDARY DWELLING	67.17 ²		1	4.73m

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.):
SECONDARY DETACHED DWELLING UNIT

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
APPROXIMATELY 10 YEARS

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
SINGLE-DETACHED DWELLING UNIT

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
SINGLE-DETACHED DWELLING UNIT

7.4 Length of time the existing uses of the subject property have continued:
MORE THAN 25 YEARS

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.

7.6 What is the existing zoning of the subject land? "R6"

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

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: _____ 1

8.2 Number of Dwelling Units Proposed: _____ 2

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

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
- ELEVATIONS, FLOOR PLANS
- _____



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-19:238	SUBJECT PROPERTY:	7 FITCH AVENUE AVE, HAMILTON
ZONE:	"C/S-1435 & C/S-1822" (Urban Protected Residential, Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 99- 169

APPLICANTS: Owner: HAROLD JOHN MILLER-KOREN & SUEANN MILLER-KOREN

The following variances are requested:

1. A minimum side yard setback of 1.22 metres to the above ground pool shall be provided whereas the by-law requires a minimum setback of 1.7 metres.
2. A minimum rear yard setback of 1.22 metres to the above ground pool shall be provided whereas the by-law requires a minimum rear setback of 4.5 metres.
3. A minimum side yard setback of 0.69 metres to the proposed deck shall be provided whereas the by-law requires a minimum side yard setback of 1.7 metres.

PURPOSE & EFFECT: So as to permit the construction of a new deck in the side yard and to recognize the location of the existing above ground pool in the rear yard of the existing detached dwelling.

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:

HM/A-19:238

DATE:	Thursday, April 20, 2023
TIME:	9:50 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 HM/A-19:238, 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.

HM/A-19:238



 **Subject Lands**

DATED: April 4, 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.



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

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.

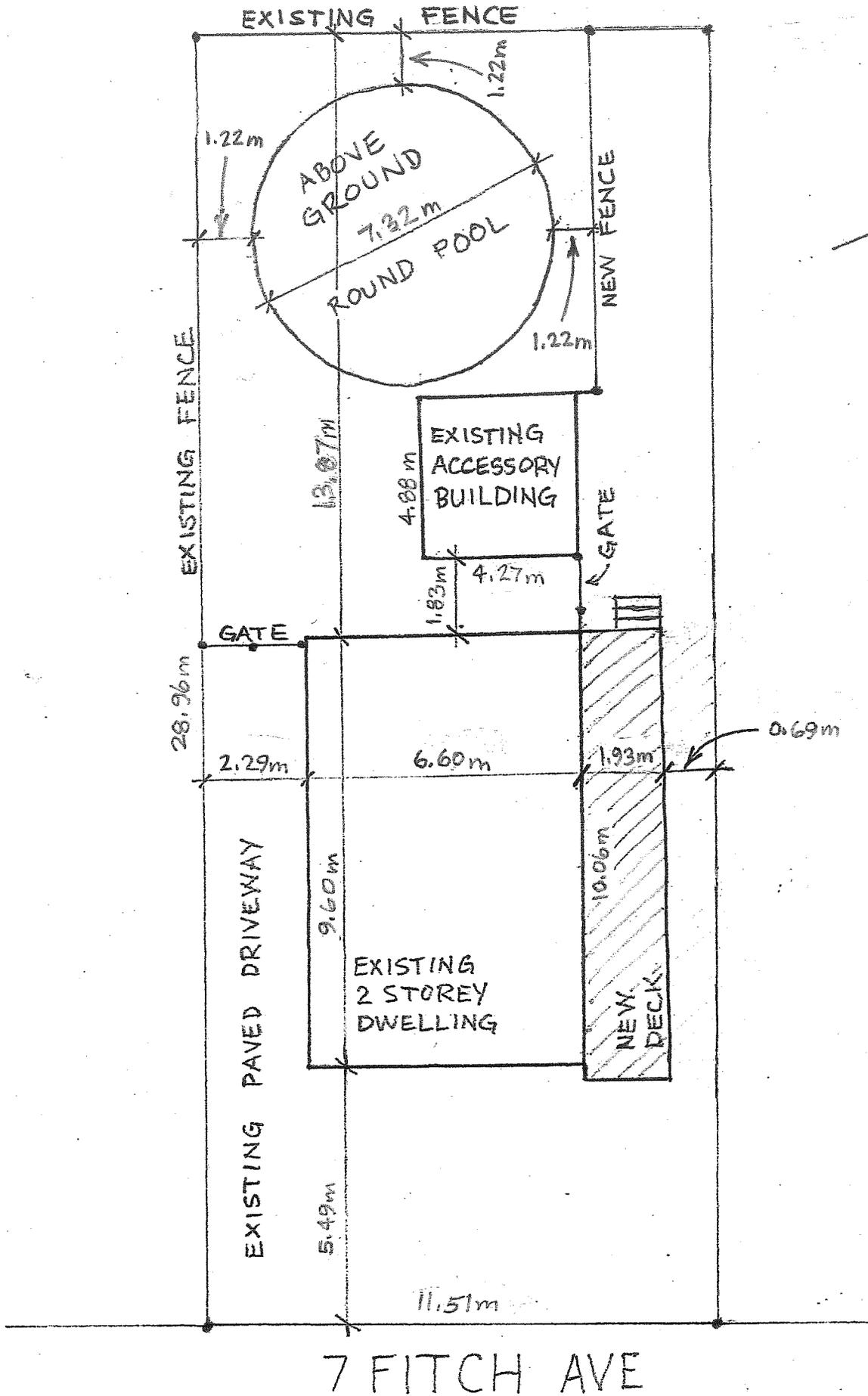
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



ADDENDUM to Committee of Adjustment
Address: 7 Fitch Avenue, Hamilton, Ontario
HM/A-19:238

We had submitted three variances to the Committee of Adjustment (COFA), and the hearing was dated July 25, 2019. We attended this meeting, but the Committee of Adjustment team deemed it necessary to “table” the current application until further questions could be answered, and thereafter for us to bring back the current application with said conclusions and possible adjustments. Thus, from August 2019 we put significant and ongoing efforts to determine and finalize queries of our property as they related to the COFA feedback from July 25, 2019. The following is a revised or addendum of our application for HM/A-19:238, 7 Fitch Ave., Hamilton. We did call the City/COFA to ensure that we would not be “timed out” by the delay in returning our application to the COFA, and we were told that there was no issue, as our original application was “tabled.”

List of Variances being requested for amendment:

- 1 Pool / Pool enclosure – relief from side yard setback (1.7m required, 1.22m actual)
- 2 Pool / Pool enclosure – relief from rear yard setback (1.7m required, 1.22m actual)
- 3 Deck – relief from side yard setback (1.7m required, 0.69m proposed)

Note: Variances 1 and 2 have already been supported for approval.

Variance 1 and 2: Pool and Pool enclosure

- It is important to note that Variance 1 and 2 were already approved by the City of Hamilton team in their July 25, 2019 collective report, presented to the COFA as follows: “The applicant is seeking variances to allow for a southernly side yard and rear setback of 1.20 metres for the proposed swimming pool...staff support these variances.”
- In terms of grading queries, which surfaced as a question, they are resolved through the City’s Engineering department. Specifically, we have provided the Engineering department grading photos that clearly show that the pool was placed on flat ground from the onset, and as such there were no grading or drainage changes. There is approval from Engineering, in emails dated July 25/2019 and again most recently March 15/2023. Specifically, “We have reviewed the info (the photos and drawings we provided) and would like to advise that if the existing drainage pattern is maintained, we have no issue with this application.” (July 25/2019). The pool has been placed on flat ground and there are was not excavation or changes in any way to the grading. Moreover, there are no obstructions for drainage around the pool (for example, decking, paving stones). In fact, the soil is sandy and a one inch layer of pebble stones have been placed over the ground surrounding the pool, to enhance drainage. Again, the Engineering department supported the application, given no grading nor drainage changes have been made: “Our department (Development Engineering) has no issues with this application if the grading patterns are maintained.” (dated March 15/2023)
- In summary, Variances 1 and 2 have been previously supported generally, but required Engineering support, which have been subsequently supported.

Variance 3: Deck

- This variance related to the newly built deck was not approved initially, as there were items of feedback outlined in the combined City of Hamilton departmental report, dated July 25, 2019.

- More specifically, though, in discussions with the Parks Department, the main issue seems to be related to the property line, that is whether our new deck exceeded the “actual” property line, encroaching on City property.
- Originally, our thoughts in building the deck was that the new deck was simply a replacement of the existing fence (with decking). The replaced fence (edge of deck) was exactly and precisely in the same location of the existing property line/*old fence, noted by our real estate transaction*. As well, our replaced deck coincided with the neighbouring properties lot lines , as seen in their fences/decks (under the same zoning requirements as us). Moreover, we replaced the old fence that was in existence for over 60 years, and there were safety concerns with this old fence that needed to be changed in a timely fashion. To be clear, we fully acknowledge that we should not have made these assumptions and moved ahead with our deck project. We are personally introspective and mindful.
- We have endured a very long process to try and determine our property line with the City of Hamilton. We originally were told it was the Hamilton City Real Estate Department that we needed to work with to determine our property line, and so we did. The original City Real Estate representative told us that our new deck (replacing the old fence) could remain where it was, and that we just needed to complete a “maintenance of use agreement” process. However, this representative left and there were other staff changes that offered differing opinions. In the summer of 2021, the Real Estate representative told us that our property line resolution actually needed to be done with the Hamilton Parks and Cemeteries Department not Real Estate, and that we would be hearing from them shortly. It is important to note that all this above mentioned communication/process has been documented. This ongoing longstanding communication with the “wrong department” lasted approximately from 2019 to 2021, and was to no avail. The process had to start all over again. We were told that a letter would be coming in the mail from the Hamilton Parks and Cemetery Department.
- We did indeed receive a letter from the Hamilton Parks and Cemetery Department, which we received the end of September, 2021. The main point of contact was Kara Bunn, Manager of Parks and Cemeteries. We communicated with Ms. Bunn frequently, and we told her of the long process with City of Hamilton’s Real Estate department, and how we were originally told that a “maintenance agreement” with the City could be processed so that we could keep our updated/replaced fence with decking. It was also pointed out that our neighbouring properties had the exact same lot line, and so would not others be encroaching as well? Ms. Bunn did agree that there are an abundance of encroaching permanent and non-permanent structures, so many that it will be a long and tedious process to deal with them all. Regardless, we are certainly willing to comply to not encroaching and work on a negotiated set back for the deck, that will need to be torn down and rebuilt (costing us thousands of dollars), that other encroaching Beach residents do not have to burden.
- Because of all the confusion and conflicting information given, the Parks department sent out a City of Hamilton Surveyor, Peter Ferer, to determine our exact property line. This did indeed settle property line confusion, and we agreed with Ms. Bunn that we would be compliant and cooperative and kindly work towards a process for non-encroachment. We did express our concerns that others on the Beach were clearly encroaching with new fences/patios, but that we wanted to be cooperative and just wanted a fair negotiated around our deck. She agreed that others are indeed encroaching, but in essence there was so much of it, it was be a long process

for her department. We were clear with Ms. Bunn that we would be more than willing to comply around the encroachment issue, and that we would be revising our deck drawings and construction to not encroach, but we would still be asking for a minor variance with the Committee of Adjustment. Again, this seemed like a fair negotiation, given that so many others on the Hamilton Beach, in the exact situation as we are, are still in a encroachment position with pressure to make non-encroachment changes. In the end, again, we wanted peace and a negotiated resolution to our deck situation.

- Thus, we would be working towards our revised drawings to be forwarded to the COFA (and Building department), reflecting the City's position around our exact property line; but still asking for a minor variance around setback.
- As such, please find out revised plans for the deck, that involves a minor set back variance. Thus, the intent is to take down the deck that is in place now, and replace it with a non-encroaching deck, but with a minor variance (as approved by the present application)
- We want to elaborate and ideally resolve some of the points of consideration that were outlined in the City's July 25, 2019 report, to the Committee of Adjustment.
- The first is whether the revised plan for the deck is "minor in nature." With careful review and consultation, it is clear that our revised drawings/plans for the deck are indeed minor in nature. Case in point: The required rear yard (pool) set back for our property is 7.5 metres, and the City of Hamilton's collective departments' July 25, 2019 report has allowed for a 1.2 metres set back; and this 6.3 metre differential was deemed minor in nature. The current deck plans in the revised COFA application is asking for a 0.686 metre (2 ft-3 in) set back on the side yard, when the required set back is 1.2 metres. Comparatively then, the side set back is significantly less than the approved "minor" variance of the rear set back for the pool.
- Other feedback points from the July 25, 2019 report will be also addressed, as follows: With the change in the deck set backs in the current revised COFA application, the deck is in essence half of its original size. This, in turn, allows for significant and ample room for access and maintenance on our property.
- Similarly, with the reduction in the deck size with this new COFA application, the deck is further back allowing for increased privacy, personally and interpersonally. Additionally, with regards to "privacy," our deck is particularly private relative to many other decks on the water facing beach properties: many new decks (some homes have several levels of decks on each level) on the Beach trail side that are fully open/exposed and there is zero privacy. See Photos 1 to 4, below.
- Our deck has the privacy benefit of being located in a particular private nook, the houses on both side of the deck are privacy protected by distance and other privacy mediators. Furthermore, our deck has the added privacy benefit of being surrounded by many large trees with additional privacy components, that provide further privacy. Please see Photo 5, below.
- Drainage is a non-issue as the revised deck is half the size, and it is on existing ground. Nothing has changed in the grading of the side property with the deck. The engineering department has supported this deck in an email attached dated 2023/03/02, as follows: "the deck, I see no issues from grading or drainage perspective considering the north side of your

property is adjacent to the Lake Ontario”. From Zivko Panovski, P. Eng., Senior Project Manager; PED, Growth Management Division, City of Hamilton.

- In our personal research/consultations, the criteria for “variance desirable for the appropriate development or use of the land” has also been met. Specifically, the intent of having a house on the water is to most fully view and thus embrace the beauty of the water. Over 95% of the houses along the Beach Strip (those facing the water) have some form of deck/patio. Thus, why would our deck be any different (in terms of “appropriate development or use of land”) compared to the near 100 decks on the Hamilton Beach Strip. Beach decks are an integral part of beach home living and is almost an architectural staple on Hamilton Beach.
- In conclusion, we hope that COFA team can support our revised COFA application, based on our overwhelming efforts, time and energy to work cooperatively and collaboratively with City officials to find resolutions. And, we have made significant changes to our new deck and have provided significant evidentiary material to address the COFA determination principles.

Thanking you kindly,
Harold and Sueann Miller-Koren

Photos



Photo 1



Photo 2

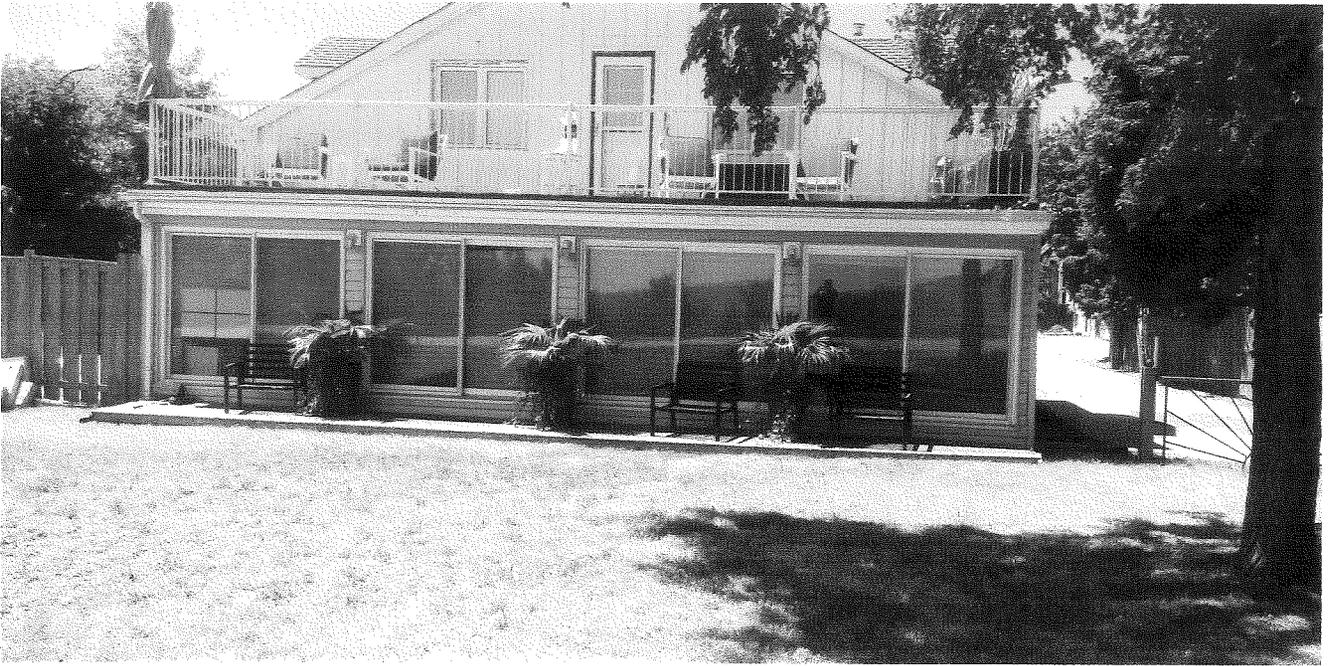


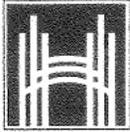
Photo 3



Photo 4



Photo 5



Hamilton

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)			
Applicant(s)			Phone:
			E-mail:
Agent or Solicitor			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 AgentSolicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent [REDACTED]

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 Fitch Ave, Hamilton, ON, L8H7B1		
Assessment Roll Number	05051401960		
Former Municipality	City of Hamilton		
Lot	8	Concession	
Registered Plan Number		Lot(s)	8
Reference Plan Number (s)		Part(s)	641

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:

Pool - relief from side yard setback (1.7m required, 1.22m actual)

Pool - relief from rear yard setback (4.5m required, 1.22m actual)

Deck - relief from side yard setback (1.7m required, 0.69m proposed)

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

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
11.51m	28.96m	333.33m ²	

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
2 storey dwelling	5.49m	13.87m	2.29m, 2.62m	
Accessory building	16.92m	7.16m	4.62m, 2.62m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Deck	5.18m	13.87m	0.69m	06/01/2019

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
2 storey dwelling	63.36m ²	127.83m ²	2	~7m
Accessory building	20.84m ²	20.84m ²	1	~3m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Deck	19.42m ²	19.42m ²		

- 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 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:
 January 3, 2018

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

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

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

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.

7.6 What is the existing zoning of the subject land? HM/A-19:238 (had been tabled)

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-19:238 (had been tabled)

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: 1

8.2 Number of Dwelling Units Proposed: _____

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

Please refer to attached Addendum

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
-
-



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.:	AN/A-23:60	SUBJECT PROPERTY:	1261 MOHAWK ROAD UNIT 4, ANCASTER
ZONE:	"R4-666" (Residential)	ZONING BY-LAW:	Zoning By-law former Town of Ancaster 87-57, as Amended

APPLICANTS: Owner: REEM AMER & KHALED ALNAGARY
Agent: ARCHADECK C/O SABA AL-RAWI

The following variances are requested:

1. A deck over 1.2m high, over 15m² may be setback 5.1m from the rear lot line, instead of the minimum 6.0m rear yard setback required for a deck over 1.2m high, over 15m².
2. A deck over 1.2m high, over 15m² may be setback 0.61m from the northerly side lot line instead the minimum 1.2m side yard setback required.

PURPOSE & EFFECT: To permit the construction of a proposed deck, stair to the deck and pergola on top of the deck,

Notes:

1. It is noted that as per section 3.39 of Ancaster Zoning By-law 87-57 that; Any and all stairs, as measured to the exterior parameters of the framing structure, shall be considered to constitute part of the deck with respect to all relevant setbacks and lot coverage regulations.
2. Decks are not included in lot coverage calculation as per section 3.78 of Ancaster Zoning By-law 87-57.

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:

AN/A-23:60

DATE:	Thursday, April 20, 2023
TIME:	9:55 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.

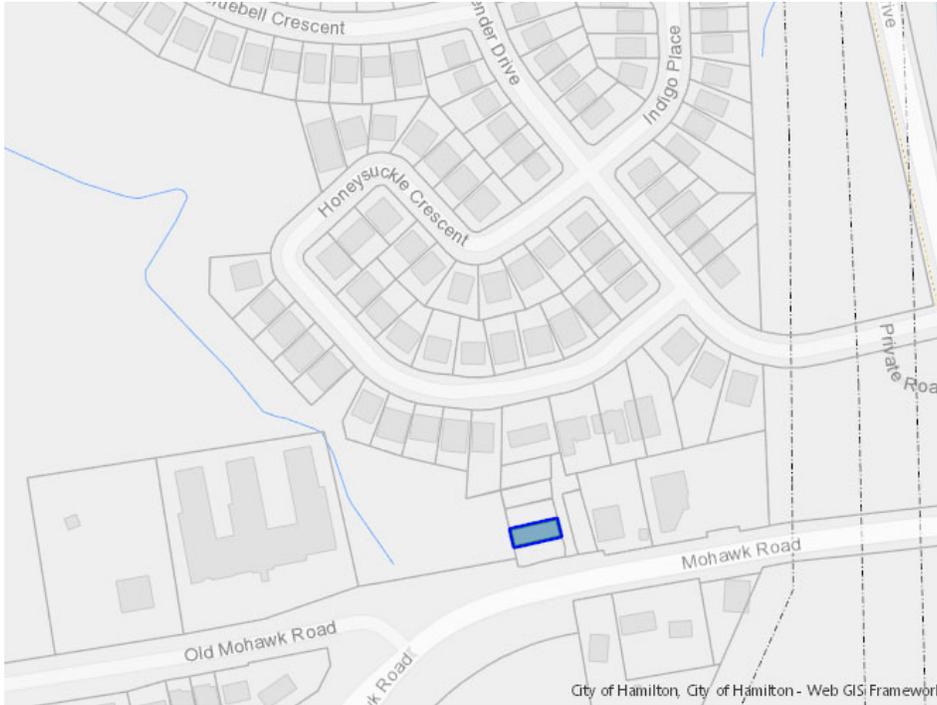
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding AN/A-23:60, 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.

AN/A-23:60



 Subject Lands

DATED: April 4, 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.



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

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.

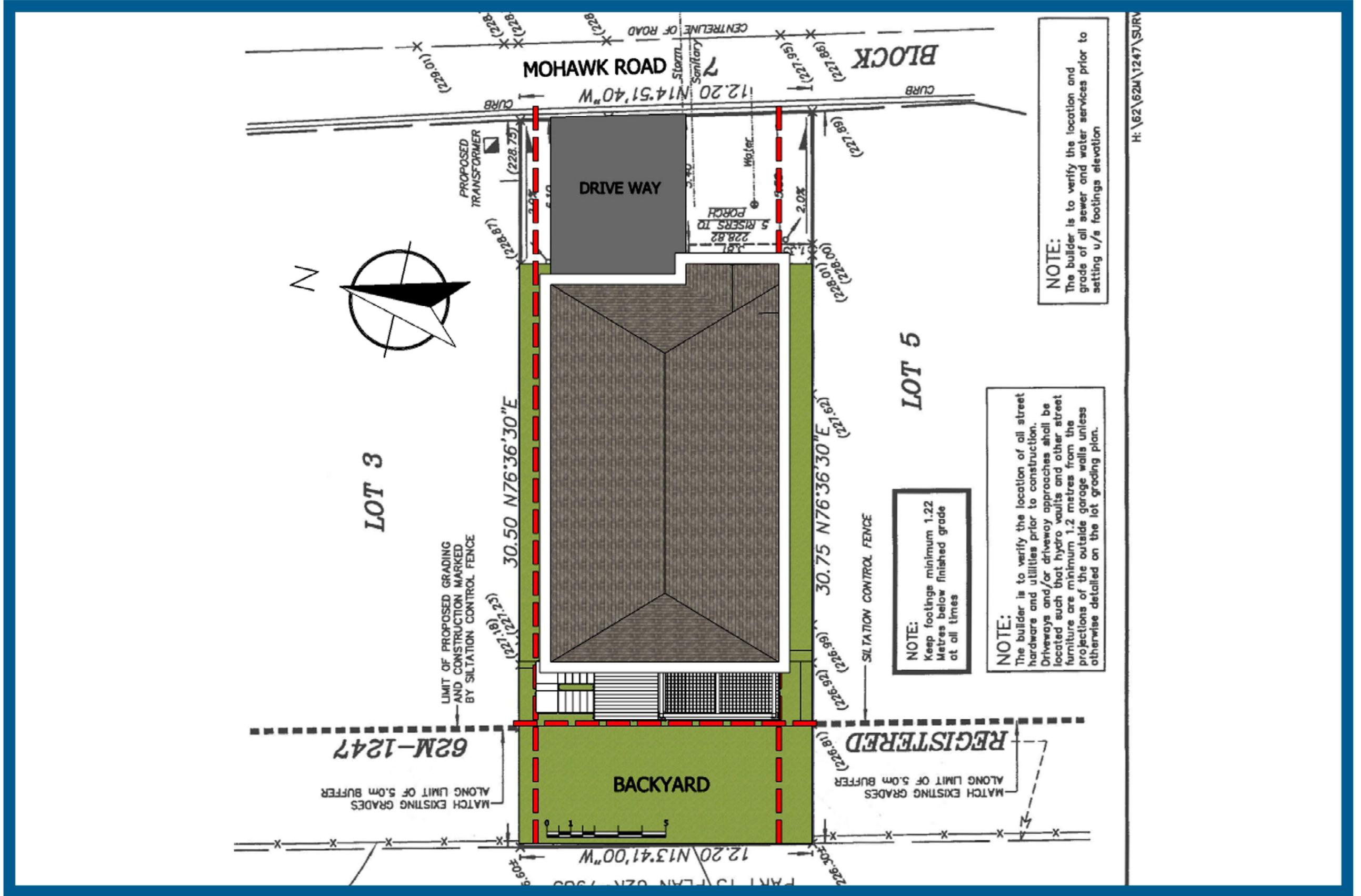
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

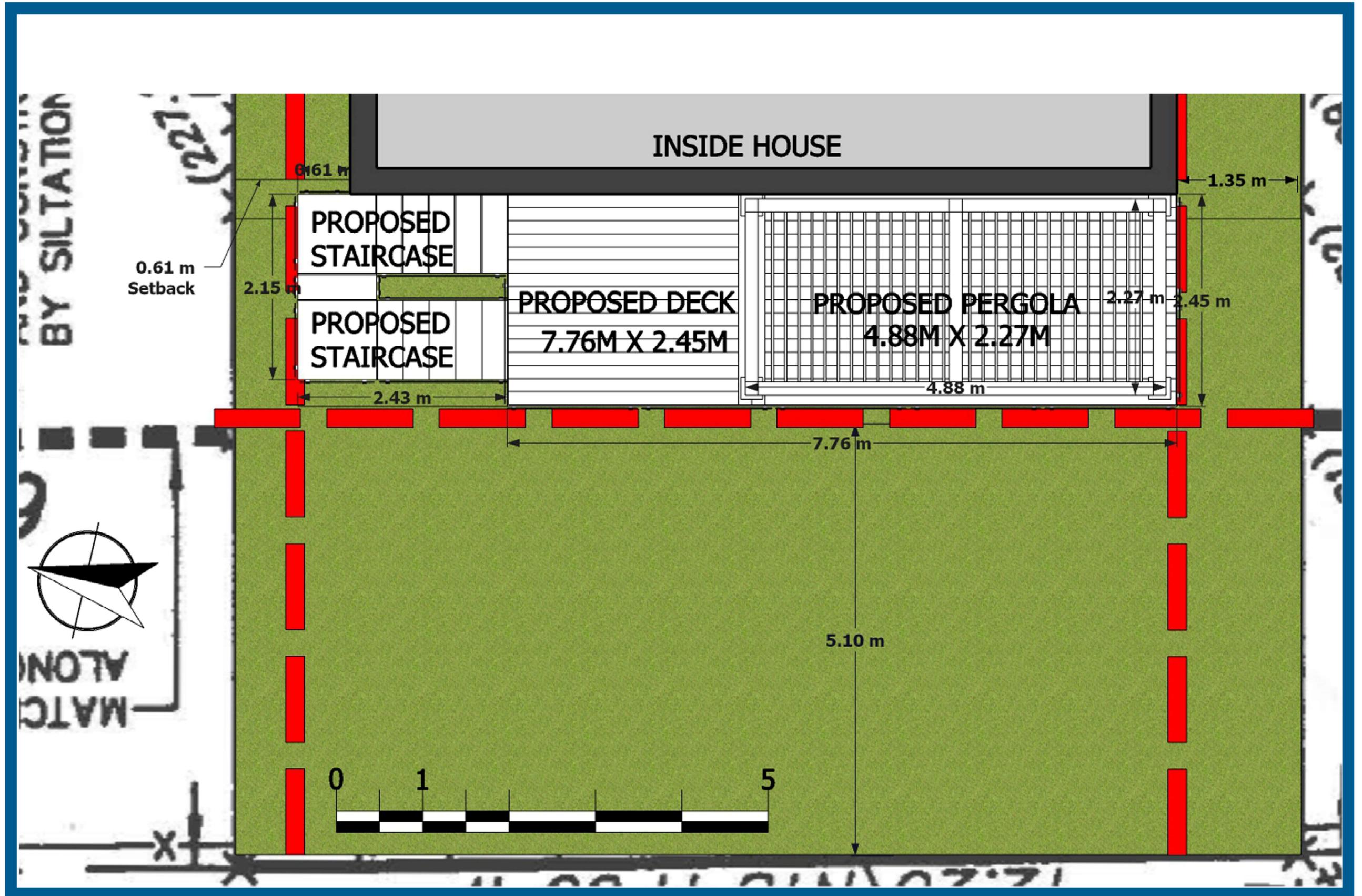
2. In person Oral Submissions

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.





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4 - 1261 Mohawk Road - Ancaster

Better Building *by* Design

BACKYARD PLAN

B 906-X

SITE & GRADING PLAN
LOT 4 - STELLA SUBDIVISION

REGISTERED PLAN 62M-1247
IN THE

CITY OF HAMILTON

SCALE 1:200

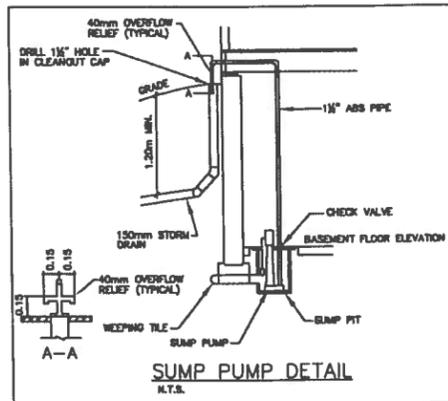


G. G. ALDWORTH O.L.S.

Caution:

This is not a plan of survey and shall not be used except for the purpose indicated in the title block.

NOTE:
ALL LOTS ARE TO BE EQUIPPED WITH SUMP PUMPS THAT CONNECT TO STORM DRAIN. SEE DETAIL THIS DWG.

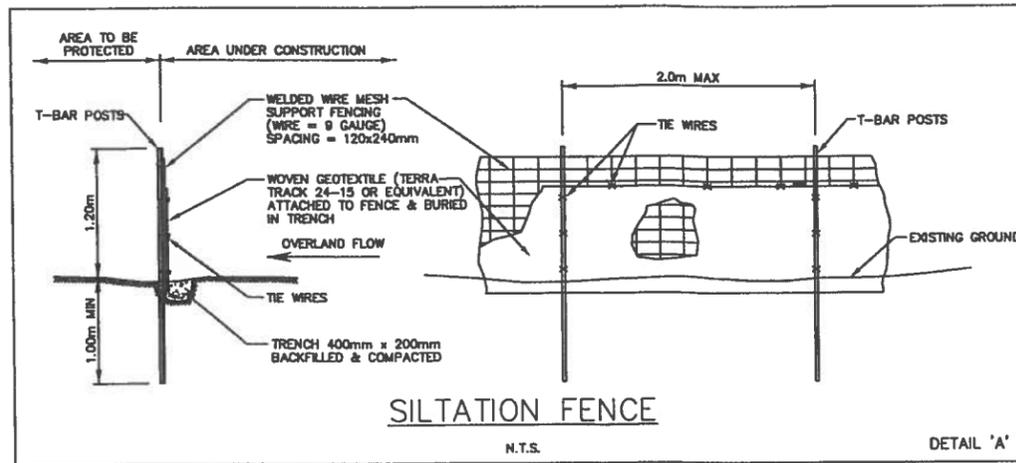


NOTE:
HATCHED 5 METRE BUFFER ZONE TO REMAIN UNDISTURBED, NO GRADING AND NO CONSTRUCTION

- LEGEND:
(000.00) PROPOSED FINISHED GROUND ELEVATION
000.00 PROPOSED FINISHED GROUND ELEVATION AT DWELLING
Proposed direction of surface drainage flow
Denotes downspout
Denotes entrance door location
Denotes garage door location
XXXXX Denotes extended footings (TRENCH ONLY)

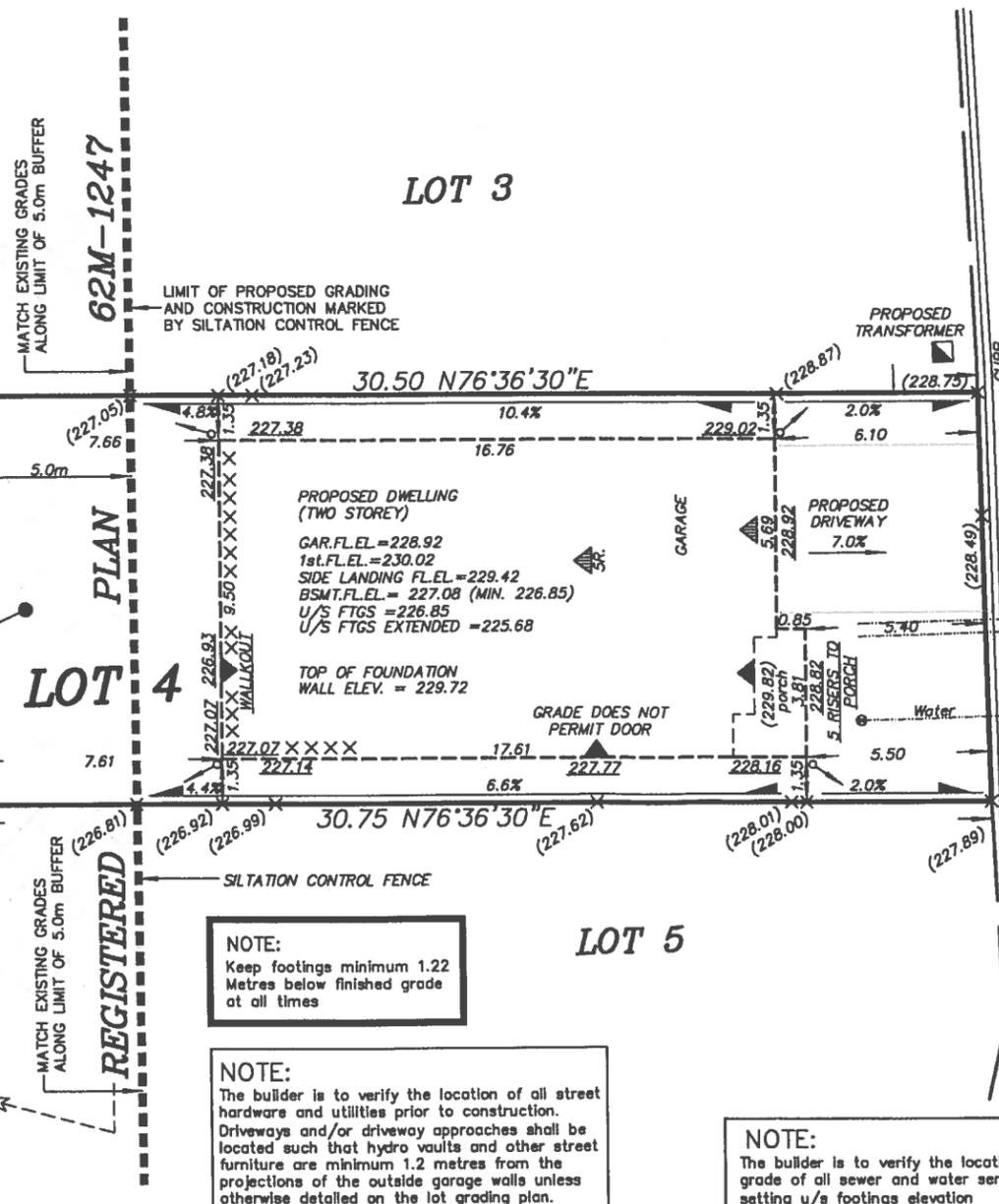
METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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1.5m HIGH WOOD FENCE TO BE MAINTAINED BY THE PURCHASER / TENANTS. INSTALLATION OF GATES TO GAIN ACCESS TO THE NATURAL AREA IS NOT PERMITTED

CONCESSION 2
GEOGRAPHIC TOWNSHIP OF ANCASTER
PART 13 PLAN 62R-7985



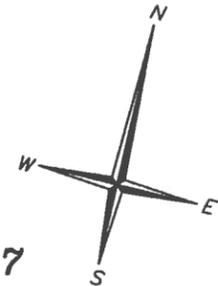
NOTE:
Keep footings minimum 1.22 Metres below finished grade at all times

NOTE:
The builder is to verify the location of all street hardware and utilities prior to construction. Driveways and/or driveway approaches shall be located such that hydro vaults and other street furniture are minimum 1.2 metres from the projections of the outside garage walls unless otherwise detailed on the lot grading plan.

NOTE:
The builder is to verify the location and grade of all sewer and water services prior to setting u/s footings elevation

PROJECT No 188090

ZEINA HOMES



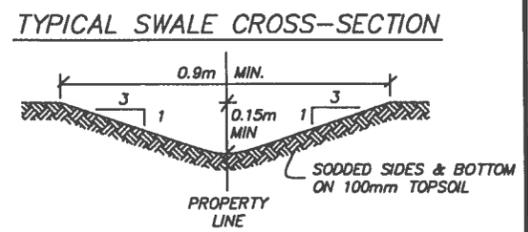
BLOCK 7



KEY PLAN N.T.S.

ROOFWATER LEADERS
All roofwater leaders shall discharge onto splash pads and then to grassed or landscaped areas a min. of 0.6m from the building face.

"R4-666" ZONING
LOT AREA = 373.50m²
MAX. LOT COVERAGE (42%) = 156.87m²
HOUSE AREA = 156.02m² (41.77%) (EXCLUDING PORCH)
"LANDSCAPED" AREA
FRONT YARD AREA = 75.95m²
DRIVEWAY AREA = 32.01m²
PORCH AREA = 6.47m²
FRONT YARD LANDSCAPED AREA = 37.47m² = 49.33%



LOT 6

BENCH MARK NOTE:

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CITY OF HAMILTON BENCH MARK INDEX No. 10-05 MONUMENT No. 65-U-035 HAVING AN ELEVATIONS OF 188.471m.

THE PROPOSED ELEVATIONS SHOWN HEREON ARE DERIVED FROM A LOT GRADING PLAN PREPARED FOR 1261 MOHAWK ROAD WEST BY S. LLEWELLYN & ASSOCIATES LIMITED DATED NOVEMBER 22, 2017

OCTOBER 8, 2020
DATE



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

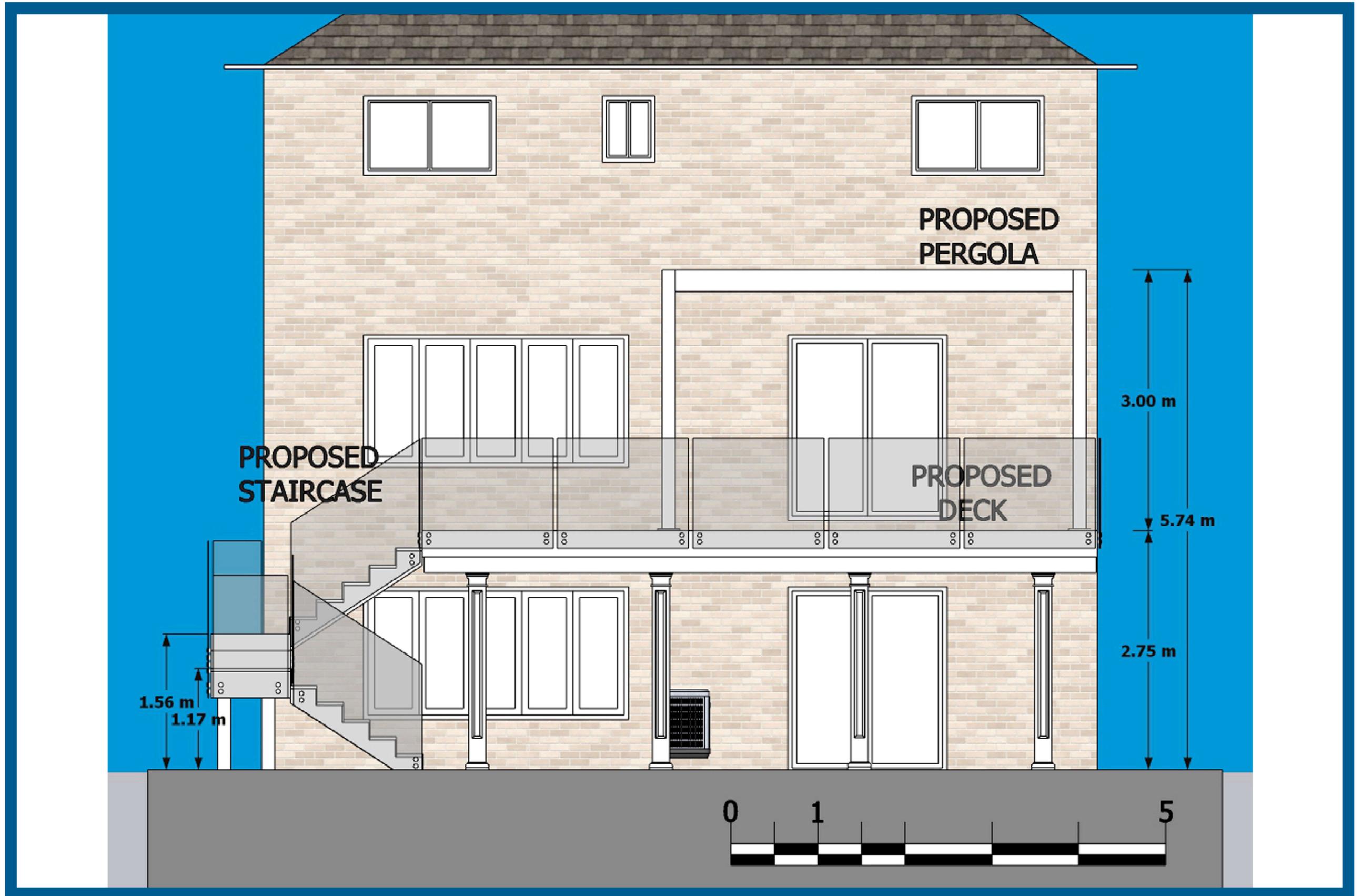
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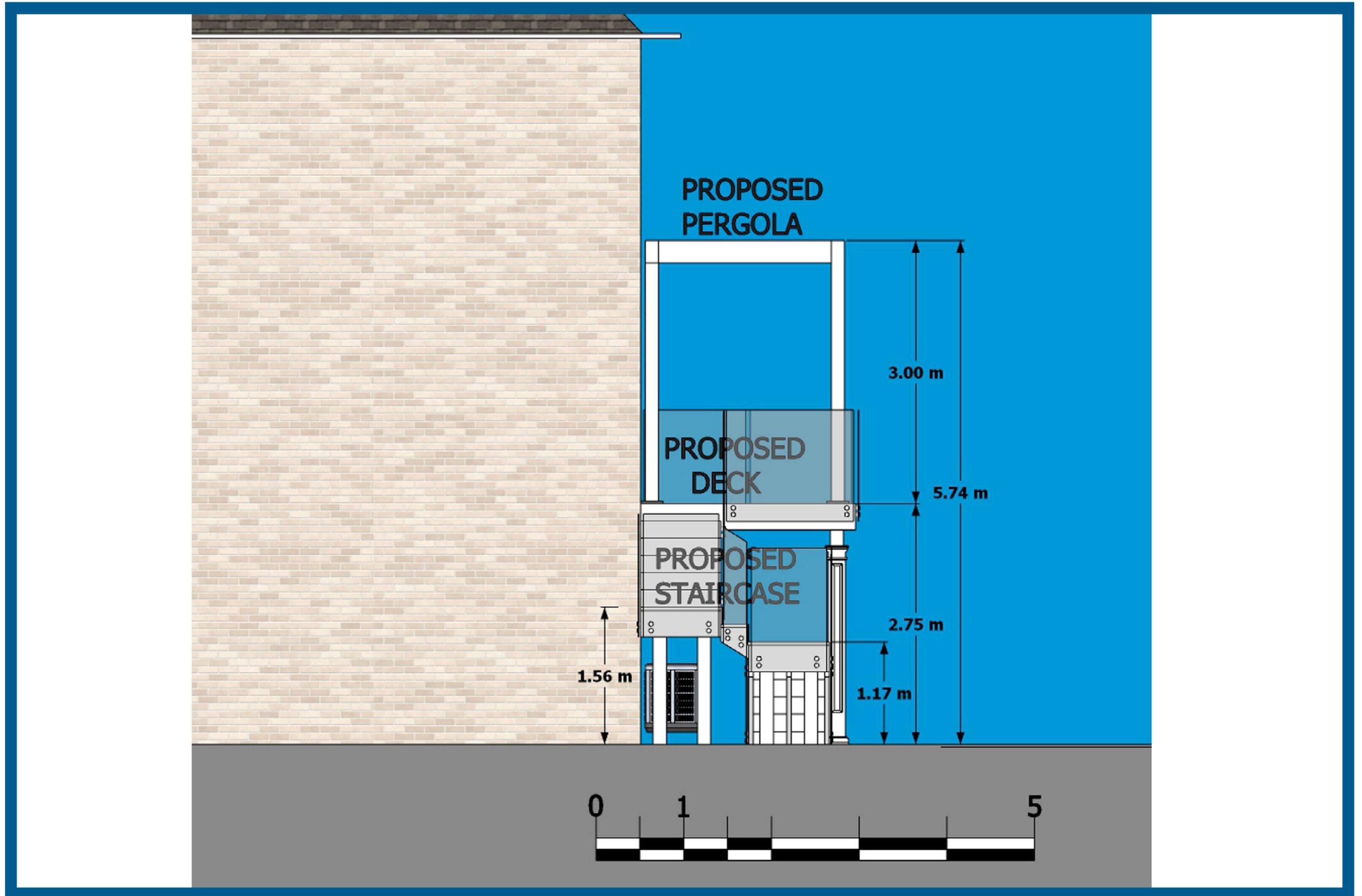


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4 - 1261 Mohawk Road - Ancaster

BACK ELEVATION - WEST ELEVATION

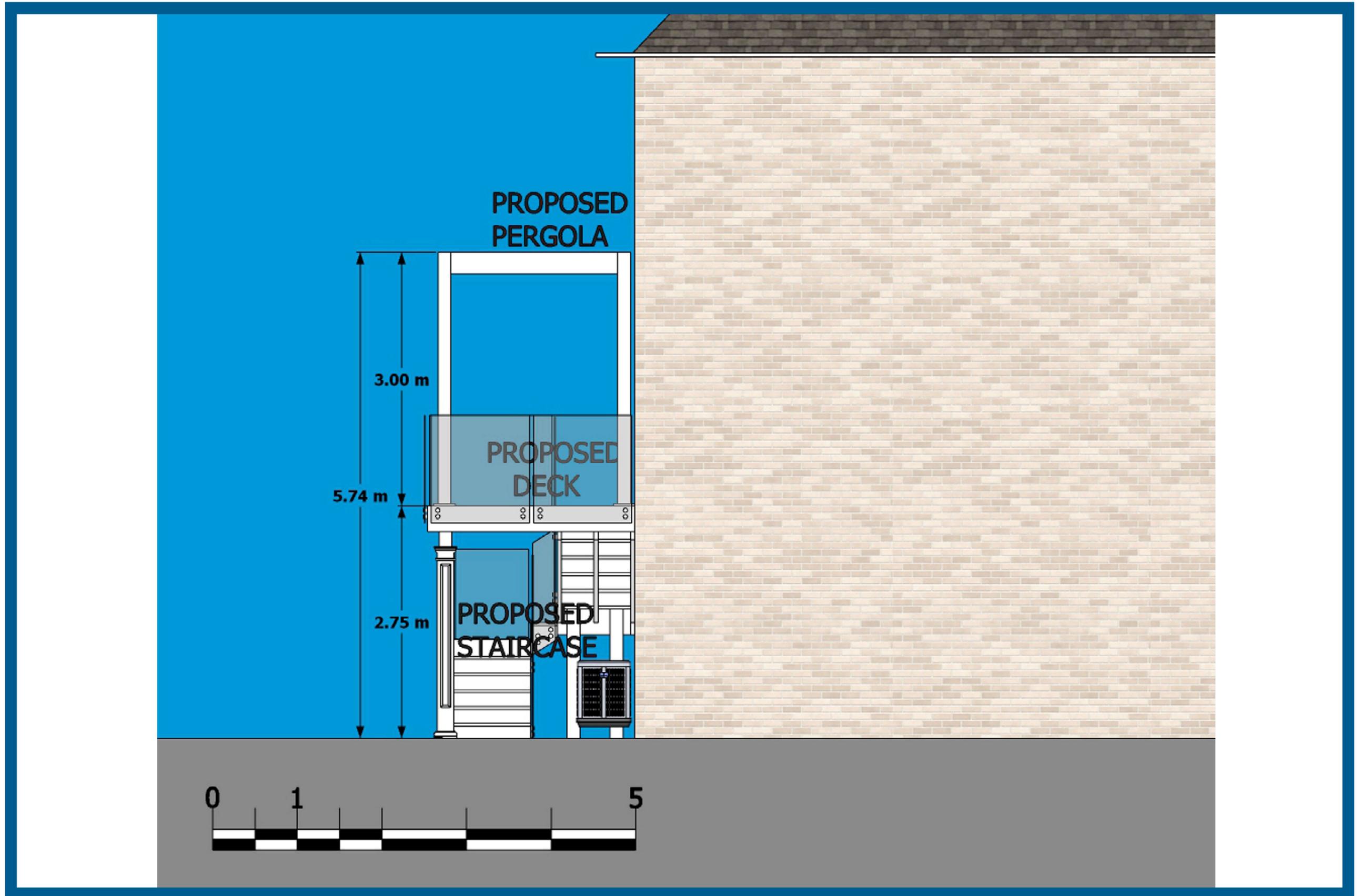


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SIDE ELEVATION - NORTH ELEVATION



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4 - 1261 Mohawk Road - Ancaster

SIDE ELEVATION - SOUTH ELEVATION

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Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

To whom it may concern, I am the applicant of the minor variance application for this address 4-1261 Mohawk Rd, Ancaster and would like to submit this application on behalf of my client Reem Amer and Khaled Alnagary the owners of the mentioned address to enable them obtaining the approval on the proposal to build the deck , stair to the deck and pergola on top of the deck (higher then 1.2 meter and bigger area than 15 sq meter) with providing setback of 5.1 Meters instead of 6 Meters.

Appreciate your help and advice on this matter.

Thanks, Best regards.

--

Saba Al-Rawi

*Archadeck of South West **GTA**, Canada*

Oakville, ON

Cell : 289-795-9929

[*saba@archadeck.net*](mailto:saba@archadeck.net)

[*www.archadeck.com/~southwest-gta/*](http://www.archadeck.com/~southwest-gta/)

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	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)		
Agent or Solicitor		

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 [REDACTED]

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	1261 Mohawk RD, Ancaster		
Assessment Roll Number	251814028005073		
Former Municipality	City of Hamilton		
Lot	4	Concession	2
Registered Plan Number	62M-1247	Lot(s)	54
Reference Plan Number (s)	62M-1247	Part(s)	NA

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:

Construct new deck in the backyard with pergola on the top of it

Second Dwelling Unit Reconstruction of Existing Dwelling

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

setback restriction if the deck is bigger than 160 sqft , so we would like to obtain permission to build it with 5.1 metrs setback instead of 6 meters.

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
12 Meter	30.75 Meter	375.5 SQM	6.5 Meter

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	5.4 Meter	7.51 Meter	1.35	2020

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Deck and pergola	NA	5.1 Meter	1.35 Meter	/
Stair for the deck	NA	5.1 Meter	0.60 Meter	/

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
House	156.02 SQM	279 SQM	2	3.7 M

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
deck & stair	First floor level	23.75 SQM	1	2.75 Meter
pergola	First floor level above the deck	11.09 SQM	1	3 Meter

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.):

Resi Single detached dwelling

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

Residential Single detached dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Sep 4,2020

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

Residential Single detached dwelling

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

Residential Single detached dwelling

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

since July 7,2021

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): NA

Rural Settlement Area: NA

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

I am proposing a residential use within a designation that supports residential uses.

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

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

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: 1

8.2 Number of Dwelling Units Proposed: 1

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



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
Consent/Land Severance

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/B-23:15	SUBJECT PROPERTY:	1097 NORTH SERVICE ROAD, STONE CREEK
-------------------------	-------------------	--------------------------	---

APPLICANTS: Owner: JIM & DENIS COLALILLO
Agent: IBI GROUP C/O JARED MARCUS

PURPOSE & EFFECT: To permit the conveyance of a parcel of land for future residential purposes and to retain a parcel of land for future residential purposes.

	Frontage	Depth	Area
SEVERED LANDS:	22.0 m [±]	32.5 m [±]	723 m ² ±
RETAINED LANDS:	26.8 m [±]	32.5 m [±]	856 m ² ±

Associated Planning Act File(s): SC/B-22:134 and SC/A-22:413

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, April 20, 2023
TIME:	10:00 a.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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
- Email Committee of Adjustment staff at cofa@hamilton.ca

SC/B-23:15

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

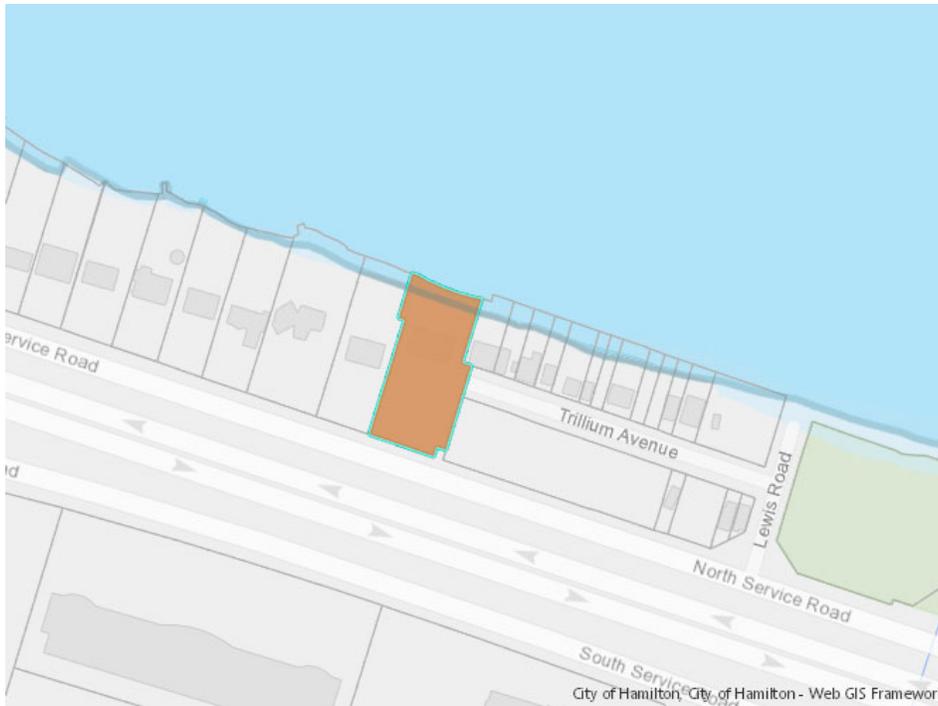
FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding SC/B-23:15, 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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

SC/B-23:15



 Subject Lands

DATED: April 4, 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.



Hamilton

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Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeefadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via 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.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

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.

LAKE ONTARIO

PLAN OF SURVEY OF
 LOT 13 AND
 PRIVATE OF RIGHT-OF-WAY
 REGISTERED PLAN 675
 AND
 PART OF LOT 7
 BROKEN FRONT CONCESSION AND
 GEOGRAPHIC TOWNSHIP OF SALT FLEET
 (FORMERLY TOWN OF STONEY CREEK)
 IN THE
 CITY OF HAMILTON

SCALE 1 : 250
 5 2.5 0 10 METRES

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
PLAN 62R-21656
 RECEIVED AND DEPOSITED
 DATE: April 9, 2021
 DATE: April 9, 2021
 REPRESENTATIVE FOR: "Erin Noble"
 LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (62)

SCHEDULE			
PART	LOT	CONCESSION/PLAN	PIN No.
1	ALL OF LOT 13		
2			
3			
4			ALL OF 17362-0085(LT)
5			
6	PART OF PRIVATE RIGHT-OF-WAY	REGISTERED PLAN 675	
7			
8			
9			ALL OF 17362-0084(LT)
10	PART OF PRIVATE RIGHT-OF-WAY PART OF LOT 7		
11	PART OF LOT 7	BROKEN FRONT CONCESSION	

THIS PLAN IS COMPRISED OF ALL OF PIN 17362-0084(LT) AND PIN 17362-0085(LT)
 PARTS 4, 5, 6, 7 & 8 SUBJECT TO EASEMENT AS IN C0128942
 PART 4 SUBJECT TO EASEMENT AS IN W0160760

INTEGRATION NOTE

UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83 (ORIGINAL) COORDINATES ARE TO AN URBAN ACCURACY PER SEC. 14 (2) OF ONT. REG. 216/10

POINT ID	NORTHING	EASTING
ORP (A)	4786398.737	609040.415
ORP (B)	4786483.521	608972.968

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

BEARING NOTE
 BEARINGS ARE GRID BEARINGS DERIVED FROM (GNSS) OBSERVATIONS ON FROM OBSERVED REFERENCE POINTS (ORP) (A) AND (B) SHOWN HEREON HAVING A BEARING OF N71°53'15"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 0.999816.

BEARING COMPARISONS
 BEARINGS ON PLAN 62R-18967 HAVE BEEN ROTATED 00°59'45" COUNTER-CLOCKWISE FOR COMPARISONS
 BEARINGS ON REGISTERED PLAN 675 HAVE BEEN ROTATED 01°41'45" COUNTER-CLOCKWISE FOR COMPARISONS
 BEARINGS ON PLANS 62R-6027, 62R-4446 AND 62R-6027 HAVE BEEN ROTATED 00°49'45" COUNTER-CLOCKWISE FOR COMPARISONS
 BEARINGS ON PLANS 62R-6906 HAVE BEEN ROTATED 00°42'00" COUNTER-CLOCKWISE FOR COMPARISONS

- LEGEND**
- DENOTES FOUND
 - DENOTES PLANTED
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - RIB DENOTES ROUND IRON BAR
 - M DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - WIT DENOTES WITNESS
 - P1 DENOTES PLAN 62R-6906
 - P2 DENOTES PLAN 62R-6027
 - P3 DENOTES PLAN 62R-4446
 - P4 DENOTES PLAN 62R-428
 - P5 DENOTES REGISTERED PLAN 675
 - P6 DENOTES PLAN 62R-18967
 - P7 DENOTES PLAN 62R-20713
 - BF DENOTES BOARD FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - MF DENOTES METAL FENCE
 - 824 DENOTES A. T. MCLAREN, O.L.S.
 - 812 DENOTES A. J. CLARKE, O.L.S.
 - 1213 DENOTES J. D. PETERS, O.L.S.
 - CITY DENOTES CITY OF HAMILTON
 - D1 DENOTES INSTRUMENT No. C0194975

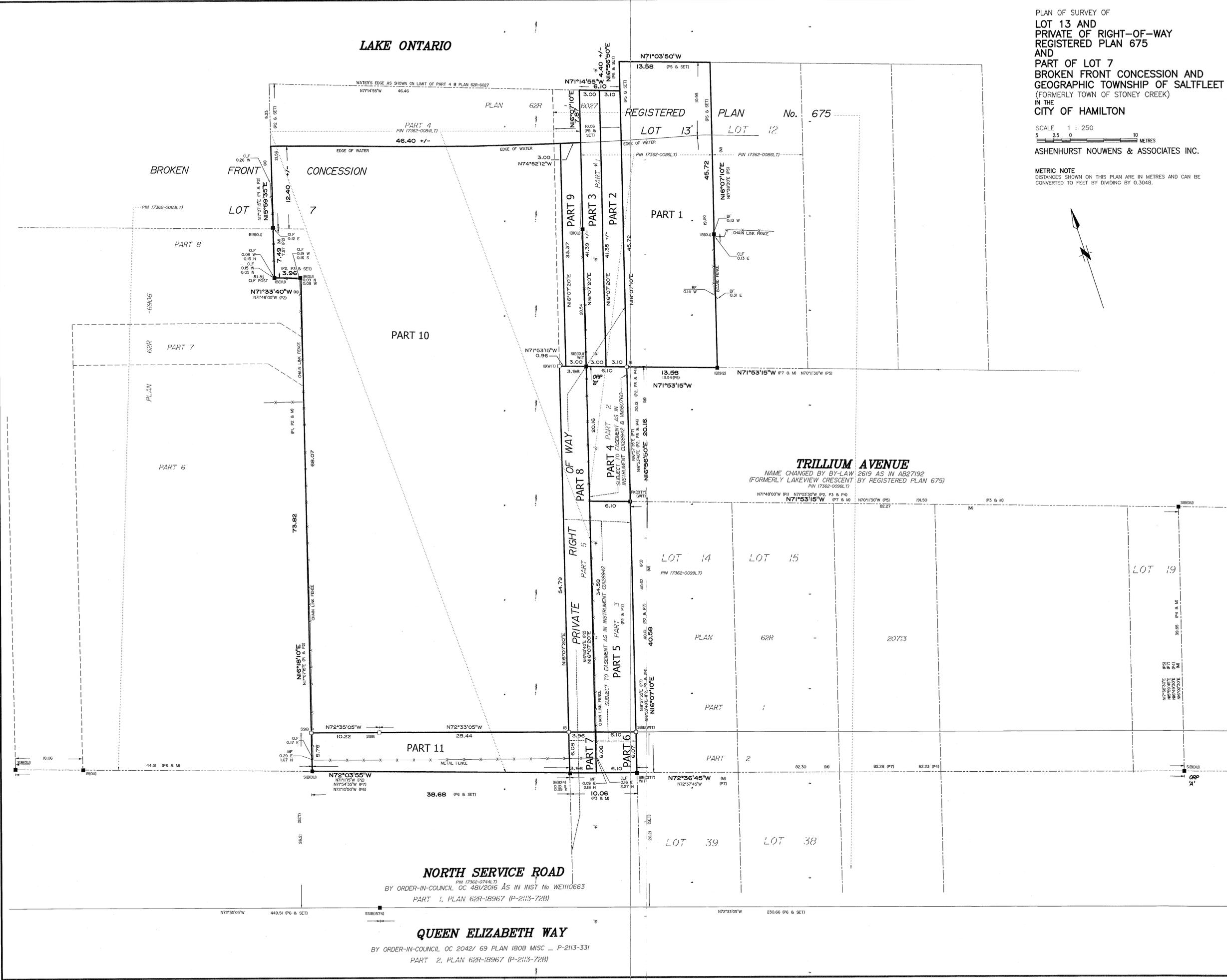
NOTE
 ALL FOUND BARS ARE 1922 UNLESS NOTES OTHERWISE

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 13TH DAY OF SEPTEMBER, 2020

DATE: April 9, 2021
 HARRY KALANTZAKOS
 ONTARIO LAND SURVEYOR

ASHENHURST NOUWENS & ASSOCIATES INC.
 PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
 225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1
 TELEPHONE: (905) 529-6316
 (905) 529-4314
 FAX: (905) 529-6651
 e-mail: anl@AshenurstNouwens.ca

DRAWN BY: M.S. CALC'D BY: H.K. CHK'D BY: H.K. FILE No. 19164 R-PLAN



NORTH SERVICE ROAD
 PIN 17362-0744(LT)
 BY ORDER-IN-COUNCIL OC 481/2016 AS IN INST No WE110663
 PART 1, PLAN 62R-18967 (P-2113-728)

QUEEN ELIZABETH WAY
 BY ORDER-IN-COUNCIL OC 2042/ 69 PLAN 1808 MISC - P-2113-331
 PART 2, PLAN 62R-18967 (P-2113-728)

March 13, 2023

Ms. Jamila Sheffield, ACST
Secretary Treasurer-Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield:

**1097 NORTH SERVICE ROAD, STONEY CREEK
CONSENT APPLICATION**

On behalf the property owners, Jim and Denise Colalillo, we are pleased to submit a Consent application for the above noted property.

As you are aware, the subject lands were previously subdivided through Consent application SC/B-22:134 and the current application seeks to further divide the retained lands that were identified as Part 6 in that application to facilitate the creation of one additional new lot. Both lots are proposed to have frontage on the North Service Road, and both proposed severed and retained lots would comply fully with the Zoning By-law requirements.

In support of the applications please find enclosed the following information:

- One (1) digital copy of the completed Consent application form;
- One (1) digital copy of the Consent sketch and Building Envelope sketch; and,
- One (1) digital copy of the Reference Plan.

Please note that the application review fee will be submitted under separate cover.

Should you require any additional information please do not hesitate to contact the undersigned.

Yours truly,
Arcadis IBI Group



Jared Marcus, CPT
Associate, Manager – Planning

Cc: Jim and Denise Colalillo

Committee of Adjustment

City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca



Hamilton

**APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT***

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			Phone:
			E-mail:
Registered Owners(s)			
Applicant(s)**			
Agent or Solicitor			

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

** Owner's authorisation required if the applicant is not the owner or purchaser.

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	1097 North Service Road		
Assessment Roll Number	251800302013400		
Former Municipality	Stoney Creek		
Lot	7	Concession	Broken Front
Registered Plan Number	675	Lot(s)	13
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:

CD128942 - easement in favour of City of Hamilton

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

- | | |
|---|--|
| <input checked="" type="checkbox"/> creation of a new lot(s) | <input type="checkbox"/> concurrent new lot(s) |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a lease |
| <input type="checkbox"/> an easement | <input type="checkbox"/> a correction of title |
| <input type="checkbox"/> validation of title (must also complete section 8) | <input type="checkbox"/> a charge |
| <input type="checkbox"/> cancellation (must also complete section 9) | |
| <input type="checkbox"/> creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | |

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Unknown

3.3 If a lot addition, identify the lands to which the parcel will be added:

3.4 Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
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Identified on Sketch as:	Part 2	Part 1			
Type of Transfer	N/A	Severed			
Frontage	26.8m	22.0m			
Depth	32.5m	32.5m			
Area	856sq.m	723sq.m			
Existing Use	Vacant	Vacant			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	None	None			
Proposed Buildings/ Structures	single detached dwelling	single detached dwelling			
Buildings/ Structures to be Removed	None	None			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

provincial highway

municipal road, seasonally maintained

municipal road, maintained all year

right of way

other public road

b) Type of water supply proposed: (check appropriate box)

publicly owned and operated piped water system

privately owned and operated individual well

lake or other water body

other means (specify) _____

c) 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) _____

4.3 Other Services: (check if the service is available)

electricity

telephone

school bussing

garbage collection

5 CURRENT LAND USE

5.1 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) Low Density Residential 2b

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

Application proposes a land use and density that conforms with the Urban Lakeshore Area Secondary Plan

- 5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

- 5.3 What is the existing zoning of the subject land? Rural Residential - By-law No. 3692-92

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

- 5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

- 5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

Yes No Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

SC/B-20:78, SC/B-22-134, SC/A-22:413 - approved

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

Yes No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

SC/B-20:78 - lot line adjustment transferred to 32 Trillium. SC/B-22:134 - previous severance

6.4 How long has the applicant owned the subject land?

November 2016

6.5 Does the applicant own any other land in the City? Yes No

If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

Yes No (Provide explanation)

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

Yes No (Provide explanation)

The application contributes to an appropriate range and mix of housing options and densities to meet projected market-based needs of current and future residents of the regional market area by directing the development of new housing towards locations with appropriate levels of infrastructure and public service facilities (as per section 1.4.3 c of the PPS).

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

Yes No (Provide explanation)

The application conforms to section 4c) of Growth Plan by providing a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes No (Provide explanation)

7.5 Are the subject lands subject to the Parkway Belt West Plan?

Yes No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes No (Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

Yes No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

Yes No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

Yes No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

Yes No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

Yes No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION**10.1 Purpose of the Application (Farm Consolidation)**

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m ² or ha):
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Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
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Front yard set back: _____

a) Date of construction:

- Prior to December 16, 2004 After December 16, 2004

b) Condition:

- Habitable Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application Form
- Signatures Sheet

11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
- _____
- _____



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.:	GL/A-23:49	SUBJECT PROPERTY:	1360 GUYATT ROAD, GLANBROOK
ZONE:	"A1" (Agriculture)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: ZAHIR BADSHA & AMBER MITCHELL

The following variances are requested:

1. An additional dwelling unit shall be on lands zoned Agriculture (A1) on a lot with a lot area of 0.28 ha in size instead of the minimum 0.6 ha lot area required for an additional dwelling unit in an Agriculture (A1) zone.
2. A maximum of two entrances shall be permitted on the front façade of a dwelling containing an additional dwelling unit instead of the maximum of one entrance shall be permitted on the front façade of a dwelling containing an Additional Dwelling Unit permitted.
3. An Additional Dwelling unit- Detached shall be permitted whereas the by-law does not permit Additional Dwelling unit- detached in an A1 Agriculture zoning designation.

PURPOSE & EFFECT: To permit the construction of a proposed addition, and to convert to an additional dwelling unit.

Notes:

1. It is noted that removing the walls on the proposes "Breezeway" and leaving only the roof between the principle dwelling and the additional dwelling unit would deem the structure not attached to the principle building.
2. It is noted regulations for Additional Dwelling unit- Detached do not exist for an area zoned A1 Agriculture. As such compliance to the by-law could not be determined.
3. Parking details have not been provided, as such compliance to section 5 of Hamilton Zoning By-law 05-200 could not be determined, and additional variances may be required at such a time that a fully zoning review could be completed.

GL/A-23:49

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, April 20, 2023
TIME:	10:20 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 GL/A-23:49, 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.

GL/A-23:49



 Subject Lands

DATED: April 4, 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.



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

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.



Committee of Adjustment
 City Hall, 5th Floor,
 71 Main St. W.,
 Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
 Email: comaj@hamilton.ca

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)			
Applicant(s)			Phone:
			E-mail:
Agent or Solicitor			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 [REDACTED]

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	1360 Guyatt Rd, Glanbrook		
Assessment Roll Number	2518901210313700000		
Former Municipality	Glanbrook		
Lot	3	Concession	2
Registered Plan Number		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:

- 1- Request to install entrance door at front of SDU facing Guyatt Rd
- 2- Request to remove walls on breezeway between existing house & SDU
The attached roof will remain between existing house & SDU

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Please see attached page

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
45.72m	60.96 m	2757 m	2 lane rural

PURPOSE OF APPLICATION (Page 2)

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

- 1 - Needed for emergency access to SDU without going through original dwelling also for private entrance to new SDU.

- 2 - Needed for emergency access from front yard to back yard without having to go around or through original dwelling, also direct access from front to back yard. The attached roof between existing dwelling & SDU will remain. NOTE: Original design had SDU attached by roof with no walls for direct access. Building Department stated that it had to have walls without door facing Guyatt Rd to obtain permit. The approved PERMIT NO. 22111038 00 R9 (attached with drawings for application)

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 Dwelling	22.8 m	24.8 m	20 m	10/19/1993

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Addition - Secondary Dwelling	25.9 m	18.8 m	3.4 m	04/01/2023

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 Dwelling	559.6 m	same	11	5 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Addition - Secondary Dwelling	30 m	same	1	5 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 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.):
 Addition - secondary dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
 Agriculture to east & north. Residential property to west

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
 August 2019

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

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

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

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): A1

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

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

7.6 What is the existing zoning of the subject land? A1

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: A1

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: 1

8.2 Number of Dwelling Units Proposed: 1

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

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
-
-



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.:	GL/A-23:65	SUBJECT PROPERTY:	280 TRINITY CHURCH ROAD, GLANBROOK
ZONE:	"M3, Exception 425" (Prestige Business Park)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: GINO ARCARO

The following variances are requested:

1. All accessory buildings shall be permitted to have a maximum height of 7.46 metres instead of the requirement that all accessory buildings shall have a maximum height of 4.5 metres.
2. A maximum gross floor area of 190m² shall be permitted for all building's accessory to the Single Detached Dwelling instead of the requirement that all buildings accessory to a Single Detached Dwelling shall not exceed a maximum gross floor area of 45m².

PURPOSE & EFFECT: To permit the construction of a building accessory to an existing Single Detached Dwelling.

Notes:

1. Pursuant to Variance #2, the maximum gross floor area of 190m² is based on:
 - The existing out building 'A' which has a gross floor area of 10m²
 - The existing out building 'B' which has a gross floor area of 16m²
 - The proposed accessory building (garage) has a gross floor area of 164m²
2. Insufficient information was provided to determine zoning compliance with the proposed parking. Additional variances may be required if compliance with Section five (5) of the Hamilton Zoning By-law 05-200 cannot be achieved.
3. Be advised If the existing dwelling is intended to be demolished and rebuilt, further planning approvals may be required.

GL/A-23:65

4. Be advised a portion of the property falls under the Hamilton Conservation Authority.

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, April 20, 2023
TIME:	10:25 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

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 GL/A-23:65, 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.

GL/A-23:65



DATED: April 4, 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.



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

PARTICIPATION PROCEDURES

Written Submissions

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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

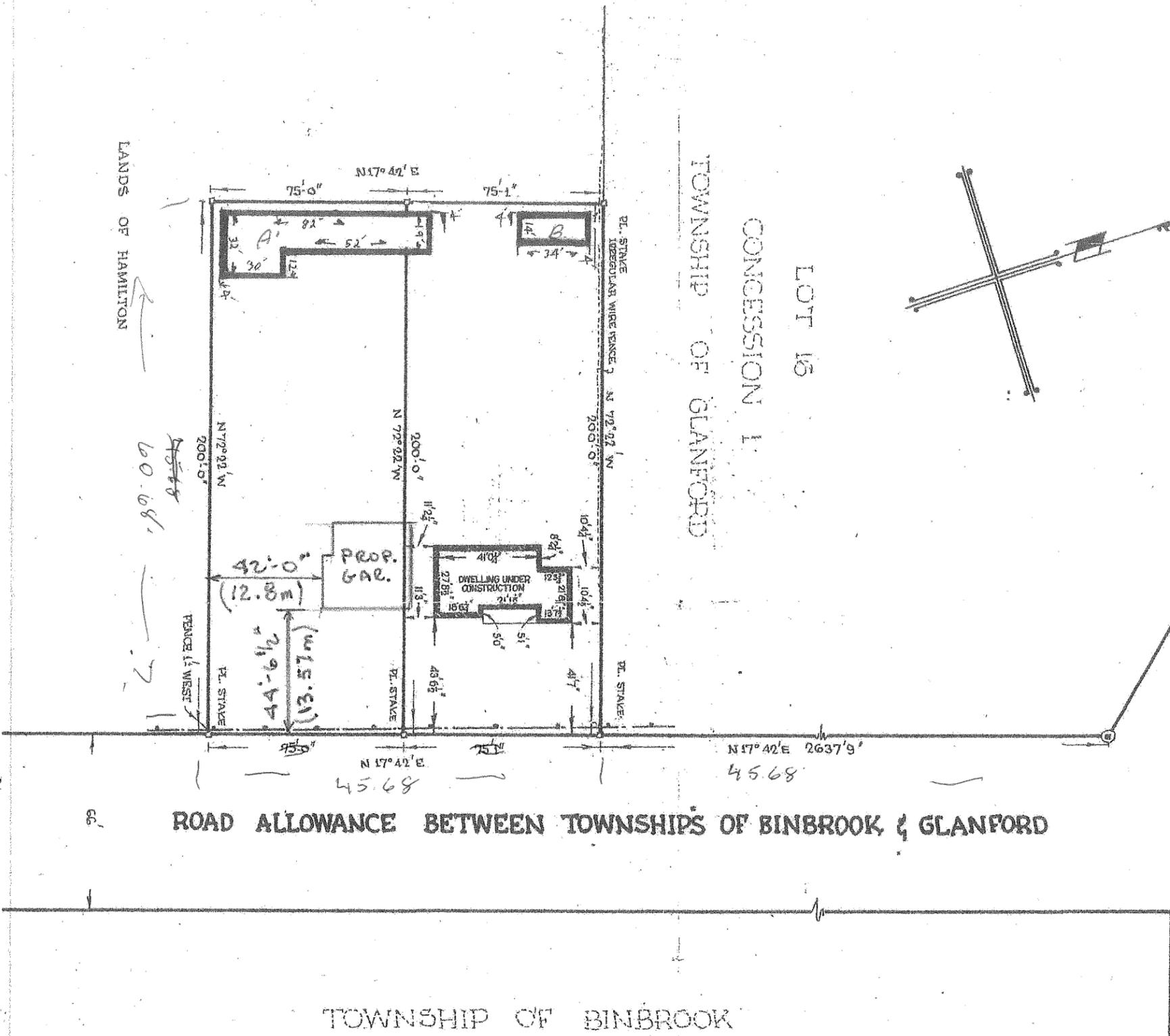
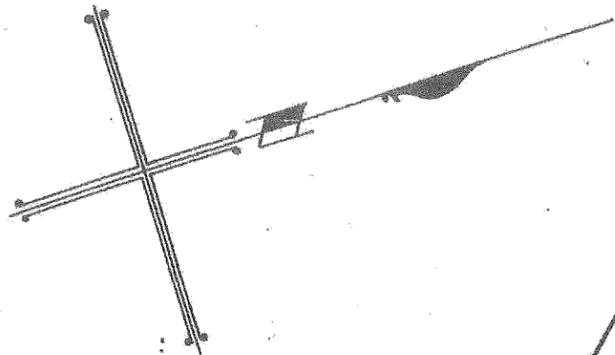
Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

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PLAN
 SHOWING
PART OF LOT 16 - CONCESSION 1
 IN THE
TOWNSHIP OF GLANFORD
 SCALE 1" = 40 FT.

THE KING'S HIGHWAY No. 53
 DEPOSITED PLAN No. 137 MISC.



NOTE:
 THE DWELLING SHOWN ON THE NORTHERN PARCEL
 WAS SURVEYED AND ADDED TO THIS PLAN ON OCT.
 30th 1965.

A. J. Clarke
 ONTARIO LAND SURVEYOR

A. J. Clarke and Associates
 ENGINEERS AND SURVEYORS
 415 PROFESSIONAL ARTS BLDG.
 HAMILTON ONTARIO

A. J. Clarke
 ONTARIO LAND SURVEYOR

SEPTEMBER 19, 1980



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	MAILING ADDRESS	
Registered Owners(s)			
Applicant(s)			Phone:
			E-mail:
Agent or Solicitor			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 same

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	280 Trinity Church Road, Hannon		
Assessment Roll Number	251890212064000		
Former Municipality	Hannon		
Lot	16	Concession	1
Registered Plan Number		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:

*GARAGE MAXIMUM 4.5 CURRENTLY
NEED 7.46*

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

HEIGHT RESTRICTION

3.3 Is this an application 45(2) of the Planning Act.

Yes

No

If yes, please provide an explanation:

Existing single detached dwelling is legal non-conforming and the owner would like to construct a 1 storey garage attached to the dwelling via the roof.

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
45.72m	60.96m	2,787sq.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
single detached	12.6m	35.8m	3.05m & 26.26m	
OUTBUILDING A	2.5	10	1	11.6
OUT BUILDING B	16	16	1	11.6

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
garage	13.5m	35.8m	12.8m	

- 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 detached dwelling				
OUT BUILDING A	205 m ²	10 m	1	6 m.
OUT BUILDING B	16	16	1	11.6

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
garage	111sq.m	164	1	7.5m

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

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
2000
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
single detached
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
single detached
- 7.4 Length of time the existing uses of the subject property have continued:
40 years
- 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) Business Park

Please provide an explanation of how the application conforms with the Official Plan.
Use is existing legal non-conforming.

- 7.6 What is the existing zoning of the subject land? M3(425)
- 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: M3(425)

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: 1

8.2 Number of Dwelling Units Proposed: 1

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

Existing single detached dwelling is considered legal non-conforming and is reflected as a permitted existing use within the site specific zoning on the subject lands. The owner wants to construct a 1 storey garage which would be attached to the existing dwelling at the roof.

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
-
-



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.:	GL/A-22:358	SUBJECT PROPERTY:	1121 Hendershot Rd, Hannon
ZONE:	"A1" (Agriculture)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: ROSS DUNCAN DONOVAN & SALLY DONOVAN
Agent: HANK NAUTA

The following variances are requested:

1. A maximum gross floor area of 244.6m² and a maximum building height of 6.25m shall be permitted for all buildings accessory to the single detached dwelling instead of the requirement that all buildings accessory to a single detached dwelling shall not exceed a maximum ground floor area of 200m² and shall have a maximum height of 6.0m.

PURPOSE & EFFECT: As to permit the construction of a new accessory building to an existing single detached dwelling.

Notes:

1. Please be advised that the subject lands are marked as an inventoried heritage property.

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, April 20, 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

GL/A-22:358

www.hamilton.ca/committeeofadjustment
--

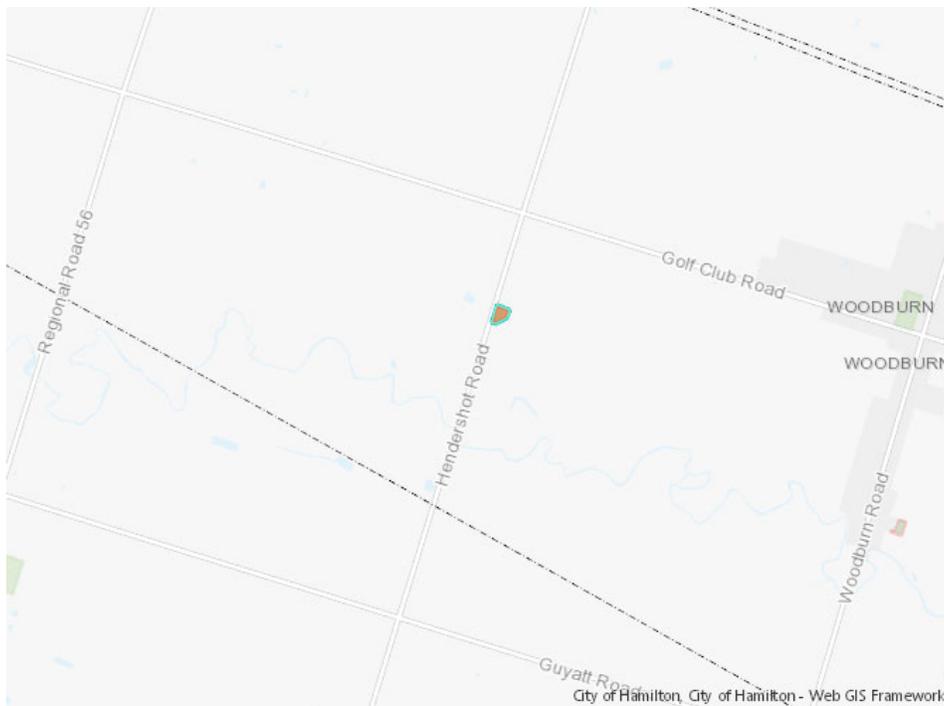
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 Subject Lands

DATED: April 4, 2023

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE. ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

- GENERAL NOTES**
1. ALL WORK PERFORMED AND MATERIAL SUPPLIED SHALL COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
 2. NAUTA HOME DESIGNS IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS FOUND IN THESE BLUEPRINTS.
 3. DO NOT SCALE BLUEPRINTS.

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REVISIONS

DATE	ITEM

QUALIFICATION INFORMATION



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Hank Nauta
 NAME
 SIGNATURE
 22863
 BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1. of the building code.

Nauta Home Designs
 NAME
 29258
 BCIN



905-892-9657

1789 MERRITVILLE HWY
 WELLAND, ON L3B 5N5

PLAN NUMBER:

GR337

CONTRACT NUMBER:

2022 - 154

PROJECT :

NEW GARAGE
 130 SQ. FT.

DEPTH: 32' 0"

WIDTH: 21' 10"

LOCATION:

1121 HENDERSHOT RD
 HAMILTON, ON

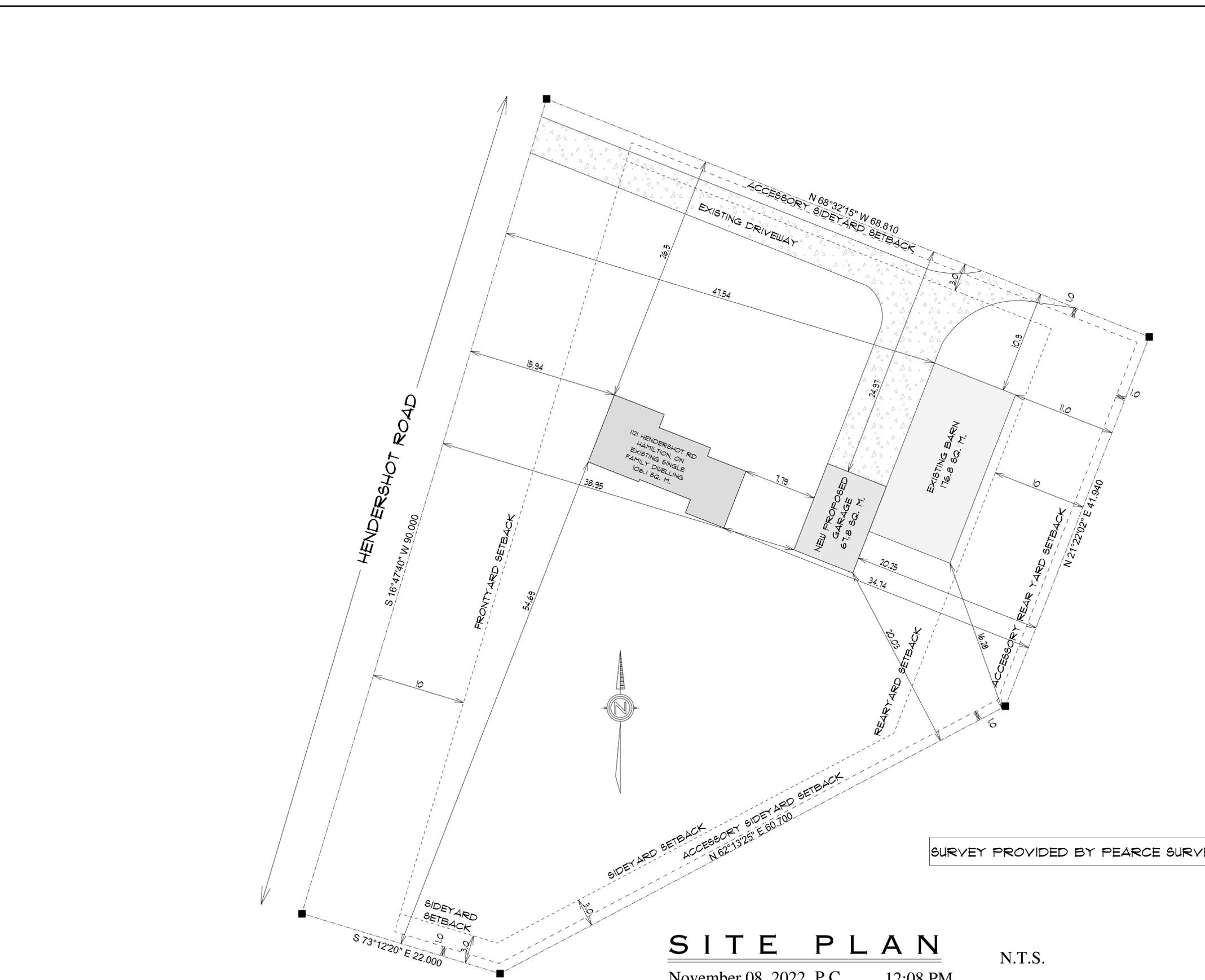
TITLE:

SITE PLAN

ISSUED FOR	DATE
REVIEW	AUG. 31.22
2ND REVIEW	SEPT. 22.22
VARIANCE	NOV. 2.22

DRAWN BY: P.C.
 CHECKED BY: H.N.

DATE :	PAGE:
NOVEMBER 2022	3 OF 6



SURVEY PROVIDED BY PEARCE SURVEYING INC.

SITE PLAN N.T.S.
 November 08, 2022 P.C. 12:08 PM

LOT COVERAGE

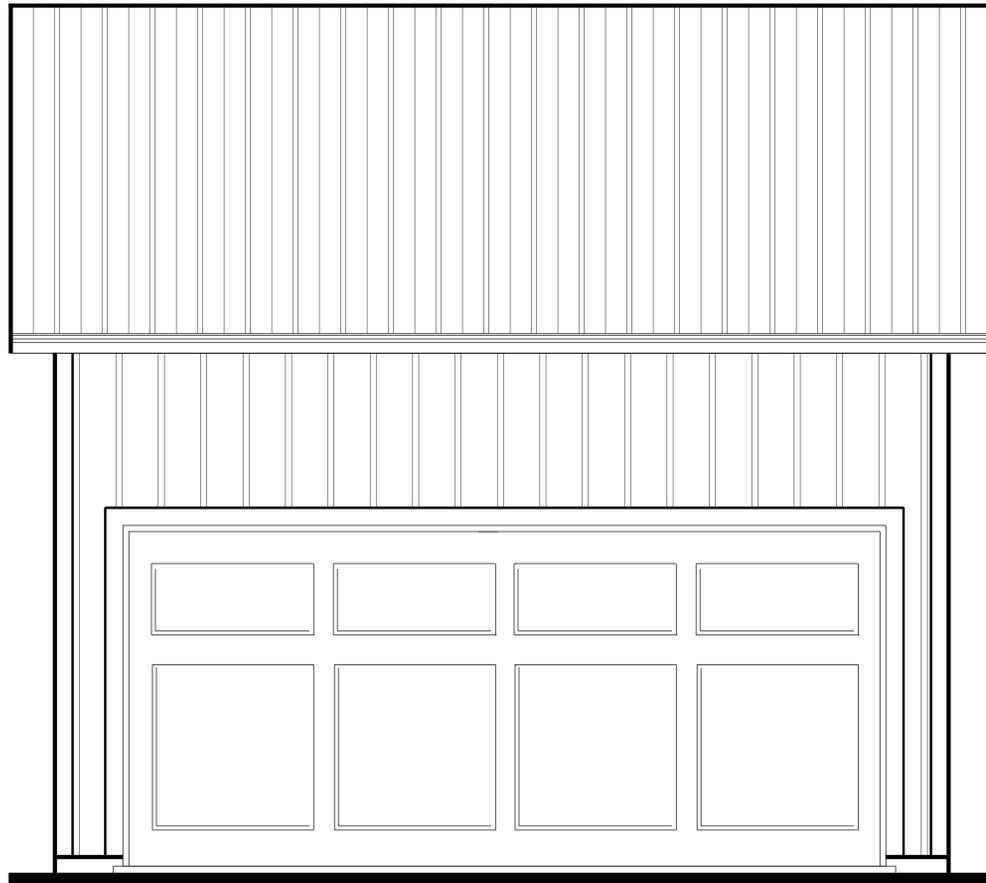
ZONE - A1	SQ. M.	%
LOT AREA	4847.5 SQ. M.	
PROPOSED LOT COVERAGE (1)	67.8 SQ. M.	1.4%
EXISTING LOT COVERAGE	282.9 SQ. M.	5.8%
TOTAL LOT COVERAGE	350.7 SQ. M.	7.2%
MAXIMUM LOT COVERAGE	969.5.0 SQ. M.	20%

LOT COVERAGE

ACCESSORY STRUCTURES	SQ. M.	%
LOT AREA	4847.5 SQ. M.	
PROPOSED LOT COVERAGE (1)	67.8 SQ. M.	1.4%
EXISTING LOT COVERAGE	176.8 SQ. M.	3.6%
TOTAL LOT COVERAGE	244.6 SQ. M.	5.0%
MAXIMUM LOT COVERAGE (2)	200.0 SQ. M.	

- (1) PROPOSED COVERAGE IS CALCULATED FROM OUTSIDE EDGE OF EXTERIOR FINISH
- (2) MAXIMUM COVERAGE FOR ACCESSORY STRUCTURES IS 200.0 SQ.M. OR 5%, WHICHEVER IS LESSER

WWW.NAUTAHOMEDESIGNS.COM 905-892-9657
 SEARCH OVER 1000 HOUSE PLANS ONLINE,
 CUSTOM DESIGNS, ADDITIONS, & RENOVATIONS.



THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE. ANY DEVIATIONS FROM THESE PLANS AND DETAILS INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, LOGCATCHER, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

ENGINEERING CHECKLIST

ALL STRUCTURAL APPLICATIONS OUTSIDE OF PART 9 OF THE OBC REQUIRE ENGINEERING DETAILS AND / OR NOTES THAT ARE TO BE SIGNED AND SEALED BY A QUALIFIED STRUCTURAL ENGINEER THAT IS LICENSED TO CONSULT IN THE PROVINCE OF ONTARIO.

ITEMS REQUIRED FOR PERMIT INDICATED BY: ●

- 1. STEEL BEAMS NOT IN COMPLIANCE WITH PART 9 SPAN TABLES OF THE OBC.
- 2. STEEL BEAMS WITH CONCENTRATED POINT LOADS
- 3. REBAR REINFORCEMENT ON LATERALLY UNSUPPORTED FOUNDATION WALLS AS DEFINED BY PART 9.15.4.3. OF THE OBC.
- 4. RETAINING WALLS
- 5. TIMBER POST AND BEAM SIZING
- 6. TIMBER POST AND BEAM CONNECTIONS
- 7. TALL WALL DESIGN FOR WALLS EXCEEDING 10'4 1/2" IN HEIGHT.
- 8. SUSPENDED CONCRETE SLABS NOT IN COMPLIANCE WITH O.B.C. 9.39.1.4 WITH SPANS EXCEEDING 8'0"
- 9. H.S.S. STEEL COLUMNS AND CONNECTIONS
- 10. "HINGED" WALL CONSTRUCTION AS PER 9.23.10.4. (NON-CONTINUOUS STUDS FOR A FULL STOREY)
- 11. LVL OR PARALLAM BEAMS AND HEADERS
- 12. PRE-ENGINEERED FLOOR SYSTEMS (WOOD I'S OR FLOOR TRUSSES)
- 13. PRE-ENGINEERED ROOF TRUSSES
- 14. OTHER STRUCTURAL APPLICATIONS OUTSIDE OF PART 9 OF THE OBC. SPECIFY:

GENERAL NOTES

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REVISIONS

DATE	ITEM

QUALIFICATION INFORMATION



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Hank Nauta
NAME

SIGNATURE
22863

BCIN

REGISTRATION INFORMATION

Nauta Home Designs
NAME
29258
BCIN

PERMIT DOCUMENTATION REQUIRED

CONSULT WITH LOCAL MUNICIPALITIES AND ALL OTHER GOVERNMENT AGENCIES OR CONSERVATION AGENCIES PRIOR TO APPLYING FOR A BUILDING PERMIT. CONSULT WITH BUILDING DEPARTMENT FOR A COMPREHENSIVE LIST OF ALL DOCUMENTATION REQUIRED FOR A BUILDING PERMIT. 2 COPIES OF ALL OR SOME OF THE DOCUMENTS LISTED BELOW REQUIRED FOR PERMIT APPLICATION. DOCUMENTS REQUIRED FOR PERMIT ARE NOT LIMITED TO THE ITEMS LISTED BELOW.

- 1) **BLUEPRINTS**
ONTARIO BUILDING CODE COMPLIANT SET OF CONSTRUCTION BLUEPRINTS.
- 2) **HVAC REPORT**
PROVIDES HEAT LOSS/GAIN CALCULATIONS, VENTILATION AND DUCT DESIGN AND REQUIRED EFFICIENCIES FOR HEATING AND COOLING EQUIPMENT.
- 3) **STRUCTURAL ENGINEERING**
ALL STRUCTURAL APPLICATIONS OUTSIDE OF PART 9 OF THE OBC REQUIRE ENGINEERING DETAILS OR NOTES THAT ARE TO BE SIGNED AND SEALED BY A QUALIFIED STRUCTURAL ENGINEER LICENSED TO CONSULT IN THE PROVINCE OF ONTARIO.
- 4) **LEGAL GRADE SURVEY / SITE PLAN**
SHOWS THE LOCATION OF THE HOUSE ON THE PROPERTY AND THE EXISTING AND PROPOSED GRADES. GRADING PLAN TO BE COMPLETED BY A LICENSED ONTARIO LAND SURVEYOR OR OTHER QUALIFIED DESIGNER.
- 5) **PRE-ENGINEERED WOOD PRODUCTS**
INCLUDES TRUSS DRAWINGS AND TRUSS LAYOUT, LVL OR GLU-LAM BEAMS, WOOD I FLOOR SYSTEMS, FLOOR TRUSS SYSTEMS, LVL HEADERS OR FLOOR BEAMS, AND PARALLAM STUDS.
- 6) **SEPTIC PERMIT**
ONLY REQUIRED WHEN MUNICIPAL SEWER SERVICES ARE NOT AVAILABLE.
- 7) **MINOR VARIANCE / RE-ZONING APPROVALS**
ONLY REQUIRED WHEN ZONING AND BY-LAW REQUIREMENTS ARE NOT MET. CONSULT WITH LOCAL MUNICIPALITY FOR APPROVAL REQUIREMENTS.
- 8) **CONSERVATION AUTHORITY APPROVALS**
ONLY REQUIRED WHEN CONSERVATION AGENCIES HAVE JURISDICTION ON THE PROPERTY. CONSULT WITH LOCAL CONSERVATION AGENCIES FOR BOUNDARIES OF AUTHORITY AND POSSIBLE APPROVAL REQUIREMENTS.
- 9) **FILLED APPLICATION FORMS & FEES**
ALL NECESSARY APPLICATION FORMS ARE TO BE FILLED OUT WITH ALL REQUIRED INFORMATION AND FEES TO BE PAID AS DEEMED NECESSARY BY THE BUILDING DEPARTMENT.

9B-12 ENERGY EFFICIENCY DESIGN SUMMARY

ZONE 1	9B-12 PRESCRIPTIVE PACKAGE *	
ELEVATION	TOTAL AREA OF EXPOSED WALLS	TOTAL AREA OPENINGS
FRONT	N/A	N/A
LEFT	N/A	N/A
REAR	N/A	N/A
RIGHT	N/A	N/A
TOTAL	N/A	N/A
TOTAL % OF OPENINGS IN EXPOSED WALLS	N/A	

LIMITING DISTANCE CALCULATIONS

LEFT ELEVATION	EXPOSED BUILDING FACE MAX. AREA OF GLAZED OPENINGS PROPOSED WINDOW AREA	N/A	RIGHT ELEVATION	EXPOSED BUILDING FACE MAX. AREA OF GLAZED OPENINGS PROPOSED WINDOW AREA	N/A
	N/A			N/A	
	N/A			N/A	
	N/A			N/A	



905-892-9657

1789 MERRITTVILLE HWY
WELLAND, ON L3B 5N5

PLAN NUMBER:

GR337

CONTRACT NUMBER:

2022 - 154

PROJECT :

NEW GARAGE
730 SQ. FT.

DEPTH: 32' 0"

WIDTH: 21' 10"

LOCATION:

1121 HENDERSHOT RD
HAMILTON, ON

TITLE:

COVER PAGE

ISSUED FOR

REVIEW: AUG. 31.22
2ND REVIEW: SEPT. 22.22
VARIANCE: NOV. 2.22

DRAWN BY: P.C.

CHECKED BY: H.N.

DATE: NOVEMBER 2022

PAGE: 1 OF 6

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COVER PAGE	1
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SITE PLAN	3
ELEVATIONS	4
GARAGE PLANS	5
CROSS SECTION A-A	6

GR337

CUSTOM ADDITION / RENOVATION

730 SQ. FT.

PROJECT ADDRESS

1121 HENDERSHOT RD

HAMILTON, ON

DESIGN BY: NAUTA HOME DESIGNS

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE. ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

- GENERAL NOTES**
1. ALL WORK PERFORMED AND MATERIAL SUPPLIED SHALL COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
 2. NAUTA HOME DESIGNS IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS FOUND IN THESE BLUEPRINTS.
 3. DO NOT SCALE BLUEPRINTS.

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REVISIONS

DATE	ITEM

QUALIFICATION INFORMATION

Ministry of Municipal Affairs and Housing
Ontario

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
Hank Nauta
 NAME
 SIGNATURE
22863
 BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1. of the building code.
Nauta Home Designs
 NAME
29258
 BCIN

NAUTA HOME DESIGNS
 905-892-9657
 1789 MERRITTVILLE HWY
 WELLAND, ON L3B 5N5

PLAN NUMBER:
GR337

CONTRACT NUMBER:
 2022 - 154

PROJECT :
 NEW GARAGE
 130 SQ. FT.

DEPTH: 32' 0"
WIDTH: 21' 10"

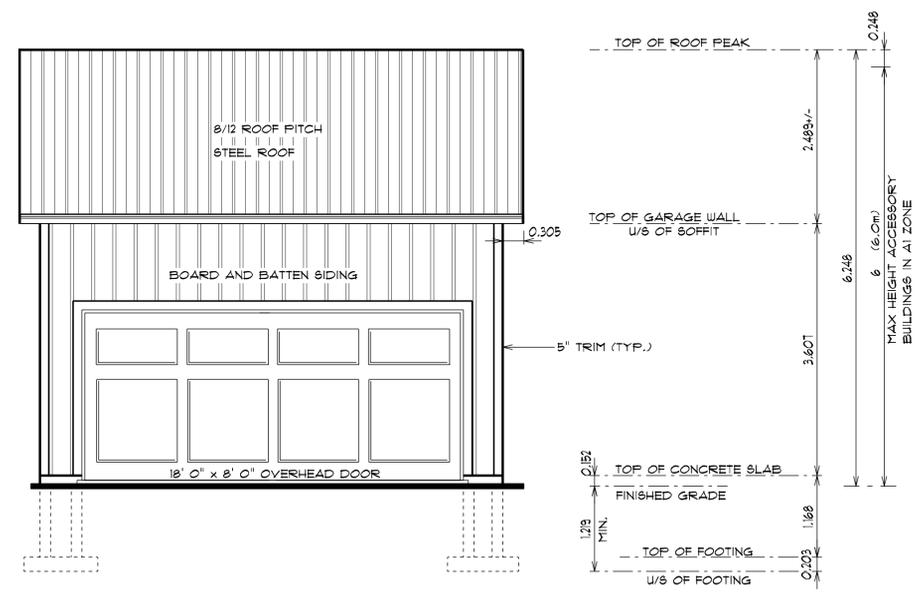
LOCATION:
 1121 HENDERSHOT RD
 HAMILTON, ON

TITLE:
 ELEVATIONS

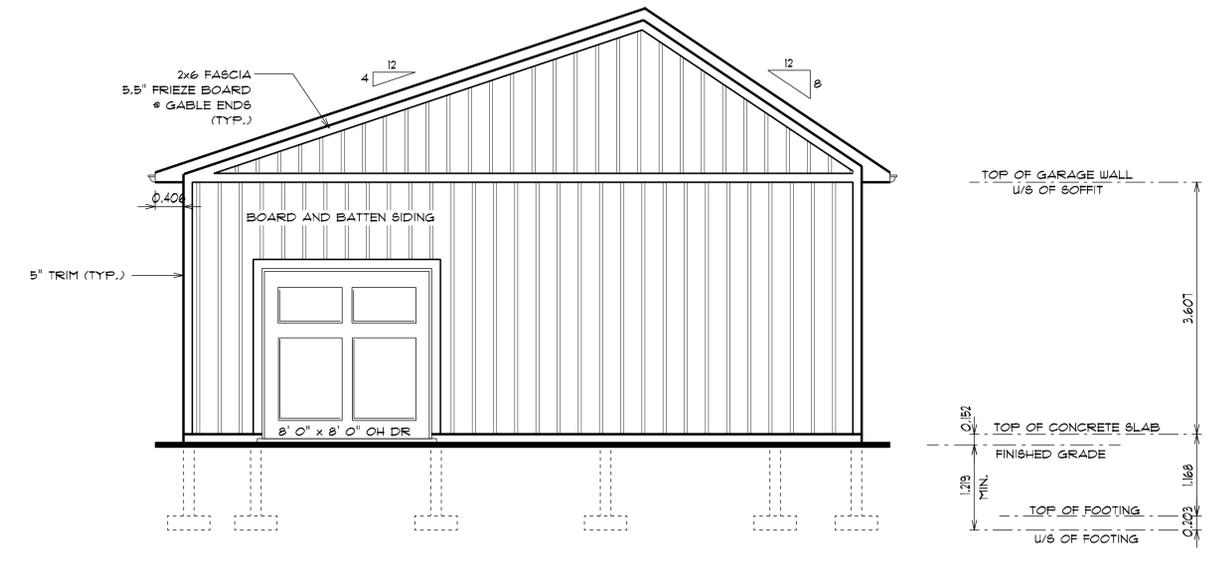
ISSUED FOR	DATE
REVIEW	AUG.31.22
2ND REVIEW	SEPT.22.22
VARIANCE	NOV.2.22

DRAWN BY: P.C.
CHECKED BY: H.N.

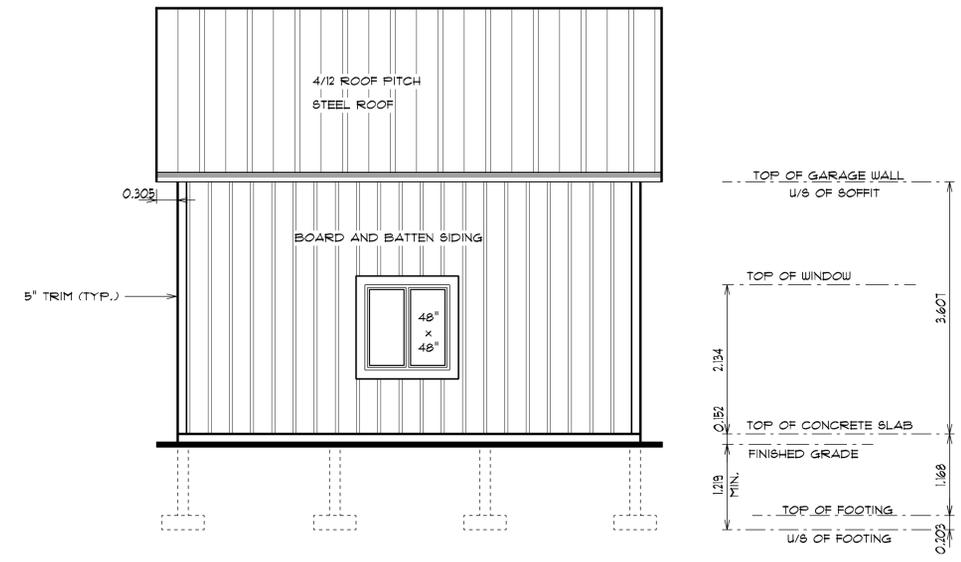
DATE : NOVEMBER 2022
PAGE: 4 OF 6



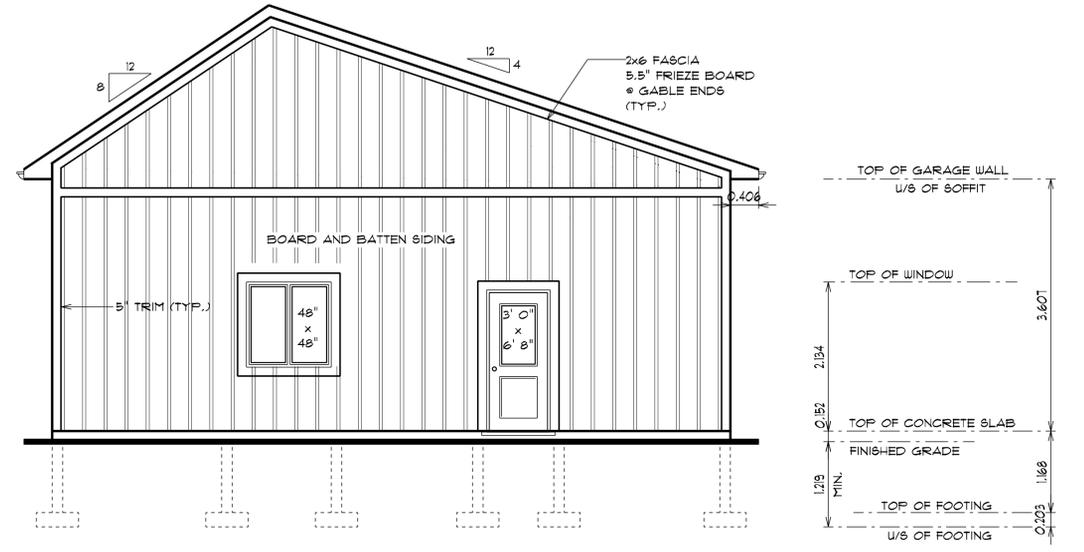
FRONT ELEVATION
 November 08, 2022 P.C. 12:08 PM 1/4" = 1' 0"



LEFT ELEVATION
 November 08, 2022 P.C. 12:08 PM 1/4" = 1' 0"



REAR ELEVATION
 November 08, 2022 P.C. 12:08 PM 1/4" = 1' 0"



RIGHT ELEVATION
 November 08, 2022 P.C. 12:08 PM 1/4" = 1' 0"

WWW.NAUTAHOMEDESIGNS.COM 905-892-9657
 SEARCH OVER 1000 HOUSE PLANS ONLINE,
 CUSTOM DESIGNS, ADDITIONS, & RENOVATIONS.

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Hank Nauta
NAME

SIGNATURE
22863

BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1. of the building code

Nauta Home Designs
NAME

29258

BCIN

NAUTA HOME DESIGNS

905-892-9657

1789 MERRITVILLE HWY
WELLAND, ON L3B 5N5

PLAN NUMBER:

GR337

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2022 - 154

PROJECT :

NEW GARAGE
130 SQ. FT.

DEPTH: 32' 0"

WIDTH: 21' 10"

LOCATION:

1121 HENDERSHOT RD
HAMILTON, ON

TITLE:

GARAGE PLANS

ISSUED FOR

REVIEW DATE
AUG. 31.22

2ND REVIEW SEPT. 22.22

VARIANCE NOV. 22.22

DRAWN BY:

P.C.

CHECKED BY:

H.N.

DATE :

NOVEMBER 2022

PAGE:

5 OF 6

FRAMING NOTES

PROVIDE WOOD BLOCKING REINFORCEMENT IN BATHROOM STUD WALLS FOR FUTURE GRAB BAR INSTALLATION AS PER 9.5.2.3. OF THE OBC.

PROVIDE FULL BEARING W/ BUILT UP WOOD COLUMNS UNDER ALL BEAMS AND GIRDER TRUSSES.

REFER TO MANUFACTURER'S WINDOW AND DOOR SCHEDULE FOR ROUGH OPENING SIZES.

REFER TO SUPPLIER'S TRUSS LAYOUT FOR ROOF FRAMING.

LINTEL NOTES

- ☉ SMOKE ALARM
- ☉ CARBON MONOXIDE ALARM
- ☉ EXHAUST FAN

REFER TO GENERAL NOTES PAGE FOR STANDARD FLOOR PLAN CONSTRUCTION NOTES, OBC REQUIREMENTS AND TYPICAL CONSTRUCTION ASSEMBLIES. REFER TO STANDARD DETAIL PAGE FOR ASSEMBLY DETAILS.

ROOF FRAMING NOTES

PROVIDE BUILT-UP WOOD STUD POST EQUAL TO WIDTH OF BEAM / GIRDER UNDER ALL BEAMS AND GIRDER TRUSSES.

ROOF AND CEILING FRAMING TO BE AS PER PART 9.23.13 OF THE OBC. ALL RAFTERS TO BE 2x6 @ 16" O/C UNLESS NOTED OTHERWISE. PROVIDE 2x4 COLLAR TIES WHERE NEEDED TO ENSURE RAFTER SPAN DOES NOT EXCEED A HORIZONTAL SPAN OF 12'. FOR AN UNSUPPORTED RIDGE, RAFTERS TO BE TIED TO CEILING JOISTS AT BASE AND NAILED AS PER TABLE 9.23.13.9. PROVIDE RAFTER TIES FOR CEILING JOISTS PERPENDICULAR TO RAFTERS.

ALL ROOF OVERHANGS TO BE 1' 4" UNLESS NOTED OTHERWISE. ALL GABLE END LADDER FRAMING TO BE 1' 0" UNLESS NOTED OTHERWISE.

ALL FALSE DORMERS ARE TO BE STICK FRAMED ON SITE.

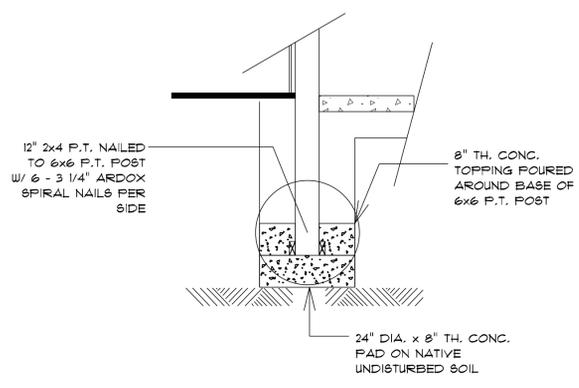
PROVIDE ENGINEERED LVL LINTELS FOR ALL OPENINGS SUPPORTING TRUSSES SPANNING MORE THAN 32' 1".

ROOF VENTILATION

PROVIDE ROOF VENTS AT ROOF RIDGE. PROVIDE 1 SQ. FT. OF ROOF VENT FOR EVERY 300 SQ. FT. OF INSULATED ATTIC SPACE AS PER 9.18.1.2. OF THE OBC.

PROVIDE 50% MINIMUM VENTED SOFFIT AT EAVES.

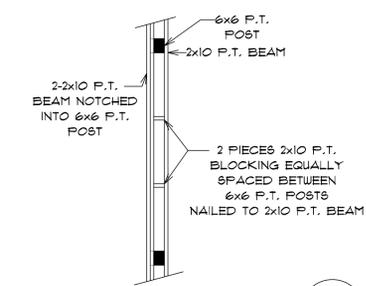
PROVIDE STYROFOAM BETWEEN EVERY OTHER TRUSS OR ROOF RAFTERS.



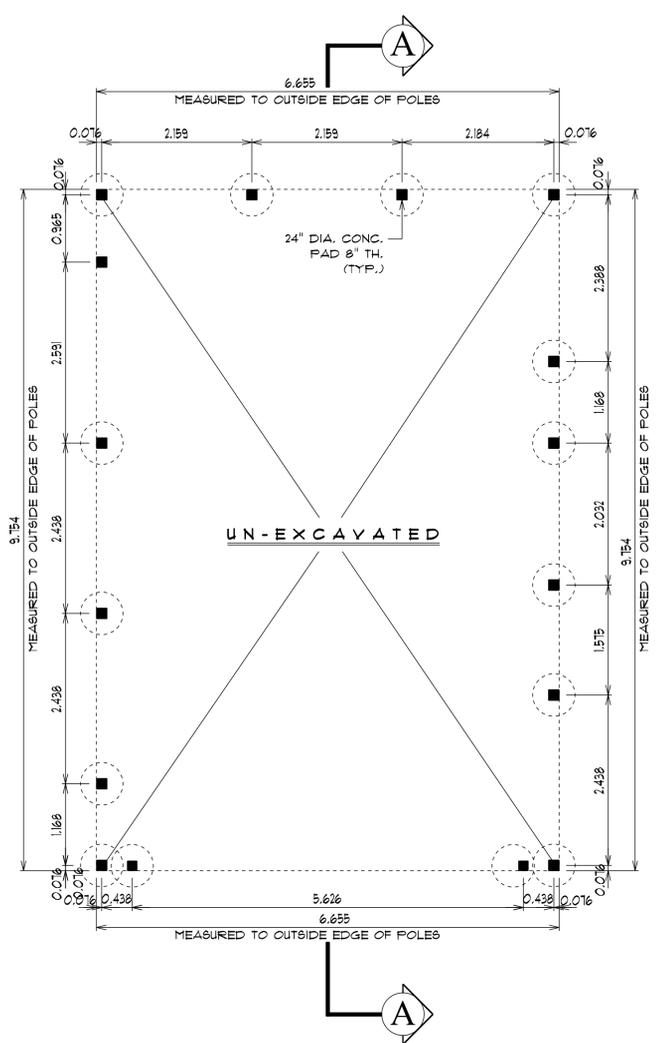
POST UPLIFT RESISTANCE DETAIL N.T.S.

GARAGE NOTES

1. GARAGE FLOOR
5" THICK CONCRETE SLAB ON GRADE
MIN. 32 MPa (4650 PSI), MAX. 4" SLUMP
5% - 8% AIR ENTRAINMENT
6"x6"x6" W/1.1"
6" MIN. 3/4" THICK CLEAR STONE
COMPACTED BASE
1" SCAFFOLD @ 8" O/C EA. WAY
WITHIN 24 HOURS OF POUR
2. SLOPE GARAGE FLOOR DOWN TO GARAGE DOOR MIN. 4"
3. GARAGE ENTRY DOOR FROM OUTSIDE TO BE STEEL INSULATED DOOR C/W WEATHER STRIPPING

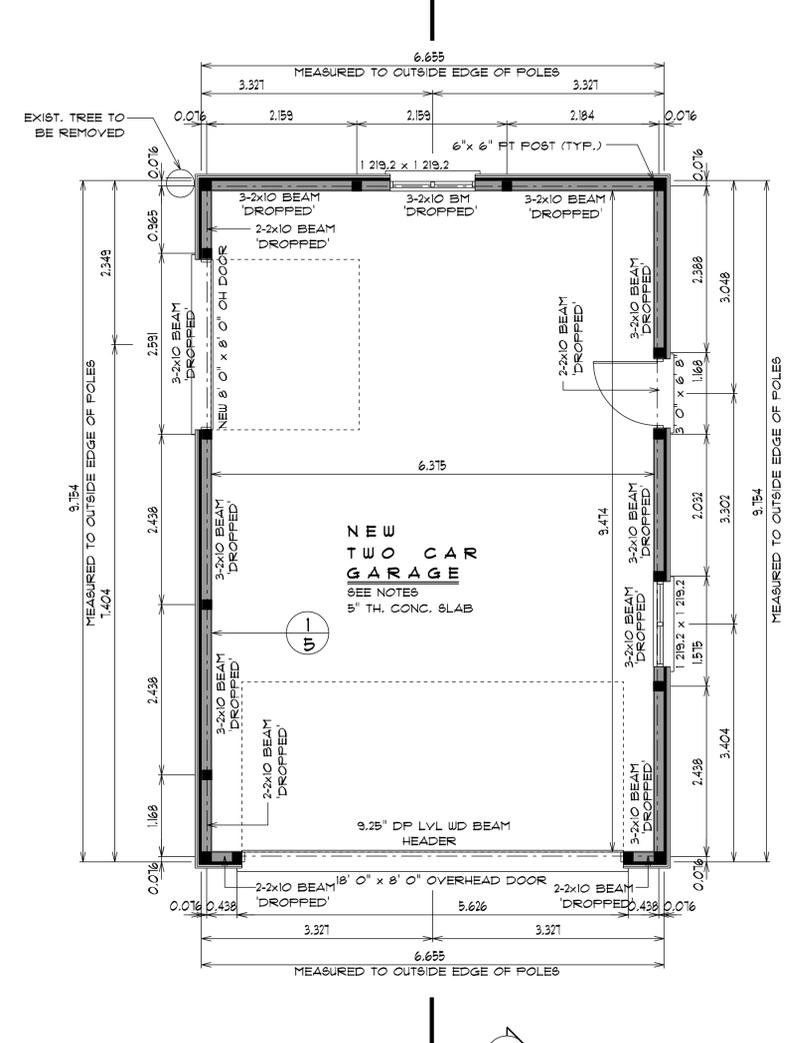


BLOCKING DETAIL 1/2" = 1' 0"



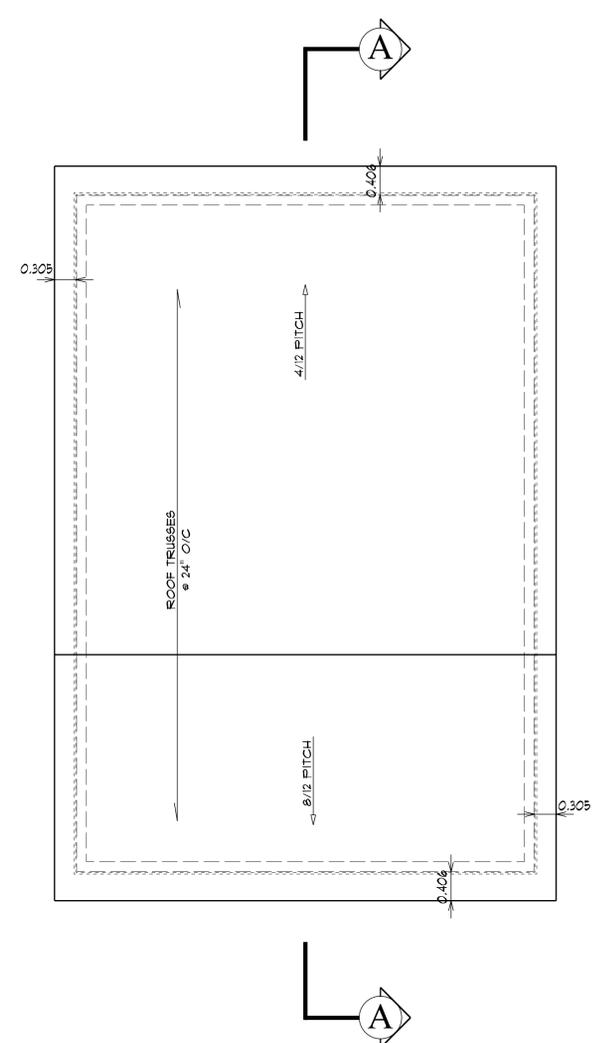
FOUNDATION PLAN
November 08, 2022 P.C. 12:08 PM

1/4" = 1' 0"



FLOOR PLAN
November 08, 2022 P.C. 12:08 PM

1/4" = 1' 0"



ROOF PLAN
November 08, 2022 P.C. 12:08 PM

1/4" = 1' 0"

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REVISIONS

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Hank Nauta
 NAME
 SIGNATURE
 22863
 BCIN

REGISTRATION INFORMATION
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Nauta Home Designs
 NAME
 29258
 BCIN



1-866-474-4320
 1789 MERRITVILLE HWY
 WELLAND, ON L3B 5N5

PLAN NUMBER:
GR337

CONTRACT NUMBER:
 2022 - 154

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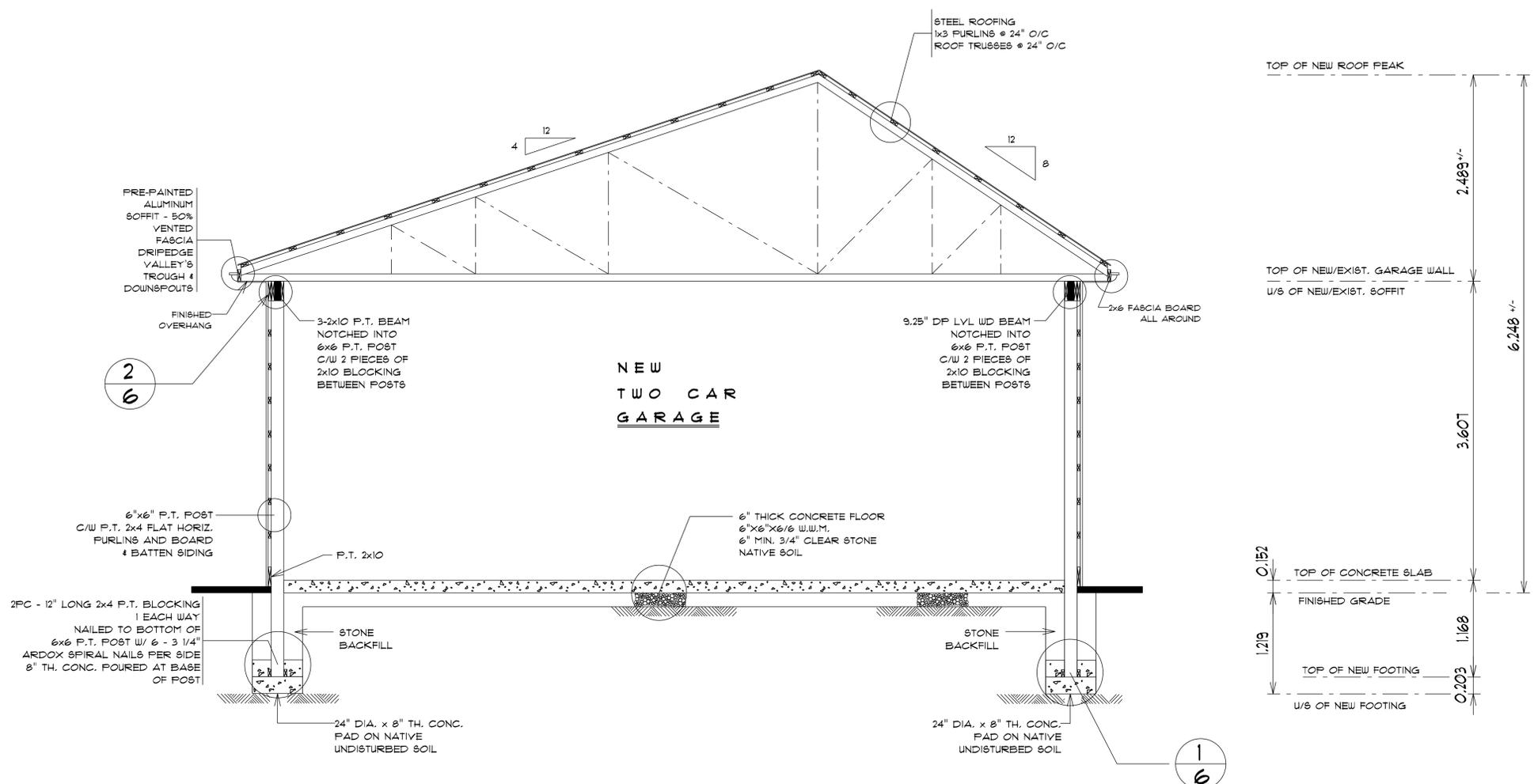
LOCATION:
 1121 HENDERSHOT RD
 HAMILTON, ON

TITLE:
 CROSS SECTION A-A

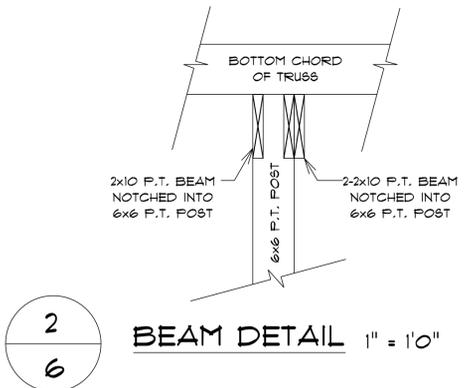
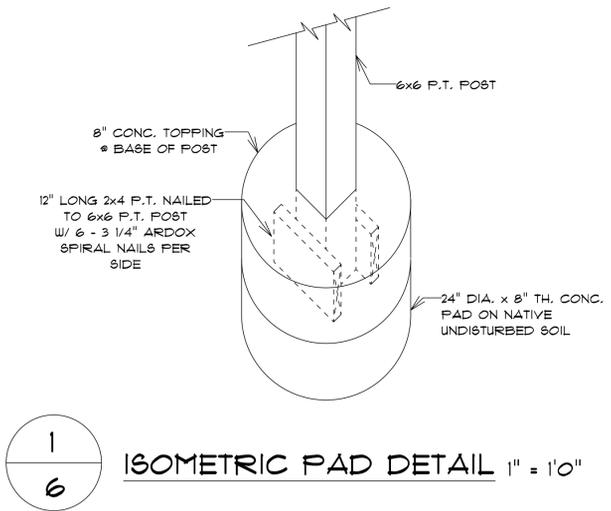
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DRAWN BY: P.C.
CHECKED BY: H.N.

DATE : NOVEMBER 2022
PAGE: 6 OF 6



CROSS SECTION
 November 08, 2022 P.C 12:08 PM 3/8" = 1'0"



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 SEARCH OVER 1000 HOUSE PLANS ONLINE,
 CUSTOM DESIGNS, ADDITIONS, & RENOVATIONS.



Hamilton

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)			
Applicant(s)			
Agent or Solicitor			Phone:
			E-mail:

1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor

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 hankn@nautahomedesigns.com

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	1121 Hendershot Rd. Hannon, ON L0R 1P0		
Assessment Roll Number	901210330020000		
Former Municipality	Binbrook		
Lot		Concession	
Registered Plan Number		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:

Relief from Maximum height and maximum lot coverage of Accessory structures.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Proposed garage is 6.25m tall, max is 6m. Total proposed coverage of all accessory structures is 244.6 sq.m., max is 200. sq. m.

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
90m	68.81m	4847.5 sq. m.	7.0m

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
Single Family Dwelling	15.94m	34.74m	26.5m and 54.69m	
Pole Barn / Workshop	47.54m	11.0m	10.9m and 16.28m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Garage	38.95m	20.25m	24.97m and 20.03m	2022

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 Dwelling	106.13 sq.m.		2	~7.0m
Pole Barn / Workshop	176.8 sq.m.		1	~5.75m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Garage	67.8 sq. m.	67.8 sq. m.	1	6.25m

- 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 Detached Dwelling - single family

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

Agricultural

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2022

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

Single Detached Dwelling

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

Single Detached Dwelling

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

Property with house severed from farm in 2007.

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): Rural

Rural Settlement Area: Glanbrook

Urban Hamilton Official Plan designation (if applicable) _____

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

7.6 What is the existing zoning of the subject land? A1

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:



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.:	FL/A-23:67	SUBJECT PROPERTY:	18 BINKLEY COURT, FLAMBOROUGH
ZONE:	"S1" (Settlement Residential)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: SCOTT AND AMANDA BEARMAN

The following variances are requested:

1. The accessory building shall be permitted to be located in the front yard and as close as 13.0m from the front lot line whereas the zoning by-law states that accessory buildings shall not be permitted within a front or flankage yard.
2. A maximum building height of 6.5m shall be permitted for the accessory building instead of the maximum building height of 4.5m permitted.
3. The aggregate Gross Floor Area of all accessory buildings shall not exceed 135.0m² or 7.5% total lot coverage whichever is the lesser whereas the zoning by-law states that the aggregate gross floor area of all accessory building shall not exceed 45.0m² or 7.5% total lot coverage.
4. The width of the driveway shall be permitted to exceed the width of the existing attached garage whereas the Zoning By-law states that the width of a driveway shall not exceed the width of an attached garage.

PURPOSE & EFFECT: To facilitate the construction of an accessory building (private garage/hobby shop) for the existing dwelling:

Notes:

The height dimension shown on the elevation plans has not been measured from grade. Therefore, the applicant shall ensure that the requested height variance is correct.

FL/A-23:67

The applicant shall ensure that the driveway shall be provided and maintained with a stable surface such as asphalt, concrete or other hard-surfaced material, crushed stone or gravel, and shall be maintained in a dust free condition; otherwise, further variances shall be required.

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, April 20, 2023
TIME:	10:35 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.

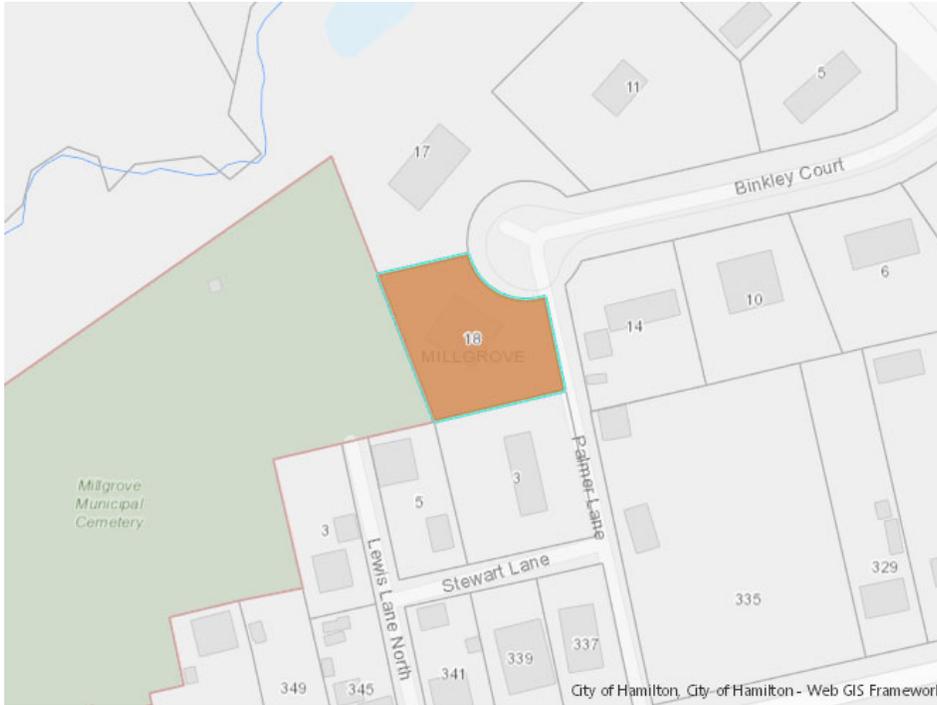
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding FL/A-23:67, 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.

FL/A-23:67



 Subject Lands

DATED: April 4, 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.



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

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.

SURVEYOR'S REAL PROPERTY REPORT
 PART 1, PLAN OF
LOT 4
REGISTERED PLAN 1414
 IN THE
CITY OF HAMILTON

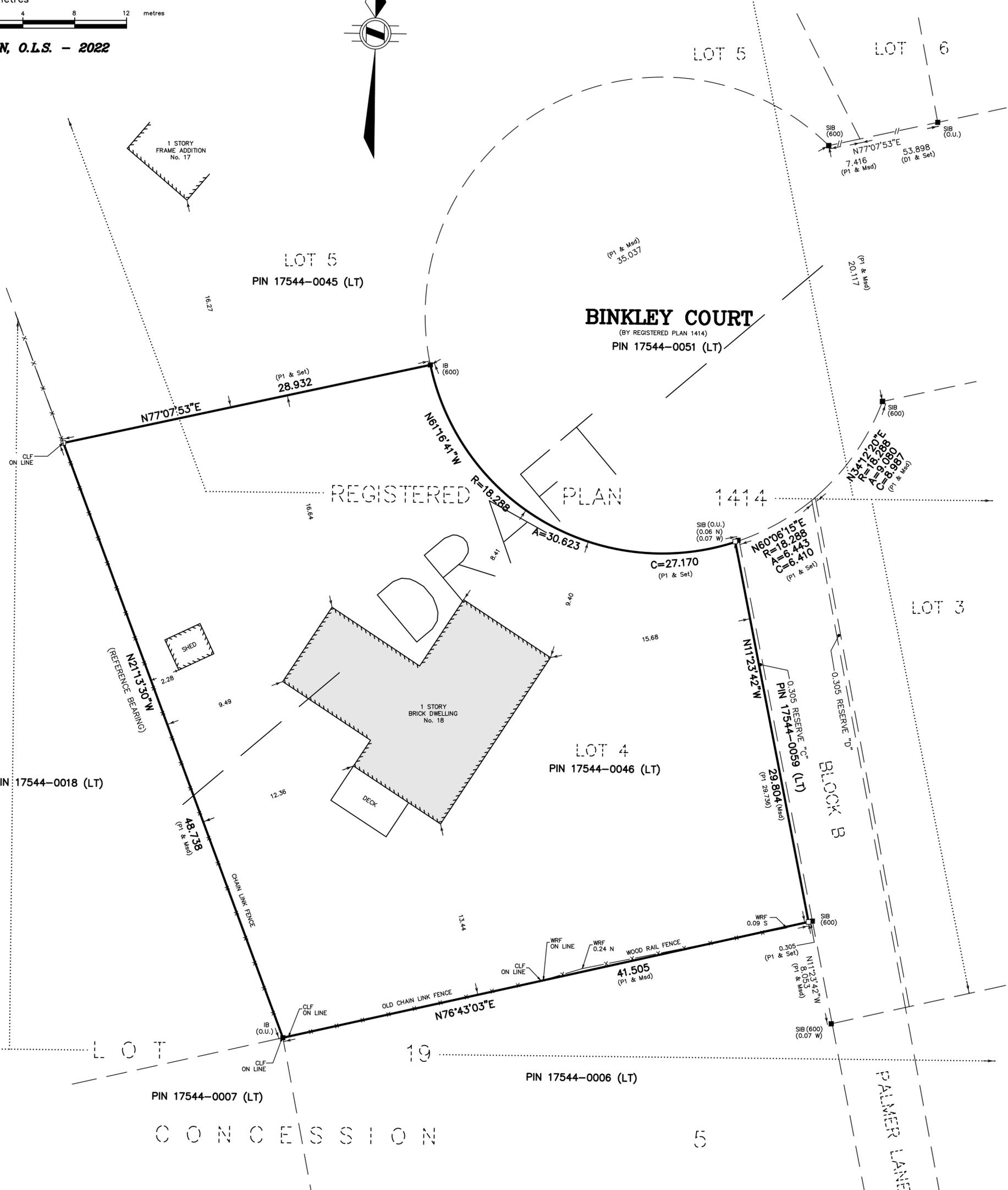
SCALE: 1:200 metres



R.A. McLAREN, O.L.S. - 2022

SURVEYOR'S REAL PROPERTY REPORT (PART 2)

LOT 4, RP 1414 IS NOT SUBJECT TO ANY EASEMENTS.
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.
 THIS PLAN WAS PREPARED FOR SCOTT & AMANDA BEARMAN.



LEGEND:

□	DENOTES	MONUMENT SET
■	DENOTES	MONUMENT FOUND
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
824	DENOTES	A.T. McLAREN, O.L.S.
600	DENOTES	SIDNEY WILLIAM WOODS, O.L.S.
O.U.	DENOTES	ORIGIN UNKNOWN
Msd	DENOTES	MEASURED
P1	DENOTES	REGISTERED PLAN 1414
D1	DENOTES	INST. A8360190
WT	DENOTES	WITNESS
CLF	DENOTES	CHAIN LINK FENCE
WRF	DENOTES	WOOD RAIL FENCE

BEARING NOTE:
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 4, REGISTERED PLAN 1414, HAVING A BEARING OF N21°13'30"W

METRIC NOTE:

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

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
 2. THE SURVEY WAS COMPLETED ON THE 11TH DAY OF OCTOBER, 2022

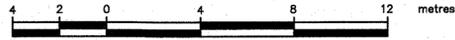
--- DRAFT ---
 DATE _____ R.A. McLAREN, O.L.S.

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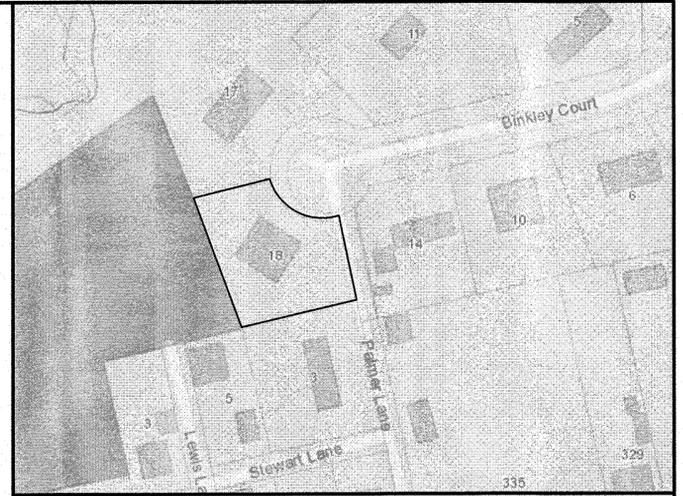


A.T. McLaren Limited
 LEGAL AND ENGINEERING SURVEYS
 69 JOHN STREET SOUTH, SUITE 230
 HAMILTON, ONTARIO, L8N 2B9
 PHONE (905) 527-8559 FAX (905) 527-0032

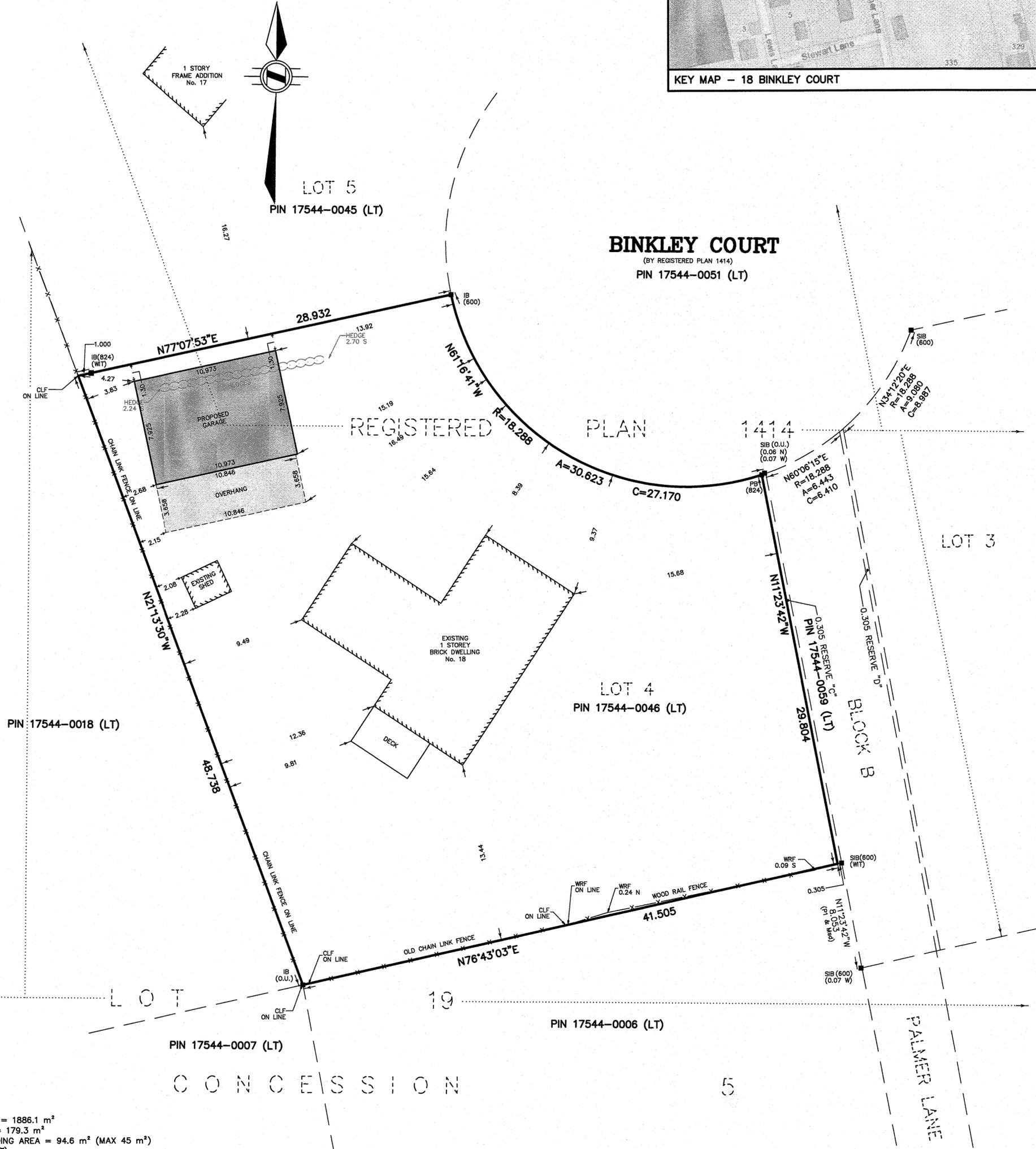
SITE PLAN
OF
LOT 4
REGISTERED PLAN 1414
IN THE
CITY OF HAMILTON
SCALE: 1:200 metres



R.A. McLAREN, O.L.S. - 2022



KEY MAP - 18 BINKLEY COURT



AREA NOTE:
TOTAL LOT AREA = 1886.1 m²
DWELLING AREA = 179.3 m²
ACCESSORY BUILDING AREA = 94.6 m² (MAX 45 m²)
= 5.0% (MAX 7.5%)
TOTAL LOT COVERAGE = 14.5%

BUILDING HEIGHT NOTE:
PROPOSED ACCESSORY BUILDING HEIGHT NOT TO EXCEED 4.5m AS PER CITY OF HAMILTON BYLAW

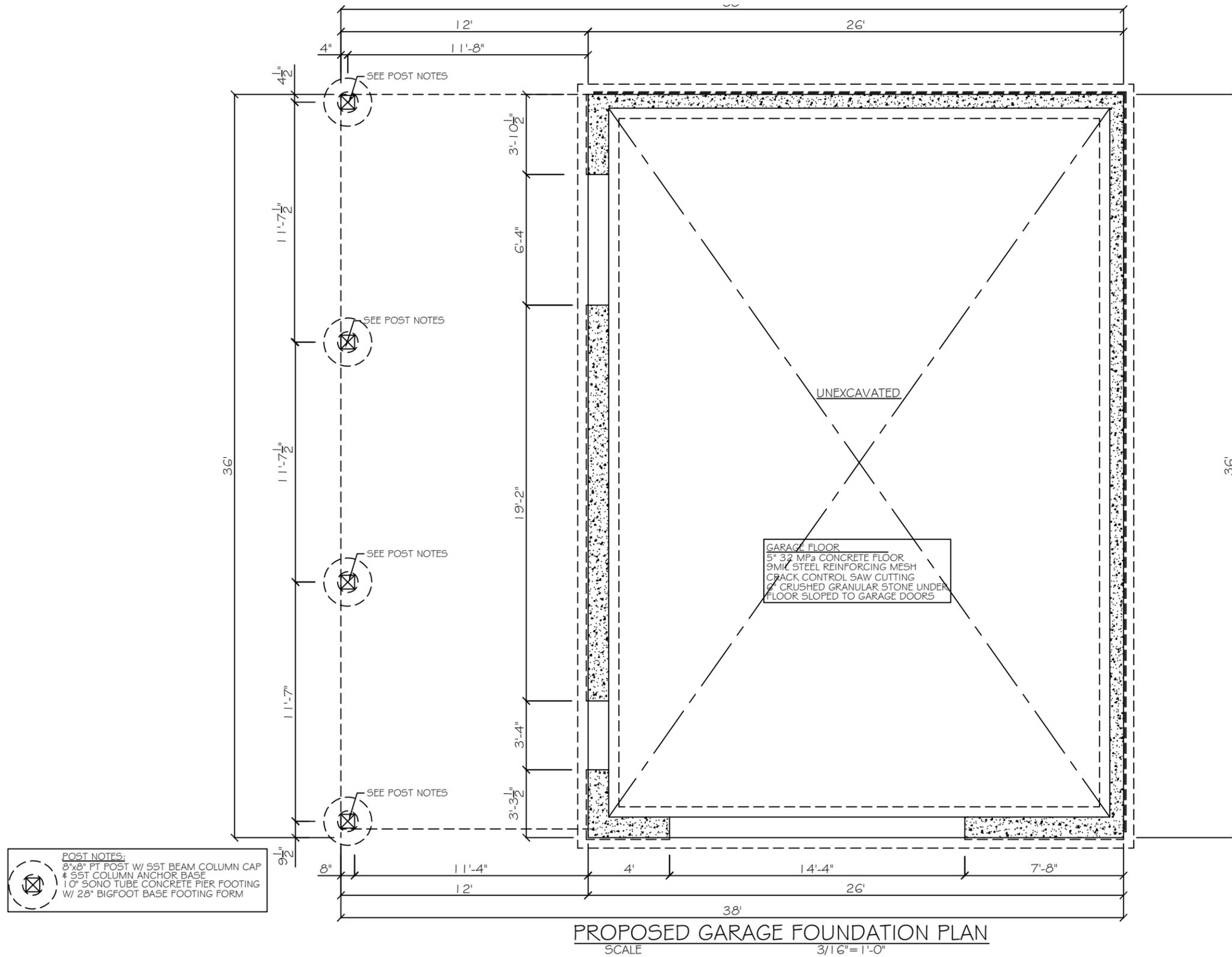
LEGEND:

- DENOTES MONUMENT SET
- MONUMENT FOUND
- IB IRON BAR
- SIB STANDARD IRON BAR
- 824 A.T. McLAREN, O.L.S.
- 600 SIDNEY WILLIAM WOODS, O.L.S.
- O.U. ORIGIN UNKNOWN
- MeD MEASURED
- P1 REGISTERED PLAN 1414
- D1 INST. 48360190
- WT WITNESS
- CLF CHAIN LINK FENCE
- WRF WOOD RAIL FENCE

BOUNDARY NOTE:
BOUNDARY IS DERIVED FROM PLAN BY A.T. McLAREN LTD. DATED OCTOBER 25, 2022. FILE No. 37187

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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<p>A.T. McLaren Limited LEGAL AND ENGINEERING SURVEYS 69 JOHN STREET SOUTH, SUITE 230 HAMILTON, ONTARIO, L8N 2B9 PHONE (905) 527-8559 FAX (905) 527-0032</p>	
Drawn JM Checked KB Crew Chief MW Scale 1:200 Dwg.No. 37187-S	16DEC2022 DATE R.A. McLAREN, O.L.S.



PROPOSED GARAGE FOUNDATION PLAN
 SCALE 3/16" = 1'-0"

<p>NOTE: ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY</p>	<p>NOTE: ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE INSTALLED FOLLOWING THE MANUFACTURERS INSTRUCTIONS/ DIRECTIONS ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE STORED FOLLOWING THE MANUFACTURERS INSTRUCTIONS/ DIRECTIONS</p>	<p>NOTE: DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR THE CONTRACTOR AND TRUSS MANUFACTURER VERIFY ALL DIMENSIONS, BEARING AND ROOF PITCHES OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFFIT ALIGNMENT</p>
<p>NOTE: TRUSS DESIGN, LAYOUT & ENGINEERING PROVIDED BY TRUSS MANUFACTURER</p>	<p>NOTE: WINDOWS REPRESENTED IN THIS DESIGN ARE ONLY A PROPOSED OPTION FOR WINDOW SIZES & STYLES AND MAY NOT BE THE FINAL SELECTIONS BY THE CLIENT</p>	<p>NOTE: FINAL GRADING WILL DEPEND ON SIGHT AND SOIL CONDITIONS FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS</p>
<p>NOTE: ENGINEERED FLOOR JOIST & BEAM DESIGN LAYOUT WILL BE PROVIDED BY MANUFACTURER</p>		

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE 2.17.4.1.(3)(a) TO BE AN "OTHER DESIGNER"

QUALIFICATION INFORMATION:
 RON CRICKMORE BCIN: 41922

Ron Crickmore

Note:
 ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

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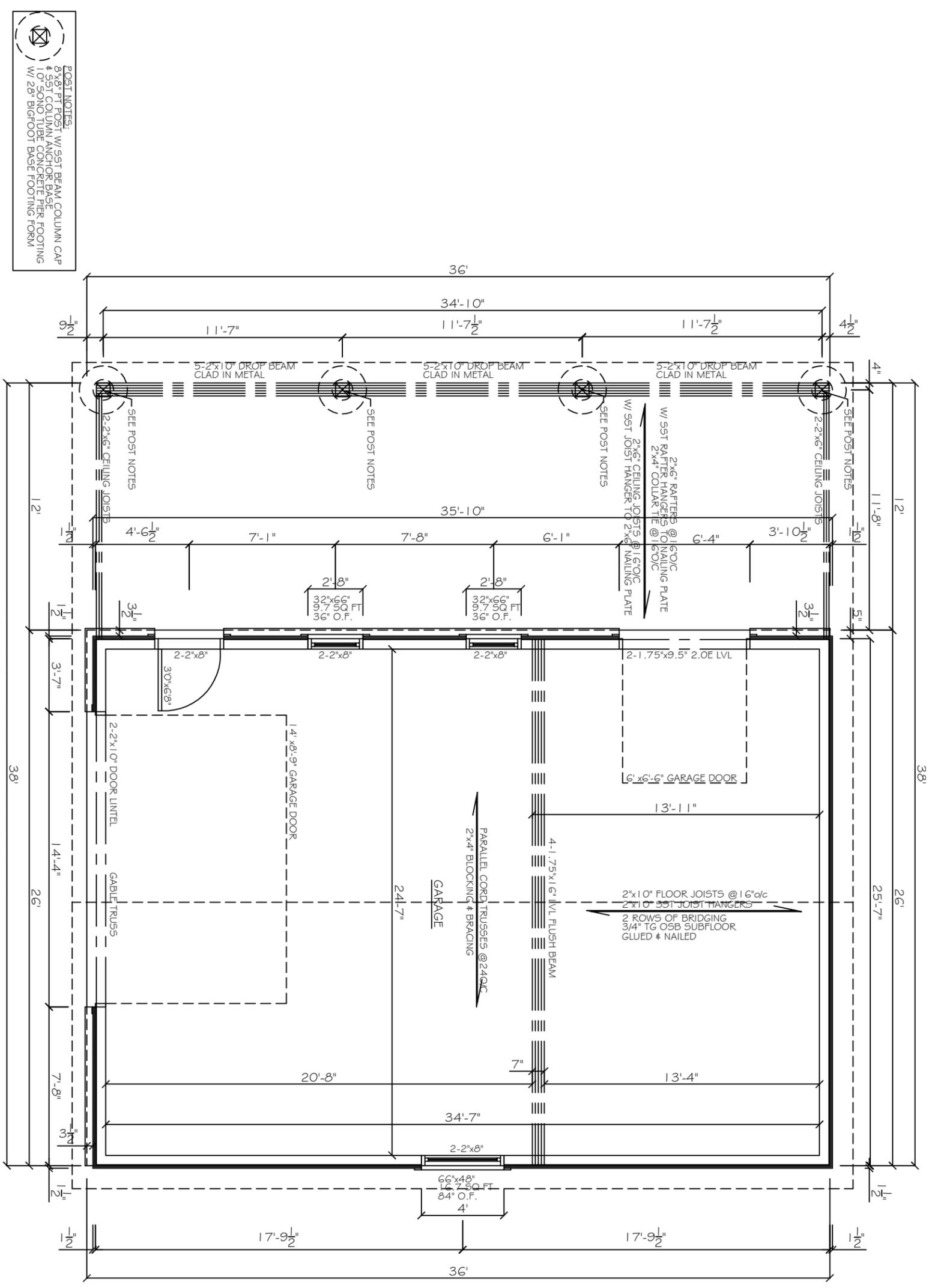
111 Valmont Street, Ancaster, Ontario, Canada L9G 4Z8
 Tel: 905-878-8535

**SCOTT BEARMAN
 DETACHED GARAGE**
 18 BINKLEY COURT
 MILLGROVE ONTARIO

Sheet Title:
**PROPOSED
 FOUNDATION PLAN**

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 3/16"=1'-0"	Date: NOV 2022	Project No.: 221118-31

Drawing No:
A1



PROPOSED GARAGE FLOOR PLAN
SCALE 3/16" = 1'-0"

<p>NOTE: ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY</p>	<p>NOTE: ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE INSTALLED FOLLOWING THE MANUFACTURER'S INSTRUCTIONS, DIRECTIONS ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE STORED FOLLOWING THE MANUFACTURER'S INSTRUCTIONS/ DIRECTIONS</p>	<p>NOTE: DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR THE CONTRACTOR AND TRUSS MANUFACTURER VERIFY ALL DIMENSIONS, BEARING AND ROOF FITCHES OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFFIT ALIGNMENT</p>
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE 2.17.4.1.(9)(a) TO BE AN "OTHER DESIGNER"

QUALIFICATION INFORMATION:
RON CRICKMORE BORN: 1922

Ron Crickmore

Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE RECHECKED AND VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.
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CRICKMORE DESIGN
ARCHITECTURAL DESIGN

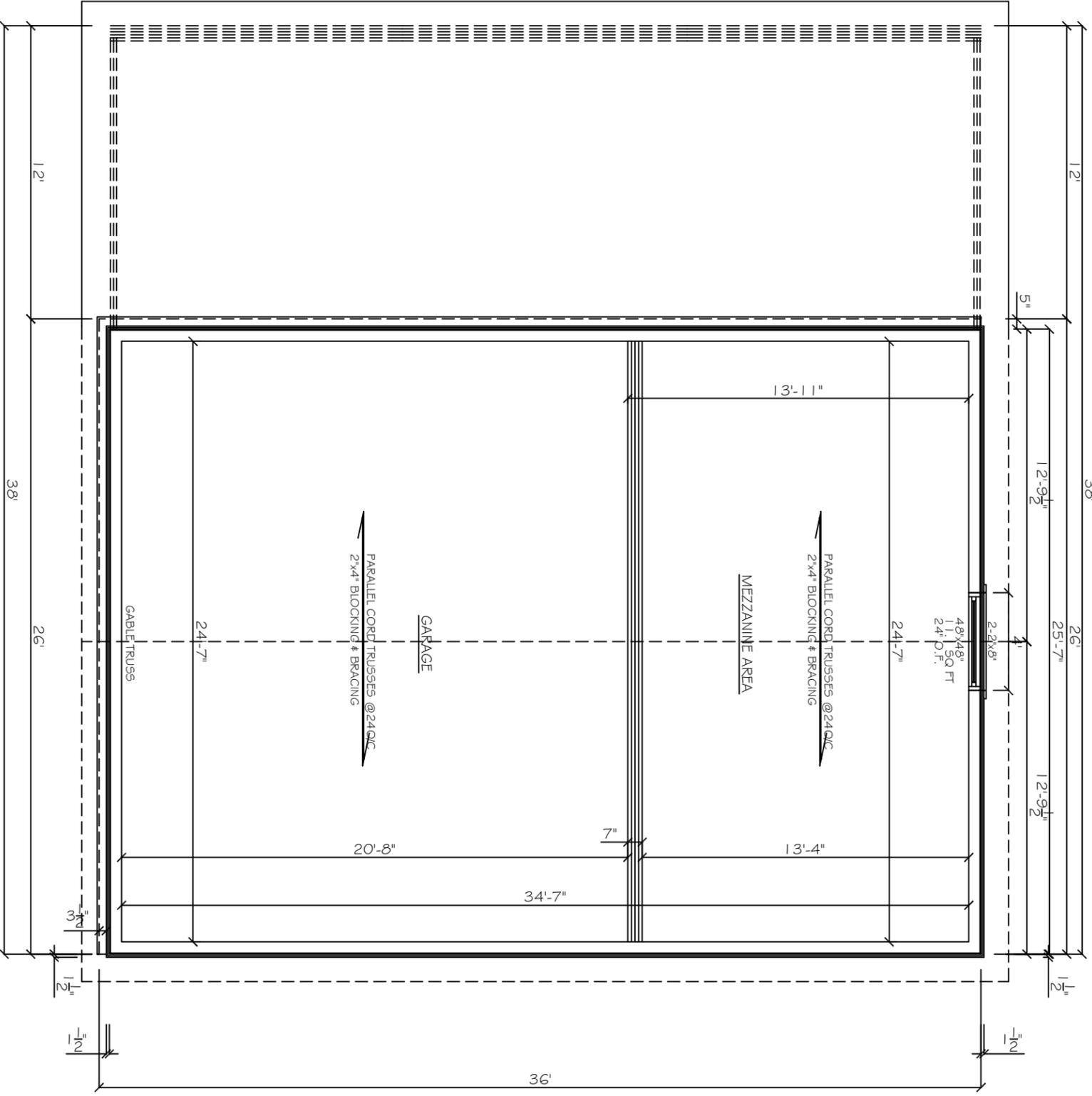
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Tel: 905.709.5200

SCOTT BEARMAN
DETACHED GARAGE
18 BINKLEY COURT
MILLGROVE ONTARIO

Sheet Title:
PROPOSED GARAGE FLOOR PLAN

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 3/16" = 1'-0"	Date: NOV 2022	Project No.: 221118-31

Drawing No:
A2



PROPOSED MEZZANINE FLOOR PLAN
SCALE 3/16"=1'-0"

<p>NOTE: ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY</p>	<p>NOTE: ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE AND ALL MATERIALS TO BE USED IN THIS PROJECT MUST BE STOCKED FOLLOWING THE MANUFACTURERS' INSTRUCTIONS/DIRECTIONS</p>	<p>NOTE: DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR ALL DIMENSIONS, BEARING AND ROOF FITTINGS OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFTT ALIGNMENT</p>
<p>NOTE: TRUSS DESIGN, LAYOUT & ENGINEERING PROVIDED BY TRUSS MANUFACTURER</p>	<p>NOTE: WINDOWS REPRESENTED IN THIS DESIGN ARE ONLY A PROPOSED OPTION FOR WINDOW SIZES & STYLES AND MAY NOT BE THE FINAL SELECTIONS BY THE CLIENT</p>	<p>NOTE: FINAL GRADING WILL DEPEND ON SIGHT AND SOIL CONDITIONS FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS</p>
<p>NOTE: ENGINEERED FLOOR JOIST & BEAM DESIGN LAYOUT WILL BE PROVIDED BY MANUFACTURER</p>	<p>NOTE: WINDOWS REPRESENTED IN THIS DESIGN ARE ONLY A PROPOSED OPTION FOR WINDOW SIZES & STYLES AND MAY NOT BE THE FINAL SELECTIONS BY THE CLIENT</p>	<p>NOTE: FINAL GRADING WILL DEPEND ON SIGHT AND SOIL CONDITIONS FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS</p>

THE UNDERSIGNED HAS REVIEWED AND TAKES
RESPONSIBILITY FOR THIS DESIGN AND HAS THE
QUALIFICATIONS AND MEETS THE REQUIREMENTS
AS SET OUT IN THE ONTARIO BUILDING CODE
2.17.4.1.(3)(a) TO BE AN "OTHER DESIGNER"

QUALIFICATION INFORMATION:
RON CRICKMORE
BORN: 1922

Ron Crickmore

Note:
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MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR AND REPORTED
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ADJACENT STRUCTURES AFFECTED BY HIS WORK.
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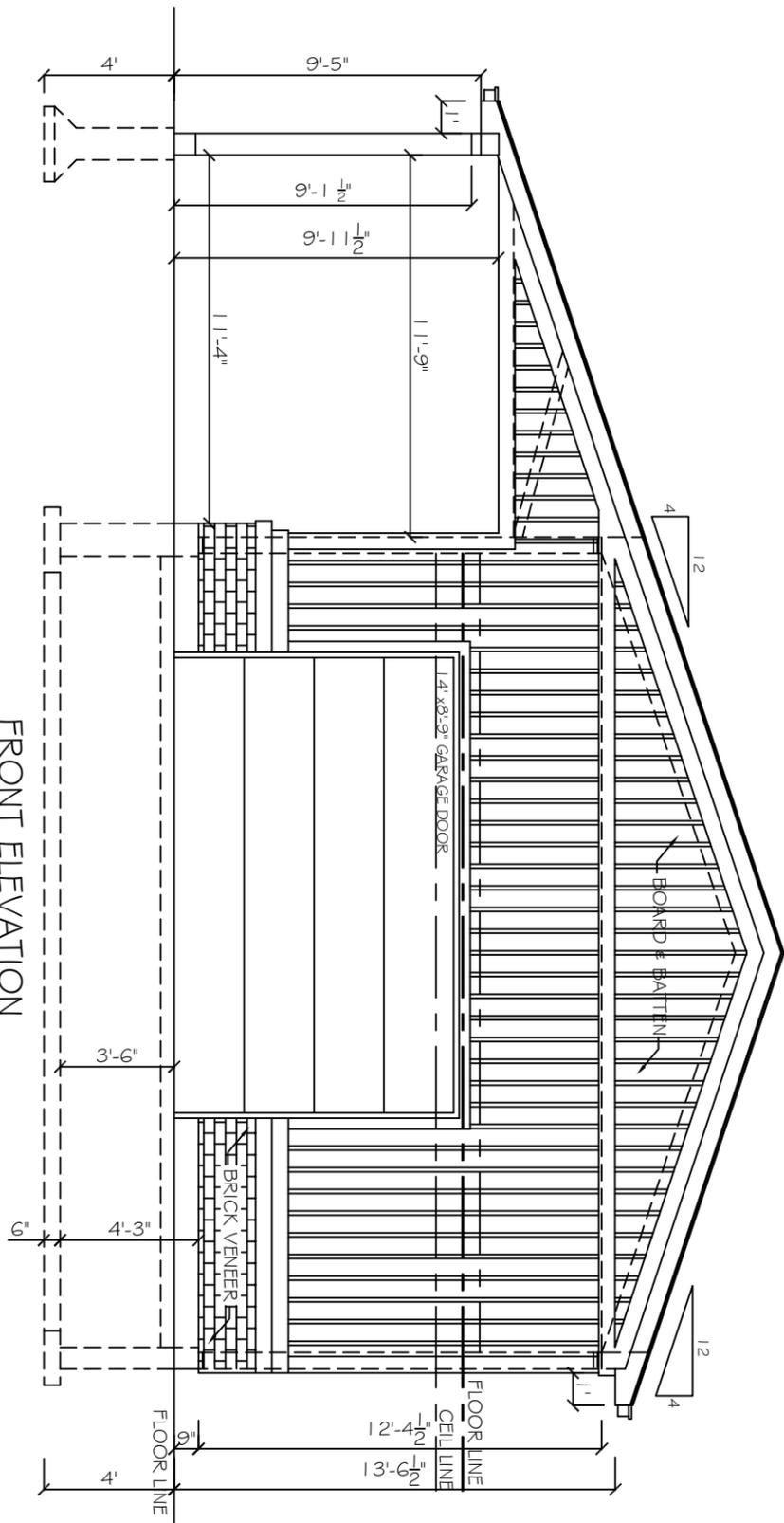
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Tel: 905.709.5200

SCOTT BEARMAN
DETACHED GARAGE
18 BINKLEY COURT
MILLGROVE ONTARIO

Sheet Title:
PROPOSED MEZZANINE FLOOR PLAN

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 3/16"=1'-0"	Date: NOV 2022	Project No.: 221118-31

Drawing No:
A2 B



<p>NOTE: ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY</p>	<p>NOTE: ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE INSTALLED FOLLOWING THE MANUFACTURERS INSTRUCTIONS/DIRECTIONS ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE STORED FOLLOWING THE MANUFACTURERS INSTRUCTIONS/DIRECTIONS</p>	<p>NOTE: DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR THE CONTRACTOR AND TRUSS MANUFACTURER VERIFY ALL DIMENSIONS, BEARING AND ROOF PITCHES OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFFIT ALIGNMENT</p>
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<p>NOTE: ENGINEERED FLOOR JOIST & BEAM DESIGN LAYOUT WILL BE PROVIDED BY MANUFACTURER</p>		

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QUALIFICATION INFORMATION:
RON CRICKMORE BORN: 1922

Ron Crickmore

Note:
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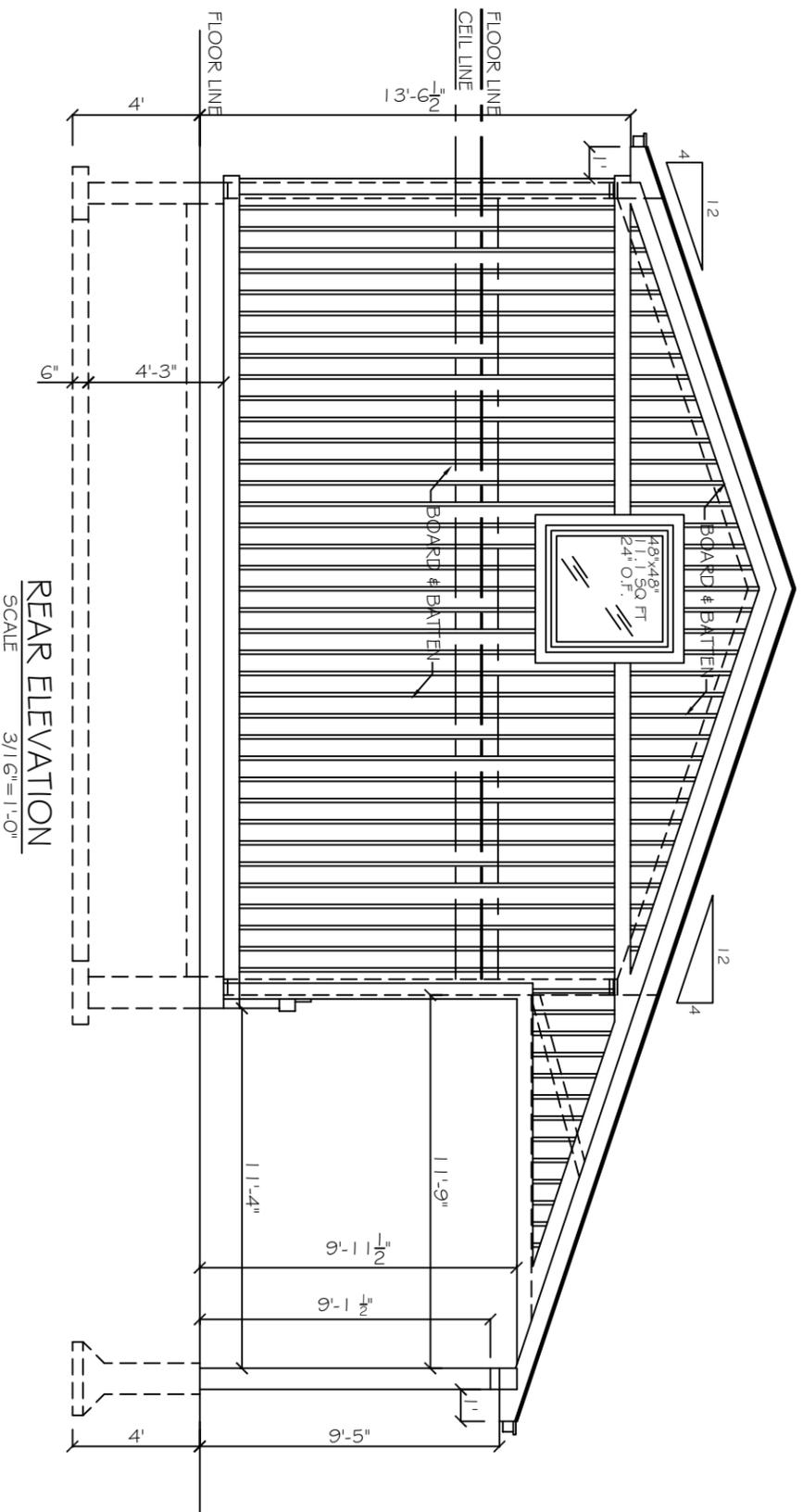
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416-709-5200

SCOTT BEARMAN
DETACHED GARAGE
18 BINKLEY COURT
MILLGROVE ONTARIO

Sheet Title:
PROPOSED FRONT ELEVATION

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 3/16"=1'-0"	Date: NOV 2022	Project No.: 221118-31

Drawing No:
A3



<p>NOTE: ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC. VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY. VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY.</p>	<p>NOTE: ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE INSTALLED FOLLOWING THE MANUFACTURER'S INSTRUCTIONS/DIRECTIONS. ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE STORED FOLLOWING THE MANUFACTURER'S INSTRUCTIONS/DIRECTIONS.</p>	<p>NOTE: DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR THE CONTRACTOR AND TRUSS MANUFACTURER TO VERIFY ALL DIMENSIONS BEARING AND ROOF PITCHES OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFTFIT ALIGNMENT.</p>
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QUALIFICATION INFORMATION:
RON CRICKMORE
BORN: 1922



Note:
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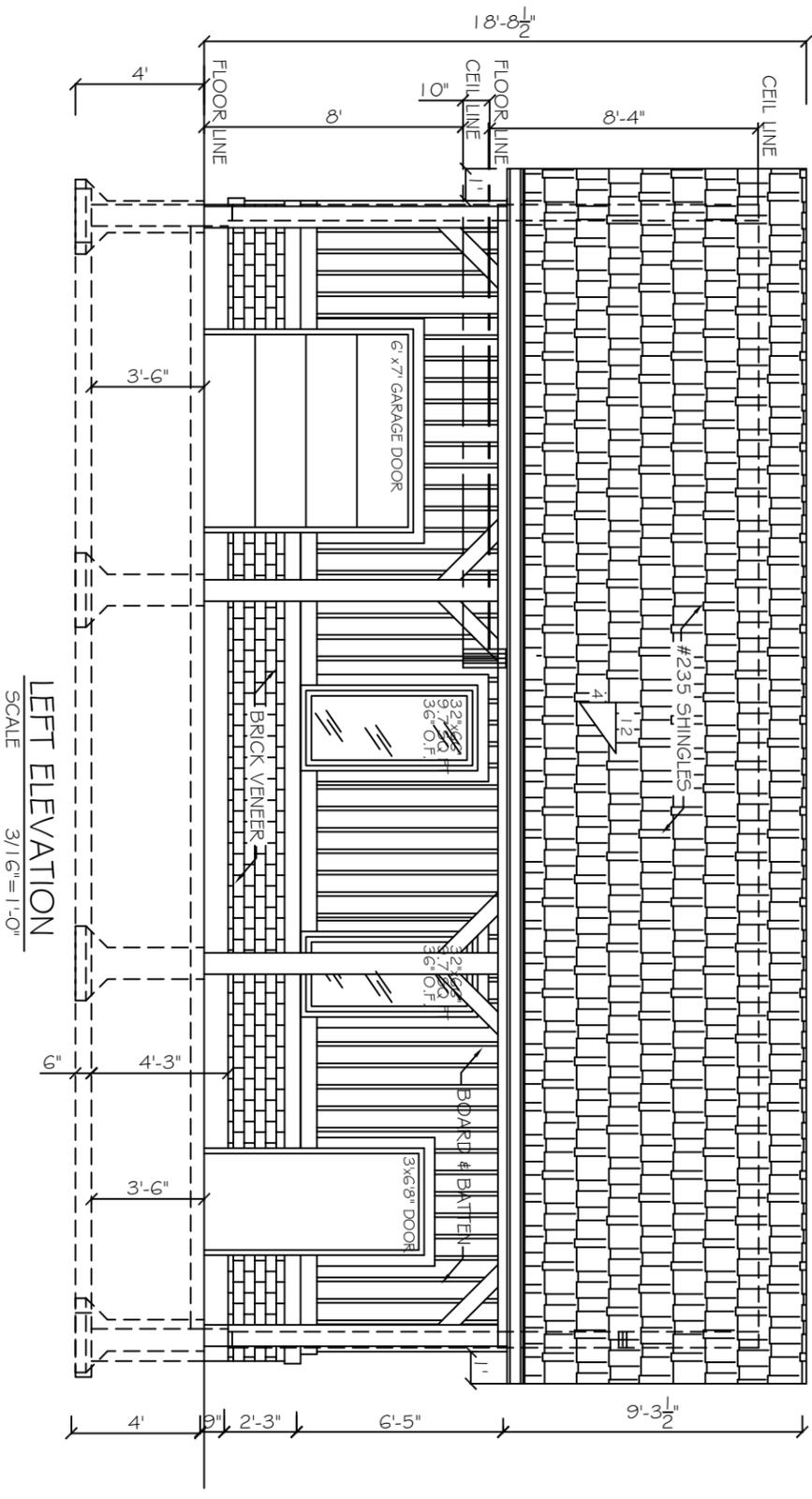
**SCOTT BEARMAN
DETACHED GARAGE**

**18 BINKLEY COURT
MILLGROVE ONTARIO**

Sheet Title:
**PROPOSED
REAR ELEVATION**

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 3/16"=1'-0"	Date: NOV 2022	Project No.: 221118-31

Drawing No:
A4



NOTE:
ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY

NOTE:
TRUSS DESIGN, LAYOUT & ENGINEERING PROVIDED BY TRUSS MANUFACTURER

NOTE:
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NOTE:
WINDOWS REPRESENTED IN THIS DESIGN ARE ONLY A PROPOSED OPTION FOR WINDOW SIZES & STYLES AND MAY NOT BE THE FINAL SELECTIONS BY THE CLIENT FOLLOW SELECTED WINDOW MANUFACTURERS INSTALLATION INSTRUCTIONS

NOTE:
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QUALIFICATION INFORMATION:
RON CRICKMORE
BORN: 1922

Ron Crickmore

Note:
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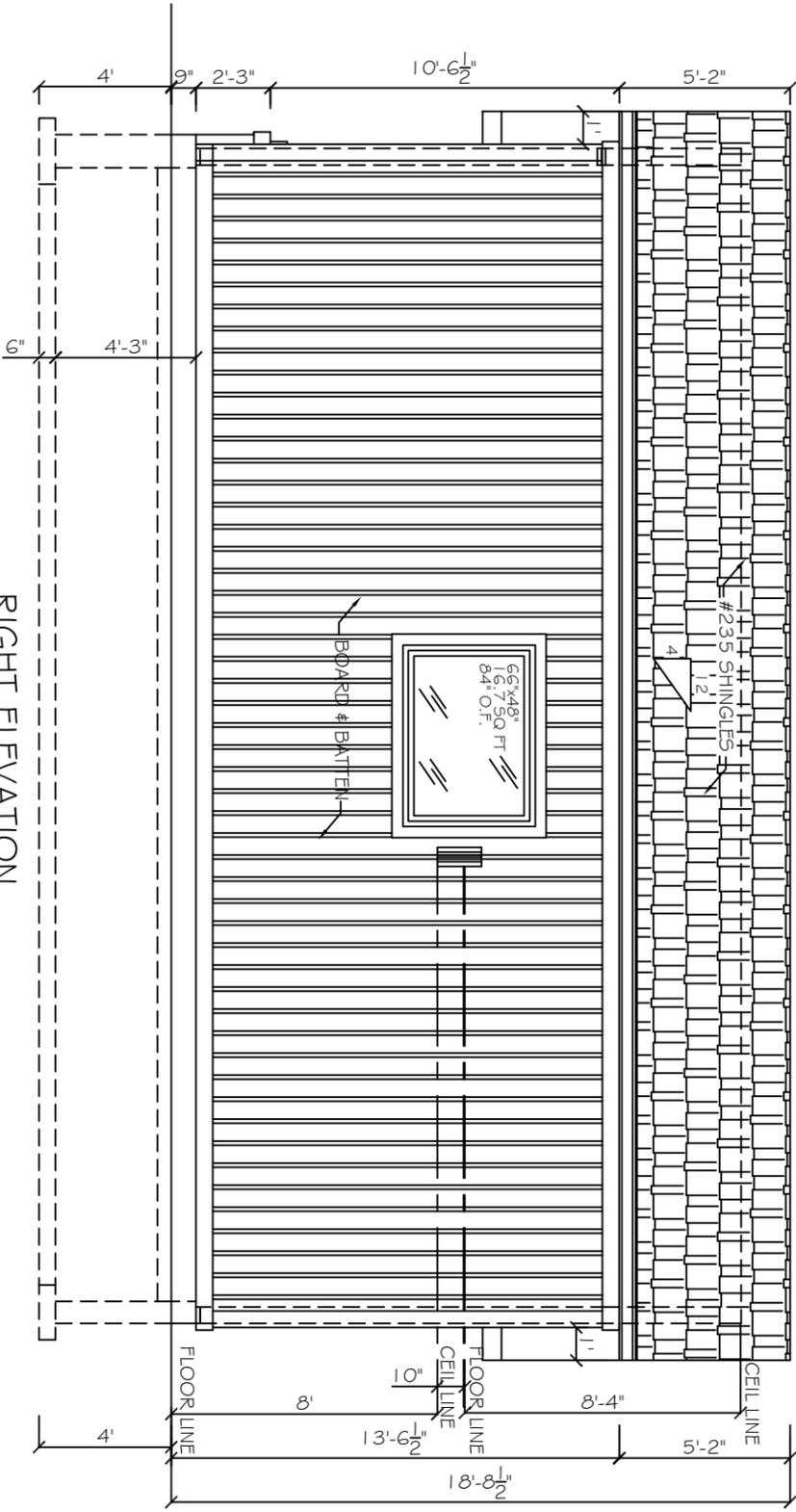
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Tel: 905.709.5200

SCOTT BEARMAN
DETACHED GARAGE
18 BINKLEY COURT
MILLGROVE ONTARIO

Sheet Title:
PROPOSED
LEFT ELEVATION

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 3/16"=1'-0"	Date: NOV 2022	Project No.: 221118-31

Drawing No:
A5



NOTE:
ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC
VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY
VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY

NOTE:
TRUSSES DESIGN, LAYOUT & ENGINEERING PROVIDED BY TRUSSES MANUFACTURER

NOTE:
ENGINEERED FLOOR JOIST & BEAM DESIGN LAYOUT WILL BE PROVIDED BY MANUFACTURER

NOTE:
ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE INSTALLED FOLLOWING THE MANUFACTURERS INSTRUCTIONS/ DIRECTIONS
ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE STORED FOLLOWING THE MANUFACTURERS INSTRUCTIONS/ DIRECTIONS

NOTE:
WINDOWS REPRESENTED IN THIS DESIGN ARE ONLY A PROPOSED OPTION FOR WINDOW SIZES & STYLES AND MAY NOT BE THE FINAL SELECTIONS BY THE CLIENT
FOLLOW SELECTED WINDOW MANUFACTURERS INSTALLATION INSTRUCTIONS

NOTE:
DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR THE CONTRACTOR AND TRUSSES MANUFACTURER VERIFY ALL DIMENSIONS, BEARING AND ROOF PITCHES OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFFIT ALIGNMENT

NOTE:
FINAL GRADING WILL DEPEND ON SIGHT AND SOIL CONDITIONS
FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS

RIGHT ELEVATION
SCALE 3/16" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE 2.17.4.1.(3)(a) TO BE AN "OTHER DESIGNER"

QUALIFICATION INFORMATION:
RON CRICKMORE BORN: 1922

Ron Crickmore

Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR AS THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.
FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF S.D.H. DESIGNS.
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

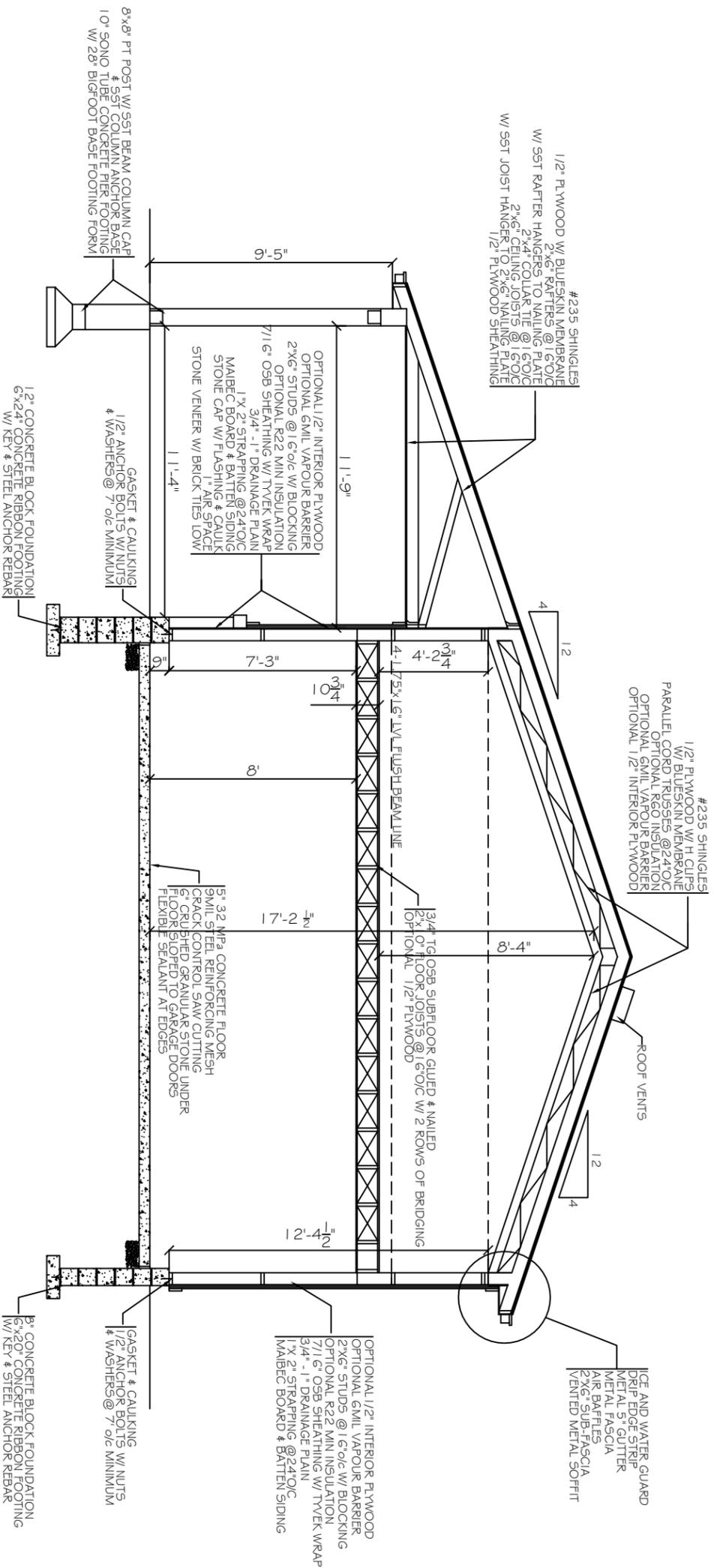


111 Valmore Street, Aurora, Ontario, Canada L4B 4Z8
Tel: 905.709.5200

SCOTT BEARMAN
DETACHED GARAGE
18 BINKLEY COURT
MILLGROVE ONTARIO

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 3/16" = 1'-0"	Date: NOV 2022	Project No.: 221118-31

A6



CROSS SECTION
SCALE 3/16" = 1'-0"

<p>NOTE: ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY</p>	<p>NOTE: ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE INSTALLED FOLLOWING THE MANUFACTURERS INSTRUCTIONS/DIRECTIONS ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE STORED FOLLOWING THE MANUFACTURERS INSTRUCTIONS/DIRECTIONS</p>	<p>NOTE: DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR THE CONTRACTOR AND TRUSS MANUFACTURER VERIFY ALL DIMENSIONS, BEARING AND ROOF PITCHES OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFFIT ALIGNMENT</p>
<p>NOTE: TRUSS DESIGN, LAYOUT & ENGINEERING PROVIDED BY TRUSS MANUFACTURER</p>	<p>NOTE: WINDOWS REPRESENTED IN THIS DESIGN ARE ONLY A PROPOSED OPTION FOR WINDOW SIZES & STYLES AND MAY NOT BE THE FINAL SELECTIONS BY THE CLIENT</p>	<p>NOTE: FINAL GRADING WILL DEPEND ON SIGHT AND SOIL CONDITIONS FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS</p>
<p>NOTE: ENGINEERED FLOOR JOIST & BEAM DESIGN LAYOUT WILL BE PROVIDED BY MANUFACTURER</p>	<p>NOTE: WINDOWS REPRESENTED IN THIS DESIGN ARE ONLY A PROPOSED OPTION FOR WINDOW SIZES & STYLES AND MAY NOT BE THE FINAL SELECTIONS BY THE CLIENT</p>	<p>NOTE: FINAL GRADING WILL DEPEND ON SIGHT AND SOIL CONDITIONS FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS</p>

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RON CRICKMORE BORN: 1922

Ron Crickmore

THE UNDERSIGNED HAS REVIEWED AND TAKES
RESPONSIBILITY FOR THIS DESIGN AND HAS THE
QUALIFICATIONS AND MEETS THE REQUIREMENTS
AS SET OUT IN THE ONTARIO BUILDING CODE
217.41.13(1)(a) TO BE AN "OTHER DESIGNER"

CRICKMORE DESIGN
ARCHITECTURAL DESIGN

111 Valmore Street, Aurora, Ontario, Canada L4B 4Z8
Tel: 905.709.0200

SCOTT BEARMAN
DETACHED GARAGE
18 BINKLEY COURT
MILLGROVE ONTARIO

Sheet Title:
**PROPOSED
CROSS SECTION**

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 3/16" = 1'-0"	Date: NOV 2022	Project No.: 221118-31
Drawing No: A7		

**Ministry of Transportation**

Highway Corridor Management Section - Downsview Office
159 Sir William Hearst Ave, 7th Floor
Downsview, ON M3M 1J8

February 9, 2023

Dear Scott Bearman:

Re: No Permit Required Confirmation #2023-72

Please find attached, your No Permit Required Confirmation which is only valid if it is presented along with this cover letter. The document verifies that the applicant does not require a permit from the Ministry of Transportation's Highway Corridor Management Office. However, other government permits may apply.

Should the information provided by the applicant change, this confirmation will be deemed invalid. If you have any questions or require further assistance, please contact the undersigned.

Sincerely,

Alexandra Boucetta

Alexandra.Boucetta@ontario.ca

Corridor Management Officer, Highway Corridor Management Section - Downsview Office

No Permit Required Confirmation

#2023-72

Issued by: Ministry of Transportation of Ontario

02-09-2023

**Your responses:****Step 1: Select Activity Type**

You selected
A building or other structure

Step 2: General Questions - Buildings and Structures**Question**

1. Is the building or structure within the MTO permit control area for buildings and structures?

Your response

Yes

Step 3: Types of Buildings and Other Structures

You selected
Accessory Structure

Step 4: Information About Accessory Building**Question**

1. Is the accessory building/structure on a property that abuts a provincial highway?
2. Is the primary use of the property residential?
3. Is the area of the accessory building/structure less than 10 square metres?
4. Is the accessory building/structure attached to any other structure?
5. Does the accessory building/structure comply with all local bylaws?
6. Is the accessory building/structure closer to the provincial highway property than any other buildings/structures on the property?

Your response

Yes
Yes
No
No
No
No

Applicant Contact Information

Scott Bearman
Organization: N/A
Department: N/A
Phone: (1) 905-928-2248
Email: Scottbearman@hotmail.com

Property owner/Person responsible for activity on highway property

Scott Bearman
Organization: N/A
Department: N/A

Site Location

18 Binkley Court
Hamilton
Ontario L0R1V0

GPS Coordinates

Lat: 43.337886
Long: -79.956145

This confirmation is deemed invalid if not accompanied with the corresponding cover letter.



2596 Britannia Road West
Burlington, ON L7P 0G3
(905) 336-1158
envserv@hrca.on.ca

CH File No. _____

Permit No. _____

REGION OF HALTON, CITY OF HAMILTON, REGION OF PEEL & COUNTY OF WELLINGTON

PERMIT APPLICATION FORM UNDER ONTARIO REGULATION 162/06

OWNERSHIP

(current mailing address)

Owner's Name: scott BearmanPhone: (905) 928-2248Company Name: _____
(if applicable)E-mail: scottbearman@hotmail.comCurrent Mailing Address: 18 Binkley CourtCity/Town: Millgrove Postal Code: L0R 1V0

AGENT

(only if applicable)

Company Name: N/A

Phone: _____

Agent's Name: _____

E-mail: _____

Address: _____

City/Town: _____ Postal Code: _____

LOCATION & DESCRIPTION OF DEVELOPMENT(S)/WORK(S) PROPOSED

Location of Property

Municipal Street Address: 18 Binkley CourtCity/Town: Millgrove

The proposed development(s)/work(s) involves the following:

- (i) new structure (incl. public infrastructure) (ii) alteration/addition to existing structure
- (iii) grading/site alteration
- (iv) alter a watercourse/floodplain by constructing: crossing drain or storm outfall erosion protection
 diversion/channel other (please specify): _____
- (v) alter Lake Ontario/Burlington Bay shoreline by: drain or storm outfall shoreline protection
 other (please specify): _____

Description of Proposed Works: Accessory to single family dwelling (Garage)

TERMS AND CONDITIONS

1. Permission granted by Conservation Halton cannot be transferred without prior written approval from Conservation Halton.
2. Approvals, permits, etc. may be required from other agencies prior to undertaking the work proposed. Conservation Halton permission does not exempt the applicant from complying with any or all other approvals, laws, statues, ordinances, directive, regulations, etc., that may affect the property or the use of the same.
3. Conservation Halton may, at any time, withdraw any permission given if, in the opinion of Conservation Halton, the representations contained in the application for permission are not carried out or the conditions of the permit are not complied with.
4. If after a period of two (2) years from the date of the application, either 1) technical studies or information required to process the permit have not been submitted as requested, or 2) the permit application has been placed "on hold" pending other approvals and those other approvals have not yet been obtained, the application shall be considered to have been abandoned and Conservation Halton will close the file.

I/We, the undersigned, do solemnly declare that to the best of my/our knowledge and belief all of the above information is true.

I/We acknowledge that authorized representatives of Conservation Halton may, at any time, enter into lands and buildings which are the subject of this Permit application in order to make any surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.

I/We acknowledge that this information is collected to administer Ontario Regulation 162/06.

Signature of Owner: _____ Date: _____
 Print Name: _____

Signature of Agent: _____ Date: _____
 Print Name: _____

***Please note that owners signature above authorizes agent to work on their behalf.
Letters of Authorization from the Owner are not accepted***



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	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)		
Agent or Solicitor		

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant AgentSolicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent [REDACTED]

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	18 Binkley Court, Millgrove ON L0R1V0		
Assessment Roll Number	302.510.66200.0000		
Former Municipality	Flamborough		
Lot	18	Concession	
Registered Plan Number		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:
Shop, accessory to single family dwelling

Second Dwelling Unit

Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?
Excess of 4.5 metres in height
Excess of 45 sq/metres footprint

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
27.1 metres	41.5 metres	2021 sq/metres	4 metres

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	8.39 metres	9.4 metres	15.8 metres	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Shop	13.92 metres	2.15 metres	1.3 metres	

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
Shop	86.96m ²	126.6m ²	1	6.0 metres
Lean to	39.674m ²	126.6m ²		

- 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) shop / no bathroom

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.):
 accessory to single family dwelling - shop

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:
 March, 2022

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

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

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

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.

7.6 What is the existing zoning of the subject land? S1

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: S1

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: 1

8.2 Number of Dwelling Units Proposed: 1

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

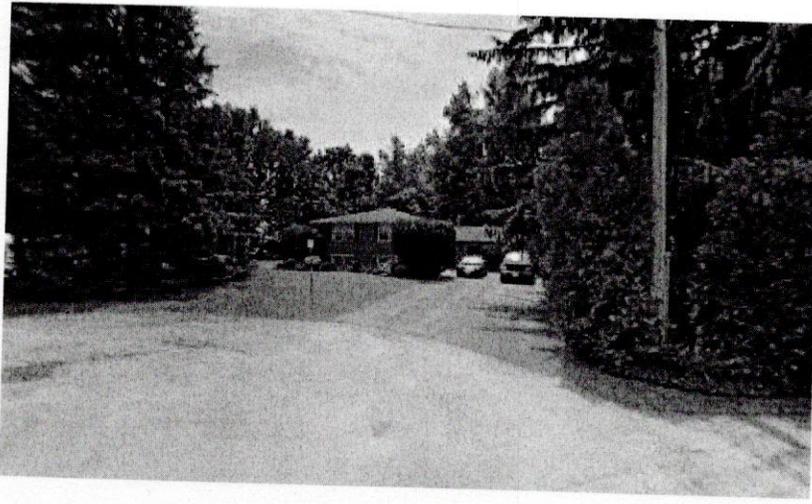
11.4 Other Information Deemed Necessary

- 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

Google Maps 18 Binkley Ct



Map data ©2023 Google 50 m



18 Binkley Ct Building

- 
Directions
- 
Save
- 
Nearby
- 
Send to phone
- 
Share

 18 Binkley Ct, Millgrove, ON L0R 1V0

Photos



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.:	FL/A-23:61	SUBJECT PROPERTY:	430 OLD BROCK ROAD, FLAMBOROUGH
ZONE:	"S1, Exception 72" (Settlement Residential)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended 15-173

APPLICANTS: Owner: HARMEN AND SHERRY HUISMAN
Agent: JENNY BOGNAR

The following variances are requested:

1. A minimum Gross Floor Area of 334.45 square metres shall be provided instead of the minimum required Gross Floor Area of 45 square metres or 7.5% total lot coverage.
2. A maximum height of 4.71 metres shall be provided instead of the required maximum height of 4.5 metres for an accessory building.

PURPOSE & EFFECT: So as to permit the construction of an addition to the existing Accessory Building notwithstanding that:

Notes:

- i) The proposed addition is shown to be at a height of 4.71 metres whereas the maximum height for an Accessory Building is 4.5 metres. As such, a variance has been provided to address this.

Note, in addition to the variance mentioned above, it is noted that the existing accessory building is 5.78 metres and has been deemed to comply. The variance for 4.71 metres shall apply to the proposed addition and any other additions going forward.

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:

FL/A-23:61

DATE:	Thursday, April 20, 2023
TIME:	10:40 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 FL/A-23:61, 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.

FL/A-23:61



 Subject Lands

DATED: April 4, 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.



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

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.

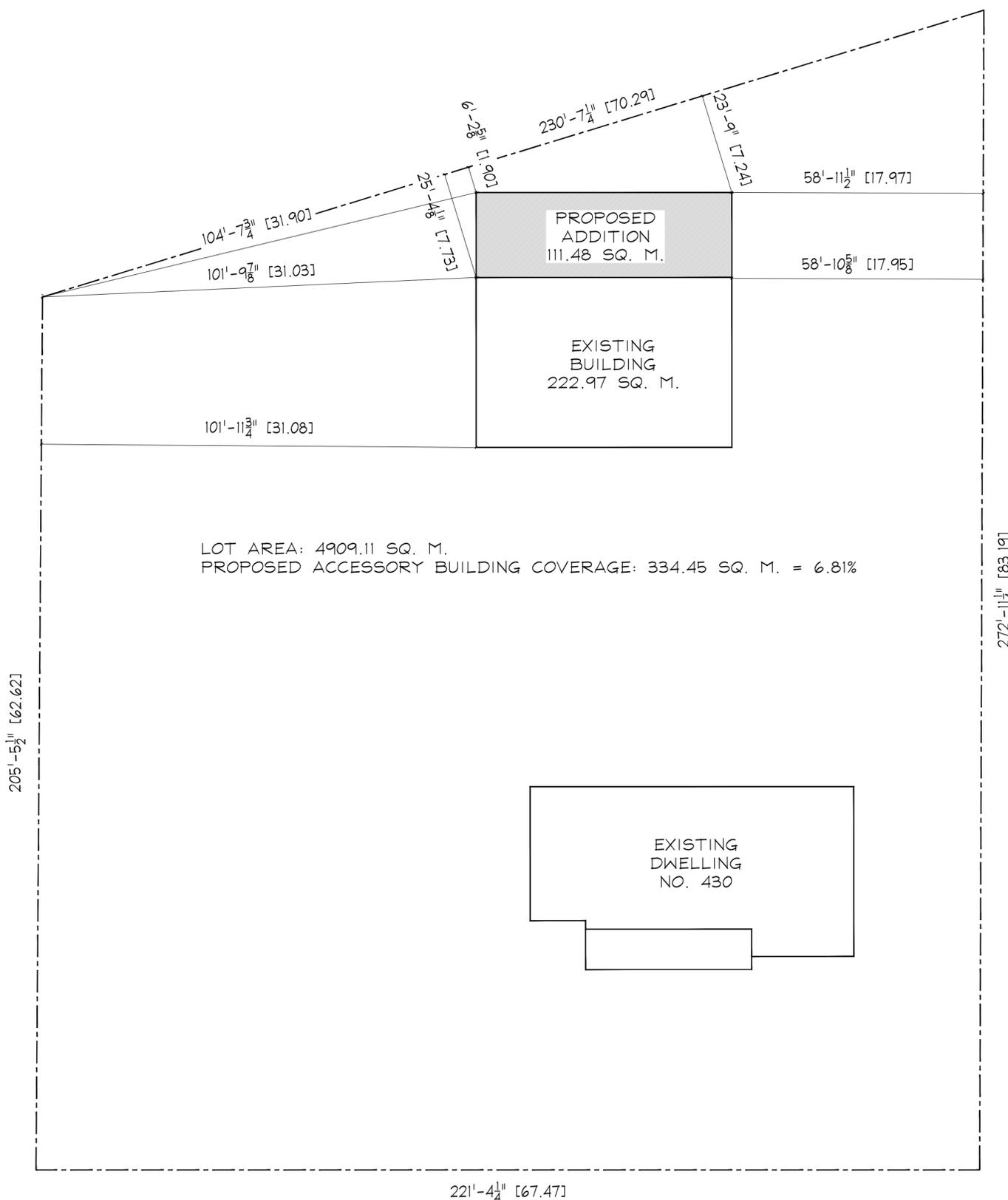
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



THE HUISMAN RESIDENCE
 430 OLD BROCK ROAD
 GREENVILLE, ON
 L9H 6A8

drafting + design

- 193 East 43rd Street
- Hamilton, ON
- L8T 3C3
- jbdraftinganddesign@live.ca
- 905.517.6027

03.10.23 signature required
 Jennifer Bognar reviews and takes responsibility for the design work described in this document
 firm bcin 103416 individual bcin 33001

DATE	ISSUE DESCRIPTION
03.05.23	ISSUED FOR REVIEW
03.10.23	ISSUED FOR MV

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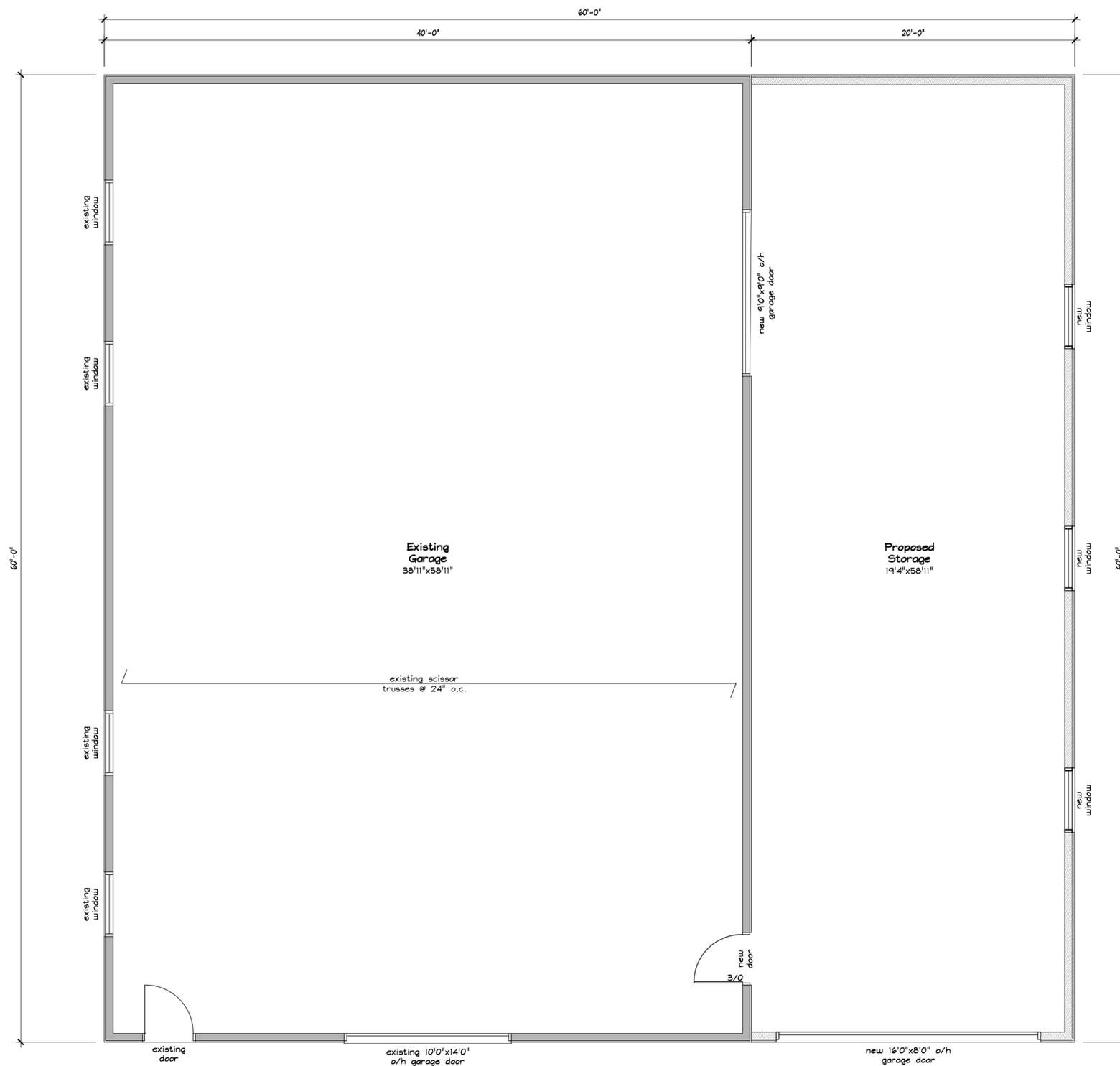
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SITE PLAN
 1:250

SHEET
A1
 of 3



THE HUISMAN RESIDENCE
 430 OLD BROCK ROAD
 GREENSVILLE, ON
 L9H 6A8

drafting + design
 ■ 193 East 43rd Street ■
 ■ Hamilton, ON ■
 ■ L8T 3C3 ■
 ■ jbdraftinganddesign@live.ca ■
 ■ 905.517.6027 ■

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ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JB DRAFTING AND DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

PROPOSED FLOOR PLAN
 3/16" = 1'-0"

SHEET
A2
 of 3



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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)			
Applicant(s)			
Agent or Solicitor			

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant AgentSolicitor

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	430 Old Brock Road		
Assessment Roll Number			
Former Municipality	Dundas		
Lot		Concession	
Registered Plan Number		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:

Variance to allow an addition to an existing accessory building for a total accessory building area of 334.45 sq. m. instead of the maximum of 45 sq. m.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

See attached

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
67.47 m.	83.19 m.	4909.11 sq. m.	15.0 m.

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
Accessory Building	n/a	7.73 m.	31.03 m./17.95 m.	11/01/2000

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Accessory Building Addition	n/a	1.90 m.	31.03 m./17.95 m.	06/01/2023

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
Accessory Building	222.97 sq. m.		1	5.78 m.

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Accessory Building Addition	111.48 sq. m. addition		1	4.71 m. addition

- 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 Dwelling

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

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

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

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

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.

7.6 What is the existing zoning of the subject land? S1 - Exception 72

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: S1 - Exception 72

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: 1

8.2 Number of Dwelling Units Proposed: 0

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

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
-
-



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.:	FL/A-23:62	SUBJECT PROPERTY:	1566 KIRKWALL ROAD, FLAMBOROUGH
ZONE:	"S1" (Settlement Residential)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: IAN GRANT
Agent: BM ARCHITECTURAL DESIGN C/O BENJAMIN MCFADGEN

The following variances are requested:

1. A maximum accessory building height of 4.94m shall be permitted instead of the maximum 4.5m accessory building height permitted.
2. An aggregate gross floor area for accessory buildings of 129.51m² shall be permitted instead of the maximum 45m² aggregate gross floor area for accessory buildings permitted.

PURPOSE & EFFECT: To permit the construction of a 39.57m² accessory building addition;

Notes:

1. The applicant shall ensure that the height of the building has been measured from grade as defined in section 3.0 of Hamilton zoning By-law 05-200; otherwise, additional variances may be required.
2. Specific details regarding parking within the proposed addition not provided, as such compliance to section 5 of Hamilton Zoning By-law 05-200 could not be determined, as such, further variances may be required at such a time that full zoning review can be conducted.

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:

FL/A-23:62

DATE:	Thursday, April 20, 2023
TIME:	10:45 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 FL/A-23:62, 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.

FL/A-23:62



 Subject Lands

DATED: April 4, 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.



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

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.

GRANT RESIDENCE GARAGE & INTERIOR RENOVATIONS

SCOPE OF WORK:
ADDITION TO EXIST GARAGE
TO BE 426 SF.

SHEET NO.	SHEET TITLE
A1.01	Floor Plans
A2.01	Elevations & Section
A3.01	Details & Assemblies
SP1.01	Site Plan



QUALIFICATION INFORMATION
I BENJAMIN MCFADGEN REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

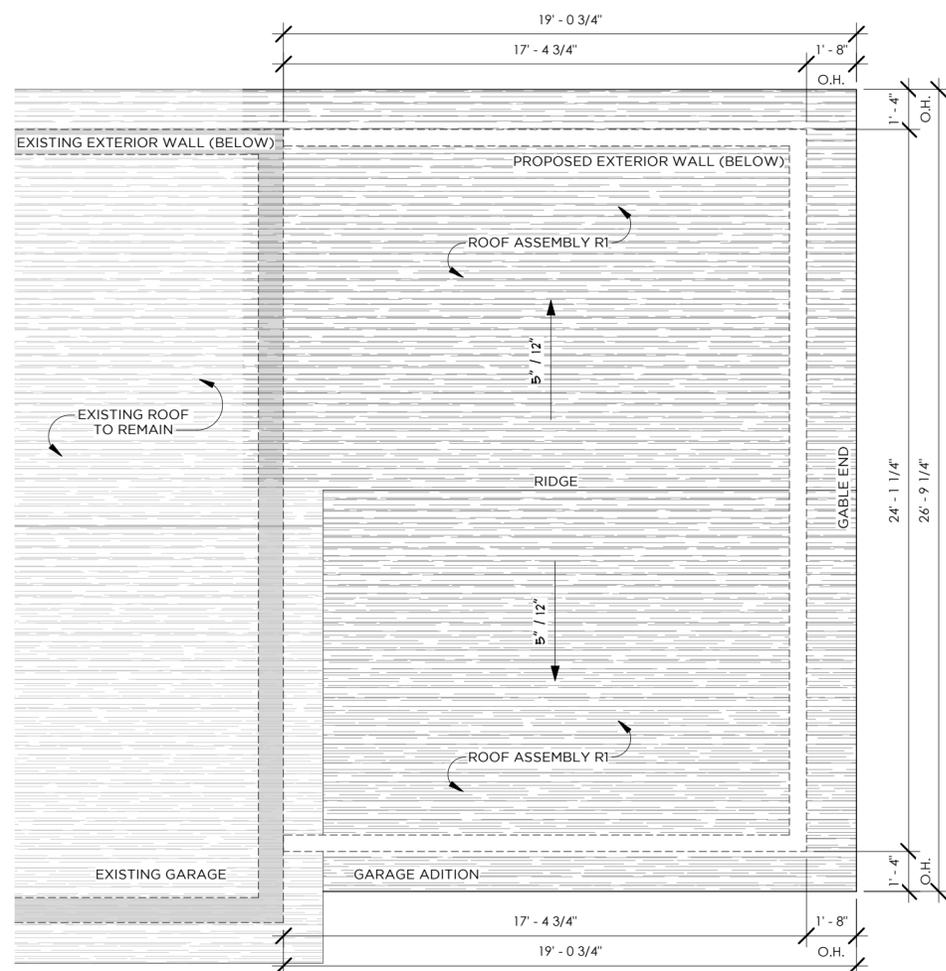
NAME: *Benjamin MCFADGEN* BCIN: 102706 / 108614
BENJAMIN MCFADGEN
BM DESIGN STUDIO INC.

BM ARCHITECTURAL DESIGN
58 Hackney Ridge, Brantford, Ontario
benjamin@bmarchitecturaldesign.com
519.721.4866

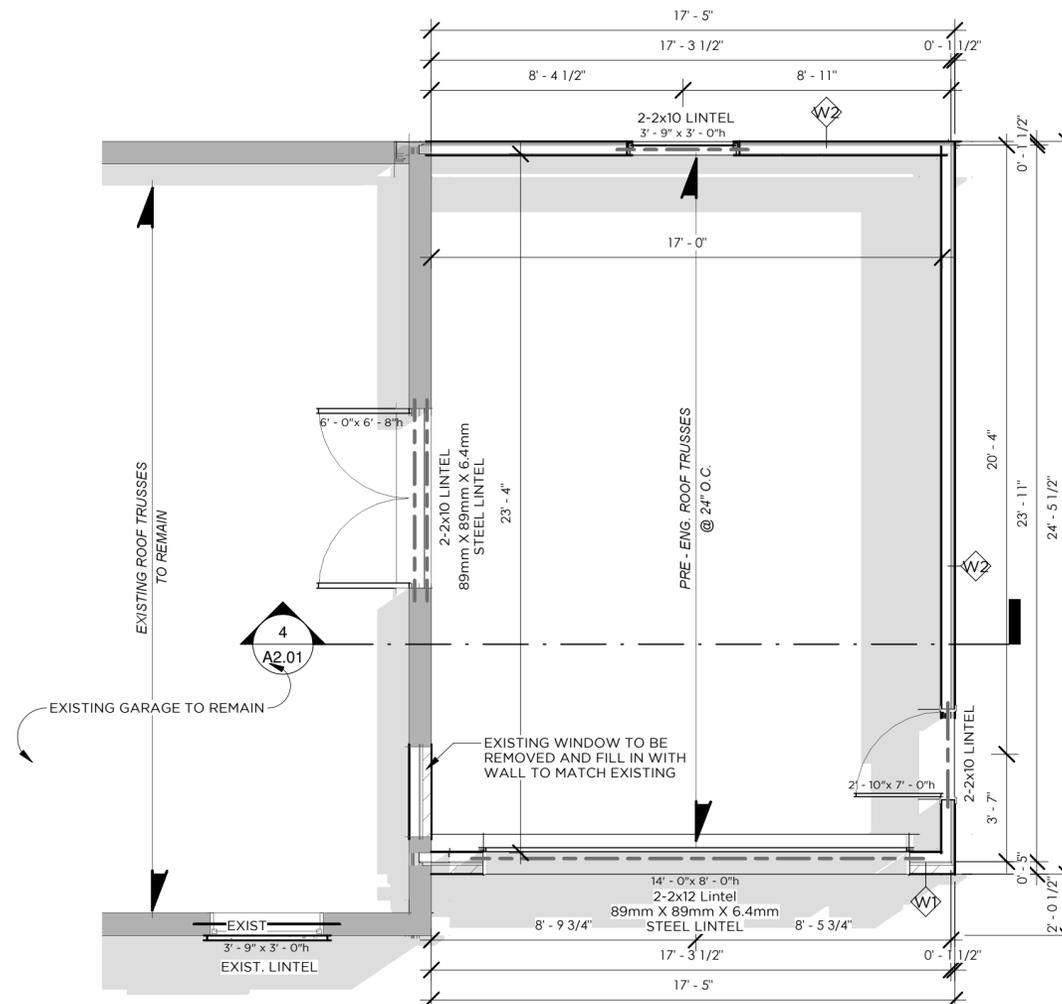
PROJECT
Home Addition
Ian Grant Residence

DRAWING NAME	DRAWING NO.
Site Plan	SP1.01

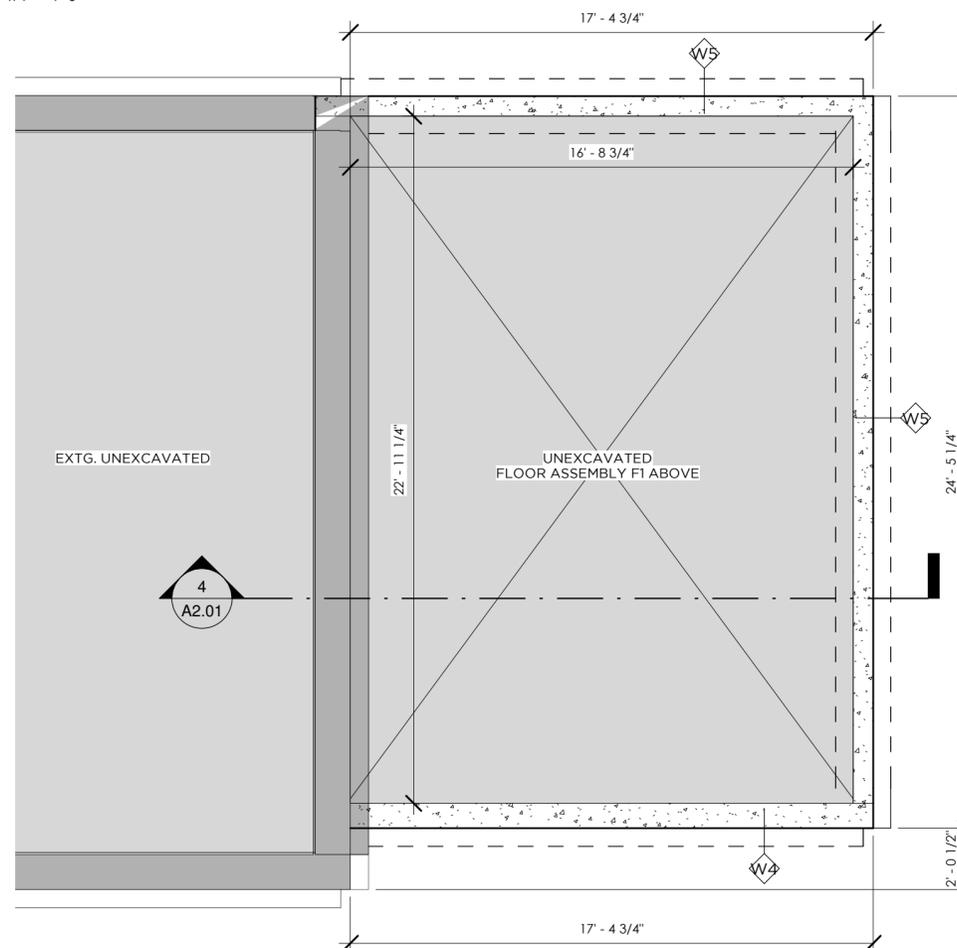
1 Site Plan
1" = 20'-0"



1 Proposed Roof Plan
1/4" = 1'-0"



2 Proposed Main Floor Plan
1/4" = 1'-0"



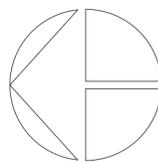
3 Proposed Basement Plan
1/4" = 1'-0"

DRAWING NOTES:

1. ALL EXTERIOR OPENINGS TO HAVE 2-2X10 LINTELS UNLESS OTHERWISE ANNOTATED.
2. ASSUMED 3-1/2" X 3-1/2" X 1/4" BRICK LINTEL FOR ALL EXTERIOR OPENINGS IN BRICK VENEER UNLESS OTHERWISE ANNOTATED.
3. PROVIDE WINDOW WELL CONNECTED TO WEeping TILE FOR ALL BASEMENT WINDOWS.
4. PROVIDE BASEMENT FLOOR DRAIN & SLOPE FLOOR TOWARDS DRAIN.
5. ALL POSTS TO REST ON STRIPFOOTING OR 36"X36"X8" CONC. FTG

Symbols & Abbreviations

- Exhaust fan
- Smoke & carbon monoxide detector
- Concrete material
- Rigid insulation
- Structural span & direction
- Structural beam and/or lintel
- Wall tag
- Primary entrance doors
- Batt insulation
- 20"x28" Attic hatch
- Air barrier/vapour barrier



ALL LINTEL COLUMNS TO BE 2X6 WITH PLIES TO MATCH LINTEL IT IS BRG. UNLESS NOTED OTHERWISE. 4-2x6 COLUMNS TO BE USED TO BEAR LVL LINTELS UNLESS NOTED OTHERWISE

ALL CODE REFER ENC ES REFER OBC 2012 DIVISION 'B'

ENERGY EFFICIENCY COMPLIANCE STANDARD SB-12 AS PER HVAC DESIGN ATTACHED & EEDS FORM

ADJUSTMENTS OR CHANGES MADE TO THE FLOOR LAYOUT ROOF TRUSS LAYOUT, BEAMS, LINTELS & POINT LOADS OR REQUIRED LOAD BEARING WALLS MUST BE IDENTIFIED PRIOR TO CONSTRUCTION. AND PROJECT ENGINEER MUST BE NOTIFIED FOR FURTHER REVIEW AND APPROVAL.

STRUCTURAL NOTES:

1. ENGINEERED WOOD BEAMS TO BE MIN. 2.0E OR EQUAL AND 1-3/4" IN WIDTH. NAILING PATTERN SEE TYP. DETAIL IN S1.
2. ALL BEAM REACTIONS DENOTED AS Pf IN kip UNITS, WHERE SHOWN TOTAL FACTORED LOAD.
3. ALL WIDE FLANGE BEAMS TO BEAR ON COLUMN CAP (SIDE HEADER CONNECTIONS TO COLUMNS NOT ALLOWED-TYPICAL)
4. 'SOS' = SIMPSON STRONG-TIE STRONG-DRIVE HEAVY-DUTY CONNECTOR SCREWS. REFER TO MANUF. SPECS. FOR EXACT DETAILS (SEE TYP. DETAIL SCREW PATTERNS)

QUALIFICATION INFORMATION

I BENJAMIN MCFADGEN REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C OF THE BUILDING CODE I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

NAME: Benjamin MCFADGEN
BCIN: 102786 / 102614



58 Hackney Ridge, Brantford, Ontario
benjamin@bmarchitecturaldesign.com
519.721.4866

PROJECT

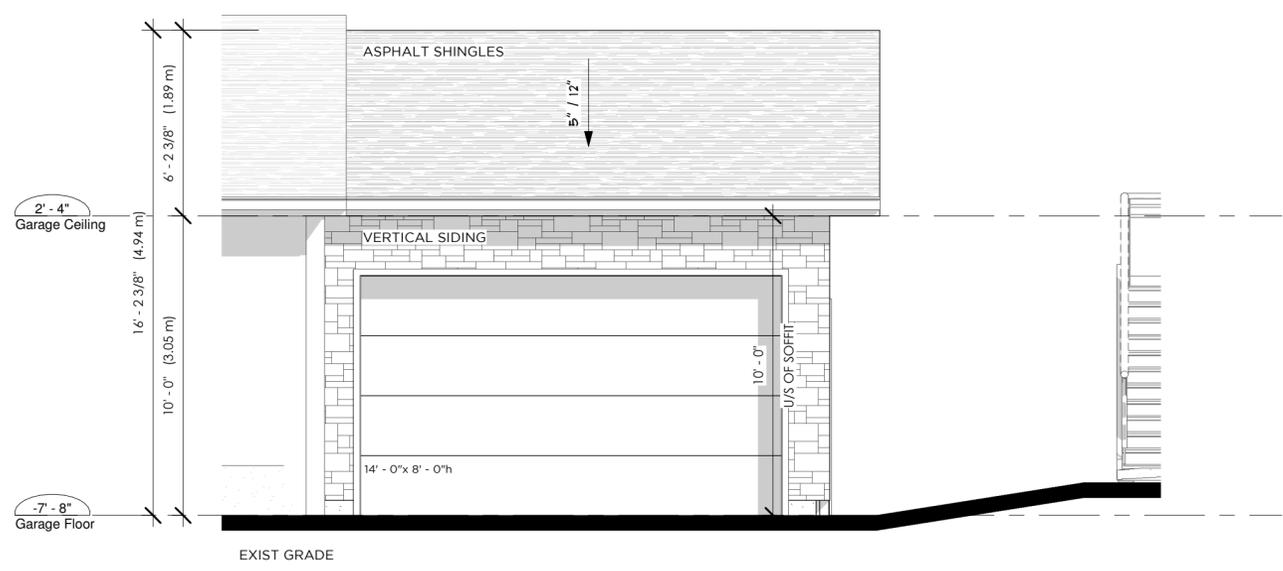
Home Addition
Ian Grant Residence

DRAWING NAME

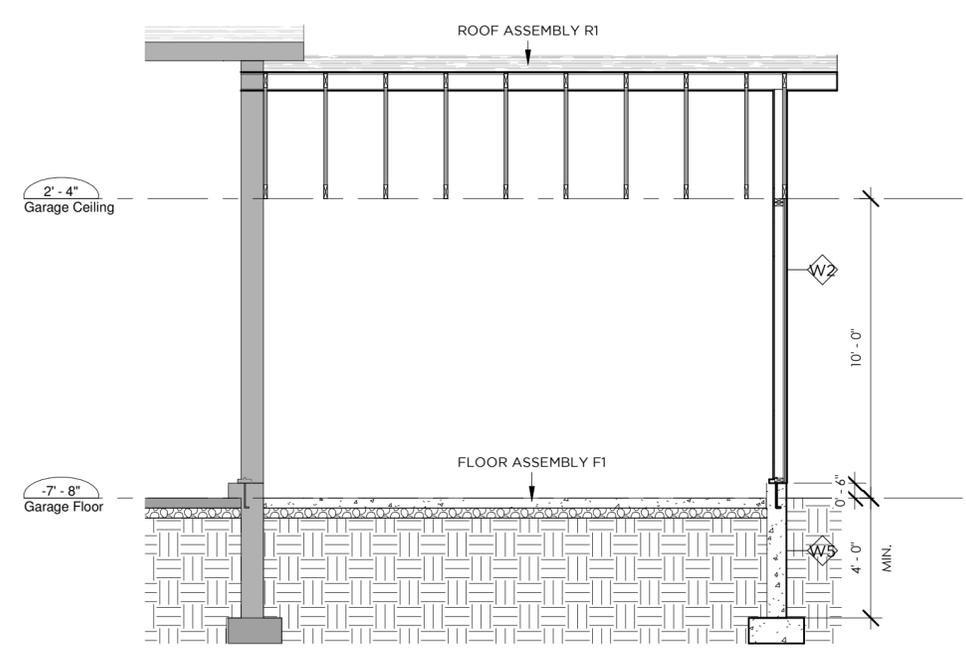
Floor Plans

DRAWING NO.

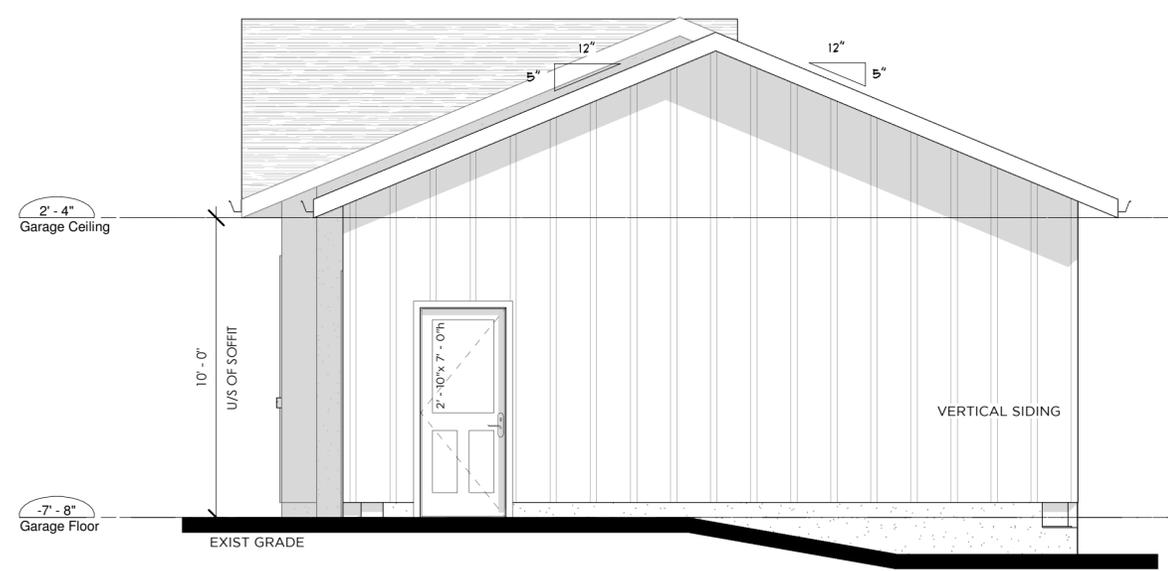
A1.01



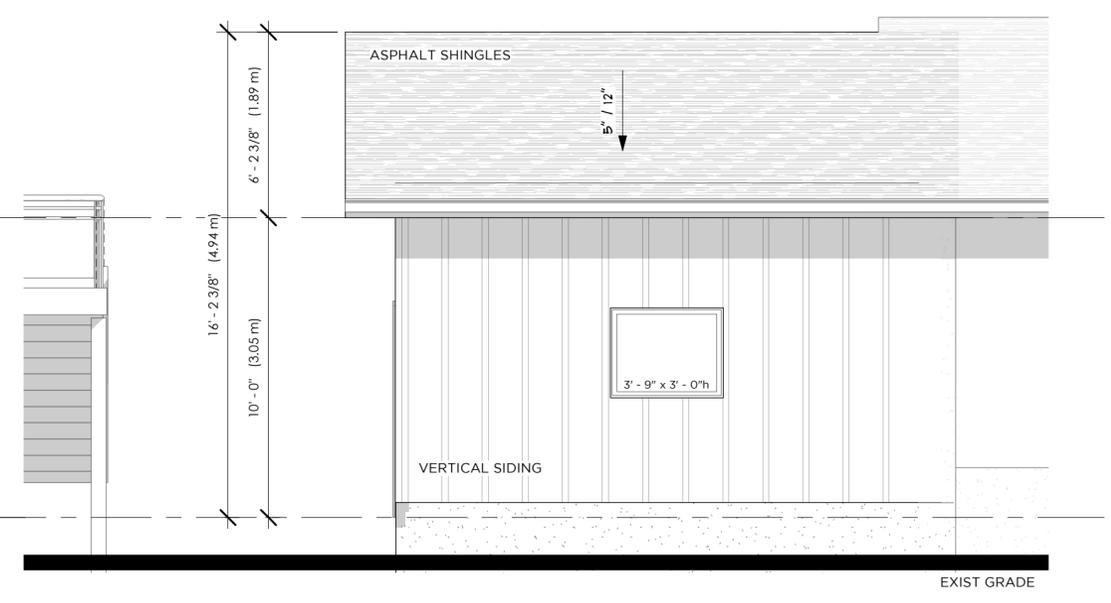
1 South Elevation
1/4" = 1'-0"



4 Building Section - Garage Addition
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

QUALIFICATION INFORMATION
I BENJAMIN MCFADGEN REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES

NAME: BENJAMIN MCFADGEN
BCIN: 102186
BM DESIGN STUDIO INC. 102614

BM ARCHITECTURAL DESIGN

58 Hackney Ridge, Brantford, Ontario
benjamin@bmarchitecturaldesign.com
519.721.4866

PROJECT
Home Addition
Ian Grant Residence

DRAWING NAME Elevations & Section	DRAWING NO. A2.01
---	-----------------------------

Committee of Adjustment

City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca



Hamilton

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)		
Agent or Solicitor		

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant AgentSolicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent [REDACTED]

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	1566 Kirkwall Road, Flamborough, ON		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		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:

Accessory structure size (1394 s.f.) and height (4.94 meters)

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

The max. size is smaller than the existing garage that we are wishing to extend to meet needs for 1 acre + in size property to house gardening equipment and vehicle storage

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
63.1 meters	94.74 meters	5934.1 square meters	NA

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	18.11 meters	66.42 meters	30.89 & 17.27 meters	
Detached Garage	26.56 meters	59.24 meters	9.8 meters	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Detached Garage Addition	25.93 meters	60.47 meters	20.99 & 36.83 meters	04/01/2023

- 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
House	127 square meters	127 square meters	1	6 meters
Detached Garage	89.3 square meters	89.3 square meters	1	5.09 meters

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Detached Garage Addition	39.6 square meters	39.6 square meters	1	4.94 meters

- 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 detached dwelling unit

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

SFD

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

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

SFD

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

SFD

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

NA

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): NA

Rural Settlement Area: NA

Urban Hamilton Official Plan designation (if applicable) NA

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

NA

7.6 What is the existing zoning of the subject land? S1

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: S1

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: 1

8.2 Number of Dwelling Units Proposed: 1

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

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
-
-



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
Consent/Land Severance

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/B-23:14	SUBJECT PROPERTY:	948 BROCK ROAD, FLAMBOROUGH
-------------------------	-------------------	--------------------------	--------------------------------

APPLICANTS: Owner: WALTER & HANNELORE OETTGEN
Agent: JOHN VAN WYNGAARDEN

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to be added to property known municipally as 952 Brock Road.

	Frontage	Depth	Area
SEVERED LANDS:	5.5 m [±]	80 m [±]	0.02 ha [±]
RETAINED LANDS:	80 m [±]	80 m [±]	3.6 ha [±]

Associated Planning Act File(s): 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, April 20, 2023
TIME:	10:50 a.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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
- Email Committee of Adjustment staff at cofa@hamilton.ca

FL/B-23:14

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

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding FL/B-23:14, 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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

FL/B-23:14



DATED: April 4, 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.



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

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.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via 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.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

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.

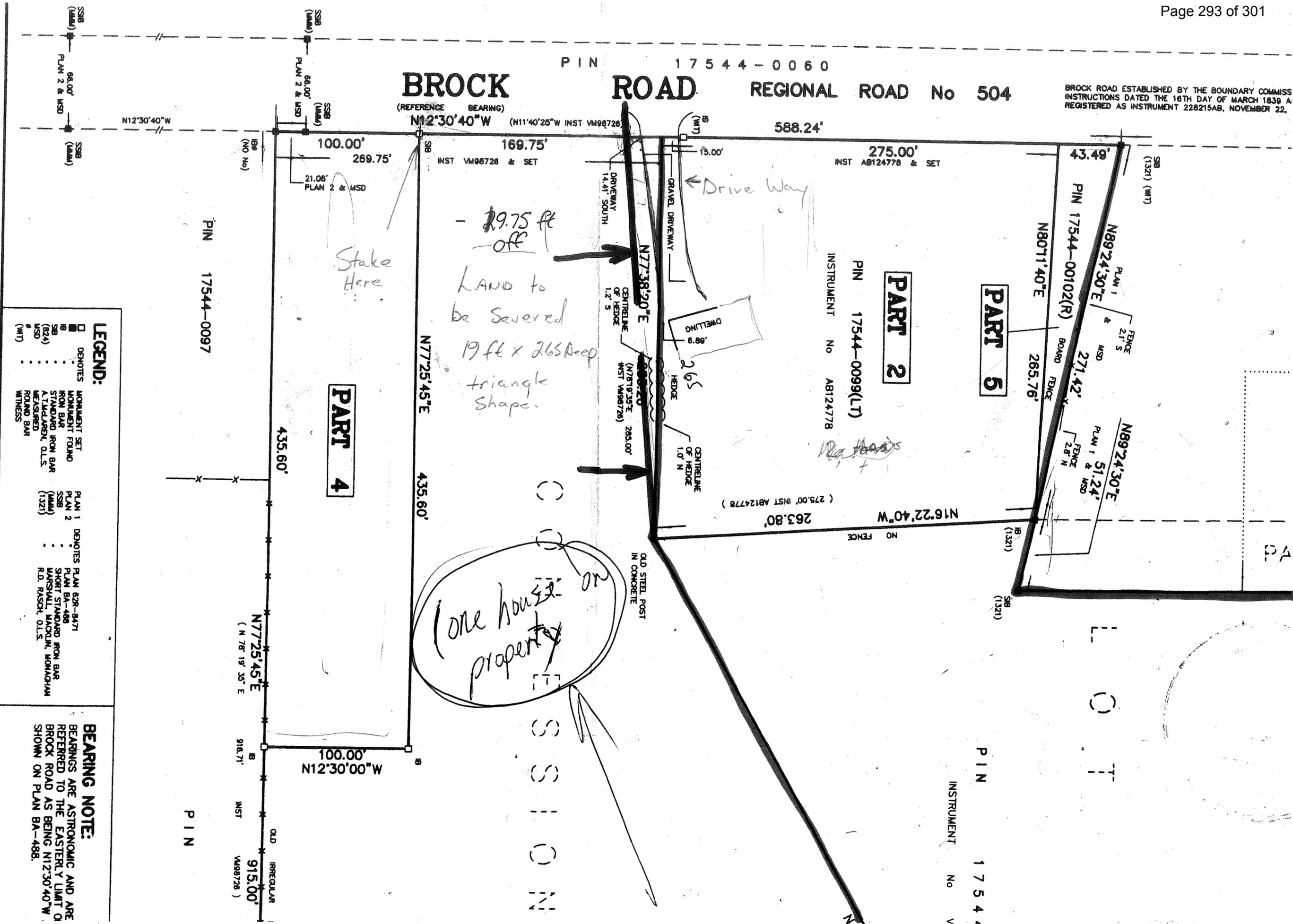
BROCK ROAD

ROAD

REGIONAL ROAD No 504

BROCK ROAD ESTABLISHED BY THE BOUNDARY COMMISS INSTRUCTIONS DATED THE 16TH DAY OF MARCH 1839 A REGISTERED AS INSTRUMENT 228215AB, NOVEMBER 22,

PIN 17544-0060



LEGEND:

□	DENOTES MONUMENT SET	PLAN 1	DENOTES PLAN 828-9471
■	MONUMENT FOUND	PLAN 2	PLAN BA-488
○	IRON BAR	SSB	SHORT STANDARD IRON BAR
●	STANDARD IRON BAR	(MAM)	MARSHALL MAQUIN, MONAGHAN
⋯	ATLADAREN, O.L.S.	(1321)	R.D. RASCH, O.L.S.
⋯	MEASURED		
⋯	ROUND BAR		
⋯	WITNESS		

BEARING NOTE:
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF BROCK ROAD AS BEING N12°30'40"W SHOWN ON PLAN BA-488.

PIN 17544-0097

PIN

PIN 17544
 INSTRUMENT No V

PART 4

PART 2

PART 5

(one house on property)

LAND to be Severed 19 ft x 265 Deep triangle Shape.

Stake Here

- 29.75 ft off

265

SSNON

PA



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 CONSENT TO SEVER LAND
 and VALIDATION OF TITLE
 UNDER SECTION 53 & 57 OF THE PLANNING ACT**

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Purchaser*		
Registered Owners(s)		
Applicant(s)**		
Agent or Solicitor		

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

** Owner's authorisation required if the applicant is not the owner or purchaser.

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	Con 5 Pt lot 7 FW FLM RP		
Assessment Roll Number	302510208000000		
Former Municipality	west Flamborough		
Lot	7	Concession	5
Registered Plan Number		Lot(s)	7
Reference Plan Number (s)		Part(s)	344

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

3.1 Type and purpose of proposed transaction: (check appropriate box)

- creation of a new lot(s)
- addition to a lot
- an easement
- validation of title (must also complete section 8)
- cancellation (must also complete section 9)
- creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
- concurrent new lot(s)
- a lease
- a correction of title
- a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Leonora E VAN WYNGAARDEN

3.3 If a lot addition, identify the lands to which the parcel will be added:

Con 5 Pt lot 7 FW FLM RP 62R14674 PART 1, 2 5

3.4 Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land: 8.08

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1 8 ACRES	Parcel 2	Parcel 3*	Parcel 4*
--	----------------------	---------------------	----------	-----------	-----------

Original Triangle

3.6 HA Hectares

Identified on Sketch as:	Yellow	BLACK			
Type of Transfer	N/A				
Frontage	15 ft 80 metres	19 ft 35 metres			
Depth	25 ft 80 metres	8 ft 80 metres			
Area	0.02 HA	0.02 HA			
Existing Use	Res	Res			
Proposed Use	Res				
Existing Buildings/ Structures	house				
Proposed Buildings/ Structures	None				
Buildings/ Structures to be Removed	None				

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year
- right of way
- other public road

b) Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well
- lake or other water body
- other means (specify)

NA

c) 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)

NA

4.3 Other Services: (check if the service is available)

- electricity
- telephone
- school bussing
- garbage collection

NA

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

RES.

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 a City of Hamilton Official Plan.

- 5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?
 Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

- 5.3 What is the existing zoning of the subject land? RES Ag

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

- 5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?
 Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

- 5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	NO
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

Yes No Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

No

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

Yes No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

6.5 Does the applicant own any other land in the City? Yes No
If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

Yes No (Provide explanation)

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

Yes No (Provide explanation)

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

Yes No (Provide explanation)

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes No (Provide explanation)

7.5 Are the subject lands subject to the Parkway Belt West Plan?

Yes No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes No (Provide explanation)

Lot Line Adjustment.

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

Yes No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

Yes No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

Yes No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

No

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

Yes No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

Yes No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION**10.1 Purpose of the Application (Farm Consolidation)**

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

a) Date of construction:

- Prior to December 16, 2004 After December 16, 2004

b) Condition:

- Habitable Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application Form
- Signatures Sheet

11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study
