



City of Hamilton
COMMITTEE OF ADJUSTMENT
AGENDA

Meeting #: 23-13
Date: July 13, 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 |
|-----------|--|--------------|
| 1. | PREVIOUSLY TABLED | |
| 2. | URBAN | |
| 2.1 | 9:15 a.m.HM/B-23:40149 Sherman Avenue North, Hamilton (Ward 3) Agent Arcadis – J. Marcus Owner Habitat for Humanity Hamilton – S. Ferris | 5 |
| 2.2 | 9:15 a.m.HM/B-23:41149 Sherman Avenue North, Hamilton (Ward 3) Agent Arcadis – J. Marcus Owner Habitat for Humanity Hamilton – S. Ferris | 21 |
| 2.3 | 9:20 a.m.HM/A-23:14205 Prospect Street South, Hamilton (Ward 3) Applicant W. Supapol Owner W., A., C. Supapol | 37 |
| 2.4 | 9:25 a.m.HM/A-23:1621620 Main Street East, Hamilton (Ward 4) Agent T. Johns Consulting Group Ltd. – K. Gillis Owner CityHousing Hamilton | 53 |
| 2.5 | 9:30 a.m.SC/A-23:13258 King Street Street West, Stoney Creek (Ward 5) Owners B. & N. DiFrancesco | 85 |

3. SUBURBAN

- | | | |
|-----|--|-----|
| 3.1 | 9:35 a.m.HM/B-23:311280 Rymal Road & 385 Nebo Road, Hamilton (Ward 6) | 97 |
| | Agent Fothergill Planning & Dev. Inc. – E. Fothergill Owner 2531983 Ontario Inc. | |
| 3.2 | 9:40 a.m.HM/A-23:161142 Alpine Avenue, Hamilton (Ward 7) | 113 |
| | Applicant E. Canton Owner T. Lacharity | |
| 3.3 | B R E A K | |
| 3.4 | 10:00 a.m.HM/A-23:15410 Ben Lomond Place, Hamilton (Ward 7) | 137 |
| | Agent WEBB Planning Consultants – J. Webb Applicant CLV Group Inc. Owner Park Place Equities 2005 I. | |
| 3.5 | 10:05 a.m.HM/A-23:156501 & 509 Upper Wellington Street, Hamilton (Ward 7) | 153 |
| | Agent T. Johns Consulting Group – D. Morris Owner W. & E. Dalton | |
| 3.6 | 10:10 a.m.HM/A-23:1571388 Upper Wellington Street, Hamilton (Ward 8) | 175 |
| | Owner J. Singh | |
| 3.7 | 10:15 a.m.SC/B-23:3734 Lakeside Drive, Stoney Creek (Ward 10) | 195 |
| | Applicant M. Andraous Owner Torcon Properties Inc. – I. Idzicowski | |
| 3.8 | 10:20 a.m.SC/A-23:15357 Windemere Road, Stoney Creek (Ward 10) | 211 |
| | Agent smpl Design Studio – L. Bruce Owner Chalya Homes – H. Chalya | |
| 3.9 | 10:25 a.m.AN/A-23:15546 Cameron Drive, Ancaster (Ward 12) | 237 |
| | Agent Barich Grenkie Surveying Ltd. – D. Curcic Owner L. & M. Tallarico | |

- 3.10 10:30 a.m.AN/B-23:42343 Springbrook Avenue, Ancaster (Ward 12) 249
Agent T. Johns Consulting Group – D. Morris
Owner C. Cimino – C. Pagliaro

4. RURAL

- 4.1 10:35 a.m.AN/A-23:159189 Carluke Road East, Ancaster (Ward 12) 267
Agent Stoney Brook Design Build Ltd. – T. Brucculieri
Owner T. O'Connor & J. Tucker
- 4.2 10:40 a.m.GL/A-23:1609727 White Church Road West, Glanbrook (Ward 11) 279
Agent Carrothers & Associates – D. Carrothers
Owner D. Montour
- 4.3 10:45 a.m.FL/A-23:1631588 HWY 6, Flamborough, Flamborough (Ward 15) 301
Applicant M. Farahani
Owner J. Randhawa & K. Brar

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
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-23:40 | SUBJECT PROPERTY: | 149 SHERMAN AVENUE N, HAMILTON |
|-------------------------|-------------------|--------------------------|-----------------------------------|

APPLICANTS: **Owner:** HABITAT FOR HUMANITY HAMILTON
Agent: ARCADIS IBI GROUP C/O JARED MARCUS

PURPOSE & EFFECT: To permit the conveyance of five separate townhouse units currently under construction and to be heard in conjunction with HM/B-23:41. For the purposes of this application to convey (one townhouse unit, Part 2) and to retain the other townhouse units (Parts 1, 3-5)

| | Frontage | Depth | Area |
|------------------------------------|----------------------|----------------------|-----------------------|
| SEVERED LANDS (Part 2): | 4.80 m [±] | 27.43 m [±] | 131.6 m ^{2±} |
| RETAINED LANDS (Part 1): | 6.03 m [±] | 27.43 m [±] | 160.5 m ^{2±} |
| RETAINED LANDS (Parts 3-5): | 15.63 m [±] | 27.43 m [±] | 429.0 m ^{2±} |

Associated Planning Act File(s): HM/B-23:41

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, July 13, 2023 |
| TIME: | 9:15 a.m. |
| PLACE: | Via video link or call in (see attached sheet for details) |
| | To be streamed (viewing only) at |

HM/B-23:40

| |
|--|
| 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
- 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.

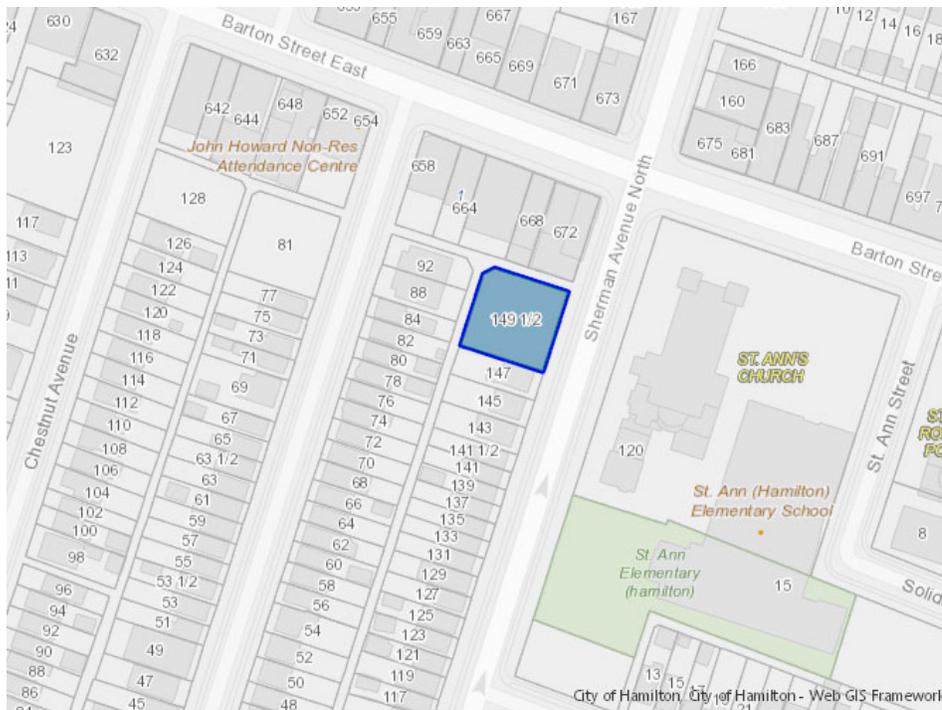
FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/B-23:40, 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-23:40



 Subject Lands

DATED: June 27, 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/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.

PLAN OF SURVEY
OF
LOTS 121 & 122
REGISTERED PLAN 76
IN THE
CITY OF HAMILTON

SCALE 1:100 METRIC



R.A. McLAREN, O.L.S. - 2023



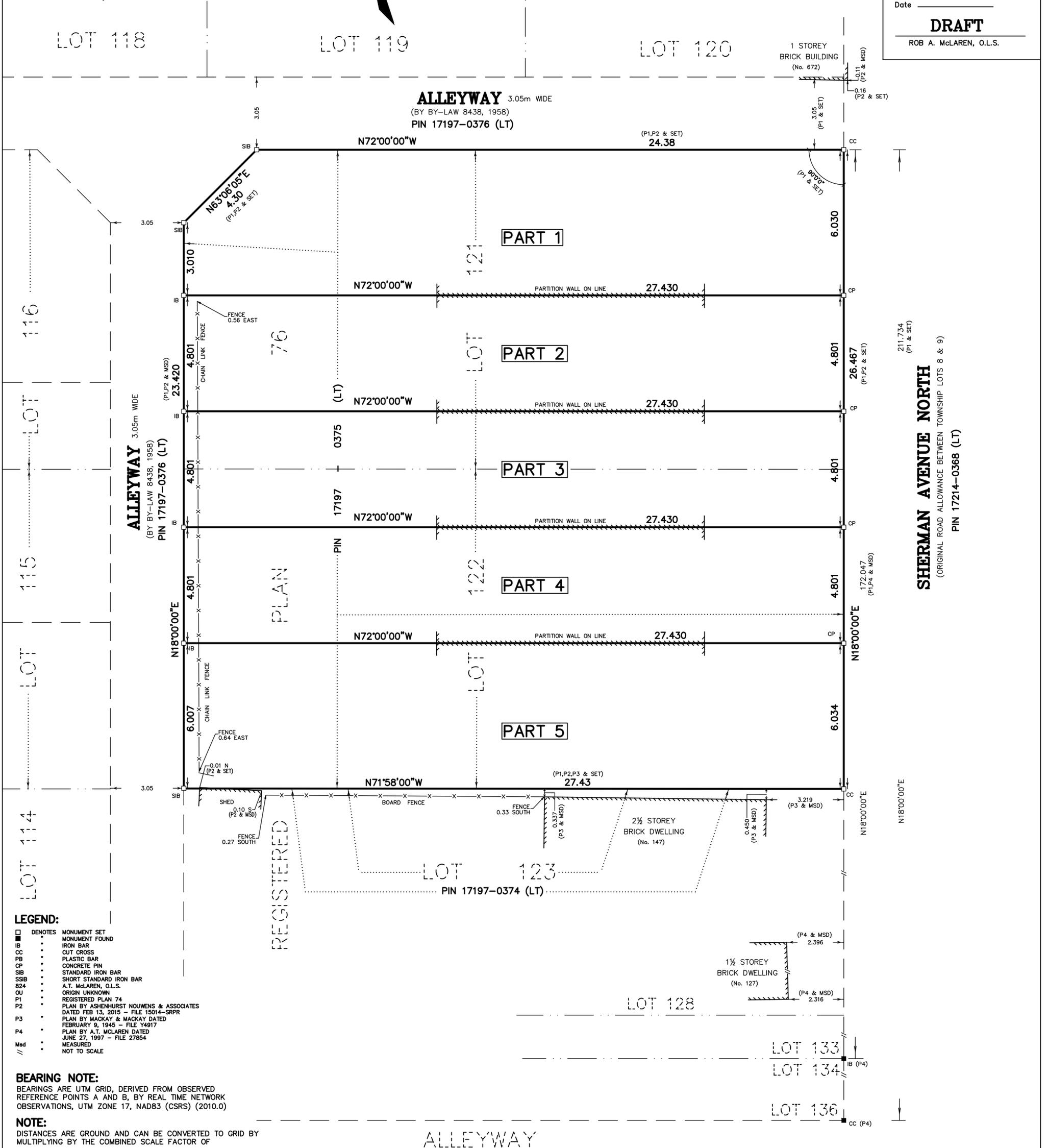
| SCHEDULE | | | |
|----------|------------------------|--------------------|----------------------------|
| PART | LOT | CON/PLAN | P.I.N. |
| 1 | PART OF LOT 121 | REGISTERED PLAN 76 | ALL OF PIN 17197-0375 (LT) |
| 2 | | | |
| 3 | PART OF LOTS 121 & 122 | | |
| 4 | PART OF LOT 122 | | |
| 5 | | | |

PLAN 62 R- _____
RECEIVED AND DEPOSITED
Date _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF WENTWORTH (No. 62)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.
Date _____

DRAFT
ROB A. McLAREN, O.L.S.



- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IB IRON BAR
 - CC CUT CROSS
 - PB PLASTIC BAR
 - CP CONCRETE PIN
 - SIB STANDARD IRON BAR
 - SSIB SHORT STANDARD IRON BAR
 - 824 A.T. McLAREN, O.L.S.
 - OU ORIGIN UNKNOWN
 - P1 REGISTERED PLAN 74
 - P2 PLAN BY ASHENHURST NOUNENS & ASSOCIATES DATED FEB 13, 2015 - FILE 15014-SRPR
 - P3 PLAN BY MACKAY & MACKAY DATED FEBRUARY 9, 1945 - FILE Y4917
 - P4 PLAN BY A.T. McLAREN DATED JUNE 27, 1997 - FILE 27854
 - Msd MEASURED
 - // NOT TO SCALE

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

INTEGRATION DATA

| POINT ID | NORTHING | EASTING |
|----------|----------|---------|
| ORP A | - | - |
| ORP B | - | - |

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

METRIC NOTE:
DISTANCES AND COORDINATES 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 SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE --- DAY OF APRIL, 2023

DRAFT
ROB A. McLAREN, O.L.S.

DATE _____

A.T. McLaren
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

PLAN OF SURVEY
OF
LOTS 121 & 122
REGISTERED PLAN 76
IN THE
CITY OF HAMILTON

SCALE 1:100 METRIC



R.A. McLAREN, O.L.S. - 2023



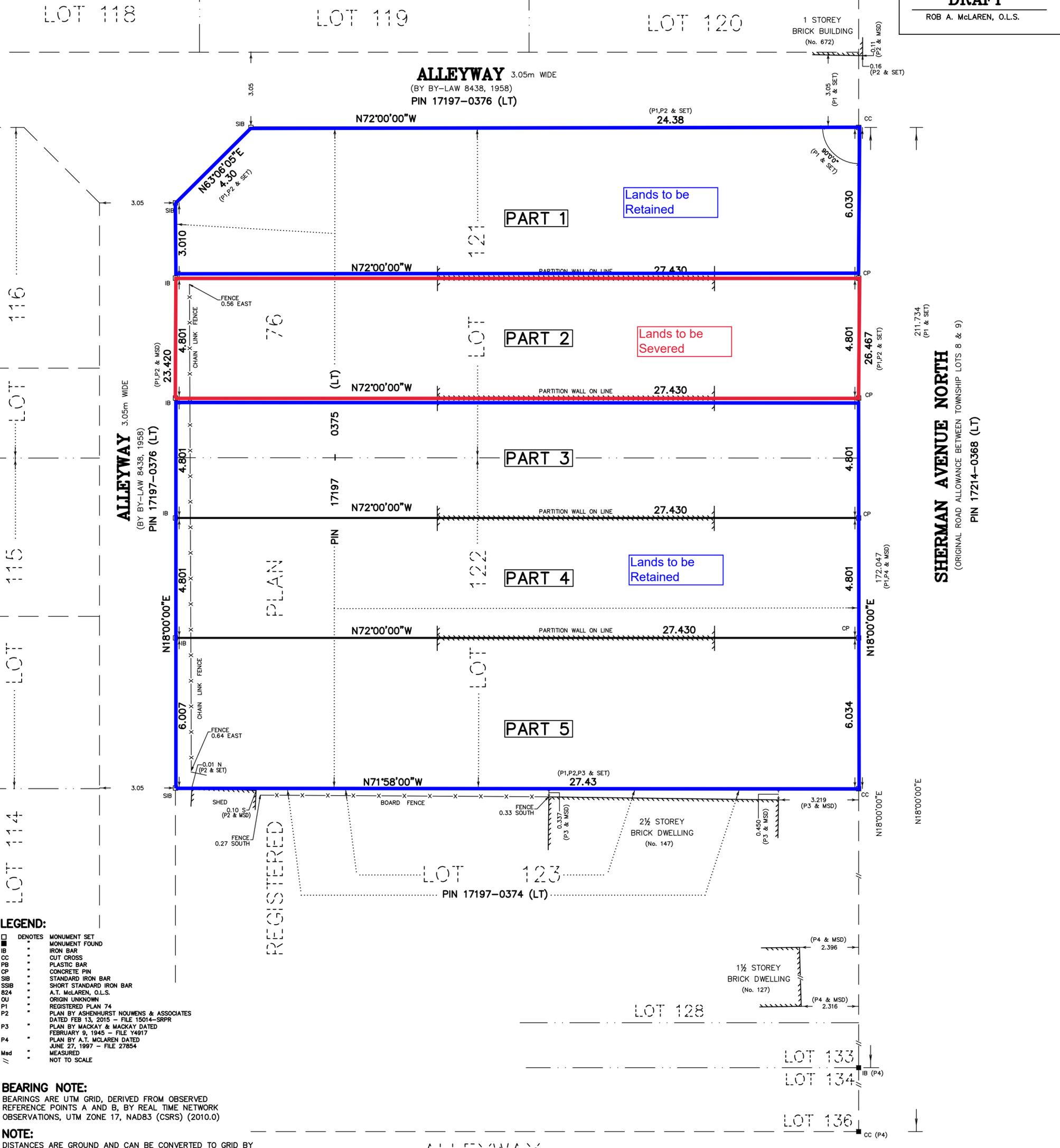
| SCHEDULE | | | |
|----------|------------------------|--------------------|----------------------------|
| PART | LOT | CON/PLAN | P.I.N. |
| 1 | PART OF LOT 121 | REGISTERED PLAN 76 | ALL OF PIN 17197-0375 (LT) |
| 2 | | | |
| 3 | PART OF LOTS 121 & 122 | | |
| 4 | PART OF LOT 122 | | |
| 5 | | | |

PLAN 62 R- _____
RECEIVED AND DEPOSITED
Date _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF WENTWORTH (No. 62)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.
Date _____

DRAFT
ROB A. McLAREN, O.L.S.



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- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IB IRON BAR
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NOTE:
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INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|----------|----------|---------|
| ORP A | - | - |
| ORP B | - | - |

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

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2. THE SURVEY WAS COMPLETED ON THE --- DAY OF APRIL, 2023

DRAFT
ROB A. McLAREN, O.L.S.

DATE _____

A.T. McLaren
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Arcadis Inc.
360 James Street North – Suite 200
Hamilton
Ontario L8L 1H5
Canada
Phone: 905-546-1010 ext. 63139
www.arcadis.com



Ms. Jamila Sheffield, ACST
Secretary Treasurer-Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Subject: 149 Sherman Avenue North, Hamilton – Consent Submission
Date: June 6, 2023

Dear Ms. Sheffield,

On behalf of our client, Habitat for Humanity Hamilton, we are pleased to submit two (2) Consent applications for the above noted property. The applications would permit the severance of the existing property into five (5) townhouse lots. The townhouse dwellings are currently under construction and were approved via Site Plan file DA-20-070. Application 1 seeks to sever Part 2 from the current property and would leave Parts 1 and Parts 3-5 as retained land holdings. Application 2 seeks to sever Part 4 from the original retained block encompassed by Parts 3-5 and would leave Parts 3 and 5 as retained land holdings.

In support of the application please find enclosed the following information:

- One (1) digital copy of each of the completed Consent application forms; and,
- One (1) digital copy of the of the Draft Reference Plan drawing;

Please note that a cheque in the amount of \$6,440.00 payable to the City of Hamilton will be delivered under separate cover.

Should you require any additional information please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Jared Marcus", written over a light blue horizontal line.

Jared Marcus, CPT
Associate – Manager, Planning

Cc: Mr. Peter Walberg and Mr. Sean Ferris, Habitat for Humanity 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

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 | Same as applicant | | Phone: |
| | | | E-mail: |

*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 | 149 Sherman Avenue North | | |
| Assessment Roll Number | | | |
| Former Municipality | | | |
| Lot | | Concession | |
| Registered Plan Number | 76 | Lot(s) | 121 and 122 |
| 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 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* |
|--|-------------------------|----------|----------|-----------|-----------|

| | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|--|
| Identified on Sketch as: | Parts 1 | Part 2 | Parts 3-5 | | |
| Type of Transfer | N/A | Severed | Retained | | |
| Frontage | 6.03m | 4.80m | 15.63m | | |
| Depth | 27.43m | 27.43m | 27.43m | | |
| Area | +/-160.5sq.m | +/-131.6sq.m | +/-429.0sq.m | | |
| Existing Use | Townhouse | Townhouse | Townhouse | | |
| Proposed Use | Townhouse | Townhouse | Townhouse | | |
| Existing Buildings/ Structures | 2 storey townhouse under | 2 storey townhouse under | 2 storey townhouse under | | |
| Proposed Buildings/ Structures | N/A | N/A | N/A | | |
| Buildings/ Structures to be Removed | N/A | N/A | N/A | | |

* 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.

Severance application implements a development which has already obtained UHOPA/ZBA & SPA approvals. Conformity was established via previous UHOPA 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? RT-30/S-1728

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.

ZAR-15-034 - approved

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"/> | 300m |
| An active railway line | <input type="checkbox"/> | 400m |
| 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?

2014

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): |
|---------------|------------------------------|

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-23:41 | SUBJECT PROPERTY: | 149 SHERMAN AVENUE N, HAMILTON |
|-------------------------|-------------------|--------------------------|-----------------------------------|

APPLICANTS: **Owner:** HABITAT FOR HUMANITY HAMILTON
Agent: ARCADIS IBI GROUP C/O JARED MARCUS

PURPOSE & EFFECT: To permit the conveyance of three separate townhouse units currently under construction and to be heard in conjunction with HM/B-23:40. For the purposes of this application to convey (one townhouse unit, Part 4) and to retain the other townhouse units (Parts 3 & 5).

| | Frontage | Depth | Area |
|---------------------------------|---------------------|----------------------|-----------------------|
| SEVERED LANDS (Part 4): | 4.80 m [±] | 27.43 m [±] | 131.6 m ^{2±} |
| RETAINED LANDS (Part 3): | 4.80 m [±] | 27.43 m [±] | 131.6 m ^{2±} |
| RETAINED LANDS (Part 5): | 6.03 m [±] | 27.43 m [±] | 165.6 m ^{2±} |

Associated Planning Act File(s): HM/B-23:40

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, July 13, 2023 |
| TIME: | 9:15 a.m. |
| PLACE: | Via video link or call in (see attached sheet for details) |
| | To be streamed (viewing only) at |

HM/B-23:41

| |
|--|
| 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
- 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.

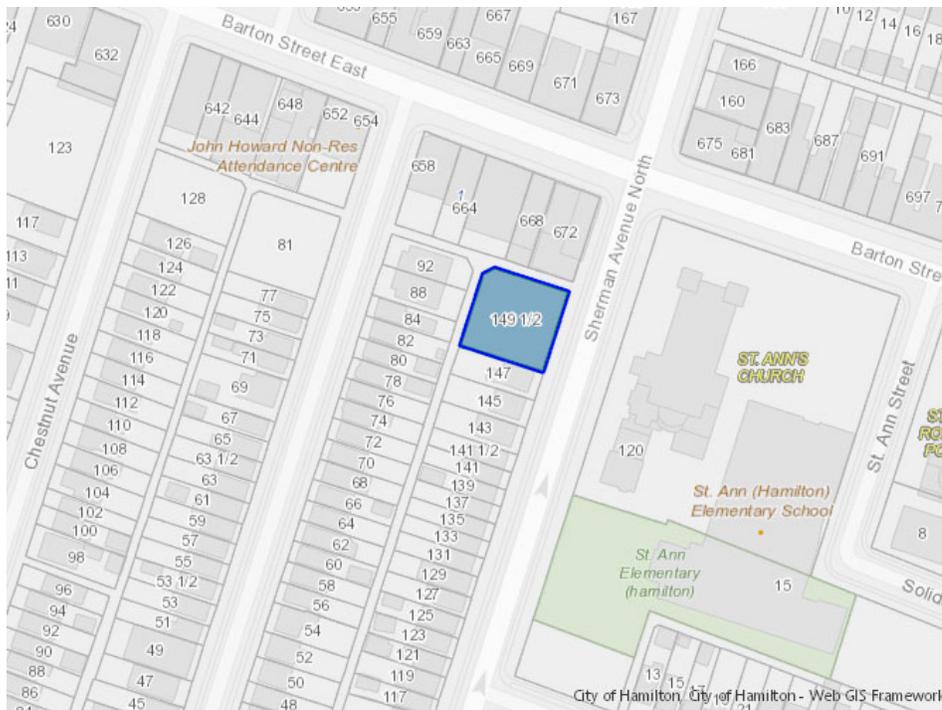
FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/B-23:41, 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-23:41



 Subject Lands

DATED: June 27, 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.

PLAN OF SURVEY
OF
LOTS 121 & 122
REGISTERED PLAN 76
IN THE
CITY OF HAMILTON

SCALE 1:100 METRIC



R.A. McLAREN, O.L.S. - 2023



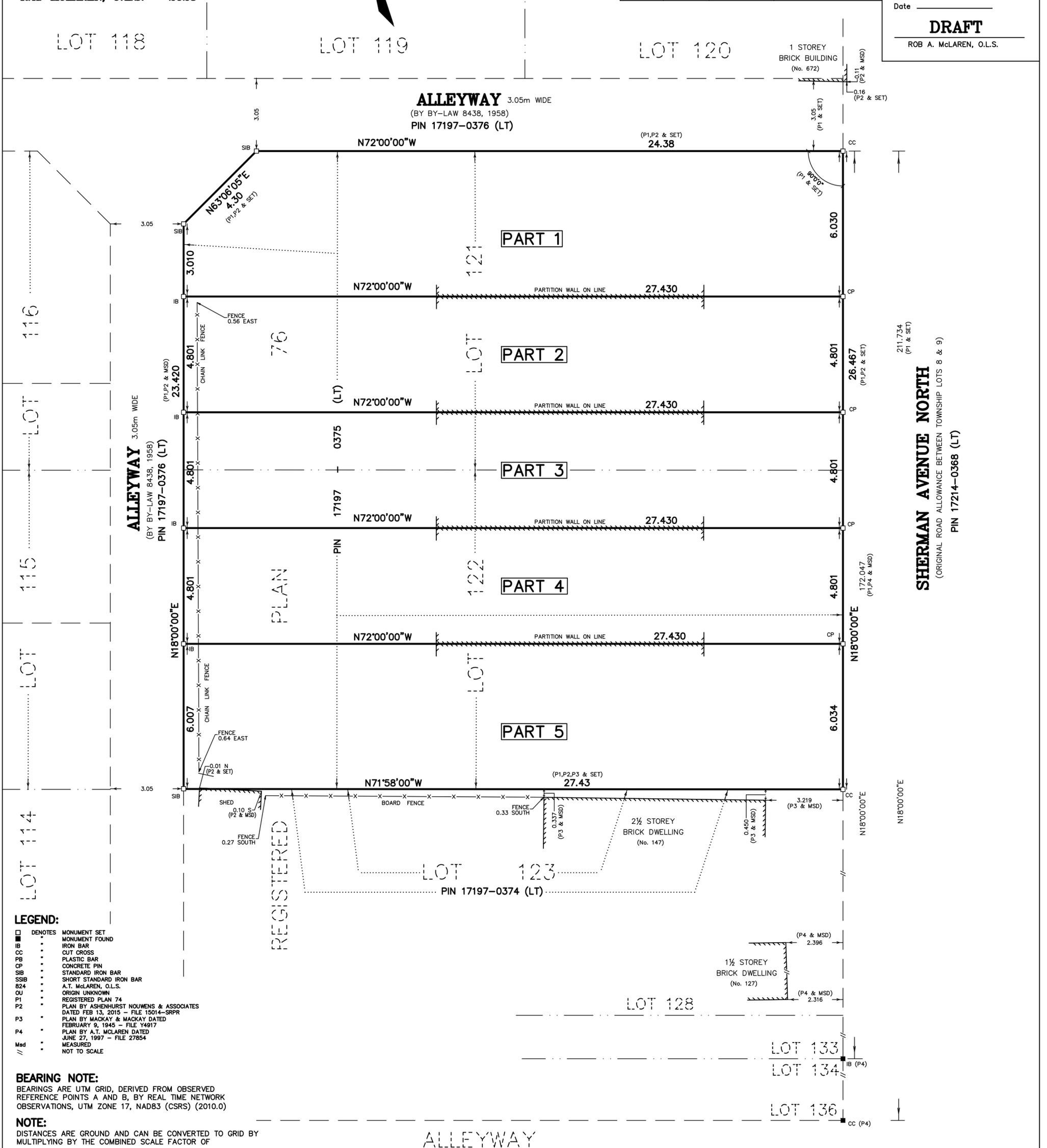
| SCHEDULE | | | |
|----------|------------------------|--------------------|----------------------------|
| PART | LOT | CON/PLAN | P.I.N. |
| 1 | PART OF LOT 121 | REGISTERED PLAN 76 | ALL OF PIN 17197-0375 (LT) |
| 2 | | | |
| 3 | PART OF LOTS 121 & 122 | | |
| 4 | PART OF LOT 122 | | |
| 5 | | | |

PLAN 62 R- _____
RECEIVED AND DEPOSITED
Date _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF WENTWORTH (No. 62)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.
Date _____

DRAFT
ROB A. McLAREN, O.L.S.



LEGEND:

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB IRON BAR
- CC CUT CROSS
- PB PLASTIC BAR
- CP CONCRETE PIN
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- 824 A.T. McLAREN, O.L.S.
- OU ORIGIN UNKNOWN
- P1 REGISTERED PLAN 74
- P2 PLAN BY ASHENHURST NOUMENS & ASSOCIATES DATED FEB 13, 2015 - FILE 15014-SRPR
- P3 PLAN BY MACKAY & MACKAY DATED FEBRUARY 9, 1945 - FILE Y4917
- P4 PLAN BY A.T. McLAREN DATED JUNE 27, 1997 - FILE 27854
- Msd MEASURED
- // NOT TO SCALE

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

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|----------|----------|---------|
| ORP A | - | - |
| ORP B | - | - |

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

METRIC NOTE:

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

SURVEYOR'S CERTIFICATE

- CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE --- DAY OF APRIL, 2023

DRAFT

ROB A. McLAREN, O.L.S.

DATE _____ THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 47883



A.T. McLaren
LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn KM Checked RBM Crew Chief ZA Scale 1:100 Dwg.No. 37225-R

PLAN OF SURVEY
OF
LOTS 121 & 122
REGISTERED PLAN 76
IN THE
CITY OF HAMILTON

SCALE 1:100 METRIC



R.A. McLAREN, O.L.S. - 2023



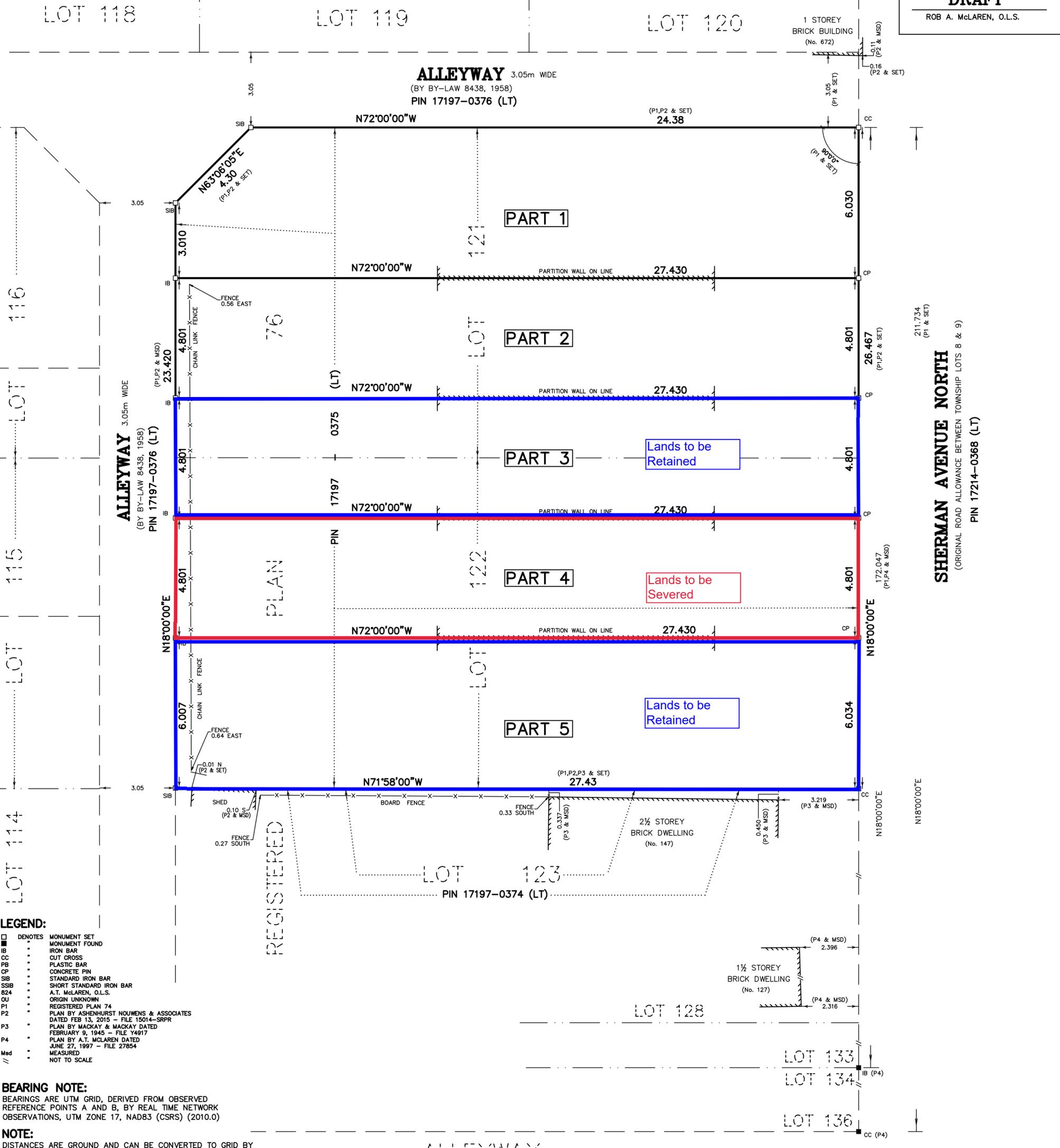
| SCHEDULE | | | |
|----------|------------------------|--------------------|----------------------------|
| PART | LOT | CON/PLAN | P.I.N. |
| 1 | PART OF LOT 121 | REGISTERED PLAN 76 | ALL OF PIN 17197-0375 (LT) |
| 2 | | | |
| 3 | PART OF LOTS 121 & 122 | | |
| 4 | PART OF LOT 122 | | |
| 5 | | | |

PLAN 62 R- _____
RECEIVED AND DEPOSITED
Date _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF WENTWORTH (No. 62)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.
Date _____

DRAFT
ROB A. McLAREN, O.L.S.



- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IB IRON BAR
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 - CP CONCRETE PIN
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NOTE:
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INTEGRATION DATA

| POINT ID | NORTHING | EASTING |
|----------|----------|---------|
| ORP A | - | - |
| ORP B | - | - |

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

METRIC NOTE:
DISTANCES AND COORDINATES 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 SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE --- DAY OF APRIL, 2023

DRAFT
ROB A. McLAREN, O.L.S.

DATE _____

A.T. McLaren
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Arcadis Inc.
360 James Street North – Suite 200
Hamilton
Ontario L8L 1H5
Canada
Phone: 905-546-1010 ext. 63139
www.arcadis.com



Ms. Jamila Sheffield, ACST
Secretary Treasurer-Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Subject: 149 Sherman Avenue North, Hamilton – Consent Submission
Date: June 6, 2023

Dear Ms. Sheffield,

On behalf of our client, Habitat for Humanity Hamilton, we are pleased to submit two (2) Consent applications for the above noted property. The applications would permit the severance of the existing property into five (5) townhouse lots. The townhouse dwellings are currently under construction and were approved via Site Plan file DA-20-070. Application 1 seeks to sever Part 2 from the current property and would leave Parts 1 and Parts 3-5 as retained land holdings. Application 2 seeks to sever Part 4 from the original retained block encompassed by Parts 3-5 and would leave Parts 3 and 5 as retained land holdings.

In support of the application please find enclosed the following information:

- One (1) digital copy of each of the completed Consent application forms; and,
- One (1) digital copy of the of the Draft Reference Plan drawing;

Please note that a cheque in the amount of \$6,440.00 payable to the City of Hamilton will be delivered under separate cover.

Should you require any additional information please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Jared Marcus", written over a light blue horizontal line.

Jared Marcus, CPT
Associate – Manager, Planning

Cc: Mr. Peter Walberg and Mr. Sean Ferris, Habitat for Humanity 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



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 | Same as applicant | | Phone: |
| | | | E-mail: |

*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 | 149 Sherman Avenue North | | |
| Assessment Roll Number | | | |
| Former Municipality | | | |
| Lot | | Concession | |
| Registered Plan Number | 76 | Lot(s) | 121 and 122 |
| 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 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* |
|--|-------------------------|----------|----------|-----------|-----------|

| | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|--|
| Identified on Sketch as: | Parts 3 | Part 4 | Parts 5 | | |
| Type of Transfer | N/A | Severed | Retained | | |
| Frontage | 4.80m | 4.80m | 6.03m | | |
| Depth | 27.43m | 27.43m | 27.43m | | |
| Area | +/-131.6sq.m | +/-131.6sq.m | +/-165.6q.m | | |
| Existing Use | Townhouse | Townhouse | Townhouse | | |
| Proposed Use | Townhouse | Townhouse | Townhouse | | |
| Existing Buildings/ Structures | 2 storey townhouse under | 2 storey townhouse under | 2 storey townhouse under | | |
| Proposed Buildings/ Structures | N/A | N/A | N/A | | |
| Buildings/ Structures to be Removed | N/A | N/A | N/A | | |

* 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.

Severance application implements a development which has already obtained UHOPA/ZBA & SPA approvals. Conformity was established via previous UHOPA 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? RT-30/S-1728

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.

ZAR-15-034 - approved

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"/> | 300m |
| An active railway line | <input type="checkbox"/> | 400m |
| 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?

2014

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): |
|---------------|------------------------------|

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.: | HM/A-23:14 | SUBJECT PROPERTY: | 205 PROSPECT STREET S, HAMILTON |
| ZONE: | "R1a" (Low Density Residential – Small Lot Zone) | ZONING BY-LAW: | Zoning By-law City of Hamilton 05-200, as Amended |

APPLICANTS: **Owner:** WENDY, ATIPOL, & CHRIS SUPAPOL
Applicant: W. SUPAPOL

The following variances are requested:

1. To permit a boulevard parking space length of 5.8m instead of the required boulevard parking space length of 6.0m.

PURPOSE & EFFECT: To facilitate the construction of a boulevard parking space.

Notes:

- i. Variances have been written exactly as requested by the applicant.
- ii. Zoning By-law Violation 22 152914 00 for front yard landscaping less than 50% remains outstanding. Please contact the Municipal Law Enforcement Section of the Licensing and By-law Services Division at (905) 546-2424 extension 2782 for further information.
- iii. Tree By-law Violation 23 101298 00, dated January 11, 2023, remains outstanding. Please contact the Municipal Law Enforcement Section of the Licensing and By-law Services Division at (905) 546-2424 extension 2782 for further information.

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-23:14

| | |
|---------------|--|
| DATE: | Thursday, July 13, 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

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-23:14, 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.

HM/A-23:14



 Subject Lands

DATED: June 27, 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.

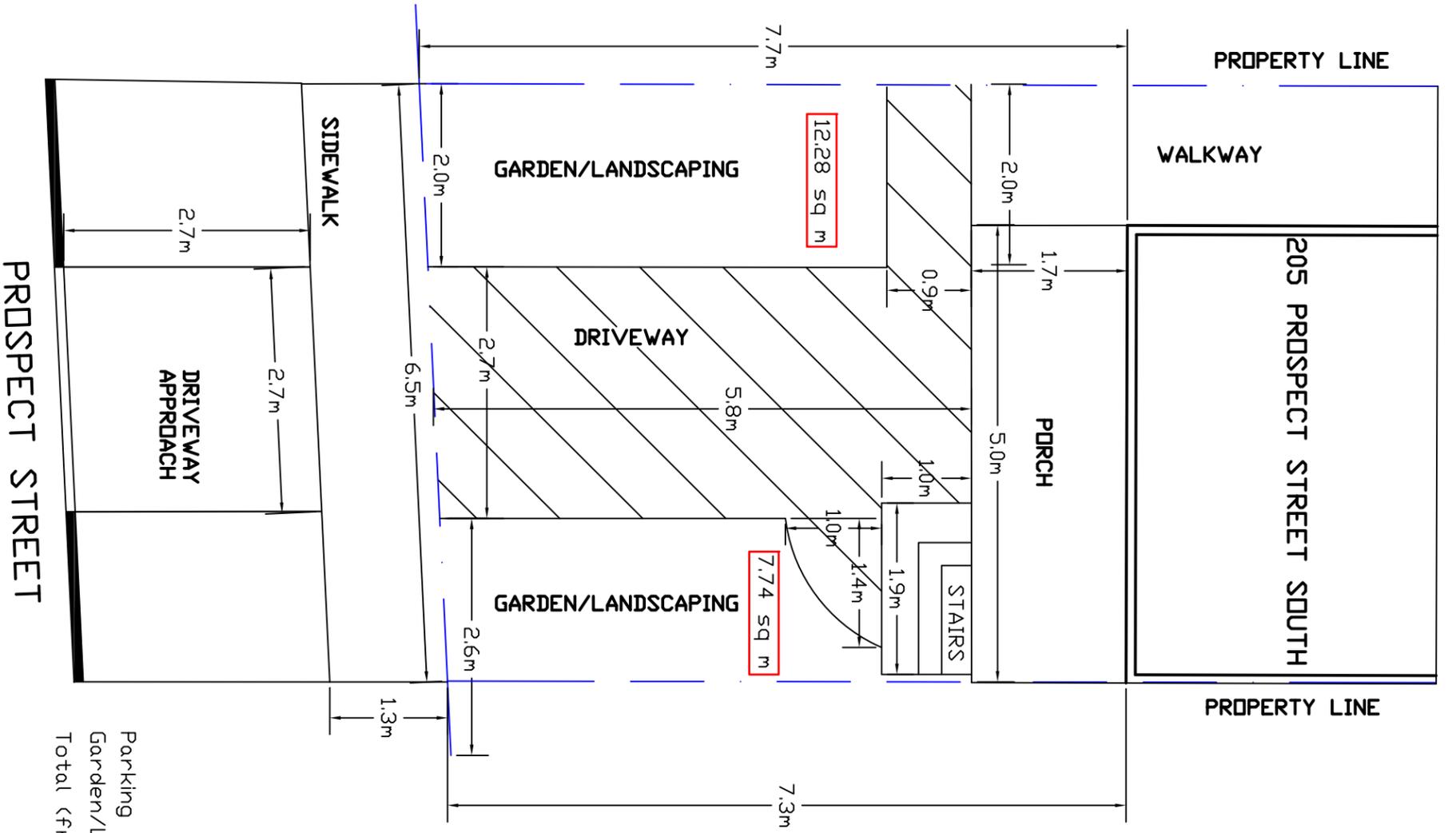
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



Parking (to sidewalk) 17.62 sq m
 Garden/Landscaping (to sidewalk) 20.02 sq m
 Total (front yard to sidewalk) 38.50 sq m

General Notes

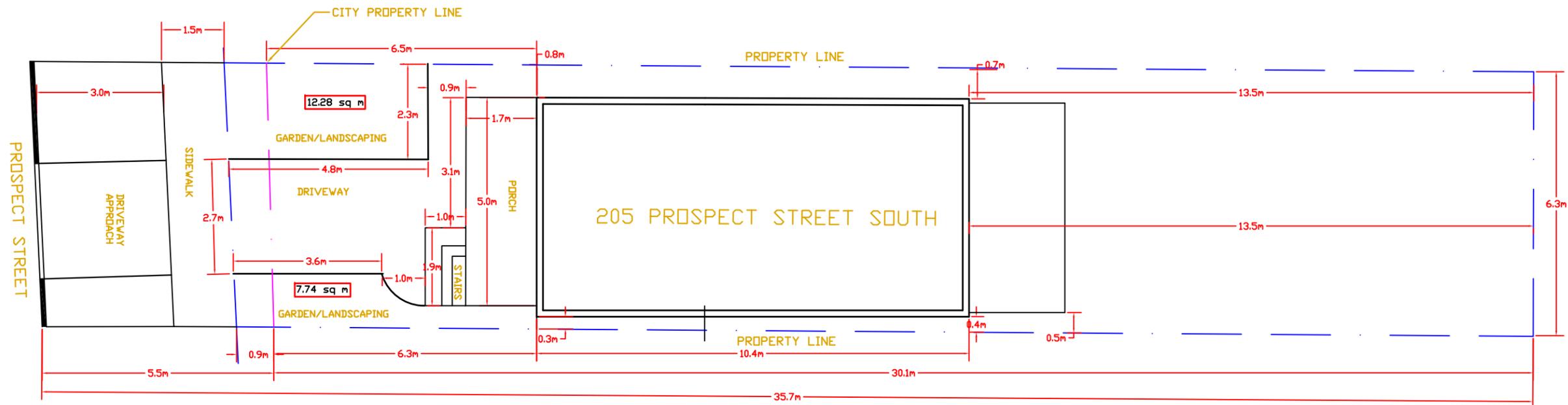
| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |



Project Name and Address
DRIVEWAY PERMIT
 205 PROSPECT STREET
 HAMILTON, ON

Project
DRIVEWAY PERMIT
 Date
 2023-05-20
 Scale
 N.T.S.

Sheet
 1 OF 1



| AREA | SQ M | PERCENTAGE |
|----------------------------------|-----------|------------|
| PARKING (TO SIDEWALK) | 17.62 SQM | 47% |
| GARDEN/LANDSCAPING (TO SIDEWALK) | 20.02 SQM | 53 |
| TOTAL (FRONT YARD TO SIDEWALK) | 37.64 SQM | 100% |

General Notes

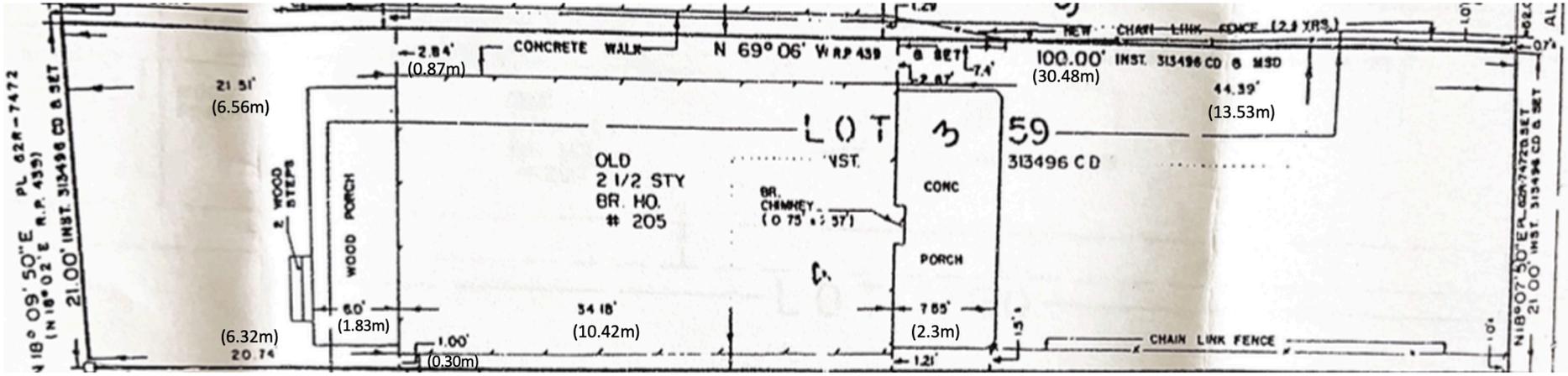
| No. | Revision/Issue | Date |
|-----|----------------------------|--------|
| 1 | Full property measurements | 060823 |



Project Name and Address
 DRIVEWAY PERMIT
 205 PROSPECT STREET
 HAMILTON, ON

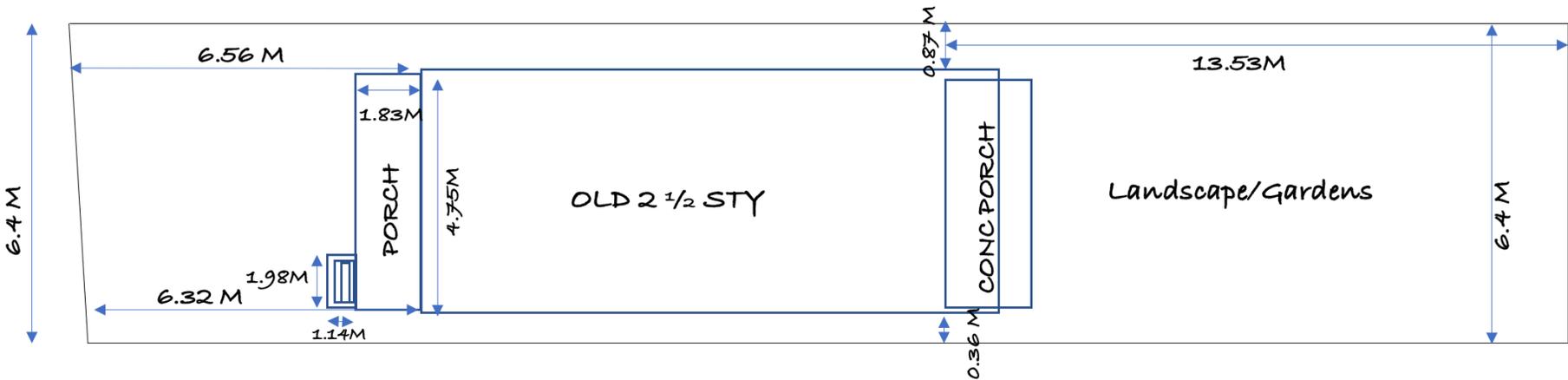
| Project | Sheet |
|-----------------|------------|
| DRIVEWAY PERMIT | 1 OF 1 |
| Date | 2023-05-20 |
| Scale | N.T.S. |

Prospect Street



N

Prospect Street





BLUE ARROW JUNIPER
 QTY: 11 H:300cm S:80cm



PROPERTY LINE

**INTERLOCK PAVER
 STONE WALKWAY**

PROPERTY LINE

CITY PROPERTY LINE

SURVEYOR PROPERTY LINE

- BLUE ARROW JUNIPER**
- EXISTING HOSTA**
- EXISTING DAYLILY**
- EXISTING YARROW**
- EXISTING DAFFODIL**
- EXISTING TULIPS**
- EXISTING ORNAMTAL GRASS**
- INTERLOCK PAVER
 STONE DRIVEWAY**



June 6, 2023

Committee of Adjustment
5th Floor, Hamilton City Hall
71 Main St. West
Hamilton L8P

Dear Sir/ Madame,

We are writing as we are submitting a professional site plan to replace our own site plan drawing that was included in our application for a minor variance to allow for a driveway that is 5.8 metres in length. Minor changes were also made to the shape of the hard landscaping to allow for a small path to the stairs and to the side walkway which still allows for over 50% green space in the front yard. In addition, metric measures were added to the survey as required.

Thank you again for your consideration,

Sincerely,
Wendy Supapol



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 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 | 205 Prospect St. South | | |
| Assessment Roll Number | 251803025304260000 | | |
| Former Municipality | | | |
| Lot | 59 | Concession | |
| Registered Plan Number | 439 | 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:

We are requesting a variance to allow a driveway of 5.8 m in length (0.2m shorter than the 6.0 the bylaw requires) which would be similar to all our neighbours. We need a driveway to allow our children and my father who is disabled to visit us.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

We would have to remove our porch in order to have a driveway of 6 ft. which would adversely affect the character of the neighbourhood, and the structure of our house.

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 |
|--------------|--------------|------------------|-----------------|
| 21' (6.4m) | 100' (30.5m) | 2100 (195.2 sqm) | |

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 | 6.5 (N) 6.3(S) | 13.5m | 0.36(S) ,0.86 (N) | 1915 |
| | | | | |
| | | | | |
| | | | | |

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 |
|-------------------|-------------------|------------------|-------------------|------------------|
| red brick house | 500 | 1350 | 2.5 | normal 2.5 story |
| | | | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|------------------|-------------------|--------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
2021
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
single and duplex
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
duplex
- 7.4 Length of time the existing uses of the subject property have continued:
107
- 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) residential

Please provide an explanation of how the application conforms with the Official Plan.
allows for residential use

- 7.6 What is the existing zoning of the subject land? R1A

- 7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

Yes No

If yes, please provide the file number: R1A

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

If yes, please provide the file number: _____

7.10 If a site-specific Zoning By-law Amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?

Yes No

7.11 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing:

8.2 Number of Dwelling Units Proposed:

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

We bought 205 Prospect St. in 2021. In 2022, parking rules for the street changed to permit parking only. We do not have a driveway for ourselves, and our children and my disabled father would have trouble visiting. We would like to put in a driveway similar to our neighbours. Most of our neighbours have already put driveways in the front of their houses 5.8m or less (see attached photo of immediate neighbours driveways and the survey showing neighbours front yard distance from lotline). We applied for a driveway permit but were denied due to it not being 6.0 metres in length. It was suggested that we remove our front porch to allow the extra 0.2 metres but this would adversely affect the look of our home and the character of the neighbourhood and also be prohibitively expensive. None of the neighbours have had to remove their porches.

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-23:162 | SUBJECT PROPERTY: | 1620 MAIN STREET E, HAMILTON |
| ZONE: | “TOC1 Exception: 461” (Transit Oriented Corridor Mixed Use Medium Density) | ZONING BY-LAW: | Zoning By-law City of Hamilton 05-200, as Amended |

APPLICANTS: **Owner:** CITYHOUSING HAMILTON
 Agent: T. JOHNS CONSULTING GROUP C/O KATELYN GILLIS

The following variances are requested:

1. To permit ground floor dwelling units to face Queenston Road whereas they are not permitted to face Queenston Road.
2. To permit a ground floor height of 3.2 metres instead of the required 4.5 metres;
3. To permit a maximum street line setback of 5.0 metres from Main Street East instead of the required 3.5 metres;
4. To permit a minimum of 10 on-site vehicular parking spaces instead of the required 13 spaces.

PURPOSE & EFFECT: To facilitate the construction of a six-storey multiple dwelling.

Notes:

- i. Variances have been written exactly as requested by the applicant.
- ii. The proposed development is the second phase of a development with the first under 55 Queenston Road (DA-21-106).

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.

HM/A-23:162

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

| | |
|---------------|--|
| DATE: | Thursday, July 13, 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:

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FURTHER NOTIFICATION

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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-23:162



DATED: June 27, 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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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.

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT, AND MUST BE RETURNED UPON REQUEST.

REPRODUCTIONS OF THE DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE CONSULTANTS WRITTEN REQUEST.

THE GENERAL CONSTRUCTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANTS PRIOR TO PROCEEDING WITH THE WORK.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELATED DOCUMENTS AND SPECIFICATIONS.

THIS DRAWING SHALL NOT BE SCALED.

1620 MAIN ST E AFFORDABLE HOUSING

1620 MAIN ST E, HAMILTON ON, L8K 1E7
 ISSUED FOR SITE PLAN AMENDMENT & VARIANCE APP. / 2023.05.29



| ISSUED FOR: | |
|---------------------|------------|
| SCHEMATIC DESIGN | 2023.05.29 |
| DEVELOPED DESIGN | 2023.04.10 |
| SITE PLAN AMENDMENT | 2023.05.29 |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

| NO. | REVISION DESCRIPTION | DATE |
|-----|--------------------------|------------|
| 1 | ZONING COMPLIANCE REVIEW | 2023.04.14 |
| 2 | SITE PLAN COORD (W/ C&H) | 2023.05.11 |
| 3 | SP AMM. & VARIANCE APP | 2023.05.29 |

PRELIMINARY
 NOT FOR CONSTRUCTION
 2023.05.29



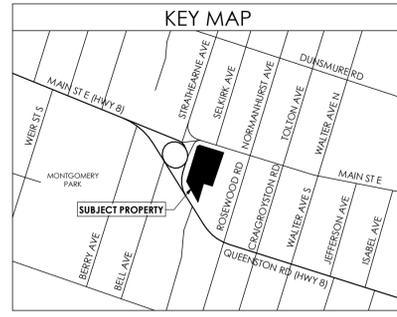
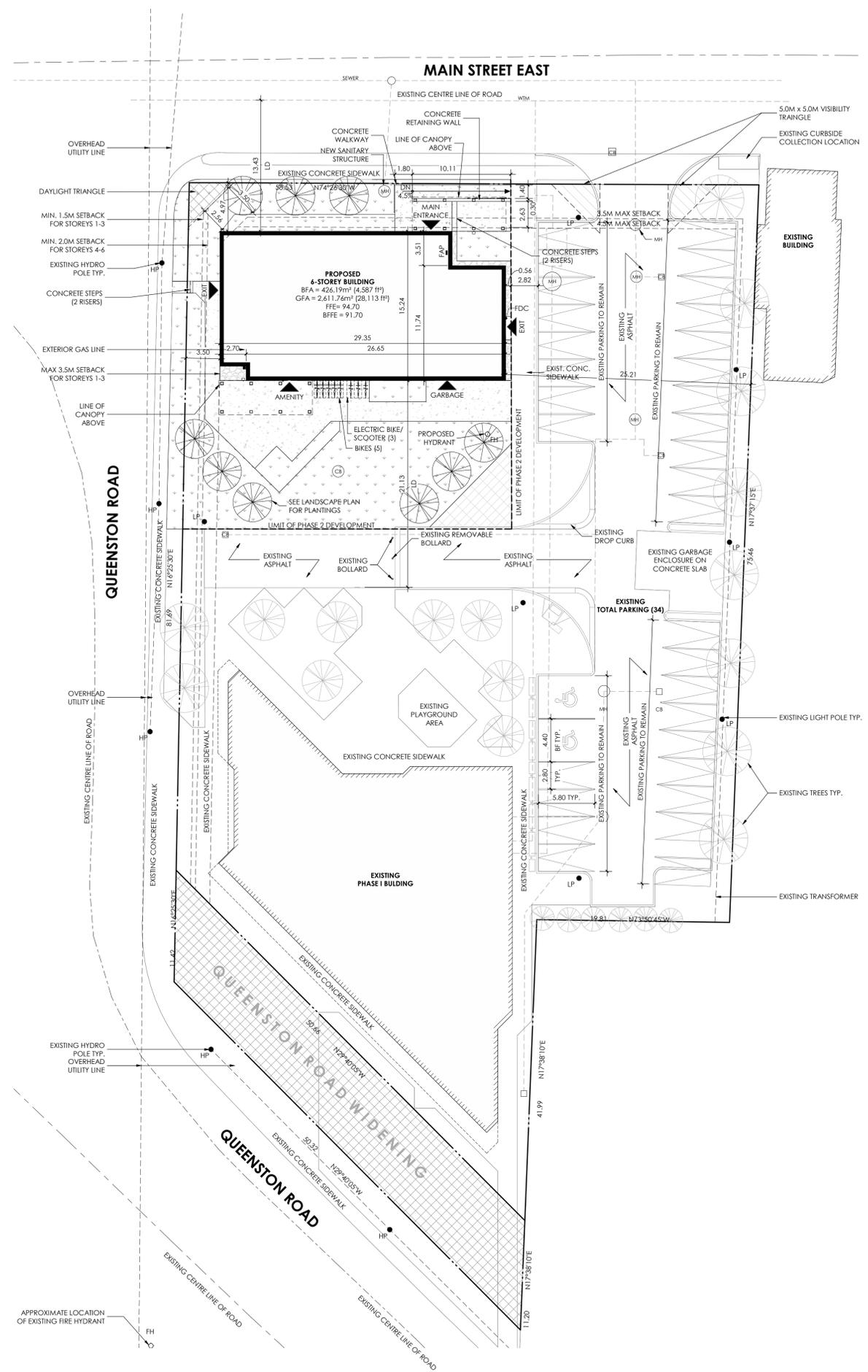
ARCHITECT'S SEAL

PROJECT NAME
**1620 MAIN ST E
 AFFORDABLE HOUSING**
 1620 MAIN ST E, HAMILTON ON, L8K 1E7

CLIENT
MELLOUL BLAMEY
 -
 DESIGN/BUILD FOR CITY
 HOUSING HAMILTON

DRAWING TITLE
COVER PAGE

| | |
|-------------------------|--|
| PROJECT NUMBER 23010 | |
| SHEET SIZE 24x36 | |



NOTES

1. INFORMATION FOR PHASE I ABOVE TAKEN FROM 'ISSUED FOR CONSTRUCTION' SITE PLAN FROM INVIZU ARCHITECTS INC. AND TOMS + MCNALLY, DATED 2022.12.02
2. LEGAL DESCRIPTION: PART OF LOT 34 - CONCESSION 2, GEOGRAPHIC TOWNSHIP OF SALTFLEET, CITY OF HAMILTON.
3. PROPERTY BOUNDARY INFORMATION BASED ON SITE SURVEY FROM A. J. CLARKE AND ASSOCIATES LTD. DATED OCTOBER 30, 2018 AND MARCH 28, 2022.
4. INFORMATION REGARDING EXISTING SITE FEATURES BASED ON 'ISSUED FOR CONSTRUCTION' SITE PLAN FROM INVIZU ARCHITECTS INC. AND TOMS + MCNALLY, DATED 2022.12.02.
5. SITE GRADING INFORMATION FROM _____
6. FOR SITE GRADING, SERVICING AND STORM WATER MANAGEMENT DETAILS, REFER TO DRAWINGS PREPARED BY _____
7. STANDARD PARKING STALL DIMENSION SHALL BE 2.80m x 5.80m.
8. BARRIER-FREE PARKING STALL DIMENSION SHALL BE 4.40m x 5.80m AND SHALL MEET ALL CITY OF HAMILTON REQUIREMENTS.
9. ALL OUTDOOR LIGHTING SHALL BE FULL CUT-OFF AND HAVE NO GLARE.
10. TREE PROTECTION FENCING SHALL BE ERRECTED AROUND ALL EXISTING LANDSCAPED AREAS AND SHOULD REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
11. SIGNAGE (BUILDING, PYLON OR OTHERWISE) NOT APPROVED VIA THE SITE PLAN PROCESS.
12. THERE SHALL BE NO STORAGE OF ANY ITEMS ON SITE.
13. ALL FINAL LOT DIMENSIONS ARE TO BE PREPARED BY THE PROJECTS SURVEYOR. ALL DIMENSIONS ARE SUBJECT TO APPROVAL OF THE MUNICIPAL AUTHORITY.

SITE LEGEND

- ENTRANCE/EXIT
- PARKING COUNT
- BARRIER FREE PARKING
- HYDRO POLE
- FIRE HYDRANT
- TRANSFORMER

ZONING DATA CHART

1620 MAIN ST E
HAMILTON, ON
SITE PLAN
PREPARED BY EDGE ARCHITECTS LTD.
APRIL 11, 2023

ZONING COMPLIANCE CHART
CURRENT ZONING: TOC1, EXCEPTION: 461; BY-LAW 05-200
(TRANSIT ORIENTED CORRIDOR MIXED USE MEDIUM DENSITY ZONE)

| USE | MULTI-RESIDENTIAL DEVELOPMENT | |
|--|---|---|
| | REQUIRED | PROVIDED |
| MINIMUM LOT AREA | --- | GROSS SITE= 4,826.4 m ² MAIN ST E ROAD WIDENING (N)= WAIVED QUEENSTON ROAD WIDENING NOT INCLUDED IN GROSS SITE AREA |
| BUILDING SETBACK FROM STREET LINE (N) | MIN. FOR 1-3 STOREYS | 0 m |
| | MAX. FOR STOREYS 1-3 | 3.5 m |
| BUILDING SETBACK FROM STREET LINE (W) | MIN. FOR 1-3 STOREYS | 1.5 m |
| | MAX. FOR STOREYS 1-3 | 3.5 m |
| BUILDING SETBACK FROM STREET LINE (S) | MIN. FOR 1-3 STOREYS | 1.5 m |
| | MAX. FOR STOREYS 1-3 | 3.5 m |
| BUILDING SETBACK FROM INTERIOR PROPERTY LINE (E) | MIN. FOR 1-3 STOREYS | 1.5 m |
| | MAX. FOR STOREYS 1-3 | 3.5 m |
| BUILDING AREA | --- | PHASE I BUILDING= 771.2 m ² +/- PHASE II BUILDING= 418.6 m ² |
| GROUND FLOOR HEIGHT | 4.5 m | 3.2 m * |
| BUILDING HEIGHT | 11.0 m MINIMUM | 19.2 m +/- (T.B.C.) (HEIGHT FROM GROUND FLOOR TO TOP ROOF STRUCTURE) |
| | 22.0 m MAXIMUM | --- |
| # OF RES UNITS | MULTIPLE DWELLING: ONLY PERMITTED ABOVE GROUND FLOOR FRONTING QUEENSTON | 3 UNITS * 2ND FLOOR= 7 UNITS 3RD FLOOR= 8 UNITS 4TH FLOOR= 8 UNITS 5TH FLOOR= 8 UNITS 6TH FLOOR= 8 UNITS TOTAL= 42 UNITS |
| GFA | --- | BASEMENT= 396.4 m ² |
| | --- | GROUND FLR= 418.6 m ² |
| | --- | 2ND FLOOR= 418.6 m ² |
| | --- | 3RD FLOOR= 418.6 m ² |
| | --- | 4TH FLOOR= 418.6 m ² |
| | --- | 5TH FLOOR= 418.6 m ² |
| --- | 6TH FLOOR= 418.6 m ² | |
| --- | TOTAL | 2,511.7 m² (TOTAL GFA EXCLUDES BASEMENT AREA) |
| FSR | --- | FSR= GFA/ GROSS SITE AREA 2,511.7 m ² / 4,813.9 m ² = 0.5 (INCLUDES ROAD WIDENING (N) AREA) |
| LANDSCAPE AREA | --- | 2,039.5 m ² (44%) |
| PARKING | PHASE I EXISTING RES PARKING= 19 EXISTING COMM PARKING= 5 | PHASE I PARKING PROVIDED= 34 SPACES |
| | PHASE II FOR UNITS <50.0 m ² = 0.3/UNIT = 38 UNITS x 0.3/UNIT = 11 SPACES FOR UNITS >50.0m ² MIN= 0.7/UNIT MAX= 1.25/UNIT MIN: 4 UNITS x 0.7/UNIT = 2 SPACES MAX: 4 UNITS x 1.25/UNIT = 5 UNITS TOTAL (MINIMUM): 37 SPACES | PHASE II PARKING PROVIDED= 10 SPACES TOTAL 34 SPACES |
| BIKE PARKING | PHASE I SHORT TERM BIKE PARKING= 5 LONG TERM BIKE PARKING= 4 | PHASE I SHORT TERM BIKE PARKING= 6 LONG TERM BIKE PARKING= 4 |
| MIN. AMENITY AREA | 4.0 m ² FOR EACH UNIT <50.0 m ² = 42 UNITS x 4.0 m ² = 168.0 m ² | EXTERIOR AMENITY= 138.5 m ² INTERIOR AMENITY= 60.1 m ² TOTAL= 198.6 m² |

(*) VARIANCE REQUIRED

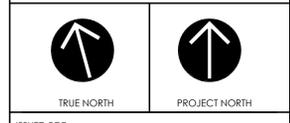
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THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELATED DOCUMENTS AND SPECIFICATIONS.

THIS DRAWING SHALL NOT BE SCALED.

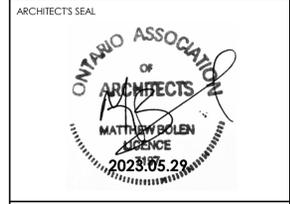


ISSUED FOR:

| | |
|---------------------|------------|
| SCHEMATIC DESIGN | 2023.05.29 |
| DEVELOPED DESIGN | 2023.04.10 |
| SITE PLAN AMENDMENT | 2023.05.29 |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

| NO. | REVISION DESCRIPTION | DATE |
|-----|--------------------------|------------|
| 1 | ZONING COMPLIANCE REVIEW | 2023.04.14 |
| 2 | SITE PLAN COORD (W/ COH) | 2023.05.11 |
| 3 | SP AMM. & VARIANCE APP | 2023.05.29 |

PRELIMINARY
NOT FOR CONSTRUCTION
2023.05.29



PROJECT NAME
1620 MAIN ST E AFFORDABLE HOUSING
1620 MAIN ST E, HAMILTON ON, L8K 1E7

CLIENT
MELLOUL BLAMEY
DESIGN/BUILD FOR CITY HOUSING HAMILTON

DRAWING TITLE
OVERALL SITE PLAN

| | |
|-------------------------|--------------------------------|
| PROJECT NUMBER 23010 | DRAWING NUMBER SP1.1 |
| SCALE As indicated | |
| SHEET SIZE 24x36 | |

1 OVERALL SITE PLAN
SP1.1

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| | | |
|---------------------|--|------------|
| ISSUED FOR: | | |
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| DEVELOPED DESIGN | | 2023.04.10 |
| SITE PLAN AMENDMENT | | 2023.05.29 |
| BUILDING PERMIT | | |
| BIDDING/TENDER | | |

| NO. | REVISION DESCRIPTION | DATE |
|-----|------------------------|------------|
| 3 | SP AMM. & VARIANCE APP | 2023.05.29 |

PRELIMINARY
 NOT FOR CONSTRUCTION
 2023.05.29



PROJECT NAME
1620 MAIN ST E AFFORDABLE HOUSING
 1620 MAIN ST E, HAMILTON ON, L8K 1E7

CLIENT
MELLOUL BLAMEY
 DESIGN/BUILD FOR CITY HOUSING HAMILTON

DRAWING TITLE
BASEMENT PLAN

| | |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| 23010 | A2.1 |
| SCALE | As indicated |
| SHEET SIZE | 24x36 |



1 BASEMENT (CD)
 A2.1

1:50

| LEGEND | | |
|------------|---|--|
| WE1 | WALL TYPE SEE CONSTRUCTION ASSEMBLY SCHEDULES A1.3-A1.4 | AP ANNUNCIATOR PANEL - SEE ELEC. DWGS. |
| D | DOOR TAG SEE DOOR AND FRAME SCHEDULE ON A8.1 | PB BARRIER FREE PUSH BUTTON - SEE ELEC. DWGS. |
| WI | WINDOW CURTAIN WALL TAG SEE WINDOW AND GLAZING SCHEDULE A8.2 | FD FLOOR DRAIN - SEE MECH. DRAWINGS. |
| | EXTENT OF C.I.P. CONCRETE | RD ROOF DRAIN - SEE MECH. DRAWINGS. |
| | PRECAST CONCRETE | RS ROOF SCUPPER - SEE MECH. DRAWINGS. |
| | CLT WALL/FLOOR/ROOF PANELS | RC CATCHBASIN - SEE MECH. DRAWINGS. |
| | TOP OF SURFACE ELEVATION (GEODETIC ELEVATION) | CR CARD READER |
| | | FP FIRE ALARM ANNUNCIATOR PANEL |
| | | RWL RAIN-WATER LEADER - SEE MECH. DWGS. |
| | | HP HIGH POINT |
| | | SF STEPPED FOOTING - SEE STRUCT. DRAWINGS. |
| | | VC VEHICLE CAR CHARGING STATION |
| | | AD AREA DRAIN - SEE MECH. DRAWINGS |
| | | FHC FIRE HOSE CABINET |
| | | SP SUMP PIT - SEE MECH. DRAWINGS |
| | | FDC FIRE DEPARTMENT CONNECTION |
| | | CP COMMUNICATIONA PANEL |
| | | RTU ROOF TOP UNIT - SEE MECH. DWGS. |
| | | WH WATER HEATER - SEE MECH. DWGS. |
| | | WS WATER SOFTENERS-SEE MECH DWGS |

- SUITE PLAN GENERAL NOTES**
- REFER TO OVERALL FLOOR PLANS A2.1 - A2.7 FOR LOCATIONS AND VARIATIONS IN PLAN.
 - REFER TO DOOR SCHEDULE FOR DOOR AND FRAME DETAILS.
 - SITE VERIFY LOCATIONS OF EXISTING WALLS PRIOR TO LAYING OUT SUITES. NOTIFY ARCHITECT OF ANY MAJOR VARIATIONS FROM DRAWINGS.
 - COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS FOR ALL RELATED COMPONENTS.
 - PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK AND/OR ACCESSORIES ARE TO BE REINFORCED WITH WOOD BLOCKING OR SHEET STEEL AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
 - SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF DOORS, WINDOWS AND MILLWORK.
 - INTERIOR DIMENSIONS ARE TO/FROM GYPSUM FINISH, TO/FROM GYPSUM FINISH, AND/OR CONCRETE WALLS.
 - REPLACE 13mm GYPSUM BOARD WITH 16mm GYPSUM BOARD IN NECESSARY LOCATIONS TO KEEP GYPSUM BOARD THICKNESS CONSISTENT.
 - SUPPLY AND INSTALL BLOCKING FOR FUTURE GRAB BARS IN ALL MAIN WASHROOMS AS PER ONTARIO BUILDING CODE.
 - ALL SUITE PARTITION WALLS TO BE WALL TYPE WW6 UNLESS NOTED OTHERWISE.

- FLOOR PLAN KEY NOTES**
- CONTRACTOR TO SUPPLY FRIDGE AND STOVE. CONTRACTOR TO COORDINATE INSTALLATION.
 - INSTALL BATHTUB AND/OR SHOWER BASE, WATER CLOSET AND SINK. ALL C/W FAUCETS AND SHOWER CURTAIN ROD. (REFER TO MECH. DWGS)
 - SUPPLY AND INSTALL MIRROR, TOILET PAPER DISPENSER & 600mm TOWEL ROD AS SPECIFIED. PROVIDE MIN. 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT.
 - SUPPLY AND INSTALL 460mm DEEP SHELVING c/w HANGER ROD AT ALL CLOSET LOCATIONS AS PER SPECIFICATION. INCLUDE BLOCKING.
 - OWNER TO SUPPLY WASHER AND DRYER. CONTRACTOR TO COORDINATE INSTALLATION.
 - HOT WATER TANK
 - PREFINISHED ELECTRICAL PANEL. (REFER TO ELEC. DWGS)
 - PREFINISHED COMMUNICATION PANEL. (REFER TO ELEC. DWGS)
 - SUPPLY AND INSTALL BLOCKING FOR FUTURE GRAB BARS IN WALLS AROUND THE TOILET AND BATH TUB/SHOWER STALL.
 - WALL MOUNTED TELEVISION. CONTRACTOR TO PROVIDE WALL BLOCKING AS REQUIRED. CONFIRM TELEVISION SIZE AND MOUNTING HEIGHT WITH OWNER PRIOR TO INSTALLATION.
 - FRONT LOADED MAILBOXES AS PER CANADA POST REQUIREMENTS. REFER TO SPECIFICATIONS AND INTERIOR ELEVATIONS.
 - OWNER SUPPLIED PARCEL LOCKERS. CONTRACTOR TO COORDINATE INSTALLATION.
 - OWNER SUPPLIED GARBAGE AND RECYCLING BINS
 - WALL MOUNTED BICYCLE RACKS. REFER TO SPECIFICATIONS.
 - STANDPIPE
 - STEEL STAIR (BY MISC METALS CONTRACTOR) STEEL COATING: HOT DIPPED GALVANIZED FINISH: POWDER COATED BLACK
 - MOP SINK

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| ISSUED FOR: | |
| SCHEMATIC DESIGN | 2023.05.29 |
| DEVELOPED DESIGN | 2023.04.10 |
| SITE PLAN AMENDMENT | 2023.05.29 |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

| NO. | REVISION DESCRIPTION | DATE |
|-----|------------------------|------------|
| 3 | SP AMM. & VARIANCE APP | 2023.05.29 |

PRELIMINARY
 NOT FOR CONSTRUCTION
 2023.05.29

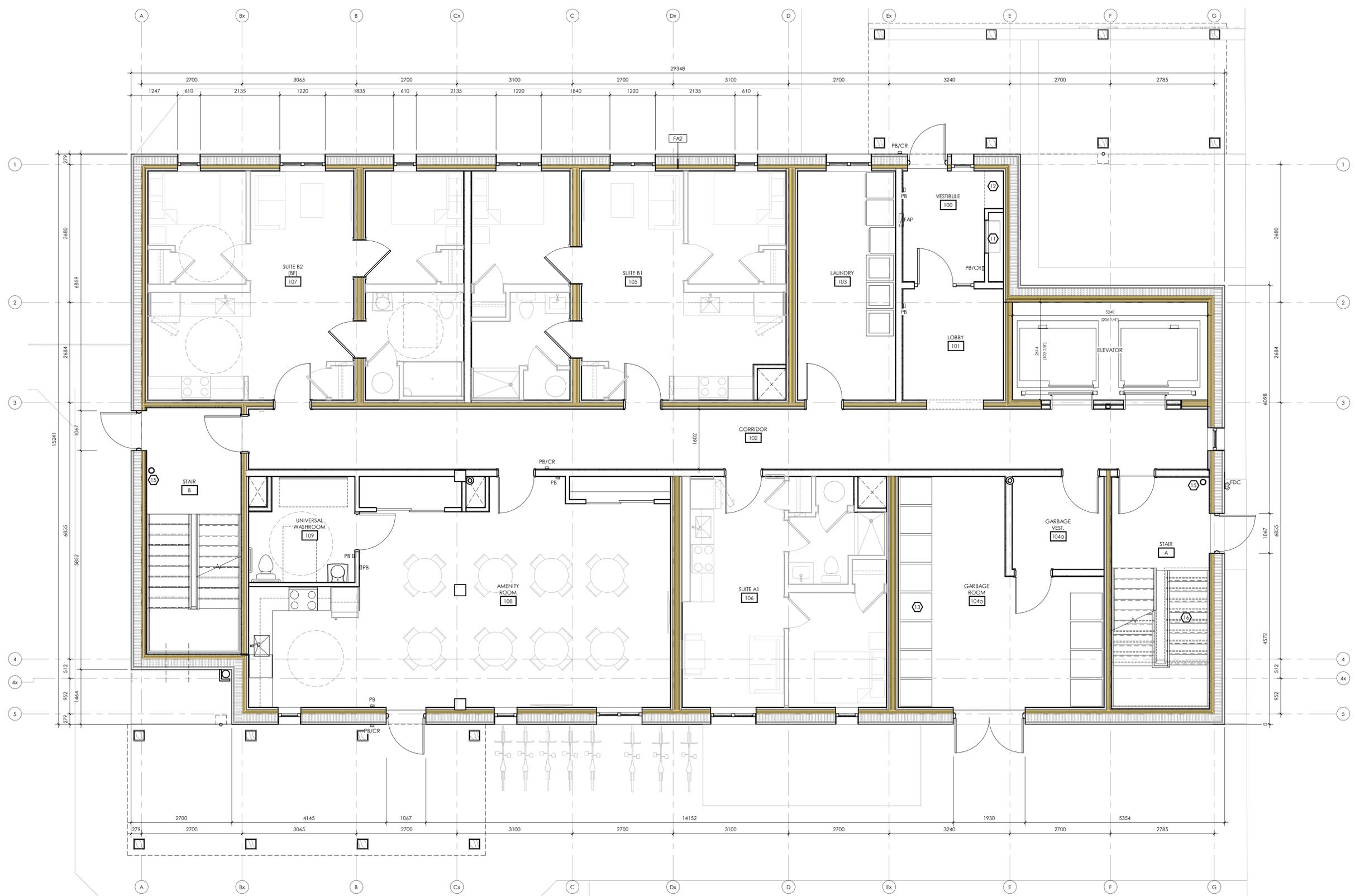


PROJECT NAME
1620 MAIN ST E AFFORDABLE HOUSING
 1620 MAIN ST E, HAMILTON ON, L8K 1E7

CLIENT
MELLOUL BLAMEY
 DESIGN/BUILD FOR CITY HOUSING HAMILTON

DRAWING TITLE
GROUND FLOOR PLAN

| | |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| 23010 | A2.2 |
| SCALE | As indicated |
| SHEET SIZE | 24x36 |



1 GROUND FLOOR PLAN
 A2.2

| LEGEND | | |
|--------|---|---|
| | WALL TYPE SEE CONSTRUCTION ASSEMBLY SCHEDULES A1.3-A1.4 | AP ANNUNCIATOR PANEL - SEE ELEC. DWGS. |
| | DOOR TAG SEE DOOR AND FRAME SCHEDULE ON A8.1 | PB BARRIER FREE PUSH BUTTON - SEE ELEC. DWGS. |
| | WINDOW CURTAIN WALL TAG SEE WINDOW AND GLAZING SCHEDULE A8.2 | FD FLOOR DRAIN - SEE MECH. DRAWINGS. |
| | EXTENT OF C.I.P. CONCRETE | RD ROOF DRAIN - SEE MECH. DRAWINGS. |
| | PRECAST CONCRETE | RS ROOF SCUPPER - SEE MECH. DRAWINGS. |
| | CLT WALL/FLOOR/ROOF PANELS | CB CATCHBASIN - SEE MECH. DRAWINGS. |
| | TOP OF SURFACE ELEVATION (GEODETIC ELEVATION) | CR CARD READER |
| | | RP FIRE ALARM ANNUNCIATOR PANEL |
| | | RWL RAIN-WATER LEADER - SEE MECH. DWGS. |
| | | HP HIGH POINT |
| | | SF STEPPED FOOTING - SEE STRUCT. DRAWINGS. |
| | | VC VEHICLE CAR CHARGING STATION |
| | | AD AREA DRAIN - SEE MECH. DRAWINGS |
| | | FHC FIRE HOSE CABINET |
| | | SP SUMP PIT - SEE MECH. DRAWINGS |
| | | FDC FIRE DEPARTMENT CONNECTION |
| | | CP COMMUNICATIONA PANEL |
| | | RTU ROOF TOP UNIT - SEE MECH. DWGS. |
| | | WH WATER HEATER - SEE MECH. DWGS. |
| | | WS WATER SOFTENERS-SEE MECH DWGS |

- SUITE PLAN GENERAL NOTES**
- REFER TO OVERALL FLOOR PLANS A2.1 - A2.7 FOR LOCATIONS AND VARIATIONS IN PLAN.
 - REFER TO DOOR SCHEDULE FOR DOOR AND FRAME DETAILS.
 - SITE VERIFY LOCATIONS OF EXISTING WALLS PRIOR TO LAYING OUT SUITES. NOTIFY ARCHITECT OF ANY MAJOR VARIATIONS FROM DRAWINGS.
 - COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS FOR ALL RELATED COMPONENTS.
 - PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK AND/OR ACCESSORIES ARE TO BE REINFORCED WITH WOOD BLOCKING OR SHEET STEEL AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
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 - SUPPLY AND INSTALL BLOCKING FOR FUTURE GRAB BARS IN ALL MAIN WASHROOMS AS PER ONTARIO BUILDING CODE.
 - ALL SUITE PARTITION WALLS TO BE WALL TYPE WW6 UNLESS NOTED OTHERWISE.

- FLOOR PLAN KEY NOTES**
- CONTRACTOR TO SUPPLY FRIDGE AND STOVE. CONTRACTOR TO COORDINATE INSTALLATION.
 - INSTALL BATHTUB AND/OR SHOWER BASE, WATER CLOSET AND SINK. ALL C/W FAUCETS AND SHOWER CURTAIN ROD. (REFER TO MECH. DWGS)
 - SUPPLY AND INSTALL MIRROR, TOILET PAPER DISPENSER & 600mm TOWEL ROD AS SPECIFIED. PROVIDE MIN. 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT.
 - SUPPLY AND INSTALL 460mm DEEP SHELVING c/w HANGER ROD AT ALL CLOSET LOCATIONS AS PER SPECIFICATION. INCLUDE BLOCKING.
 - OWNER TO SUPPLY WASHER AND DRYER. CONTRACTOR TO COORDINATE INSTALLATION.
 - HOT WATER TANK
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 - PREFINISHED COMMUNICATION PANEL. (REFER TO ELEC. DWGS)
 - SUPPLY AND INSTALL BLOCKING FOR FUTURE GRAB BARS IN WALLS AROUND THE TOILET AND BATH TUB/SHOWER STALL.
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 - FRONT LOADED MAILBOXES AS PER CANADA POST REQUIREMENTS. REFER TO SPECIFICATIONS AND INTERIOR ELEVATIONS.
 - OWNER SUPPLIED PARCEL LOCKERS. CONTRACTOR TO COORDINATE INSTALLATION.
 - OWNER SUPPLIED GARBAGE AND RECYCLING BINS
 - WALL MOUNTED BICYCLE RACKS. REFER TO SPECIFICATIONS.
 - STANDPIPE
 - STEEL STAIR (BY MISC METALS CONTRACTOR)
 - STEEL COATING: HOT DIPPED GALVANIZED FINISH: POWDER COATED BLACK
 - MOP SINK

1:50

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| ISSUED FOR: | | |
| SCHEMATIC DESIGN | | 2023.05.29 |
| DEVELOPED DESIGN | | 2023.04.10 |
| SITE PLAN AMENDMENT | | 2023.05.29 |
| BUILDING PERMIT | | |
| BIDDING/TENDER | | |

| NO. | REVISION DESCRIPTION | DATE |
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| 3 | SP AMM. & VARIANCE APP | 2023.05.29 |

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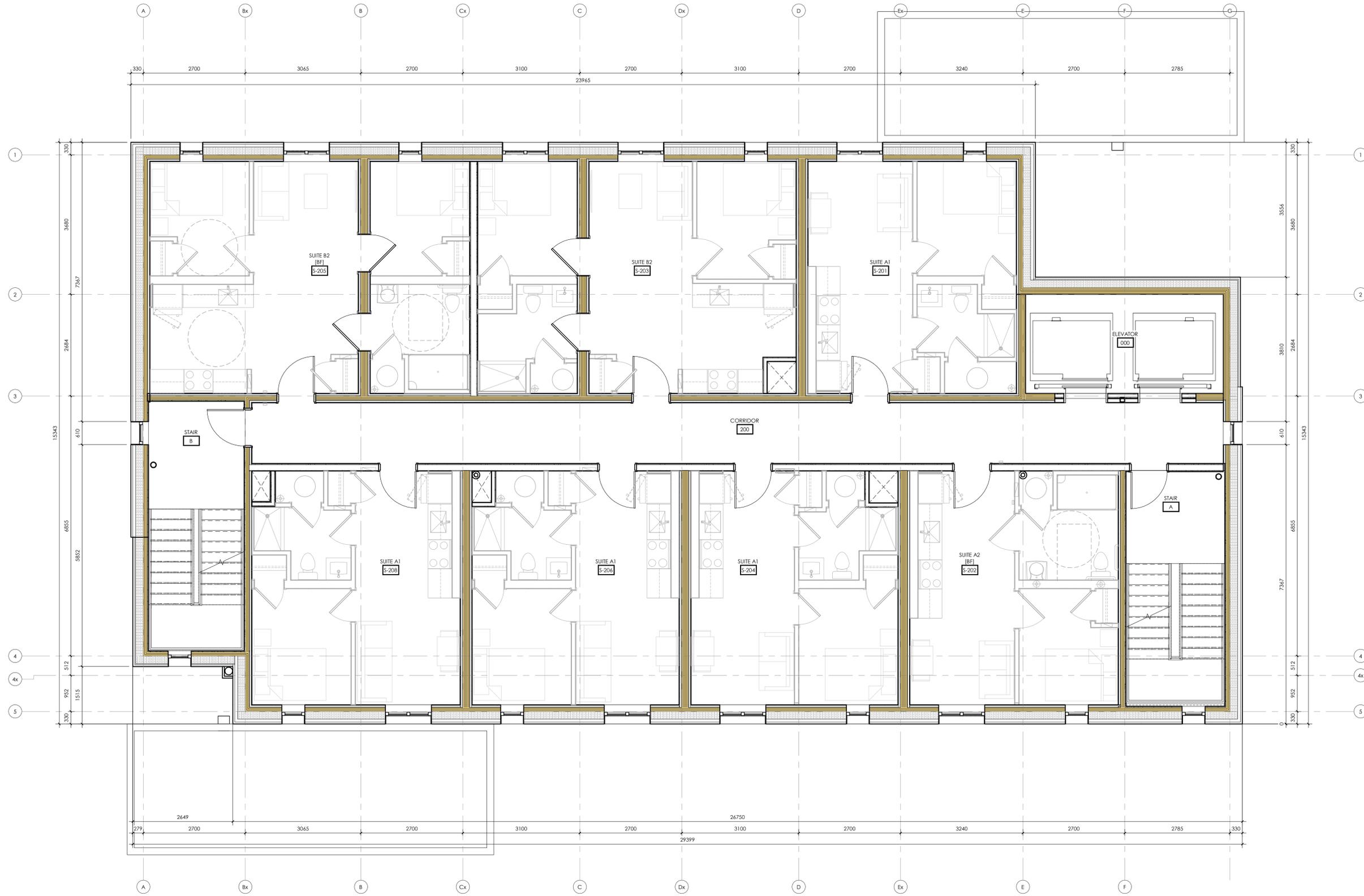


PROJECT NAME
1620 MAIN ST E AFFORDABLE HOUSING
 1620 MAIN ST E. HAMILTON ON, L8K 1E7

CLIENT
MELLOUL BLAMEY
 DESIGN/BUILD FOR CITY HOUSING HAMILTON

DRAWING TITLE
SECOND FLOOR PLAN

| | |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| 23010 | A2.3 |
| SCALE | As indicated |
| SHEET SIZE | 24x36 |



1 SECOND FLOOR PLAN
 A2.3

1:50

| LEGEND | | |
|--------|---|---|
| | WALL TYPE SEE CONSTRUCTION ASSEMBLY SCHEDULES A1.3-A1.4 | AP ANNUNCIATOR PANEL - SEE ELEC. DWGS. |
| | DOOR TAG SEE DOOR AND FRAME SCHEDULE ON A8.1 | PB BARRIER FREE PUSH BUTTON - SEE ELEC. DWGS. |
| | WINDOW CURTAIN WALL TAG SEE WINDOW AND GLAZING SCHEDULE A8.2 | FD FLOOR DRAIN - SEE MECH. DRAWINGS. |
| | EXTENT OF C.I.P. CONCRETE | RD ROOF DRAIN - SEE MECH. DRAWINGS. |
| | PRECAST CONCRETE | RS ROOF SCUPPER - SEE MECH. DRAWINGS. |
| | CLT WALL/ FLOOR/ ROOF PANELS | RC RAIN-WATER LEADER - SEE MECH. DWGS. |
| | TOP OF SURFACE ELEVATION (GEODETIC ELEVATION) | CR CARD READER |
| | | FP FIRE ALARM ANNUNCIATOR PANEL |
| | | RWL RAIN-WATER LEADER - SEE MECH. DWGS. |
| | | HP HIGH POINT |
| | | AP ANNUNCIATOR PANEL - SEE ELEC. DWGS. |
| | | VC VEHICLE CAR CHARGING STATION |
| | | AD AREA DRAIN - SEE MECH. DRAWINGS |
| | | FHC FIRE HOSE CABINET |
| | | SP SUMP PIT - SEE MECH. DRAWINGS |
| | | FDC FIRE DEPARTMENT CONNECTION |
| | | CP COMMUNICATIONA PANEL |
| | | RTU ROOF TOP UNIT - SEE MECH. DWGS. |
| | | WH WATER HEATER - SEE MECH. DWGS. |
| | | WS WATER SOFTENERS- SEE MECH DWGS |
| | | SF STEPPED FOOTING - SEE STRUCT. DRAWINGS. |

- SUITE PLAN GENERAL NOTES**
- REFER TO OVERALL FLOOR PLANS A2.1 - A2.7 FOR LOCATIONS AND VARIATIONS IN PLAN.
 - REFER TO DOOR SCHEDULE FOR DOOR AND FRAME DETAILS.
 - SITE VERIFY LOCATIONS OF EXISTING WALLS PRIOR TO LAYING OUT SUITES. NOTIFY ARCHITECT OF ANY MAJOR VARIATIONS FROM DRAWINGS.
 - COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS FOR ALL RELATED COMPONENTS.
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 - SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF DOORS, WINDOWS AND MILLWORK.
 - INTERIOR DIMENSIONS ARE TO/FROM GYPSUM FINISH, TO/FROM GYPSUM FINISH, AND/OR CONCRETE WALLS.
 - REPLACE 13mm GYPSUM BOARD WITH 16mm GYPSUM BOARD IN NECESSARY LOCATIONS TO KEEP GYPSUM BOARD THICKNESS CONSISTENT.
 - SUPPLY AND INSTALL BLOCKING FOR FUTURE GRAB BARS IN ALL MAIN WASHROOMS AS PER ONTARIO BUILDING CODE.
 - ALL SUITE PARTITION WALLS TO BE WALL TYPE WW6 UNLESS NOTED OTHERWISE.

- FLOOR PLAN KEY NOTES**
- CONTRACTOR TO SUPPLY FRIDGE AND STOVE. CONTRACTOR TO COORDINATE INSTALLATION.
 - INSTALL BATHTUB AND/OR SHOWER BASE, WATER CLOSET AND SINK. ALL C/W FAUCETS AND SHOWER CURTAIN ROD. (REFER TO MECH. DWGS)
 - SUPPLY AND INSTALL MIRROR, TOILET PAPER DISPENSER & 600mm TOWEL ROD AS SPECIFIED. PROVIDE MIN. 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT.
 - SUPPLY AND INSTALL 460mm DEEP SHELVING c/w HANGER ROD AT ALL CLOSET LOCATIONS AS PER SPECIFICATION. INCLUDE BLOCKING.
 - OWNER TO SUPPLY WASHER AND DRYER. CONTRACTOR TO COORDINATE INSTALLATION.
 - HOT WATER TANK
 - PREFINISHED ELECTRICAL PANEL. (REFER TO ELEC. DWGS)
 - PREFINISHED COMMUNICATION PANEL. (REFER TO ELEC. DWGS)
 - SUPPLY AND INSTALL BLOCKING FOR FUTURE GRAB BARS IN WALLS AROUND THE TOILET AND BATH TUB/SHOWER STALL.
 - WALL MOUNTED TELEVISION. CONTRACTOR TO PROVIDE WALL BLOCKING AS REQUIRED. CONFIRM TELEVISION SIZE AND MOUNTING HEIGHT WITH OWNER PRIOR TO INSTALLATION.
 - FRONT LOADED MAILBOXES AS PER CANADA POST REQUIREMENTS. REFER TO SPECIFICATIONS AND INTERIOR ELEVATIONS.
 - OWNER SUPPLIED PARCEL LOCKERS. CONTRACTOR TO COORDINATE INSTALLATION.
 - OWNER SUPPLIED GARBAGE AND RECYCLING BINS
 - WALL MOUNTED BICYCLE RACKS. REFER TO SPECIFICATIONS.
 - STANDPIPE
 - STEEL STAIR (BY MISC METALS CONTRACTOR) STEEL COATING: HOT DIPPED GALVANIZED FINISH: POWDER COATED BLACK
 - MOP SINK

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| DEVELOPED DESIGN | | 2023.04.10 |
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| NO. | REVISION DESCRIPTION | DATE |
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| 3 | SP AMM. & VARIANCE APP | 2023.05.29 |

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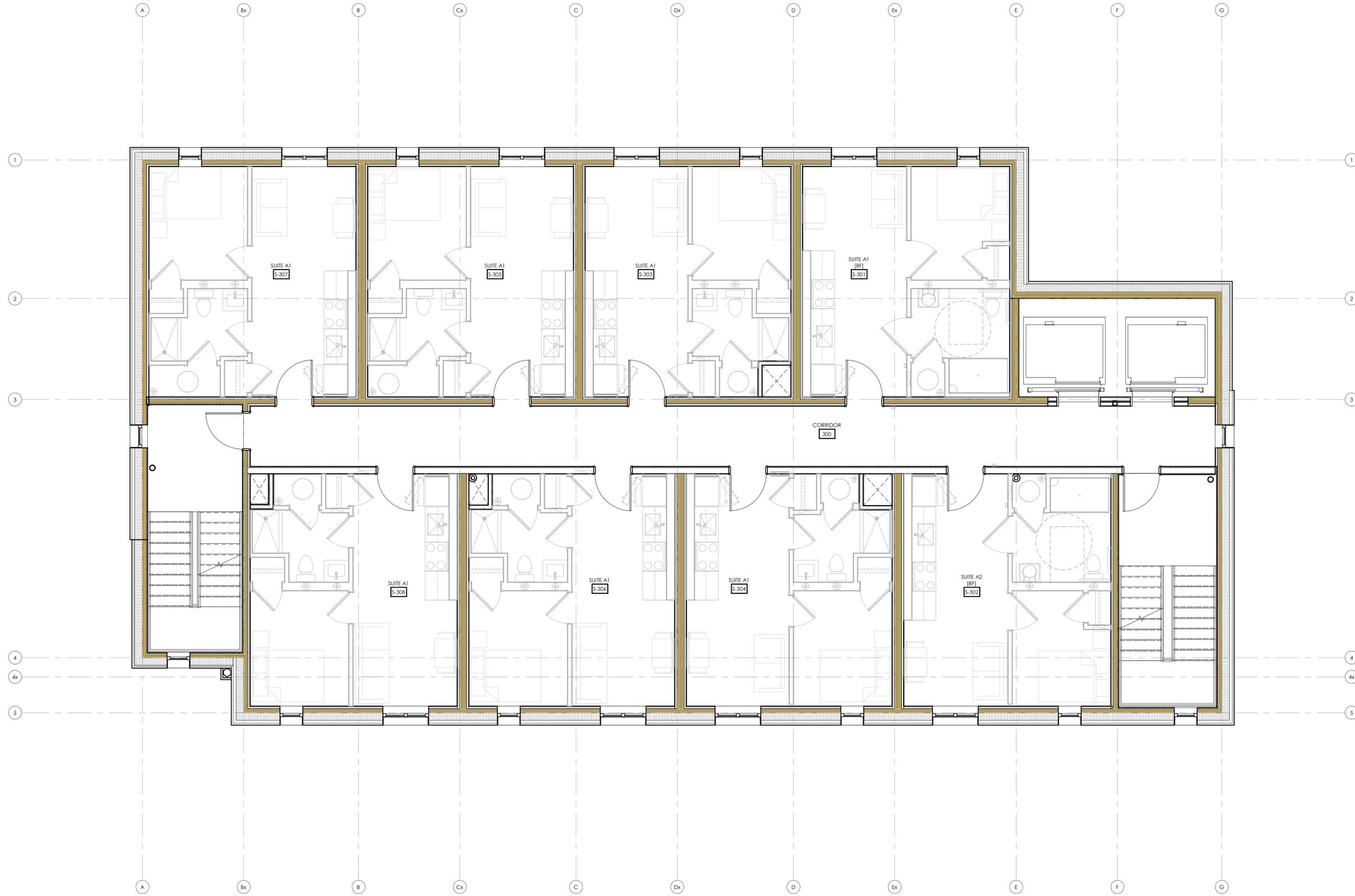


PROJECT NAME
1620 MAIN ST E AFFORDABLE HOUSING
 1620 MAIN ST E, HAMILTON ON, L8K 1E7

CLIENT
MELLOUL BLAMEY
 DESIGN/BUILD FOR CITY HOUSING HAMILTON

DRAWING TITLE
TYPICAL FLOOR PLAN (3-6)

| | |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| 23010 | A2.5 |
| SCALE | As indicated |
| SHEET SIZE | 24x36 |



| LEGEND | | |
|------------|---|---|
| WE1 | WALL TYPE SEE CONSTRUCTION ASSEMBLY SCHEDULES A1.3-A1.4 | AP ANNUNCIATOR PANEL - SEE ELEC. DWGS. |
| D | DOOR TAG SEE DOOR AND FRAME SCHEDULE ON A8.1 | PB BARRIER FREE PUSH BUTTON - SEE ELEC. DWGS. |
| W1 | WINDOW CURTAIN WALL TAG SEE WINDOW AND GLAZING SCHEDULE A8.2 | FD FLOOR DRAIN - SEE MECH. DRAWINGS. |
| | EXTENT OF C.I.P. CONCRETE | RD ROOF DRAIN - SEE MECH. DRAWINGS. |
| | PRECAST CONCRETE | RS ROOF SCUPPER - SEE MECH. DRAWINGS. |
| | CLT WALL/ FLOOR/ ROOF PANELS | CB CATCHBASIN - SEE MECH. DRAWINGS. |
| | TOP OF SURFACE ELEVATION (GEODETIC ELEVATION) | CR CARD READER |
| | | FP FIRE ALARM ANNUNCIATOR PANEL |
| | | RWL RAIN-WATER LEADER - SEE MECH. DWGS. |
| | | HP HIGH POINT |
| | | SF STEPPED FOOTING - SEE STRUCT. DRAWINGS. |
| | | VC VEHICLE CAR CHARGING STATION |
| | | AD AREA DRAIN - SEE MECH. DRAWINGS |
| | | FHC FIRE HOSE CABINET |
| | | SP SUMP PIT - SEE MECH. DRAWINGS |
| | | FDC FIRE DEPARTMENT CONNECTION |
| | | CP COMMUNICATIONA PANEL |
| | | RTU ROOF TOP UNIT - SEE MECH. DWGS. |
| | | WH WATER HEATER - SEE MECH. DWGS. |
| | | WS WATER SOFTENERS- SEE MECH DWGS |

- SUITE PLAN GENERAL NOTES**
- REFER TO OVERALL FLOOR PLANS A2.1 - A2.7 FOR LOCATIONS AND VARIATIONS IN PLAN.
 - REFER TO DOOR SCHEDULE FOR DOOR AND FRAME DETAILS.
 - SITE VERIFY LOCATIONS OF EXISTING WALLS PRIOR TO LAYING OUT SUITES. NOTIFY ARCHITECT OF ANY MAJOR VARIATIONS FROM DRAWINGS.
 - COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS FOR ALL RELATED COMPONENTS.
 - PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK AND/OR ACCESSORIES ARE TO BE REINFORCED WITH WOOD BLOCKING OR SHEET STEEL AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
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- FLOOR PLAN KEY NOTES**
- CONTRACTOR TO SUPPLY FRIDGE AND STOVE. CONTRACTOR TO COORDINATE INSTALLATION.
 - INSTALL BATHTUB AND/OR SHOWER BASE, WATER CLOSET AND SINK. ALL C/W FAUCETS AND SHOWER CURTAIN ROD. (REFER TO MECH. DWGS)
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 - MOP SINK

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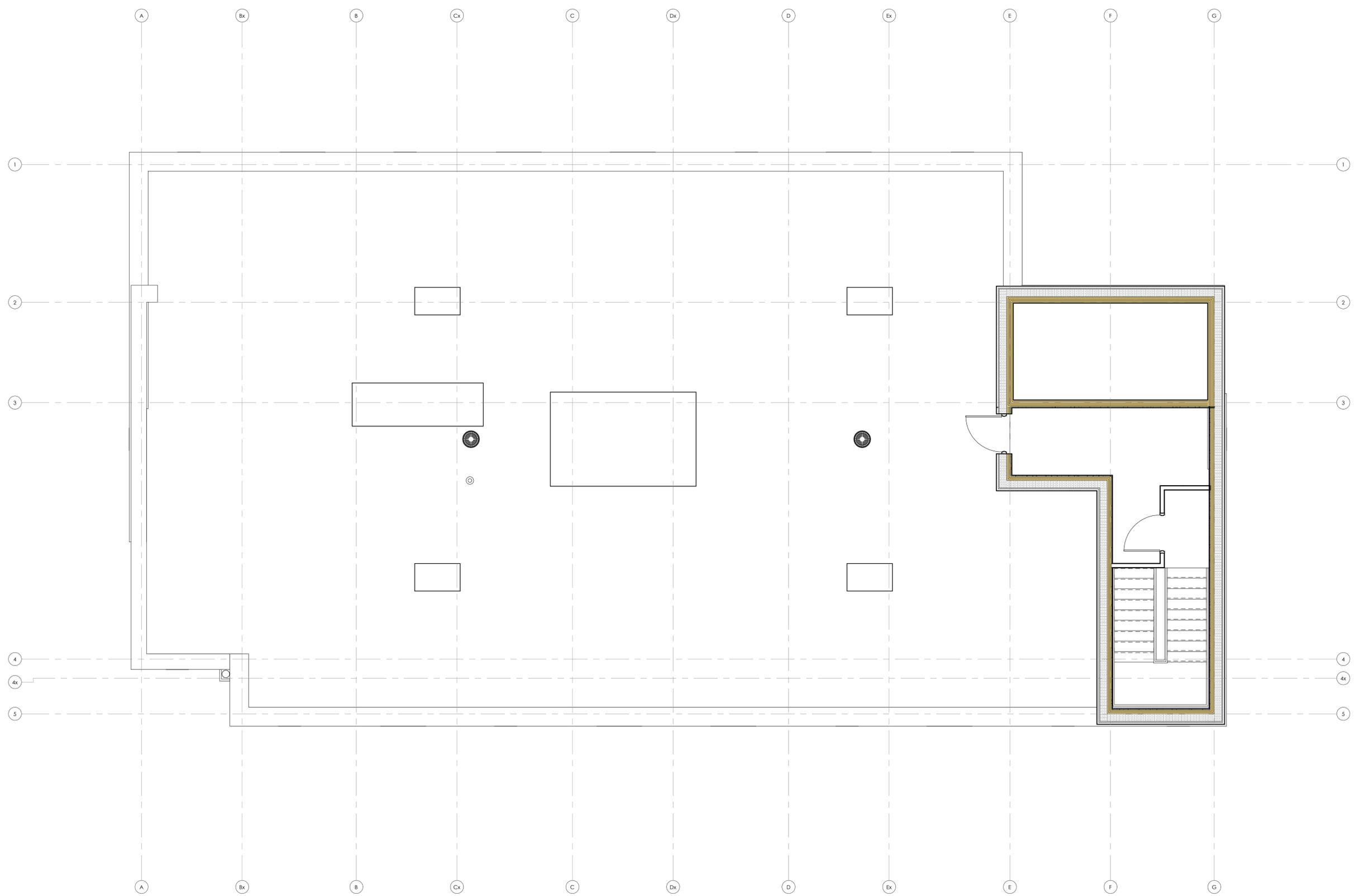


PROJECT NAME
1620 MAIN ST E AFFORDABLE HOUSING
 1620 MAIN ST E, HAMILTON ON, L8K 1E7

CLIENT
MELLOUL BLAMEY
 DESIGN/BUILD FOR CITY HOUSING HAMILTON

DRAWING TITLE
PENTHOUSE

| | |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| 23010 | A2.6 |
| SCALE | As indicated |
| SHEET SIZE | 24x36 |



2 PENTHOUSE PLAN
 A2.6

1:50

| LEGEND | | |
|------------|---|---|
| WE1 | WALL TYPE SEE CONSTRUCTION ASSEMBLY SCHEDULES A1.3-A1.4 | AP ANNUNCIATOR PANEL - SEE ELEC. DWGS. |
| D | DOOR TAG SEE DOOR AND FRAME SCHEDULE ON A8.1 | PB BARRIER FREE PUSH BUTTON - SEE ELEC. DWGS. |
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| | | CP COMMUNICATIONA PANEL |
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| | | WH WATER HEATER - SEE MECH. DWGS. |
| | | WS WATER SOFTENERS- SEE MECH DWGS |

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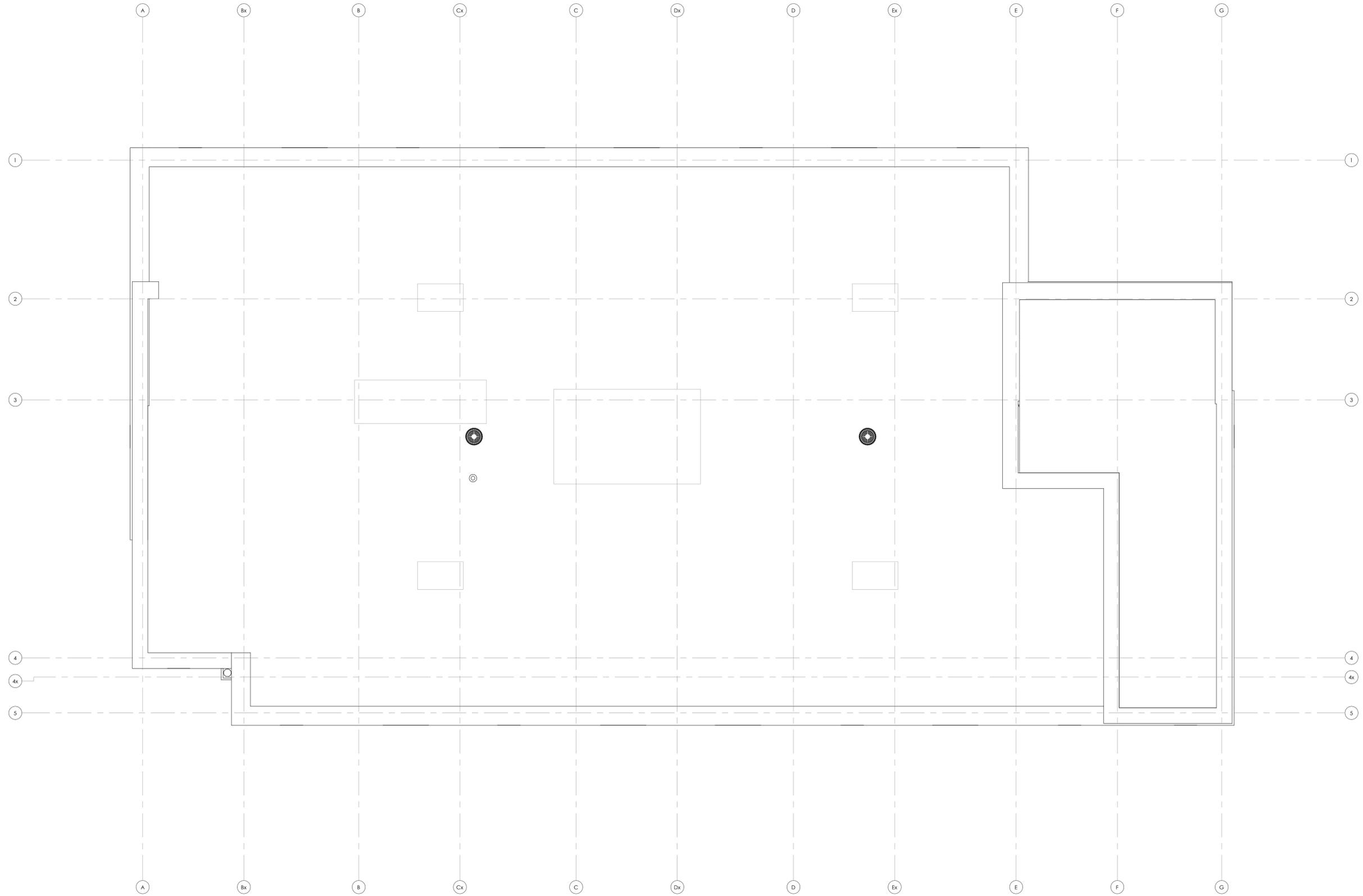


PROJECT NAME
1620 MAIN ST E AFFORDABLE HOUSING
 1620 MAIN ST E, HAMILTON ON, L8K 1E7

CLIENT
MELLOUL BLAMEY
 DESIGN/BUILD FOR CITY HOUSING HAMILTON

DRAWING TITLE
ROOF

| | |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| 23010 | A2.7 |
| SCALE | As indicated |
| SHEET SIZE | 24x36 |



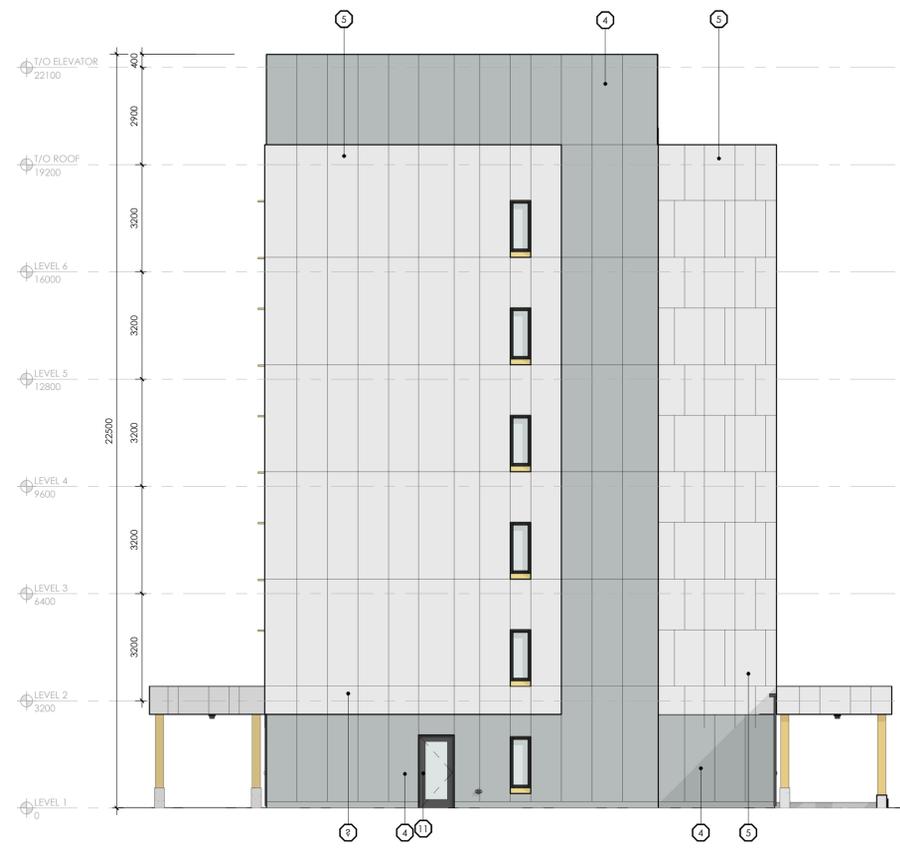
1 ROOF PLAN
 A2.7

1:50

| LEGEND | | |
|------------|---|---|
| WE1 | WALL TYPE SEE CONSTRUCTION ASSEMBLY SCHEDULES A1.3-A1.4 | AP ANNUNCIATOR PANEL - SEE ELEC. DWGS. |
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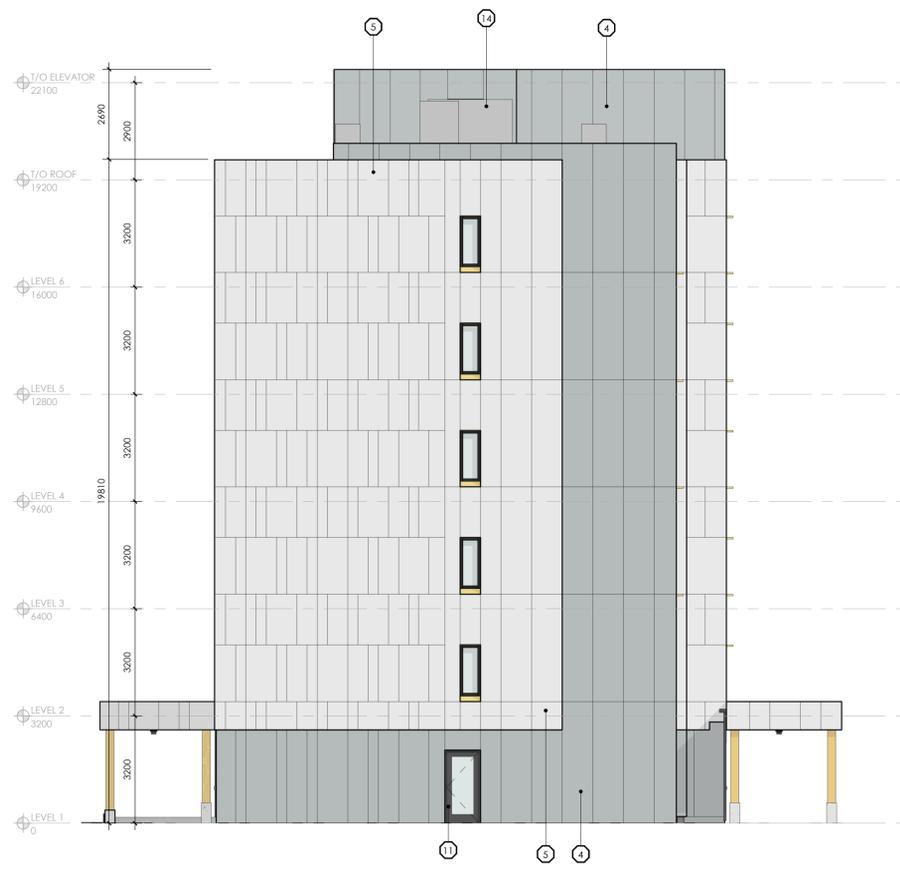
- FLOOR PLAN KEY NOTES**
- | | | |
|---|---|--|
| <p>1 CONTRACTOR TO SUPPLY FRIDGE AND STOVE. CONTRACTOR TO COORDINATE INSTALLATION.</p> <p>2 INSTALL BATHTUB AND/OR SHOWER BASE, WATER CLOSET AND SINK. ALL C/W FAUCETS AND SHOWER CURTAIN ROD. (REFER TO MECH. DWGS)</p> <p>3 SUPPLY AND INSTALL MIRROR, TOILET PAPER DISPENSER & 600mm TOWEL ROD AS SPECIFIED. PROVIDE MIN. 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT.</p> <p>4 SUPPLY AND INSTALL 460mm DEEP SHELVING c/w HANGER ROD AT ALL CLOSET LOCATIONS AS PER SPECIFICATION. INCLUDE BLOCKING.</p> <p>5 OWNER TO SUPPLY WASHER AND DRYER. CONTRACTOR TO COORDINATE INSTALLATION.</p> <p>6 HOT WATER TANK</p> | <p>7 PREFINISHED ELECTRICAL PANEL. (REFER TO ELEC. DWGS)</p> <p>8 PREFINISHED COMMUNICATION PANEL. (REFER TO ELEC. DWGS)</p> <p>9 SUPPLY AND INSTALL BLOCKING FOR FUTURE GRAB BARS IN WALLS AROUND THE TOILET AND BATH TUB/SHOWER STALL.</p> <p>10 WALL MOUNTED TELEVISION. CONTRACTOR TO PROVIDE WALL BLOCKING AS REQUIRED. CONFIRM TELEVISION SIZE AND MOUNTING HEIGHT WITH OWNER PRIOR TO INSTALLATION.</p> <p>11 FRONT LOADED MAILBOXES AS PER CANADA POST REQUIREMENTS. REFER TO SPECIFICATIONS AND INTERIOR ELEVATIONS.</p> | <p>12 OWNER SUPPLIED PARCEL LOCKERS. CONTRACTOR TO COORDINATE INSTALLATION.</p> <p>13 OWNER SUPPLIED GARBAGE AND RECYCLING BINS</p> <p>14 WALL MOUNTED BICYCLE RACKS. REFER TO SPECIFICATIONS.</p> <p>15 STANDPIPE</p> <p>16 STEEL STAIR (BY MISC METALS CONTRACTOR) STEEL COATING: HOT DIPPED GALVANIZED FINISH: POWDER COATED BLACK</p> <p>17 MOP SINK</p> |
|---|---|--|



1 EAST ELEVATION
A3.1



2 NORTH ELEVATION (MAIN ST E)
A3.1



4 WEST ELEVATION (QUEENSTON)
A3.1



3 SOUTH ELEVATION
A3.1

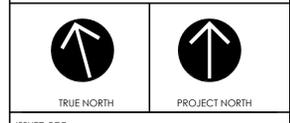
MATERIAL LEGEND

- 1 THERMALLY BROKEN EXTRUDED ALUMINUM CURTAIN WALL FRAMING c/w SEALED DOUBLE GLAZING (SEE GLAZING SCHEDULE) COLOUR: BLACK ANODIZED
- 2 VINYL WINDOW UNIT c/w SEALED DOUBLE GLAZING (SEE GLAZING SCHEDULE) EXTERIOR FRAME COLOUR: STANDARD BLACK INTERIOR FRAME COLOUR: WHITE
- 3 6mm PARGE COAT ON EXPOSED FOUNDATION ABOVE GRADE
- 4 ALUMINUM PLATE (ACM) COLOUR: GREY
- 5 ALUMINUM PLATE COLOUR: SILVER
- 6 PREFINISHED METAL CAP FLASHING COLOUR: TO MATCH 'CHARCOAL' CONCRETE PANEL
- 7 PREFINISHED METAL OVERFLOW SCUPPER BOX COLOUR: QC 28013 SLATE GREY
- 8 ARCHITECTURALLY EXPOSED CONCRETE ENSURE THAT ALL PORTIONS OF EXPOSED WALL ARE CAREFULLY FORMED AND Poured AND THAT ALL SURFACE IMPERFECTIONS ARE REMOVED AND THE SURFACE IS MADE GOOD
- 9 DOUGLAS FIR GLUE LAMINATED TIMBER FRAMING w/ SEMI-TRANSPARENT STAIN AND SEALER
- 10 PAINTED HOLLOW METAL DOOR AND FRAME (REFER TO DOOR AND FRAME SCHEDULE) COLOUR: TO MATCH ALUMINUM PLATE
- 11 EXTERIOR FIBREGLASS ENTRY DOOR c/w TEMPERED GLASS LITE MANUFACTURER: TRIMITE DOOR: FIBREGLASS DRGGOO FINISH: WOOD GRAIN GLASS: 0764
- 12 EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS) COLOUR: BLACK
- 13 FIRE DEPARTMENT CONNECTION FLUSH MOUNTED FIRE DEPARTMENT CONNECTION, CHROME FINISH, CENTRELINE OF CONNECTION 18" AFF
- 14 MECHANICAL UNITS AS PER MECHANICAL DWGS.

EXTERIOR GLAZING SCHEDULE

- A TYPE 'A' - VISION PANEL CLEAR INSULATED SEALED UNIT GLAZING, TEMPERED (SIG-CLR-1)
- B TYPE 'B' - VISION PANEL LOW-e 272, 5mm CLEAR, 12mm AIR ARGON GAS, 5mm CLEAR TEMPERED
- F TYPE 'F' - OPERABLE AWNING CLEAR OPERABLE AWNING WINDOW SET IN THERMALLY BROKEN VINYL WINDOW UNIT

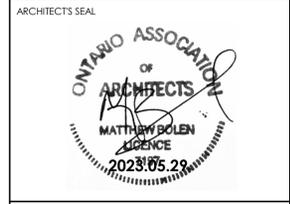
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| SCHEMATIC DESIGN | 2023.05.29 |
| DEVELOPED DESIGN | 2023.04.10 |
| SITE PLAN AMENDMENT | 2023.05.29 |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

| NO. | REVISION DESCRIPTION | DATE |
|-----|--------------------------|------------|
| 1 | ZONING COMPLIANCE REVIEW | 2023.04.14 |
| 2 | SITE PLAN COORD (W/ CGH) | 2023.05.11 |
| 3 | SP AMM. & VARIANCE APP | 2023.05.29 |

PRELIMINARY
NOT FOR CONSTRUCTION
2023.05.29



PROJECT NAME
**1620 MAIN ST E
AFFORDABLE HOUSING**
1620 MAIN ST E, HAMILTON ON, L8K 1E7

CLIENT
**MELLOUL BLAMEY
-
DESIGN/BUILD FOR CITY
HOUSING HAMILTON**

DRAWING TITLE
ELEVATIONS

| | |
|-------------------------|-------------------------------|
| PROJECT NUMBER 23010 | DRAWING NUMBER A3.1 |
| SCALE As indicated | |
| SHEET SIZE 24x36 | |

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 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELATED DOCUMENTS AND SPECIFICATIONS.
 THIS DRAWING SHALL NOT BE SCALED.



TRUE NORTH

PROJECT NORTH

| | |
|---------------------|------------|
| ISSUED FOR: | |
| SCHEMATIC DESIGN | 2023.05.29 |
| DEVELOPED DESIGN | 2023.04.10 |
| SITE PLAN AMENDMENT | 2023.05.29 |
| BUILDING PERMIT | |
| BIDDING/TENDER | |

| NO. | REVISION DESCRIPTION | DATE |
|-----|--------------------------|------------|
| 2 | SITE PLAN COORD (W/ Coh) | 2023.05.11 |
| 3 | SP AMM. & VARIANCE APP | 2023.05.29 |

PRELIMINARY
 NOT FOR CONSTRUCTION
 2023.05.29

EDGE
 ARCHITECTS LTD
 www.edgetd.ca



PROJECT NAME
1620 MAIN ST E
AFFORDABLE HOUSING
 1620 MAIN ST E, HAMILTON ON, L8K 1E7

CLIENT
MELLOUL BLAMEY
 -
 DESIGN/BUILD FOR CITY
 HOUSING HAMILTON

DRAWING TITLE
3D VIEWS - MAIN ST E

| | |
|-------------------------|-------------------------------|
| PROJECT NUMBER 23010 | DRAWING NUMBER A3.2 |
| SCALE | |
| SHEET SIZE 24x36 | |



3
A3.2
VIEW FROM MAIN ST E



5
A3.2
VIEW FROM MAIN ST E



1
A3.2
MAIN ENTRANCE CANOPY

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TRUE NORTH



PROJECT NORTH

| | |
|---------------------|------------|
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| SCHEMATIC DESIGN | 2023.05.29 |
| DEVELOPED DESIGN | 2023.04.10 |
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| BIDDING/TENDER | |

| NO. | REVISION DESCRIPTION | DATE |
|-----|--------------------------|------------|
| 2 | SITE PLAN COORD (W/ Coh) | 2023.05.11 |
| 3 | SP AMM. & VARIANCE APP | 2023.05.29 |

PRELIMINARY
 NOT FOR CONSTRUCTION
 2023.05.29

EDGE
 ARCHITECTS LTD
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PROJECT NAME
**1620 MAIN ST E
 AFFORDABLE HOUSING**
1620 MAIN ST E, HAMILTON ON, L8K 1E7

CLIENT
MELLOUL BLAMEY
 -
 DESIGN/BUILD FOR CITY
 HOUSING HAMILTON

DRAWING TITLE
3D VIEWS - QUEENSTON

| | |
|----------------|----------------|
| PROJECT NUMBER | DRAWING NUMBER |
| 23010 | |
| SCALE | A3.3 |
| SHEET SIZE | |
| 24x36 | |



1
 A3.3 **VIEW FROM QUEENSTON**

2
 A3.3 **VIEW FROM QUEENSTON**



June 14, 2023

Ms. Jamila Sheffield
Secretary-Treasurer
Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield,

**RE: Minor Variance Application
CityHousing Hamilton
1620 Main Street East, Hamilton**

T. Johns Consulting Group (“T. Johns Consulting”) has been retained by CityHousing Hamilton to submit a Minor Variance application on their behalf to facilitate the second phase of their two (2) phase redevelopment for deeply affordable housing at the Queenston traffic circle on lands municipally referred to as 55 Queenston Road and 1620 Main Street East, Hamilton.

Site Description

55 Queenston Road and 1620 Main Street East are merged on title making up one property with an approximate lot area of 0.48ha and 116 metres of frontage along Queenston Road and 60 metres of frontage along Main Street East (“subject lands”). The subject lands are immediately east of the “Queenston Traffic Circle”.

Planning Status

The *Urban Hamilton Official Plan* (UHOP) Schedule E-1 designates the subject lands “Mixed Use Medium Density”. The subject lands front onto a “Primary Corridor” that is also a “Priority Transit Corridor” (Schedule E) of the City’s urban structure within the delineated limits of a “Major Transit Station Area - Future LRT Station” at the Queenston Traffic Circle (Appendix B). The subject lands have an opportunity for residential intensification to support the future significant publicly funded transit infrastructure, namely the LRT.

The City’s Comprehensive Zoning By-law No. 05-200 zones the subject lands “Transit Oriented Corridor - Mixed Use (TOC1, 461) Zone, Modified” which permits multiple dwellings in stand alone buildings in addition to mixed use residential and commercial buildings.

Approved Phase 1 Development

The subject lands are currently under construction for “Phase 1” which received Final Site Plan Approval on November 7, 2022 per DA-21-106. The approved Phase 1 development includes a 6-storey mixed use building comprised of 195m² of ground floor leasable commercial area and 40 residential units with



affordable rental tenure. The Phase 1 building requires 24 on-site vehicular parking spaces. The Phase 1 development was approved with 34 on-site vehicular parking spaces, including two (2) barrier-free spaces and one (1) access driveway from Main Street East. Phase 1 defined the limits of a future Phase 2 which would rely on the same parking area, waste staging area and access driveway.

Proposed Phase 2 Development

The proposed Phase 2 development includes a 6-storey multiple dwelling building constructed with a mass-timber modular system that will be Passive House certified. The multiple dwelling is proposed with 42 dwelling units including four (4) two-bedroom units and 38 one-bedroom units. The Phase 2 multiple dwelling is proposed to be supported by 198.6m² of common amenity area which includes 60.1m² of indoor amenity and 138.5m² of outdoor amenity area. A total of ten (10) on-site vehicular spaces are proposed to be dedicated to the Phase 2 building along with five (5) short-term bicycle spaces and 31 long-term bicycle spaces. A complete Site Plan Control application has been submitted to the City and is under review per SPA-23-052.

Overall, the Phase 1 and Phase 2 redevelopment will function as a cohesive development that will contribute to Hamilton's housing market with affordable rental housing.

Minor Variance Application

A Zoning Compliance Review has been completed by the City of Hamilton which has confirmed that the proposed use is permitted. Four (4) zoning non-conformities have been identified which will require successful minor variances to implement the final approval of SPA-23-052, as outlined below.

Required variances:

1. Permit ground floor residential units to face Queenston Road whereas they are not permitted to face Queenston Road;
2. Permit a ground floor height of 3.2 metres instead of 4.5 metres;
3. Permit a maximum street line setback of 5.0 metres from Main Street East instead of 3.5 metres;
4. Permit a minimum of 10 on-site vehicular parking spaces instead of 13 spaces.

T. Johns Consulting respectfully requests that this letter and enclosed documents be circulated to all relevant Departments at the City of Hamilton and outside agencies.

Please find the electronically enclosed documents in support of the application:

- Minor Variance Application with signatures;
- Planning Rationale prepared by T. Johns Consulting Group dated June 14, 2023;
- Architectural Package prepared by Edge Architects Ltd. dated May 29, 2023 including:
 - SP1.1 - Site Plan
 - A2.1-A2.7 - Floor Plans
 - A3.1 - Elevations
 - A3.2-A3.3 - 3D Views

Please note that CityHousing Hamilton will fulfill the \$3,735.00 via Journal Entry.



Should you have any questions or require additional information, please do not hesitate to contact Katelyn Gillis at (905) 574-1993 ext. 207 or kgillis@tjohnsconsulting.com.

Respectfully Submitted,
T. JOHNS CONSULTING GROUP LTD.

A handwritten signature in black ink that reads "Katelyn Gillis".

Katelyn Gillis, BA
Intermediate Planner

Cc: CityHousing Hamilton c/o Mr. P. VanderKlippe
City of Hamilton c/o Mr. K. Coit

Appendix "A": Planning Rationale

June 14, 2023



T. Johns Consulting Group Ltd. ("T. Johns Consulting") has prepared this Planning Rationale Report in support of the Minor Variance application for 1620 Main Street East, Hamilton ("subject lands"). The requested variances are required to facilitate the proposed Phase 2 development. Site Plan Control application SPA-23-052 has been deemed completed and is under review.

Description of Subject Lands

1620 Main Street East, Hamilton is merged on title with 55 Queenston Road, Hamilton which is a lot of record owned by CityHousing Hamilton ("CHH"). The subject lands are the former site of the Motor City Motel which were acquired by the City of Hamilton for the purpose of developing affordable rental housing.

The subject lands are an irregular shape fronting onto three (3) public streets including Queenston Road, the traffic circle and Main Street East. The subject lands have a total approximate frontage of ± 116 metres on Queenston Road and ± 60 metres on Main Street East. The subject lands have an approximate area of ± 0.48 hectares.

Existing Approvals - Phase 1

CHH has initiated a two-phased redevelopment of the subject lands. The redevelopment of the site started in 2014 when the City of Hamilton rezoned 55 Queenston Road, including 1620 Main Street East, into a Downtown Residential (D3, 461) Zone, Modified of Zoning By-law No. 05-200. When the Transit Oriented Corridor zoning came into effect City-wide February 14, 2018, the site was then brought into the Transit Oriented Corridor Mixed Use (TOC1, 461) Zone, Modified with the 461 site specifics carried over.

Phase 1, notably 55 Queenston Road, is under construction for a six-storey mixed use residential and commercial building with 40 dwelling units and $\pm 195\text{m}^2$ of ground floor leasable commercial space. A total of 34 parking spaces have been approved, whereas Phase 1 requires a minimum of 24 spaces based on the assumption that the ground floor will be a retail use. Note that the ground floor commercial space has not been leased at this time. Phase 1 was facilitated by final site plan approval of DA-21-106, in effect minor variances via HM/A-21:269 and building permit 21 165163 00. Phase 1 is not subject to the following requested minor variances.

Phase 1, DA-21-106, defined the development limits of Phase 2. Phase 1 incorporated future on-site parking with an excess of 10 parking spaces and servicing to support a Phase 2 development.

Proposed Development - Phase 2

Phase 2 is proposed to be a six-storey multiple dwelling with 42 dwelling units supported by 10 parking spaces. The units are comprised of 38 one-bedroom units and 4 two-bedroom units. 25% of the total units are barrier-free. The proposed building will be a mass timber modular construction system built to achieve Passive House certification. Phase 2 will share an on-site waste staging area, site access from Main St E and parking area with Phase 1. Refer to the submitted Site Plan and Building Elevations for further detail.

Appendix “A”: Planning Rationale

June 14, 2023



Nature and extent of relief applied for:

Four (4) Minor Variances are being sought from Zoning By-law No. 05-200 to facilitate the proposed Phase 2 affordable housing development by CHH. The requested minor variances are as follows:

| | <u>Zoning By-law No. 05-200</u> | <u>Purpose</u> |
|---|---------------------------------|---|
| 1 | Schedule C 461.c.i.3 | To allow a maximum setback from the Main Street East street line of 5.0 metres for the first three (3) storeys, whereas 3.5 metres is permitted. |
| 2 | Schedule C 461.c.iii.2 | To allow a ground floor storey height of 3.2 metres, whereas a minimum of 4.5 metres is required. |
| 3 | Schedule C 461.c.iv.1 | To allow a multiple dwelling within the ground floor facing Queenston Road, whereas multiple dwellings within the ground floor are only permitted to face a lot line other than Queenston Road. |
| 4 | 5.6.c. | To allow a minimum of 10 parking spaces for Phase 2, whereas 13 parking spaces are required. |

PLANNING RATIONALE TO SUPPORT THE PHASE 2 VARIANCES:

Overall Conformity to the *Urban Hamilton Official Plan*

The Urban Hamilton Official Plan (UHOP) Schedule E-1 designates the subject lands “Mixed Use Medium Density”. The subject lands front onto a “Primary Corridor” that is also a “Priority Transit Corridor” (Schedule E) of the City’s urban structure within the delineated limits of a “Major Transit Station Area - Future LRT Station” at the Queenston Traffic Circle (Appendix B). In result, the subject lands have an opportunity for intensification to support the future significant publicly funded transit infrastructure, namely the LRT.

The Mixed Use - Medium Density designation is intended to provide a range of residential and non-residential uses with a moderate scale to increase the efficiency of urban lands within different areas of the City, including along primary corridors (E.4.6). Residential development is encouraged to enhance the function of transit supportive corridors (E.4.6.4). Multiple dwellings within a single use building are permitted (E.4.6.5.f, E.4.6.9) with a general maximum height of six (6) storeys (E.4.6.7).

The proposed development will enhance the existing streetscape with a focus on the pedestrian realm with landscape buffers, screened parking that is away from the street frontage, activated on-site amenities adjacent to the street and a high quality building design that is cohesive with Phase 1 while achieving maximum energy efficiency with a mass-timber modular construction

Appendix “A”: Planning Rationale

June 14, 2023



method to meet Passive House certification (E.4.6.17, E.4.6.21, B.3.3.2.9.iv). The proposed six-storey building height will not impact residences to the north as the combination of the Main Street East right-of-way width and the 3.0 metre building setback maintain a 45-degree angular plane (E.4.6.24). The requested reduction of parking is proposed to permit a higher rate of intensification for affordable housing along a major transit corridor and is supported by the UHOP (E.4.6.27).

In addition to the subject lands' land use designation, the site's location within a Major Transit Station Area (“MTSA”) is a primary strategic growth area of the City (B.2.4.1.2) for residential intensification. The proposed Phase 2 development conforms to the criteria of policy B.2.4.1.4 in that the proposed form relates to the Phase 1 development and the overall evolving neighbourhood character as part of a transit supportive network. The proposed Phase 2 development will achieve a net increase of affordable one-bedroom and two-bedroom units, including eight (8) barrier-free units, that will contribute future ridership benefitting from the MTSA. Transportation demand management strategies are proposed to be implemented including short-term and long-term bicycle parking along with intuitive walking connections to the existing public sidewalks (B.2.4.1.4).

Overall, the proposed variances to permit a standalone Passive House multiple dwelling with a reduced number of on-site parking spaces at a MTSA-future LRT station conforms to the intent of the UHOP.

VARIANCE 1. To allow a maximum setback from the Main Street East street line of 5.0 metres for the first three (3) storeys whereas 3.5 metres is permitted.

Why is it not possible to comply with the provision of the by-law?

Based on the approved grading for Phase 1, Phase 2 is required to have a ground floor finished elevation of 94.70 which challenges the proposed Phase 2 design to provide a principal entrance with barrier-free entry from Main Street East. To rectify the grading, a ramp is required. When accommodating the ramp that meets the Accessibility for Ontarians with Disabilities Act (AODA) and fits the scale of the building, an increased setback from the street line is required.

PLANNING RATIONALE TO SUPPORT THE VARIANCE:

1. Conformity to the intent of the Zoning By-law

The “TOC1, 461 Zone, Modified” permits a maximum street line setback of 3.5 metres which is intended to ensure the buildings are pulled up to the transit oriented corridor to define the streetscape. The proposed building design includes a ramp that will be 0.0 metres from the Main St East street line that will be covered by a canopy. Therefore, the design of the covered ramp will add articulation to the north façade and appear as part of the building's structure.

The proposed phase 2 building is 3.5 metres from the Queenston traffic circle frontage and the approved Phase 1 building has differing setbacks including 0.0 metres from Queenston Road and 4.9 metres from the Queenston traffic circle.

Appendix “A”: Planning Rationale

June 14, 2023



The comprehensive development provides for an activated frontage with appropriate setbacks in context of the surrounding urban fabric and maintains the intent of the zoning by-law.

2. Is the variance minor?

The proposed Phase 2 building addresses Main Street East at a point that is the start of the transition from the commercial corridor of Main Street East to an established neighbourhood to the east. The proposed setback will facilitate the opportunity to provide robust landscaping including trees that will contribute to the urban canopy while buffering and protecting the privacy of the ground floor residential units facing Main Street East at grade.

3. Is the variance desirable for the development of the property?

The requested variance is desirable for the Phase 2 development as it will facilitate barrier-free entry from the public street into the building and will allow for more robust landscaping to enhance the streetscape while protecting the privacy of at-grade units facing Main Street East.

VARIANCE 2. To allow a ground floor storey height of 3.2 metres whereas 4.5 metres is required.

Why is it not possible to comply with the provision of the by-law?

The proposed Phase 2 project is publicly funded through the CMHC’s Rapid Housing Initiative fund which has a defined budget for the project. The proposed affordable housing building will be constructed using a mass timber modular construction method that will be built to achieve Passive House certification. In order to raise the first-floor height greater than 3.2 metres, the building construction would have to use vertical panels as opposed to horizontal panels which would greatly impact structural and cost logistics of the project which prove to be a constraint to the success of the Phase 2 project.

PLANNING RATIONALE TO SUPPORT THE VARIANCE:

4. Conformity to the intent of the Zoning By-law

The “TOC1, 461 Zone, Modified” is unique from the parent “TOC1 Zone” as the first floor height is not typically regulated. However, it may have been the intent of the site-specific by-law to ensure a mixed-use function on the subject lands as taller first floors are typical of mixed-use buildings with ground floor commercial space. Comprehensively, the redevelopment of the former Motor City Motel site maintains a mixed-use function as the Phase 1 building includes ground floor commercial addressing Queenston Rd E whereas a stronger residential interface is proposed for Main Street East. The intent of the TOC1 Zoning is maintained.

Appendix “A”: Planning Rationale

June 14, 2023



5. Is the variance minor?

The requested variance is minor as the building will still animate the Queenston Road and Main Street East frontage to enhance the streetscape. The proposed built form of a 3.2 metre first floor will transition the intensified site from the residential neighbourhood to the north towards the more commercialized corridor to the south along Queenston Road.

6. Is the variance desirable for the development of the property?

The variance is desirable for the development of the property as it will facilitate a compact affordable housing building subject to defined federal funding without adversely impacting the urban design goals of the City.

VARIANCE 3. To allow a multiple dwelling within the ground floor facing Queenston Road whereas multiple dwellings within the ground floor are only permitted to face a lot line other than Queenston Road.

Why is it not possible to comply with the provision of the by-law?

One (1) two-bedroom barrier-free unit is proposed to be adjacent to Queenston Road with windows only facing Main Street East. No residential windows face the Queenston traffic circle or Queenston Road East.

1. Conformity to the Intent of the Zoning By-law

The intent of the site specific “TOC1, 461 Zone, Modified” is assumed to protect potential residential units facing Queenston Road and/or the traffic circle from vehicular impacts including headlights, pollution and noise. The proposed building design demonstrates that the proposed ground floor units will not have windows facing the Queenston traffic circle and instead, all residential windows will be facing Main Street East. Further, the requirements of the passive house certification will include high efficiency windows and insulation, further protecting interior living spaces from noise. As such, the intent of the zoning by-law is maintained.

2. Is the variance minor?

The requested variance is minor as it will not adversely impact the public realm. The ground floor unit does not have windows facing the Queenston traffic circle and the Passive House qualified systems will mitigate impacts from headlights, noise and pollution.

3. Is the variance desirable for the development of the property?

The variance is desirable as it will facilitate a ground floor two-bedroom barrier-free residential unit to be available to the market, which includes families on the City’s housing waitlist.

Appendix “A”: Planning Rationale

June 14, 2023



VARIANCE 4. To allow a minimum of 10 parking spaces for Phase 1, whereas 13 parking spaces are required.

Why is it not possible to comply with the provision of the by-law?

The proposed Phase 2 development is reliant on the approvals of Phase 1, including the parking area. 34 parking spaces are provided on-site, which assumed 10 parking spaces to be dedicated to Phase 2. Phase 1 requires 24 parking spaces.

Adding three (3) additional parking spaces would require removal of on-site landscaping and outdoor amenity space while also challenging the approved municipal waste pick-up route as part of Phase 1.

PLANNING RATIONALE TO SUPPORT THE VARIANCE:

1. Conformity to the intent of the Zoning By-law

The intent of the zoning by-law is to ensure there is enough parking to support specific uses. Zoning By-law No. 05-200 requires a Multiple Dwelling within a TOC Zone to provide 0.3 spaces per unit <50m² and 0.7 space for the first 14 units >50m². The TOC1, 461 Zone requires 1 space per 30m² of commercial space.

The zoning by-law's parking requirements does account for affordability and transit availability; however, it does not capture the fact that the larger unit sizes can also have a deep level of affordability. Tenants of Phase 1 and Phase 2 may have barriers to owning personal vehicles and therefore, will not require on-site parking. Instead, alternative transportation methods will be relied upon including walking, cycling and transit.

Overall, the redevelopment requires a total of 37 parking spaces; 24 parking spaces for Phase 1 and 13 parking spaces for Phase 2, whereas 34 parking spaces are provided. The reduction of 3 parking spaces is offset by strong transportation demand measures including on-site bicycle parking, secure parking for scooters and being adjacent to a well-serviced transit corridor including a future LRT station.

When reviewing the site comprehensively, 34 parking spaces provides a minimum of 0.3 spaces per unit (82 units X 0.36 = 29 spaces) and 5 parking spaces for a future commercial use in Phase 1.

The requested variance to reduce the required parking from 13 spaces to 10 spaces for Phase 2 maintains the intent of the zoning by-law.

2. Is the variance minor?

The variance is minor as a sufficient on-site parking supply will be accommodated and will therefore not adversely impact the adjacent street networks with overspill parking onto streets.

Appendix "A": Planning Rationale

June 14, 2023

**3. Is the variance desirable for the development of the property?**

The variance is desirable to maximize the site's intensification for affordable housing while also promoting the ridership of significant public infrastructure investments, including the future LRT.

Conclusion

The requested variances will support compact residential intensification on a City (i.e. CityHousing Hamilton) owned asset for affordable housing adjacent to an existing well-serviced transit corridor including a future LRT MTSA. The requested variances maintain the intent of the UHOP, Zoning By-law No. 05-200 transit-oriented zoning, are minor and are desirable. The requested variances are appropriate for the subject lands and represent good land use planning.

Respectfully Submitted,
T. Johns Consulting Group Ltd.

A handwritten signature in black ink, appearing to read "Katelyn Gillis".

Katelyn Gillis, BA
Intermediate Planner

A handwritten signature in black ink, appearing to read "Terri Johns".

Terri Johns, MCIP, RPP
Founder and President



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 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 | 1620 Main St E., Hamilton | | |
| Assessment Roll Number | | | |
| Former Municipality | Saltfleet | | |
| Lot | 34 | 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. Permit a first floor height of 3.2m instead of 4.5m
2. Permit first floor dwelling units to face Queenston Rd whereas first floor dwelling units are not permitted to face Queenston Rd.
3. Permit 10 parking spaces whereas 13 parking spaces are required.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

Refer to Planning Rationale.

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 |
|--------------|-----------|--------------------|-----------------|
| 81.69m | 58.53m | 4722m 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 |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| | | | | |
| | | SITE IS VACANT | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|--------------------|--------------------|----------------------|
| | | | | |
| | | REFER TO SITE PLAN | | |
| | | | | |
| | | | | |

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 |
|-------------------|-------------------|------------------|-------------------|--------|
| | | | | |
| | | SITE IS VACANT | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|--------------------|-------------------|--------|
| | | | | |
| | | REFER TO SITE PLAN | | |
| | | | | |
| | | | | |

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.):
 PHASE 2 - PROPOSED 6-STOREY MULTIPLE DWELLING WITH 42 DWELLING UNITS

PHASE 1 - FINAL APPROVED MIXED USE BUILDING AND UNDER CONSTRUCTION (DA-21-106) - NOT SUBJECT TO MINOR VARIANCE APPLICATION

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
 COMMERCIAL WITHIN CONVERTED DWELLING TO THE EAST

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

DECEMBER 6, 2017

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

COMMERCIAL - MOTEL

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

VACANT WITH PHASE 1 UNDER CONSTRUCTION

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

VACANT FOR OVER 6 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) MIXED USE MEDIUM DENSITY

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

RESIDENTIAL INTENSIFICATION WITH AFFORDABLE RENTAL TENURE AT A MAJOR TRANSTION STATION AREA WITH A MID-RISE BUILT FORM. REFER TO PLANNING RATIONALE FOR FURTHER EXPLANATION.

7.6 What is the existing zoning of the subject land? TOC1, 461

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-21:269

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: N/A

8.2 Number of Dwelling Units Proposed: APPROVED: 40 UNITS WITHIN PHASE 1 (NOT SUBJECT TO THIS APPLICAT
PROPOSED: 42 UNITS WITHIN PHASE 2

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

REFER TO COVER LETTER, PLANNING RATIONALE AND SITE PLAN.

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.: | SC/A-23:132 | SUBJECT PROPERTY: | 58 KING STREET W, STONEY CREEK |
| ZONE: | "C5a" (Mixed-Use Medium Density – Pedestrian Focus) | ZONING BY-LAW: | Zoning By-law City of Hamilton 05-200, as Amended |

APPLICANTS: Owner: NATASCHA DIFRANCESCO
Agent: BRYAN DIFRANCESCO

The following variances are requested:

1. A minimum of five (5) parking spaces shall be provided instead of the minimum required ten (10) parking spaces.

PURPOSE & EFFECT: So as to permit a medical clinic on the ground floor and two (2) dwelling units on the second floor of the existing building.

Notes:

- i. Hamilton Zoning By-law 05-200 requires parking for a Medical Clinic to be provided at a rate of one (1) space for each 16.0m² of Gross Floor Area.

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, July 13, 2023 |
| TIME: | 9:30 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 www.hamilton.ca/committeeofadjustment |

SC/A-23:132

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-23:132, 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-23:132



 Subject Lands

DATED: June 27, 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.

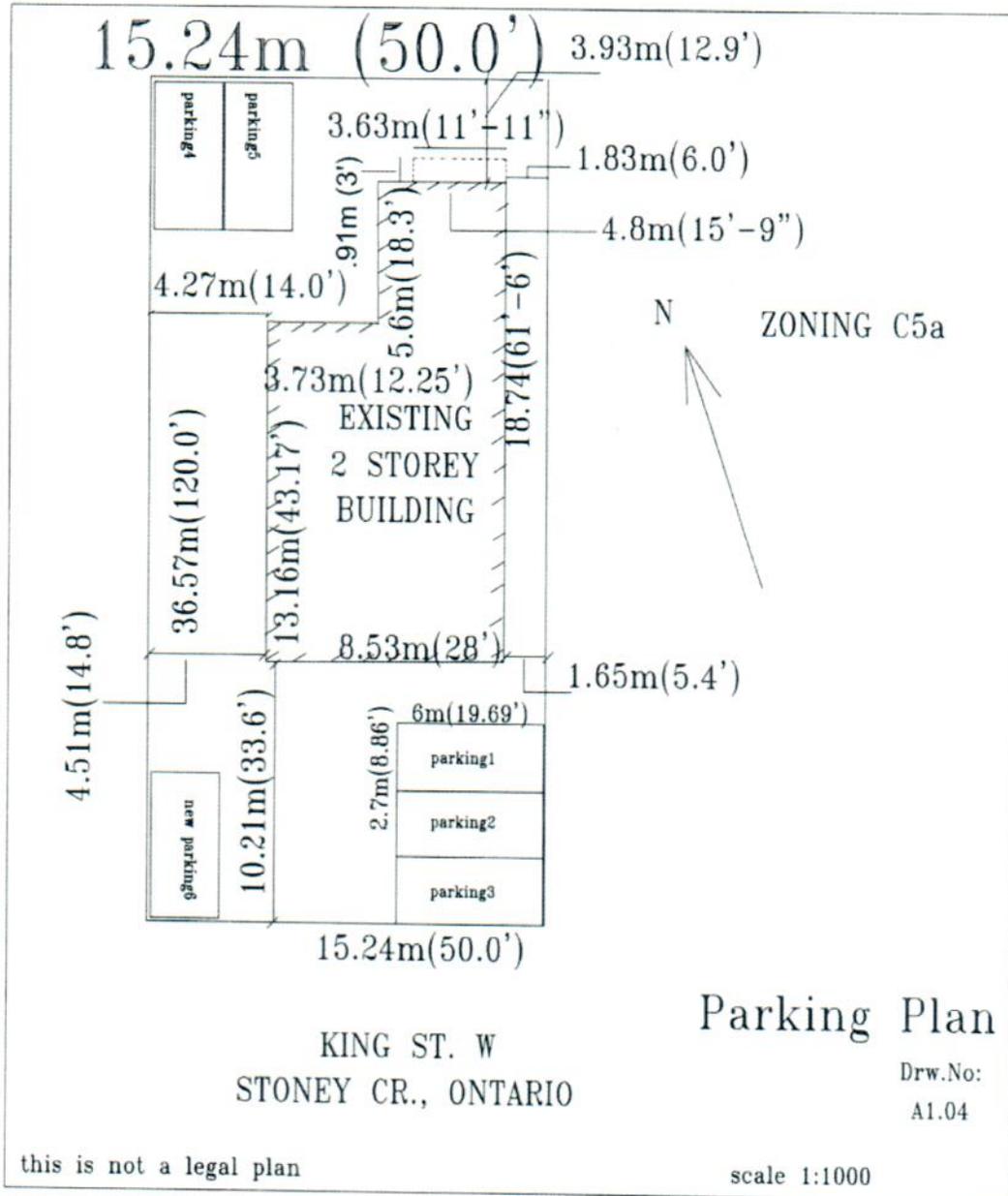
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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: 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 _____

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 | 58 King St. W. | | |
| Assessment Roll Number | | | |
| Former Municipality | Stoney Creek | | |
| 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:

Required 10 parking spaces. Can only provide 6 parking spaces. Asking for relief of 4 parking spaces which cannot be provide

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 does not have sufficient area to accommodate extra parking spaces

3.3 Is this an application 45(2) of the Planning Act.

Yes

No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

| Lot Frontage | Lot Depth | Lot Area | Width of Street |
|--------------|-----------|----------|-----------------|
| 15.24m | 36.57m | 557.33m | ~10m |

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 |
|------------------------|--------------------|-------------------|------------------------|----------------------|
| Concrete Block 2 Story | 10.21m | 3.93m | 1.83m (E) 4.27m (W) | 1970(s) |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| Same as above | | | | |
| | | | | |
| | | | | |

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 |
|--|-------------------|------------------|-------------------|--------|
| Same as above (no change to structure) | | | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|------------------|-------------------|--------|
| | | | | |
| | | | | |
| | | | | |

- 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.):

Commercial / residential detached building

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

Commercial, residential

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands: 2007

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

Commercial / residential

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

Commercial / residential

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

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.

Medium Density Residential 3

7.6 What is the existing zoning of the subject land? *C5a - Mixed Use Medium Density*

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 Not Applicable

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 apartment dwelling on second floor
3 clinic units on main floor

8.2 Number of Dwelling Units Proposed: Same as above

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.: | HM/B-23:31 | SUBJECT PROPERTY: | 1280 RYMAL ROAD E, HAMILTON |
|-------------------------|-------------------|--------------------------|--------------------------------|

APPLICANTS: **Owner:** 2531083 ONTARIO INC.
 Agent: FOTHERGILL PLANNING AND DEVELOPMENT C/O ED FOTHERGILL

PURPOSE & EFFECT: To create a mortgage / charge over a portion of the property to facilitate phased development.

| | Frontage | Depth | Area |
|---|---|--------------------|----------------------|
| SEVERED LANDS (Parts 7, & 12): | 35.61 m [±] | 270 m [±] | 2.25 ha [±] |
| RETAINED LANDS (Parts 1-6, 8-11): | 138 m [±] Nebo 300 m [±] Rymal | 120 m [±] | 3.07 ha [±] |

Associated Planning Act File(s): HM/B-20:64, HM/B-20:65, HM/B-20:66, & HM/B-20:67

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, July 13, 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-23:31

- 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.

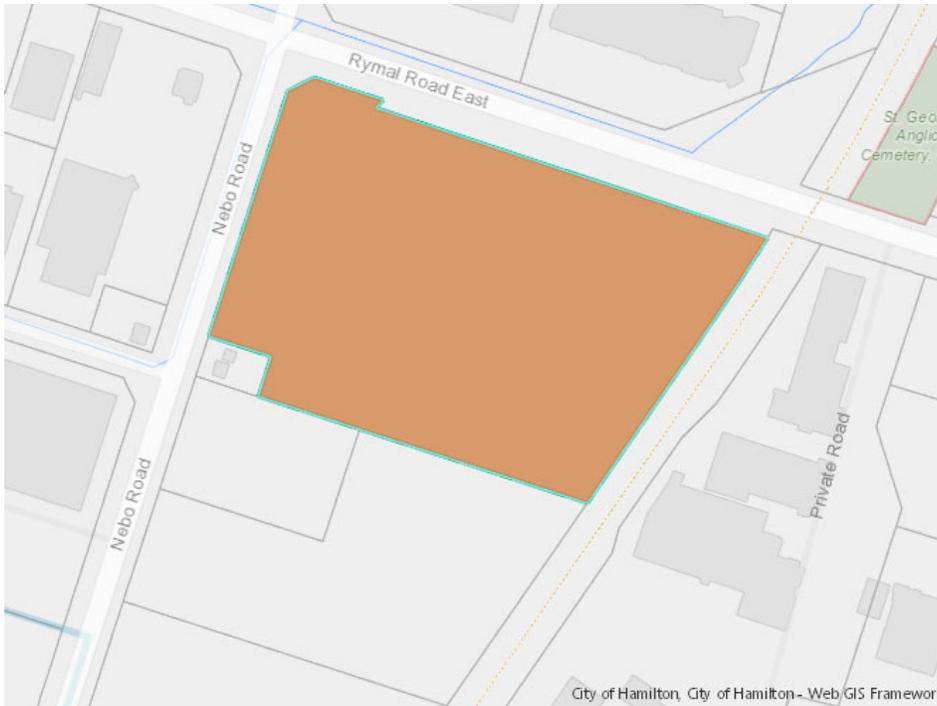
FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/B-23:31, 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-23:31



 **Subject Lands**

DATED: June 27, 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/committeefadadjustment

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.

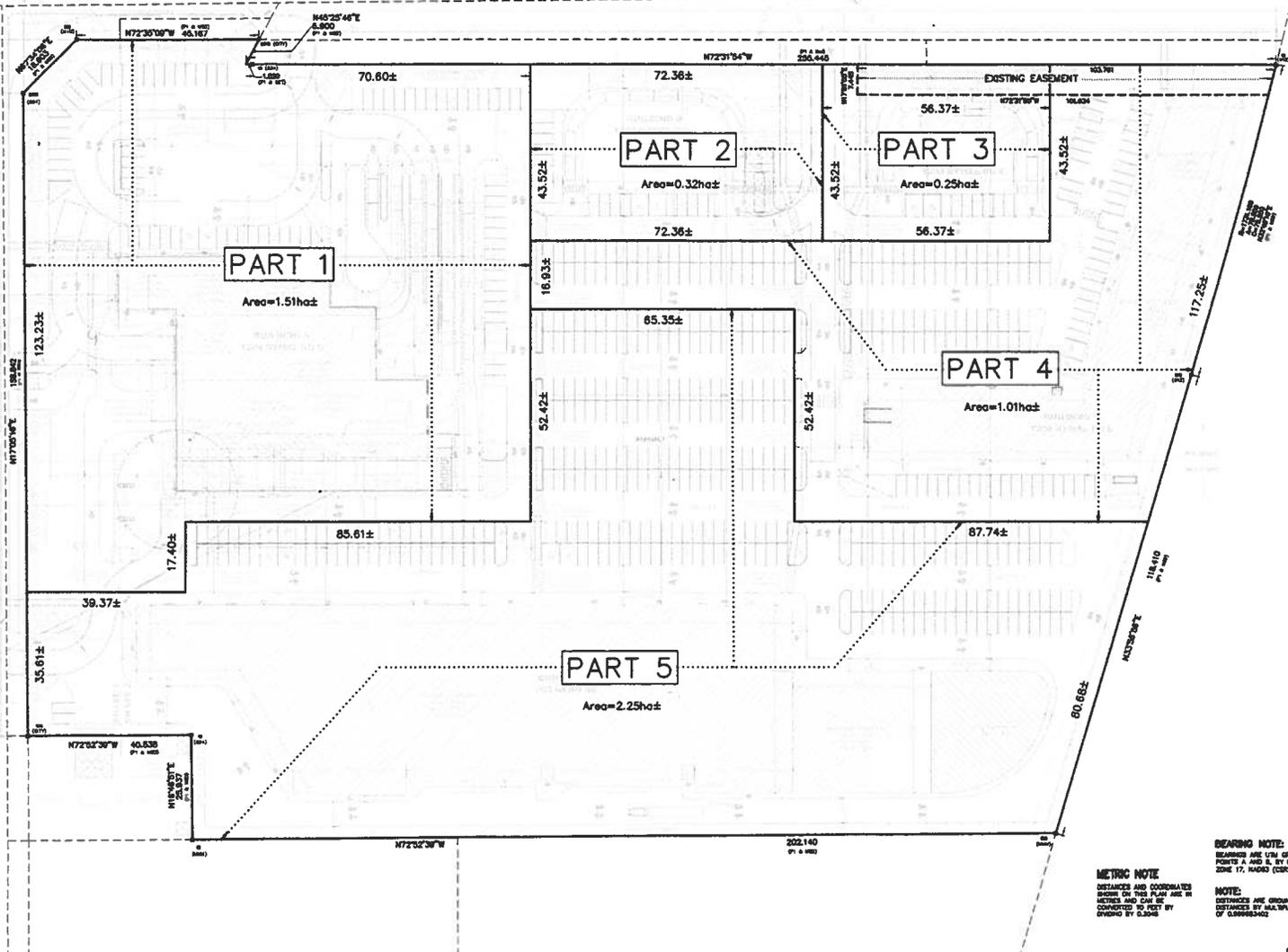
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

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.

SKETCH FOR SEVERANCE
 OF PART OF
LOT 14, CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF GLANFORD
 IN THE
CITY OF HAMILTON
 SCALE 1:500 METRIC
 S.D. McLAUREN, O.L.S. - E2020

RYMAL ROAD EAST

(FORMERLY THE KING'S HIGHWAY NO 53)
 ORIGINAL ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS OF BARTON AND GLANFORD



- LEGEND:**
- Proposed Right-of-Way
 - Proposed Easement
 - Proposed Road Allowance
 - Proposed Lot Boundary
 - Proposed Survey Boundary
 - Proposed Survey Point
 - Proposed Survey Line
 - Proposed Survey Station
 - Proposed Survey Monument
 - Proposed Survey Marker
 - Proposed Survey Control Point
 - Proposed Survey Reference Point
 - Proposed Survey Bench Mark
 - Proposed Survey Station
 - Proposed Survey Monument
 - Proposed Survey Marker
 - Proposed Survey Control Point
 - Proposed Survey Reference Point
 - Proposed Survey Bench Mark

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

METRIC NOTE:
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.3048.

NOTE:
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999342.

A.T. McLaren Limited
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 SEPTEMBER 11, 2020

| REQUIRED PARKING CALCULATION FACTORS | | | | | | | |
|--------------------------------------|--------------------------|----------|------------------------|----------------------|---------|------|-----------------|
| Level | Name | BUILDING | Area SM | By AREA | By UNIT | ZONE | Department |
| Level 1 | AUTOMOTIVE CARRIAGE | A | 730.83 m ² | 0.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level 1 | POODCAFÉ | A | 260.02 m ² | 0.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level 1 | CATERING | A | 290.21 m ² | 20.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level 1 | CAR DETAILING | A | 867.87 m ² | 0.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level 1 | MECHANICAL SERVICES | A | 236.35 m ² | 0.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level 1 | RUST PROOF MK | A | 18.71 m ² | 0.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level 1 | OIL CHANGE MK | A | 41.32 m ² | 0.00 m ² | 12 | M4 | AUTOMOTIVE |
| Level 1 | DELTA DETAILING MK | A | 33.42 m ² | 0.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level 1 | MANUAL CARRIAGE MK | A | 17.83 m ² | 0.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level 1 | WAITING MK | A | 19.91 m ² | 30.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level 1 | STORE | A | 184.22 m ² | 20.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level 1 | CONVEYOR | A | 72.94 m ² | 0.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level M | OFFICE SERVICES | A | 443.40 m ² | 30.00 m ² | 0 | M4 | AUTOMOTIVE |
| Level M | MECHANICAL SERVICES | A | 347.87 m ² | 0.00 m ² | 0 | M4 | AUTOMOTIVE |
| AUTOMOTIVE: 14 | | | | | | | |
| Level 1 | RETAIL/OFFICES 1ST FLOOR | C | 1830.17 m ² | 30.00 m ² | 0 | M4 | BUSINESS CENTRE |
| Level 1 | RETAIL/OFFICES 1ST FLOOR | C | 734.28 m ² | 30.00 m ² | 0 | M4 | BUSINESS CENTRE |
| Level 1 | RESTAURANT/CAFÉ | D | 585.38 m ² | 30.00 m ² | 0 | M4 | BUSINESS CENTRE |
| Level 1 | RESTAURANT | E | 219.33 m ² | 30.00 m ² | 0 | M4 | BUSINESS CENTRE |
| Level 1 | BAR/CAFÉ | F | 243.50 m ² | 30.00 m ² | 0 | M4 | BUSINESS CENTRE |
| Level 2 | OFFICES 2ND FLOOR | C | 1228.00 m ² | 30.00 m ² | 0 | M4 | BUSINESS CENTRE |
| Level 2 | OFFICES 2ND FLOOR | C | 735.68 m ² | 30.00 m ² | 0 | M4 | BUSINESS CENTRE |
| Level 2 | OFFICES 2ND FLOOR | C | 809.58 m ² | 30.00 m ² | 0 | M4 | BUSINESS CENTRE |
| BUSINESS CENTRE: 8 | | | | | | | |
| | | | 3598.89 m ² | | | | |

| REQUIRED PARKING CALCULATION FACTORS | | | | | | | |
|--------------------------------------|---------------------|----------|------------------------|----------------------|---------|------|-----------------|
| Level | Name | BUILDING | Area SM | By AREA | By UNIT | ZONE | Department |
| Level 1 | MECHANICAL SERVICES | A | 202.26 m ² | 0.00 m ² | 0 | M2 | AUTOMOTIVE |
| Level 1 | OIL CHANGE MK | A | 99.43 m ² | 0.00 m ² | 0 | M2 | AUTOMOTIVE |
| Level 1 | MANUAL CARRIAGE MK | A | 187.88 m ² | 0.00 m ² | 0 | M2 | AUTOMOTIVE |
| Level 1 | WAITING MK | A | 17.81 m ² | 30.00 m ² | 0 | M2 | AUTOMOTIVE |
| Level 1 | DEEP DETAILING MK | A | 89.41 m ² | 0.00 m ² | 0 | M2 | AUTOMOTIVE |
| Level 1 | HECPA | A | 29.50 m ² | 0.00 m ² | 0 | M2 | AUTOMOTIVE |
| Level 1 | RUST PROOF MK | A | 40.20 m ² | 0.00 m ² | 0 | M2 | AUTOMOTIVE |
| AUTOMOTIVE: 7 | | | | | | | |
| Level 1 | BUILDING SUPPLIES | B | 746.85 m ² | 30.00 m ² | 0 | M3 | BUILDING SUPPLY |
| Level 1 | BUILDING SUPPLIES | B | 1031.84 m ² | 30.00 m ² | 0 | M3 | BUILDING SUPPLY |
| BUILDING SUPPLY: 2 | | | | | | | |
| | | | 1778.69 m ² | | | | |
| Grand total: 54 | | | | | | | |

| PROVIDED PARKING COUNT | |
|------------------------|--------------|
| Type | Spaces_Count |
| 2,8x5.5 SING. | 307 |
| 2,8x5.5 SING. W ISLAND | 4 |
| 2,8x5.5m DBL | 268 |
| 4,4X5.5 BF | 6 |
| 4,4X5.5 BF | 9 |
| Grand total: 584 | |

| INTERNAL TRAFFIC CONTROL SIGNAGE | | |
|----------------------------------|--------------|-------|
| SYMBOL | SIGNAGE | COUNT |
| SN-1 | STOP CONTROL | 4 |
| SN-2 | DO NOT ENTER | 2 |

| Site Statistics Chart: 385 Nebo Road - HAMILTON, ON | | | | | |
|---|------------------|--------------|--------------|--------------|------------|
| ZONING REGULATIONS | ALLOWED/REQUIRED | EXISTING | PROPOSED | TOTAL | COMPLIANCE |
| Nebo Rd Area M1 and M4 | | 21,942.29 SM | | | |
| Lot Area (Minimum) | 4,000.00 SM | 29,347.56 SM | | | YES |
| Lot Area (Maximum) | 4,500 SM | 53,379.6A SM | | | YES |
| Lot Frontage (Minimum) | 30.00 SM | 789.18 SM | | | YES |
| Lot Frontage (Maximum) | 0.00 SM | 17,801.93 SM | 17,801.93 SM | 17,801.93 SM | YES |
| Lot Depth (Minimum) | 0.00 SM | 14,178.99 SM | 14,178.99 SM | 14,178.99 SM | YES |
| Lot Depth (Maximum) | 0.00 SM | 26,729.76 SM | 26,729.76 SM | 26,729.76 SM | YES |
| Setback (Minimum) | 1.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Setback (Maximum) | 27.00 SM | 0.00 SM | 27.00 SM | 27.00 SM | YES |
| Clear Height (Minimum) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Clear Height (Maximum) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Maximum) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Minimum) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Proposed) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Total) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Average) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Median) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mode) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Range) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Standard Deviation) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Variance) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Skewness) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Kurtosis) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Probability Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Probability) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Survival Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Hazard Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mean) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Median) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mode) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Range) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Standard Deviation) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Variance) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Skewness) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Kurtosis) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Probability Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Probability) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Survival Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Hazard Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mean) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Median) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mode) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Range) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Standard Deviation) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Variance) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Skewness) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Kurtosis) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Probability Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Probability) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Survival Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Hazard Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mean) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Median) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mode) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Range) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Standard Deviation) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Variance) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Skewness) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Kurtosis) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Probability Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Probability) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Survival Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Hazard Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mean) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Median) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mode) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Range) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Standard Deviation) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Variance) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Skewness) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Kurtosis) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Probability Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Probability) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Survival Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Hazard Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mean) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Median) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mode) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Range) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Standard Deviation) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Variance) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Skewness) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Kurtosis) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Probability Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Probability) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Survival Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Hazard Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mean) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Median) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mode) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Range) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Standard Deviation) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Variance) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Skewness) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Kurtosis) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Probability Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Density) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Cumulative Probability) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Survival Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Hazard Function) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mean) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Median) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Mode) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Range) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Standard Deviation) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Variance) | 0.00 SM | 0.00 SM | 0.00 SM | 0.00 SM | YES |
| Use Intensity (Skewness) | 0.00 SM | 0.00 SM | 0. | | |

Ed Fothergill

From: Bilal Mirza <MirzaB@SimpsonWigle.com>
Sent: February 7, 2023 11:56 AM
To: Mohammed Ghaddar; Mc Ilhone, Patrick; Bruce Cisterna; edf@nas.net
Cc: Mary Gagliardi; Timothy Bullock; Jodi Saunders; Cathy McClary
Subject: RE: Ghaddar - 385 Nebo
Attachments: HM.B.20.64_signed.pdf; HM.B.20.65_signed.pdf; HM.B.20.66_signed.pdf; HM.B.20.67_signed.pdf; 62R21790.pdf; 35254 - Sketch for Severance - 385 Nebo Rd. 2020 09 09-Model.pdf

Good morning all,

We have had the certificates of official issued from Committee of Adjustments today as you are now proceeding with the term financing. The timing of the issuance provides you two years to use the certificates (as noted below) that otherwise would have been lapsing soon.

I am attaching 4 signed certificates of official under the *Planning Act* for mortgage purposes only in relation to parts 1, 2, 3 & 4 on the severance sketch. Severance sketch is last attachment to this email.

Please note that these certificates are for mortgage purposes only and cannot be used to legally sever the lands. Therefore, the certificates can be used only to register mortgages on the designated parts of the parcel. These signed certificates on their own do not create the parcels for mortgage purposes but allow for such partial / term mortgages to be registered on such parts by attaching the certificate to a mortgage/charge for each of these parts. There are strict timelines within which the certificates have to be used to create the partial / term mortgages and this is noted at the end of this email.

Reference Plan 62R-21790 is used to legally describe each of the mortgage parts and I am summarizing same below for ease of reference. R Plan 62R-21790 is the fifth attachment to this email.

HMB 2064: Parts 1 & 2 on 62R-21790 (shown as part 1 Severance Sketch)
HMB 2065: Part 3 on 62R-21790 shown as part 2 on Severance Sketch)
HMB 2066: Parts 4, 5, 8, & 10 on 62R-21790 (shown as part 3 on Severance Sketch)
HMB 2067: Parts 6, 9, & 11 on 62R-21790 (shown as part 4 on Severance Sketch)

Part 5 is the remnant parcel that is legally described as parts 7 & 12 on 62R-21790.

The certificates have been issued and dated today February 7, 2023 and under section 53(43) of the *Planning Act* you have 2 years from this date (i.e. **February 7, 2025**) to register the mortgages using these certificates otherwise these certificates will automatically lapse. Please diarize this lapsing date at your end as you plan the term financing for the project and ensure the charges/mortgages are registered prior to this date.

I trust above is satisfactory and please let me know if you have any questions or if we can provide further assistance. Thank you.

Sincerely,
Bilal

Bilal Mirza, LL.B., LL.M.
Partner

SimpsonWigle LAW LLP
1 Hunter Street East, Suite 200,



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* | | | 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 [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 | 1280 RYMAL ROAD EAST AND 385 NEBO ROAD | | |
| Assessment Roll Number | | | |
| Former Municipality | | | |
| Lot | | Concession | |
| Registered Plan Number | | Lot(s) | |
| Reference Plan Number (s) | 62R-21790 | Part(s) | 1 - 12 |

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 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 checked="" 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:

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: | Severed (Part 7, 12) | Retained (Parts 1-6, 8-11) | | | |
|-------------------------------------|----------------------|-----------------------------------|--|--|--|
| Type of Transfer | N/A | | | | |
| Frontage | 35.61 m (Nebo) | 138 m +/- Nebo 300 m +/- Rymal | | | |
| Depth | 270 m +/- | 120 m +/- | | | |
| Area | 2.25 ha | 3.07 ha | | | |
| Existing Use | Commercial | Commercial | | | |
| Proposed Use | Commercial | Commercial | | | |
| Existing Buildings/ Structures | SEE ATTACHED PLANS | SEE ATTACHED PLANS | | | |
| Proposed Buildings/ Structures | SEE ATTACHED PLANS | SEE ATTACHED PLANS | | | |
| 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) ARTERIAL COMMERCIAL

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

APPLICATION IMPLEMENTS PLAN POLICIES.

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? M3, M4

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.

ZONING APPLICATION DEEMED COMPLETE - JANUARY 20/23. FILE ZAC-23-009

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"/> | NO |
| A land fill | <input type="checkbox"/> | NO |
| A sewage treatment plant or waste stabilization plant | <input type="checkbox"/> | NO |
| A provincially significant wetland | <input type="checkbox"/> | NO |
| A provincially significant wetland within 120 metres | <input type="checkbox"/> | NO |
| A flood plain | <input type="checkbox"/> | NO |
| An industrial or commercial use, and specify the use(s) | <input type="checkbox"/> | Walkers Industry |
| An active railway line | <input type="checkbox"/> | NO |
| A municipal or federal airport | <input type="checkbox"/> | NO |

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.

Previous consents for mortgaging purposes - approved November 12, 2020

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?

NOV. 20, 2015

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)

SEE PLANNING REPORT.

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

Yes No (Provide explanation)

SEE PLANNING REPORT.

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

Yes No (Provide explanation)

SEE PLANNING REPORT.

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

Yes No (Provide explanation)

SEE PLANNING REPORT.

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): |
|---------------|------------------------------|

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.: | HM/A-23:161 | SUBJECT PROPERTY: | 142 ALPINE AVENUE, HAMILTON |
| ZONE: | "R1" (Low Density Residential) | ZONING BY-LAW: | Zoning By-law City of Hamilton 05-200, as Amended 22-197 |

APPLICANTS: **Owner:** ERIC CANTON
 Agent: THERESA LACHARITY

The following variances are requested:

1. A maximum ground floor area of 67 square metres (84%) for an Additional Dwelling Unit - Detached shall be provided instead of the maximum required ground floor area of 56 square metres (70%) for an Additional Dwelling Unit - Detached

PURPOSE & EFFECT: So as to permit the construction of a Additional Dwelling Unit Detached within the rear yard of an Existing Single Detached Dwelling notwithstanding that:

Notes:

- i) Be advised, insufficient information has been provided to determine the projection of the eaves and gutter of the Additional Dwelling Unit – Detached into the required rear and side yard. Should the eaves and gutter exceed the permitted projection of 0.3 metres into a rear or side yard, as per Section 19.(1).2(vi)(a) of Hamilton Zoning By-Law 6593, additional variances may be required.
- ii) Be advised, parking requirements pertaining to the existing Single Detached Dwelling have not been provided. It is noted that the 1.0 metre unobstructed path is indicated along the Easterly lot line and within the existing driveway. Should this result in a reduction to the size or number of existing parking spaces, parking space requirements as per Section 15.1.2.1 h)ii) and Section 5) of Hamilton Zoning By-Law 05-200 shall apply. As such, should the existing spaces no longer be provided, a minimum of three (3) parking spaces shall be required; two (2) for the existing Single Detached Dwelling and one (1) for the proposed Additional Dwelling Unit – Detached.
- iii) Note, insufficient information has been provided to determine the 12m² landscaped area within the rear yard, required as per Section 4.33.2 (b)(k) of Hamilton Zoning By-Law 05-200 and 19.(1).2(xii)

HM/A-23:161

of Hamilton Zoning By-Law 6593. Should the 12 m2 landscaping not be provided, 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, July 13, 2023 |
| TIME: | 9:40 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 HM/A-23:161, 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-23:161



 Subject Lands

DATED: June 27, 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.

- GENERAL NOTES**
1. THESE PLANS IS/ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED BY THE ENGINEER AND INDICATED ISSUED FOR CONSTRUCTION ON THE DRAWING.
 2. THESE PLANS IS/ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BARICH GRENKIE SURVEYING LTD.
 3. INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN ON THE APPROVED SET OF CONSTRUCTION DRAWINGS ARE FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND HIS AGENTS DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND /OR SUFFICIENCY. THE CONTRACTOR SHALL ASSUME LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
 4. SITE PLAN INFORMATION TAKEN FROM SURVEY BY BARICH GRENKIE SURVEYING LTD. DATED MARCH 15, 2023.
 5. THESE PLANS IS/ARE TO BE USED FOR SERVING AND GRADING ONLY, FOR BUILDING LOCATION REFER TO THE SITE PLAN.
 6. MUNICIPAL APPROVAL OF THESE DRAWINGS IS FOR MATERIAL AND COMPLIANCE WITH CITY/TOWN STANDARDS AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION OF THE WORKS BY THE CITY/TOWN STAFF DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS NOR RELIEVE THE CONTRACTOR OF CERTIFICATION OF ALL WORKS BY THE OWNER'S ENGINEER.
 7. ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED WRITTEN APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY OF HAMILTON AND THE ENGINEER.
 8. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDOR CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - ROAD CUT PERMITS
 - SEWER PERMITS
 - APPROACH APPROVAL PERMITS
 - RELOCATION OF SERVICES
 - COMMITTEE OF ADJUSTMENT
 - ENCROACHMENT AGREEMENTS
 9. PRIOR TO CONSTRUCTION THE CONTRACTOR MUST:
 - i. CHECK AND VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDE BUT ARE NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS, EXISTING INVERTS AND REPORT FINDING IN WRITING TO THE ENGINEER.
 - ii. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
 - iii. VERIFY ALL FINISHED FLOOR ELEVATIONS AND GASOMETRICAL ELEVATIONS WHICH MY APPEAR ON THESE PLANS COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
 - iv. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
 NOTIFY THE ENGINEER OF THE PROPOSED CONSTRUCTION SCHEDULE FOR COORDINATION OF NECESSARY INSPECTIONS.
 10. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEER 48 HOURS PRIOR TO THE COMMENCING SITE WORKS TO ARRANGE FOR INSPECTION. THE ENGINEER SHALL DETERMINE THE EXTENT OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF THE UNDERGROUND SERVICE INSTALLATION AS MANDATED BY THE HARBOR BUILDING CODE DIVISION C, PART 1 SECTION 11.2.2 GENERAL REVIEW. FAILURE TO MAKE SUITABLE ARRANGEMENTS FOR INSPECTION WILL LEAD TO POST CONSTRUCTION TESTING AND INSPECTION AS DETERMINED BY THE ENGINEER. THE COSTS OF WHICH INCLUDING ANY DELAYS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR. FULL PAYMENT FOR UN-INSPECTED WORKS MAY BE WITHHELD UNTIL THE COMPLETION OF THE POST CONSTRUCTION INSPECTION AND TESTING TO THE SATISFACTION OF THE ENGINEER.
 11. INSPECTION BY THE OWNER'S ENGINEER IS FOR CERTIFICATION AND GENERAL CONFORMANCE PURPOSES AND DOES NOT CERTIFY LINE AND GRADE OR IMPLY AN ASSURANCE OF QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THE INSTALLATION OF THE WORKS TO PROPER LINE, GRADE AND QUALITY TO CURRENT INDUSTRY STANDARDS.
 12. ANY UTILITY RELOCATIONS AND RESTORATIONS DUE TO THE DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER AND SHALL BE COORDINATED BY THE CONTRACTOR TO PROPER LINE, GRADE AND QUALITY TO CURRENT INDUSTRY STANDARDS.
 13. ALL RESTORATIONS AND RECONSTRUCTIONS SHALL BE COMPLETED TO MATCH EXISTING CONDITIONS OR BETTER AND ARE TO BE PERFORMED TO THE SATISFACTION OF THE ENGINEER AND THE CITY/TOWN STANDARDS.
 14. SERVING CONTRACTOR TO MAINTAIN A "CONFINED TRENCH CONDITION" IN ALL SEWER AND WATERMAIN INSTALLATION TECHNIQUES.
 15. THE SITE SERVING CONTRACTOR SHALL TERMINATE ALL SERVICES 1.0m FROM THE BUILDING FACE.
 16. NO BLASTING WILL BE PERMITTED.

- SEWERS**
1. CONSTRUCTION OF STORM SEWERS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
 2. COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.013.
 3. PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.
 4. ALL SEWERS TO BE VIDEO INSPECTED.
 5. ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
 6. STORM SEWERS 200mm TO 600mm IN DIAMETER SHALL BE PVC PIPE, CSA B182.2, SDR-35.
 7. PROPOSED PRIVATE REAR LOT CATCH BASINS (RLCB'S) ARE TO BE AS PER OPSD 705.010, COMPLETE WITH BRIDGEC FRAME AND GRATE AS PER OPSD 400.120. REAR LOT CATCH BASINS ARE TO BE SIMPLESS.
 8. ALL PVC SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION.

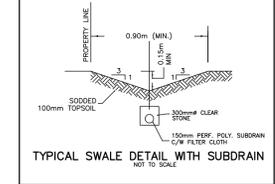
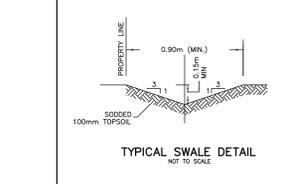
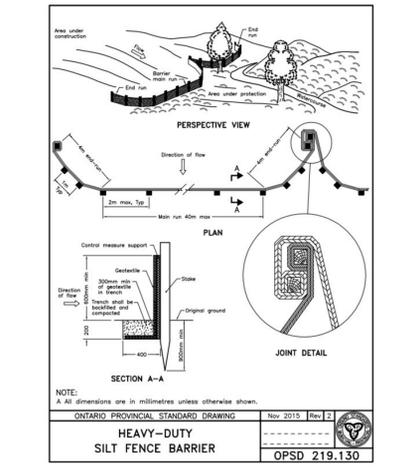
2. STORM AND SANITARY PRIVATE DRAINS
 - A. CONSTRUCTION OF PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
 - B. PRIVATE DRAINS TO BE 150mm# PVC PIPE, CSA B182.1 M-1983, SDR 26 AS PER FORM 500. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
 - C. COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' INSTALLED AS PER OPSD 802.010 OR 802.013.
 - D. MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.
 - E. TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
 - F. TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
 - G. BUILDING RANWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE TO LANDSCAPED SURFACES VIA SPLASH PADS.
 - H. SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEPING TILES TO THE STORM PRIVATE DRAINS. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150mm ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN. SEE DETAIL 3.
 - I. IF THE APPLICANT/OWNER INTENDS TO REUSE A PORTION OF A SITE'S EXISTING SEWER SYSTEM, IT IS THEIR RESPONSIBILITY TO ENSURE THAT THE SEWER IS ADEQUATE CAPACITY, MEETS ALL APPLICABLE BY-LAW REQUIREMENTS, AND IS IN GOOD WORKING ORDER. SEWERS TO BE REUSED MUST BE VIDEO INSPECTED, WHILE THE CITY/TOWN SEWER INSPECTOR IS PRESENT. THE APPLICANT/OWNER IS RESPONSIBLE FOR MAKING ALL ARRANGEMENTS WITH THEIR PRIVATE VIDEO INSPECTION CONTRACTOR ALONG WITH PAYMENT OF AN INSPECTION FEE.

- WATERMANS AND WATER SERVICES**
- A. CONSTRUCTION OF PRIVATE WATER SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
 - B. WHERE METAL FITTINGS ARE TO BE USED ON PVC MAINS SUFFICIENT CATHODIC PROTECTION MUST BE PROVIDED AS PER THE FOLLOWING REQUIREMENTS:
 - i. MINIMUM OF ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EVERY 1000m OF TRACER WIRE.
 - ii. ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EACH COVER WATER SERVICE CONNECTION.
 - iii. ONE 11KG ZINC ANODE SHALL BE INSTALLED ON EVERY VALVE, HYDRANT, BEND, TEE, SLEEVE, REDUCER, PLUG, CAP, JOINT RESTRAINT, COUPLING, ETC., CONNECTED TO THE PVC PIPE.
 - C. WATER SERVICE TO BE 200mm DIA. TYPE 'K' SOFT COPPER AS PER MM-200.01 OR AS DETAILED.
 - D. GRANULAR BEDDING AS PER MM-200.01 AND MM-200.02 TO BE GRANULAR 'D' AS PER FORM 600.
 - E. ALL VALVE BOXES TO BE SET TO PROPOSED GRADES.

- GRADING NOTES**
1. GENERAL GRADING
 - A. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SLOPED SLOPES (MIN. 3% TO 1%) AND/OR RETAINING WALLS AS SPECIFIED.
 - B. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0m OR HIGHER SHALL BE DESIGNED BY A P.E.
 - C. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES.
 - D. RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
 - E. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN.) ABOVE FINISHED GRADE.
 - F. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0% REVERSED SLOPED DRIVEWAYS IN NEW CONSTRUCTION ARE NOT PERMITTED.
 - G. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
 - H. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
 - I. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VALVES AND OTHER STREET FURNITURE ARE A MIN. OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.
 - J. ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE CITY'S MANAGER OF DEVELOPMENT ENGINEERING.
 - K. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
 - L. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPILT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33.0% GRADE (3:1 SLOPE).
 - M. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED, PROVIDED A 150mm SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET (WITH A MINIMUM 0.3m COVER OVER THE SUBDRAIN), OR OTHER MITIGATION MEASURES.
 - N. MINIMUM GRADE FOR WALK-AROUND SWALE IN BACKYARDS SHALL BE 1.0%.
 - O. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED IN A STRAIGHT LINE.
 - P. GARAGE FLOOR ELEVATIONS TO BE SET 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
 - Q. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% S.P.D. (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 300mm.
 2. BACKYARD GRADING
 - A. DEFINITION: "REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW OR 1.2m.
 - B. THE MAXIMUM 5.0% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE DOES NOT EXCEED 1.0m ON EACH LOT.
 - C. WHERE THE 5.0% RESTRICTION ON BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. 3:1 SLOPES CAN REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3m.
 - D. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
 - E. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS, AND BACK YARDS, OUTSIDE THE AREAS DEFINED IN ITEM "A" ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (3:1 MAXIMUM).

- COMPACTION REQUIREMENTS**
- UNLESS OTHERWISE NOTED OR DIRECTED BY THE GEOTECHNICAL CONSULTANT, THE FOLLOWING SHALL APPLY:
- A. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 95% S.P.D. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
 - B. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 95% S.P.D.
 - C. FOR ALL SEWERS AND WATERMANS IN FILL SECTIONS, THE COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING OF PIPE.

- SILTATION AND EROSION CONTROL**
- A. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.
 - B. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE OF CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.
 - C. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.
- RESTORATIONS**
- A. ALL TRENCH EXCAVATION WITHIN EXISTING ROAD ALLOWANCES SHALL BE BACKFILLED WITH GRANULAR "A", COMPACTED TO 95% S.P.D. PAVEMENT RESTORATION SHALL BE PERFORMED AS PER RD-100.01 & 100.02.
 - B. ALL BOULEVARDS TO BE RESTORED WITH #1 NURSERY SOG ON 100mm MINIMUM THICK SELECT TOPSOIL.
 - C. BEDDING MATERIALS TO BE AS PER FORM 600. COMPACTION TO BE AS PER FORM 900.
- REMOVALS & ABANDONMENTS**
1. COMPLETELY REMOVE ABANDONED SEWER/WATERMAIN WHERE POSSIBLE AND/OR AS DIRECTED BY THE CITY OF HAMILTON. IF MAINS TO BE ABANDONED IN PLACE, FOLLOW OPSD 510.
 2. WHERE ABANDONING A WATER SERVICE CONNECTION OR WATERMAIN CONNECTED TO A LIVE MAIN, THE PREFERRED METHOD IS TO REMOVE THE CURB STOP AND STEM, SHUT OFF MAIN STOP AND DISCONNECT/CUT WATER SERVICE AT MAIN STOP.



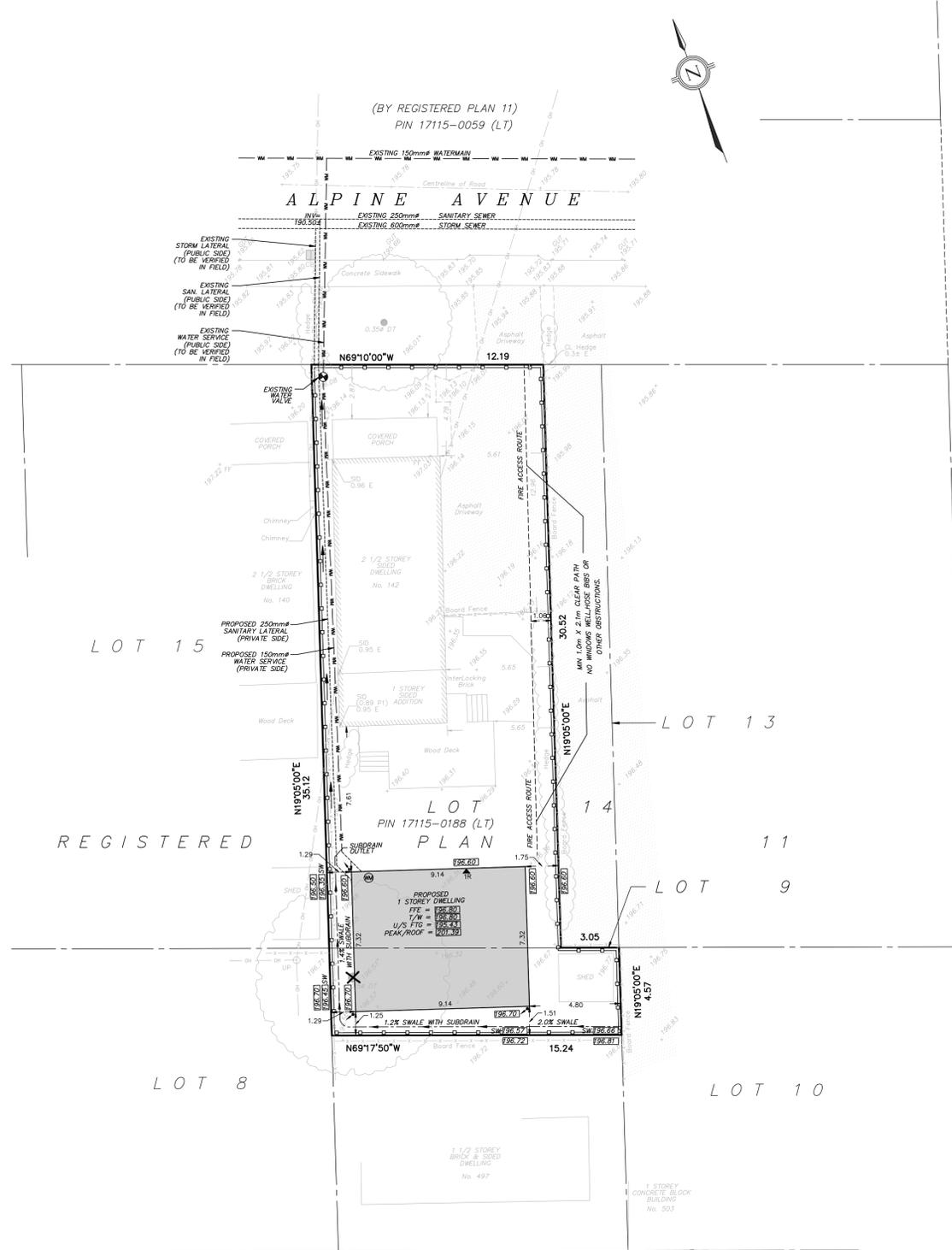
MUNICIPAL ADDRESS
142 ALPINE AVENUE, HAMILTON

LEGAL DESCRIPTION
PART OF LOTS 9 & 14
CITY OF HAMILTON
ZONING
LOW DENSITY RESIDENTIAL ZONE (R1)
(RESIDENTIAL ZONES (SECONDARY DWELLING UNITS-SDUS))

| SITE STATISTICS | BYLAW | PROPOSED |
|--|-------------------|----------------------|
| MAX. FFE | 75 m ² | 66.90 m ² |
| FRONT YARD SETBACK (FROM THE PRINCIPAL DWELLING) | 7.5 m | 7.61 m |
| REAR YARD SETBACK | 1.2 m | 1.25 m |
| SIDE YARD SETBACK-W | 1.2 m | 1.29 m |
| HEIGHT (PEAK OF ROOF) | 6.0 m | 4.74 m |
| MAX. LOT COVERAGE | 25% | 16.78% |

AVERAGE GRADE = $\frac{196.70+196.70+196.60+196.60}{4} = 196.65$

AVERAGE GRADE BY THE CITY OF HAMILTON (HEIGHT DEFINITION)



ADDRESS: 142 ALPINE AVENUE, HAMILTON

SITE AND GRADING PLAN OF
PART OF LOTS 9 & 14
REGISTERED PLAN 11
IN THE
CITY OF HAMILTON

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE
© COPYRIGHT 2023

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

LEGEND

| | |
|---------|-----------------------------------|
| CB | DENOTES CATCH BASIN |
| DT | DENOTES DECIDUOUS TREE |
| CT | DENOTES CONIFEROUS TREE |
| SV | DENOTES SERVICE VALVE |
| TL | DENOTES SUBJECT LANDS BOUNDARY |
| DL | DENOTES DEED LINE |
| LL | DENOTES LOT LINE |
| SL | DENOTES LIMIT OF STREET |
| FL | DENOTES FENCE LINE |
| TR | DENOTES TREE TO BE REMOVED |
| N-E-S-W | DENOTES NORTH-EAST-SOUTH-WEST |
| 100.00 | DENOTES EXISTING ELEVATION |
| 100.00 | DENOTES PROPOSED ELEVATION |
| --- | DENOTES PROPOSED SILT FENCE |
| --- | DENOTES DOWNSPOUT WITH SPLASH PAD |
| ⊙ | DENOTES WATER METER |

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928/1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK NO. 0772002012 HAVING AN ELEVATION OF 195.497 m.

| NO. | DATE | BY | REVISIONS |
|-----|------------|----|----------------------|
| 2 | 05/18/2023 | GF | AS PER CITY COMMENTS |
| 1 | 04/11/2023 | GF | AS PER CITY COMMENTS |
| 0 | 03/28/2023 | DC | ISSUED FOR REVIEW |

Scale 1:150

2 0 2 4 6 8 10 METRES

APPROVALS

STAMP

LICENSED PROFESSIONAL ENGINEER
M. FATHI
100086843
MAY 18, 2023
PROVINCE OF ONTARIO

Barich Grenkie Surveying Ltd.
A DIVISION OF GEOMAPLE
301 HWY No. 8 (2ND FLOOR) STONEY CREEK, ON
(905) 882-6767

DWN BY: GF
CHK BY: MF
JOB No. 23-3089

CLIENT
MATT CREARY RESIDENCE

PROJECT NAME
**PROPOSED DWELLING
142 ALPINE AVENUE, HAMILTON**

TITLE
SITE AND GRADING PLAN

PROJECT No. 23-3089 DRAWING No. 23-3089 SGP

PROJECT INFORMATION

Project Information:

2022-031

142 Alpine Ave, Hamilton Ontario



ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE REGULATIONS

This drawing set has been prepared under the

O. Reg 332/12
Ontario Building Code 1992
Amendment Jan 1 2020

CONSTRUCTION NOTES:
1. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE 2022 ONTARIO BUILDING CODE REGULATIONS.
2. ALL DIMENSIONS GIVEN FIRST IN METRIC AND FOLLOWED BY IMPERIAL.

| | | | |
|----|-----------------------|------------|------|
| 1. | Issued to Consultants | 2022.08.11 | E.C. |
|----|-----------------------|------------|------|

Virtual Creations Inc. – Energy Efficiency for Housing SB-12 (2017) ZONE 1 <92

COMPONENTS

| Attic | Cathedral | Exposed Floor | Walls | Continuous Insulation | Basement | Slab Horizontal | Edge of Slab |
|-------------|-----------|---------------|-----------------|-----------------------|----------|-----------------|--------------------------|
| R60 | R31 | R31 | R22 | N/A | R20 ci | --- | R10 |
| Heated Slab | Skylights | Windows | Glazing Upgrade | Space Heating | HRV | Hot Water | Gray water heat recovery |
| R10 | .49 | 25er | | 96% | 75% | .8 | 42% |

SB12 Schedule

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE (CONCLUSION)
 TOTAL WALL AREA = 982.80 Sq. Ft. TOTAL DOOR GLAZING AREA = 0.00 Sq. Ft.
 TOTAL RSO AREA (NOT INCLUDING BASEMENT WINDOWS) = 105.20 Sq. Ft.
 TOTAL PERCENTAGE = 10.70%

- COMPLY WITH 3.1.1.1.(7) <17%
- COMPLY WITH 3.1.1.1.(8) >17% <22% (UPGRADES HAVE BEEN NOTED)
- COMPLY WITH 3.1.1.1.(9) >22% (ENERGY CONSULTANT MUST BE CONSULTED)

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE - FIRST FLOOR

TOTAL WALL PERIMETER = 108.0'
 WALL HEIGHT FROM GRADE TO CEILING = 9.1
 TOTAL WALL AREA = 982.80 Sq. Ft.

BUILDING INFORMATION

Area Calculations

| | |
|---------------------------|-------------------------------|
| Total Building Area | 720.00 Sq. Ft. (66.89 Sq. m.) |
| Proposed First Floor Area | 720.00 Sq. Ft. (66.89 Sq. m.) |

| | | | |
|----|--|-----|-----|
| 1 | Bathroom group* with 6 LPF flush tank | N/A | 3.6 |
| 2 | Bathroom group* with greater than 6 LPF flush | N/A | 6 |
| 3 | Bathtub with or without shower head | 1/2 | 1.4 |
| 4 | Clothes washer | 1/2 | 1.4 |
| 5 | Dishwasher, domestic | 3/8 | 1.4 |
| 6 | Hose bibb (1/2") | 1/2 | 2.5 |
| 7 | Lavatory | 3/8 | 0.7 |
| 8 | Shower head | 1/2 | 1.4 |
| 9 | Shower, spray, multi-head, fixture unit per head | ** | 1.4 |
| 10 | Sink, bar | 3/8 | 1 |
| 11 | Sink, kitchen, domestic | 3/8 | 1.4 |
| 12 | Sink, laundry (1 or 2 compartments) | 3/8 | 1.4 |
| 13 | Water closet, 6 LPF or less with flush tank | 3/8 | 2.2 |
| 14 | Other: | | |

Room Schedule

See plans for additional information

BUILDING INFORMATION

Metric to Imperial Steel Beam Converting

| Metric | Imperial |
|---------|----------|---------|----------|---------|----------|---------|----------|---------|----------|
| W150x22 | W6x15 | W200x27 | W8x18 | W250x22 | W10x15 | W310x39 | W12x26 | W360x57 | W14x38 |
| W150x30 | W6x20 | W200x31 | W8x21 | W250x33 | W10x22 | W310x60 | W12x40 | | |
| W150x37 | W6x25 | W200x36 | W8x24 | W250x38 | W10x29 | W310x67 | W12x45 | | |
| | | W200x42 | W8x28 | | | | | | |
| | | W200x46 | W8x31 | | | | | | |
| | | W200x59 | W8x40 | | | | | | |

Beam Schedule

Information Not Required

Pad Footing Schedule

Information Not Required

Window and Door Schedule

| TAG | SIZE | SB12 | OPERATOR | LOCATION | HEIGHT | GRILL | GLAZING |
|-----|---------|----------|------------|------------|----------|-------|--------------|
| 01A | 24"x48" | 8.0 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 5.2 |
| 01B | 24"x48" | 8.0 | FIXED | NORTH ELEV | 92" ATFW | NONE | Glazing 5.2 |
| 02A | 36"x92" | 16.7 | 3/4 GLAZED | NORTH ELEV | 92" ATFW | NONE | Glazing 10.7 |
| 03A | 24"x56" | 9.3 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 6.2 |
| 03B | 24"x56" | 9.3 | FIXED | NORTH ELEV | 92" ATFW | NONE | Glazing 6.2 |
| 04A | 24"x44" | 7.3 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 4.7 |
| 04B | 24"x44" | 7.3 | FIXED | NORTH ELEV | 92" ATFW | NONE | Glazing 4.7 |
| 05A | 24"x44" | 7.3 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 4.7 |
| 05B | 24"x44" | 7.3 | FIXED | NORTH ELEV | 92" ATFW | NONE | Glazing 4.7 |
| 06A | 24"x52" | 8.7 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 5.7 |
| 06B | 24"x52" | 8.7 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 5.7 |
| 07A | 24"x44" | 7.3 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 4.7 |
| | | 105.2000 | | | | | |

Designed By:
VIRTUAL CREATIONS INC.
 ARCHITECTURAL CONSULTING SERVICES (905) 481 1153

SMALL BUILDINGS
 Original Signature: *E.C.*
 WWW.VCINC.CA

Classification:
 Theresa Lacharity
 Client: 28844
 ERIC CANTON BCIN#25135

PROJECT: 142 Alpine Ave, Hamilton Ontario

PROJECT NO: 2022-031

BCIN NO. 28844

(905) 481 1153

VIRTUAL CREATIONS INC.

A0-01

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION AND ACCESS TO THE EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. VIRTUAL CREATIONS INC. IS NOT RESPONSIBLE FOR ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC. OR PURCHASED THROUGH VIRTUAL CREATIONS INC. DIRECTLY.



CONTRACT

NOTE TO FRAMERS:

Framers **MUST** call Virtual Creations Inc. before starting framing.

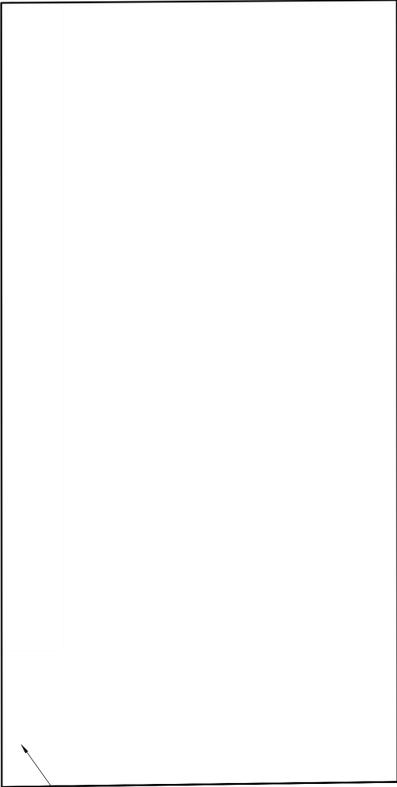
Any questions, discrepancies, or errors must be discussed before starting the project.

Virtual Creations Inc. will always make themselves available to answer and address any questions Framers might have with our drawings in a very timely manner.

Failing to **CALL** Virtual Creations Inc before starting a project will absolve Virtual Creations Inc of liability of issues with the drawings

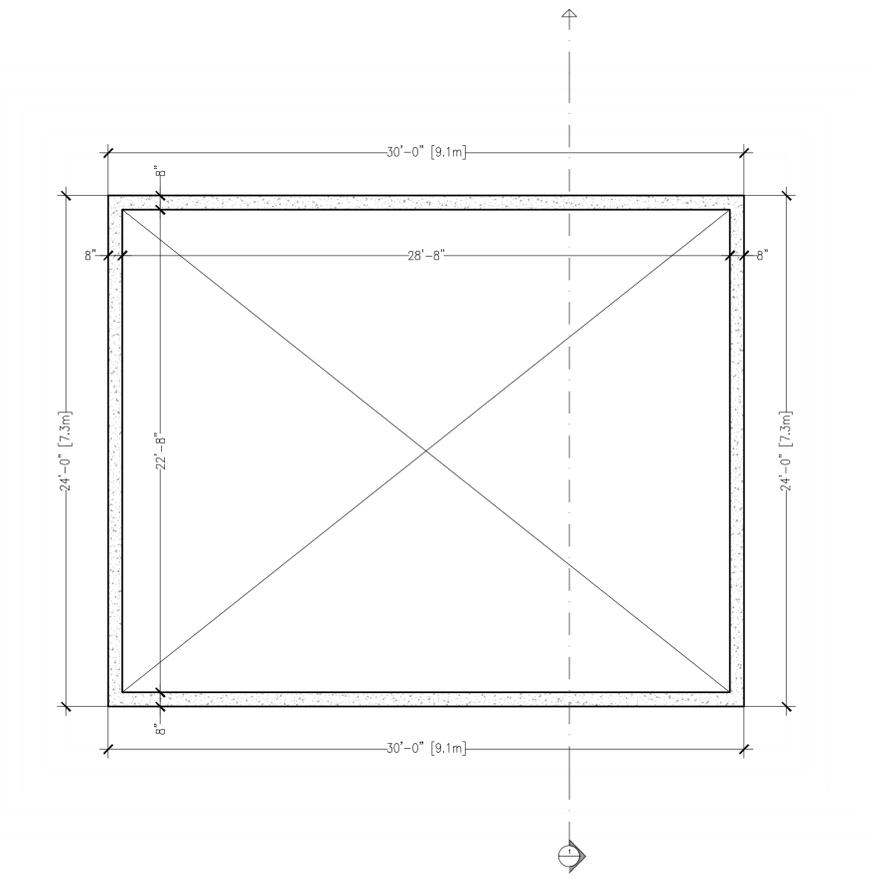
1.905.481.1153

| | | | | | |
|--|---|-----|----|--------------------------|--------------------------|
| <p>NOTE TO TRUSS MANUFACTURE:</p> <p>2019.11.27 - Manufactured Items and Materials</p> <p>All materials like a truss, floor joist, beams, etc. CAN NOT be designed, put into production or purchased for installation based upon these drawings alone.</p> <p>ALL dimensions need to be verified during construction and before the material is purchased, ordered or put into production. The manufacture, like the truss manufacturer, builder, contract or framer MUST review all relevant dimensions and inform Virtual Creations and the manufacture of any discrepancies. At the minimum the client must at least contact Virtual Creation to review the as build condition before purchasing, ordering or putting into production any and all materials.</p> <p>FAILURE to verify these dimensions will absolve Virtual Creations of any responsibility of errors or discrepancies in our plans. By paying this invoice you agree to this requirement and condition.</p> <p>DIMENSION NOTE:</p> <p>2019.12.05 - There are different ways of dimension architectural floors, what follows is an explanation of the why interior walls are dimensioned as 4" or 6" vs other methods.</p> <p>Some Architectural drawings chose to dimension the rough wood stud framing. However this would create a lot fractioned dimensions on the plans and would require the framer to account for the 1/2" drywall material in some conditions like bathroom tubs and stair wells.</p> <p>Some Architectural drawings chose to dimension the finished wall thickness. However this would create a lot fractioned dimensions as well.</p> <p>These Architectural set of drawings chose to dimension interior walls to a round 4" or 6" dimension. We feel this is the cleanest dimension as they do not have fractions, and at most produce a 1/4" error which isn't typically an issue. Further we full appreciate that we can not ask trades in the field to measure to 1/4" accuracies nor to we assume that as built construction could hold those tolerances.</p> <p>OBC 9.10.19.3 - Smoke Alarms (Renovations Only)</p> <p>Existing smoke alarms are acceptable, however, if the scope of work involves renovating existing bedrooms, changing room uses from a non bedroom use to proposed bedroom use or an addition which includes a bedroom many requirements of 9.10.19.3 would apply including being interconnected, hardwired and with visual notification. If a smoke alarm is required it will be noted on drawings</p> <p>Electrical Safety Authority</p> <p>Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical contractor.</p> <p>It's the law.</p> <p>For more information go to www.essafe.com or call 1-877-372-7233</p> | <p>Part 4 Loads used</p> <p>20lb Dead Load 40lb Live Load (interior) 50lb Live Load (exterior) 32lb Snow Load 10lb Wind Load</p> <p>Deflection limits</p> <p>L/425 Floors (interior) L/360 Floors (exterior)</p> <p>Commitment to General Review</p> <p>To plans examiner, please indicate here if a commitment to general review will be required for any item submitted here on this sheet</p> <table style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">Yes</td> <td style="width: 50%;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> <p>Notes: Engineering Drawings</p> <p>These drawings shall be read in association with the engineering floor joist and specifications as well as the engineering truss layout and specification.</p> <p>9.9.10.1 Egress from Bedrooms</p> <p>Basement Ceiling</p> <p>Unobstructed open portion having a min area of 3,768 sq. ft. (min 15'x33" example) with no dimension less than 15"</p> <p>Window must be operable without tools from the interior</p> <p>Sill height is NOT a requirement as per 9.9.10.1(2)</p> <p>Basement Floor</p> <p>Where this window opens into a window well a clearance of not less than 22" shall be provided in front of the window on the exterior.</p> <p>One window in the basement must comply with these requirements as there is not a door on the same floor level as the bedroom which provides direct access to the exterior.</p> <p>Basement Note:</p> <p>This unit has a finished basement, see other drawings sheet "Foundation Plan (Basement)" for more information like interior wall framing.</p> | Yes | No | <input type="checkbox"/> | <input type="checkbox"/> |
| Yes | No | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | | | | |



Foundation Area
686.25 Sq. Ft.
Unfinished

Principal Foundation Floor Plan
SCALE 1/4" = 1'-0"



- Drawing Checklist:**
- Client sign off
 - Review Survey
 - Review Grading
 - Review Truss Layout
 - Review Floor Layout
 - Engineering review
 - Issued for Permit

Foundation Floor Plan
SCALE 1/4" = 1'-0"

Date: _____

Client Sign Off: _____

Original Signature: *[Signature]*

Classification: _____

Client: **28844**

Eric Canton BCIN#25135

PROJECT: 142 Alpine Ave, Hamilton Ontario

PROJECT NO: 2022-031

VIRTUAL CREATIONS INC. (905) 481 1153 BCIN NO. 28844

ARCHITECTURAL CONSULTING SERVICES

ISSUED: May 23 2023

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH THE CLIENT, THE DESIGNER WILL MAKE EVERY EFFORT TO OBTAIN NECESSARY INFORMATION TO COMPLETE THE DRAWINGS. THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE DRAWINGS. THE CLIENT IS ADVISED THAT THE DESIGNER IS NOT PROVIDING ANY SERVICES IN CONNECTION WITH THE CONSTRUCTION OF THE PROJECT. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

NOTE TO FRAMERS:

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 Failing to **CALL** Virtual Creations Inc. before starting a project will absolve Virtual Creations Inc. of liability of issues with the drawings

1.905.481.1153

Date: _____

Client Sign Off: _____

SMALL BUILDINGS Original Signature: *[Signature]*

WWW.VCINC.CA

PROJECT: 142 Alpine Ave, Hamilton Ontario

PROJECT No: 2022-031

Client: **28844**

BCIN No. **28844**

(905) 481 1153

ERIC CANTON BCIN#25135

VIRTUAL CREATIONS INC.

ARCHITECTURAL CONSULTING SERVICES

ISSUED: May 23 2023

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CONTRACT

NOTE TO TRUSS MANUFACTURE:

2019.11.27 - Manufactured Items and Materials
 All materials like a truss, floor joist, beams, etc. **CAN NOT** be designed, put into production or purchased for installation based upon these drawings alone.

MUST
 review all relevant dimensions and inform Virtual Creations and the manufacture of any discrepancies. At the minimum the client must at least contact Virtual Creation to review the as build condition before purchasing, ordering or putting into production any and all materials.

FAILURE to verify these dimensions will absolve Virtual Creations of any responsibility of errors or discrepancies in our plans. By paying this invoice you agree to this requirement and condition.

DIMENSION NOTE:

2019.12.05 - There are different ways of dimension architectural floors, what follows is an explanation of the why interior walls are dimensioned as 4" or 6" by other methods.
 Some Architectural drawings chose to dimension the rough wood stud framing. However this would create a lot fractioned dimensions on the plans and would require the framer to account for the 1/2" drywall material in some conditions like bathroom tubs and stair wells.

Some Architectural drawings chose to dimension the finished wall thickness. However this would create a lot fractioned dimensions as well.

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 (Renovations Only)

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Electrical Safety Authority

Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical contractor.
 It's the law.
 For more information go to www.esosafe.com or call 1-877-372-7233

Part 4 Loads used

- 20lb Dead Load
- 40lb Live Load (interior)
- 50lb Live Load (exterior)
- 32lb Snow Load
- 10lb Wind Load

Deflection limits

- L/425 Floors (interior)
- L/360 Floors (exterior)

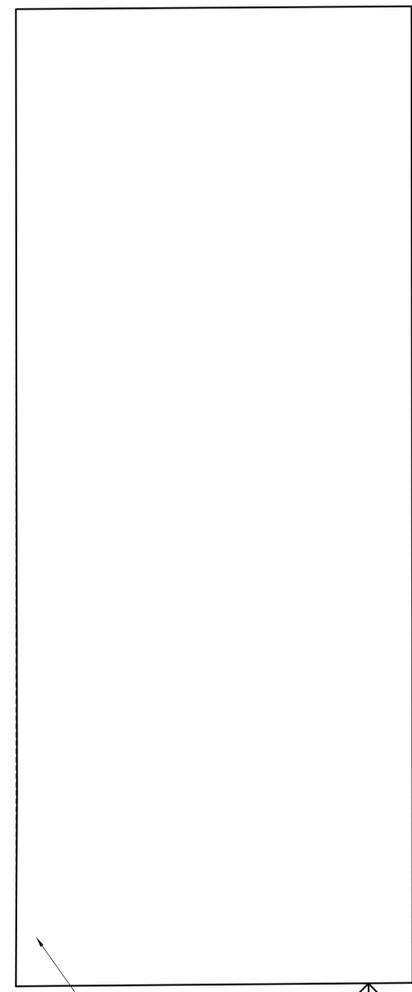
Commitment to General Review

To plans examiner, please indicate here if a commitment to general review will be required for any item submitted here on this sheet

| Yes | No |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |

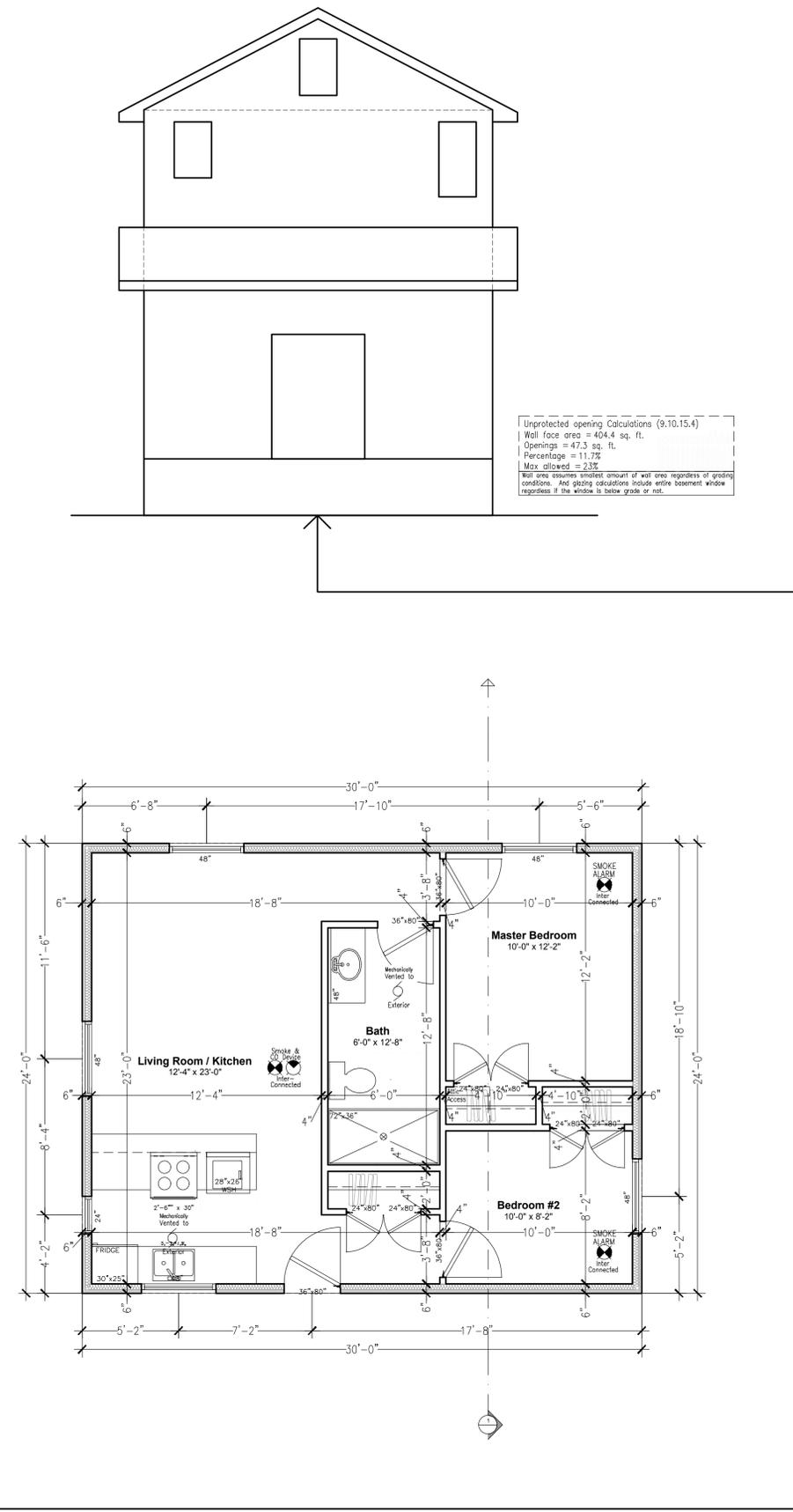
Notes: Engineering Drawings

These drawings shall be read in association with the engineering floor joist and specifications as well as the engineering truss layout and specification.



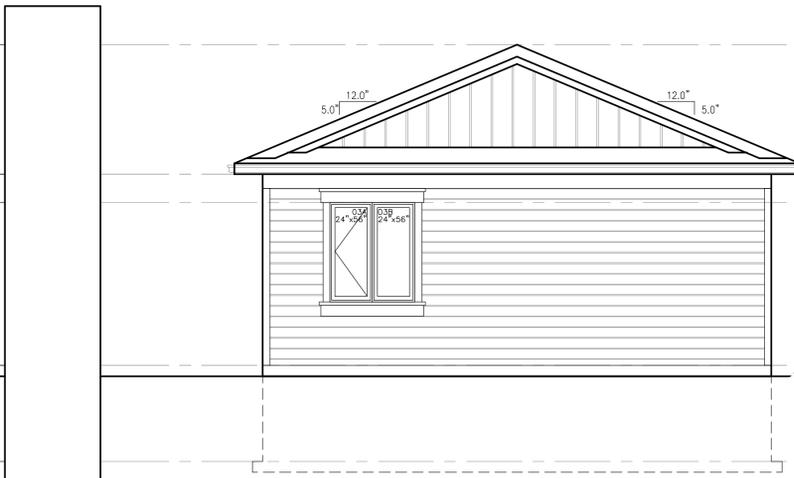
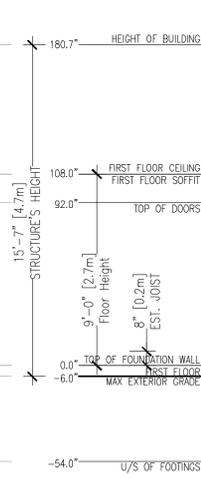
First Floor Area
857.55 Sq. Ft.

Principal First Floor Plan
SCALE 1/4" = 1'-0"



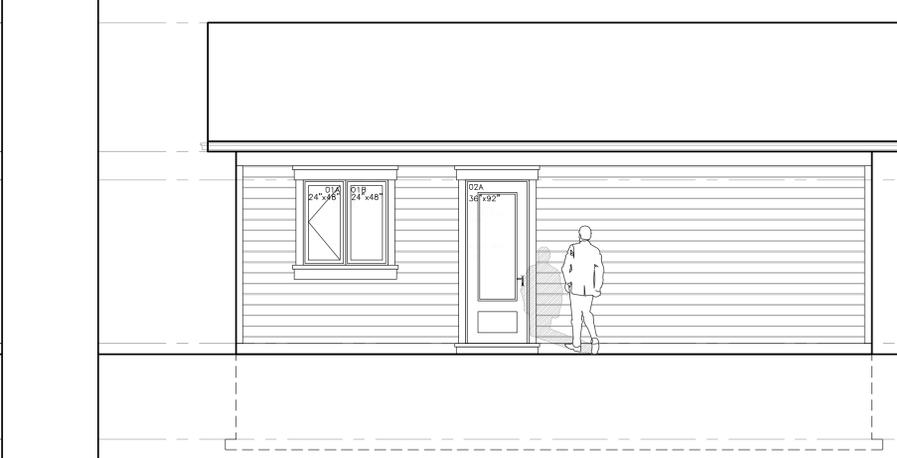
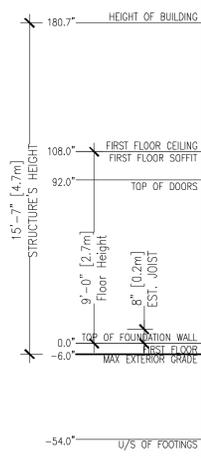
- Drawing Checklist:
- Client sign off
 - Review Survey
 - Review Grading
 - Review Truss Layout
 - Review Floor Layout
 - Engineering review
 - Issued for Permit

First Floor Plan
SCALE 1/4" = 1'-0"



Unprotected opening Calculations (9.10.15.4)
 Wall face area = 228.0 sq. ft.
 Openings = 12.5 sq. ft.
 Percentage = 5.5%
 Max allowed = 7%
 Wall area assumes smallest amount of wall area regardless of grading conditions. All opening calculations include entire basement window regardless if the window is below grade or not.

Right Side Elevation
 SCALE 1/4" = 1'-0"



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

Date: _____

PROJECT: 142 Alpine Ave, Hamilton Ontario

PROJECT No: 2022-031

INC. BCIN No. 28844

(905) 481 1153

Client: Theresa Lacharity
 ERIC CANTON BCIN# 25135

SMALL BUILDINGS

Classification:

Original Signature: *E.C.L.*

WWW.VCINC.CA

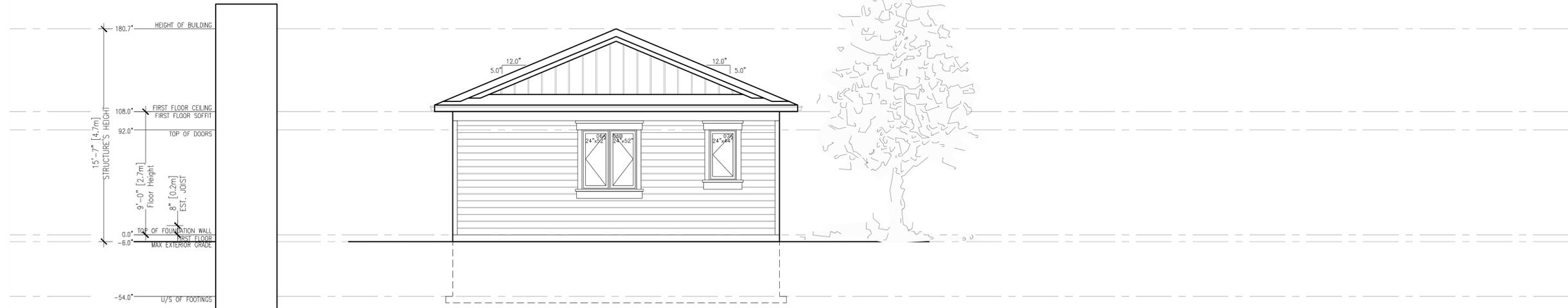
VIRTUAL CREATIONS

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION AND ACCESS TO THE AREAS, THE DRAWINGS WILL BE REVISED TO REFLECT THE ACTUAL CONDITIONS. THE CLIENT IS ADVISED THAT THE DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. VIRTUAL CREATIONS INC. IS NOT RESPONSIBLE FOR ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

ISSUED: May 23 2023



CONTRACT



Unprotected opening Calculations (9.10.15.4)
 Wall face area = 228.0 sq. ft.
 Openings = 16.0 sq. ft.
 Percentage = 7.0%
 Max allowed = 7%
 Wall area assumes smallest amount of wall area regardless of grading conditions. And glazing calculations include entire basement window regardless if the window is below grade or not.

Left Side Elevation
 SCALE 1/4" = 1'-0"



Unprotected opening Calculations (9.10.15.4)
 Wall face area = 285.0 sq. ft.
 Openings = 19.0 sq. ft.
 Percentage = 6.7%
 Max allowed = 7%
 Wall area assumes smallest amount of wall area regardless of grading conditions. And glazing calculations include entire basement window regardless if the window is below grade or not.

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

Client Sign Off: _____ Date: _____

PROJECT: 142 Alpine Ave, Hamilton Ontario

PROJECT No: 2022-031

VIRTUAL CREATIONS INC. BCIN No. 28844

(905) 481 1153

ISSUED: May 23 2023

Client: Theresa Lacharity

Classification: 28844

Eric CANTON BCIN# 25135

Small Buildings Original Signature: *E.C.*
 WWW.VCINC.CA

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION OF THE CLIENT AND VIRTUAL CREATIONS INC. THE DRAWINGS WILL BE REVISED TO REFLECT THE EXISTING CONDITIONS. DETERMINE LOCATIONS OF EXISTING SERVICES. INFORM VIRTUAL CREATIONS INC. OF ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.



CONTRACT

PROJECT INFORMATION

Project Information:

2022-031

142 Alpine Ave, Hamilton Ontario



ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE REGULATIONS

This drawing set has been prepared under the

O. Reg 332/12
Ontario Building Code 1992
Amendment Jan 1 2020

DATE ISSUED: 2022.08.11
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE REGULATIONS
AS AMENDED BY THE ONTARIO BUILDING CODE REGULATIONS

| | | | |
|----|-----------------------|------------|------|
| 1. | Issued to Consultants | 2022.08.11 | E.C. |
|----|-----------------------|------------|------|

Virtual Creations Inc. - Energy Efficiency for Housing SB-12 (2017) ZONE 1 <92

COMPONENTS

| COMPLIANCE PACKAGE | Attic | Cathedral | Exposed Floor | Walls | Continuous Insulation | Basement | Slab Horizontal | Edge of Slab |
|---|-------------|-----------|---------------|-----------------|-----------------------|----------|-----------------|--------------------------|
| Package A1 Table 3.1.1.2A (P) 3.1.1.2A(P) | R60 | R31 | R31 | R22 | N/A | R20 ci | --- | R10 |
| | Heated Slab | Skylights | Windows | Glazing Upgrade | Space Heating | HRV | Hot Water | Gray water heat recovery |
| | R10 | .49 | 25er | | 96% | 75% | .8 | 42% |

SB12 Schedule

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE (CONCLUSION)
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TOTAL RSO AREA (NOT INCLUDING BASEMENT WINDOWS) = 105.20 Sq. Ft.
TOTAL PERCENTAGE = 10.70%

- COMPLY WITH 3.1.1.1.(7) <17%
- COMPLY WITH 3.1.1.1.(8) >17% <22% (UPGRADES HAVE BEEN NOTED)
- COMPLY WITH 3.1.1.1.(9) >22% (ENERGY CONSULTANT MUST BE CONSULTED)

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE - FIRST FLOOR
TOTAL WALL PERIMETER = 108.0'
WALL HEIGHT FROM GRADE TO CEILING = 9.1
TOTAL WALL AREA = 982.80 Sq. Ft.

BUILDING INFORMATION

Area Calculations

| | |
|---------------------------|-------------------------------|
| Total Building Area | 720.00 Sq. Ft. (66.89 Sq. m.) |
| Proposed First Floor Area | 720.00 Sq. Ft. (66.89 Sq. m.) |

| | | | | |
|----|--|-----|-----|--|
| 1 | Bathroom group* with 6 LPF flush tank | N/A | 3.6 | |
| 2 | Bathroom group* with greater than 6 LPF flush | N/A | 6 | |
| 3 | Bathub with or without shower head | 1/2 | 1.4 | |
| 4 | Clothes washer | 1/2 | 1.4 | |
| 5 | Dishwasher, domestic | 3/8 | 1.4 | |
| 6 | Hose bibb (1/2") | 1/2 | 2.5 | |
| 7 | Lavatory | 3/8 | 0.7 | |
| 8 | Shower head | 1/2 | 1.4 | |
| 9 | Shower, spray, multi-head, fixture unit per head | ** | 1.4 | |
| 10 | Sink, bar | 3/8 | 1 | |
| 11 | Sink, kitchen, domestic | 3/8 | 1.4 | |
| 12 | Sink, laundry (1 or 2 compartments) | 3/8 | 1.4 | |
| 13 | Water closet, 6 LPF or less with flush tank | 3/8 | 2.2 | |
| 14 | Other: | | | |

Room Schedule

See plans for additional information

BUILDING INFORMATION

Metric to Imperial Steel Beam Converting

| Metric | Imperial |
|---------|----------|---------|----------|---------|----------|---------|----------|---------|----------|
| W150x22 | W6x15 | W200x27 | W8x18 | W250x33 | W10x22 | W310x39 | W12x26 | W360x57 | W14x38 |
| W150x30 | W6x20 | W200x36 | W8x24 | W250x56 | W10x39 | W310x57 | W12x40 | | |
| W150x37 | W6x25 | W200x42 | W8x28 | W250x66 | | W310x67 | W12x45 | | |
| | | W200x48 | W8x31 | | | | | | |
| | | W200x59 | W8x40 | | | | | | |

Beam Schedule

Information Not Required

Pad Footing Schedule

Information Not Required

Window and Door Schedule

| TAD | SIZE | SB12 | OPERATOR | LOCATION | HEIGHT | GRILL | GLAZING |
|-----|---------|----------|------------|------------|----------|-------|--------------|
| 01A | 24"x48" | 8.0 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 5.2 |
| 01B | 24"x48" | 8.0 | FIXED | NORTH ELEV | 92" ATFW | NONE | Glazing 5.2 |
| 02A | 36"x92" | 16.7 | 3/4 GLAZED | NORTH ELEV | 92" ATFW | NONE | Glazing 10.7 |
| 03A | 24"x56" | 9.3 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 6.2 |
| 03B | 24"x56" | 9.3 | FIXED | NORTH ELEV | 92" ATFW | NONE | Glazing 6.2 |
| 04A | 24"x44" | 7.3 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 4.7 |
| 04B | 24"x44" | 7.3 | FIXED | NORTH ELEV | 92" ATFW | NONE | Glazing 4.7 |
| 05A | 24"x44" | 7.3 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 4.7 |
| 05B | 24"x44" | 7.3 | FIXED | NORTH ELEV | 92" ATFW | NONE | Glazing 4.7 |
| 06A | 24"x52" | 8.7 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 5.7 |
| 06B | 24"x52" | 8.7 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 5.7 |
| 07A | 24"x44" | 7.3 | CASEMENT | NORTH ELEV | 92" ATFW | NONE | Glazing 4.7 |
| | | 105.2000 | | | | | |

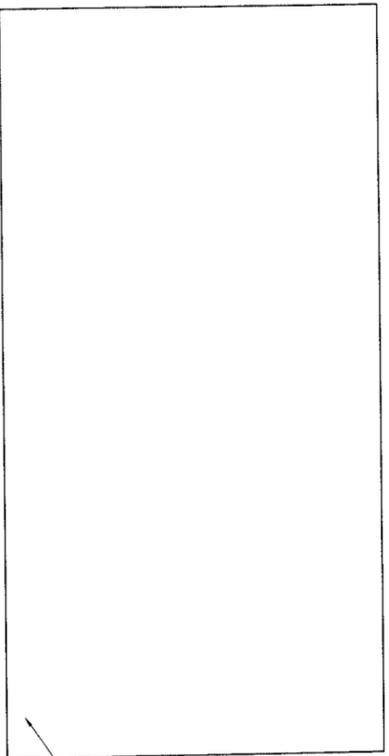
Designed By:
VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES (905) 481 1153

PROJECT: 142 Alpine Ave, Hamilton Ontario
 CLASSIFICATION: SMALL BUILDINGS
 ORIGINAL SIGNATURE: *E.C.*
 WWW.VCINC.CA
 CLIENT: 28844
 BCIN No. 28844
 ERIC CANTON BCIN#25155
 VIRTUAL CREATIONS INC. (905) 481 1153
 ISSUED Apr 05 2023

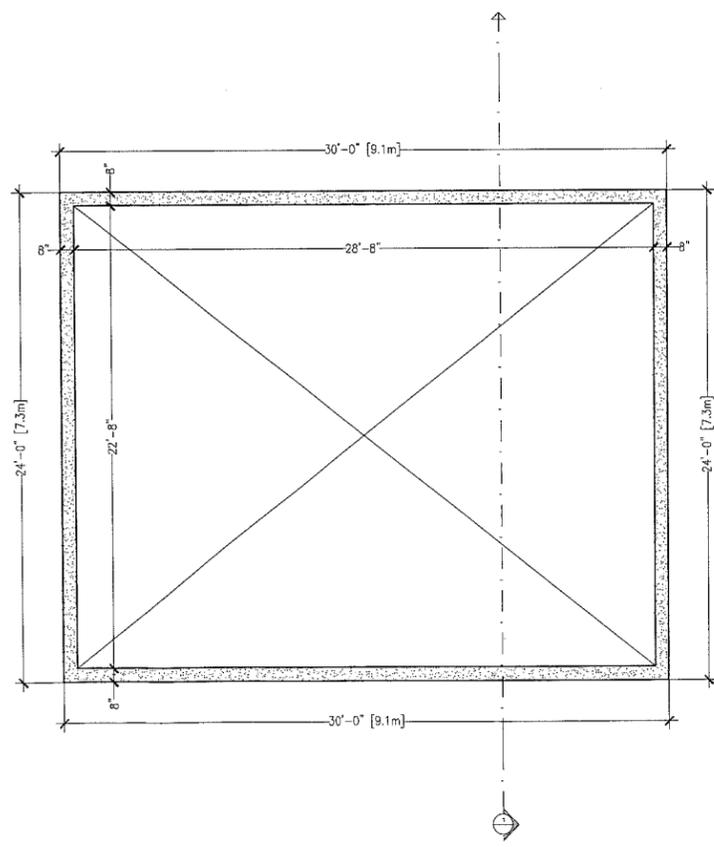
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CONTRACT

NOTE TO FRAMERS:
 Framers **MUST** call Virtual Creations Inc. before starting framing.
 Any questions, discrepancies, or errors must be discussed before starting the project.
 Virtual Creations Inc. will always make themselves available to answer and address any questions Framers might have with our drawings in a very timely manner.
 Failing to **CALL** Virtual Creations Inc before starting a project will absolve Virtual Creations Inc of liability of issues with the drawings.
 1.905.481.1153



Foundation Area
 686.25 Sq. Ft.
 Unfinished



Principal Foundation Floor Plan
 SCALE 1/4" = 1'-0"

- Drawing Checklist:
- Client sign off
 - Review Survey
 - Review Grading
 - Review Truss Layout
 - Review Floor Layout
 - Engineering review
 - Issued for Permit

Foundation Floor Plan
 SCALE 1/4" = 1'-0"

NOTE TO TRUSS MANUFACTURE:
 2019.11.27 - Manufactured Items and Materials
 All materials like a truss, floor joist, beams, etc. **CAN NOT** be designed, put into production or purchased for installation based upon these drawings alone.

MUST
 review all relevant dimensions and inform Virtual Creations and the manufacturer of any discrepancies. At the minimum the client must at least contact Virtual Creations to review the as build condition before purchasing, ordering or putting into production any and all materials.

FAILURE to verify these dimensions will absolve Virtual Creations of any responsibility of errors or discrepancies in our plans. By paying this invoice you agree to this requirement and condition.

DIMENSION NOTE:
 2019.12.05 - There are different ways of dimension architectural floors, what follows is an explanation of the why interior walls are dimensioned as 4" or 6" vs other methods.
 Some Architectural drawings chase to dimension the rough wood stud framing. However this would create a lot fractioned dimensions on the plans and would require the framer to account for the 1/2" drywall material in some conditions like bathroom tubs and stair wells.

Some Architectural drawings chase to dimension the finished wall thickness. However this would create a lot fractioned dimensions as well.
 These Architectural set of drawings chase to dimension interior walls to a round 4" or 6" dimension. We feel this is the cleanest dimension as they do not have fractions, and at most produce a 1/2" error which isn't typically an issue. Further we full appreciate that we can not ask trades in the field to measure to 1/2" accuracies nor to we assume that as built construction could hold these tolerances.

OBC 9.10.19.3 - Smoke Alarms
 (Renovations Only)
 Existing smoke alarms are acceptable, however, if the scope of work involves renovating existing bedrooms, changing room uses from a non bedroom use to proposed bedroom use or an addition which includes a bedroom many requirements of 9.10.19.3 would apply including being interconnected, hardwired and with visual notification. If a smoke alarm is required it will be noted on drawings.

Electrical Safety Authority
 Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical contractor.
 It's the law.
 For more information go to www.esaSAFE.com or call 1-877-372-7233

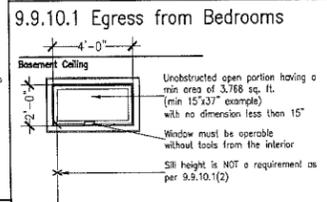
Part 4 Loads used
 20lb Dead Load
 40lb Live Load (interior)
 50lb Live Load (exterior)
 32lb Snow Load
 10lb Wind Load

Deflection limits
 1/425 Floors (interior)
 1/350 Floors (exterior)

Commitment to General Review
 To plans examiner, please indicate here if a commitment to general review will be required for any item submitted here on this sheet

| | |
|--------------------------|--------------------------|
| Yes | No |
| <input type="checkbox"/> | <input type="checkbox"/> |

Notes: Engineering Drawings
 These drawings shall be read in association with the engineering floor joist and specifications as well as the engineering truss layout and specification.



Basement Floor
 Where this window opens into a window well a clearance of not less than 22" shall be provided in front of the window on the exterior.
 One window in the basement must comply with these requirements as there is not a door on the same floor level as the bedroom which provides direct access to the exterior.

Basement Note:
 This unit has a finished basement, see other drawings sheet "Foundation Plan (Basement)" for more information like interior wall framing.

Client Sign Off: _____ Date: _____
 ORIGINAL SIGNATURE: *[Signature]*
WWW.VCINC.CA
 PROJECT: 142 Alpine Ave, Hamilton Ontario
 CLASSIFICATION: **SMALL BUILDINGS**
 CLIENT: **28844**
 BCIN No: **28844**
 BCIN No: **28844**
 (905) 481-1153
 ERIC CANTON BCIN# 25135
 ISSUED: May 23 2023

VIRTUAL CREATIONS INC.
 AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE TO US. WE HAVE MADE OUR BEST EFFORT TO DESIGN TO THE BEST OF OUR KNOWLEDGE AND BELIEVE THAT THE DRAWINGS ARE ACCURATE. WE WILL NOT BE RESPONSIBLE FOR ANY OMISSIONS, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPY/RIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.
 CONTRACT

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1.905.481.1153

NOTE TO TRUSS MANUFACTURE:
 2019.11.27 - Manufactured Items and Materials
 All materials like a truss, floor joist, beams, etc. **CAN NOT** be designed, put into production or purchased for installation based upon these drawings alone.
ALL dimensions need to be verified during construction and before the material is purchased, ordered or put into production. The manufacturer, like the truss manufacturer, builder, contractor or framer **MUST** review all relevant dimensions and inform Virtual Creations and the manufacturer of any discrepancies. At the minimum the client must at least contact Virtual Creations to review the as built condition before purchasing, ordering or putting into production any and all materials.
FAILURE to verify these dimensions will absolve Virtual Creations of any responsibility of errors or discrepancies in our plans. By paying this invoice you agree to this requirement and condition.

DIMENSION NOTE:
 2019.12.05 - There are different ways of dimension architectural floors, what follows is an explanation of the why interior walls are dimensioned as 4" or 6" vs other methods.
 Some Architectural drawings chose to dimension the rough wood stud framing. However this would create a lot fractioned dimensions on the plans and would require the framer to account for the 1/2" drywall material in some conditions like bathroom tubs and stair wells.
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Part 4 Loads used

20lb Dead Load
 40lb Live Load (interior)
 50lb Live Load (exterior)
 32lb Snow Load
 10lb Wind Load

Deflection limits

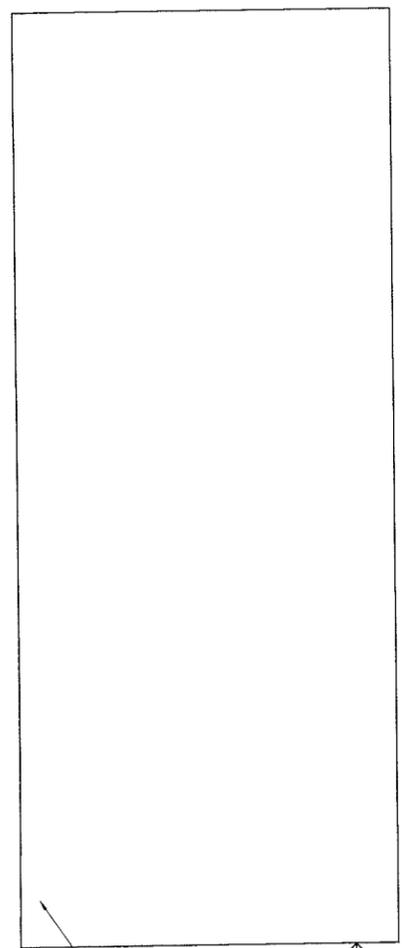
L/425 Floors (interior)
 L/360 Floors (exterior)

Commitment to General Review

To plans examiner, please indicate here if a commitment to general review will be required for any item submitted here on this sheet.

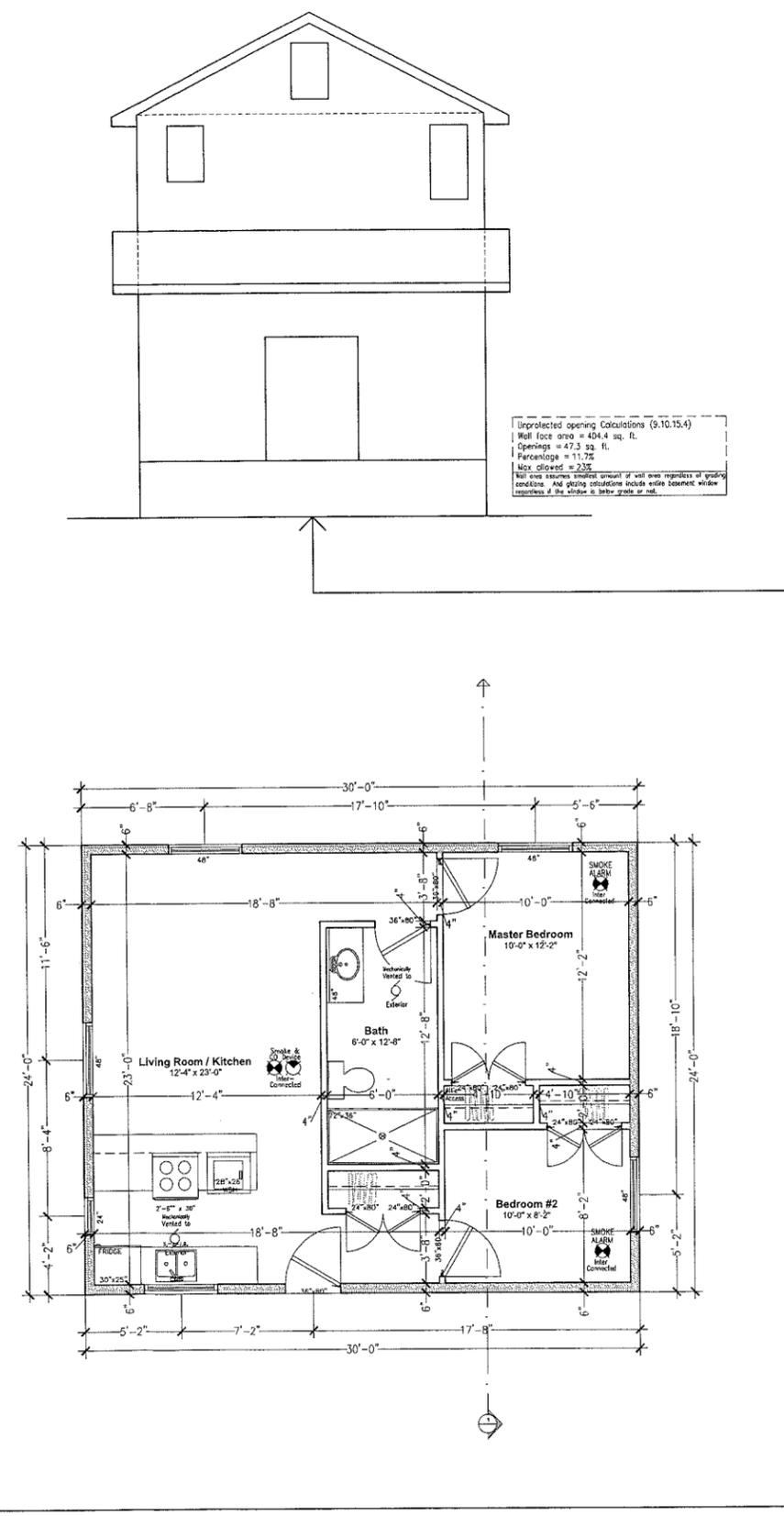
| Yes | No |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |

Notes: Engineering Drawings
 These drawings shall be read in association with the engineering floor joist and specifications as well as the engineering truss layout and specification.



First Floor Area
 857.55 Sq. Ft.

Principal First Floor Plan
 SCALE 1/4" = 1'-0"



- Drawing Checklist:**
- Client sign off
 - Review Survey
 - Review Grading
 - Review Truss Layout
 - Review Floor Layout
 - Engineering review
 - Issued for Permit

First Floor Plan
 SCALE 1/4" = 1'-0"

Client Sign Off: _____ Date: _____

PROJECT: 142 Alpine Ave, Hamilton Ontario

VIRTUAL CREATIONS INC. (905) 481-1153 BCIN No. 28844

Classification: _____

Original Signature: *[Signature]*

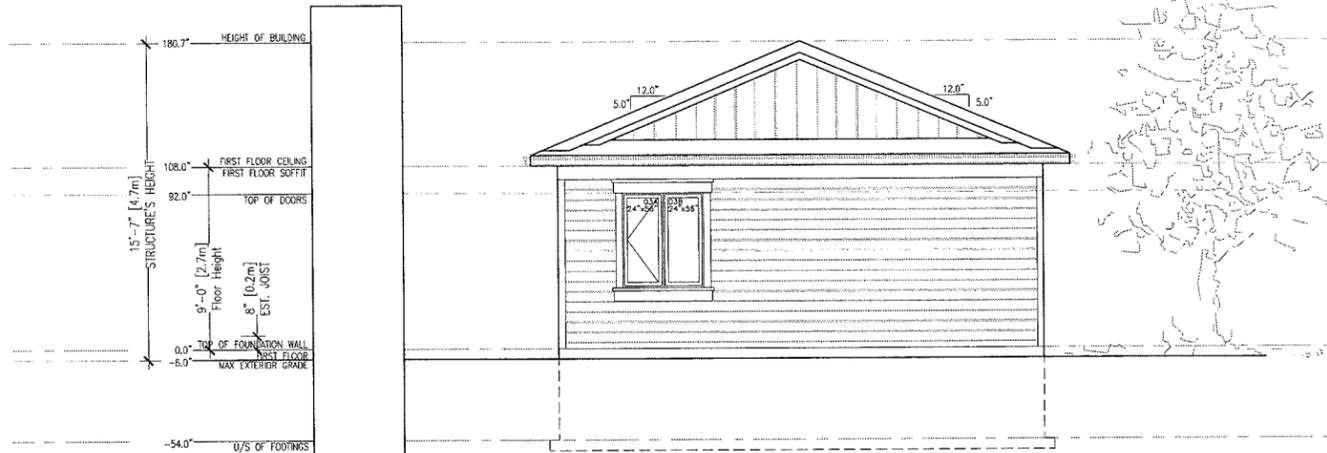
WWW.VCINC.CA

ERIC CANTON BCIN#25135

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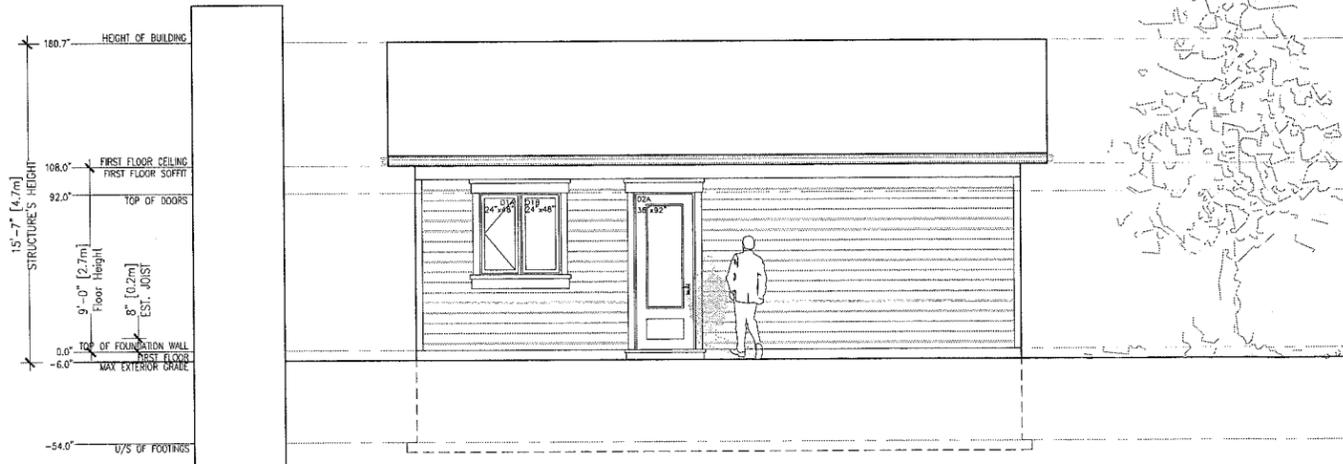
ISSUED: May 23 2023

CONTRACT



Unprotected opening Calculations (9.10.15.4)
 Wall face area = 228.0 sq. ft.
 Openings = 12.5 sq. ft.
 Percentage = 5.5%
 Max allowed = 7%
 We also assume smallest amount of wall area regardless of spacing conditions. And spacing calculations include entire basement window regardless if the window is below grade or not.

Right Side Elevation
 SCALE 1/4" = 1'-0"



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

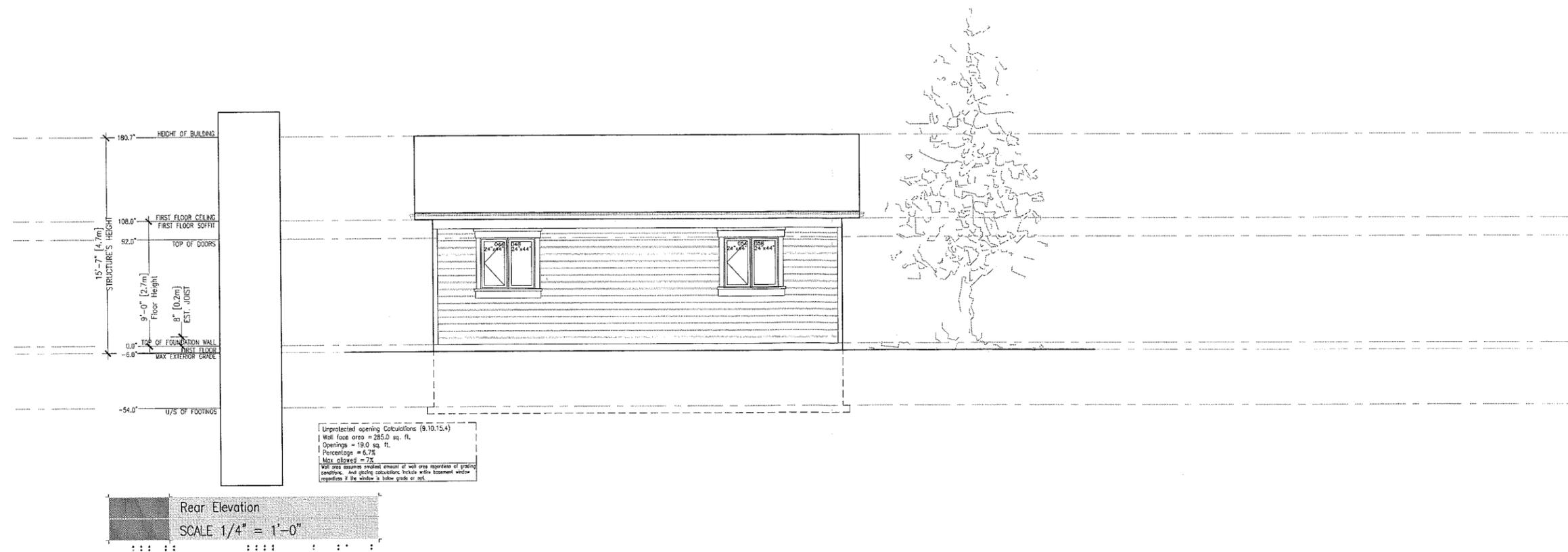
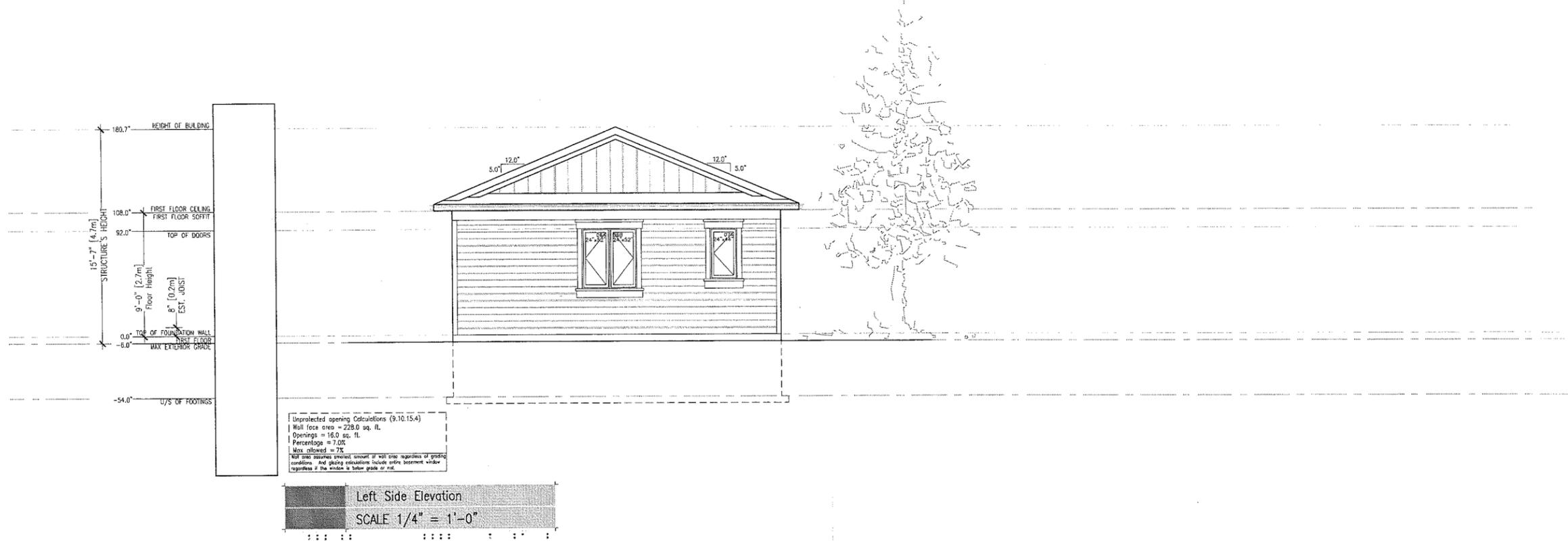
PROJECT: 142 Alpine Ave, Hamilton Ontario
 Client: **28844**
 Classification: **WWW.VCINC.CA**
 Client Sign Off: _____ Date: _____
 Original Signature: *[Signature]*
 Original Signature: _____

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ISSUED: May 23 2023

CONTRACT



Client Sign Off: _____ Date: _____

PROJECT: 142 Alpine Ave, Hamilton Ontario

PROJECT No: 2022031

BCIN No. 28844

Client: ERIC CANTON BCIN# 23135

Classification: Theresa Lablady

SMALL BUILDINGS

Original Signature: *[Signature]*

WWW.VCINC.CA

VIRTUAL CREATIONS INC. (905) 481-1153

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH THE CLIENT, THE DESIGNER WILL MAKE EVERY EFFORT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE CLIENT IS ADVISED THAT THE DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC. OR PURCHASED THROUGH VIRTUAL CREATIONS INC. DIRECTLY.

ISSUED: May 23 2023

CONTRACT



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 | | | 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 _____

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 | 142 Alpine Ave, Hamilton Ontario | | |
| Assessment Roll Number | | | |
| Former Municipality | Hamilton | | |
| 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:

To permit a detached SDU in the rear yard which is 67 sq. m. in building area where as the bylaw only permits a max 70% of the ground floor of the principal dwelling (55 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?

The principal dwelling is small and would result in an SDU which is too small to be practical or economical.

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 |
|--------------|-----------|----------|-----------------|
| 12.19 | 35.05 | 440.3462 | unknown |

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 | 2.77 | 16.29 | 0.95 / 5.56 | 01/01/1940 |
| | | | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| Detached Dwelling | 26.47 | 1.2 | 1.2 | 09/06/2023 |
| (SDU) | | | | |
| | | | | |
| | | | | |

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 |
|--------------------|-------------------|------------------|-------------------|--------|
| Principal Dwelling | 80 | 145 | 2 | 9.5 |
| | | | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|------------------|-------------------|--------|
| Detached Dwelling | 67 | 67 | 1 | 4.8 |
| (SDU) | | | | |
| | | | | |
| | | | | |

- 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.):
 Detached secondary dwelling unit
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
 residential and commercial

7 HISTORY OF THE SUBJECT LAND

- * 7.1 Date of acquisition of subject lands:
 August 1st, 1992
- 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:
 since 1950s

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

Rural Hamilton Official Plan designation (if applicable): residential

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? R1

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



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-23:154 | SUBJECT PROPERTY: | 10 BEN LOMOND PLACE, HAMILTON |
| ZONE: | "E" (Multiple Dwellings, Lodges, Clubs, Etc.) | ZONING BY-LAW: | Zoning By-law former City of Hamilton 6593, as Amended |

APPLICANTS: **Owner:** PARK PLACE EQUITIES 2005 I.
 Agent: WEBB PLANNING CONSULTANTS

The following variances are requested:

1. A minimum number of 59 parking spaces whereas the by-law requires a minimum of 63 parking spaces.

PURPOSE & EFFECT: So as to permit the construction of a dwelling unit in addition to the 62-unit multiple 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:

| | |
|---------------|--|
| DATE: | Thursday, July 13, 2023 |
| TIME: | 10:00 a.m. |
| PLACE: | Via video link or call in (see attached sheet for details) |
| | 2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton |
| | To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment |

HM/A-23:154

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-23:154, 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-23:154



 Subject Lands

DATED: June 27, 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.

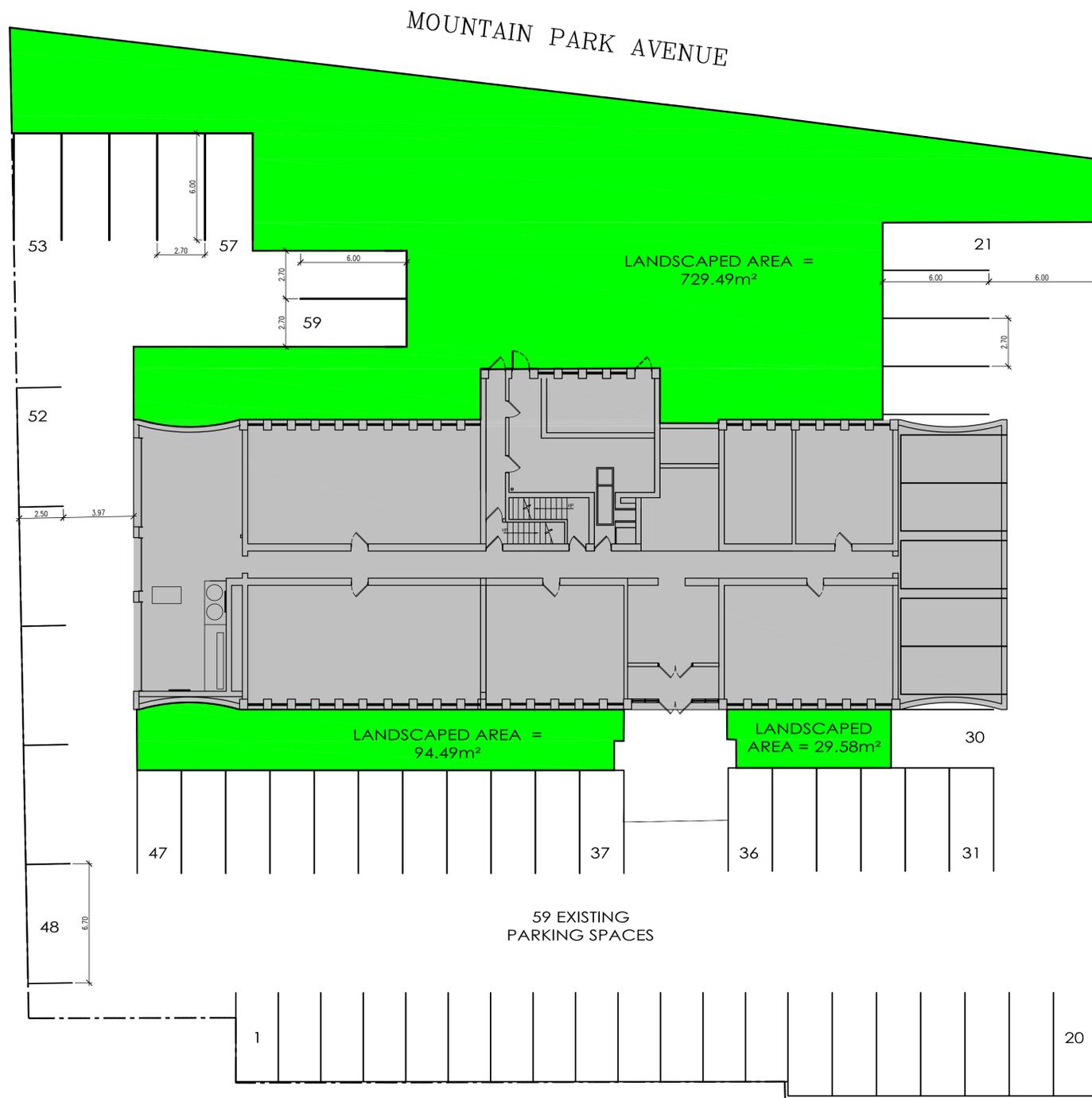
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We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

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.

TOTAL SITE AREA = 3358.9m²
 TOTAL LANDSCAPED AREA = 853.6m² (25.4%)



1 SITE PLAN
 A1.0 SCALE 1:150

LINTACK ARCHITECTS
 INCORPORATED
 244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
 T: 905.522.4165 • E: information@lntack.com
 www.lntack.com



This drawing must not be scaled.
 General Contractor shall verify all dimensions, columns and levels prior to commencement of the work.
 All errors and omissions are to be reported immediately to the Architect.

| No. | Revisions | Date |
|-----|-------------------|--------------|
| 2.0 | MINOR VARIANCE | MAR 31, 2023 |
| 1.0 | ISSUED FOR PERMIT | OCT 19, 2021 |
| No. | Issue | Date |

Proposed Alterations To:
Penthouse Suite
CLV Group
 10 Ben Lomond Place
 Hamilton, Ontario

| | |
|------------|------------|
| job no. | 20.008 |
| dwg. file | A1.0 |
| dwn. by | - |
| scale | AS NOTED |
| date | MARCH 2020 |
| dwg. title | Site Plan |
| dwg. | A1.0 |

SURVEYOR'S REAL PROPERTY REPORT (PART 2)

PART OF LOT 31 & BLOCK "A" REGISTERED PLAN 610 AND PART OF LOT 8, CONCESSION 3, ALSO KNOWN AS PART OF LOT 4, UNREGISTERED PLAN LEWIS SPRINGER SURVEY TOGETHER WITH A RIGHT OF WAY AS IN INST. AB182273 AS ILLUSTRATED ON THE PLAN. BEING ALL OF PIN 17114-0015 (LT)

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS PLAN WAS PREPARED FOR CLV GROUP

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM

2053963



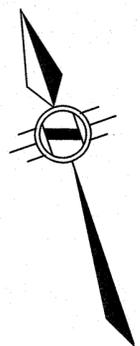
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

SURVEYOR'S REAL PROPERTY REPORT

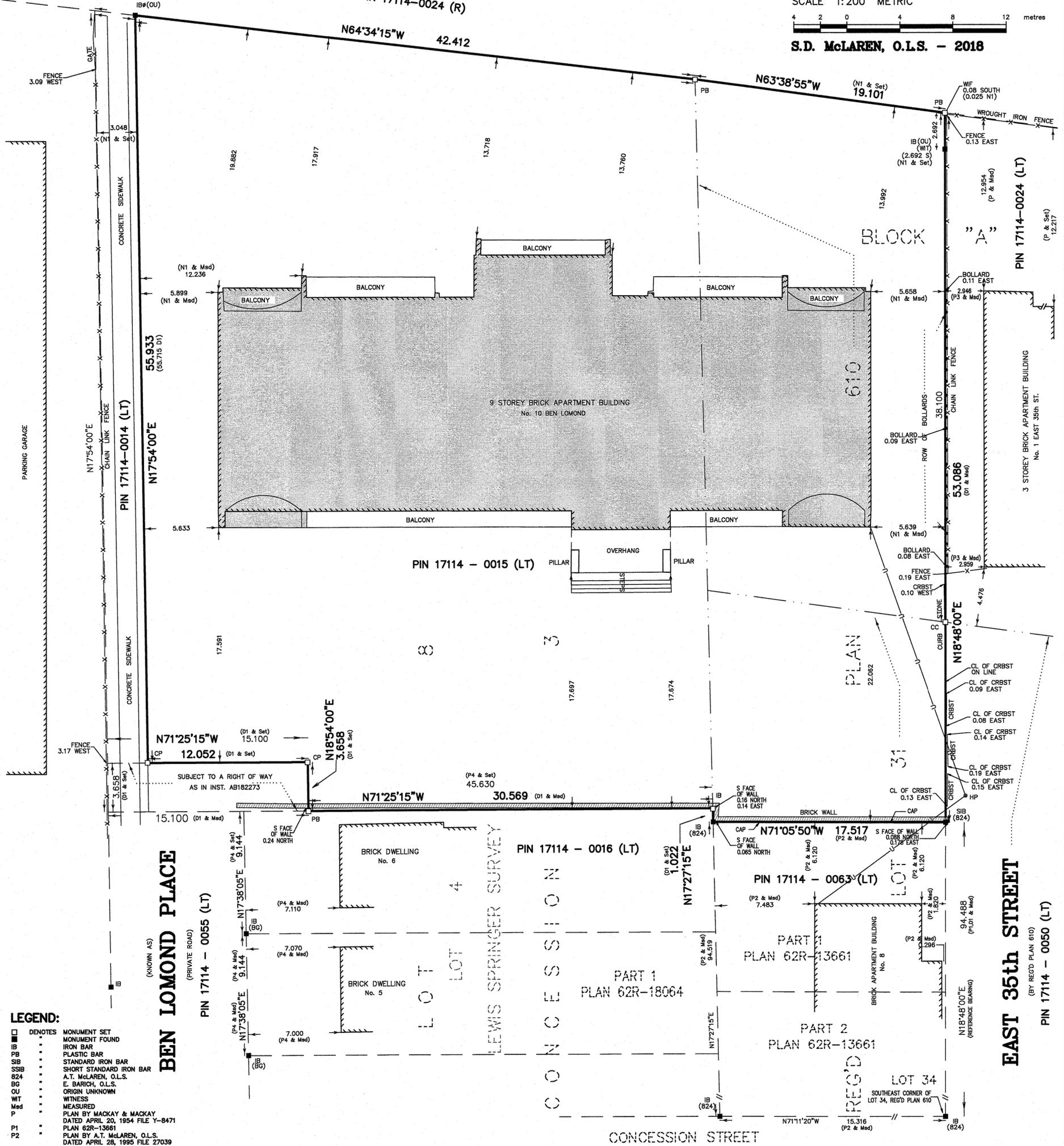
PART 1, PLAN OF PART OF LOT 31 AND BLOCK "A" REGISTERED PLAN 610 AND PART OF LOT 8 CONCESSION 3 GEOGRAPHIC TOWNSHIP OF BARTON ALSO KNOWN AS PART OF LOT 4 UNREGISTERED PLAN LEWIS SPRINGER SURVEY IN THE CITY OF HAMILTON

SCALE 1:200 METRIC

S.D. McLAREN, O.L.S. - 2018

MOUNTAIN PARK AVENUE
(BY REG'D PLAN 610)
PIN 17114-0024 (R)



- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IB IRON BAR
 - PB PLASTIC BAR
 - SIB STANDARD IRON BAR
 - SSIB SHORT STANDARD IRON BAR
 - 824 A.T. McLAREN, O.L.S.
 - BG E. BARICH, O.L.S.
 - OU ORIGIN UNKNOWN
 - WT WITNESS
 - Med MEASURED
 - P PLAN BY MACKAY & MACKAY DATED APRIL 20, 1954 FILE Y-8471
 - P1 PLAN 62R-13661
 - P2 PLAN BY A.T. McLAREN, O.L.S. DATED APRIL 28, 1995 FILE 27039
 - P3 PLAN BY A.T. McLAREN, O.L.S. DATED JANUARY 26, 1984 FILE 19426
 - P4 INSTRUMENT AB182273
 - CRBST CURB STONES
 - HP HYDRO POLE
 - U OVERHEAD UTILITIES
 - WF WROUGHT IRON FENCE
 - CL CENTRELINE
 - // NOT TO SCALE

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 WESTERLY LIMIT OF EAST 35th STREET AS SHOWN ON PLAN 62R-18064 AS BEING N18°48'00\"/>

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 THE 30th DAY OF MAY, 2018

MAY 31, 2018
DATE

S. DAN McLAREN, O.L.S.

© S.D. McLAREN, O.L.S. - 2018. NO PERSON MAY COPY REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLAREN, O.L.S.

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

Drawn JB Checked DG Crew Chief DW Scale 1:200 Dwg.No. 35666



June 6, 2023

City of Hamilton
Planning & Economic Development Department
Committee of Adjustment
71 Main Street West
Hamilton ON L8P 4Y5

Attention: Ms. Jamila Sheffield
Secretary Treasurer

Dear Ms. Sheffield,

Re: Application for Minor Variance
10 Ben Lamond Place, Augusta Street, City of Hamilton

WEBB Planning Consultants are retained by the owners – Park Place Equities Inc., and the Applicants – CLV Group, to act as their agent in processing an application for Minor variance for the above noted property.

The subject property is located within the Raleigh Neighbourhood of the City of Hamilton at the south-west intersection of Mountain Park Avenue and East 35th Street. Acquired by the current owners in June 2018, the property is presently developed with a 9 storey apartment building that was constructed in excess of 25 years ago.

At the time of acquisition, the existing building contained a total of 61 multiple dwelling units. The new owners pursued minor renovations to the building, converting the penthouse level from common space to add an additional dwelling unit and retain a reconfigured amenity space. This work was approved by the City of Hamilton on 2019 with a Building Permit issued to permit the work. At the time, the site contained a total of 56 parking spaces.

The owners are now proceeding with further improvements to the building and are requesting City approval to convert to the remaining penthouse level common area to an additional dwelling, the new total being 63 dwelling units. It is noted that the building did undergo further improvements pursuant to the 2019 approvals such that the total parking supply marginally increased to a total of 59 spaces. This arrangement is illustrated on the accompanying Site Plan prepared by Lintack Architects.

The City of Hamilton did undertake a preliminary review of a building Permit submission for the proposed conversion of the remaining penthouse common area to a dwelling unit. Notwithstanding that the prior supply of parking spaces was deemed legal non-conforming by the City, the additional dwelling unit causes the existing parking supply to be non-conforming with the applicable parking Regulations of the former City of Hamilton Zoning By-law No. 6593. These Regulations require 1.25 spaces per dwelling unit.

Recognizing the fact that the property was previously legal non-confirming based on 59 parking spaces for a 62 unit building, a Minor Variance is proposed wherein the revised total of 63 dwelling units shall be permitted based on the existing supply. This equates to a parking ratio of 0.93 parking spaces per dwelling unit.

It is our opinion that the proposed Variance is appropriate for the proposed development of the lands as it meets the four tests outlined by Section 45 (1) of the Planning Act.

The Variance has been considered in the context of the Official Plan and in our opinion maintain the general purpose and intent.

The subject lands are designated Neighbourhood, the proposal is contemplated in the context of Policies that encourage appropriate intensification.

The form and scale of development is permitted by the Policies for the Neighbourhoods designation and represents an appropriate form of intensification at a location within the central area of the City, in close proximity to transit and the expansive range of services, entertainment and employment.

Recognizing the importance of achieving good urban design, the project achieves the balance of providing a reasonable supply of on-site parking with site design.

The Variance has been considered in the context of the Zoning By-law and in our opinion maintain the general purpose and intent.

The reduction in the number of parking spaces is nominal at a location having immediate proximity to public transit and a location in immediate proximity to a diverse mix and range of uses, the proverbial 15 minute neighbourhood, which encourages alternative transportation and supports reduced reliance on cars.

It is noted that the were the property subject to the new comprehensive Zoning By-law 05-200, the proposed ratio would comply as the requirement is 0.3 spaces per dwelling unit that has a floor area of less than 50 square metres in area, and 1 space for all other dwelling units.

The Variance is Minor.

The appropriate test to establish that the Variance is minor is to consider if any adverse or negative impacts arise from the development. It is our opinion that the Variance does not permit an over-intensification of the site or reduction in the performance criteria that are otherwise intended to provide for the appropriate supply and accessibility of on-site parking.

Attn.: Ms. Jamila Sheffield
Re: Application for MV, 10 Ben Lamond St.

June 6, 2023
Page 3

The proposed development is desirable for the appropriate development of the lands.

It is our opinion that the Variance will provide for the desirable and appropriate development of the lands.

The proposal achieves the intent to provide a reasonable supply of parking spaces, the design standards maintain the intent of the By-law for safe and functional parking.

In summary, it is our opinion that the Variance required to implement the minor intensification of the property meets the four tests of the Planning Act and will provide for the appropriate development of the site at a location that is transit supportive and encourages alternative transportation.

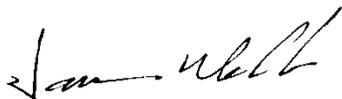
In keeping with the City's requirements for the submission of an Application for Minor Variance, the following materials are enclosed:

- Application for Minor Variance;
- Application Fee of \$3,735.00 – to be paid by credit payable to the City of Hamilton;
- Site Plans – 2019 & 2023, prepared by Lintack Architects;
- Plan of Survey, prepared by A. T. McLaren.

We trust that you will find the enclosed materials complete and suitable for the purpose of processing this Application for Minor Variance. Please contact our office immediately should you have any questions or require additional information in support of this submission.

Yours truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP

cc: CLV Group



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 | 10 Ben Lamond Place | | |
| Assessment Roll Number | PIN: 17114-0015 (LT) | | |
| Former Municipality | City of Hamilton | | |
| Lot | | Concession | |
| Registered Plan Number | 610 | Lot(s) | Part Lot 31 & Block A |
| 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:

Notwithstanding the Regulations of Section 18.A of Hamilton ZBL 6593, the required parking shall be a total of 59 spaces

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Site currently Legal non-conforming based on provisions of former Zoning By-law, site not able to accommodate additional parking and required to be fully compliant with current Regulations

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 |
|--------------|---------------------|------------|-------------------|
| Apx 61.5 m | Apx. 55.9 m (irreg) | 3358 sq. m | 20.0 m (Mtn Park) |

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 |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| 9 Storey Apt. Bld | 13.7 m | 17.6 m | W: 5.6, E: 5.6 m | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| No Changes | | | | |
| | | | | |
| | | | | |

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 |
|--------------------------|-------------------|------------------|-------------------|--------|
| Brick apartment building | 827 sq. m | 6,684 sq. m | 9 | 25.0 m |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|------------------|-------------------|--------|
| No Changes | | | | |
| | | | | |
| | | | | |

- 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.):
 Existing apartment building, development will add 1 dwelling unit withing existing footprint

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
 Residential, mix of low and medium density housing forms

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

June 2018

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)

Residential

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

unknown

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) Neighbourhoods

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

Proposed form and scale permitted within designation, appropriate form of intensification

7.6 What is the existing zoning of the subject land? E District

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: 62

8.2 Number of Dwelling Units Proposed: 63

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

Please refer to cover letter prepared by WEBB Planning Consultants

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-23:156 | SUBJECT PROPERTY: | 501 & 509 UPPER WELLINGTON STREET, HAMILTON |
| ZONE: | "C5a" (Mixed Use Medium Density – Pedestrian Focus) | ZONING BY-LAW: | Zoning By-law City of Hamilton 05-200, as Amended |

APPLICANTS: **Owner:** WILLIAM & EDITH DALTON
 Agent: T. JOHNS CONSULTING C/O DIANA MORRIS

The following variances are requested:

Lands to be retained (509 Upper Wellington)

1. A northerly side yard setback of 0.722m shall be permitted instead of the 7.5m setback required abutting a residential zone, or lot containing a residential use.
2. A 0.36m northerly side yard setback shall be permitted for an accessory building have a gross floor area less than 18 square meters instead of the minimum 1.0m side yard setback required for an accessory building having a gross floor area less than 18 square metres.

Lands to be severed (501 Upper Wellington)

1. A Single detached dwelling shall be permitted.

PURPOSE & EFFECT: To facilitate severance appliance HM/B-22:111.

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-23:156

| | |
|---------------|--|
| DATE: | Thursday, July 13, 2023 |
| TIME: | 10:05 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 |
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FURTHER NOTIFICATION

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HM/A-23:156



 Subject Lands

DATED: June 27, 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

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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
LOTS 2, 57 & 58
AND PART OF
LOT 1
REGISTERED PLAN 537
IN THE
CITY OF HAMILTON

SCALE 1:150 METRIC

R.A. McLAREN, O.I.S. - 2022

SURVEYOR'S REAL PROPERTY REPORT (PART 2)

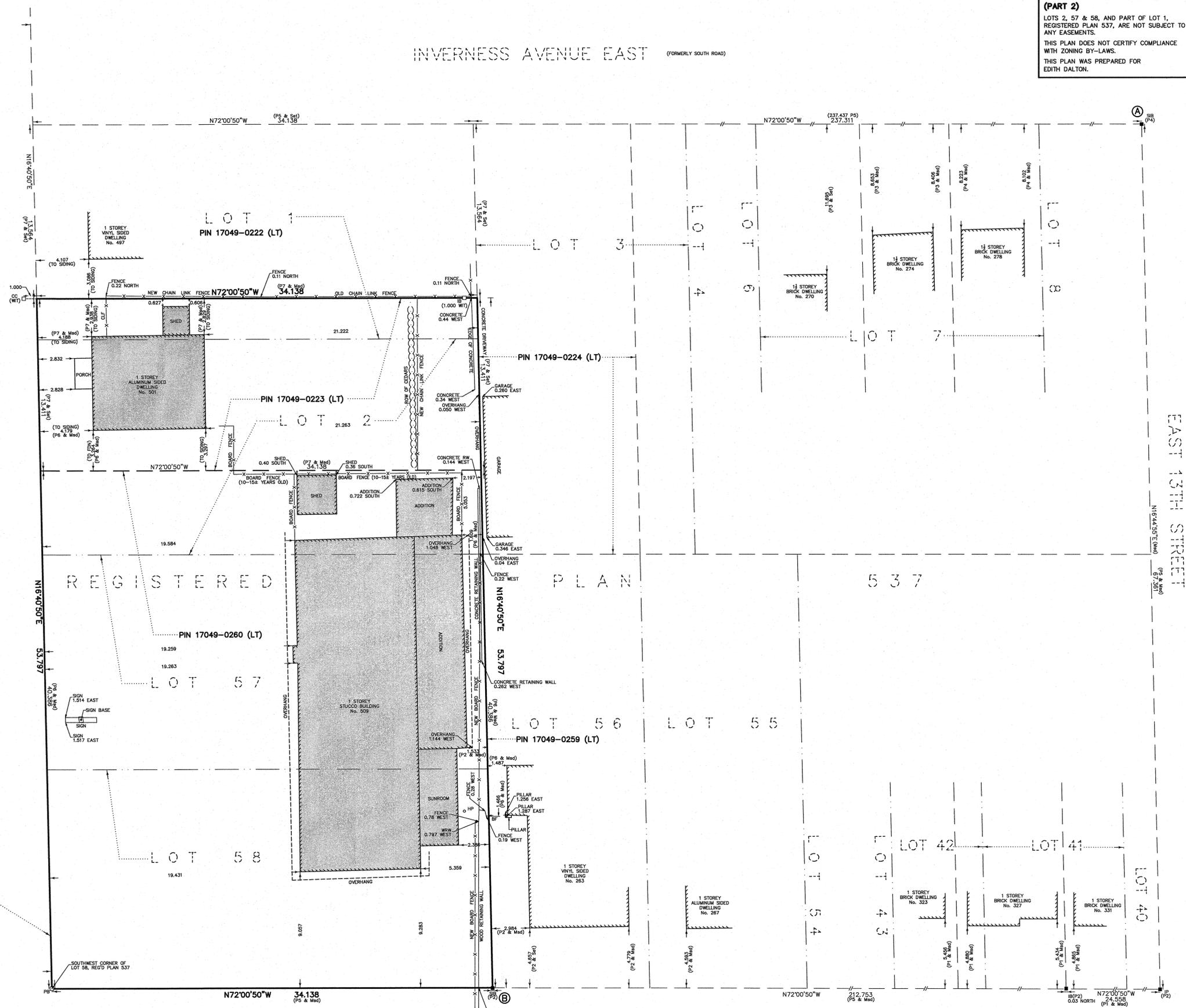
LOTS 2, 57 & 58, AND PART OF LOT 1, REGISTERED PLAN 537, ARE NOT SUBJECT TO ANY EASEMENTS. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS. THIS PLAN WAS PREPARED FOR EDITH DALTON.



LEGEND:

- DENOTES MONUMENT SET
- MONUMENT FOUND
- IB IRON BAR
- IR ROUND IRON BAR
- IP IRON PIPE
- CC CUT CROSS
- CP CONCRETE PIN
- SI STANDARD IRON BAR
- SSB SHORT STANDARD IRON BAR
- 824 A.T. McLAREN, O.I.S.
- RHW CITY OF HAMILTON
- OU ORIGIN UNKNOWN
- Msd MEASURED
- P1 PLAN BY E. BARON, O.I.S.
- P2 DATED JUNE 26, 1987, FILE NO. 2L-1353
- P3 PLAN BY A.J. CLARKE & ASSOCIATES LTD.
- P4 DATED JUNE 27, 1994, FILE NO. E-13104
- P5 PLAN BY E. BARON, O.I.S.
- P6 DATED OCTOBER 24, 1986, FILE NO. 2L-1096
- P7 DATED OCTOBER 24, 1986, FILE NO. 2L-1096
- P8 REGISTERED PLAN 537
- P9 PLAN BY A.T. McLAREN LTD.
- P10 DATED FEBRUARY 25, 1991, FILE NO. 16401
- P11 PLAN BY J.P. WOOLLEY, O.I.S.
- P12 DATED DECEMBER 2, 1994
- P13 PLAN 629-21218
- BF BOARD FENCE
- CF CHAIN LINK FENCE
- FD FOUNDATION
- HP HYDRO PILE
- OH OVERHANG
- CRW CONCRETE RETAINING WALL
- WW WOOD RETAINING WALL
- /// NOT TO SCALE

UPPER WELLINGTON STREET
(ORIGINAL ROAD ALLOCATED BETWEEN LOTS 12 AND 13, CONGRESSIONAL TOWNSHIP OF BARTON)
PIN 17049-0300 (LT)



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 0.999678865

INTEGRATION DATA

| POINT ID | NORTHING | EASTING |
|----------|-------------|------------|
| ORP A | 4788071.569 | 592350.866 |
| ORP B | 4788080.291 | 592105.792 |

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

THAYER AVENUE

(ESTABLISHED BY REGD PLAN 537)
PIN 17049-0261 (LT)

METRIC NOTE:
DISTANCES AND COORDINATES 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 SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF SEPTEMBER, 2022

© R.A. McLaren, O.I.S. - 2022. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLAREN, O.I.S.

A.T. McLaren
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn by: JSM/EPZ
Checked by: RBM
Date: 15 SEP 22
Scale: 1:150
Dwg No: 37102

June 8, 2023

Via Email (Digital Submission)

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: 501 & 509 Upper Wellington Street, Hamilton
Minor Variance Application**

T. Johns Consulting Group (“T. Johns”) was retained by the owners, Edith and William Dalton, to submit a Minor Variance application on their behalf.

501 & 509 Upper Wellington Street (“subject lands”) is located in Hamilton, legally described as Part 1, Plan of Lots 2, 57 & 58 and Part of Lot 1 Registered Plan 537 in the City of Hamilton. The subject lands are rectangular in shape with a total area of 0.184 hectares.

A consent to sever application was submitted on October 19, 2022, to correct the title of the subject lands and to legally separate the two properties as they were unintentionally merged on title. No development/additions are being proposed and the existing conditions of the lands are to remain.

Consent approval (File no. HM/B-22:111) was granted on January 5, 2023, with the following conditions: (not a complete conditions list)

#4. The owner shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of any existing structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of any variances from the requirements of the Zoning By-Law as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section).

#5. The applicant shall provide confirmation of the existing uses on the lands to be retained/conveyed in order to determine compliance with the permitted uses of the C5a zone or alternatively apply for and receive final approval of a Zoning By-law Amendment as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section).

Upon submission of a zoning compliance review application and upon review by the City’s zoning examiner, there were 3 variances requiring approval as they do not conform with the requirements of the Zoning By-law. These include:

1. To allow a minimum rear yard setback of 0.7 metres, whereas a minimum of 7.5 metres is required;
2. To allow a minimum rear yard setback for accessory buildings less than or equal to 18 square metres of 0.3 metres, whereas a minimum of 0.6 metres is required where a rear lot line does not abut a laneway;
3. To permit a single-detached dwelling for lands located at #501 Upper Wellington Street.

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

Please find the enclosed:

- Minor Variance Application with signatures;
- Planning Rationale;
- Copy of a cheque in the amount of \$3,735.00 to satisfy the application fee, made payable to the City of Hamilton;
 - Cheque hand delivered to City Hall on June 8, 2023
- Survey Plan;
- Copy of Consent Approval.

Should you have any questions or require additional information, please do not hesitate to contact Diana Morris at (905) 574-1993 ext. 202.

Respectfully Submitted,
T. JOHNS CONSULTING GROUP LTD.



Diana Morris, BA, MCIP, RPP
Senior Planner

Appendix “A”: Planning Rationale
501 & 509 Upper Wellington Street, Hamilton
 June 8, 2023



T. Johns Consulting Group Ltd. (“T. Johns”) has prepared the following Planning Rationale Report in support of the Minor Variance application for 501 & 509 Upper Wellington Street in Hamilton (“subject lands”).

Description of Subject Lands

501 & 509 Upper Wellington Street (“subject lands”) are located on the east side of Upper Wellington Street, north of Thayer Avenue, in Hamilton. The subject lands are rectangular in shape with an area of 0.184 hectares. 501 Upper Wellington Street has an area of 457.7 square metres (0.046ha), 13.411 metres of frontage along Upper Wellington Street and contains a 1-storey single detached dwelling. 509 Upper Wellington Street is a corner lot, with a total area of 1378.3 square metres (0.138ha), 34.138 metres of frontage on Thayer Avenue and 40.386 metres of frontage along Upper Wellington Street. 509 Upper Wellington Street contains a 1-storey commercial building occupied by a flower shop and one (1) accessory shed. The two parcels of land function independently from one another.

Application History/Approvals

The subject lands were granted consent approval (file no. HM/B-22:111) from the Committee of Adjustment on January 5, 2023, to permit a conveyance of the parcel of land known as 501 Upper Wellington Street and to retain the parcel of land known as 509 Upper Wellington Street. The application was submitted due to the two parcels inadvertently merging on title.

At the time of writing the staff report for the Consent Application, the Zoning department stated the following:

“Be advised the existing single detached dwelling on the lands to be severed is subject to the regulations of Section 10.5a.4 Single Detached and duplex dwellings legally existing at the date of passing of the by-law (November 8, 2017).”

This Policy will be discussed in greater detail below.

Important to note that no development, additions, extensions, expansions or change in use are proposed to either the existing single detached dwelling or existing flower shop. As a condition of final approval, the following conditions were implemented:

4. *“The owner shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of any existing structure(s), parking and landscaping conform to the requirements of the Zoning By-law or alternatively apply for and receive final approval of any variances from the requirements of the Zoning By-law as determined necessary by the Planning and Economic Development Department (Planning Division- Zoning Examination Section).”*

5. *“The applicant shall provide confirmation of the existing uses on the lands to be retained/conveyed in order to determine compliance with the permitted uses of the C5a zone or alternatively apply for and receive final approval of a Zoning By-law Amendment as determined necessary by the Planning and Economic Development Department (Planning Division- Zoning Examination Section).”*

Appendix “A”: Planning Rationale
501 & 509 Upper Wellington Street, Hamilton
 June 8, 2023



Upon review of the submitted survey plan, the City’s zoning examiner determined that minor variances are required in order for the existing structures/buildings to be recognized as they relate to the regulations set out in the Mixed-Use Medium Density - Pedestrian Focus (C5a) Zone within the *City of Hamilton Zoning By-law 05-200*.

Nature and extent of relief applied for:

The subject lands require relief from the “C5a” (Mixed-Use Medium Density- Pedestrian Focus) Zone of the *City of Hamilton Zoning By-law 05-200*. To recognize the existing conditions of the flower shop located at #509 Upper Wellington Street before the lots were inadvertently merged which requires relief for a reduction in the rear yard setback for the principal building and rear yard setback for the accessory building (shed).

Since the use it is not permitted within the C5a Zone, the existing single-detached dwelling on #501 Upper Wellington Street has legal non-conforming status since it has been legally established before the passing of *By-Law 05-200*. Upon severance of the two parcels, the existing single detached dwelling will lose its non-conforming status. Accordingly, it is requested that a single detached dwelling be permitted as a use in the C5a Zone at #501 Upper Wellington Street.

Therefore, the requested Minor Variances are as follows:

| | <u>Zoning By-law No. 05-200</u> <u>Section</u> | <u>Purpose</u> |
|--|---|--|
| #509 Upper Wellington Street (Flower Shop) | | |
| 1. | 10.5a.3 (b) | To allow a minimum rear yard setback of 0.7 metres, whereas a minimum of 7.5 metres is required. |
| 2. | 4.8.3a i) 2. | To allow a minimum rear yard setback for accessory buildings (shed) less than or equal to 18 square metres of 0.3 metres, whereas a minimum of 0.6 metres is required where a rear lot line does not abut a Laneway. |
| #501 Upper Wellington Street (Single Detached Dwelling) | | |
| 3. | 10.5a.1 | To allow the permitted use of a single detached dwelling in the C5a Zone. |

PLANNING RATIONALE TO SUPPORT THE VARIANCES:

Overall Conformity to the *Urban Hamilton Official Plan*

The Urban Hamilton Official Plan (“UHOP”) identifies and designates the subject lands *Neighbourhoods* on Schedule “E” - Urban Structure and *Mixed Use - Medium Density* on Schedule “E-1” - Urban Land Use Designations. The *Mixed Use - Medium Density* designation permits a range of commercial and institutional uses, as well as multiple dwellings.

Appendix “A”: Planning Rationale
501 & 509 Upper Wellington Street, Hamilton
 June 8, 2023



The existing single detached dwelling was built in the 1950s and has continually existed since then, which makes the use legally established for the purposes of the Official Plan. The existing flower shop is permitted as a commercial use in the *Mixed Use - Medium Density* designation.

The following policies pertain to the non-conforming status of the single detached dwelling.

Policy F.1.12 of the Urban Hamilton Official Plan states:

*“ Existing, Non-Complying and Non-Conforming Uses
 It is recognized there are some previously existing land uses that do not presently comply with the goals and objectives set out in this Plan. This Plan, while endeavouring to achieve a high degree of land use compatibility for new development, recognizes there is a degree of diversity in land use for existing areas where time and custom have achieved an acceptable level of tolerance. Many of these uses have been established for a considerable number of years. In some cases, it is recognized such situations exist and they can be continued in the interim. In other cases, there are some existing uses that not only do not comply with the Official Plan or conform to the Zoning By-law, and are incompatible with surrounding land uses.”*

Further, Policy F.1.12.8 of the Urban Hamilton Official Plan states:

“ F. 1. 12.8 Where appropriate, the City may amend the Zoning By-law to recognize the legal non-complying use as an existing use provided that all the following criteria shall be met:

- a) the Zoning By-law shall permit only the existing use and the associated performance standards;*
- b) the use does not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or by the traffic generated; and,*
- c) the use is in compliance with appropriate provincial and municipal regulations.”*

Considering that the existing single detached dwelling has been established and continually used as a residential use for decades with an acceptable level of tolerance, the request to permit its continued use is consistent with the UHOP.

City of Hamilton Zoning By-law No. 05-200

The subject lands are zoned Mixed-Use Medium Density - Pedestrian Focus “C5a” Zone in City of Hamilton Zoning By-law 05-200. The existing flower shop is a permitted use within this zone. Although the existing single detached dwelling is not a permitted use within the C5a Zone, it is a legal non-conforming use since it was been legally established before the date of effect of the City of Hamilton Zoning By-law 05-200.

Subsection 10.5a.4 of the City of Hamilton By-law 05-200 states:

Appendix “A”: Planning Rationale
501 & 509 Upper Wellington Street, Hamilton
 June 8, 2023



“ SINGLE DETACHED AND DUPLEX DWELLINGS LEGALLY EXISTING AT THE DATE OF THE PASSING OF THE BY-LAW (November, 8, 2017)

In addition to Section 4.12f) and in accordance with subsection 34(10) of the Planning Act, R.S.O., 1990, c.P. 13, an addition or alteration to a single detached or duplex dwelling not permitted by the by-law but legally existing at the date of the passing of the by-law that increases the volume or size of the interior of the building shall be permitted as follows:

- i) The increase shall not exceed a maximum of 10% of the Gross Floor Area of the building existing at the date of the passing of the by-law;*
- ii) Section 10.5a.3.a) and d) i) shall not apply; and,*
- iii) The existing side yard setbacks are maintained for the addition.”*

Although the above statement sets regulations specifically pertaining to the addition/alteration to a single detached or duplex dwelling, it recognizes that these residential uses have been legally existing before the passing of the by-law. As stated above, City zoning department referred to this provision upon writing the staff report for the consent application that stated Section 10.5a.4 applies to the subject lands.

The following minor variances are being requested in order to recognize site conditions existing before the lots were inadvertently merged.

- Relief of the rear yard setback for the principal use (the flower shop);
- Relief from the minimum rear yard setback of an accessory building (the shed); and
- To permit the existing single-detached dwelling on #501 Upper Wellington Street.

VARIANCE 1. To allow a minimum rear yard of 0.7 metres for #509 Upper Wellington Street (existing flower shop), whereas a minimum of 7.5 metres is required.

Why is it not possible to comply with the provision of the by-law?

The variance is to allow a minimum rear yard of 0.7 metres to recognize the existing condition of the building.

PLANNING RATIONALE TO SUPPORT VARIANCE 1:

1. Conformity to the Intent of the Zoning By-law

The general intent and purpose of the minimum rear yard requirement is to ensure sufficient space for privacy and personal enjoyment. Although the northerly lot line is considered the rear lot line due to the nature of the corner lot, it functions as the side yard of the flower shop. The rear yard setback has not disrupted adjacent properties in the form of sightline or personal enjoyment and has not affected the existing streetscape of the surrounding lands. Accordingly, the variance meets the general intent and purpose of the Zoning By-law and is appropriate for the subject lands.

2. Is the Variance Minor and Desirable?

The variance is required as a result of the Consent to Sever to re-establish a previously existing lot line. No further development or site alteration is proposed, and as a result the overall impact to the surrounding properties will be minimal. The commercial buildings along Upper Wellington Street are similar in orientation with reduced side and rear yard setbacks, which promotes Upper Wellington Street as a pedestrian-oriented street. Therefore, the variance to reduce the minimum rear yard is appropriate for the existing and continued use of the subject lands.

VARIANCE 2. To allow a minimum rear yard for accessory buildings (shed) less than or equal to 18 square metres of 0.3 metres, whereas a minimum of 0.6 metres is required.

Why is it not possible to comply with the provision of the by-law?

The variance to allow a minimum rear yard of 0.3 metres for the accessory shed ancillary to the existing flower shop is required to recognize its existing condition.

PLANNING RATIONALE TO SUPPORT VARIANCE 2:

1. Conformity to the Intent of the Zoning By-law

The general intent and purpose of the minimum rear yard requirement is to allow sufficient separation between commercial uses and adjacent properties. As previously stated, the rear yard acts as a side yard due to the orientation of the flower shop. The proposed reduction of the minimum rear yard of 0.3 metres for the shed will meet the general intent and purpose of the Zoning By-law since it does not impede privacy of the adjacent property's rear yard and allows sufficient spacing for maintenance access and drainage.

2. Is the Variance Minor and Desirable?

The requested variance to permit a minimum rear yard of 0.3 metres for accessory buildings is minor in nature since the rear yard is consistent with the surrounding neighbourhood with buildings in close proximity to adjacent buildings and/or structures which is common in older neighbourhoods. The proposed reduction is appropriate for the use of the subject lands as it recognizes an existing condition.

VARIANCE 3. To add the permitted use of the single detached dwelling to the C5a Zone list of permitted uses.

Why is it not possible to comply with the provision of the by-law?

The C5a Zone of the City of Hamilton Zoning By-law 05-200 does not permit single detached dwellings. The existing single detached dwelling was legally established before the date of effect of the City of Hamilton Zoning By-law 05-200, which makes it a legal non-conforming use. Upon

Appendix "A": Planning Rationale
501 & 509 Upper Wellington Street, Hamilton
June 8, 2023



severance of the subject lands, the single detached dwelling will no longer be recognized as a permitted use.

PLANNING RATIONALE TO SUPPORT VARIANCE 2:

1. Conformity to the Intent of the Zoning By-law

The overall intent of the permitted uses is to ensure that development is compatible with adjacent properties and vision for the neighbourhood. Considering the single detached dwelling has long been established before the date of effect of the City of Hamilton Zoning By-law 05-200, it does not pose any danger to the public, and its use is in compliance with municipal regulations in accordance to Policy F.1.12.8 of the Urban Hamilton Official Plan. The continued use of the single detached dwelling conforms to the intent of the Official Plan, and ultimately Zoning By-law 05-200. The variance will recognize the existing legal non-conforming status of the subject lands.

2. Is the Variance Minor and Desirable?

The City of Hamilton recognizes that there are previous existing land uses that do not comply with current Zoning By-law regulations or Official Plan directives. However, considering that the existing detached dwelling is a previously established use, it should be considered to be desirable for it to stay in its current form as no proposals are made to change its structure or use.

Conclusion

The above requested variances are necessary to facilitate the granted Consent approvals for the subject lands. As mentioned, these variances have been requested to legally recognize the existing conditions on site and no additions and/or alterations will occur. The variances are minor in nature, desirable for the appropriate use of the lands, maintain the general intent of the Official Plan and Zoning By-law, and represent good land use planning.

Respectfully Submitted,
T. Johns Consulting Group Ltd.

A handwritten signature in black ink that reads "D. Morris".

Diana Morris, MCIP, RPP
Senior Planner



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-22:111 | SUBJECT PROPERTY: | 501 - 509 Upper Wellington St., Hamilton |
|-------------------------|--------------------|--------------------------|---|

APPLICANTS: Owner: William/Edith Dalton
Agent: T. Johns Consulting Group c/o Diana Morris

PURPOSE & EFFECT: To permit the conveyance of a parcel of land containing an existing single detached dwelling, being the land known as 501 Upper Wellington and to retain a parcel of land known municipally as 509 Upper Wellington containing a flower shop. These properties inadvertently merged in title and the owner wishes to recreate the two original lots.

| | Frontage | Depth | Area |
|---|-----------------------|-----------------------|-----------------------|
| SEVERED LANDS (501 Upper Wellington): | 13.411 m [±] | 34.138 m [±] | 0.046 ha [±] |
| RETAINED LANDS (509 Upper Wellington): | 34.138 m [±] | 40.386 m [±] | 0.138 ha [±] |

Associated Planning Act File(s): N/A

THE DECISION OF THE COMMITTEE IS:

That the said application, as set out above, Approved 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.

HM/B-22:111

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)
2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)
3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)
4. The owner shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of any existing structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of any variances from the requirements of the Zoning By-Law as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section).
5. The applicant shall provide confirmation of the existing uses on the lands to be retained/conveyed in order to determine compliance with the permitted uses of the C5a zone or alternatively apply for and receive final approval of a Zoning By-law Amendment as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section).

Note:

Prior to a person performing any work on, in or around a public tree an application for a permit shall be submitted to the Director of Public Works.

DATED AT HAMILTON, December 8, 2022.

D. Smith (Chairman)

M. Dudzic

B. Charters

T. Lofchik

N. Mieczko

D. Serwatak

M. Smith

M. Switzer

HM/B-22:111

The date of the giving of this Notice of Decision is **December 15, 2022**. Above noted conditions **MUST** be fulfilled within **TWO (2) YEARS** of the date of this Notice of Decision (December 15, 2024) or the application shall be deemed to be REFUSED (Planning Act, 53(41)).

NOTES:

1. THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT) MAY BE FILED IS **January 4, 2023**. A Notice of Appeal must be filed with the Secretary-treasurer of the Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the applicable fee. See Appeal Information Consents/Severances for more information.
2. **This Decision is not final and binding unless otherwise noted and must not be acted upon until the period of appeal has expired.**
3. The Decision does not release any persons from the necessity of observing the requirements of building regulations, the license by-law, or any other by-law of the City of 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) | | | |
| Agent or Solicitor | Same as applicant | | 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 | 501 & 509 Upper Wellington St | | |
| Assessment Roll Number | | | |
| Former Municipality | Hamilton | | |
| Lot | Part of Lot 1 | Concession | |
| Registered Plan Number | 537 | Lot(s) | 2, 57&58 |
| Reference Plan Number (s) | | Part(s) | 1 |

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:

N/A

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) To allow a minimum rear yard setback of 0.7 metres, whereas a minimum of 7.5 metres is required.
- 2) To allow a minimum rear yard setback for accessory buildings (shed) less than or equal to 18 square metres of 0.3 metres, whereas a minimum of 0.6 metres is required.
- 3) To allow the permitted use of a single detached dwelling in the C5a Zone.

See Planning Rationale submitted for more details.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The setbacks and use are existing conditions of the subject lands, as they were constructed in 1950-1970. The request is to recognize the existing uses/buildings on the lands that have existed for decades.

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 |
|------------------|------------------|------------------|-----------------|
| 34.138m; 13.411m | 40.386m; 34.138m | 0.138ha; 0.046ha | 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 |
|---------------------------------|--------------------|-------------------|--------------------|----------------------|
| #509 - Flower Shop | 9.057m | 0.722m | 19.431m; 1.533m | 1970s |
| #509 - Shed | --- | 0.36m | --- | 1990s |
| #501 - Single detached dwelling | 4.179m | 21.222m | 2.829m; 3.264m | 1950s |
| #501 - Shed | --- | --- | 0.606m | 1950s |

Proposed: N/A

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| Same | | | | |

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 |
|---------------------------------|-------------------|------------------|-------------------|--------|
| #509 - Flower Shop | 344 sq.m. | 344 sq.m. | 1 | ~4-5m |
| #509 - Shed | 9.3 sq.m. | 9.3 sq.m. | 1 | ~2.7m |
| #501 - Single detached dwelling | 63.8 sq.m. | 63.8 sq.m. | 1 | ~4-5m |
| #501 - Shed | 4.6 sq.m. | 4.6 sq.m. | 1 | ~2-3m |

Proposed: N/A

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|------------------|-------------------|--------|
| Same | | | | |

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.):
Flower Shop and Single Detached Dwelling. No changes to the existing site conditions or uses

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
North: Single detached dwelling; East: Single detached dwellings; South: Single detached dwelling, restaurant; West: Vacant lands and vehicle rental service

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2007

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

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

7.4 Length of time the existing uses of the subject property have continued:
Flower Shop: since 1970s. Single detached dwelling: since 1950s.

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) Mixed Use - Medium Density

Please provide an explanation of how the application conforms with the Official Plan.
See Planning Rationale submitted.

7.6 What is the existing zoning of the subject land? Mixed-Use Medium Density - Pedestrian Focus (C5a)

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-22:111

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? N/A

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):

To development is being proposed. The existing structures/uses on the subject lands will remain. The variances are being requested to recognize existing site conditions.

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-23:157 | SUBJECT PROPERTY: | 1388 UPPER WELLINGTON STREET, HAMILTON |
| ZONE: | "C/S-1822 & AA" (Urban Protected Residential, etc. & Agricultural) | ZONING BY-LAW: | Zoning By-law former City of Hamilton 6593, as Amended 22-195 |

APPLICANTS: **Owner:** JASON SINGH

The following variances are requested:

1. The accessory building shall be permitted a maximum height of 5.28 m instead of the maximum permitted height of 4 m; and,
2. The accessory building shall be permitted to be located 1.5 m from the westerly rear, northerly side and southerly side lot lines instead of the minimum required setback of 3 m.

PURPOSE & EFFECT: To facilitate the construction of a new detached accessory building (garage) in the rear yard of the existing single-family 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:

| | |
|---------------|--|
| DATE: | Thursday, July 13, 2023 |
| TIME: | 10:10 a.m. |
| PLACE: | Via video link or call in (see attached sheet for details) |
| | 2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton |
| | To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment |

HM/A-23:157

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-23:157, 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-23:157



 Subject Lands

DATED: June 27, 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.

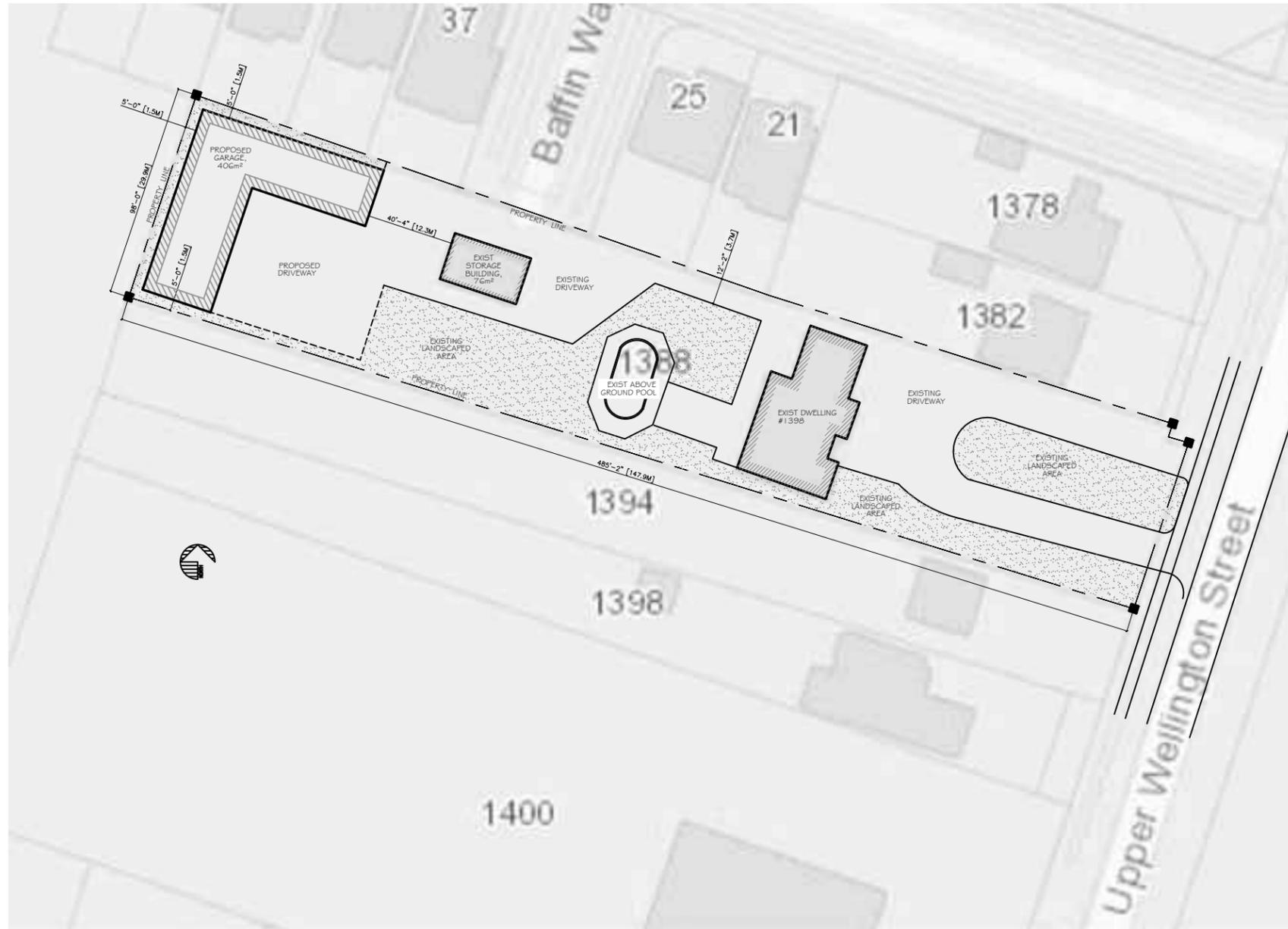
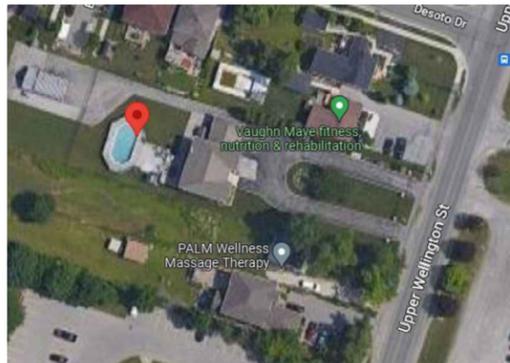
1388 Upper Wellington, Hamilton, ON

NOTE:

THE PROPOSED GARAGE/ STORAGE ACCESSORY BUILDING HAS AN AREA OF 4390 SQ.FT/ 408m²
 UNDER ZONING BY LAW IT IS PERMITTED TO HAVE AN ACCESSORY BUILDING WITH TOTAL OF 13 850 SQ. FT.

SHEET INDEX

- 50.01SITE PLAN
- A0.01GENERAL NOTES
- A1.01PROPOSED FDN.PLAN
- A1.02PROPOSED FLOOR PLAN
- A1.03ROOF PLAN
- A2.01PROPOSED ELEVATION
- A2.02PROPOSED ELEVATION
- A4.01BUILDING SECTION



ZONING DESCRIPTION = C/S-1 & 22 (URBAN PROTECTED RESIDENTIAL) & BACK PORTION ZONED AA (AGRICULTURAL), HAMILTON BY-LAW 6593
 SITE AREA: TOTAL AREA: 4077 M², REAR YARD 2514 M²
 SETBACK FROM SIDE LOT LINE MINIMUM 0.45 M / 1.48 FT. (1.5M PROPOSED-OK)
 SETBACK FROM REAR LOT LINE MINIMUM 0.45M / 1.48 FT. (1.5M PROPOSED-OK)
 LOT COVERAGE = MAX. 35% OF REAR YARD (19% PROPOSED (880M²/ 482M²-OK)
 HEIGHT = MAX. 4 METERS (5.3 M PROPOSED)

1 SITE PLAN
 50.01 SCALE NTS



| DRAWING SUBMISSIONS | |
|---------------------|------------|
| DATE | TYPE |
| 23-04-17 | PERMIT SET |
| | |
| | |

1388 UPPER WELLINGTON, HAMILTON, ON L9A 3S9

DRAWN BY: AS
 PLOT DATE: 2023-04-17

PAGE:
 SITE PLAN

50.01

GENERAL NOTES

GENERAL NOTES

- DO NOT SCALE THE DRAWINGS. ANY DIMENSIONS OR AREAS THAT ARE NOT CLEAR OR VAGUE, AND THAT WOULD BE REQUIRED TO FRAME, BUILD AND FINISH THE INTENDED DESIGN. CONTRACTOR TO REPORT AND REQUEST THESE FROM THE DESIGNER.
- CONTRACTOR TO REVIEW AND VERIFY EXISTING CONDITIONS THAT WILL DIRECTLY AFFECT CONSTRUCTION OR CAUSE ANY CHANGE IN THE DESIGN OF PROJECT, AND TO REPORT THESE DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK.
- THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL MARKED "ISSUED FOR CONSTRUCTION". PRIOR TO THE FABRICATION OF COMPONENTS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE DESIGNER FOR REVIEW AND APPROVAL.
- ALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) LATEST EDITION AND TO THE REQUIREMENTS OF ALL OTHER CODES AND REGULATIONS, AND OF ALL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR THE SAFETY ON THE JOB SITE AND IS TO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF WORKMEN AND INTEGRITY OF THE PROJECT AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION METHOD OF ERECTION, AND THE INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS, INCLUDING THE ERECTION OF STEEL BEAMS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND OFF-SITE DISPOSAL OF ALL CONSTRUCTION DEBRIS AND GARBAGE. CONTRACTOR TO LEAVE SITE (AREA OF DESIGNATED WORK AND SURROUNDING AREA) CLEAN AND FREE OF CONSTRUCTION DUST. READY FOR FURNITURE INSTALLATION AND/OR CLIENT MOVE-IN. CONTRACTOR TO PROTECT ALL ADJACENT ELEMENTS, EQUIPMENT, ETC. FROM WORK AND CONSTRUCTION DUST.
- GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS EXCEPT FOR THE BUILDING PERMIT, WHICH WILL BE OBTAINED BY THE OWNER OR AUTHORIZED AGENT.
- GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION. ALL OTHER MANUFACTURERS GUARANTEES TO APPLY.

EXCAVATION & BACKFILL

- EXCAVATION SHALL BE UNDERTAKEN SAFELY, IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
- TOPSOIL & VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL
- IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS ARE TO BE REMOVED TO A MIN. DEPTH OF 12" IN EXCAVATED AREAS UNDER A BUILDING.
- BACKFILL WITHIN 24" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 9-7/8"Ø SEE STRUCTURAL REQUIREMENTS BY OTHERS.

DAMPPROOFING & DRAINAGE

- IN TYPICAL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWLSPACES SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED.
- 4" FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB, OR CRAWLSPACE FLOOR, AND SHALL BE COVERED WITH 6" OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP AS REGULATED BY LOCAL BYLAW.
- WINDOW WELLS SHALL BE DRAINED TO THE FOOTING
- CONCRETE SLAB IN ATTACHED GARAGE SHALL BE SLOPED TO DRAIN TO THE EXTERIOR
THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES
- ROOF RAINWATER SHALL BE DRAINED OVERLAND USING EROSION PROTECTION METHODS TO A SUITABLE PLACE OF DISPOSAL UNLESS CONNECTION TO THE STORM SYSTEM HAS BEEN APPROVED BY THE MUNICIPALITY. REFER TO DRAINAGE PLAN (BY OTHERS) FOR LOCATIONS.

FOOTINGS

FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MINIMUM BEARING CAPACITY OF 150Kpa OR GREATER. MUST EXTEND MINIMUM 4'-0" BELOW GRADE. CONCRETE FOR FOOTINGS SHALL BE MINIMUM 15 mpa (2200 psi) AT 28 DAYS. MINIMUM SIDE OF PAD FOOTING TO BE 20"x6" CONTINUOUS KEYED FOR 2 STOREY AND 22"x9" FOR 3 STOREY.

FOUNDATION WALLS

- TO BE POURED CONCRETE
 - DAMPPROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL
 - FOUNDATION WALL TO EXTEND 8" ABOVE FINISHED GRADE
 - A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2'-11" BELOW EXTERIOR GRADE. DRAINAGE LAYER CONSISTS OF 4" FREE DRAINAGE GRANULAR MATERIAL, OR EQUIVALENT SYSTEM.
 - FOUNDATION WALLS SHALL BE BRACED OR HAVE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.
 - CONCRETE EXPOSED ABOVE GRADE SHALL BE FINISHED WITH PARING.
- SEE STRUCTURAL REQUIREMENTS BY OTHERS

FOUNDATION WALL/FOOTINGS: SEE OBC 9.15.3 & 9.15.4
250MM (10") POURED CONCRETE FOUNDATION WALL 15MPA (2200PSI) WITH BITUMINOUS DAMPROOFING AND OPTIONAL DRAINAGE LAYER.

WEEPING TILE
100MM (4") DIA. WEEPING TILE 150MM (6") CRUSHED STONE OVER AND AROUND WEEPING TILES
CONCRETE SLABS ON GRADE
SEE NOTES ON DRAWINGS OR STRUCTURAL REQUIREMENTS BY OTHERS

INSULATION & WEATHERPROOFING

- INSULATION SHALL BE PROTECTED WITH GYPSUM BOARD OR AN EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENTS WHERE 6 MIL POLY IS SUFFICIENT FOR FIBERGLASS OR MINERAL WOOL TYPE INSULATIONS. ALL SPRAY FOAM (URETHANE) OR STYROFOAM, ETC, BOARD INSULATION SHALL BE PROTECTED WITH GYPSUM BOARD LAYER.
- CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS BETWEEN THE FRAME AND THE EXTERIOR CLADDING.
- WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR. (OPTIONAL)
- EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM EXTERIOR.

EXTERIOR WALLS

- NO WINDOWS OR OTHER UNPROTECTED OPENINGS ARE PERMITTED IN EXTERIOR WALLS LESS THAN 3'-1" FROM PROPERTY LINES REFER ALSO TO O.B.C. 9.10.14 FOR OTHER REQUIREMENTS DUE TO LIMITING DISTANCE / SPATIAL SEPARATION.

NOTCHING & DRILLING OF TRUSSES, JOISTS, RAFTERS

- REFER TO PRE-ENGINEERED INFORMATION AND MANUFACTURER'S RECOMMENDATIONS FOR PERMITTED NOTCHING & DRILLING

ROOFING

- APPROVED NO.210 (10.25KG/M2) ASPHALT SHINGLES
- 10MM (1/2") PLYWOOD SHEATHING WITH "H" CUPS.
- APPROVED WOOD TRUSSES @ 600MM (24") O.C. MAX.
- SELF ADHERED ICE & WATER SHEILD PROTECTION TO EXTEND MINIMUM 900MM (3'-0") FROM EDGE OF ROOF AND MIN. 300MM (12") BEYOND INNER FACE OF EXTERIOR WALL.
- PREFINISHED ALUM. EAVESTROUGH & RWL.
- PREFINISHED FACIA AND VENTED SOFFIT
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). CONVENTIONAL ROOF FRAMING (2.0KPA SNOW LOAD)
REFER TO NOTES ON DRAWINGS.

COLUMNS, BEAMS & LINTELS

REFER TO DRAWING NOTES OR PRE-ENGINEERED INFORMATION FOR MANUFACTURED ITEMS.

GARAGE SLAB

5" MINIMUM @ 32mpa (4650 psi) CONCRETE SLAB WITH 5-8% AIR ENTRAINMENT ON 6" CRUSHED CLEAN GRANULAR FILL WITH COMPACTED SUB-BASE OR NATIVE FILL. SLABS c/w 6x6 WELDED WIRE MESH REINFORCING.

SILL PLATE

2x6 MINIMUM SILL PLATE, TIED TO TOP OF POURED CONCRETE FOUNDATION WALL WITH 8" LONG x 1/2"Ø ANCHOR BOLTS c/w NUTS AND WAHER WITH 2-1/2" HOOK. BOLTS TO BE PLACED NOT MORE THAN 7'-10" o/c AND EMBEDDED NOT LESS THAN 4" INTO CONCRETE. PROVIDE GASKET SEAL BETWEEN PLATE AND CONCRETE.

EXTERIOR FRAME WALL CONSTRUCTION

SIDING AS PER ELEVATIONS, APPROVED CONTINUOUS AIR BARRIER, SIDING TO BE MIN. 200MM (8") ABOVE FINISHED GRADE. REMAINDER OF WALL CONSTRUCTION AS PER WALL CONSTRUCTION LEGEND.

INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @400MM (16") O.C. FOR 2 STOREYS AND 300MM (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE, 13MM (1/2") INTERIOR DRYWALL BOTH SIDES OF STUDS PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

SUBFLOOR JOIST STRAPPING AND BRIDGING

16MM (5/8") T&G SUBFLOOR, GLUED & SCREWED ON WOOD FLOOR JOISTS. ALL JOIST TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100MM (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 19x64 (1"x3") @ 2100MM (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. OBC 9.23.9.4

STAIRS

- MAXIMUM RISE 7 7/8"
MINIMUM RUN 8 1/4"
MINIMUM TREAD 9 1/4"
MINIMUM HEAD ROOM 6'-5"
MINIMUM WIDTH 2'-10"
- WINDERS WHICH CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90°, WITH NO LESS THAN 30° OR MORE THAN 45° PER TREAD. SETS OF WINDERS MUST BE SEPARATED BY 3'-11" ALONG THE RUN OF THE STAIR.
- A LANDING MINIMUM 2'-11" IN LENGTH IS REQUIRED AT THE TOP OF ANY STAIR LEADING TO THE PRINCIPAL ENTRANCE TO A DWELLING, AND OTHER ENTRANCES WITH MORE THAN 3 RISERS. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.- (UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6MM (1/4")

MAX. RISE 7-7/8"
MIN. RUN 8-1/4"
MIN. TREAD 9-1/4"
MAX. NOSING 1"
MIN. HEADROOM 6'-5"
RAIL @ LANDING 2'-11"
RAIL @ STAIR 2'-8"
MIN. STAIR WIDTH 2'-10"
FOR CURVED STAIRS
MAX. RISE 6"
MIN. RUN 8"



ELECTRICAL

- ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE, THE ONTARIO ELECTRICAL SAFETY CODE. IN ORDER TO PROVIDE A COMPLETE ELECTRICAL SYSTEM TO MEET CODE.
- THE CONTRACTOR TO CO-ORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND ANY OTHER TRADE WHOSE WORK/MATERIALS/FINISHES COME INTO CONTACT WITH OR DIRECTLY AFFECT ELECTRICAL ROUGH-IN, FIXTURES AND FINISHES.
- CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING ANY WORK ON SITE.
- DRAWINGS WILL SHOW DIMENSIONS AND LAYOUT FOR ELECTRICAL FIXTURES. CONTRACTOR TO REPORT ANY DISCREPANCIES AND TO MENTION ANY OMISSIONS TO THE DESIGNER.

FINISHES NOTES

GENERAL

- ALL FLOOR, WALL AND CEILING FINISHES AND MATERIALS SHALL BE APPLIED/INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.
- ANY PROPOSED SUBSTITUTIONS SHALL NOT BE USED UNLESS APPROVED BY DESIGNER IN WRITING. ALL SUBSTITUTIONS SHALL MEET ALL REQUIREMENTS OF ORIGINALLY SPECIFIED PRODUCT.
- "FOR RENOVATIONS" CONTRACTOR TO ENSURE ALL EXISTING FLOORS, WALLS AND CEILINGS ARE CLEAN, SMOOTH AND READY TO ACCEPT NEW FINISHES. MAKE GOOD ALL SURFACES AS REQUIRED TO RECEIVE SPECIFIED FINISHES.
- CONTRACTOR TO PROVIDE SAMPLES OF ALL FINISHES TO DESIGNER FOR FINAL APPROVAL PRIOR TO ORDERING.

PARTITIONS

- WOOD STUD OR METAL STUDS AS PER ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- ALL INTERIOR PARTITION DIMENSIONS ARE TO FINISHED FACE OF DRYWALL UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE ADEQUATE WOOD BLOCKING IN PARTITIONS AND CEILING TO SUPPORT ARCHITECTURAL ELEMENTS, MILLWORK, ACCESSORIES, ELECTRICAL AND MECHANICAL EQUIPMENT, ETC.
- ALL NEW DRYWALL PARTITIONS SHALL BE PATCHED, TAPED, FILLED AND SANDED SMOOTH TO RECEIVE PAINT FINISH.
- "FOR RENOVATIONS" THE CONTRACTOR SHALL PATCH AND MAKE GOOD ANY EXISTING PARTITIONS, COLUMNS, FLOOR FINISHES AND CEILINGS, ETC. AFFECTED BY ANY NEW CONSTRUCTION OR DEMOLITION.

DOOR & DOOR OPENINGS

- INTERIOR DOOR TYPES TO BE HOLLOW CORE WITH TUBULAR LOCKSET HARDWARE.
- ALL INTERIOR DOORS TO BE LOCATED 4" FROM INSIDE CORNER UNLESS NOTED OTHERWISE.
- EXTERIOR DOORS SHALL BE INSULATED AND WEATHER STRIPPED WITH THRESHOLD.

FLOORING

- UNLESS NOTED OTHERWISE ALL FLOORING MATERIALS/COLOUR CHANGES SHALL OCCUR UNDER CENTERLINE OF DOORS. USE APPROPRIATE THRESHOLDS AS REQUIRED TO MEDIATE BETWEEN DISSIMILAR FLOOR MATERIALS. FEATHER SUBFLOOR AS REQUIRED TO ENSURE SMOOTH TRANSITION BETWEEN FLOORING MATERIALS.
- CONTRACTOR TO INSTALL ALL FLOOR FINISHES AFTER THE CONSTRUCTION OF ALL PARTITIONS. CONTRACTOR TO INSTALL ALL FLOORING CONTINUOUS UNDER ALL MILLWORK.
- LEVEL AND THOROUGHLY CLEAN SURFACES AND PREPARE EXISTING SLAB/SUBFLOOR TO ACCEPT NEW FINISHES AS NOTED.

PAINTING

- UNLESS NOTED OTHERWISE, ALL GYPSUM BOARD WALLS SHALL BE FINISHED WITH PRIMER AND TWO (2) FINISH COATS OF LATEX EGGSHELL ENAMEL PAINT. ALL DRYWALL CEILINGS AND BULKHEADS SHALL BE PAINTED WITH CEILING PRIMER AND TWO (2) COATS OF LATEX FLAT ENAMEL PAINT.
- CONTRACTOR TO FINISH ALL PAINT GRADE DOORS AND TRIM WITH PRIMER AND (2) FINISH COATS OF LATEX SEMI-GLOSS PAINT.
- CONTRACTOR TO REMOVE OR MASK ALL EXISTING AND NEW HARDWARE, OUTLETS, SWITCH PLATES, AND OTHER DEVICES PRIOR TO PAINTING AND REINSTALL AFTER.
- CONTRACTOR, WHERE POSSIBLE TO USE PAINT MATERIALS CONFORMING TO CANADIAN ENVIRONMENTAL PROTECTION ACT, AND THAT MEET REQUIREMENTS OF THE ENVIRONMENTAL CHOICES PROGRAM GUIDELINES FOR WATER BASED PAINTS.



| DRAWING SUBMISSIONS | |
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1388 UPPER WELLINGTON, HAMILTON, ON L9A 3S9

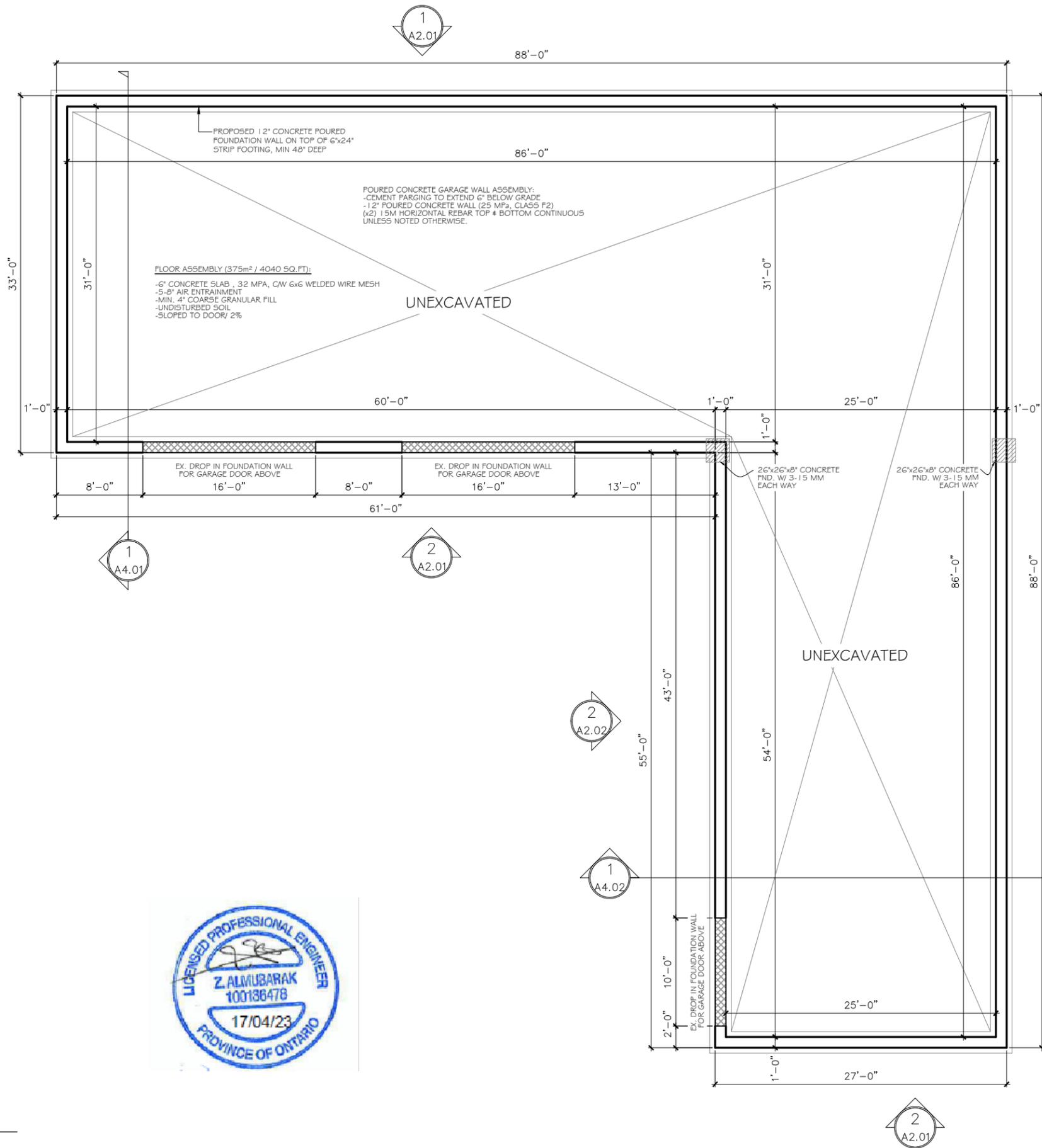
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PLOT DATE: 2023-04-17

PAGE:
GENERAL NOTES

A1.01

DO NOT SCALE DRAWINGS

NOTE:
 1) CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ECT. ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/ OR DESIGNER
 2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.



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1388 UPPER WELLINGTON, HAMILTON, ON L9A 3S9

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 PLAN

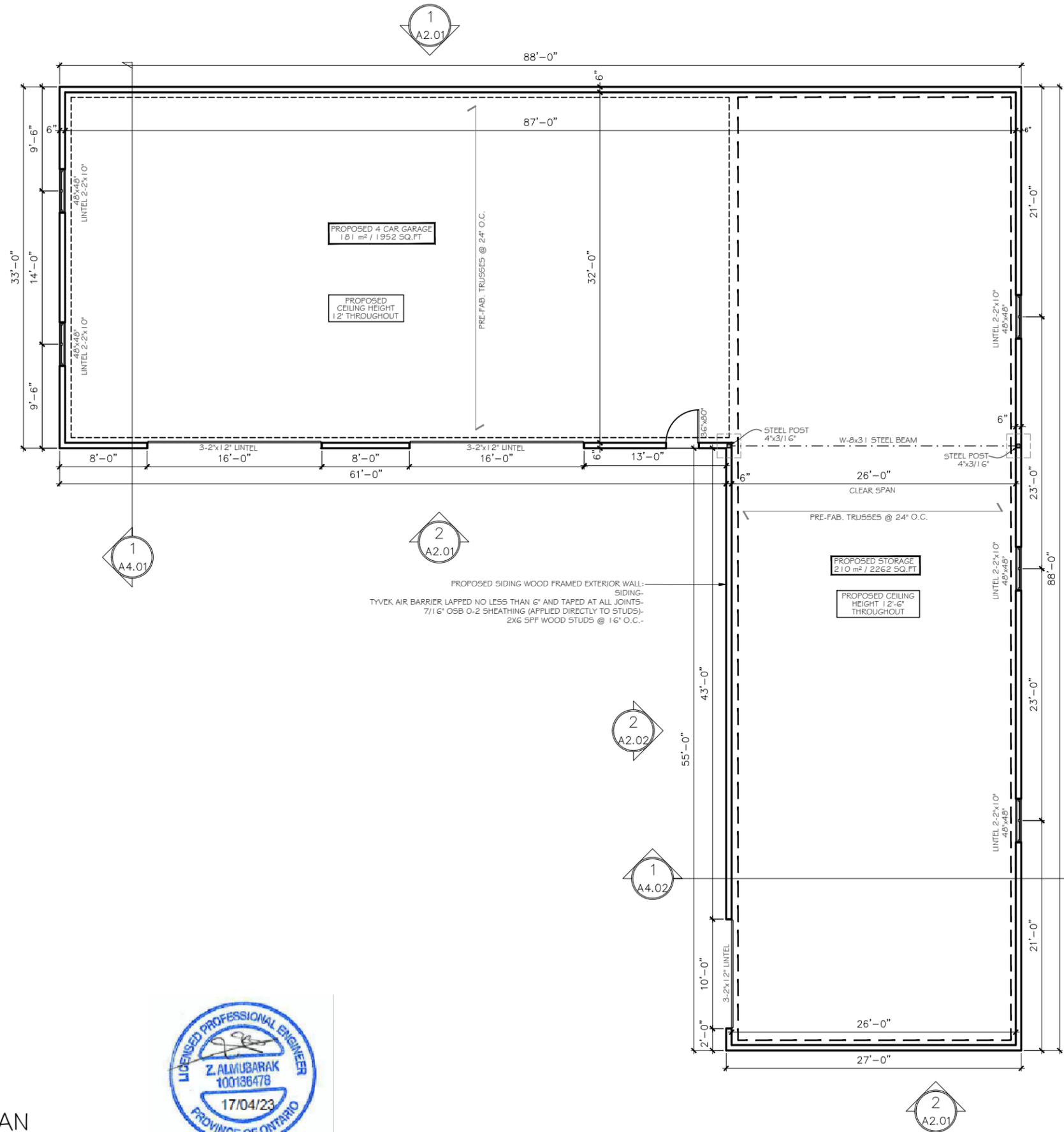
A1.01

1 FOUNDATION PLAN
 A1.01 Scale 3/32" = 1'-0"

DO NOT SCALE DRAWINGS

NOTE:

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- 2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.



PROPOSED SIDING WOOD FRAMED EXTERIOR WALL:
 SIDING:
 TYVEK AIR BARRIER LAPPED NO LESS THAN 6" AND TAPED AT ALL JOINTS.
 7/16" OSB O-2 SHEATHING (APPLIED DIRECTLY TO STUDS).
 2X6 SPP WOOD STUDS @ 16" O.C.



1 MAIN FLOOR PLAN
 Scale 3/16" = 1'-0"



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1388 UPPER WELLINGTON, HAMILTON,
 ON L9A 3S9

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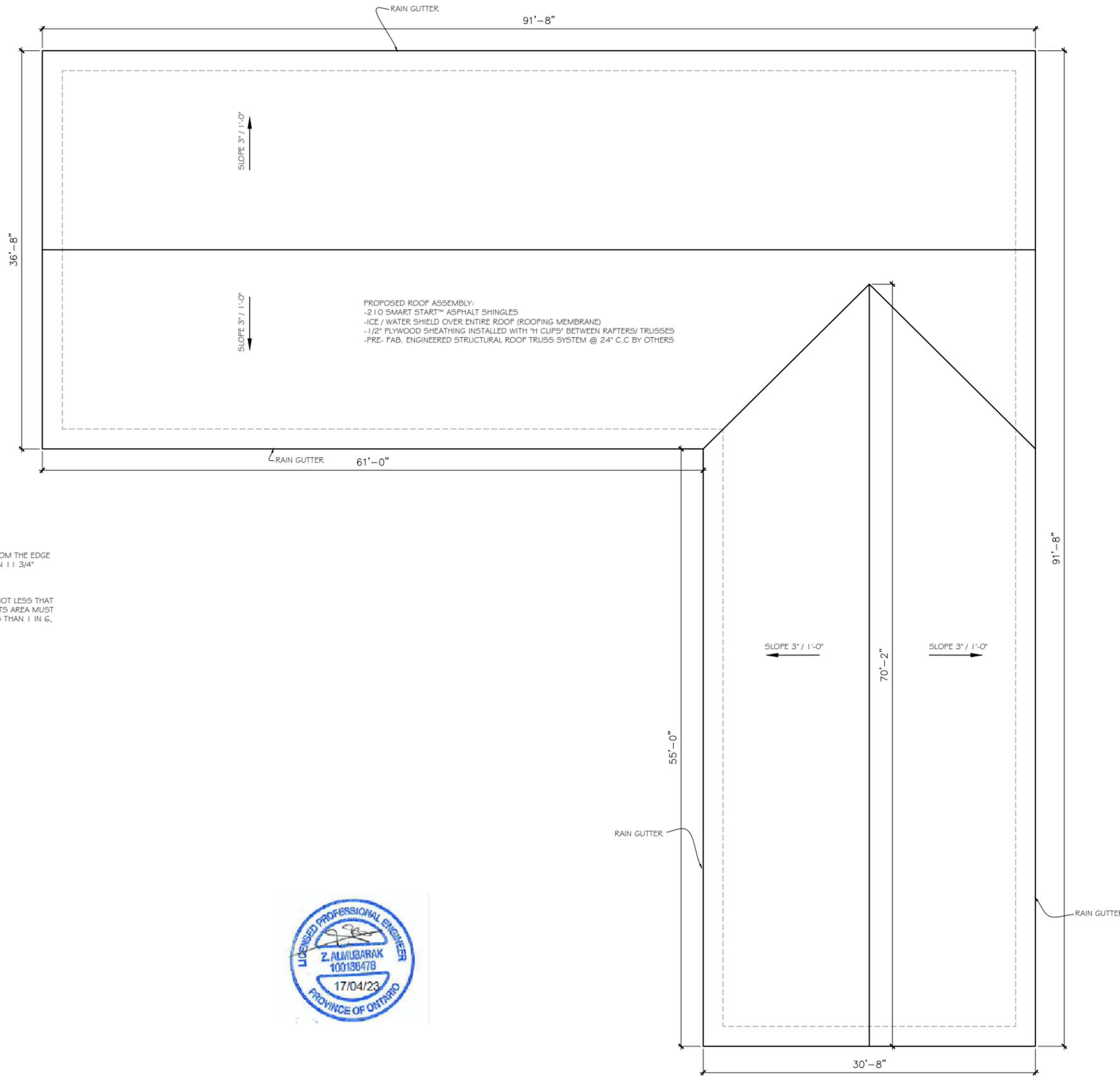
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 PLAN

A1.02

DO NOT SCALE DRAWINGS

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- 2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.



TYPICAL ROOF NOTES:

1. EAVE PROTECTION REQUIRED ON SHINGLE, SHAKE OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 2'-11" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 1 1/4"
- 2'-11" WHEN SLOPE IS GREATER THAN 4:12
- OVER ENTIRE ROOF WHEN SLOPE IS LESS THAN 4:12

2. ROOF VENTS ARE TO BE UNIFORM ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAT 25% AT THE TOP AND NOT LESS THAN 25% AT THE BOTTOM (9.19.1.2) ROOF VENTS AREA MUST BE A MINIMUM OF 1/300 OF THE INSULATED CEILING AREA. IF ROOF SLOPE IS LESS THAN 1 IN 6, THE AREAS 1/150 OF THE INSULATED CEILING AREA.



| DRAWING SUBMISSIONS | |
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| DATE | TYPE |
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1388 UPPER WELLINGTON, HAMILTON, ON L9A 3S9

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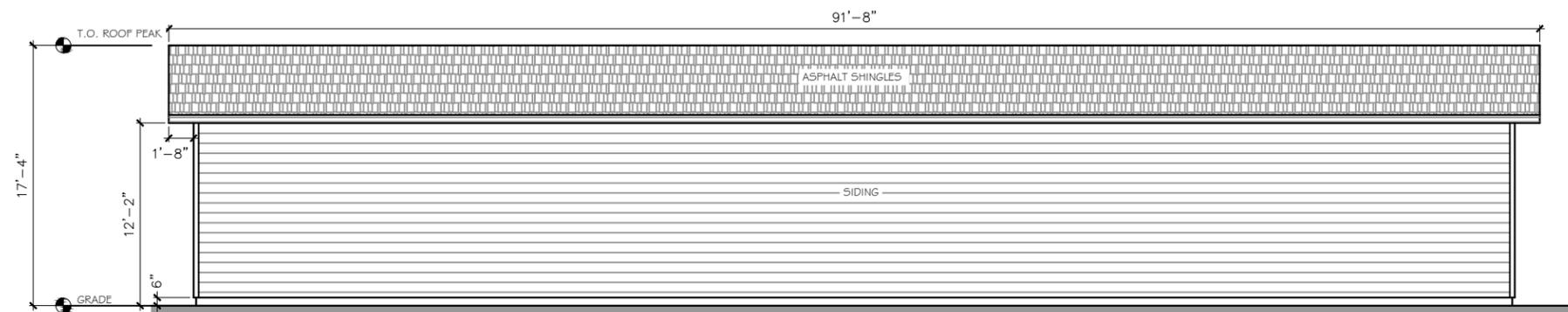
PAGE:
ROOF PLAN

A1.03

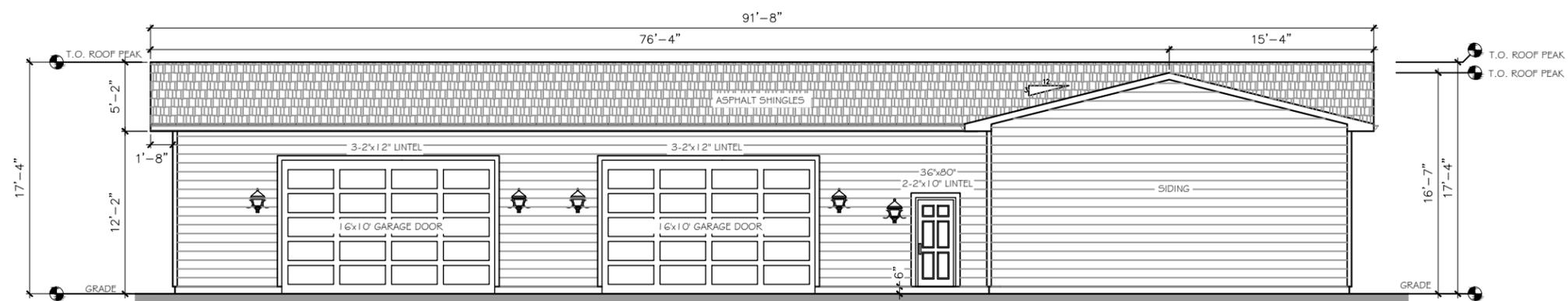
DO NOT SCALE DRAWINGS

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- 2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.



1 EAST ELEVATION
A2.01 Scale 3/32" = 1'-0"



2 WEST ELEVATION
A2.01 Scale 3/32" = 1'-0"

ALWAYS REFER TO MANUFACTURERS SPECIFICATIONS FOR REQUIRED SIZE OF ROUGH OPENINGS FOR NEW WINDOWS AND DOORS



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| DATE | TYPE |
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1388 UPPER WELLINGTON, HAMILTON, ON L9A 3S9



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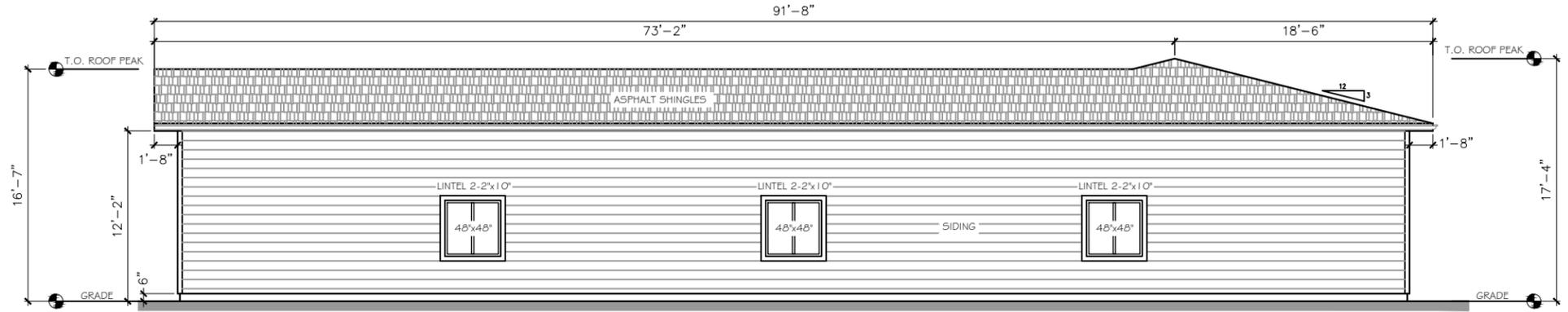
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ELEVATION

A2.01

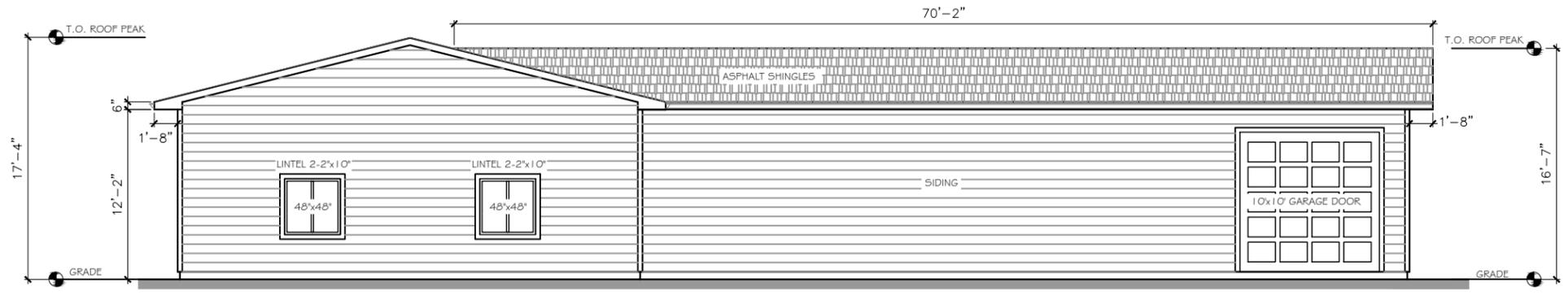
DO NOT SCALE DRAWINGS

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1 SOUTH ELEVATION
 A2.02 Scale 3/32" = 1'-0"



2 NORTH ELEVATION
 A2.21 Scale 3/32" = 1'-0"



| DRAWING SUBMISSIONS | |
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| DATE | TYPE |
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1388 UPPER WELLINGTON, HAMILTON, ON L9A 3S9

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PAGE:
 ELEVATION

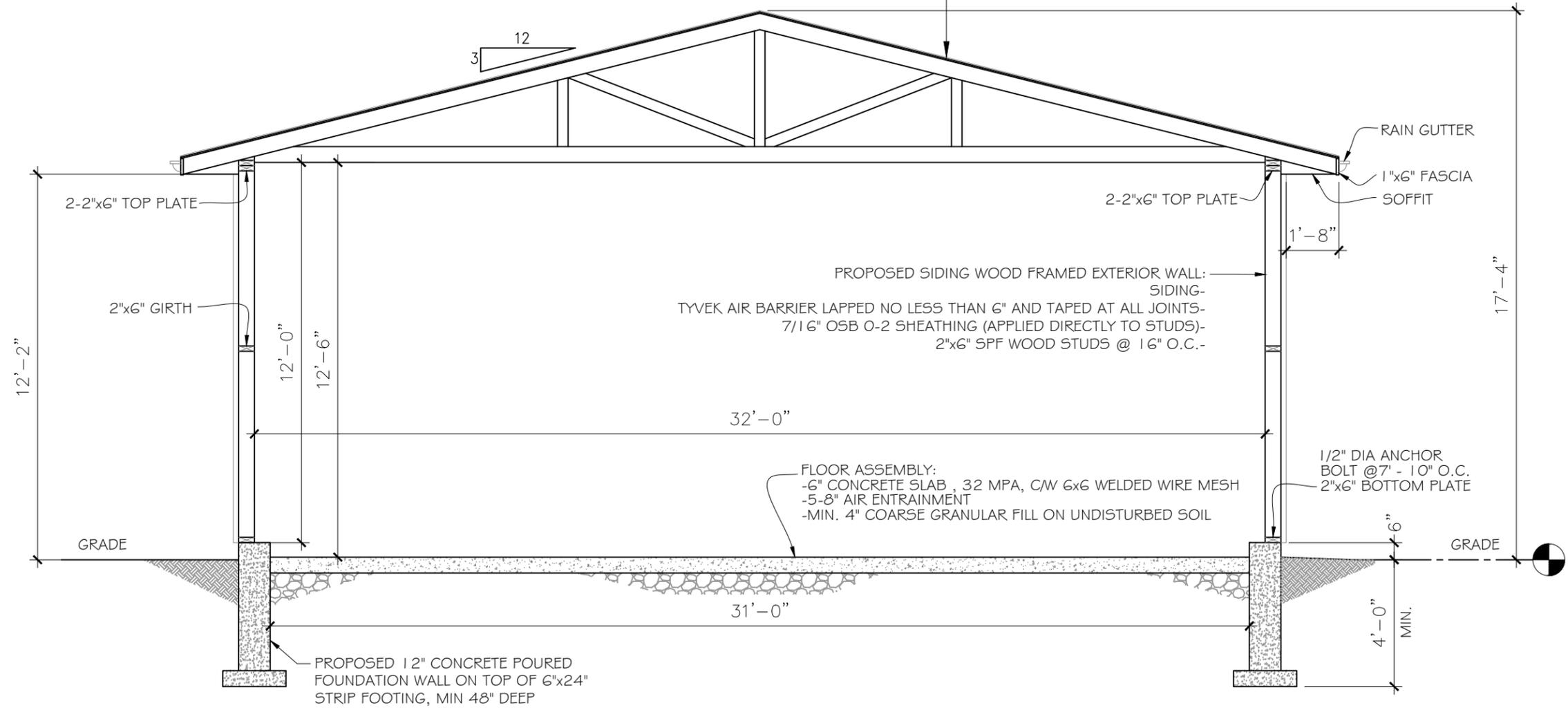
A2.01



DO NOT SCALE DRAWINGS

NOTE:
 1) CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ECT. ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/ OR DESIGNER
 2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

PROPOSED ROOF ASSEMBLY:
 -2 10 SMART START™ ASPHALT SHINGLES
 -ICE / WATER SHIELD OVER ENTIRE ROOF (ROOFING MEMBRANE)
 -1/2" PLYWOOD SHEATHING INSTALLED WITH "H CLIPS" BETWEEN RAFTERS/ TRUSSES
 -PRE- FAB. ENGINEERED STRUCTURAL ROOF TRUSS SYSTEM @ 24" C.C BY OTHERS



| DRAWING SUBMISSIONS | |
|---------------------|------------|
| DATE | TYPE |
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1388 UPPER WELLINGTON, HAMILTON, ON L9A 3S9



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PAGE:
 BUILDING SECTION

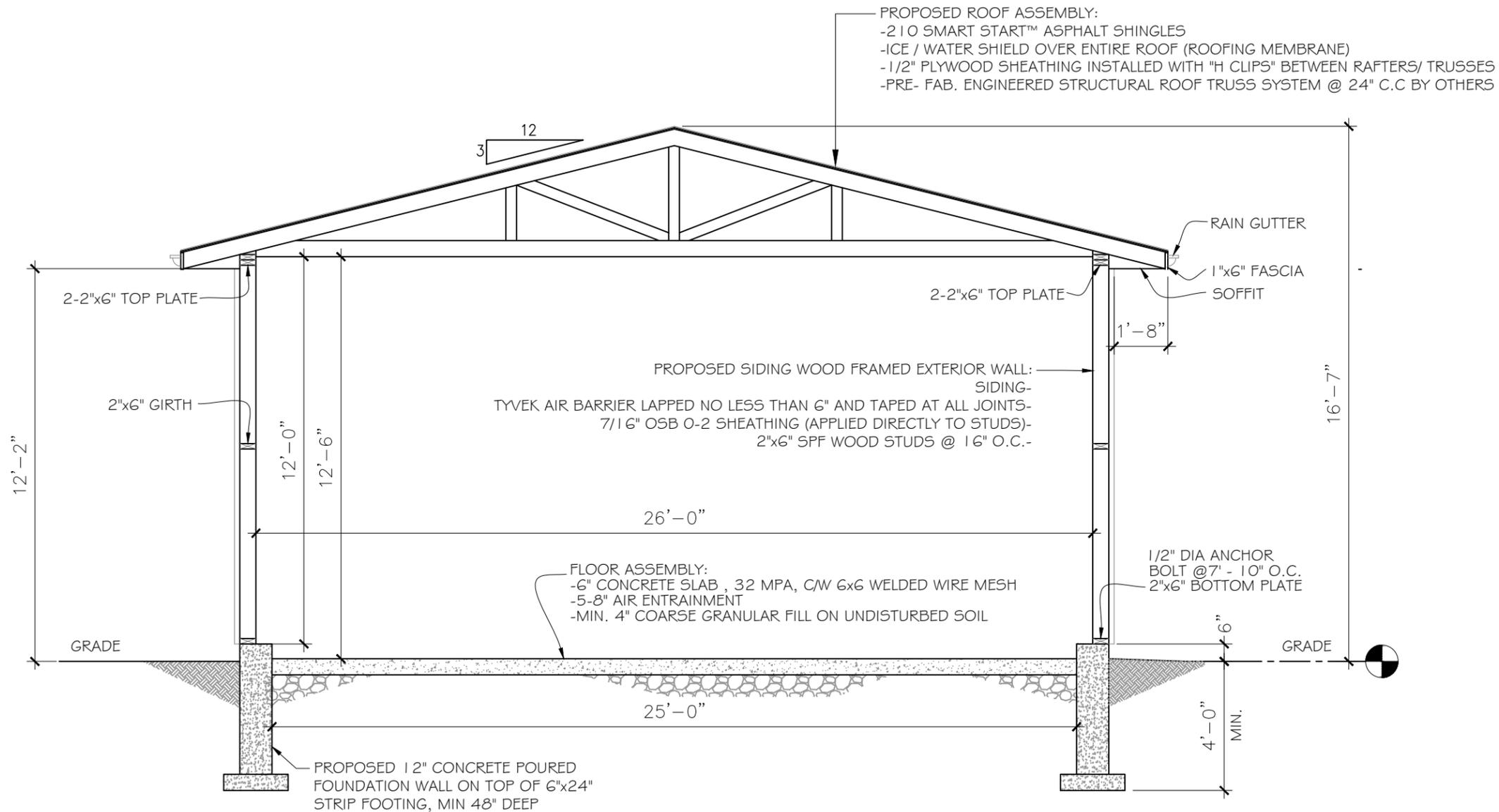
A4.01

1 BUILDING SECTION
 A4.01 Scale 1/4" = 1'-0"

DO NOT SCALE DRAWINGS

NOTE:

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- 2) ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.



| DRAWING SUBMISSIONS | |
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| DATE | TYPE |
| 23-04-17 | PERMIT SET |
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1388 UPPER WELLINGTON, HAMILTON, ON L9A 3S9



DRAWN BY: AS
 PLOT DATE: 2023-04-17

PAGE:
 BUILDING SECTION

A4.01

1 BUILDING SECTION
 A4.01 Scale 1/4"= 1'-0"



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 | | | Phone: |
| | | | E-mail: |

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

1.3 Sign should be sent to Purchaser Applicant Owner Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

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

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

| | | | |
|---------------------------|--------------------------|------------|--|
| Municipal Address | 1388 UPPER WELLINGTON ST | | |
| Assessment Roll Number | | | |
| Former Municipality | HAMILTON | | |
| 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:

HEIGHT VARIANCE

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

HEIGHT IS NEEDED FOR THE STORAGE OF MATERIAL AND EQUIPMENT.

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 |
|--------------|-----------|--------------------|-----------------|
| 29.9m | 147.9m | 4077m ² | 63m |

- 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 | 4.6m | 8.9m | 2.2m/2.3m | 1984 |
| SHED/STORAGE | 9.6m | 4.7m | 6.2m/15.2m | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| GARAGE/STORAGE | 1.9m | 1.5m | 1.5m | SUMMER 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 | 94m ² | 188m ² | 2 | 10m |
| SHED/STORAGE | 20m ² | 20m ² | 1 | 3.5m |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|-------------------|-------------------|--------|
| GARAGE/STORAGE | 406m ² | 406m ² | 1 | 5.3m |
| | | | | |
| | | | | |

- 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.):

Single dwelling unit

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

Single dwelling unit

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands: 2020

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

Single dwelling detached 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:

3 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?

URBAN Protected Residential
C/S - 1822 and AA

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:

53. COMPLETE APPLICATION REQUIREMENTS

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

12. ACKNOWLEDGEMENTS.

12.1 I acknowledge that the City of Hamilton is not responsible for the identification and consultation of property owners on the property which is the subject of this Application - by way of its approval to this application. Initial

12.2 I acknowledge that all information submitted with the application or during the processing of the application is collected under the authority of the Planning Act, R.S.O. 1990, c.F.19. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Planning Act applications and supporting documentation submitted to the City. The City of Hamilton is permitted to make the application and any associated supporting information available to the general public, including putting electronic versions of the application form and associated studies and reports online. Questions about the collection of the information should be directed to the Coordinator of Business Facilitation, Planning and Compliance, 300 King Street West, Department of City of Hamilton, 4th Floor, 77 Main Street, 10th Floor, City Hall, Hamilton, Ontario, Telephone: (905) 965-2424, ext.3254. Initial



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-23:37 | SUBJECT PROPERTY: | 32-34 LAKESIDE DRIVE, STONE CREEK |
|-------------------------|-------------------|--------------------------|--------------------------------------|

APPLICANTS: **Owner:** TORCON PROPERTIES INC C/O IRA IDZKOWSKI
Agent: MARK ANDRAOUS

PURPOSE & EFFECT: To permit the conveyance of a parcel of land being the land known as 34 Lakeside Drive and to retain a parcel of land known municipally as 32 Lakeside Drive containing an existing dwelling. The existing dwelling will be demolished. These properties inadvertently merged in title and the owner wishes to recreate the two original lots.

| | Frontage | Depth | Area |
|---------------------------------|----------------------|----------------------|-----------------------------------|
| SEVERED LANDS (lot 32): | 15.25 m [±] | 28.26 m [±] | 418.9 m ² [±] |
| RETAINED LANDS (lot 34): | 15.23 m [±] | 27.43 m [±] | 424 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, July 13, 2023 |
| TIME: | 10:15 a.m. |
| PLACE: | Via video link or call in (see attached sheet for details) |
| | To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment |

SC/B-23:37

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 SC/B-23:37, 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-23:37



 Subject Lands

DATED: June 27, 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/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.

LOCATION SURVEY

6
 REPENTER'S SURVEY
 D. PLAN N^o 428
 E TOWNSHIP OF SALT FLEET, NOW IN THE
STONEY CREEK

MUNICIPALITY OF
 WENTWORTH
 1:20 FEET
 N.O.L.S. - 1986.

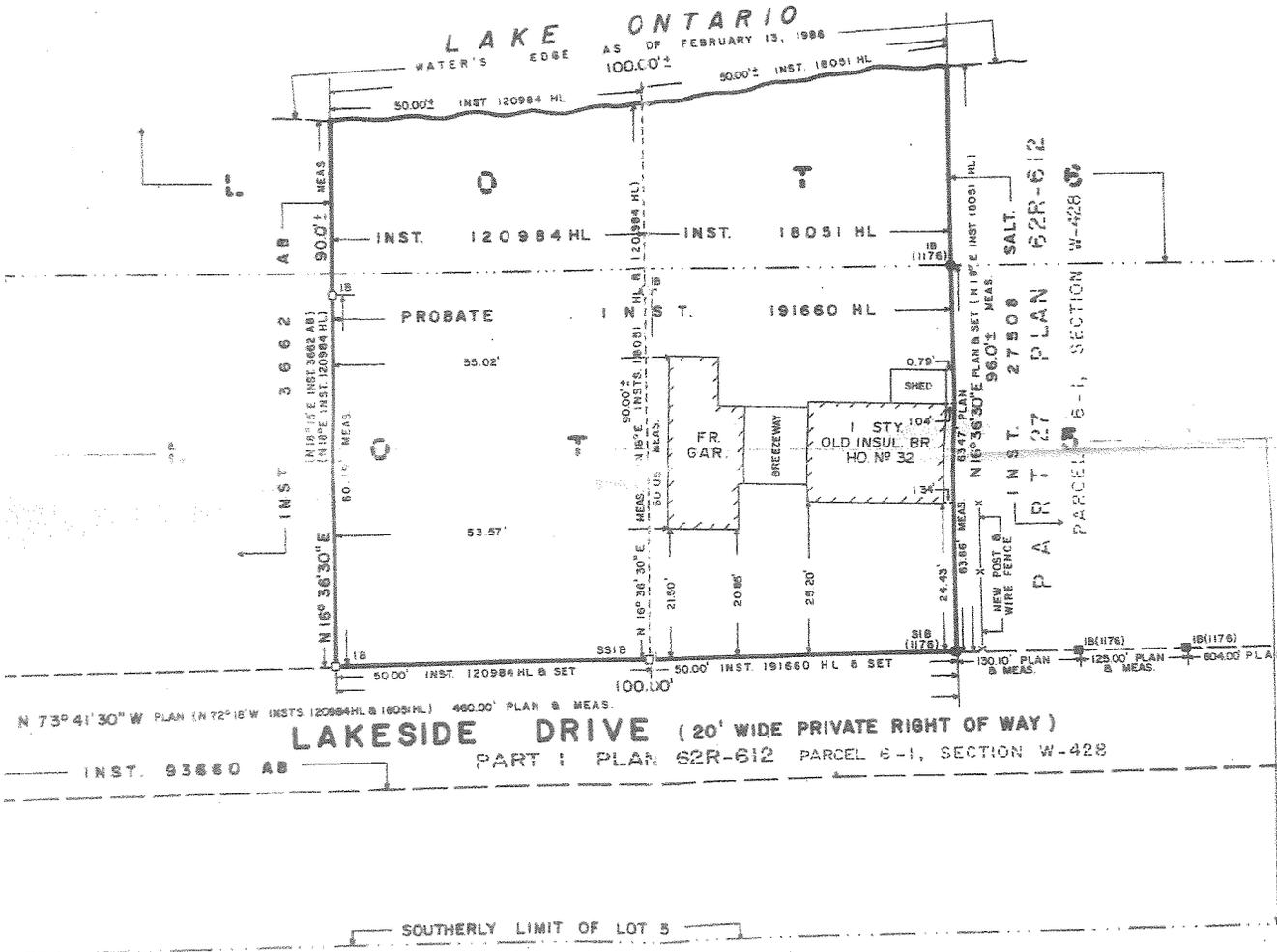


| SCHEDULE | | | |
|----------|-----|----------------------|------|
| PART | LOT | INST. N ^o | AREA |

PLAN
 RECEIVED
 Date

LAND REGISTRY
 REQUIRE DEPOSITED
 REGISTRY
 Date

ATA



PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.
 ARE ASTRONOMIC AND ARE REFERRED TO THE
 Y LIMIT OF LAKESIDE DRIVE AS SHOWN ON PLAN
 AS BEING N 73° 41' 30" W

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS
 MADE THEREUNDER
 2 THE SURVEY WAS COMPLETED ON THE 15TH DAY OF FEBRUARY, 1986

© A.T. McLAREN, O.L.S.;
 NO PERSON MAY COPY, REPRODUCE,
 THIS PLAN IN WHOLE OR IN PART
 PERMISSION OF A.T. McLAREN, O.L.S.

A.T. McLAREN
 ONTARIO (LAND)
 25 HUGHSON ST. S.
 327-8588

Drawn AL Checked CAC Scale 1"

PLAN DENOTES PLAN 62R-612
 D.T. ROBERTS, O.L.S.
 SHORT STANDARD IRON BAR

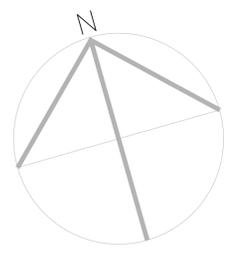
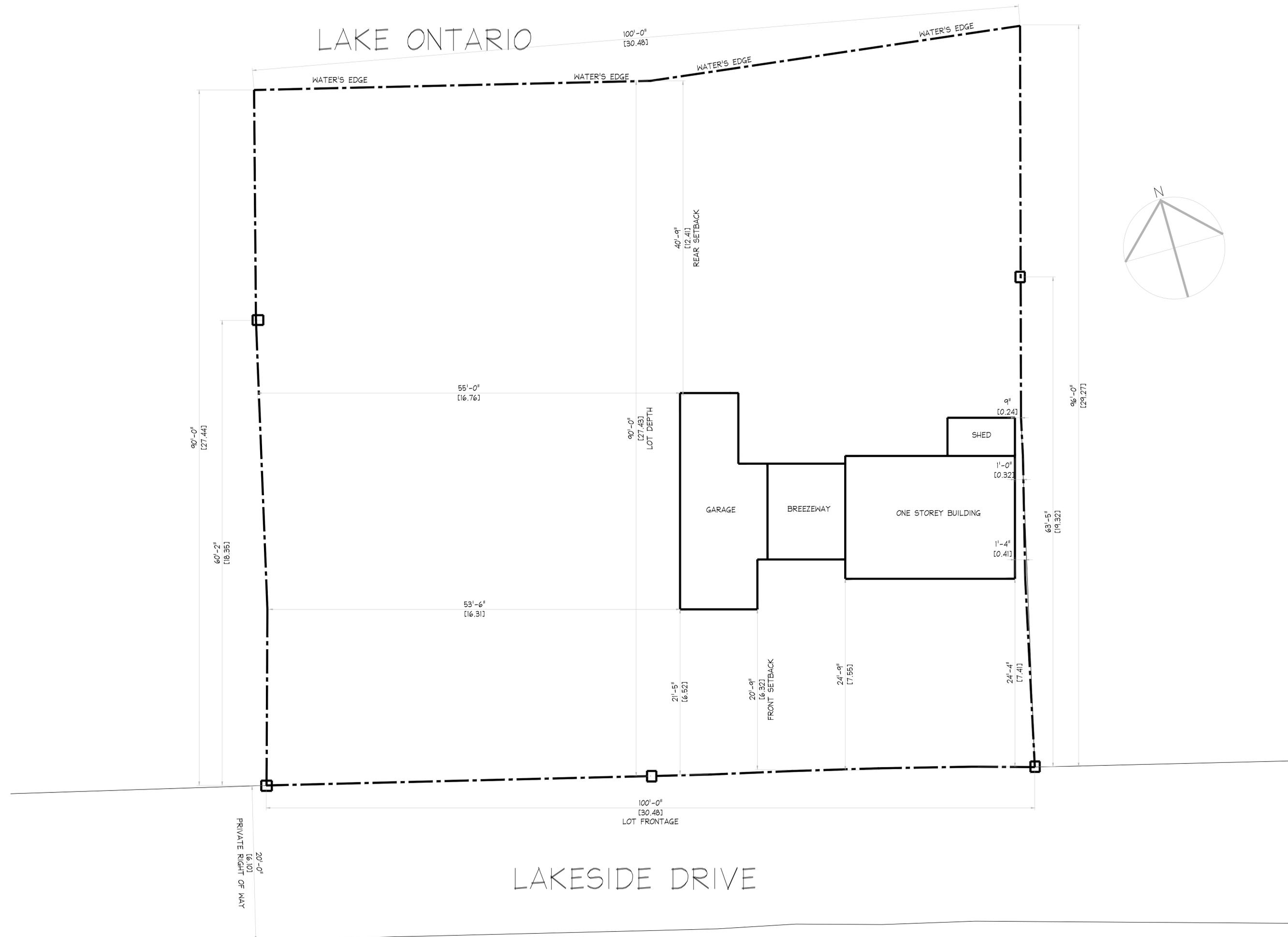
FEBRUARY 24, 1986
 DATE

A.T. McLaren
A.T. McLAREN, O.L.S.



C-SQUARED INC.
WWW.C-SQ.CA

DO NOT SCALE DRAWINGS
IT IS THE CONTRACTOR'S RESPONSIBILITY TO
VERIFY ALL SPECIFICATIONS AND DIMENSIONS
AND REPORT ANY DISCREPANCIES TO THE
DESIGNER PRIOR TO CONSTRUCTION.
MATERIALS MAY NOT BE SUBSTITUTED
WITHOUT DESIGNER'S WRITTEN APPROVAL.



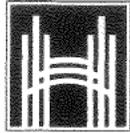
01 0205/2023 ISSUED FOR

3692-92 STONEY CREEK

32-34 LAKESIDE DRIVE
STONEY CREEK

EXSITING SITE PLAN

A1.0



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 | | | Phone: |
| | | | E-mail: |

*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 [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 | 34 Lakeside Drive, Stoney Creek | | |
| Assessment Roll Number | | | |
| Former Municipality | Hamilton | | |
| Lot | 32 - 34 | Concession | |
| Registered Plan Number | 62R-612 | Lot(s) | |
| Reference Plan Number (s) | | Part(s) | 1, 27 |

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 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 checked="" 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:

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* |
|--|-------------------------|----------|----------|-----------|-----------|
| | | | | | |

| | | | | | |
|-------------------------------------|---------------|-----------------|-----------------|--|--|
| Identified on Sketch as: | | Retained lot 34 | Conveyed lot 32 | | |
| Type of Transfer | N/A | | | | |
| Frontage | 30.48 | 15.23 | 15.25 | | |
| Depth | 27.43 | 27.43 | 28.26 | | |
| Area | 842.9 | 424 | 418.9 | | |
| Existing Use | Residential | Residential | Residential | | |
| Proposed Use | Residential | Residential | Residential | | |
| Existing Buildings/ Structures | 1 story house | | | | |
| Proposed Buildings/ Structures | | 2 story house | 2 story house | | |
| Buildings/ Structures to be Removed | 1 story house | | | | |

* 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) R2

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

*conversion to title - was 2 properties + changed to (private)
on 1999.*

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? R2

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"/> | NO |
| A land fill | <input type="checkbox"/> | NO |
| A sewage treatment plant or waste stabilization plant | <input type="checkbox"/> | NO |
| A provincially significant wetland | <input type="checkbox"/> | NO |
| A provincially significant wetland within 120 metres | <input type="checkbox"/> | NO |
| A flood plain | <input type="checkbox"/> | YES |
| An industrial or commercial use, and specify the use(s) | <input type="checkbox"/> | NO |
| An active railway line | <input type="checkbox"/> | NO |
| A municipal or federal airport | <input type="checkbox"/> | NO |

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.

IT USED TO BE 2 LOTS MERGED BY CITY 1999

6.4 How long has the applicant owned the subject land?

3 YEARS

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)

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) | |

0.3 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.

0.4 Description of farm consolidation property:

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

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

0.5 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: _____

0.7 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
CORRECTED NOTICE
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-23:153 | SUBJECT PROPERTY: | 57 WINDEMERE ROAD, STONE CREEK |
| ZONE: | "RR" (Rural Residential) | ZONING BY-LAW: | Zoning By-law former City of Stoney Creek 3692-92, as Amended |

APPLICANTS: **Owner:** CHALYA HOMES INC C/O HAMAD CHALYA
 Agent: SMPL DESIGN STUDIO C/O LINDSEY BRUCE

The following variances are requested:

1. A front yard setback of 5.1m shall be provided instead of the minimum required Front Yard Setback of 7.5m.

PURPOSE & EFFECT: To permit the construction of a new Single 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:

| | |
|---------------|--|
| DATE: | Thursday, July 13, 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 |

SC/A-23:153

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-23:153, 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-23:153



 Subject Lands

DATED: June 27, 2023

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



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COMMITTEE OF ADJUSTMENT

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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

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

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

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

2. In person Oral Submissions

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

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

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

0 Windemere Road Stoney Creek, Ontario

Project Description: - New Dwelling

DO NOT SCALE DRAWINGS

Note:
 1) Contractor to check all dimensions, specifications, ect. on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 3) All works to be in accordance with the Ontario Building Code.



smpl DESIGN STUDIO

| | |
|----------------------|---------------|
| Drawing Submissions: | |
| Date: | Type: |
| May 11, 2023 | Planning |
| June 01, 2023 | Planning Rev. |

0 Windemere Road,
Stoney Creek, Ontario

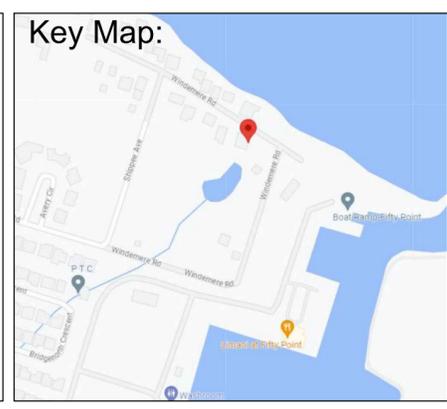
| | |
|--------------|----------------------|
| Reviewed By: | JT |
| Drawn By: | HD ² , EH |
| Page | A0.01 |

Cover Page

Square Footage:

| | | |
|--------|-------------------------|-----------------------|
| Main | 280.58 ft ² | 26.07 m ² |
| Second | 1201.11 ft ² | 111.59 m ² |
| Third | 1201.11 ft ² | 111.59 m ² |
| Garage | 473.50 ft ² | 43.99 m ² |

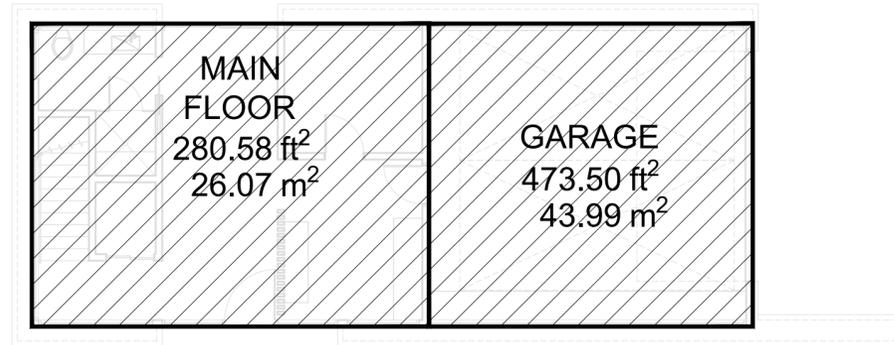
Architectural Design Firm:
SMPL Design Studio
 Address: 15 Colbourne St,
 Hamilton, Ontario
 Postal: L8R 2G2
 Phone: 905-529-7675



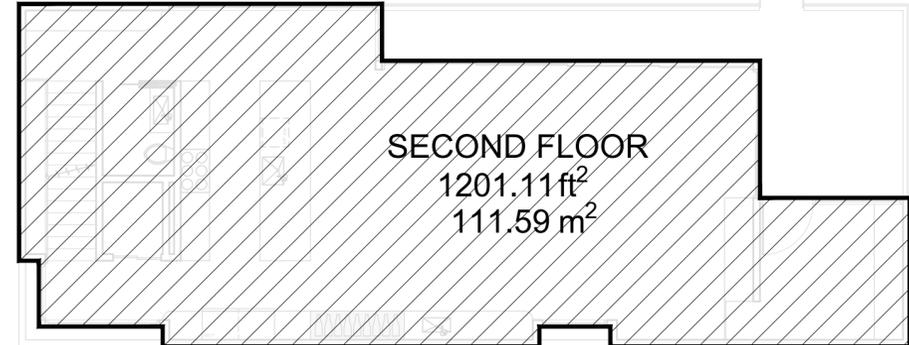
DO NOT SCALE DRAWINGS

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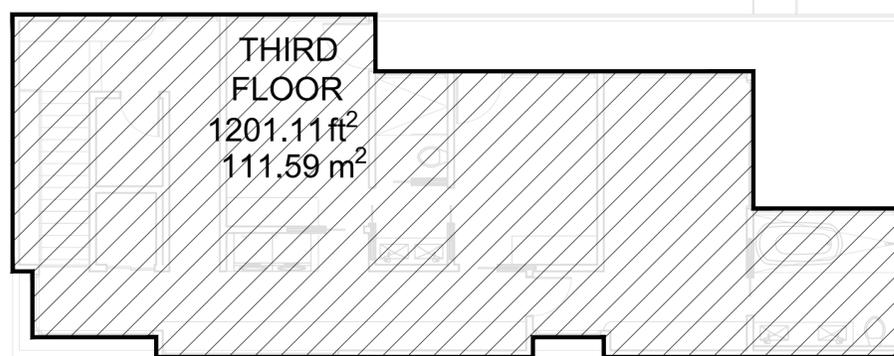
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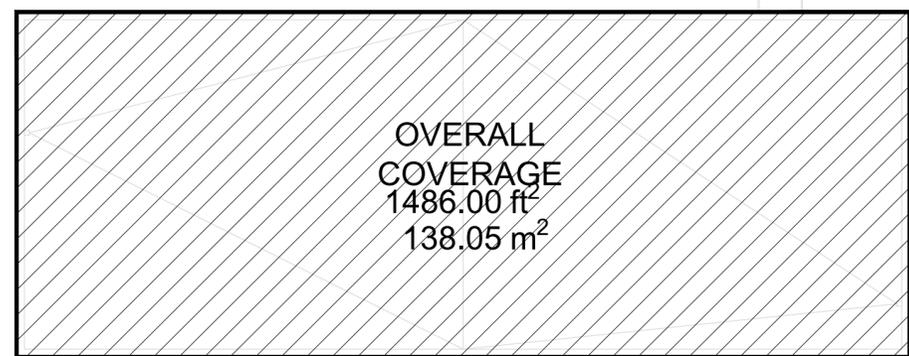
1
Z1.01 **Main Floor Zoning**
Scale 1:100



2
Z1.01 **Second Floor Zoning**
Scale 1:100



3
Z1.01 **Third Floor Zoning**
Scale 1:100



2
Z1.01 **Overall Coverage**
Scale 1:100

snmp DESIGN STUDIO

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0 Windemere Road,
Stoney Creek, Ontario

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|-------------|----------------------|
| Reviewed By | JT |
| Drawn By | HD ² , EH |
| Page | Z1.01 |

Zoning

LOT STATISTICS

62B Windemere Road, Stoney Creek, Ontario

Zoning Designation - RR
 Lot Area: 1409.56m²
 Lot Area (above waterline): 976.19m²
 Lot Frontage: 30.66m

Front Yard: Required 7.50m; Proposed 5.10m
 Rear Yard Setback: Required 7.50m; Proposed 32.79m
 Rear Yard Hazard Setback: Required 19.40m; Proposed 19.40m
 West Side Yard: Required 1.20m; Proposed 1.26m
 East Side Yard: Required 4.00m; Proposed 8.20m

Lot Coverage: Allowed: 40% (390.47m²); Proposed 14.14% (138.05m²)
 (based on lot area above waterline)
Floor Area Ratio: Proposed 249.25m²

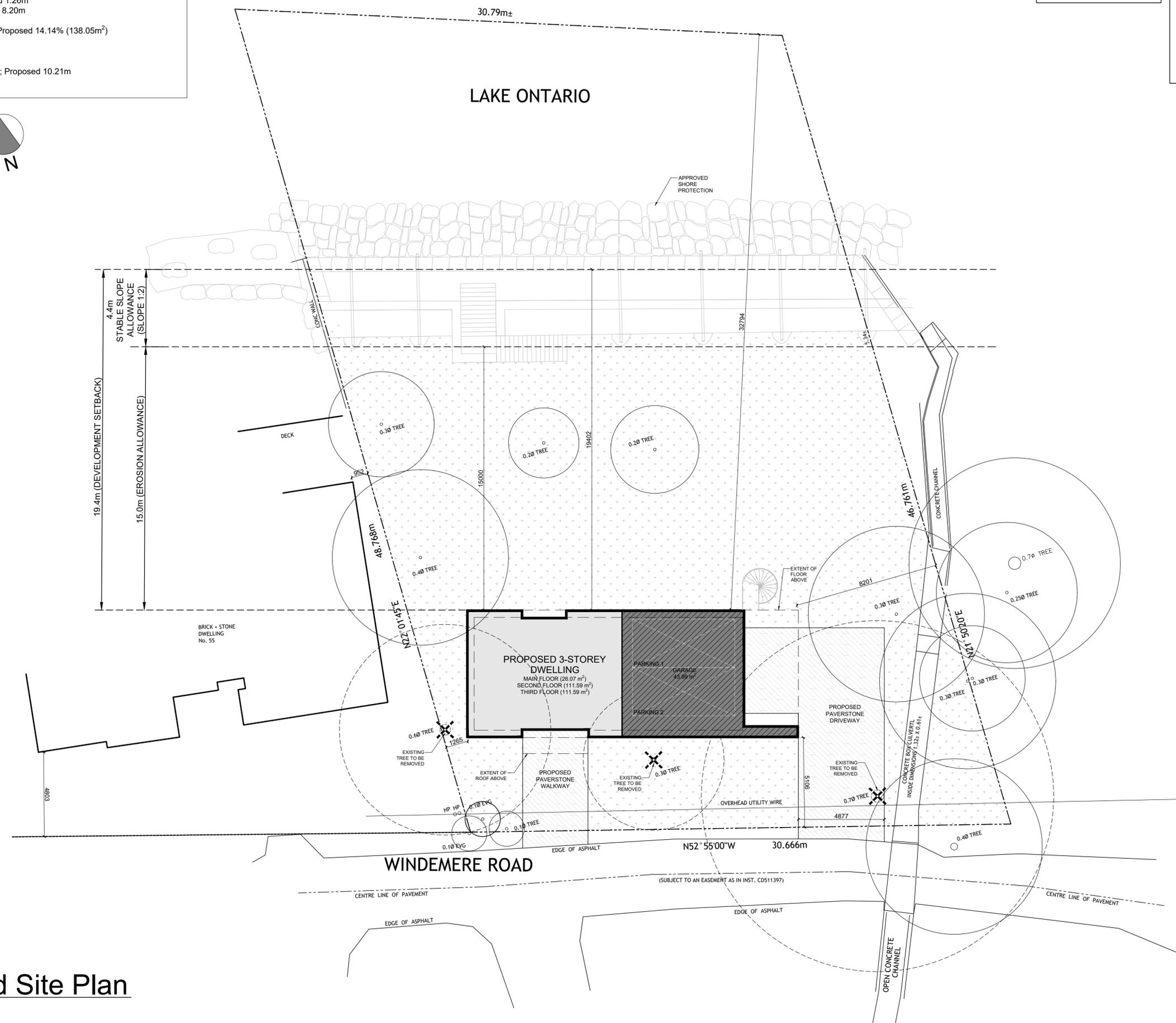
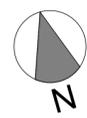
Building Height: Allowed 11.00m (2 storey); Proposed 10.21m

-  BUILDING
-  GARAGE
-  PORCH/ PATIO
-  DRIVEWAY
-  LANDSCAPE

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NOTE:
 ALL DIMENSIONS SHOWN IN MILLIMETERS UNLESS NOTED OTHERWISE



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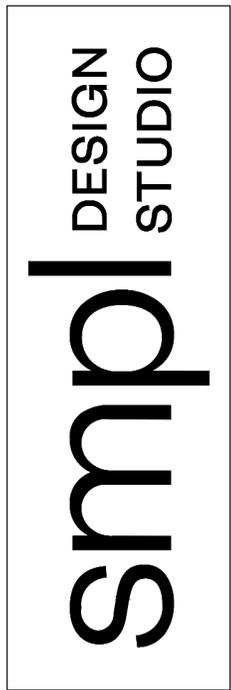
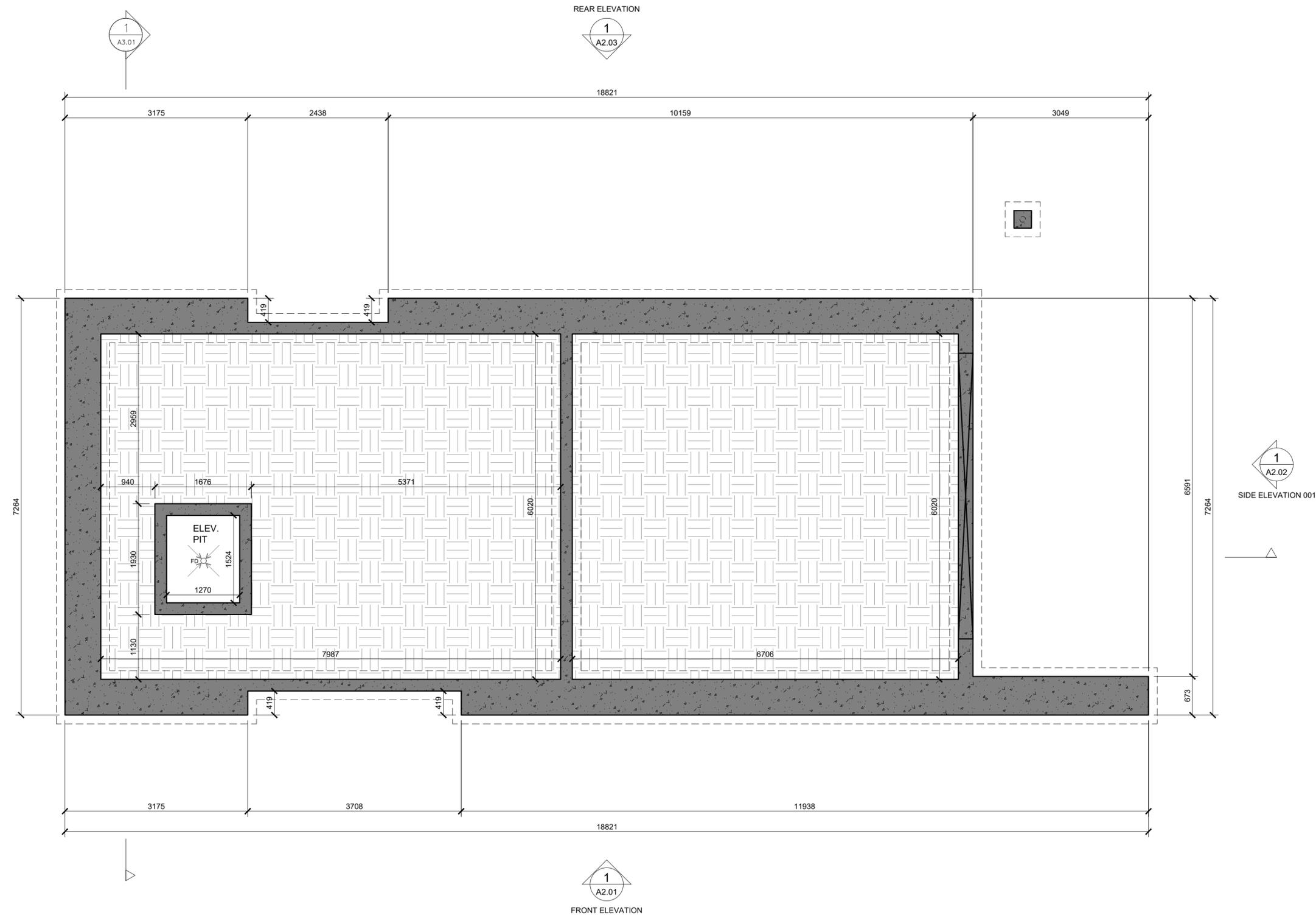
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| Reviewed By | JT |
| Drawn By | HD ² , EH |
| Page | SP1.01 |

Site Plan

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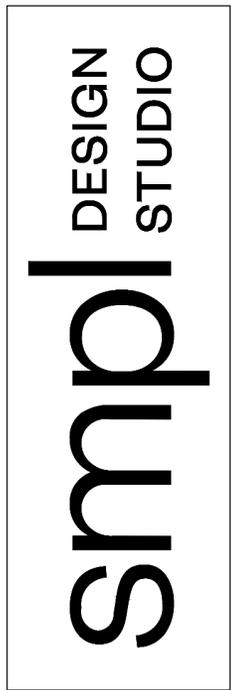
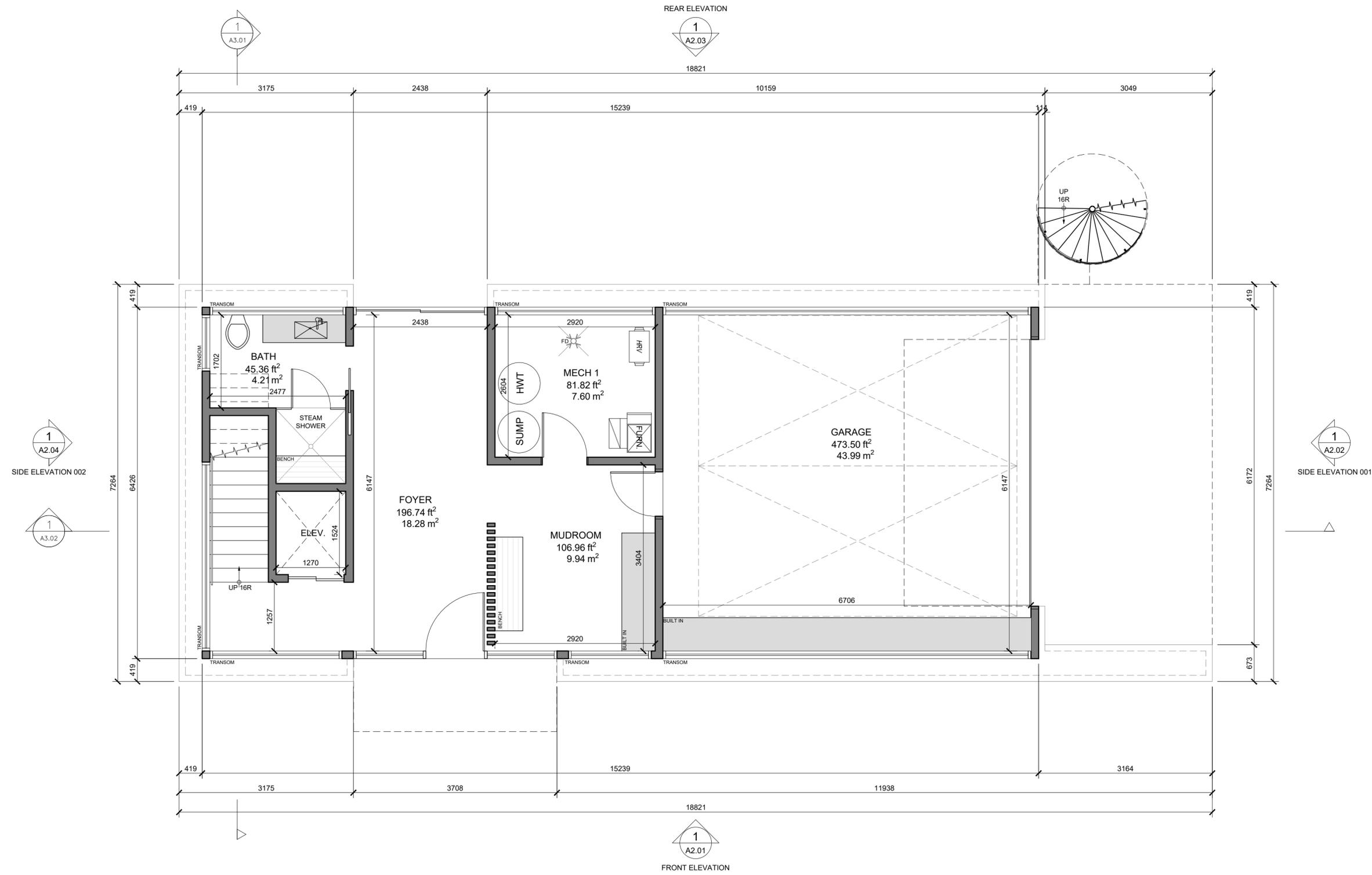
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A1.01

Proposed
Foundation

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0 Windemere Road,
Stoney Creek, Ontario

Reviewed By: JT
Drawn By: HD², EH

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A1.02

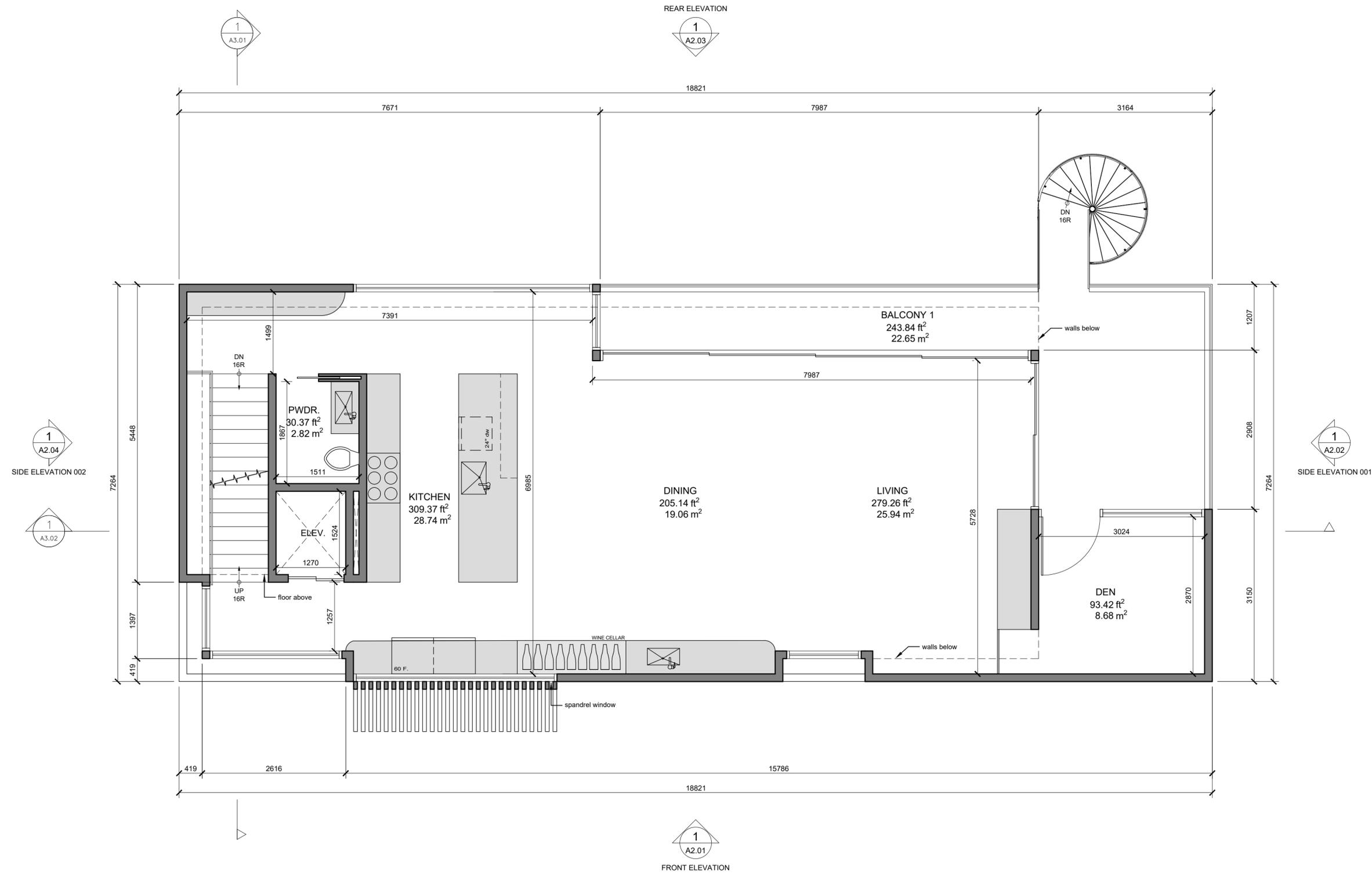
Proposed
Main Floor

1
A1.02
Proposed Main Floor Plan
Scale 1:50

DO NOT SCALE DRAWINGS

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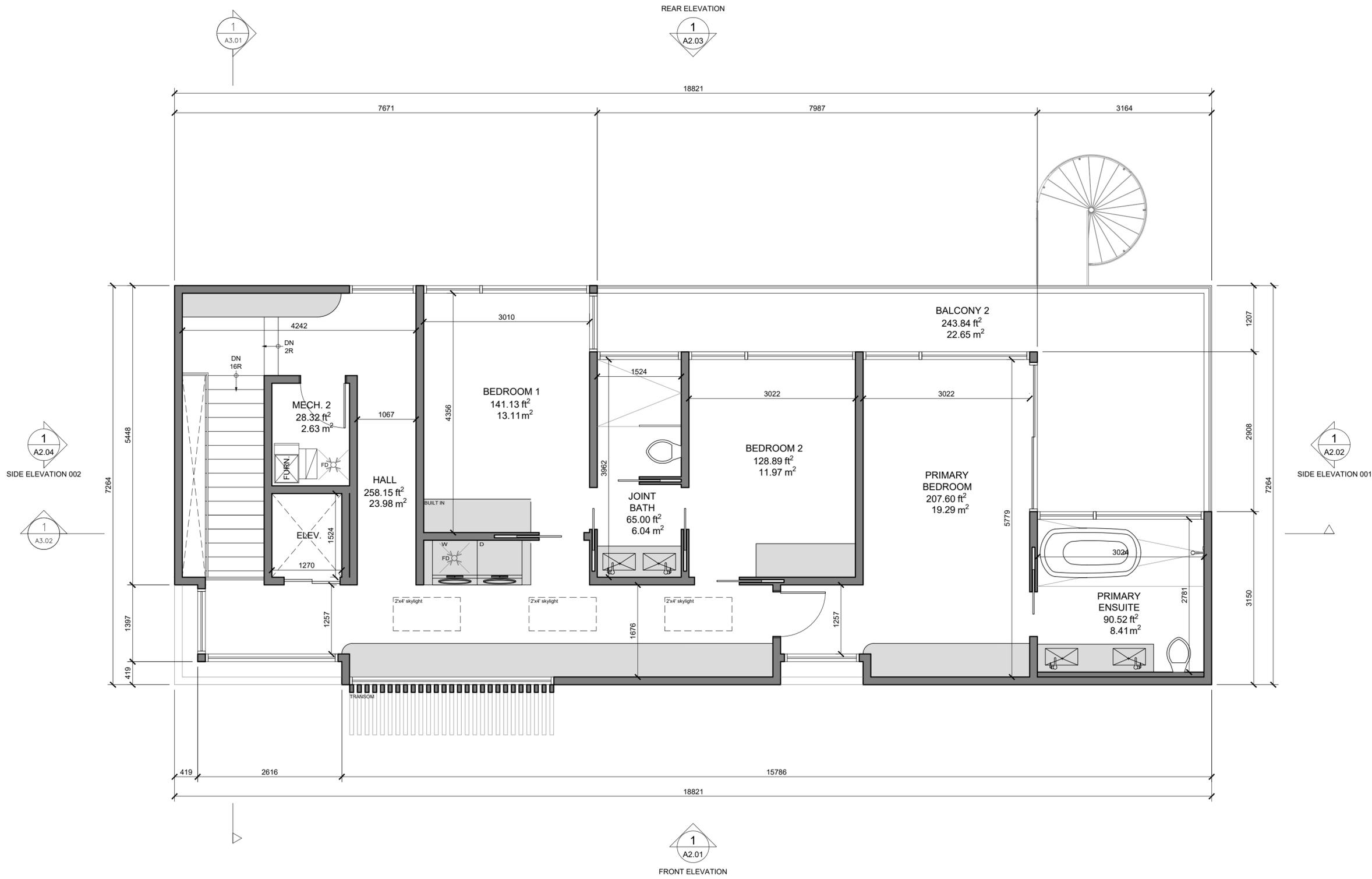
Reviewed By: JT
Drawn By: HD², EH

Page
A1.03

Proposed
Second Floor

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 Stoney Creek, Ontario

Reviewed By: JT
 Drawn By: HD², EH

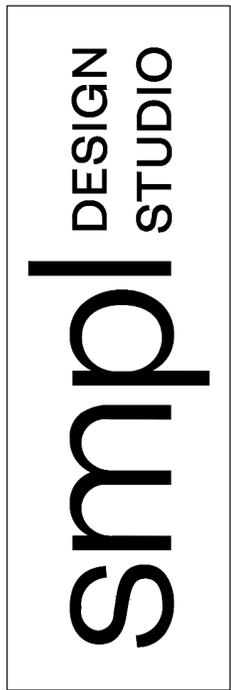
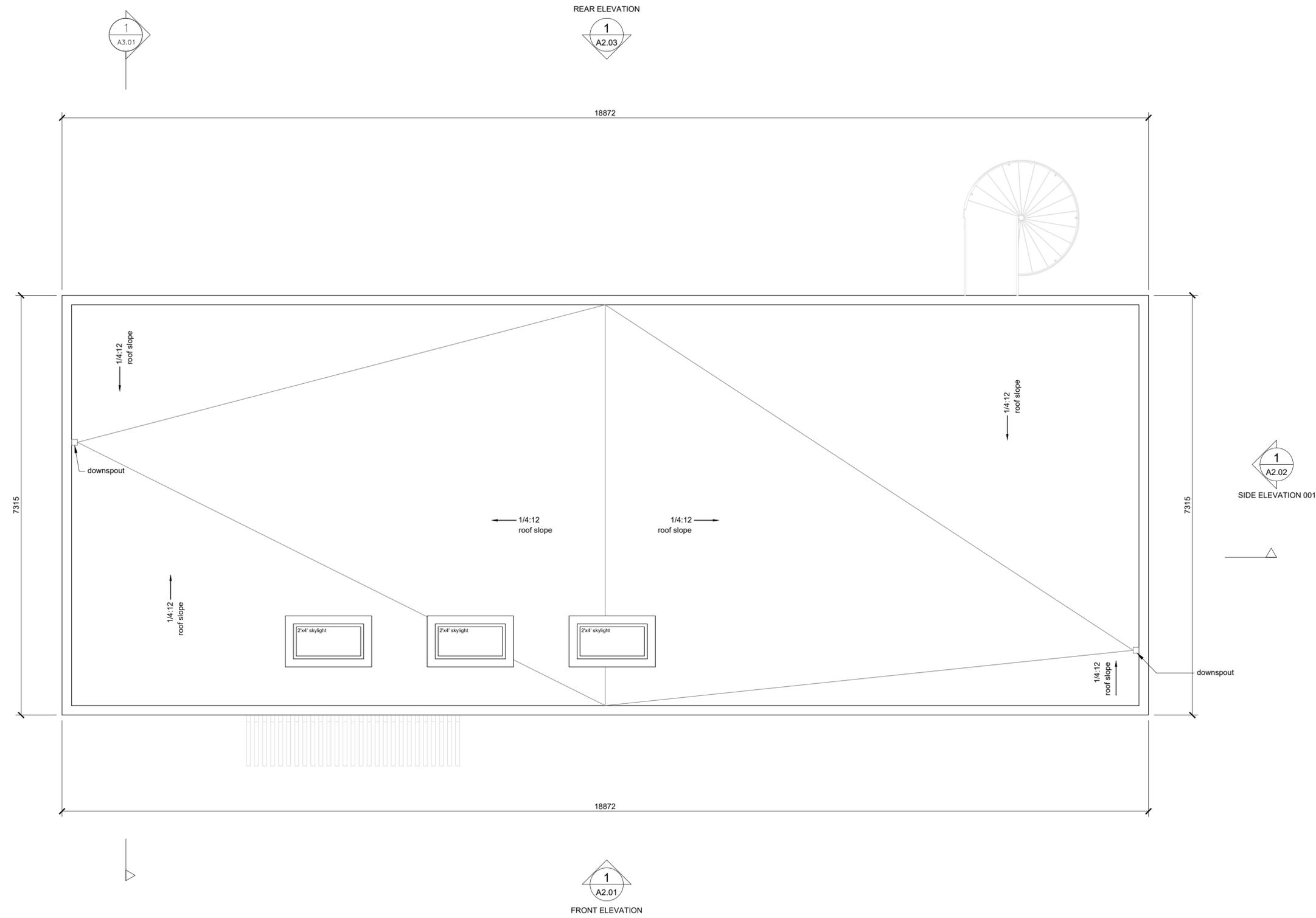
Page
A1.04

Proposed
 Third Floor

DO NOT SCALE DRAWINGS

Note:

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- 2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the Ontario Building Code.



| | |
|----------------------|---------------|
| Drawing Submissions: | |
| Date: | Type: |
| May 11, 2023 | Planning |
| June 01, 2023 | Planning Rev. |

0 Windemere Road,
Stoney Creek, Ontario

Reviewed By: JT
Drawn By: HD², EH

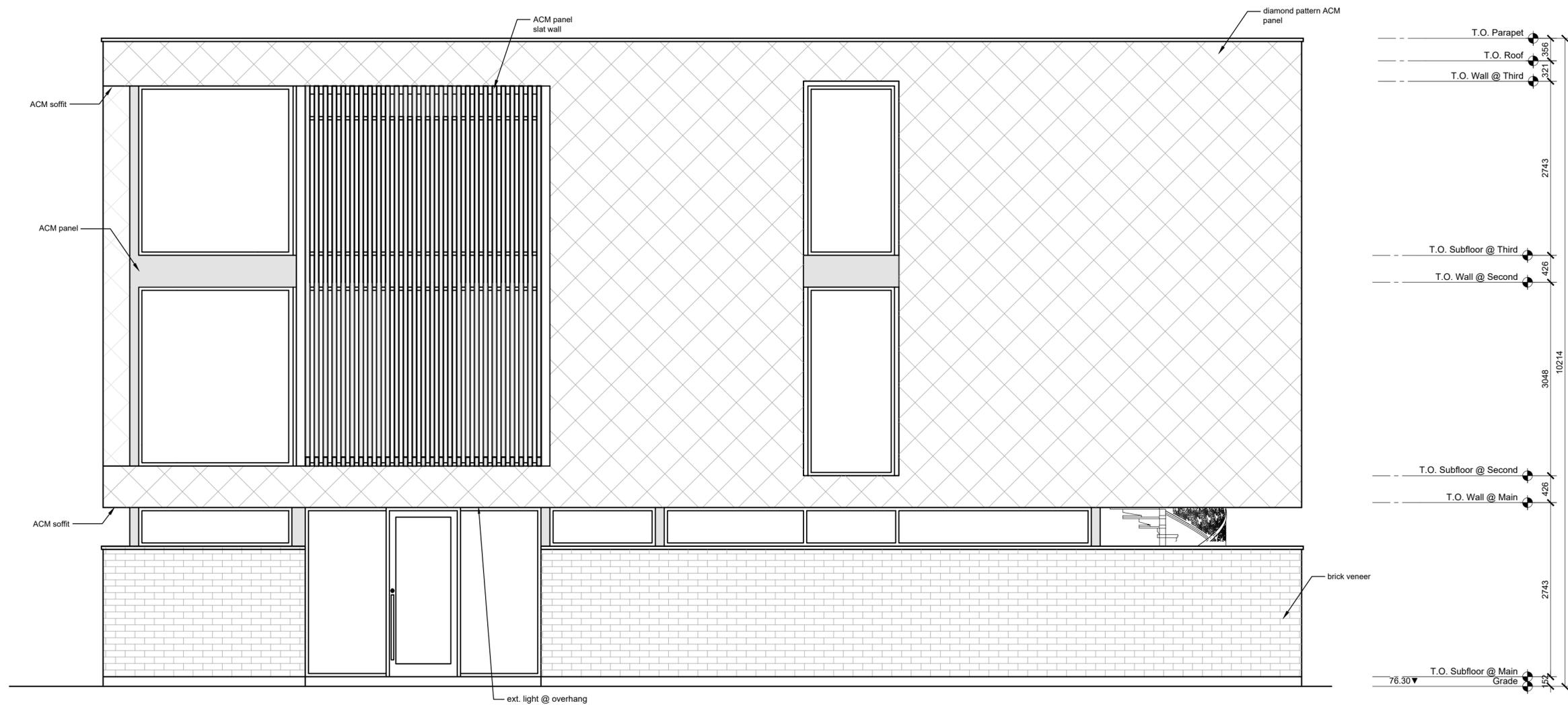
Page
A1.05

Proposed
Roof Plan

DO NOT SCALE DRAWINGS

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smp DESIGN STUDIO

| Drawing Submissions: | |
|----------------------|---------------|
| Date: | Type: |
| May 11, 2023 | Planning |
| June 01, 2023 | Planning Rev. |

0 Windemere Road,
Stoney Creek, Ontario

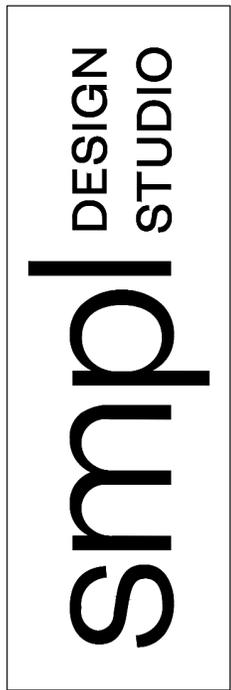
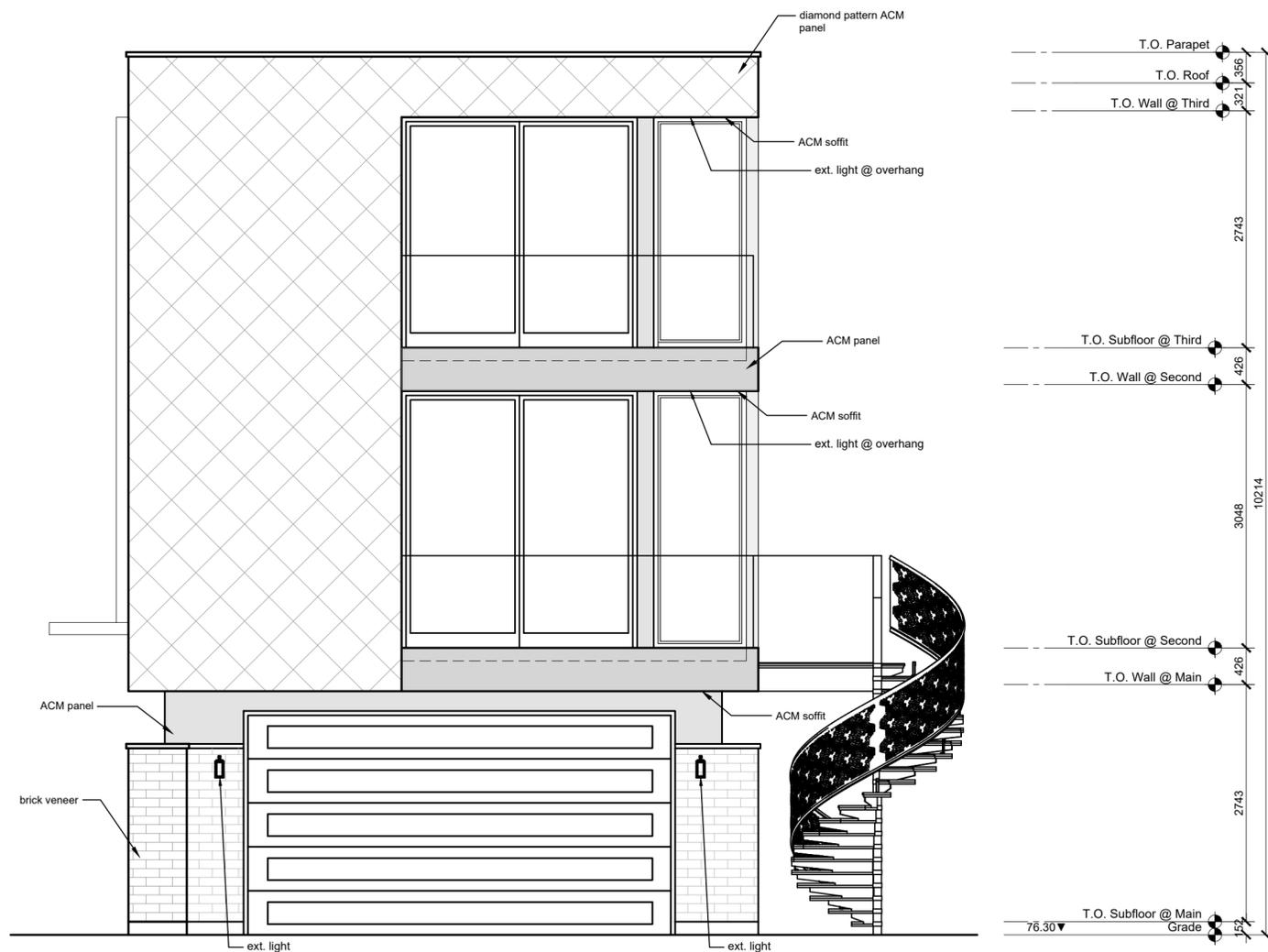
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|-------------|----------------------|
| Reviewed By | JT |
| Drawn By | HD ² , EH |
| Page | A2.01 |

Elevations

DO NOT SCALE DRAWINGS

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Reviewed By JT
Drawn By HD², EH

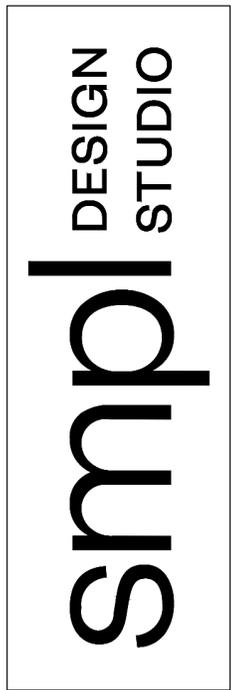
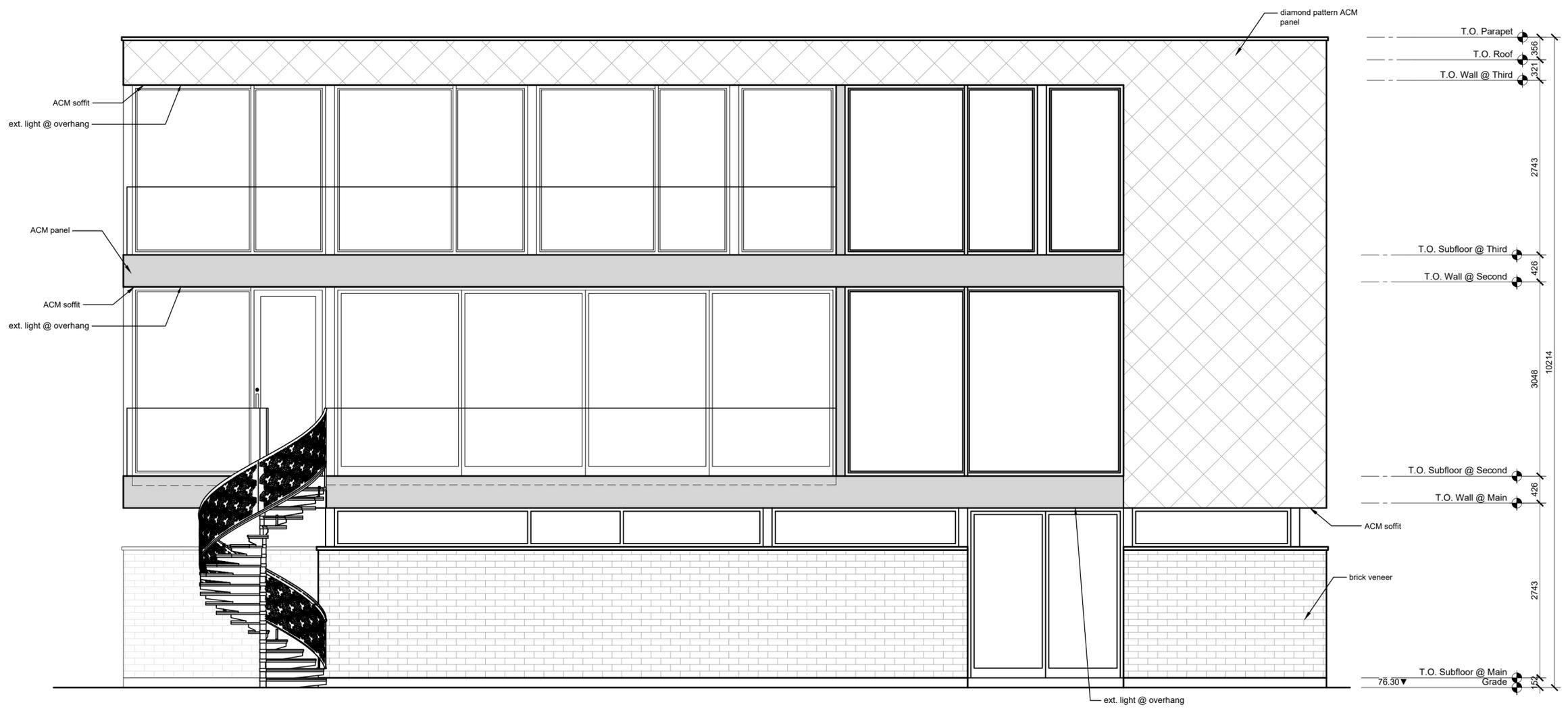
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A2.02

Elevations

DO NOT SCALE DRAWINGS

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|----------------------|---------------|
| Date: | Type: |
| May 11, 2023 | Planning |
| June 01, 2023 | Planning Rev. |

0 Windemere Road,
Stoney Creek, Ontario

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| Reviewed By | JT |
| Drawn By | HD ² , EH |
| Page | A2.03 |

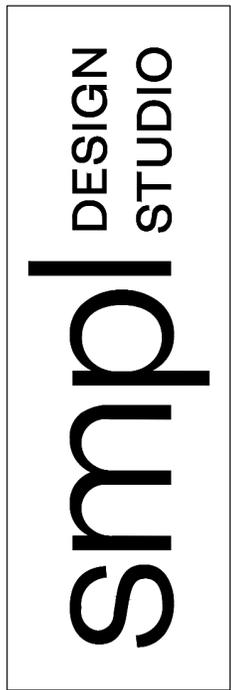
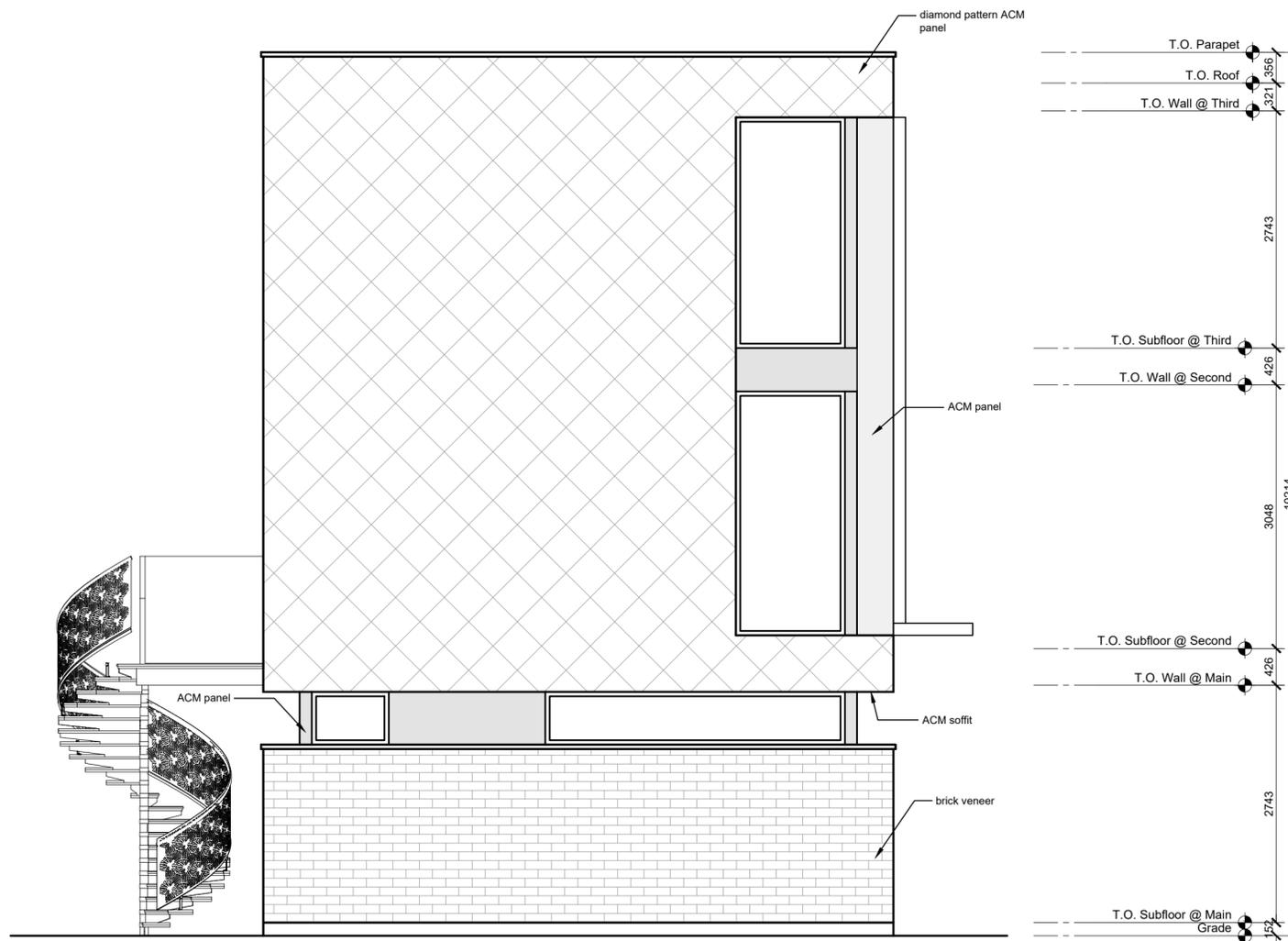
Elevations

1
A2.03 **Rear Elevation (North)**
Scale 1:50

DO NOT SCALE DRAWINGS

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| May 11, 2023 | Planning |
| June 01, 2023 | Planning Rev. |

0 Windemere Road,
Stoney Creek, Ontario

Reviewed By: JT
Drawn By: HD², EH

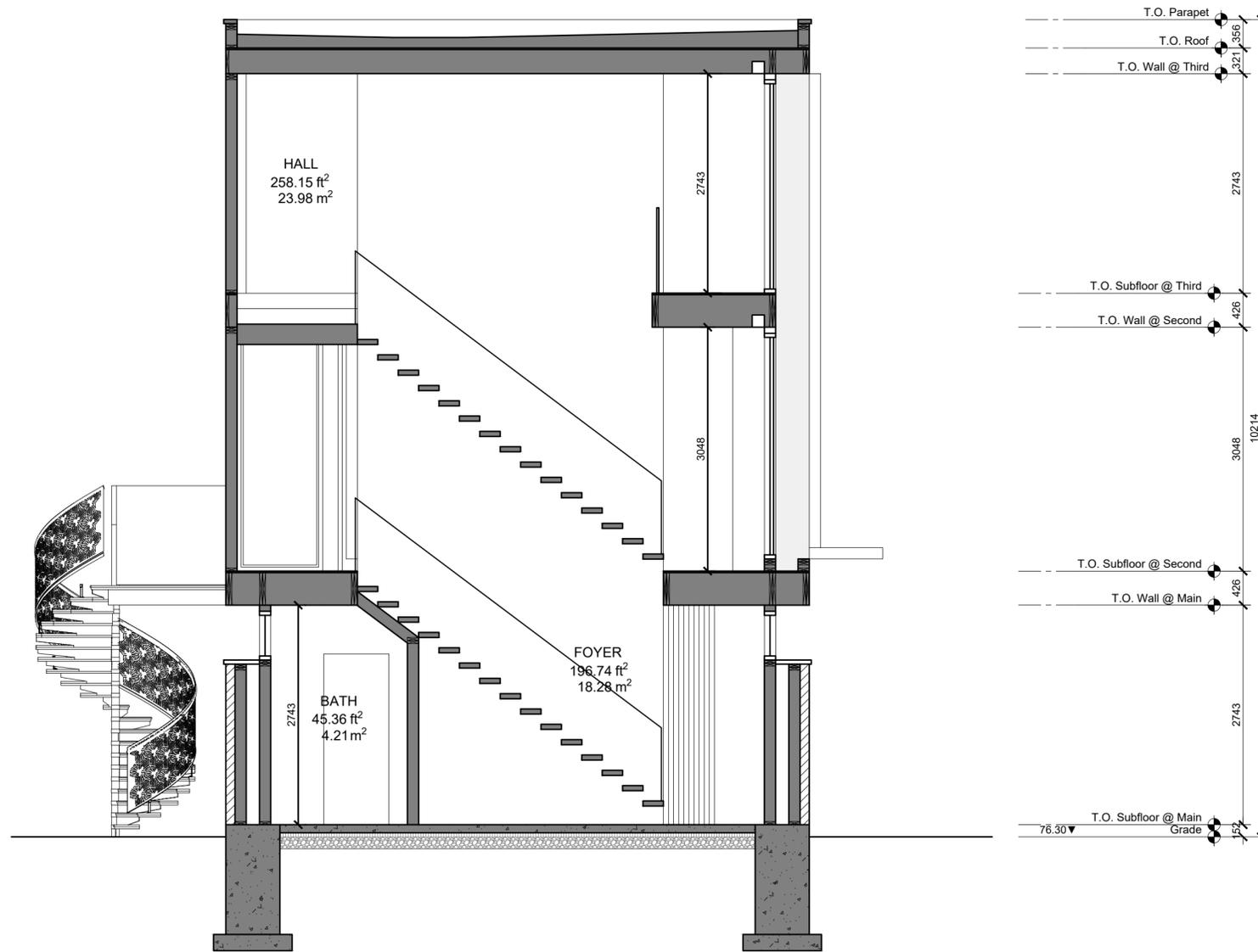
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A2.04

Elevations

DO NOT SCALE DRAWINGS

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smp DESIGN STUDIO

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|----------------------|---------------|
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Stoney Creek, Ontario

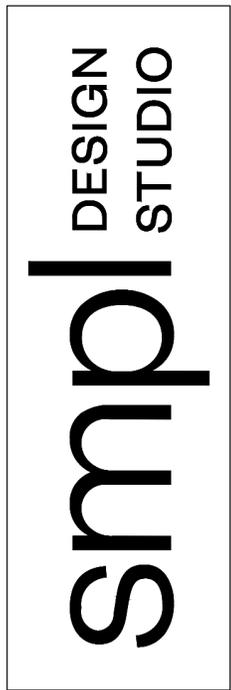
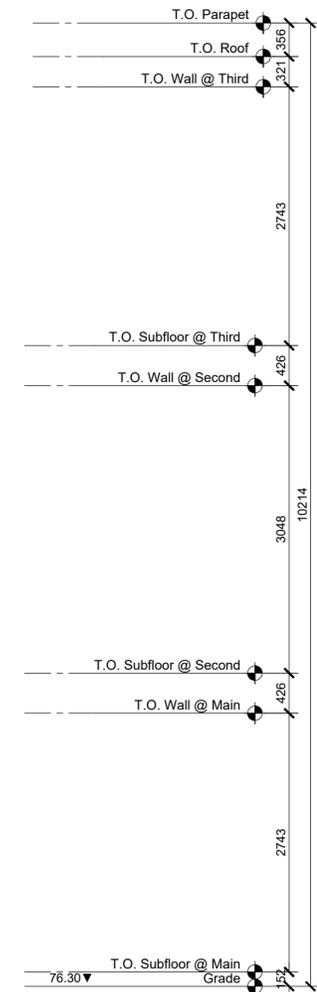
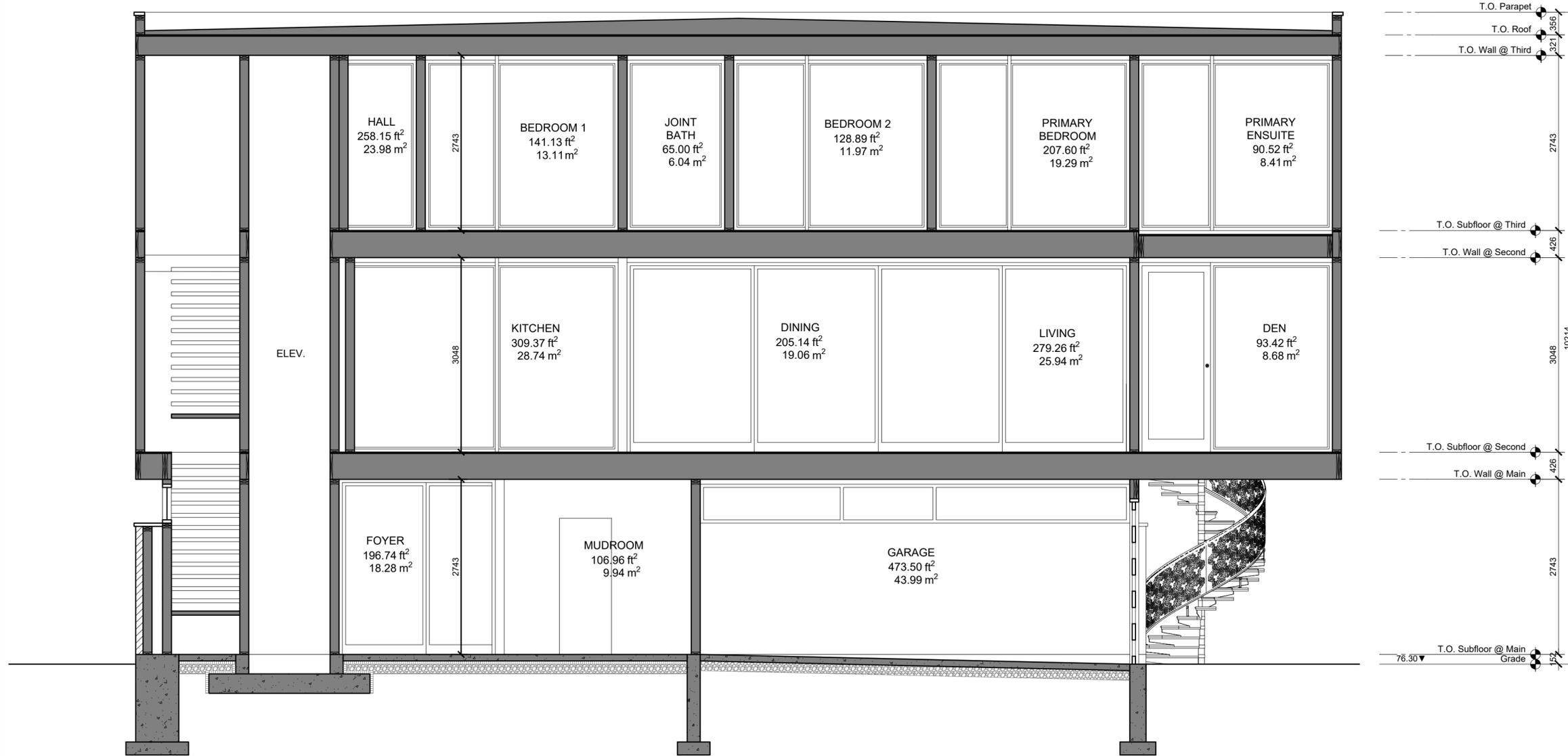
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| Reviewed By | JT |
| Drawn By | HD ² , EH |
| Page | A3.01 |

Sections

DO NOT SCALE DRAWINGS

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Drawing Submissions:

| Date: | Type: |
|---------------|---------------|
| May 11, 2023 | Planning |
| June 01, 2023 | Planning Rev. |

0 Windemere Road,
Stoney Creek, Ontario

| | |
|-------------|--------------|
| Reviewed By | JT |
| Drawn By | HD², EH |
| Page | A3.02 |

Sections



June 1, 2023

Committee of Adjustment
 City Hall, 5th Floor,
 71 Main Street West
 Hamilton, ON L8P 4Y5
cofa@hamilton.ca

RE: Minor Variance Application – “O” Windemere Rd. Stoney Creek ON L8E 5G5

smpl Design Studio is the authorized architectural consultant for the property owner of a lot within the Town of Stoney Creek with no assigned municipal address. This lot is directly east of #55 Windemere Rd. and north of #62 Windemere Rd. We are pleased to submit this application for a Minor Variance on their behalf.

The subject lands are designated Neighbourhoods on Schedule E-1 Urban Land Use Designation in the Urban Hamilton Official Plan, and reside in the Rural Residential (RR) Zone in the Stoney Creek Zoning By-law 3692-92. The property is furthermore regulated by Hamilton Conservation Authority. This 0.14 ha vacant lot fronts onto Windemere Road and backs onto Lake Ontario. The proposed development includes a 3-storey residential dwelling with attached garage, driveway and front walkway.

This Minor Variance application is intended to achieve relief from the Stoney Creek Zoning By-law 3692-92 with respect to the Rural Residential (RR) Zone to permit the development of the lands for the proposed new residential dwelling.

The following minor variance is requested:

1. To permit a **minimum front yard setback of 5.1m**, whereas 7.5m is required.

The requested relief should be viewed in the context of this shoreline property. Engineered shore protection was designed and has been agreed to in principle by Hamilton Conservation Authority. During HCA review it was determined that development must meet a minimum setback from the breakwall of 19.4m to accommodate both the stable slope allowance and the erosion allowance. This has resulted in a much-reduced development envelope regardless of this large lot.

The requested relief is minor and will result in a form of development that is in keeping with the character of the surrounding area and will contribute to a built form that is desirable for the appropriate development of the land. Given that all other regulations of the By-law are met, the request is consistent with the Zoning By-law, and represents a use of land that is permitted in the City's Official Plan.

As such, the proposed variance satisfies the four tests as outlined in Section 45(1) of the *Planning Act* as the relief requested is minor in nature, is desirable for the appropriate development of the land, and meets the general intent and purpose of the Official Plan and Zoning Bylaw.

In support of our minor variance application, the following material is provided for review:

- Application Form, prepared by SMPL Design Studio, dated May 23, 2023;
- Plan of Survey, prepared by A.T. McLaren Limited, dated April 12, 2012, revised January 3, 2018;
- Architectural & Site Plan, prepared by SMPL Design Studio, dated June 1, 2023; and,
- Copy of cheque in the amount of \$3,735.00 payable to the City of Hamilton, dated May 23, 2023.

We look forward to working with staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.



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 N/A

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 | | | |
| Assessment Roll Number | 25180030100525000000 | | |
| Former Municipality | Township of Saltfleet | | |
| Lot | 1 | Concession | Broken Front |
| 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:

N/A

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:

To permit a front yard setback of 5.1m, whereas 7.5m is required.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

This waterfront lot abuts Lake Ontario. There is a required development setback from the approved shore protection break wall, and from the established erosion allowance.

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

N/A

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

| | | | |
|--------------|-----------|------------------------|-----------------|
| Lot Frontage | Lot Depth | Lot Area | Width of Street |
| 30.66m | 47.76m | 1,409.56m ² | +/- 6m |

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 |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| Vacant | | | | |
| | | | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| Dwelling | 5.1m | 32.79 | (W) 1.26m (E) 8.2m | 11/27/2023 |
| | | | | |
| | | | | |
| | | | | |

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 |
|-------------------|-------------------|------------------|-------------------|--------|
| Vacant | | | | |
| | | | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|---------------------|----------------------|-------------------|--------|
| Dwelling | 70.06m ² | 249.25m ² | 3 | 10.21m |
| | | | | |
| | | | | |
| | | | | |

- 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 Dwellings to the east and south.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Unknown

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

Vacant

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

Vacant

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

Unknown

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

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

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

Proposal represents a use that is permitted in the Urban Hamilton Official Plan.

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

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: N/A

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: 0

8.2 Number of Dwelling Units Proposed: 1

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

Please see cover letter.

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-23:155 | SUBJECT PROPERTY: | 46 CAMERON DRIVE, ANCASTER |
| ZONE: | “ER” (Existing Residential) | ZONING BY-LAW: | Zoning By-law former Town of Ancaster 87-57, as Amended 18-105 |

APPLICANTS: **Owner:** LOU & MARIA TALLARICO
 Agent: DEJANA CURCIC

The following variances are requested:

1. A minimum rear yard setback of 13.7 metres shall be provided instead of the minimum required rear yard setback of 40% of the lot depth (20.324 metres).

PURPOSE & EFFECT: So as to permit the construction of a Two (2) Storey 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, July 13, 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 |

AN/A-23:155

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-23:155, 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-23:155



 **Subject Lands**

DATED: June 27, 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

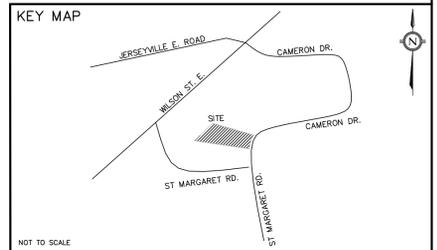
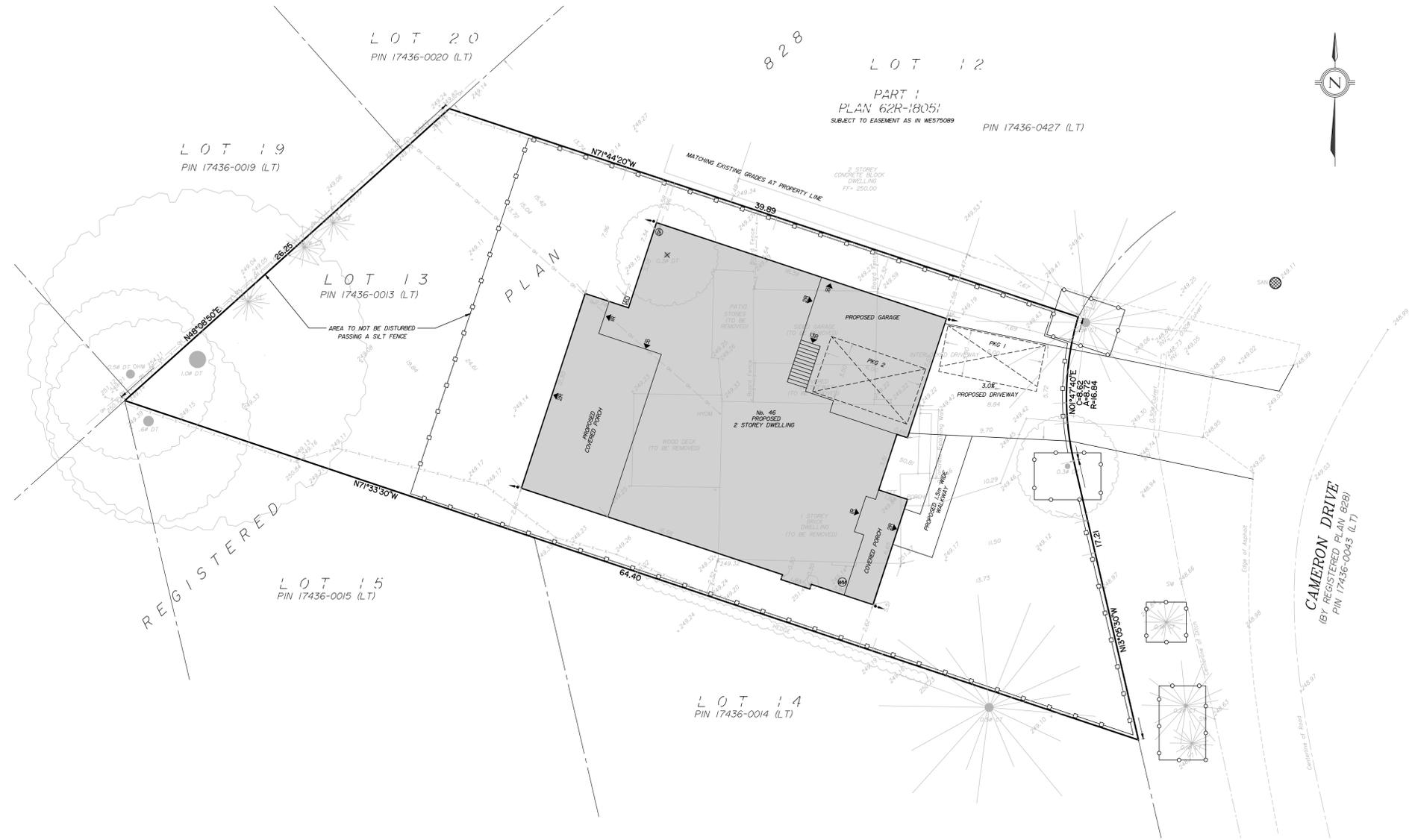
Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

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.

| | | |
|--|----------------------|-----------------------|
| MUNICIPAL ADDRESS 46 CAMERON DR, ANCASTER | | |
| LEGAL DESCRIPTION LOT 13, REGISTERED PLAN 828, CITY OF HAMILTON EXISTING RESIDENTIAL "ER" ZONE | | |
| SITE STATISTICS | BYLAW | PROPOSED |
| LOT AREA | 695.0 m ² | 1168.86m ² |
| LOT FRONTAGE | 18.0m | 25.62m |
| LOT DEPTH | | 50.81m |
| LOT COVERAGE | 35.0% | 26.13% |
| FRONT YARD SETBACK | 7.67m | 7.69m |
| REAR YARD SETBACK | 20.32m (40%) | 13.72m* |
| SIDE YARD SETBACK | 2.56m (10%) | 2.56m |
| HEIGHT(PEAK OF ROOF) | 9.5 m | 7.54m |
| GARAGE AREA | | 53.93m ² |
| DRIVEWAY AREA | | 52.49m ² |

* REQUIRES A MINOR VARIANCE



NOT TO SCALE

ADDRESS: **46 CAMERON DR, ANCASTER**

SITE AND GRADING PLAN OF
LOT 13
REGISTERED PLAN 828
IN THE
CITY OF HAMILTON

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE
© COPYRIGHT 2023

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

LEGEND

| | |
|--|------------------------------------|
| | DENOTES DECIDUOUS TREE |
| | DENOTES CONIFEROUS TREE |
| | DENOTES SERVICE VALVE |
| | DENOTES SUBJECT LANDS BOUNDARY |
| | DENOTES DEED LINE |
| | DENOTES LOT LINE |
| | DENOTES FENCE LINE |
| | DENOTES TREE TO BE REMOVED |
| | DENOTES NORTH-EAST-SOUTH-WEST |
| | DENOTES EXISTING ELEVATION |
| | DENOTES PROPOSED ELEVATION |
| | DENOTES PROPOSED TREE PROTECTION |
| | DENOTES PROPOSED SILT FENCE |
| | DENOTES DOWN SPOUT WITH SPLASH PAD |
| | DENOTES SUMP PUMP LOCATION |
| | DENOTES WATER METER |

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK No. 0011975U232 HAVING AN ELEVATION OF 249.830 m.

| | | | |
|--------|------------|-------|---------------------------|
| NO. | DATE | BY | REVISIONS |
| 0 | 06/08/2023 | DC | ISSUED FOR MINOR VARIANCE |
| DESIGN | DC | CHK'D | DJ |
| DRAWN | DC | CHK'D | DJ |
| | | | DATE |
| | | | JUN 08, 2023 |



APPROVALS

STAMP

Barich Grenkie Surveying Ltd.
301 HWY No. 8 (2ND FLOOR) - STONEY CREEK, ON
(905) 462-4767
A DIVISION OF GEOMAPLE

DWN BY: DC
CHK BY: MF
JOB No. 20-2720

CLIENT
LOU TALLARICO

PROJECT NAME
**PROPOSED DWELLING
46 CAMERON DR, ANCASTER**

TITLE
SITE PLAN

PROJECT No. 20-2720 DRAWING No. 20-2720 SP



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 | 46 Cameron Drive, Ancaster | | |
| Assessment Roll Number | | | |
| Former Municipality | | | |
| Lot | 13 | Concession | |
| Registered Plan Number | 828 | 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 proposed dwelling would need the following minor variances: rear yard setback 13.72m.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The proposed dwelling do not comply with the zoning by-law. The required rear yard setback is 20.324m and proposed setback is 13.72m.

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 |
|--------------|-----------|-----------------------|-----------------|
| 25.62m | 50.81m | 1168.86m ² | 8.0m |

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 |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| demolished | | | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| dwelling | 7.69m | 13.72m | 2.56m | |
| | | | | |
| | | | | |

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 |
|-------------------|-------------------|------------------|-------------------|--------|
| demolished | | | | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|------------------|-------------------|--------|
| dwelling | 307.69m | 291.8m | 2 | 7.54m |
| | | | | |
| | | | | |

- 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:

Jul 02, 2020

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:

70+ 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) yes

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

Subdivision plan changing one residential to another.

7.6 What is the existing zoning of the subject land? Existing Residential "ER"

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

Yes

No

If yes, please provide the file number: Existing Residential "ER"

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.: | AN/B-23:42 | SUBJECT PROPERTY: | 343 SPRINGBROOK AVENUE, ANCASTER |
|-------------------------|-------------------|--------------------------|---|

APPLICANTS: **Owner:** CALOGERA CIMINO
Agent: T. JOHNS CONSULTING C/O DIANA MORRIS

PURPOSE & EFFECT: To sever the existing residential lot into three parcels, the severed lands (Part 2) containing a shed (to be demolished) will be a vacant residential building lot, severed lands (Part 3) will be a vacant residential building lot and the retained lands will contain the existing dwelling which is intended to remain.

| | Frontage | Depth | Area |
|---------------------------------|----------------------|----------------------|------------------------|
| SEVERED LANDS (Part 2): | 13.90 m [±] | 26.40 m [±] | 367.0 m ^{2±} |
| RETAINED LANDS (Part 1): | 23.35 m [±] | 40.57 m [±] | 1210.5 m ^{2±} |
| SEVERED LANDS (Part 3): | 16.63 m [±] | 26.40 m [±] | 435.40 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, July 13, 2023 |
| TIME: | 10:30 a.m. |
| PLACE: | Via video link or call in (see attached sheet for details) |
| | To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment |

AN/B-23:42

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.

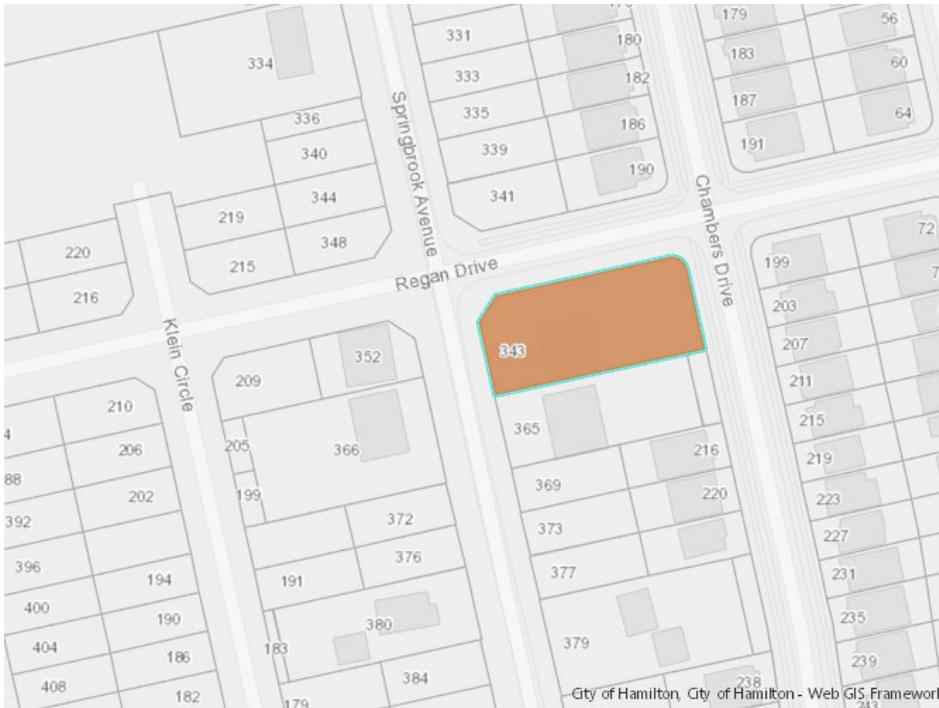
FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding AN/B-23:42, 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.

AN/B-23:42



 Subject Lands

DATED: June 27, 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.

TOPOGRAPHIC SURVEY
OF PART OF
LOT 50
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF ANCASTER
IN THE
CITY OF HAMILTON

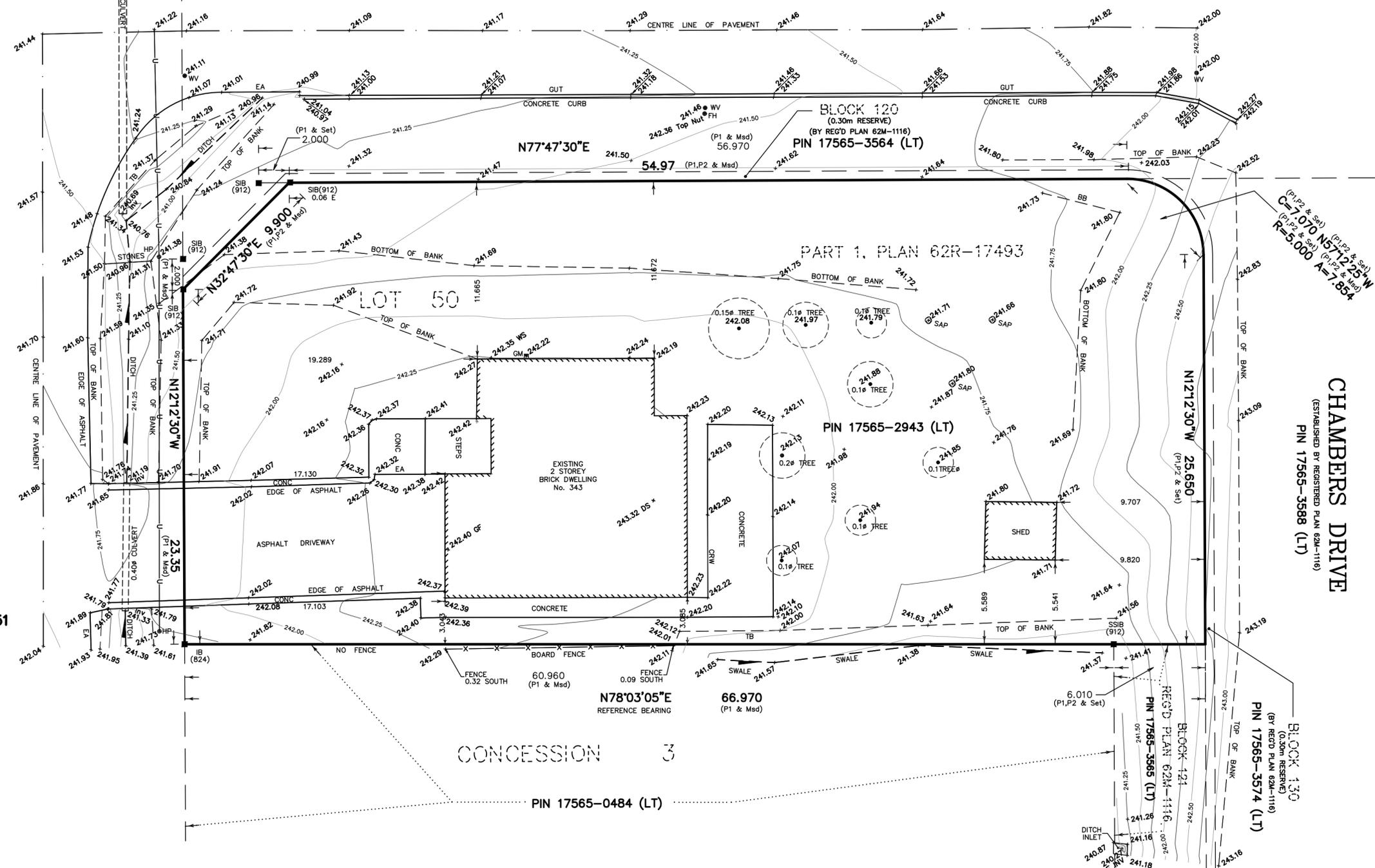


SCALE 1:200 METRIC
S.D. McLAREN, O.L.S. - 2012

REGAN DRIVE
(ESTABLISHED BY REGISTERED PLAN 62M-1116)
PIN 17565-3591 (LT)

SPRINGBROOK AVENUE
PIN 17565-0499 (LT)
ESTABLISHED BY UNREGISTERED BY-LAW No. 1137
20117m RIGHT OF WAY AS SET OUT IN INSTRUMENT No. AN031374

CHAMBERS DRIVE
(ESTABLISHED BY REGISTERED PLAN 62M-1116)
PIN 17565-3588 (LT)



BENCHMARK NOTE ELEV.=246.851
MONUMENT NO.: 75U075
TOWNSHIP: TOWN OF ANCASTER
Deep bench mark in manhole at Garners Cemetery, along Southcote Road 0.2 km north of intersection of Hwy. 53, 11.6 m west of centre line of Southcote Road, 21.9 m northwest of hydro pole on east side of roadway, 1.8 m south of fence, at road level. Elevation - 246.851 m 809.879 ft.

- LEGEND:**
- DENOTES MONUMENT SET
 - MONUMENT FOUND
 - IB IRON BAR
 - SIB STANDARD IRON BAR
 - SSIB SHORT STANDARD IRON BAR
 - 824 A.T. McLAREN, O.L.S.
 - 912 A.J. CLARKE O.L.S.
 - Msd MEASURED
 - P1 PLAN 62R-17493
 - P2 REGISTERED PLAN 62M-1116
 - DS DOOR SILL
 - GF GARAGE FLOOR
 - WS WINDOW SILL
 - EA EDGE OF ASPHALT
 - CV CULVERT
 - TB TOP OF BANK
 - BB BOTTOM OF BANK
 - Inv INVERT
 - CONC CONCRETE
 - WV WATER VALVE
 - GUT GUTTER
 - GM GAS METER

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 ASTROMOMIC AND ARE REFERRED TO THE SOUTHERN LIMIT OF PART 1 AS SHOWN ON PLAN 62R-17493, HAVING A BEARING OF N78°03'05\"/>

JUNE 12, 2012
DATE

S.D. McLAREN
S. DAN McLAREN, O.L.S.

© S.D. McLAREN, O.L.S. - 2012. NO PERSON MAY COPY REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLAREN, O.L.S.

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

| | | | | |
|---------------|-------------------|----------------------|----------------|------------------|
| Drawn J.B. | Checked R.B.M. | Crew Chief M.W.F. | Scale 1:200 | Dwg.No. 33719 |
|---------------|-------------------|----------------------|----------------|------------------|

SKETCH FOR LAND DIVISION
 OF
343 SPRINGBROOK AVENUE
 IN THE
CITY OF HAMILTON

SCALE 1:300 METRIC



S.D. McLAREN, O.L.S. - 2023

NOTE:

THIS PLAN COMPRISES PART OF LOT 50, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF ANCASTER.

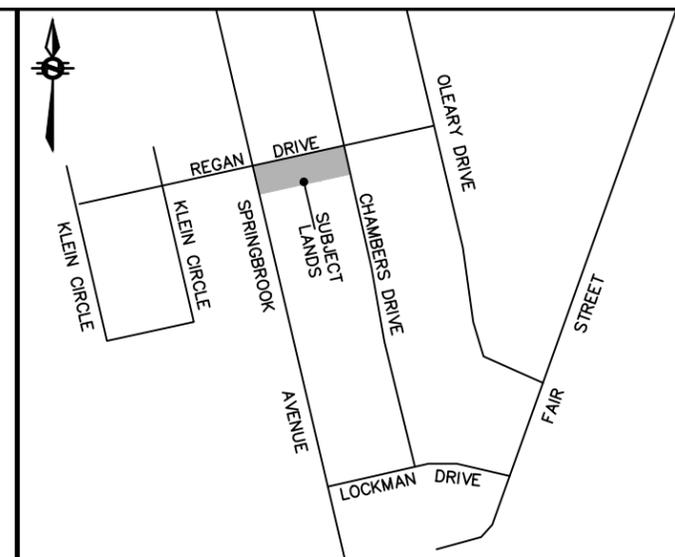
CAUTION:

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

B) THIS PLAN IS PROTECTED BY COPYRIGHT ©

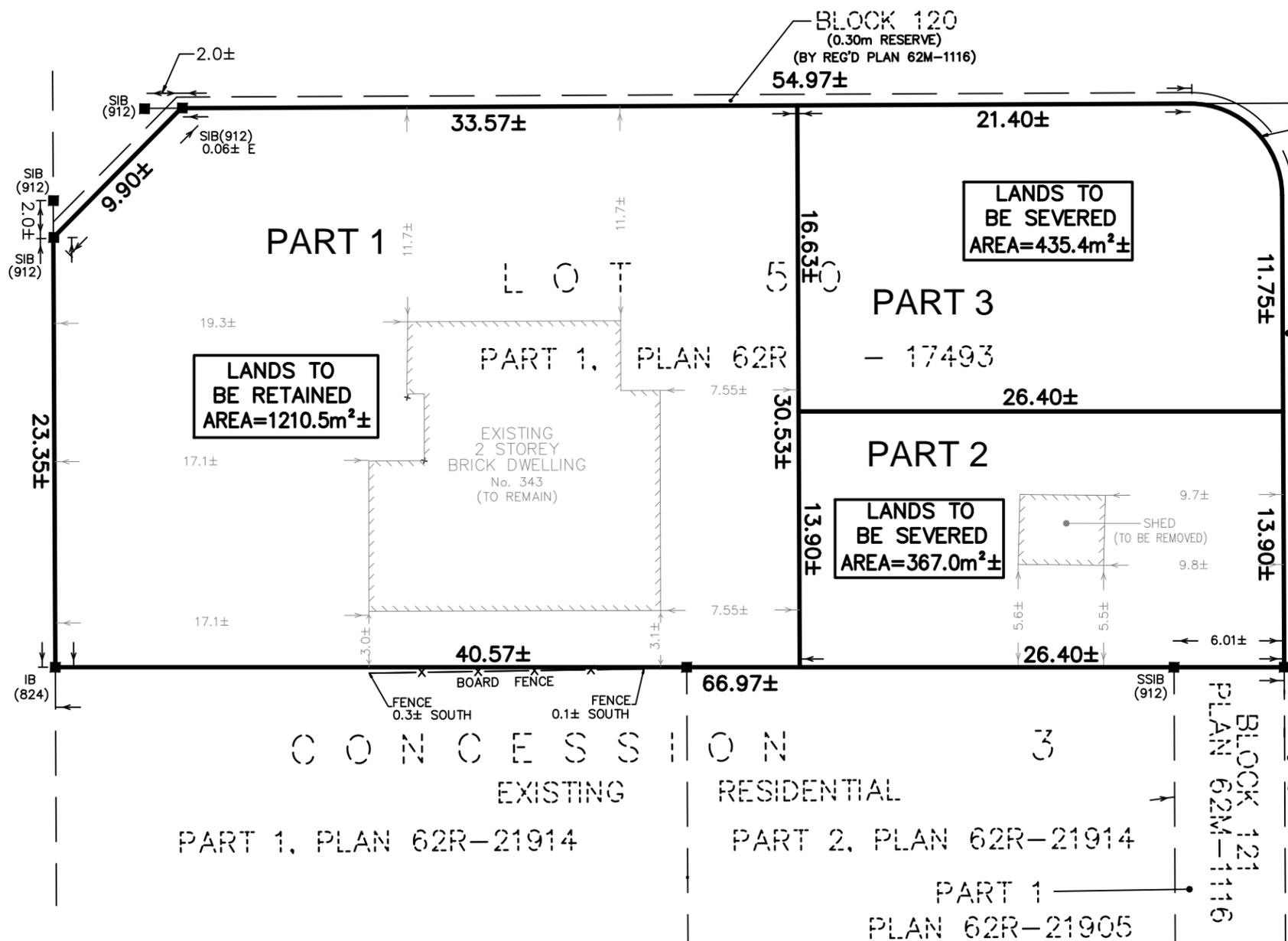
REGAN DRIVE

(ESTABLISHED BY REGISTERED PLAN 62M-1116)
 (20.00m WIDE)



KEYMAP - NOT TO SCALE

SPRINGBROOK AVENUE
 (WIDTH VARIES)
 ESTABLISHED BY UNREGISTERED BY-LAW No 1137,
 20.117m RIGHT OF WAY AS SET OUT IN INSTRUMENT No ANCI3734



C.A.R = 5.00±
H.L.O = 7.85±

CHAMBERS DRIVE
 (ESTABLISHED BY REGISTERED PLAN 62M-1116)
 (20.00m WIDE)
 BLOCK 130
 (0.30m RESERVE)
 (BY REG'D PLAN 62M-1116)

PART 3
 PLAN 62R-21905

JUNE 6, 2023
 DATE

METRIC NOTE:

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

NOTE:

DISTANCES SHOWN ON THIS PLAN WERE DERIVED FROM A PLAN BY A.T. McLAREN, O.L.S. DATED JUN, 2012 AND PLAN 62R-21914.



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

| | | | | |
|-------------|----------------|------------------|----------------|------------------|
| Drawn KM | Checked RBM | Crew Chief JS | Scale 1:300 | Dwg.No. 33719-SK |
|-------------|----------------|------------------|----------------|------------------|



June 8, 2023
Via Digital Submission

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: 343 Springbrook Avenue, Ancaster
Application for Consent to Sever

T. Johns Consulting Group (“T. Johns”) has been retained by the landowners of 343 Springbrook Avenue in Ancaster, to submit the following Consent to Sever applications on their behalf.

Site Description

343 Springbrook Avenue (“subject lands”) is located in east Ancaster, in the Meadowlands neighbourhood, on the east side of Springbrook Avenue (Local Road). The subject lands are legally described as Part of Lot 50, Concession 3, Geographic Township of Ancaster, in the City of Hamilton. The subject land is a corner/through lot, with approximately 23.35 metres of frontage on Springbrook Avenue and a depth of 66.97 metres and approximately 25.65 metres of frontage onto Chambers Drive with a total approximate area of 2,102.8sqm (0.2ha).

Planning Status

The subject lands are designated “Neighbourhoods” in the *Urban Hamilton Official Plan, Volume 1* and as “Low Density Residential 2b” in the *Meadowlands Neighbourhood IV Secondary Plan*. The Neighbourhoods and Low Density Residential 2b policies permit single-detached dwellings.

The subject lands were successfully rezoned from the Agricultural “A” Zone (in the former Town of Ancaster Zoning By-law No. 87-57), to the Low Density Residential (R1,836) Zone, of Zoning By-law 05-200. The site-specific provision was to remove street townhouse dwellings as a permitted use so that the proposed uses would be in compliance with the Meadowlands Neighbourhood IV Secondary Plan. The By-law was passed and approved by Council on February 22, 2023 and deemed final and binding on March 28, 2023 (By-law 23-022).

Proposed Development

The application for Consent to Sever is to create two (2) new lots fronting Chambers Drive to accommodate two (2) new single detached dwellings. The existing dwelling at 343 Springbrook Avenue is to be retained and will remain.



As shown on the submitted sketch, PART 1 (lands to be retained) encompasses the existing dwelling at #343 Springbrook Avenue which would have a lot area of 1210.50 square metres and frontage of 23.35 metres (30.53m without taking into account daylight triangle at corner of Springbrook Avenue and Regan Drive). PART 2 (lands to be severed) would have a lot area of 367.00 square metres and lot frontage of 13.90 metres. PART 3 (lands to be severed) would have a lot area of 435.40 square metres and lot frontage of 16.63 metres. The proposed two (2) new single-detached dwellings with frontage onto Chambers Drive will meet the requirements of the "R1,836" Zone of City of Hamilton By-law 05-200, as approved by By-law 23-022.

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:

- This coverletter;
- Consent to Sever Application with signatures;
- Copy of a cheque in the amount of \$3,220.00 to satisfy the application fee(s), made payable to the City of Hamilton;
 - Note that the cheque was hand delivered to City Hall on June 8, 2023.
- Survey Plan;
- Approved Zoning By-law 23-022;
- Consent Sketch.

Should you have any questions or require additional information, please do not hesitate to contact Diana Morris at (905) 574-1993 ext. 202.

Respectfully Submitted,

T. JOHNS CONSULTING GROUP LTD.

A handwritten signature in black ink that reads "D. Morris".

Diana Morris, RPP, MCIP
Senior Planner

Authority: Item 2, Planning Committee
Report 23-003 (PED23031)
CM: February 22, 2023
Ward: 12

Bill No. 022

CITY OF HAMILTON

BY-LAW NO. 23-022

**To Amend Zoning By-law No. 05-200 with Respect to Lands Located at 343
Springbrook Avenue, Ancaster**

WHEREAS Council approved Item 2 of Report 23-003 of the Planning Committee, at its meeting held on February 22, 2023;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

NOW THEREFORE Council of the City of Hamilton enacts Zoning By-law No. 05-200 as follows:

1. That Map No. 1284 of Schedule "A" – Zoning Maps is amended by adding the Low Density Residential (R1) Zone to the lands attached as Schedule "A" to this By-law.

2. That Schedule "C" - Special Exceptions is amended by adding the following new Special Exception:

"836. Within the lands zoned Low Density Residential (R1) Zone, identified on Map 1284 of Schedule "A" – Zoning Maps and described as 343 Springbrook Avenue, the following special provision shall apply:

a) Notwithstanding Section 15.1.1, a Street Townhouse Dwelling shall not be permitted."

3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED this 22nd day of February, 2023



A. Horwath
Mayor

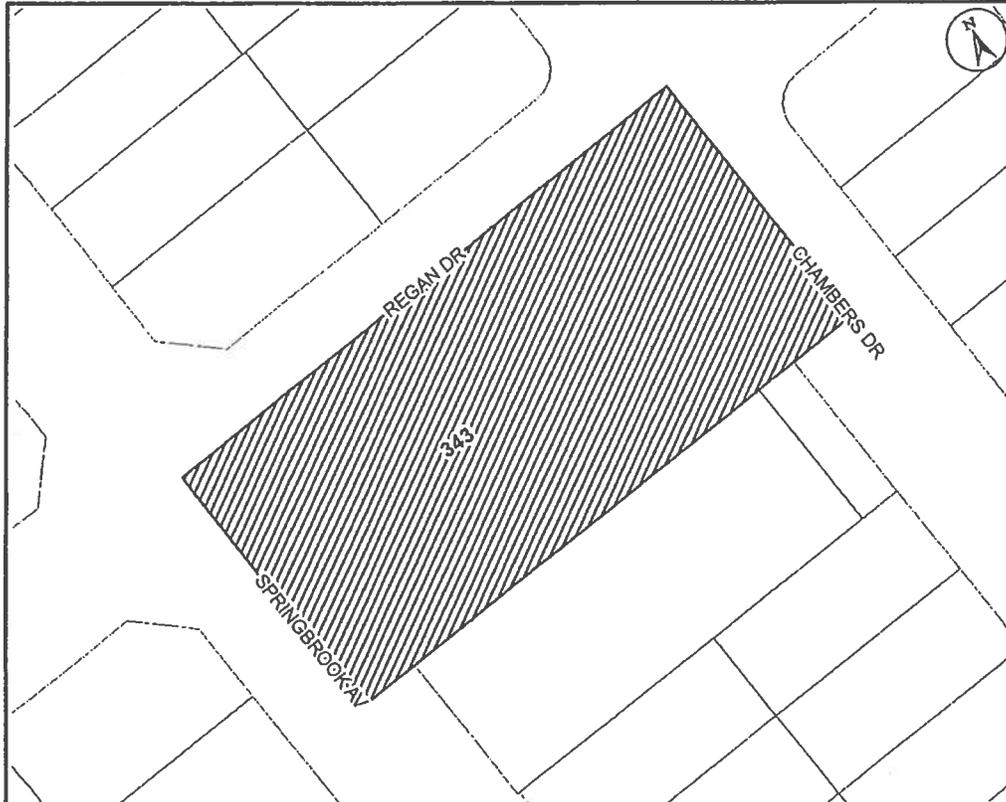


A. Holland
City Clerk

ZAC-22-056



To Amend Zoning By-law No. 05-200 with Respect to Lands Located at
343 Springbrook Avenue, Ancaster



This is Schedule "A" to By-law No. 23-022
Passed the 22 day of February, 2023

[Signature]
Mayor
[Signature]
Clerk

Schedule "A"

Map forming Part of
By-law No. 23- 022
to Amend By-law No. 05-200
Map 1284

Subject Property

343 Springbrook Avenue

 Lands to be added to Zoning By-law No. 05-200 as
Low Density Residential (R1, 836) Zone

| | | |
|--|---------------------------------|--|
| Scale: N.T.S | File Name/Number: ZAC-22-056 |  Hamilton |
| Date: December 22, 2022 | Planner/Technician: DM/AL | |
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT | | |

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 [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 | 343 Springbrook Avenue | | |
| Assessment Roll Number | | | |
| Former Municipality | Ancaster | | |
| Lot | PT LT 50 | 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 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:

N/A

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: | Part 1 | Part 2 | Part 3 | | |
|-------------------------------------|--|------------------------------|-----------------|--|--|
| Type of Transfer | N/A | | | | |
| Frontage | 23.35m | 13.90m | 16.63m | | |
| Depth | 40.57m | 26.40m | 26.40m | | |
| Area | 1210.5sqm | 367.0sqm | 435.40sqm | | |
| Existing Use | Single detached | Accessory | Vacant | | |
| Proposed Use | N/A | Single detached | Single-Detached | | |
| Existing Buildings/ Structures | 2 storey single detached dwelling ⁺ | Shed | N/A | | |
| Proposed Buildings/ Structures | N/A- no change | Single-Detached ⁺ | Single-Detached | | |
| Buildings/ Structures to be Removed | N/A | Shed | N/A | | |

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | _____ |

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) |
| | _____ |

c) Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

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

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> electricity | <input checked="" type="checkbox"/> telephone | <input checked="" type="checkbox"/> school bussing | <input checked="" type="checkbox"/> 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' and 'Low Density Residential 2b' (Meadowlands IV Secondary Plan)

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

Proposed is a permitted use and maintains the character, lotting pattern and streetscape of the neighbourhood. Both retained and severed lots meet density requirements

- 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.

N/A

- 5.3 What is the existing zoning of the subject land? R1, 836

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.

ZBL- approved File No. ZAC-22-056 (By-law 23-022)

- 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.

N/A

- 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.

N/A

- 6.4 How long has the applicant owned the subject land?

30+ years

- 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.

N/A

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)

Accommodate residential intensification on existing underutilized lands with frontage on an existing roadway

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

Yes No (Provide explanation)

Lands are within the Urban Area of the City which accommodates residential growth serviced by existing municipal infrastructure

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

Yes No (Provide explanation)

Directs growth to the built-up area and maintains structure of the stable neighbourhood

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

Yes No (Provide explanation)

N/A

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

Yes No (Provide explanation)

N/A

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes No (Provide explanation)

N/A

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

Yes No (Provide explanation)

N/A

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
CORRECTED
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-23:159 | SUBJECT PROPERTY: | 189 Carluke Road East, Ancaster |
| ZONE: | "A1" (Agriculture) | ZONING BY-LAW: | Zoning By-law City of Hamilton 05-200, as Amended 15-236 |

APPLICANTS: **Owner:** TIM O'CONNOR & JENNIFER TUCKER
 Agent: STONEY BROOK DESIGN BUILD LIMITED C/O TONY BRUCCULIERI

The following variances are requested:

- 1) A maximum combined gross floor area of 800 m² for all Accessory Buildings on a lot shall be provided instead of the maximum required combining gross floor area of 200 m² for all Accessory Buildings on a lot.
- 2) The accessory building (garage) shall be permitted within the front yard whereas an accessory building shall not be permitted within a front yard or flankage yard.

PURPOSE & EFFECT: So as to permit an accessory structure (garage) within the front yard of an existing single detached dwelling notwithstanding that:

Notes: i. Variance #2 has been provided at the request of the applicant.

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, July 13, 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 |

AN/A-23:159

| | |
|--|---|
| | 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.

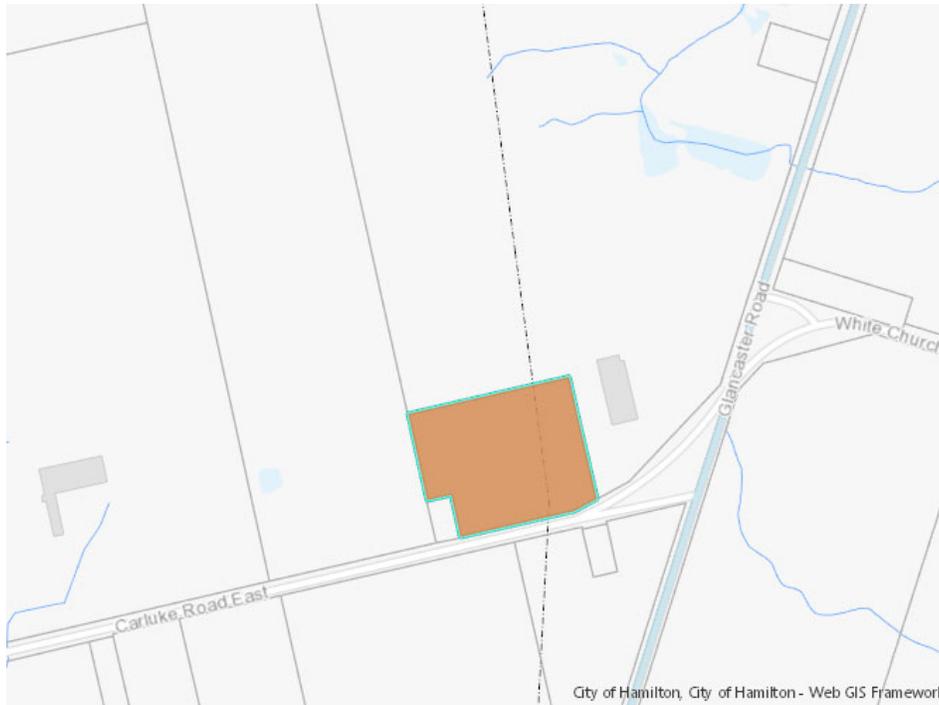
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding AN/A-23:159, 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-23:159



 Subject Lands

DATED: June 27, 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.

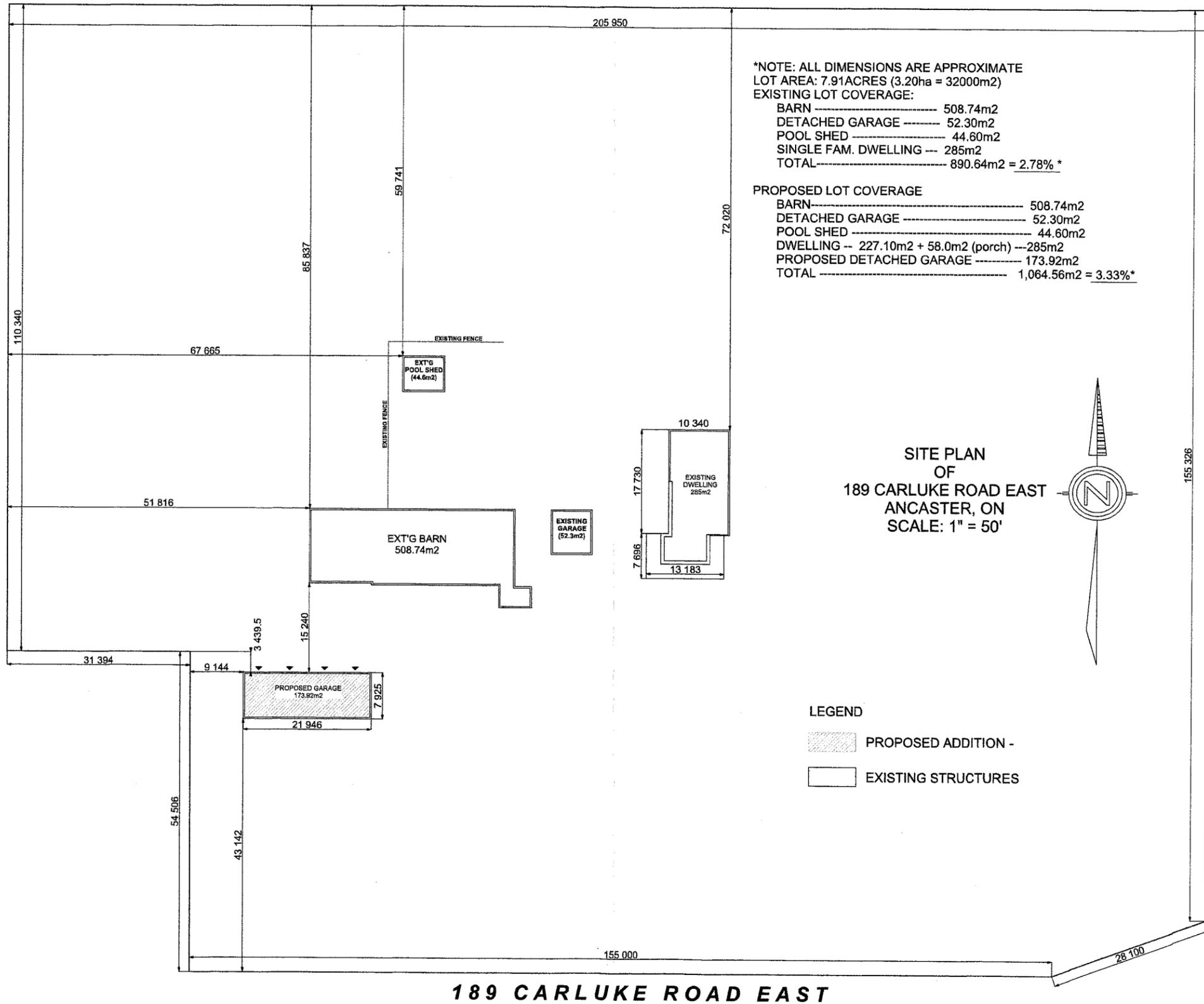
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

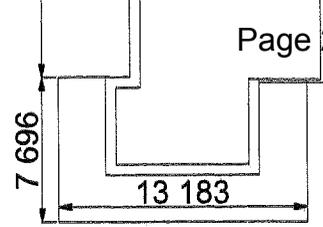
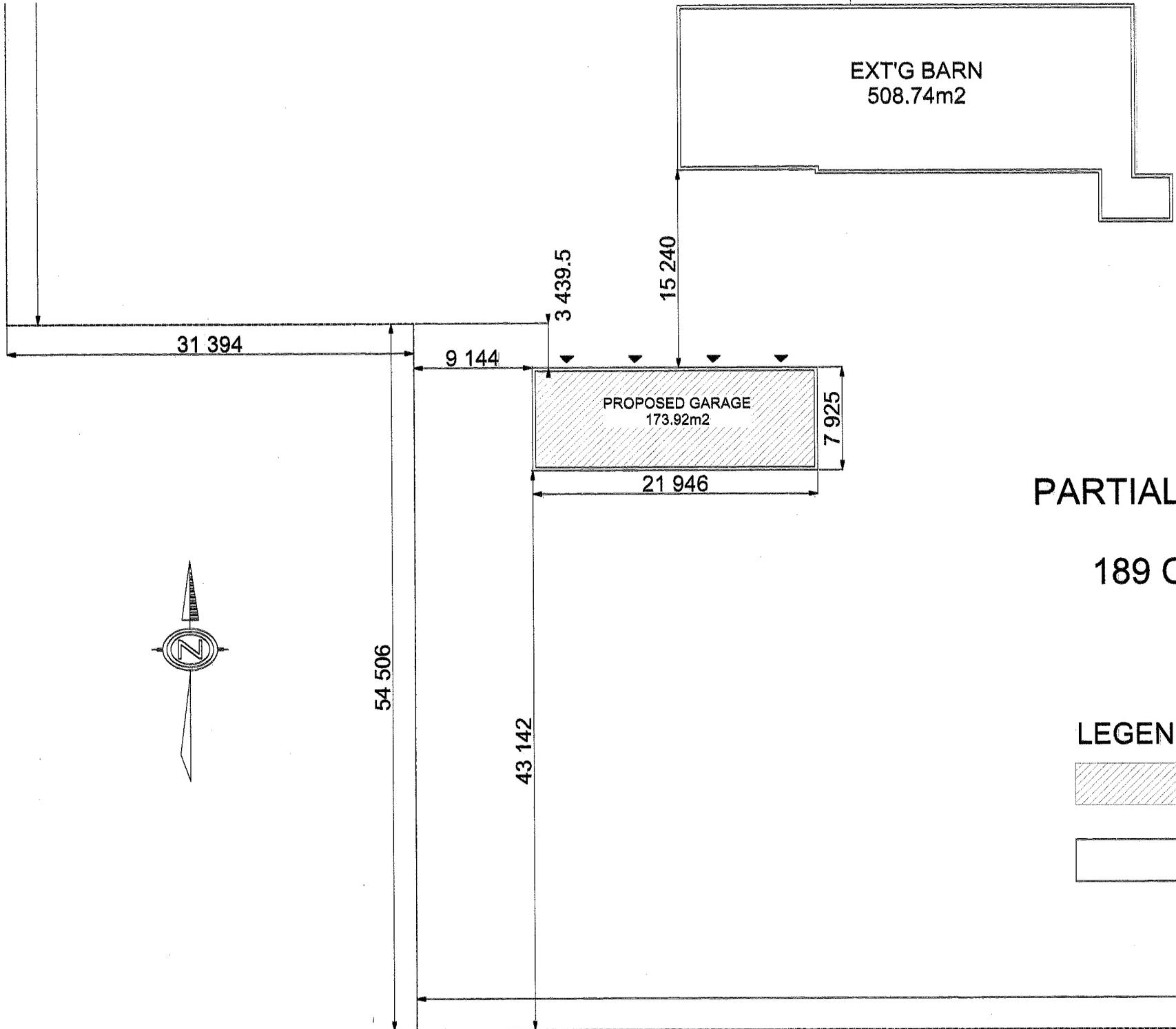
2. In person Oral Submissions

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.



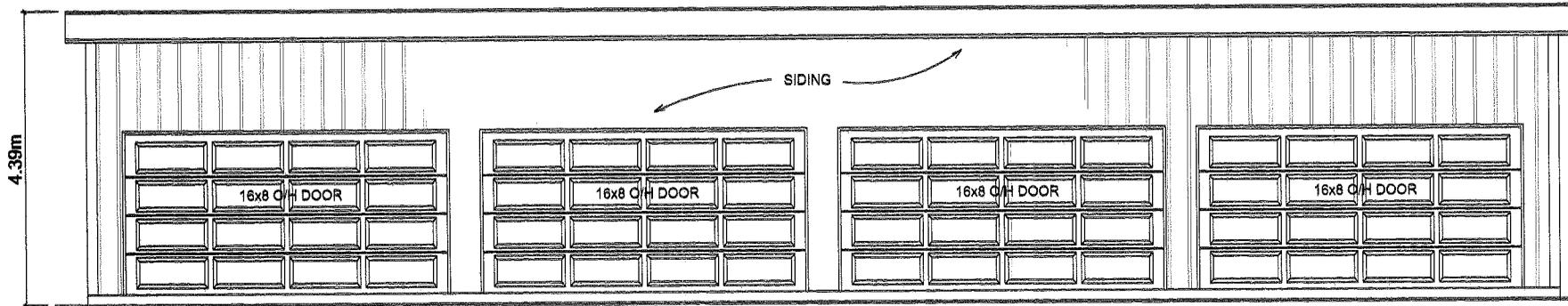


**PARTIAL (ENLARGED) SITE PLAN
OF
189 CARLUKE ROAD EAST
ANCASTER, ON
SCALE: 1:400**

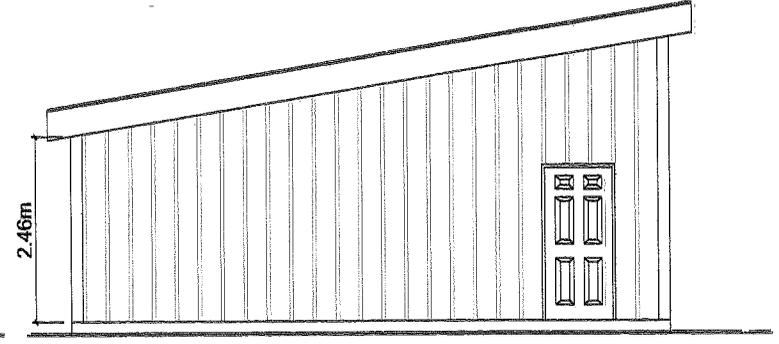
LEGEND

-  PROPOSED ADDITION -
-  EXISTING STRUCTURES

189 CARLUKE ROAD EAST

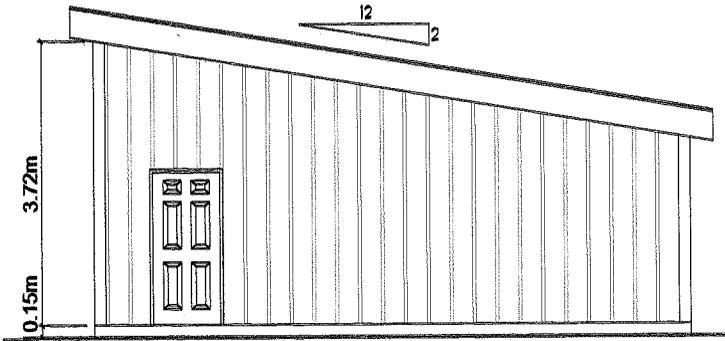


NORTH ELEVATION

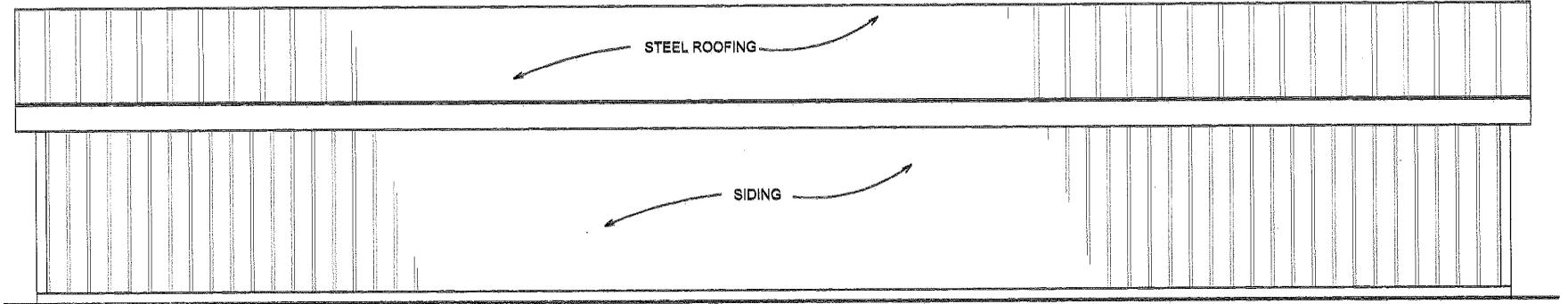


EAST ELEVATION

DETACHED GARAGE
189 CARLUKE ROAD EAST
ANCASTER, ON
SCALE: 1:100
JUNE 12, 2023



WEST ELEVATION



SOUTH ELEVATION



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 | Same as Applicant | | 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 | 189 Carluke Road East | | |
| Assessment Roll Number | | | |
| Former Municipality | Ancaster | | |
| 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:

Applying for relief from the maximum allowable gross floor area (of 200m²) for Accessory Buildings to allow approximately 800m².

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

The gross floor area of the existing Accessory Buildings already exceed the gross floor area limit.

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 |
|--------------|-----------|------------------------------|-----------------|
| 178.1m | 164.85m | 3.2ha(32,000m 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 |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| Barn | Refer to | attached | Site Plan | |
| Detached Garage | Refer to | attached | Site Plan | |
| Pool Shed | Refer to | attached | Site Plan | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|---------------------------|----------------------|
| Detached Garage | 42.142m | 113.78m | 9.14(west), 143.47m(east) | 08/28/2023 |
| | | | | |
| | | | | |

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 |
|-------------------|----------------------|----------------------|-------------------|--------|
| Barn | 508.74m ² | 508.74m ² | 1 | |
| Detached Garage | 52.3m ² | 52.3m ² | 1 | |
| Pool Shed | 44.6m ² | 44.6m ² | 1 | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|----------------------|----------------------|-------------------|--------|
| Detached Garage | 173.92m ² | 173.92m ² | 1 | 4.39m |
| | | | | |
| | | | | |

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.):

Single Detached Family Dwelling

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

Single Detached Family Dwellings

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2011

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

Single Detached Family Dwelling

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

Since construction.

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

Since Construction.

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? File No. AN/A-14:65

7.8 Has the owner previously applied for relief in respect of the subject property?

(Zoning By-law Amendment or Minor Variance)

- No
- Yes
- No

If yes, please provide the file number: File No. AN/A-14:65

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
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-23:160 | SUBJECT PROPERTY: | 9727 WHITE CHURCH ROAD, GLANBROOK |
| ZONE: | "A1" (Agriculture) | ZONING BY-LAW: | Zoning By-law City of Hamilton 05-200, as Amended |

APPLICANTS: **Owner:** DIANE MONTOUR
 Agent: CARROTHERS AND ASSOCIATES INC. C/O DAVID CARROTHERS

The following variances are requested:

1. An accessory building shall be permitted within the front yard instead of the regulation that states accessory buildings shall not be permitted within a front or flankage yard.
2. An accessory building height of 9.45m shall be permitted instead of the 6.0m maximum accessory building height permitted for buildings accessory to a single detached dwelling in an A1 zone.
3. A maximum accessory building aggregate floor area of 301m² shall be permitted instead of the maximum 200m² permitted for buildings accessory to a single detached dwelling in an A1 zone.

PURPOSE & EFFECT: To facilitate the construction of a new detached garage/ storage area and pool cabana accessory to a proposed 2 storey custom home;

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, July 13, 2023 |
| TIME: | 10:40 a.m. |
| PLACE: | Via video link or call in (see attached sheet for details) |

GL/A-23:160

| | |
|--|--|
| | 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-23:160, 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-23:160



 Subject Lands

DATED: June 27, 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.

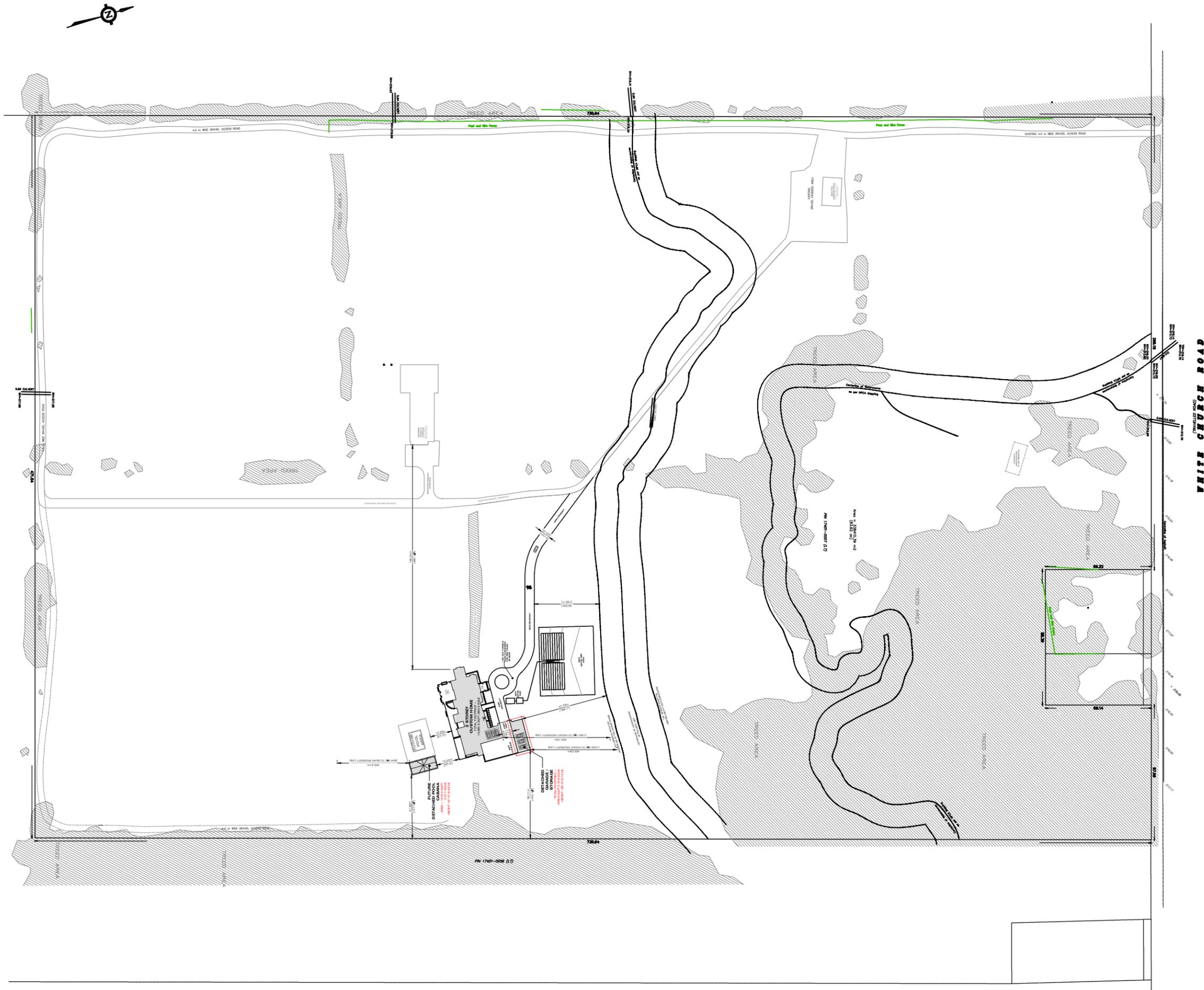
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



**TOTAL LOT AREA =
3,642,740.3 SQFT (338,421.7 SQM)**

WHITE CHURCH ROAD
(UNPAVED ROAD)
R/W 1722'-0" (L/D)
(RESIDENTIAL ROAD 65')
EXISTING 4.0' WIDE GRAVEL ACCESS ROAD

**ISSUED FOR
COMMITTEE OF
ADJUSTMENT**

Project Name:
WHITE CHURCH RESIDENCE
NEW CUSTOM SINGLE
FAMILY DWELLING
9727 WHITE CHURCH ROAD WEST
MOUNT HOPE, ON LOR 1W0

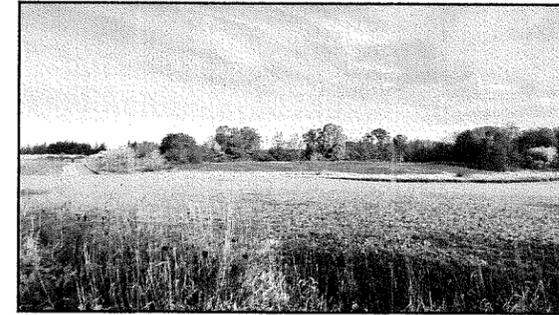
Sheet Title:
OVERALL SITE PLAN

| | | | | | |
|-------------|----------|-------|----------------|----------------|-----|
| Drawn By: | | | | | |
| Checked By: | | | | | |
| Scale: | 1:2500 | | | | |
| Date: | JUN 2023 | | | | |
| Project No: | 2022-24 | | | | |
| No. | 1 | Date: | JUN 12/23 | ISSUED FOR COA | By: |
| | | | Issue/Revision | | |

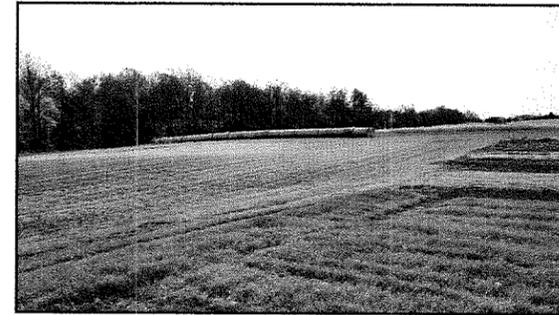
SP2



EXISTING SITE PHOTO A:



EXISTING SITE PHOTO B:



EXISTING SITE PHOTO C:



CONSTRUCTION NORTH

| No. | Date | Issue/Revision | By: |
|-----|-----------|--------------------------|-----|
| 2 | JUN 08/23 | REISSUED FOR NPCA REVIEW | AB |
| 1 | MAY 09/23 | ISSUED FOR NPCA REVIEW | AB |

Notes:
 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, SHORINGS, 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 CARROTHERS AND ASSOCIATES INC.

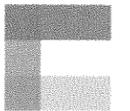
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

REISSUED FOR NPCA REVIEW

Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER, REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

D. J. Carrothers
 DAVID CARROTHERS B.O.M. 25338
 CARROTHERS AND ASSOCIATES INC. 39432



CARROTHERS + ASSOCIATES

ARCHITECTURAL DESIGN + INTERIORS

505 YORK BOULEVARD - UNIT 3
 HAMILTON ONTARIO L8R 3K4
 TEL: 905-574-1504
 www.carrothersandassociates.com

Project Name:
PRIVATE RESIDENCE
 NEW CUSTOM SINGLE FAMILY DWELLING
 9727 WHITE CHURCH ROAD WEST MOUNT HOPE, ON. L0R 1W0

Sheet Title:
OVERALL KEY SITE PLAN

Drawn By: AB Checked By: DC

Scale: 1:1400

Date: JUNE 2023

Project No. 2022-24

SP

NIAGARA PENINSULA CONSERVATION AUTHORITY

NO OBJECTION

FILE PLBPC202300687 DATE June 8, 2023

Robert Bealey

NO DRIVEWAY WORKS TO BE COMPLETED WITHIN THE 15M DEVELOPMENT BUFFER

TO BE USED IN CONJUNCTION WITH PLAN OF SURVEY PREPARED BY S. LLEWELLYN & ASSOCIATES LIMITED CONSULTING ENGINEERS, DATED APRIL 10, 2023.

PROPOSED ROAD
WHITE CHURCH ROAD
 P.O. BOX 1000
 MOUNT HOPE, ONT. L0R 1W0

NIAGARA PENINSULA CONSERVATION AUTHORITY

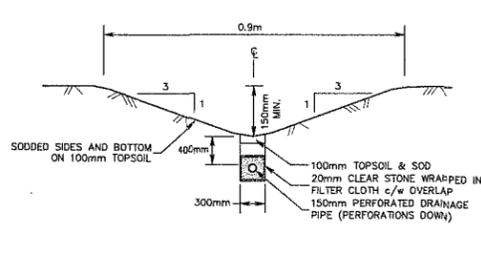
NO OBJECTION

FILE PLBPC202300687 DATE June 8, 2023

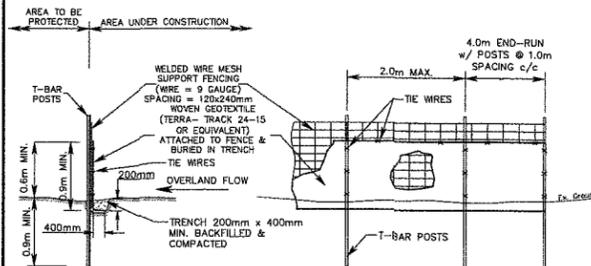
Richard Bradley



KEY MAP
N.T.S.



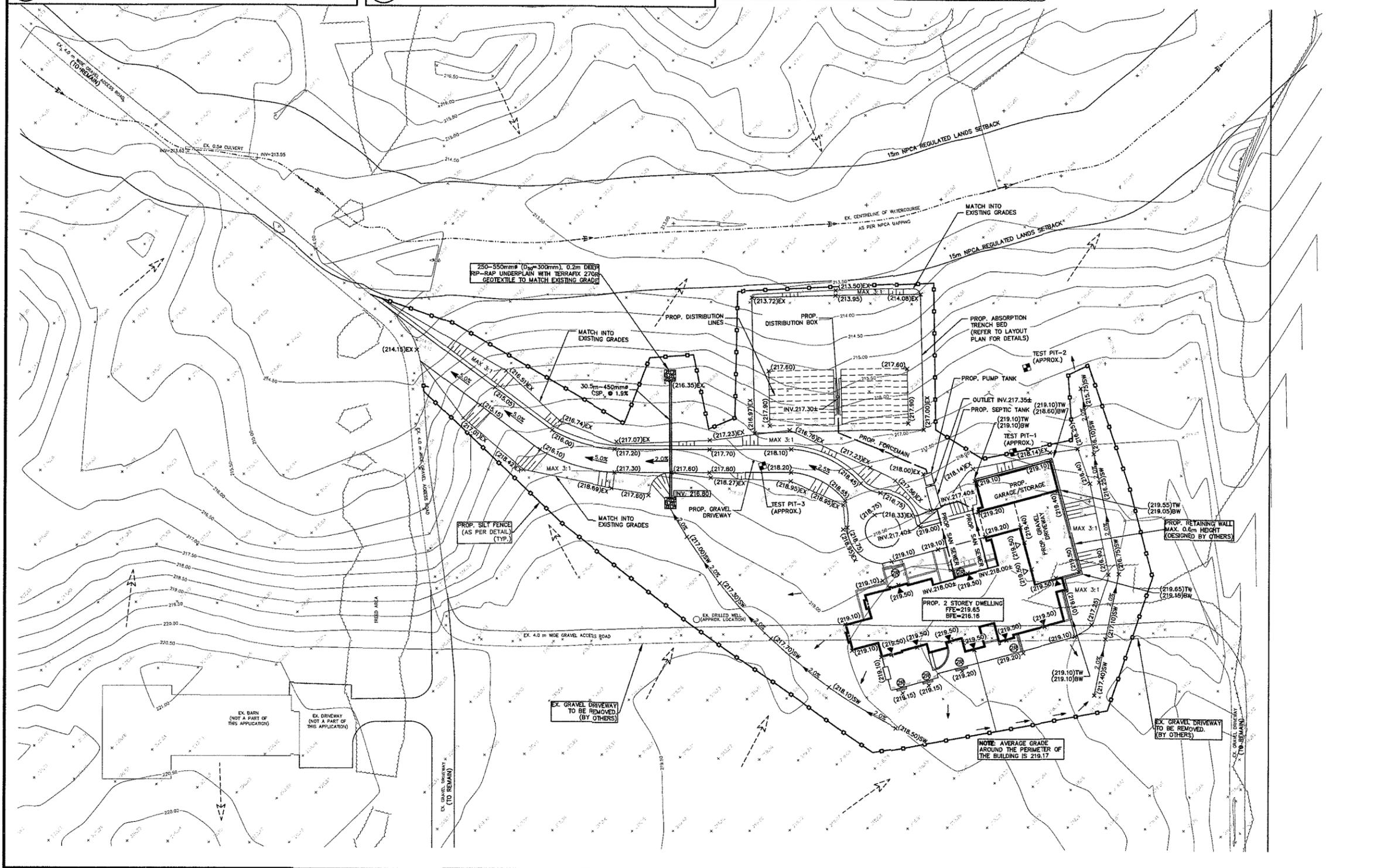
NOTE: SUBDRAIN REQUIRED FOR SWALES WITH LESS THAN A 1.5% SLOPE



NOTES TO CONTRACTOR:

- INSPECTION:** CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW, FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
- CONFIRMATION OF EXISTING INVERTS:** 72 HOURS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO LOCATE, EXPOSE AND VERIFY INVERTS OF EXISTING UTILITIES AND EXISTING SEWERS AT CONNECTION POINTS. SHOULD THE CONTRACTOR PROCEED WITHOUT COMPLETING THESE LOCATES, EXTRA COSTS RESULTING FROM DELAYS AND STANDBY TIME WILL NOT BE CONSIDERED.

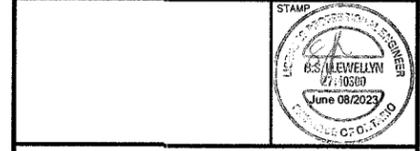
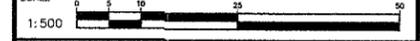
- LEGEND:**
- EXISTING GROUND ELEVATION
 - x(209.00) PROPOSED GROUND ELEVATION
 - x209.00SW PROPOSED SWALE ELEVATION
 - 2.0% PROPOSED DIRECTION OF SHEET FLOW
 - EMBANKMENT (SLOPE AS NOTED)
 - PROPOSED SILTATION CONTROL FENCE
 - PROPOSED SWALE (AS PER DETAIL)
 - EXISTING DIRECTION OF DRAINAGE



| | | | |
|---------------|------|-------------------|---------------|
| 1. 8/07/23 YM | | REVISED SITE PLAN | |
| NO. | DATE | BY | REVISIONS |
| DESIGN | AK | CHK'D | SL DATE |
| DRAWN | AK | CHK'D | SL Jun. 8, 23 |

NOTES TO CONTRACTOR:

- CONTRACTORS AND SUBCONTRACTORS SHALL NOT SCALE FROM THIS DRAWING.
- ANY INCONSISTENCIES AND OMISSIONS FOUND ON THE DRAWINGS MUST BE REPORTED TO THE ENGINEER FOR CLARIFICATION BEFORE COMMENCING THE WORK.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ALL FINDINGS TO THE ENGINEER. ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS.
- THE POSITIONS OF POLE LINES, CONDUITS, WATERBANKS, SEWERS AND OTHER UNDERGROUND AND OVER-GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWINGS, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL PERFORM HIS/HERSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, REUSED, OR REVISED WITHOUT THE WRITTEN CONSENT OF S. LLEWELLYN & ASSOCIATES LIMITED.



S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
Tel: (905) 631-6978
Fax: (905) 631-8927
email: info@slca.on.ca
3228 South Service Road, Suite #100 East Wing, Burlington, Ont., L7W 3H6

CLIENT
NEVEN CUSTOM HOMES
29 MIDDLETOWN ROAD
DUNDAS, ONTARIO

PROJECT NAME
9727 WHITE CHURCH ROAD WEST
MOUNT HOPE, ON

TITLE
GRADING, SERVICING & EROSION CONTROL PLAN

PROJECT No. 21119 DRAWING No. C101



Hamilton

January 16, 2023

FILE: alr
 FOLDER: 22-155635-00 ALR
 ATTENTION OF: William Campbell
 TELEPHONE NO: (905) 546-2424
 EXTENSION: 6754-

Alex Blanchard
 505 YORK BOULEVARD Unit 3
 HAMILTON, ON L8R 3K4

Attention:

Re: APPLICABLE LAW REVIEW – ZONING BYLAW
Present Zoning:
Address: 9727 WHITE CHURCH RD GLANBROOK, ON

An Applicable Law Review respecting zoning bylaw compliance has been completed and the following comments are provided.

COMMENTS:

1. The applicant is proposing to construct a new custom 1255.6m² 2 storey single detached dwelling, with a 116.1m² cabana on the lands known municipally as 9727 White Church Road West
2. The use is permitted within the current A1 Zoning designation pursuant to Hamilton Zoning By-law 05-200
3. The subject lands are zoned A1 Agriculture, and P7 Conservation/ Hazard Land Rural. The proposed development appears to be wholly proposed within the A1 Zoning designation boundary, should the development be altered to be within the P7 zoning boundary, further zoning review will be required
4. Please be advised that a portion of this property is under Conservation Management. Please Contact Niagara Peninsula Conservation Authority prior to any development
5. Adequate Services, Section 4.22 iii) of Hamilton Zoning By-law 05-200 states the following;
 - iii) *For lands in a Rural zone,*
 - 1) *An approved waste disposal and water supply systems to sustain the use of land for buildings shall be provided and maintained to the satisfaction of the Chief Building Official; and,*

2) All regulatory approvals have been received to the satisfaction of the General Manager of the Planning and Economic Development Department and/or his or her designate

6. The proposed new custom home and cabana have been reviewed and compared to the standards of the applicable zoning regulations in the following chart;

| | Required By The By-Law | Provided | Conforming/ Non-Conforming |
|---|------------------------|---|---|
| Section 12.1– A1 REQUIREMENTS | | | |
| SECTION 12.1.3.3: SINGLE DETACHED DWELLING AND RESIDENTIAL CARE FACILITY REGULATIONS | | | |
| Minimum Lot Area [as per section 12.1.3.3(a) of Hamilton Zoning By-law 05-200] | 0.4 hectares | Approx. 33.4 hectares as per GIS measurement tool | Appears to conform |
| Minimum Lot Width [as per section 12.1.3.3(b) of Hamilton Zoning By-law 05-200] | 30.0m | Details not provided, however it appear the lot width would be greater than 30.0m | Appears to conform |
| Maximum Building Height [as per section 12.1.3.3(c) of Hamilton Zoning By-law 05-200] | 10.5m | 10.38m maximum height provided as per elevation drawings provided However it is unclear if building height is provided as defined in Hamilton Zoning By-law 05-200 | Appears to conform <i>Applicant to ensure that building height is provided as per the definition of building height as provided in section 3 of Hamilton Zoning By-law 05-200</i> |
| Minimum Front Yard [as per section 12.1.3.3(d) of Hamilton Zoning By-law 05-200] | 10.0m | Setback to the front lot line not provided, setback to area under conservation management provided as 57.33m, which is setback well beyond 10m from the White Church Rd street line | Appears to Conform |
| Minimum Side Yard [as per section 12.1.3.3(e) of Hamilton Zoning By- | 3.0m | Setback to either side lot line not provided, however the proposed structure appears to be | Appears to conform |

| | Required By The By-Law | Provided | Conforming/ Non-Conforming |
|--|---|--|---|
| law 05-200] | | setback much farther than 3.0m from either side lot line | |
| Minimum Rear Yard [as per section 12.1.3.3(f) of Hamilton Zoning By-law 05-200] | 10.0m | Setback to rear lot line not provided, however it appears the proposed structure is setback much farther than 10.0m from the rear lot line | Appears to conform |
| Maximum Capacity for Residential Care Facility [as per section 12.1.3.3(g) of Hamilton Zoning By-law 05-200] | Shall not exceed 10 residents | No such use proposed | N/A |
| Home Business Regulations [as per section 12.1.3.3(h) of Hamilton Zoning By-law 05-200] | In accordance with the requirements of Section 4.21 of this By-law. | Home business does not appear to be proposed | Applicant to note section 12.1.3.3 h) should a home business be proposed |
| General provisions | | | |
| <i>In accordance with the requirements of section 4 of Hamilton Zoning By-law 05-200</i> | | | |
| Frontage on a street [as per section 4.3 a) of Hamilton Zoning By-law 05-200] | No lot shall have built upon it a building for any purpose in any zone unless the lot abuts a street for a minimum of 4.5 metres. Provided, however, that where a lot is separated from a street by land owned by the City or the Province of Ontario which land is held by such public agency for future road widening purposes or as a 0.3 metre reserve, a building may be erected upon such lot if registered rights-of-way giving access to a street have been granted and such access scheme is part of a Development Agreement pursuant to the Planning Act. | Frontage on White Church Rd W exceeds the minimum 4.5m requirement | Conforms |
| Mechanical and unitary Equipment [as per section 4.9 of | Hot boxes, air conditioners and pumps (including heat pumps and swimming pool pumps) and other similar mechanical equipment | Details regarding any mechanical equipment not provided, this section also pertains to | Unable to determine compliance |

| | Required By The By-Law | Provided | Conforming/ Non-Conforming |
|---|--|---|---------------------------------------|
| Hamilton Zoning By-law 05-200] | shall be located only in accordance with the following regulations: a) Within a required front yard, provided such equipment shall have a minimum setback of 3.0 metres from the street line, a minimum setback of 0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping; and, b) Within a required side yard or required rear yard provided such equipment has a minimum setback of 0.6 metres from the side lot line or rear lot line | any hydro boxes that may be proposed. | |
| Swimming pools and spas [as per section 4.11 of Hamilton Zoning By-law 05-200] | An outdoor swimming pool or hot tub/spa may be located in any yard except the required front yard and shall be located a minimum of 1.25 metres from any lot line, measured from the water's edge to the lot line | Outdoor swimming pool labeled as "Pool TBD" No setbacks provided however the pool appears to be setback well beyond the 1.25m required from any lot line | Appears to conform |
| Accessory Buildings – <i>In accordance with the requirements of Sections 4.8 and 4.8.2 of Hamilton Zoning By-law 05-200</i> | | | |
| Location [as per section 4.8 a) of Hamilton Zoning By-law 05-200] | Unless otherwise provided for in this By-law, Accessory Buildings shall not be used as a dwelling unit. | It does not appear that the proposed cabana will be used as a dwelling unit | Conforms |
| Location [as per section 4.8 b) of Hamilton Zoning By-law 05-200] | Accessory Buildings shall not be permitted within a front or flankage yard. | Proposed cabana does not appear to be located within any required front or flankage yard | Conforms |
| Maximum building height [as per section 4.8.1.2 a) of Hamilton Zoning By-law 05-200] | Notwithstanding Subsection 4.8 g), all Accessory Buildings shall have a maximum height of 6.0 metres. | 7.8m building height provided | Non-conforming |
| Maximum floor area [as per section 4.8.1.2 | The aggregate Gross Floor Area of all Accessory Buildings shall | Proposed cabana shown to be 116.1m ² on site | Unable to determine |

| | Required By The By-Law | Provided | Conforming/ Non-Conforming |
|---|--|---|---|
| b) of Hamilton Zoning By-law 05-200] | not exceed 200 square metres, or 5% lot coverage, whichever is the lesser | plan drawing, on floor plans, it is shown to be 127.7m ² Information regarding all other accessory buildings on the site not provided, it is unclear if the aggregate GFA of all accessory buildings is under 200m ² | compliance Applicant to provide information regarding all accessory buildings, and ensure proposed Cabana GFA is consistent through all drawings provided |
| Required setbacks [as per section 4.8.1.2 c) of Hamilton Zoning By-law 05-200] | All buildings accessory to a Single Detached Dwelling shall have a minimum setback of 1.0 metre from a rear or side lot line | Details not provided, but it appears that the proposed cabana is setback well beyond 1.0m from any lot line | Conforms |
| Parking - <i>In accordance with the requirements of Section 5 of Hamilton Zoning By-law 05-200</i> | | | |
| Parking location [as per section 5.1 a) of Hamilton Zoning By-law 05-200] | Required parking facilities shall be located on the same lot as the use requiring the parking | Parking provided is on the same lot as the use requiring the parking | Conforms |
| Parking for Single Detached, Semi-Detached and duplex dwellings in all zones [as per section 5.1 b) of Hamilton zoning By-law 05-200] | i) The required parking spaces for such dwellings shall be located a minimum distance of 5.8 metres from the streetline; and, | Parking setback beyond the 5.8m distance from a street line | Conforms |
| | ii) No parking spaces shall be permitted in a required front yard or required flankage yard except as otherwise permitted for single detached, semi-detached or duplex dwellings | Parking not proposed within a required front yard or flankage yard | Conforms |
| Minimum parking space size [as per section 5.2 b) i) of Hamilton Zoning By-law 05-200] | Minimum 2.8 metres in width and 5.8 metres in length | Parking spaces provided as 2.7m x 6.0m | Non-conforming |
| Parking ingress and egress [as per section 5.2 c) of Hamilton Zoning by- | i) With adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle | It is unclear whether the proposed parking within the proposed 4 car garage will be obstructed by trucks | Appears non-conforming |

| | Required By The By-Law | Provided | Conforming/ Non-Conforming |
|---|--|--|--|
| law 05-200] | | appearing within the area labeled "parking compound" | |
| | ii) Shall be arranged so as to not interfere with normal public use of the street or laneway | Parking not laid out to interfere with any road allowance | Conforms |
| | iii) Shall be accessed by means of an access driveway: 1. Located on the lot; or, 2. Located party on the lot in the case of a mutual driveway; or, 3. By means of a Right-of-Way. | Parking accessed by access driveway located on the lot | Conforms |
| Surface material in rural zones [as per section 5.2 e) i) of Hamilton Zoning By-law 05-200] | Parking Spaces, Driveways and Widening(s) in All Zones Shall be provided and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, crushed stone, permeable pavers or gravel, and shall be maintained in a dust free condition | Parking area provided as asphalt Driveway provided as gravel | Conforms |
| Aisle Width [as per section 5.2 i) of Hamilton Zoning By-law 05-200] | 90 degree parking angle 6.0m aisle width | Details not provided | Unable to determine compliance |
| Required parking [as per section 5.6 c) of Hamilton Zoning By-law 05-200] | Single Detached Dwelling 1 space per unit | 7 parking spaces appear to be provided, however the 7 spaces provided do not meet the minimum parking space size regulation as they are provided | Will conform if parking space dimensions are altered to meet the requirement of section 5.2 b) i) |

7. Sign details have not been provided; all signage shall conform to Hamilton Sign By-law 10-197. A building permit(s) is required for all signage
8. Fencing details have not been provided; all fencing shall conform to Hamilton Fence By-law 10-142
9. Construction of the proposed custom single detached dwelling is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setback and construction types

10. As the proposed custom single detached dwelling appears to be setback more than 45.0m from the street line, the designer shall ensure that the fire access route conforms to the Ontario Building White Church Road West Code

11. Review based on the plans submitted with the application

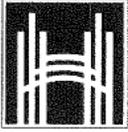
Yours truly

William Campbell

for the Manager of Zoning and Committee of Adjustment

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) | [REDACTED] | | |
| 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 [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 | 9727 White Church Road West, Mount Hope | | |
| Assessment Roll Number | | | |
| Former Municipality | Township of Glanford | | |
| Lot | Part Lot 2 | Concession | 6 |
| 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: - Permit a detached garage in the front yard
 - Permit a detached garage height of 8.76m (6.0 permitted)
 - Permit an accessory building with a height of 9.45m (6.0 permitted)
 - Permit an accessory building aggregate area of 1,511.3 m² (garage, shed, barn + cabana) (200m² permitted)
- Second Dwelling Unit Reconstruction of Existing Dwelling
- 3.2 Why it is not possible to comply with the provisions of the By-law?
 - Design layout on new single family dwelling requires garage to be in front yard
 - Cabana height to match design of house
 - Large property requires additional accessory area.
- 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 |
|--------------|-----------|--------------------------|-----------------|
| 471.53 m | 730.64 m | 338,421.7 m 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 |
|----------------------|--------------------|-------------------|--------------------|----------------------|
| Storage Shed | 202.6 m | 514.9 m | 39.5m + 413.2m | |
| Barn | 466.8 m | 239.2 m | 162.3m + 256.9m | 2021 |
| Green House (T.B.D.) | 81.7m | 635.2m | 211.9m + 237.7m | To BE DEMO. |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| SFD | 423.1m | 272.0m | 359.4m + 53.9m | |
| Detached Garage | 406.5 m | 310.5 m | 393.4m + 56.0m | |
| Cabana | 467.4 m | 245.2 m | 417.9m + 41.9m | |

- 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 |
|----------------------|----------------------|----------------------|-------------------|-------------|
| Storage Shed | 225.7 m ² | 225.7m ² | 1 | |
| Barn | 985.1 m ² | 985.1 m ² | 1 | 6.7m |
| Green House (T.B.D.) | 183.9 m ² | 183.9 m ² | 1 | To BE DEMO. |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|----------------------|-----------------------|-------------------|--------|
| SFD | 858.7 m ² | 1,523.7m ² | 2 | 10.19m |
| Detached Garage | 172.8 m ² | 172.8 m ² | 1 | 8.76m |
| Cabana | 127.7m ² | 127.7m ² | 1 | 9.45 |

- 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.):
Single family detached dwelling

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands: July 10, 2017

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

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

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

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

Rural Hamilton Official Plan designation (if applicable): Agriculture

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) N/A

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 + P7

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: 0

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.: | FL/A-23:163 | SUBJECT PROPERTY: | 1588 HWY 6, FLAMBOROUGH |
| ZONE: | "A2" (Rural) | ZONING BY-LAW: | Zoning By-law City of Hamilton 05-200, as Amended 15-173 |

APPLICANTS: **Owner:** JAGJIT RANDHAWA & KULDEEP BRAR
Agent: MOBINA FARAHANI

The following variances are requested:

Variance for the proposed Single Detached Dwelling:

- a. A maximum building height of 11.38 metres shall be provided for the proposed Single Detached Dwelling instead of the maximum building height of 10.5 metres for a Single Detached Dwelling.

Variances for the converted Additional Dwelling Unit – Detached:

- b. An Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling within an A2 zone instead of the requirement that an Additional Dwelling Unit – Detached shall be permitted on lands within a D5, I1, I2, C1, TOC3, R1, R1a Zone;
- c. An Additional Dwelling Unit shall be permitted on a lot prior to the erection of a Single Detached Dwelling Unit instead of the requirement that an Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling;
- d. An Additional Dwelling Unit – Detached shall be permitted within a Front Yard instead of the requirement that An Additional Dwelling Unit – Detached shall only be permitted in a Rear and/or interior Side Yard;
- e. A maximum height of xxx for an Additional Dwelling Unit – Detached shall be provided instead of the required maximum height of 6.0 metres permitted for an Additional Dwelling Unit – Detached;
- f. A maximum Gross Floor Area of 98.71 square metres for an Additional Dwelling Unit – Detached

FL/A-23:163

shall be provided instead of the requirement that the maximum gross floor area shall not exceed the lesser of 75 square metres or the gross floor area of the principal dwelling;

Variances for proposed Accessory Building (Barn)

- g. The Aggregate Gross Floor Area of all Accessory Buildings shall be 557.42 square metres instead of the required aggregate Gross Floor Area of all Accessory Buildings shall not exceed 200 square metres, or 5% lot coverage, whichever is the lesser;
- h. A maximum height of 7.08 metres for an Accessory Building shall be provided instead of the maximum required height of 6.0 metres for an Accessory Building;

PURPOSE & EFFECT: So as to permit a proposed Single Detached Dwelling, Accessory Building and the conversion of an existing Single Detached the front yard notwithstanding that:

Notes:

- i) Be advised, the variances have been provided exactly as requested by the applicant. The following discrepancies are noted with regards to the requested variances:
 - a. The height of the proposed Additional Dwelling Unit – Detached has not been provided. As such, the variance requested does not specify a permitted height for the building.
 - b. The Gross Floor Area of the proposed Additional Dwelling Unit – Detached has been indicated on the Minor Variance application form to be 197.42 m², however the requested variance has indicated 98.71 m².
 - c. The height of the barn is indicated on the variance application as 7.08m, however the elevation drawings indicate 7.09m.

The applicant shall confirm the correct measurements for the above variances.

- ii) As per Section 5.1 b) vii), where a driveway is provided in the front yard, all other portions of the front yard shall be landscaped area. An additional variance may be required to permit the Additional Dwelling Unit – Detached and associated parking area within the front yard.
- iii) As per Section 5.1 b) x) the finished floor level of the garage shall be a minimum 0.3 metres above grade. The floor plans provided indicate the garage floor to be 0.11 metres above grade. As such, additional variances may be required.
- iv) Be advised, insufficient information has been provided to determine if a balcony is proposed above the second storey of the proposed Additional Dwelling Unit – Detached. As per Section 4.33.2 i) i), Should a balcony be proposed above the first storey, 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:

FL/A-23:163

| | |
|---------------|--|
| DATE: | Thursday, July 13, 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-23:163, 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-23:163



DATED: June 27, 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.

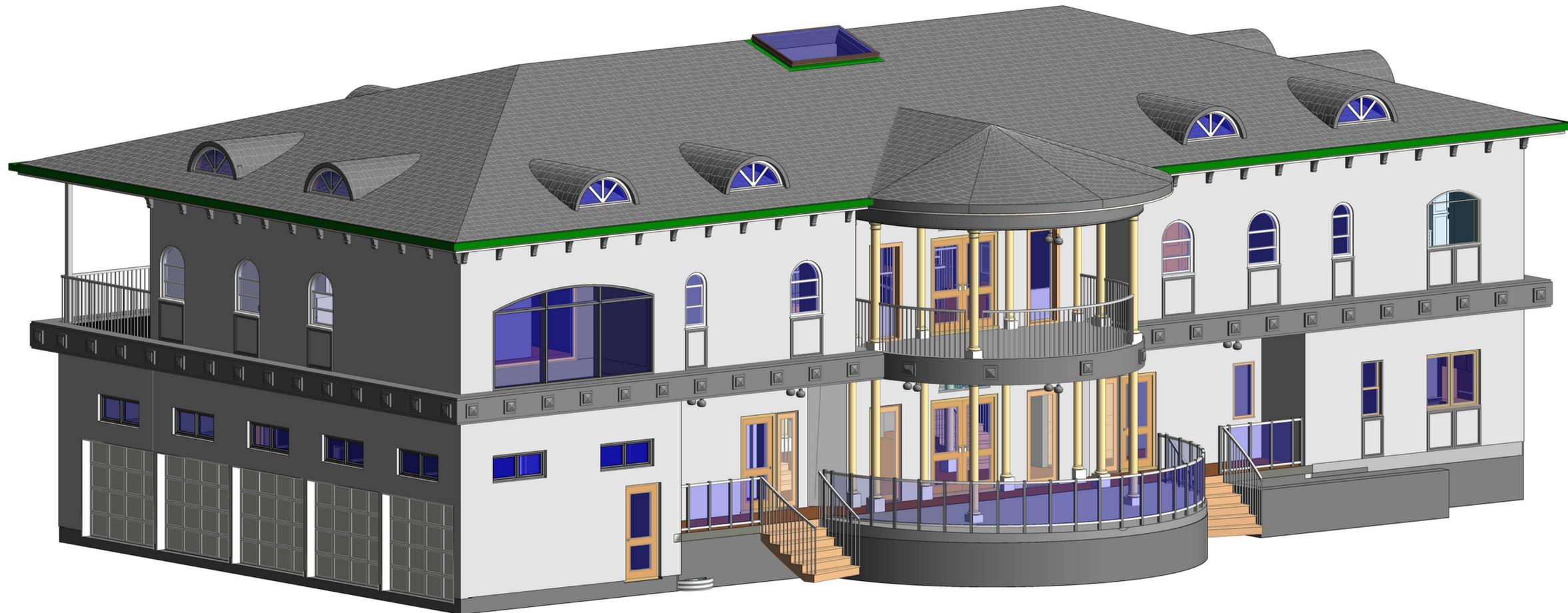
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



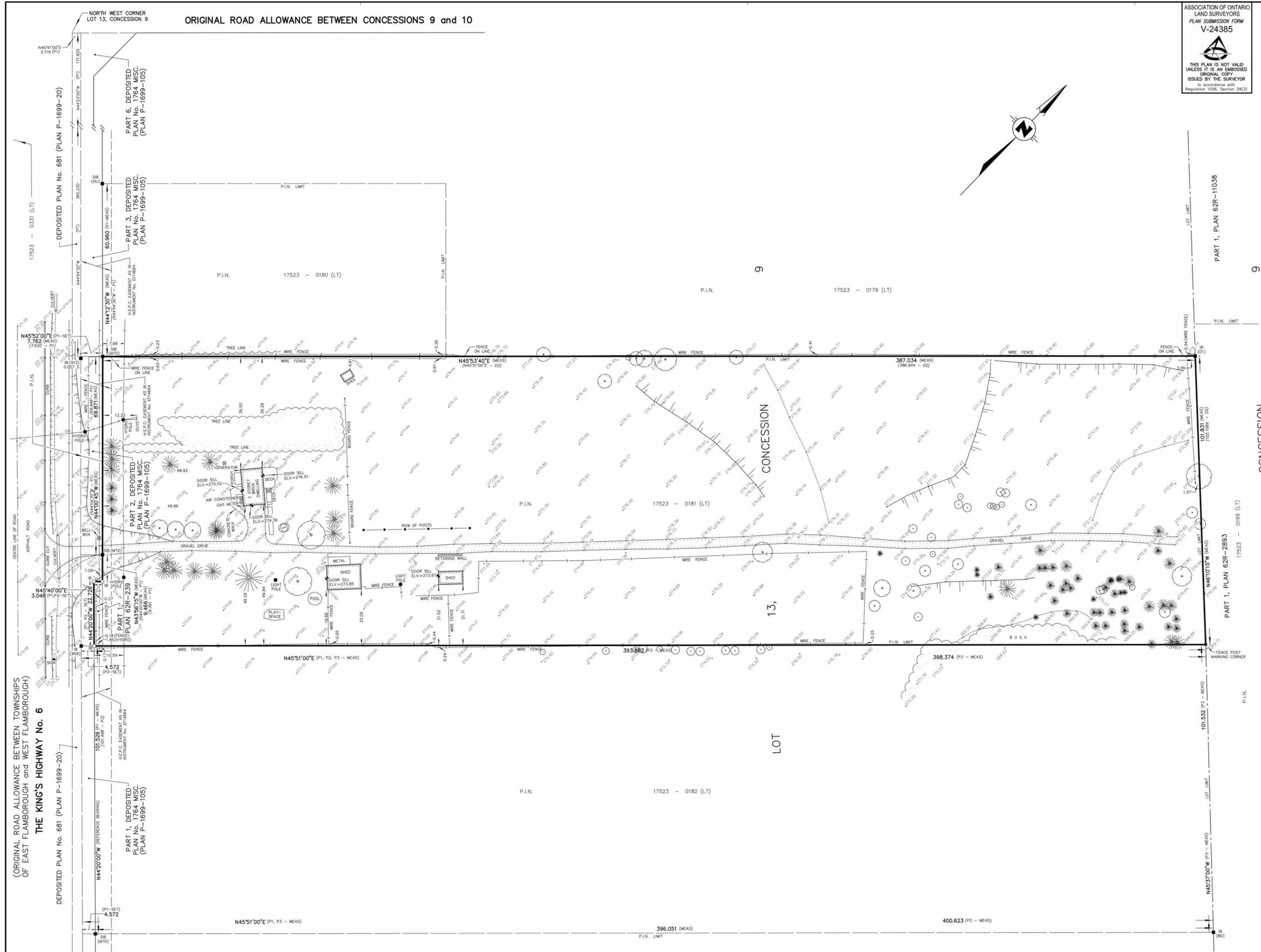
| SHEET LIST | |
|--------------|--|
| SHEET NUMBER | SHEET NAME |
| A0-01 | COVER PAGE |
| A0-02 | SURVEY PLAN |
| A0-04 | PROPOSED SITE PLAN - PART 1 - WEST PORTION |
| A0-05 | PROPOSED SITE PLAN - PART 2 - EAST PORTION |
| A1-01 | PROP BASEMENT PLAN |
| A1-02 | PROP MAIN FLOOR PLAN |
| A1-03 | PROP SECOND FLOOR PLAN |
| A1-04 | PROP ROOF PLAN |
| A1-05 | BARN PLAN |
| A1-06 | PROP BARN BASEMENT |
| A1-07 | BARN ROOF PLAN |
| A1-08 | BASEMENT CEILING PLAN |
| A1-09 | FIRST FLOOR CEILING PLAN |
| A1-10 | 2ND FLOOR CEILING PLAN |
| A2-01 | PROP EAST ELEVATION |
| A2-02 | PROP NORTH ELEVATION |
| A2-03 | PROP SOUTH ELEVATION |
| A2-04 | PROP WEST ELEVATION |
| A2-05 | PROP BARN - FRONT ELEVATION |
| A2-06 | PROP BARN - RIGHT ELEVATION |
| A2-07 | PROP BARN - BACK ELEVATION |
| A2-08 | PROP BARN - BACK ELEVATION |
| A3-01 | SECTION 1 |
| A3-02 | SECTION 2 |
| A3-03 | SECTION 3 |
| A3-04 | BARN-SECTION A-A |
| A3-05 | BARN-SECTION B-B |
| A3-06 | BARN-SECTION C-C |
| A3-07 | SCHEDULE |
| A3-08 | STAIRS AND RAILING DETAIL |
| A4-01 | CONSTRUCTION NOTES & SYMBOLS |

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| No. | DATE | ISSUED FOR REVISIONS | APVD |
|---|--------------|----------------------|--------------|
| | | | |
| CONSULTANT: | | | |
|  Smart Group 296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8 (289) 212-3388, info@smartg.ca | | | |
| CLIENT: | | | |
| 2167284 ONTARIO INC. MR. JAGJIT RANDHAWA | | | |
| PROJECT NAME: | | | |
| PROPOSED NEW RESIDENCE | | | |
| PROJECT ADDRESS: | | | |
| 1588 HWY 6, North, Hamilton ON L8N 2Z7 | | | |
| SHEET NAME: | | | |
| COVER PAGE | | | |
| DATE: | 06/08/2023 | PROJECT No.: | SSS-005-129 |
| SCALE: | | DESIGNER: | I.Shabestari |
| DESIGNER: | I.Shabestari | CHECKER: | A.PIROOZ |
| CHECKER: | A.PIROOZ | SHEET No.: | A0-01 |

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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-24385

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3)

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY SHOWING TOPOGRAPHY
OF PART OF
LOT 13
CONCESSION 9
(FORMERLY GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH)
**REGIONAL MUNICIPALITY OF
HAMILTON-WENTWORTH**

SCALE 1:600m
0 4 8 12 16 20 40 60 METRES

The intended plot size of this plan is 914mm in width by 610mm in height when plotted at a scale of 1:600m.

© COPYRIGHT 2022, AK&M SURVEYING LTD.

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

NOTES:
1) BEARINGS SHOWN HEREON ARE ASTROMONIC AND ARE REFERRED TO THE EAST LIMIT OF THE KING'S HIGHWAY No. 6, AS WIDENED, HAVING A BEARING OF N44°20'00"W ACCORDING TO DEPOSITED PLAN 1764 MISC. (PLAN P-1699-105).

BENCH MARK:
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM CGVD 28 78 AND ARE DERIVED FROM MINISTRY OF NATURAL RESOURCES BENCH MARK No. 00919700077 HAVING A PUBLISHED VALUE OF 292.804.

LEGEND:

- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- MEAS DENOTES MEASURED
- BD DENOTES BLACKBURN & DEWHIRST, O.L.S.'s
- MTO DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
- S09 DENOTES J.C. BLACKBURN, O.L.S.
- S12 DENOTES A.J. CLARKE, O.L.S.
- D1 DENOTES INSTRUMENT No. VM71011
- D2 DENOTES INSTRUMENT No. CD288034
- P1 DENOTES DEPOSITED PLAN 1764 MISC. (PLAN P-1699-105)
- P2 DENOTES PLAN 62R-239
- P3 DENOTES PLAN BY BLACKBURN & DEWHIRST, O.L.S.'s (Dated APRIL 11, 1967)
- DENOTES AERIAL HYDRO
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

PART 2
SURVEY REPORT

- 1) EASEMENT/RIGHT-OF-WAYS - SUBJECT TO AN EASEMENT AS IN INST. E714664.
- 2) NOTE THE LOCATION OF FENCES AS SHOWN ON THE PLAN.
- 3) NOTE HYDRO WIRES CROSSING THE PROPERTY.

PREPARED FOR: MR. JAGJIT RANDHAWA

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 THE 20th DAY OF JULY, 2022.

DATE: JULY 27, 2022
ATHITHITHAN KANAGANAYAGAM
ONTARIO LAND SURVEYOR

15 Great Plains Street
Brampton, Ontario
L6R-1Z5
Phone: (647) 914-3361
Email: info@akmsurveying.com



DATE: JULY 27, 2022 CHECKED BY: A.K. DRAWN BY: S.R.M. PROJECT No.: 2022-27
FILE LOCATION: D:\Brock Art\24\2439\2022-27-SPR.dwg

| No. | DATE | ISSUED FOR | APVD |
|---|------|------------|------|
| REVISIONS | | | |
| CONSULTANT: | | | |
| 296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8 (289) 212-3388, info@smartg.ca | | | |

CLIENT:
2167284 ONTARIO INC.
MR. JAGJIT RANDHAWA

PROJECT NAME:
PROPOSED NEW RESIDENCE

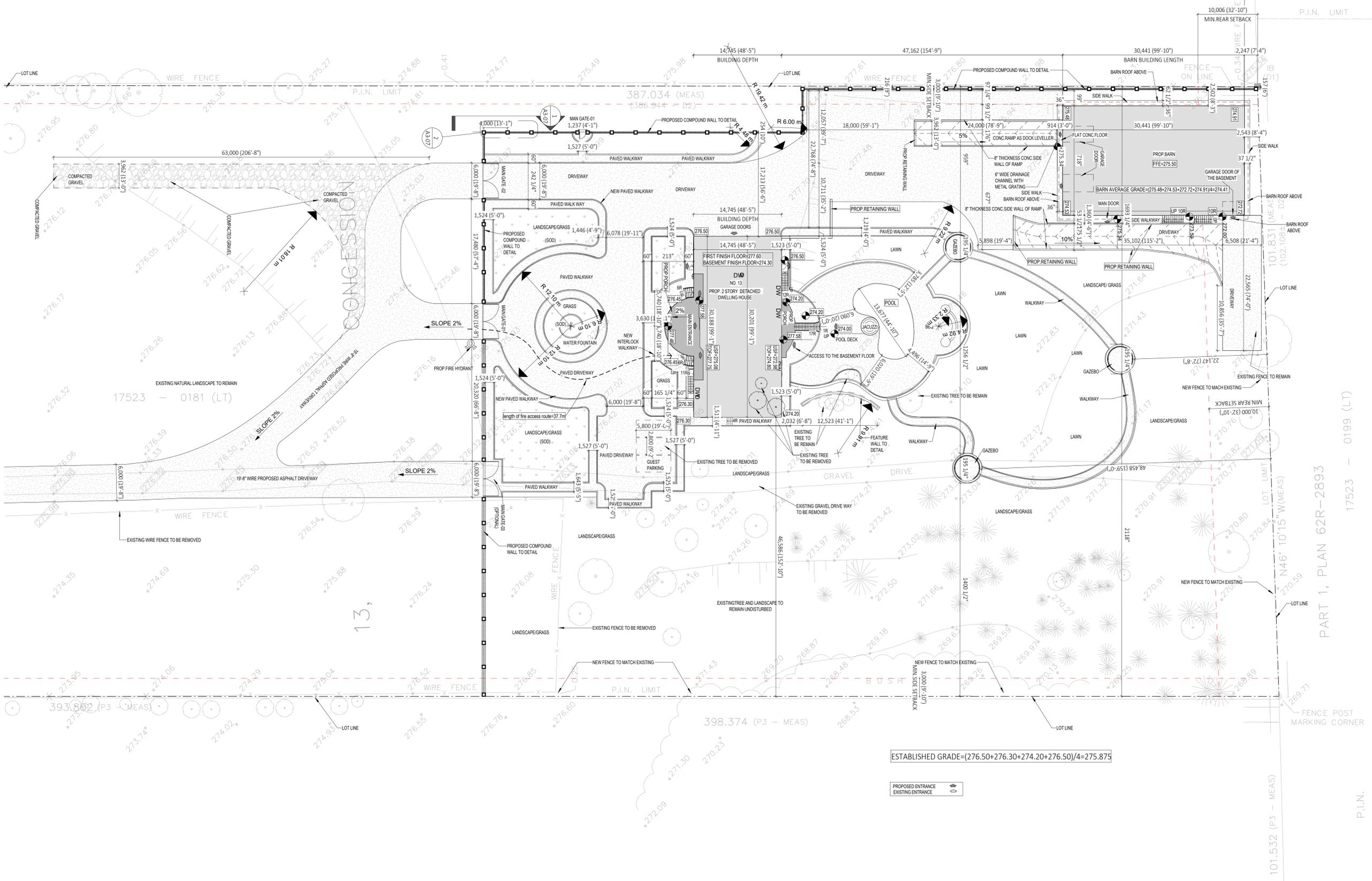
PROJECT ADDRESS:
1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
SURVEY PLAN

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: | SHEET No.: AO-02 |
| DESIGNER: I.Shabestari | CHECKER: A.PIROOZ |



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PART 1, PLAN 62R-2893

17523 - 0199 (LT)

P.I.N.

$$\text{ESTABLISHED GRADE} = \frac{276.50 + 276.30 + 274.20 + 276.50}{4} = 275.875$$



| No. | DATE | ISSUED FOR | APVD |
|-----------|------|------------|------|
| REVISIONS | | | |

CONSULTANT:



296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8
(289) 212-3388, info@smartg.ca

CLIENT:

2167284 ONTARIO INC.
MR. JAGJIT RANDHAWA

PROJECT NAME:

PROPOSED NEW RESIDENCE

PROJECT ADDRESS:

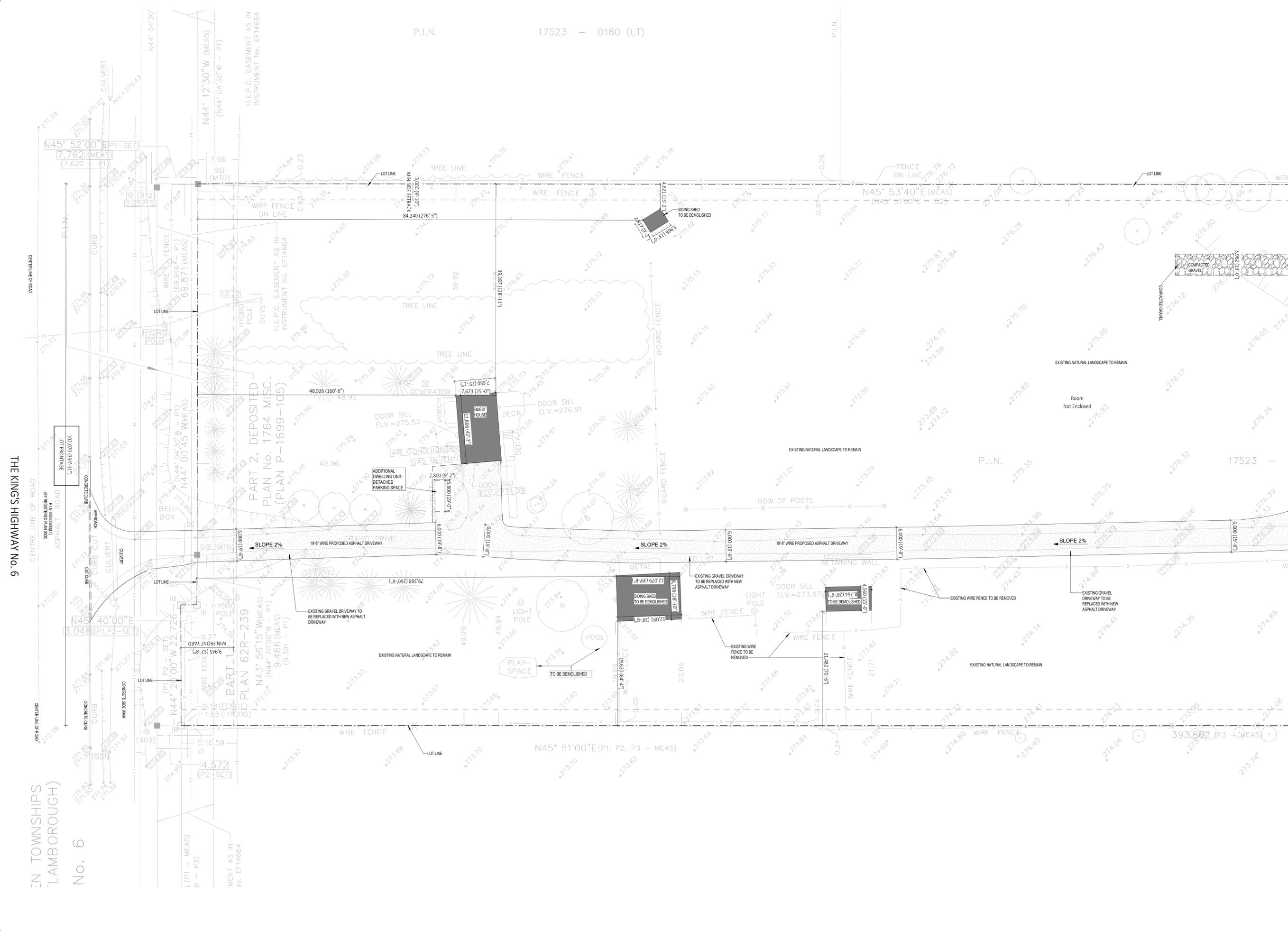
1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:

PROPOSED SITEPLAN-
PART1 - WEST PORTION

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 300 | |
| DESIGNER: I.Shabestari | SHEET No: A0-04 |
| CHECKER: A.PIROOZ | |

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THE KING'S HIGHWAY NO. 6

TOWNSHIPS LAMBOROUGH NO. 6

P.I.N. 17523 - 0180 (LT)

P.I.N. 17523 - 0

| No. | DATE | ISSUED FOR | APVD |
|-----------|------|------------|------|
| REVISIONS | | | |

CONSULTANT:



296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8
 (289) 212-3388, info@smartg.ca

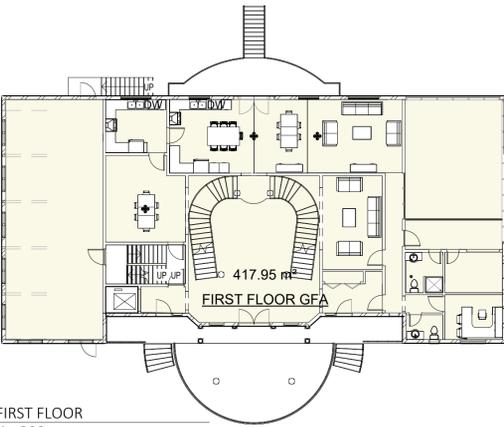
CLIENT:
 2167284 ONTARIO INC.
 MR. JAGJIT RANDHAWA

PROJECT NAME:
 PROPOSED NEW RESIDENCE

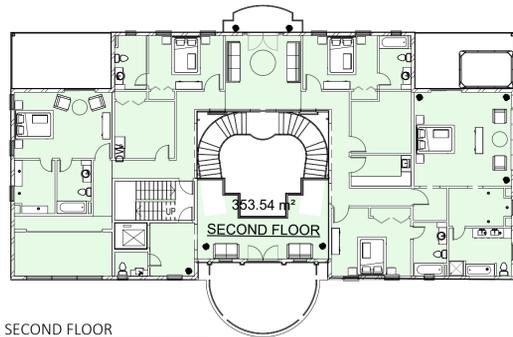
PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 PROPOSED SITEPLAN - PART 2 - EAST PORTION

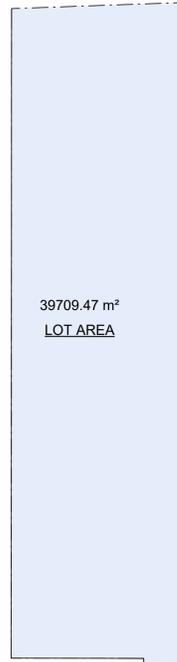
| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1:300 | |
| DESIGNER: I.Shabestari | SHEET No.: AO-05 |
| CHECKER: A.PIROOZ | |



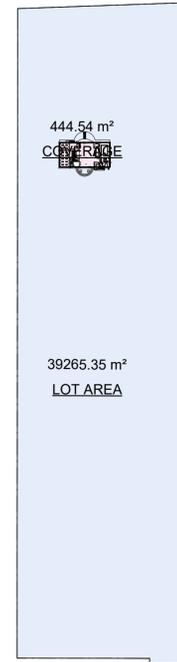
① FIRST FLOOR
1 : 200



② SECOND FLOOR
1 : 200



④ AREA LOT
1 : 2000



⑤ LOT COVERAGE
1 : 2000

| SITE STATISTICS | |
|--|----------|
| AREA | PROPOSED |
| LOT AREA (m ²) | 39709.48 |
| LOT COVERAGE (m ²) | 0.01 |
| TOTAL GROSS FLOOR AREA (m ²) | 771.49 |
| FIRST FLOOR GFA (m ²) | 417.95 |
| SECOND FLOOR GFA (m ²) | 353.54 |
| GUEST HOUSE | 98.71 |
| OPEN AREAS (m ²) | 38.84 |

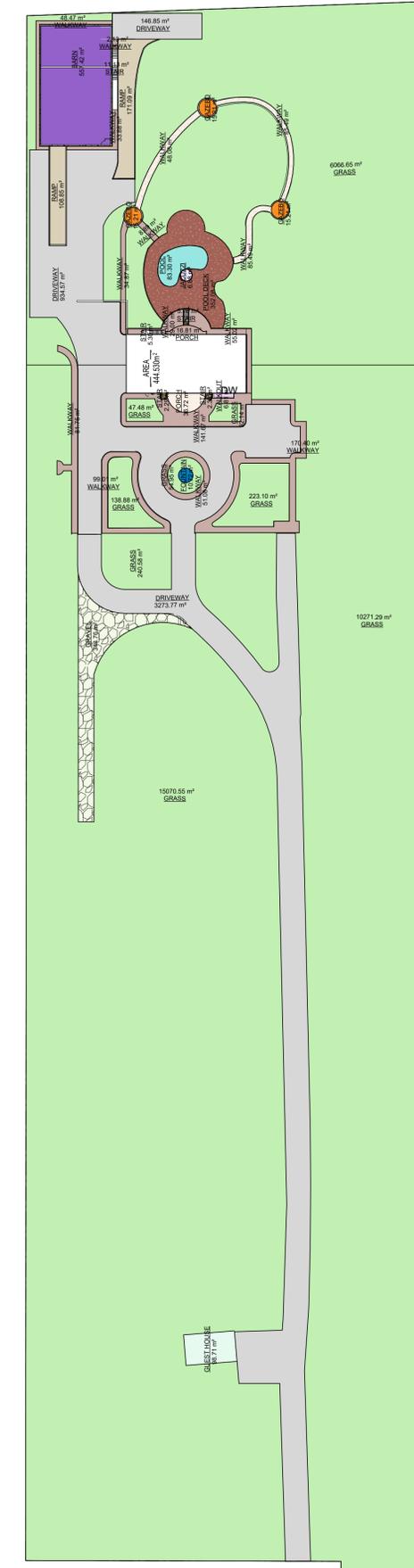
| FRONT YARD LANDSCAPING STATISTIC | |
|----------------------------------|----------------------------|
| AREA | PROPOSED (m ²) |
| FRONT YARD AREA | 25686.64 |
| REQUIRED SOFT LANDSCAPING | 12843.32 |
| PROVIDED SOFT LANDSCAPING | 20922.10 |
| SOFT LANDSCAPING (%) | 81% |
| BUILT UP / PAVED AREAS | 491.97 |
| DRIVEWAY | 3618.53 |
| ACCESSORY BUILDING | 98.71 |
| WALKOUT | 6.81 |
| WALKWAY | 543.91 |
| STAIRS | 4.61 |

| REAR YARD LANDSCAPING STATISTICS | |
|----------------------------------|----------|
| AREA | PROPOSED |
| REAR YARD AREA | 6158.43 |
| REQUIRED SOFT LANDSCAPING | 3079.22 |
| PROVIDED SOFT LANDSCAPING | 3274.26 |
| SOFT LANDSCAPING (%) | 53% |
| BUILT UP / PAVED AREAS | 371.89 |
| RETAINING WALL | 7.12 |
| WALKWAY | 429.19 |
| DRIVEWAY | 1081.42 |
| ACCESSORY BUILDING | 557.42 |
| RAMP | 279.94 |
| INTERLOCKS & STAIRS | 21.38 |
| GAZEBO & POOL&JACUZZI | 135.81 |

| ZONING STATISTICS | | |
|-------------------|----------|---------|
| ZONE | PROPOSED | |
| | PROPOSED | ALLOWED |
| HEIGHT (m) | 11.38 | 10.50 |
| MAIN ENTRANCE (m) | 0.95 | - |
| LOT COVERAGE (%) | 0.01 | - |
| FSI | 0.01942 | - |
| REQUIRED PARKING | 5 | 2 |
| FRONT SETBACK (m) | 292.44 | 10.00 |
| SIDE SETBACK (m) | 24.99 | 3.00 |
| REAR SETBACK (m) | 79.85 | 10.00 |
| LOT FRONTAGE (m) | 102.07 | 30.00 |

Schema 1 Legend

- Area
- BARN
- DRIVEWAY
- FOUNTAIN
- GRASS
- GRAVEL
- GUEST HOUSE
- JACUZZI
- POOL
- POOL DECK
- PORCH
- RAMP
- STAIR
- WALKOUT
- WALKWAY



③ SITEPLAN
1 : 750

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|-----------|------|------------|------|
| REVISIONS | | | |

CONSULTANT:



296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8
(289) 212-3388, info@smartg.ca

CLIENT:
 2167284 ONTARIO INC.
 MR. JAGJIT RANDHAWA

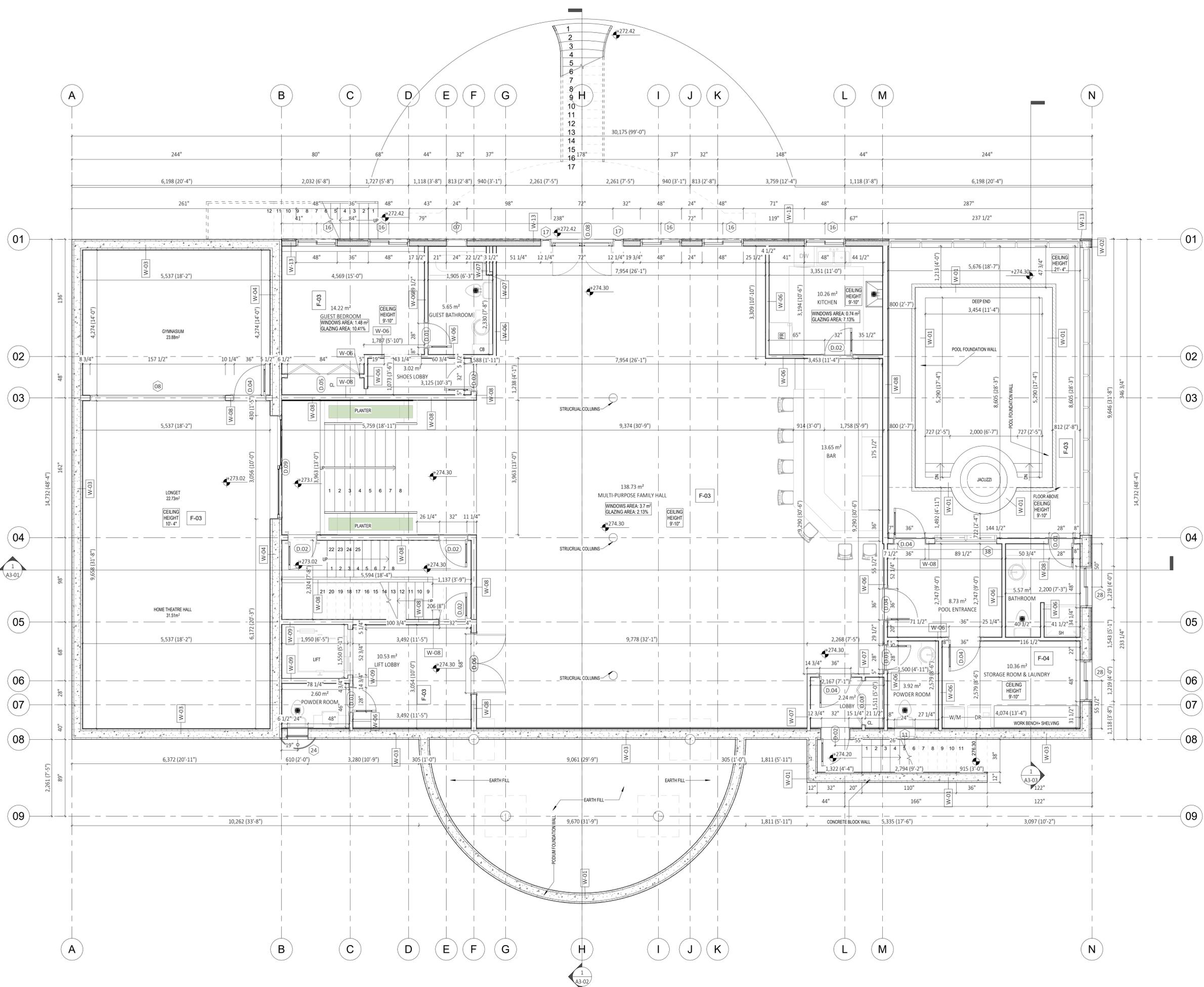
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 STATISTICS

| | |
|---------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: As indicated | DRAWN: Designer |
| DESIGNER: Designer | CHECKER: Checker |
| CHECKER: Checker | SHEET No.: AO-06 |

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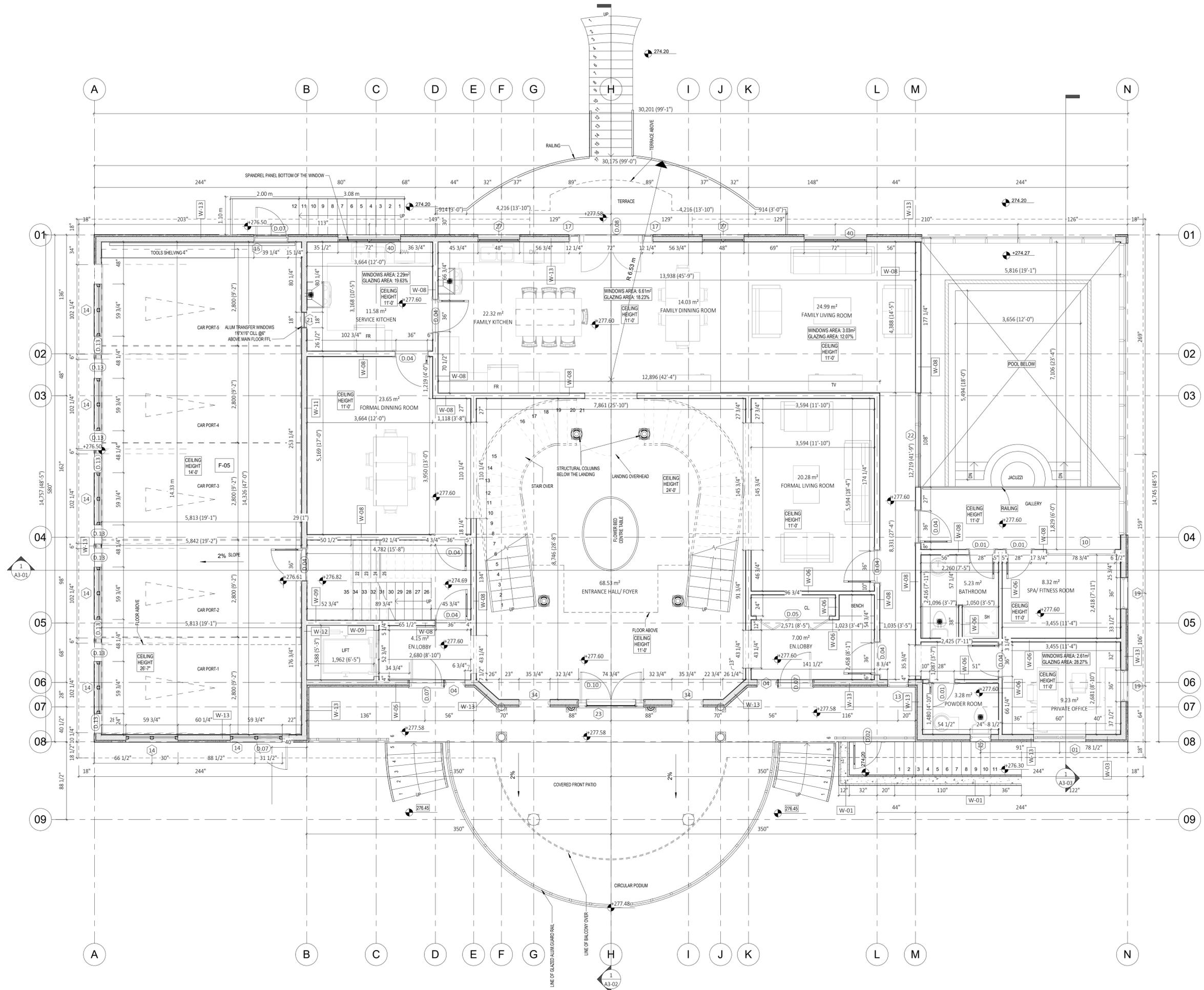
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
PROP. BASEMENT PLAN

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1:50 | |
| DESIGNER: I.Shabestari | SHEET No.: A1-01 |
| CHECKER: A.PIROOZ | |

| ABBREVIATIONS | |
|---------------|------------------|
| CL | CLOSET |
| CB | CABIN |
| FR | FRIDGE |
| SH | SHOWER |
| ELECT CB | ELECTRICAL CABIN |
| DW | DISH WASHER |



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CONSULTANT:



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 (289) 212-3388, info@smart.ca

CLIENT:

**2167284 ONTARIO INC.
 MR. JAGJIT RANDHAWA**

PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
PROP. MAIN FLOOR PLAN

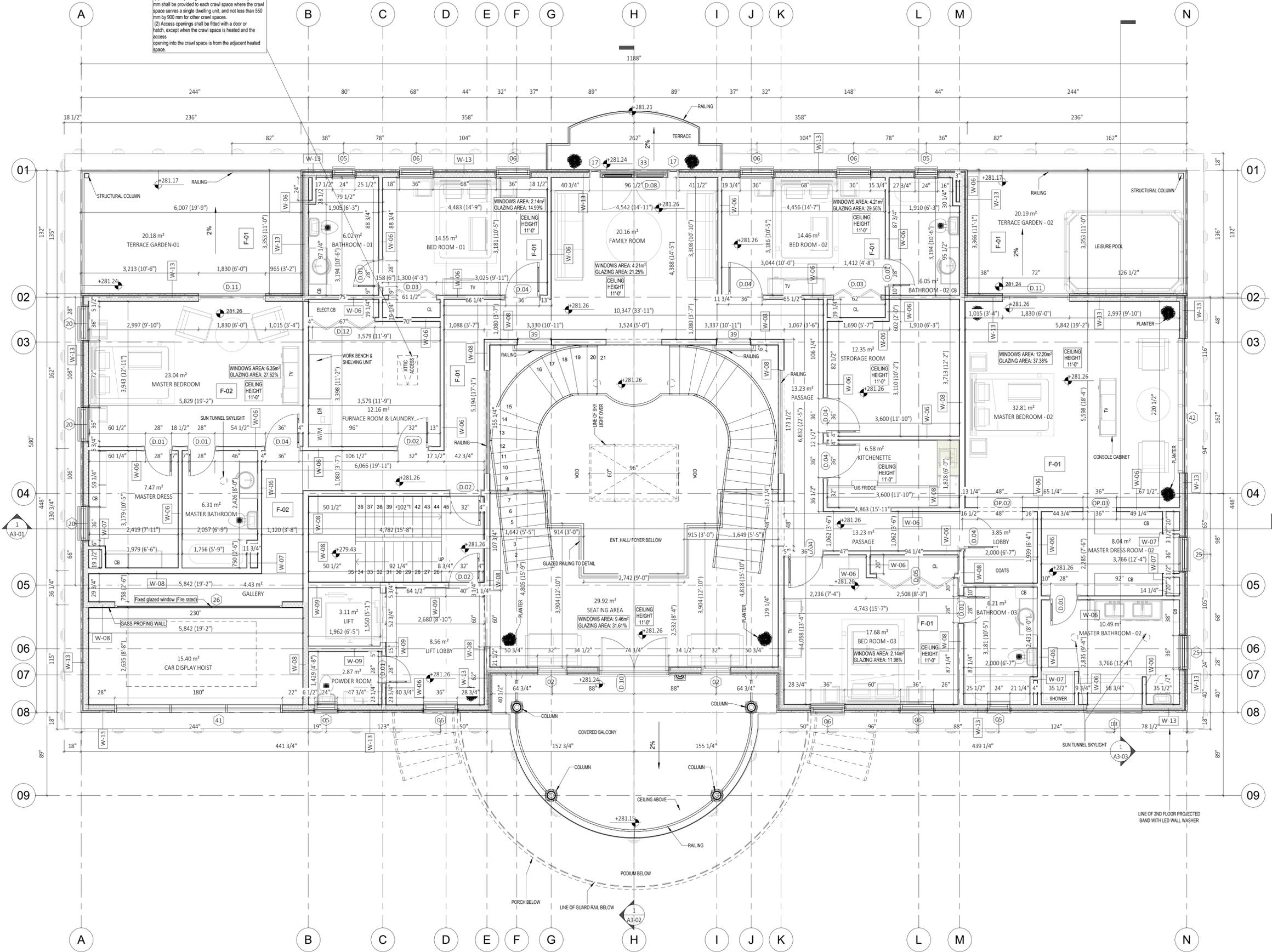
DATE: 06/08/2023 PROJECT No.: SSS-005-129
 SCALE: 1:50
 DESIGNER: I.Shabestari SHEET No.: A1-02
 CHECKER: A.PIROOZ

ABBREVIATIONS

| | |
|----------|------------------|
| CL | CLOSET |
| CB | CABIN |
| FR | FRIDGE |
| SH | SHOWER |
| ELECT CB | ELECTRICAL CABIN |
| DW | DISH WASHER |

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9.18.2 Access
 9.18.2.1. Access Openings
 (1) An access opening of not less than 500 mm by 700 mm shall be provided to each crawl space where the crawl space serves a single dwelling unit, and not less than 500 mm by 900 mm for other crawl spaces.
 (2) Access openings shall be fitted with a door or hatch, except when the crawl space is heated and the access opening into the crawl space is from the adjacent heated space.



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 MR. JAGJIT RANDHAWA

PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

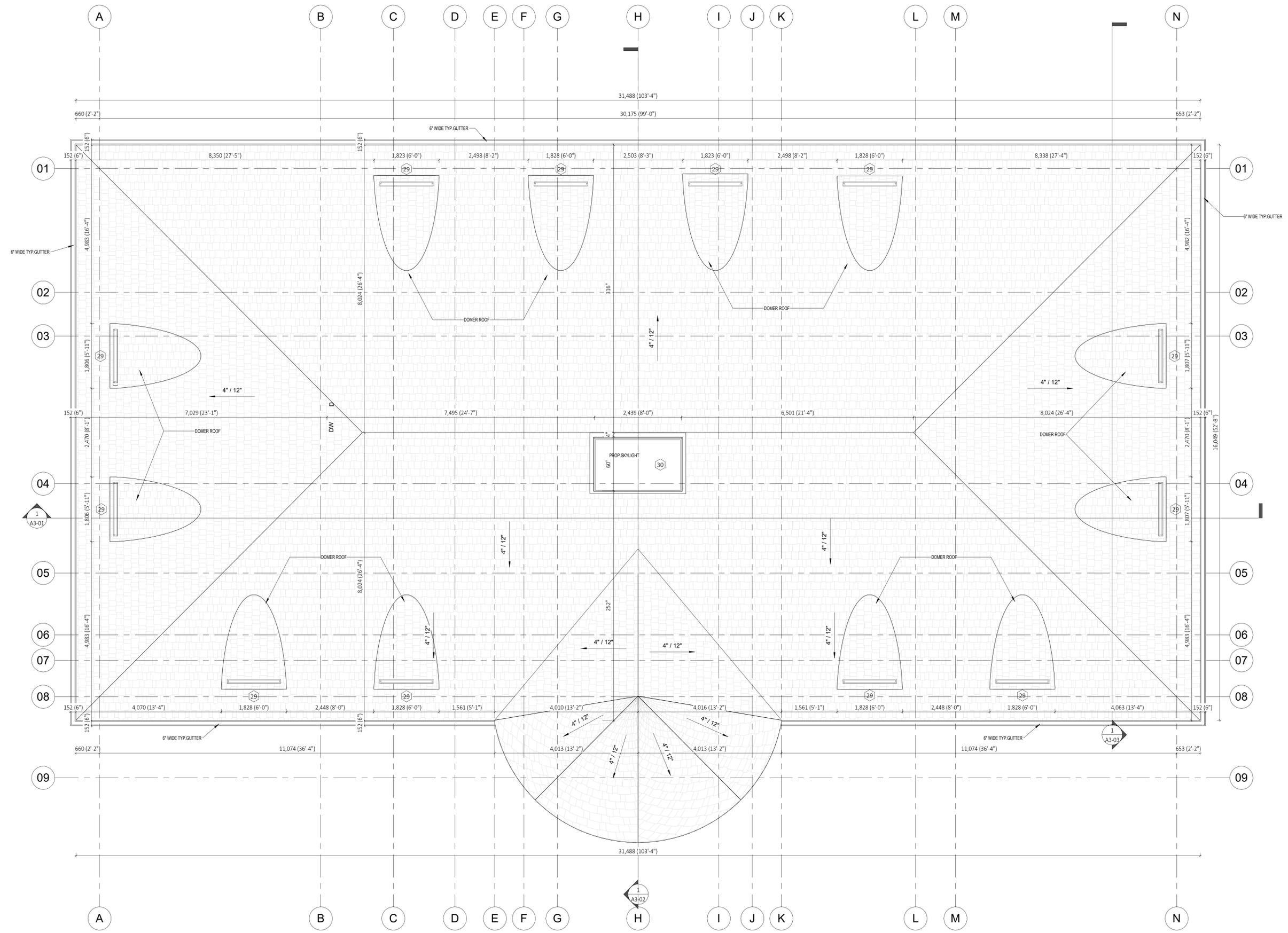
SHEET NAME:
 PROP. SECOND FLOOR PLAN

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1:50 | SHEET No.: A1-03 |
| DESIGNER: I.Shabestari | CHECKER: A.PIROOZ |

ABBREVIATIONS

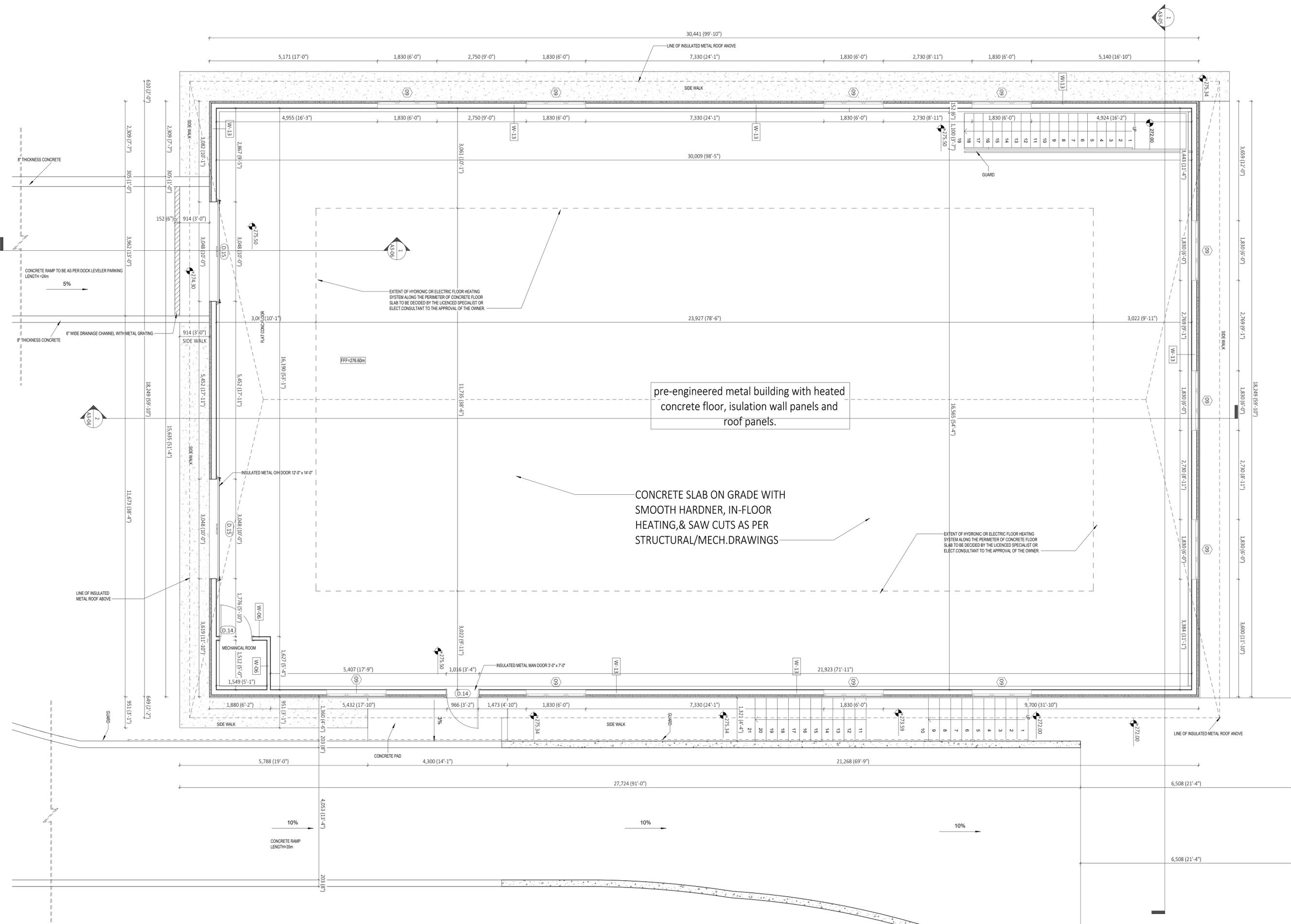
| | |
|----------|------------------|
| CL | CLOSET |
| CB | CABIN |
| FR | FRIDGE |
| SH | SHOWER |
| ELECT CB | ELECTRICAL CABIN |
| DW | DISH WASHER |

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1 ROOF PEAK- PROPOSED
 1 : 50

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| CLIENT: | | | |
| 2167284 ONTARIO INC. MR. JAGJIT RANDHAWA | | | |
| PROJECT NAME: | | | |
| PROPOSED NEW RESIDENCE | | | |
| PROJECT ADDRESS: | | | |
| 1588 HWY 6, North, Hamilton ON L8N 2Z7 | | | |
| SHEET NAME: | | | |
| PROP. ROOF PLAN | | | |
| DATE: | 06/08/2023 | PROJECT No.: | SSS-005-129 |
| SCALE: | 1 : 50 | DESIGNER: | I.Shabestari |
| CHECKER: | A.PIROOZ | SHEET No.: | A1-04 |



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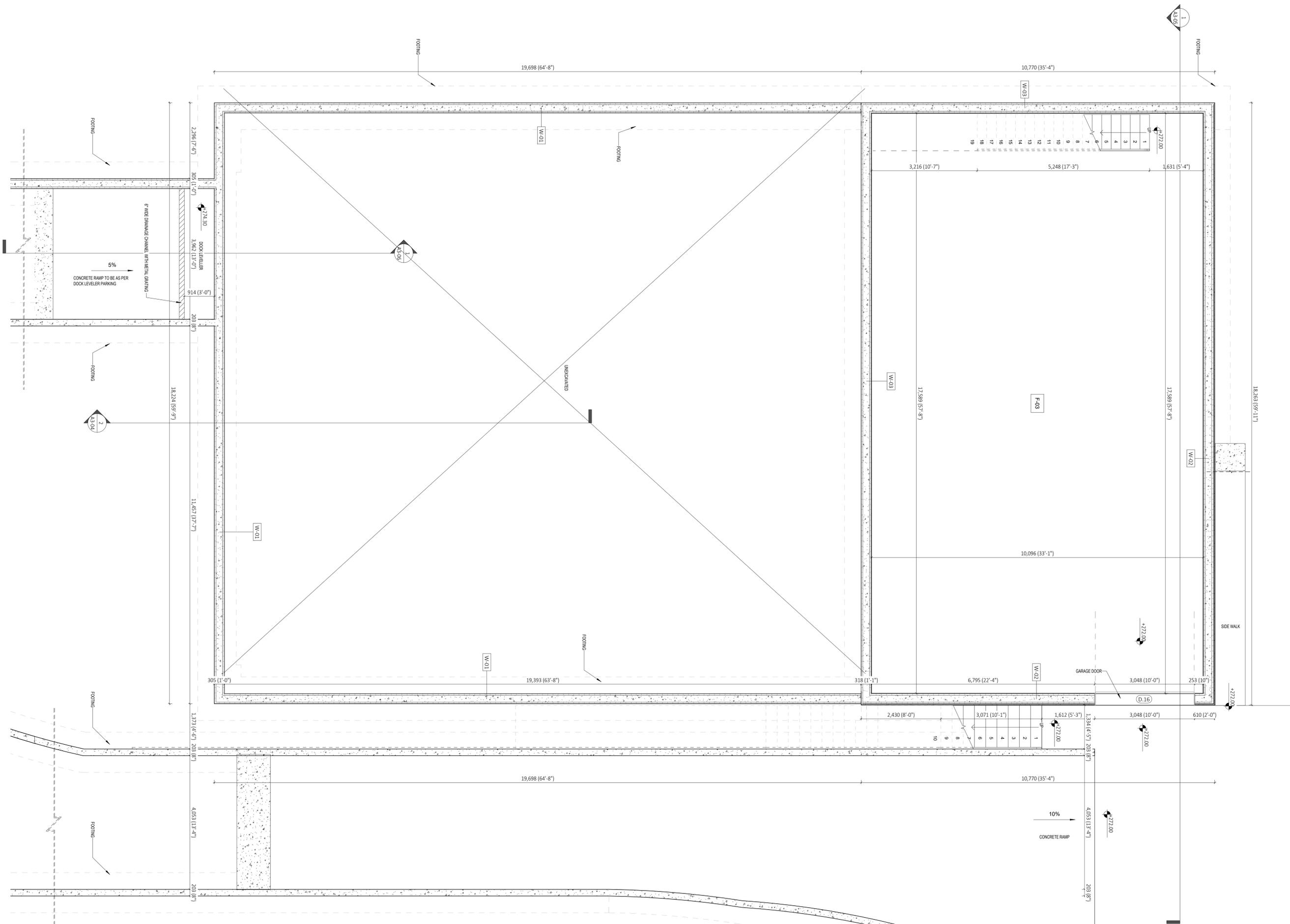
CLIENT:
 2167284 ONTARIO INC.
 MR. JAGJIT RANDHAWA

PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 BARN PLAN

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1:50 | DRAWN: I.Shabestari |
| DESIGNER: I.Shabestari | CHECKER: Checker |
| | SHEET No.: A1-05 |



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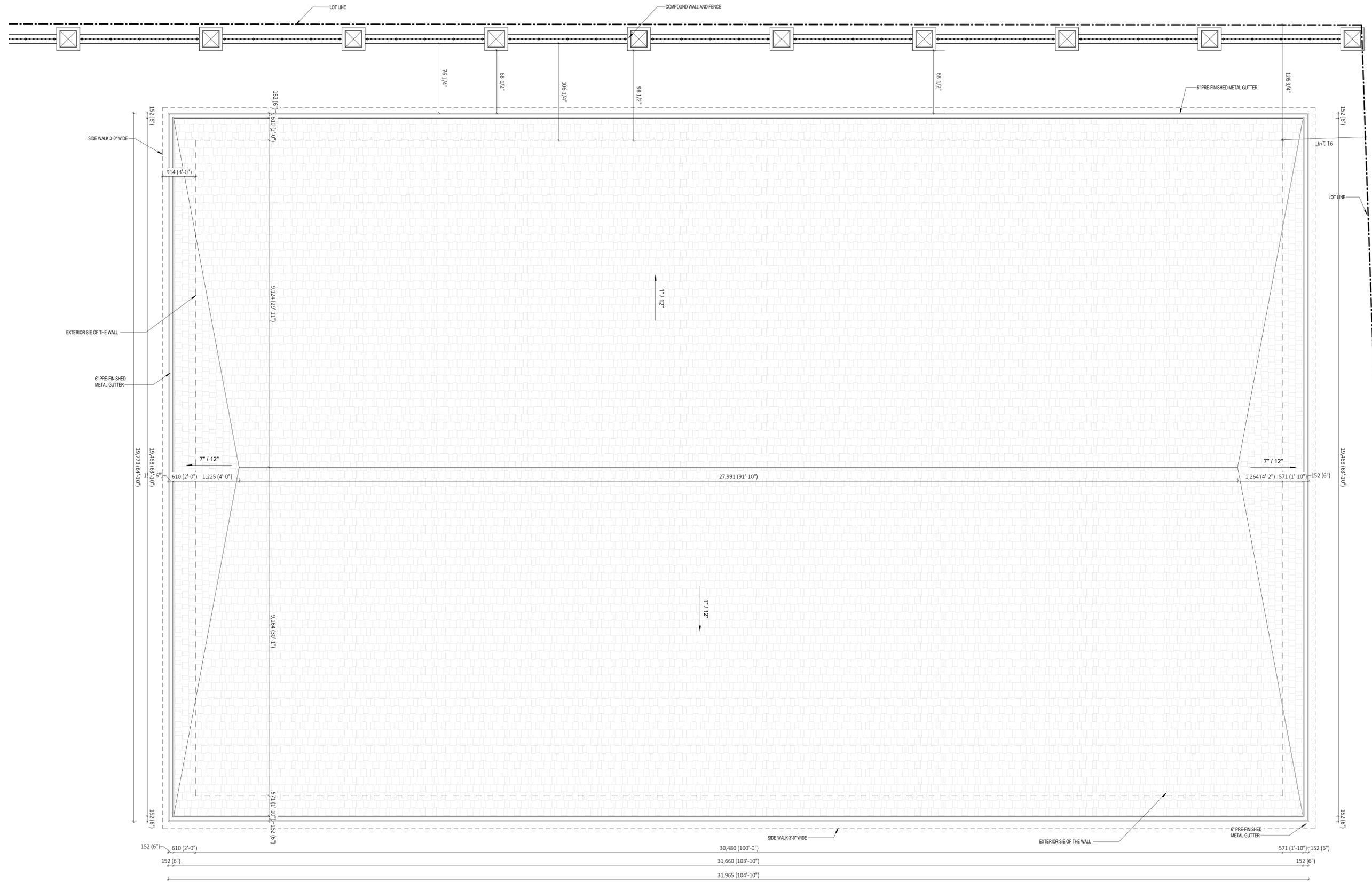
2167284 ONTARIO INC.
MR. JAGJIT RANDHAWA

PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
PROP. BARN-BASEMENT

| | |
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| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
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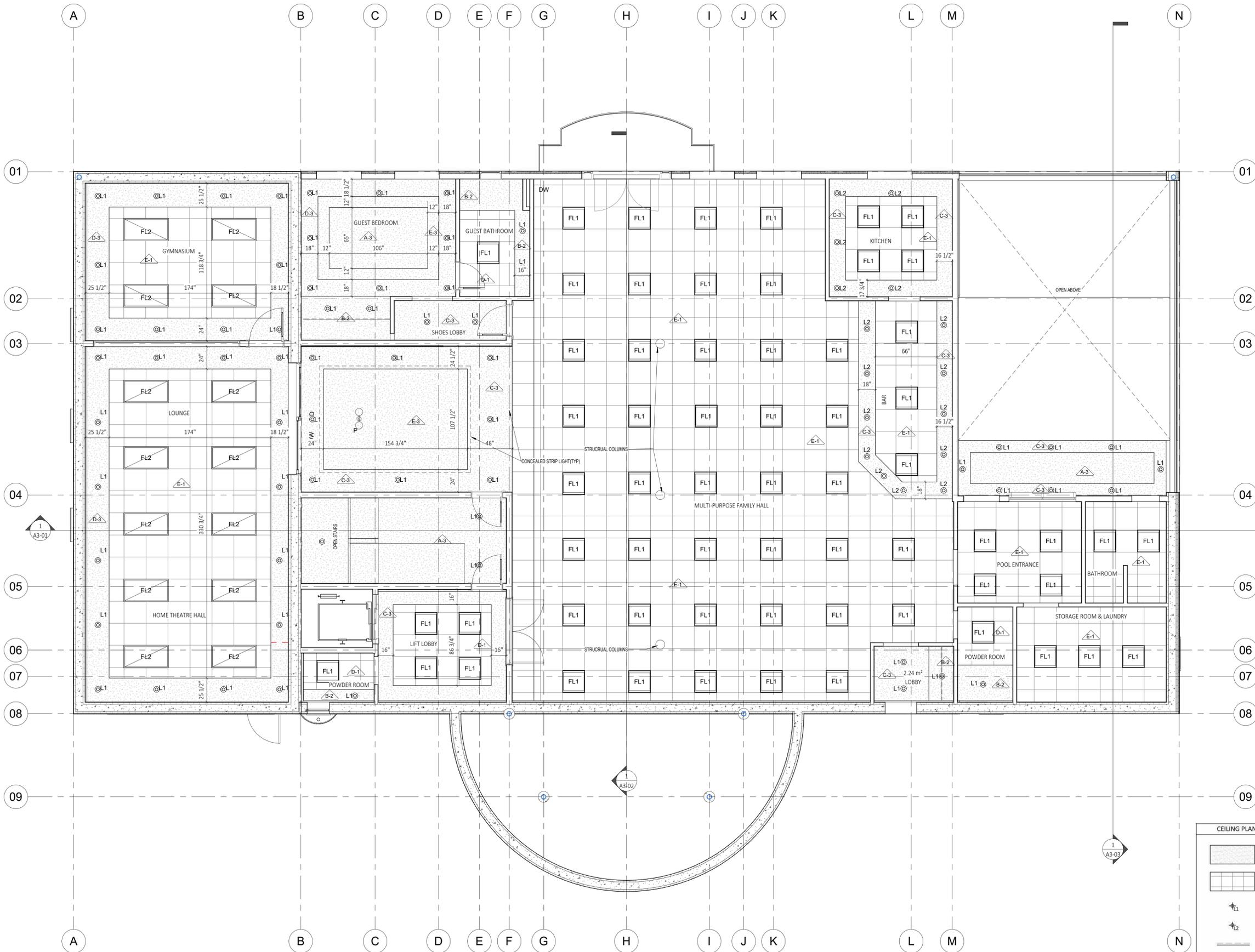
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 BARN ROOF PLAN

| | |
|------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | DESIGNER: I.Shabestari |
| CHECKER: Checker | SHEET No.: A1-07 |

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| CEILING CONSTRUCTION LEGEND | |
|-----------------------------|---------------------------------------|
| A | U/S STRUCTURE |
| B | 7'-6" FROM FLOOR FINISH LEVEL (FFL) |
| C | 8'-0" FROM FLOOR FINISH LEVEL (FFL) |
| D | 8'-6" FROM FLOOR FINISH LEVEL (FFL) |
| E | 9'-0" FROM FLOOR FINISH LEVEL (FFL) |
| F | 9'-6" FROM FLOOR FINISH LEVEL (FFL) |
| G | 10'-0" FROM FLOOR FINISH LEVEL (FFL) |
| H | 9'-6" FROM FLOOR FINISH LEVEL (FFL) |
| I | 10'-5" FROM FLOOR FINISH LEVEL (FFL) |
| J | 22'-11" FROM FLOOR FINISH LEVEL (FFL) |
| K | 11'-0" FROM FLOOR FINISH LEVEL (FFL) |

| CEILING CONSTRUCTION LEGEND | |
|-----------------------------|---|
| 1 | ACOUSTIC CEILING TILES 24"x24" OR 48"x3/4" WITH SUSPENDED T-BAR FRAME CEILING OR PRE-FINISHED METAL TILES IN KITCHEN & WET AREAS(WHITE) |
| 2 | 1/2" OR 5/8" TYPE 'X' GWB CEILING OR BULKHEAD, PAINTED |
| 3 | 1 OR 2 LAYERS OF 5/8" TYPE 'X' GWB PAINTED (REFER TO FLOOR AND ROOF ASSEMBLIES) |
| 4 | 1/2" GWB BULKHEAD, PAINTED (SUPPORTED BY WOOD OR METAL FRAME SYSTEM) |
| 5 | PRE-FINISHED METAL STRIP CEILING (PERFORATED OR SOLID PANELS) COLOR: WHITE(MATTE FINISH) |
| 6 | 2 LAYERS OF 5/8" TYPE 'X' GWB(1.0 HR FRR), PAINTED (REFER TO FLOOR AND ROOF ASSEMBLIES) |
| 7 | 5/8" LAMINATED MDF SUSPENDED CEILING IN CHERRY MATTE FINISH (PERFORATED OR SOLID PANEL) |

| CEILING PLAN LEGEND | | | |
|---------------------|--|--|---|
| | GYPSSUM WALL BOARD | | CHANDELIER 'C' (REFER TO ELECTRICAL) |
| | ACOUSTICAL CEILING TILES SIZES: 2'X2' OR 4'X2' | | PENDANT LIGHT 'P' (REFER TO ELECTRICAL) |
| | RECESSED POT LIGHT L1 (REFER TO ELECTRICAL) | | WALL BRACKET LIGHT L3 (REFER TO ELECTRICAL) |
| | RECESSED POT LIGHT L2 (REFER TO ELECTRICAL) | | FLUORESCENT LIGHT (RECESSED OR SURFACE MOUNTED) |
| | CONCEALED STRIP LIGHT (REFER TO ELECTRICAL) | | AIR SUPPLY GRILLE |
| | | | AIR RETURN GRILLE |

NOTES:
 1. SEE ELECTRICAL DRAWINGS FOR LIGHT LOCATIONS, TYPES AND SPECS.
 2. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF DIFFUSERS, GRILLES, AND OTHER MECH. ITEMS IN CEILINGS.

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CONSULTANT:

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CLIENT:
 2167284 ONTARIO INC.
 MR. JAGJIT RANDHAWA

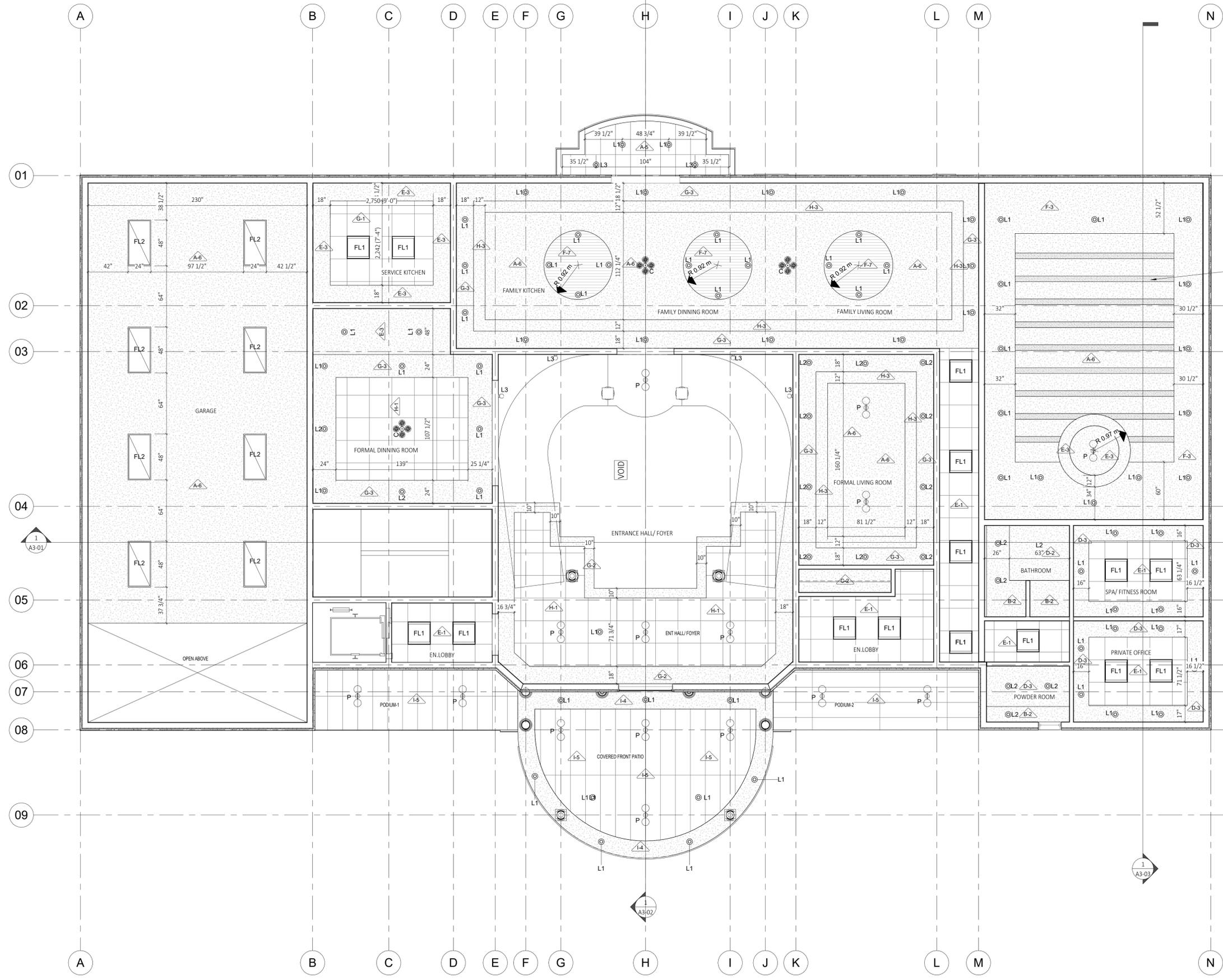
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 BASEMENT CEILING PLAN

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: As indicated | |
| DESIGNER: I.Shabestari | SHEET No: A1-08 |
| CHECKER: A.PIROOZ | |

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| CEILING CONSTRUCTION LEGEND | |
|-----------------------------|---------------------------------------|
| A | U/S STRUCTURE |
| B | 7'-6" FROM FLOOR FINISH LEVEL (FFL) |
| C | 8'-0" FROM FLOOR FINISH LEVEL (FFL) |
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| J | 22'-11" FROM FLOOR FINISH LEVEL (FFL) |
| K | 11'-0" FROM FLOOR FINISH LEVEL (FFL) |

| CEILING CONSTRUCTION LEGEND | |
|-----------------------------|---|
| 1 | ACOUSTIC CEILING TILES 24"x24" OR 48"x3/4" WITH SUSPENDED T-BAR FRAME CEILING OR PRE-FINISHED METAL TILES IN KITCHEN & WET AREAS(WHITE) |
| 2 | 1/2" OR 5/8" TYPE 'X' GWB CEILING OR BULKHEAD, PAINTED |
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| 5 | PRE-FINISHED METAL STRIP CEILING (PERFORATED OR SOLID PANELS) COLOR: WHITE(MATTE FINISH) |
| 6 | 2 LAYERS OF 5/8" TYPE 'X' GWB(L.O HR FRR), PAINTED (REFER TO FLOOR AND ROOF ASSEMBLIES) |
| 7 | 5/8" LAMINATED MDF-SUSPENDED CEILING IN CHERRY MATTE FINISH (PERFORATED OR SOLID PANEL) |

| CEILING PLAN LEGEND | | | |
|---------------------|--|--|---|
| | GYPSUM WALL BOARD | | CHANDELLIER 'C' (REFER TO ELECTRICAL) |
| | ACOUSTICAL CEILING TILES SIZES: 2'X2' OR 4'X2' | | PENDANT LIGHT 'P' (REFER TO ELECTRICAL) |
| | RECESSED POT LIGHT L1 (REFER TO ELECTRICAL) | | WALL BRACKET LIGHT L3 (REFER TO ELECTRICAL) |
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| | | | AIR RETURN GRILLE |

NOTES:
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 2. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF DIFFUSERS, GRILLES, AND OTHER MECH. ITEMS IN CEILINGS.

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CONSULTANT:

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CLIENT:
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 MR. JAGJIT RANDHAWA

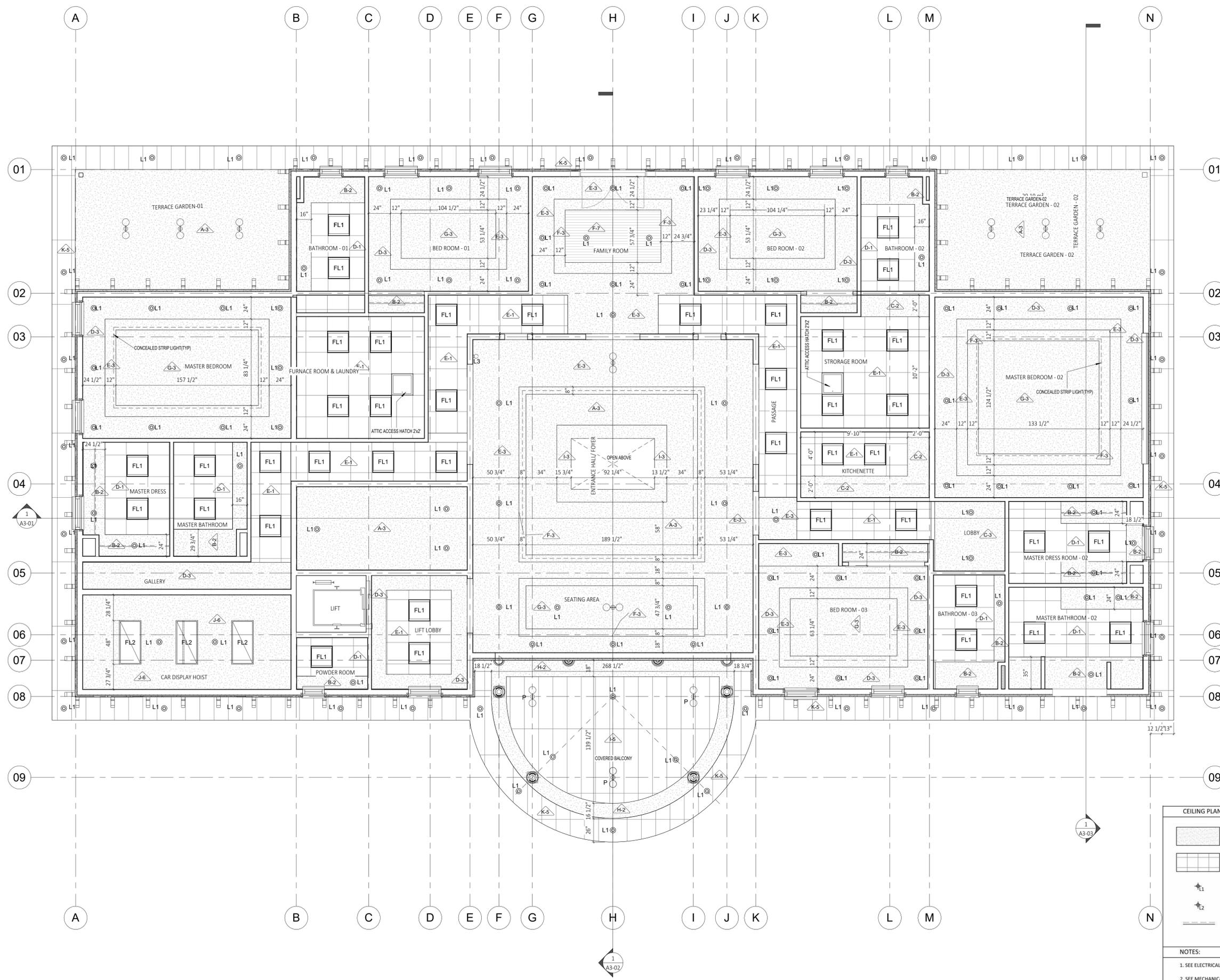
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 FIRST FLOOR CEILING PLAN

| | |
|---------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: As indicated | DESIGNER: I.Shabestari |
| CHECKER: A.PIROOZ | SHEET No: A1-09 |

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| CEILING CONSTRUCTION LEGEND | |
|-----------------------------|---------------------------------------|
| A | U/S STRUCTURE |
| B | 7'-6" FROM FLOOR FINISH LEVEL (FFL) |
| C | 8'-0" FROM FLOOR FINISH LEVEL (FFL) |
| D | 8'-6" FROM FLOOR FINISH LEVEL (FFL) |
| E | 9'-0" FROM FLOOR FINISH LEVEL (FFL) |
| F | 9'-6" FROM FLOOR FINISH LEVEL (FFL) |
| G | 10'-0" FROM FLOOR FINISH LEVEL (FFL) |
| H | 9'-6" FROM FLOOR FINISH LEVEL (FFL) |
| I | 10'-5" FROM FLOOR FINISH LEVEL (FFL) |
| J | 22'-11" FROM FLOOR FINISH LEVEL (FFL) |
| K | 11'-0" FROM FLOOR FINISH LEVEL (FFL) |

| CEILING CONSTRUCTION LEGEND | |
|-----------------------------|---|
| 1 | ACOUSTIC CEILING TILES 24"x24" OR 48"x3/4" WITH SUSPENDED T-BAR FRAME CEILING OR PRE-FINISHED METAL TILES IN KITCHEN & WET AREAS(WHITE) |
| 2 | 1/2" OR 5/8" TYPE 'X' GWB CEILING OR BULKHEAD, PAINTED |
| 3 | 1 OR 2 LAYERS OF 5/8" TYPE 'X' GWB PAINTED (REFER TO FLOOR AND ROOF ASSEMBLIES) |
| 4 | 1/2" GWB BULKHEAD, PAINTED (SUPPORTED BY WOOD OR METAL FRAME SYSTEM) |
| 5 | PRE-FINISHED METAL STRIP CEILING (PERFORATED OR SOLID PANELS) COLOR: WHITE(MATTE FINISH) |
| 6 | 2 LAYERS OF 5/8" TYPE 'X' GWB(1.0 HR FRR), PAINTED (REFER TO FLOOR AND ROOF ASSEMBLIES) |
| 7 | 5/8" LAMINATED MDF SUSPENDED CEILING IN CHERRY MATTE FINISH (PERFORATED OR SOLID PANEL) |

| CEILING PLAN LEGEND | | | |
|---------------------|--|--|---|
| | GYPSUM WALL BOARD | | CHANDELLIER 'C' (REFER TO ELECTRICAL) |
| | ACOUSTICAL CEILING TILES SIZES: 2'X2' OR 4'X2' | | PENDANT LIGHT 'P' (REFER TO ELECTRICAL) |
| | RECESSED POT LIGHT L1 (REFER TO ELECTRICAL) | | WALL BRACKET LIGHT L3 (REFER TO ELECTRICAL) |
| | RECESSED POT LIGHT L2 (REFER TO ELECTRICAL) | | FLUORESCENT LIGHT (RECESSED OR SURFACE MOUNTED) |
| | CONCEALED STRIP LIGHT (REFER TO ELECTRICAL) | | AIR SUPPLY GRILLE |
| | | | AIR RETURN GRILLE |

NOTES:
 1. SEE ELECTRICAL DRAWINGS FOR LIGHT LOCATIONS, TYPES AND SPECS.
 2. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF DIFFUSERS, GRILLES, AND OTHER MECH. ITEMS IN CEILINGS.

| No. | DATE | ISSUED FOR | APVD |
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| | | REVISIONS | |

CONSULTANT:

 296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8
 (289) 212-3388, info@Smartg.ca

CLIENT:
 2167284 ONTARIO INC.
 MR. JAGJIT RANDHAWA

PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 2ND FLOOR CEILING PLAN

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: As indicated | |
| DESIGNER: I.Shabestari | SHEET No: A1-10 |
| CHECKER: A.PIROOZ | |

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BUILDING FACE 6: 235.90 m²
 UNPROTECTED OPENINGS (TOTAL): 38.48m²(16.31%)
 LIMITING DISTANCE: 79.85 m
 ALLOWABLE AREA % : N/A

BUILDING FACE 7: 43.84 m²
 UNPROTECTED OPENINGS (TOTAL): 5.55m² (12.65%)
 LIMITING DISTANCE: 85.11 m
 ALLOWABLE AREA % : N/A



1 REAR ELEVATION
 1 : 50

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CLIENT:
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PROJECT NAME:
 PROPOSED NEW RESIDENCE

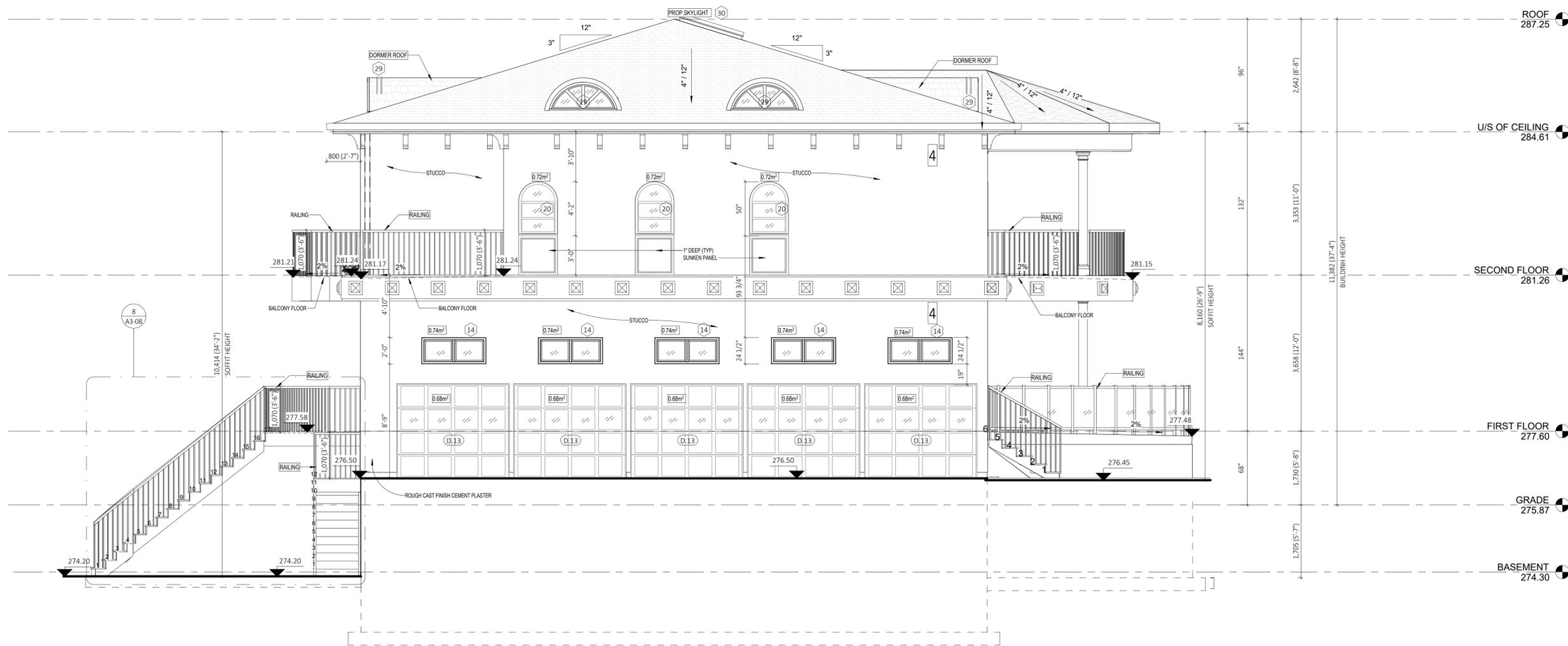
PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 PROP.EAST ELEVATION

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: I.Shabestari | SHEET No: A2-01 |
| CHECKER: A.PIROOZ | |

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BUILDING FACE 4: 124.31 m²
 UNPROTECTED OPENINGS (TOTAL): 7.84 m² (6.3%)
 LIMITING DISTANCE: 24.99 m
 ALLOWABLE AREA % : N/A



1 NORTH ELEVATION
 1 : 50

| No. | DATE | ISSUED FOR | APVD |
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CLIENT:

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PROJECT NAME:
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PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 PROP. NORTH ELEVATION

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: I.Shabestari | SHEET No: A2-02 |
| CHECKER: A.PIROOZ | |

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BUILDING FACE 5: 124.31 m²
 UNPROTECTED OPENINGS (TOTAL) : 24.85 m² (19.99%)
 LIMITING DISTANCE: 46.60 m
 ALLOWABLE AREA %: N/A



1 SOUTH ELEVATION
 1 : 50

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CLIENT:
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 MR. JAGJIT RANDHAWA

PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 PROP.SOTUH ELEVATION

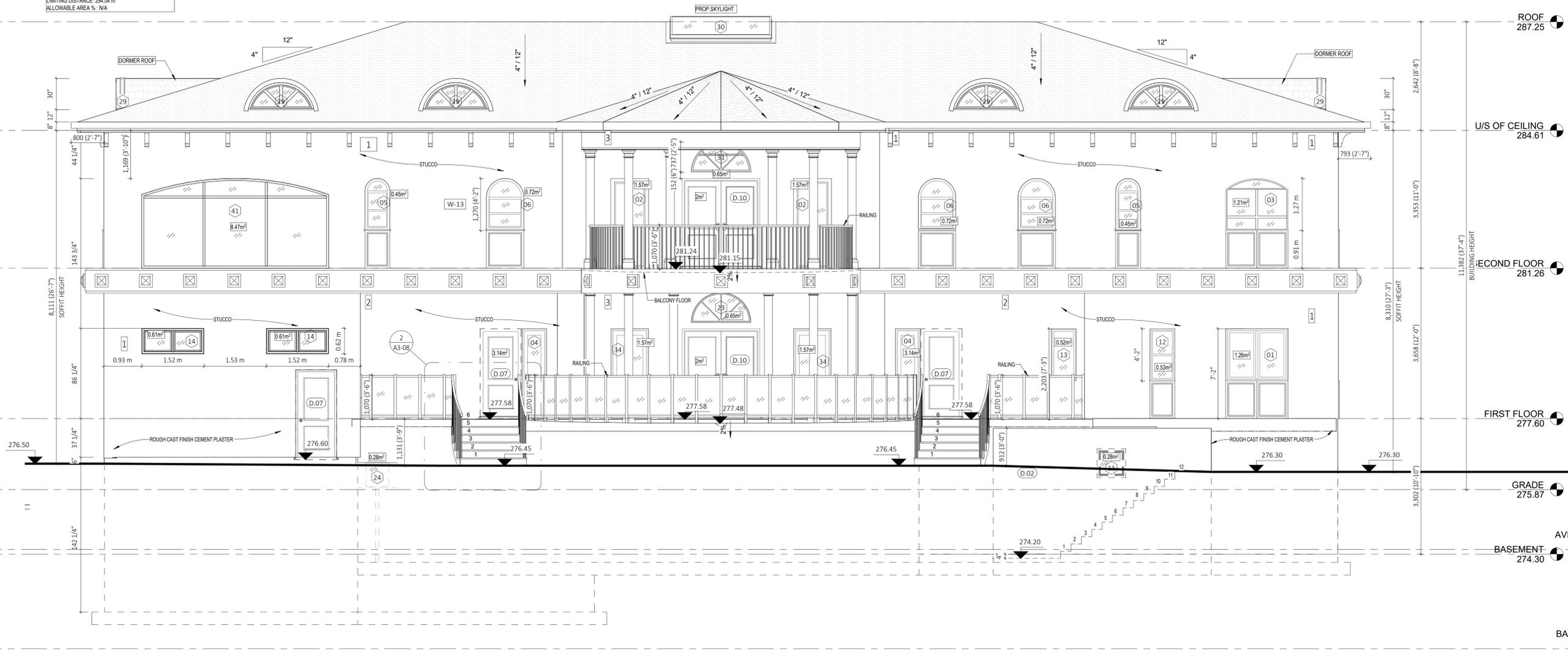
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|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: I.Shabestari | SHEET No: A2-03 |
| CHECKER: A.PIROOZ | |

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BUILDING FACE 1: 181.41 m²
 UNPROTECTED OPENINGS (TOTAL): 16.87 m² (9.29%)
 LIMITING DISTANCE: 292.45 m
 ALLOWABLE AREA % : N/A

BUILDING FACE 2: 38.23 m²
 UNPROTECTED OPENINGS (TOTAL): 6.8 m² (17.78%)
 LIMITING DISTANCE: 294.04 m
 ALLOWABLE AREA % : N/A

BUILDING FACE 3: 54.91 m²
 UNPROTECTED OPENINGS (TOTAL): 11.58 m² (21.08%)
 LIMITING DISTANCE: 294.04 m
 ALLOWABLE AREA % : N/A



1 FRONT ELEVATION
 1 : 50

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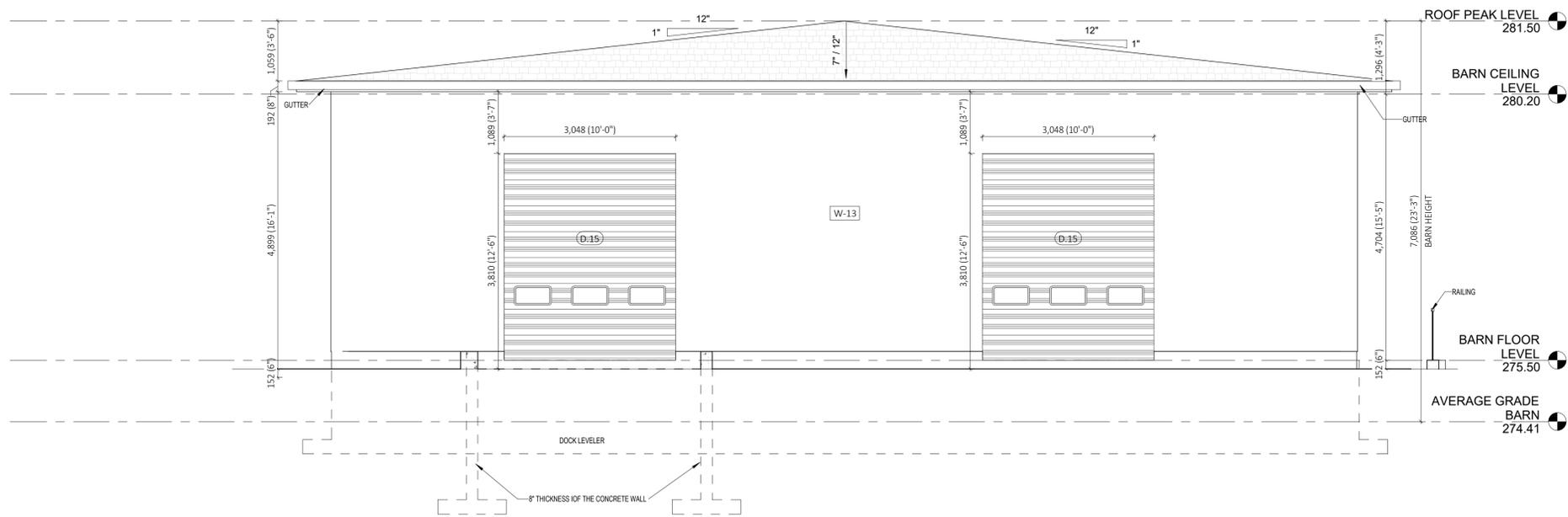
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 PROP. WEST ELEVATION

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: I.Shabestari | SHEET No.: A2-04 |
| CHECKER: A.PIROOZ | |

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① BARN-FRONT ELEVATION
 1 : 50

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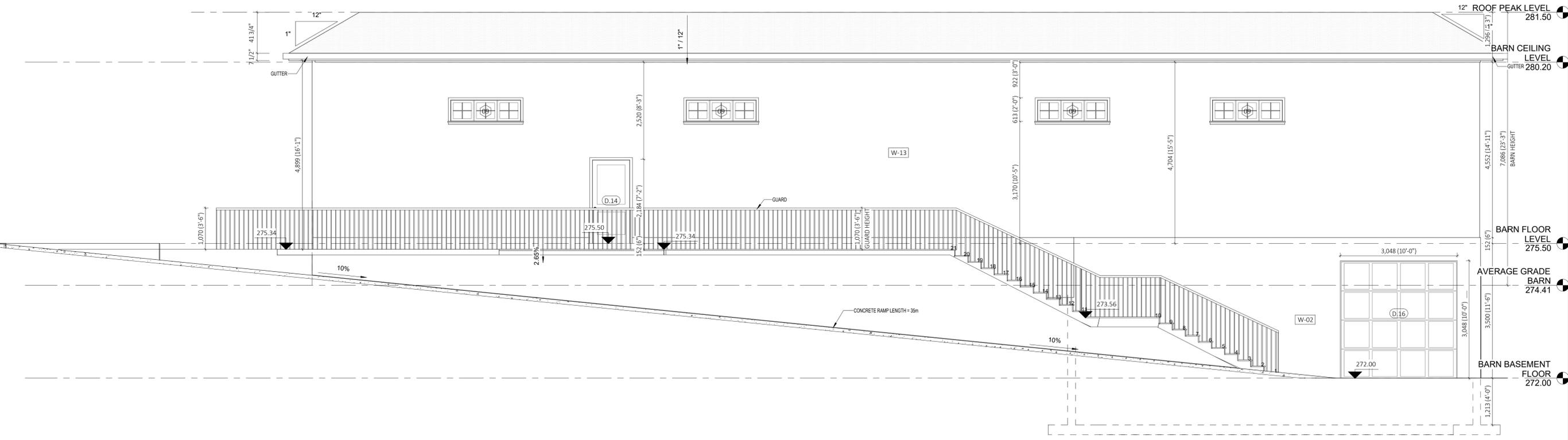
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 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 PROP.BARN- FRONT
 ELEVATION

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: I.Shabestari | SHEET No: A2-05 |
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① BARN-RIGHT ELEVATION
 1 : 50

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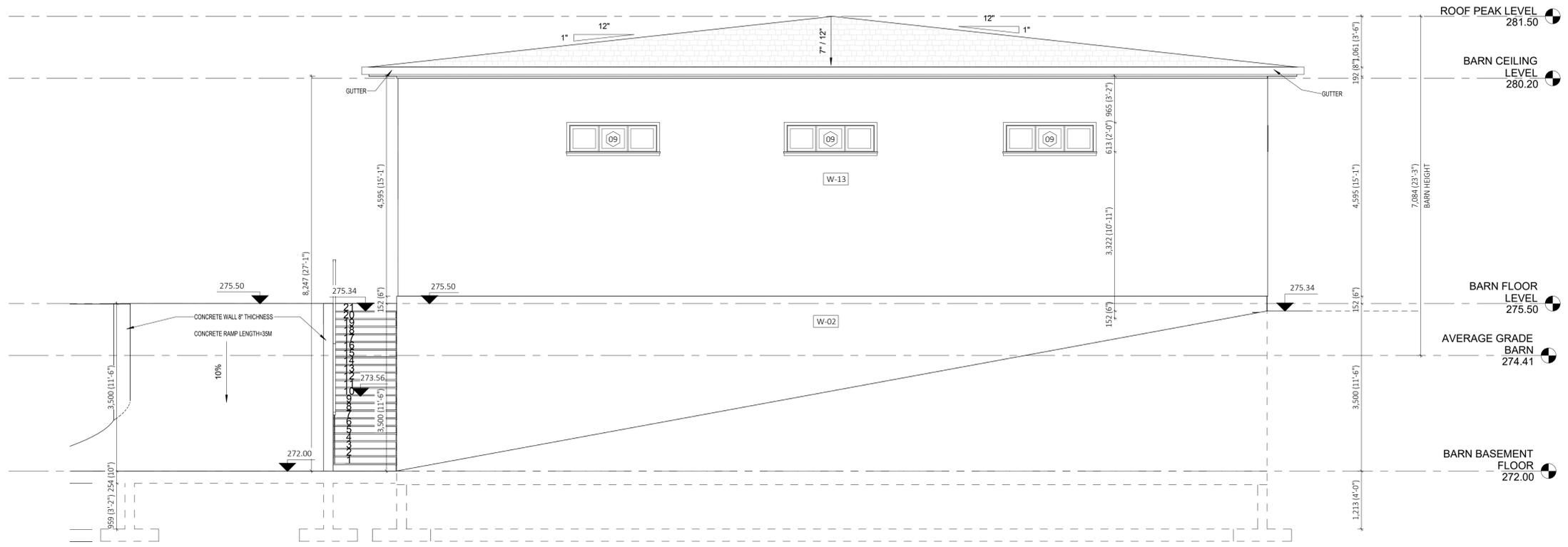
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 PROP. BARN- RIGHT
 ELEVATION

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: I.Shabestari | SHEET No: A2-06 |
| CHECKER: Checker | |

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① BARN- BACK ELEVATION
 1 : 50

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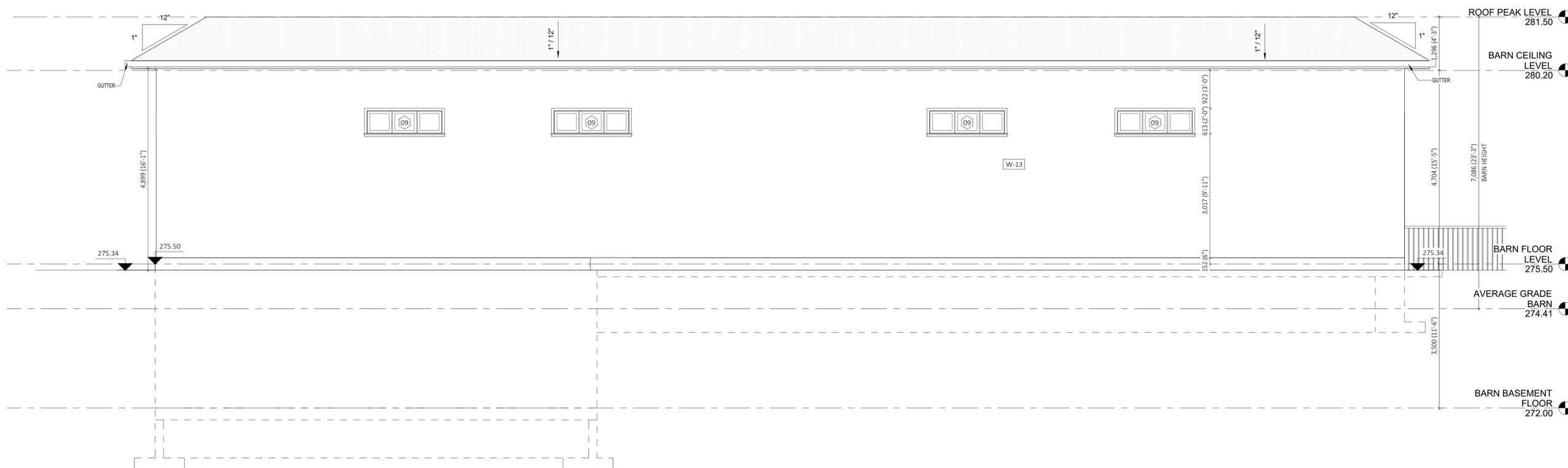
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 PROP.BARN- BACK
 ELEVATION

| | |
|--------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: Designer | SHEET No: A2-07 |
| CHECKER: Checker | |

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① BARN-LEFT ELEVATION
 1 : 50

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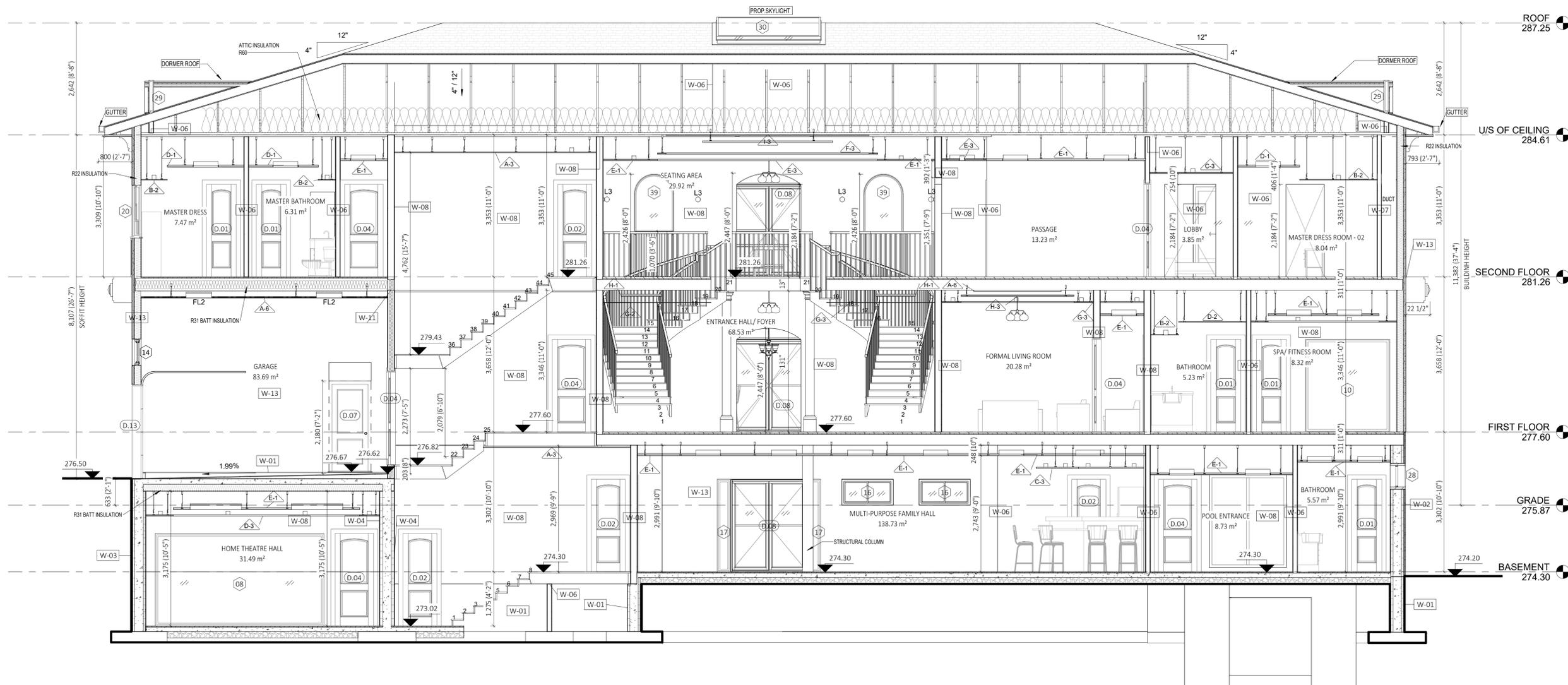
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 PROP.BARN- BACK
 ELEVATION

| | |
|--------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: Designer | SHEET No: A2-08 |
| CHECKER: Checker | |

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Section 1
 1 : 50

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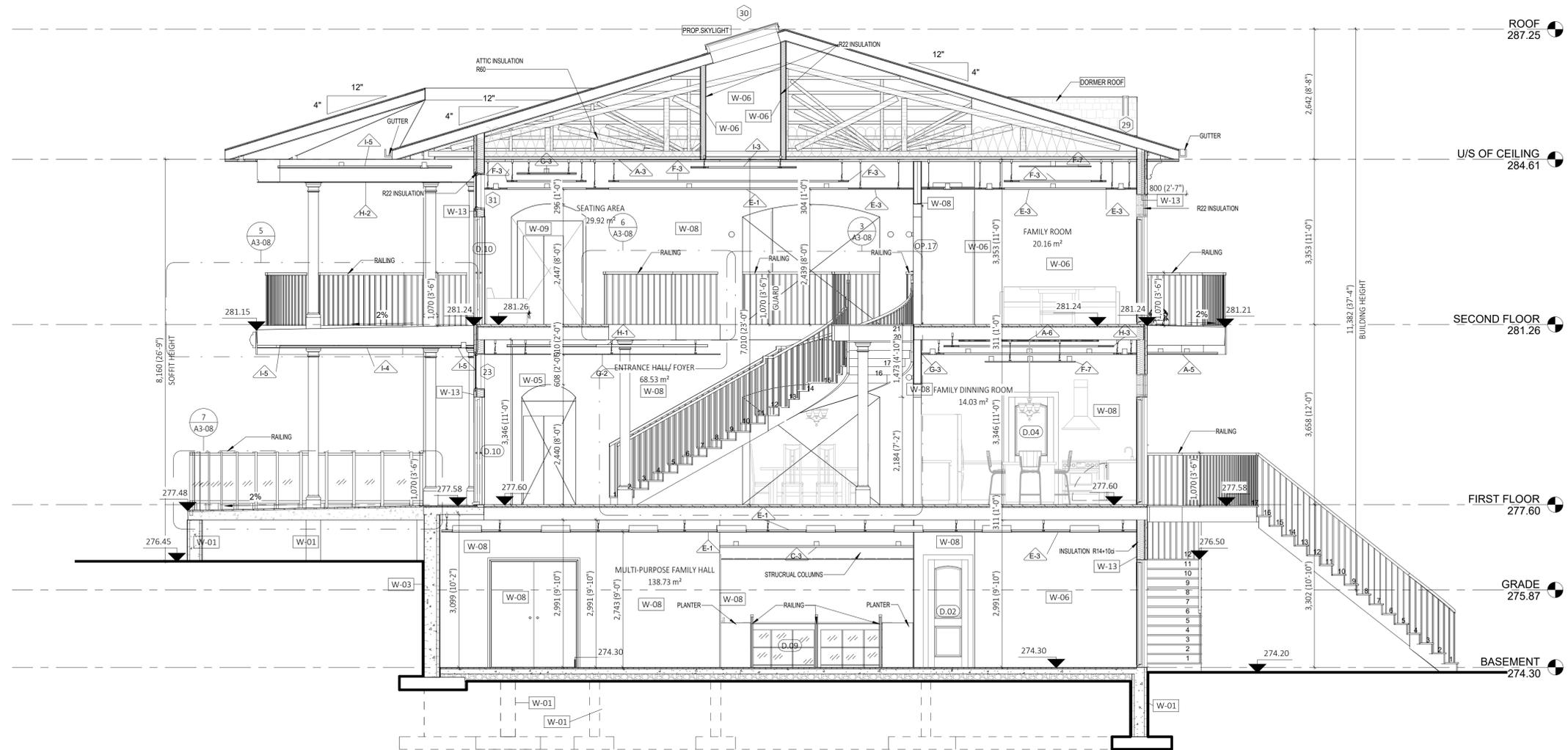
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 SECTION 1

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: I.Shabestari | SHEET No.: A3-01 |
| CHECKER: A.PIROOZ | |

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Section 2
 1 : 50

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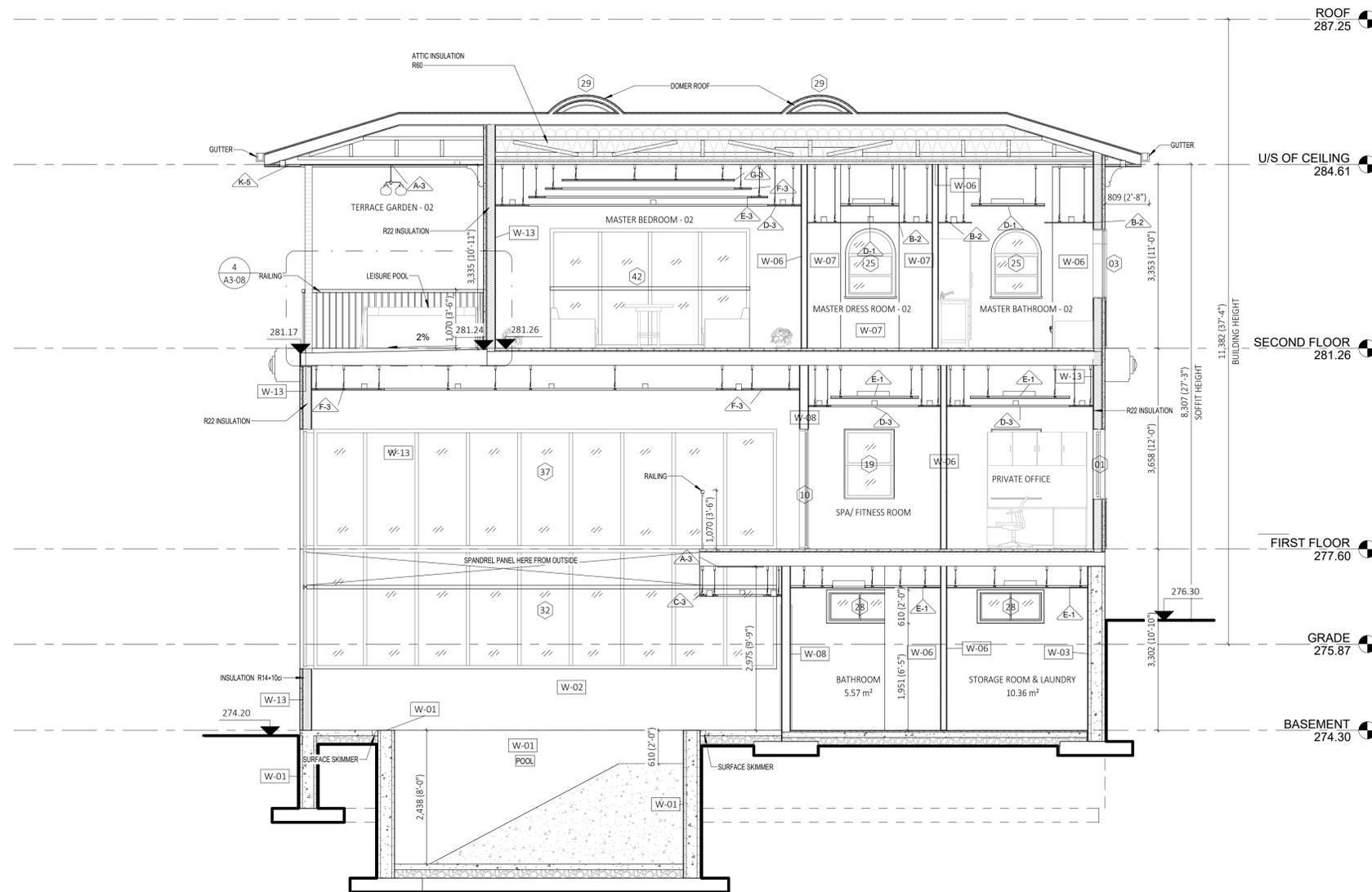
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 SECTION 2

| | |
|-------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | DESIGNER: I.Shabestari |
| CHECKER: A.PIROOZ | SHEET No.: A3-02 |

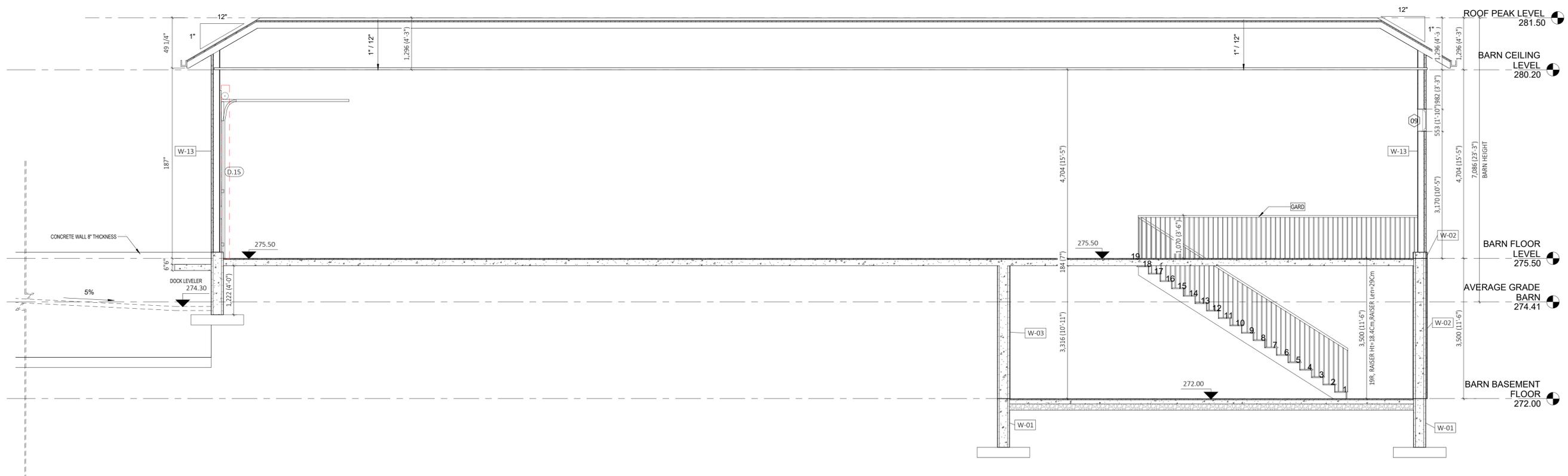
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1 Section 3
 1 : 50

| No. | DATE | ISSUED FOR | APVD |
|---|------------|--------------|--------------|
| REVISIONS | | | |
| CONSULTANT: | | | |
|  Smart Group 296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8 (289) 212-3388, info@smartg.ca | | | |
| CLIENT: | | | |
| 2167284 ONTARIO INC. MR. JAGJIT RANDHAWA | | | |
| PROJECT NAME: | | | |
| PROPOSED NEW RESIDENCE | | | |
| PROJECT ADDRESS: | | | |
| 1588 HWY 6, North, Hamilton ON L8N 2Z7 | | | |
| SHEET NAME: | | | |
| SECTION 3 | | | |
| DATE: | 06/08/2023 | PROJECT No.: | SSS-005-129 |
| SCALE: | 1 : 50 | DESIGNER: | I.Shabestari |
| CHECKER: | A.PIROOZ | SHEET No.: | A3-03 |

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② BARN SEC.A-A
 1 : 50

| No. | DATE | ISSUED FOR | APVD |
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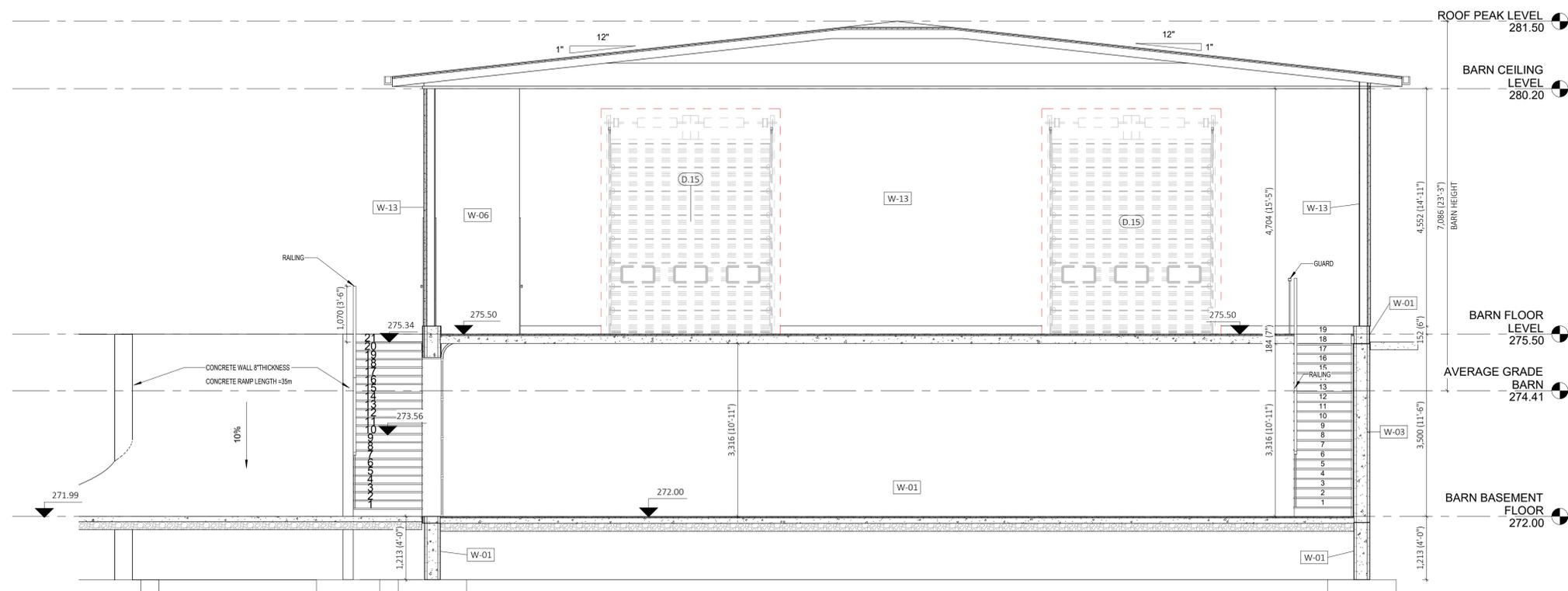
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 BARN-SECTION A-A

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: I.Shabestari | SHEET No: A3-04 |
| CHECKER: A.PIROOZ | |

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1 BARN SEC. B-B
 1 : 50

| No. | DATE | ISSUED FOR | APVD |
|-----------|------|------------|------|
| REVISIONS | | | |

CONSULTANT:



296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8
 (289) 212-3388, info@smartg.ca

CLIENT:

2167284 ONTARIO INC.
 MR. JAGJIT RANDHAWA

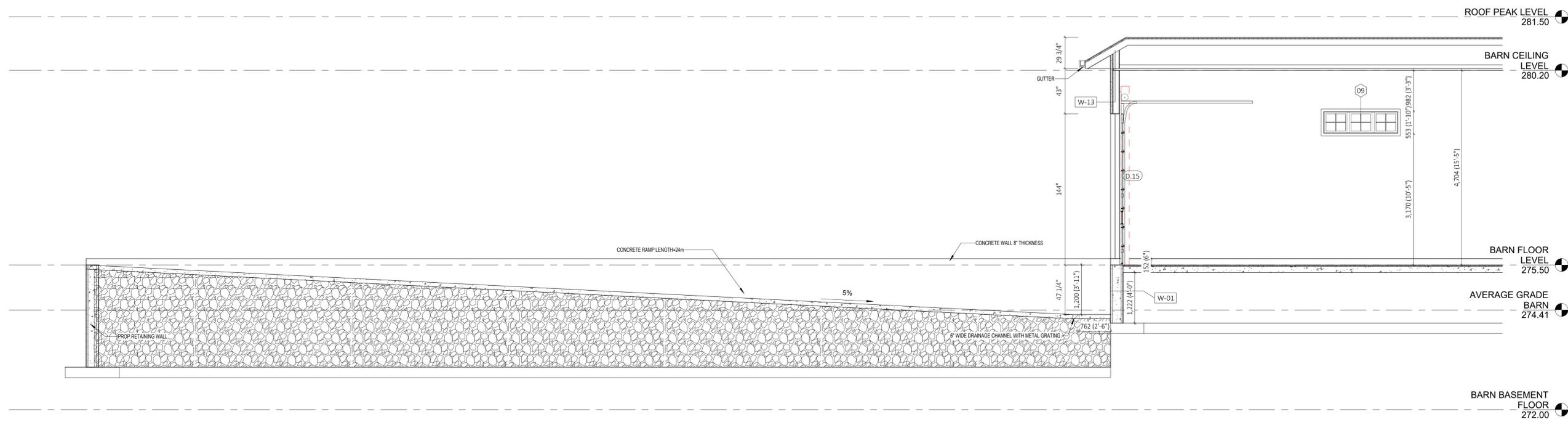
PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
 BARN-SECTION B-B

| | |
|--------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: Designer | SHEET No.: A3-05 |
| CHECKER: Checker | |

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① BARN SEC.C-C
 1 : 50

| No. | DATE | ISSUED FOR | APVD |
|-----------|------|------------|------|
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CONSULTANT:

 296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8
 (289) 212-3388, info@smartg.ca

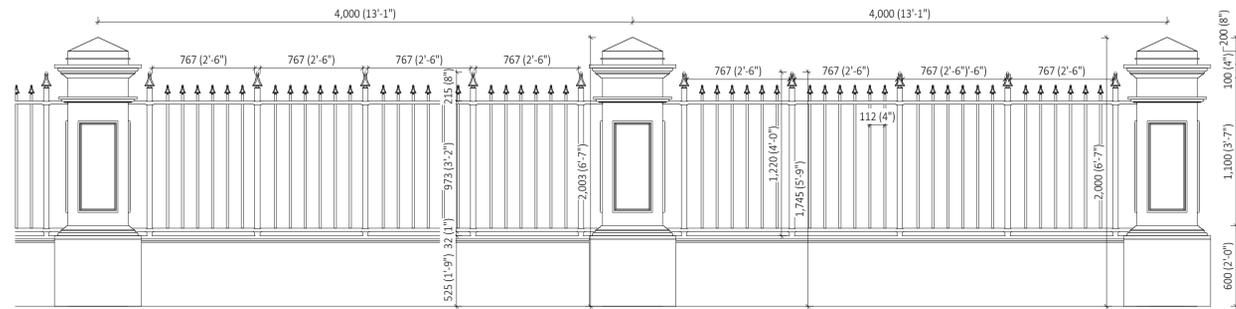
CLIENT:
 2167284 ONTARIO INC.
 MR. JAGJIT RANDHAWA

PROJECT NAME:
 PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
 1588 HWY 6, North, Hamilton ON L8N 2Z7

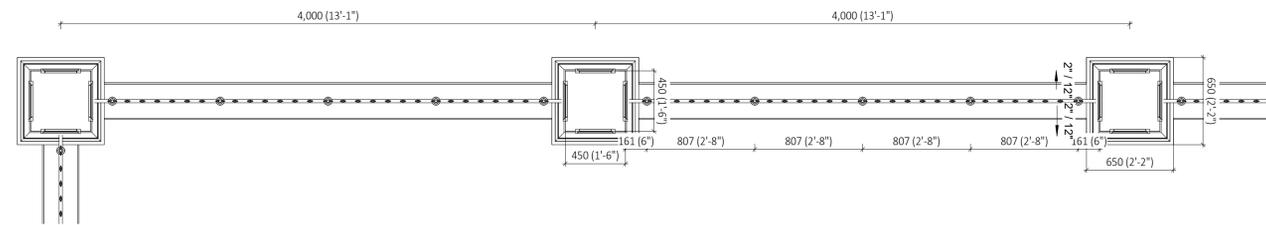
SHEET NAME:
 BARN-SECTION C-C

| | |
|--------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 50 | |
| DESIGNER: Designer | SHEET No.: A3-06 |
| CHECKER: A.PIROOZ | |



COMPOUND WALL POSTS AT THE GATE 1.2 & 3 TO BE 3.20 METER HEIGHT

1 COMPOUND WALL AND FENCE DETAILS
1 : 25



2 SITE-PROPOSED-01 - CALLOUT1
1:25

WINDOW SCHEDULE

| Type Mark | Count | Width (mm) | Width (inch) | Height (mm) | Height (inch) | Sill Height (mm) | Sill Height (inch) | Level | Comments |
|-----------|-------|------------|--------------|-------------|---------------|------------------|--------------------|------------------|----------|
| 01 | 1 | 152 | 60.00" | 1.28 | 50.24" | 908 | 36" | FIRST FLOOR | |
| 02 | 2 | 861 | 33.80" | 2.13 | 83.75" | 0 | 0" | SECOND FLOOR | |
| 03 | 1 | 152 | 60.00" | 1.00 | 39.37" | 914 | 36" | SECOND FLOOR | |
| 04 | 2 | 860 | 23.62" | 2.18 | 86.00" | 0 | 0" | FIRST FLOOR | |
| 05 | 4 | 861 | 24.00" | 0.97 | 38.00" | 914 | 36" | SECOND FLOOR | |
| 06 | 7 | 861 | 36.00" | 0.81 | 32.00" | 914 | 36" | SECOND FLOOR | |
| 07 | 1 | 861 | 24.00" | 0.81 | 24.00" | 1,575 | 62" | BASEMENT | |
| 08 | 1 | 400 | 157.48" | 2.18 | 85.75" | -1,275 | -50" | BASEMENT | |
| 09 | 11 | 1.83 | 72.65" | 0.55 | 21.75" | 3,170 | 125" | BARN FLOOR LEVEL | |
| 10 | 1 | 200 | 78.74" | 2.18 | 86.00" | 0 | 0" | FIRST FLOOR | |
| 11 | 1 | 861 | 24.00" | 0.81 | 24.00" | 1,909 | 75" | BASEMENT | |
| 12 | 1 | 861 | 24.00" | 1.27 | 50.00" | 914 | 36" | FIRST FLOOR | |
| 13 | 1 | 861 | 23.97" | 1.27 | 50.00" | 914 | 36" | FIRST FLOOR | |
| 14 | 7 | 1.50 | 59.06" | 0.60 | 23.62" | 1,573 | 62" | FIRST FLOOR | |
| 15 | 1 | 1.01 | 39.65" | 0.43 | 17.04" | 1,201 | 47 1/2" | FIRST FLOOR | |
| 16 | 5 | 1.22 | 48.00" | 0.81 | 24.00" | 1,575 | 62" | BASEMENT | |
| 17 | 2 | 0.31 | 12.25" | 2.18 | 86.00" | 0 | 0" | BASEMENT | |
| 18 | 2 | 0.31 | 12.25" | 2.18 | 86.00" | 0 | 0" | FIRST FLOOR | |
| 19 | 2 | 0.31 | 12.25" | 2.18 | 86.00" | 0 | 0" | SECOND FLOOR | |
| 20 | 3 | 0.91 | 36.00" | 0.81 | 32.00" | 914 | 36" | SECOND FLOOR | |
| 21 | 1 | 0.46 | 18.00" | 0.46 | 18.00" | 152 | 6" | FIRST FLOOR | |
| 22 | 1 | 0.91 | 36.00" | 1.38 | 42.00" | 0 | 0" | FIRST FLOOR | |
| 23 | 1 | 1.46 | 57.50" | 0.73 | 28.75" | 2,337 | 92" | FIRST FLOOR | |
| 24 | 1 | 0.81 | 24.00" | 0.81 | 24.00" | 49 | 2" | GRADE | |
| 25 | 2 | 0.91 | 36.00" | 0.81 | 32.00" | 914 | 36" | SECOND FLOOR | |
| 26 | 1 | 4.57 | 180.00" | 2.18 | 86.00" | 0 | 0" | SECOND FLOOR | |
| 27 | 2 | 1.22 | 48.00" | 2.18 | 86.00" | 6 | 1/8" | FIRST FLOOR | |
| 28 | 2 | 1.22 | 48.00" | 0.81 | 24.00" | 1,951 | 77" | BASEMENT | |
| 29 | 12 | 1.50 | 59.06" | 0.75 | 29.53" | 537 | 21" | US OF CEILING | |
| 30 | 1 | 1.52 | 60.00" | 2.44 | 96.00" | 0 | 0" | US OF CEILING | SKYLIGHT |
| 31 | 1 | 1.47 | 58.00" | 0.74 | 29.00" | 2,337 | 92" | SECOND FLOOR | |
| 32 | 1 | 8.48 | 333.74" | 2.18 | 86.00" | 1,118 | 44" | BASEMENT | |
| 33 | 1 | 1.83 | 72.00" | 0.85 | 2.00" | 2,189 | 86" | FIRST FLOOR | |
| 34 | 1 | 1.83 | 72.00" | 0.85 | 2.00" | 2,184 | 86" | SECOND FLOOR | |
| 35 | 2 | 0.91 | 35.83" | 2.18 | 86.00" | 0 | 0" | FIRST FLOOR | |
| 36 | 1 | 5.65 | 222.48" | 2.18 | 86.00" | 1,118 | 44" | BASEMENT | |
| 37 | 1 | 5.65 | 222.48" | 2.18 | 86.00" | 0 | 0" | FIRST FLOOR | |
| 38 | 1 | 8.48 | 333.74" | 2.18 | 86.00" | 0 | 0" | FIRST FLOOR | |
| 39 | 1 | 1.83 | 72.00" | 2.18 | 86.00" | 102 | 4" | BASEMENT | |
| 40 | 2 | 0.94 | 37.00" | 2.43 | 95.50" | 0 | 0" | SECOND FLOOR | |
| 41 | 2 | 1.83 | 72.00" | 2.18 | 86.00" | 6 | 1/2" | FIRST FLOOR | |
| 42 | 1 | 4.57 | 180.00" | 2.18 | 86.00" | 0 | 0" | FIRST FLOOR | |
| 43 | 1 | 3.66 | 144.00" | 2.18 | 86.00" | 0 | 0" | SECOND FLOOR | |

DOOR SCHEDULE

| Type Mark | Count | Width (mm) | Width (inch) | Height (mm) | Height (inch) | Level | Comments |
|-----------|-------|------------|--------------|-------------|---------------|---------------------|-------------------------------|
| D.01 | 1 | 1,219 | 48" | 2,184 | 86" | SECOND FLOOR | |
| D.01 | 4 | 710 | 28" | 2,184 | 86" | BASEMENT | |
| D.01 | 3 | 710 | 28" | 2,184 | 86" | FIRST FLOOR | |
| D.01 | 7 | 710 | 28" | 2,184 | 86" | SECOND FLOOR | |
| D.02 | 6 | 810 | 32" | 2,184 | 86" | BASEMENT | |
| D.02 | 3 | 810 | 32" | 2,184 | 86" | SECOND FLOOR | |
| D.03 | 1 | 1,300 | 51" | 2,184 | 86" | BASEMENT | |
| D.03 | 2 | 1,300 | 51" | 2,184 | 86" | SECOND FLOOR | |
| D.04 | 5 | 914 | 36" | 2,184 | 86" | BASEMENT | |
| D.04 | 9 | 914 | 36" | 2,184 | 86" | FIRST FLOOR | |
| D.04 | 7 | 914 | 36" | 2,184 | 86" | SECOND FLOOR | |
| D.05 | 1 | 2,134 | 84" | 2,184 | 86" | BASEMENT | |
| D.05 | 1 | 2,134 | 84" | 2,184 | 86" | FIRST FLOOR | |
| D.05 | 1 | 2,134 | 84" | 2,184 | 86" | SECOND FLOOR | |
| D.06 | 1 | 1,810 | 71 1/2" | 2,184 | 86" | BASEMENT | |
| D.07 | 1 | 1,000 | 39 1/2" | 2,184 | 86" | GRADE | |
| D.07 | 3 | 1,000 | 39 1/2" | 2,184 | 86" | FIRST FLOOR | |
| D.08 | 1 | 1,829 | 72" | 2,184 | 86" | BASEMENT | |
| D.08 | 1 | 1,829 | 72" | 2,184 | 86" | FIRST FLOOR | |
| D.08 | 1 | 1,829 | 72" | 2,184 | 86" | SECOND FLOOR | |
| D.09 | 1 | 3,056 | 120 1/2" | 2,184 | 86" | BASEMENT | |
| D.10 | 1 | 1,900 | 75" | 2,184 | 86" | FIRST FLOOR | |
| D.10 | 1 | 1,900 | 75" | 2,184 | 86" | SECOND FLOOR | |
| D.11 | 2 | 1,830 | 72" | 2,184 | 86" | SECOND FLOOR | |
| D.12 | 1 | 1,700 | 67" | 2,184 | 86" | SECOND FLOOR | ELECTRICAL PANEL CABINET DOOR |
| D.13 | 5 | 2,600 | 102 1/2" | 2,184 | 86" | FIRST FLOOR | |
| D.14 | 2 | 966 | 38" | 2,159 | 85" | BARN FLOOR LEVEL | |
| D.15 | 2 | 3,048 | 120" | 3,658 | 144" | BARN FLOOR LEVEL | |
| D.16 | 1 | 2,998 | 118" | 3,023 | 119" | BARN BASEMENT FLOOR | |

FOUNDATION

W-01 EPS INSULATION+ 8" CONCRETE + EPS INSULATION
- WATERPROOFING MEMBERAN
- 2" EPS INSULATION
- 8" POURED CONCRETE
- 2" EPS INSULATION

W-02 8" CONCRETE + INSULATION WALL, 2X4 STUDS
- STUCCO FINISH COAT(STANDARD COLORED CEMENT OR TEXTURE ACRYLICS)
- 1/2" BROWN COAT (2ND BASE COAT)
- 1/4" SCRATCH COAT(1ST BASE COAT)
- STUCCO REINFORCING (SELF-FURRING WELDED MESH OR FULLY PRIMED OR GALVANIZED WOVEN MESH) SPACED@ 6" VERTICALLY AND 16" HORIZONTALLY.
- 2" EPS STANDARD FORMS
- 8" CONCRETE, POURED
- 2" EPS STANDARD FORMS
- 3/8" GYPSUM WALL BOARD

W-03 EPS INSULATION+ 8" CONCRETE + EPS INSULATION+ GYPSUM BOARD ONE SIDE
- 3/8" GYPSUM WALL BOARD
- 2" EPS INSULATION
- 8" POURED CONCRETE
- 2" EPS INSULATION
- WATERPROOFING MEMBERAN

W-04 EPS INSULATION+ 8" CONCRETE + EPS INSULATION+ GYPSUM BOARD BOTH SIDE
- 3/8" GYPSUM WALL BOARD
- 2" EPS INSULATION
- 8" POURED CONCRETE
- 2" EPS INSULATION
- 3/8" GYPSUM WALL BOARD

EXTERIOR

W-13 STUCCO CLADDING ON STUD 2X6
- STUCCO FINISH COAT(STANDARD COLORED CEMENT OR TEXTURE ACRYLICS)
- 1/2" BROWN COAT (2ND BASE COAT)
- 1/4" SCRATCH COAT(1ST BASE COAT)
- STUCCO REINFORCING (SELF-FURRING WELDED MESH OR FULLY PRIMED OR GALVANIZED WOVEN MESH) SPACED@6" VERTICALLY AND 16" HORIZONTALLY.
- SHEATING MEMBERANE(TAR-IMPREGNATED FELTS OR PAPER)
- 1/2" PLYWOOD
- 2"x 6"@16" O.C SPF STUDS, W/ MIN R22 BATT INSULATION
- 6 mil POLY AIR/VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD

W-05 STUCCO CLADDING ON STUD 2X6 WITHOU GYPSUM BOARD
- STUCCO FINISH COAT(STANDARD COLORED CEMENT OR TEXTURE ACRYLICS)
- 1/2" BROWN COAT (2ND BASE COAT)
- 1/4" SCRATCH COAT(1ST BASE COAT)
- STUCCO REINFORCING (SELF-FURRING WELDED MESH OR FULLY PRIMED OR GALVANIZED WOVEN MESH) SPACED@6" VERTICALLY AND 16" HORIZONTALLY.
- SHEATING MEMBERANE(TAR-IMPREGNATED FELTS OR PAPER)
- 1/2" PLYWOOD
- 2"x 6"@16" O.C SPF STUDS, W/ MIN R22 BATT INSULATION
- 6 mil POLY AIR/VAPOUR BARRIER

FLOOR ASSEMBLY

F-01 FLOOR
- FINISH FLOORING AS INTERIOR DESIGN BY OTHERS
- SUBFLOOR OF MIN. 3/4" PLYWOOD OR OSB.
- FLOOR JOISTS AS STRUCTURAL DESIGN
- 3/4" GYPSUM BOARD

F-02 FLOOR ABOVE GARAGE
- FINISH FLOORING AS INTERIOR DESIGN BY OTHERS
- SUBFLOOR OF MIN. 3/4" PLYWOOD OR OSB.
- FLOOR JOISTS AS STRUCTURAL DESIGN
- AIR/VAPOUR BARRIER
- R31 BATT INSULATION
- 3/4" GYPSUM BOARD

F-03 CONCRETE SLAB 4"
- FINISH FLOORING AS INTERIOR DESIGN BY OTHERS
- 4" CONCRETE SLAB AS STRUCTURAL DRAWING
- 2" RIGID INSULATION XPS R10 (EDGE ONLY)
- 6" COMPACTED GRANULAR

F-04 CONCRETE SLAB MIN. 4" (PORCH)
- FINISH FLOORING AS INTERIOR DESIGN BY OTHERS
- MIN.4" CONCRETE SLAB AS STRUCTURAL DRAWING

F-05 FLOOR BELOW GARAGE
- FINISH FLOORING AS INTERIOR DESIGN BY OTHERS
- 5" CONCRETE SLAB AS STRUCTURAL DRAWING
- AIR/VAPOUR BARRIER
- R31 BATT INSULATION
- 3/4" GYPSUM BOARD

INTERIOR

W-06 2"x4" STUD PARTITION
- 1/2" GYPSUM WALL BOARD
- 2"x4" @16" O.C WOOD STUDS
- 1/2" GYPSUM WALL BOARD

W-07 2"x4" STUD PARTITION
- 1/2" GYPSUM WALL BOARD
- 2"x4" @16" O.C WOOD STUDS

W-08 2"x6" STUD PARTITION
- 1/2" GYPSUM WALL BOARD
- 2"x6" @16" O.C SPF STUDS
- 1/2" GYPSUM WALL BOARD

W-09 2"x6" STUD PARTITION
- 1/2" GYPSUM WALL BOARD
- 2"x6" @16" O.C SPF STUDS

W-10 2"x3" STUD PARTITION
- 2"x3" @16" O.C WOOD STUDS
- 1/2" GYPSUM WALL BOARD

W-11 2x6 STUD PARTITION - GARAGE WALL
- 3/8" GYPSUM WALL BOARD
- 2"x6" @16" O.C WOOD STUDS W/ R22 BATT INSULATION
- AIR-BARRIER
- 3/8" GYPSUM WALL BOARD

W-12 2x6 STUD PARTITION - GARAGE WALL
- 3/8" GYPSUM WALL BOARD
- 2"x6" @16" O.C WOOD STUDS W/ R22 BATT INSULATION
- AIR-BARRIER
- 3/8" GYPSUM WALL BOARD

ROOF ASSEMBLY

R-01 PITCHED ROOF
- ROOF FINISHING
- 3-PLY FELT ROOFING
- PLYWOOD SHEATHING
- ROOF JOISTS AS STRUCTURAL DESIGN

CEILING ASSEMBLY

C-01 CEILING
- INSULATION R60
- 6mil AIR/VAPOUR BARRIER
- 3/4" GYPSUM BOARD

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| REVISIONS | | | |
| CONSULTANT: | | | |
|  296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8 (289) 212-3388, info@Smartg.ca | | | |

CLIENT:
2167284 ONTARIO INC.
MR. JAGJIT RANDHAWA

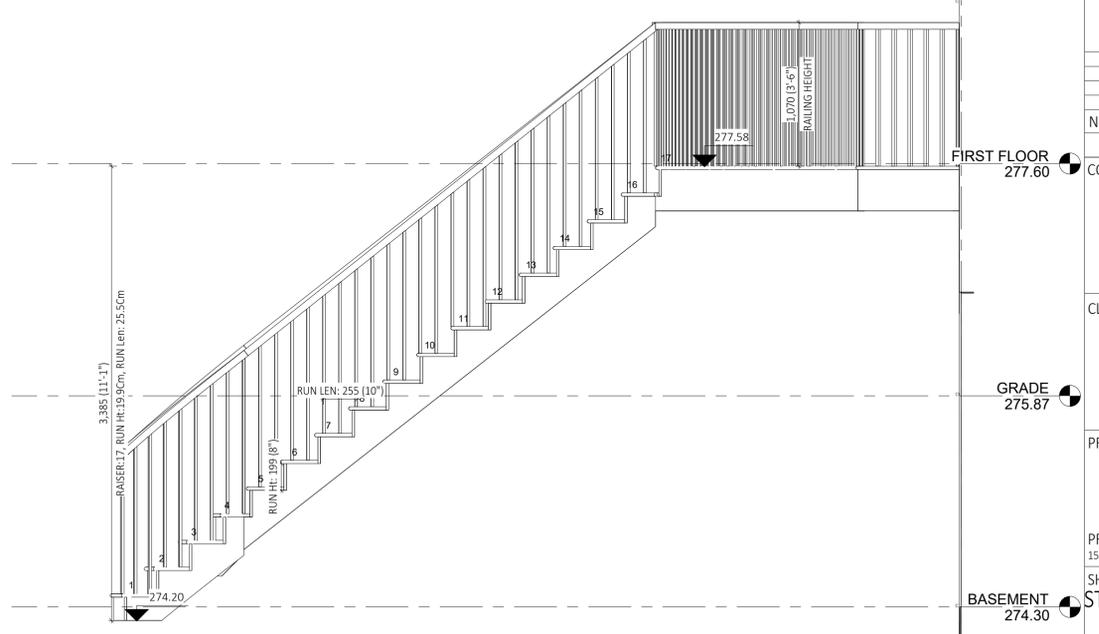
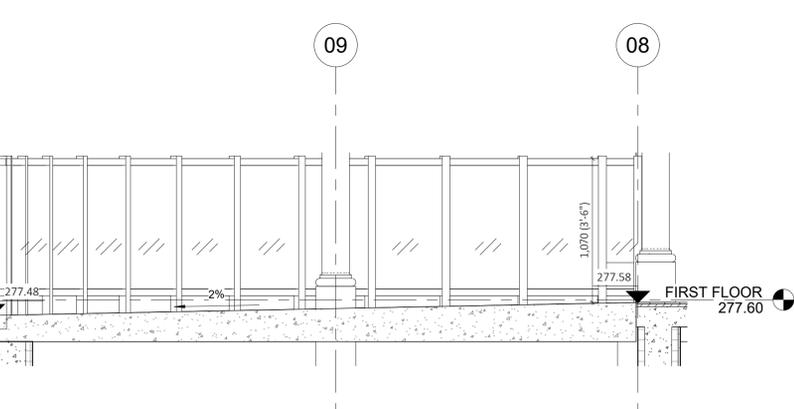
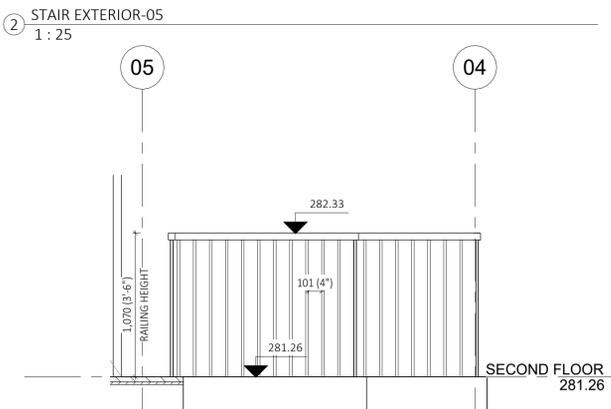
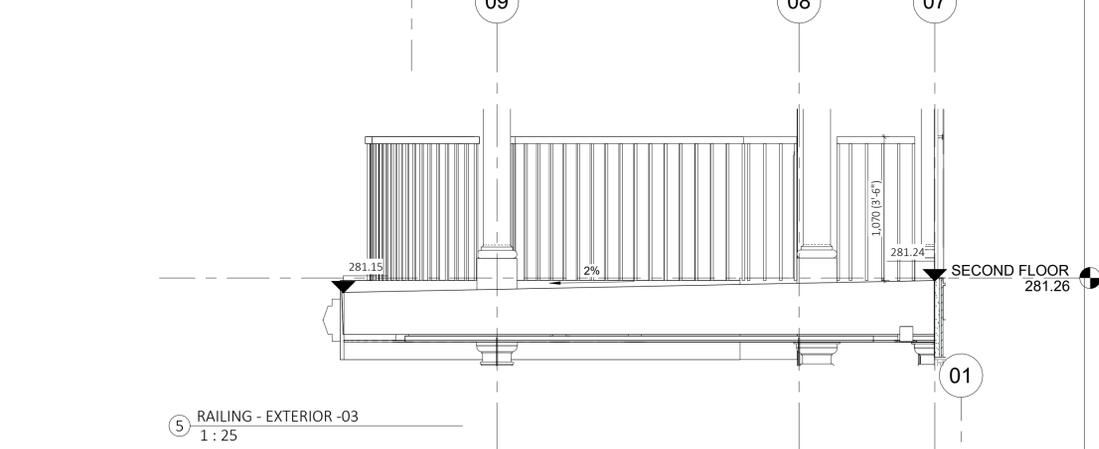
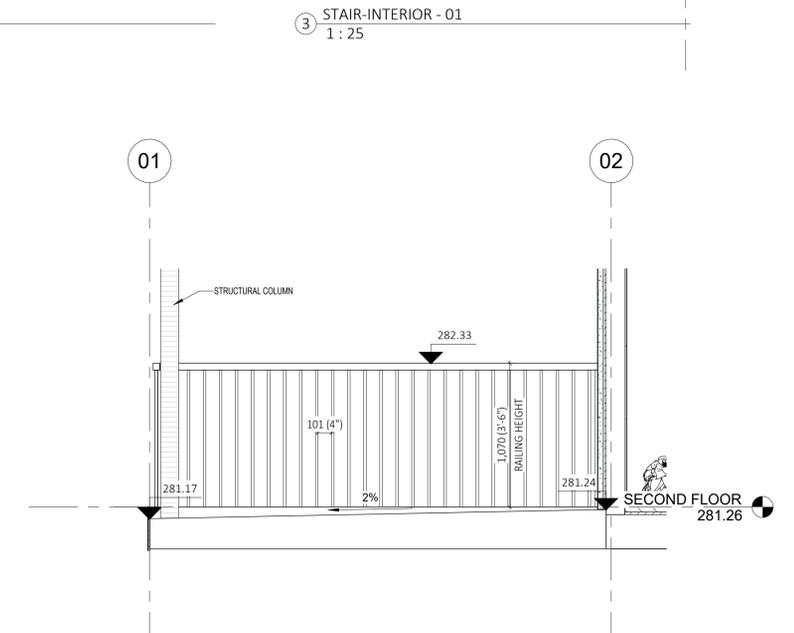
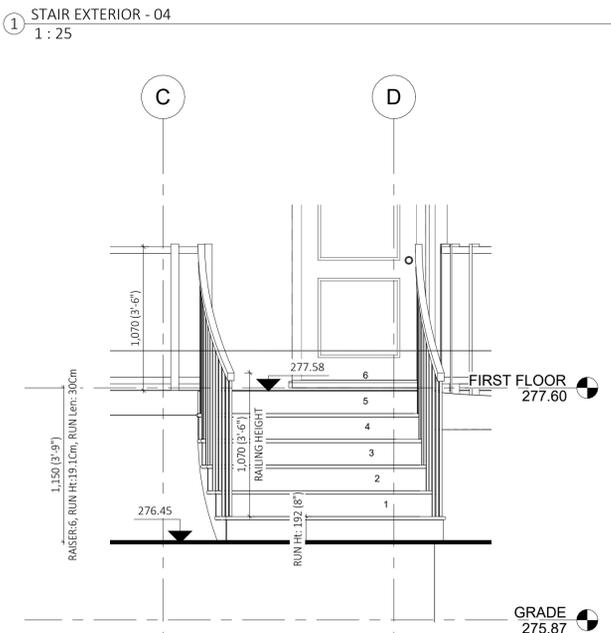
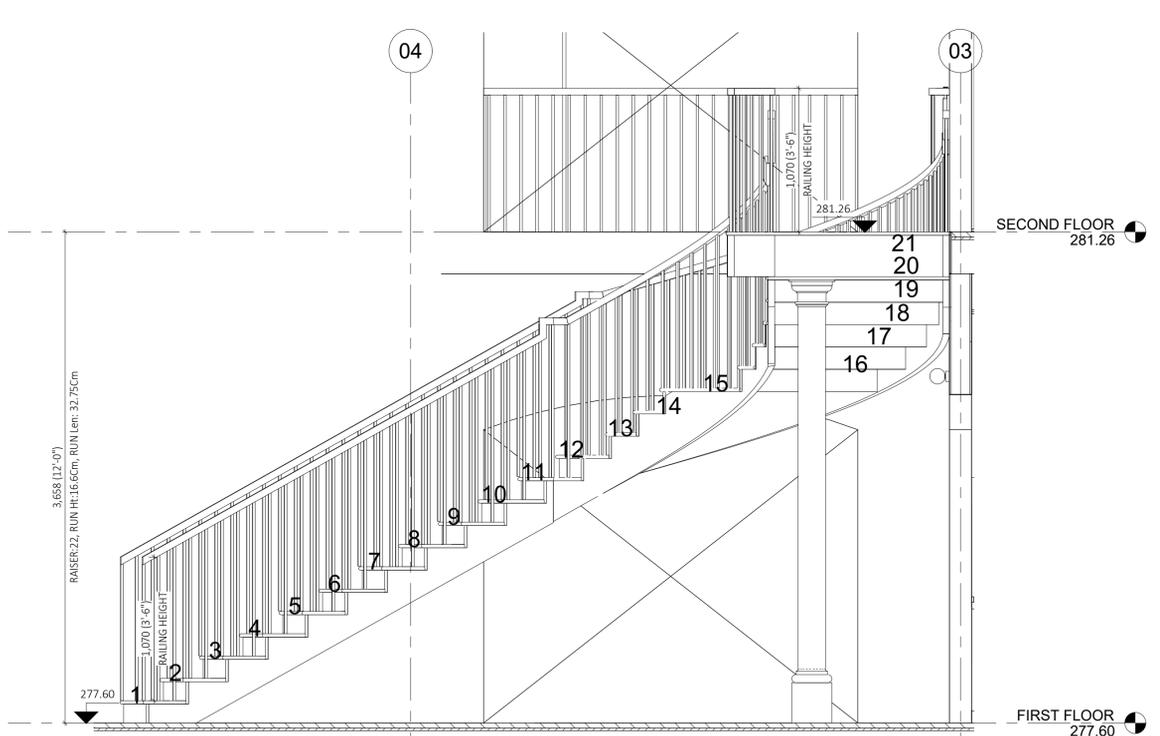
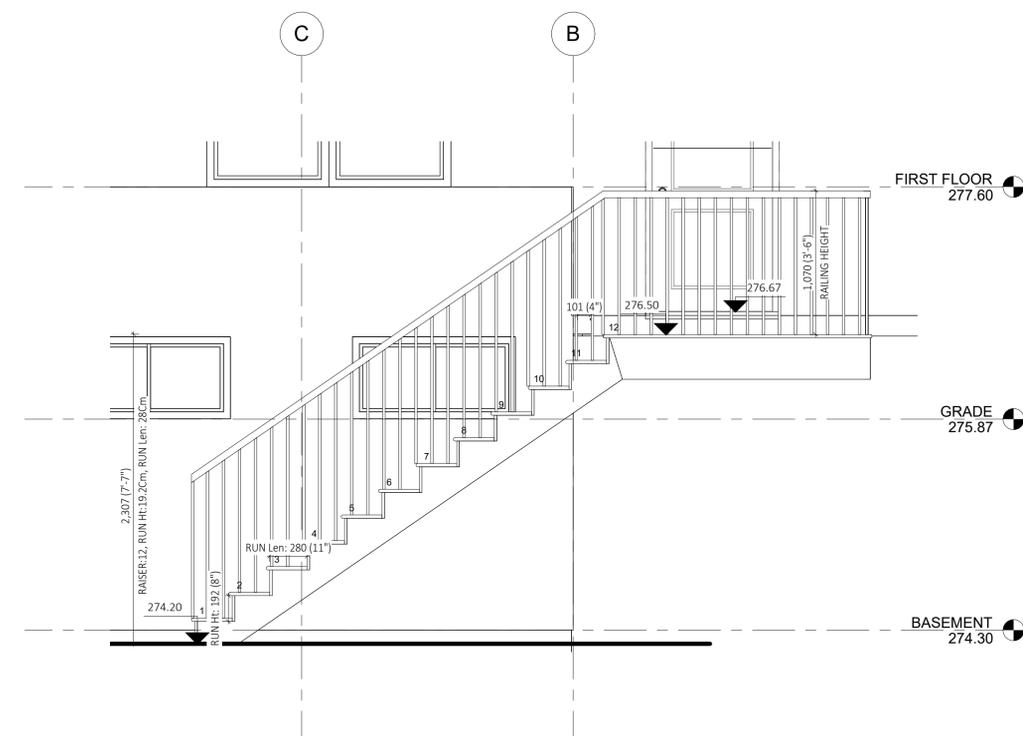
PROJECT NAME:
PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
SCHEDULE

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: As indicated | |
| DESIGNER: I.Shabestari | SHEET No: A3-07 |
| CHECKER: A.PIROOZ | |

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| REVISIONS | | | |
| CONSULTANT: | | | |
|  Smart Group 296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8 (289) 212-3388, info@smartg.ca | | | |
| CLIENT: | | | |
| 2167284 ONTARIO INC. MR. JAGJIT RANDHAWA | | | |
| PROJECT NAME: | | | |
| PROPOSED NEW RESIDENCE | | | |
| PROJECT ADDRESS: | | | |
| 1588 HWY 6, North, Hamilton ON L8N 2Z7 | | | |
| SHEET NAME: | | | |
| STAIRS AND RAILING DETAIL | | | |
| DATE: | 06/08/2023 | PROJECT No.: | SSS-005-129 |
| SCALE: | 1 : 25 | DESIGNER: | I.Shabestari |
| CHECKER: | Checker | SHEET No.: | A3-08 |

GENERAL NOTES:

- REFER TO ALL APPLICABLE LANDSCAPING PLANS & SPECIFICATIONS TO BE SUPPLIED BY OWNER FOR ADDITIONAL, DETAILED SITE RELATED WORKS AND INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND CONNECTION FEES AND PERMITS REQUIRED FOR BUILDING SERVICES, INCLUDING ENTRANCES, HYDRO, WELL, TELEPHONE, ETC. AS WELL AS THE INSTALLATION OF SUCH BUILDING SERVICES.
- ALL ENTRANCE AND EXIT RAMPS ACROSS BOULEVARDS SHALL BE PAVED OR OTHERWISE FINISHED TO APPLICABLE MUNICIPAL STANDARDS AND SPECIFICATIONS.
- WHERE PAVING IS INDICATED, ALL DRIVE AND PARKING SURFACES SHALL BE PAVED WITH 100MM HOT MIXED, HOT LAID, ASPHALT (25MM HL3) & (75MM HL8) ON MINIMUM 150MM GRANULAR "A" & 300MM GRANULAR B".
- ALL FILL & GRANULAR MATERIAL UNDER DRIVES, PARKING AREAS, AND SIDEWALKS SHALL BE COMPACTED TO 100% S.P.M.D.D. (MIN. 8" GRANULAR)
- UNLESS OTHERWISE AGREED TO IN WRITING, THE OWNER ASSUMES RESPONSIBILITY FOR THE SUITABILITY OF ALL SOIL CONDITIONS. ALL DESIGNS HAVE BEEN BASED ON THE EXISTING UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 4000 P.S.F.
- ALL UTILITIES WHICH OBSTRUCT ENTRANCES SHALL BE RELOCATED AS REQUIRED TO APPLICABLE AUTHORITIES SPECIFICATIONS.
- ALL SITE WORKS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CITY OF TORONTO STANDARDS, SPECIFICATIONS, AND DETAILS WHICH SHALL BE DEEMED TO FORM PART OF THIS SITE PLAN
- ALL SURFACE DRAINAGE SHALL BE CONFINED WITHIN THE BOUNDARIES OF THE OWNER'S PROPERTY EXCEPT AS SPECIALLY INDICATED
- EXISTING GRADING & DRAINAGE PATTERNS SHALL NOT BE ALTERED OR DISTURBED IN ANY WAY EXCEPT AS SHOWN IN THE AREA OF THE NEW RESIDENCE AND ASSOCIATED DRIVEWAY, ETC.
- MINIMUM SLOPES FOR GRASSED AREAS 1.5%,MINIMUM SLOPES FOR PAVED OR SURFACED AREAS 1.0% (EXCEPT AS SHOWN OTHER WISE.)

CONSTRUCTION NOTES

- ALL DIMENSION TO BE CONFIRMED ON SITE
- ALL WORK SHALL BE CARRIED OUT WITH STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE O.B.C.
- ALL STRUCTURAL LUMBER TO BE #1 OR #2 SPRUCE-PINE-FIR CONSTRUCTION GRADE, UNLESS OTHERWISE SPECIFIED
- ALL LUMBER TO BE SUPPORTED MIN. 6" ABOVE FINISH GRADE UNLESS PRESSURE TREATED OR SEPARATED FROM CONCRETE BY DAMPPROOFING MATERIAL
- SURFACE FLAME SPREAD RATING OF ALL INTERIOR FINISHES NOT TO EXCEED 150
- JOINTS BETWEEN SLABS ON GRAD, FOUNDATION WALLS, AROUND PIPES, CONDUITS OR DUCTS THAT PENETRATE SUCH, SHALL BE FILLED W/ BITUMEN RUBBER OR COAL TAR
- ALL STRUCTURAL STEEL TO CONFORM TO REQUIREMENTS FOR GRADE 300W STEEL IN CAN.CSA-G40.21, "STRUCTURAL QUALITY STEELS"
- ALL CONSTRUCTION TO ADDED TO THESE PLANS AND SPECS AND TO CONFORM TO ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODE AND AUTHORITIES HAVING JURISDICTION THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS O.REG.332/12

- FINISH GRADE
 - SLOPE GRADE AWAY FROM BUILDING FACE
- SMOKE AND CO DETECTOR
 - SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER O.B.C. 9.10.19 & O.B.C. 9.33.4. SMOKE ALARMS SHALL BE INSTALLED ON ALL FLOORS AND IN EVERY BEDROOM. ALL SMOKE ALARMS MUST HAVE A VISUAL COMPONENT.
- LOW SLOPE ROOF
 - BUILT UP ROOF ON 3/4" PLYWOOD SHEATHING ON I X3 CROSS STRAPPING SLOPED TO DRAIN ON JOISTS/ TRUSSES AS NOTED . ABOVE HEATED SPACES: PROVIDE R-60 BATT INSULATION ON 6 MIL POLY VAPOR BARRIER (R31 FOR CATHEDRAL CEILINGS) ON 5/8" GYPSUM BOARD TAPED, SANDED & READY TO PAINT.
 - PROVIDE VENTING I : 150 OF ROOF AREA.
- GARAGE SLAB
 - SHOULD BE SLOPED@ 1 .5% TO DRAIN TO THE OUTSIDE USING 5" REINFORCED CONC. SLAB (REFER TO STRUCTURAL DWG)
- BASEMENT SLAB
 - 4" POURED CONCRETE SLAB (REFER TO STRUCTURAL DWG) ON 6" CRUSHED STONE,(ALL FILL OTHER THAN COURSE CLEAN MATERIAL PLACED BENEATH CONC. SLAB SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT.)
 - PROVIDE 6 MIL VAPOR BARRIER@ U/S OF SLAB. SLAB TO BE SEALED.
 - THICKEN THE SLAB TO 6" UNDER THE STAIRCASE AREA.
- FLOOR
 - FINISHED FLOOR ON 3/4" T&G PLYWOOD SUBFLOOR ON WD FLOOR JOIST (GLUED & SCREWED)
 - JOIST BRIDGED W/ CONTINUOUS I X3 STRAPPING OR 2X2 CROSS BRIDGING OR SOLID BLOCKING @ 6'-11" O.C. CONT.
 - HEADER JOIST W/ R-24 BATT INSUL.
 - EXTEND AIR/ VAPOR BARRIER & SEAL TO JOIST & SUBFLOOR.
 - DOUBLE JOIST'S UNDERSIDE PARTITION WALLS PARALLEL TO JOISTS
- TILE FLOOR
 - SAME PS NOTE 14. EXCEPT CERAMIC/ GRANITE/ MARBLE TILE ON GROUT SETTLING BED ON 1-1/2" CONC. TOPPING (WITH WIRE MESH REINFORCING
 - MID-DEPTH)
 - CO-ORDINATE SILL PLATE HEIGHT & QUALITY WITH TYP. FLOOR CONSTRUCTION.
 - USE 2X4 CROSS STRAPPING IN LIEU OF CONC. TOPPING TO LEVEL FLOOR FINISH WHEN TILE/ HARDWOOD CONSTRUCTION OCCURS OVER SAME JOISTS.
- SKYLIGHT
 - CURB-MOUNTED DOUBLE-GLAZED SKYLIGHT BY VELUX OR APPROVED EQUAL
 - PROVIDE INSIDE CURB DIMENSIONS AS INDICATED ON DWG.
 - CO-ORDINATE W/ MANUFACTURER.
 - INSTALL AS PER MANUFACTURER'S GUIDE.
 - DOUBLE FRAME SURROUNDING SKYLIGHT.
- FINISHED RAINWATER LEADER (RWL)
 - COLOR TO MATCH EAVESTROUGH.
 - INSTALL PREFINISHED CONDUCTOR HEADS ON FRONT ELEV. AS PER DWG.
 - DOWNSPOUTS NOT CONNECTED TO STORM SEWER SHALL HAVE EXTENSIONS 10 CARRY WATER AWAY FROM BLDG & PROVISIONS SHOULD BE MADE TO PREVENT SOIL EROSION.
- METAL CAP FLASHING
 - METAL CAP FLASHING PREFINISHED METAL CAP FLASHING ON 3/4" EXT. PLYWOOD BACKING ON FRAMING AS NOTED. SLOPE TO DRAIN. COLOR AS PER CONTRACTOR/CLIENT
- MECHANICAL VENTILATION
 - WASHROOM TO BE MECHANICALLY VENTED PROVIDE MIN, 1 AIR CHANGE PER HOUR DRYER & COOKTOP TO BE VENTED DIRECTLY TO OUTSIDE THROUGH WALL
- CONCRETE PORCH
 - ALLOW 4" BEARING FOR CONC. SLAB.
 - PROVIDE DEEP POCKETS TO SUPPORT CONC. SLAB BY REMOVING EVERY 2ND PAIR OF FACE BRICK WHEN BRICK FACING IS USED
 - WHEN BRICK FACING IS USED ABOVE GRADE LEVEL PROVIDE 3/16" DIAM. CORROSION RESISTANT MTL TIES @ 36" HORIZ., 8" VERT.
 - MIN 3/4" CLEAR CONC. TO COVER RE-BARS STAIRS & HANDRAILS TO CONFORM TO RAILING & GUARDRAIL NOTES
- WOOD DECK
 - DECK IS NOT PERMITTED TO SUPPORT ON BRICK VENEER,
 - 12" DIA. SONOTUBE FOR POURED CONCRETE PIERS MIN. 4" BELOW GRADE, 6"x6" WOOD POST ANCHORED TO CONCRETE PIER W/ METAL SHOE & 1/2" DIA. BOLT EMBEDDED INTO THE CONCRETE PIER MIN. 4"
 - USE SPR #2 OR BETTER WOOD POSTS MIN. 4X4 (SOLID) USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS
 - DOUBLE 2X6 LEDGER BOLTED TO FDN WALL W/ 1/2" DIA. BOLTS@ :32" O.C. MIN INTO SOLID MASONRY OR CONC.
 - PROVIDE HANDRAIL IF MORE THAN 3 RISERS
 - STAIR & HANDRAIL TO CONFORM TO NOTES
- STAIRS INTERIOR/EXTERIOR:
 - MAXIMUM RISE 7-7/8"
 - MINIMUM RISE 4-7/8"
 - MINIMUM RUN 10-1/8"
 - MAXIMUM RUN 14"
 - MINIMUM TREAD 10-1/8"
 - MAXIMUM TREAD14"
 - MAXIMUM NOSING1"
 - MINIMUM WIDTH2'-10"
 - MINIMUM HEADROOM 6'-5"

15. DRAINAGE

- 4" DIAM. WEEPING TILE COVERED W/ 6" GRANULAR MATERIAL WITH FILTER CLOTH. WEEPING TILES SHOULD DRAIN TO STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP PUMP

16. STEPPED FOOTING

- STEP FOOTINGS HORIZONTAL STEPS SHALL BE MIN. 2'-0" AND VERTICAL STEPS SHALL BE NO GREATER THAN 2/3 OF HORIZONTAL STEP TO A MAX. OF 2'-0" AS PER O.B.C., 9.15.3.8

17. SMOKE DUCT DETECTOR (SDD)

- WIRED TO CUTOFF FUEL/ELECTRICAL SUPPLY TO FURNACE UPON ACTIVATION
- ENSURE ADEQUATE VENTILATION AND COMBUSTION AIR FOR THE OPTIMUM OPERATION OF THE FURNACE, PER MANUFACTURER'S RECOMMENDATIONS.

18. RANGE HOOD EXHAUSTED

- MECHANICAL EXHAUST HOOD WITH MIN 100 CFM AND 6" DIM. RIGID STEEL DUCT OR EQUIVALENT TO OUTSIDE WITH NON-COMBUSTIBLE, INSULATED 6" DUCT.

19. CABINERY ABOVE RANGE

- FRAMING FINISHES AND CABINERY ABOVE A RANGE MUST HAVE MIN 2'-6" CLEARANCE , UNLESS FRAMING , FINISHES AND CABINERY ARE NON-COMBUSTIBLE OR ARE PROTECTED AS PER 9.10.22.(2)(10)(1) AND (11)

20. WASHROOM EXHAUST

- INSTALL MECHANICAL VENTILATION PER O.B.C. DIV B 9.32.1.3(3) REQ'S. EXHAUST FAN SHELL DISCHARGE DIRECTLY TO OUTSIDE.
- SEPARATE ANY INTAKES FROM BUILDING ENVELOPE PENETRATIONS THAT ARE POTENTIAL SOURCES OF CONTAMINANTS (GAS VENTS, OIL FILL PIPES, ETC.) BY MIN 900 MM (2FT 11IN) - O.B.C. DIV B 9.32.3.12.
- MIN 50 CFM EXHAUST FAN DUCTED DIRECTLY OUTSIDE (INSULATED 5" DUCT)

21. SHOWER STALLS

- ALL SHOWER VALVES SHALL CONFORM TO O.B.C. DIV. B 7.6.5.2
- WATERPROOF FINISH REQUIRED AT SHOWER AND TUB AREAS TO CONFIRM TO O.B.C. DIV B 9.29.2

22. DRYER VENT

- CAPPED DRYER EXHAUST VENTED TO EXTERIOR .DUCT SHALL CONFORM TO O.B.C. 2012 DIV. B PART 6

| CEILING CONSTRUCTION LEGEND | |
|-----------------------------|---------------------------------------|
| A | U/S STRUCTURE |
| B | 7'-6" FROM FLOOR FINISH LEVEL (FFL) |
| C | 8'-0" FROM FLOOR FINISH LEVEL (FFL) |
| D | 8'-6" FROM FLOOR FINISH LEVEL (FFL) |
| E | 9'-0" FROM FLOOR FINISH LEVEL (FFL) |
| F | 9'-6" FROM FLOOR FINISH LEVEL (FFL) |
| G | 10'-0" FROM FLOOR FINISH LEVEL (FFL) |
| H | 9'-6" FROM FLOOR FINISH LEVEL (FFL) |
| I | 10'-5" FROM FLOOR FINISH LEVEL (FFL) |
| J | 22'-11" FROM FLOOR FINISH LEVEL (FFL) |
| K | 11'-0" FROM FLOOR FINISH LEVEL (FFL) |

| CEILING CONSTRUCTION LEGEND | |
|-----------------------------|---|
| 1 | ACOUSTIC CEILING TILES 24"x24" OR 48"x3/4" WITH SUSPENDED T-BAR FRAME CEILING OR PRE-FINISHED METAL TILES IN KITCHEN & WET AREAS(WHITE) |
| 2 | 1/2" OR 5/8" TYPE 'X' GWB CEILING OR BULKHEAD, PAINTED |
| 3 | 1 OR 2 LAYERS OF 5/8" TYPE 'X' GWB PAINTED (REFER TO FLOOR AND ROOF ASSEMBLIES) |
| 4 | 1/2" GWB BULKHEAD, PAINTED (SUPPORTED BY WOOD OR METAL FRAME SYSTEM) |
| 5 | PRE-FINISHED METAL STRIP CEILING (PERFORATED OR SOLID PANELS) COLOR: WHITE(MATTE FINISH) |
| 6 | 2 LAYERS OF 5/8" TYPE 'X' GWB(1.0 HR FRR), PAINTED (REFER TO FLOOR AND ROOF ASSEMBLIES) |
| 7 | 5/8" LAMINATED MDF SUSPENDED CEILING IN CHERRY MATTE FINISH (PERFORATED OR SOLID PANEL) |

| SYMBOL LEGEND | |
|---------------|-----------------------------|
| | AIR RETURN |
| | EXHAUST FAN 50CFM/W 5" DUCT |
| | HEAT REGISTER |
| | LIGHT FIXTURE |
| | SINGLE SWITCH |
| | SMOKE ALARM |
| | CARBON MONOXIDE ALARM |
| EXIS. | EXISTING |
| PROP. | RPOPOSED |

| ABBREVIATIONS | |
|---------------|------------------|
| CL | CLOSET |
| CB | CABIN |
| FR | FRIDGE |
| SH | SHOWER |
| ELECT.CB | ELECTRICAL CABIN |
| DW | DISH WASHER |

| CEILING PLAN LEGEND | | | |
|---|--|--|---|
| | GYPSUM WALL BOARD | | CHANDELLIER 'C' (REFER TO ELECTRICAL) |
| | ACOUSTICAL CEILING TILES SIZES: 2'X2' OR 4'X2' | | PENDANT LIGHT 'P' (REFER TO ELECTRICAL) |
| | RECESSED POT LIGHT L1 (REFER TO ELECTRICAL) | | WALL BRACKET LIGHT L3 (REFER TO ELECTRICAL) |
| | RECESSED POT LIGHT L2 (REFER TO ELECTRICAL) | | FLUORESCENT LIGHT (RECESSED OR SURFACE MOUNTED) |
| | CONCEALED STRIP LIGHT (REFER TO ELECTRICAL) | | AIR SUPPLY GRILLE |
| | | | AIR RETURN GRILLE |
| NOTES: | | | |
| 1. SEE ELECTRICAL DRAWINGS FOR LIGHT LOCATIONS, TYPES AND SPECS. | | | |
| 2. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF DIFFUSERS, GRILLES, AND OTHER MECH. ITEMS IN CEILING. | | | |

GENERAL NOTES:

- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART GROUP.
- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMIT BY THE AUTHORITIES.
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- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.
- ALL DIMENSIONS ARE IN MILLIMETER UNIT (ALTERNATE DIMENSION IN IMPERIAL UNIT & ROUNDED TO NEAREST 1 INCH)

| No. | DATE | ISSUED FOR | APVD |
|--|------|------------|------|
| REVISIONS | | | |
| CONSULTANT: | | | |
| | | | |
| 296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8 (289) 212-3388 , info@smartg.ca | | | |

CLIENT:

2167284 ONTARIO INC.
MR. JAGJIT RANDHAWA

PROJECT NAME:
PROPOSED NEW RESIDENCE

PROJECT ADDRESS:
1588 HWY 6, North, Hamilton ON L8N 2Z7

SHEET NAME:
CONSTRUCTION NOTES &
SYMBOLS

| | |
|------------------------|--------------------------|
| DATE: 06/08/2023 | PROJECT No.: SSS-005-129 |
| SCALE: 1 : 10 | |
| DESIGNER: I.Shabestari | SHEET No: A4-01 |
| CHECKER: A.PIROOZ | |



Hamilton

March 15, 2023

FILE: ALR
FOLDER: 23-106686-00 ALR
ATTENTION OF: Liam Tapp
TELEPHONE NO: (905) 546-2424
EXTENSION: 6884

Mobina Farahani
296-7250 Keele Street
Vaughn, ON L4K 1Z8

Re: ZONING COMPLIANCE REVIEW
Present Zoning: A2 (Rural)
Address: 1588 Highway 6, Flamborough

A Zoning Compliance Review has been completed and the following comments are provided.

COMMENTS:

1. The applicant is proposing to construct a new Single Detached Dwelling and convert the existing Single Detached Dwelling to a Guest House.
2. The proposed use of a Single Detached Dwelling is permitted within the "A2" Zone.

Building Division Records indicated that the recognized use of the property is a Single Detached Dwelling, as per Building Permit 18-105928. The use of a Single Detached Dwelling is permitted.

Be advised, the proposed use of a Single Detached Dwelling is permitted however as per Subsection 4.5 a) of Hamilton Zoning By-Law 05-200, the following provisions apply:

"Unless otherwise provided for in this By-law, in any zone where a single detached dwelling, semi-detached dwelling or duplex dwelling is permitted, no more than one such dwelling shall be erected on a lot."

As such, the existing Single Detached Dwelling and the proposed Single Detached Dwelling would not be permitted to exist on the lot at the same time and would require the demolition of the existing Single Detached Dwelling prior to the reaction of the proposed Single Detached Dwelling.

In addition to the above comments, it appears the existing Single Detached Dwelling is intended to be converted to a "Guest House". The Site Plan has indicated the Converted Dwelling to be an Accessory Building however as per Section 4.8 (a):

"Unless otherwise provided for in this By-law, Accessory Buildings shall not be used as a dwelling unit."

Furthermore, the definition of Dwelling is as follows:

"Shall mean a building used or intended to be used for human habitation but shall not include a recreational vehicle or tent, or Farm Labour Residence."

Zoning Compliance Review
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As such, the converted Single Detached Dwelling is considered an Additional Dwelling Unit – Detached under Subsection 4.33 and 4.33.2 of Hamilton Zoning By-Law. Be advised, an Additional Dwelling Unit – Detached is not permitted within the current “A2” zone. Should the applicant wish to pursue the proposed use of an Additional Dwelling Unit – Detached within the “A2” zone, a subsequent submission for Minor Variance to the Committee of Adjustment may be required to permit the use. It is recommended to speak with a Planner to discuss the viability of the proposed use prior to an application to the Committee of Adjustment. For further information, please contact Planning at 905-546-2424 ex. 1355 or at pd.generalinquiry@hamilton.ca.

Be advised, as per the above comments, should the existing Single Detached Dwelling be demolished or converted to an Additional Dwelling Unit, a Minor Variance may be required to permit the Additional Dwelling Unit and the existing Accessory Buildings (Siding Shed(s)) to remain on the property prior to the erection of a dwelling unit as required by Subsections 4.33.2 (a) and 4.8 (f), respectively.

3. It is noted, a third Kitchen is shown to be proposed on the second floor of the proposed Single Detached Dwelling Unit. Should the intent be to provide a separate dwelling unit or accommodation within the proposed Principle Dwelling, this shall be considered an Addition Dwelling Unit and the provisions of Section 4.33 and 4.33.1 shall apply.
4. Please note, as per the review provided below, should the alteration of the current site plan not be possible the following variances are recommended to permit the Conversion of the Single Detached Dwelling to an Additional Dwelling Unit - Detached:
 - a. An Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling within an A2 zone instead of the requirement that an Additional Dwelling Unit – Detached shall be permitted on lands within a D5, I1, I2, C1, TOC3, R1, R1a Zone
 - b. An Additional Dwelling Unit shall be permitted on a lot prior to the erection of a Single Detached Dwelling Unit instead of the requirement that an Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling.
 - c. An Additional Dwelling Unit – Detached shall be permitted within a Front Yard instead of the requirement that An Additional Dwelling Unit – Detached shall only be permitted in a Rear and/or interior Side Yard.
 - d. A maximum height of xxx (Insufficient Information to Determine Existing Height of Building) for an Additional Dwelling Unit – Detached shall be provided instead of the required maximum height of 6.0 metres permitted for an Additional Dwelling Unit – Detached.
 - e. A maximum Gross Floor Area of 98.71 square metres for an Additional Dwelling Unit – Detached shall be provided instead of the requirement that the maximum gross floor area shall not exceed the lesser of 75 square metres or the gross floor area of the principal dwelling.

In addition to the variances required for the proposed Additional Dwelling Unit – Detached, the following variances are recommended to permit the existing and proposed Accessory Buildings:

- f. An Accessory Building shall be permitted on a lot prior to the erection of the Principle Dwelling instead of the requirement that an Accessory Building shall not be erected prior to the erection of the principal building or structure on the lot.

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- g. An Accessory Building shall be permitted within the Front Yard instead of the requirement that Accessory Buildings shall not be permitted within a front or flankage yard.
- h. The Aggregate Gross Floor Area of all Accessory Buildings shall be 713.07 square metres instead of the required aggregate Gross Floor Area of all Accessory Buildings shall not exceed 200 square metres, or 5% lot coverage, whichever is the lesser.

It is noted that the Site Plan provided has indicated deficiencies related to Building Height and Parking requirements. The applicant may wish to amend the current Site Plan to address these issues or subsequently apply for Minor Variance to permit the current deficiencies noted.

- 5. Please be advised that a portion of this property is under Conservation Management. Please contact Hamilton Conservation at (905) 525-2181 prior to any development.
- 6. This is an interior lot. With reference to “front lot line” shall mean any lot line abutting a street. As such, the lot line abutting Highway 6 shall be considered the front lot line for this development.
- 7. Fencing details have not been provided; all fencing shall conform to Hamilton Fence By-law 10-142.
- 8. Construction of the proposed Single Detached Dwelling is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setback and construction types.
- 9. As the proposed Single Detached Dwelling is setback more than 45.0m from the Highway 6 street line, the designer shall ensure that the fire access route conforms to the Ontario Building Code.
- 10. The proposed development has been reviewed and compared to the standards of the “A2” Rural Zone as indicated in the following chart:

| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|---|--|---|-----------------------------|
| Section 12.2 – A2 Rural Requirements | | | |
| Section 12.2.1: Permitted Uses | | | |
| Permitted Uses [as per Section 12.2.1 of Hamilton Zoning By-law 05-200] | <ul style="list-style-type: none"> • Abattoir • Agriculture • Agricultural Processing Establishment - Stand Alone • Agricultural Storage Establishment • Community Garden • Farm Product Supply Dealer • Kennel • Livestock Assembly Point • Residential Care Facility • Secondary Uses to | Single Detached Dwelling Note: No more than one Single Detached Dwelling shall be permitted on a lot. Existing Dwelling indicated to be converted to Additional Dwelling Unit. Variances may be required. | Appears to Comply |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|--|--|---|-----------------------------|
| | Agriculture <ul style="list-style-type: none"> • Single Detached Dwelling • Veterinary Service – Farm Animal | | |
| Section 12.2.3.7: Single Detached Dwelling and Residential Care Facility Regulations | | | |
| Minimum Lot Area [as per section 12.2.3.7(a) of Hamilton Zoning By-law 05-200] | 0.4 hecatres | Existing (3.97 ha) | Conforms |
| Minimum Lot Width [as per section 12.2.3.7(b) of Hamilton Zoning By-law 05-200] | 30.0m | Existing (92.599) | Conforms |
| Maximum Building Height [as per section 12.2.3.7(c) of Hamilton Zoning By-law 05-200] | 10.5m | 11.91 metres as per Site Plan "Zoning Statistics" Table Note: Elevation Plans indicate 11.38 m (Grade to top of roof) | Does not Comply |
| Minimum Front Yard [as per section 12.2.3.7(d) of Hamilton Zoning By-law 05-200] | 10.0m | 292.44 metres | Conforms |
| Minimum Side Yard [as per section 12.2.3.7(e) of Hamilton Zoning By-law 05-200] | 3.0m | 25.062 metres | Conforms |
| Minimum Rear Yard [as per section 12.2.3.7(f) of Hamilton Zoning By-law 05-200] | 10.0m | 31.79 metres | Conforms |
| Maximum Capacity for Residential Care Facility [as per section 12.2.3.7(g) of Hamilton Zoning By-law 05-200] | Shall not exceed 10 residents | Not Proposed | N/A |
| Home Business Regulations [as per section 12.2.3.7(h) of Hamilton Zoning By-law 05-200] | In accordance with the requirements of Section 4.21 of this By-law. | Not Indicated | N/A |
| Section 4 – General Provisions | | | |
| Number of Dwellings per Lot [as per Section 4.5 of | a) Unless otherwise provided for in this By-law, in any zone where a single detached dwelling, semi- | Applicant shall not existing Dwelling Unit shall be converted or demolished | Conforms |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|--|---|--|-----------------------------|
| Hamilton Zoning By-law 05-200] | detached dwelling or duplex dwelling is permitted, no more than one such dwelling shall be erected on a lot. | | |
| | b) Notwithstanding a) above, on a lot against which a Part Lot Control Exemption By-law is registered, those parts shown on a deposited reference plan which are intended to constitute a future lot shall be deemed to be a lot for the purposes of this By-law, provided that such parts are in compliance with all applicable regulations of this By-law | Not Proposed | N/A |
| Permitted Yard Encroachments [as per Section 4.6 of Hamilton Zoning By-law 05-200] | See Section 4.6 for Encroachment Requirements | Building Encroachments do not exceed requirements | Conforms |
| Accessory Buildings in All Zones [as per Section 4.8 of Hamilton Zoning By-law 05-200] | a) Unless otherwise provided for in this By-law, Accessory Buildings shall not be used for human habitation. | Existing Accessory Buildings and Proposed Barn not indicated for Human Habitation Note: Existing Dwelling proposed to be converted to a Guest House and has been reviewed as an Additional Dwelling Unit | Conforms |
| | b) Accessory Buildings shall not be permitted within a front or flankage yard. | Existing Siding Shed(s) and proposed Barn located within front yard | Does not Comply |
| | c) Notwithstanding Subsection 4.8 b), a building used as a station for parking attendants or security personnel shall be permitted within a front or flankage yard. | Not Indicated | N/A |
| | d) Notwithstanding any other provisions in this By-law, where a zone contains a maximum setback requirement from a street line, the maximum setback requirement shall not apply to Accessory Buildings. | No Maximum | N/A |
| | e) In the event of a conflict | Single Use Proposed | N/A |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|--|--|---|---------------------------------------|
| | between regulations where an Accessory Building is provided for a mixed use building, the most restrictive regulations shall apply. | | |
| | f) Except as permitted in Subsection 4.18 a), an Accessory Building shall not be erected prior to the erection of the principal building or structure on the lot. | Existing prior to erection of Proposed Single Detached Dwelling | Does not Comply |
| | g) All Accessory Buildings shall have a maximum height of 4.5 metres. | See Section 4.8.1.2 a) | N/A |
| | h) Notwithstanding Subsection 4.6 a), an eave or gutter of any Accessory Building may encroach into any required yard to a maximum of 0.45 metres. | Insufficient Information Provided Note: Outline of eaves/gutter has been shown but no measurements have been provided | Unable to Determine Compliance |
| | i) Rooftop amenity area shall be prohibited on all Accessory Buildings. | Not Indicated | Conforms |
| | j) Gazebos, pergolas, and carports shall be considered as Accessory Buildings, but shall not be subject to the Lot Coverage or Gross Floor Area requirements of the applicable zones in which they are located. | Gazebos indicated in rear yard Note: Insufficient Information has been provided to determine setback or height of Gazebo(s) | Unable to Determine Compliance |
| | k) Children's play structures and sports bleachers shall not be considered Accessory Buildings and shall not be subject to the regulations of Subsection 4.8.1, 4.8.2, 4.8.3, 4.8.4 and 4.8.5 or the regulations of the zones in which they are located. | Note Indicated | N/A |
| Buildings Accessory To Single Detached Dwellings And Residential Care Facilities In A1 And A2 Zones | a) Notwithstanding Subsection 4.8 g), all Accessory Buildings shall have a maximum height of 6.0 metres. | Insufficient Information Provided | Unable to Determine Compliance |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|---|--|--|-----------------------------|
| [as per section 4.8.1.2 of Hamilton Zoning By-law 05-200] | b) The aggregate Gross Floor Area of all Accessory Buildings shall not exceed 200 square metres, or 5% lot coverage, whichever is the lesser. | 713.07 m ² Note: Gazebos and Additional Dwelling Unit – Detached has not been included within GFA calculations | Does not Comply |
| | c) All buildings accessory to a Single Detached Dwelling shall have a minimum setback of 1.0 metre from a rear or side lot line. | 3.04 metres shown to proposed barn | Conforms |
| | d) In addition to Subsection 4.8 b) and notwithstanding Subsection 4.8.1.2 c), where a vehicular entrance to an Accessory Building faces a street line or where an access driveway leads to an Accessory Building which faces a street line, the Accessory Building shall be setback a minimum of 6.0 metres from the street line. | All buildings setback more than 6.0 metres | Conforms |
| Mechanical and Unitary Equipment [as per Section 4.9 of Hamilton Zoning By-law 05-200] | a) Within a required front yard, provided such equipment shall have a minimum setback of 3.0 metres from the street line, a minimum setback of 0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping; and, | Not Indicated Note: Should mechanical equipment be proposed, section 4.9 shall apply Existing Mechanical Units permitted and not within required yards | N/A |
| | b) Within a required side yard or required rear yard provided such equipment has a minimum setback of 0.6 metres from the side lot line or rear lot line. | Not Indicated Note: Should mechanical equipment be proposed, section 4.9 shall apply Existing Mechanical Units permitted and not within required yards | N/A |
| Additional Dwelling Unit and Additional Dwelling Unit - Detached [as per Section 4.33 a) of | Parking shall be provided in accordance with Section 5: Parking of this By-law and the following: | Not within designated Zone | N/A |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|--|---|-----------------------------------|---------------------------------------|
| Hamilton Zoning By-law 05-200] | <p>i) For lands within the D5, I1, I2, C1, TOC3, R1, R1a Zones, no additional parking space shall be required for either an Additional Dwelling Unit or an Additional Dwelling Unit - Detached, provided the required parking spaces which existed on May 12, 2021 for the existing dwelling shall continue to be provided and maintained.</p> <p>(A) Notwithstanding Section 4.33 (a) i), one parking space shall be required for a Secondary Dwelling Unit - Detached if it constitutes the fourth Dwelling Unit on a lot.</p> | | |
| | <p>(ii) Notwithstanding Section 5.1 b) i) and ii), a maximum of two parking spaces for an Additional Dwelling Unit and/or Additional Dwelling Unit - Detached may be provided in the required Front Yard</p> | Insufficient Information Provided | Unable to Determine Compliance |
| <p>Additional Dwelling Unit and Additional Dwelling Unit - Detached [as per Section 4.33 b) of Hamilton Zoning By-law 05-200]</p> | <p>Notwithstanding Section 1.4 of this By-law, the following provisions shall apply:</p> <p>i) A Building Permit application for an Additional Dwelling Unit or Additional Dwelling Unit - Detached, received by the City of Hamilton prior to the date By-law No. 22-132 was approved by Council, will be evaluated against the provisions of Section 4.33 of this By-law, in effect before By-law No. 22-132 came into effect.</p> <p>(A) Notwithstanding Section 4.33 (b) i), if a Building Permit is not issued within 180 days of the effective date of this By-law, Bylaw No. 22-132 shall apply in</p> | New Application | N/A |

Zoning Compliance Review
1588 Highway 6, Flamborough

| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|--|--|---|-----------------------------|
| | all respects to the Building Permit in question. | | |
| | ii) A Building Permit may be issued to permit an Additional Dwelling Unit or Additional Dwelling Unit – Detached, in accordance with any Minor Variance that has been approved by the City of Hamilton or the Ontario Land Tribunal as it read on the day before By-law 22- 132 was approved by Council, provided the Building Permit application complies with Section 4.33 of this By-law, in effect the day before By-law No. 22-132 came into effect. | New Application | N/A |
| | iii) For the purposes of determining zoning conformity, the following shall apply: (A) This By-law is deemed to be modified to the extent necessary to permit an Additional Dwelling Unit or Additional Dwelling Unit – Detached that is constructed in accordance with Section 4.33 (b) i) or ii). (B) Once a Building Permit has been issued under Section 4.33 (b) i) or ii), or more than 180 days has transpired as per Section 4.33 (b) i) (A), the provisions of this By-law apply in all other respects. | New Application | N/A |
| Additional Dwelling Unit - Detached [as per Section 4.33.2 of Hamilton Zoning By-law 05-200] | (a) For lands within a D5, I1, I2, C1, TOC3, R1, R1a Zone, a maximum of one Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling, a Semi-Detached Dwelling, or a Street Townhouse Dwelling. | Not within designated Zone | Does not Comply |
| | (b) In addition to Section 4.33.2 (a), a legally established | Existing building is a Single Detached Dwelling | N/A |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|-------------|--|---|-----------------------------|
| | <p>accessory building existing as of May 12, 2021, may be converted to the one Additional Dwelling Unit - Detached permitted on a lot containing an existing Single Detached Dwelling, Semi-Detached Dwelling, or Street Townhouse Dwelling subject to the following provision:</p> <p>i) Any additions over 10% of the existing gross floor area of the legally established accessory building converted to an Additional Dwelling Unit – Detached shall be in accordance with the regulations of Section 4.33.2.</p> | | |
| | (c) All the regulations of this By-law applicable to the existing dwelling shall continue to apply unless specifically provided in Section 4.33.2 | Proposed Dwelling – See review of Section 12.2 above | N/A |
| | (d) An Additional Dwelling Unit – Detached shall only be permitted in a Rear and/or interior Side Yard. | Indicated withing Front Yard | Does not Comply |
| | (e) A minimum 1.2 metre setback shall be provided from the interior Side Lot Line and Rear Lot Line. i) Notwithstanding Section 4.33.2 (e), an eave or a gutter may extend a maximum of 0.45 metres into a required minimum setback area. | <p>More than 1.2 metres provided</p> <p>Note: Additional Dwelling - Detached is not permitted within the A2 zone</p> | Does not Comply |
| | ii) In addition to Section 4.33.2 (e), a landscape strip is required to be provided within the required side yard adjacent to an Additional Dwelling Unit – Detached and shall be limited to sod, ground cover, permeable pavers, or a planting strip, and may include a visual barrier. | <p>Not Indicated</p> <p>Note: Landscape Strip can be provided however Additional Dwelling - Detached is not permitted within the A2 zone</p> | Does not Comply |
| | (f) An Additional Dwelling Unit – | Interior Lot | N/A |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|-------------|--|---|-----------------------------|
| | Detached shall not be located closer to the flankage street than the principal dwelling. | | |
| | (g) An unobstructed path with a minimum 1.0 metre width and minimum 2.1 metre clearance in height from a street line to the entrance of the Additional Dwelling Unit – Detached shall be provided and maintained. | Not Indicate Note: a 1.0 metre unobstructed path can be provided however Additional Dwelling - Detached is not permitted within the A2 zone | Does not Comply |
| | (h) The following building separation shall be provided: i) Where an Additional Dwelling Unit – Detached is in the Rear Yard, a minimum distance of 7.5 metres shall be required between the rear wall of the principal dwelling and the Additional Dwelling Unit – Detached. | ADU is within front yard | Does not Comply |
| | ii) Where an Additional Dwelling Unit – Detached is in an Interior Side Yard, the following is required: (A) A minimum distance of 4.0 metres shall be provided between the side wall of the principal dwelling and an Additional Dwelling Unit – Detached; and, (B) An Additional Dwelling Unit – Detached shall be set back a minimum 5.0 metres from the front façade of the principal dwelling | ADU is within front yard Cannot provide 5.0 metre setback from front facade | Does not Comply |
| | (i) A maximum height of 6.0 metres shall be permitted. i) Notwithstanding Section 4.33.2 (i), balconies and rooftop patios shall be prohibited above the first floor level. | Insufficient Information Provided Note: Additional Dwelling - Detached is not permitted within the A2 zone | Does not Comply |
| | (j) The maximum gross floor area shall not exceed the lesser of 75 | Indicated at 98.71 m ² i) 2% of lot area | Does not Comply |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|---|--|---|-----------------------------|
| | square metres or the gross floor area of the principal dwelling. i) Notwithstanding Section 4.33.2 (j), the maximum combined lot coverage of all accessory buildings and the Additional Dwelling Unit - Detached shall be 25%. | | |
| | ii) In addition to Section 4.33.2 (j), the ground floor area of a Secondary Dwelling Unit – Detached shall not exceed 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. | Principle Dwelling Shown to be greater than 105 m ² | N/A |
| | (k) A minimum landscaped area of 12.0 square metres shall be provided and maintained within the rear yard. | Not Indicated Note: Landscape area can be provided however Additional Dwelling - Detached is not permitted within the A2 zone | Does not Comply |
| Section 5 – Parking | | | |
| Location [as per Section 5.1 a) of Hamilton Zoning By-law 05-200] | i) Required parking facilities shall be located on the same lot as the use requiring the parking. | Provided (Private Garage) | Conforms |
| | ii) Notwithstanding Subsection 5.1 a) i), where the provision of parking on the same lot as the use requiring the parking is not possible, such off-site parking may be located on another lot within 300.0 metres of the lot containing the use requiring the parking, provided: a) Such off-site parking shall only be permitted within a zone in which the use requiring such parking is permitted; b) Such off-site parking shall be | Located on Lot | N/A |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|---|---|-------------------------------------|-----------------------------|
| | <p>subject to Subsection 5.1 a) iii); and,</p> <p>c) Subsection 5.1 a) ii) shall not apply to any Residential Zone.</p> | | |
| | <p>iii) Where the required parking is provided in accordance with Subsection ii) above, the owners of both lots shall enter into an agreement with the City to be registered against the title of both the lot upon which parking is to be provided and the lot containing the use requiring the parking. The lot upon which the parking is located, pursuant to the agreement, shall continue to be so used only for such purposes until alternate parking spaces in conformity with the regulations of this By-law are provided</p> | Located on Lot | N/A |
| | <p>iv) Parking as provided for in Subsection iii) may be transferred to another lot in accordance with Subsection ii), provided that an agreement as required by Subsection iii) is registered on title of said other lot.</p> | Located on Lot | N/A |
| <p>Location [as per Section 5.1 b) of Hamilton Zoning By-law 05-200]</p> | <p>On a lot containing a single detached dwelling, semi-detached dwelling or duplex dwelling in all zones except the Agriculture (A1) and Rural (A2) Zone:</p> <p>iii) Unless otherwise regulated in this By-law, a driveway shall be located so as to lead directly from a street or laneway to a required parking space, either within a garage or outside, with such driveway having a minimum width of 3.0 metres;</p> | Minimum 4.57 m (15') | Conforms |
| | <p>iv) The width of a driveway shall not exceed the width of an attached garage;</p> | Maximum Driveway width 10.77 metres | Conforms |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|-------------|---|---|-----------------------------|
| | | Attached Garage 14.73 metres | |
| | v) Notwithstanding Subsection 5.1 b) iv), on a lot having an attached garage less than 5.0 metres in width, the driveway may extend beyond the width of the garage toward the side lot line to a maximum width of 5.0 metres and no closer than 0.6 metres to the side lot line, nearest to the garage; | Not less than 5.0 metres | N/A |
| | vi) In the case of a dwelling unit without an attached garage, the driveway width shall not exceed 50% of the lot width or 8.0 metres, whichever is less; | Private Garage proposed | N/A |
| | vii) Where the driveway is provided in the front yard, all other portions of the front yard shall be landscaped area; | Accessory Building(s) and Additional Dwelling Unit – Detached in front yard | Does not Comply |
| | viii) A maximum of one driveway shall be permitted for each dwelling unit, except in the case of: 1. A corner lot where a maximum of one driveway may be permitted from each street frontage; or, 2. On a lot having a minimum width of 30.0 metres, a maximum of two driveways may be permitted. | On Driveway proposed | Conforms |
| | ix) On a corner lot, no access driveway shall be permitted through a daylight triangle; | Interior Lot | N/A |
| | x) For a dwelling with an attached garage, the finished floor level of the garage shall be a minimum 0.3 metres above grade. | Garage shown to be 0.08 metres above grade | Does not Comply |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|---|---|---|-----------------------------|
| Design Standards (as per Section 5.2 b) of Hamilton Zoning By-law 05-200 | Unless permitted by another regulation in this By-law, parking space sizes shall be: i) Minimum 2.8 metres in width and 5.8 metres in length; | Spaces in garage indicated at 5.829 m x 2.76 m (108.5 inches indicated per parking space on floor plan) Guest parking indicated at 5.49 m x 2.74 m | Does not Comply |
| | ii) Where a wall, column, or any other obstruction is located abutting or within any parking space within an above ground or underground parking structure, the minimum width of a parking space shall be increased by 0.3 metres for each wall, column, or obstruction; | Not Indicated | N/A |
| | iii) Notwithstanding Subsection ii), an additional 0.3 metres shall not be required provided: <ol style="list-style-type: none"> 1. the maximum length of the wall, column or any other obstruction shall not exceed 1.15 metres; 2. the wall, column or any other obstruction is located at the front, rear, or both ends of the parking space; and, 3. the wall, column or any other obstruction does not project more than 0.15 metres into the width of the parking space. | Not Indicated | N/A |
| | iv) The length of each parking space in an attached garage of a dwelling unit shall be increased by an equivalent length of the step, steps or stairwell that extends into the parking space; | No steps indicated into garage | N/A |
| | v) Notwithstanding Subsection iv), an open stairway may project into the length of the required parking space not more than 0.75 metres provided the height of the stairway does not exceed 0.5 | Not Indicated | N/A |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|--|---|---|-----------------------------|
| | metres; | | |
| | vi) Notwithstanding Subsection i) herein, where 10 or more parking spaces are required on a lot, the minimum parking space size of not more than 10% of such required parking spaces shall be a width of 2.6 metres and a length of 5.5 metres, provided that any such parking space is clearly identified as being reserved for the parking of small cars only; and, | 1 parking space required | N/A |
| | vii) Notwithstanding Subsection b) ii) and iii), light standards, including the base, located at the intersection of 4 parking spaces shall not be considered as an obstruction. | Not Indicated | N/A |
| Design Standards [as per Section 5.2 c) of Hamilton Zoning By-law 05-200 | All required parking shall be provided as follows: i) With adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle; | Provided | Conforms |
| | ii) Shall be arranged so as to not interfere with normal public use of the street or laneway; | Provided | Conforms |
| | iii) Shall be accessed by means of an access driveway: 1. Located on the lot; or, 2. Located partly on the lot in the case of a mutual driveway; or, 3. By means of a Right-of-Way. | 1. Driveway located on lot | Conforms |
| | iv) Any parking lot shall provide for ingress and egress of vehicles to and from a street in a forward motion only. | 4.57 metres provided – 6 metres is provided for two way traffic | Does not Comply |
| Design Standards [as per Section 5.2 d) of Hamilton Zoning By-law 05- | Notwithstanding Subsection b) herein, in the case of parallel | Not Indicated | N/A |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|---|---|--|-----------------------------|
| 200 | <p>parking:</p> <p>i) Each parallel parking space shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres. End spaces which have a clear, unobstructed approach, shall have a minimum length of 5.5 metres.</p> | | |
| <p>Design Standards [as per Section 5.2 e) of Hamilton Zoning By-law 05- 200</p> | <p>i) Parking Spaces, Driveways and Widening(s) in All Zones</p> <p>a) Shall be provided and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, crushed stone, permeable pavers or gravel, and shall be maintained in a dust free condition</p> | Asphalt | Conforms |
| | <p>iii) Parking Lots in the Rural Classification Zones</p> <p>a) Shall be designed and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, or crushed stone or gravel; and,</p> <p>b) Where crushed stone or gravel is provided in accordance with Subsection 5.2 e) iii) a), the access driveway shall be designed such that a minimum of 10.0 metres extending from the streetline shall be constructed and maintained with asphalt, concrete or other hard surfaced material, and shall be maintained in a dust free condition.</p> | Asphalt proposed for entire driveway | Conforms |
| <p>Design Standards [as per Section 5.2 f) of Hamilton Zoning By-law 05- 200</p> | <p>f) Notwithstanding Subsection b) herein, in the case of a barrier free parking, each parking space shall have a minimum width of 4.4 metres and a minimum length of 5.8 metres.</p> | Insufficient Not required for a Single Detached Dwelling | N/A |
| Design Standards | In addition to Subsection c) | 4.57 metres | Does not |

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| Regulations | Required by By-law | Provided | Conforms/ Non-conforming |
|---|--|--|-----------------------------|
| [as per Section 5.2 h) of Hamilton Zoning By-law 05-200 | herein, the minimum aisle width shall be designed and provided in accordance with the following requirements: 90 degree – 6.0 m | | Comply |
| Parking Schedules [as per Section 5.6 c) of Hamilton Zoning By-law 05-200 | <u>Single Detached Dwelling:</u> <u>1 per unit</u> | 12 spaces Note: a doorway, indicated within the attached garage, is shown to obstruct on of the proposed parking spaces. As such, the applicant shall demonstrate the parking space can be accessed without such obstruction. As such, the parking space has not been included within the parking count. | Conforms |

Yours truly



for the Manager of Zoning and Committee of Adjustment



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 Purchaser Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Purchaser Applicant Owner Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent [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 | 1588 Highway 6, Flamborough | | |
| Assessment Roll Number | 2530300-91058200 | | |
| Former Municipality | Hamilton | | |
| Lot | 13 | Concession | 9 |
| Registered Plan Number | | Lot(s) | 13 |
| Reference Plan Number (s) | | Part(s) | 1 |

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:

Single Detached Dwelling

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

1. EXISTING BUILDING AS THE GUEST HOUSE:

1. An Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling within an A2 zone instead of the requirement that an Additional Dwelling Unit – Detached shall be permitted on lands within a D5, I1, I2, C1, TOC3, R1, R1a Zone

2. An Additional Dwelling Unit shall be permitted on a lot prior to the erection of a Single Detached Dwelling Unit instead of the requirement that an Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling.

3. An Additional Dwelling Unit – Detached shall be permitted within a Front Yard instead of the requirement that An Additional Dwelling Unit – Detached shall only be permitted in a Rear and/or Interior Side Yard.

(WE WANT TO KEEP IT IN THE FRONT YARD)

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 |
|--------------------|-----------|-------------|-----------------|
| 334'-11"(102070mm) | 398.374m | 39709.48 m2 | 19m |

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 UNIT | 48.92m | 330.48m | 39.28m | |
| SHED | 79.39m | 299.27 | 19.62m | |
| SHED | 118.97m | 263.08 | 21.48m | |
| SHED | 84.24m | 297.94m | 4.6m | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------|----------------------|
| DWELLING UNIT | 292.44m | 79.85m | 24.99m | |
| BARN | - | 2.5m | 2.5m | |
| | | | | |
| | | | | |

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 UNIT | 98.71 m2 | 197.42m2 | 2 | |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|-------------------|-------------------|------------------|-------------------|--------|
| DWELLING UNIT | 444.53m2 | 771.49 | 2 | 11.38m |
| BARN | 557.42m2 | 557.42m2 | 1 | 7.08m |
| | | | | |
| | | | | |

- 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)

Septic Tank

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.):
 Guest House - 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:
 16 Dec 2020

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:
 2.5 year aprox

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? A2 (Rural)

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):

1. One existing dwelling unit will be replaced as an additional dwelling unit - detached as a guest house.
2. One dwelling unit proposed and one accessory building (barn) proposed in the rear yard

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
