



Hamilton

## COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

Fax (905) 546-4202

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

# **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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-20:47

**APPLICANTS:** Shane K. Wilson on behalf of the owner Willaim Searle

**SUBJECT PROPERTY:** Municipal address **14 Stonebury Pl (Flamborough) City of Hamilton**

**ZONING BY-LAW:** Zoning By-law 05-200, as Amended

**ZONING:** "A2 and Exception 234" (Rural) Zone

**PROPOSAL:** To permit the construction of a detached garage (accessory building) which is accessory to the existing single detached dwelling, notwithstanding,.

1. The proposed accessory building shall be permitted to be located within the front yard whereas the Zoning By-law does not permit accessory buildings to be located within a front yard.

### **NOTES:**

1. The applicant shall ensure the proposed building height is provided in accordance with the definition of "Building Height" and "Grade" as defined within the Zoning By-law.
2. A further variance will be required if the gross floor area of all existing and proposed accessory buildings exceed 200 square metres.

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

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**DATE:** Thursday, July 9th, 2020

**TIME:** 2:50 p.m.

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

**To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment) for viewing purposes only**

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### **PUBLIC INPUT**

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

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

## **MORE INFORMATION**

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: June 23rd, 2020.

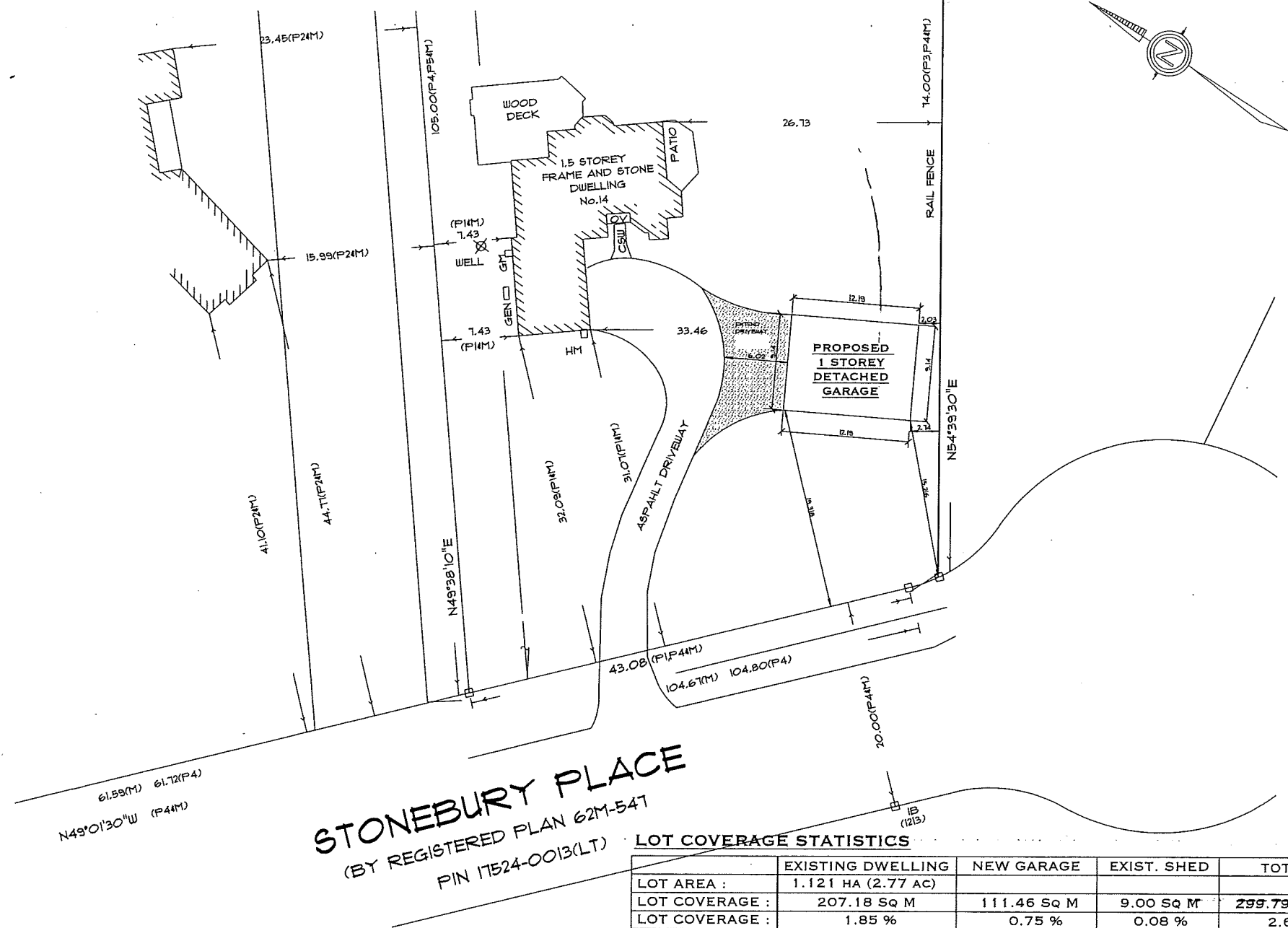
*Original Signed*

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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

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

14 STONEBURY PLACE  
IN THE  
CITY OF HAMILTON  
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH



NO.	DATE:	ISSUE / REVISION
1	01-21-20	FOR CUSTOMER APPROVAL
2	01-31-20	FOR C.O.A.
3	06-10-20	REVISED FOR C.O.A.
4		
5		

GENERAL NOTES:

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE 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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF DETAILS MATTER.

USE LATEST REVISED DRAWINGS.

MAKE GOOD ALL AREAS OF WORK AND SURFACES DISTURBED BY CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 OBC.

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.

SHANE K WILSON  
FIRM NAME: DETAILS MATTER 39141

Details Matter

M. 905.870.8445  
SHANE@DETAILSMATTER.CA WWW.DETAILSMATTER.CA

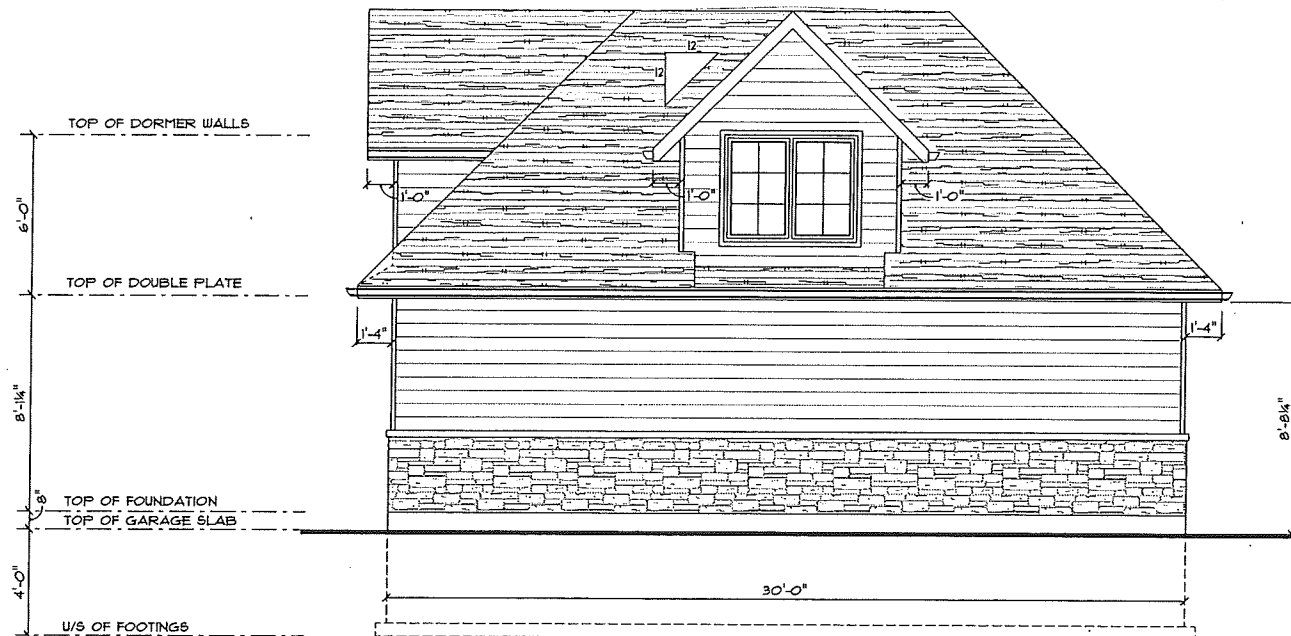
FACEBOOK.COM/DETAILSMATTER2007  
@DETAILSMATTER07

PROJECT:  
14 STONEBURY PLACE  
CARLISLE, ONTARIO

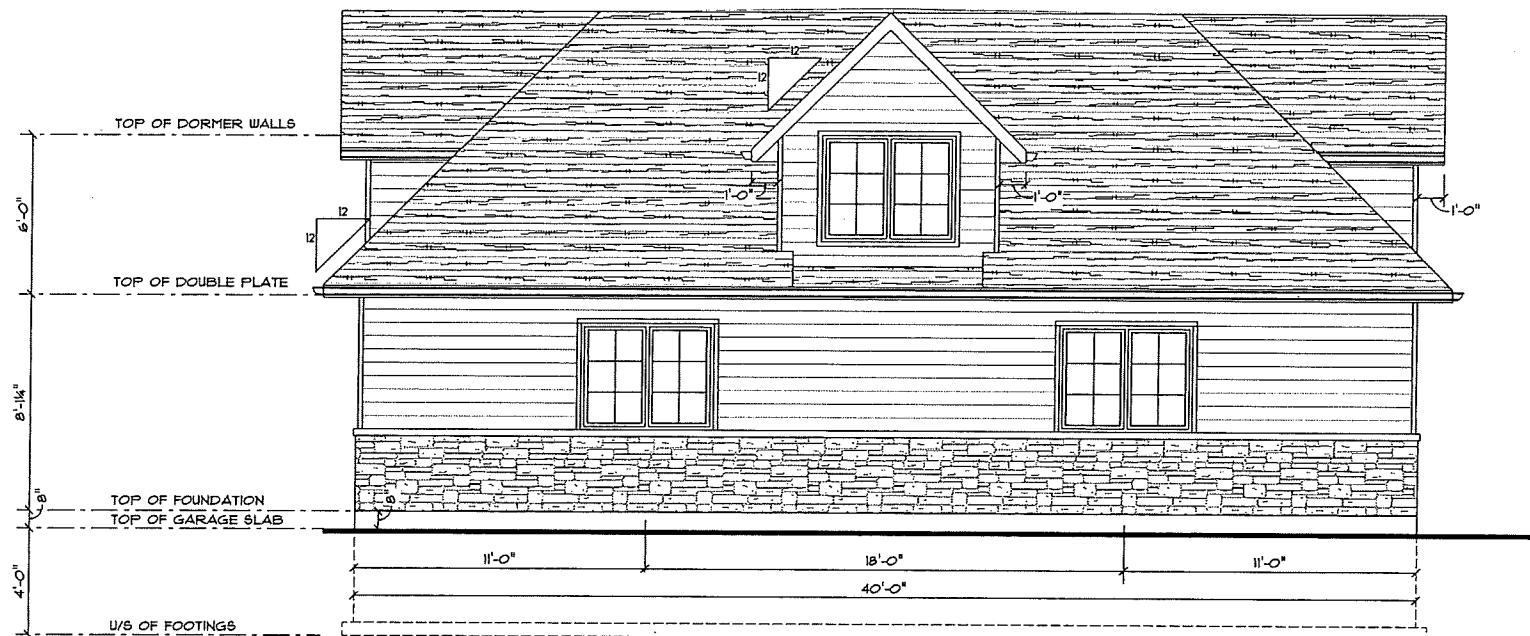
SHEET TITLE:  
SITE SKETCH

DRAWN BY:	CHECKED BY:	
S.K.W.	S.K.W.	
SCALE:	DATE:	PROJECT NO:
N.T.S.	JAN 2020	DM20-001

DRAWING NO:  
**AO**



**REAR ELEVATION**



**RIGHT ELEVATION**

NO.	DATE:	ISSUE / REVISION
1	01-21-20	FOR CUSTOMER APPROVAL
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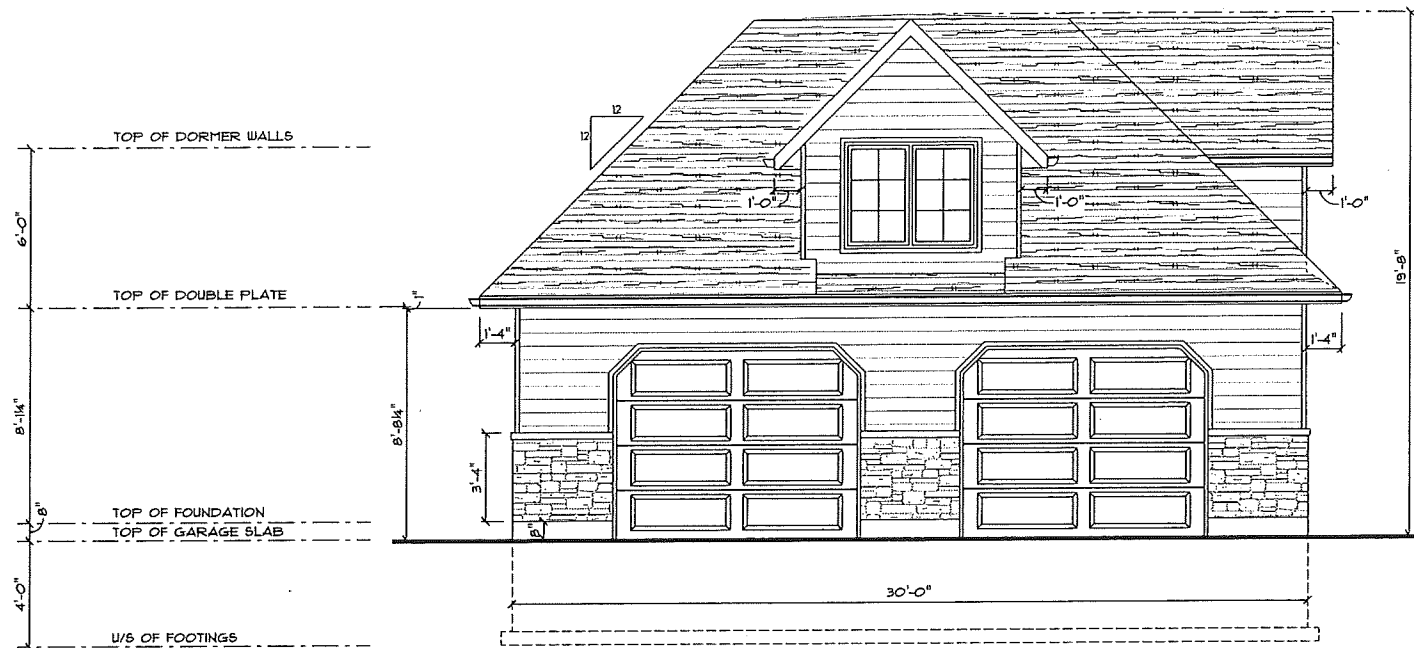
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14 STONEBURY PLACE  
CARLISLE, ONTARIO

SHEET TITLE:  
**REAR AND RIGHT  
ELEVATIONS**

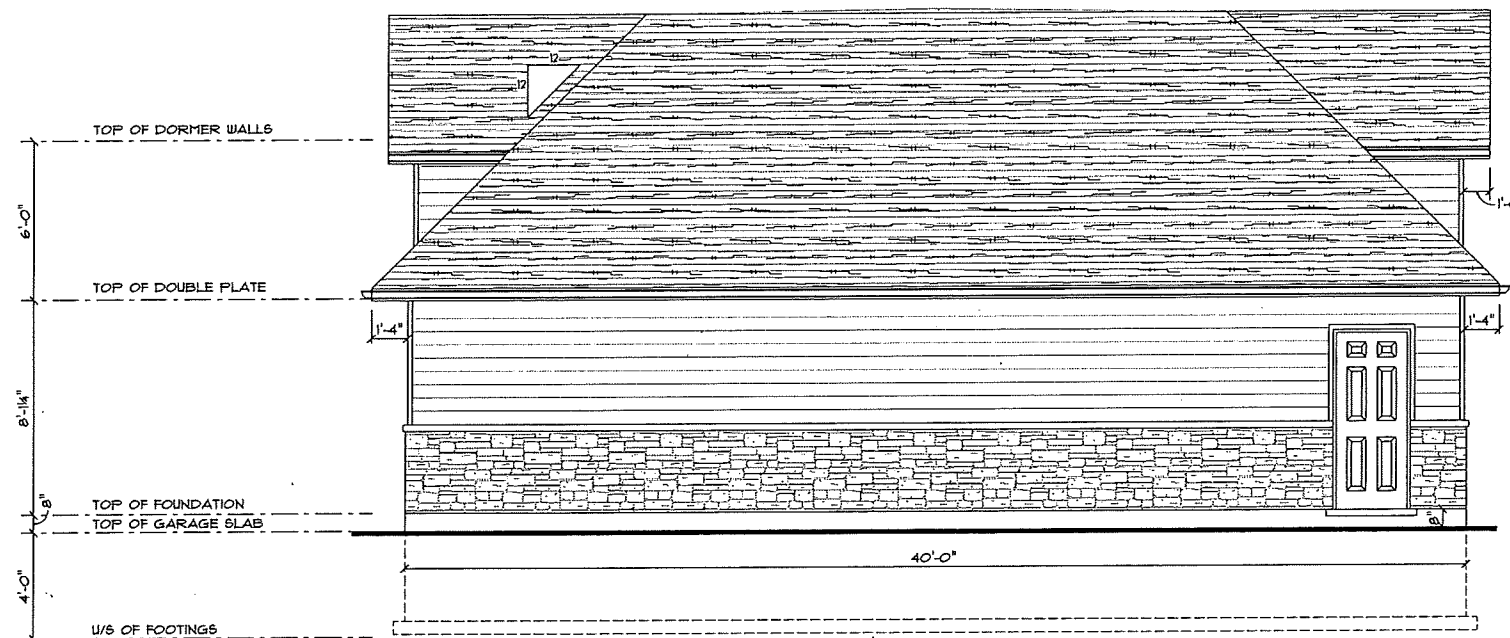
DRAWN BY: S.K.W.	CHECKED BY: S.K.W.	
SCALE: 3/16" = 1'-0"	DATE: JAN 2020	PROJECT NO: DM20-001

DRAWING NO:

**A2**



**FRONT ELEVATION**



**LEFT ELEVATION**

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@DETAILSMATTER07

**PROJECT:**

14 STONEBURY PLACE  
CARLISLE, ONTARIO

**SHEET TITLE:**

**FRONT AND LEFT  
ELEVATIONS**

**DRAWN BY:**

S.K.W.

**CHECKED BY:**

S.K.W.

**SCALE:**

3/16" = 1'-0"

**DATE:**

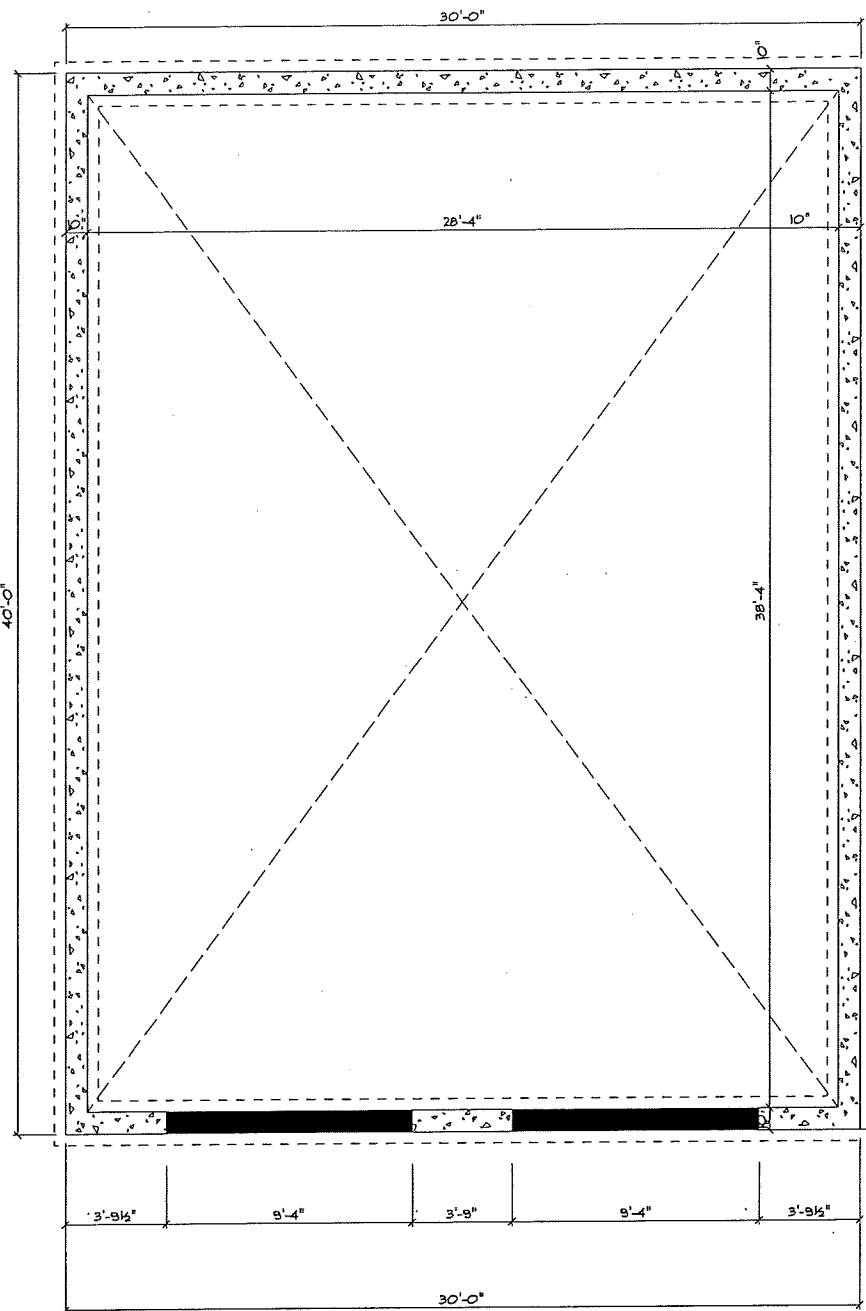
JAN 2020

**PROJECT NO:**

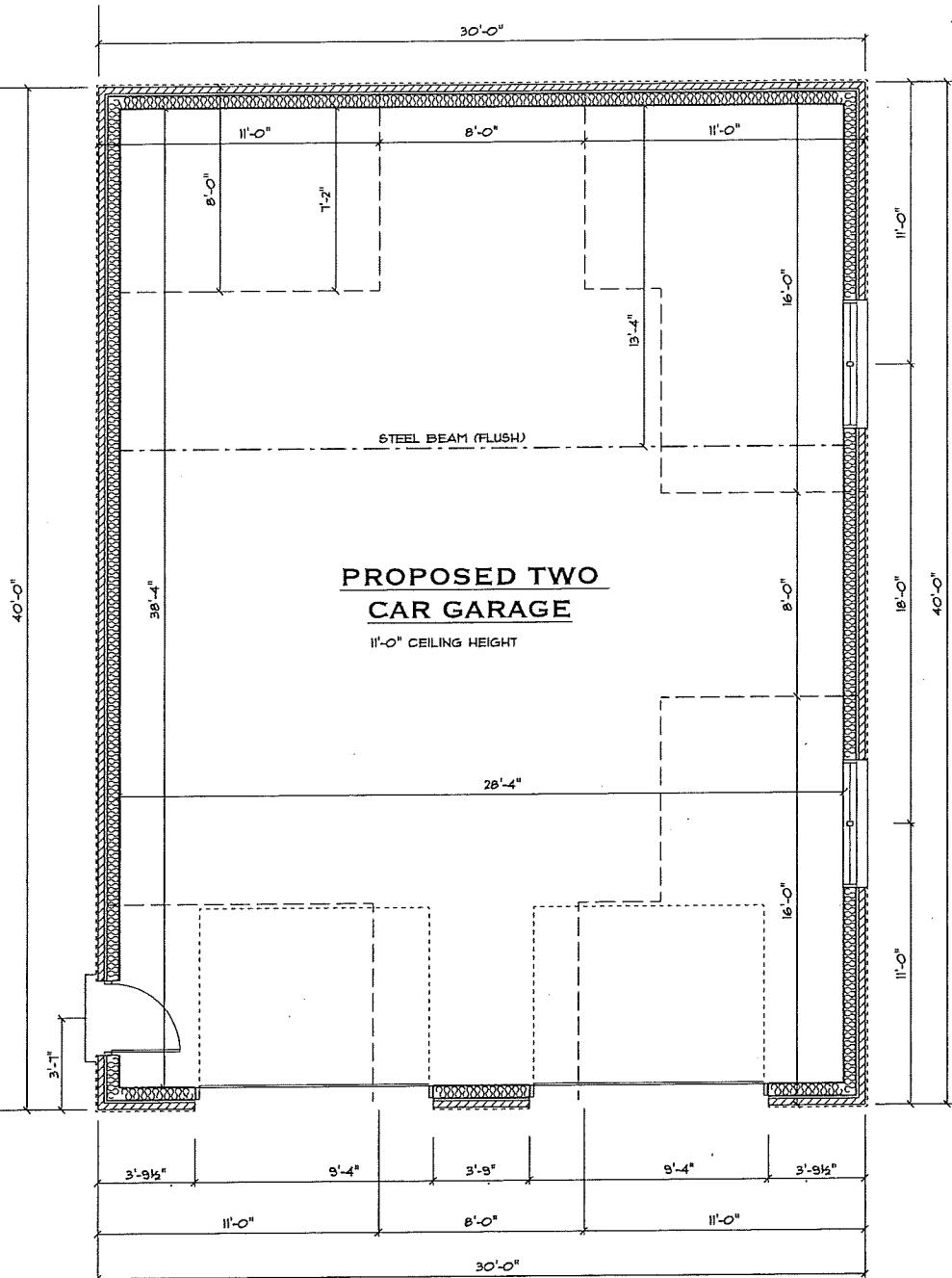
DM20-001

**DRAWING NO:**

**A1**



**FOUNDATION PLAN**



**MAIN FLOOR PLAN**

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SHANE K WILSON

FIRM NAME: DETAILS MATTER

39141



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FACEBOOK.COM/DETAILSMATTER2007



@DETAILSMATTER07

**PROJECT:**

14 STONEBURY PLACE  
CARLISLE, ONTARIO

**SHEET TITLE:**

**FLOOR PLANS**

**DRAWN BY:**

S.K.W.

**CHECKED BY:**

S.K.W.

**SCALE:**

3/16" = 1'-0"

**DATE:**

JAN 2020

**PROJECT NO:**

DM20-001

**DRAWING NO:**

**A3**



Planning and Economic Development Department  
Planning Division

**Committee of Adjustment**  
City Hall  
5<sup>th</sup> floor 71 Main Street West  
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221  
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND  
RETURN TO THE CITY OF HAMILTON PLANNING  
DEPARTMENT.**

**FOR OFFICE USE ONLY.**

APPLICATION NO. \_\_\_\_\_ DATE APPLICATION RECEIVED \_\_\_\_\_

PAID \_\_\_\_\_ DATE APPLICATION DEEMED COMPLETE \_\_\_\_\_

SECRETARY'S  
SIGNATURE \_\_\_\_\_

**CITY OF HAMILTON  
COMMITTEE OF ADJUSTMENT  
HAMILTON, ONTARIO**

*The Planning Act*

**Application for Minor Variance or for Permission**

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

1. Name of Owner William (Bill) Searle Telephone No. \_\_\_\_\_

2. Address \_\_\_\_\_

Postal Code \_\_\_\_\_

3. Name of Agent Shane K Wilson Telephone No. \_\_\_\_\_

FAX NO. \_\_\_\_\_ E-mail address. \_\_\_\_\_

4. Address \_\_\_\_\_

Postal Code \_\_\_\_\_

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

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

CIBC Postal Code \_\_\_\_\_

Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:  
Would like to position new Detached Garage in front yard of property  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Why it is not possible to comply with the provisions of the By-law?  
We would like to position the new garage across from the existing building  
to utilize the existing driveway. The septic bed is directly beside the home which  
is why we're hoping to position it ahead. The building will match  
the design features of the existing dwelling and have nice curb appeal.  
The street is comprised of unique homes, each with a different architect.
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):  
Part 1, Plan of Survey of Lot 4, Registered Plan 62M-547  
\_\_\_\_\_  
\_\_\_\_\_
9. PREVIOUS USE OF PROPERTY
- Residential   X   Industrial        Commercial         
Agricultural        Vacant         
Other \_\_\_\_\_
- 9.1 If Industrial or Commercial, specify use  
\_\_\_\_\_
- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?  
Yes        No        Unknown
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?  
Yes        No        Unknown
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?  
Yes        No        Unknown
- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?  
Yes        No        Unknown
- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?  
Yes        No        Unknown
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?  
Yes        No        Unknown
- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?  
Yes        No        Unknown
- 9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?  
Yes        No        Unknown



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

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

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

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

Is the previous use inventory attached? Yes \_\_\_\_\_ No \_\_\_\_\_

#### ACKNOWLEDGEMENT CLAUSE

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

January 30th, 2020

Date

Signature Property Owner

William (Bill) Searle

Print Name of Owner

10. Dimensions of lands affected:

Frontage 43 M

Depth 207 M

Area 1.121 ha (2.77 ac)

Width of street 20 M

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: Existing 2 Storey Home lot coverage 207.18 SQ M

revised Proposed: Detached 30'x40' Garage (111.48 SQ M) , 5.99 m height

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

Existing:

Dwelling : North Side Setback : 7.43, Front : 31.07, South Side : 26.73

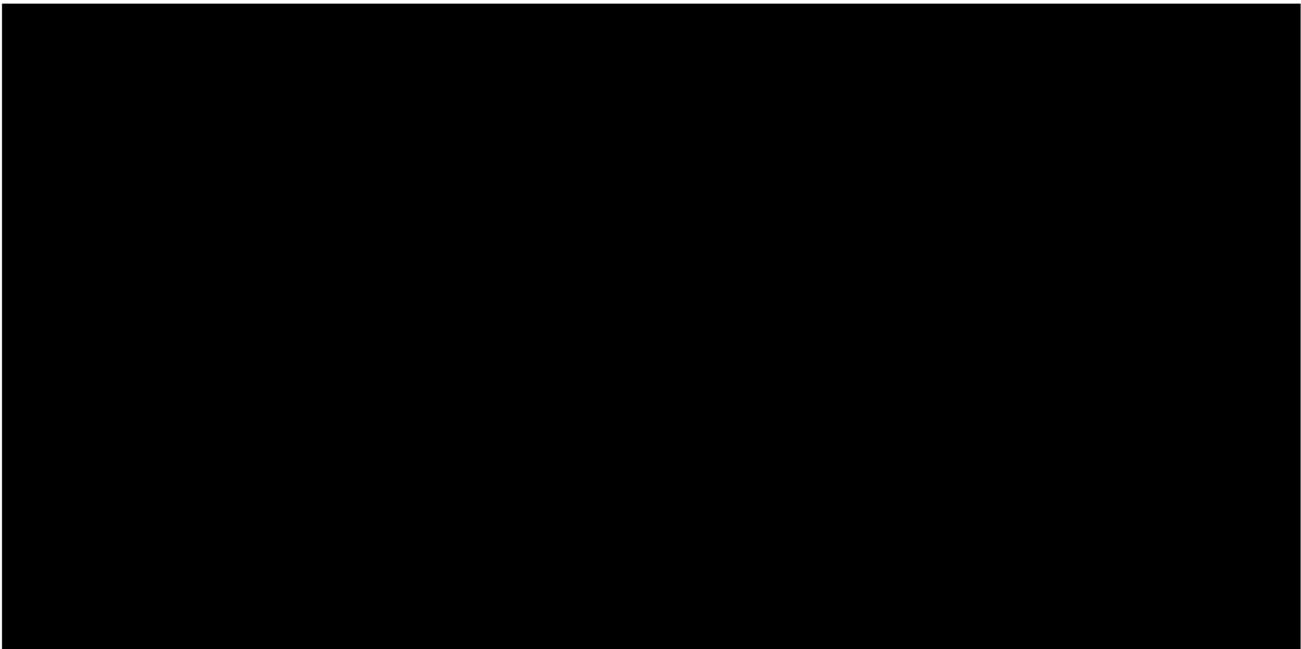
revised Proposed: Front : 15.26/19.32, South Side : 2.03/2.74

13. Date of acquisition of subject lands:  
August 2015
14. Date of construction of all buildings and structures on subject lands:  
1996
15. Existing uses of the subject property: Single Family Dwelling Detached
16. Existing uses of abutting properties: Single Family Dwelling Detached
17. Length of time the existing uses of the subject property have continued:  
always
18. Municipal services available: (check the appropriate space or spaces)  
Water x Connected x  
Sanitary Sewer Existing Septic Connected \_\_\_\_\_  
Storm Sewers \_\_\_\_\_
19. Present Official Plan/Secondary Plan provisions applying to the land:  
\_\_\_\_\_  
\_\_\_\_\_
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
\_\_\_\_\_  
\_\_\_\_\_
21. Has the owner previously applied for relief in respect of the subject property?  
Yes No  
If the answer is yes, describe briefly.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?  
Yes No
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

**NOTE:** It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.

**PART 24 AFFIDAVIT OR SWORN DECLARATION**

This declaration to be sworn by a Commissioner of Oaths.



**PART 25 OWNERS AUTHORIZATION**

As of the date of this application, I (NAME) William (Bill) Searle am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize:

Shane K Wilson of Details Matter

to act as my agent in this matter and to provide any of my personal information that will be included in this application or collected during the processing of the application.

DATE January 30th, 2020

SIGNED 

**PART 26 CONSENT OF THE OWNER**

Complete the consent of the owner concerning personal information set out below.

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. 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.

I, William (Bill) Searle, the Owner, hereby agree and acknowledge  
(Print name of Owner)

that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

January 30th, 2020

Date

Signature of Owner 

**PART 27 PERMISSION TO ENTER**

Date: January 30th, 2020

Secretary/Treasurer  
Committee of Adjustment  
City of Hamilton,  
City Hall

Dear Secretary/Treasurer;

Re: Application to Committee of Adjustment

Location of Land: 14 Stonebury Place, Carlisle (Hamilton)  
(Municipal address)

I hereby authorize the members of the Committee of Adjustment and members of the staff of the City of Hamilton to enter on to the above-noted property for the limited purposes of evaluating the merits of this application.



Signature of Owner or Authorized agent

William (Bill) Searle

Please print name

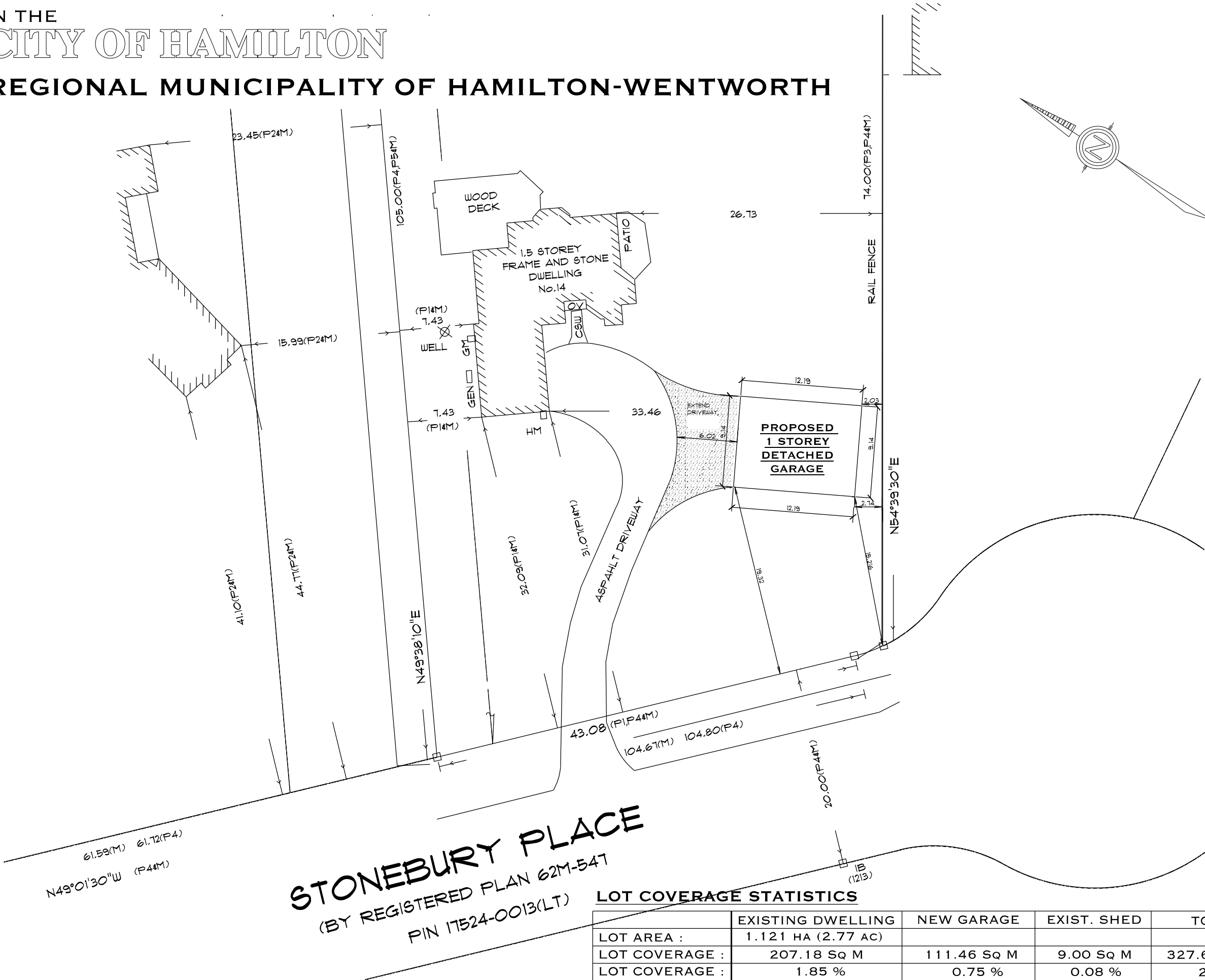
**Note: The Committee of Adjustment requires that all properties be identified with the municipal address clearly visible from the street. Where there is no municipal address or the property is vacant then the property shall be identified in accordance with the Committee's policy included on the back of the Application Form. Failure to properly identify the subject property may result in the deferral of the application.**

**PART 28 COLLECTION OF INFORMATION**

The personal information contained on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, and will be used for the purpose of processing the application. This information will become part of the public record and will be made available to the general public. Questions about the collection of this information should be directed to the Coordinator of Business Facilitation, Planning and Economic Development Department, City of Hamilton, 1<sup>st</sup> floor, 71 Main Street West, City Hall, Hamilton, Ontario, Telephone: 905-546-2424, ext.1284.

14 Stonebury Place  
in the  
City of Hamilton

Regional Municipality of Hamilton-Wentworth



LOT COVERAGE STATISTICS

	EXISTING DWELLING	NEW GARAGE	EXIST. SHED	TOTAL
LOT AREA :	1.121 HA (2.77 AC)			
LOT COVERAGE :	207.18 Sq M	111.46 Sq M	9.00 Sq M	327.64 Sq M
LOT COVERAGE :	1.85 %	0.75 %	0.08 %	2.92 %

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Details **Matter**

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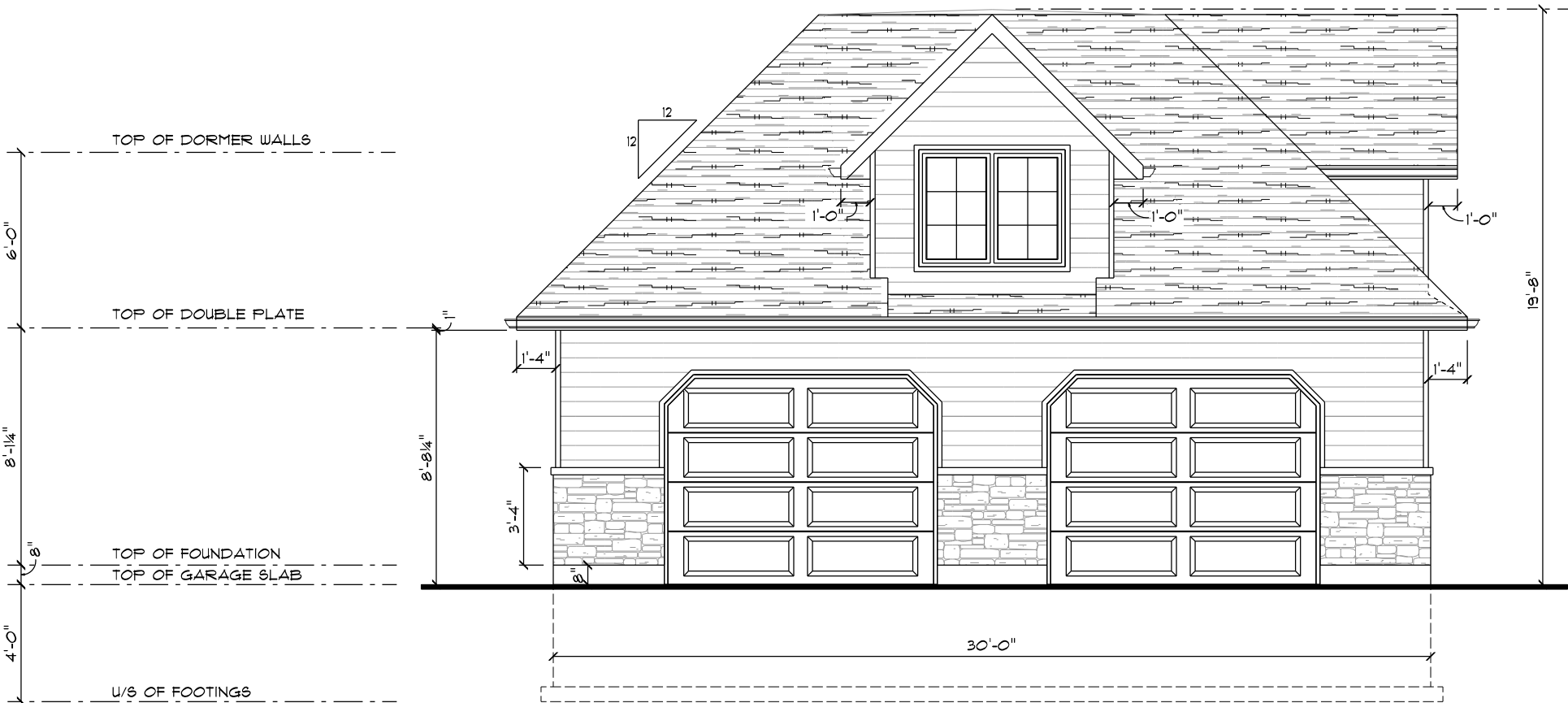
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Carlisle, Ontario

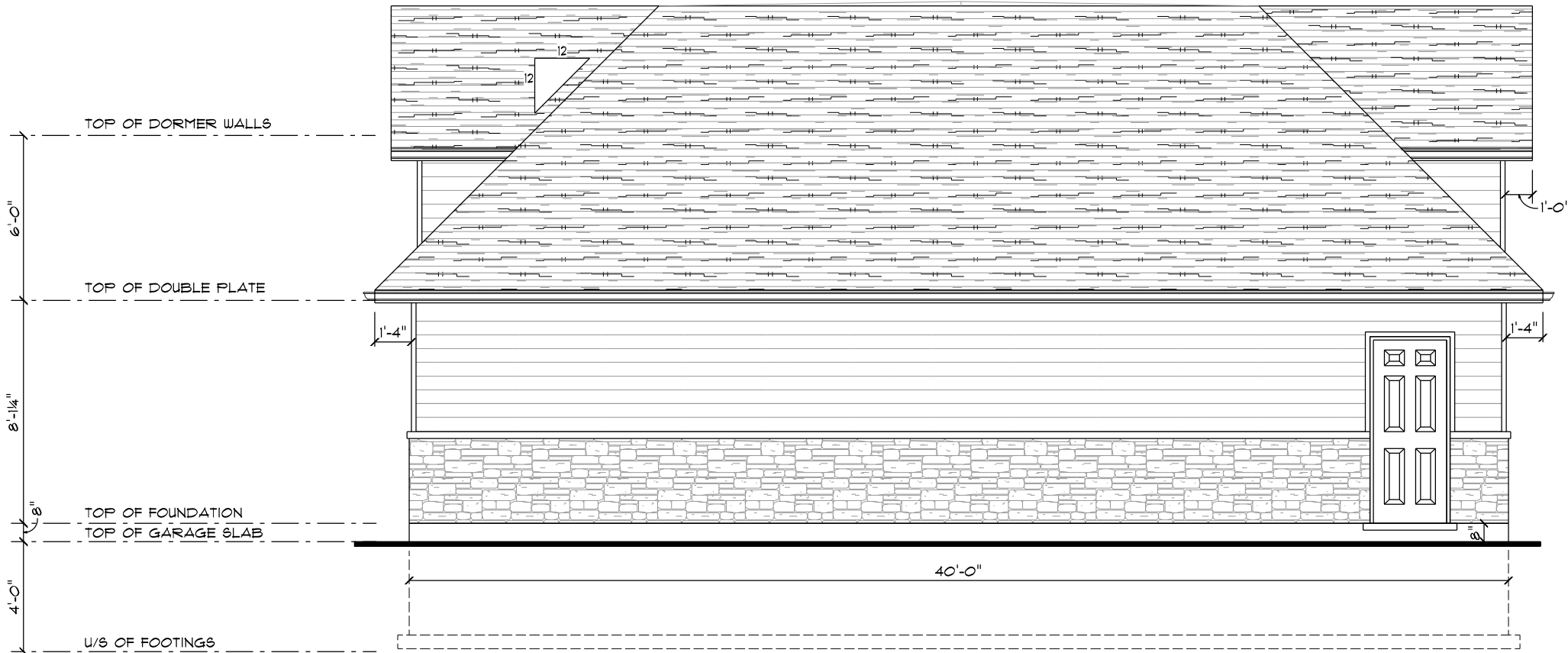
SHEET TITLE:  
**SITE SKETCH**

DRAWN BY:	CHECKED BY:	
S.K.W.	S.K.W.	
SCALE:	DATE:	PROJECT NO:
N.T.S.	JAN 2020	DM20-001

DRAWING NO:  
**AO**



FRONT ELEVATION



LEFT ELEVATION

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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.

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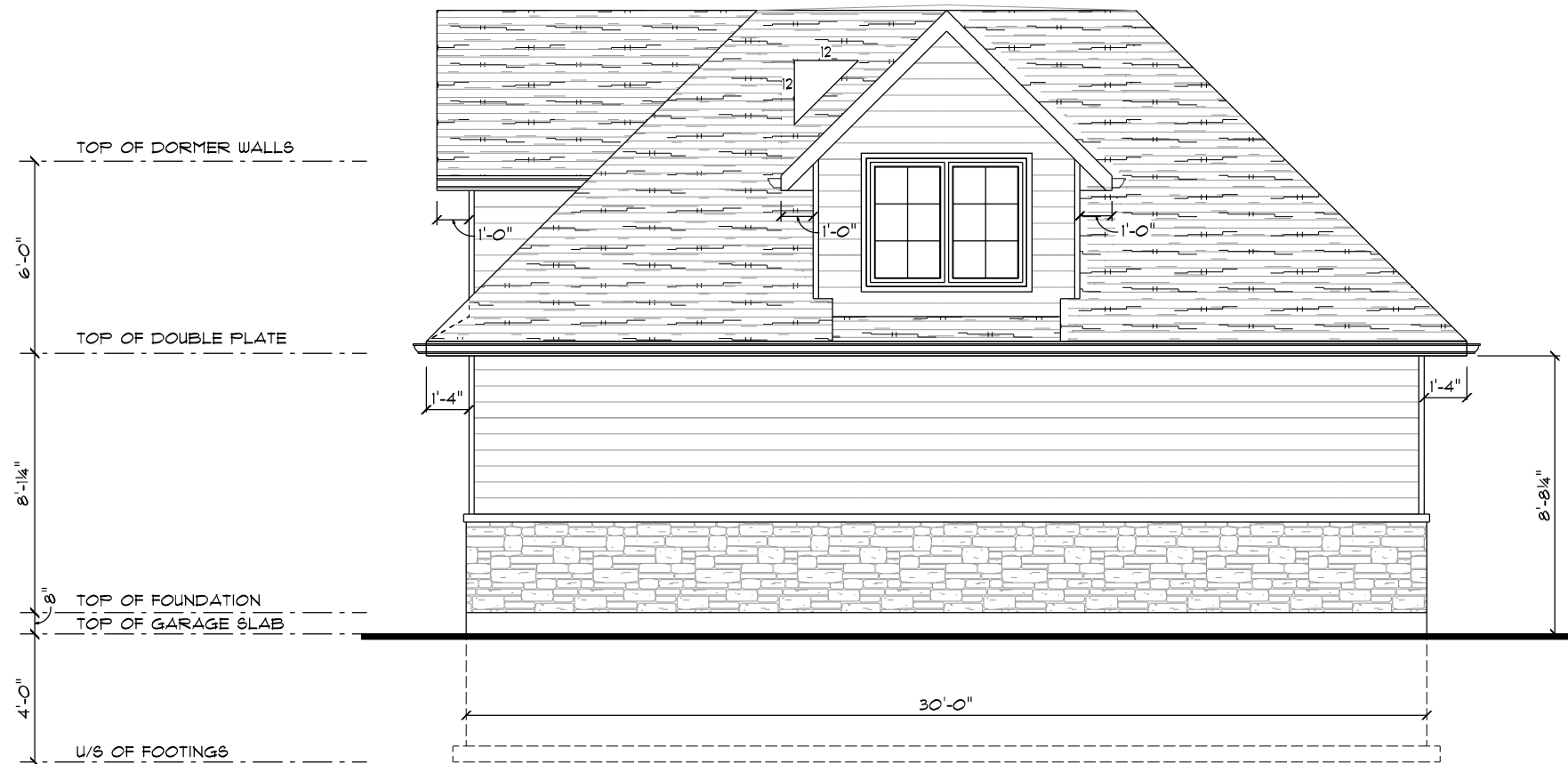
PROJECT:  
14 STONEBURY PLACE  
CARLISLE, ONTARIO

SHEET TITLE:  
FRONT AND LEFT  
ELEVATIONS

DRAWN BY: S.K.W.	CHECKED BY: S.K.W.	
SCALE: 3/16" = 1'-0"	DATE: JAN 2020	PROJECT NO: DM20-001

DRAWING NO:  
**A1**





## REAR ELEVATION



## RIGHT ELEVATION

NO.	DATE:	ISSUE / REVISION
1	01-21-20	FOR CUSTOMER APPROVAL
2	01-31-20	FOR C.O.A.
3	06-10-20	REVISED FOR C.O.A.
4		
5		

**GENERAL NOTES:**

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE 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.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF DETAILS MATTER.

USE LATEST REVISED DRAWINGS.

MAKE GOOD ALL AREAS OF WORK AND SURFACES DISTURBED BY CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE IN ACCORDANCE TO THE 2012 OBC.

**QUALIFICATION INFORMATION**

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SHANE K WILSON  
FIRM NAME: DETAILS MATTER 39141

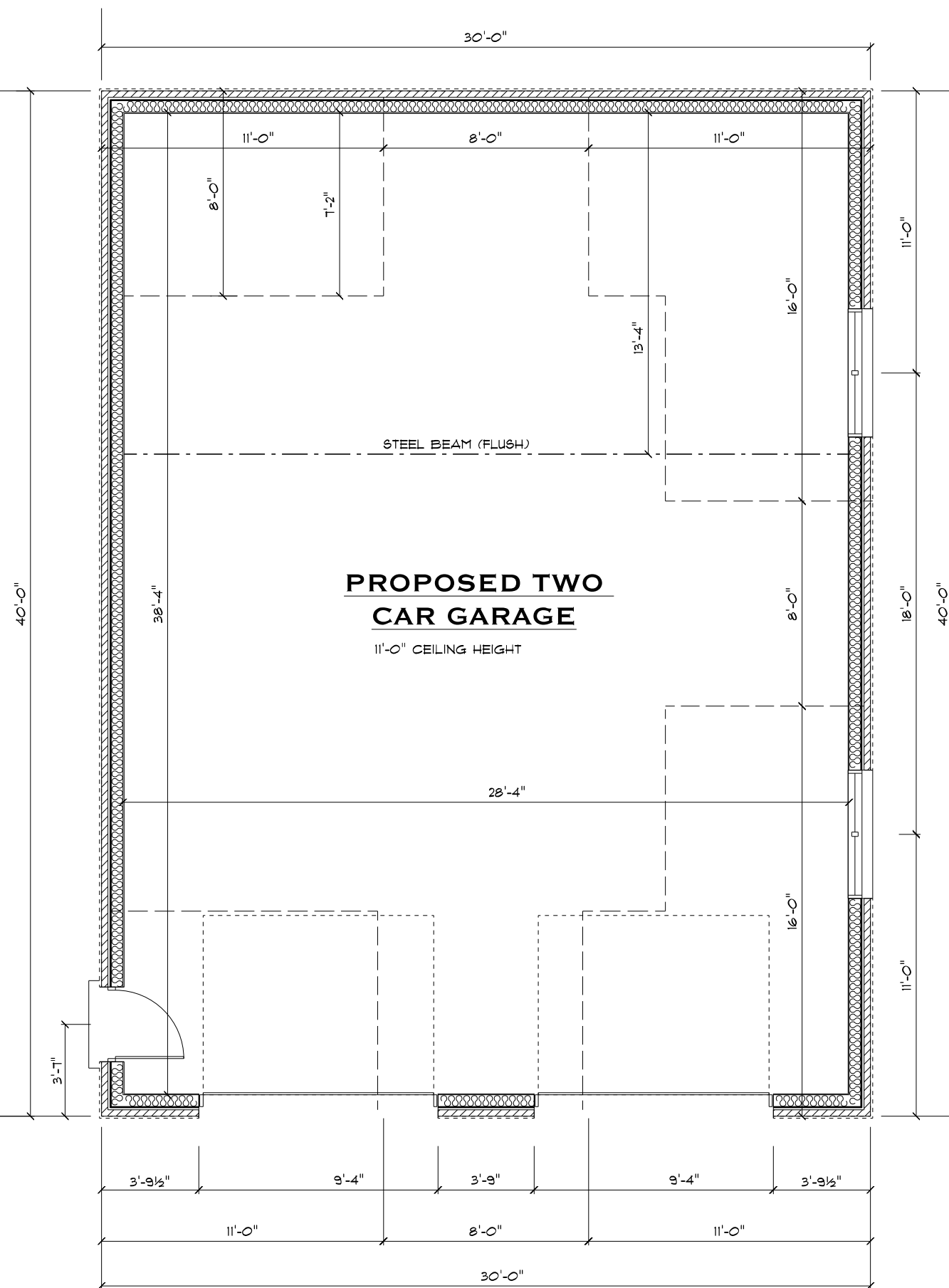
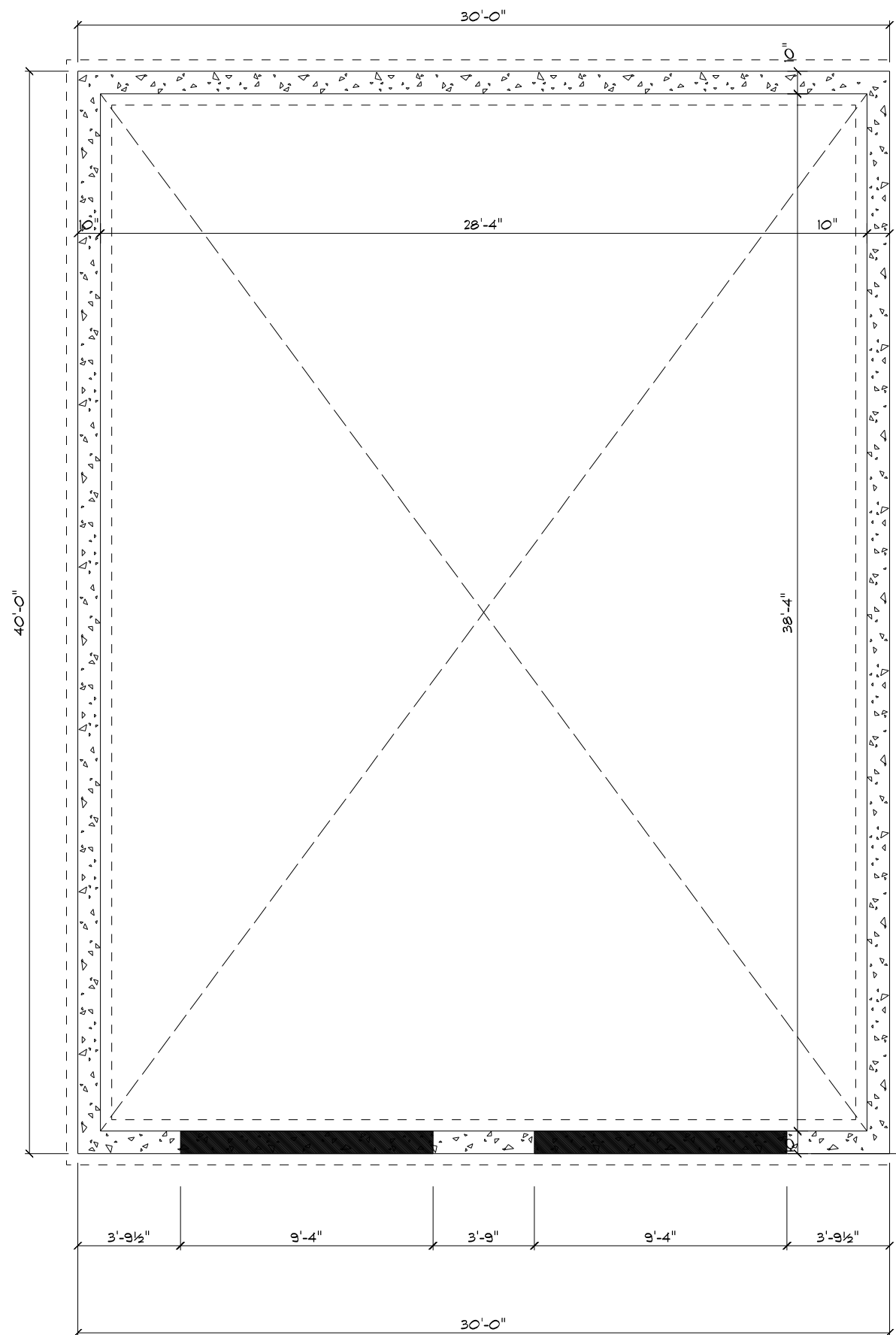
  
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 @DETAILSMATTER07

PROJECT:  
14 STONEBURY PLACE  
CARLISLE, ONTARIO

SHEET TITLE:  
**REAR AND RIGHT  
ELEVATIONS**

DRAWN BY: S.K.W.	CHECKED BY: S.K.W.	
SCALE: 3/16" = 1'-0"	DATE: JAN 2020	PROJECT NO: DM20-001

DRAWING NO:  
**A2**



NO.	DATE:	ISSUE / REVISION
1	01-21-20	FOR CUSTOMER APPROVAL
2	01-31-20	FOR C.O.A.
3	06-10-20	REVISED FOR C.O.A.
4		
5		

**GENERAL NOTES:**

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS WITH CONDITIONS ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

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**USE LATEST REVISED DRAWINGS.**

**MAKE GOOD ALL AREAS OF WORK AND SURFACES  
DISTURBED BY CONSTRUCTION WHETHER SHOWN ON THE  
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**QUALIFICATION INFORMATION**

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SHANE K WILSON

**FIRM NAME: DETAILS MATTER**

9141



PROJECT:  
14 STONEBURY PLACE  
CARLISLE, ONTARIO

SHEET TITLE:

**FLOOR PLANS**

DRAWN BY: S.K.W.	CHECKED BY: S.K.W.	
SCALE: 3/16" = 1'-0"	DATE: JAN 2020	PROJECT NO: DM20-001

DRAWING NO:

# A3