



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221 Fax (905) 546-4202

E-mail: morgan.evans@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-20:53

APPLICANTS: Shane VanBarneveld on behalf of the owners C. Moffat & T. O'Neill

SUBJECT PROPERTY: Municipal address **89 Paisley Ave. N., City of Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-laws 96-109 and 19-307

ZONING: "C/S-1361 and C/S-1788" (Urban Protected Residential, etc.) district

PROPOSAL: To the construction of a one (1) storey addition to the rear of the existing single family dwelling, notwithstanding,

1. A floor area ratio of 0.85 shall be applied, permitting a gross floor area of 309.5 square metres, instead of applying the permitted floor area ratio of 0.45 allowing a gross floor area of 163.8 square metres.

NOTES:

1. The variance requested for the increased floor area ratio of 0.85 has been written as requested by the applicant. It should be noted that a gross floor area of 285.08 square metres is indicated to be proposed on the application; additionally, it appears the lot area may be greater than the lot area of 364.22 square metres indicated to be provided on the application.

2. It is unclear if the deductions permitted to be excluded from the Gross Floor Area calculation as provided in amending By-law 96-109 (S-1361) have been applied to the proposed gross floor area calculation.

3. The "Cover Sheet" submitted with this application does not accurately reflect the proposed alterations. Be advised, further variances will be required should the intent be to alter the existing dwelling as shown on the submitted "Cover Sheet".

4. Where an addition or an alteration to an existing single family dwelling does not result in greater than eight (8) habitable rooms being provided in the dwelling the existing parking conditions are permitted to be maintained. As such, the requested variance for a reduction in the number of parking spaces is not required as the submitted drawings indicate a total of eight (8) habitable rooms are proposed.

5. The requested variance to permit a maximum height of three (3) storeys is not required as the proposed addition does not exceed the maximum permitted height of two (2) storeys and 9.0 metres. Please be advised that the height of the existing dwelling is deemed to be legally established non-complying.

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

DATE: Thursday, July 9th, 2020
TIME: 3:05 p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

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

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

MORE INFORMATION

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

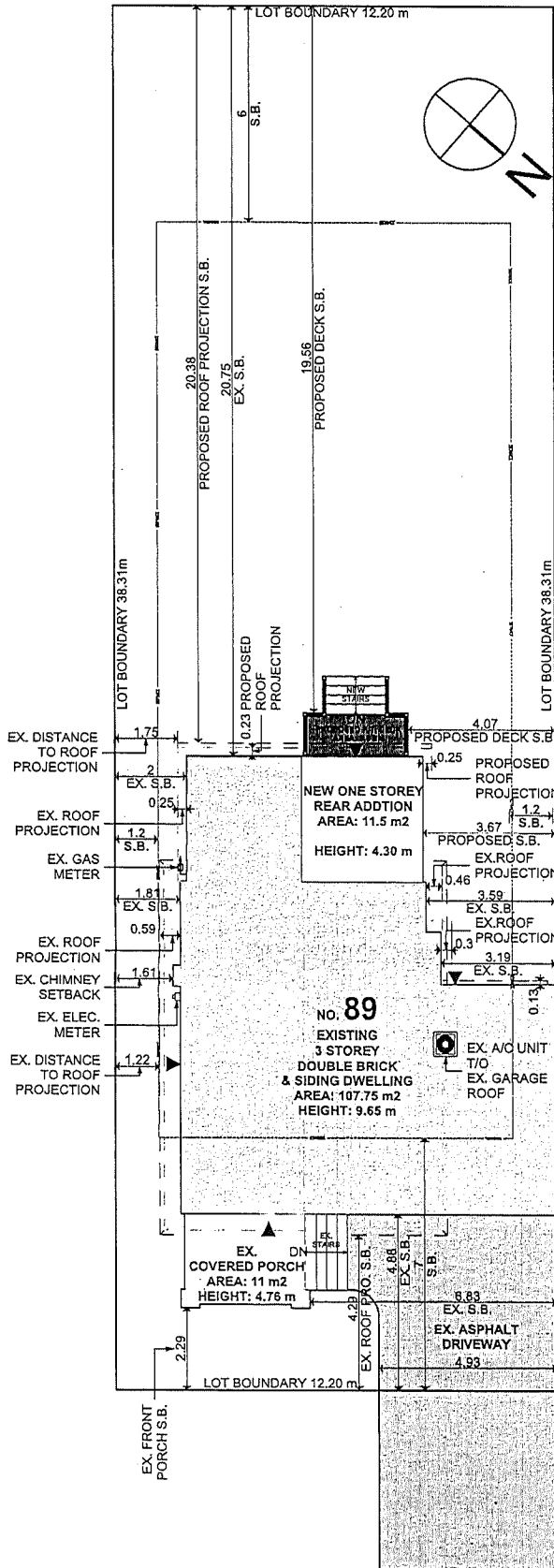
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: June 23rd, 2020.

Original Signed

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.



PROPERTY INFORMATION

ADDRESS: 89 PAISLEY AVE N	POSTAL CODE: L8S 4H2
MUNICIPALITY: HAMILTON	
ZONE CODE: C/S-1361	
ZONING DESCRIPTION: URBAN PROTECTED RESIDENTIAL, ETC.	
PARENT BY-LAW NUMBER: 6593 FORMER HAMILTON	
BY-LAW NUMBER: 96-109	
EXCEPTION: C/S-1788, 19-307	
WARD: 1	

ZONING INFORMATION

Lot Information	
MIN. LOT AREA (m ²): 360	LOT AREA (m ²): 364.2
MIN. LOT WIDTH (m): 12	ACTUAL LOT WIDTH (m): 12.2
MIN. LOT DEPTH (m): 30	ACTUAL LOT DEPTH (m): 39.3
EX. LOT COVERAGE (%): %29.59	NEW LOT COVERAGE (%): %32.47

Building Information		Existing	Proposed
GROSS FLOOR AREA RATIO % ¹ :		75.11%	78.27%
GROUND FLOOR AREA:		107.75 m ²	119.25 m ²
GROSS FLOOR AREA:		273.58 m ²	285.08 m ²

Setbacks (m)	Required	Existing	Proposed
FRONT:	6.00	4.88	4.88
REAR:	7.50	20.77	20.77
SIDE:	1.20	1.81 & 0	1.81 & 0

Proposed Encroachments (m)

Roof Projection:	As Noted
Covered Porch:	As Noted
Deck:	As Noted

Max Building Height (m)	ALLOWED: 2.5 STOREYS 11m
	EXISTING: 3 STOREYS 9.65m (EXISTING NON-COMFORMING)
	PROPOSED: 3 STOREYS 9.65m (EXISTING NON-COMFORMING)

PARKING SPACES:	
REQUIRED SPACES: 3	PROVIDED SPACES: 0
SIZE: HAMILTON 2.7 x 6.0m	ONE SPACE (EXISTING NON-COMFORMING) SIZE: HAMILTON 2.7 x 6.0m

ACCESSORY BUILDINGS:	N/A
-----------------------------	-----

References	
¹ Proposed lot coverage calculations = Proposed Footprint area / Lot Area	
² Gross Floor Area Ratio Calculation: Total Gross Floor Area / Lot Area	

EX. CONC. SIDEWALK

PAISLEY AVENUE NORTH



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

SITE PLAN
MOFFAT - 3.4.pln

MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2

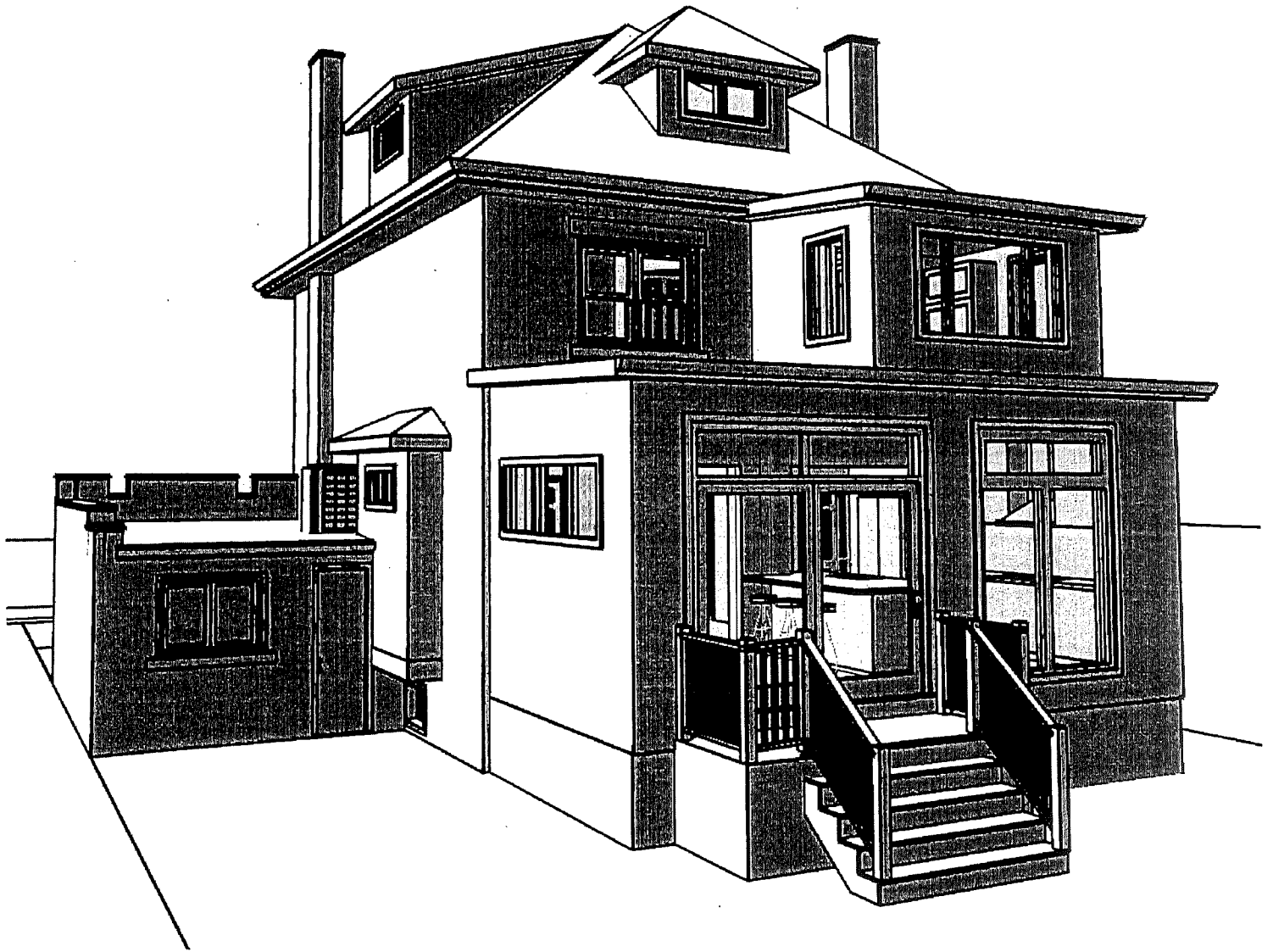
Hm/A 20:53
Sketch 1

2020-02-06
1:150, 1:100

S1

ISSUED FOR VARIANCE: MOFFAT RESIDENCE

89 PAISLEY AVE N HAMILTON ON L8S 4H2



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

COVER SHEET
MOFFAT - 3.4.pln

MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2

4m/A 20:53
sketch 2

2020-02-06
1:87.27

A1



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

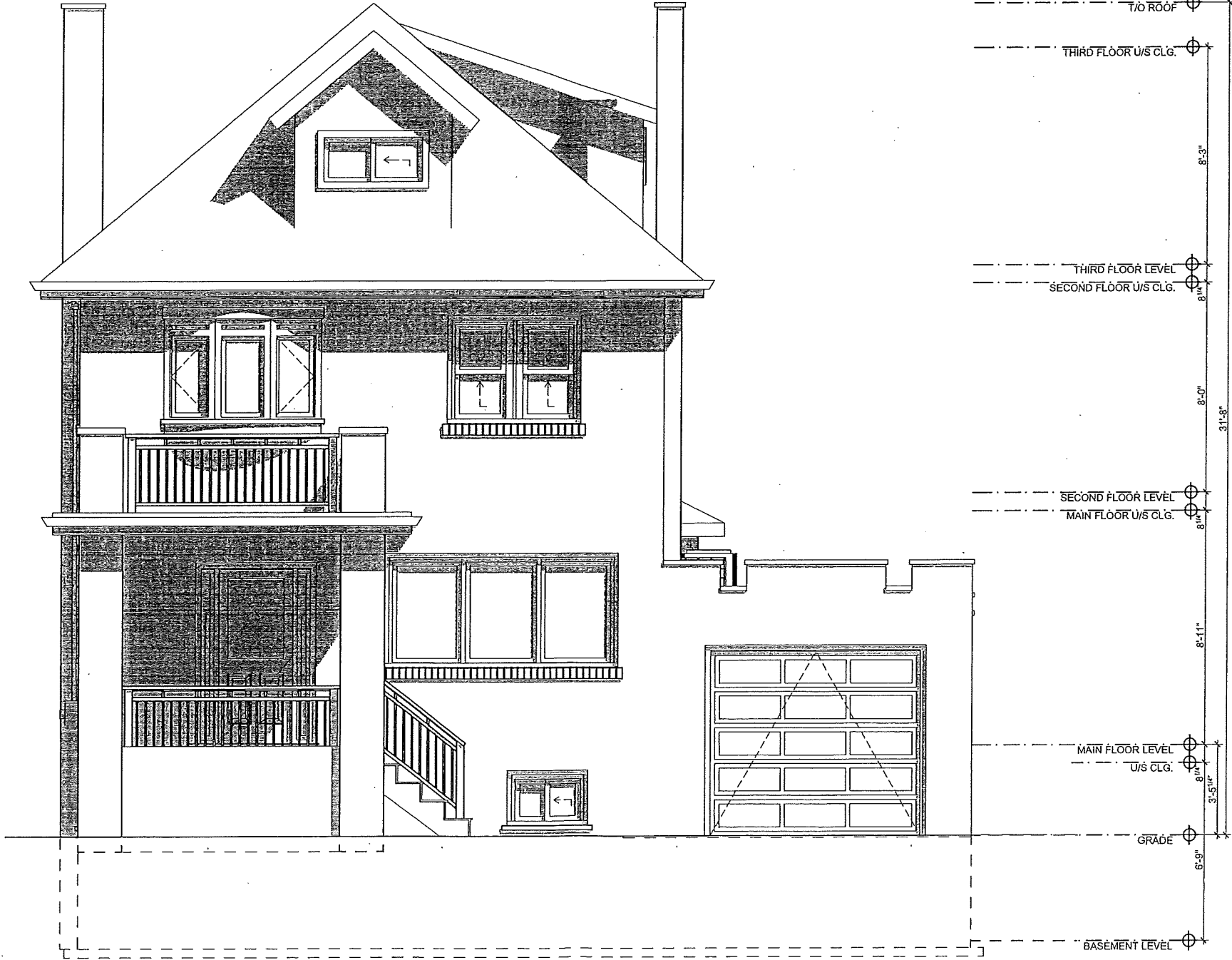
PROPOSED FRONT ELEVATION

MOFFAT
89 PAISLEY AVEN N HAMILTON
ON L8S 4H2

MOFFAT - 3.4.pln

4m/19 20:53
Sketch 3

2020-02-06
1/4" = 1'-0"
A14





SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

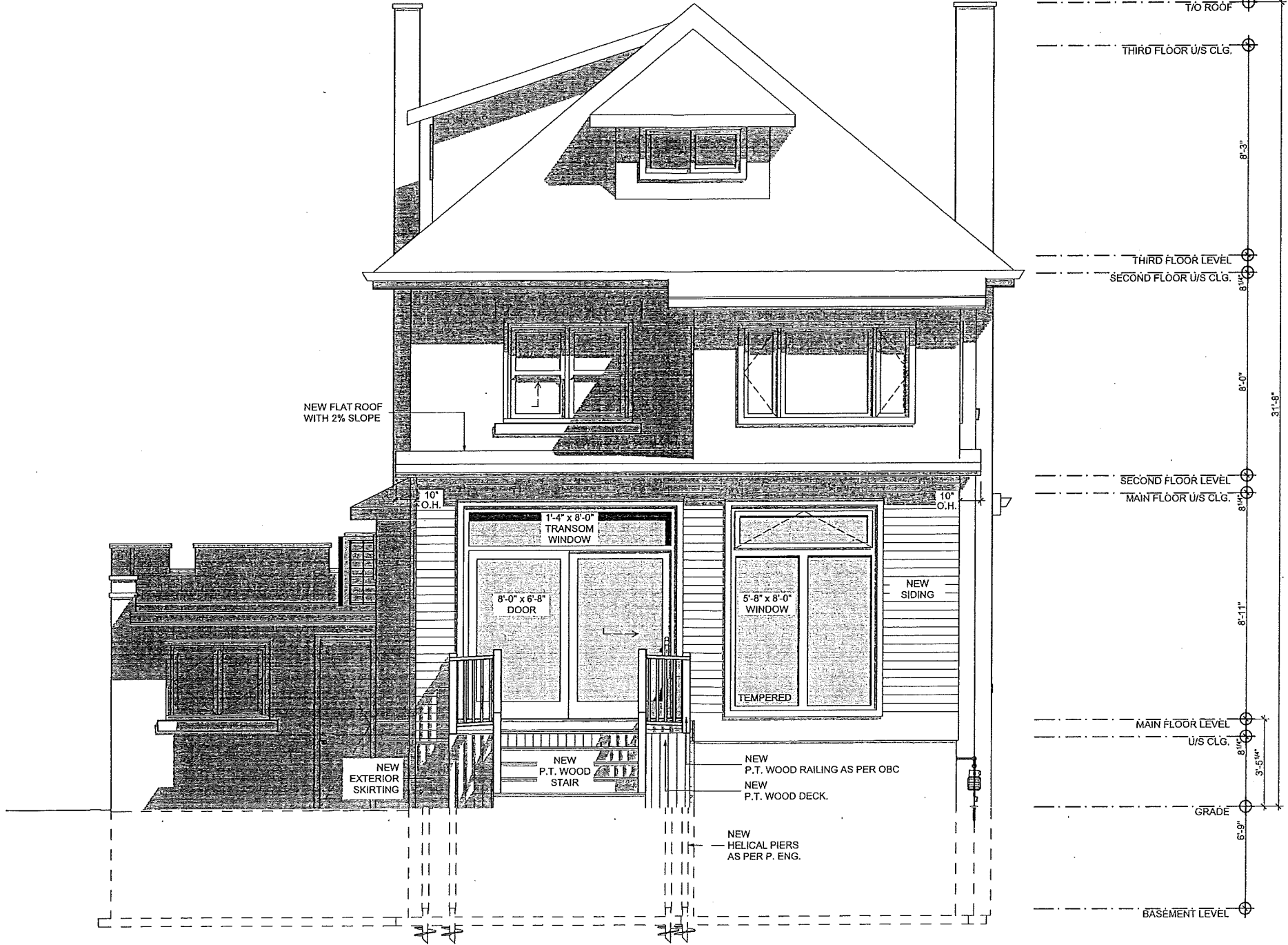
PROPOSED REAR ELEVATION

MOFFAT
88 PASLEY AVEN. HAMILTON
ON L8S 4H2

MOFFAT - 3.4.pln

LMH
20:53
Sketch 4

2020-02-06
1/4" = 1'-0"
A15





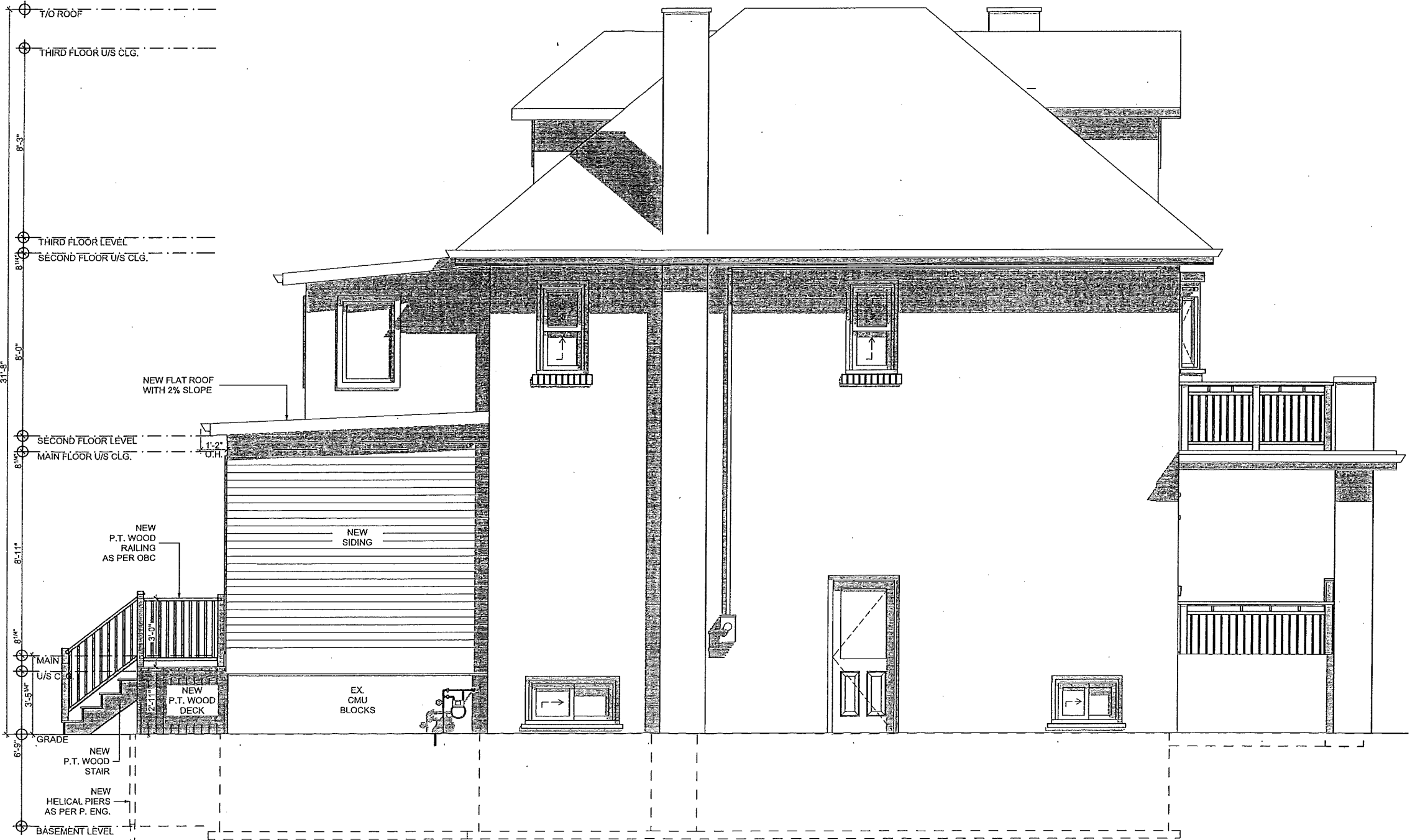
SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

PROPOSED LEFT ELEVATION

MOFFAT - 3.4 p.h.
 89 PAISLEY AVEN. HAMILTON
 ON L8S 4H2

Am/14
 sketch
 20:53

2020-02-06
 1/4" = 1'-0"
 A16





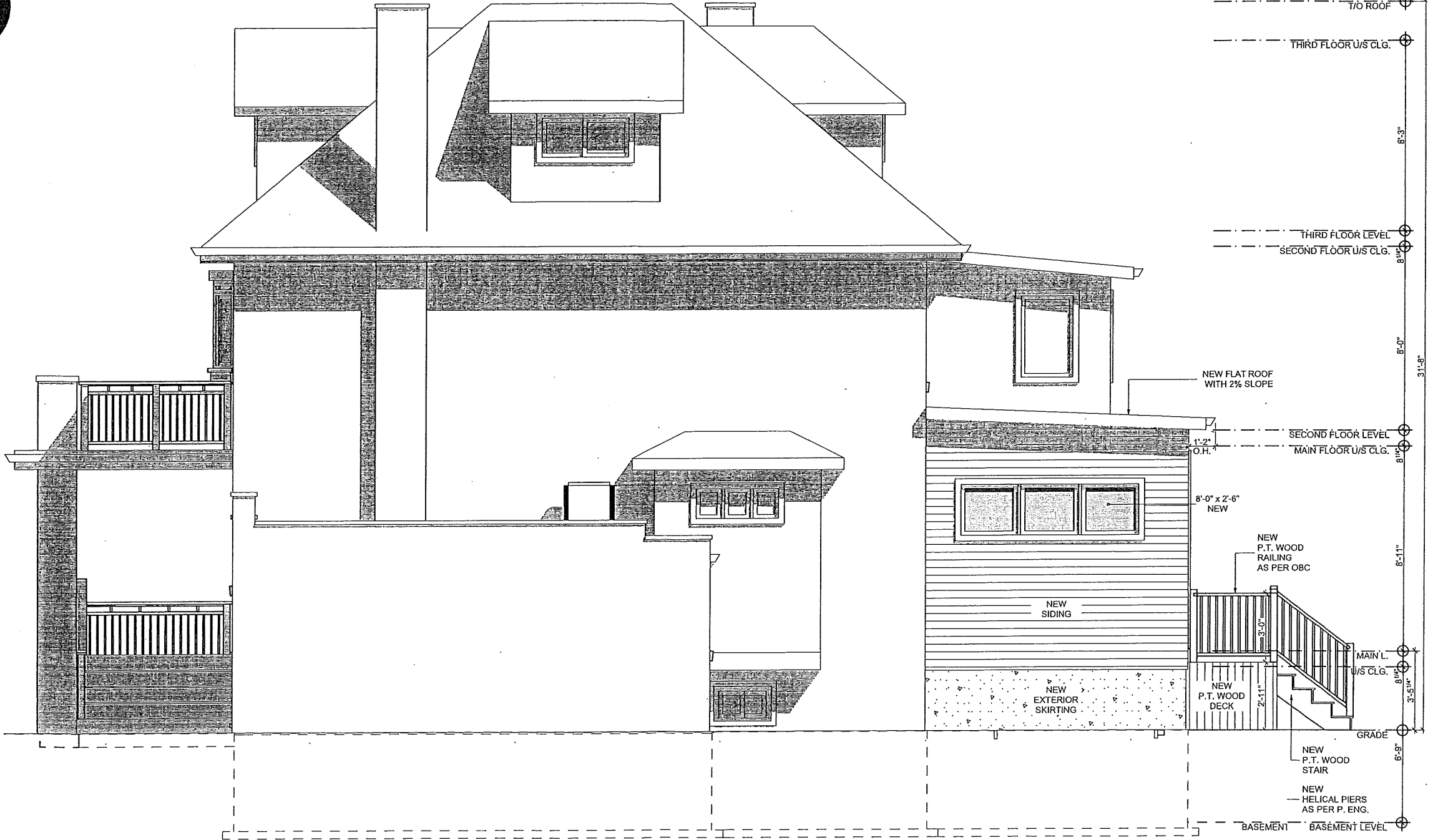
SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

PROPOSED RIGHT ELEVATION

MOFFAT
89 PASLEY AVEN N. HAMILTON
ON L8S 4H2

14/1/19 20:52
S. Lutz

2020-02-06
1/4" = 1'-0"
A17



T/O ROOF

THIRD FLOOR U/S CLG.

THIRD FLOOR LEVEL

SECOND FLOOR U/S CLG.

NEW FLAT ROOF WITH 2% SLOPE

SECOND FLOOR LEVEL

MAIN FLOOR U/S CLG.

8'-0" x 2'-6" NEW

NEW P.T. WOOD RAILING AS PER OBC

NEW SIDING

NEW EXTERIOR SKIRTING

NEW P.T. WOOD DECK

MAIN L. U/S CLG.

GRADE

NEW P.T. WOOD STAIR

NEW HELICAL PIERS AS PER P. ENG.

BASEMENT / BASÉMENT LEVEL

20.151276



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment
City Hall
5th 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. <u>HM/A-20:53</u>	DATE APPLICATION RECEIVED <u>FEB 07 2020</u>
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 CHRISTINA MCFAT & THOMAS O'NEILL Telephone No. [REDACTED]

2. [REDACTED]

3. Name of Agent SHANE VANBARNEVELD Telephone No. [REDACTED]

4. [REDACTED]

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:

FIRST NATIONAL - 100 UNIVERSITY AVE NORTH TOWER, SUITE 1200
TORONTO, ON Postal Code M5J 1V6

-
- Postal Code -

6. Nature and extent of relief applied for:

1. TO PERMIT GFA RATIO OF 0.85 INSTEAD OF MAXIMUM PERMITTED 0.45 FOR THE PROPOSED ONE STOREY ADDITION.

2. TO PERMIT NO PARKING SPACE INSTEAD OF THE MIN. REQ. 3 PARKING SPACES.

3. TO PERMIT 3 STOREYS DWELLING HEIGHT INSTEAD OF MAX. 2.5 STOREYS.

* PLEASE NOTE THAT THE DWELLING WEST SIDE SETBACK IS EXISTING NON-CONFORMING.

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

S-1361 BY-LAW REQUIREMENTS ARE RESTRICTIVE ON SMALL ADDITIONS WHEN IT COMES GFA RATIO, THE PROPOSED ADDITION IS MINOR IN NATURE AS IT WILL ADD ONLY 0.03 TO THE EX. NON-CONFORMING DWELLING GFA RATIO(ADD AREA 13.75 m²), PLEASE NOTE THE ADDITION WILL BE ATTACHED THE EX. 3 STOREY DWELLING.

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

89 PAISLEY AVE. N. , HAMILTON, ON, L8S 4H2

9. PREVIOUS USE OF PROPERTY

Residential X Industrial Commercial
Agricultural Vacant
Other

9.1 If Industrial or Commercial, specify use

N/A

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

Yes No X Unknown

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

Yes No X Unknown

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

Yes No X 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 X 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 X Unknown

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

Yes No X 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 X 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 X 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 X Unknown ___

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

PREVIOUS USES OF THE SUBJECTED PROPERTY.

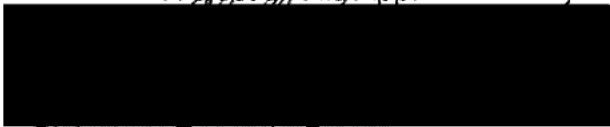
9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? (N/A) 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.

2020.01.17
Date



Signature Property Owner
CHRISTINA MOFFAT
THOMAS O'NEILL
Print Name of Owner

10. Dimensions of lands affected:

Frontage 12.2 m
Depth 38.31 m
Area 364.22 m²
Width of street 7.2 m (TO BE CONFIRMED BY PUBLIC WORKS)

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: GROUND FLOOR AREA: 107.75 m²
GROSS FLOOR AREA: 273.58 m², GFA RATIO: 0.751
NUMBER OF STORIES: 3
WIDTH:10.39 m , LENGTH: 15.23 m, HEIGHT: 9.65 m

Proposed: GROUND FLOOR AREA: 119.25 m²
GROSS FLOOR AREA: 285.08 m², GFA RATIO: 0.783
NUMBER OF STORIES: 3
WIDTH:10.39 m , LENGTH: 15.23 m, HEIGHT: 9.65 m

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

Existing: FRONT (NORTH) SIDE:4.88 m
SIDE (EAST) SIDE:1.81 m
SIDE (WEST) SIDE:0 m (EX. NON-CONFORMING)
REAR (SOUTH) SIDE:20.77 m

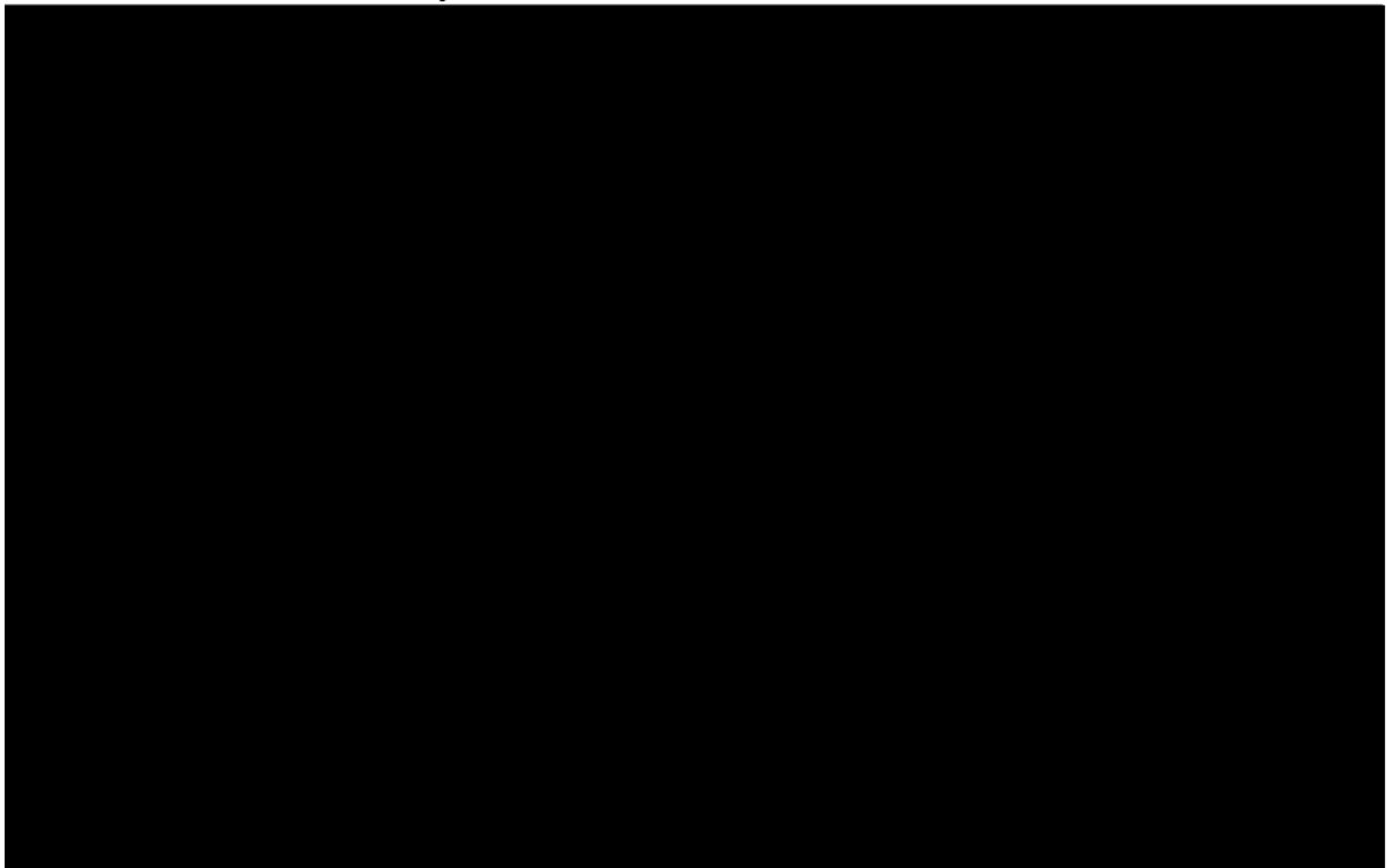
Proposed: FRONT (NORTH) SIDE:4.88 m ADDITION SETBACK:
SIDE (EAST) SIDE:1.81 m SIDE (EAST) SIDE:2 m
SIDE (WEST) SIDE:0 m (EX. NON-CONFORMING) SIDE (WEST) SIDE:3.67 m
REAR (SOUTH) SIDE:20.77 m REAR (SOUTH) SIDE:20.77 m

13. Date of acquisition of subject lands:
May 2005
14. Date of construction of all buildings and structures on subject lands:
1920's
15. Existing uses of the subject property: RESIDENTIAL single detached
16. Existing uses of abutting properties: RESIDENTIAL single detached.
17. Length of time the existing uses of the subject property have continued:
SINCE BUILT
18. Municipal services available: (check the appropriate space or spaces)
 Water YES Connected -
 Sanitary Sewer YES Connected -
 Storm Sewers YES
19. Present Official Plan/Secondary Plan provisions applying to the land:
N/A Low density residential 2.
Ainslie woods westdale secondary plan
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
C/S-1361
21. Has the owner previously applied for relief in respect of the subject property?
 Yes No
 If the answer is yes, describe briefly.
N/A
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 THOMAS O'NEILL

As of the date of this application, I (NAME) CHRISTINA MOFFAT 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 Van Bameveld of Shane Renovations

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 Jan. 17, 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, THOMAS O'NEILL
CHRISTINA MOFFAT, 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.

Date Jan. 16, 2020 Signature of Owner 

PART 27 PERMISSION TO ENTER

Date: Jan. 16, 2020

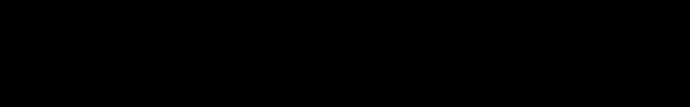
Secretary/Treasurer
Committee of Adjustment
City of Hamilton,
City Hall

Dear Secretary/Treasurer;

Re: Application to Committee of Adjustment

Location of Land: 89 Paisley Av. W.
(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

CHRISTINA MOFFAT THOMAS O'MALL

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, 1st floor, 71 Main Street West, City Hall, Hamilton, Ontario, Telephone: 905-546-2424, ext.1284.

ISSUED FOR VARIANCE: MOFFAT RESIDENCE

89 PAISLEY AVE N HAMILTON ON L8S 4H2



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

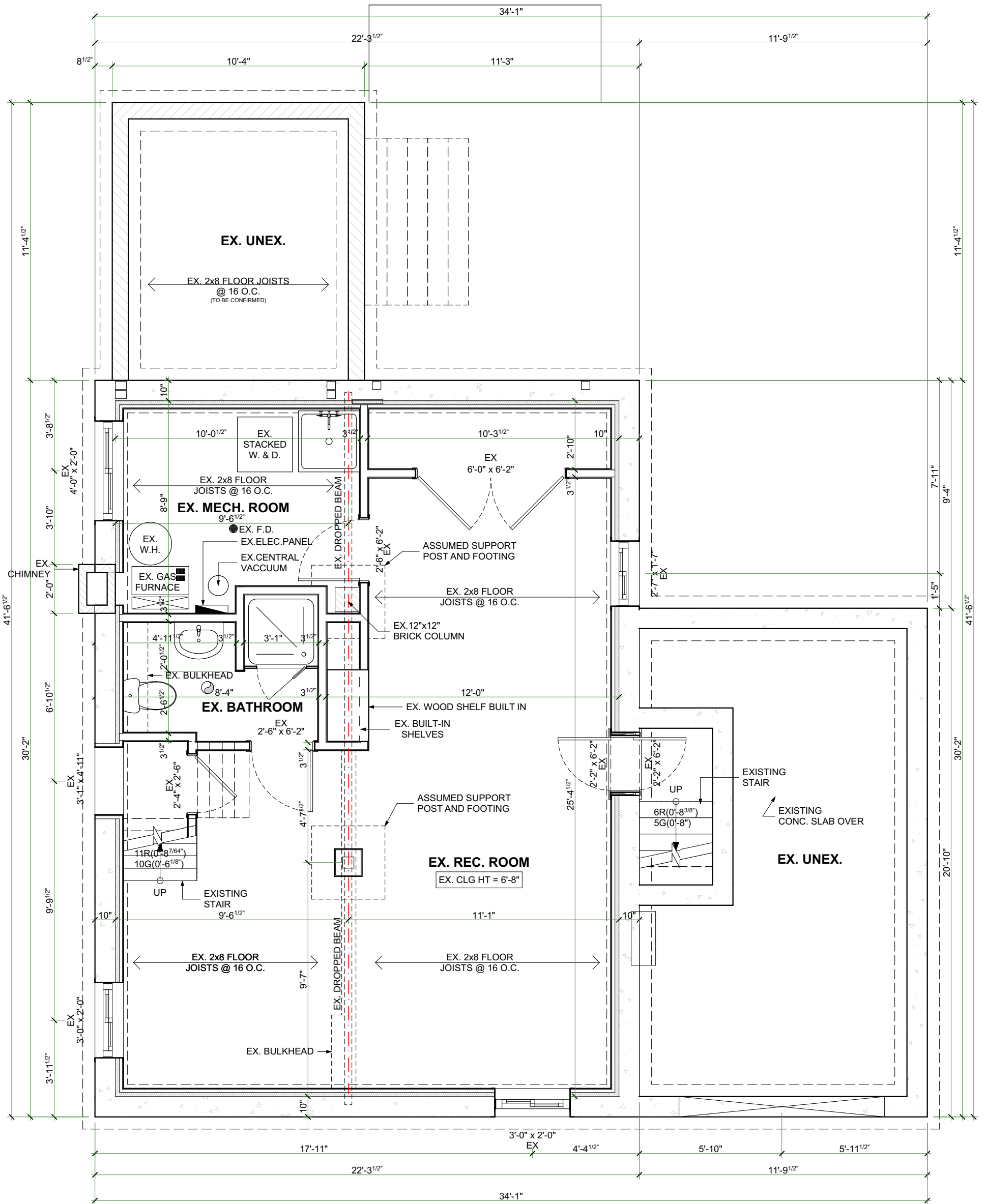
COVER SHEET

MOFFAT - 3.4.pln

MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2

2020-02-06
1:87.27

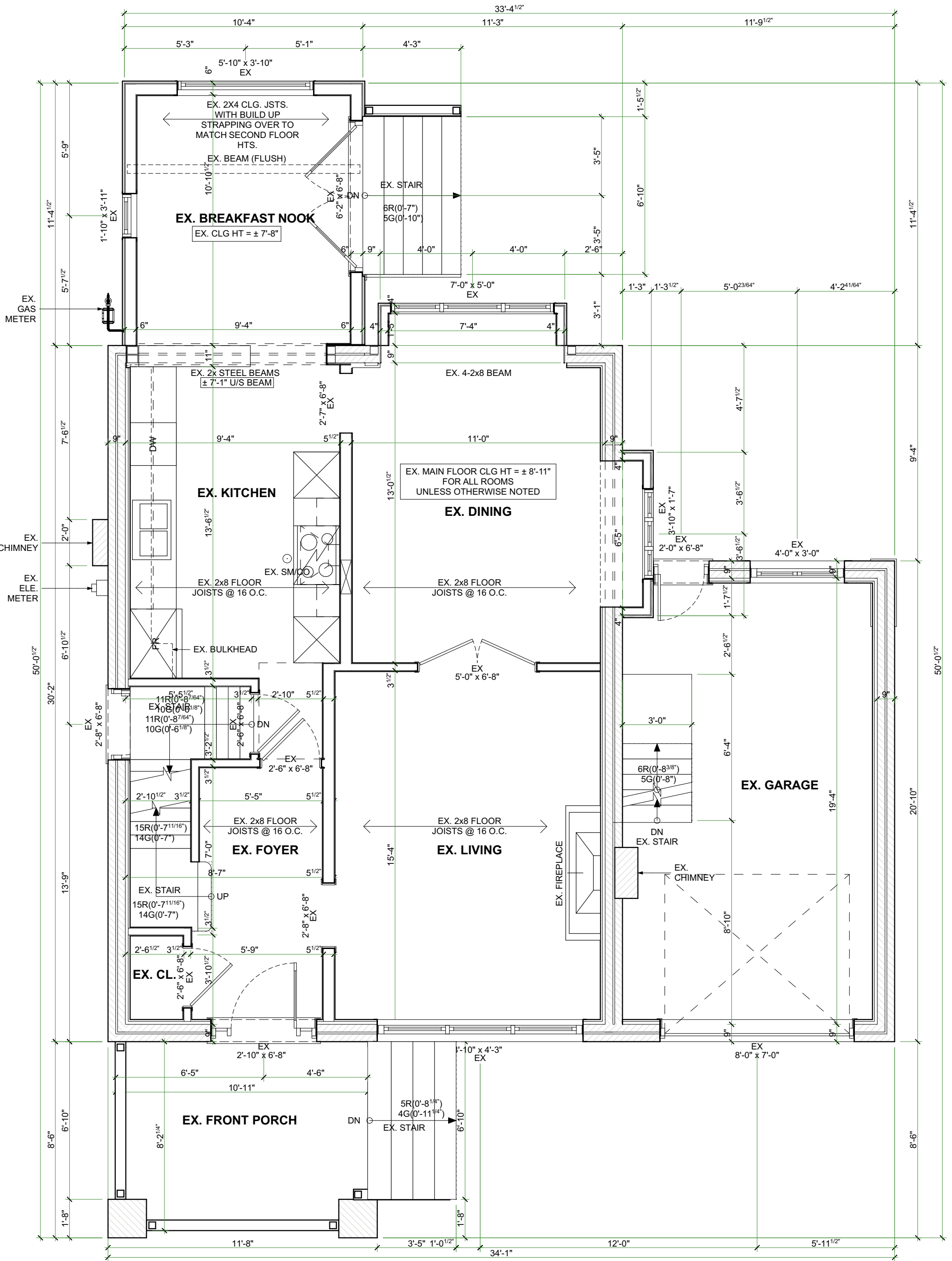
A1



EXISTING BASEMENT PLAN

MOFFAT - 3.4.pln

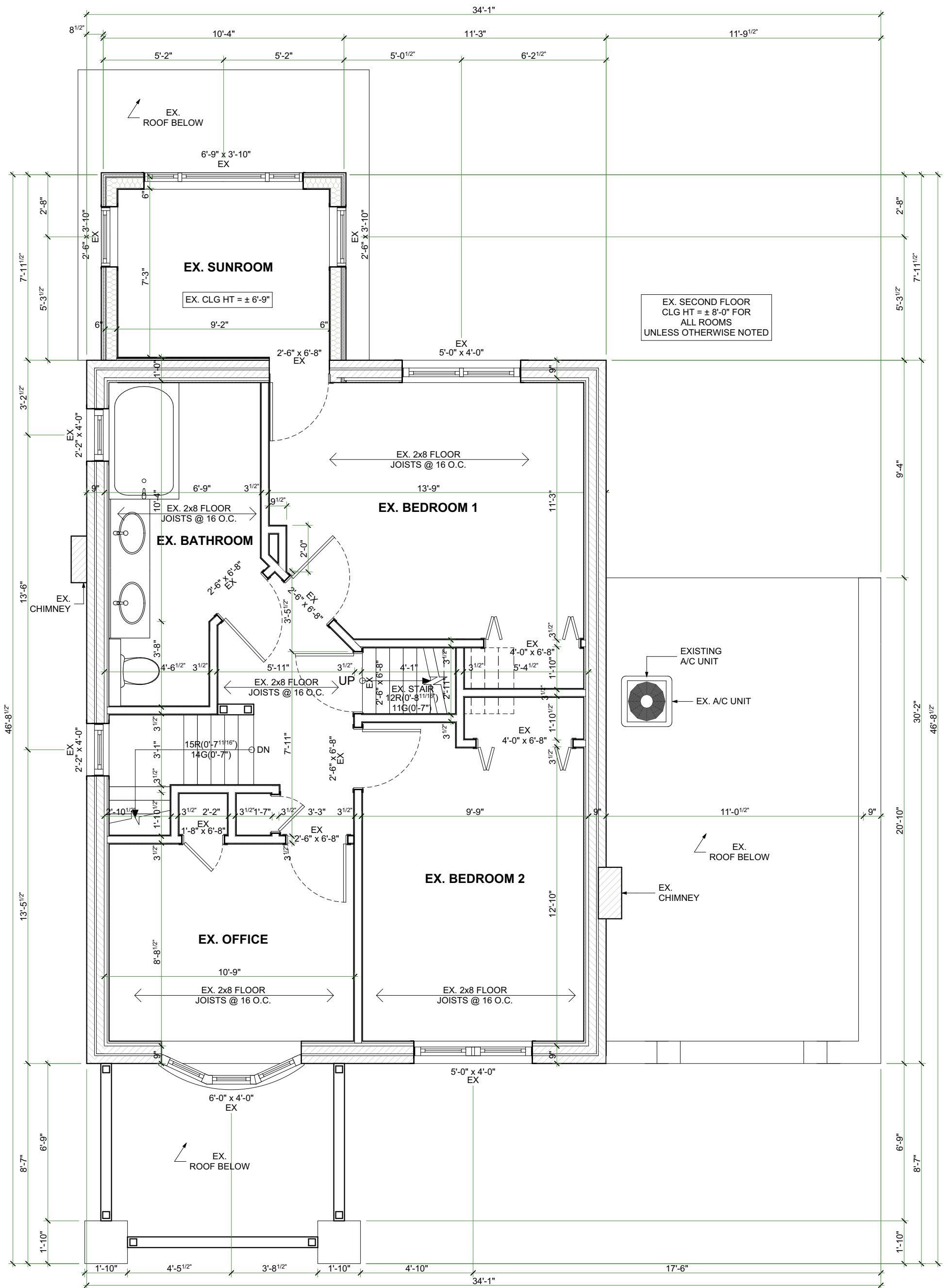
MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2



EXISTING MAIN FLOOR PLAN

MOFFAT - 3.4.pln

MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2



SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

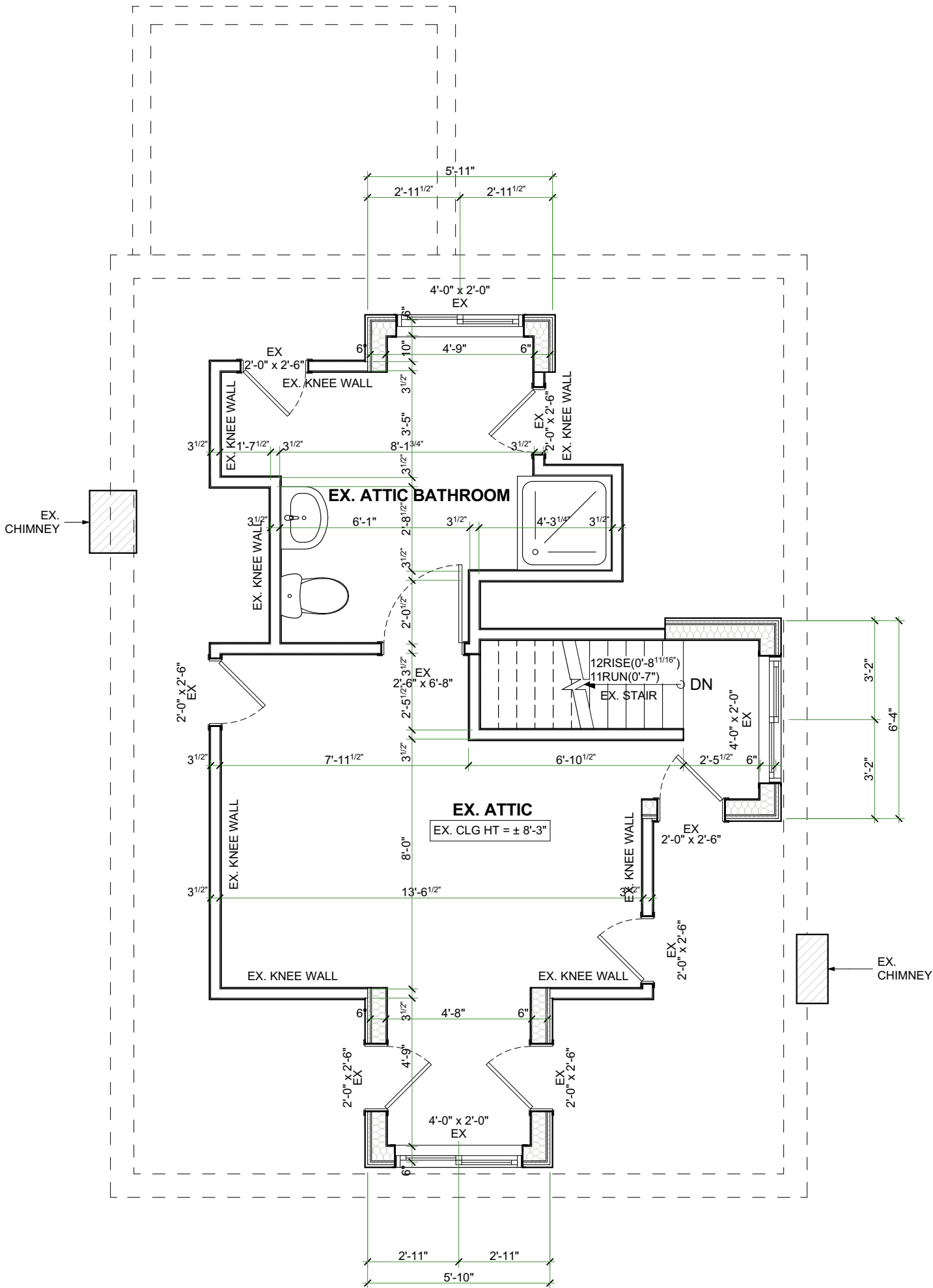
EXISTING SECOND FLOOR PLAN

MOFFAT - 3.4.pln

MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2

2020-02-06
 1/4" = 1'-0"

A4



SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

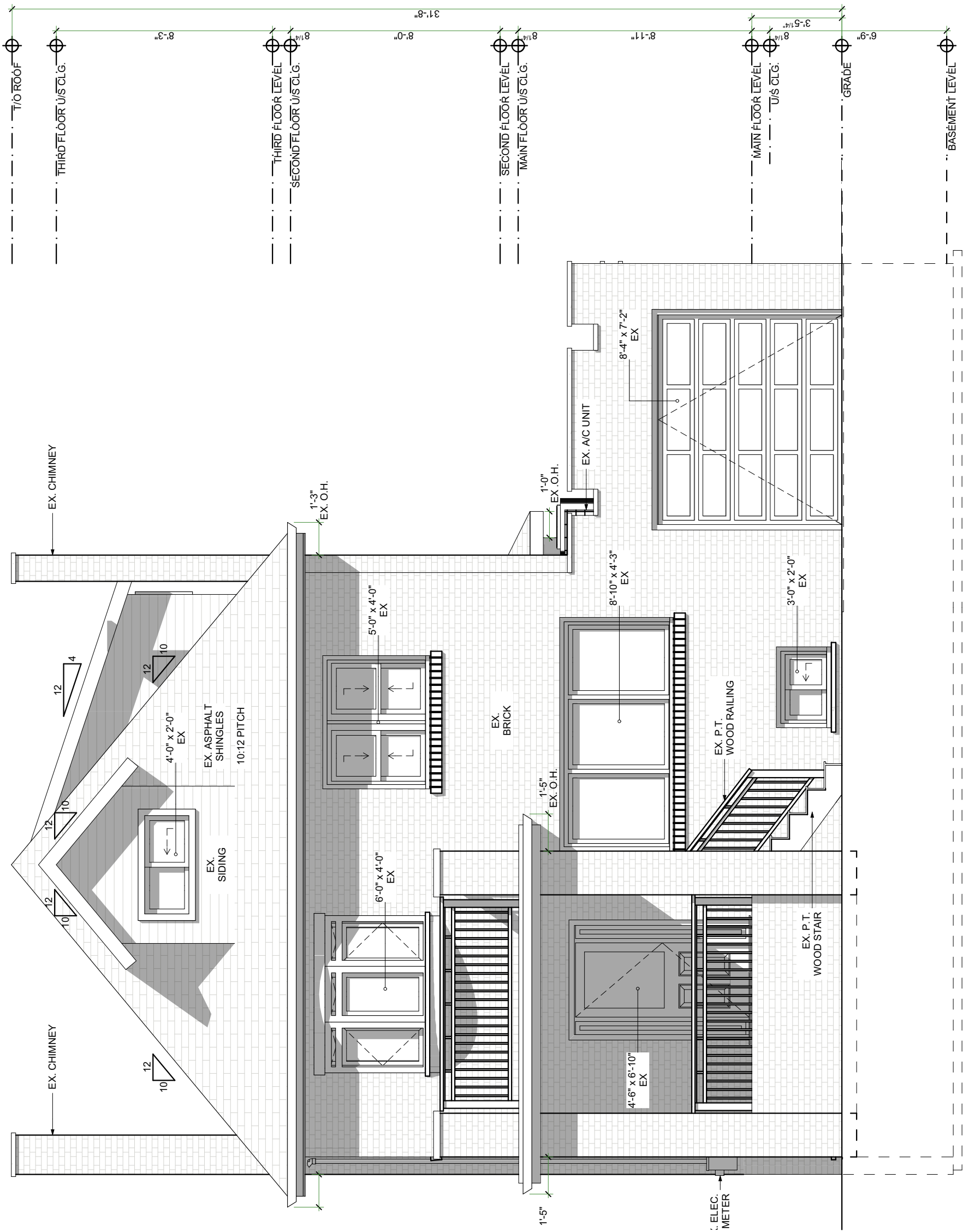
EXISTING THIRD FLOOR PLAN

MOFFAT - 3.4.pln

MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2

2020-02-06
 1/4" = 1'-0"

A5



SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

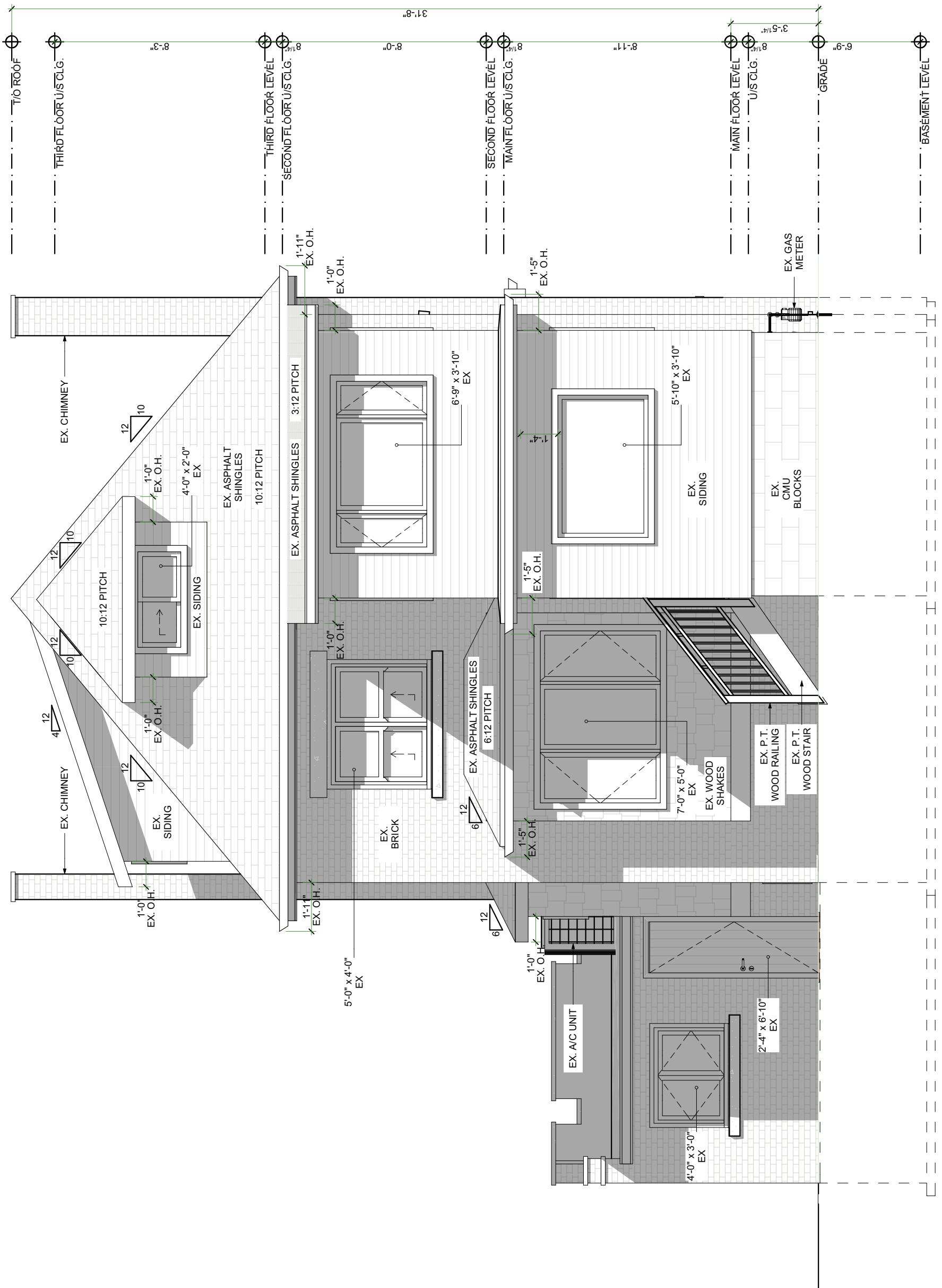
EXISTING FRONT ELEVATION

MOFFAT - 3.4.pln

MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2

2020-02-06
 1/4" = 1'-0"

A6



SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

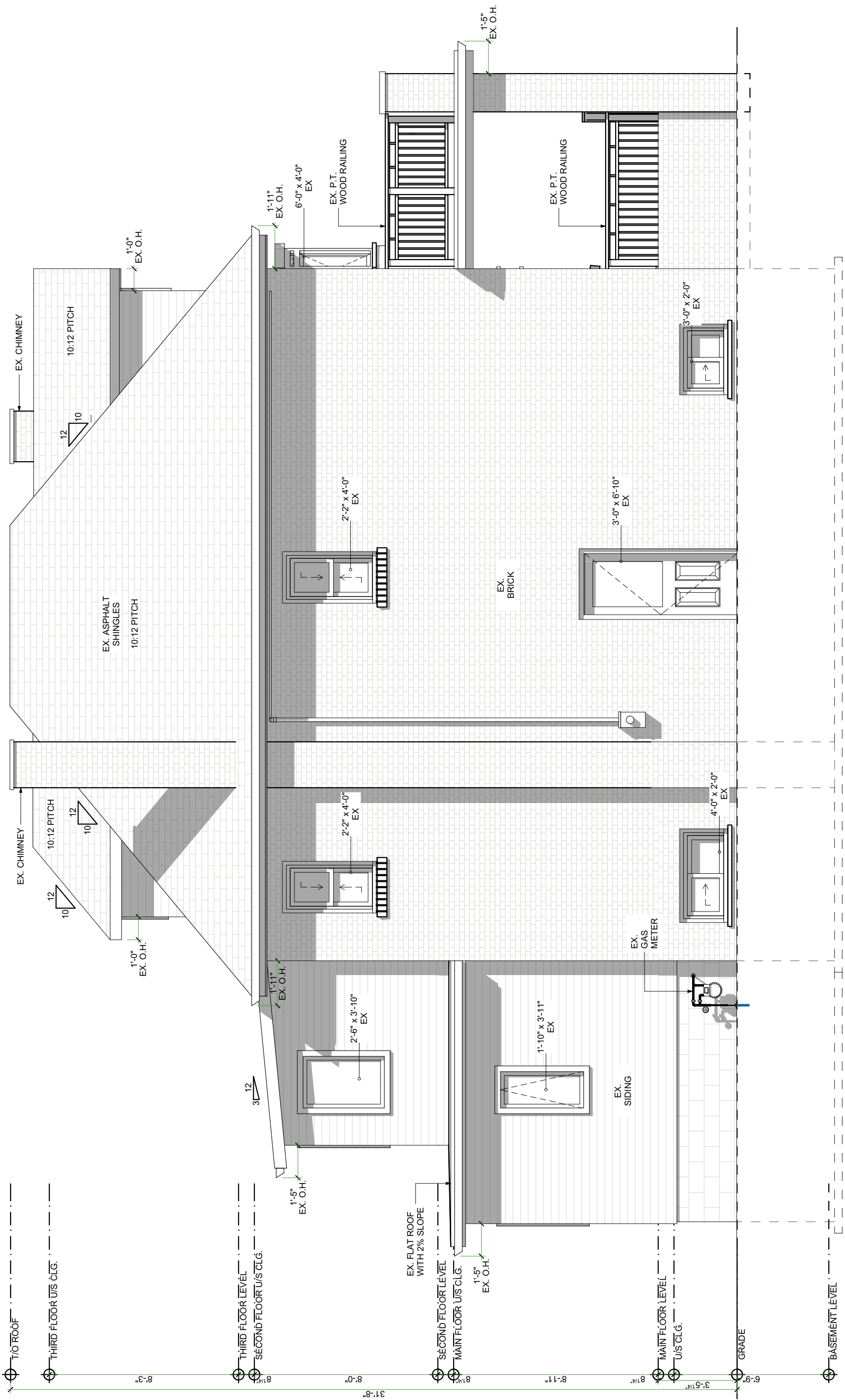
EXISTING REAR ELEVATION

MOFFAT - 3.4.pln

MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2

2020-02-06
 1/4" = 1'-0"

A7



EXISTING LEFT ELEVATION

MOFFAT - 3.4.pln

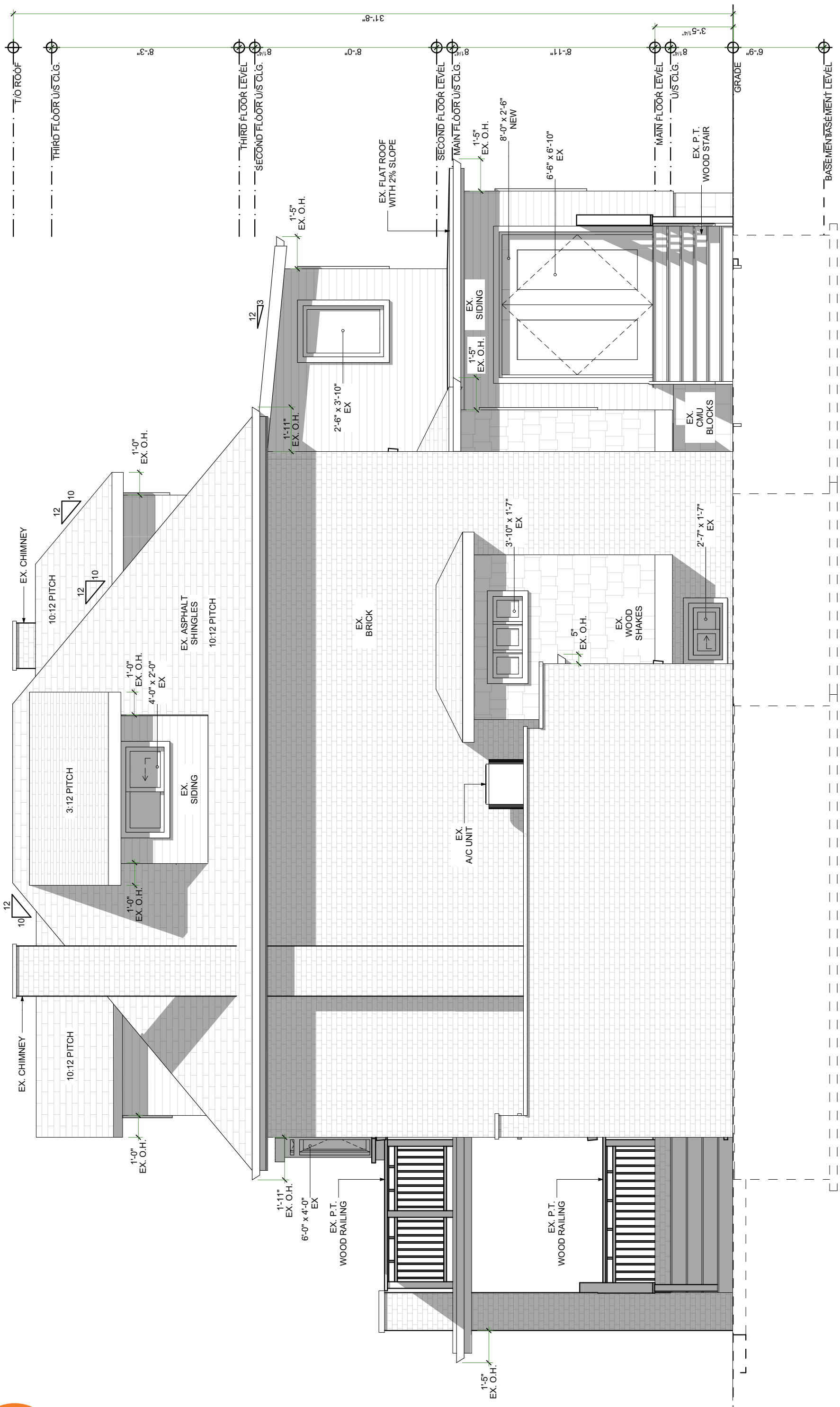
MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

2020-02-06
1/4" = 1'-0"

A8



EXISTING RIGHT ELEVATION

MOFFAT - 3.4.pln

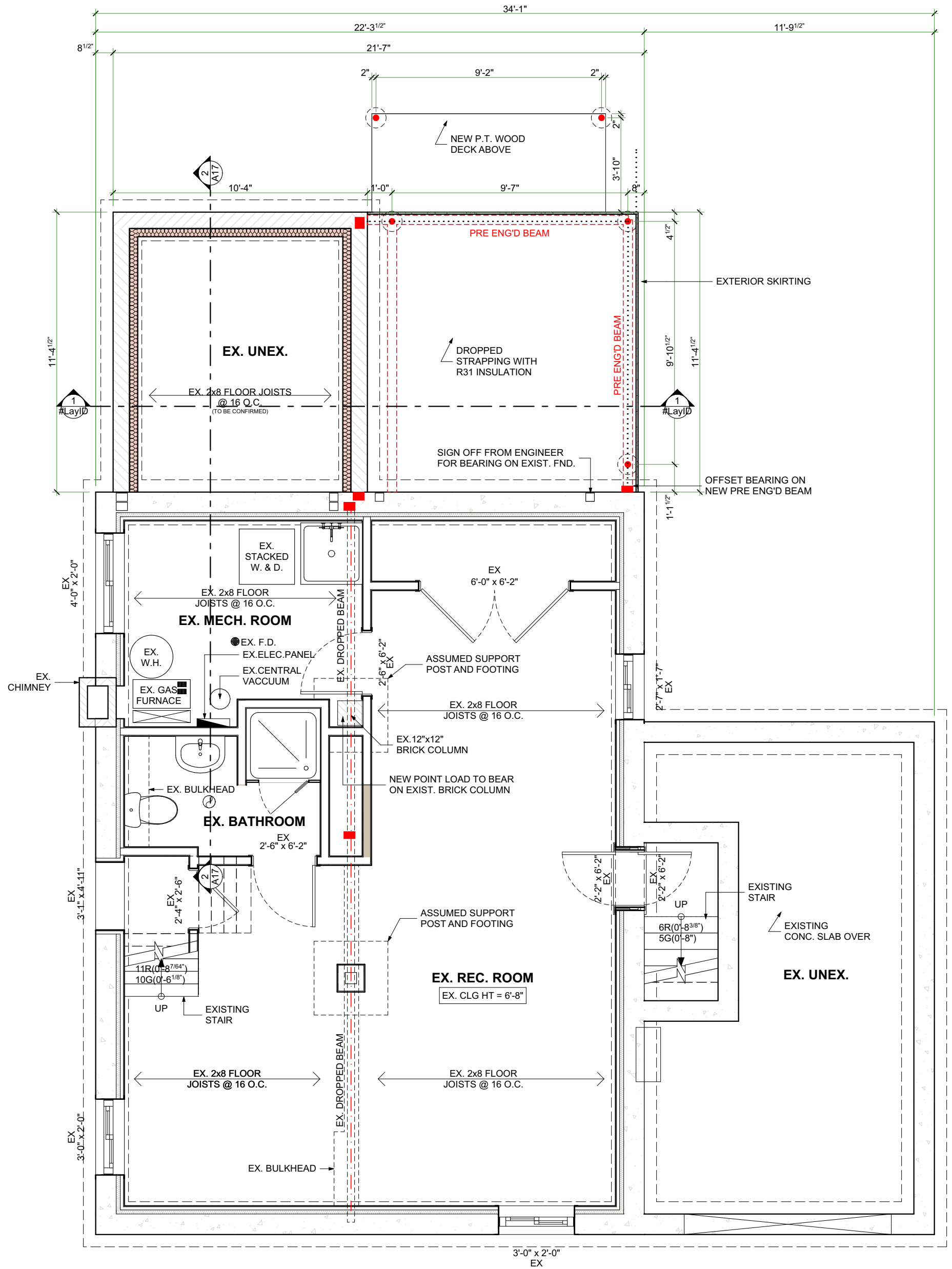
MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

2020-02-06
1/4" = 1'-0"

A9



SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

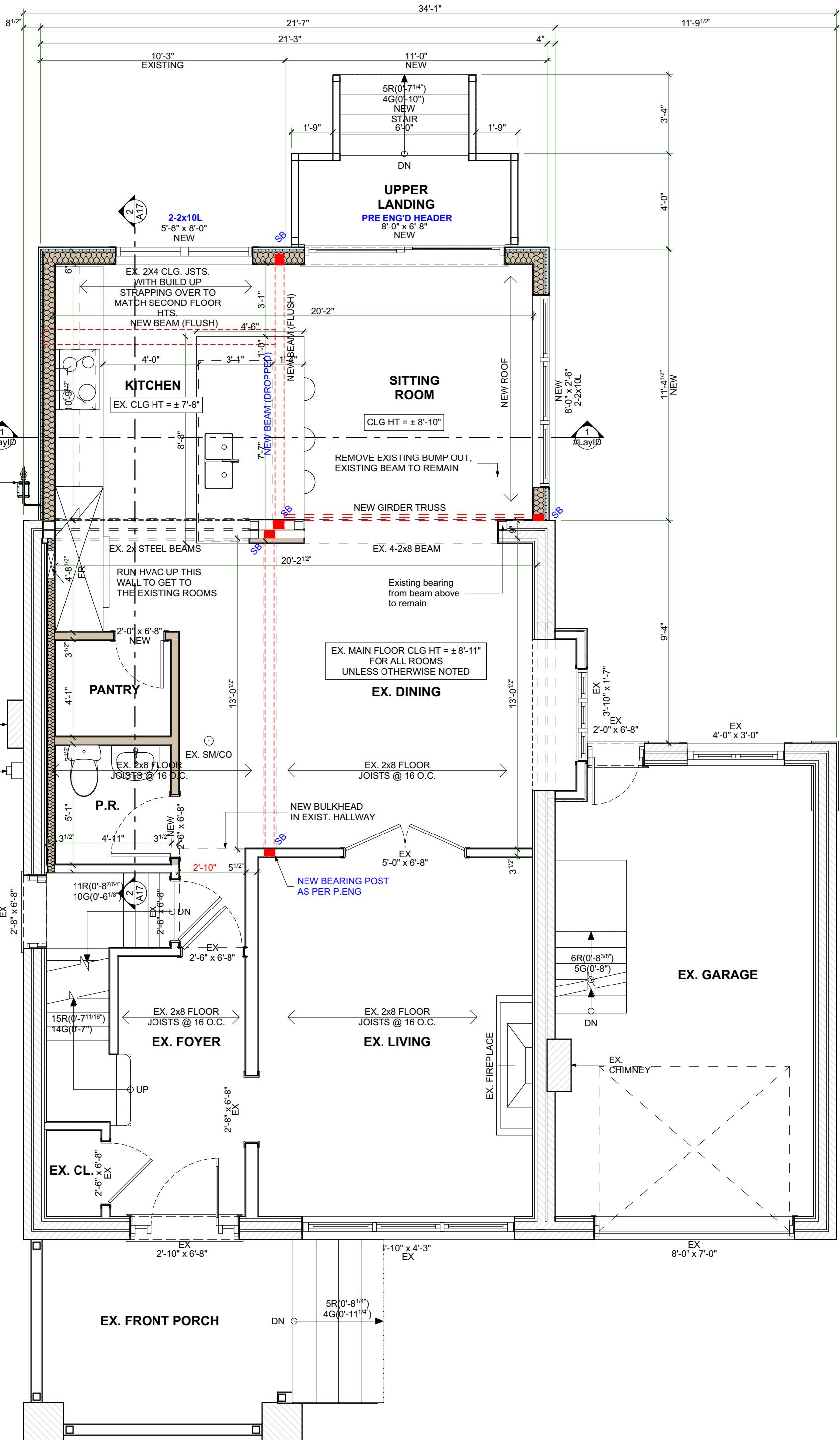
PROPOSED BASEMENT PLAN

MOFFAT - 3.4.pln

MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2

2020-02-06
 1/4" = 1'-0"

A10



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

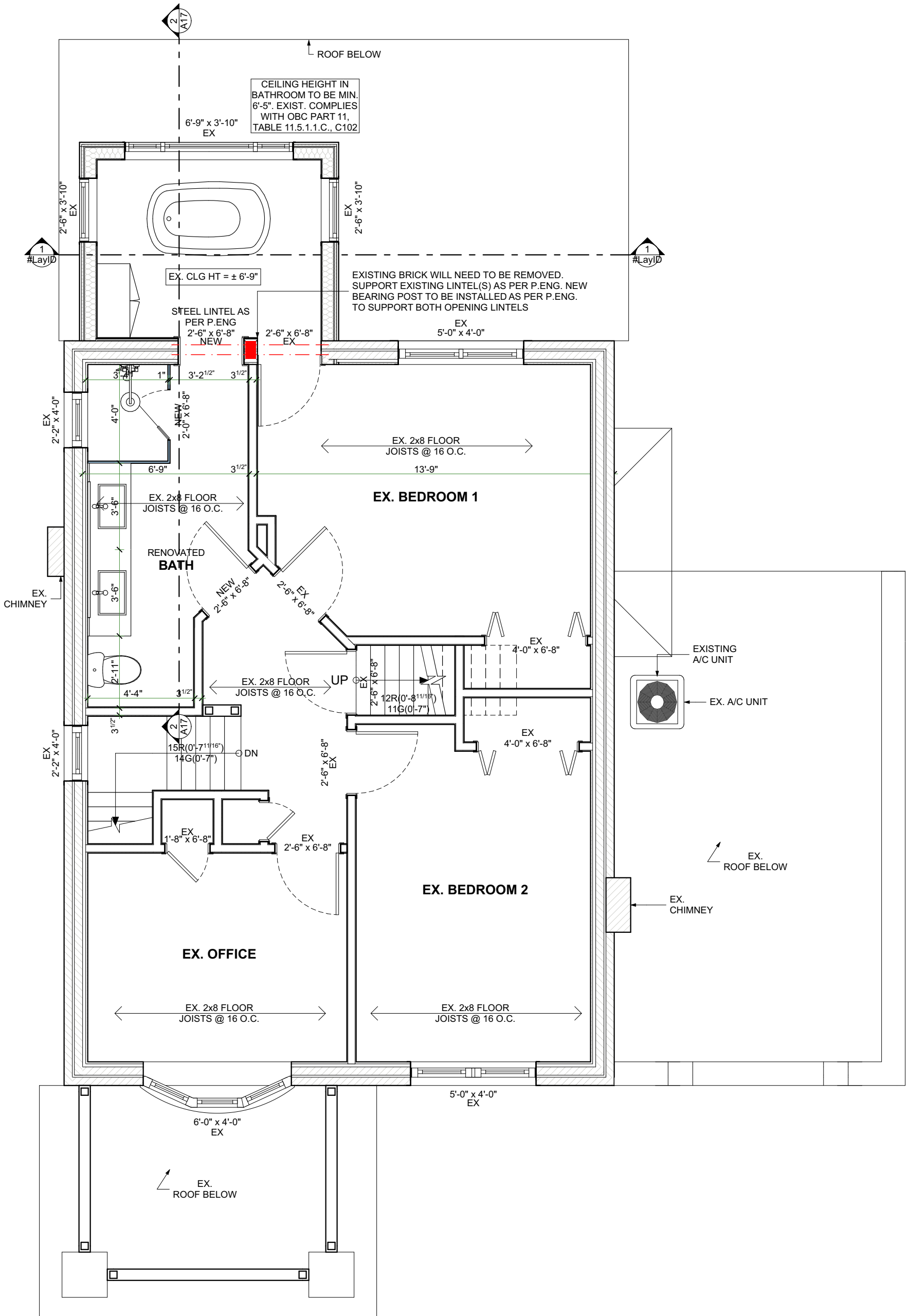
PROPOSED MAIN FLOOR PLAN

MOFFAT - 3.4.pln

MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2

2020-02-06
1/4" = 1'-0"

A11



SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

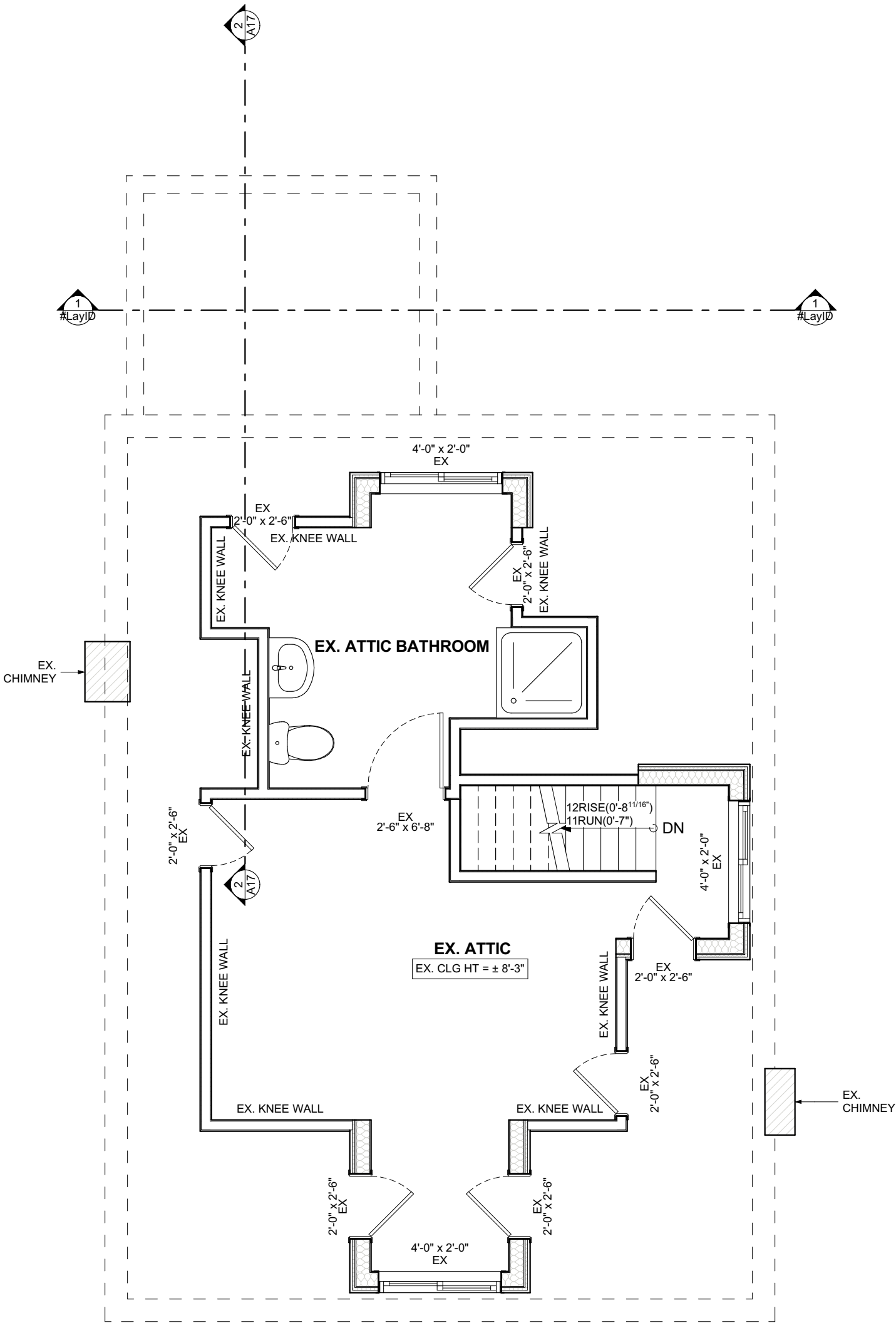
PROPOSED SECOND FLOOR PLAN

MOFFAT - 3.4.pln

MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2

2020-02-06
 1/4" = 1'-0"

A12



SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

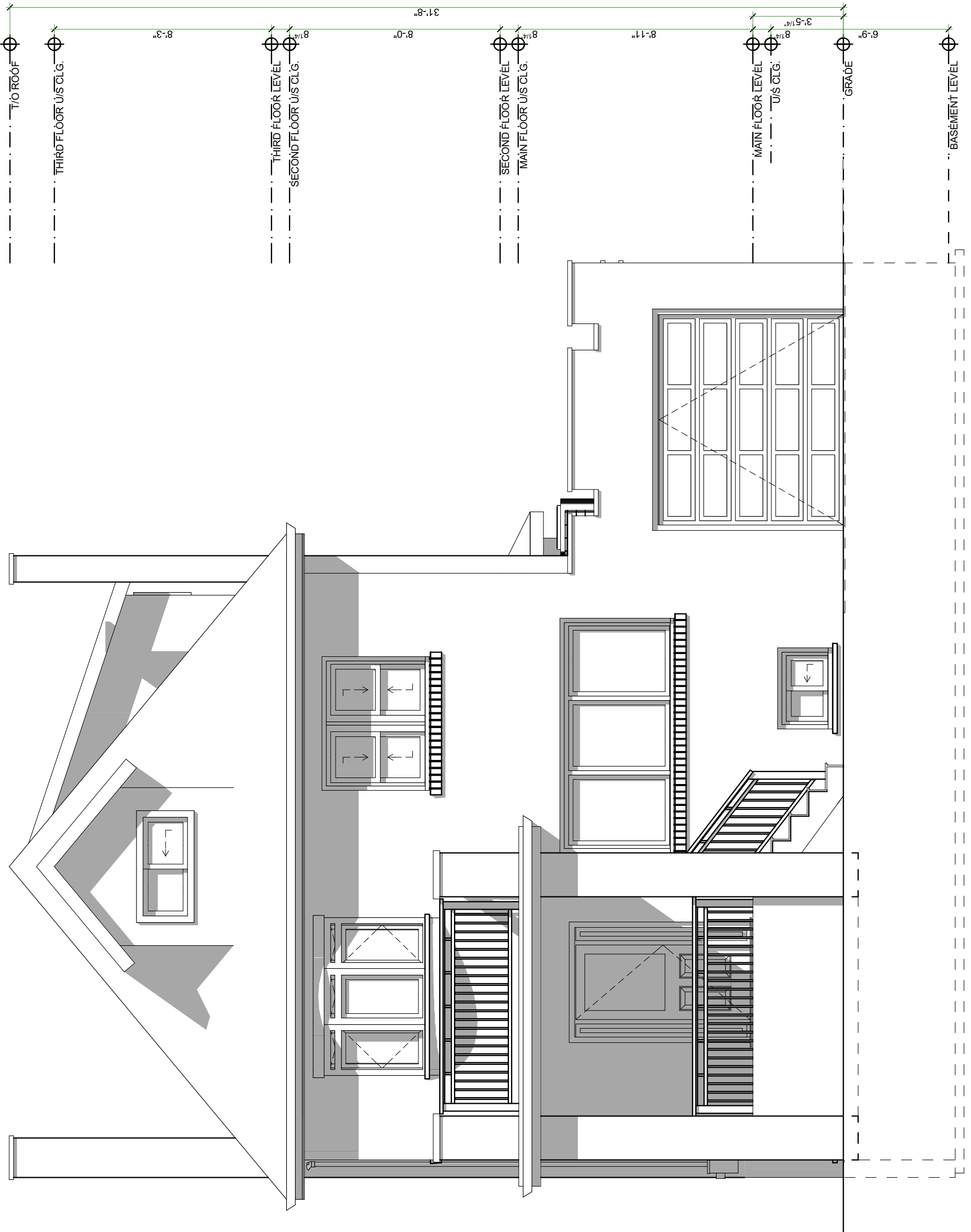
PROPOSED THIRD FLOOR PLAN

MOFFAT - 3.4.pln

MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2

2020-02-06
 1/4" = 1'-0"

A13



SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

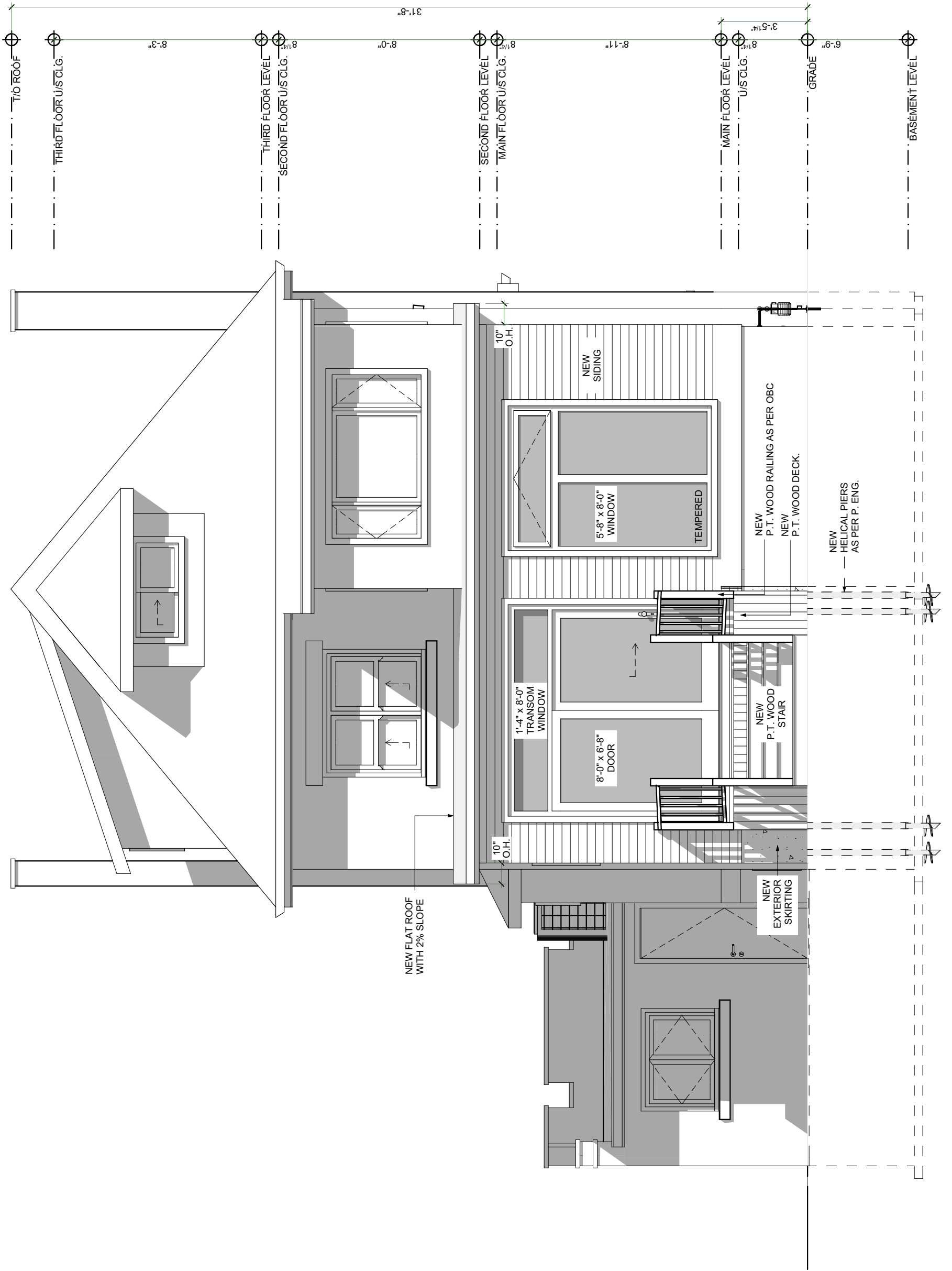
PROPOSED FRONT ELEVATION

MOFFAT - 3.4.pln

MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2

2020-02-06
 1/4" = 1'-0"

A14



SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

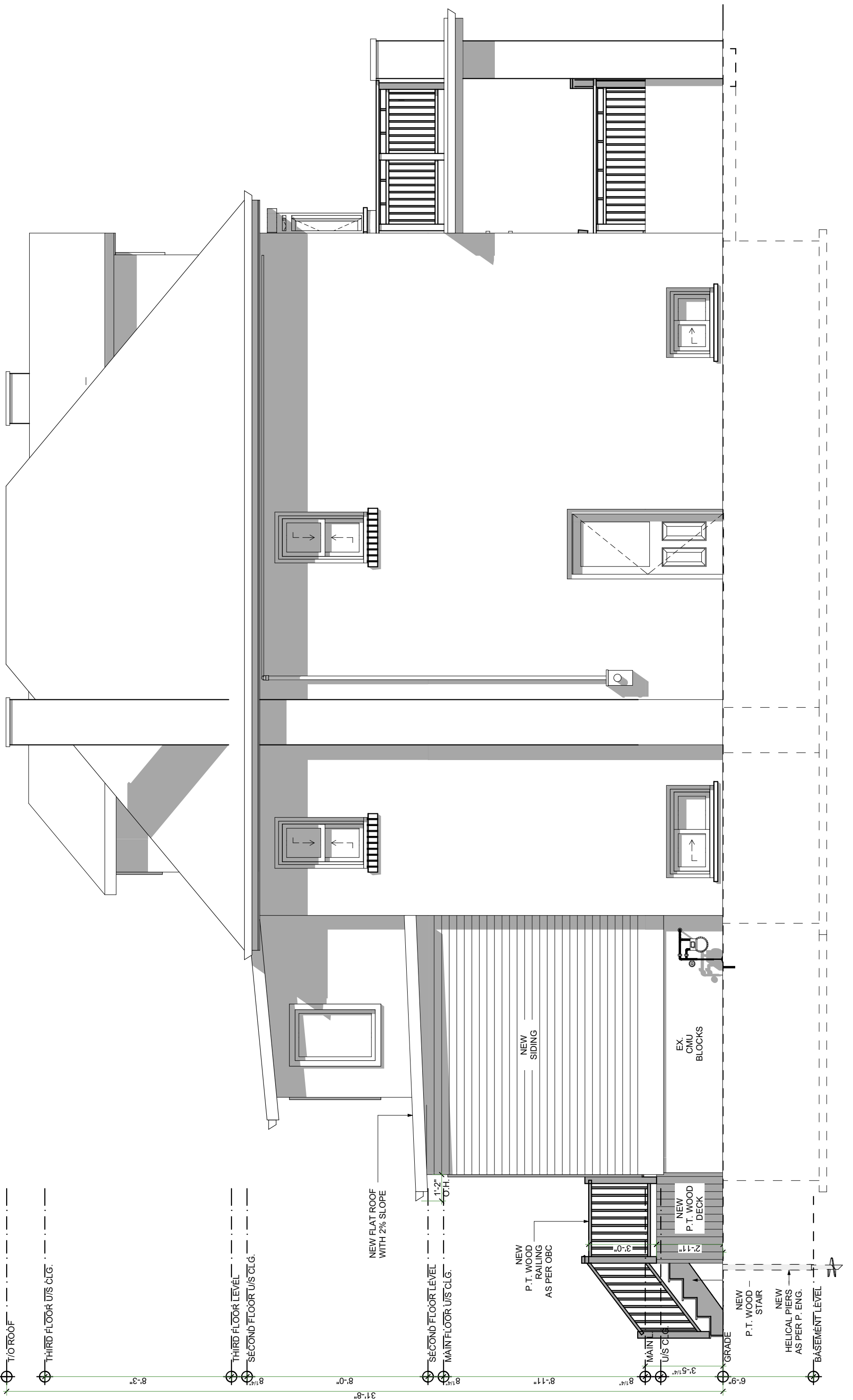
PROPOSED REAR ELEVATION

MOFFAT - 3.4.pln

MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2

2020-02-06
 1/4" = 1'-0"

A15



SHANE RENOVATIONS
 790 SHAVER RD. ANCASTER
 L9G 3K9 ON | 905-304-4009

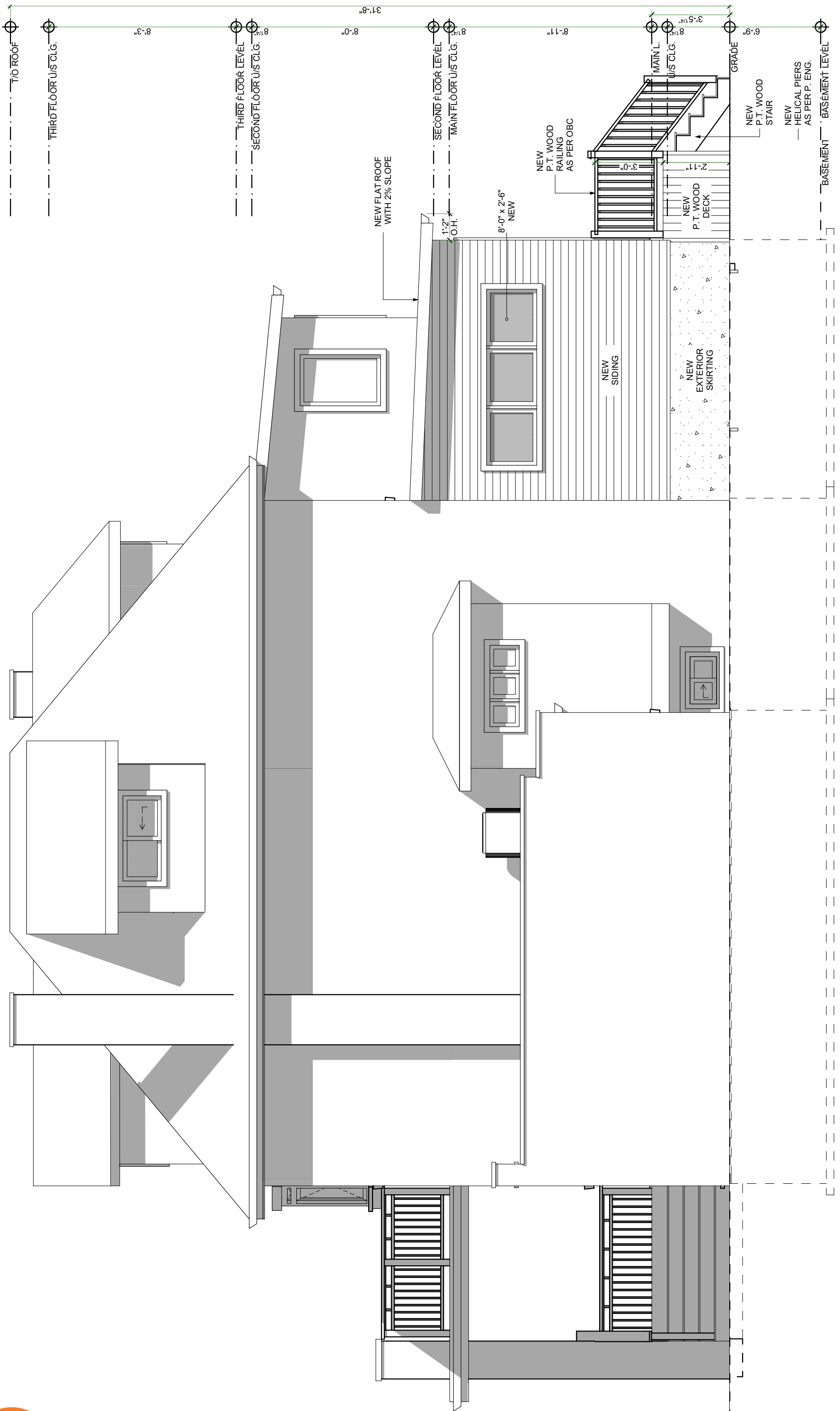
PROPOSED LEFT ELEVATION

MOFFAT - 3.4.pln

MOFFAT
 89 PAISLEY AVE N HAMILTON
 ON L8S 4H2

2020-02-06
 1/4" = 1'-0"

A16



PROPOSED RIGHT ELEVATION

MOFFAT - 3.4.pln

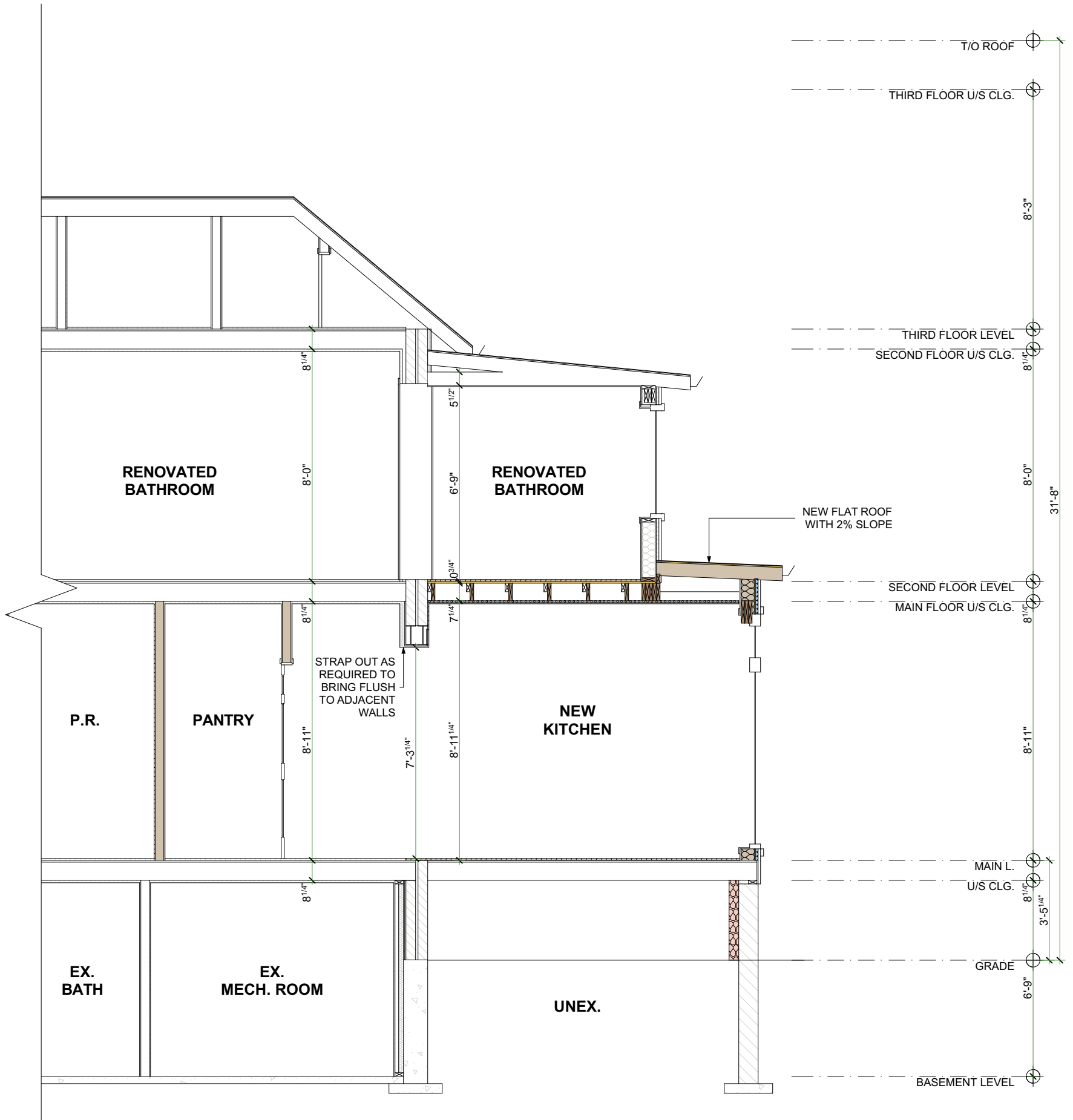
MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

2020-02-06
1/4" = 1'-0"

A17



PROPOSED SECTION

MOFFAT - 3.4.pln

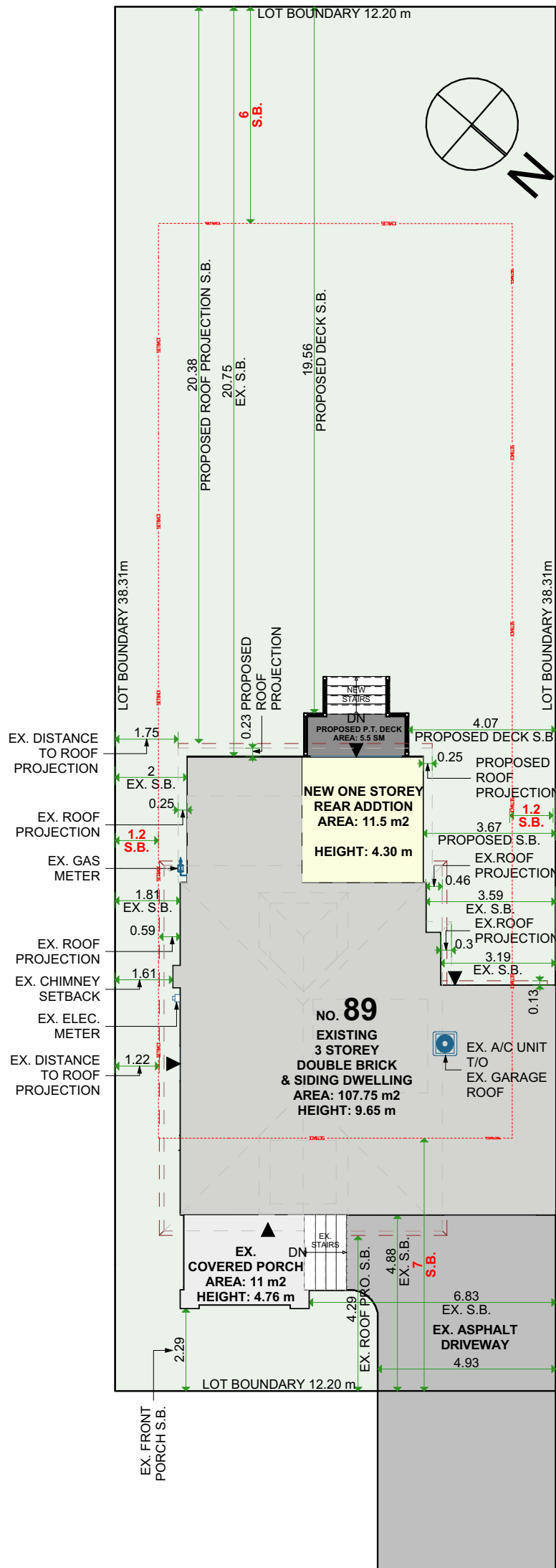
MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

2020-02-06
1/4" = 1'-0"

A19



PROPERTY INFORMATION

ADDRESS: 89 PAISLEY AVE N	POSTAL CODE: L8S 4H2
MUNICIPALITY: HAMILTON	
ZONE CODE: C/S-1361	
ZONING DESCRIPTION: URBAN PROTECTED RESIDENTIAL, ETC.	
PARENT BY-LAW NUMBER: 6593 FORMER HAMILTON	
BY-LAW NUMBER: 96-109	
EXCEPTION: C/S-1788 , 19-307	
WARD: 1	

ZONING INFORMATION

Lot Information	
MIN. LOT AREA (m ²): 360	LOT AREA (m ²): 364.2
MIN. LOT WIDTH (m): 12	ACTUAL LOT WIDTH (m): 12.2
MIN. LOT DEPTH (m): 30	ACTUAL LOT DEPTH (m): 39.3
EX. LOT COVERAGE (%): %29.59	NEW LOT COVERAGE (%): %32.47

Building Information	Existing	Proposed
GROSS FLOOR AREA RATIO % ² :	75.11%	78.27%
GROUND FLOOR AREA:	107.75 m ²	119.25 m ²
GROSS FLOOR AREA:	273.58 m ²	285.08 m ²

Setbacks (m)	Required	Existing	Proposed
FRONT:	6.00	4.88	4.88
REAR:	7.50	20.77	20.77
SIDE:	1.20	1.81 & 0	1.81 & 0

Proposed Encroachments (m)

Roof Projection:	As Noted
Covered Porch:	As Noted
Deck:	As Noted

Max Building Height (m)	ALLOWED: 2.5 STOREYS 11m
	EXISTING: 3 STOREYS 9.65m (EXISTING NON-CONFORMING)
	PROPOSED: 3 STOREYS 9.65m (EXISTING NON-CONFORMING)

PARKING SPACES:

REQUIRED SPACES: 3	PROVIDED SPACES: 0
SIZE: HAMILTON 2.7 x 6.0m	ONE SPACE (EXISTING NON-CONFORMING)
	SIZE: HAMILTON 2.7 x 6.0m

ACCESSORY BUILDINGS:

	N/A
--	-----

References

¹ Proposed lot coverage calculations = Proposed Footprint area / Lot Area
² Gross Floor Area Ratio Calculation: Total Gross Floor Area / Lot Area

EX. CONC. SIDEWALK

PAISLEY AVENUE NORTH



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

SITE PLAN

MOFFAT - 3.4.pln

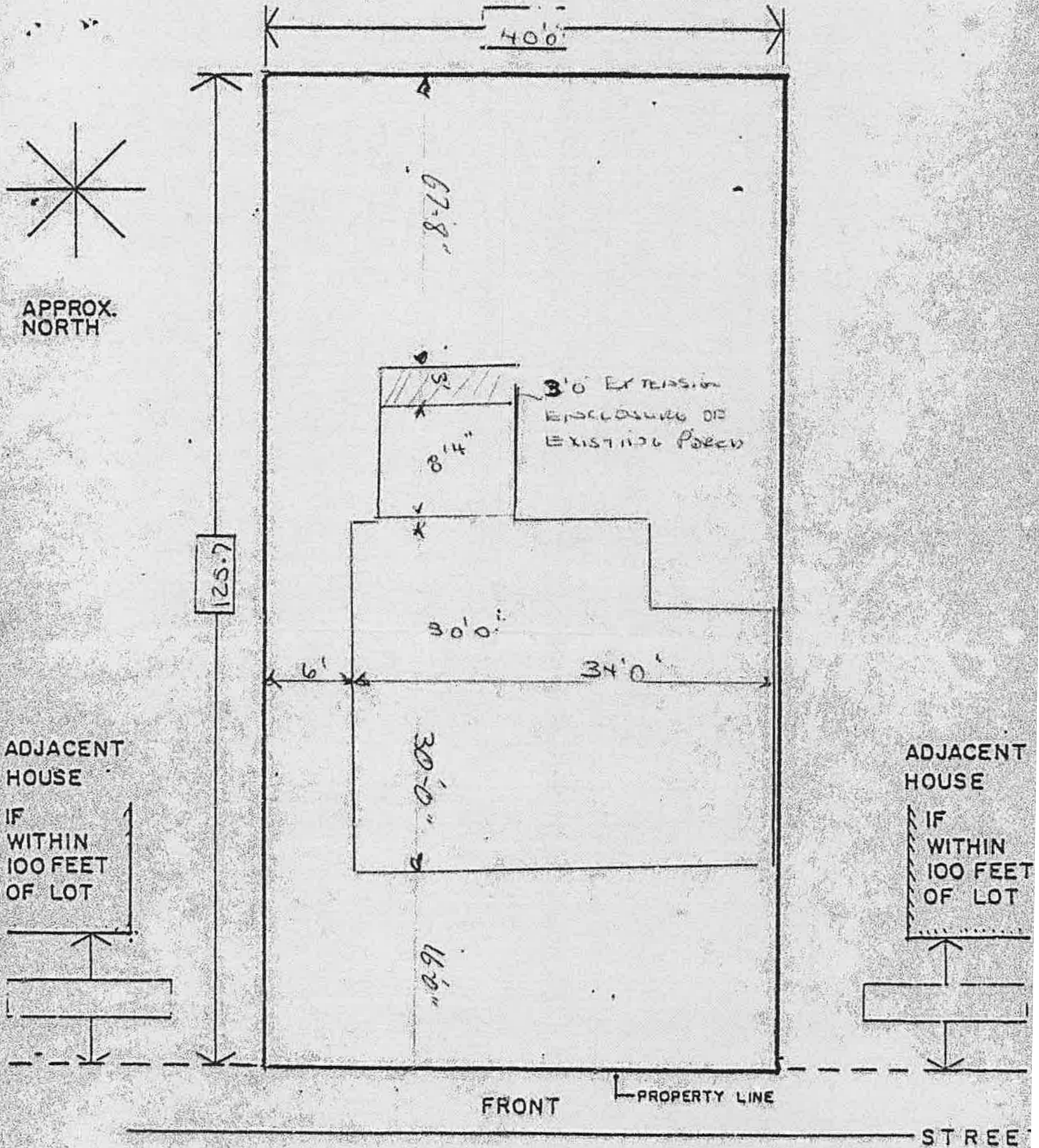
MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2

2020-02-06
1:150, 1:100

S1

PLOT PLAN

BASED ON AN ONTARIO LAND SURVEYOR'S SURVEY



APPROX. NORTH

ADJACENT HOUSE
IF WITHIN 100 FEET OF LOT

ADJACENT HOUSE
IF WITHIN 100 FEET OF LOT

FRONT STREET
PROPERTY LINE

NAME:

SIGNATURE

ADDRESS:

DATE:



SHANE RENOVATIONS
790 SHAVER RD. ANCASTER
L9G 3K9 ON | 905-304-4009

SURVEY
MOFFAT - 3.4.pln

MOFFAT
89 PAISLEY AVE N HAMILTON
ON L8S 4H2

2020-02-06
1:100

S2