



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-20:68

APPLICANTS: Matthew Ribau on behalf of the owner Stephen White

SUBJECT PROPERTY: Municipal address **153 Haddon Ave. S., City of Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended

ZONING: "C/S-1335 and C/S-35a and C/S-1788" (Urban Protected Residential, etc.) district

PROPOSAL: To permit the construction a 7.32m (24'0") x 7.92m (26'0") detached garage accessory to an existing single detached dwelling notwithstanding that:

1. A maximum accessory building height of 6.61m shall be permitted instead of the maximum permitted accessory building height of 4.0m.
2. Eaves and gutters for the accessory building shall be permitted to project 0.3m into the required easterly side yard and may be as close as 0.15m to the easterly side lot line instead of the maximum permitted eave and gutters may project into the required side yard not more than ½ of its width (being 0.225m).

NOTE:

- i) The detached garage shall not be used for human habitation, commercial or industrial purposes.

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

DATE: Thursday, July 9th, 2020

TIME: 3:50 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

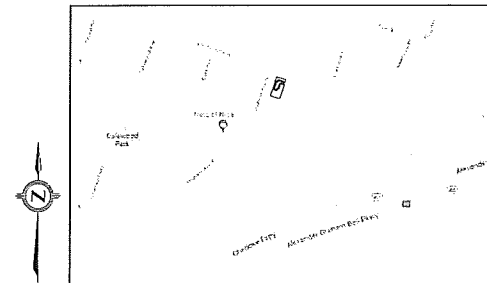
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

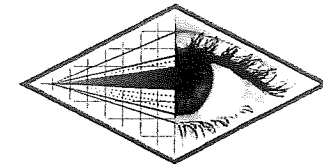
PROJECT STATISTICS		
ADDRESS: 153 HADDON SOUTH, HAMILTON		
ZONING: W41 (C/S-1335)		
LOT AREA	4900.00 ft ²	455.22 m ²
LOT FRONTAGE	49.00 ft	14.94 m
LOT COVERAGE		
	%	EXISTING
DWELLING FOOTPRINT	24.1	1179.15 ft ² 109.55 m ²
FRONT PORCH	0.5	25.00 ft ² 2.32 m ²
REAR PORCH	1.1	53.24 ft ² 4.95 m ²
BASEMENT WALKOUT	0.5	23.64 ft ² 2.20 m ²
ASPHALT DRIVEWAY	3.7	183.45 ft ² 17.04 m ²
PATIO	7.7	376.93 ft ² 35.02 m ²
TOTAL LOT COVERAGE	37.6	1841.41 ft ² 171.07 m ²
	%	PROPOSED
DWELLING FOOTPRINT	24.1	1179.15 ft ² 109.55 m ²
FRONT PORCH	0.5	25.00 ft ² 2.32 m ²
REAR PORCH	1.1	53.24 ft ² 4.95 m ²
BASEMENT WALKOUT	0.5	23.64 ft ² 2.20 m ²
ASPHALT DRIVEWAY	3.7	183.45 ft ² 17.04 m ²
PATIO	7.7	376.93 ft ² 35.02 m ²
NEW ASPHALT DRIVEWAY	8.6	420.00 ft ² 39.02 m ²
DOUBLE CAR GARAGE	12.7	624.00 ft ² 57.97 m ²
TOTAL LOT COVERAGE	58.9	2885.41 ft ² 268.06 m ²
LANDSCAPE SOFT AREA		
	%	AREA
EXTERIOR SIDE YARD AREA	100.0	1721.12 ft ² 159.90 m ²
HARD SURFACED AREAS	60.7	1044.00 ft ² 96.99 m ²
TOTAL LANDSCAPED SOFT AREA	39.3	677.12 ft ² 62.91 m ²
PROPOSED GARAGE SETBACKS		
FRONT YARD	21.00 ft	6.40 m
SIDE YARD (SOUTH)	2.00 ft	0.61 m
REAR YARD	2.00 ft	0.61 m



FRONT FACADE - 153 HADDON AVENUE SOUTH, HAMILTON



KEY PLAN



PERSPECTIVE VIEWS
 126 CATHARINE STREET N
 HAMILTON ON L8R 1J4
 e.info@perspectiveviews.com p.289.389.4502

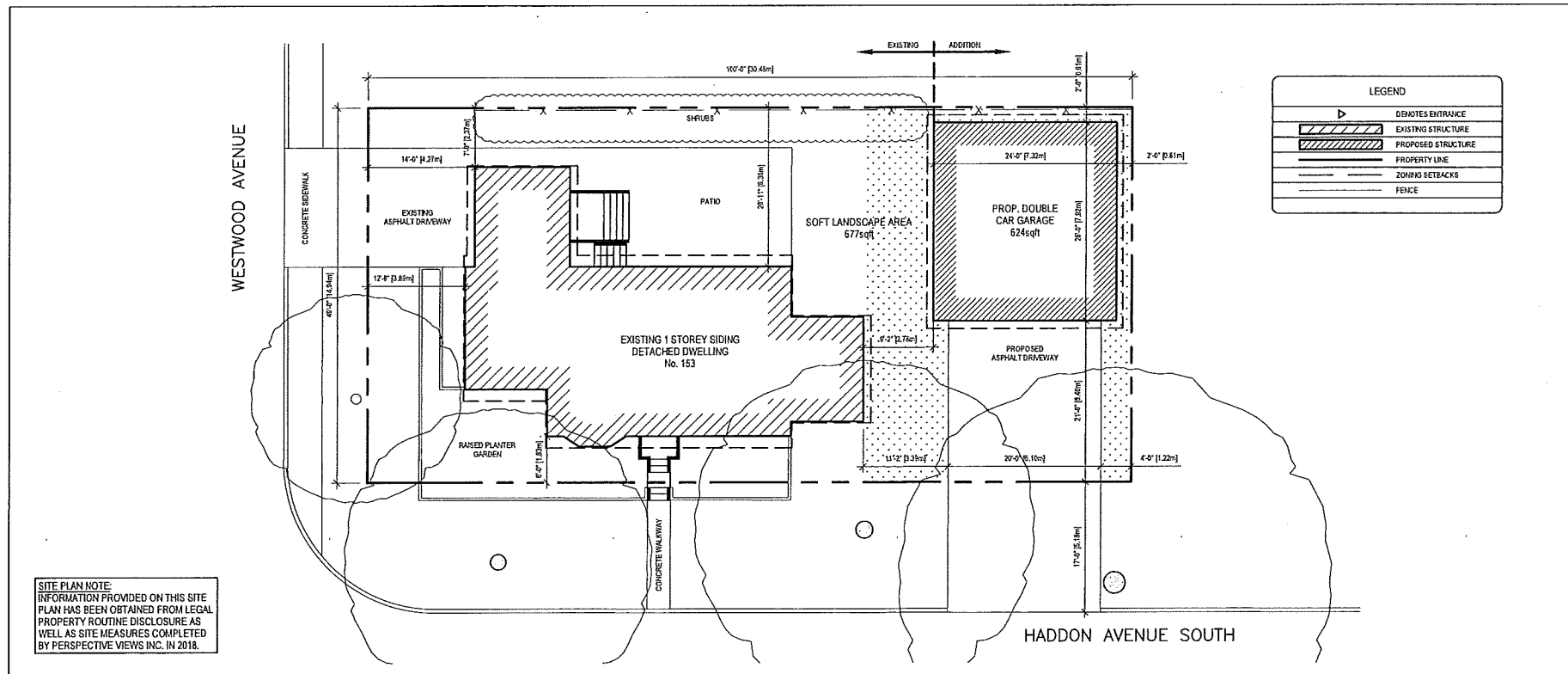
GENERAL NOTES:
 DRAWINGS MUST NOT BE SCALED
 DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND THE O.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components.

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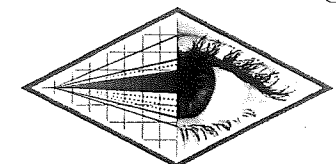
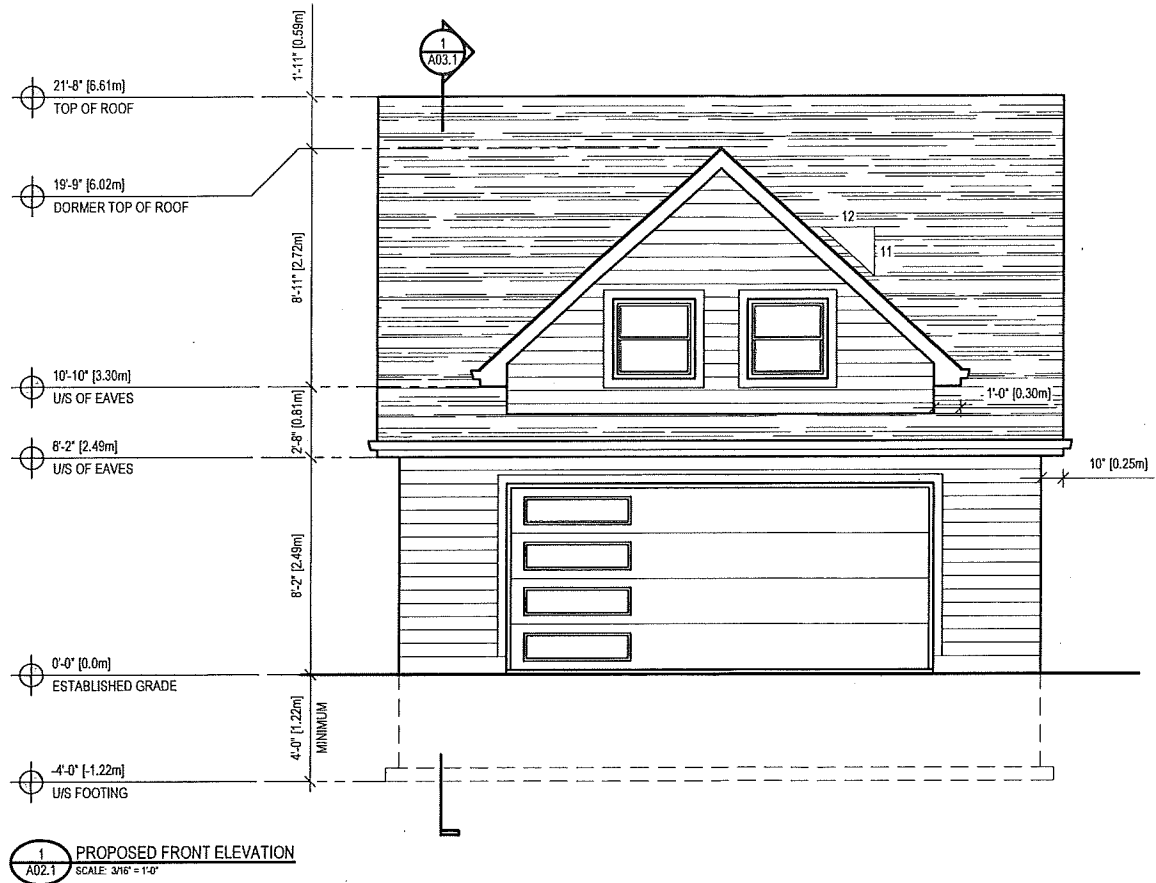


SITE PLAN NOTE:
 INFORMATION PROVIDED ON THIS SITE PLAN HAS BEEN OBTAINED FROM LEGAL PROPERTY ROUTINE DISCLOSURE AS WELL AS SITE MEASURES COMPLETED BY PERSPECTIVE VIEWS INC. IN 2018.

No.	REVISION	DATE
1	ISSUED FOR ENGINEERING	19/04/29
2	REISSUED FOR ENGINEERING	19/05/29
3	ISSUED FOR BUILDING PERMIT	19/06/13
4	ISSUED FOR MINOR VARIANCE	19/11/14

- PROJECT: STEPHEN WHITE
GARAGE ADDITION
153 HADDON AVENUE SOUTH
HAMILTON, ON L8S 1X9
- DRAWING: SITE PLAN
ARCHITECTURAL DRAWINGS
- SCALE: 1/16" = 1'-0"
- DATE: OCTOBER 16, 2018
- DRWN BY: JOBERT SANTOS
- CHK'D BY: MATTHEW RIBAU
- PROJECT No: PV18-033
- DRAWING No: SP1.1

Hm/1A 20:68
 Sketch 1



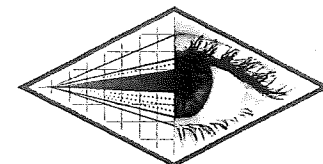
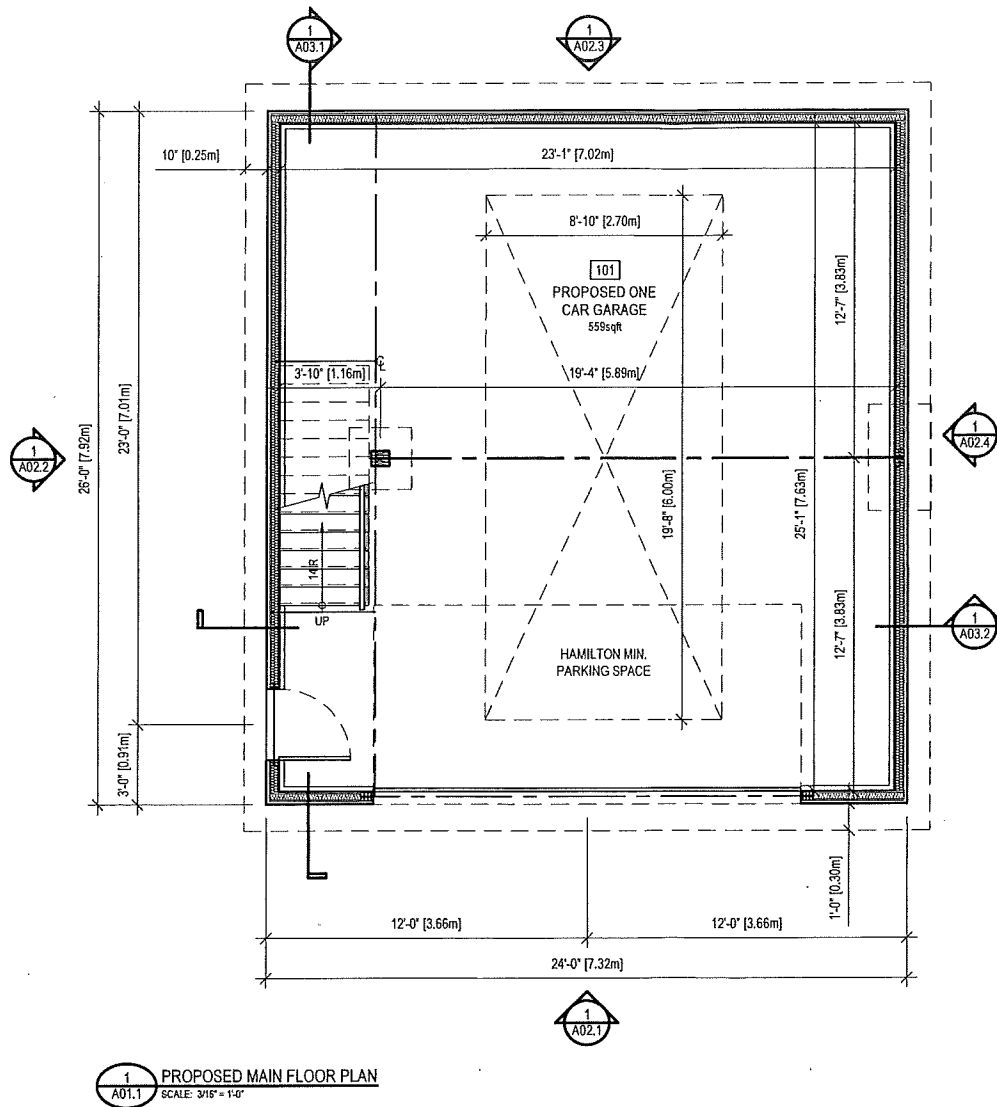
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PROJECT: STEPHEN WHITE
 GARAGE ADDITION
 153 HADDON AVENUE SOUTH
 HAMILTON, ON L8S 1X9
 DRAWING: ELEVATIONS
 ARCHITECTURAL DRAWINGS
 SCALE: 3/16" = 1'-0"
 DATE: OCTOBER 19, 2018
 DRWN BY: JOBERT SANTOS
 CHK'D BY: MATTHEW RIBAU
 PROJECT No: PV18-033
 DRAWING No: A02.1

Hm/A 20:68
 sketch



PERSPECTIVE VIEWS
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PROJECT: STEPHEN WHITE
GARAGE ADDITION
153 HADDON AVENUE SOUTH
HAMILTON, ON L8S 1X9

DRAWING: FLOOR PLANS
ARCHITECTURAL DRAWINGS

SCALE: 3/16" = 1'-0"

DATE: OCTOBER 19, 2018

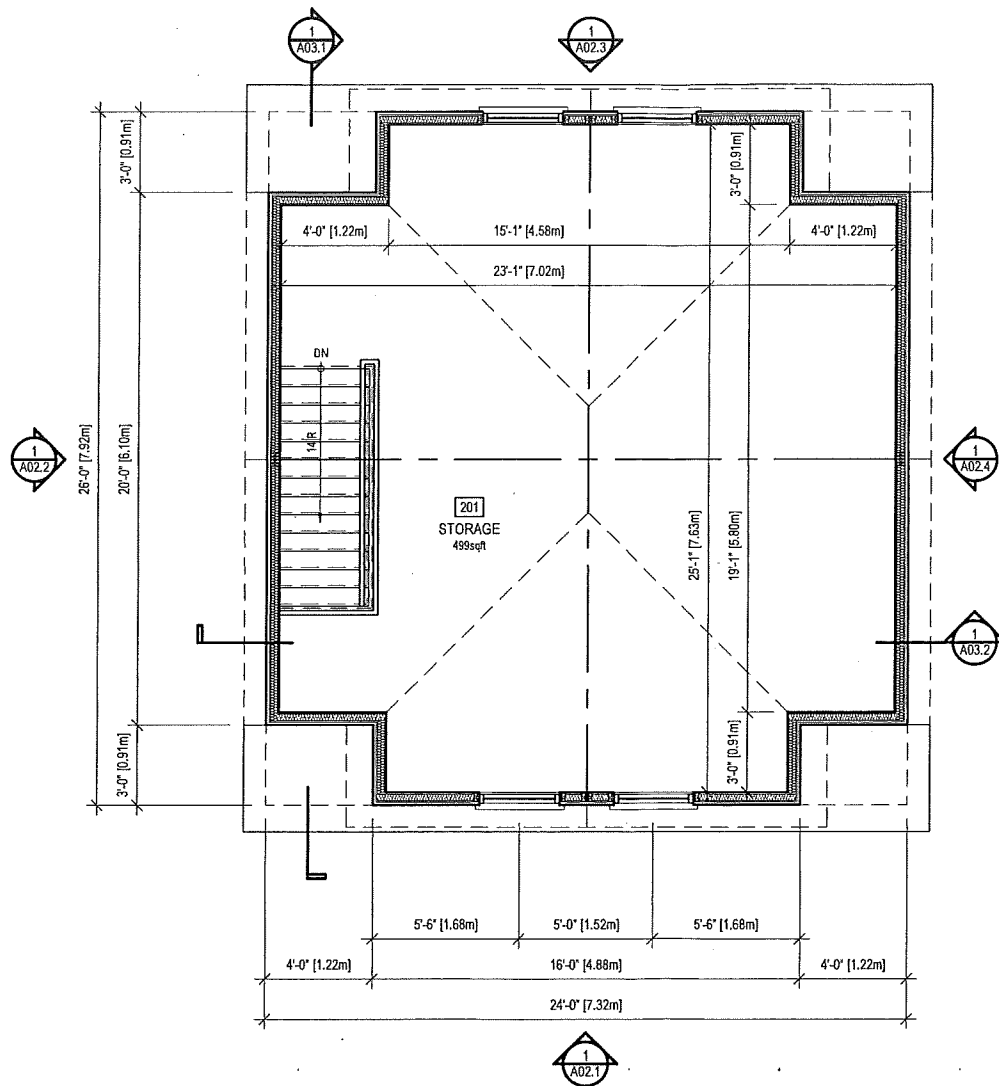
DRWN BY: JOBERT SANTOS

CHK'D BY: MATTHEW RIBAU

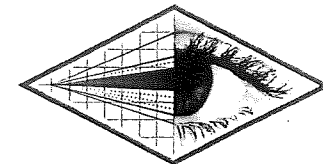
PROJECT No: PV18-033

DRAWING No: A01.1

*Hm/A 20:68
Sketch 3*



1
A01.2 **PROPOSED SECOND FLOOR PLAN**
SCALE: 3/16" = 1'-0"



PERSPECTIVE VIEWS
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GARAGE ADDITION
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HAMILTON, ON L8S 1X9
- DRAWING: FLOOR PLANS
ARCHITECTURAL DRAWINGS
- SCALE: 3/16" = 1'-0"
- DATE: OCTOBER 19, 2018
- DRWN BY: JOBERT SANTOS
- CHK'D BY: MATTHEW RIBAU
- PROJECT No: PV18-033
- DRAWING No: A01.2

*Hm 1A 20:68
Sketch 4*

20.153285



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-20:68</u>	DATE APPLICATION RECEIVED <u>Feb 19/20</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.

- Name of Owner STEPHEN WHITE Telephone No.
-
- Name of Agent MATTHEW RIBAU Telephone No.
-

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

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

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

① REAR YARD LANDSCAPING - PROPOSING 39.3%. SOFT INSTEAD OF REQUIRED SOFT. ② ACCESSORY BUILDING HEIGHT - PROPOSING 6.61M INSTEAD OF 4M MAXIMUM. ③ GARAGE DEPTH - PROPOSING 7.92M INSTEAD OF 4.6M MAX. PERMITTED (4.1V)

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

CLIENT'S NEEDS FOR STORAGE CANNOT BE MET WITHOUT A MINOR VARIANCE ON THE ABOVE NOTED ITEMS

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

153 HADDON AVENUE SOUTH
HAMILTON, ONTARIO L8S 1X9

9. PREVIOUS USE OF PROPERTY

Residential 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?

ZONING INFORMATION & AGE OF EXISTING DWELLING

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.

FEB. 15, 2020
Date



Signature Property Owner

STEPHEN WHITE
Print Name of Owner

10. Dimensions of lands affected:

Frontage 30.48
Depth 14.94
Area 455.22 m² / 4900 SF.
Width of street 7.2 m CURB-TO-CURB

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: SFD WITH ~~AREA OF~~ EXISTING LOT COVERAGE OF 109.55 m² (24.1% OF LOT). SINGLE STOREY SIDING.

Proposed: SFD TO REMAIN AS-IS. PROPOSAL FOR NEW DETACHED GARAGE WITH SECOND LEVEL FOR STORAGE PURPOSES. NEW DETACHED GARAGE TO HAVE FOOTPRINT OF 57.97 m² (12.7% LOT COVERAGE) WITH A HEIGHT OF 6.60m FROM ESTABLISHED GRADE TO ROOF PEAK.

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

Existing: SFD - FRONT - 1.83m / SIDE (NEIGHBOURS) - 3.89m / SIDE (ADJACENT NEIGHBOURS) - 10.71m / REAR - 2.37m

Proposed: DETACHED GARAGE - FRONT - 6.40m / SIDE (GARAGE TO EXISTING SFD) - 2.70m / SIDE (NEIGHBOURS) - 0.61m / REAR - 0.61m

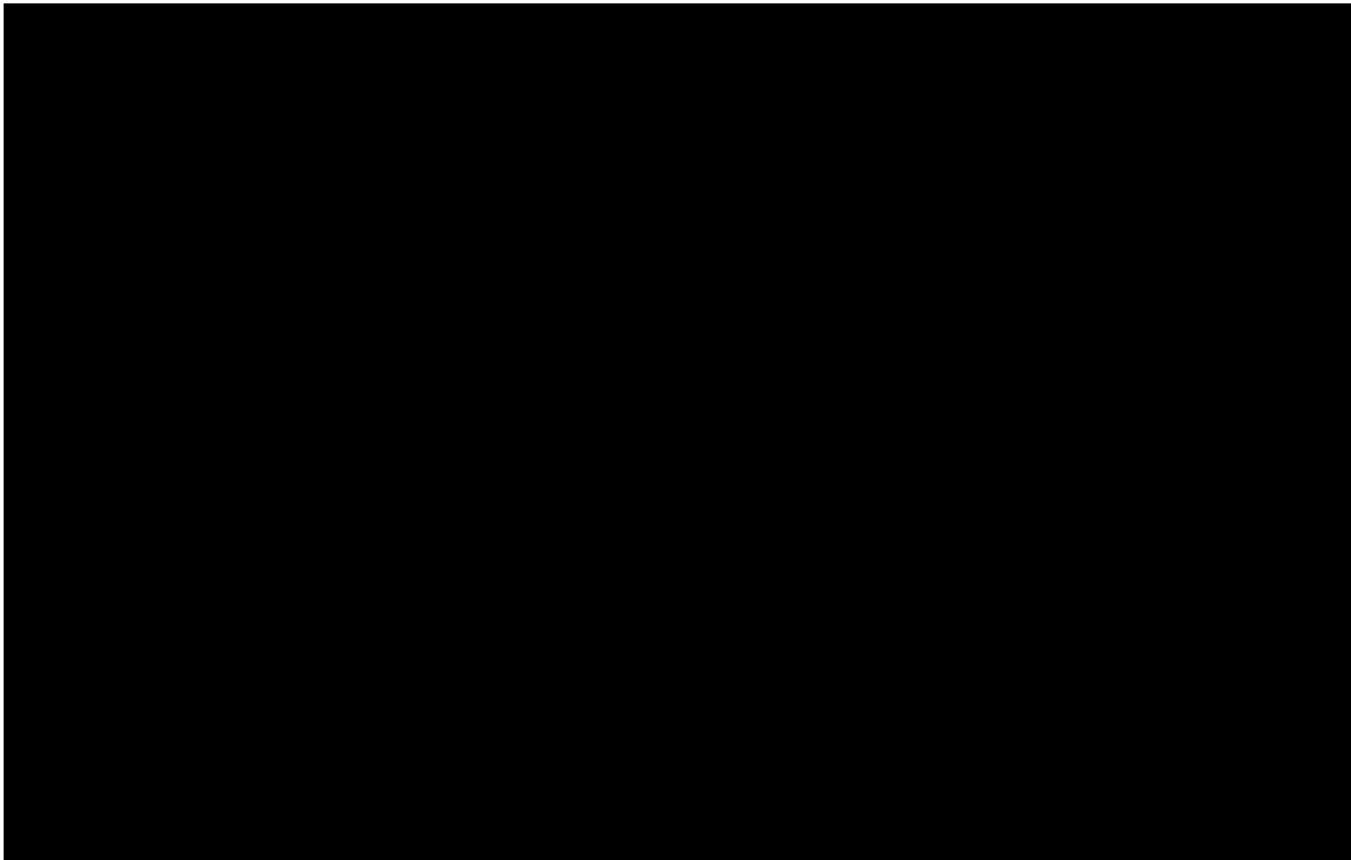
13. Date of acquisition of subject lands:
1970
14. Date of construction of all buildings and structures on subject lands:
1952
15. Existing uses of the subject property: SFD
16. Existing uses of abutting properties: SFD
17. Length of time the existing uses of the subject property have continued:
INDEFINITELY
18. Municipal services available: (check the appropriate space or spaces)
 Water ✓ Connected ✓
 Sanitary Sewer ✓ Connected ✓
 Storm Sewers ✓
19. Present Official Plan/Secondary Plan provisions applying to the land:
NEIGHBORHOODS
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
URBAN PROTECTED RESIDENTIAL U/S-1335
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) STEPHEN WHITE 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:

MATTHEW RIBAU of HAMILTON

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  SIGNED FEB 15, 2020

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, STEPHEN WHITE, 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.

FEB 15, 2020 
Date Signature of Owner

PART 27 PERMISSION TO ENTER

Date: Feb. 19, 2020

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

Dear Secretary/Treasurer;

Re: Application to Committee of Adjustment

Location of Land: 153 Haddon Ave S
(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

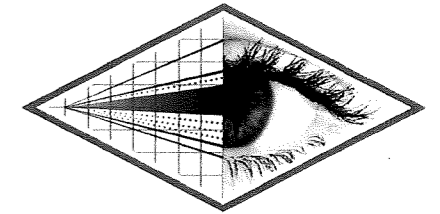
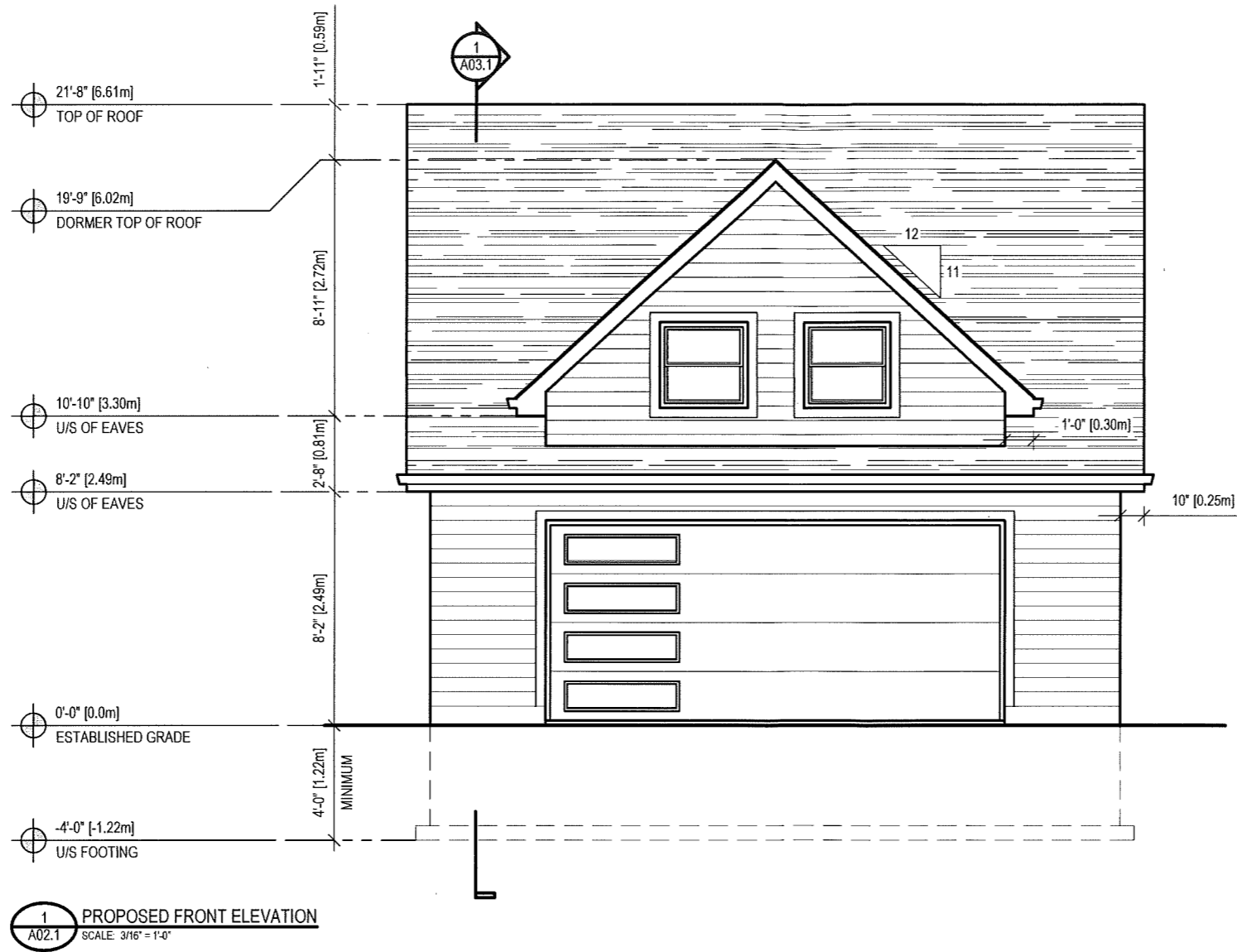
MATTHEW RBAU

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.



PERSPECTIVE VIEWS
 126 CATHARINE STREET N
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PROJECT: STEPHEN WHITE
 GARAGE ADDITION
 153 HADDON AVENUE SOUTH
 HAMILTON, ON L8S 1X9

DRAWING: ELEVATIONS
 ARCHITECTURAL DRAWINGS

SCALE: 3/16" = 1'-0"

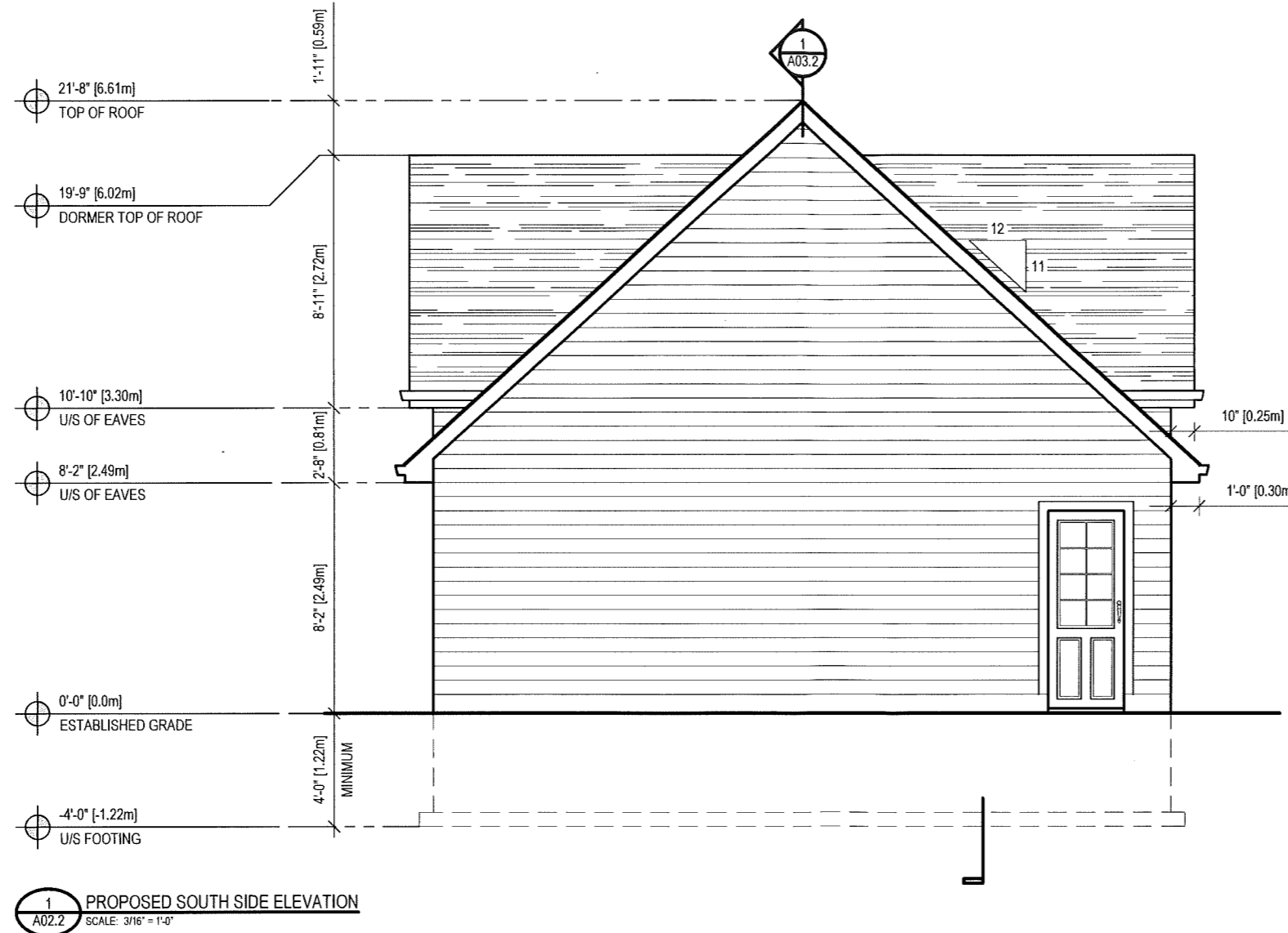
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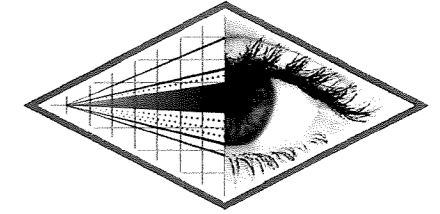
CHK'D BY: MATTHEW RIBAU

PROJECT No: PV18-033

DRAWING No: A02.1



1 A02.2 PROPOSED SOUTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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ARCHITECTURAL DRAWINGS

SCALE: 3/16" = 1'-0"

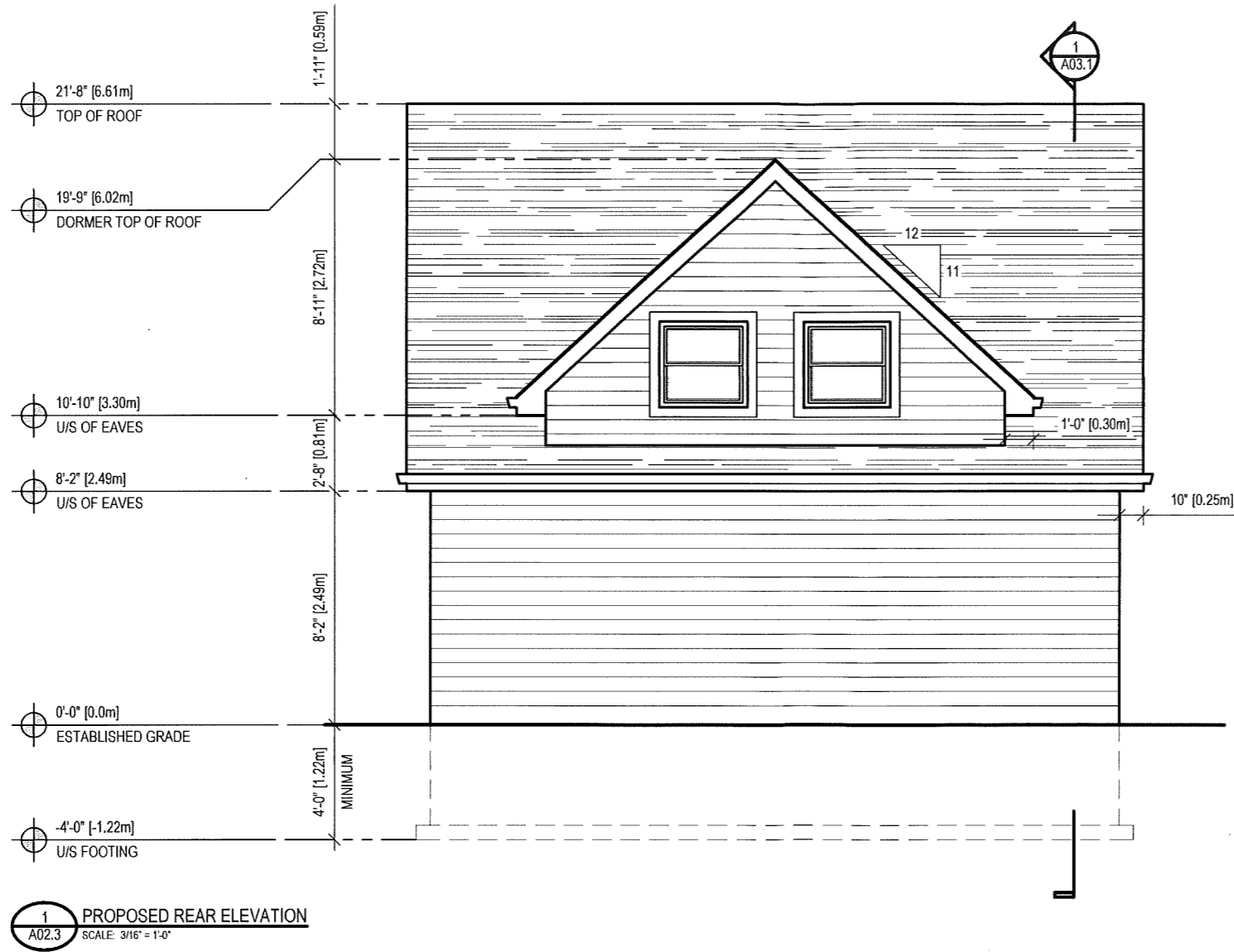
DATE: OCTOBER 19, 2018

DRWN BY: JOBERT SANTOS

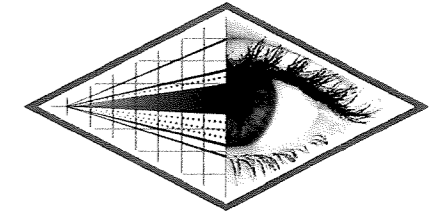
CHK'D BY: MATTHEW RIBAU

PROJECT No: PV18-033

DRAWING No: A02.2



1
A02.3 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



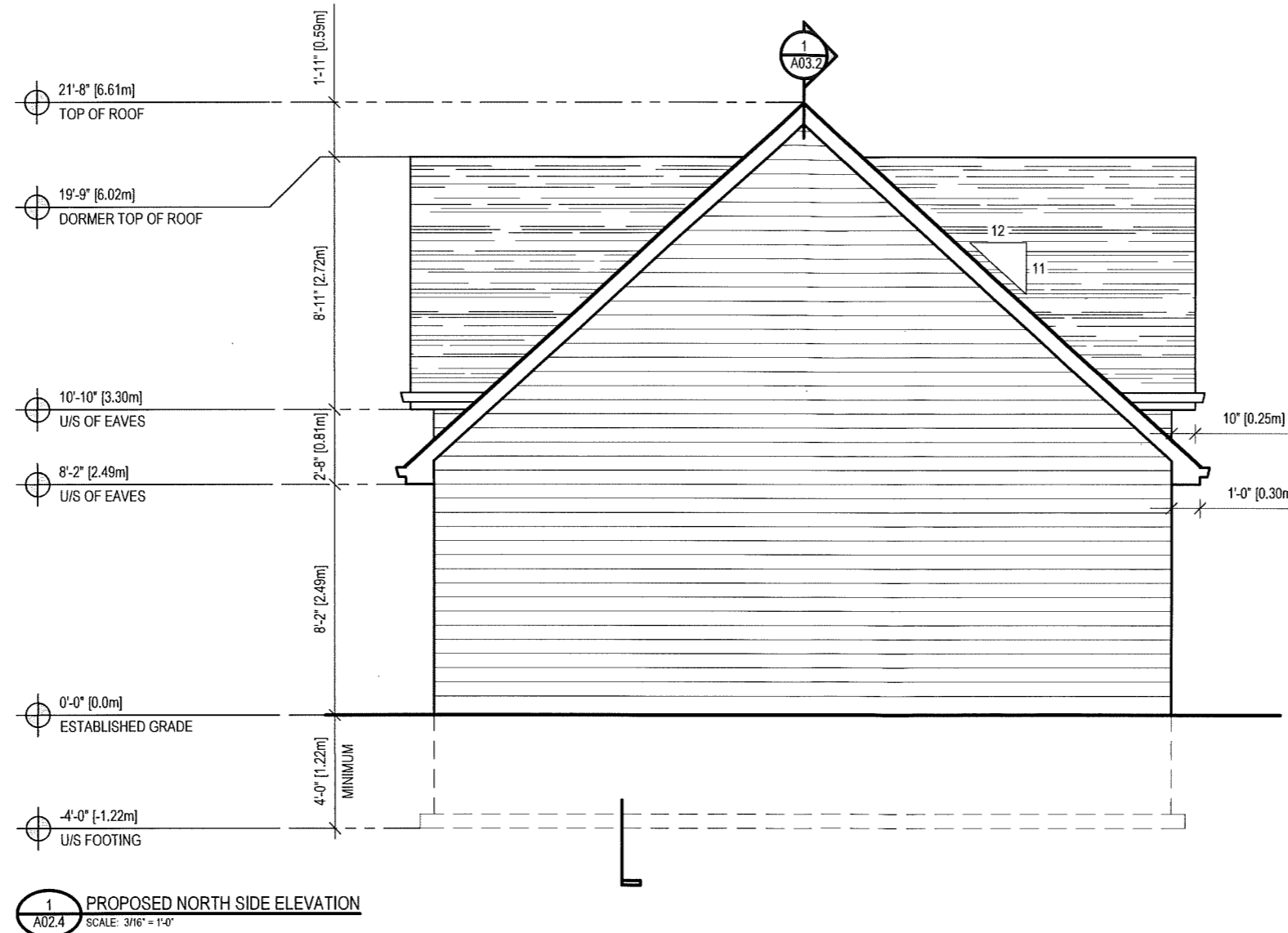
PERSPECTIVE VIEWS
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HAMILTON ON L8R 1J4
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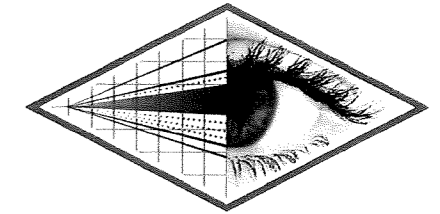
No.	REVISION	DATE
1	ISSUED FOR ENGINEERING	19/04/29
2	REISSUED FOR ENGINEERING	19/05/29
3	ISSUED FOR BUILDING PERMIT	19/06/13
4	ISSUED FOR MINOR VARIANCE	19/11/14

PROJECT: STEPHEN WHITE
GARAGE ADDITION
153 HADDON AVENUE SOUTH
HAMILTON, ON L8S 1X9
DRAWING: ELEVATIONS
ARCHITECTURAL DRAWINGS
SCALE: 3/16" = 1'-0"
DATE: OCTOBER 19, 2018
DRWN BY: JOBERT SANTOS
CHK'D BY: MATTHEW RIBAU
PROJECT No: PV18-033
DRAWING No: A02.3

FILE NAME: C:\Users\Jobert Santos\OneDrive - Perspective Views Inc\Projects\PV2018\PV18-033 - Stephen White - 153 Haddon Avenue South (Minor Variance).dwg, 11/15/2019 4:47:35 PM



1 A02.4 PROPOSED NORTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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PROJECT: STEPHEN WHITE
GARAGE ADDITION
153 HADDON AVENUE SOUTH
HAMILTON, ON L8S 1X9

DRAWING: ELEVATIONS
ARCHITECTURAL DRAWINGS

SCALE: 3/16" = 1'-0"

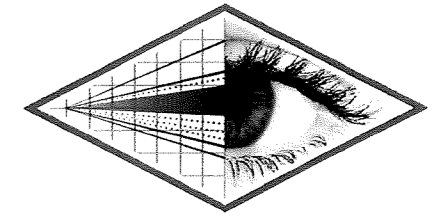
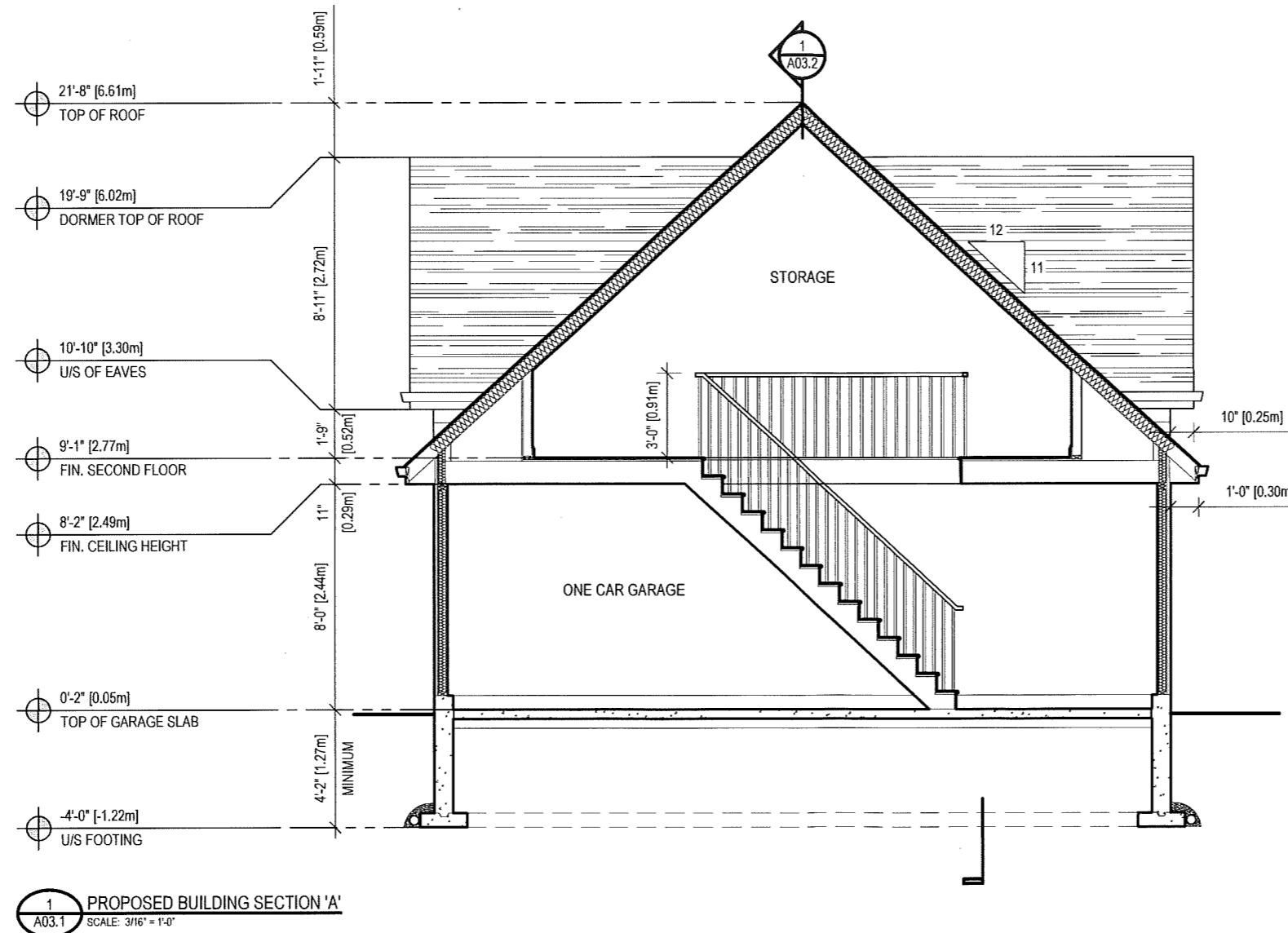
DATE: OCTOBER 19, 2018

DRWN BY: JOBERT SANTOS

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV18-033

DRAWING No: A02.4



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4	ISSUED FOR MINOR VARIANCE	19/11/14

PROJECT: STEPHEN WHITE
GARAGE ADDITION
153 HADDON AVENUE SOUTH
HAMILTON, ON L8S 1X9

DRAWING: BUILDING SECTION
ARCHITECTURAL DRAWINGS

SCALE: 3/16" = 1'-0"

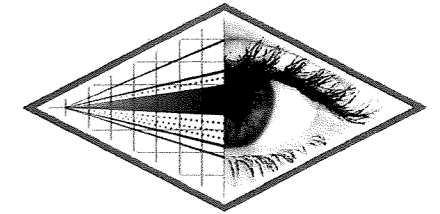
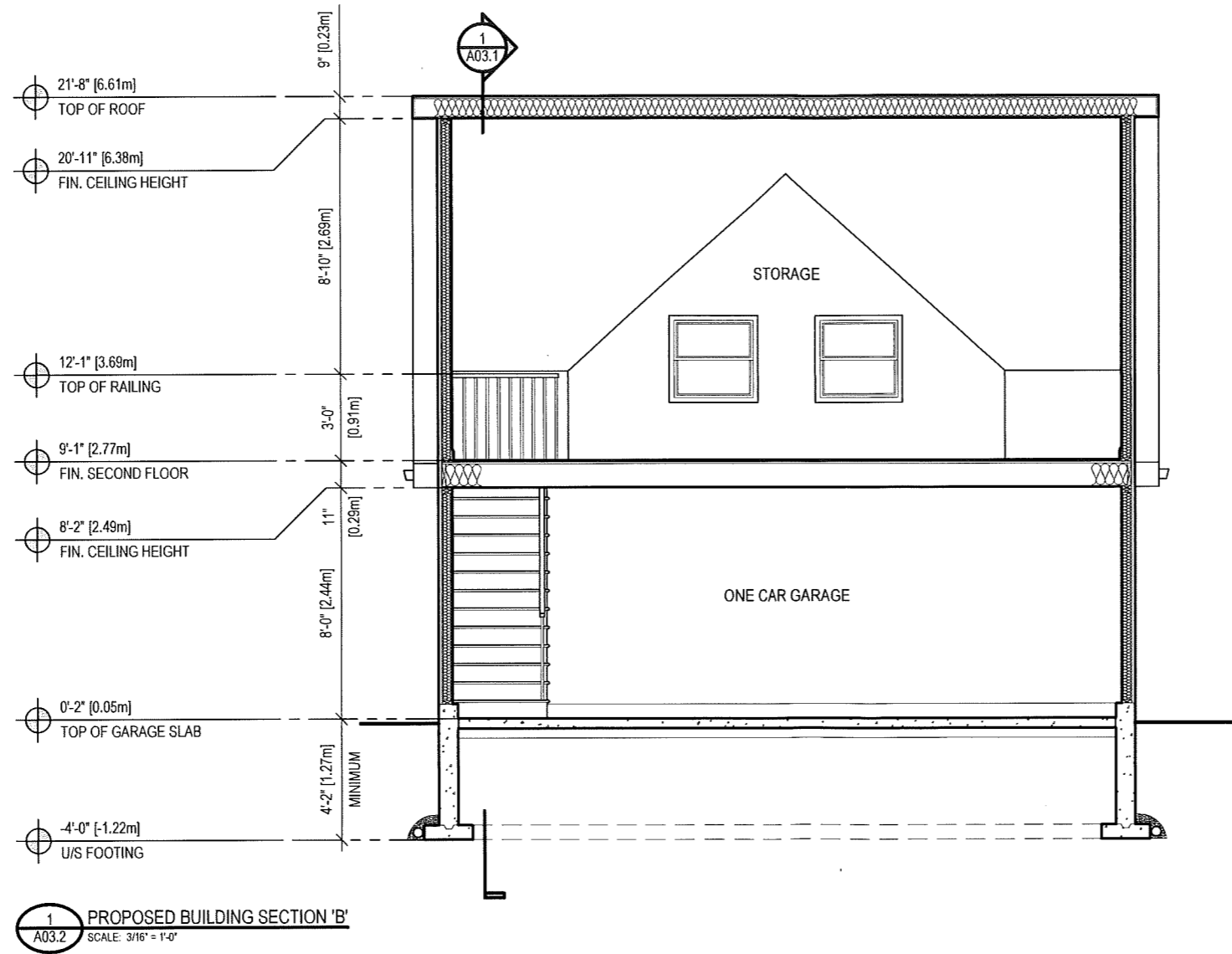
DATE: OCTOBER 19, 2018

DRWN BY: JOBERT SANTOS

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV18-033

DRAWING No: A03.1



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PROJECT: STEPHEN WHITE
 GARAGE ADDITION
 153 HADDON AVENUE SOUTH
 HAMILTON, ON L8S 1X9

DRAWING: BUILDING SECTION
 ARCHITECTURAL DRAWINGS

SCALE: 3/16" = 1'-0"

DATE: OCTOBER 19, 2018

DRWN BY: JOBERT SANTOS

CHK'D BY: MATTHEW RIBAU

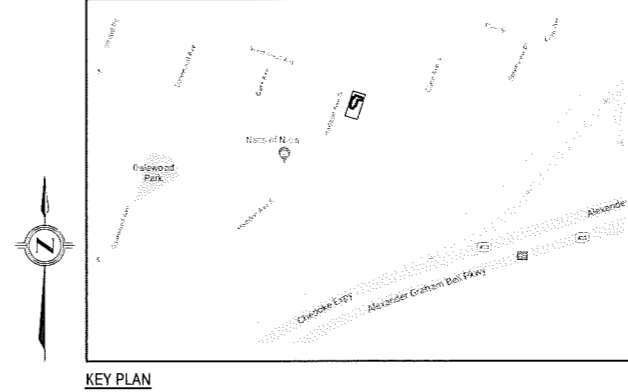
PROJECT No: PV18-033

DRAWING No: A03.2

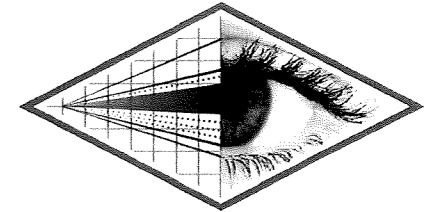
PROJECT STATISTICS				
ADDRESS: 153 HADDON SOUTH, HAMILTON				
ZONING: W41 (C/S-1335)				
LOT AREA	4900.00	ft ²	455.22	m ²
LOT FRONTAGE	49.00	ft	14.94	m
LOT COVERAGE				
	%	EXISTING		
DWELLING FOOTPRINT	24.1	1179.15	ft ²	109.55
FRONT PORCH	0.5	25.00	ft ²	2.32
REAR PORCH	1.1	53.24	ft ²	4.95
BASEMENT WALKOUT	0.5	23.64	ft ²	2.20
ASPHALT DRIVEWAY	3.7	183.45	ft ²	17.04
PATIO	7.7	376.93	ft ²	35.02
TOTAL LOT COVERAGE	37.6	1841.41	ft ²	171.07
	%	PROPOSED		
DWELLING FOOTPRINT	24.1	1179.15	ft ²	109.55
FRONT PORCH	0.5	25.00	ft ²	2.32
REAR PORCH	1.1	53.24	ft ²	4.95
BASEMENT WALKOUT	0.5	23.64	ft ²	2.20
ASPHALT DRIVEWAY	3.7	183.45	ft ²	17.04
PATIO	7.7	376.93	ft ²	35.02
NEW ASPHALT DRIVEWAY	8.6	420.00	ft ²	39.02
DOUBLE CAR GARAGE	12.7	624.00	ft ²	57.97
TOTAL LOT COVERAGE	58.9	2885.41	ft ²	268.06
LANDSCAPE SOFT AREA				
	%	AREA		
EXTERIOR SIDE YARD AREA	100.0	1721.12	ft ²	159.90
HARD SURFACED AREAS	60.7	1044.00	ft ²	96.99
TOTAL LANDSCAPED SOFT AREA	39.3	677.12	ft ²	62.91
PROPOSED GARAGE SETBACKS				
FRONT YARD	21.00	ft	6.40	m
SIDE YARD (SOUTH)	2.00	ft	0.61	m
REAR YARD	2.00	ft	0.61	m



FRONT FACADE - 153 HADDON AVENUE SOUTH, HAMILTON



KEY PLAN



PERSPECTIVE VIEWS
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GENERAL NOTES:

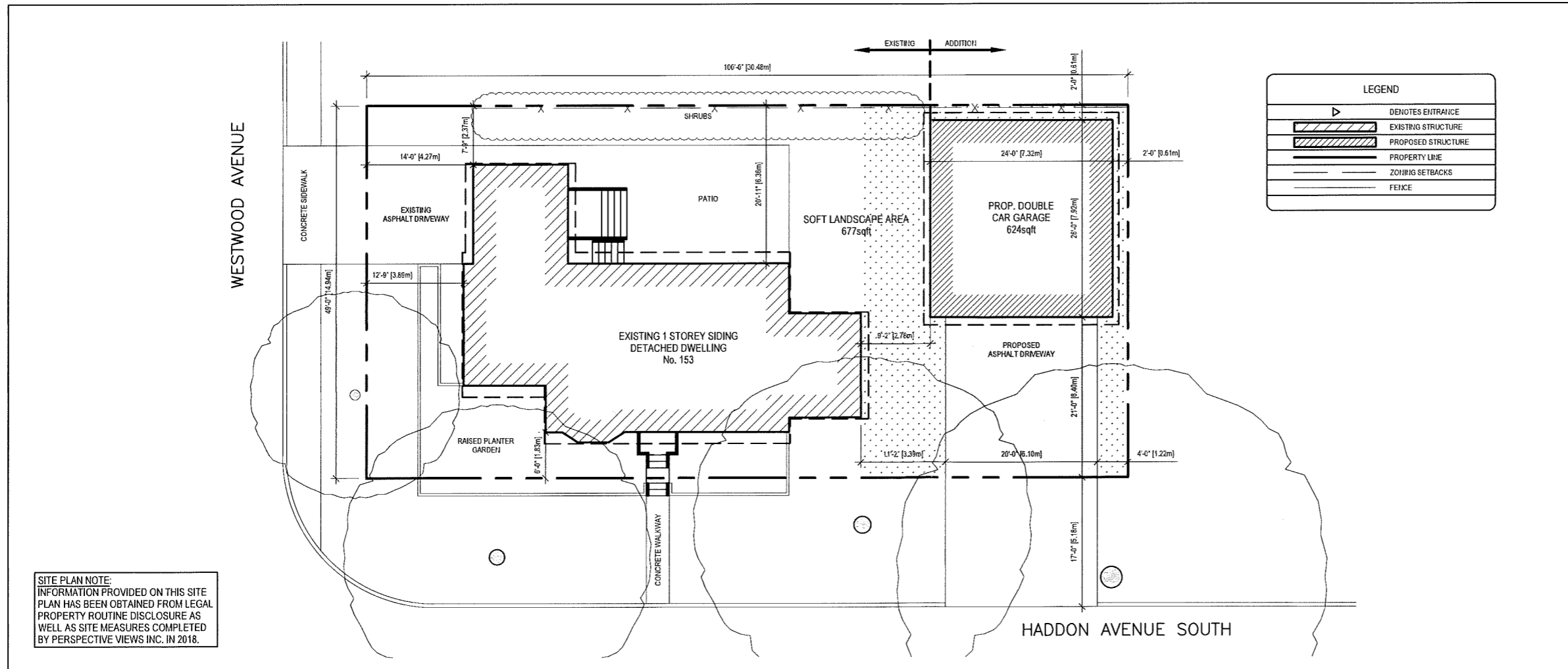
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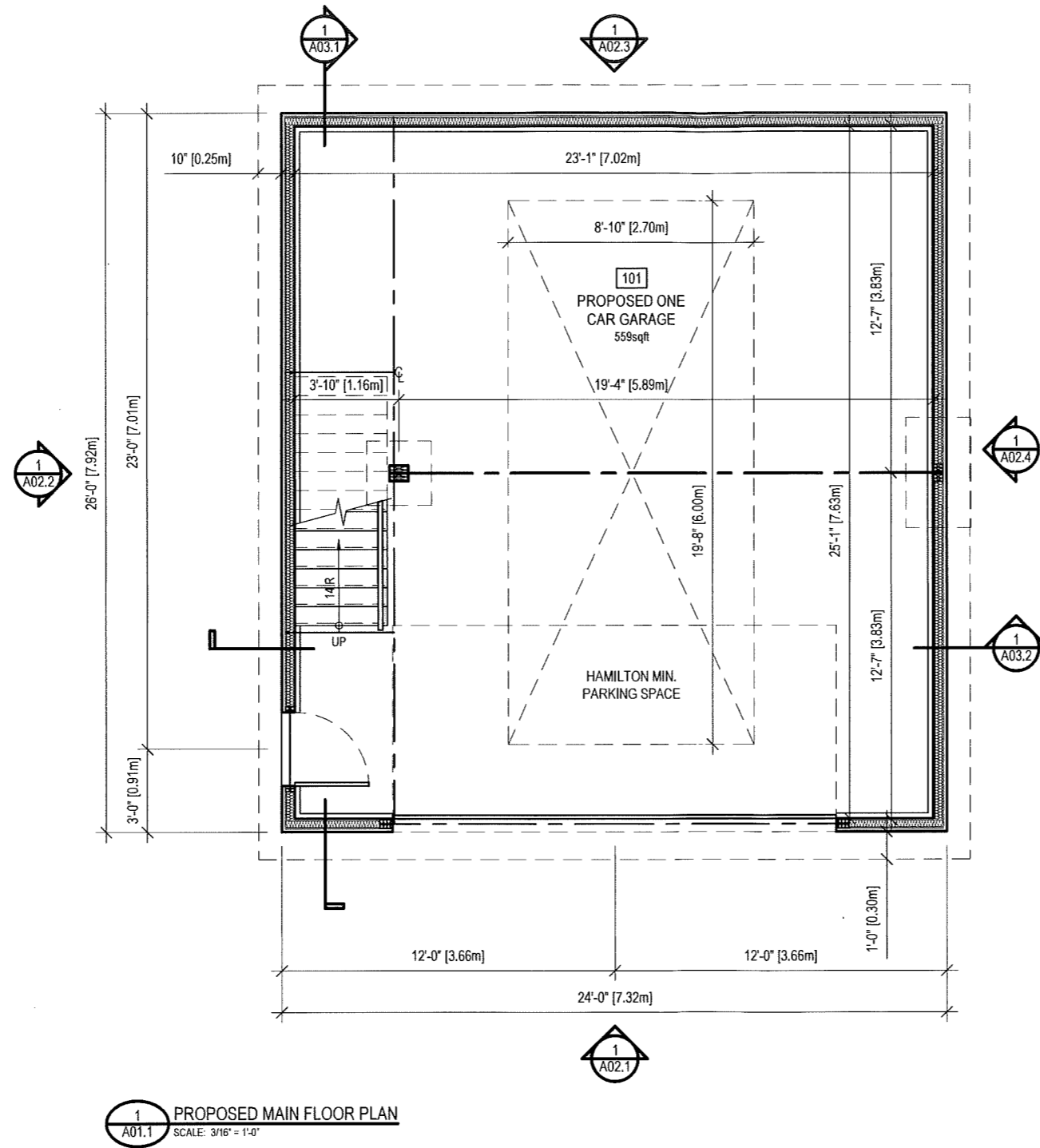
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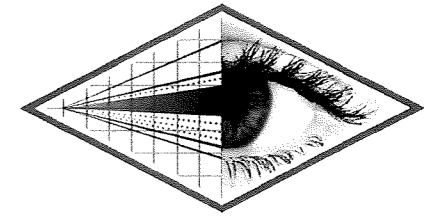


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PROJECT:	STEPHEN WHITE GARAGE ADDITION 153 HADDON AVENUE SOUTH HAMILTON, ON L8S 1X9
DRAWING:	SITE PLAN ARCHITECTURAL DRAWINGS
SCALE:	1/16" = 1'-0"
DATE:	OCTOBER 19, 2018
DRWN BY:	JOBERT SANTOS
CHK'D BY:	MATTHEW RIBAU
PROJECT No:	PV18-033
DRAWING No:	SP.1.1



1
A01.1
PROPOSED MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



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PROJECT: STEPHEN WHITE
GARAGE ADDITION
153 HADDON AVENUE SOUTH
HAMILTON, ON L8S 1X9

DRAWING: FLOOR PLANS
ARCHITECTURAL DRAWINGS

SCALE: 3/16" = 1'-0"

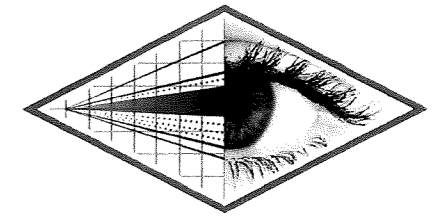
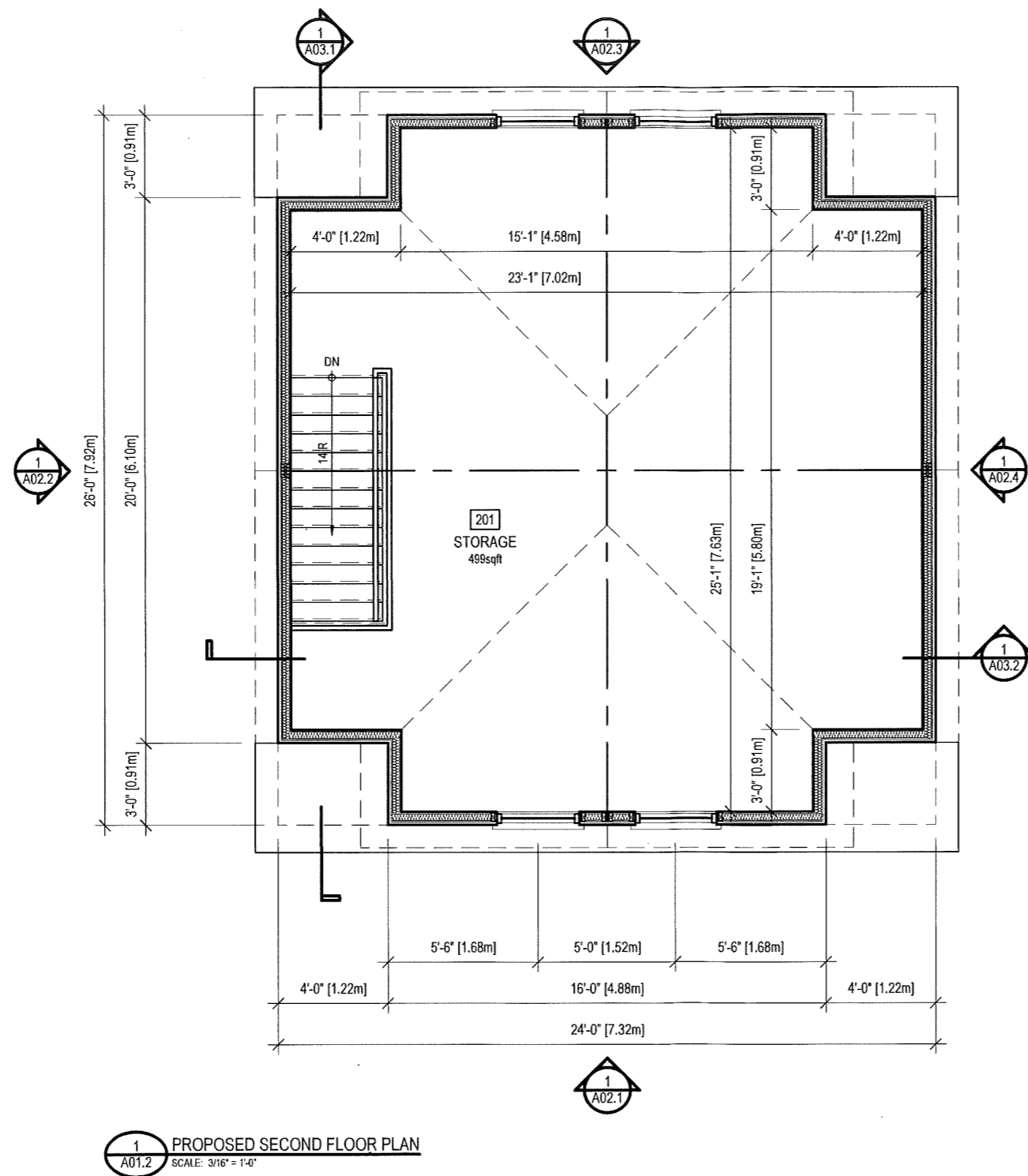
DATE: OCTOBER 19, 2018

DRWN BY: JOBERT SANTOS

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV18-033

DRAWING No: **A01.1**



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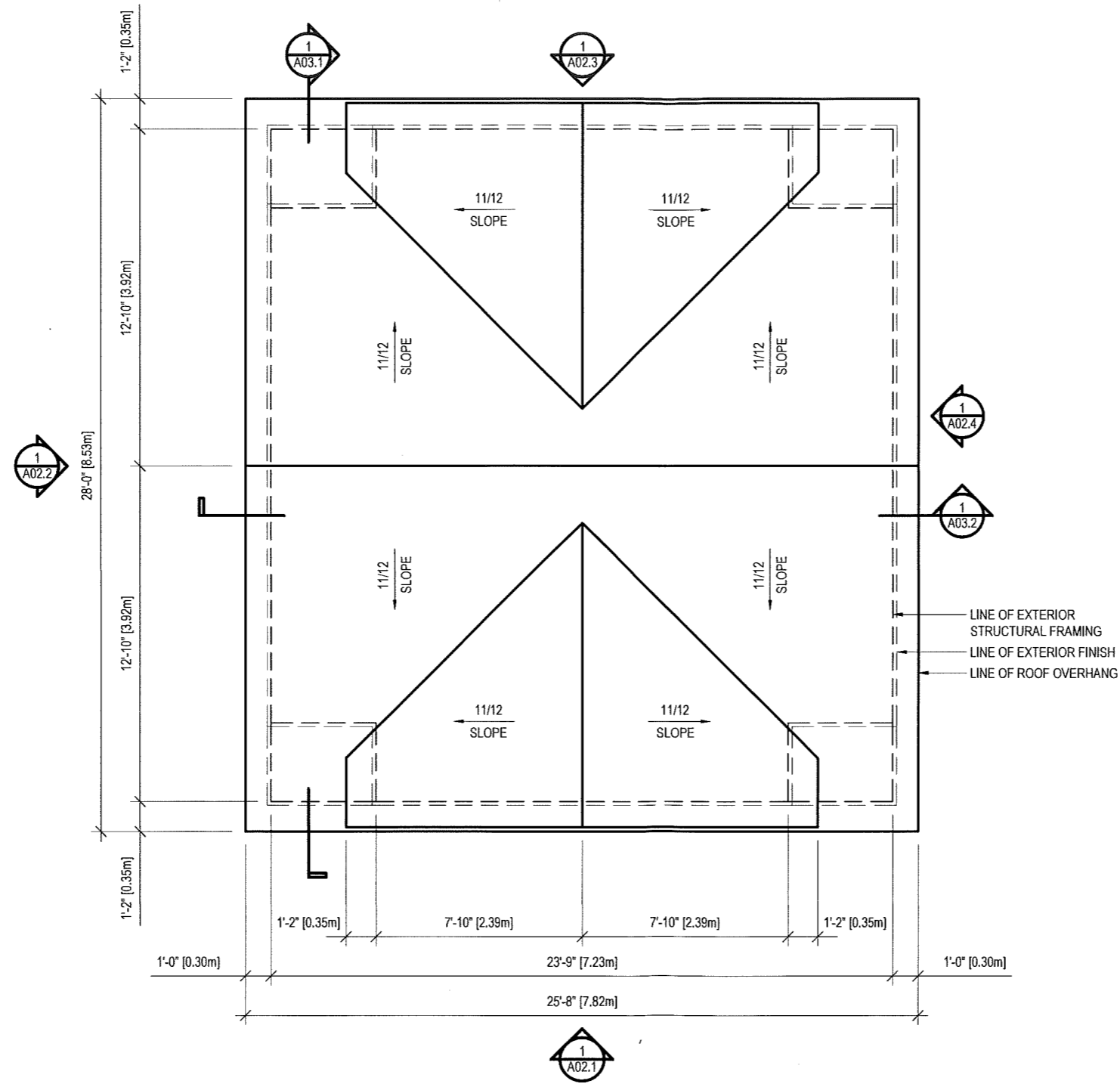
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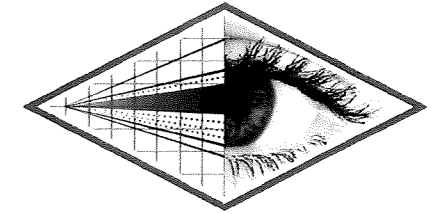
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- PROJECT: STEPHEN WHITE
GARAGE ADDITION
153 HADDON AVENUE SOUTH
HAMILTON, ON L8S 1X9
- DRAWING: FLOOR PLANS
ARCHITECTURAL DRAWINGS
- SCALE: 3/16" = 1'-0"
- DATE: OCTOBER 19, 2018
- DRW'N BY: JOBERT SANTOS
- CHK'D BY: MATTHEW RIBAU
- PROJECT No: PV18-033
- DRAWING No: **A01.2**



1
A01.3 **PROPOSED ROOF PLAN**
SCALE: 3/16" = 1'-0"



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PROJECT: STEPHEN WHITE
GARAGE ADDITION
153 HADDON AVENUE SOUTH
HAMILTON, ON L8S 1X9

DRAWING: FLOOR PLANS
ARCHITECTURAL DRAWINGS

SCALE: 3/16" = 1'-0"

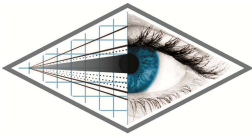
DATE: OCTOBER 19, 2018

DRWN BY: JOBERT SANTOS

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV18-033

DRAWING No: A01.3



Perspective Views Inc.

126 Catharine Street N,
Hamilton ON L8R 1J4
289.389.4502 info@perspectiveviews.com

Monday, March 2, 2020

City of Hamilton

Planning and Economic Development, Building Division,
71 Main Street West, 3rd Floor
Hamilton, ON L8P 4Y5

Property Address: 153 Haddon Avenue South, Hamilton, Ontario L8S 1X9

Building Permit No: 19 150489 000 00 R9

Minor Variance No: HM/A-20:68

Re: Zoning Examiner Email received on Thursday, February 27, 2020

Cc: Kim Roberts, Stephen White

This letter is in response to the comments received by Kim Roberts, zoning examiner, on Thursday, February 27, 2020 at 11:37am.

1. Please see below calculation used to determine the 'Grade' in reference to the building height:

Measurement 'A' = 0.34m [13.5"] from the heist point of the proposed garage perpendicular to Westwood Avenue.

Measurement 'B' = 0.20m [8"] from the heist point of the proposed garage perpendicular to Haddon Avenue South.

$$(A + B) \div 2 = 0.27m [10.75"]$$

We then calculated a minimum 2% slope from the curb at Haddon to the highest grade of the proposed garage:

$$11.58m [38'-0"] \times 0.02 = 0.23m [9 \frac{1}{8}"]$$

∴ our proposed grade (as per the current plans) we decided to match the 'Grade' elevation of 0.27m [10.75"] and this would confirm that our 'Grade' elevation average of the curb level of both streets complies with the requirement of the By-law and is illustrated as 'Established Grade' on our current drawings.

2. I do apologize for not providing the gutter dimension, the proposed gutter proposed will be a standard Ogee profile at 0.13m [5"].

We hope that this response letter satisfies all your comments, and we look forward to receiving the issued building permit, otherwise, if you have any questions or concerns at all, please do not hesitate to contact me immediately.

Sincerely,

Matthew Ribau - Perspective Views Inc.
289.389.4502 matthew@perspectiveviews.com