COMMITTEE OF ADJUSTMENT



City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5 Telephone (905) 546-2424, ext. 4221

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-20:74

APPLICANTS:

The Gardener Landscaping c/o Karla Sousa on behalf of the

owner Michael Cuffaro

SUBJECT PROPERTY:

Municipal address 12 Solsbury Cres., (Glanbrook) City of

Hamilton

ZONING BY-LAW:

Zoning By-law 464, as Amended

ZONING:

"R4" (Residential "R4") Zone

PROPOSAL:

To permit the construction of a pavilion (accessory building) in the rear

yard of the existing single detached dwelling, notwithstanding,

- 1. The proposed accessory building shall be permitted to be located 0.9 metres from the northerly side lot line instead of the minimum required distance of 1.0 metres to any lot line;
- 2. The proposed accessory building measuring 18.1 square metres shall be permitted to encroach 0.3 metres into the minimum required 1.2 metre northerly side yard and 1.4 metres into the minimum required 7.5 metre rear yard notwithstanding an accessory building in excess of 12 square metres is not permitted to be located in any minimum rear or side yard; and,
- 3. A maximum lot coverage of 36% shall be permitted for all buildings on the lot instead of the maximum permitted lot coverage of 35%.

NOTES:

- 1. A lot area of 420.4 square metres and a total building area of 132.67 square metres has been obtained from building permit 04-229245 issued July 19, 2004 to construct a single detached dwelling.
- 2. The applicant shall ensure the proposed building height of 3.92 metres has been provided in accordance with the definition of "Height" as defined in the Zoning By-law.
- 3. A further variance will be required if the eave and gutter of the proposed accessory building encroaches greater than 30 centimetres into a minimum setback area.

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

DATE:

Thursday, July 16th, 2020

TIME:

1:20p.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

GL/A-20:74 Page 2

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 30th, 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.

ALL CONNECTIONS SHALL BE DESIGNED BY STEEL FASHICATORS

CONFORMING TO C.G.S.B. 17-GP-55M TURNSRUMS MODIFIED BITMANOUS PREFABRICATED, AVC "MENGRANG, NOOFFED, ETTAMNOUS, FREFALFICATED, AND REINFORCED FOR ROOFINGT, 1944 (6/1) PLYWOOD SHEATHING WITH "YE CLIPS, ROOF FRAMENS AS FER PLAN WI FREF, ALIAL R.W.L.

A GUAND IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATIOLESS THAN 410 MM (1)-T) ABOVE PHISHED FLOOR AND THE DISTANCE FROM THE FIVISHED FLOOR TO THE ADJACENT GRADE IS GEARTER THAN 1100 MM (5)-117

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SEL IS LOCATED LESS THAN SOOMM (2"-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LINOWS.

500MM X 700MM (1'-8" X 2'-4") ATTIC ACCESS HATCH

Exterior walls to have a fire resistance rating of hot less than as MM where lumting distances are less than 120mm (3-11), where the lumting distance is less than 200mm (1-11). The Eudosha Bulding Tace shall be Caldin Honolowistifle Matteral Historium 13.59mm type

23. STUD WALL REINFORCEMENT PROVIDE WOOD BLOCKING REAFORCEMENT ID STUD WALLS FO FUTURE GRAD BAR INSTALLATION IN MAIN BATHROOM AS PER OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER.

HANGRARIS SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 12020M (5°-7°).

PROVOE 3:35MM X14MM (2-2" X6") SPRUCE

NO. 2 CONTINUOUS STUDS @ 100MM (11-0") O.C. FOR ENCX

AND 600MM (11-0") O.C. FOR SENING C/W 9 6MM (13-1") ENTEN

67105 FAVNOOD STATEMEN, 107005 5000 MOOD BLOCOMO

857WEEN WOOD STUDS @ 1220MA(4"-0") O.C. VERICALLY.

E-CELEVING G-MOTHM [F-4"], FROM DE 3EMM
X10GMM [F-4"] O.C. C/W 3-1EMM
X18MM [B-4"] O.C. C/W 3-1EMM
X18MM [B-4"] O.C. C/W 3-1EMM
LEVEL TOE KARED & GLUED AT TOP PLATES, BOTTOM PLATES AND
RADRES.

13MM (1/27) GYPSUM WALL BOLAD ON INTERIOR PARTITION AND CELLING BETWEEN HOUSE AND GARAGE, PROVIDE RIJ 3-34 (RZ3) II WALLS AND RSI 5-46 (R31) BI CERUNG, TAPE, SEAL AND

STRUCTURALLY SUPPORT ALL NOWTS IN ORDER TO BE GAS TIGHT.

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO FROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER

FOR HORIZONTAL DISTANCES NOT EXCEEDING 2900MM [9"-6"], FROWOE 38MM

14. TWO STOREY VOLUME SPACES

15 INTERIOR GARAGE PARTITION

. 16. INTERIOR GARAGE MAN DOOR

18. MECHANICAL EXHAUST FAN

20. OFFECT VENT GAS FIREPLACE

2L ATTIC ACCESS HATCH

22. EUPOSWG BUILDING FACE

DIRECT VENT GAS FIREPLACE VENT TO BE A

24. CONSTRUCTION JOINT PROVIDE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY, SET DOWELS 8" IN 5/8" DRILLED HOLES PILLED WITH EPOXY RESIN IN EXISTING FOUNDATION
WALL ALLOW FOR 15" DOWEL PROJECTION INTO PROPOSED

25.ROOF CONSTRUCTION 210 (10.25.05/30, M.) 40 year old asphalt Shrwees, 13MM (1/27) renwood dheathens with "h" clips on Approned pre-bounnees of wood trusses or conventional Fralmes as per plan. Hower effects de leves protection Extendens soom (11-07) from took of proof plan

26, ROOF INSULATION

RSI 18.56 (X-60) FR.11 S. 4.6 (R.3.1) FOR CENUNG WITHOUT ATTIC SPACE PROPERTY AND RESTRICT WITHOUT ATTIC SPACE PROPERTY WITHOUT AND AFFROVED & ME, FOLT, VAFOUR BARNER, 16MM (S/8") WITERIOR DRYWALL FINGH OR AFFROVED EQUAL

27. STEP FOOTINGS POURED CONCRETE STEP FOOTINGS TO HAVE A MIN. HORIZONTAL

STEP OF GOOMM (1'-11 5/8"), VERTICAL STEP TO HAVE MAY, GOOMM ((1'-11 5/8) STEP ON FRAM SOIL.

SLAB UNDER LOAD BEARING WALLS SUPPORTING STAIR LANDING: TO BE THEXEXIED TO 12" WITH 16" BOTTOM AND ANGELED MAX 45" TO HOREDONTAL SLAB.

GENERAL NOTES

28. AGOF VEHTLATION

22 DATEGOES

CAPPED DAYER EDUCUST VENTED TO EXTERIOR, DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C.

ALL WINDOW STEES ON GRAWINGS REFER TO FINISHED
DIMENSIONS, PLEASE REFER TO WINDOW MANUFACTURER'S
SPECIFICATIONS FOR ALL REQUIRED ROUGH OPENING STEES.

MINIMUM EXDEDOM WINDOW (O.B.C. 9.7.1.3.) 19. DIRECT VENT FURNACE TERMINAL DESCRIPTION OF THE MINE SOURCE TO SOURCE AND AT LEAST ONE BEORDOOM WINDOW ON A GIVEN FLOOR IS TO HAVE

DISCITYENT FURBLICE TERMINAL MINE, SOO MM (2-117) FROM A
GAS FEGURATOR, MEN. SOOMM (1-07) ASOVE FINCHED
GRADE, KWAY FROM ALL OPENINS AND AWAY FROM EDWAUST
AND BITALE VENTS, INVINTALE TO BE MINE, IESSOMA (6-70) FROM
ALL ENHAUST TERMINALS, REFER TO LOCAL GAS UTRIZIATION CODE. BEDROOMS SHALL HAVE A ARMMUM UNGESTRUCTED GLASS AREA OF SK OF AREA SERVED AS FER TABLE 9.7.2.3.

WIYDOW GUARDS (O.B.C. 9.7.1.6.) YEEKINGS AND AWAY FROM EXHAUST AND BITAKE YEHTS. SEES. OFFENNIS AND WAXE FROM EDUCATION AND WITHOUT LIFE FOR TO LOCAL GAS UTBLEATION CODE. FIRSTLACE TO COMPLY WITH CANQUEC 5510-M "TACTORY BURIT FREFIACES" INSTALLED WIT EXHAUST AS FER MANUFACTURER'S SPECIFICATIONS.

WINDOW OVER STARS AND LANDINGS (9.7.5.3.)

ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE STUDS SHALL BE STUD GRADE SPRUCE. UNLESS NOTED OTHERWISE

ALL LAMENATED VENEER LUMBER (LVL) BEAMS, GROER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRANCE TO BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE B.CE WS IMICRO-LAM LVL (F8-2800 PSI MIN.) OR FOULVALENT, MAR EACH PLY OF LVL WITH 89 MM CI-1/271 LONG COMMON WAS HALS @ 300 MM (1/0") Q.C. STAGGERED M 3
ROWS FOX GREATER DEPTHS AND FOX 4 PLY MEMBERS ADD 13 MM
(1/2") D.A. GALVANIZED BOLTS SOLTED AT MOD OEPTH OF TEAM @
415 MM REATIOC.

FROMDE TOP MOUNT BEAM HANGERS TYPE "SCL"
MARUFACTURED BY MGA CONNECTOR ETD. OR EQUAL FOR ALL LIVE
BEAM TO BEAM CONNECTONS UNLESS NOTED OTHERWISE.

OVA STEAD FOR FOLLY BATTAL HANGERS FOR ALL KISTS AND

WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR BY CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 LVZ... POLYETHTRENE RICH NO.50 (45 LBS) ROLL

TERMITE AND DECAY PROTECTION

IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUP FLEMENTS SHALL BE VISIBLE TO INSPECTION

STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ON CONTRACT WITH THE GROUND OR CIVER EXPOSED BAR

W BEAMS AND HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO CAN/CSA-GEO-21 GRADE 350W. STRUCTURAL STEEL "C" CHANNELS, "L" ANGLES AND PLATES SHALL SMOCE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LLAST ONE SMORE ALARM INSTALLED ON ELOCHSTORY, INCLUDING BASILMENTS. THEY SHALL BE POSTALLED IN EACH SULPHING ROOM, MINION AL LOCKTON DIFFERMENT HER SILDING ROOMS AND THE FEMALMORE OF THE STORY, A SMORE ALARM SHALL BE INSTALLED IN THE RELIGIAN. WHERE LIORE THAN ONE ONE SMOLE ALARM IS REQUIRED IN A EWELLING URIT, THE SMOLE ALARMS SHALL BE WRED SO THAT THE ACTIVATION OF ONE ALARM WELL CALLE ALL ALARMS WITH THE DWELLING UNIT TO SOUND (\$1.0.18.5).

THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS, OR BE A COMBINATION OF TEMPORAL PATTERN AND VOICE RELAY (9.10.19.21.

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SIAORE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY 03C 9.10.19.1.[2].

CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.) @ CSL

WHERE A FUEL BURNING APPLIANCE IS NOTALLED IN A SUITE OF A PELNORITHAL OCCUPATION, A CARBON HONOXODE BALKAN SPALL RE INSTALLED BAUELENT TO EACH SHEFTING AREA IN THE SUITE. AN ALRAM SHALL RE INSTALLED ADDICTIOT TO EACH SHEFFING FEA IN VIERT SUITE OF RESDEVITIAL OCCUPATION THAT IS ADJACENT TO THE SERVICE ADOM ON STORAGE GARAGE.

Install Alarms at Manufacturer's recommended Height, or in the Assence of Specific, on or near the Colung.

A CARBON MONOX DE ALAZAS ENUL SE FERMANDITTY
CONNECTE TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO
DISCONNECT SYNTON SETWIEN THE OYEGURARITY DEVICE AND
THE CARBON MONOCOS ALAZAS, ALL CARBON MONOGODE ALAZASE TO BE INTERCONNECTED SO THAT ITS ACTIVATION WILL
ASE TO BE INTERCONNECTED SO THAT ITS ACTIVATION WILL ARE TO BE INTERCONNECTED SO THAT ITS ACTIVATE ALL ALARMS WITHIN THE SUITE.

ALARMS SHALL BE EQUIPPED SO THAT IT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED AND CONFORM TO CAN/CSA-6.19. "RESIDENTIAL CARBON MONOX: ALARAMING DEVICES", OR UR 2034, "SINGLE AND MUNTIPLE STATIO "AREON MONOTIOS ALARAS".

9.70.2 MASONRY UNITS

MASONRY UNITS SHALL COMPLY WITH.

ASTM C73, "CALDIUM SUCATE BEICK (SAND-LIME BEICK)", ASTM C11E, "CERAINE GRAZED STRUCTURAL CLAY FACING TRE, FACINE BEICK, AND SOUR DIASONRY UNITS", ASTM C112, "STRUCTURAL CLAY FACING TRE", CNYCSA FAZZ-JA", "BURNED CLAY BEICK (SOULD MASONRY UNITS

MADE FIGURE CAN OR SHALLY
CAS ALLE AND STRETCHARL CHAY HOUSE PLANNER WALL THEY,
CAS ALLE AND STRETCHARL CHAY HOW FLOD PASHANG THEY,
CHAYLAL SEA, MOLDON CAST SECO.
CHAYCLA-LISE I, CONNETTE ELDCK MADDING WHITTCHAYCLA-LISE I, CONNETTE END CHAYCHAY UNITS',
CHAYCLA-LISE I, CONNETTE END CHAYCHAY UNITS',
CHAYCLA-LISE I, YMEJACHO CONDUTTE MADDING WHITS',
CHAYCLA-LISE I, WATOCACHO COLUMA WHITS',
CHAYLALISE I, WATOCACHO COLUMN WHITS',
CHAYLALISE I, WA

THE DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENOED.

EXISTING STRUCTURAL CONDITION

CONDITION OF EXISTING FOUNDATION WALL/FOOTING MUST B VERIFED DURING CONSTRUCTION TO CONFIRM THAT THEY ARE CAPABLE OF CARRING ADOLD LOADS

ARREVATIONS

AS.	AR EARRIER	PAX	MARKE
ALLEL	MARKANIA	MM.	The state of the
B.W	BETWEEN	0.0. 08.0	IC ON CENTER
CT.	CELING JOIST	FLFA	PONT LOAD FROM ABOVE
CL	CENTERLINE	PREF.	PREFINISHED
CONC.	CONCRETE	PREP.	PREPARATION
CW	COMPLETE WITH	P.C.	PRESSURE TREATED
CIA	DIGUETER	R.L	ROOF JOIST
9.7	DOUBLE JOIST	RR.	ROOF RAFTERS
E.G.	EXTERIOR GRADE	PAN	RENFORCED WITH
E.T.	EAVESTROUGH	R.V.	ROOF VENT
E.V.	EDHASTFAN	T.J.	TRPLE JOST
FJL	FLOOR JOIST	T.O.	TOP OF
F.R.	FRE RATING	TYP.	TYPICAL
FRR	FRE RESITANCE RTO.		UNLESS NOTED OTHERWO
G.T.	GROER TRUSS	US	UNDERSIDE
LDG.	LEDGER	V.a.	VAPOUR BARRIER
		Va	WITH
		HV	LONG LEG VERTICAL

TING SCHEDULE
16" x 5" STREP FOOTING
18" x 6" STRIP FOOTING
20" x 8" STRP FOOTING
22" x II" STRIP FOOTING
24" x 8" STRIP FOOTING

SOIL

LILLY SLEET PALET
LILLY SLEET

STUDIOS TO SELECTIVATION HOSTHERED SOL PEURO SOL CAPACITY LEDGER SCHEDULE OF 75 IPA MIN. TO BE VERFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

POST SCHEDULE 22'x4'@MT-LP WXXX POST 3-2'x4' BMT-LP WXXX POST 2-2'x4' BMT-LP WXXX POST 3-2'x6' BMT-LP WXXX POST 3-2'x6' BMT-LP WXXX POST 4-2'x6' BMT-LP WXX POST 4-2'x6'

LINTEL SCHEDULE 2-7 x 6" WOOD LINTER 2-7 x 8" WOOD LINTER

PROVIDE ET X 6" WI X" LAG BOLTS ANCHORED TO TOP OF CONCRETE FOUNDATION WALL OF 2-0" O.C. UNLESS NOTED OTHERWISE. BEAM SCHEDULE

3-7'x6" WOOD BEAM 4-7'x6" WOOD BEAM 4-7'x6" WOOD BEAM 4-7'x10" WOOD BEAM

COLUMN SCHEDULE COLLAN WE'S STATE TOP LAN' X 10" X" BOT, PLATE WIZ-FO STOP LONG X 2" HOOK AND HORS, FIELD WIELD COLLAIN TO BASE

SAME AS C1 EXCEPT 12" x 12" x 13" BOTTON PLATE VI 4 - \$ 80 x 1"-0" LONG x 2" HOOK ANCHORS, FIELD WELD COLUMN TO BASE. 1-X DEREADOR & BLIST HEWAY SWORE THEE ADJUSTABLE STEEL TOP & 4 %" x10" x 6" BOT, PLATE WIZ-\$" x 1-0" LONG x 2" HOOK ANCHORS FIELD WELD COLUMN TO BASE. 42-CP, HASSING STATES WHERE STATES COLUMN RESE \$202-03. TOP PLATE WE ! IT IS SOLTS + PL \$117117 BOT, PLATE WE ! I WAN 17 LONG HOOKED ANCHORS, FIELD WELD COLLAIN TO BASE

NOTE: COLUMNS MUST SE TRUE VER FICAL AND CENTRED TO THE WEB OF STATE SEAM

CONCRETE UNLESS NOTED OTHERWISE

12 MPA FOR GARAGE FLOORS CARPORT FLOORS AND ALL EXTERIOR FLATWORK SUPAFOR ALL PAD AND STR FOOTINGS 20 MPA (AMM) FOR WALLS 20 MPA FOR INTERIOR FLOOR THAN GARAGE AND CAPPORT FLOORS. 15 MPA FOR ALL OTHER APPLICATIONS CLEAR COVER * 1.5" UND

rampiss are to be read not scaled. Do not en construction unit, designer or project vager has been notified, upon coupletion of ANY STAGE OF CONSTRUCTION, THE DE

RECONTRATION MEGRA HUIS DESIGN STUDIO

QUALIFICATION INFORMATION DULLE ATION IN GRINATION
THE UNDERSONED HAS REVIEWED HAD TAKES
RESPONSIBLITY FOR THIS DESIGN, AS WELL AS HAVY
THE DULLEPICATION HAD REQUIREDENTS LANGATED
BY THE ONLAND RULLING CODE TO BE A DESIGNED.

B.C.LN



PR CHECKED BY: 2020-007

_____ DRAWING LEGEND LINTEL DIAGRAM PONT LOAD FROM ABOVE EIONAL XIVS STUDS ENDHUL ROUTE DWDS END-KAIL KING STUDS UNTEL LEVITEL UNTEL 1 JACK GEARNIC JULIACK MEARING 0 STEEL COLUM KING STUD (END) 0 TYPICAL 2-PLY TYPICAL 3-PLY TYPICAL 4-PLY FACAST SECTION

SECTION CALL OUT · CM. CARBON MONOXIDE ALARM SUOVE II AEL X WALL TAG

CONSTRUCTION NOTE

FRANKIG CALL OUT

DESIGN STUDIO HAS DESCRIPTION STUDIO

GENERAL NOTES

DOCUMENTATION ARE THAT UNESS RAYSED BY THE DESOCAL P HAY DOCARD ANCES ARE DISCOVERED BY THE DESOCAL P HAY DOCARD ANCES ARE DISCOVERED BY THE DRAWNINGS AND DOCUMENTS PROVIDED THE BYTH MAY BE THE DISCOVER PROPERTY OF MAY DESON STRONG REPROVINCION OF THE DESON PROVIDED BY

M4400.YYYY MULDO,YYYY MUDONY

12 SOUSBURY CRESCENT A001



ELING WITH ATTIC SPACE

ASSEVENT WALLS

BELOW GRADE SLAB ENTRE SURFACE > 600 m

HEATED SLAB OR SLAB & 650 mm BELOW

DOE OF BELOW GRAD

CHADONS WAD SEEDING

COLUMN

SKYLEHTS

SPACE HEATING

STUCCO WALL CONSTRUCTION TYVEX AR BARRIER OR APPROVED EQUAL (SHEATHING) BLOUR TAXABLE (1-47 x 5-47) WOOD STUDE @ 45000 (T-47) D.C.

3.11.2 A ZONE I COMPLIANCE PACKAGE FOR SPACE HEATING

MAN EFFECTIVE

MN EFFECTIVE

MIN. EFFECTIVE

NO. EFFECTIVE

MN. EFFECTIVE

MAT HOSEWAY

MAN EFFECTIVE

MIN. EFFECTIVE

ENERGY RATING

WXU

WN AFUE

MXX U

VAN NOVENAL

10.55

4.17

5.48 31

0,190 6.034

5.25 21.80

3.03 12.01

0.759 0.047

1.72 21.12

1.75 1.0

0.510 0,090

1.95 11,13

1.6 0.25

25 25

2.5 0.49

55%

75% 0.50 0.50 3

152 d

0.095 6.017

10.43 59.22

0.035 0.255

27.55

22 d

96%

PI STONE/BRICK VENEER WALL CONSTR.

2" X 4" INTERIOR PARTITION - 1304 (A) GYPSUM WALL BOAFD
- 1304 (A) GYPSUM WALL BOAFD
- 1304 (A) GYPSUM WALL BOAFD
(F-4) O.C. FOR TWO (A) STOPEYS AND SISSMA (F-4) O.C. FOR FOLLOWING TO STOPEYS A THAM (%) ENTERNA WALL BOARD

T =

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WALL SCHEDULE - COMPLIANCE PACKAGE AT OF 3.1.1.2.A OBC

the refine values identified in the preson effectively design is allenged from form such footen and in 1905. The increasing a provided in the increasing a provid

P4

2" Y 3" INTERIOR PARTITION AT FOUNDATION WALL (INSULATED)

2" X 3" INTERIOR PARTITION AT

FOUNDATION WALL (INSULATED)

SKADE DAMFROOF WI BLDG, PAPER UP TO GRADE LEVEL

- 18m * (com 0. * 1) © 400m (1.4.) O.C. 50m

13MM (47) GYPSUM WALL BOARD I MIL FOLYETHYLENE VAPOUR BARRER OR APPROVED 3849 x 6449 (7 x 37 @ 40049 (7-47 0.C. EBBU DAY) CONTINUOUS RSI 152 CI (P25 CI) SPRAY FOAN VSUAATION NI HODOVOE WEST UVO BY BEES IN LUI VOSTUSE (EVE)

245 Managaran P 2" X 4" INTERIOR PARTITION AT

FOUNDATION WALL (INSULATED)

- 1944 (K) Gypsum wall board - 8 mai polyethyteng vapour barrer og approved eg . Sia, ratyeintere variorerarea da affores cope Jean Lerra (f. 1 G, g g gara (f. 4) Gl. Wers I 11 Grij rislaton en vod space em vodo stud Sian (g) Copertrious, re J. 7 G g get of Rigo Rislaton Groce Oalproof w blog, paper up to gradelevel

F1 8" FOUNDATION WALL 20044 (F) POURED CONCRETE FOUNDATION WILL (10 MPs) DR 20044 (F) CONCRETE MASONRY UNITS UTUMNOUS DIMPROOFING

FOUNDATION WALL RED-FORCED WITH 2-15H REBARS

© TOP OF FOUNDATION WALL TYP. (OR AS OTHER MASS
SPECIFIED)
ENSURE MIN. 13° COND. COVER

SEE DETAILS FOR REFERENCE IF REQUIRED

F3

12" FOUNDATION WALL NAME AND BOTHS DECONOCION OF BOTH OF MATERIAL CONTROL

FOUNDATION WALL REINFORCED WITH 2-194 REBARS @ TOP OF FOUNDATION WALL TYP, (OR AS OTHERMISE

SEE NETALS FOR RESERVOIS IS BENIEFE

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WOOD STUD / BUILT UP SEAM

MAX, RISE: 2004MM (7-7/8")
MEN. RISE: 1754MM (4-7/8")
MAX RUNE: 3554MM (14")
MEN. RISH: 210M (8-1/4")
MEN. RISH: 210M (8-1/4")
MEN. TREAD; 2354MM (14")

PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE

Hamdearis at Landing to have a livin, height of Boomm (?-117). Hamomatis at Stars to Have a libir, height of Egoomm (?-77). Hime, one examples perovided with stars having a widthless than 1100mm (3'-7'). Two

FOO

PAD FOOTING SCHEDUL

2C x 2C x 17 PAD FOOTIN

ISSUE LIST ISSUED FOR CLENT REVIEW ESSUED FOR CLIENT REVEW ISSUED FOR PERIAT 104909

DRAWN BY: 02.11.2020 07 20 2020



W1

2" X 4" INTERIOR STRAPPING - 1389 (E) GY 518 WALL BOWD - 3889 x 8380 (T x 47) Q 43800 (T 47) O.C.

> [22] 2" X 6" INTERIOR PARTITION

- 1244 (Å) GYPSUN WALL BOLPD - 1344) : 14544 (Z 1 87) & 45444 (Z 1 7) D.C. BEARNE PARTITIONS TO BE SAULY 14544 (Z 1 87) & 45444 (Z 1 7) D.C. FOR TWO (B STOPEYS AND 35544 (Z 1 7) D.C. FOR 3 5108273 CRACE LINAWALL BOARD

2" X 6" INTERIOR POCKET DOOR WALL

OFFOE THAN WIGHTO USE UNITE

- TRUM (A) GIT STAM WALL BOARD - MANN A LEGAR (Z' AS) & GOSTAI ("-A) O.C. ON SOE BEARS PARTITIONS TO BE MANN A MORAL ("A) O.C. FOR THONG STOREYS AND MANN ("A) O.C. FOR I STOREYS

FOUNDATION WALL REINFORCED WITH 2-15M REBARS 8 TOP OF FOUNDATION WALL TYP. (OR AS OTHERWS SPECIFIED) BYSURE URL 1 (7 COKC. COVER

10" FOUNDATION WALL

SEE DETAILS FOR REPERENCE IF REQUESED

- T. C. P. P.

SPECIFIED) ENSURE MIN. 13° CONC. COVER

AT LEAST ONE STAR BETWEEN EACH RIDDR LEYEL WITHIN A DAYFLIAN USUT, AND EXTERDR STARS AND REQUESED EXT STARS STAND A SAME OF THE STARS AND REQUESED EXT STARS STAND A SAME OF THE STARS AND LEAST STAND AND A SAME ESCALAR (2° 3°). IN CANADAM WEIGHT OFFER STARS AND LADONAY STAND FOR THE STAND AND (5° 3°). THE VERTICAL ROOM SERVICE AND LADONAY SPAUL NOT CALLED AND ME 12" 2").

Angled Stars Shall have an average run of not less Than 200mm (7-7/8") and a min. Run of 150mm (5-7/8"). 12. PRECAST STEPS

ALL CODE REFERENCES ARE REFERENCED FROM PART 9 OF THE

OHEAD MEN ("T) NA WEFFER THE W/ 150 MAN (6") MEN CAUSHED

DO MM (4") 25 MPA (3500 PD) FOURED CONCRETE SLAB NY 6 MEL FOLY, VAPOUR BARRER OVER 2" RIGID HISULATION

do mm (47) 32 mpa (464) foi) foured concrete stab 4/5-ek air extradischt on 100ma (47) coarse grandlar Al W/ compacted sub-base or compacted native fall slope O front of grande havi 15)

ijo mm (5°) 32 mpa (4620 ps) concrete slab W/ 5-bm ar Htranment, ronforce W/ 10M Lass & 200km (8°) O.C. Each Way in Bottom Third of

MEEDOED MISH, 100MM JA 19810 WANNEL E POWERENDES YALL Ø 750MM (2°-6°) O.C. PROVIDE CAULKING XR 25MM (1°) MEN, MENERAL WOOL BAN SILL PLATE AND TOP OF POWERETT FORMOLITION WALL. USE NON-SHRIMK GROUT TO LEVE

vood framnig members that are not pressure treated No Ri Contact with concrete that is less Han 150 mai 15"1 above grade on Concrete slab shall be

OTECTED WITH 6 M/R. FOUTETHINENE FILM OR 45 18 (NO. 50) RL ROGENG DAMPPROOFING RETWEEN WOOD AND CONCRE

owde beam pocket ca 200mm x 250mm (8° x 10°) pour? Hicrete 113 wall inn. Bearing to be 150mm (6°) u.n.o.

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN WICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE IDUCED SECTION DULL 3E NOT MORE THAN 350MM (14") AND

PROVIDE RSI 5.46 (R31) INSULATION, 6 MML. POLY, VAPOUR BARRIER AND CONT. TYVEK AIR BARRIER W/ PREF, SOFFIT.

Froynet "X₁" subfloor exeathing screwed and glued to Floor joists, all froor in fesidential occupancies to be PROSED AND WATER SESTION AS FEB 30.11 AND 30.11.2 EPER TO 9.0.0 FOR CEPANIC THE FEB 30.11 AND 30.01.2 EPER TO 9.0.0 FOR CEPANIC THE PRUCATION, FOR SEMAN 150AMILY EXT (ORDS SEALON) OR SOOD BLOCKENS & 2100MM (F-11") O.C. MAX. ALL DOSTS TO 85 STRAPPED WISHM X KEINMIT X37 & 2000MM (F-11") O.C. UNICES A PANIEL TYPE CEBNIC BINNS OF APPLED.

BUM X 89MM (2" X _) SIL PLATE N/ 13MM (1/2") DIA 20MM (8") LONG ANCHOR BOLTS MBFORED MM. 100MM (4") NTO CONCRETE FOUNDAT

WOOD IN CONTACT WITH CONCRET

THE CELL LESS THAN SOMM (3-1/27) THE CE

IO. PLOOR CONSTRUCTION

CONSTRUCTION NOTE SCHEDULE

OUTED CONCRETE BASSIVENT SLAB

OURED CONCRETE GARAGE SLAS

COLD STORAGE PORCH SIAS-FOR A U.C. 2500 MILE (8'-3') PORCH DEPTH

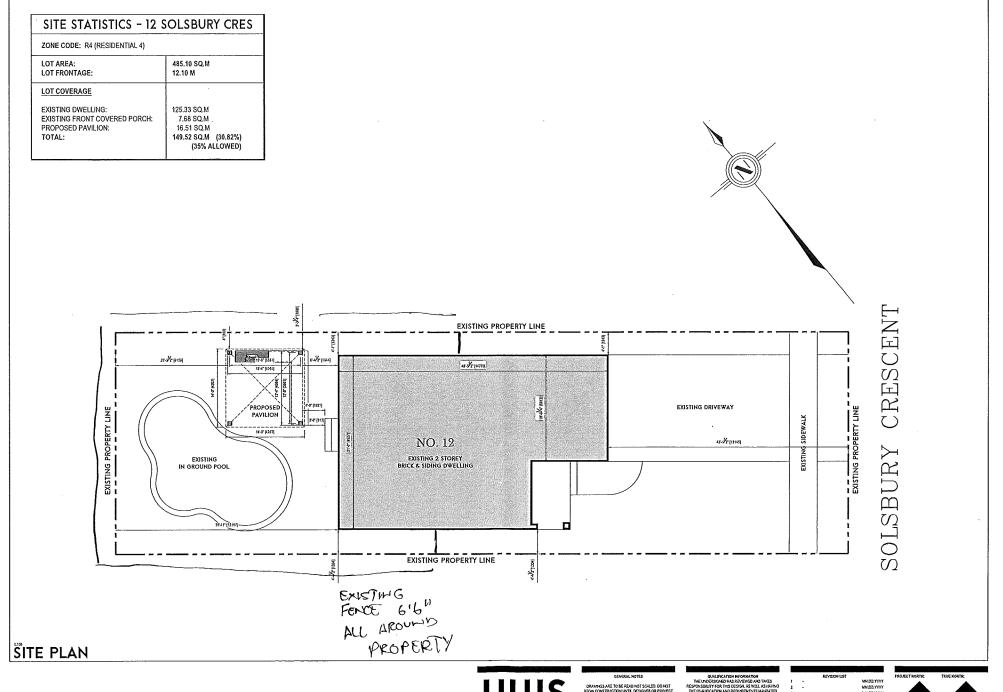
SILL PLATE

BEAM BEARING

INTERIOR GUARDS: 900MM (2'-11") MPL EXTERIOR GUARDS: 500MM (2'-11") MRN. FOR A GRADE DIFFERENCE LEST THAN 1900MM (6'-0"), 1070MM (3'-6") MIN. FOR A GRADE DIFFERENCE NOSE THAN 1800 MM (6'-0")

STEEL LINTEL TANKAN STEELINGE

THE DESIGNER.





GARRAL MOTES

DURING LAR TO RESPOND TO SCHED DO NOT

BERN CONTROLTION UNTIL EXEMPTION FROM

REPORT THE PROPERTY OF THE PROPERT

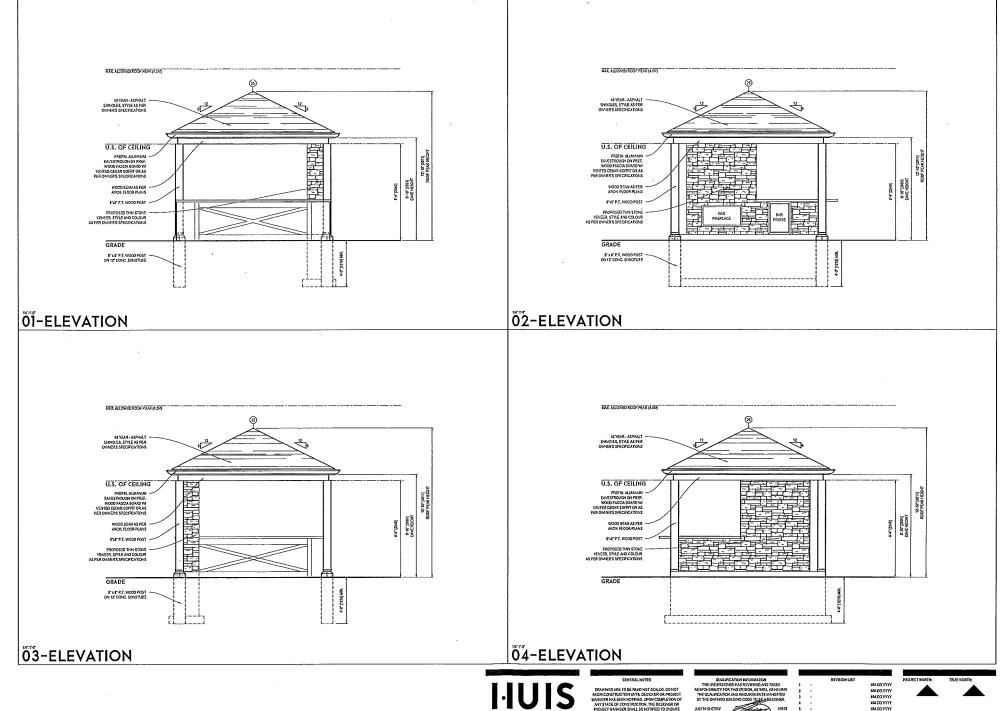
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PATEOLALA PATEOL TRUBURA WEVER THOLD ROT CEURA WEVER THOLD FOR CEURA TRANSF ROT CEURA 01.25.2020 02.11.2020 02.20.2020 02.20.2020 044.00.17777 644.00.17777

DRAWNG TITLE:
DRAWN BY: JM. CHECKED BY: IS SOLSBURY CRESCENT
PROJECT NO. 2009-007 SCALE: 1,100
SMEET NO. SP

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PRIVINGS ARE TO BE READ NOT SCALED, DO NOT BEGIN CONSTRUCTION UNTIL DESTONER OR PROJECT MANAGER HAS BEEN MOTIVED, UNCO CONFIDENCE OF ANY STAKE OF CONSTRUCTION, THE OSSIGNER OR PROJECT MANAGERS SHALL SENDIFFED TO SHARE PROPER NOTECTION, ALL DESTON AND CONSTRUCTION DOCUMENTATION ARE FINAL LINESS REVISED BY THE SENDIFFED HE MAY REFER AND ALL STATES AND ALL DESCRIPTION AND PROFESSIONAL SERVICES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL STATES AND ALL SENDIFFED HE MAY REFER AND ALL



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2220	DRAWN BY:	JH,	CHECKED BY:	1.5.
2223	ADDRESS:		12 SOLSBURY CF	ESCENT
2023	PROJECT NO.	2020-007	SCALE:	CF: T-O
7777 7777	SHEET NO.		A2	01

20.154400



Planning and Economic Development Department Planning Division

Committee of Adjustment City Hall

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 DATE APPLICATION RECEIVED Mar. 2.2080	
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 <i>Planning Act</i> , R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.	
1. Name of Owner MICHEAL CUFFARO Telephone No.	
2.	
3. Name of Agent Tue GARDENER LANDSCAPING Telephone No	
4.	
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:	
Postal Code	
Postal Code	

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	ROUNT			REAR		METRE
•	REDUCE	751		3012		METIRE
		tor,	A Acc	ellox's	STRUCTURES.	
_						
	Why it is not	t possible	to comply	with the prov	visions of the By-law?	
	ROOM			LABLE		_
	STILL				(ACCESSORY)
	SAME	<u> S(z</u>				
	Legal descri legal descri th	ption and	where app	licable, stree	d plan number and lot et and street number) lour Hope	
	,		10 5	iolsbur	y Cres.	
	,			<u> </u>		
	PREVIOUS	USE OF	PROPER	ΓΥ		
	Residential	<u> </u>	Industria	al	Commercial	
	Agricultural		Vacant			•
	0.11					
	Other					
	If Industrial	or Comn	nercial, spe	cify use		
	11 0				_	h or other
	material, i.e	-	•		anged by adding eart	n or other
			_	Unknowr	· 1	·
	Has a gas	station be	en located	on the subje	ect land or adjacent la	nds at any time?
	Yes	N	o <u> </u>	Unknowr	1	
	Has there blands?	een petr	oleum or ot	her fuel stor	ed on the subject land	d or adjacent
	Yes	N	o <u> </u>	Unknowr	1	
	Are there o			_	und storage tanks or	buried waste on
	Yes	Ν	o <u> </u>	Unknowr	1	
	where cyar was applied	nide prod d to the la	ucts may h ands?	ave been us	used as an agricultu ed as pesticides and	
	Yes	N	o <u> </u>	Unknowr	1	
			-		used as a weapon fi	ring range?
				Unknowr		
	fill area of a	an operat	ional/non-o	perational la	on within 500 metres ndfill or dump?	(1,640 feet) of the
			<u> </u>	Unknowi		
		_	•		uildings, are there any ardous to public healtl	
	Yes	N	o /	Unknowi	n	

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? MEETING UTTH PLANNING / DEUBLOPMENT
	AGKED OF THIS LLOUND BE SUPPORTED.
	THEY SAIN YES.
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
ACKN	IOWLEDGEMENT CLAUSE
l ackn	owledge that the City of Hamilton is not responsible for the identification and liation of contamination on the property which is the subject of this Application – by n of its approval to this Application.
FEB	25 /2020
Date	Śignature Property Ø wner
	Print Name of Owner
10.	Dimensions of lands affected:
	Frontage 12.3 M
	Depth 34.4 M
	Area 423.12 M
	Width of street 19 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: SINGLE DET. DWELLING
	Proposed: SEE DRAWING FOR
	ACCESORY STRUTCHEL
12.	Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines) Existing: See Dealer C
	Proposed: SEE DRALIN G
	·

7 - k E E -	
Date of construction of all buildings APPEDX 2006	2
Existing uses of the subject proper	ty: RESIDENTIAL - SIMORE FAMILY
Existing uses of abutting properties	S: RECIDENTAL - SINGLE FAMILY
ength of time the existing uses of	the subject property have continued:
	ck the appropriate space or spaces)
	Connected /
Sanitary Sewer	Connected
Storm Sewers	
<u> </u>	lan provisions applying to the land:
NEIGHBOUR, HOOPS	
RY	
Yes	for relief in respect of the subject property? No fly.
Yes	No
Yes If the answer is yes, describe brief Is the subject property the subject	No
Yes If the answer is yes, describe brief Is the subject property the subject	fly.
Yes If the answer is yes, describe brief Is the subject property the subject 53 of the <i>Planning Act?</i> Yes The applicant shall attach to each dimensions of the subject lands as size and type of all buildings and size and type of all buildings and size.	fly. of a current application for consent under Section