

Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICATION NO.: FL/A-20:129

APPLICANTS: Owner: Ron Nicholson & Lisa Singh

SUBJECT PROPERTY: Municipal address **7 Greenwood Crt., Flamborough**

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

ZONING: S1 (Settlement Residential) district

PROPOSAL: To permit the construction of a new deck in the rear yard of the existing single detached dwelling notwithstanding that;

1. A minimum 3.0m setback shall be permitted from the rear lot line instead of the minimum 6.0m setback required.

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

DATE: Thursday, August 6th, 2020
TIME: 1:25 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

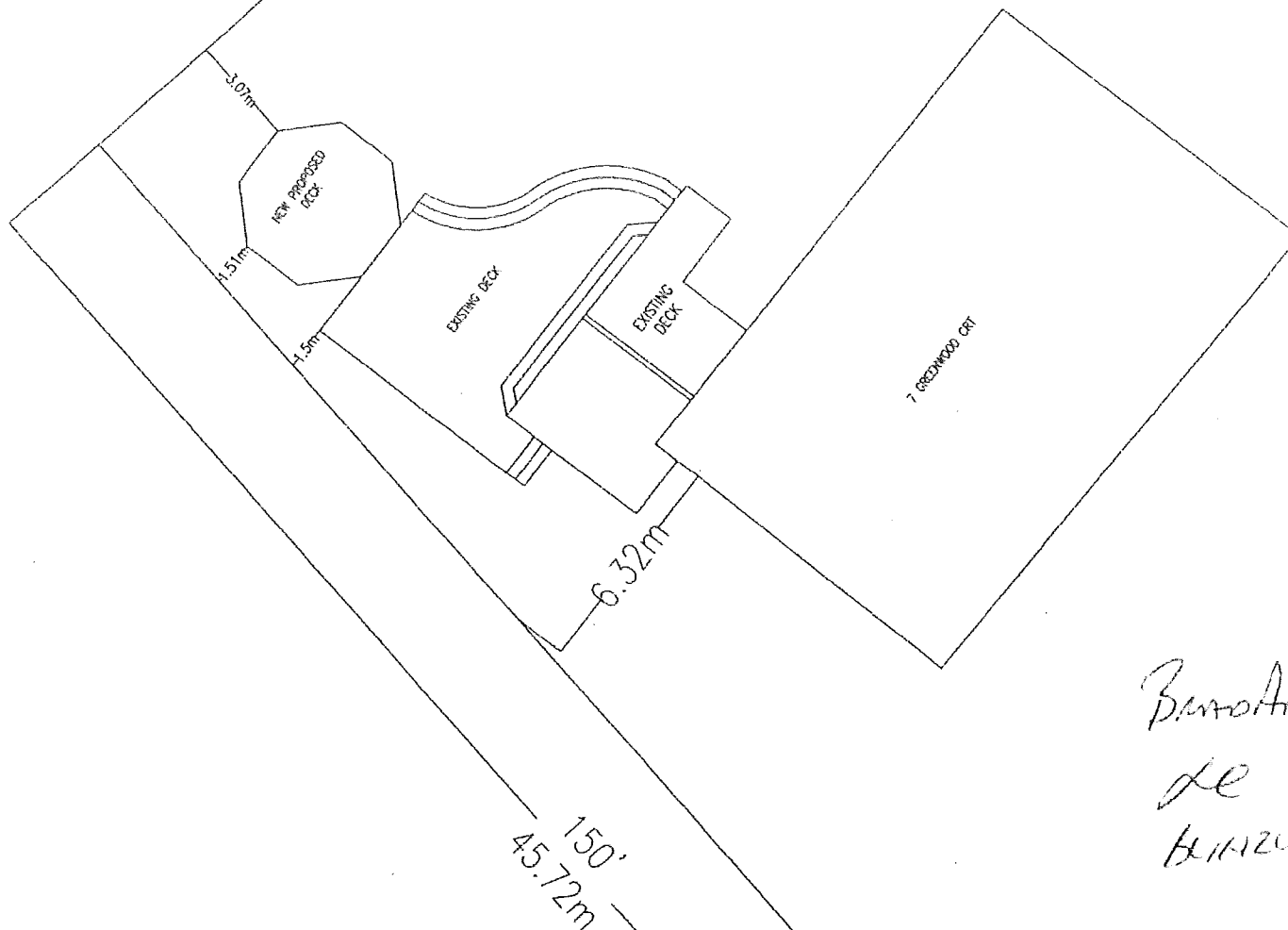
DATED: July 21st, 2020

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.

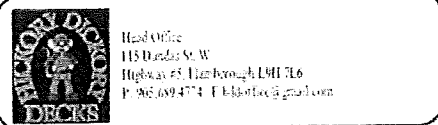
1 Site Plan

Scale: 1/16" = 1'



Joel Delleman
de
11/21/17

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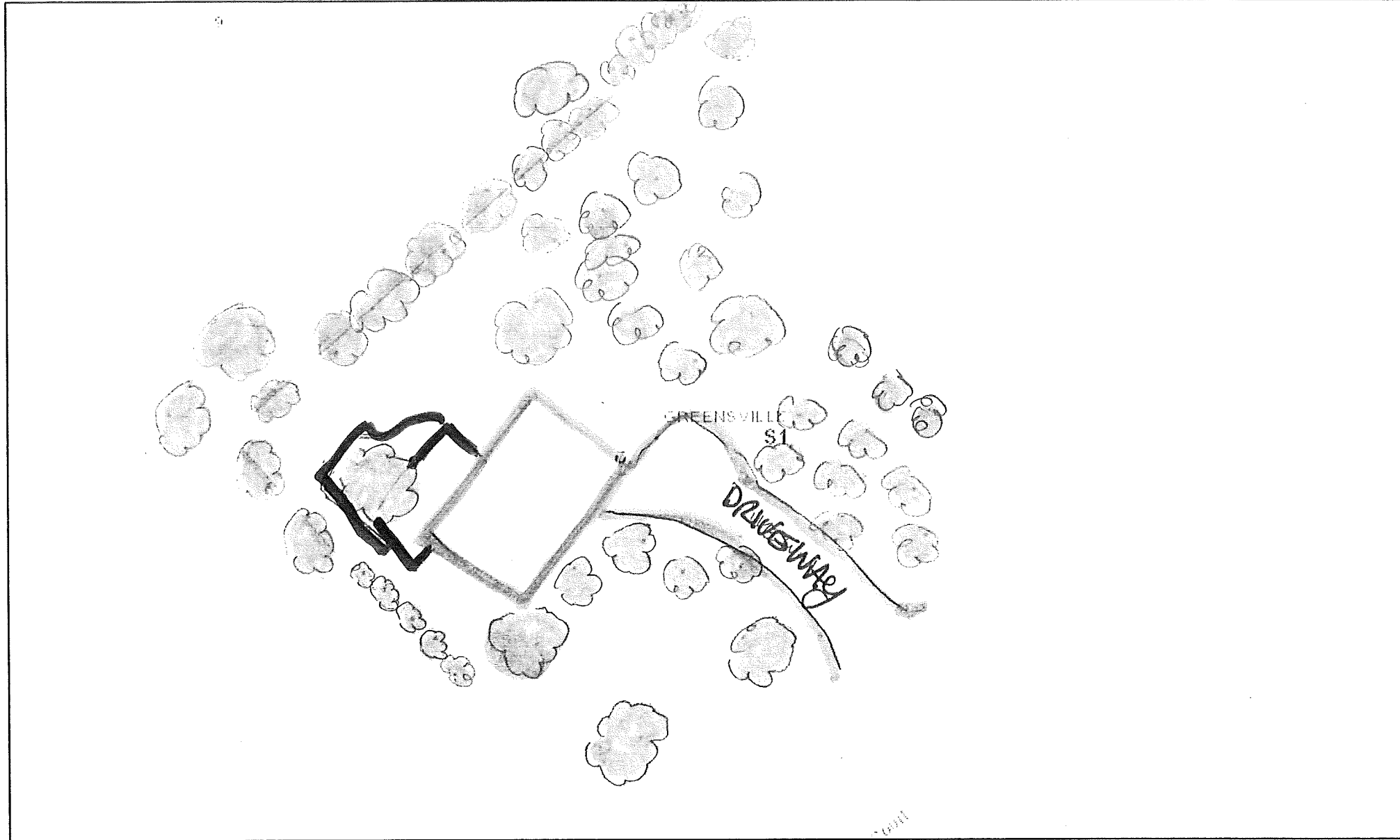


Project: **Ron Nicholson**
Job address: **7 Greenwood Court, Flamborough L9H 4X1**

Drawing by: **Joel Delleman**
Date drawn: **November 21, 2017**

Drawing No: **D1**

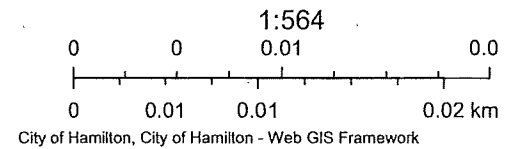
Interactive Zoning



6/11/2020, 2:43:03 PM

- Ward Boundary
- Community Boundary
- City Boundary
- Rural Settlement Areas
- Property Parcels
- Zoning Boundaries
- Council Approved - Zoning Boundaries

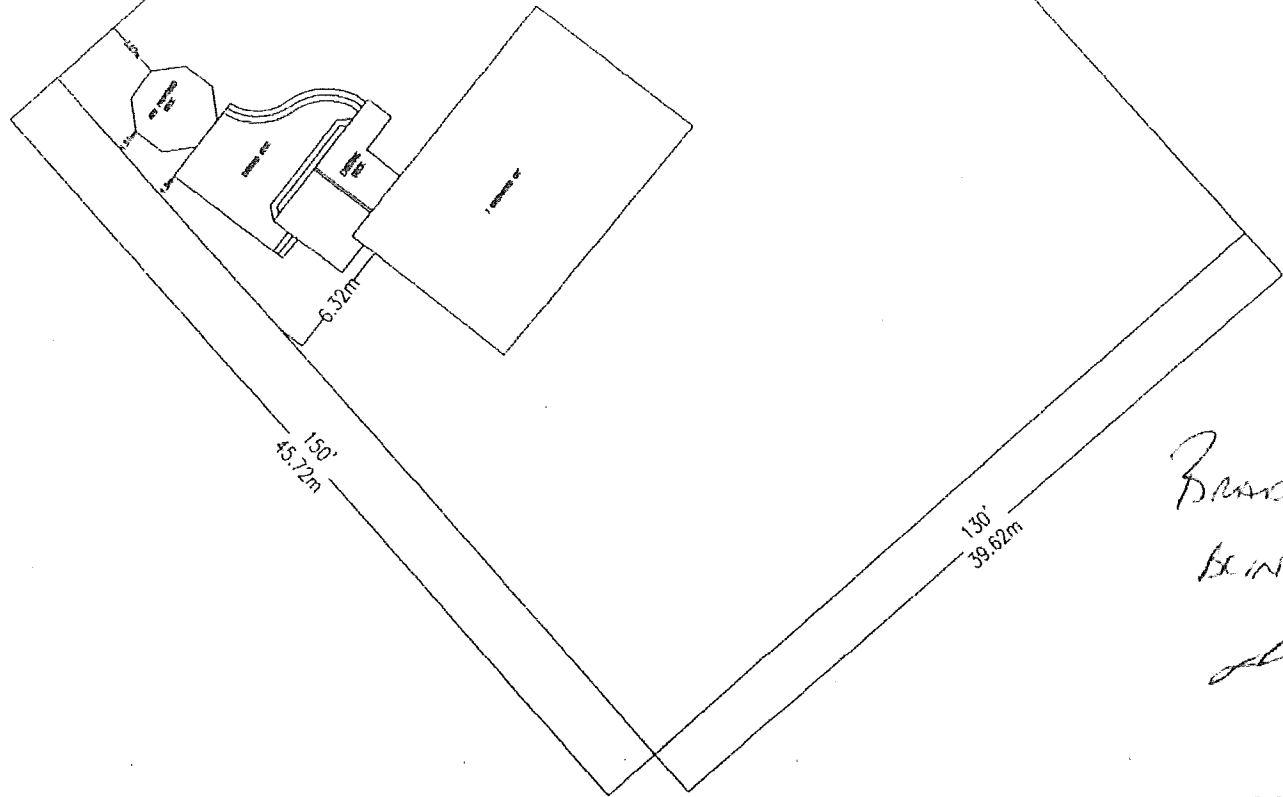
TREES
Existing Deck



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1 Site Plan

Scale: 1/32" = 1'



BRAND ARNOUD
BEINCHTSE
[Signature]

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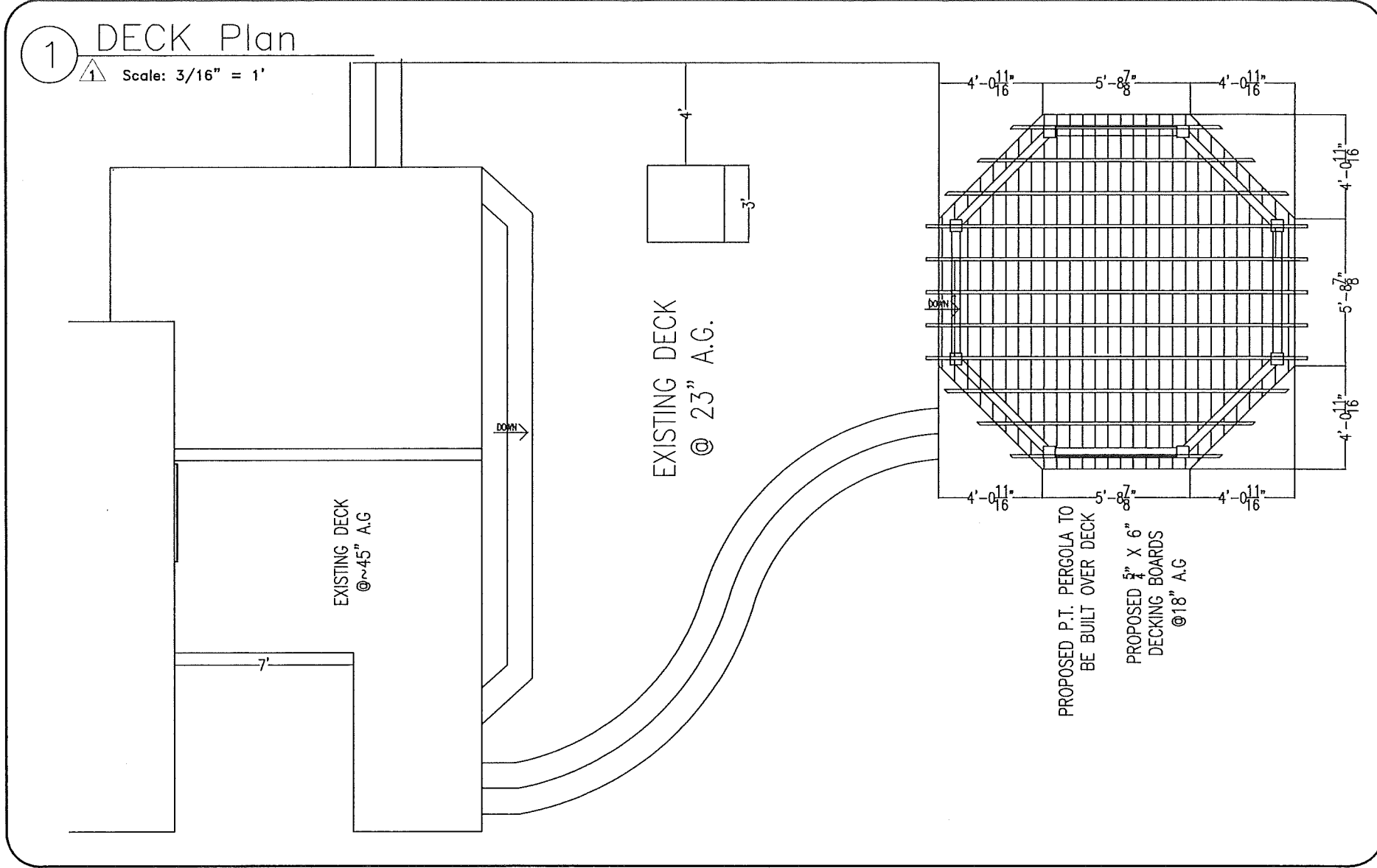
 Head Office
115 Dundas St. W.
Highway #5, Scarborough L9H 7L6
P: 905-689-4774 info@office@hdd.com

Project: Ron Nicholson
Job address: 7 Greenwood Court, Flamborough L9H 4X1

Drawing by: Joel Delleman
Date drawn: November 21, 2017
Drawing No: D1

1 DECK Plan

Scale: 3/16" = 1'



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Drawing by: **Joel Delleman**
 Date drawn: **November 21, 2017**
 Drawing No: **D1**

Google Maps

↓ 9 BAYVIEW AVE



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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

RECEIVED
JUN 24 2020

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

COM OF ADJUSTMT

FOR OFFICE USE ONLY.	
APPLICATION NO. <u>FL/A. 20: 129</u>	DATE APPLICATION RECEIVED <u>JUNE 24/20</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 Ron Nicholson / Lisa Singh Telephone No.
-
- Name of Agent N/A Telephone No. _____
FAX NO. _____ E-mail address. _____
- Address _____
Postal Code _____

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:
TD Canada Trust, 938 King Street West, Hamilton, ON
Postal Code L8S1K8

Postal Code _____

6. Nature and extent of relief applied for:
Relief on rear setback from 6M to 3M - S1 of 05-200

7. Why it is not possible to comply with the provisions of the By-law?
Not able to modify deck design to stay within the rear set back requirement

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
Registered Plan#1036, Greenwood Heights Lot 13
7 Greenwood Court, Dundas, ON L9H4X1

9. PREVIOUS USE OF PROPERTY
 Residential 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 _____ 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 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?

Based on knowledge of neighbours who have lived next door since the house was built
and on discussions with the previous home owner

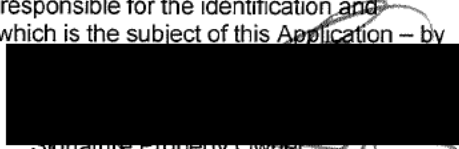
9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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.

6/5/2020
Date



Signature Property Owner

Ron Nicholson / Lisa Singh

Print Name of Owner

10. Dimensions of lands affected:

Frontage 130'
Depth 150'
Area 21,258 sq ft; 4.9 acres
Width of street 12'

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: House - 2 stories; 43' x 27'; 901 sq ft ground floor; 1800 gross sq ft; height 21'

Deck (existing) - irregular 480 sq feet; 30' X 25' (see drawings)

Proposed: House - no change

Deck- add 3rd level (see drawings) 14' x 14' octagon 164 sq ft

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

Existing: House - front 70'; rear 35'; right side 60'; left side 20'

Existing Deck - front 105'; rear 22'; right side 120'; left side 6'

Proposed: _____
Deck - Rear 10'; Side 6'

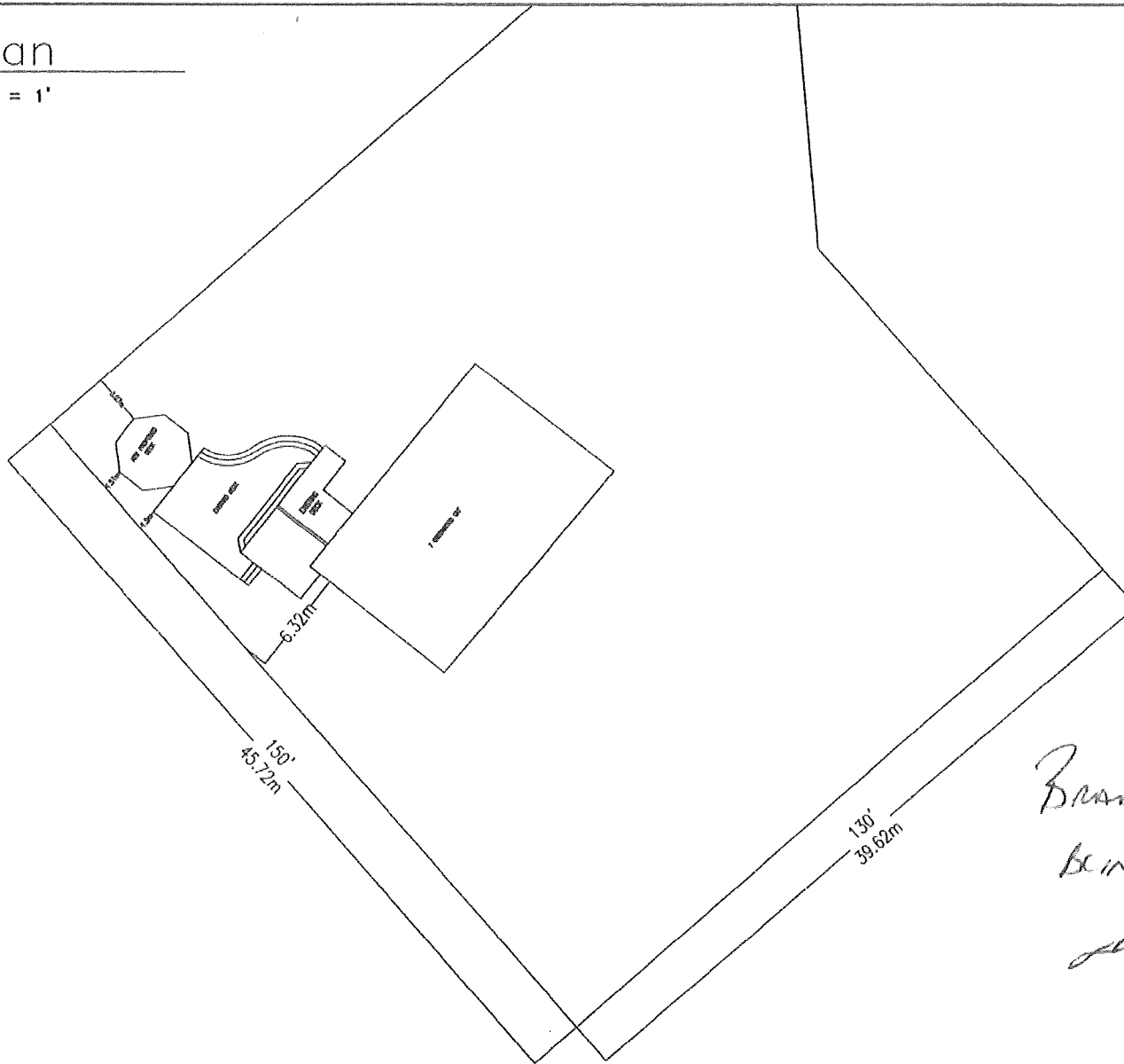
13. Date of acquisition of subject lands:
1963
14. Date of construction of all buildings and structures on subject lands:
House 1964/1965; Deck 2017
15. Existing uses of the subject property: _____
Residential
16. Existing uses of abutting properties: _____
Residential
17. Length of time the existing uses of the subject property have continued:
60+ years
18. Municipal services available: (check the appropriate space or spaces)
Water No - well _____ Connected _____
Sanitary Sewer No - septic _____ Connected _____
Storm Sewers No _____
19. Present Official Plan/Secondary Plan provisions applying to the land:
N/A
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
S1 of 05-200 Residential 12.3.3(e) regulation
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

1 Site Plan

Scale: 1/32" = 1'



BRAD ARLOW
 BEINCHTSE
[Signature]



Head Office
 115 Dundas St. W
 Highway #5, Flamborough L9H 7L6
 P: 905 689-4774 E: hddoffice@gmail.com

Project:

Ron Nicholson

Job address:

7 Greenwood Court, Flamborough L9H 4X1

Drawing by:

Joel Delleman

Date drawn:

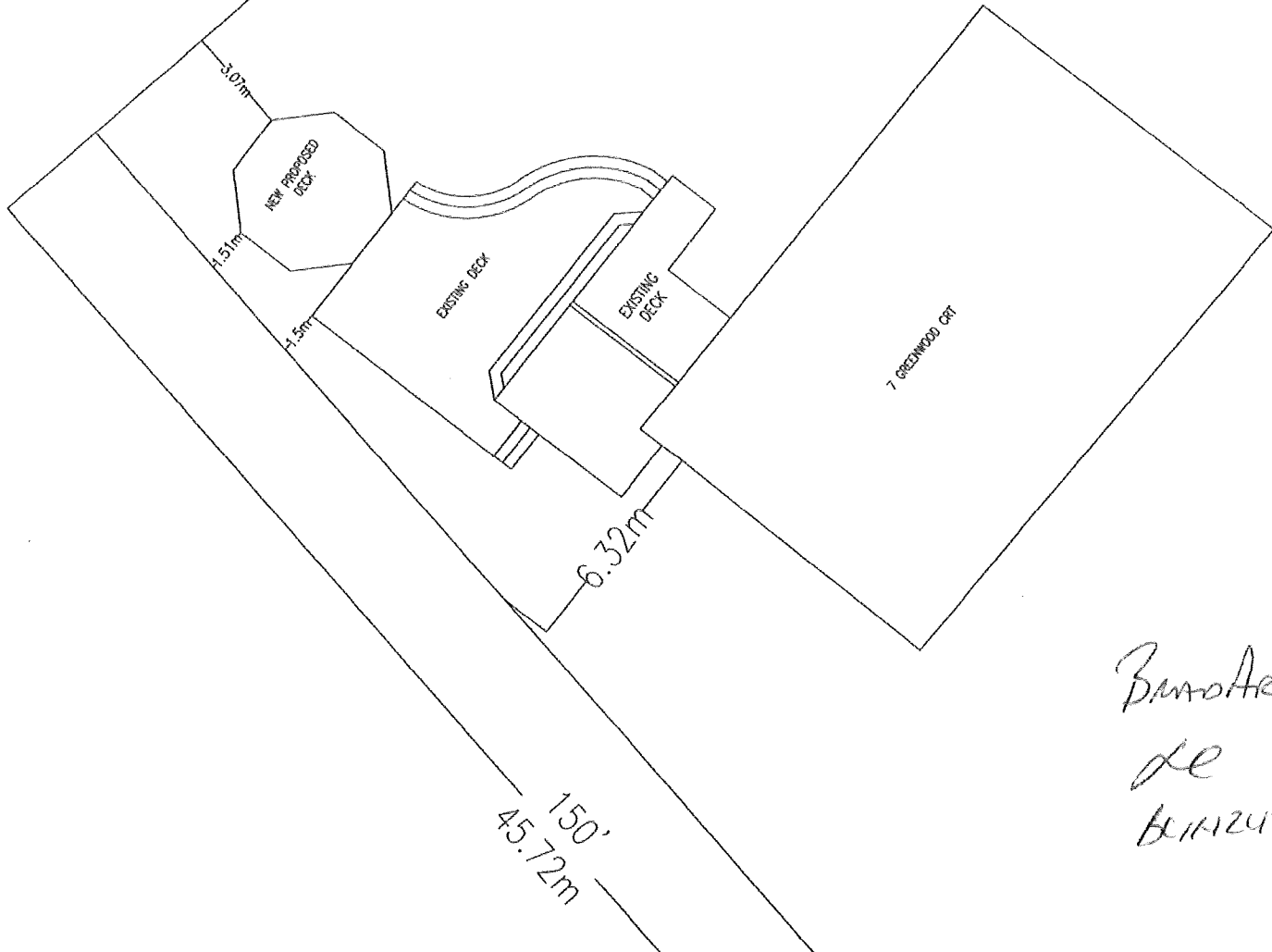
November 21, 2017

Drawing No:


D1

1 Site Plan

Scale: 1/16" = 1'



Barbara Arnold
de
61124758



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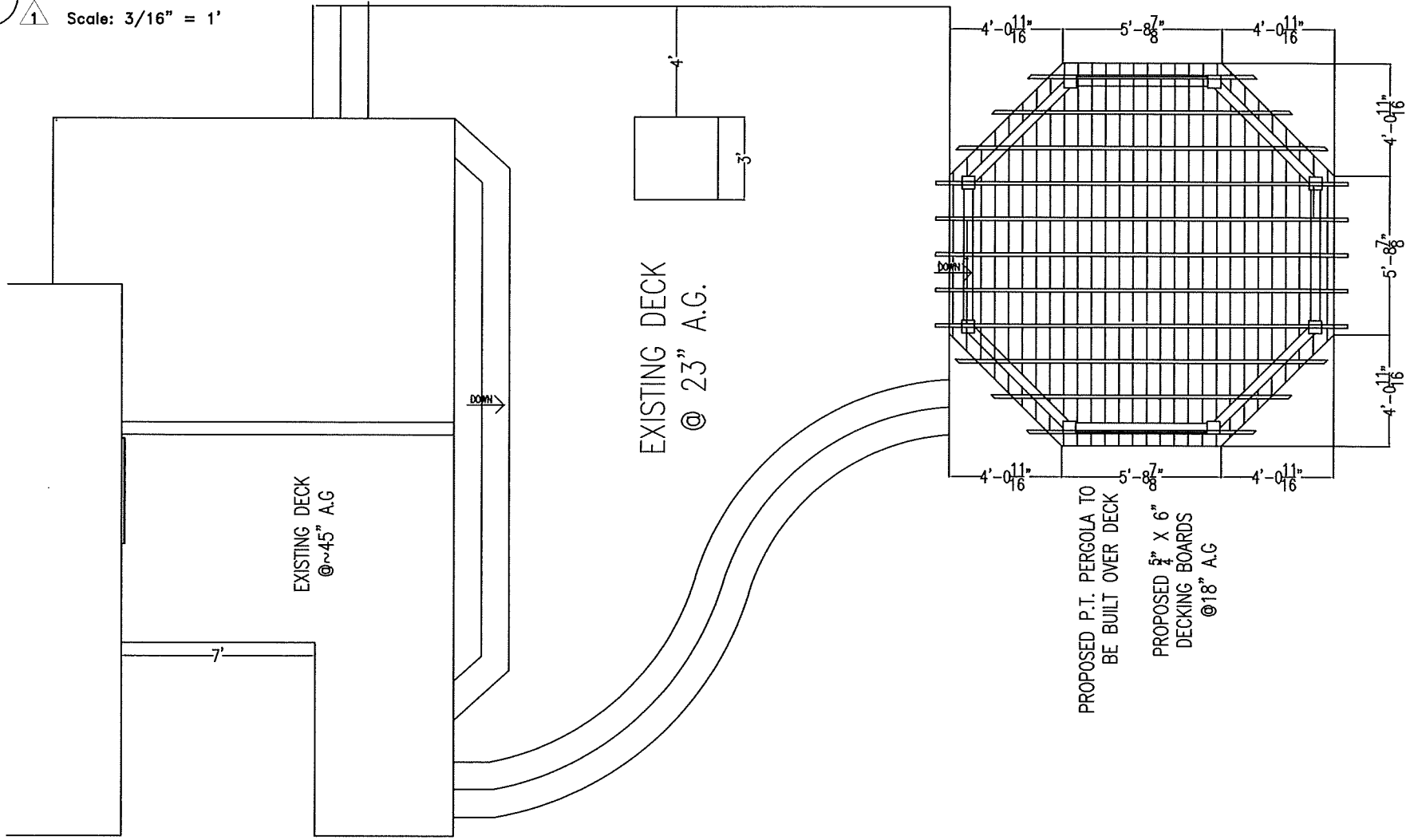
Drawing by: **Joel Delleman**

Date drawn: **November 21, 2017**

Drawing No: **D1**

1 DECK Plan

Scale: 3/16" = 1'



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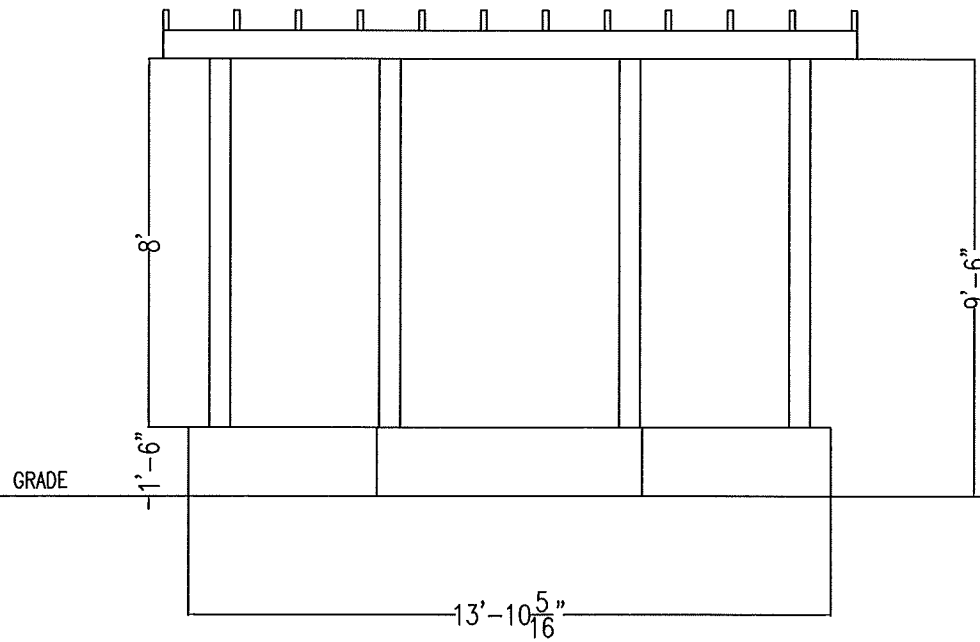


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Project: **Ron Nicholson**

Job address: **7 Greenwood Court, Flamborough L9H 4X1**

Drawing by Joel Delleman	Drawing No: D1
Date drawn: November 21, 2017	



1 Deck Elevation Plan

Scale: 1/4" = 1'



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115 Dundas St. W.
Highway #5, Flamborough L9H 7L6
P: 905.689.4774 E:hddoffice@gmail.com

Project:

Ron Nicholson

Job address:

7 Greenwood Court, Flamborough L9H 4X1

Drawing by

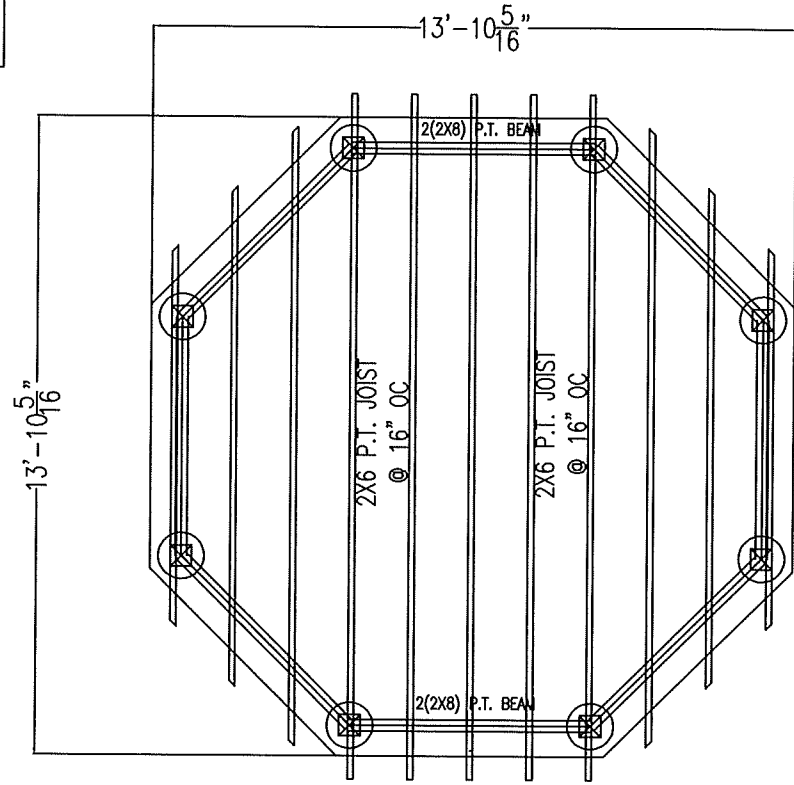
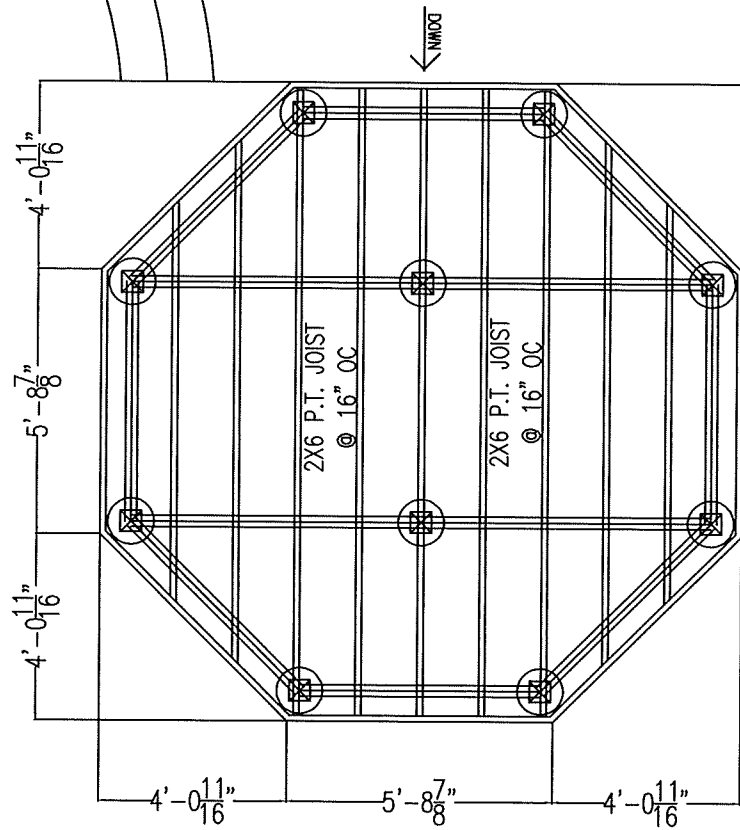
Joel Delleman

Date drawn:

November 21, 2017

Drawing No:

D1.1



⊠ 6x6 P.T. POST ON 12" CONCRETE SONOTUBE (4' BELOW GRADE)

1 SUBSTRUCTURE Plan

Scale: 1/4" = 1'

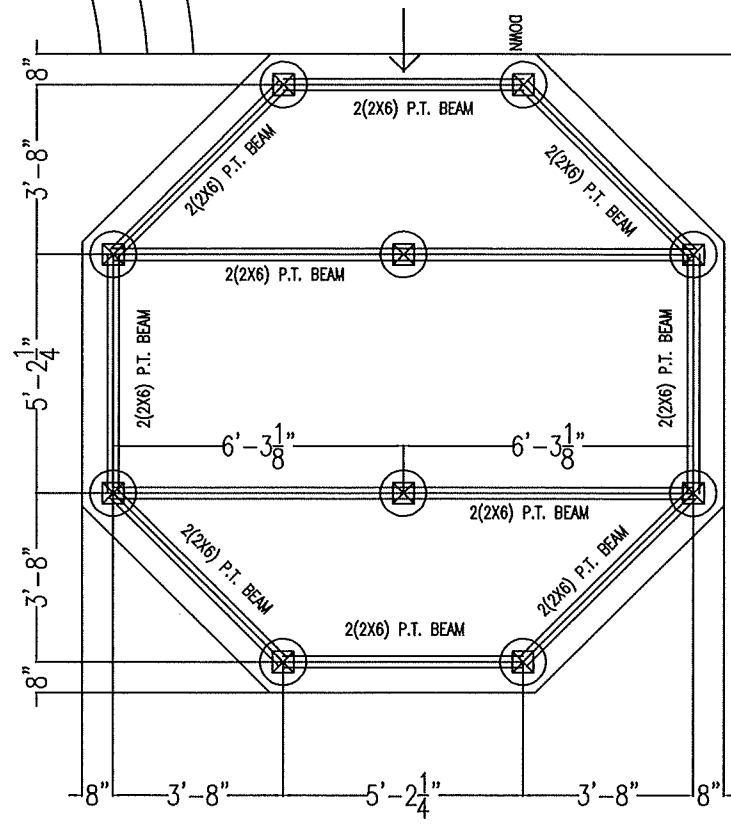


Head Office
115 Dundas St. W.
Highway #5, Flamborough L9H 7L6
P: 905.689.4774 E: hddoffice@gmail.com

Project: Ron Nicholson
Job address: 7 Greenwood Court, Flamborough L9H 4X1

Drawing by: Joel Delleman
Date drawn: November 21, 2017

Drawing No: D2



⊠ 6x6 P.T. POST ON 12" CONCRETE SONOTUBE (4' BELOW GRADE)

1 Foundation Plan

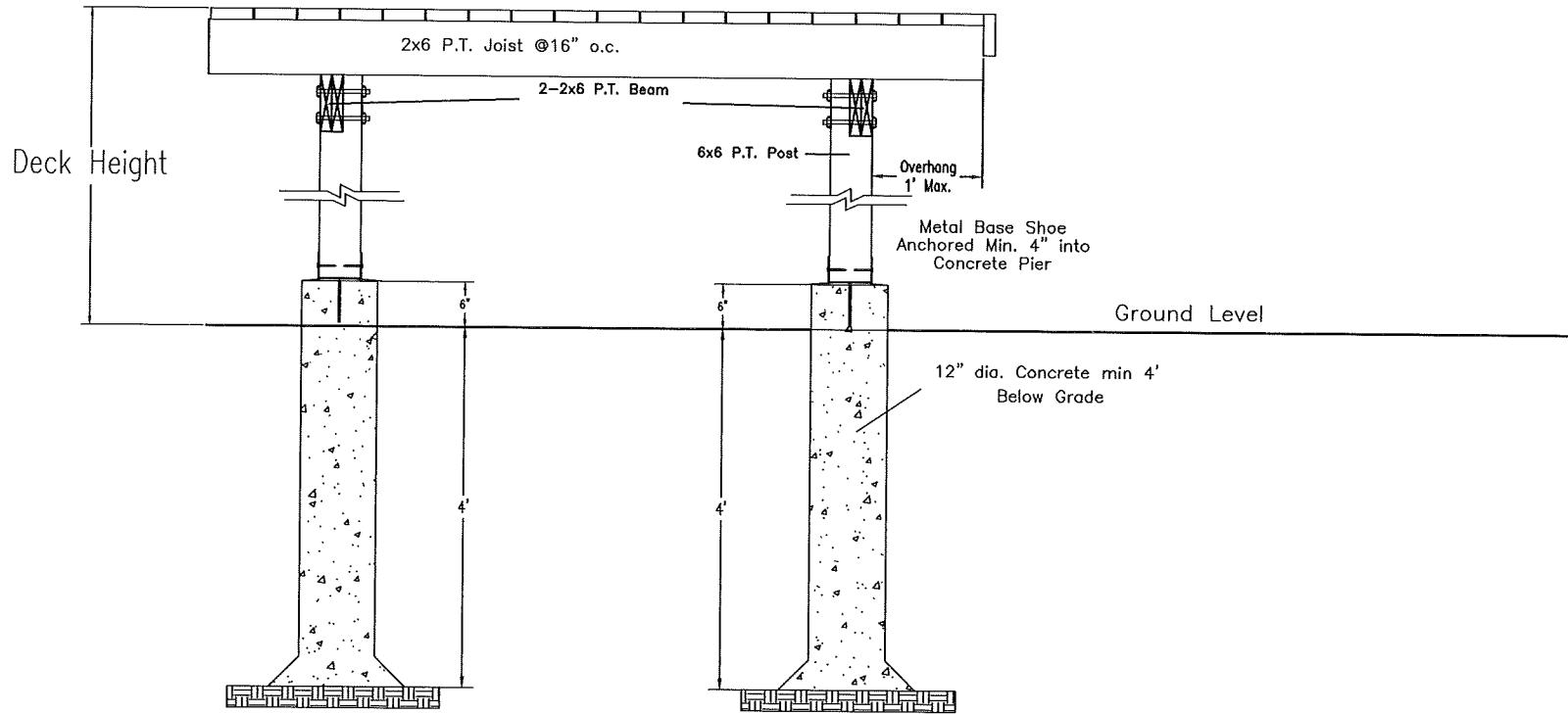
Scale: 1/4" = 1'

HICKORY DICKORY DECKS
 Head Office
 115 Dundas St. W.
 Highway #5, Flamborough L9H 7L6
 P: 905.689.4774 E: hddoffice@gmail.com

Project: **Ron Nicholson**
 Job address: **7 Greenwood Court, Flamborough L9H 4X1**

Drawing by: **Joel Delleman**
 Date drawn: **November 21, 2017**
 Drawing No: **D3**

Sectional View



1 DETAILS SECTION

Scale: 1/2" = 1'



Head Office
115 Dundas St. W.
Highway #5, Flamborough L9H 7L6
P. 905.689.4774 E: hddoffice@gmail.com

Project: Ron Nicholson

Job address: 7 Greenwood Court, Flamborough L9H 4X1

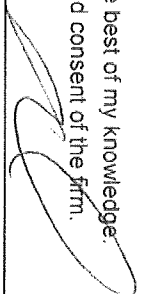
Drawing by: Joel Delleman

Date drawn: November 21, 2017

Drawing No: D4

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

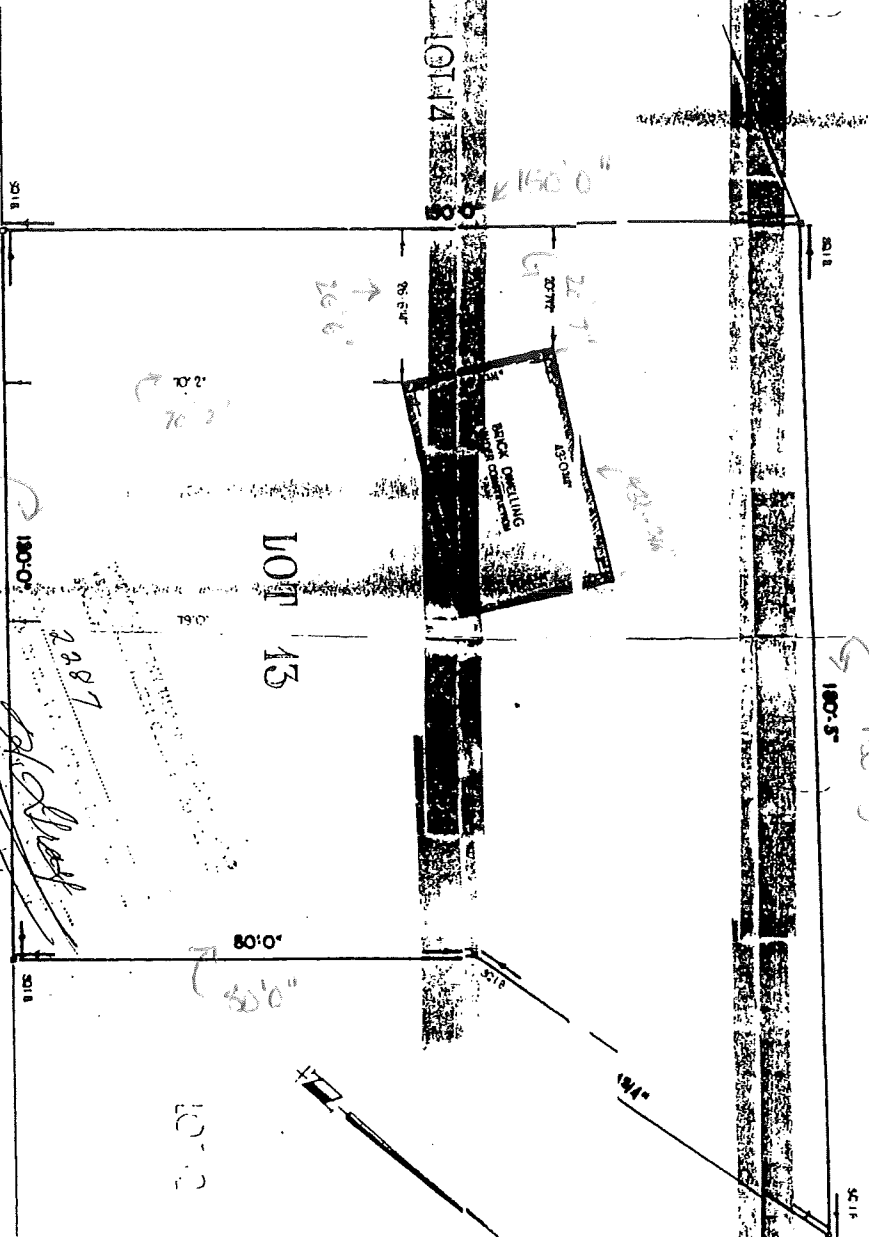
A. Project Information				Unit no.	Lot/con.
Building number, street name 7 Greenwood Crt		Postal code L9H 4X1	Plan number/ other description		
Municipality Flamborough					
B. Individual who reviews and takes responsibility for design activities					
Name Brad Arnold		Firm Hickory Dicky Decks			
Street address 115 DUNDAS ST WEST		Unit no.	Lot/con.		
Municipality FLAMBOURGH	Postal code L9H7L6	Province ON	E-mail BARNOLD@DECKS.CA		
Telephone number (905) 689-4774	Fax number (905) 689-9753	Cell number ()			
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]					
House Small Buildings Large Buildings Complex Buildings	HVAC – House Building Services Detection, Lighting and Power Fire Protection	Building Structural Plumbing – House Plumbing – All Buildings On-site Sewage Systems			
Description of designer's work Rear yard Deck					
D. Declaration of Designer					
I, <u>Brad Arnold</u>		declare that (choose one as appropriate):			
(print name)					
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.					
Individual BCIN: _____					
Firm BCIN: _____					
I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.					
Individual BCIN: <u>24758</u>					
Basis for exemption from registration: _____					
The design work is exempt from the registration and qualification requirements of the Building Code.					
Basis for exemption from registration and qualification: _____					
I certify that:					
1. The information contained in this schedule is true to the best of my knowledge.					
2. I have submitted this application with the knowledge and consent of the firm.					
Date <u>November 23rd, 2017</u>		Signature of Designer 			

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

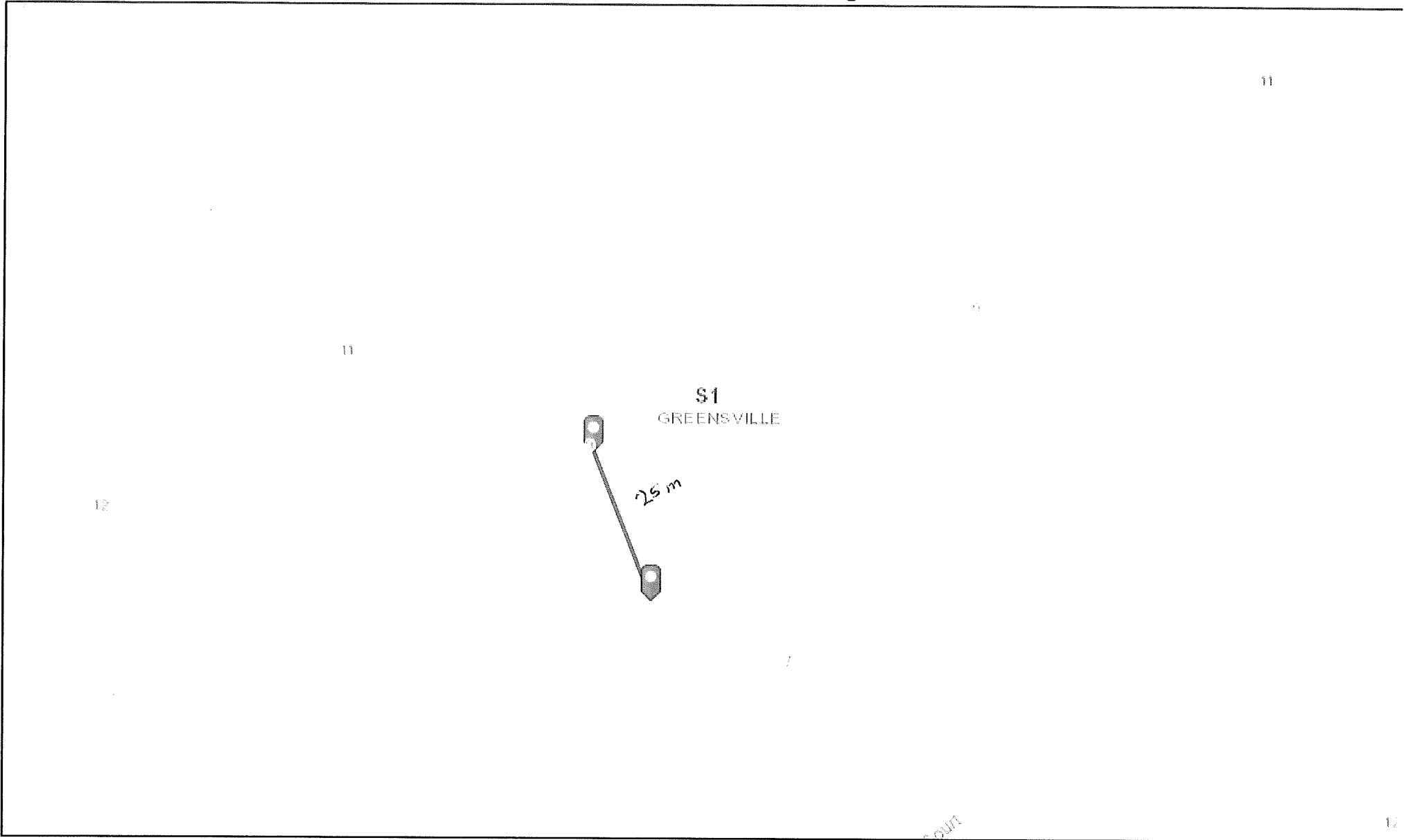
PLAN
 SHOWING
LOT 13
 IN
GLENWOOD HEIGHTS
 REGISTERED PLAN No 1036
 IN THE
TOWNSHIP OF WEST FLAMBOROUGH
 SCALE 1"=20'

GREENWOOD COURT



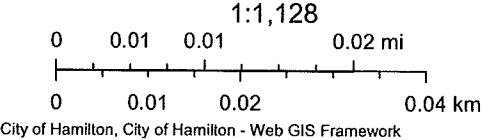
Mackay & Mackay & Peters
 ENGINEERS & SURVEYORS
 100 KING STREET WEST
 TORONTO, ONTARIO
[Signature]
 DISTRICT LAND SURVEYOR
 AUGUST 9 1953

Interactive Zoning



5/24/2020, 3:18:56 PM

- Ward Boundary
- Community Boundary
- City Boundary
- Rural Settlement Areas
- Property Parcels
- Zoning Boundaries
- Council Approved - Zoning Boundaries



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Picture from existing deck
To show existing greenery
To right is site for proposed new deck
To left is 9 Bayview



Picture from existing deck
To show existing greenery
To right is site for proposed new deck
To left is 9 Bayview



Picture from existing deck

Site for proposed new deck



Neighboring property - Front yard of 9 Bayview
starts beyond the tree line
House is 25 meters from fence and 28 meters
from proposed deck
House is 20' to 25' higher in elevation than proposed deck



Neighboring property - Front yard of 9 Bayview
starts beyond the tree line
House is 25 meters from fence and 28 meters
from proposed deck
House is 20' to 25' higher in elevation than proposed deck

Google Maps

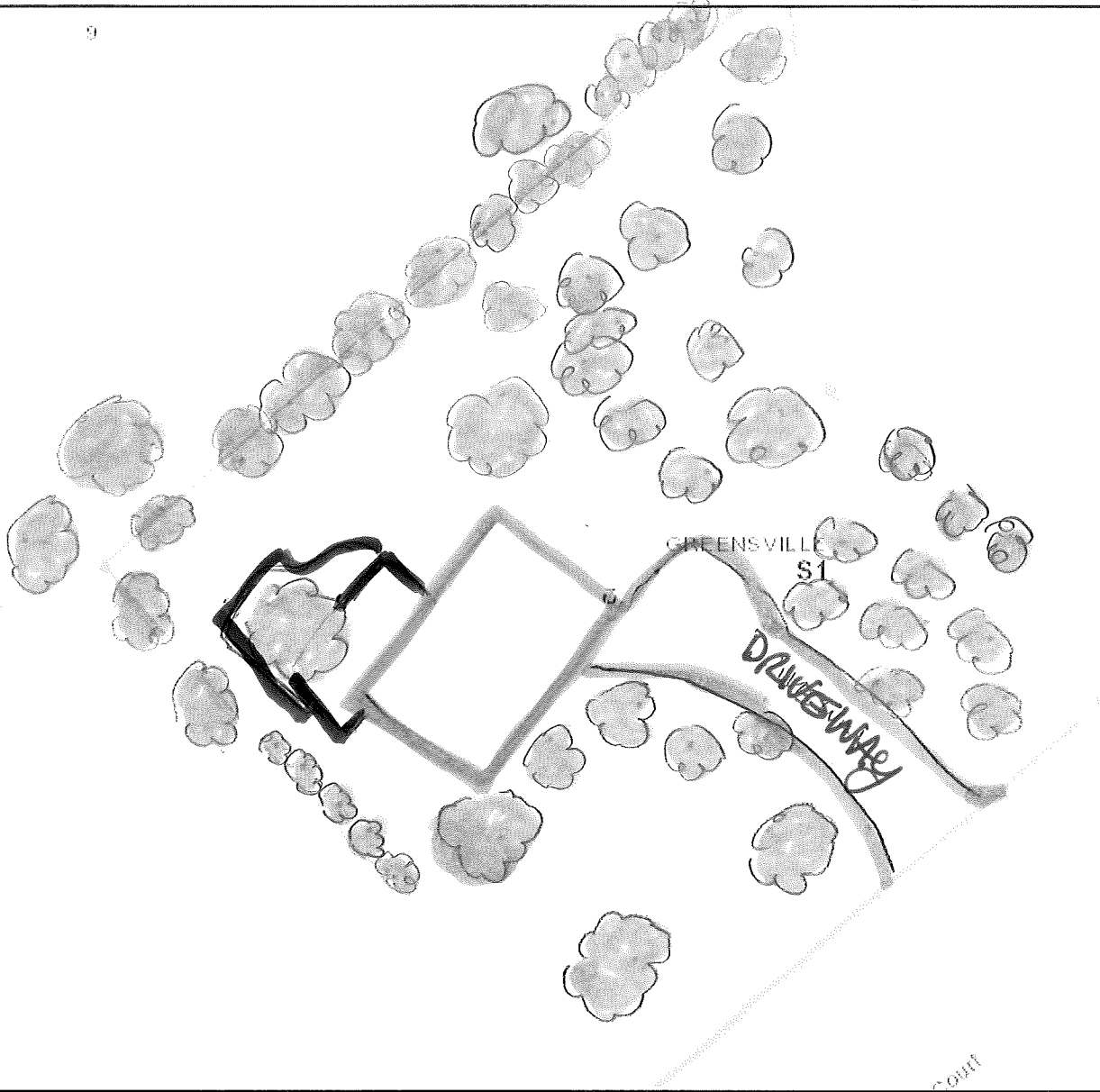
↓ 9 BAY VIEW AVE






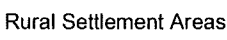
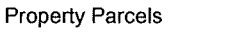
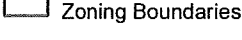
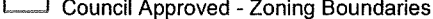
Imagery ©2020 First Base Solutions, Map data ©2020 10 m


Interactive Zoning

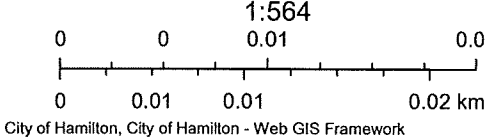
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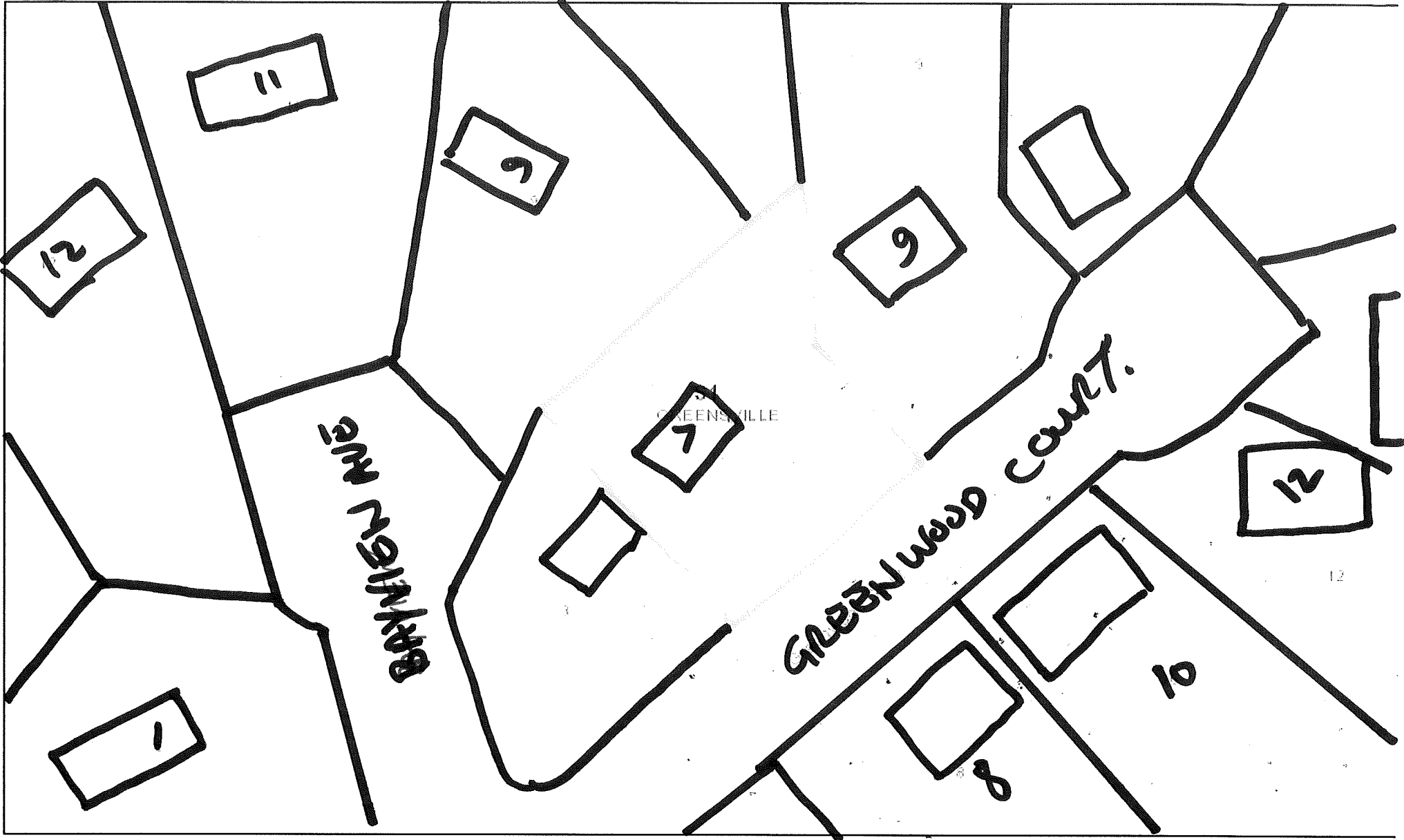
-  Ward Boundary
-  Community Boundary
-  City Boundary
-  Rural Settlement Areas
-  Property Parcels
-  Zoning Boundaries
-  Council Approved - Zoning Boundaries

TREES
 *Existing Deck*










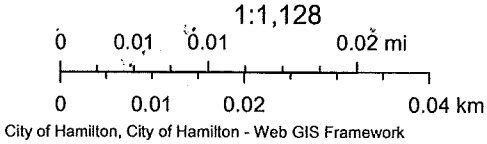
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Interactive Zoning



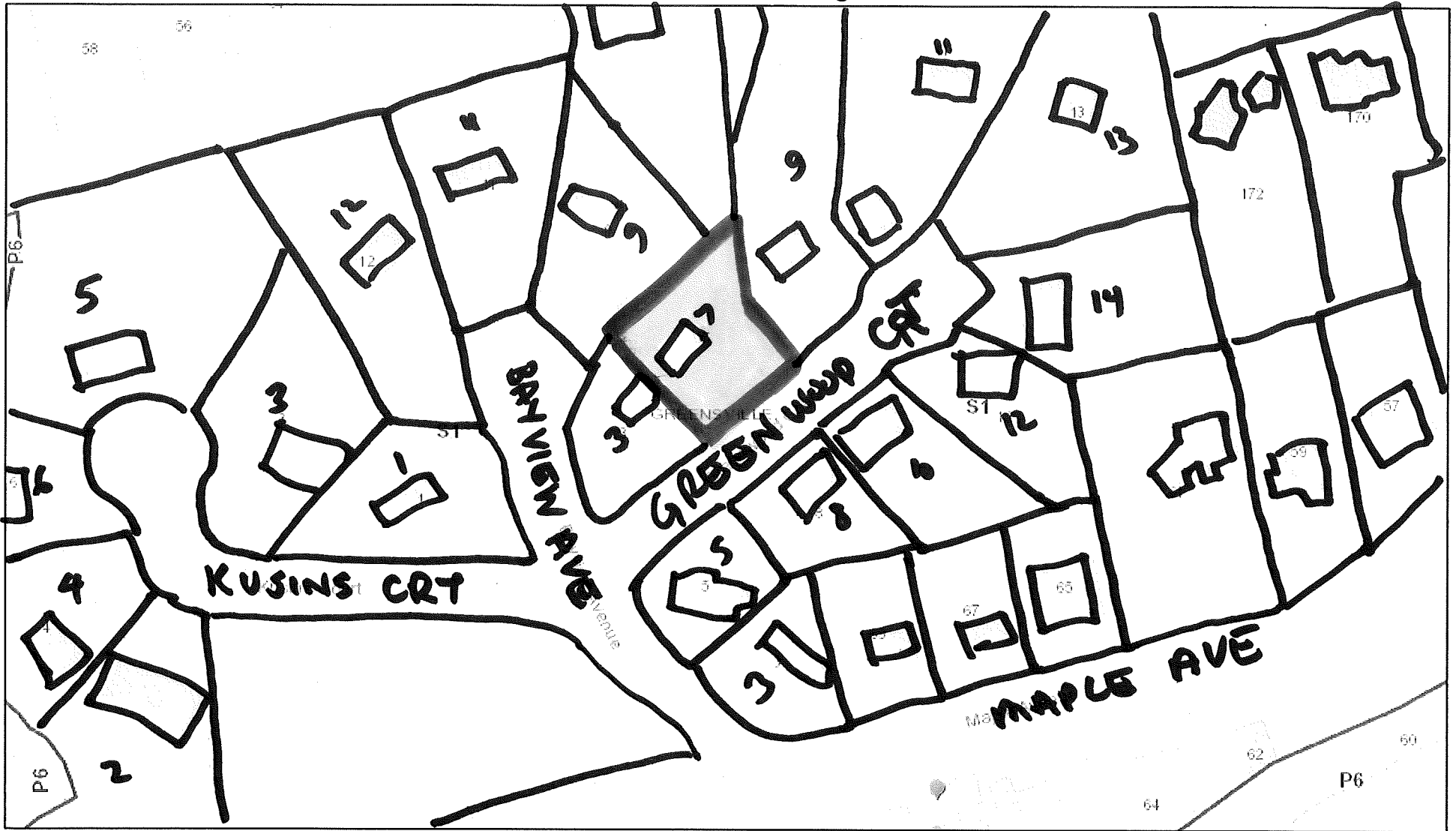
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-  Ward Boundary
-  Community Boundary
-  City Boundary
-  Rural Settlement Areas
-  Property Parcels
-  Zoning Boundaries
-  Council Approved - Zoning Boundaries





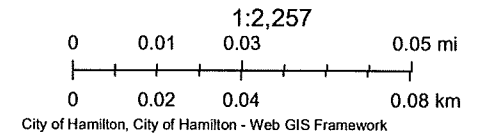
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Interactive Zoning



6/11/2020, 2:42:10 PM

-  Committee of Adjustment
-  Ward Boundary
-  Community Boundary
-  City Boundary
-  Rural Settlement Areas
-  Property Parcels
-  Zoning Boundaries
-  Council Approved - Zoning Boundaries



Dennis and Jennifer Rowley
9 Bayview Ave
Dundas, Ontario
L9H 4W9
905 627 4236

June 3rd, 2020

Attention: Committee of Adjustment
City Hall
5th Floor 71 Main Street West
Hamilton, ON L8P 4Y5

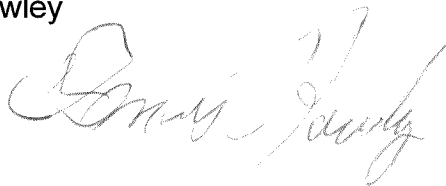
Re: Application for minor variance – 7 Greenwood Court, Dundas, ON

We have reviewed the request for minor variance related to 7 Greenwood Court, Dundas, ON. We understand that the homeowners, Ron Nicholson and Lisa Singh, are requesting a variance from the existing rear setback provision of 6 meters to a proposed setback of 3 meters for a new deck.

Our front yard adjoins the back yard of 7 Greenwood Court. Our house is 25 meters from the fence line, 28 meters from the proposed deck and approximately 20' to 25' higher in elevation than the proposed deck. There is existing greenery that provides some privacy from the proposed deck. We feel that the proposed deck will not impede the enjoyment of our property and, as such, are in support of the minor variance.

Regards,

Dennis and Jennifer Rowley

A handwritten signature in cursive script, appearing to read "Dennis Rowley". The signature is written in black ink and is positioned below the typed name.