



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-20:89

APPLICANTS: Owner: Tyler Porteous
Agent: SMPL Design Studio c/o Lindsey Bruce

SUBJECT PROPERTY: Municipal address **182 11th Con. Rd. E., Flamborough**

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

ZONING: P7, P8, A2 (Conservation/Hazard Land - Rural, Rural) district

PROPOSAL: To permit the construction of an 88.10 square metre addition to an existing single detached dwelling, notwithstanding that:

1. A maximum expansion of 44 percent of the gross floor area of an existing building or structure shall be permitted, allowing a gross floor area expansion of 88.10 square metres, instead of the permitted maximum expansion of 10 percent of the gross floor area of an existing building or structure, allowing a maximum gross floor area expansion of 16.38 square metres.

NOTE:

1. No elevation drawings or floor plans were included as part of this application. Further variances may be required if compliance with Hamilton Zoning By-law 05-200 is not possible.
2. Specific details regarding permitted yard encroachments were included as part of this application. Further variances may be required if compliance with Hamilton Zoning By-law 05-200 is not possible.
3. Construction of the proposed addition is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

DATE: Thursday, August 6th, 2020

TIME: 1:30 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

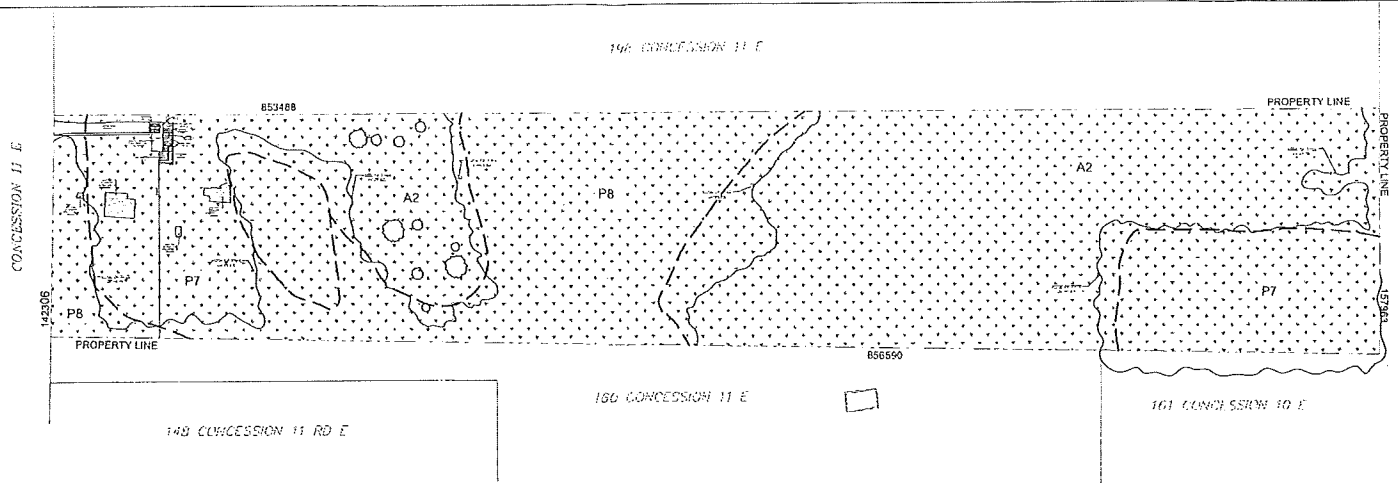
DATED: July 21st, 2020

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.

LOT STATISTICS
182 Concession 11 E
Zoning Designation - A2,P7,P8 (05-200)
Front Yard: Required 10m; Existing 62.38m (OK)
Rear Yard: Required 10m; (OK)
North Side Yard: Required 3m; Proposed 4.69m (OK)
South Side Yard: Required 3m; Proposed 114.45m (OK)
Floor Area Ratio: Allowed Existing + 10% (16.38m²);
Proposed 44% (88.10m²) (VARIANCE)

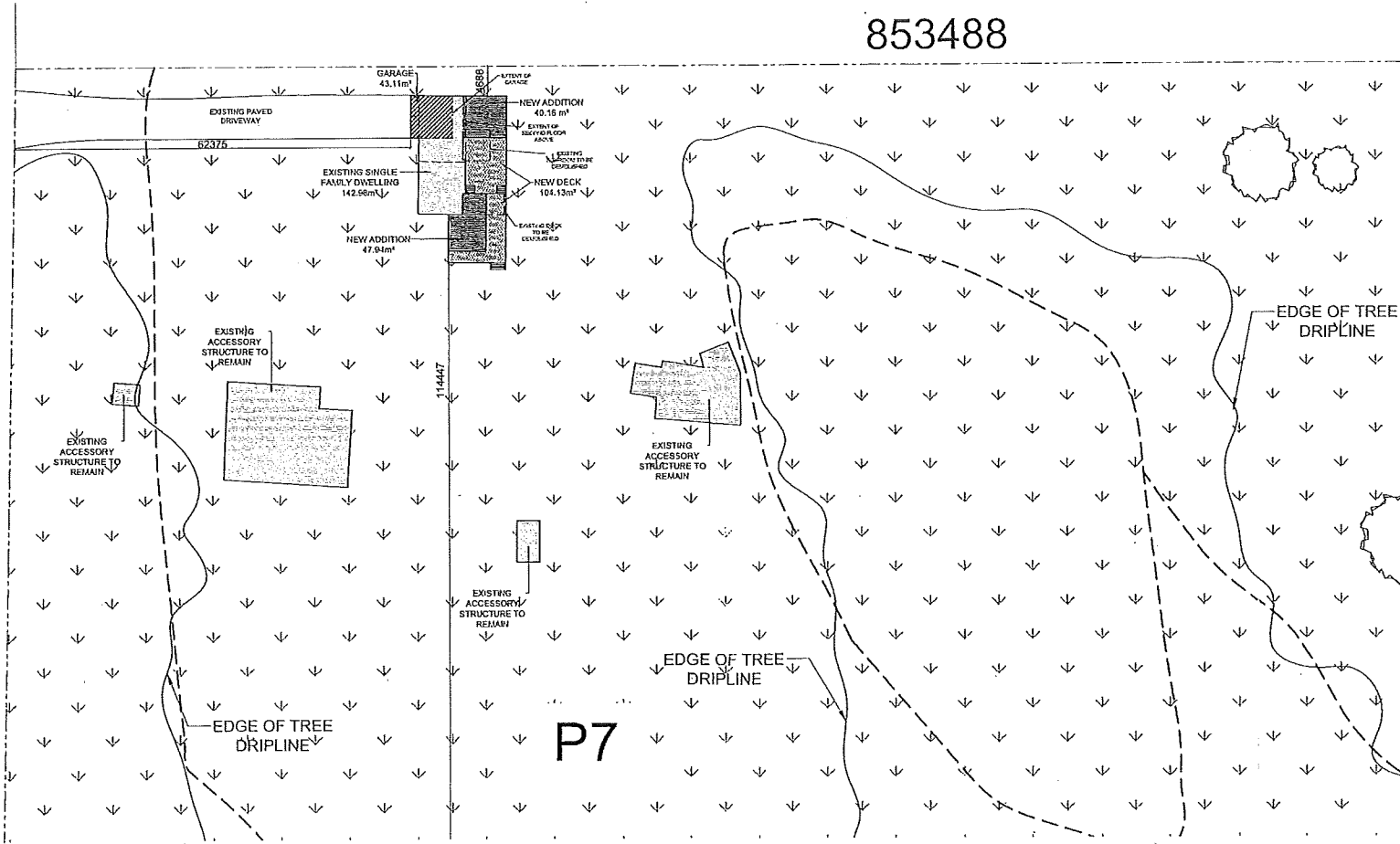
note:
all dimensions shown in millimeters unless noted otherwise



1 Proposed Site Plan
Scale: NTS

CONCESSION 11 E

06



2 Proposed Site Plan
Scale 1:500

DO NOT SCALE DRAWINGS
Note:
1) Contractor to check all dimensions, specifications, and materials shall be responsible for reporting any discrepancy to the engineer and/or designer.
2) These plans are intended to show the property of the designer and shall be returned upon request. These plans must not be used in any other location without the written approval of the designer.
3) All work to be in accordance with the Ontario Building Code.

SMPDL
DESIGN STUDIO
sustainable, modern, practical, livable
Architectural Design Services
www.smpdesignstudio.com

Drawing Submissions:

Date:	Type:
February 3, 2020	As Found
February 24, 2020	Concept

182 Concession 11 E,
Hamilton, Ontario

Reviewed By: JT
Drawn By: KC, HA
Plot Date:

Page
SP1.01

Site Plan

20.157383



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. FL/A. 20:89 DATE APPLICATION RECEIVED Mar. 8/20

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 Tyler Porteous Telephone No. _____

2. _____

3. Name of Agent SMPL DESIGN STUDIO Telephone No. _____

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 _____

6. Nature and extent of relief applied for:

Floor Area Ratio - allowed 10% addition
- proposed 44% addition

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

Size of existing dwelling and viable addition
space desired

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

Lot 9 Con 10 E HAMBOURGH

182 CONCESSION 11 E, HAMILTON

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?

owner history

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.

2020-03-13
Date

Signature Property Owner

X Jordan Paterson
Print Name of Owner
Ryan Paterson

10. Dimensions of lands affected:

Frontage ~ 144m
Depth ~ 867m
Area ~ 32ac
Width of street _____

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 family dwelling - 142.98m²
garage - 43.11m²

Proposed: single family dwelling - addition to existing
building addition = 88.10m²

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 - 62m
rear - 79.6m
sides - 4.69m + 121m

Proposed: front - 62m
rear - 79.0m
sides - 4.69 + 114.45m

13. Date of acquisition of subject lands:
2020
14. Date of construction of all buildings and structures on subject lands:
1950's
15. Existing uses of the subject property:
low density Residential
16. Existing uses of abutting properties:
low density Residential / Agricultural
17. Length of time the existing uses of the subject property have continued:
70 +
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:
Rural / Agricultural
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
A2, P7, P8
21. Has the owner previously applied for relief in respect of the subject property?
Yes ☐ No ☒
If the answer is yes, describe briefly.

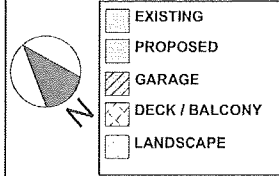
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes ☐ No ☒
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and 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.

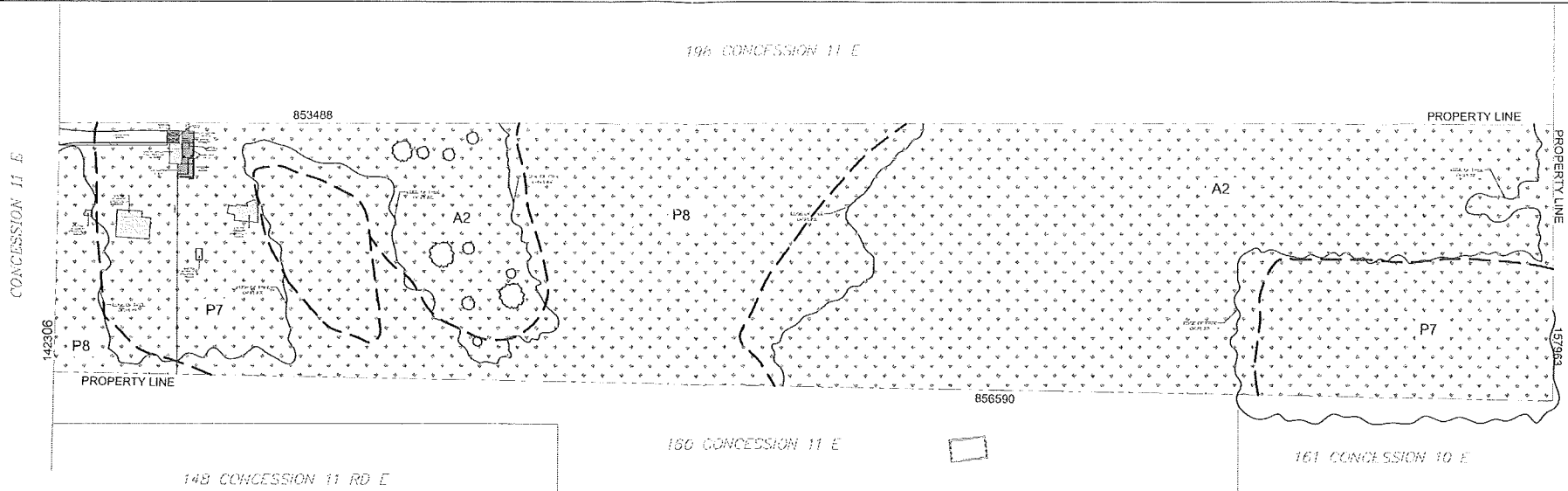
LOT STATISTICS
182 Concession 11 E
Zoning Designation - A2,P7,P8 (05-200)

Front Yard: Required 10m; Existing 62.38m (OK)
Rear Yard: Required 10m; (OK)
North Side Yard: Required 3m; Proposed 4.69m (OK)
South Side Yard: Required 3m; Proposed 114.45m (OK)

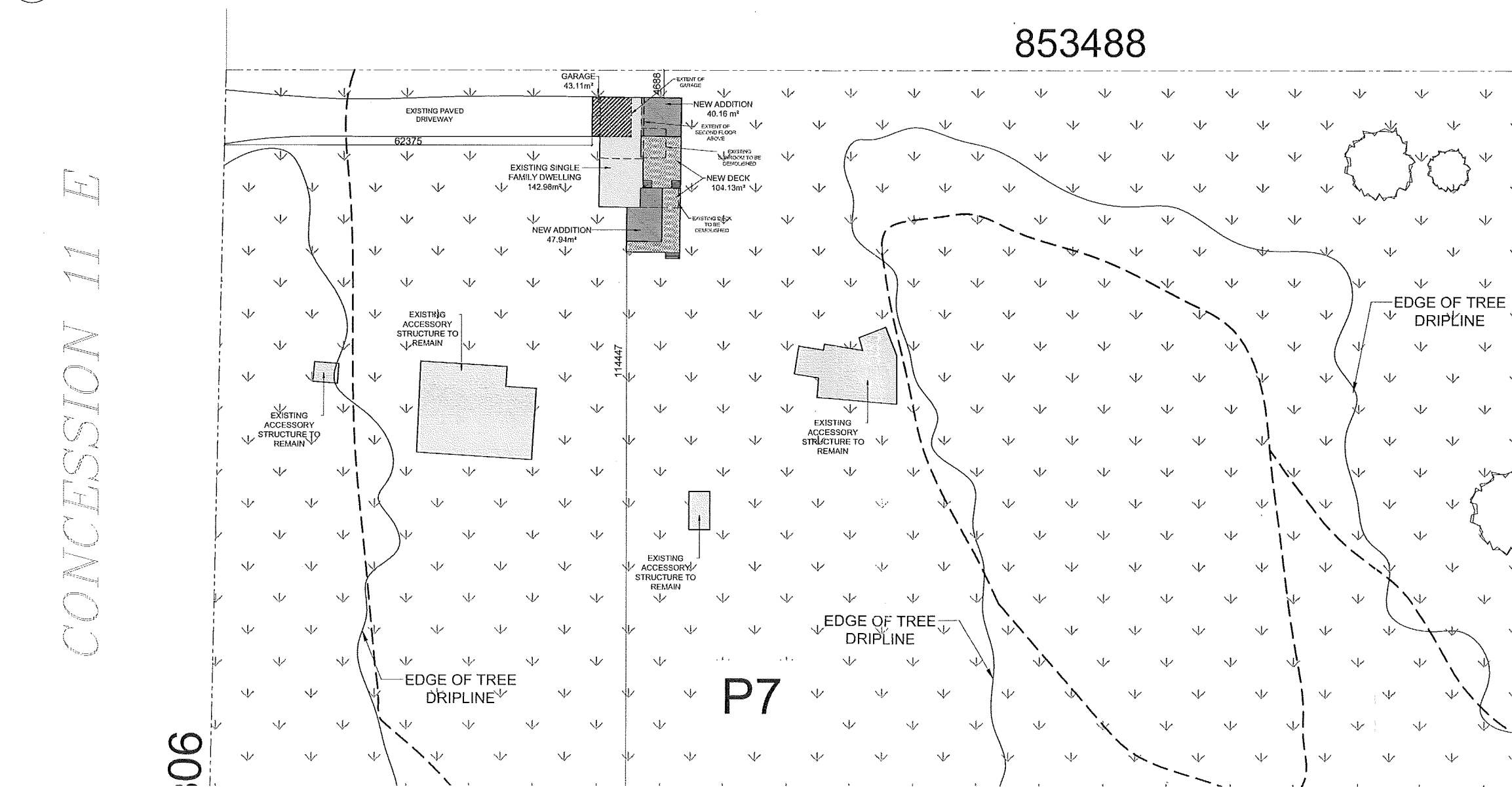
Floor Area Ratio: Allowed Existing + 10% (16.38m²);
Proposed 44% (88.10m²) (VARIANCE)



note:
all dimensions shown in millimeters unless noted otherwise



1 **Proposed Site Plan**
Scale: NTS



2 **Proposed Site Plan**
Scale 1:500

DO NOT SCALE DRAWINGS

Note:
1) Contractor to check all dimensions, specifications, etc on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
3) All works to be in accordance with the Ontario Building Code.

smp | l **DESIGN STUDIO**
sustainable, modern, practical, livable
Architectural Design Services

www.smpdesignstudio.com

Drawing Submissions:
Date: February 3, 2020
Type: As Found
February 24, 2020 Concept

**182 Concession 11 E,
Hamilton, Ontario**

Reviewed By: JT
Drawn By: KC, HA
Plot Date:

Page
SP1.01

Site Plan