

Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

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**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

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**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.:** DN/A-20:88

**APPLICANTS:** Owner: Susan Frasson  
Agent: J.H. Cohoon Engineering

**SUBJECT PROPERTY:** Municipal address **3 Janis Crt., Dundas**

**ZONING BY-LAW:** Zoning By-law 3581-86, as Amended

**ZONING:** R2 (Single-Detached Residential) district

**PROPOSAL:** To permit the construction of a new one (1) storey detached accessory structure to be located in the rear yard of an existing single-detached dwelling notwithstanding that;

1. A minimum side yard setback of 0.9 m shall be provided instead of the minimum required 2.0 m side yard setback; and
2. A minimum rear yard setback of 0.9 m shall be provided instead of the minimum required 2.0 m rear yard setback; and

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

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**DATE:** Thursday, August 6<sup>th</sup>, 2020  
**TIME:** 1:20 p.m.  
**PLACE:** Via video link or call in (see attached sheet for details)  
**To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment) for viewing purposes only**

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**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:

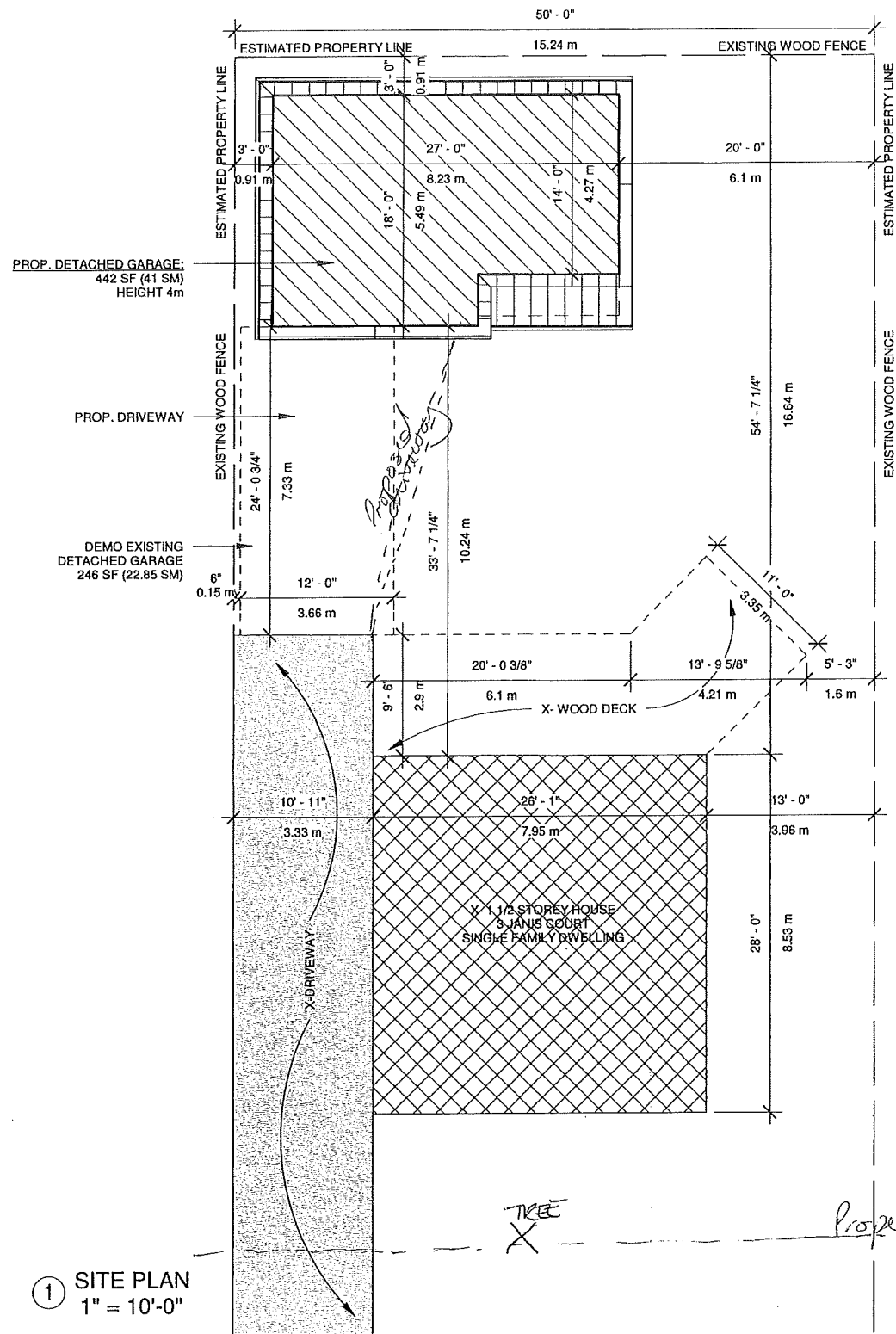
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: July 21<sup>st</sup>, 2020

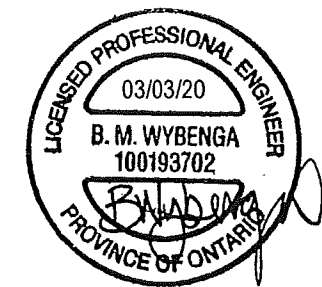
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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

***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  
1" = 10'-0"



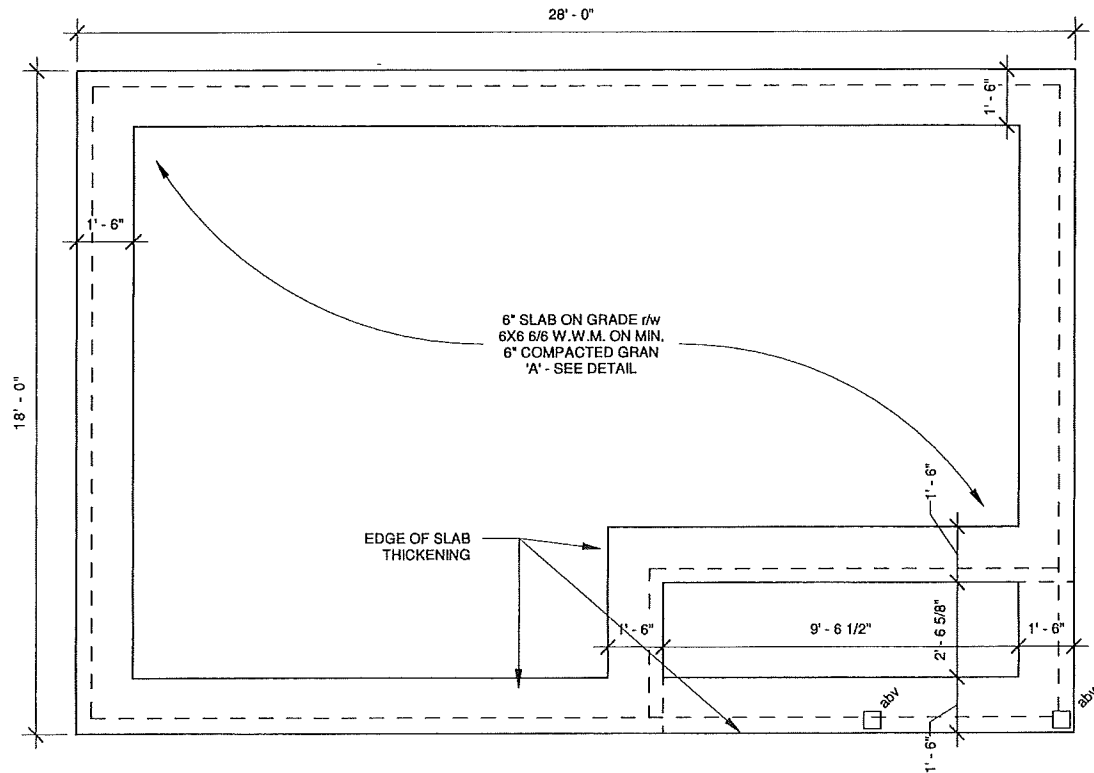
PROPOSED ACCESSORY GARAGE

3 JANIS COURT DUNDAS, ON.

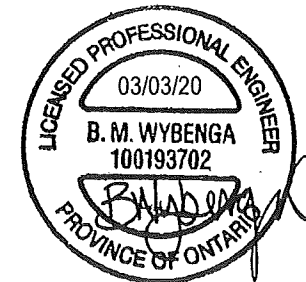
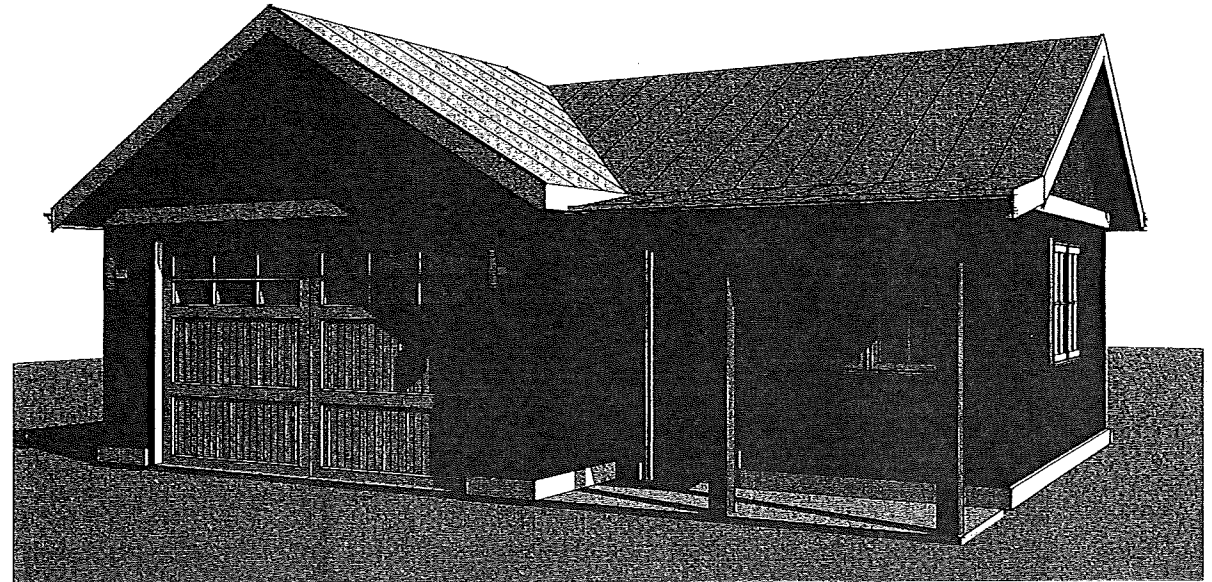
 J.H. COHOON ENGINEERING LIMITED  
CONSULTING ENGINEERS  
BRANTFORD

CLIENT: CHRIS FRASSON  
SCALE: AS SHOWN  
DESIGN: B.M.W.  
DATE: 11/13/19

JOB: 13842  
DRAWN: B.M.W.  
CHECKED: B.M.W.  
DWG No.: A5



① FTG  
1/4" = 1'-0"



PROPOSED ACCESSORY GARAGE

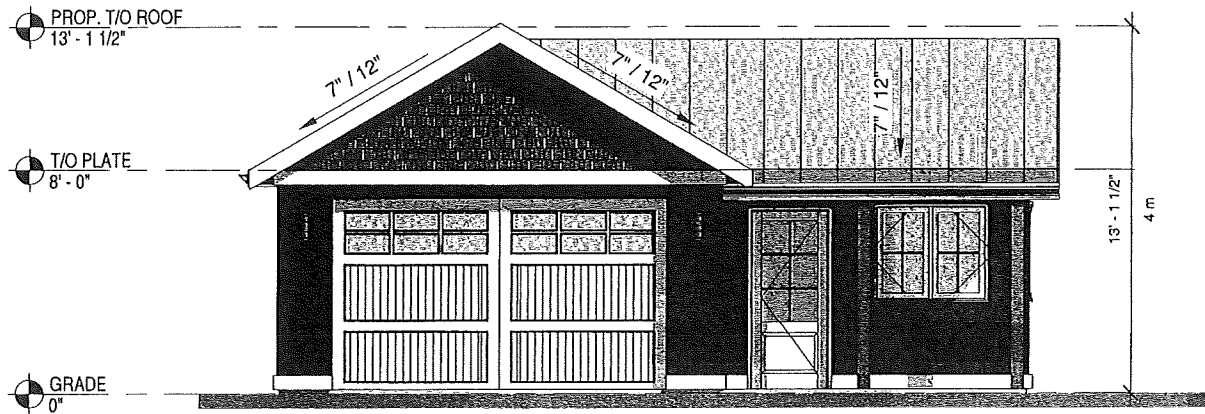
3 JANIS COURT

DUNDAS, ON.

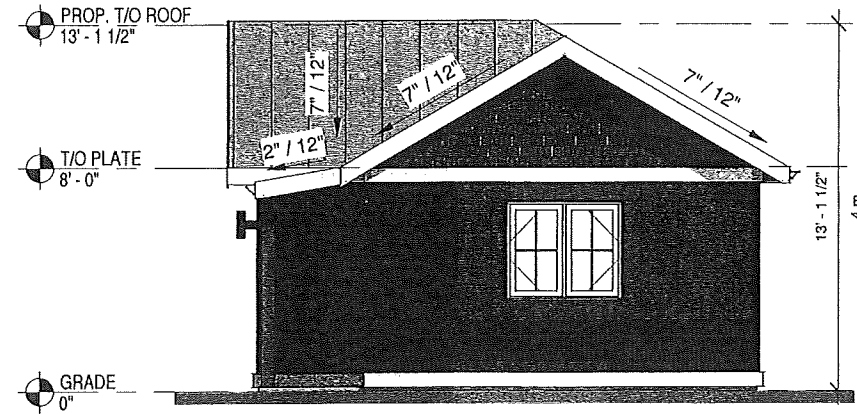


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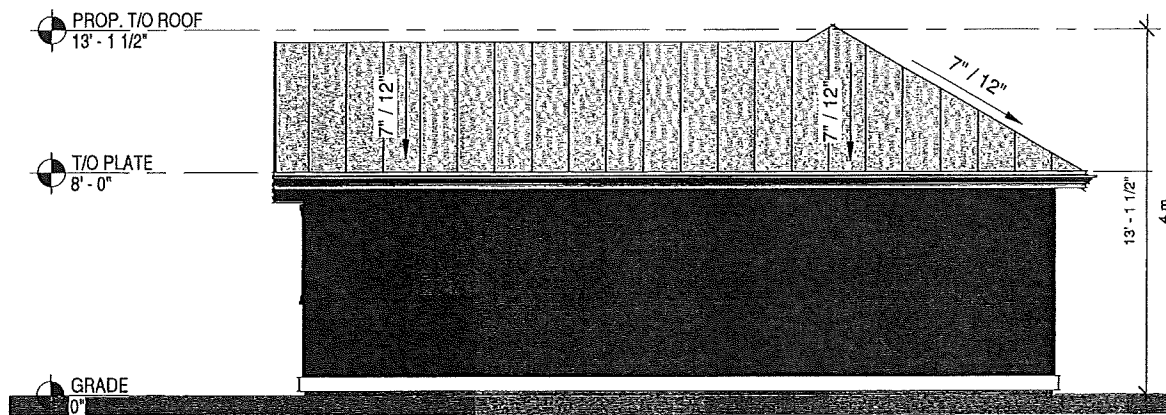
JOB: 13842  
DRAWN: B.M.W.  
CHECKED: B.M.W.  
DWG No.: A4



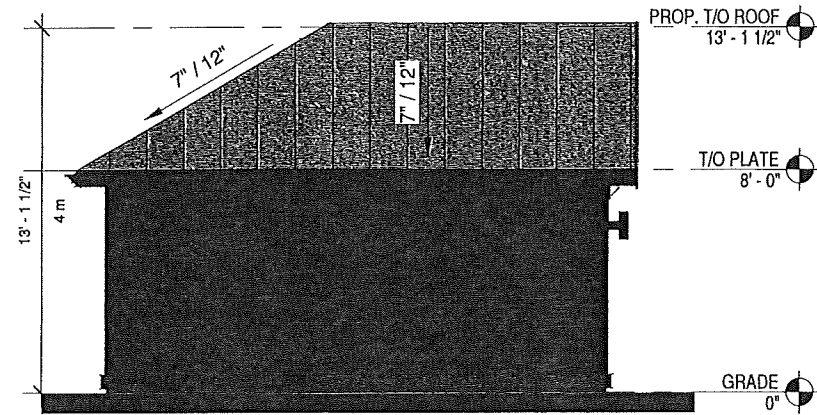
③ FRONT  
3/16" = 1'-0"



② SIDE (RIGHT)  
3/16" = 1'-0"



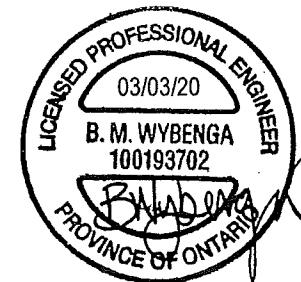
① BACK  
3/16" = 1'-0"



④ SIDE (LEFT)  
3/16" = 1'-0"

WINDOW SCHEDULE		
Type Mark	Rough Opening	
	Width	Height
AA	4' - 0"	3' - 5"

DOOR SCHEDULE		
Door Type	Door Size	Finish
		Comments
A	36" x 96"	1 WIDE EXTERIOR DOOR
B	144" x 84"	1 WIDE GARAGE DOOR



PROPOSED ACCESSORY GARAGE

3 JANIS COURT DUNDAS, ON.



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CHECKED: B.M.W.  
DWG No.: A2

20.157379



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.

RECEIVED

MAR 1 2020

COM OF ADJUSTMENT

**FOR OFFICE USE ONLY.**

APPLICATION NO. DN/A-20:88 DATE APPLICATION RECEIVED \_\_\_\_\_

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 SUSAN FRASSON Telephone No \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. Name of Agent BRENT WYBENGA Postal C \_\_\_\_\_  
J. H. COHOON ENGINEERING Telephone No \_\_\_\_\_
- 4. \_\_\_\_\_

\* send sign

**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:  
CIBC  
WATERDOWN Postal Code \_\_\_\_\_
- \_\_\_\_\_ Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:

• provided side yard set back 0.91m (3'-0"), which is closer than 2.0m As per bylaw

• provided Rear yard setback 0.91m (3'-0"), which is closer than 2.0m As per bylaw

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

Small lot ~~to~~ Garage takes up too much back yard space - existing garage 0.15m side yard - not conforming

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

PLAN 897 LOT 10  
3 JAVIS CRT, DUNDAS

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  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?

- ESTABLISHED EXISTING RESIDENTIAL AREA IN DWARFS  
- NO HISTORICAL RECORDS OF THE ABOVE

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.

March 13 / 20  
Date



Signature Property Owner

SUGAN FRASSON  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 15.24m  
Depth 30m  
Area 457.2m<sup>2</sup>  
Width of street 6.0m

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: X-HOUSE - 1 1/2 STOREY ~ 6.3m x 6.6m  
X-DECK - 10m x 3m  
(DEMO) X GARAGE - 7.33m x 3.6m

Proposed: GARAGE ~ 6.23 x 5.49 (APPROX) AREA - 41m<sup>2</sup>  
HT. 4m  
A

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

Existing: X-HOUSE REAR - 16.64m (DEMO) X GARAGE - REAR - 5.49m  
FRONT - 5.9m FRONT - 15.9m  
SIDE - 3.33m / 3.96m SIDE 0.15m / 10.5m

Proposed: GARAGE REAR - 0.91m  
SIDE - 0.91m / 6.1m  
FRONT - 24.67m



13. Date of acquisition of subject lands:

FEB 2017

14. Date of construction of all buildings and structures on subject lands:

15. Existing uses of the subject property: RESIDENTIAL / SFD

WALKWAY

16. Existing uses of abutting properties: RESIDENTIAL / SFD

17. Length of time the existing uses of the subject property have continued:

Always Residential

18. Municipal services available: (check the appropriate space or spaces)

Water	<input checked="" type="checkbox"/>	Connected	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	Connected	<input checked="" type="checkbox"/>
Storm Sewers	<input type="checkbox"/>		

19. Present Official Plan/Secondary Plan provisions applying to the land:

Neighbourhoods - ~~Urban~~ Urban Hamilton official plan

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

R2 Single Detached Residential  
3581-86 Dundas

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.

## GENERAL NOTES

1. UNDER NO CIRCUMSTANCES ARE THESE DRAWINGS TO BE SCALED.
2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE (OBC) INCLUDING ALL THE LATEST STANDARDS REFERENCED WITHIN.
3. ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT.
4. CONTRACTOR/STEEL FABRICATOR IS REQUIRED TO FIELD MEASURE THE STRUCTURE PRIOR TO FABRICATION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
5. CONTRACTOR TO CHECK AND VERIFY ALL STRUCTURAL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. FAILURE TO DO SO WILL CAUSE FORFEIT TO ANY CLAIM.
6. PROVIDE ADEQUATE TEMPORARY SHORING AS REQUIRED DURING DEMOLITION OF STRUCTURAL WALLS AND COMPONENTS. ANY AND ALL RESULTING DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. PROVIDE LINTELS OVER ALL OPENINGS, INCLUDING THOSE FROM MECHANICAL AND ELECTRICAL.
8. CARBON MONOXIDE DETECTORS ARE REQUIRED ADJACENT TO EACH SLEEPING AREA, AS PER O.B.C. 9.33.4.
9. SMOKE ALARMS SHALL BE LOCATED AS PER O.B.C. 9.10.19.2. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND AS PER O.B.C. 9.10.19.4.
10. WHERE DOWNSPOUTS ARE PROVIDED AND NOT CONNECTED TO A SEWER, DOWNSPOUT EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER THAT WILL PREVENT SOIL EROSION AS PER O.B.C. 9.26.18.2.
11. THE UNOBSTRUCTED ATTIC VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. O.B.C. 9.26.5.1.

## DESIGN LOADS

- |  |               |
|--|---------------|
| 1. GROUND SNOW (S <sub>s</sub> ) / RAIN (S <sub>r</sub> ): | 1.1 / 0.4 kPa |
| 2. MAXIMUM ROOF SNOW (S):                                  | 1.28 kPa      |
| 3. ROOF DEAD LOAD (D):                                     | 1.0 kPa       |
| 4. WIND (q <sub>50</sub> ):                                | 0.46 kPa      |

## LUMBER NOTES

1. ALL SAWN LUMBER TO BE S.P.F. No. 2 GRADE or BETTER AND CONFORM TO CSA-0141.
2. ALL ENGINEERED BUILT UP BEAMS ARE TO BE LVL'S (GRADE 2.0x10<sup>6</sup> PSI). REPLACEMENT WITH A HIGHER GRADE IS NOT ALWAYS A SUITABLE EQUIVALENT. CONTACT ENGINEER FOR EQUIVALENT.
3. ALL LUMBER EXPOSED TO THE EXTERIOR IS TO BE PRESSURE TREATED U.O.N.
4. CONNECT 2"x6" WOOD PLATE TO TOP OF ALL STEEL BEAMS AS PER THE TYPICAL DETAILS.
5. TRUSS DESIGN TO BE IN ACCORDANCE WITH PART 4 OF THE O.B.C. PROVIDE HOLD DOWN CLIPS AT ALL TRUSSES, WHICH ARE TO BE DESIGNED BY THE ROOF TRUSS ENGINEERS.
6. ROOF SHEATHING TO BE 12 mm (1/2") PLYWOOD (MINIMUM) T&G, NAILED W/ 10D NAILS AT 6" C/C ALONG EDGES.
7. FLOOR SHEATHING TO BE 19 mm (3/4") PLYWOOD (MINIMUM) T&G, GLUED AND SCREWED.
8. WALL SHEATHING TO BE 12 mm (1/2") ORIENTED STRAND BOARD (OSB) (MINIMUM), NAILED W/ 10D NAILS AT 6" C/C ALONG EDGES.
9. PROVIDE SOLID BLOCKING BETWEEN JOISTS BELOW ALL BEARING WALLS WHICH ARE PERPENDICULAR TO THE JOISTS.
10. PROVIDE APPROVED BLOCKING OR BRIDGING AT 2000 mm (7'-0") O/C MAX. FOR FLOOR JOISTS.
11. TYPICAL BEARING WALL IS 2"x6" @ 16" O/C MIN. U.O.N.
12. ALL LUMBER BEAMS ARE TO BE SUPPORTED ON LUMBER POSTS (U.N.O) WITH EQUAL NUMBER OF LAMINATIONS.
13. ALL BUILT-UP POSTS ARE TO BE CONSTRUCTED CONTINUOUSLY TO THE FOUNDATION WITH SOLID TRANSFER BLOCKING AT EACH FLOOR.
14. WOOD IS NOT TO BEAR DIRECTLY ON CONCRETE/MASONRY, PROVIDE PRESSURE TREATED, POLY, OR SILL GASKET BETWEEN CONCRETE/MASONRY AND WOOD SILL PLATE.
15. ALL JOISTS SHOULD HAVE A MINIMUM OF 40 mm (1 1/2") OF BEARING U.O.N. BY MANUFACTURER.
16. ALL LUMBER BEAMS SHOULD HAVE A MINIMUM OF 75 mm (3") BEARING.
17. BUILT UP POSTS SHALL BE NAILED TOGETHER @ 150 mm (6") O/C STAGGERED U.O.N.
18. PROVIDE TIMBER BUILT-UP LINTELS OVER DOOR AND WINDOW OPENINGS IF NOT INDICATED ON DRAWING:

OPENING < 7'-0" - (2-PLY) 2"x10"  
OPENING < 10'-0" - (3-PLY) 2"x10"

## FOUNDATION NOTES

1. ALL FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL HAVING A SAFE BEARING CAPACITY OF 1577 P.S.F.
2. PROVIDE 4'-0" MINIMUM OF FROST COVER FOR ALL EXTERIOR FOOTINGS.
3. ALL REINFORCING STEEL TO BE 400W AND SHALL CONFORM TO CSA-G30.18-M92.
4. ALL PIERS TO BE POURED INTEGRALLY WITH FOUNDATION WALLS.
5. PROVIDE 8" DEEP DOOR BUCKS AT ALL EXTERIOR DOOR LOCATIONS.
6. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO THE PLACEMENT OF CONCRETE FOR:
  - A. VERIFICATION OF SOIL BEARING CAPACITY
  - B. INSPECTION OF REINFORCING

## STRUCTURAL STEEL NOTES

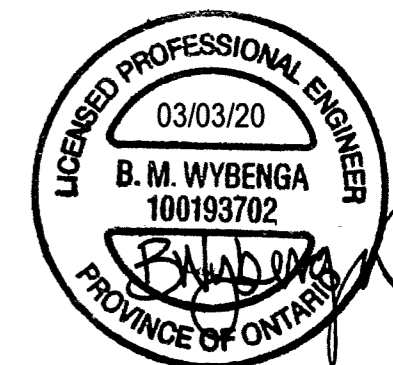
1. STRUCTURAL STEEL DESIGN MUST CONFORM TO CSA S16.
2. STRUCTURAL STEEL W SECTIONS AND COLUMNS SHALL CONFORM TO ASTM A992 U.O.N.
3. STRUCTURAL STEEL CHANNELS, HSS, & ANGLES MUST CONFORM TO CSA G40.21, GRADE 350W U.O.N.
4. ALL STRUCTURAL STEEL PLATE SHALL CONFORM TO CSA G40.21, GRADE 300W, CLASS C U.O.N.
5. BOLTED CONNECTIONS SHALL BE MADE OF ASTM A3125 GRADE A325 U.O.N.
6. ANCHOR BOLTS SHALL CONFORM TO ASTM A307 U.O.N.
7. ALL WELDING TO CONFORM TO C.W.B. APPROVED PROCEDURES. ALL WELDING TO BE CARRIED OUT BY WELDERS CERTIFIED BY THE C.W.B., EMPLOYED BY A FIRM CERTIFIED IN DIVISION 1 or 2.
8. ALL STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH CSA G164 U.O.N.
9. TOUCH UP ALL FIELD WELDS BY APPLYING MIN. OF 2 COATS OF ZINC RICH PAINT.
10. ALL STRUCTURAL STEEL SHALL RECEIVE A MINIMUM OF ONE COAT OF SHOP PRIMER.
11. DO NOT SPLICE OR CUT OPENING IN STRUCTURAL STEEL WITHOUT THE ENGINEER'S APPROVAL.

## CONCRETE & REINFORCING NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF CSA A23.1, A23.2 & A23.3.
2. REINFORCING SHALL CONFORM TO CSA G30.18, GRADE 400W, F<sub>y</sub>=400 MPa
3. WELDED WIRE MESH & WELDED WIRE FABRIC SHALL CONFORM TO CSA G30.5, F<sub>y</sub>=450 MPa & HAVE A MINIMUM LAP OF 150 MM (6") AT JOINTS U.O.N.
4. ALL REINFORCING LAP SPLICES SHALL CONFORM TO THE LATEST CSA STANDARD A23.3 & ALL BARS SPLICES TO BE CLASS 'B' TENSION U.O.N.
5. CRACK CONTROL SHOULD BE PLACED ALONG THE CENTRE OF THE LENGTH AND WIDTH OF AREA AND PLACED NO MORE THAN 14'-0" O/C. PROVIDE JOINT FILLER IN CONTROL JOINTS.
6. ALL CONCRETE COVER SHALL CONFORM TO CSA A23.1 AND THE FOLLOWING BELOW U.O.N.
  - A. CONCRETE CAST AGAINST EARTH: 75 MM (3")
  - B. EXTERIOR BEAMS, SLABS, COLUMNS/PIERS AND WALLS: 40 MM (1.5")
  - C. INTERIOR BEAMS & COLUMNS/PIERS: 30 MM (1.25")
  - D. INTERIOR SLABS: 25 MM (1")

## STRUCTURAL SCHEDULE

	<u>WOOD LINTELS:</u>
L1	2-PLY - 2X8
L2	3-PLY - 2X8
	<u>BEAMS/RAFTERS/JOISTS:</u>
B1	4-PLY 2.0E LVL 1 3/4" x 9 1/2", PROVIDE 2 ROWS OF SDS SCREWS E/S 1/4"x6" LG. @ 12" O.C - SEE DETAIL
B2	3-PLY P.T 2X6 B.U. WOOD BEAM
R1	2X6 ROOF RAFTERS @ 16" O/C c/w 2X4 COLLAR TIES AND 2X6 CL. JOISTS @ 16" O/C
R2	P.T. 2X6 RAFTERS OVER PORCH
	<u>WOOD BUILT UP POSTS / COLUMNS:</u>
P2	2 PLY - 2"x6" P3 3 PLY - 2"x6"
P4	4 PLY - 2"x6" P5
COL.1	4X4 P.T WOOD POST FASTEN TO BEAM AND CONC. FOUNDATION (BOT.) W/ 4X4 GLAV. POST ANCHOR



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3 JANIS COURT

DUNDAS, ON.

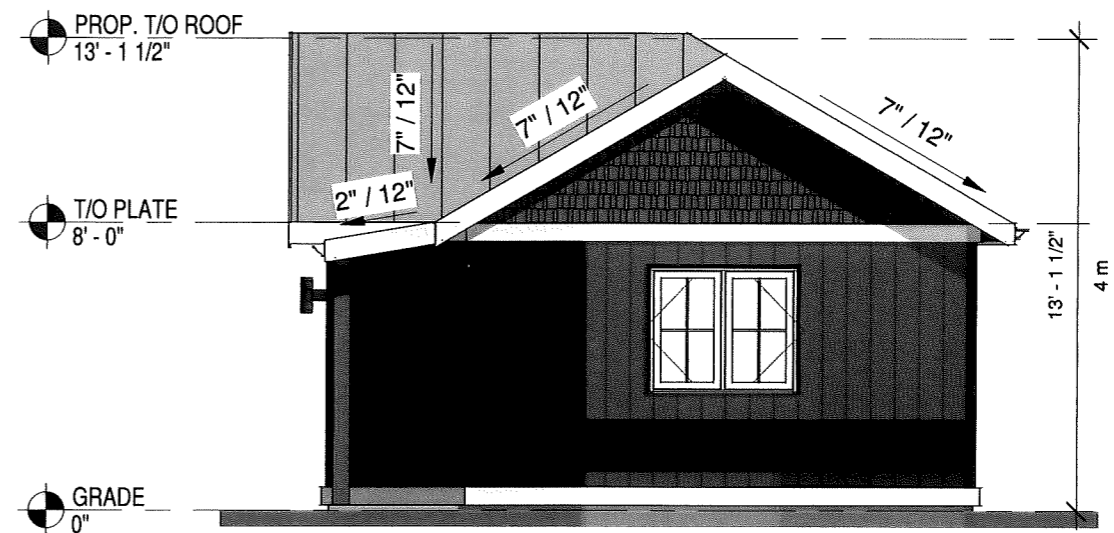


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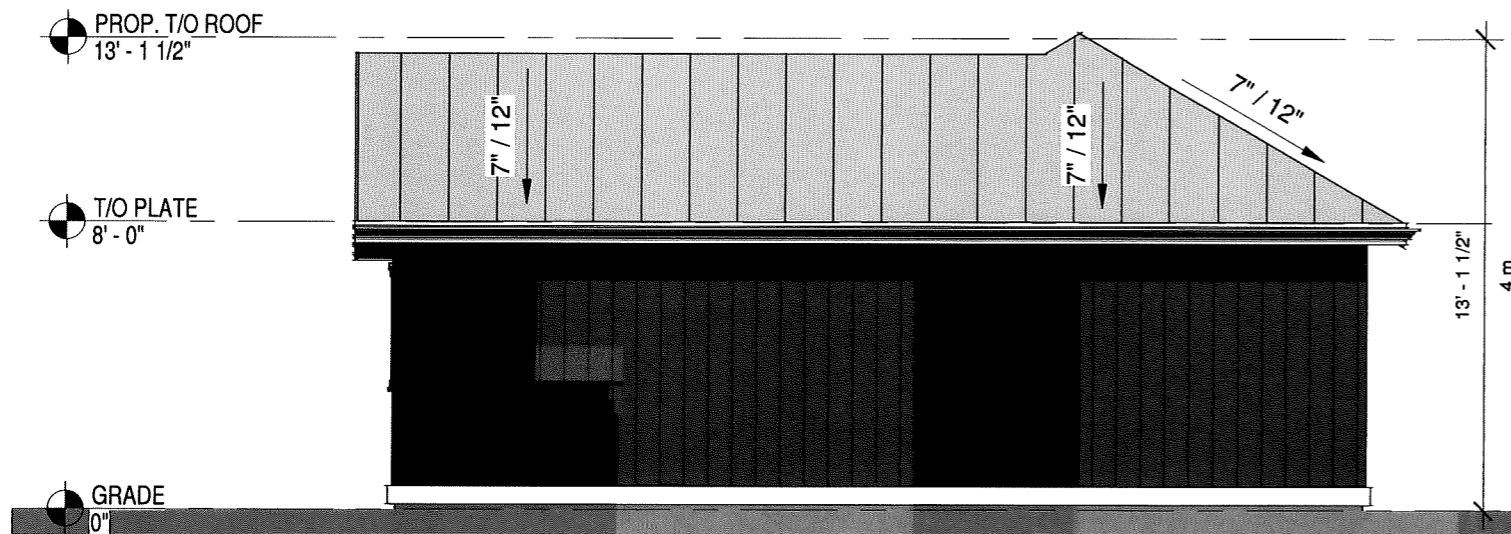
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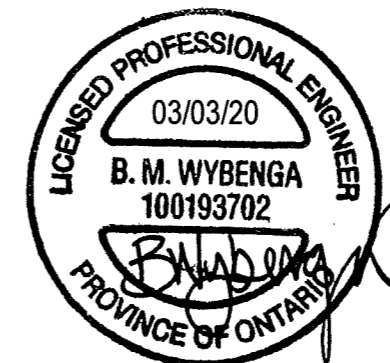
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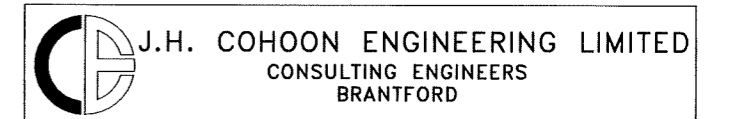
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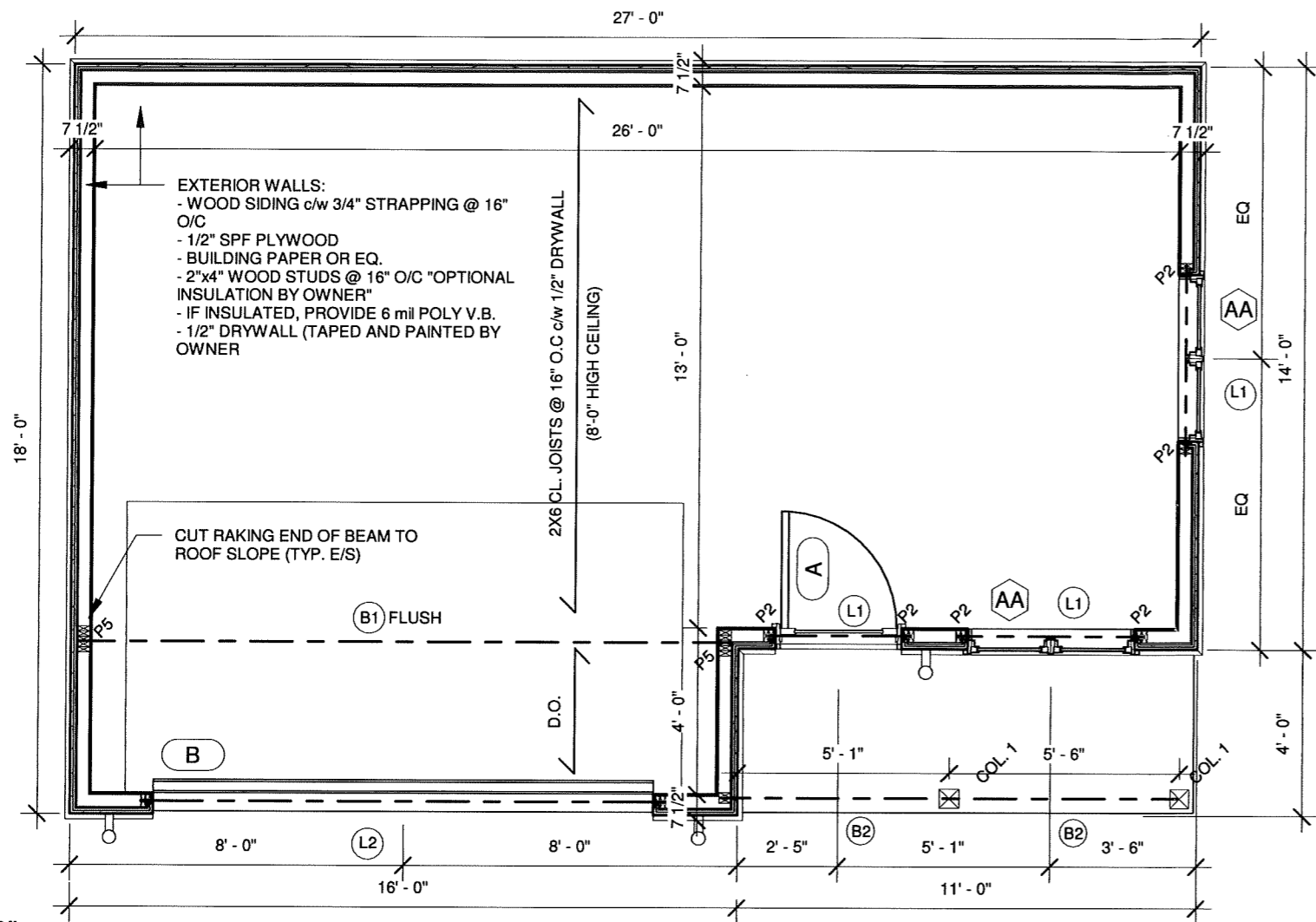
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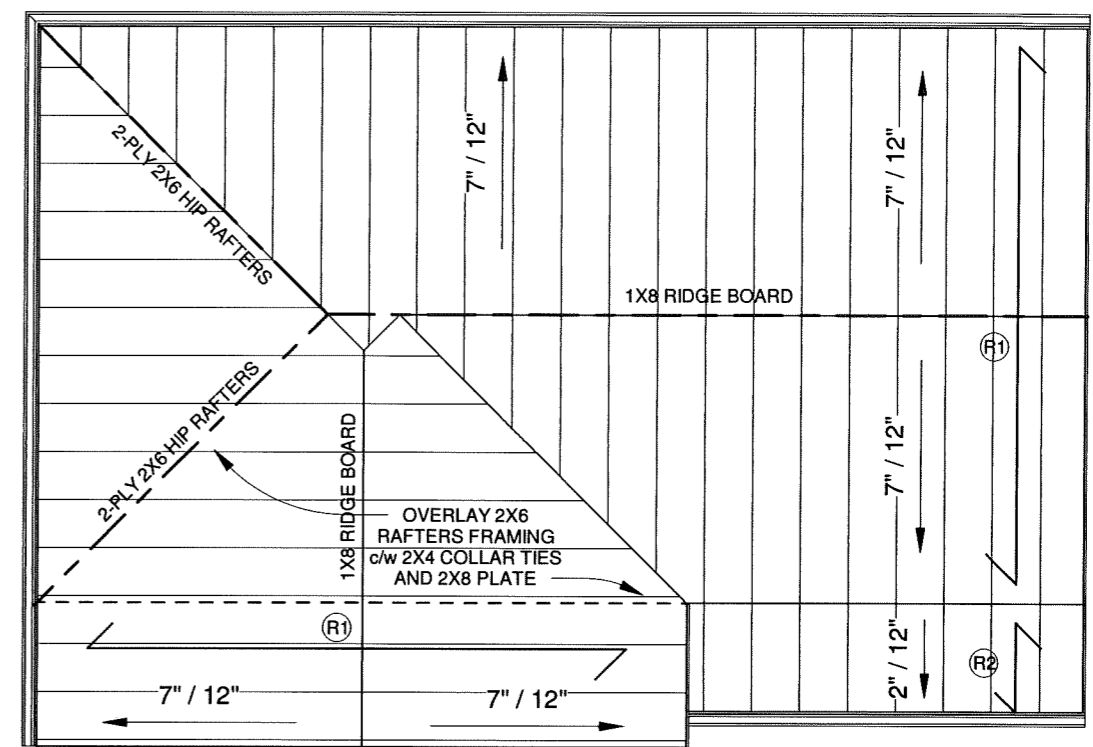


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DATE: 11/13/19

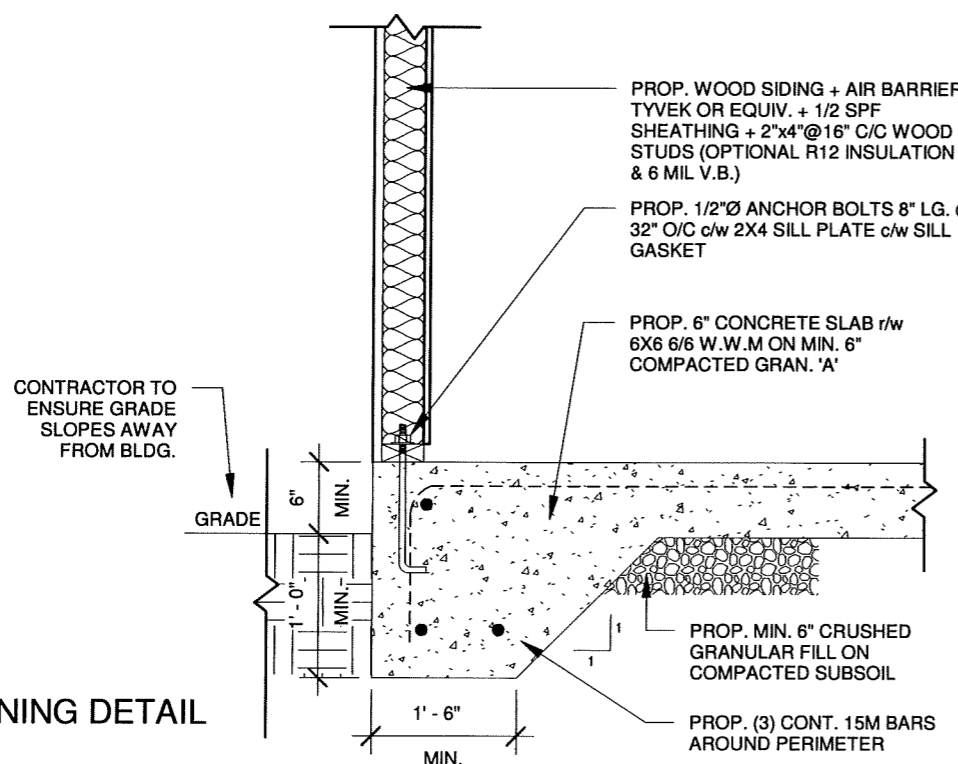
JOB: 13842  
DRAWN: B.M.W.  
CHECKED: B.M.W.  
DWG No.: A2



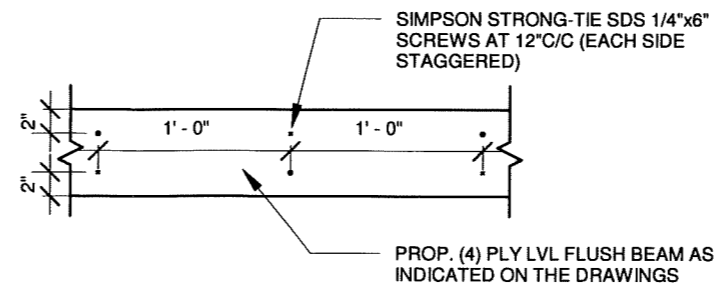
① GRADE  
1/4" = 1'-0"



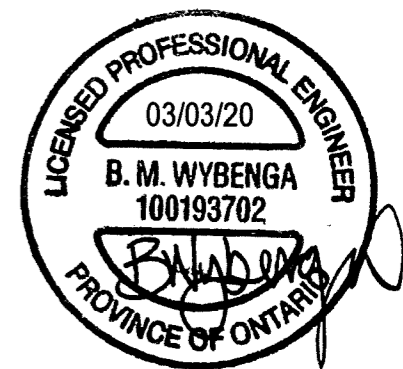
③ T/O PLATE  
3/16" = 1'-0"



② SLAB THICKENING DETAIL  
3/4" = 1'-0"



④ 4-PLY LVL DETAIL  
3/4" = 1'-0"



PROPOSED ACCESSORY GARAGE

3 JANIS COURT DUNDAS, ON.

J.H. COHOON ENGINEERING LIMITED  
CONSULTING ENGINEERS  
BRANTFORD

CLIENT: CHRIS FRASSON  
SCALE: AS SHOWN  
DESIGN: B.M.W.  
DATE: 11/13/19

JOB: 13842  
DRAWN: B.M.W.  
CHECKED: B.M.W.  
DWG No.: A3



