



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-20:172

APPLICANTS: Agent SMPL Design Studio c/o Lindsey Bruce
Owner Rhett Thruston

SUBJECT PROPERTY: Municipal address **12 Wood St. W., Hamilton**

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

ZONING: D (Urban Protected Residential - One and Two Family Dwellings) district

PROPOSAL: To permit the demolition of the existing single-family dwelling and construction of a new 2 stored, two (2) family dwelling notwithstanding that;

1. A minimum lot width of 7.1 m shall be provided instead of the minimum required lot width of 18.0 m; and
2. A minimum lot area of 431.8 m² shall be provided instead of the minimum required lot area of 580.0 m²; and
3. A minimum of 31.2 % of the front yard shall be used for a landscaped area instead of the requirement in the By-Law, which states that no less than 50 % of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials; and
4. To permit one of the required parking spaces to be located in the required front yard whereas the By-Law states that no part of the required parking area in a residential district shall be located in a required front yard; and
5. No maneuvering space aisle width shall be provided on site for the parking spaces instead of the minimum required 6.0 m
6. The accessibility to one of the required parking spaces (in the garage) shall be obstructed by the one parking space provided in the driveway whereas the By-Law states that sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space.

Notes:

An eave or gutter may project into a required side yard not more than one-half its width, or 1.0 m, whichever is the lesser. No details provided; therefore, further variances may be required.

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

DATE: Thursday, October 1st, 2020

TIME: 2:35 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: September 14th, 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.

GENERAL:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING GASMAINS, WATERMAINS, TELEPHONE CABLES, WIRELESS TELEPHONE CABLES, ETC.
3. ALL UTILITY INFORMATION ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
4. BUILDING DIMENSIONS SHOWN ARE LOCATED BASED ON EXISTING DIMENSIONS.
5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDING CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE NECESSARY APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - ROAD CUTS PERMIT
 - APPROVAL APPROVAL PERMITS
 - SEWER AND WATER PERMITS
 - REGULATION OF SERVICES
 - ENFORCEMENT AGREEMENTS (IF REQ'D)
 - COMMITTEE OF ADJUSTMENT
6. ADJACENT ACCESSES MUST BE MAINTAINED AND THE CURBS AND BOLLARDS RESTORED WITH SOG AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.

- ROADWORKS:**
1. CURB REPRESENTATIVE SHALL BE AS PER OPSD 450040 AND OPSD 310450 AND CITY OF HAMILTON STANDARD DRAWING RD-102.
 2. CONCRETE CURB SHALL BE AS PER OPSD 600040 (BARRIER TYPE) MIN. 300mm x 50mm KEY IS REQUIRED IN ALL LOCATIONS.
 3. SIDEWALK REPRESENTATIVE SHALL BE AS PER OPSD 310110-115mm THICKNESS, 300mm CONCRETE WITH GRANULAR BASE AS PER OPSD LEAVING COURSE FOR CONCRETE. ALL DRIVEWAYS, CONCRETE THICKNESS TO BE 100mm.
- GRADING:**
1. LOT GRADING IS TO CONFORM TO THE LATEST VERSION OF THE CITY OF HAMILTON LOT GRADING POLICY. ALL ELEVATIONS ALONG ADJACENT PROPERTY LINES TO MATCH EXISTING ELEVATIONS AND ALL GRADING SHALL NOT ADVERSELY AFFECT FLOOD FLOW FROM ADJACENT PROPERTIES.
 2. ALL IMPORTED FILL TO BE CLEAN AND ENVIRONMENTALLY SAFE CLAY, COMPACTED TO PER S.P.O. USE OF MATERIAL OR OTHERWISE SPECIFIED IF NOT FURNISHED.
 3. ALL CURB STOPS AND WALLS MUST BE CURBED TO BE IN WORKING ORDER AT THE TIME OF ISSUANCE OF THE FINAL LOT GRADING PERMITS. FINAL LOT GRADING CERTIFICATES MUST INCLUDE A STATEMENT AFFIRMING THE DATE OF INSPECTION AND THAT THE OWNER HAS AS AT GRADE AND FOUND TO BE FREE FROM DAMAGE OR DEFECT.
 4. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
 5. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED WITH 100mm EXISTING AND NO. 1 MIXTURE SOG IN ACCORDANCE WITH OPSD 803 AND TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.

- SEWERS:**
1. CONSTRUCTION OF STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MEO) GUIDELINES (LATEST EDITION).
 2. COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR "A" MATERIAL, AS PER OPSD 802.010 OF 802.011.

- PRIVATE DRAINS:**
1. PRIVATE DRAINS SHALL BE LOCATED 1.5m ON THE RIGHT SIDE OF CENTERLINE OF LOT OR AS DETAILED AND EXTENDED 1m BEYOND THE PROPERTY LINE.
 2. PIPE MATERIAL IS TO BE 150mm PVC PIPE, CSA B182.1 (M-180), SDR 26 AS PER FORM 800. STORM FIT SHALL BE WHITE AND SANITARY SHALL BE ANY COLOR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
 3. COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR "A" INSTALLED AS PER OPSD 802.010 OF 802.011.
 4. MINIMUM SLOPE FOR PRIVATE DRAINS TO BE 2.0%.
 5. TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2m (7ft) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
 6. TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2m (4ft) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
 7. RAINING MANHOLE LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE INTO LANDSCAPED AREAS OR SPLASH PADS A MIN. 0.6m FROM THE BUILDING FACE.
 8. SLUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED TO PUMP THE BUILDING WASTEWATER TO THE STORM SEWER.

- WATER SERVICES:**
1. WATER SERVICES CONNECTION (35mm TYPE "X" 300T COVER) AS PER WA-207.02 OR AS DETAILED.
 2. WATER SERVICES ARE TO BE LOCATED 1.5m ON THE LEFT SIDE OF CENTERLINE OF LOT OPPOSITE SANITARY PRIVATE DRAIN OR AS DETAILED, WITH CURB STOP ADJACENT TO THE STREET LINE.
 3. GRANULAR BEDDING SHALL BE GRANULAR "A" AS PER FORM 800 AND WA-209.01.
 4. ALL CURB STOPS SHALL BE SET TO PROPOSED GRADE.

- COMPACTION REQUIREMENTS:**
1. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUBGRADE AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL EXCEPT ETC. SHALL BE COMPACTED TO A MIN. 95% UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFT.
 2. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO A MIN 98%.

- GENERAL GRADING NOTES:**
1. ALL ADJACENT PROPERTIES SHALL BE KEPT EXISTING OR PROPOSED ELEVATION WITH SPOOLED SLOPES (MIN 2% TO 1%) AND/OR RETAINING WALLS AS SPECIFIED.
 2. ALL RETAINING WALLS, INCLUDING CURBS, ETC. SHALL BE PLACED A MIN. OF 0.45m OF THE PROPERTY LINE. ALL WALLS 1.5m OR MORE SHALL BE DESIGNED BY A DESIGNER.
 3. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SETBACK.
 4. RETAINING WALLS SHALL BE IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR BARRIADUAL AT THE TOP OF THE REAR OF THE WALL. GARDENS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GARDENS AS CONTAINED IN THE CITY OF HAMILTON ZONING BY-LAW.
 5. SLOPE OF SWALES FOR BOTH "BACK TO FRONT" AND "FRONT TO BACK" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 3.0% GRADE (3:1 SLOPES).
 6. WHEN BATTING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150mm SLOPEHORN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND GRADED TO A SWALE OUTLET, WITH A MIN. 0.3m COVER OVER THE SLOPEHORN, OR OTHER VEGATION MEASURES.
 7. MINIMUM GRADE FOR A WALKING SWALE IN THE BACKYARD SHALL BE 1.0%.
 8. UNLESS OTHERWISE NOTED, THE GRADE BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
 9. TOP OF FOUNDATION WALLS FOR GARAGES SHALL BE 150mm MIN. ABOVE FINISHED GRADE.
 10. DRAINAGE SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN THE PROPOSED SLOPE OVERSEAS IN NEW DEVELOPMENTS ARE NOT FORWARDED.
 11. GARAGE FLOOR ELEVATION TO BE SET MINIMUM 0.3m HIGHER THAN BACK OF WALL, UNLESS OTHERWISE SPECIFIED.
 12. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM OF 95% SPD, UNLESS OTHERWISE SPECIFIED.
 13. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERES, ROWLINES AND PROTECTION SCHEMATICS, ETC. REFER TO THE PROTECTION PLAN.
 14. LOT GRADING FOR ALL LOTS IN THE DEVELOPMENT SHALL CONFORM STRICTLY WITH THIS PLAN, ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON-ACCEPTANCE OF THE DEVELOPMENT BY THE CITY.
 15. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
 16. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO OBTAINING THE LANDS. SPOOLED PERMISSION NOT BE OBTAINED OR IS WITHHELD PRIOR TO COMMENCING WORK, THEN THE DEVELOPER SHALL HAVE NO RESORT TO THE LIMITS OF THE DEVELOPMENT SITE.
 17. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT 1000V WALLETS AND OTHER STREET FURNITURE ARE A MIN. 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.

- BACKYARD GRADING:**
1. BACKYARD: "REQUIRED BACKYARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW OR:
 - a. THE MAXIMUM SLOPE IN THE BACKYARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACKYARD SHALL BE 3%. EXCEPT AS SET OUT IN THE ITEMS BELOW.
 - b. THE 3% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDED THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH SIDE.
 - c. WHERE THE 3% RESTRICTION ON THE BACKYARD GRADERS RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND BACK OF THE LOT. SLOPES WITH A MAXIMUM OF 3% HORIZONTAL TO 1 VERTICAL MAY REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3m.
 - d. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LAND.
 - e. THE 3% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARD PROVIDED TERRACES ARE MAINTAINED TO THE 3% GRADE AS SET OUT IN ITEM 2 ABOVE. THE INTENTION OF THIS PROVISION IS TO PROVIDE FLEXIBILITY OF CONSTRUCTION.
 - f. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARD AND BACK YARDS OUTSIDE THE AREA DEFINED IN ITEM 1 ABOVE, PROVIDED THE SLOPES ARE STABLE FOR THE SOLE OF THE AREA (MIN 34:1).

ROOFWATER LEADERS:

1. ALL ROOFWATER LEADERS SHALL DISCHARGE INTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6m FROM THE BUILDING FACE.

SILTATION AND EROSION CONTROL:

1. SILT CONTROL BARRIERS SHALL BE PLACED AS DETAILED AND IN ACCORDANCE WITH OPSD-219.130.
2. ALL SILT CONTROL MEASURES SHALL BE INSPECTED AT REGULAR INTERVALS AND FOLLOWING EACH RAINFALL OR AS DIRECTED AND SHALL BE MAINTAINED TO THE SATISFACTION OF THE CITY OF HAMILTON. ADDITIONAL SILT CONTROL MEASURES MAY BE REQUIRED BY THE CITY AND SHALL BE PLACED AS DIRECTED.
3. THE PROPER INSTALLATION OF A SEGMENT CONTROL FENCE IS CRUCIAL TO ITS FUNCTIONALITY. SEE THE POLE BELOW FOR AN EXAMPLE OF A PROPERLY INSTALLED SEGMENT FENCE.
4. THE GEOTEXTILE MATERIAL MUST BE STRETCHED TIGHT WHEN INSTALLING THE MATERIAL AND THE BOTTOM EDGE BURIED A MINIMUM OF 150mm, WITH COMPACTION OF THE EXCAVATED BACK FILL. ORIGINAL BRANCH OF THE POSTS IS RECOMMENDED WHERE DEEP POHOING IS EXPERIENCED OR ANTICIPATED.
5. CLEAN GRANULAR STONE PLACEMENT CAN BE USED IN FROZEN AS WELL AS UN-FROZEN CONDITIONS EXCEPT IN FUTURE SEVERE LACKS WINTERS.
6. ANY FAILURE MUST BE REPAIRED IMMEDIATELY.
7. SEGMENT CONTROL FENCE MAY BE INSPECTED REGULARLY AND AFTER EVERY RAINFALL TO IDENTIFY FAILED SECTIONS. IF WET CONDITIONS PRESENT, REPAIRS MUST BE IMMEDIATELY TO RESTORE THE INTEGRITY OF THE FENCE.
8. WHEN SEGMENT ACCUMULATES TO HALF THE HEIGHT OF THE GEOTEXTILE IT SHOULD BE REMOVED AND DEPOSITED IN A CONTROLLED AREA.
9. A SCHEDULE OF SEGMENT CONTROL FENCE SHOULD BE KEPT ON SITE FOR QUICK REPAIRS OR THE INSTALLATION OF AN ADDITIONAL FENCE AS REQUIRED.
10. ALL EROSION AND SILTATION CONTROL, BETWEEN SHOULD BE AS PER THE "OPERATION GUIDELINES FOR HOUSING AREA CONSTRUCTION AUTHORITIES", "EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN CONSTRUCTION".

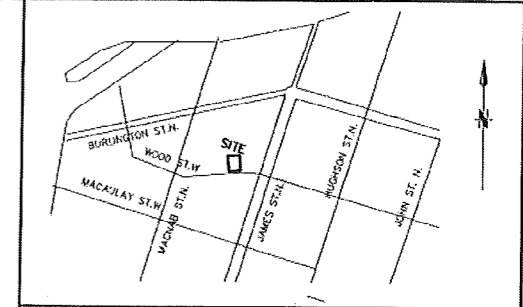
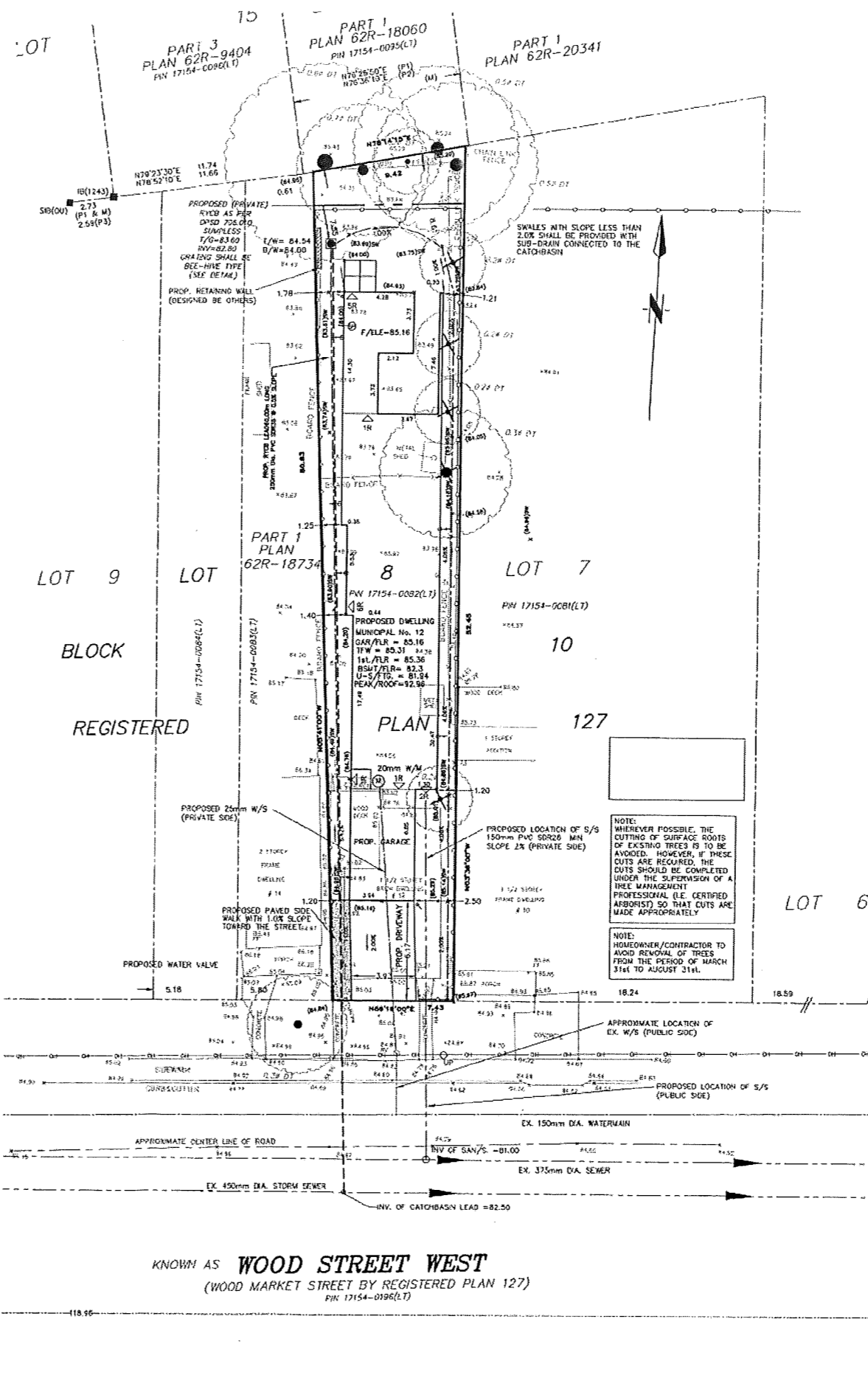
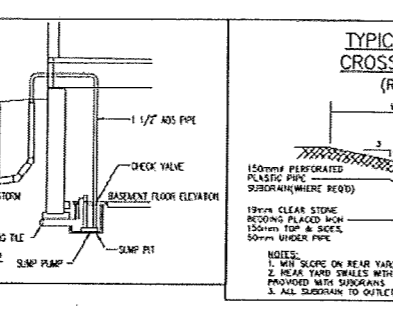
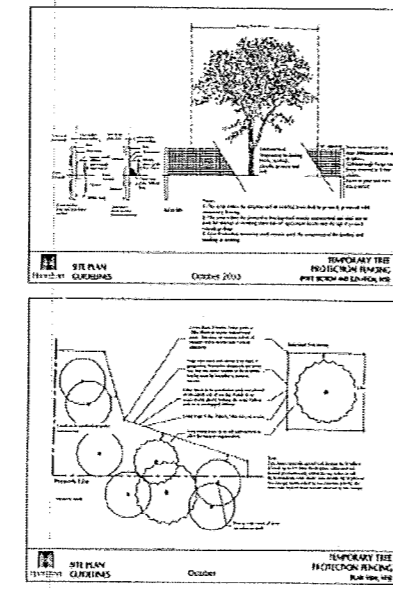
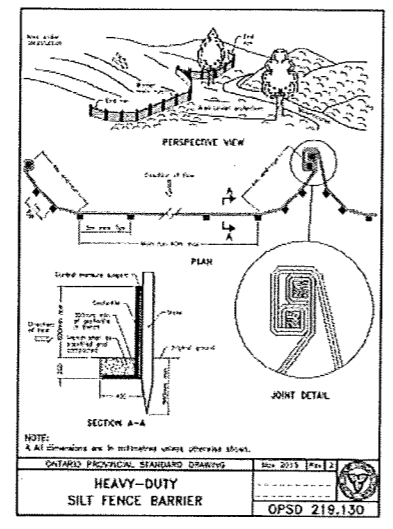
TREE PROTECTION:

1. TREE PROTECTION FENCE SHALL BE INSTALLED AS DETAILED AND IN ACCORDANCE WITH HAMILTON SITE PLAN GUIDELINES.
2. ALL TREE PROTECTION FENCES MUST BE INSTALLED PRIOR TO THE BEGINNING OF EARTH MOVEMENT ACTIVITIES AND LEFT IN PLACE UNTIL FINAL COVER IS ESTABLISHED.
3. IN CASE TREES NEED TO BE REMOVED, THE ORIGINAL HAS TO BE IN COMPLIANCE WITH THE TOWN OF HAMILTON BY-LAW (2005-118). THE CLIENT MUST CONTACT THE CITY MUNICIPAL LAW ENFORCEMENT PRIOR TO REMOVAL OF TREES.
4. IN CASE TREES NEED TO BE REMOVED, THE OWNER MUST BE AWARE OF THE HAMILTON BIRD PROTECTION ACT. THE OWNER IS TO MAKE EVERY EFFORT TO AVOID REMOVAL OF VEGETATION FROM MARCH 31st TO AUGUST 31st.

OWNER
THURSTON, RHETT & DAWN
MUNICIPAL ADDRESS
12 WOOD ST. WEST
LEGAL DESCRIPTION
PART OF LOT 8, BLK 10, RP 127
CITY OF HAMILTON
ZONING
D

SITE STATISTICS	BY-LAW	PROPOSED
LOT FRONTAGE	12 m (Min.)	7.13 m
LOT AREA	N.A.	431.85 m ²
LOT COVERAGE	N.A.	41.7%
FRONT YARD SETBACK	6 m	6.17 m
REAR YARD SETBACK	7.5 m	7.55 m
SIDE YARD SETBACK	1.2 m	1.2 m
HEIGHT (PEAK OF ROOF)	11.0 m	8.48 m

AVERAGE GRADE = $84.0 + 84.93 + 85.16 + 85.0 + 84.931 = 84.78$
HEIGHT OF BUILDING = $93.26 - 84.78 = 8.48m$



KEYMAP (NOT TO SCALE)

LEGEND

- (83.75) SW PROPOSED SWALE ELEVATION
- SW EXISTING ELEVATION
- (83.75) PROPOSED ELEVATION
- PROPOSED SURFACE FLOW DIRECTION & GRADE
- PROPOSED SWALE
- SILT FENCE & LIMIT OF GRADING
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED ENTRANCE LOCATION
- TREE PROTECTION ZONE
- LOCATION AND DIRECTION OF FLOW OF DOWNSPOUTS
- LOCATION OF SLUMP PUMP
- WATER METER LOCATION
- TOP OF RETAINING WALL ELEVATION
- BW BOTTOM OF RETAINING WALL ELEVATION

METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET DIVIDING BY 0.3048.

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED, EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

DRAWING NOTE:
SURVEY TOPOGRAPHICAL INFORMATION AND UTILITY LOCATIONS WERE TAKEN FROM PLAN BY ASHENHURST NOUWENS & ASSOCIATES INC. DATED JUNE 05, 2019.

UNDERGROUND SERVICES NOTE:
UNDERGROUND SERVICES HAVE BEEN DERIVED FROM PLAN DRAWING NO. 92-N-7 DATED APRIL 10, 1992 OBTAINED FROM THE CITY OF HAMILTON AND HAVE NOT BEEN VERIFIED IN THE FIELD. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED. CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL CORROBORATE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	DATE	BY	DESCRIPTION
0	JULY 06, 2020	AN	ISSUED FOR REVIEW

REVISIONS

ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
ASHENHURST NOUWENS & ASSOCIATES INC.
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PLAN SHOWING
PROPOSED SITE & GRADING PLAN
ON
12 WOOD ST. WEST
BEING
PART OF LOT 8, BLOCK 10
REGISTERED PLAN No. 127
CITY OF

ASHENHURST NOUWENS & ASSOCIATES INC.
Professional Engineers & Ontario Land Surveyors
225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1
(905) 528-6316 (905) 528-4314 1-800-824-8224
FAX: (905) 528-6851 e-mail: an@ashenhurstnouwens.com

BENCHMARK
CITY OF HAMILTON BENCHMARK No. 0011965066.
HAMILTON-WENTWORTH CITY OF HAMILTON BENCH MARK, HOUSE NO. 528 JAMES STREET NORTH, AT NORTHWEST CORNER OF INTERSECTION OF MACAULAY STREET, PLATE IN SOUTH BRICK, 1.62 M FROM SOUTHWEST CORNER.
ELEVATION = 85.46 (DATUM: CGVD 1928; 1978)

DWN BY: AN	CHK BY: AN	DWG No.
SCALE: 1 : 150		19067-SGP
DATE: JULY 16, 2019		

GENERAL:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING GASMAINS, WATERMAINS, TELEPHONE CABLES, WIRES, TELEPHONE CABLES, ETC.
3. ALL SURVEY INFORMATION ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
4. BUILDING DIMENSIONS SHOWN ARE LOCATED BASED ON EXISTING REQUIREMENTS.
5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDING CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE NECESSARY APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - ROAD CUTS PERMIT
 - APPROVAL APPROVAL PERMITS
 - SEWER AND WATER PERMITS
 - REGULATION OF SERVICES
 - ENFORCEMENT AGREEMENTS (IF REQ'D)
 - COMMITTEE OF ADJUSTMENT

- ROADWORKS:**
1. CURB REPRESENTATIONS SHALL BE AS PER OPSD 430.040 AND OPSD 310.050 AND CITY OF HAMILTON STANDARD DRAWING RD-103.
 2. CONCRETE CURB SHALL BE AS PER OPSD 600.040 (BARRIER TYPE) MIN. 300mm. A 50mm KEY IS REQUIRED IN ALL LOCATIONS.
 3. SIDEWALK REPRESENTATION SHALL BE AS PER OPSD 310.010-115mm THICKNESS, 300mm CONCRETE WITH DRAINAGE BASE AS PER OPSD 600.040 FOR CONCRETE. ALL DRIVEWAYS, CONCRETE THICKNESS TO BE 100mm.
- GRADING:**
1. LOT GRADING IS TO CONFORM TO THE LATEST VERSION OF THE CITY OF HAMILTON LOT GRADING POLICY. ALL ELEVATIONS ALONG ADJACENT PROPERTY LINES TO MATCH EXISTING ELEVATIONS AND ALL GRADING SHALL NOT ADVERSELY AFFECT FLOOD FLOW FROM ADJACENT PROPERTIES.
 2. ALL IMPORTED FILL TO BE CLEAN AND ENVIRONMENTALLY SAFE CLAY, COMPACTED TO PER S.P.O. USE OF MATERIAL OR OTHERWISE COMPACTING IS NOT PERMITTED.
 3. ALL CURB STOPS AND WALLS MUST BE CURBED TO BE IN WORKING ORDER AT THE TIME OF ISSUANCE OF THE FINAL LOT GRADING PERMITS. FINAL LOT GRADING CERTIFICATES MUST INCLUDE A STATEMENT AFFIRMING THE DATE OF INSPECTION AND THAT THE BUILT WORK IS AS SHOWN AND FOUND TO BE FREE FROM DAMAGE OR DEFECT.
 4. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
 5. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED WITH 100mm EXISTING AND NO. 1 MIXTURE 300 IN ACCORDANCE WITH OPSD 803 AND TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.

- SEWERS:**
1. CONSTRUCTION OF STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MEO) GUIDELINES (LATEST EDITION).
 2. COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR "A" MATERIAL, AS PER OPSD 802.010 OR 802.011.

- PRIVATE DRAINS:**
1. PRIVATE DRAINS SHALL BE LOCATED 1.5m ON THE RIGHT SIDE OF CENTERLINE OF LOT OR AS DETAILED AND EXTENDED 1m BEYOND THE PROPERTY LINE.
 2. PIPE MATERIAL IS TO BE 150mm PVC PIPE, CSA B182.1 (M-100), SDR 26 AS PER FORM 800. STORM FIT SHALL BE WHITE AND SANITARY SHALL BE ANY COLOR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
 3. COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR "A" INSTALLED AS PER OPSD 802.010 OR 802.011.
 4. MINIMUM SLOPE FOR PRIVATE DRAINS TO BE 2.0%.
 5. TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2m (4") BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
 6. TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2m (5") BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
 7. RAINING MANHOLE LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE INTO LANDSCAPED AREAS OR SPLASH PADS A MAX. OF 0.6m FROM THE BUILDING FACE. SLUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED TO PUMP THE BUILDING WASTEWATER TO THE STORM SEWER.

- WATER SERVICES:**
1. WATER SERVICES SHALL BE LOCATED 1.5m ON THE RIGHT SIDE OF CENTERLINE OF LOT OR AS DETAILED.
 2. WATER SERVICES ARE TO BE LOCATED 1.5m ON THE LEFT SIDE OF CENTERLINE OF LOT OPPOSITE SANITARY PRIVATE DRAIN OR AS DETAILED, WITH CURB STOP ADJACENT TO THE STREET LINE.
 3. GRANULAR BEDDING SHALL BE GRANULAR "A" AS PER FORM 800 AND 801-200-301.
 4. ALL CURB STOPS SHALL BE SET TO PROPOSED GRADES.

- COMPACTION REQUIREMENTS:**
1. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUBSTRATES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL EXCEPT ETC. SHALL BE COMPACTED TO A MIN. 95% UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFT.
 2. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO A MIN. 98%.

- GENERAL GRADING NOTES:**
1. ALL ADJACENT PROPERTIES SHALL BE KEPT EXISTING OR PROPOSED ELEVATION WITH SPOOLED SLOPES (MIN. 2% TO 1%) AND/OR RETAINING WALLS AS SPECIFIED.
 2. ALL RETAINING WALLS, INCLUDING CURBS, ETC. SHALL BE PLACED A MIN. OF 0.45m OF THE PROPERTY LINE. ALL WALLS 1.5m OR MORE SHALL BE DESIGNED BY A P.E.
 3. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SETBACK.
 4. RETAINING WALLS SHALL BE IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GARDEN WALL AT THE TOP OF THE REAR OF THE WALL. GARDEN WALLS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR WALLS AS CONTAINED IN THE CITY OF HAMILTON ZONING BY-LAW.
 5. SLOPE OF SWALES FOR BOTH "BACK TO FRONT" AND "FRONT TO BACK" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 3.0% GRADE (1:1 SLOPES).
 6. WHEN BATTING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A LEAN GRADE IS PERMITTED PROVIDED A 150mm SLOPEWALL IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, WITH A MIN. 0.3m COVER OVER THE SURROUNDING OR OTHER VEGETATION MEASURES.
 7. MINIMUM GRADE FOR A WALKING SURFACE SHALL BE 1.0%.
 8. UNLESS OTHERWISE NOTED, THE GRADE BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
 9. TOP OF FOUNDATION WALLS FOR GARAGES SHALL BE 150mm MIN. ABOVE FINISHED GRADE.
 10. DRAINAGE SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 10% UNLESS OTHERWISE NOTED IN NEW DEVELOPMENTS ARE NOT PERMITTED.
 11. GARAGE FLOOR ELEVATION TO BE SET MINIMUM 0.3m HIGHER THAN BACK OF WALL, UNLESS OTHERWISE SPECIFIED.
 12. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM OF 95% UNLESS OTHERWISE SPECIFIED.
 13. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERES, ROWLINES AND PROTECTION SCHEMATICS, ETC. REFER TO THE PROTECTION PLAN.
 14. LOT GRADING FOR ALL LOTS IN THE DEVELOPMENT SHALL CONFORM STRICTLY WITH THIS PLAN, ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON-ACCEPTANCE OF THE DEVELOPMENT BY THE CITY.
 15. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
 16. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO OBTAINING THE LANDS. SPOOLED PERMISSION NOT BE OBTAINED OR IS WITHHELD PRIOR TO COMMENCING WORK, THEN THE DEVELOPER SHALL HAVE NO RESORT TO THE LIMITS OF THE DEVELOPMENT SITE.
 17. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT 1000V WALLETS AND OTHER STREET FURNITURE ARE A MIN. 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.

- BACKYARD GRADING:**
1. BACKYARD: "REQUIRED BACKYARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW OR 6m.
 2. THE MAXIMUM SLOPE IN THE BACKYARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACKYARD SHALL BE 3%. EXCEPT AS SET OUT IN THE ITEMS BELOW.
 3. THE 3% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDED THAT THE WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH SIDE.
 4. WHERE THE 3% RESTRICTION ON THE BACKYARD GRADINGS RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND BACK OF THE LOT. SLOPES WITH A MAXIMUM OF 3% HORIZONTAL TO 1 VERTICAL MAY REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3m.
 5. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LAND.
 6. THE 3% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARD PROVIDED TERRACES ARE MAINTAINED TO THE 3% GRADE AS SET OUT IN ITEM 2 ABOVE. THE INTENTION OF THIS PROVISION IS TO PROVIDE FLEXIBILITY OF CONSTRUCTION.
 7. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARD AND BACK YARDS OUTSIDE THE AREA DEFINED IN ITEM 1 ABOVE, PROVIDED THE SLOPES ARE STABLE FOR THE SOLE OF THE AREA (MIN. 3% TO 1%).

- ROOFWATER LEADERS:**
1. ALL ROOFWATER LEADERS SHALL DISCHARGE INTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6m FROM THE BUILDING FACE.

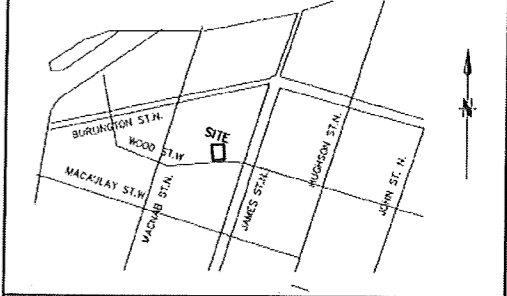
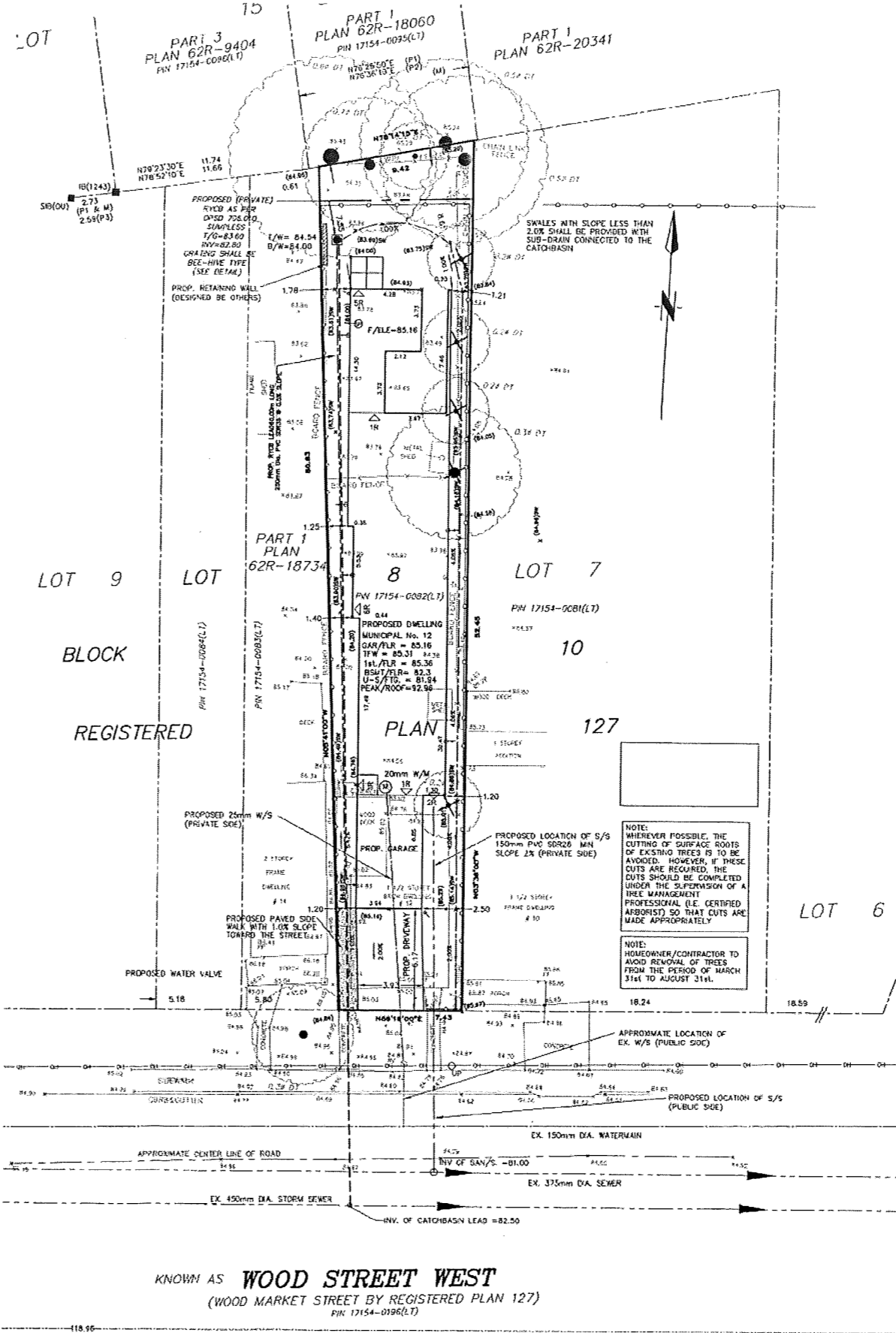
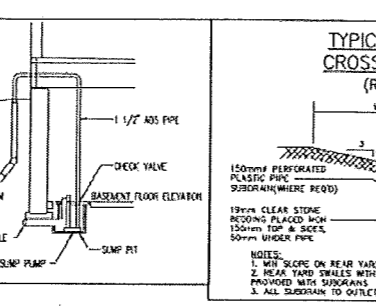
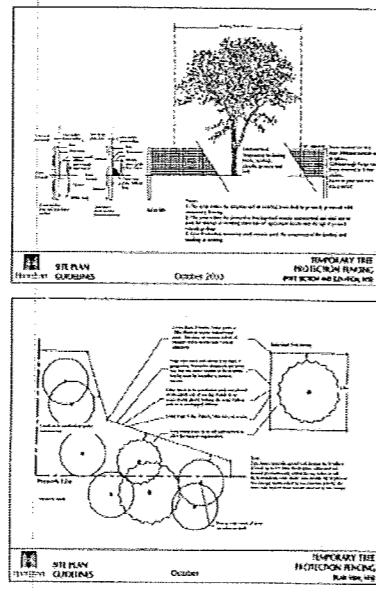
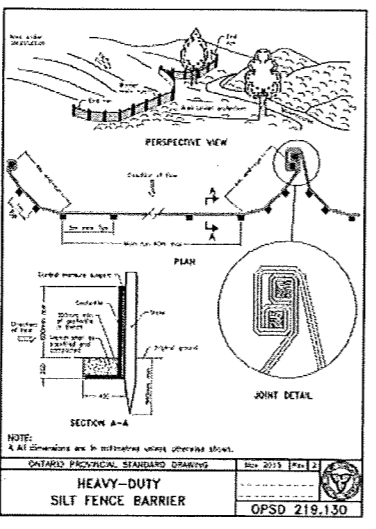
- SILTATION AND EROSION CONTROL:**
1. SILT CONTROL BARRIERS SHALL BE PLACED AS DETAILED AND IN ACCORDANCE WITH OPSD-219.130.
 2. ALL SILT CONTROL MEASURES SHALL BE INSPECTED AT REGULAR INTERVALS AND FOLLOWING EACH RAINFALL OR AS DIRECTED AND SHALL BE MAINTAINED TO THE SATISFACTION OF THE CITY OF HAMILTON. ADDITIONAL SILT CONTROL MEASURES MAY BE REQUIRED BY THE CITY AND SHALL BE PLACED AS DIRECTED.
 3. THE PROPER INSTALLATION OF A SEGMENT CONTROL FENCE IS CRUCIAL TO ITS FUNCTIONALITY. SEE THE FORM BELOW FOR AN EXAMPLE OF A PROPERLY INSTALLED SEGMENT FENCE.
 4. THE GEOTEXTILE MATERIAL MUST BE STRETCHED TIGHT WHEN INSTALLING THE MATERIAL AND THE BOTTOM EDGE BURIED A MINIMUM OF 150mm, WITH COMPACTION OF THE EXCAVATED BACK FILL. ORIGINAL BRANCHING OF THE POSTS IS RECOMMENDED WHERE DEEP POHOING IS EXPERIENCED OR ANTICIPATED.
 5. CLEAN GRANULAR STONE PLACEMENT CAN BE USED IN FROZEN AS WELL AS UN-FROZEN CONDITIONS EXCEPT IN FUTURE SEVERE WINTER WEATHER.
 6. ANY FAILURE MUST BE REPAIRED IMMEDIATELY.
 7. SEGMENT CONTROL FENCE MUST BE INSPECTED REGULARLY AND AFTER EVERY RAINFALL TO IDENTIFY FAILED SECTIONS. IF WET CONDITIONS PRESENT, REPAIRS MUST BE IMMEDIATELY TO RESTORE THE INTEGRITY OF THE FENCE.
 8. WHEN SEGMENT ACCUMULATES TO HALF THE HEIGHT OF THE GEOTEXTILE IT SHOULD BE REMOVED AND DEPOSITED IN A CONTROLLED AREA.
 9. A SCHEDULE OF SEGMENT CONTROL FENCE SHOULD BE KEPT ON SITE FOR QUICK REPAIRS OR THE INSTALLATION OF AN ADDITIONAL FENCE AS REQUIRED.
 10. ALL EROSION AND SILTATION CONTROL, BETWEEN SHOULD BE AS PER THE "OPERATION GUIDELINES FOR HOUSING AREA CONSTRUCTION AUTHORITIES", "EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN CONSTRUCTION".

- TREE PROTECTION:**
1. TREE PROTECTION FENCE SHALL BE INSTALLED AS DETAILED AND IN ACCORDANCE WITH HAMILTON SITE PLAN GUIDELINES.
 2. ALL TREE PROTECTION FENCES MUST BE INSTALLED PRIOR TO THE BEGINNING OF EARTH MOVEMENT ACTIVITIES AND LEFT IN PLACE UNTIL FINAL COVER IS ESTABLISHED.
 3. IN CASE TREES NEED TO BE REMOVED, THE ORIGINAL HAS TO BE IN COMPLIANCE WITH THE TOWN OF HAMILTON BY-LAW 1000-118. THE CLIENT MUST CONTACT THE CITY MUNICIPAL LAW ENFORCEMENT PRIOR TO REMOVAL OF TREES.
 4. IN CASE TREES NEED TO BE REMOVED, THE OWNER MUST BE AWARE OF THE HAMILTON BIRD CONVENTION ACT. THE OWNER IS TO MAKE EVERY EFFORT TO AVOID REMOVAL OF VEGETATION FROM MARCH 31st TO AUGUST 31st.

OWNER
THURSTON, RHETT & DAWN
MUNICIPAL ADDRESS
12 WOOD ST. WEST
LEGAL DESCRIPTION
PART OF LOT 8, BLK 10, RP 127
CITY OF HAMILTON
ZONING
D

SITE STATISTICS	BY-LAW	PROPOSED
LOT FRONTAGE	12 m (Min.)	7.13 m
LOT AREA	N.A.	431.85 m ²
LOT COVERAGE	N.A.	41.7%
FRONT YARD SETBACK	6 m	6.17 m
REAR YARD SETBACK	7.5 m	7.55 m
SIDE YARD SETBACK	1.2 m	1.2 m
HEIGHT (PEAK OF ROOF)	11.0 m	8.48 m

AVERAGE GRADE = $84.0 + 84.93 + 85.16 + 85.0 + 84.931 = 84.78$
HEIGHT OF BUILDING = $93.26 - 84.78 = 8.48m$



- LEGEND**
- (83.75) SW PROPOSED SWALE ELEVATION
 - 51.14 EXISTING ELEVATION
 - (83.75) PROPOSED ELEVATION
 - PROPOSED SURFACE FLOW DIRECTION & GRADE
 - PROPOSED SWALE
 - SILT FENCE & LIMIT OF GRADING
 - EXISTING TREE
 - ⊗ EXISTING TREE TO BE REMOVED
 - ▽ PROPOSED ENTRANCE LOCATION
 - TREE PROTECTION ZONE
 - LOCATION AND DIRECTION OF FLOW OF DOWNSPOUTS
 - ⊙ LOCATION OF SLUMP PUMP
 - ⊙ WATER METER LOCATION
 - ↑↑ TOP OF RETAINING WALL ELEVATION
 - ↓↓ BOTTOM OF RETAINING WALL ELEVATION

METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET DIVIDING BY 0.3048.

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED, EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

DRAWING NOTE:
SURVEY TOPOGRAPHICAL INFORMATION AND UTILITY LOCATIONS WERE TAKEN FROM PLAN BY ASHENHURST NOUWENS & ASSOCIATES INC. DATED JUNE 05, 2019.

UNDERGROUND SERVICES NOTE:
UNDERGROUND SERVICES HAVE BEEN DERIVED FROM PLAN DRAWING NO. 92-N-7 DATED APRIL 10, 1992 OBTAINED FROM THE CITY OF HAMILTON AND HAVE NOT BEEN VERIFIED IN THE FIELD. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED. CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL CORROBORATE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	DATE	BY	DESCRIPTION
0	JULY 06, 2020	AN	ISSUED FOR REVIEW

REVISIONS

ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
A. H. HALL
ENGINEER
CITY OF HAMILTON
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PLAN SHOWING
PROPOSED SITE & GRADING PLAN
ON
12 WOOD ST. WEST
BEING
PART OF LOT 8, BLOCK 10
REGISTERED PLAN No. 127
CITY OF

ASHENHURST NOUWENS & ASSOCIATES INC.
Professional Engineers & Ontario Land Surveyors
225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1
(905) 528-6316 (905) 528-4314 1-800-824-8224
FAX: (905) 528-6851 e-mail: an@ashenurstnouwens.com

BENCHMARK
CITY OF HAMILTON BENCHMARK No. 00119650666.
HAMILTON-WENTWORTH CITY OF HAMILTON BENCH MARK, HOUSE NO. 528 JAMES STREET NORTH, AT NORTHWEST CORNER OF INTERSECTION OF MACAULAY STREET, PLATE IN SOUTH BRICK, 1.62 M FROM SOUTHWEST CORNER.
ELEVATION = 85.46 (DATUM: CGVD 1928; 1978)

DWN BY: AN	CHK BY: AN	DWG No.
SCALE: 1 : 150		19067-SGP
DATE: JULY 16, 2019		



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.**

20-180040

FOR OFFICE USE ONLY.	
APPLICATION NO. <u>Hm/A-20-172</u>	DATE APPLICATION RECEIVED <u>Aug 21/20</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.

1. Name of Owner RHETT THURSTON Telephone No _____

2. _____

3. Name of Agent Lindsey Bruce 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:

CANADIAN IMPERIAL BANK OF COMMERCE

PO Box 115 Postal Code _____

COMMERCE COURT POSTAL STN

TORONTO ON Postal Code M5L 1E5

6. Nature and extent of relief applied for:
basement unit dwelling on lot < 18m frontage
reduced parking/tandem parking for unit

7. Why it is not possible to comply with the provisions of the By-law?
size of existing lot & desire for rental unit

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
lot 8, block 10 plan 127.
12 WOOD ST. W.

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 knowledge and historical photos

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.

2020-07-31
Date


Signature Property Owner

RHETT T HURSTON
Print Name of Owner

10. Dimensions of lands affected:

Frontage 7.43m
Depth 50.8m
Area 431.85m²
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: 1 1/2 storey dwelling

Proposed: new 2 storey dwelling w/ basement unit

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 - 1.38m
Sides - 0.79m + 0.82m
Rear - approx 35m

Proposed: front - 6.17m
Sides 1.20m / 1.20m
Rear - 7.55m

13. Date of acquisition of subject lands:
2019

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

15. Existing uses of the subject property: low density residential

16. Existing uses of abutting properties: low density residential

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

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:

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
"D" - 6593

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