

## **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.:** HM/A-20:175

**APPLICANTS:** Agent Baudit Interior Design c/o Kelsey Hammerton  
Owner John Apanashk

**SUBJECT PROPERTY:** Municipal address **174 Beach Blvd., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended by By-law 99-170 and 19-277

**ZONING:** C/S-1436 and C/S-1436b (Urban Protected Residential, etc.) district

**PROPOSAL:** To permit the construction of a two-storey addition to the existing single family dwelling, notwithstanding,

1. A maximum building height of 11.71 metres shall be permitted instead of the maximum permitted building height of 11.0 metres.

**NOTE:**

1. The variance has been written exactly as requested by the applicant. This property is subject to Site Plan Control; please be advised that the proposed development has been significantly modified since zoning compliance comments were provided for DAB-19-151. As such, a zoning compliance review has not been conducted the new proposed site plan. Further variances may be required at such time that a formal zoning review is conducted on the revised site plan.

2. The applicant shall ensure building height has been provided in accordance with the definition of "Height" and "Grade" as defined within the Zoning By-law.

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

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**DATE:** Thursday, October 1<sup>st</sup>, 2020  
**TIME:** 2:55 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:

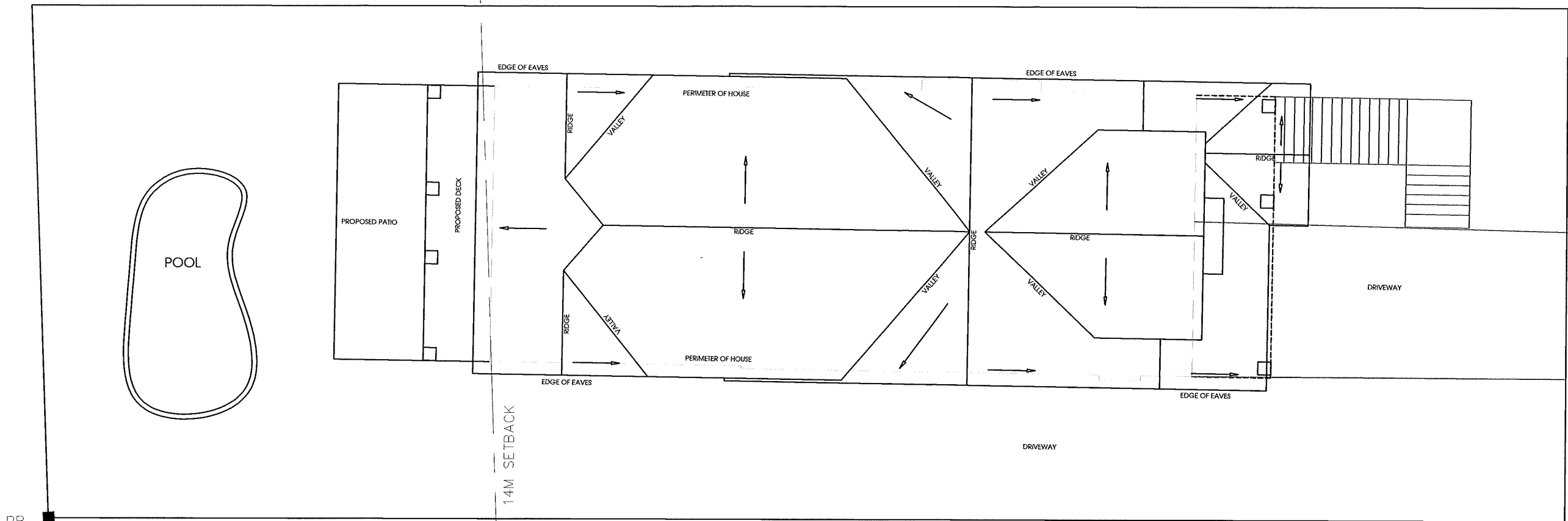
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: September 14<sup>th</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.***



PB

1 SITE PLAN  
ID1 SCALE: 1/16" = 1'-0"

UNPROTECTED OPENINGS ANALYSIS

NORTH FACE		Opening MS # of Openings Total Areas			
MS Area	209.76	Existing Window	0.89	4.00	3.57
Limiting Distance	2.5	Existing Window	2.72	2.00	5.43
Percentage Allowed	9.00%	Existing Window	3.79	1.00	3.79
Permissible Area (MS)	18.88	Existing Window	5.17	1.00	5.17
		Existing Window	0.46	1.00	0.46
		Proposed Window N1	3.12	1.00	3.12
Proposed Area	21.54				21.54
Requires Variance					
SOUTH FACE					
MS Area	209.76	Proposed Window S1	3.71	3.00	11.12
Limiting Distance	4.5	Proposed Window S2	0.89	3.00	2.68
Percentage Allowed	15.00%	Proposed Door S3	3.62	1.00	3.62
Permissible Area (MS)	31.46	Existing Window	0.84	3.00	2.51
		Existing Window	0.89	1.00	0.89
		Existing Window	0.69	2.00	1.38
		Existing Window	0.46	1.00	0.46
Actual Area	22.66				22.66
EAST (street facing)					
MS Area	66.08	Proposed Garage Door E1	11.71	1.00	11.71
Limiting Distance	8.01	Existing Window	3.96	1.00	3.96
Percentage Allowed	70.00%	Existing Door	3.67	1.00	3.67
Permissible Area (MS)	46.26	Existing Windows	0.84	2.00	1.67
		Proposed Door E2	2.08	1.00	2.08
Actual Area	23.09				23.09
WEST FACE					
MS Area	84.05	Proposed Patio Doors W1			
Limiting Distance	14		38.90	9.00	350.10
Percentage Allowed	no limits				0.00
					0.00
					0.00
					0.00
					0.00
Actual Area	32.53717472				0.00
Permissible Area (MS)	no limits				350.10

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ISSUED / REVISION

-	MP	04/18/19	ISSUED FOR CLIENT REVIEW
-	KH	22/08/19	ISSUED FOR SITE PLAN APPROVAL
-	AG	11/08/20	COMM OF ADJUSTMENTS

The undersigned has reviewed and takes responsibility for this design. The undersigned has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information

Required unless design is exempt under Division C-3.2.5.1 of the 2012 Ontario Building Code

Angelo Gatti

B.C.I.N. 30263

Registration Information

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Baudit Interior Design

B.C.I.N. 108411

**BAUDIT**  
INTERIOR DESIGN

3077 NEW ST, SUITE 101  
BURLINGTON, ONTARIO L7N 1M6  
905 335 9828 info@baudit.ca  
www.baudit.ca

project

**APANASHK RESIDENCE**  
174 BEACH BLVD  
HAMILTON, ONT

drawing title

**SITE PLAN**

date

22/08/19

project no.

18-058

drawn by

KH

checked by

AG

north



scale

AS NOTED

drawing no.

**ID1**

ZONE	REQUIRED	PROVIDED
LOT WIDTH	12.0 m	15.98 m
LOT AREA	38.0 sq.m (min)	762.39 sq.m.
FRONT YARD	6.0 m	11.60 m (EXISTING)
REAR YARD	7.5 m (min)	13.99 m
SIDE YARD	1.7 m (min)	2.46 m
	1.7 m (min)	4.48 m (EXISTING)
BUILDING AREA		157.25 sq.m. (EXISTING STRUCTURES)
		188.43 sq.m. (PROPOSED STRUCTURES)
		188.43 sq.m. (TOTAL AREA)
LOT COVERAGE		24.7%
BUILDING HEIGHT	11.0 m (max)	11.71 m*
GROUND FLOOR	76.00 (min)	77.41 (EXISTING)

**PERSPECTIVE VIEW**

Area under construction  
End run  
Barrier main run  
Area under protection  
Silt fence

**PLAN**

Direction of flow  
3m extension  
1m  
2.3m max. typ.  
Main run 40m max.  
3m extension

**SECTION A-A**

Direction of flow  
Gentle  
300mm min. of granular in trench  
Trench shall be backfilled and compacted  
Original ground  
200  
200  
600mm min.

**JOINT DETAIL**

NOTE:  
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2015 Rev 2

LIGHT-DUTY  
SILT FENCE BARRIER

OPSD 219.110

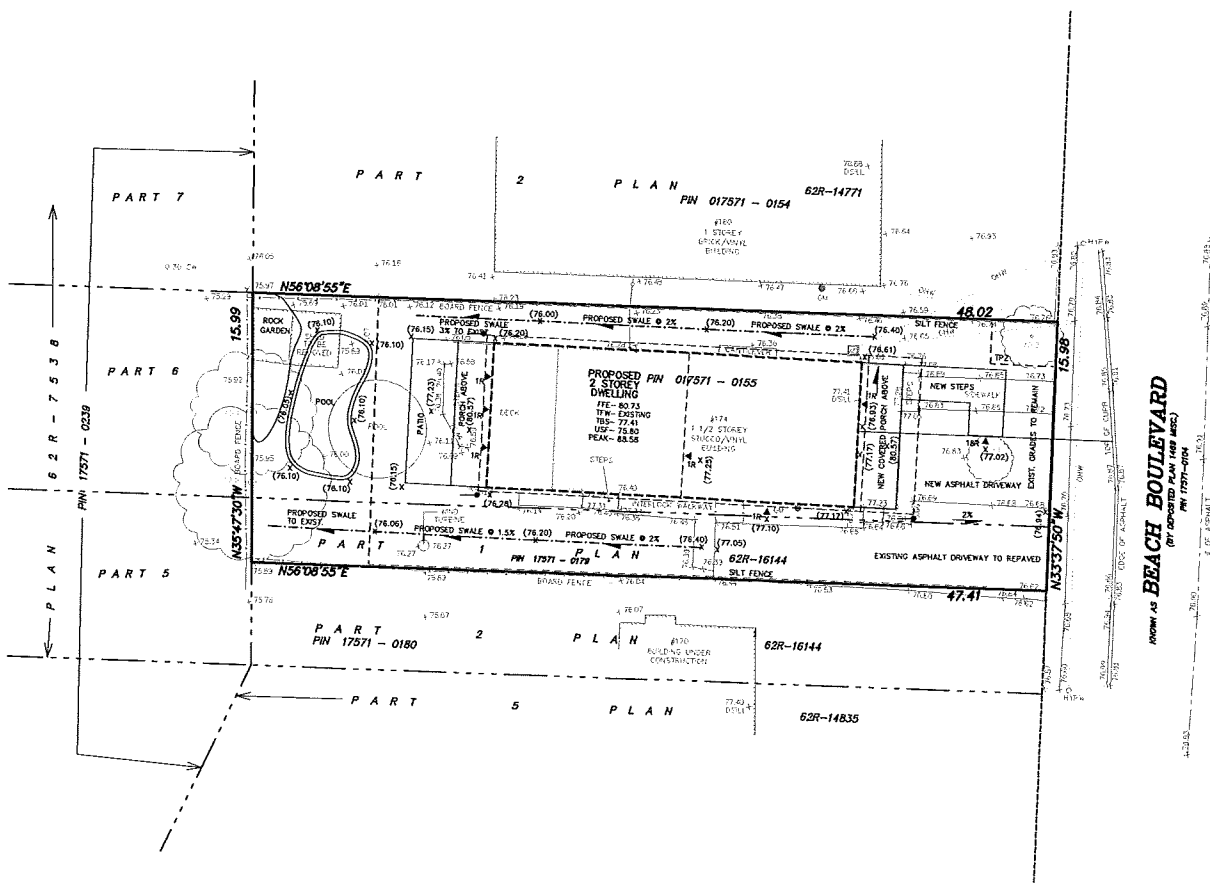
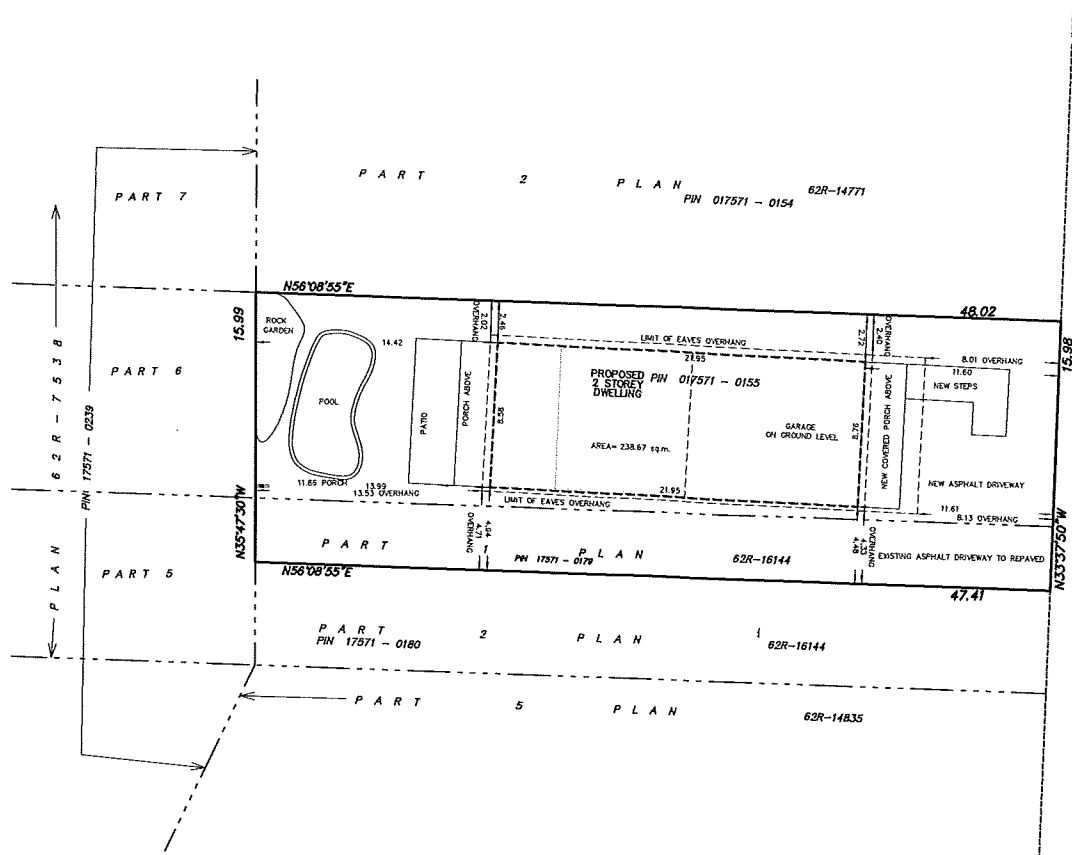
**Table TP 1 – Tree Protection Details**

Trunk Protection (ft/inch) <sup>1</sup>	Minimum Trunk Zone (ft/inch) <sup>2</sup>	Critical Root Zone (ft/inch) <sup>3</sup>	Critical Root Zone Buffer (ft/inch) <sup>4</sup>
≤ 10 in	1.0 m	1.8 m	3.0 m
11–15 in	2.4 m	3.0 m	4.8 m
16–20 in	3.0 m	3.6 m	5.4 m
21–25 in	3.6 m	4.2 m	6.0 m
26–30 in	4.2 m	4.8 m	6.6 m
31–35 in	4.8 m	5.4 m	7.2 m
36–40 in	5.4 m	6.0 m	7.8 m

**NOTES**

- <sup>1</sup> The extent of a tree's crown extends to the trunk by approximately 2.5 times the diameter of the diameter.
- <sup>2</sup> Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.37 meters above ground.
- <sup>3</sup> Critical Root Zone Protection Zone and Critical Root Zone Buffer distances are to be measured from the outside edge of the tree to the outside of the buffer and may be limited by an existing grade of surface. Provided the existing grade of surface remains intact throughout its construction work and is subject to Section 6.1 (Site Specifications).
- <sup>4</sup> Where not already performed by the Minimum Tree Protection Zone and Critical Root Zone Buffer, the work is subject to Section 6.1 (Site Specifications).

- 1 The front-inboard corner must stand out 12 inches and all corners within 24 inches must be reinforced can be 1 1/2 inch high and consist of orange plastic with grey foam on a wood board (2" x 4") supported by a metal bar, 2 1/2" O.C. must. Where orange plastic is not used, facing creates transition to lighter, opaque grey flexing shell. 2 1/2" O.C.
- 2 All supports and framing used to study nose the barrier will be located outside the TBZ. All supports and framing will be 4x4 minimum, being to 12'.
- 3 Where a steel I-beam extended inside the temporarily located near a TBZ, a wooden beam with all framing must be used to ensure no material enters the TBZ.
- 4 No materials or fill may be stored within the TBZ.
- 5 Equipment or vehicles shall not be operated, parked, repaired, or refueled within the TBZ.
- 6 No construction activity, grade change, or other construction or alterations of any kind is permitted within the TBZ without written authorization from the TBZ Architect.



KEYPLAN

NOT TO SCALE

0 5 10 20 metres  
MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

BENCHMARK No. 00119653130H ELEVATION 76.809 METRES  
(CGVD 1928:1978 READJUSTMENT)

DSLL DENOTES ELEVATION AT DOOR SILL  
 HYWP DENOTES HYDRO POLE WOOD  
 GM DENOTES GAS METER  
 Ø DENOTES ROUND  
 QHW DENOTES OVERHEAD WIRE  
 ↓ DENOTES DOWNSPOUT  
 → DENOTES DIRECTION OF DRAINAGE  
 XXXXX DENOTES EXISTING ELEVATION  
 (XXX.XX) DENOTES PROPOSED ELEVATIONS  
 HP DENOTES HIGH POINT  
 ○ DENOTES DECIDUOUS TREE (TREE SCALED TO CANOPY SIZE, TRUNK SIZE NOTED IN METRES)

AC DENOTES AIR CONDITIONER

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY  
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT  
- EXISTING ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE SURVEY REAL  
- PROPERTY REPORT ISSUED BY LACEY & WYKRA INC LIMITED, DRAWING NO.  
- 19-009, DATED FEBRUARY 11, 2019  
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS  
- CONTRACTOR SHALL PROVIDE SERVICE CANNERS TO BE INSTALLED BEFORE BASEMENT  
- EXCAVATION TO ENSURE SERVING AT BASEMENT LEVEL  
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD  
- AND LOT AND GRADE  
- SUMP PUMP AND DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS  
- ALL TIES ARE TO FOUNDATION UNLESS OTHERWISE NOTED  
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY  
- CONSTRUCTION  
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE  
- PROCEEDING WITH THE WORK  
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY  
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S  
- APPROVAL, HAS BEEN OBTAINED  
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO  
- WPM LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD  
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE  
- VERIFIED BEFORE CONSTRUCTION

- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED.
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

1. BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND FROM SURVEY RECORDS OF MWP LIMITED
2. WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY ADDITION LOCATED AT 174 BEACH BOULEVARD AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES.

DATE		TOWN OF ONTARIO LAND SURVEY (M) MACKAY, MACKAY & DETERS INC.	
			STAMP
2	JULY 23, 2020	SITE PLAN DESIGN REVISED	
1	MAY 10, 2018	SITE PLAN COMPLETED	
No.	DATE	REVISIONS	

**MMP**  
MacKay, MacKay & Peters Limited  
LAND SURVEYORS & MAPPERS  
SINCE 1906

3380 South Service Road  
Unit 101  
Burlington, ON  
L7N 3J5  
(905) 639-1375

halton@mmplimited.com  
mmpsveyors.ca  
mmplocators.ca

CAD FILE: E:\(62) Hamilton-Wentworth\TWP\ SALT FLEET\BURLINGTON BEACH\18-009\19-009-SP

DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. No.
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STATION DT.	CHECKED DT.	PROJECT NO.	DWG. NO.
A B	A S	19-009-SP	1

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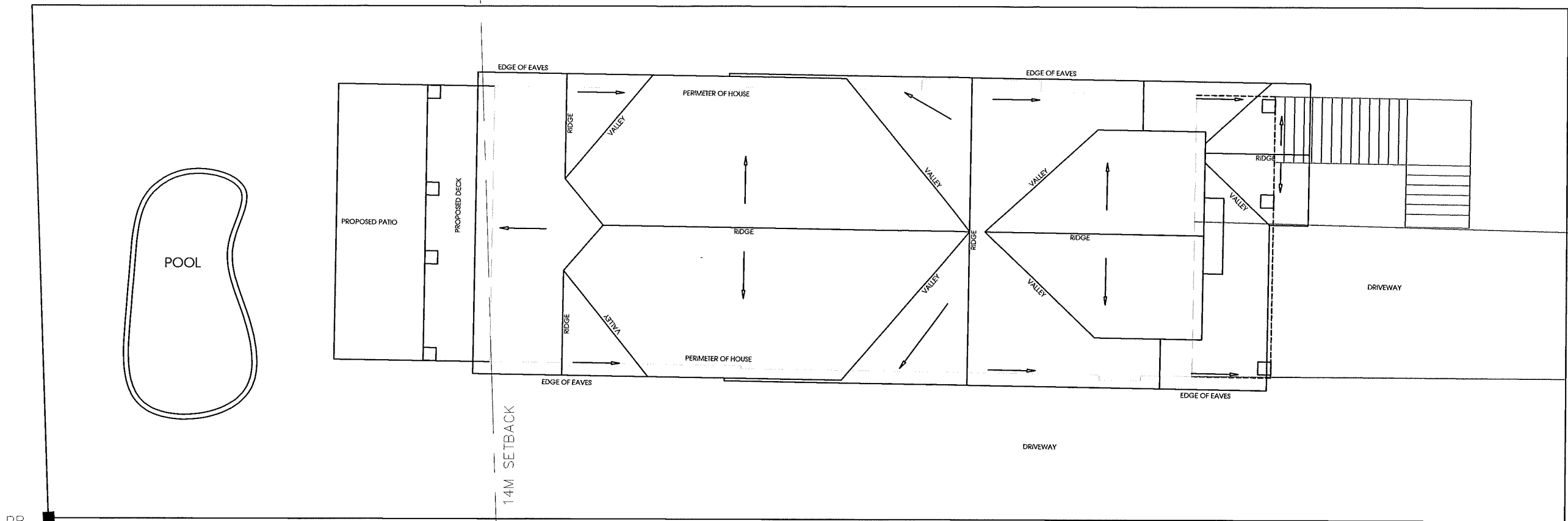
**EXTERIOR ELEVATIONS**

date	22/08/19	project no.	18-058
drawn by	KH	checked by	AG
north		scale	AS NOTED
		drawing no.	ID2



**1**  
**ID2** EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

**2**  
**ID2** WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



PB

1 SITE PLAN  
ID1 SCALE: 1/16" = 1'-0"

UNPROTECTED OPENINGS ANALYSIS

NORTH FACE		Opening MS # of Openings Total Areas			
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Requires Variance					
SOUTH FACE					
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MS Area	66.08	Proposed Garage Door E1	11.71	1.00	11.71
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Actual Area	23.09				23.09
WEST FACE					
MS Area	84.05	Proposed Patio Doors W1			
Limiting Distance	14		38.90	9.00	350.10
Percentage Allowed	no limits				0.00
					0.00
					0.00
					0.00
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Actual Area	32.53717472				0.00
Permissible Area (MS)	no limits				350.10

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**APANASHK RESIDENCE**  
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drawing title

**SITE PLAN**

date	22/08/19	project no.	18-058
drawn by	KH	checked by	AG
north		scale	AS NOTED
		drawing no.	ID1

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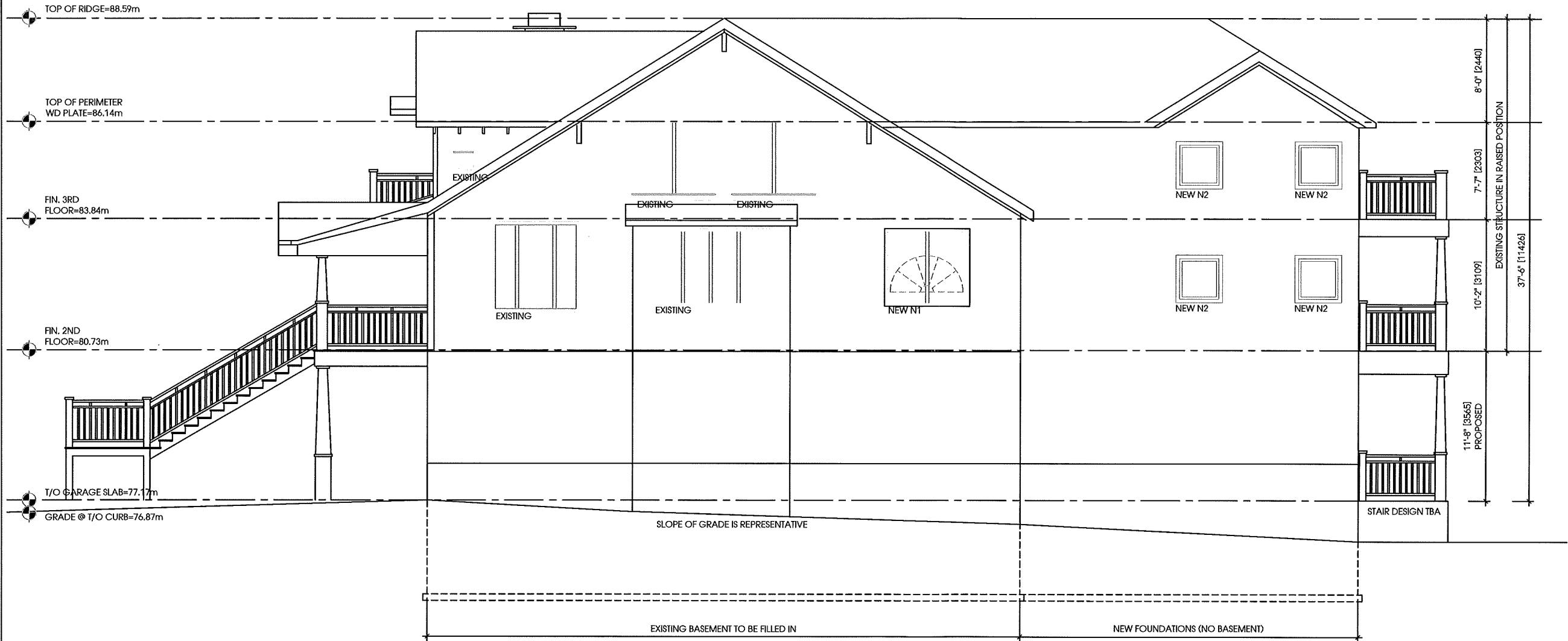
**EXTERIOR ELEVATIONS**

date	22/08/19	project no.	18-058
drawn by	KH	checked by	AG
north		scale	AS NOTED
		drawing no.	ID2



1 EAST EXTERIOR ELEVATION  
ID2 SCALE: 1/8" = 1'-0"

2 WEST EXTERIOR ELEVATION  
ID2 SCALE: 1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION  
ID3 SCALE: 1/8" = 1'-0"

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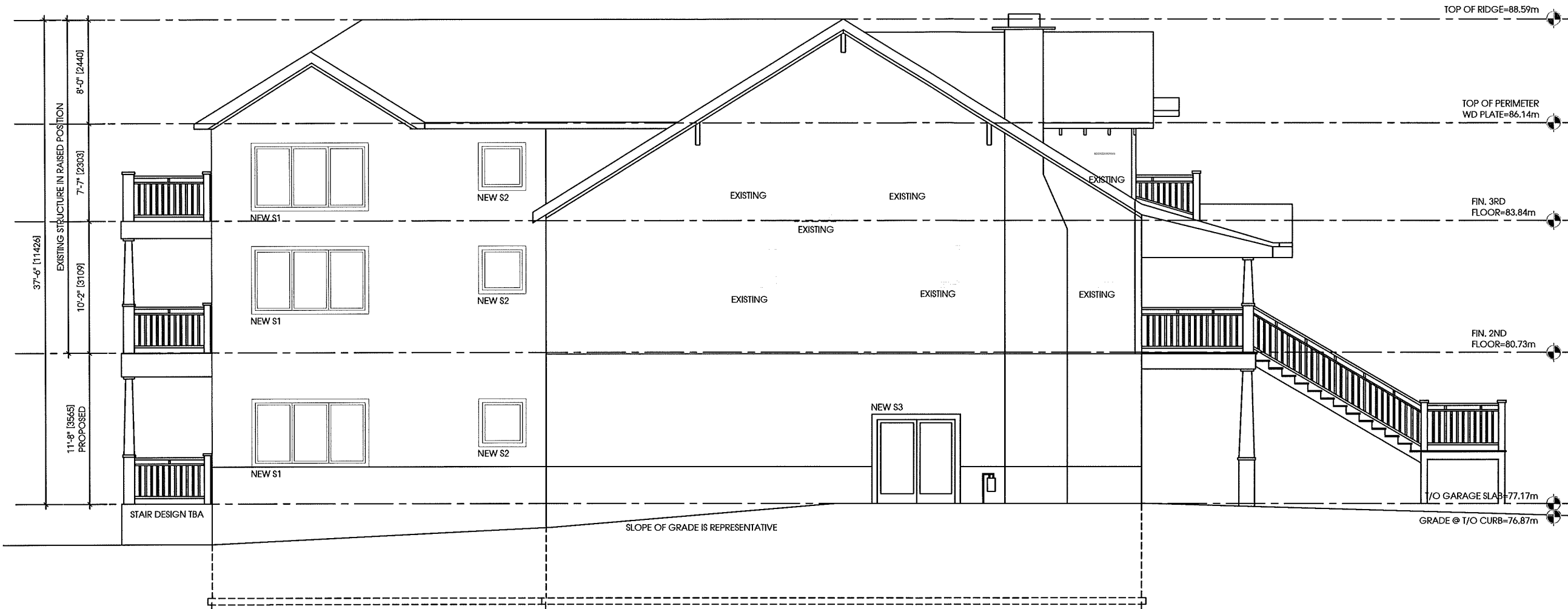
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174 BEACH BLVD  
HAMILTON, ONT

drawing title

**EXTERIOR ELEVATIONS**

date	22/08/19	project no.	18-058
drawn by	KH	checked by	AG
north		scale	AS NOTED
		drawing no.	ID3





NOTES: ALL DIMENSIONS AND INFORMATION SHOWN ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

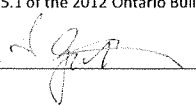
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ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF BAUDIT INTERIOR DESIGN. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

ISSUED / REVISION			
-	MP	04/18/19	ISSUED FOR CLIENT REVIEW
-	KH	22/08/19	ISSUED FOR SITE PLAN APPROVAL
-	AG	11/08/20	COMM OF ADJUSTMENTS

The undersigned has reviewed and takes responsibility for this design. The undersigned has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information  
Required unless design is exempt under Division C-3.2.5.1 of the 2012 Ontario Building Code

Angelo Gatti  B.C.I.N. 30263

Registration Information  
Required unless design is exempt under Division C-3.2.5.1 of the 2012 Ontario Building Code

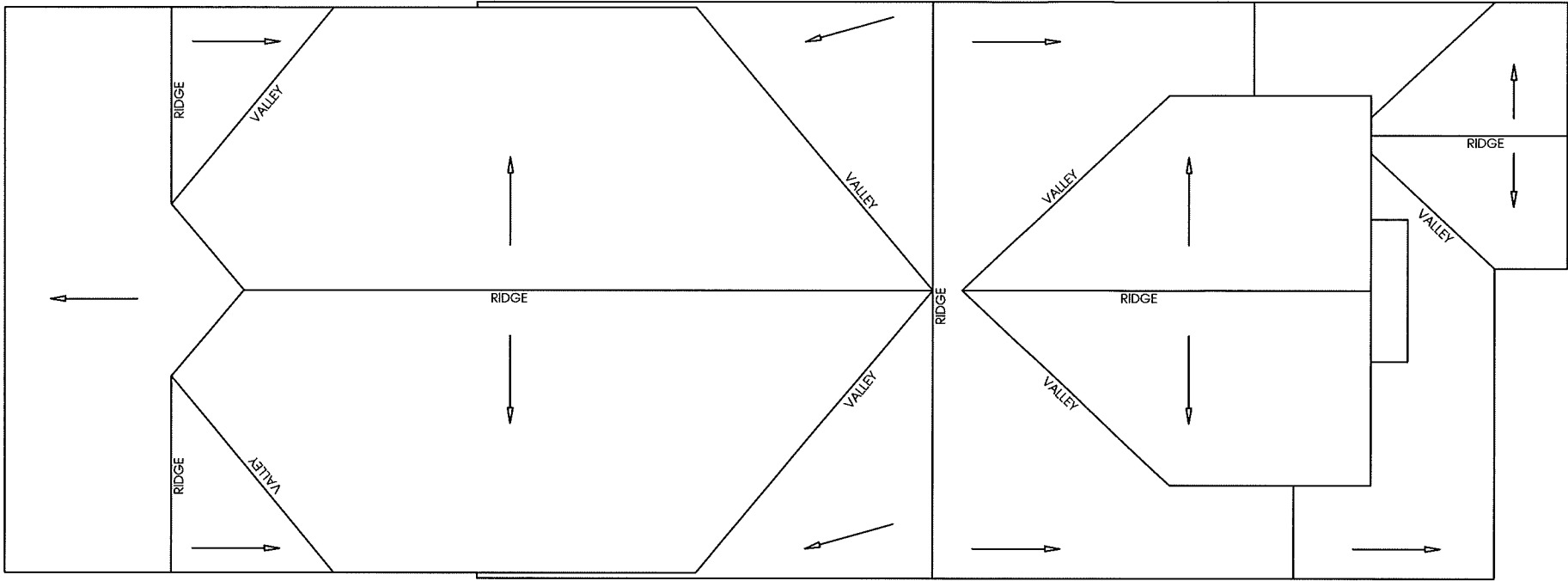
Baudit Interior Design B.C.I.N. 108411

**BAUDIT**  
INTERIOR DESIGN

3077 NEW ST., SUITE 101  
BURLINGTON, ONTARIO L7N 1M6  
905 335 9828 info@baudit.ca  
www.baudit.ca

1 SOUTH EXTERIOR ELEVATION  
ID4 SCALE: 1/8" = 1'-0"

project			
APANASHK RESIDENCE 174 BEACH BLVD HAMILTON, ONT			
drawing title			
SOUTH EXTERIOR ELEVATION			
date	22/08/19	project no.	18-058
drawn by	KH	checked by	AG
north		scale	AS NOTED
		drawing no.	ID4



1 ROOF PLAN  
ID5 SCALE: 1/8" = 1'-0"

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Registration Information

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Baudit Interior Design

B.C.I.N. 108411

**BAUDIT**  
INTERIOR DESIGN

3 0 7 7 N E W S T , S U I T E 1 0 1  
B U R L I N G T O N , O N T A R I O L 7 N 1 M 6  
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w w w . b a u d i t . c a

project

**APANASHK RESIDENCE**  
174 BEACH BLVD  
HAMILTON, ONT

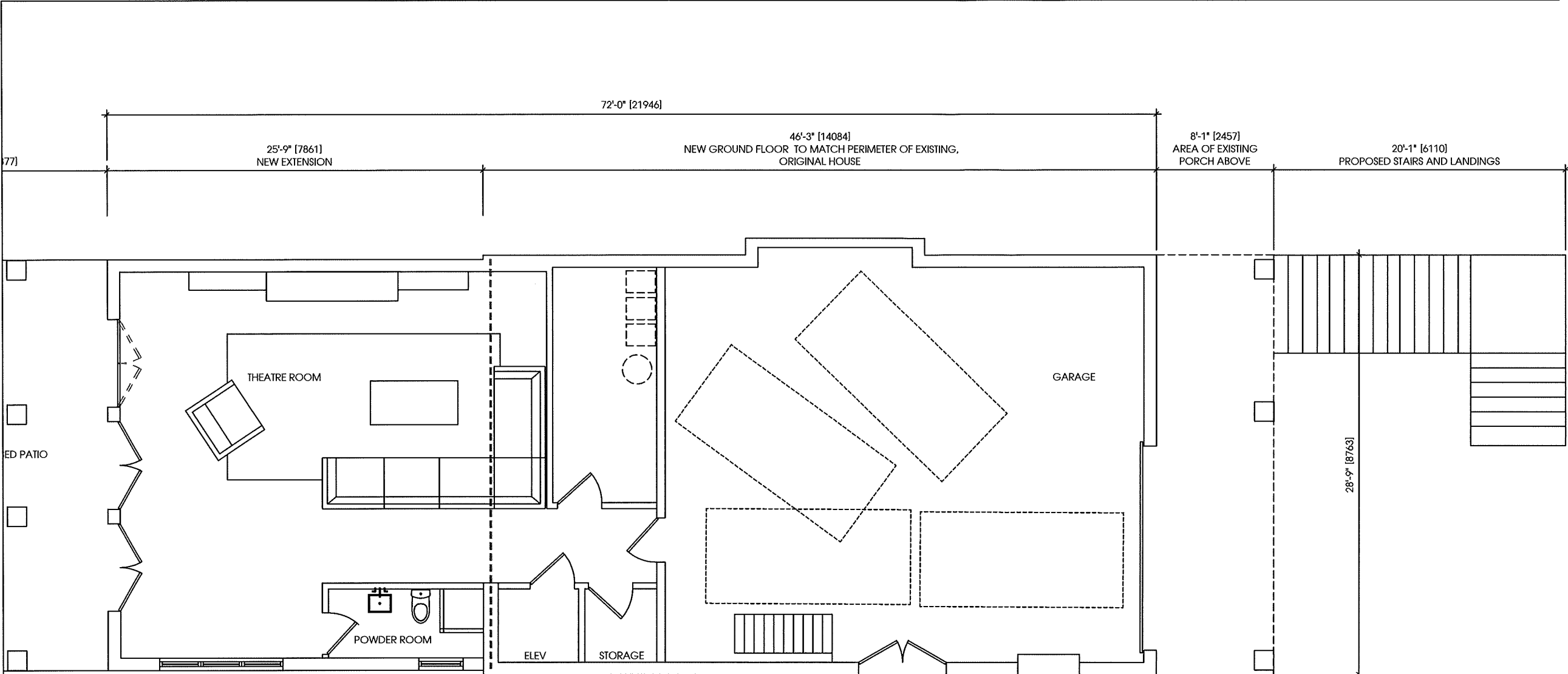
drawing title

**ROOF PLAN**

date	04/20/2018	project no.	PROJECT
drawn by	M. PARSONS	checked by	E. MCCARTHY
north			scale
			AS NOTED

drawing no.

**ID5**



1 GROUND FLOOR  
ID6 SCALE: 1/8" = 1'-0"

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-	KH	31/10/19	REVISED AS PER CLIENT
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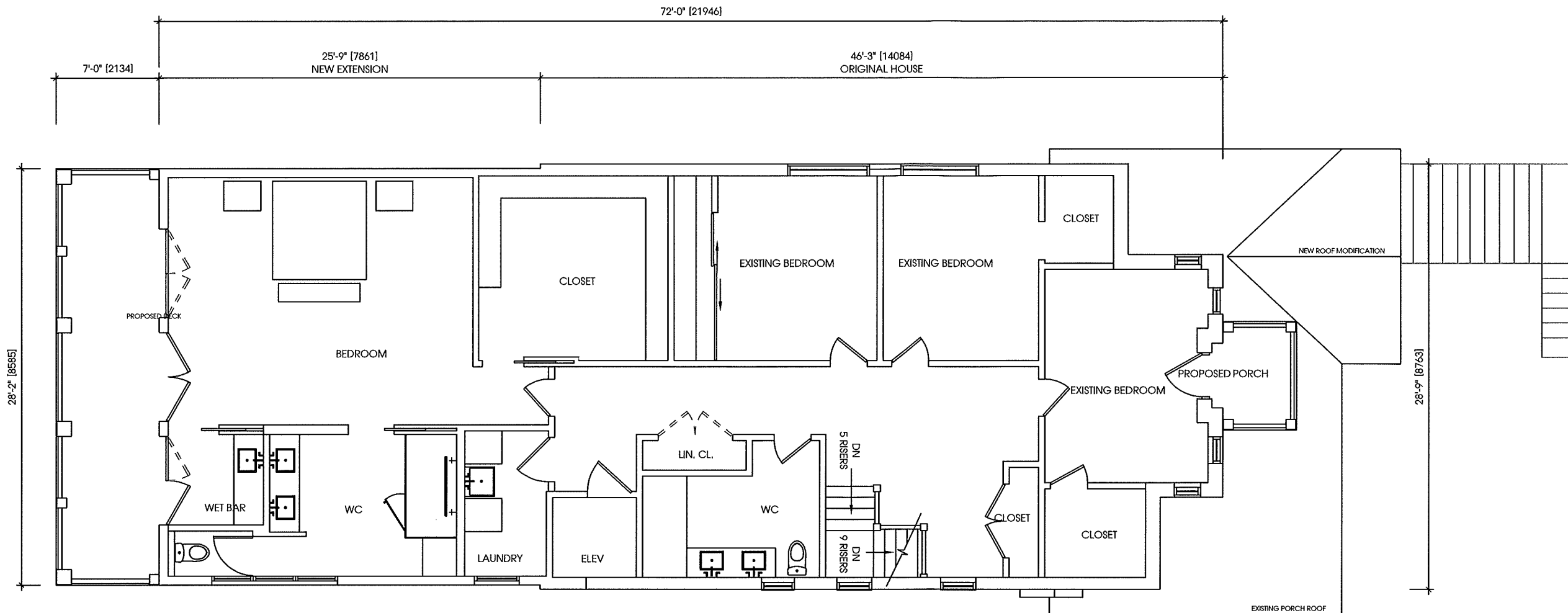
project

**APANASHK RESIDENCE**  
174 BEACH BLVD  
HAMILTON, ONT

drawing title

**GROUND FLOOR**

date	04/20/2018	project no.	PROJECT
drawn by	M. PARSONS	checked by	E. MCCARTHY
north		scale	AS NOTED
		drawing no.	ID6



1 THIRD FLOOR  
ID8 SCALE: 1/8" = 1'-0"

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Angelo Gatti B.C.I.N. 30263

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project

**APANASHK RESIDENCE**  
174 BEACH BLVD  
HAMILTON, ONT

drawing title

THIRD FLOOR

date	04/20/2018	project no.	PROJECT
drawn by	M.PARSONS	checked by	E.McCARTHY
north		scale	AS NOTED
		drawing no.	ID 8

ZONE	REQUIRED	PROVIDED
LOT WIDTH	12.0 m	15.98 m
LOT AREA	38.0 sq.m (min)	792.39 sq.m.
FRONT YARD	6.0 m	11.60 m (EXISTING)
REAR YARD	7.5 m (min)	13.99 m
SIDE YARD	1.7 m (min)	2.46 m
	1.7 m (min)	4.48 m (EXISTING)
BUILDING AREA		157.25 sq.m. (EXISTING STRUCTURES)
		188.43 sq.m. (PROPOSED STRUCTURES)
		188.43 sq.m. (TOTAL AREA)
LOT COVERAGE		24.7%
BUILDING HEIGHT	11.0 m (max)	11.71 m*
GROUND FLOOR	76.00 (min)	77.41 (EXISTING)

**PERSPECTIVE VIEW**

Area under construction  
End run  
Barrier main run  
Area under protection  
Silt fence

**PLAN**

Direction of flow  
3m extension  
1m  
2.3m max. typ.  
Main run 40m max.  
3m extension

**SECTION A-A**

Direction of flow  
Gentle  
300mm min. of granular in trench  
Trench shall be backfilled and compacted  
Original ground  
200  
200  
600mm min.

**JOINT DETAIL**

NOTE:  
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

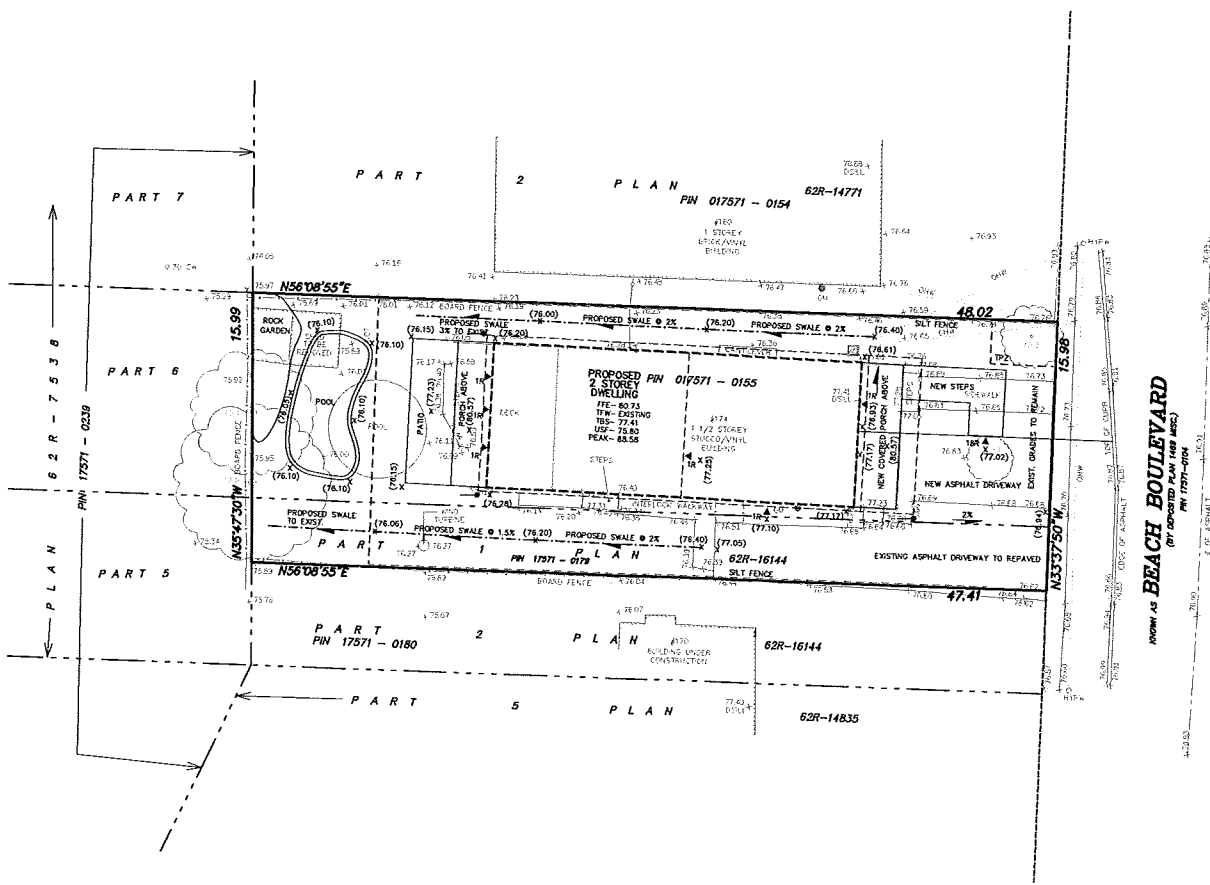
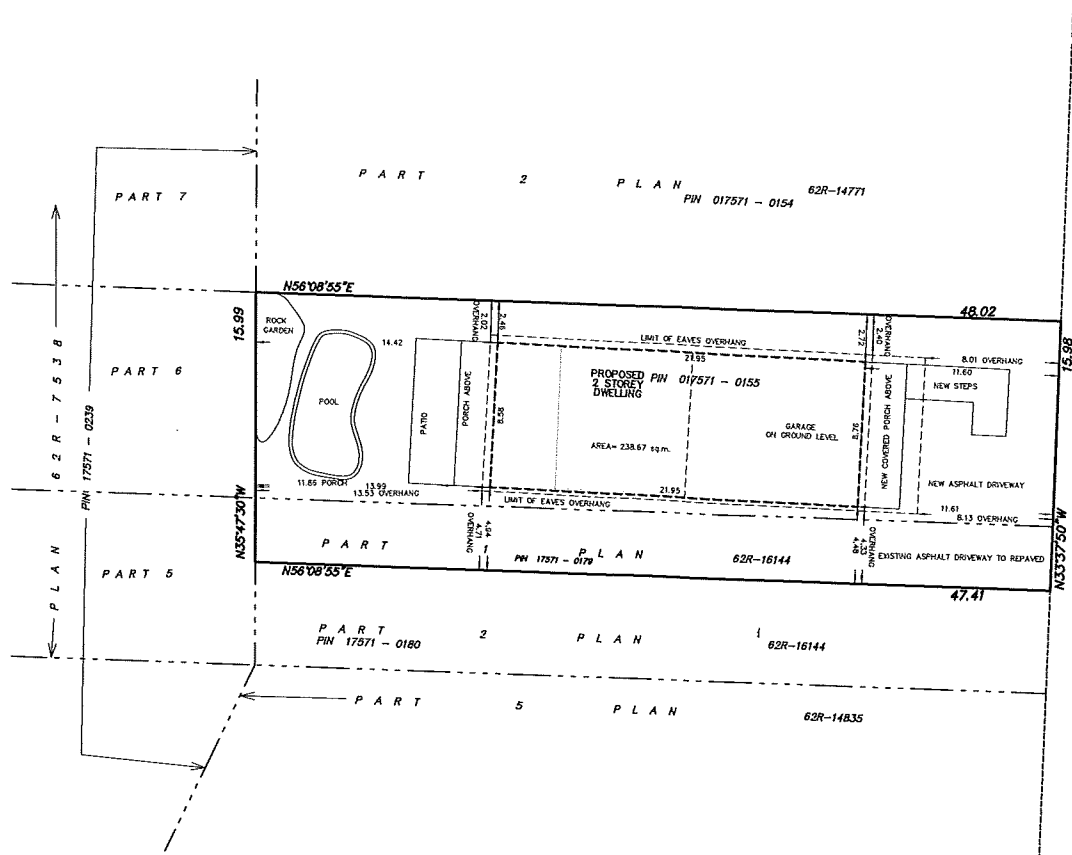
Nov 2015 Rev 2

LIGHT-DUTY  
SILT FENCE BARRIER

OPSD 219.110

[illegible]

- 1 The front-inboard corner must be staked under the roof and all-around where it is visible, must be not staked can be 1.2m high and consist of orange plastic with grey foam on a wooden board (0.2 x supported by a metal T-bar, 216 x 6 x 6 mm). Where orange plastic is not used, facing creases/stitches to tighten, paper wire fencing shall be used.
- 2 All supports and bracing used to steady across the barrier shall be located outside the TPEZ. All supports and bracing shall be 40mm square tubing or 25mm x 25mm x 2mm.
- 3 Where a steel IPE channel must be temporarily located near a TPEZ, a wooden beam with all facing must be used to ensure no material enters the TPEZ.
- 4 No materials or fit may be stored within the TPEZ.
- 5 Equipment or vehicles shall not be operated, parked, repaired or refueled within the TPEZ.
- 6 No construction activity, grade change or other construction or alterations of any kind is permitted within the TPEZ without written authorization from the City Engineer.



KEYPLAN

NOT TO SCALE

0 5 10 20 metres  
 MackAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS  
 © 2020  
 "METRIC" DISTANCES SHOWN HEREON ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BENCHMARK No. 00119653130H ELEVATION 76.809 METRES  
(CGVD 1928:1978 READJUSTMENT)

DSLL DENOTES ELEVATION AT DOOR SILL  
 HYWP DENOTES HYDRO POLE WOOD  
 GM DENOTES GAS METER  
 Ø DENOTES ROUND  
 QHW DENOTES OVERHEAD WIRE  
 ↓ DENOTES DOWNSPOUT  
 → DENOTES DIRECTION OF DRAINAGE  
 XXXXX DENOTES EXISTING ELEVATION  
 (XXX.XX) DENOTES PROPOSED ELEVATIONS  
 HP DENOTES HIGH POINT  
 ○ DENOTES DECIDUOUS TREE (TREE SCALED TO CANOPY SIZE, TRUNK SIZE NOTED IN METRES)

AC DENOTES AIR CONDITIONER

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY  
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT  
- EXISTING ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE SURVEY REAL  
- PROPERTY REPORT ISSUED BY LACEY & WYKRA INC LIMITED, DRAWING NO.  
- 19-009, DATED FEBRUARY 11, 2019  
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS  
- CONTRACTOR SHALL PROVIDE SERVICE CANNERS TO BE INSTALLED BEFORE BASEMENT  
- EXCAVATION TO ENSURE SERVING AT BASEMENT LEVEL  
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD  
- AND LOT AND GRADE  
- SUMP PUMP AND DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS  
- ALL TIES ARE TO FOUNDATION UNLESS OTHERWISE NOTED  
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY  
- CONSTRUCTION  
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE  
- PROCEEDING WITH THE WORK  
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY  
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S  
- APPROVAL, HAS BEEN OBTAINED  
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO  
- WPM LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD  
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE  
- VERIFIED BEFORE CONSTRUCTION

- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED.
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OF MORTGAGE PURPOSES.

1. BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND FROM SURVEY RECORDS OF MWP LIMITED
2. WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY ADDITION LOCATED AT 174 BEACH BOULEVARD AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES.

[illegible]

**MMP**  
 MacKay, MacKay & Peters Limited  
 LAND SURVEYORS & MAPPERS  
 SINCE 1906

3380 South Service Road  
 Unit 101  
 Burlington, ON  
 L7N 3J5  
 (905) 639-1375

halton@mmplimited.com  
 mmpsveyors.ca  
 mmplocators.ca

CAD FILE: E:\(62) Hamilton-Wentworth\TWP) SALT FLEET\BURLINGTON BEACH\19-009\19-009-SP

DRAWN BY:	CHECKED BY:	PROJECT NO.	DWG. NO.
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STATION DT.	DRAWN DT.	PROJECT NO.	DWG. NO.
A B	A S	19-009-SP	1



Hamilton

Planning and Economic Development Department  
Planning Division

**Committee of Adjustment**  
City Hall  
5<sup>th</sup> 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.**

20-180149

<b>FOR OFFICE USE ONLY.</b>	
APPLICATION NO. <u>Hm/A-20-175</u>	DATE APPLICATION RECEIVED <u>Aug. 25/20</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 John Apanashuk Telephone No. \_\_\_\_\_

2. \_\_\_\_\_

3. Name of Agent Kelsey Hammerton 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:

Scotia Bank 347 Brant St

Burlington, On

Postal Code L7R 2G6

Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:

BUILDING HEIGHT EXCEEDS  
ALLOWABLE BY .71 m

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

HOUSE BEING RAISED TO ALLOW GROUND LEVEL  
PARKING AREA w/ CLEARANCES ABOVE  
COR ROOFTOP TO ALLOW FOR LIFTING OF CAR  
FOR OWNER SERVICES OWN VEHICLE.

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

174 BEACH BOULEVARD  
PART PLAN 62B-16144

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?

History review of the location, home +  
full home inspection


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.

2020-08-12  
Date

  
Signature Property Owner  
John Apanashk  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 15.98 m  
Depth 47.41 m  
Area 762.39 m<sup>2</sup>  
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: GROUND FLOOR AREA = 157.25 m<sup>2</sup>  
GFA = 246.9 m<sup>2</sup> # OF STOREYS = 2  
W = 8.76 m H = 8.58 m L = 18.44 m

Proposed: GROUND FLOOR AREA = 138.43 m<sup>2</sup>  
GFA = 526.6 m<sup>2</sup> # OF FLOORS = 3  
W = 8.76 m H = 11.71 m L = 21.95 m

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 = 8.13 m  
REAR = 14 m  
SIDES = 2.72 m & 4.33 m



Proposed: FRONT = 8.13 m  
REAR = 14 m  
SIDES = 2.72 m & 4.33 m

13. Date of acquisition of subject lands:  
SEP 2009
14. Date of construction of all buildings and structures on subject lands:  
1911
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:  
109 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:  
\_\_\_\_\_  
\_\_\_\_\_
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