



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)

**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.:** GL/A-20:178

**APPLICANTS:** Agent Carrothers & Associates c/o David Carrothers  
Owner Craig & Melissa Miller

**SUBJECT PROPERTY:** Municipal address **127 Greti Dr., Glanbrook**

**ZONING BY-LAW:** Zoning By-law 474, as Amended

**ZONING:** R3-187 (Residential) district

**PROPOSAL:** To permit the construction of a new 41.6m<sup>2</sup> one-storey addition in the rear yard of the existing single detached dwelling, along with a new inground pool notwithstanding that:

1. A rear yard of 7.3m shall be provided instead of the minimum required 7.5m rear yard setback.

NOTE:

- i. Please be advised that a variance was requested to permit a lot coverage of 43.6% however pursuant to GL/A-10:253, a variance to permit a maximum lot coverage of 45% was previously granted. As such, a further variance to this provision does not appear to be necessary at this time.
- ii. The swimming pool equipment is required to be at least 0.6m from the side lot line. Further variances will be required if compliance with this provision cannot be achieved.
- iii. The roof projection of the proposed addition will conform to the yard encroachment provisions of Section 7.26 provided that Variance #1 is granted.

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

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

**TIME:** 3:10 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.***

SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF

LOT 33 - GLANBROOK HILLS, PHASE 2

REGISTERED PLAN 62M-1192

IN THE

CITY OF HAMILTON

SCALE 1:200



A. J. CLARKE O.L.S.

ASSOCIATION OF ONTARIO

LAND SURVEYORS

PLAN SUBMISSION FORM

1947132



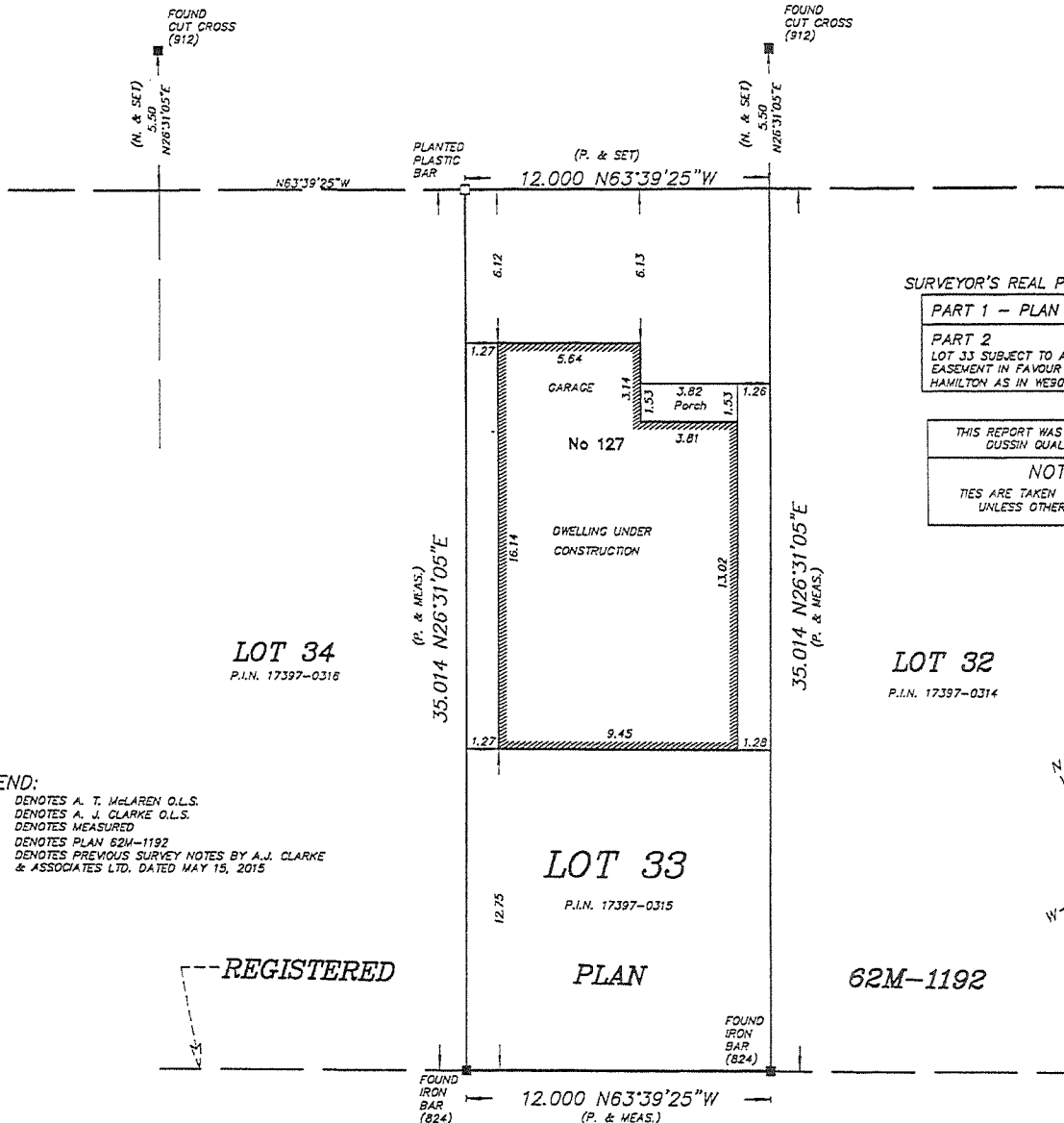
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 28(3).

X-7528

GRETI DRIVE

(ESTABLISHED ACCORDING TO REGISTERED PLAN 62M-1192)

P.I.N. 17397-0401



SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN X-7528

PART 2

LOT 33 SUBJECT TO A LOT GRADING EASEMENT IN FAVOUR OF THE CITY OF HAMILTON AS IN RES00357

THIS REPORT WAS PREPARED FOR ROSSIN QUALITY HOMES

NOTE:

TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED

LOT 34

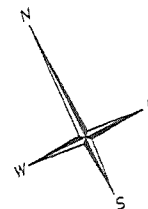
P.I.N. 17397-0316

LOT 32

P.I.N. 17397-0314

LEGEND:

- (824) DENOTES A. T. McLAREN O.L.S.
- (912) DENOTES A. J. CLARKE O.L.S.
- MEAS. DENOTES MEASURED
- P. DENOTES PLAN 62M-1192
- H. DENOTES PREVIOUS SURVEY NOTES BY A.J. CLARKE & ASSOCIATES LTD. DATED MAY 15, 2015



REGISTERED

LOT 33

P.I.N. 17397-0315

PLAN

62M-1192

LOT 8 CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF GLANFORD

P.I.N. 17397-0013

HYDRO LANDS

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERN LIMIT OF GRETI DRIVE AS SHOWN ON REGISTERED PLAN 62M-1192 HAVING A BEARING OF N63°39'25"W.

METRIC:

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

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

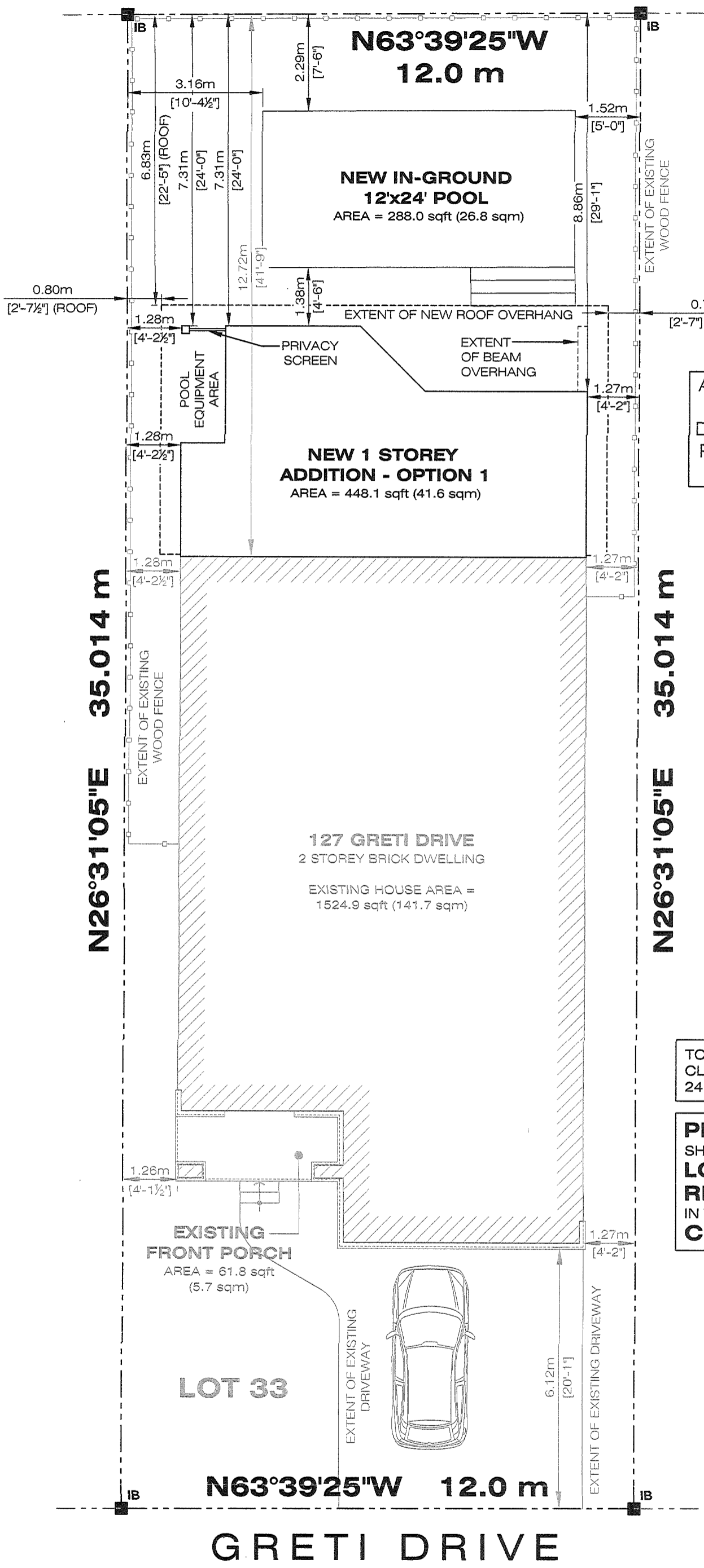
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 2nd DAY OF JULY, 2015

NOTE:

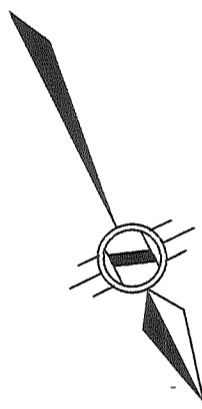
A. J. CLARKE & ASSOCIATES LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE OF THE SURVEYOR'S CERTIFICATE.

X-752



ALL EXISTING GRADING TO REMAIN. ALL EXISTING DRAINAGE CONDITIONS TO REMAIN BETWEEN HOUSE AND PROPERTY LINE.

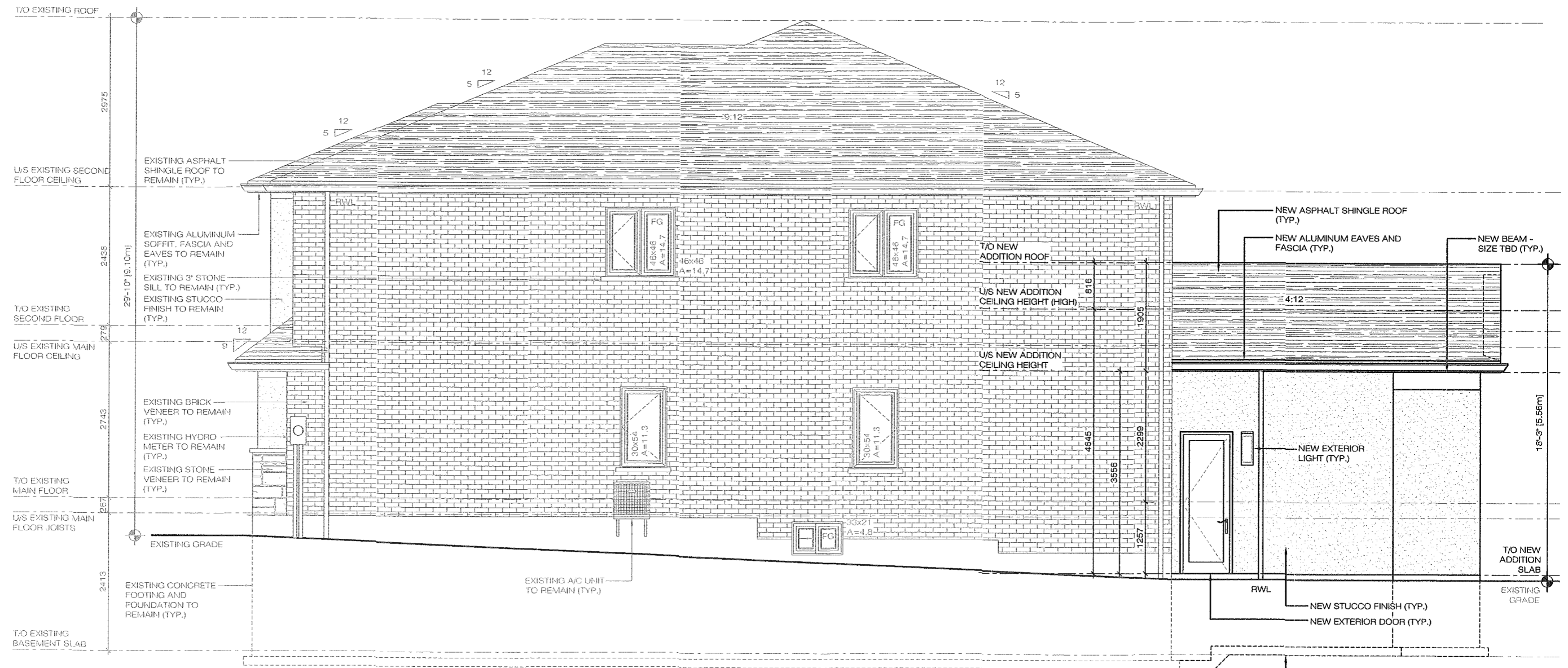


TO BE USED IN CONJUNCTION WITH A.J. CLARKE AND ASSOCIATES LTD, DATED JULY 24, 2015.

**PLAN**  
 SHOWING  
**LOT 33**  
**REGISTERED PLAN 62M-1192**  
 IN THE  
**CITY OF HAMILTON**

**GRETI DRIVE**

Project Name: <b>PRIVATE RESIDENCE</b> 1 STOREY REAR YARD ADDITION AND IN-GROUND REAR YARD POOL 127 GRETI DRIVE HAMILTON, ON. L9B 1P9		Drawn By: NY		
Sheet Title: <b>SITE PLAN</b>		Checked By: DC		
		Scale: 1:100		
		Date: AUG 2020		
		Project No. 2020-46		
		<b>SP</b>		
2 AUG 25/20 ISSUED FOR C OF A				NY
1 AUG 21/20 ISSUED FOR DC REVIEW				NY
No.	Date:	Issue/Revision	By:	



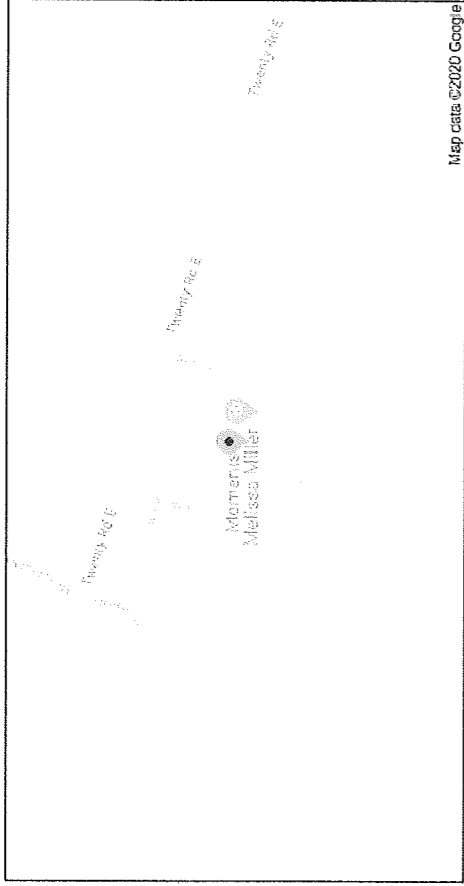
**RIGHT SIDE ELEVATION**

ALL EXISTING GRADING TO REMAIN. ALL EXISTING DRAINAGE CONDITIONS TO REMAIN BETWEEN HOUSE AND PROPERTY LINE.

<p><b>Project Name:</b>  <b>PRIVATE RESIDENCE</b>  <b>1 STOREY REAR YARD ADDITION</b>  <b>AND IN-GROUND REAR YARD POOL</b>          127 GRETCH DRIVE          HAMILTON, ON, L9B 1P9</p>		<p><b>Drawn By:</b> NY</p>
<p><b>RIGHT SIDE ELEVATION</b></p>		<p><b>Checked By:</b> DC</p>
<p><b>No.</b></p>	<p><b>Date</b></p>	<p><b>By:</b></p>
1	AUG 21/20	NY
2	AUG 22/20	NY
<p>ISSUED FOR DC REVIEW</p>		<p><b>Scale:</b> 1:75</p>
<p>ISSUED FOR C OF A</p>		<p><b>Date:</b> AUG 2020</p>
<p>Project No.</p>		<p>2020-46</p>
<p><b>A4</b></p>		

# PRIVATE RESIDENCE

1 STOREY REAR YARD ADDITION AND IN-GROUND REAR YARD POOL  
127 GRETI DRIVE, HAMILTON, ON. L9B 1P9



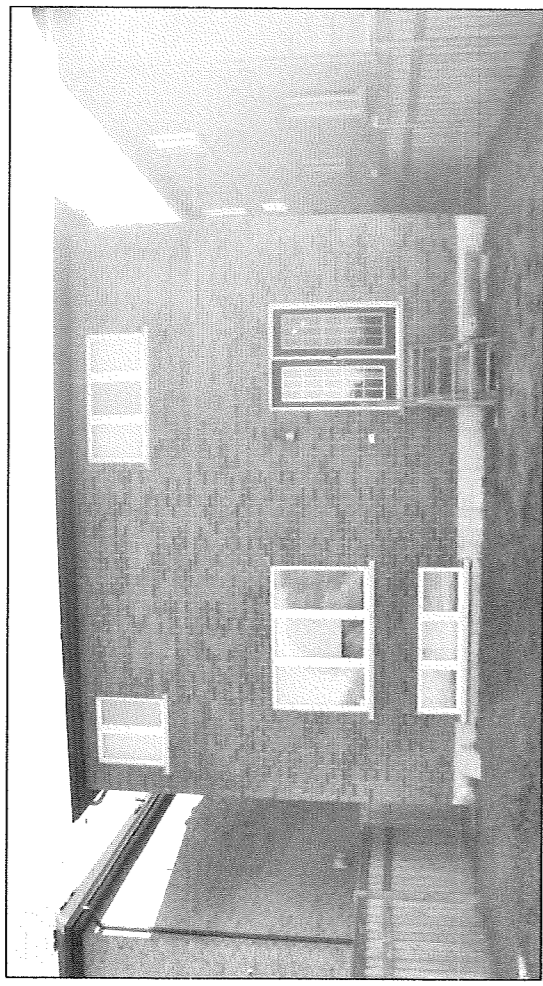
LOCATION MAP:

**LIST OF PAGES:**

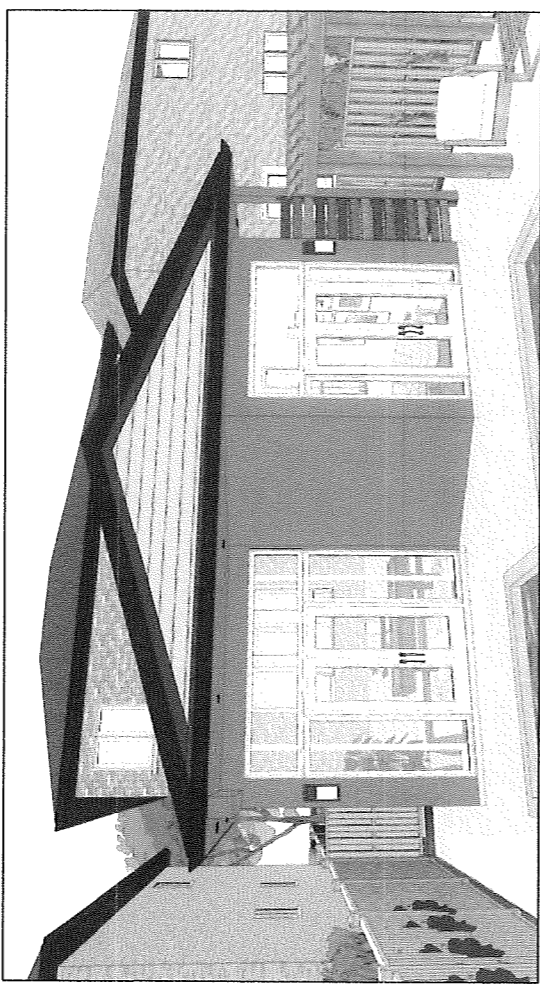
- A1 - COVER PAGE & ZONING STATS
- SP - SITE PLAN
- A2 - FOUNDATION / BASEMENT PLAN
- A3 - MAIN FLOOR PLAN
- A4 - RIGHT SIDE ELEVATION
- A5- REAR ELEVATION
- A6 - LEFT SIDE ELEVATION

**AREA CALCULATIONS:**

EXISTING BASEMENT FLOOR AREA = 107.9 sqm  
 EXISTING MAIN FLOOR AREA = 108.1 sqm  
 EXISTING GARAGE FLOOR AREA = 33.6 sqm  
 EXISTING SECOND FLOOR AREA = 138.5 sqm  
 TOTAL EXISTING GFA = 141.7 sqm  
 NEW ADDITION FLOOR AREA = 41.6 sqm  
 TOTAL NEW GFA = 183.3 sqm



EXISTING REAR ELEVATION (FOR REFERENCE ONLY):



NEW REAR ELEVATION RENDERING (FOR REFERENCE ONLY):

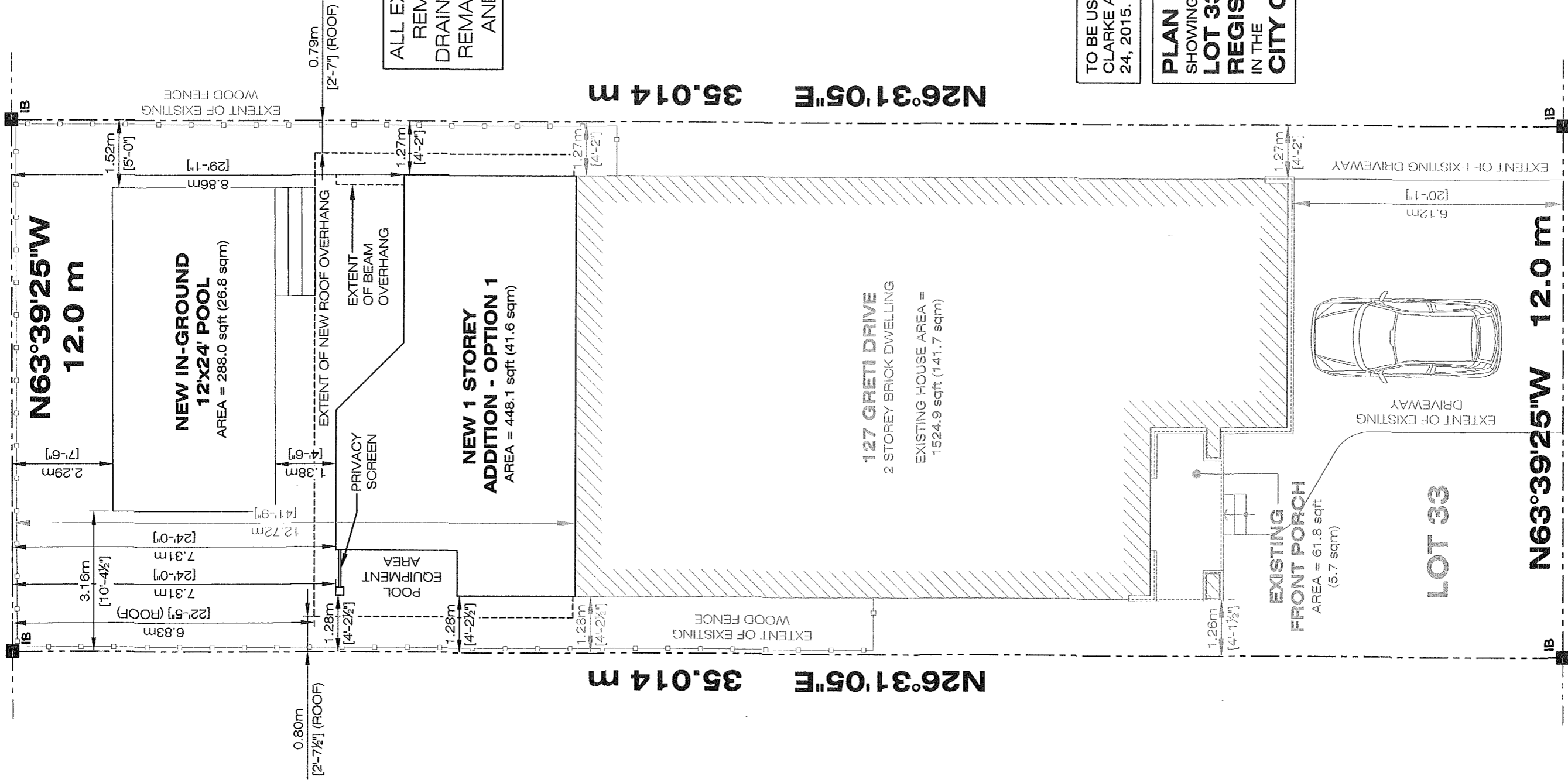
## ZONING AND PROPERTY STATISTICS

<b>DESCRIPTION:</b> LOT 33, PLAN 62M-1192 IN THE CITY OF HAMILTON	
<b>ADDRESS:</b> 127 GRETI DRIVE, HAMILTON, ON.	
<b>ZONING DESIGNATION:</b>	<b>REQUIRED:</b> R3-187 <b>PROPOSED:</b> R3-187 (EXISTING)
<b>FRONTAGE:</b>	15.0 m 12.0 m (EXISTING)
<b>LOT AREA:</b>	450.0 m2 420.2 m (EXISTING)
<b>LOT COVERAGE:</b>	40% ** 43.6% (PROPOSED)
<b>FRONT YARD TO HOUSE:</b>	6.0 m 6.12 m (EXISTING)
<b>REAR YARD TO HOUSE:</b>	7.5 m 12.72 m (EXISTING)
<b>REAR YARD TO ADDITION:</b>	7.5 m ** 7.31 m (PROPOSED)
<b>REAR YARD TO ADDITION ROOF:</b>	7.0 m ** 6.83 m (PROPOSED) (0.5m ENCR.)
<b>REAR YARD TO PORCH:</b>	6.0 m 7.31 m (PROPOSED) (1.5m ENCR.)
<b>RIGHT YARD TO HOUSE:</b>	1.2 m 1.27 m (EXISTING)
<b>RIGHT YARD TO ADDITION:</b>	1.2 m 1.27 m (PROPOSED)
<b>RIGHT YARD TO ADDITION ROOF:</b>	0.7 m 0.79 m (PROPOSED) (0.5 ENCR)
<b>LEFT YARD TO HOUSE:</b>	1.2 m 1.28 m (EXISTING)
<b>LEFT YARD TO ADDITION:</b>	1.2 m 1.28 m (PROPOSED)
<b>LEFT YARD TO ADDITION ROOF:</b>	0.7 m 0.80 m (PROPOSED) (0.5 ENCR)
<b>LEFT YARD TO PORCH:</b>	0.7 m 1.28 m (PROPOSED) (0.5 ENCR)
<b>BUILDING HEIGHT:</b>	10.7 m 9.95 m (EXISTING)
<b>ADDITION HEIGHT:</b>	10.7 m TBD
<b>PARKING SPACES:</b>	2 2 (EXISTING)

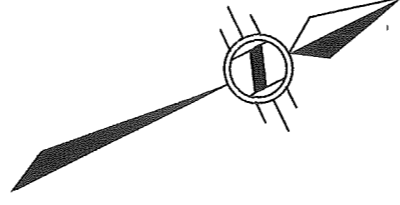
\*\* VARIANCE REQUIRED

Project Name: <b>PRIVATE RESIDENCE</b> 1 STOREY REAR YARD ADDITION AND IN-GROUND REAR YARD POOL 127 GRETI DRIVE HAMILTON, ON. L9B 1P9		Drawn By: NY
Sheet Title: <b>COVER PAGE AND ZONING STATISTICS</b>		Checked By: DC
Scale: N.T.S.		Date: AUG 2020
No. Date: Issued For C of A		Project No. 2020-46
1 AUG 21/20 ISSUED FOR DC REVIEW		NY
2 AUG 25/20 ISSUED FOR C OF A		BY:
NY		<b>A1</b>





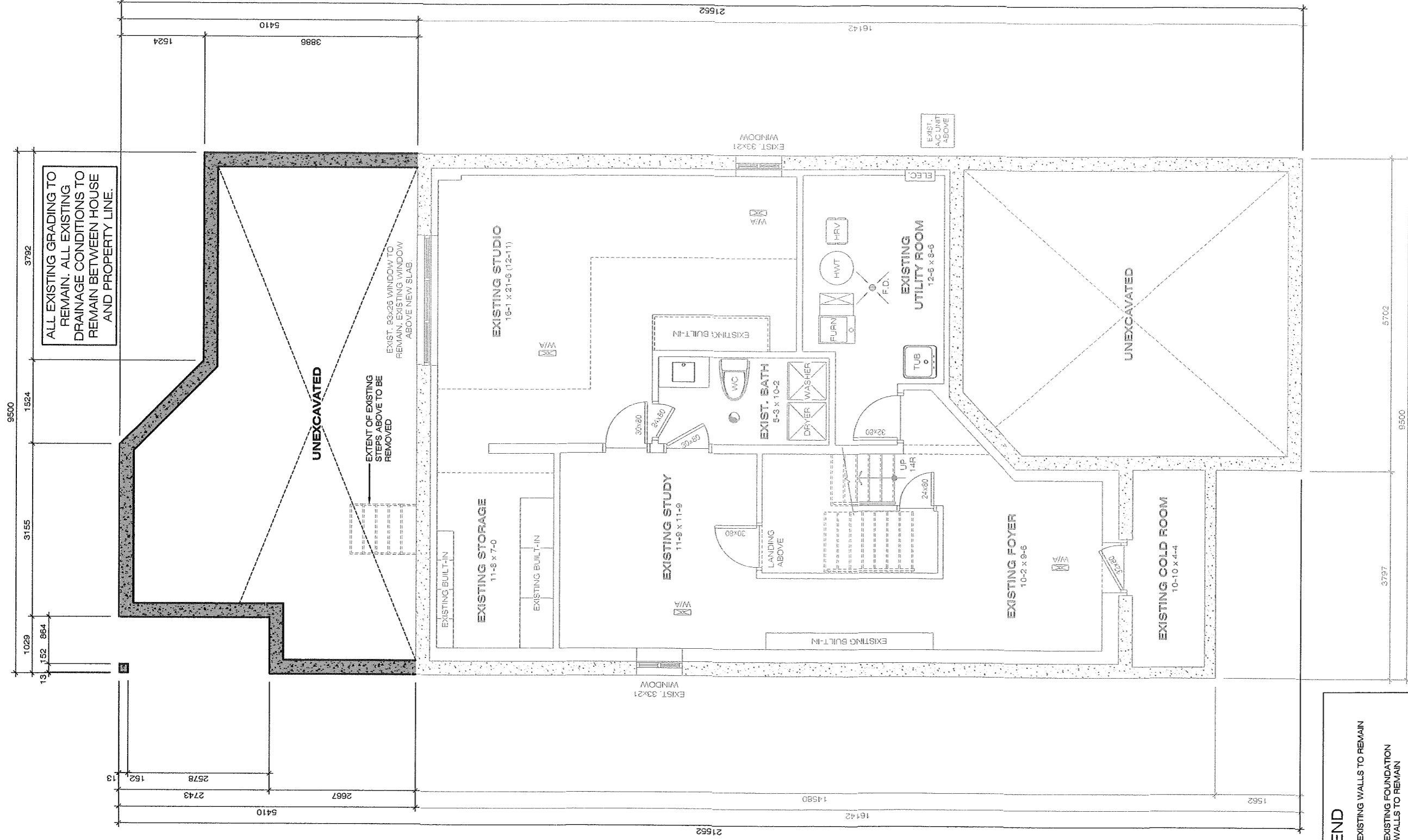
ALL EXISTING GRADING TO REMAIN. ALL EXISTING DRAINAGE CONDITIONS TO REMAIN BETWEEN HOUSE AND PROPERTY LINE.



TO BE USED IN CONJUNCTION WITH A.J. CLARKE AND ASSOCIATES LTD, DATED JULY 24, 2015.

**PLAN**  
SHOWING  
**LOT 33**  
**REGISTERED PLAN 62M-1192**  
IN THE  
**CITY OF HAMILTON**

Project Name: <b>PRIVATE RESIDENCE 1 STOREY REAR YARD ADDITION AND IN-GROUND REAR YARD POOL 127 GRETI DRIVE HAMILTON, ON. L9B 1P9</b>			Drawn By: NY	
Sheet Title: <b>SITE PLAN</b>			Checked By: DC	
			Scale: 1:100	
			Date: AUG 2020	
			Project No. 2020-46	
			NY	
			ISSUED FOR C OF A	
			NY	
			ISSUED FOR DC REVIEW	
			NY	
			Revised/Revision	
			By:	
			Date:	
			No.	
			1	
			AUG 21/20	
			2	
			AUG 25/20	
			SP	





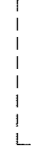


ALL EXISTING GRADING TO REMAIN. ALL EXISTING DRAINAGE CONDITIONS TO REMAIN BETWEEN HOUSE AND PROPERTY LINE.

EXTENT OF EXISTING STEPS ABOVE TO BE REMOVED

EXIST. 93/25 WINDOW TO REMAIN. EXISTING WINDOW ABOVE NEW SLAB.

**WALL LEGEND**

-  EXISTING WALLS TO REMAIN
-  EXISTING FOUNDATION WALLS TO REMAIN
-  NEW CONSTRUCTION WALLS
-  NEW FOUNDATION WALLS
-  EXISTING WALLS TO BE REMOVED

**FOUNDATION / BASEMENT FLOOR PLAN**  
 AREA = 1161.1 sqft (107.9 sqm)  
 U/S FLOOR JOISTS = 7'-11"  
 CEILING HEIGHT = 7'-9"

Project Name:  
**PRIVATE RESIDENCE**  
 1 STOREY REAR YARD ADDITION  
 AND IN-GROUND REAR YARD POOL  
 127 GRETI DRIVE  
 HAMILTON, ON. L9B 1P9

Sheet Title:  
**FOUNDATION / BASEMENT PLAN**

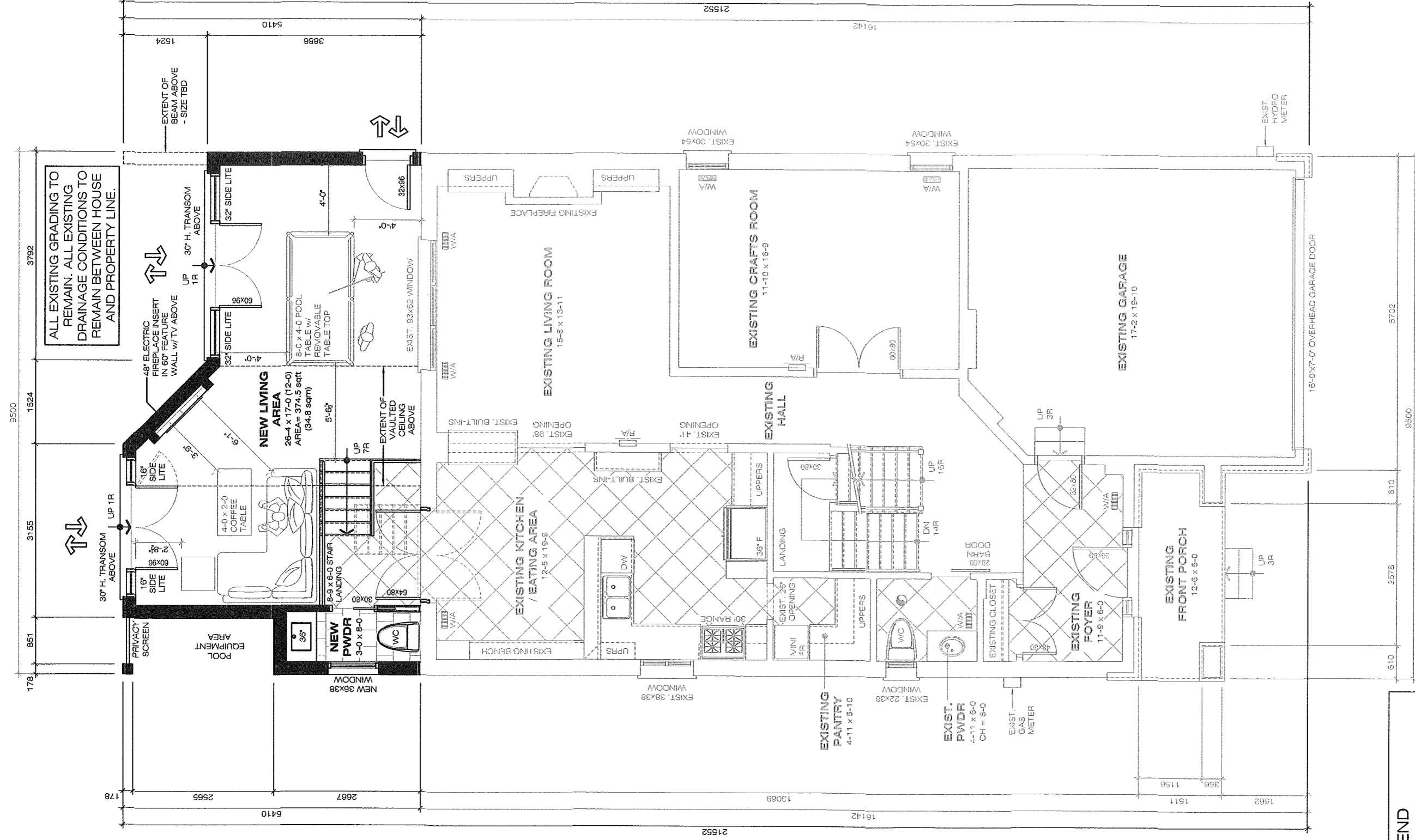
Drawn By:	NY
Checked By:	DC
Scale:	1:75
Date:	AUG 2020
Project No.:	2020-46

No.	Date	Issued For	By
2	AUG 25/20	ISSUED FOR C OF A	NY
1	AUG 21/20	ISSUED FOR DC REVIEW	NY

Project No. 2020-46

**A2**





ALL EXISTING GRADING TO REMAIN. ALL EXISTING DRAINAGE CONDITIONS TO REMAIN BETWEEN HOUSE AND PROPERTY LINE.

**WALL LEGEND**

	EXISTING WALLS TO REMAIN
	NEW CONSTRUCTION WALLS
	EXISTING WALLS TO BE REMOVED

**MAIN FLOOR PLAN**  
 EXISTING AREA = 1163.2 sqft (108.1 sqm)  
 EXISTING AREA w/ GARAGE = 1524.9 sqft (141.7 sqm)  
**ADDITION AREA = 448.1 sqft (41.6 sqm)**  
 EXISTING CEILING HEIGHT = 9'-0" UNO.  
 ADDITION CEILING HEIGHT = 9'-0" UNO.

**PRIVATE RESIDENCE**  
 1 STOREY REAR YARD ADDITION  
 AND IN-GROUND REAR YARD POOL  
 127 GRETJ DRIVE  
 HAMILTON, ON. L9B 1P9

**MAIN FLOOR PLAN**

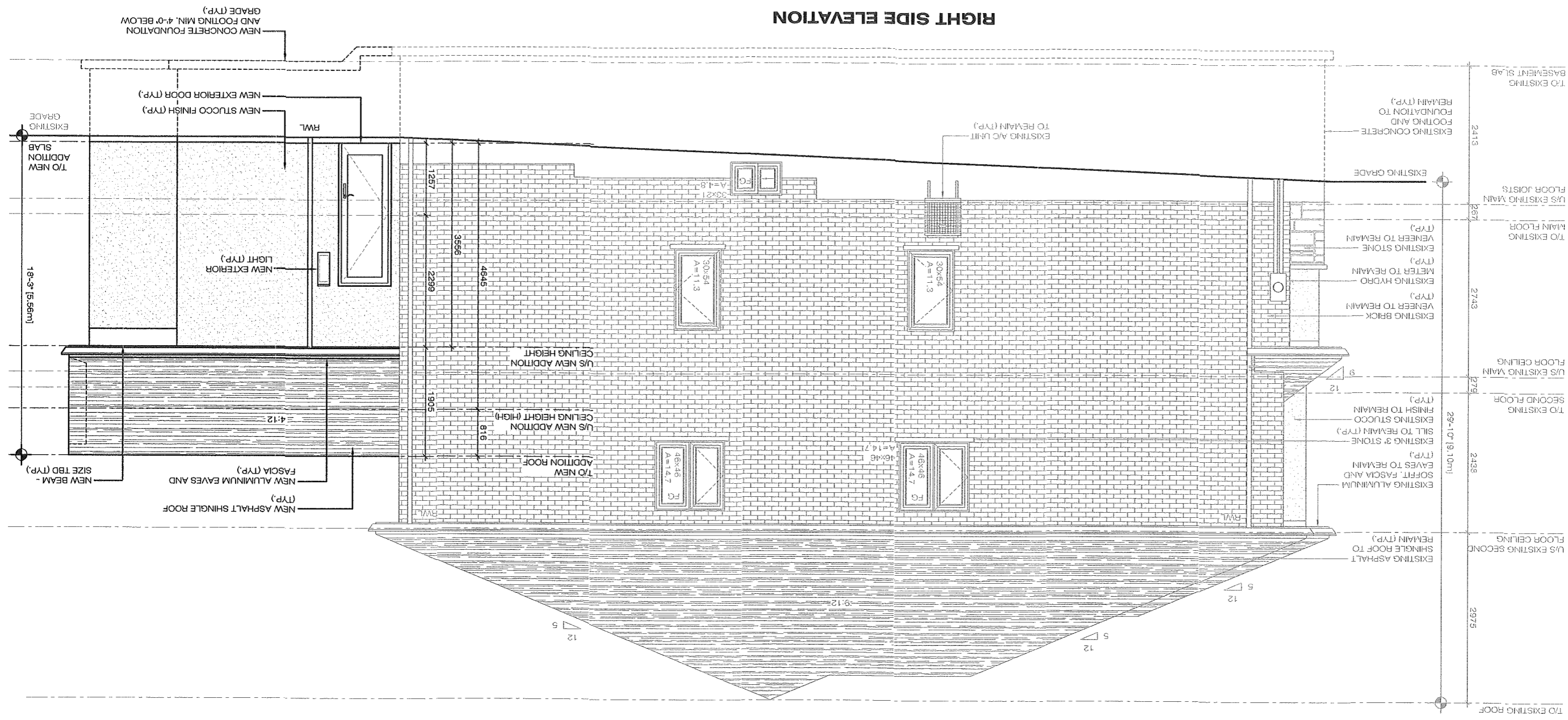
Drawn By:	NY
Checked By:	DC
Scale:	1:75
Date:	AUG 2020
Project No.:	2020-46

No.	Date	Issued For	By
2	AUG 25/20	ISSUED FOR C OF A	NY
1	AUG 21/20	ISSUED FOR DC REVIEW	NY

Project Name:	
1 STOREY REAR YARD ADDITION AND IN-GROUND REAR YARD POOL	
127 GRETJ DRIVE	
HAMILTON, ON. L9B 1P9	
Sheet Title:	
MAIN FLOOR PLAN	

**A3**

ALL EXISTING GRADING TO REMAIN. ALL EXISTING DRAINAGE CONDITIONS TO REMAIN BETWEEN HOUSE AND PROPERTY LINE.

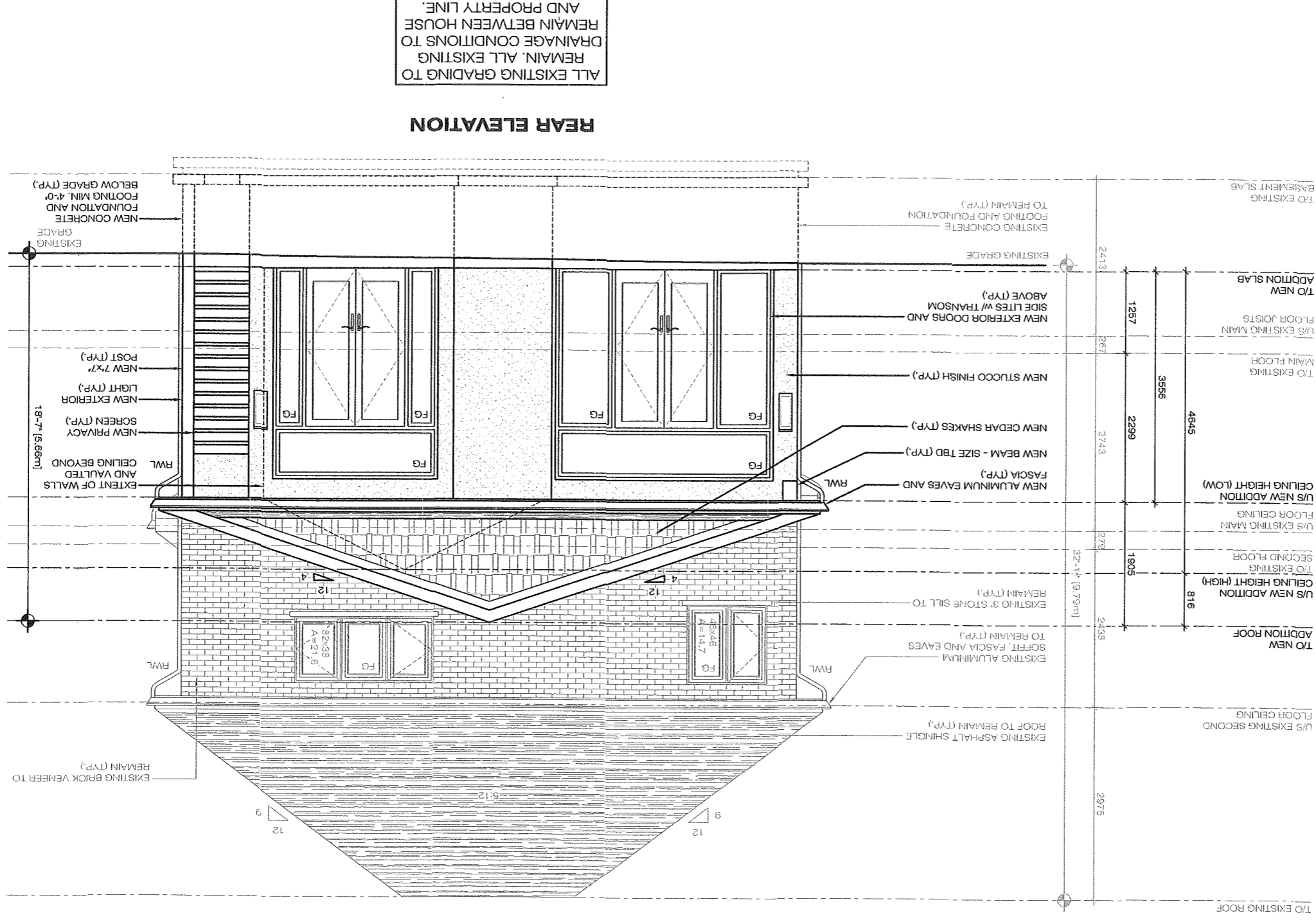


**RIGHT SIDE ELEVATION**

Drawn By:	NY		
Checked By:	DC		
Scale:	1:75		
Date:	AUG 2020		
Project No.:	2020-46		
<b>A4</b>			
No.	Date	Issue/Revision	By
1	AUG 27/20	ISSUED FOR DC REVIEW	NY
2	AUG 20/20	ISSUED FOR C OF A	NY

Project Name: **PRIVATE RESIDENCE  
1 STOREY REAR YARD ADDITION  
AND IN-GROUND REAR YARD POOL**  
127 GRETJ DRIVE  
HAMILTON, ON. L9B 1P9

Sheet Title: **RIGHT SIDE ELEVATION**

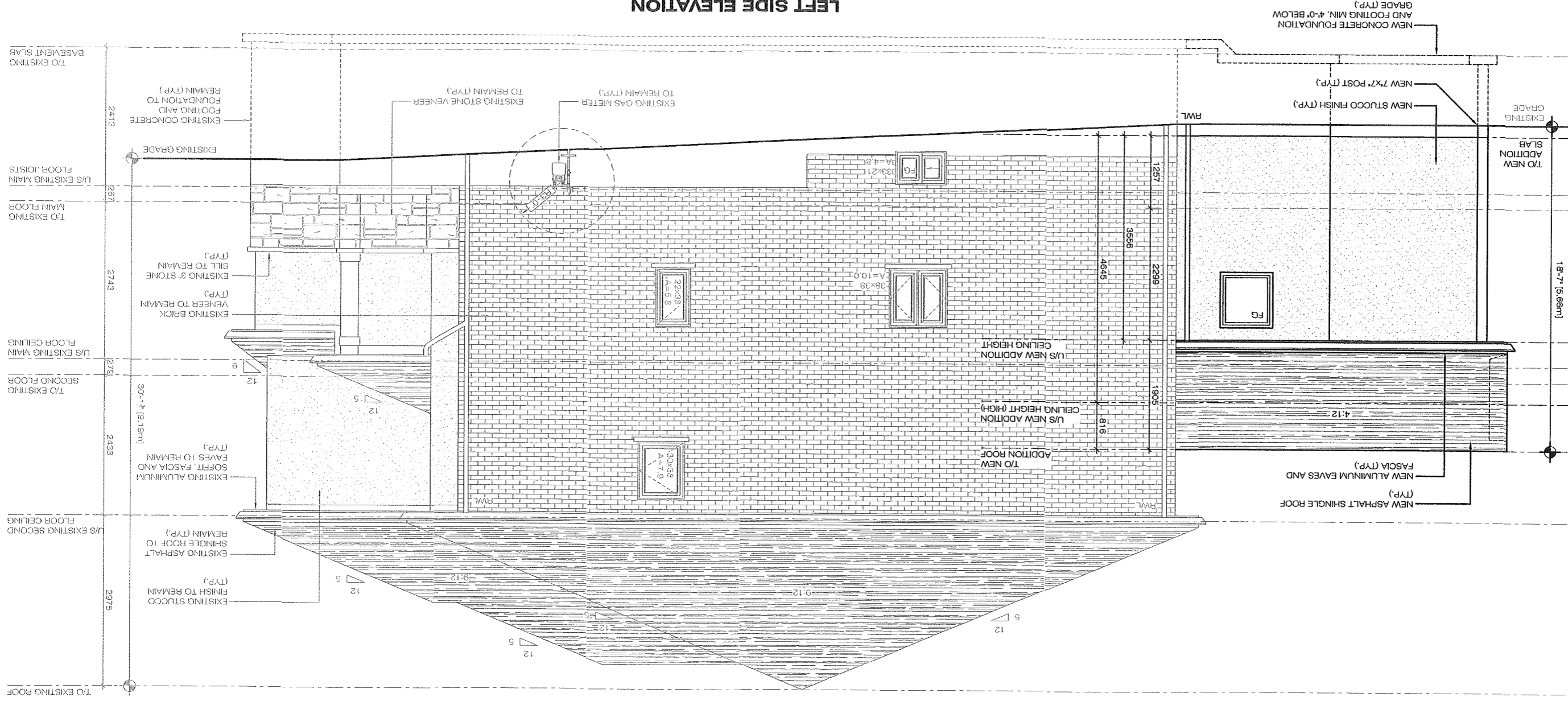


ALL EXISTING GRADING TO REMAIN. ALL EXISTING DRAINAGE CONDITIONS TO REMAIN BETWEEN HOUSE AND PROPERTY LINE.

REAR ELEVATION

Drawn By:	NY		
Checked By:	DC		
Scale:	1:75		
Date:	AUG 2020		
Project No.:	2020-46		
<b>A5</b>			
No.	Date:	Issue/Revision	By:
2	AUG 25/20	ISSUED FOR C OF V	NY
1	AUG 21/20	ISSUED FOR DC REVIEW	NY
Project Name: <b>PRIVATE RESIDENCE</b> <b>1 STOREY REAR YARD ADDITION</b> <b>AND IN-GROUND REAR YARD POOL</b> 127 GRETCH DRIVE HAMILTON, ON, L9B 1P9 Sheet Title: <b>REAR ELEVATION</b>			

**LEFT SIDE ELEVATION**



ALL EXISTING GRADING TO REMAIN. ALL EXISTING DRAINAGE CONDITIONS TO REMAIN BETWEEN HOUSE AND PROPERTY LINE.

Project Name:	<b>PRIVATE RESIDENCE 1 STOREY REAR YARD ADDITION AND IN-GROUND REAR YARD POOL</b>		
Address:	127 GRETCH DRIVE HAMILTON, ON, L9B 1P9		
Sheet Title:	<b>LEFT SIDE ELEVATION</b>		
Drawn By:	NY	Checked By:	DC
Scale:	1:75	Date:	AUG 2020
Project No.:	2020-46	Issue/Revision:	
No.	No.	Date:	Issue/Revision
1		AUG 27/20	ISSUED FOR DC REVIEW
2		AUG 25/20	ISSUED FOR C OF A
			NY
			BY:

**A6**

**SURVEYOR'S REAL PROPERTY REPORT**

PART 1

PLAN OF

**LOT 33 - GLANBROOK HILLS, PHASE 2**

REGISTERED PLAN 62M-1192

IN THE

**CITY OF HAMILTON**

SCALE 1:200



A. J. CLARKE O.L.S.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS

PLAN SUBMISSION FORM  
1947132



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1026, Section 28(3).

X-7528

**GRETI DRIVE**

( ESTABLISHED ACCORDING TO REGISTERED PLAN 62M-1192 )

P.L.N. 17397-0401

FOUND  
CUT CROSS  
(912)

5.50  
(N & SET)  
N26°31'05"E

FOUND  
CUT CROSS  
(912)

5.50  
(N & SET)  
N26°31'05"E

PLANTED  
PLASTIC  
BAR  
N63°39'25"W

(P. & SET)  
12.000 N63°39'25"W

6.12

6.13

1.27

5.64

1.27

3.82

1.52

1.26

4.53

3.81

1.26

13.02

9.45

35.014 N26°31'05"E  
(P. & MEAS.)

35.014 N26°31'05"E  
(P. & MEAS.)

**LOT 34**

P.L.N. 17397-0316

**LOT 32**

P.L.N. 17397-0314

**LEGEND:**

- (824) DENOTES A. J. CLARKE O.L.S.
- (912) DENOTES A. J. CLARKE O.L.S.
- (913) DENOTES A. J. CLARKE O.L.S.
- P DENOTES PLAN 62M-1192
- N DENOTES PREVIOUS SURVEY NOTES BY A.J. CLARKE & ASSOCIATES LTD. DATED MAY 15, 2015

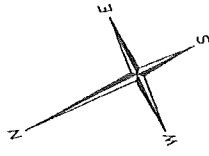
**SURVEYOR'S REAL PROPERTY REPORT**

PART 1 - PLAN X-7528

PART 2  
LOT 33 SUBJECT TO A LOT GRADING  
EASEMENT IN FAVOUR OF THE CITY OF  
HAMILTON AS IN REG000357

THIS REPORT WAS PREPARED FOR  
DUSSIN QUALITY HOMES

**NOTE:**  
TIES ARE TAKEN TO FOUNDATION  
UNLESS OTHERWISE NOTED



**LOT 33**

P.L.N. 17397-0315

---REGISTERED

PLAN

62M-1192

FOUND  
IRON  
BAR  
(824)

12.75  
12.000 N63°39'25"W  
(P. & MEAS.)

FOUND  
IRON  
BAR  
(824)

**LOT 8 CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF GLANFORD**

BEARINGS ARE ASTROGNOMIC AND ARE REFERRED TO THE  
MIDDLE LINE OF GRETI DRIVE AS SHOWN ON REGISTERED  
PLAN 62M-1192 HAVING A BEARING OF N63°39'25" W.

**METRIC:**

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

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS  
MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF JULY, 2015

**NOTE:**  
A. J. CLARKE & ASSOCIATES LTD. is not liable for use of this  
REPORT by any party or parties for FUTURE TRANSACTIONS  
or for any unrelated purposes.  
This REPORT reflects conditions of time of survey. UPDATING  
may be required to issue ADDITIONAL COPIES subsequent to  
DATE of the SURVEYOR'S CERTIFICATE.

P.L.N. 17397-0013

HYDRO LANDS

X-752

FOUND  
CUT CROSS  
(912)

(N. & SET)  
5.50  
N26°31'05"E

FOUND  
CUT CROSS  
(912)

(N. & SET)  
5.50  
N26°31'05"E

PLANTED  
PLASTIC  
BAR

(P. & SET)

12.000 N63°39'25"W

12.000 N63°39'25"W

12.000 N63°39'25"W

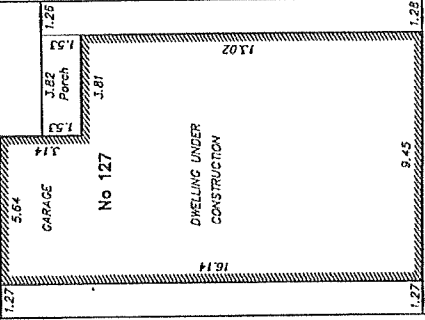
**SURVEYOR'S REAL PROPERTY REPORT**

PART 1 - PLAN X-7528  
PART 2  
LOT 33 SUBJECT TO A LOT GRADING  
EASEMENT IN FAVOUR OF THE CITY OF  
HAMILTON AS IN WES90357

THIS REPORT WAS PREPARED FOR  
DUSSIN QUALITY HOMES  
**NOTE:**  
TIES ARE TAKEN TO FOUNDATION  
UNLESS OTHERWISE NOTED

**LOT 34**  
P.I.N. 17397-0316

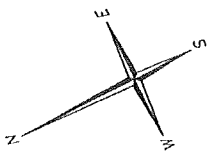
35.014 N26°31'05"E  
(P. & MEAS.)



35.014 N26°31'05"E  
(P. & MEAS.)

**LOT 32**  
P.I.N. 17397-0314

**LEGEND:**  
(824) DENOTES A. T. MCLAREN O.L.S.  
(912) DENOTES A. J. CLARKE O.L.S.  
MEAS. DENOTES MEASURED  
P. DENOTES PLAN 62M-1192  
M. DENOTES PREVIOUS SURVEY NOTES BY A.J. CLARKE  
& ASSOCIATES LTD. DATED MAY 15, 2015



REGISTERED

**LOT 33**  
P.I.N. 17397-0315

**PLAN**

**62M-1192**

FOUND  
IRON  
BAR  
(824)

12.000 N63°39'25"W  
(P. & MEAS.)

FOUND  
IRON  
BAR  
(824)

**LOT 8 CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF GLANFORD**

P.I.N. 17397-0013

HYDRO LANDS

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE  
SOUTHERLY LIMIT OF ORETI DRIVE AS SHOWN ON REGISTERED  
PLAN 62M-1192 HAVING A BEARING OF N63°39'25\"/>

**METRIC:**  
DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**SURVEYOR'S CERTIFICATE:**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF JULY, 2015

JULY 24, 2015  
DATE  
*A. J. Clarke*  
A. J. CLARKE  
ONTARIO LAND SURVEYOR

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This REPORT reflects conditions at time of survey. UPDATING  
may be required to issue ADDITIONAL COPIES subsequent to  
DATE of the SURVEYOR'S CERTIFICATE.

**A. J. Clarke and Associates Ltd.**  
SURVEYORS • PLANNERS • ENGINEERS  
25 MAIN STREET WEST, SUITE 300  
HAMILTON, ONTARIO, L8P 1H1  
TEL. 905-528-8761 FAX 905-528-2289  
email: ajc@ajclarke.com

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X-7528



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. 180712

<b>FOR OFFICE USE ONLY.</b>	
APPLICATION NO. <u>GLA. 20:178</u>	DATE APPLICATION RECEIVED <u>Aug 27/20</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 Melissa + Craig Miller Telephone No \_\_\_\_\_

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

3. Name of Agent DANIO CARLOTTHERS 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:

ScotiaBank  
851 Golf Links Rd. Ancaster ON Postal Code L9K 1L5

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



6. Nature and extent of relief applied for:

- 1. REAR YARD setback of 7.31m in lieu of 7.5m
- 2. REAR YARD to ROOF setback of 6.83m in lieu of 7.0m
- 3. LOT COVERAGE of 43.6% in lieu of 40%
- 4. POOL (inground) setback of 2.29m in lieu of 5m.

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

DUE TO THE EXISTING LOT SIZE CONDITIONS AND SIZE OF  
MADE A MINOR VARIANCE IS REQUIRED TO INCREASE THE SIZE (coverage)  
FOR A NEW REAR YARD addition and outdoor pool. THE NEW  
SPACE WILL SERVE AS A LINK / ENTERTAINING SPACE FOR THE FAMILY AND  
OUTDOOR POOL AREA.

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

LOT 33, REGISTERED PLAN 624-1192  
127 GRETI DRIVE, HOM. TOW. ONTARIO L9B 1P9

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?

owner

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

Is the previous use inventory attached? Yes  No

**ACKNOWLEDGEMENT CLAUSE**

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

August 20, 2020  
Date



Signature Property Owner

Melissa + Craig Miller  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 12m  
Depth 35.014m  
Area 420.28sqm  
Width of street unknown

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: EXISTING SINGLE FAMILY DWELLING: GFA 108.1 sqm, GROSS FLOOR AREA: 296.6 sqm  
2 STORES, 9.5m WIDE x 21.6m LENGTH, 9.79m HEIGHT

Proposed: REAR ADDITION: GFA: 41.6 sqm, 1 STOREY, 9.5m WIDE x 5.41m LENGTH, 5.66m HEIGHT

INGROUND POOL: 26.8 sqm, 3.66m DEPTH x 7.32m WIDTH

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

Existing: EXISTING SINGLE FAMILY DWELLING:  
FRONT: 6.12m, REAR: 12.72m, RIGHT: 1.27m, LEFT: 1.28m

Proposed: REAR ADDITION: REAR: 7.31m, RIGHT: 1.27m, LEFT: 1.28m

INGROUND POOL: RIGHT: 1.72m, REAR: 2.29m, LEFT: 3.16m

13. Date of acquisition of subject lands:

December 2015

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

2015

15. Existing uses of the subject property:

SINGLE FAMILY DWELLING

16. Existing uses of abutting properties:

SINGLE FAMILY DWELLINGS

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

5 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:

RESIDENTIAL R3-187

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