



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**

---

**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-20:214

**APPLICANTS:** Christine Brown

**SUBJECT PROPERTY:** Municipal address **725 Britannia Ave., 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 conversion under Section 19 of an existing single-family dwelling to contain a maximum of two (2) dwelling units notwithstanding that;

1. A minimum floor area of 50.0 m<sup>2</sup> shall be provided for the basement unit instead of the requirement in the By-Law which states that each dwelling unit has a floor area of at least 65.0 m<sup>2</sup>, contained within the unit; and

2. No manoeuvring shall be provided on site instead of the minimum required 6.0 m manoeuvring space aisle width; and

3. The manoeuvring space and accessibility to one of the parking spaces in the driveway is obstructed by the second space in the front whereas the By-Law requires a minimum 6.0 m manoeuvring aisle width and an unobstructed access to the parking spaces; and

4. A minimum of two (2) parking spaces shall be provided in the required front yard whereas the By-Law states under Section 19. (1) (v) (1) that parking for only one of the dwelling units may be located in the required front yard.

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

---

**DATE:** Thursday, November 5th, 2020

**TIME:** 1:35 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**

---

## **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:

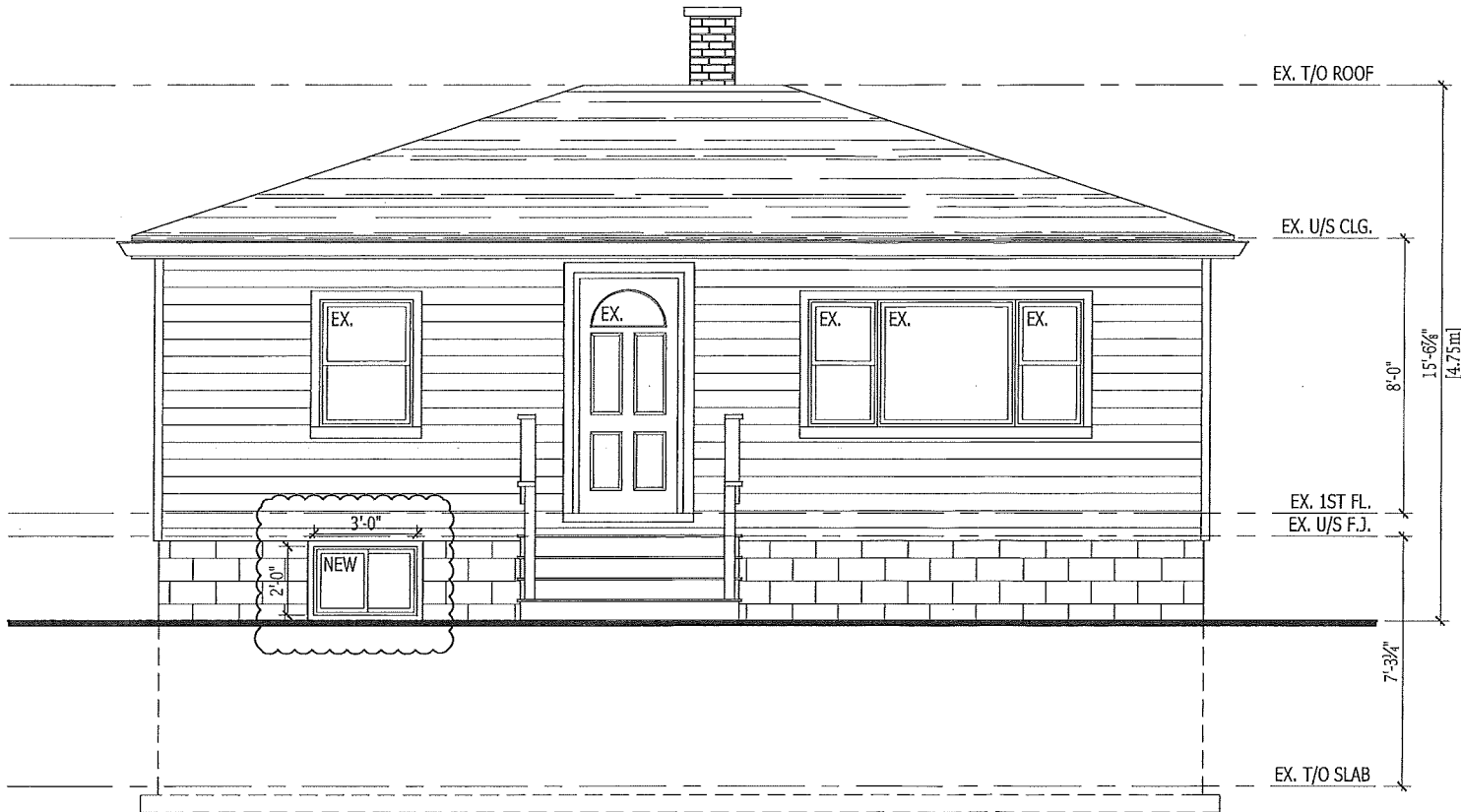
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: October 20th, 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.***






1 FRONT ELEVATION  
A2.01 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.


4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF: DATE: DESCRIPTION:



MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES



CHRISTINE BROWN  
Architectural Technologist  
905.502.5172  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4B9  
cbrown@franklynotsoobnoxy.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
FRONT ELEVATION



Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT  
IN THE ONT. BUILDING CODE TO BE A DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C'  
SECTION 3.2 OF THE O.B.C.

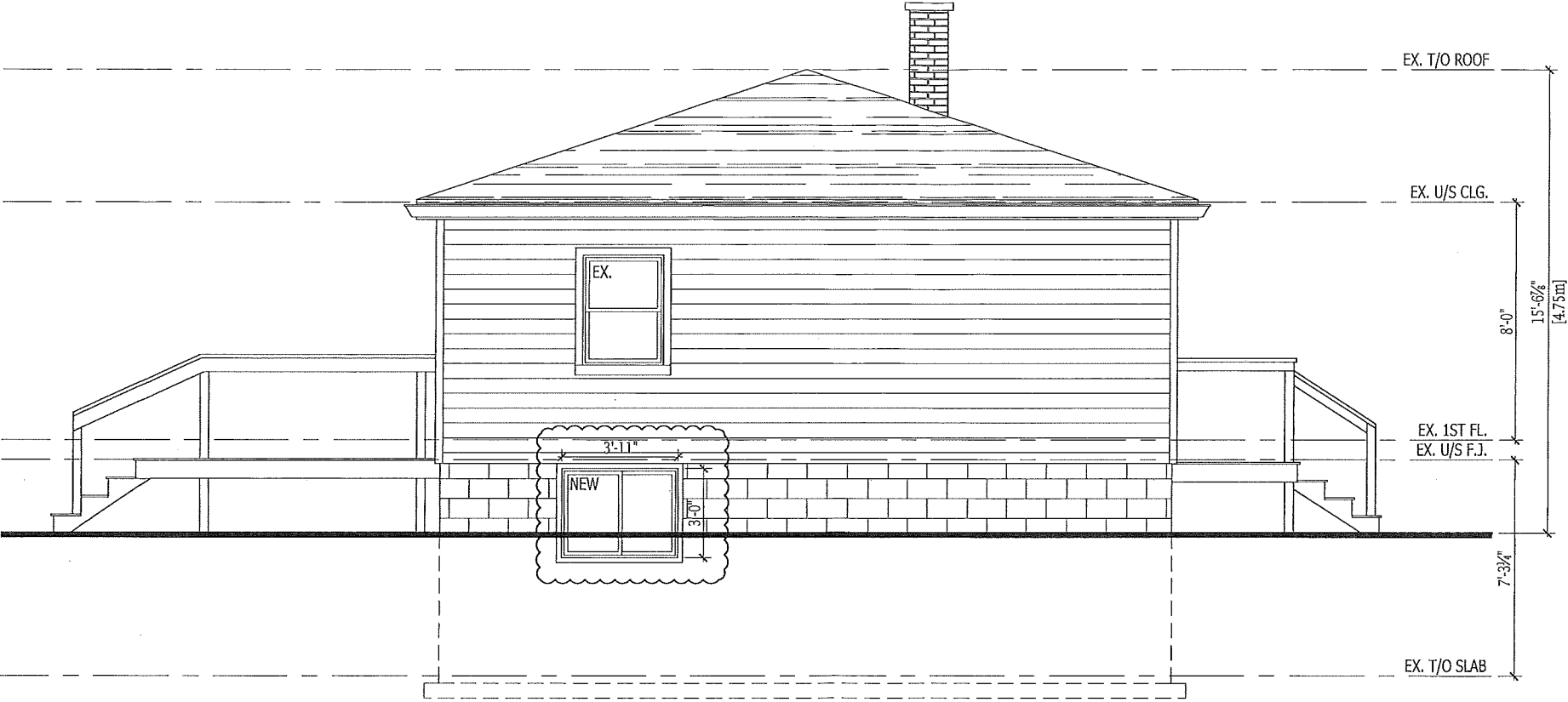
CHRISTINE BROWN

BCN  
37240

MY HOUSE DESIGNS

BCN  
113120

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET: 20-036
JOB NO.:	A2.01




1 RIGHT SIDE ELEVATION  
A2.02 1/4" = 1'-0"


Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF. DATE DESCRIPTION:



MY HOUSE  
DESIGNS




CHRISTINE BROWN  
Architectural Technologist  
901.602.5272  
444 OFFER GAGE AVE.  
HAMILTON, ON L8V 4H9  
chr.brown@friendlyendesigns.com

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CLIENT:  
725 BRITANNIA


ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
RIGHT SIDE ELEVATION




Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION  
THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT  
IN THE ONT. BUILDING CODE TO BE A DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C'  
SECTION 3.2 OF THE O.B.C.

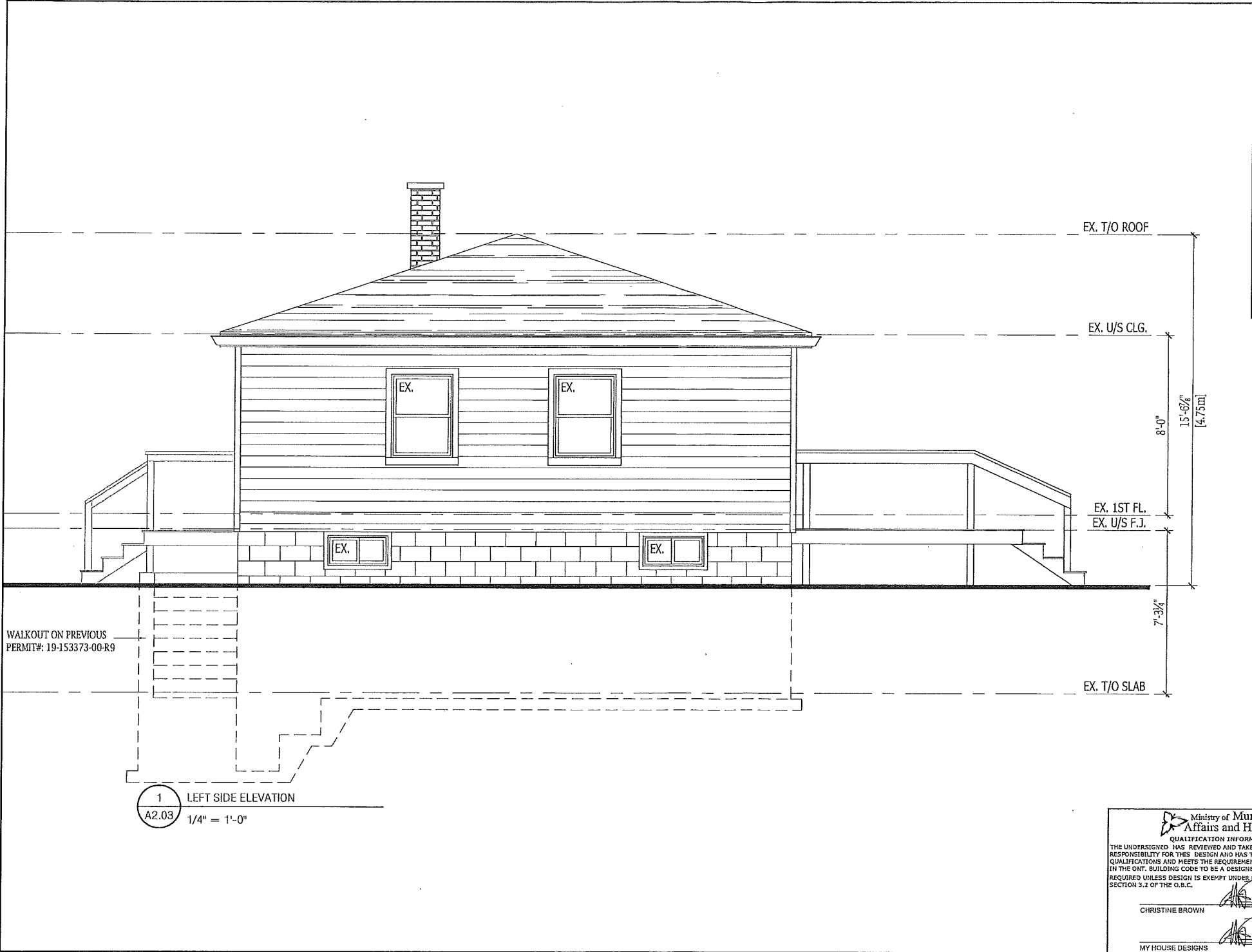
CHRISTINE BROWN  
BCIN:  
37240



MY HOUSE DESIGNS  
BCIN:  
113120




DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET:
JOB NO: 20-036	A2.02




Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF: DATE: DESCRIPTION:



MY HOUSE  
DESIGNS



CHRISTINE BROWN  
Architectural Technologist  
905.802.5372  
444 UPPER GAGE AVE.  
HAMILTON, ONTARIO L8N 4H8  
cbrown@tiscali.ca  
cbrownkey.com

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
LEFT SIDE ELEVATION



Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT  
IN THE ONT. BUILDING CODE TO BE A DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C'  
SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN



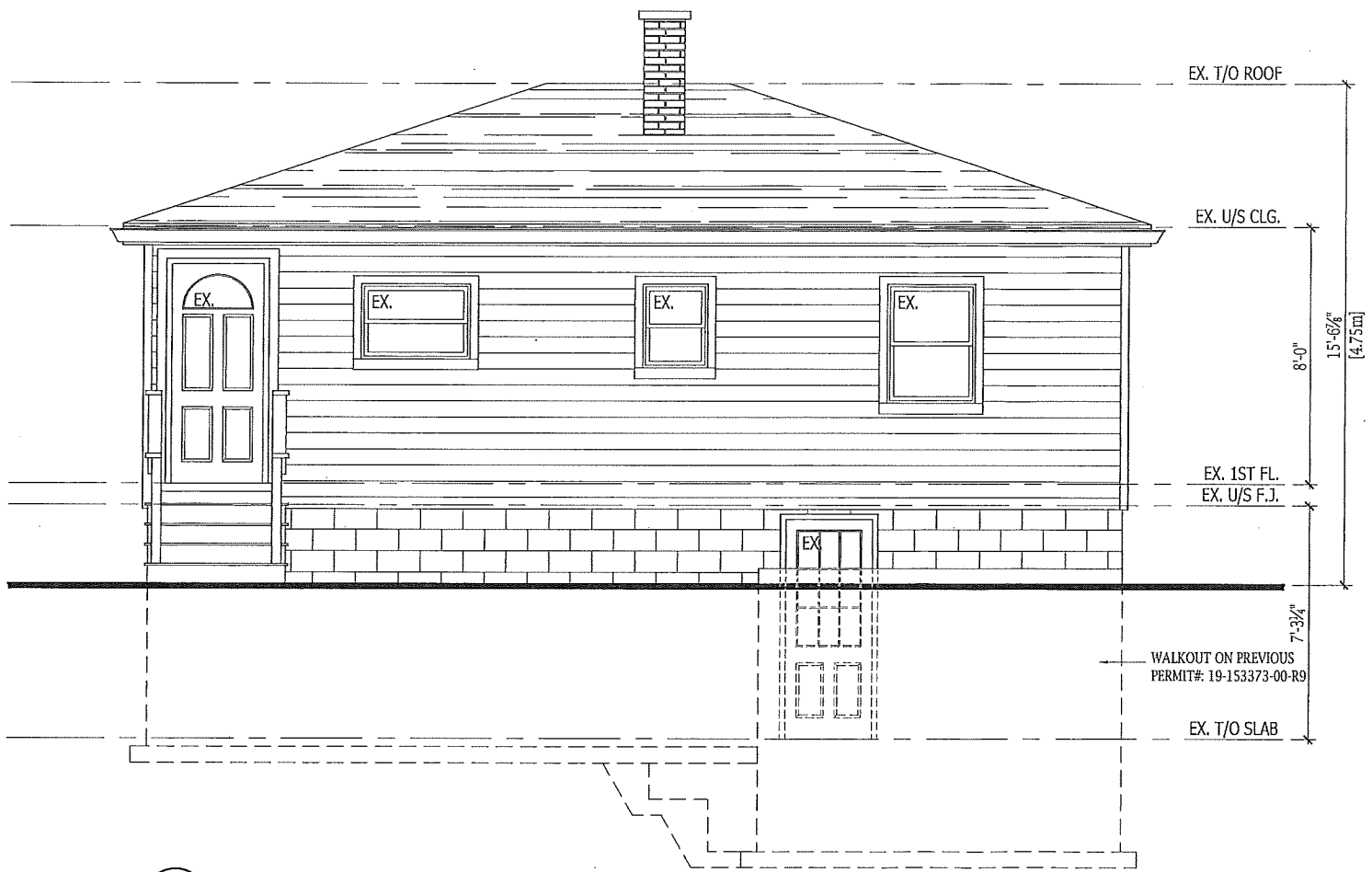
BCN  
37240

MY HOUSE DESIGNS



BCN  
113120

DRAWN: CB	SCALE:
DATE: Oct. 4, 20	AS NOTED
JOB NO.:	SHEET:
20-036	A2.03



1 REAR ELEVATION  
A2.04 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF: DATE: DESCRIPTION:

MY HOUSE  
DESIGNS  
RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CHRISTINE BROWN  
Architectural Technologist  
905.862.5372  
414 UPPER OAKER AVE.  
HAMILTON, ONT L8V 4B9  
cbrown@6tendyandmonkey.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
REAR ELEVATION

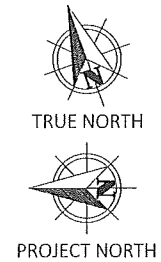
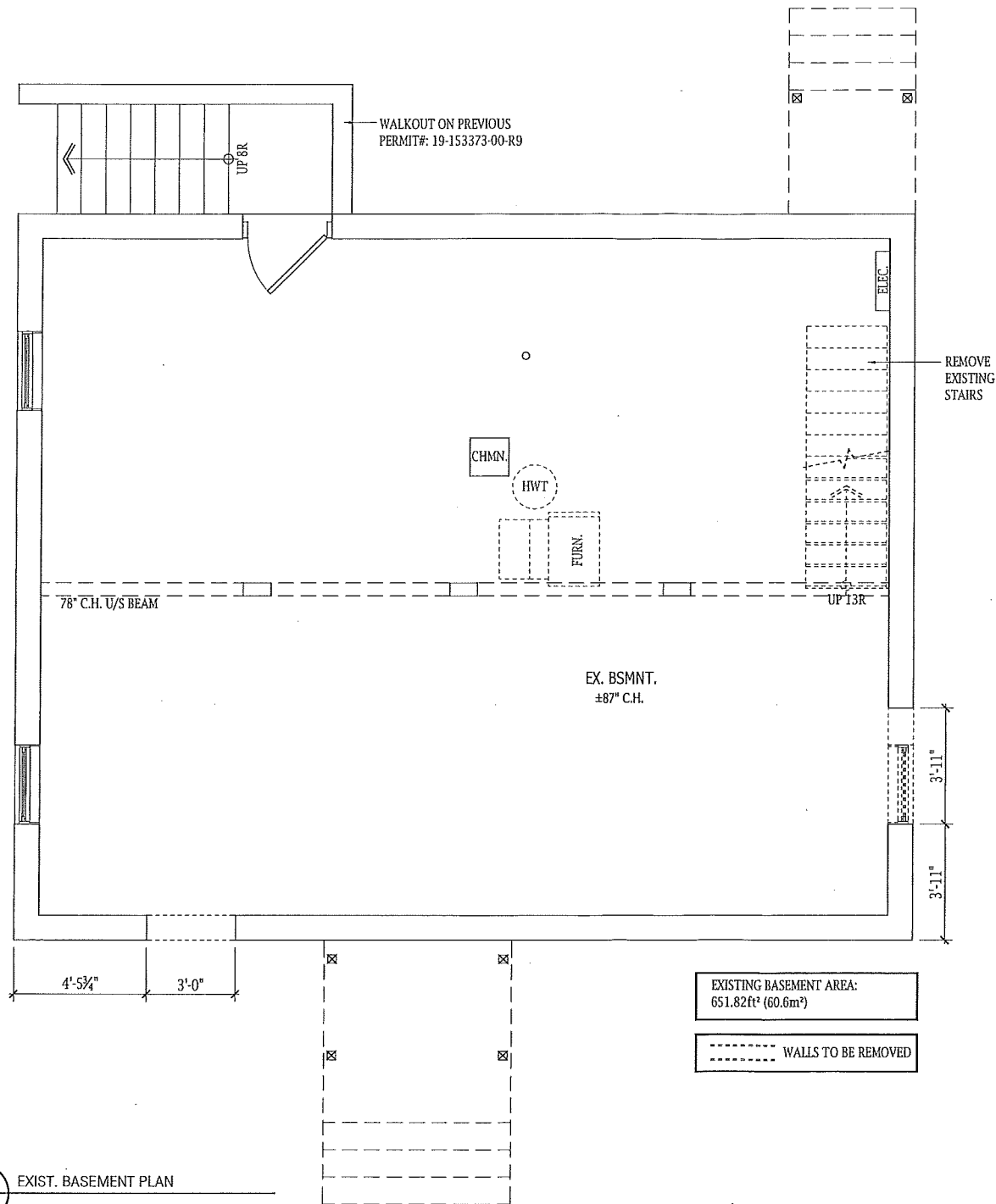
Ministry of Municipal  
Affairs and Housing  
QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN  
37240  
BCNL

MY HOUSE DESIGNS  
113120  
BCNL

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET:
JOB NO:	
20-036	A2.04



Drawings must **NOT** be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	03.01.20	ISSUED FOR AS BUILT

REF: DATE: DESCRIPTION:

MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CHRISTINE BROWN  
Architectural Technology  
9211 602-5172  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4B9  
cbrown@friendly.ca or cbrownkey.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
EXIST. BASEMENT PLAN

Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

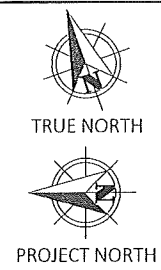
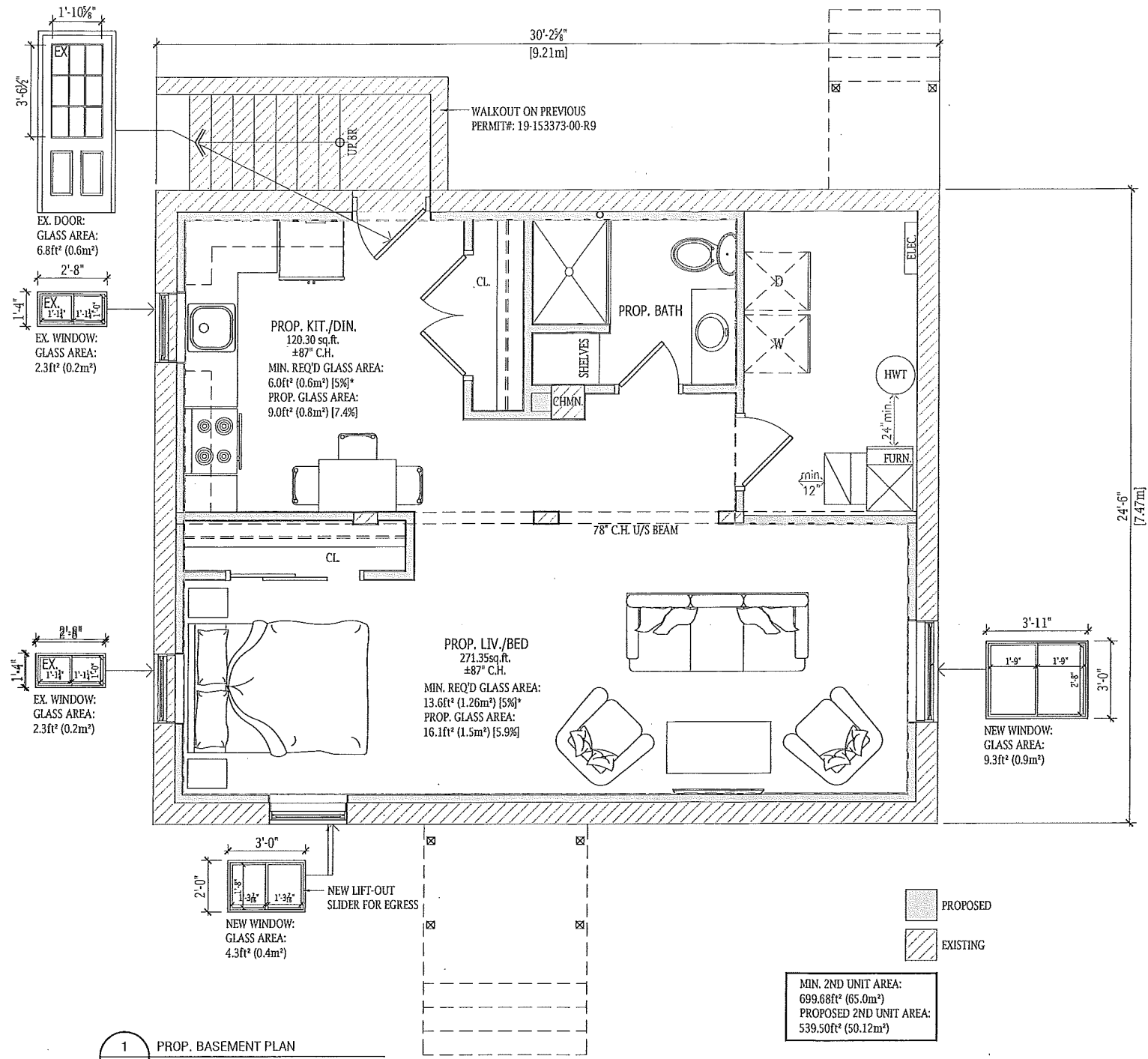
CHRISTINE BROWN  
BCIN 37240

MY HOUSE DESIGNS  
BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET:
JOB NO: 20-036	A1.01, of 4

1 EXIST. BASEMENT PLAN  
A1.01 1/4" = 1'-0"





Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF. DATE: DESCRIPTION:

MY HOUSE DESIGNS

RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN  
Architectural Technologist  
905.502.5272  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4H9  
cbrown@tleadycad.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
PROP. BASEMENT PLAN

Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.N.T. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION "C" SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN

BCIN 37240

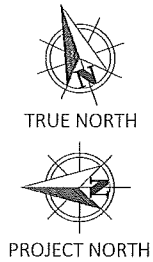
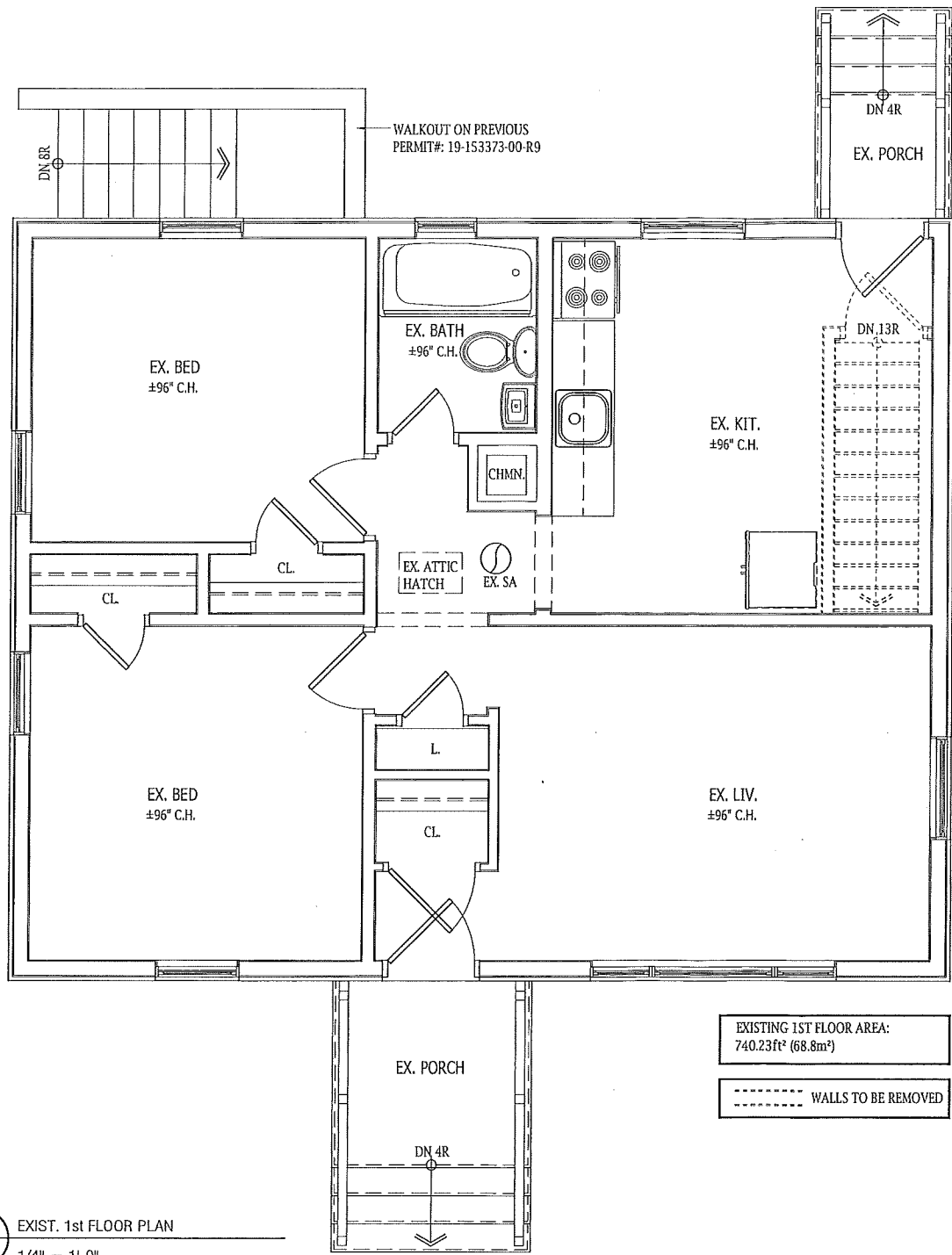
MY HOUSE DESIGNS

BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET:
JOB NO.:	20-036
	A1.02 2 of 2

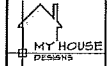
1 PROP. BASEMENT PLAN  
A1.02 Custom

MIN. 2ND UNIT AREA:  
699.68ft² (65.0m²)  
PROPOSED 2ND UNIT AREA:  
539.50ft² (50.12m²)




Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS



MY HOUSE  
DESIGNS  
RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES



CHRISTINE BROWN  
Architectural Technologist  
905.802.5372  
444 UPPER GAGE AVE.  
HAMILTON, ONT L8V 4E9  
cbrown@freelancehomedesigns.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
EXIST. 1st FLOOR PLAN



Ministry of Municipal  
Affairs and Housing  
QUALIFICATION INFORMATION  
THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT  
IN THE ONT. BUILDING CODE TO BE A DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C'  
SECTION 3.2 OF THE O.B.C.



CHRISTINE BROWN  
BCIN  
37240



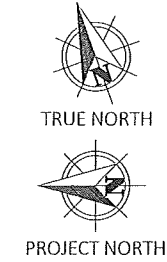
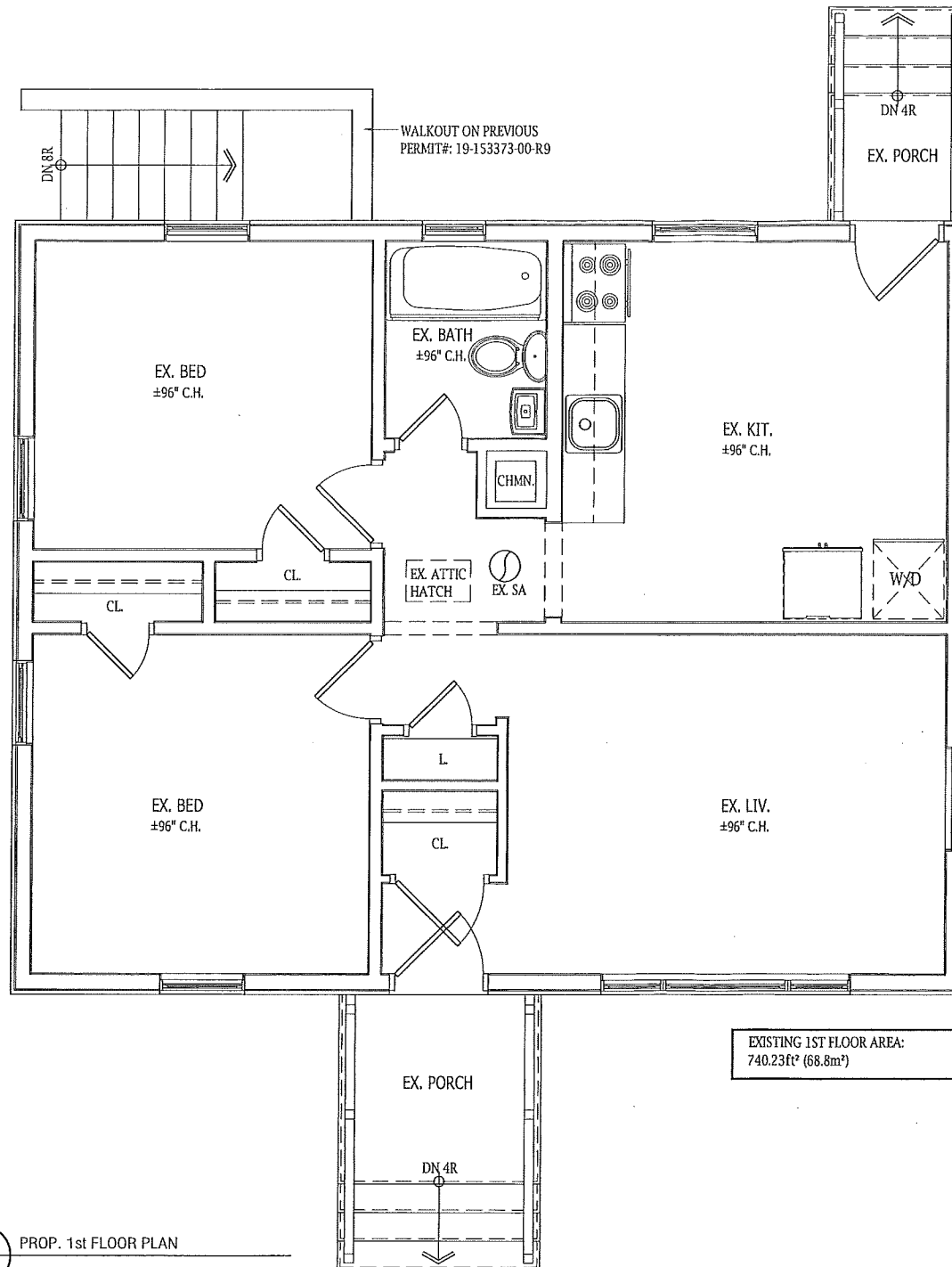
MY HOUSE DESIGNS  
BCIN  
113120

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET:
JOB NO.: 20-036	A1.03 of 3

1 EXIST. 1st FLOOR PLAN  
A1.03 1/4" = 1'-0"

EXISTING 1ST FLOOR AREA:  
740.23ft<sup>2</sup> (68.8m<sup>2</sup>)

----- WALLS TO BE REMOVED



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF: DATE: DESCRIPTION:

MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CHRISTINE BROWN  
Architectural Technologist  
905-602-5272  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4B9  
cbrown@fidelityarchitectural.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
PROP. 1st FLOOR PLAN

Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN BCIN 37240  
MY HOUSE DESIGNS BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET:
JOB NO.: 20-036	A1.04 of 4

1 PROP. 1st FLOOR PLAN  
A1.04 1/4" = 1'-0"



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.**

20-187265

<b>FOR OFFICE USE ONLY.</b>	
APPLICATION NO. <u>HM/A-20:214</u>	DATE APPLICATION RECEIVED <u>OCT. 7/20</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 \_\_\_\_\_

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

3. Name of Agent Christine Brown

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:

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

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

6. Nature and extent of relief applied for:  
to permit a 2-family basement unit with an area of 50.12s.m. where a minimum  
area of 65.0s.m. is required  
 \_\_\_\_\_  
 \_\_\_\_\_
7. Why it is not possible to comply with the provisions of the By-law?  
The house is a small bungalow that is already only 68.8s.m. so once we  
account for a mechanical room, we are under the required 65.0s.m.  
- we meet all other requirements for a 2-family conversion  
 \_\_\_\_\_  
 \_\_\_\_\_
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):  
725 Britannia Avenue  
 \_\_\_\_\_  
 \_\_\_\_\_
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?  
It's a very long standing existing residential neighbourhood  
assumed answers to previous questions are probably "NO"
- 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.

September 25, 2020

Date

  
Signature Property Owner

Barrett Haggerty, Michael Shawn Haggerty, Laurie Duncan

Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>13.81m</u>
Depth	<u>31.27m (average of sideyards)</u>
Area	<u>428.92s.m.</u>
Width of street	<u>7.9m</u>

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: GFA: 68.8s.m.  
1-storey  
width: 7.47m, length: 9.21m  
height: 4.75m

Proposed: no change to anything except adding 51.12s.m. of finished basement  
for 2-family

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 yard: 7.70m left side yard: 0.88m/1.75m  
rear yard: 15.31m right side yard: 2.72m/3.59m

Proposed: no change

13. Date of acquisition of subject lands:

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

15. Existing uses of the subject property: single family residential

16. Existing uses of abutting properties: single family residential

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

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:

n/a

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

n/a

21. Has the owner previously applied for relief in respect of the subject property?

Yes

No ☒

If the answer is yes, describe briefly.

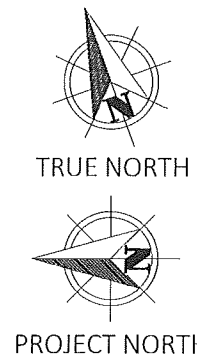
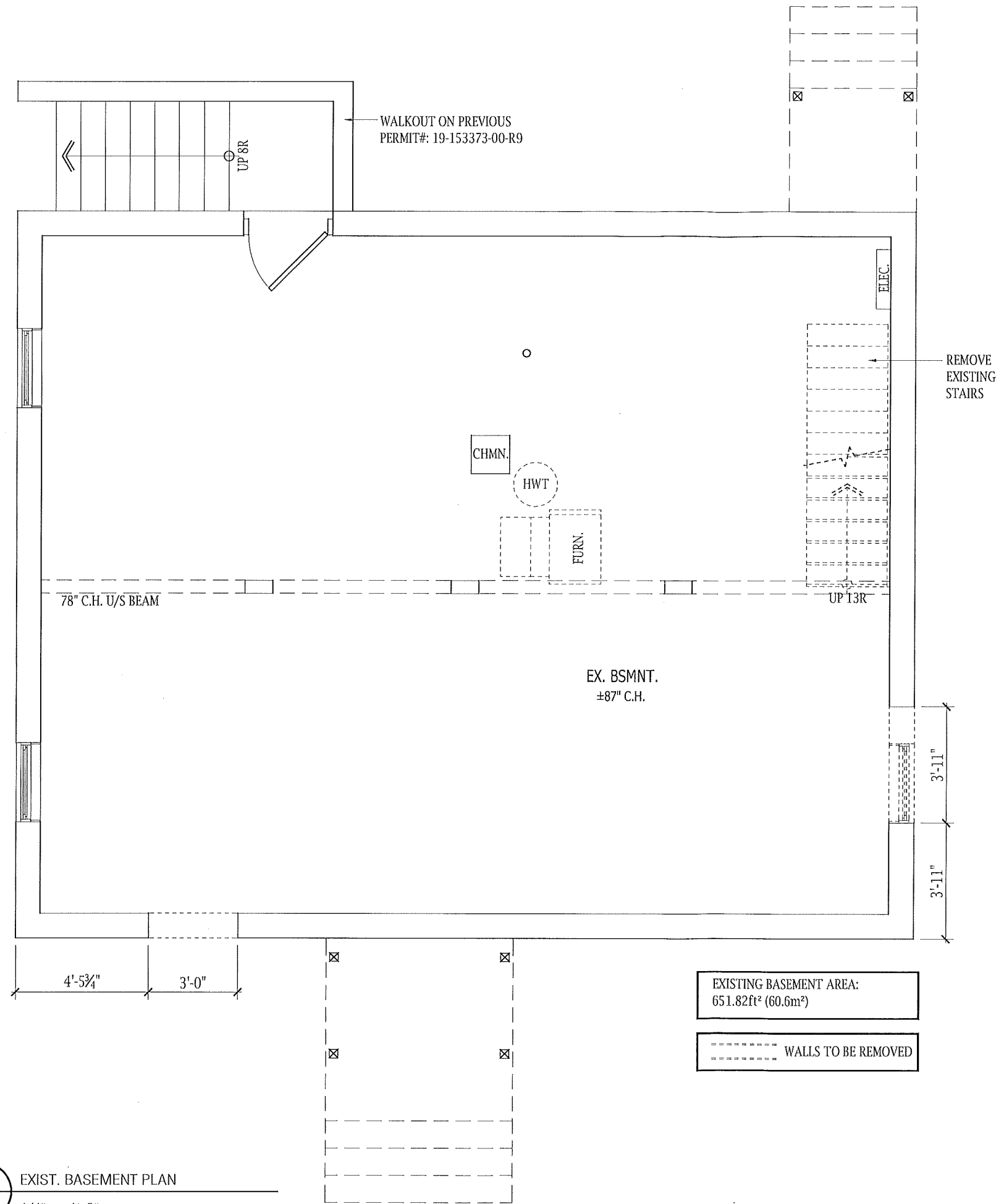
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

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



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF. DATE: DESCRIPTION:

MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CHRISTINE BROWN  
Architectural Technologist  
905.802.3272  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4H9  
cbrown@friendlycadmonkey.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
EXIST. BASEMENT PLAN

Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN

BCIN 37240

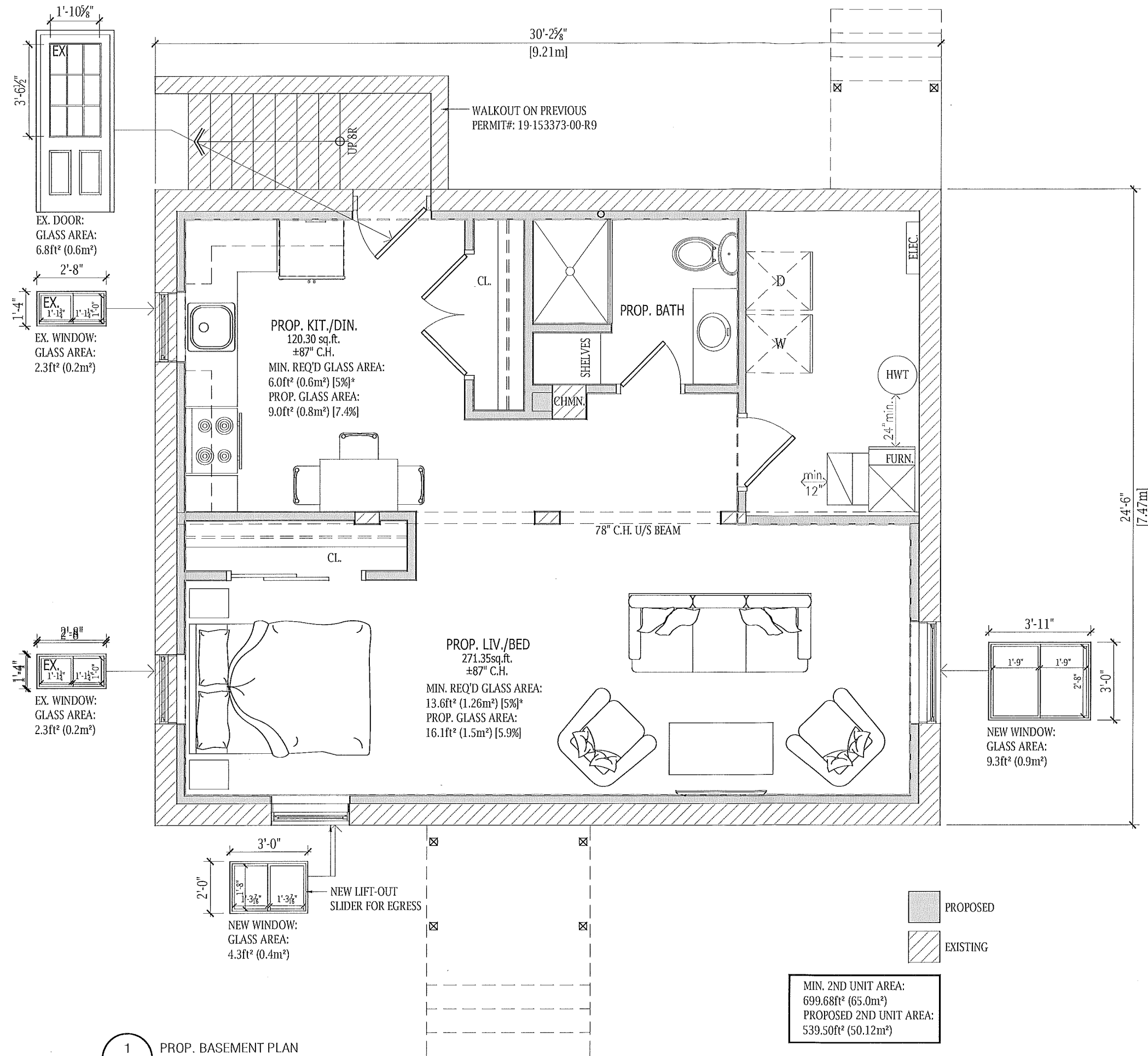
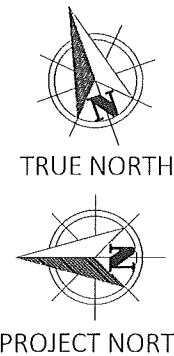
MY HOUSE DESIGNS

BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET: A1.01
JOB NO.: 20-036	1 of 4

1 EXIST. BASEMENT PLAN  
A1.01 1/4" = 1'-0"





Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF. DATE. DESCRIPTION:

MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CHRISTINE BROWN  
Architectural Technologist  
905.802.5272  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4H9  
cbrown@friendlycadmonkey.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
PROP. BASEMENT PLAN

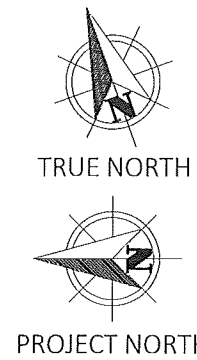
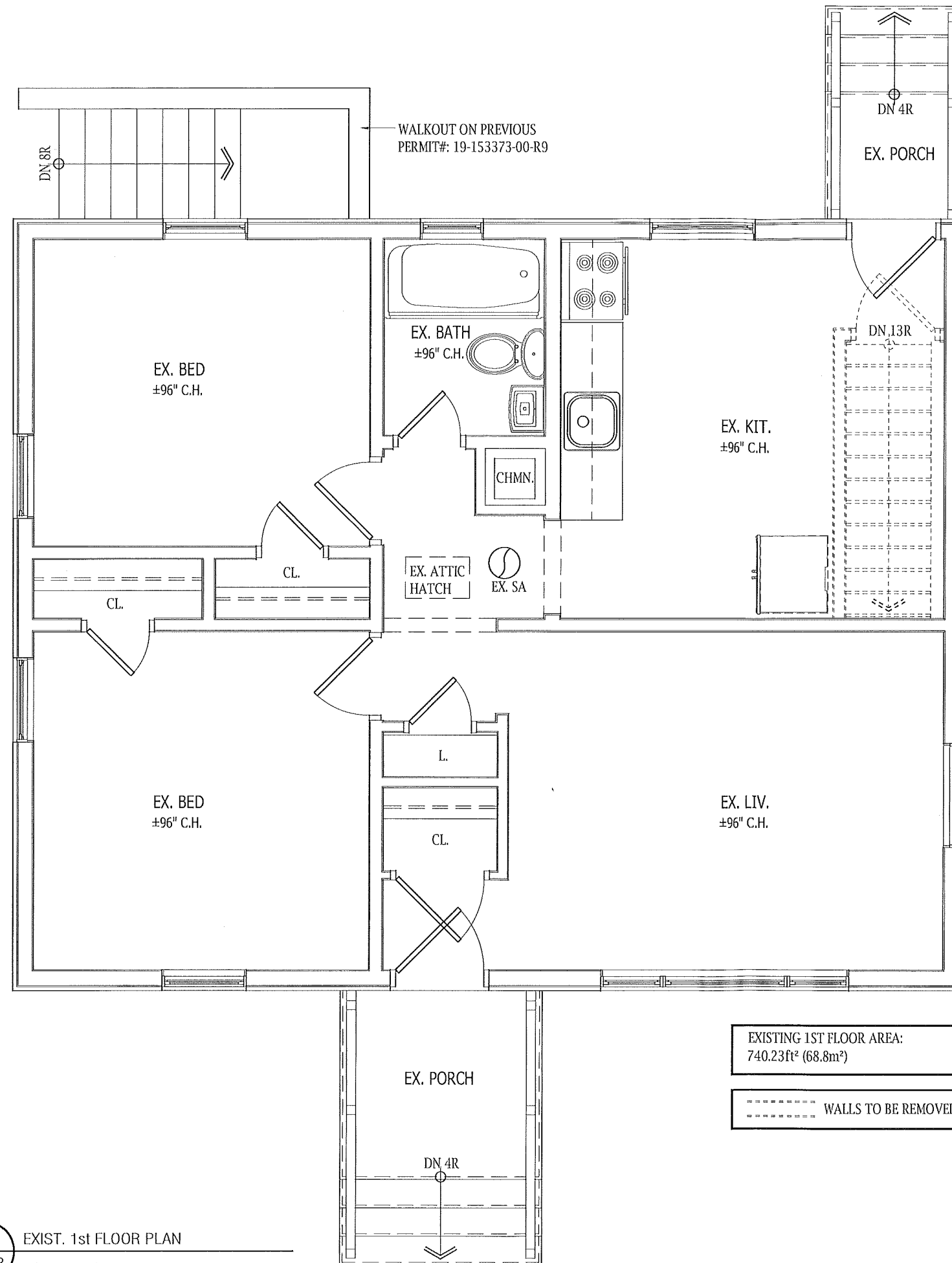
Ministry of Municipal  
Affairs and Housing  
QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN  
37240

MY HOUSE DESIGNS  
113120


DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET: A1.02
JOB NO.: 20-036	



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.


4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF. DATE. DESCRIPTION:



MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES



CHRISTINE BROWN  
Architectural Technologist  
905.802.5372  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4H9  
cbrown@friendlycadmonkey.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
EXIST. 1st FLOOR PLAN



Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

DRAWN: CB  
DATE: Oct. 4, 20  
JOB NO.: 20-036

CHRISTINE BROWN  
BCIN 37240

MY HOUSE DESIGNS  
BCIN 113120

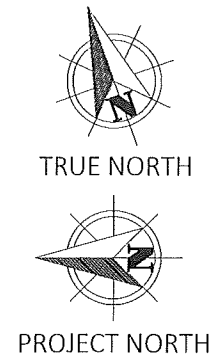
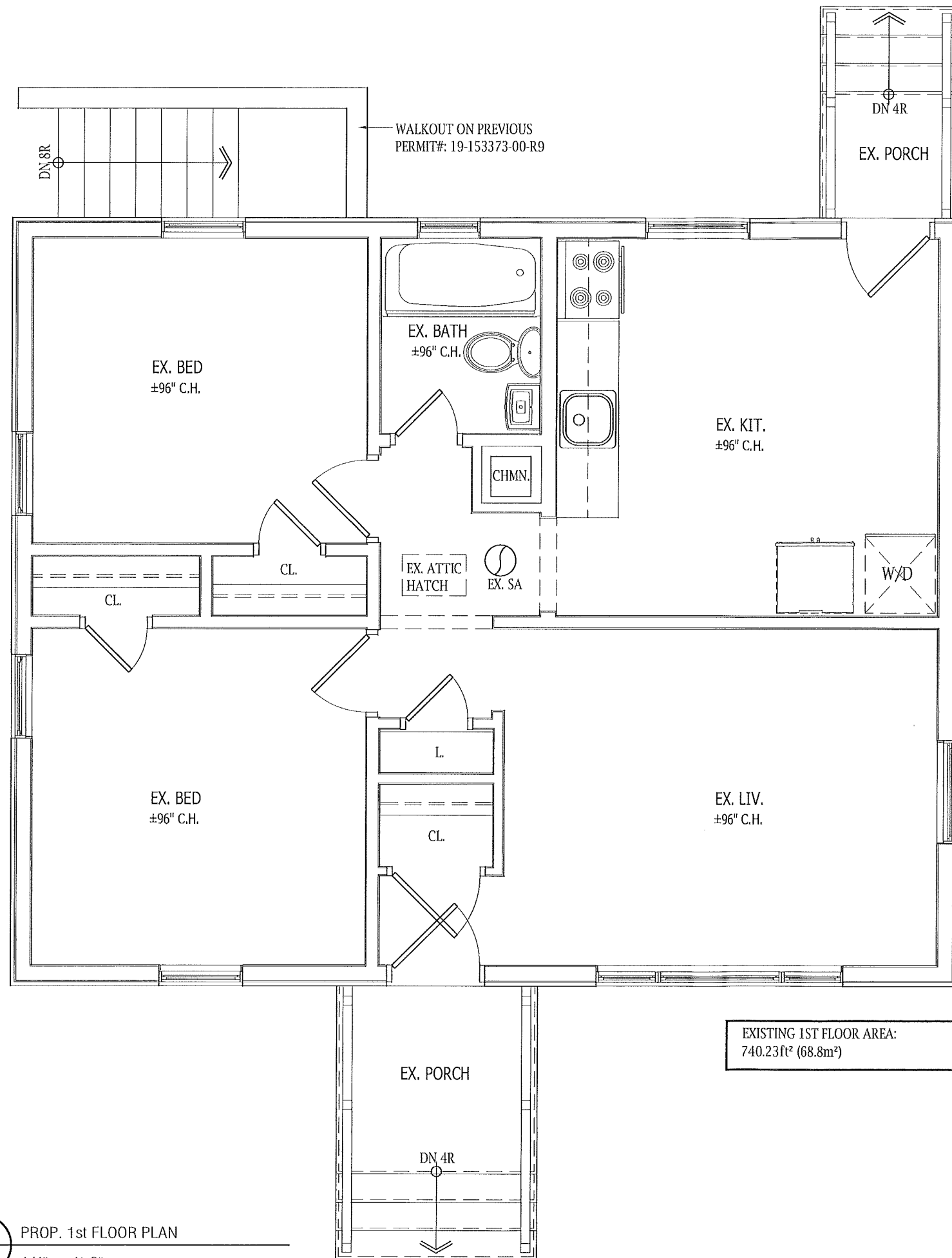
SCALE:  
AS NOTED

SHEET:  
A1.03

1 EXIST. 1st FLOOR PLAN  
A1.03 1/4" = 1'-0"

EXISTING 1ST FLOOR AREA:  
740.23ft² (68.8m²)

===== WALLS TO BE REMOVED



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF. DATE: DESCRIPTION:

MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CHRISTINE BROWN  
Architectural Technologist  
905.802.3272  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4H9  
cbrown@friendlycadmonkey.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
PROP. 1st FLOOR PLAN

Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN

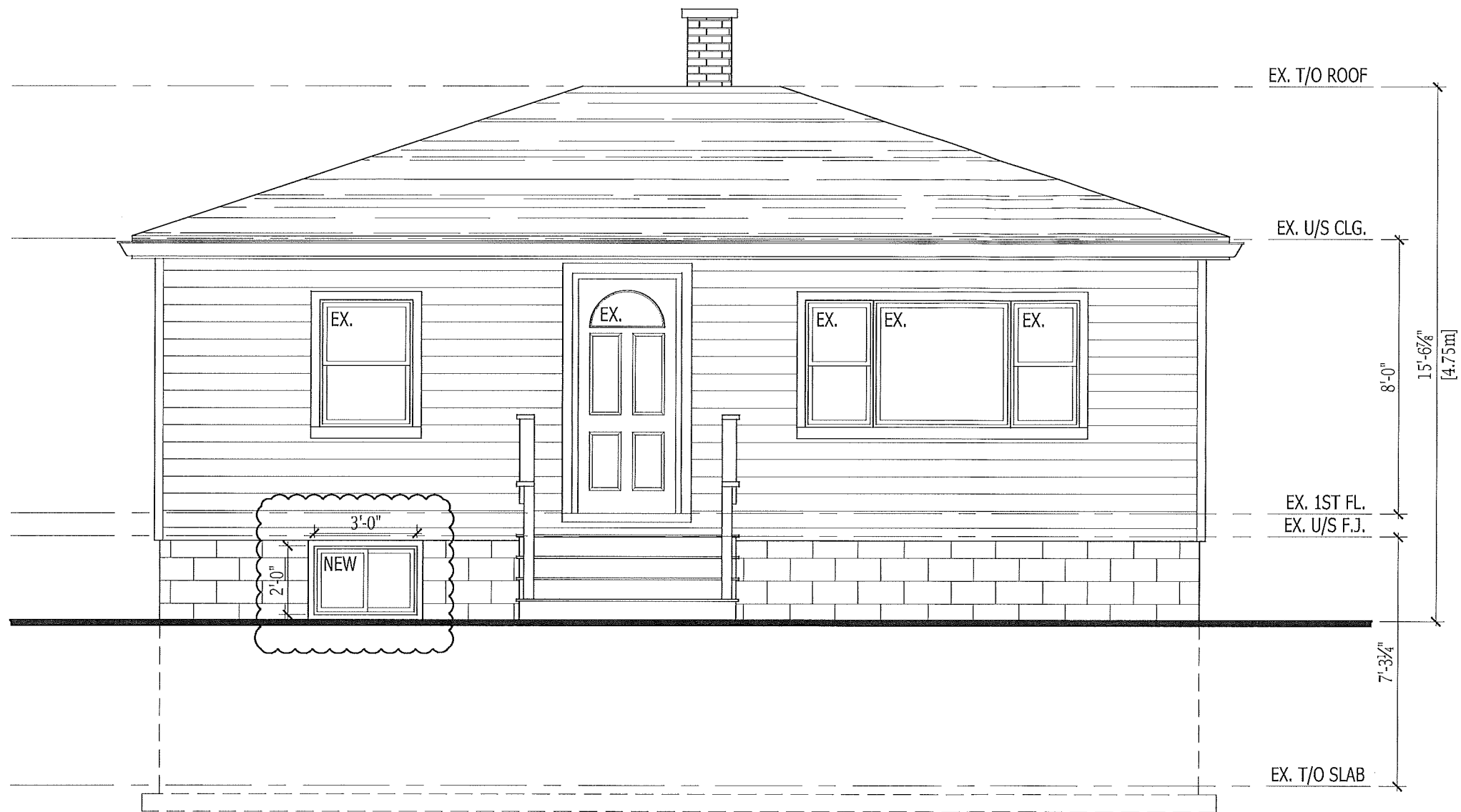
BCIN 37240

MY HOUSE DESIGNS

BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET: A1.04
JOB NO.: 20-036	

1 PROP. 1st FLOOR PLAN  
A1.04 1/4" = 1'-0"




1 FRONT ELEVATION  
A2.01 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.


4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF. DATE: DESCRIPTION:



MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES



CHRISTINE BROWN  
Architectural Technologist  
905.802.5272  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4H9  
cbrown@friendlycatmonkey.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
FRONT ELEVATION



Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.



CHRISTINE BROWN

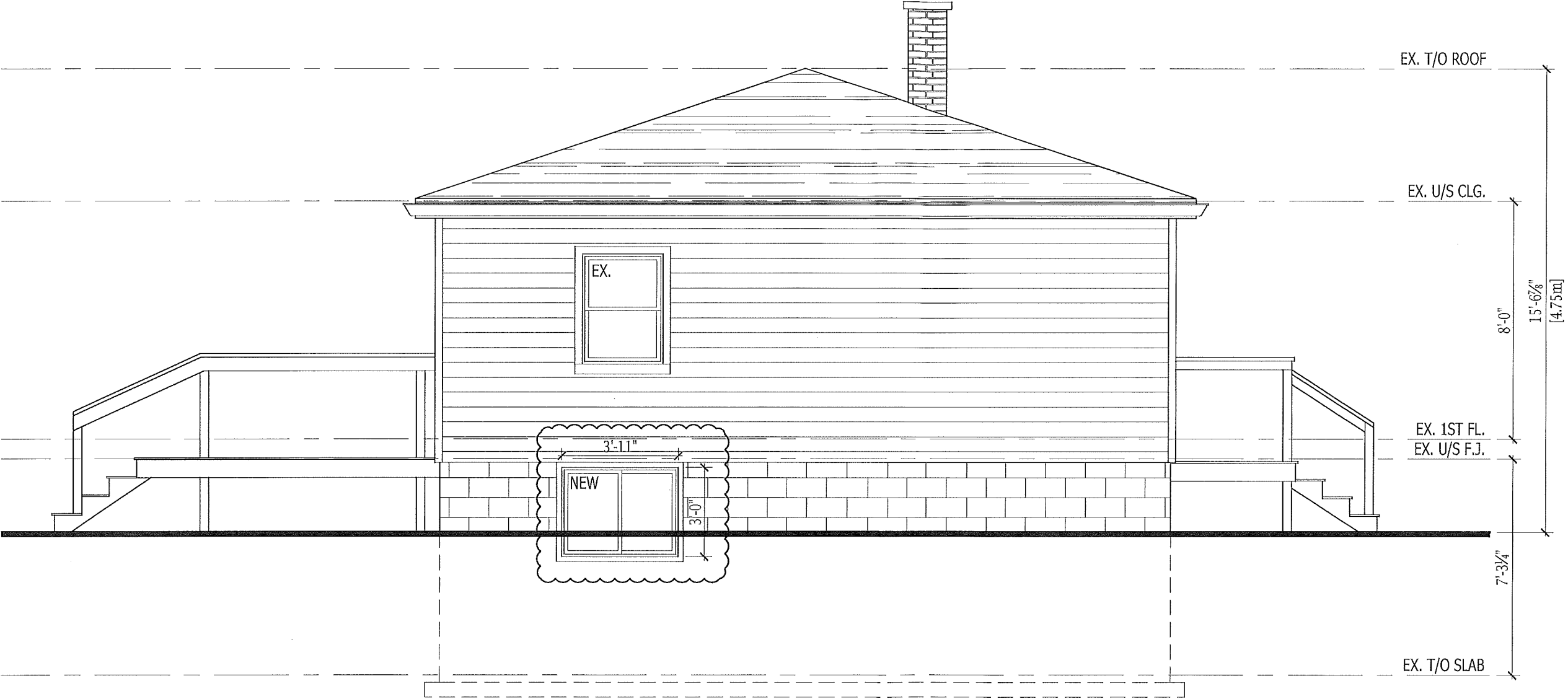
BCIN 37240



MY HOUSE DESIGNS



BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET: A2.01
JOB NO.: 20-036	



1 RIGHT SIDE ELEVATION  
A2.02 1/4" = 1'-0"

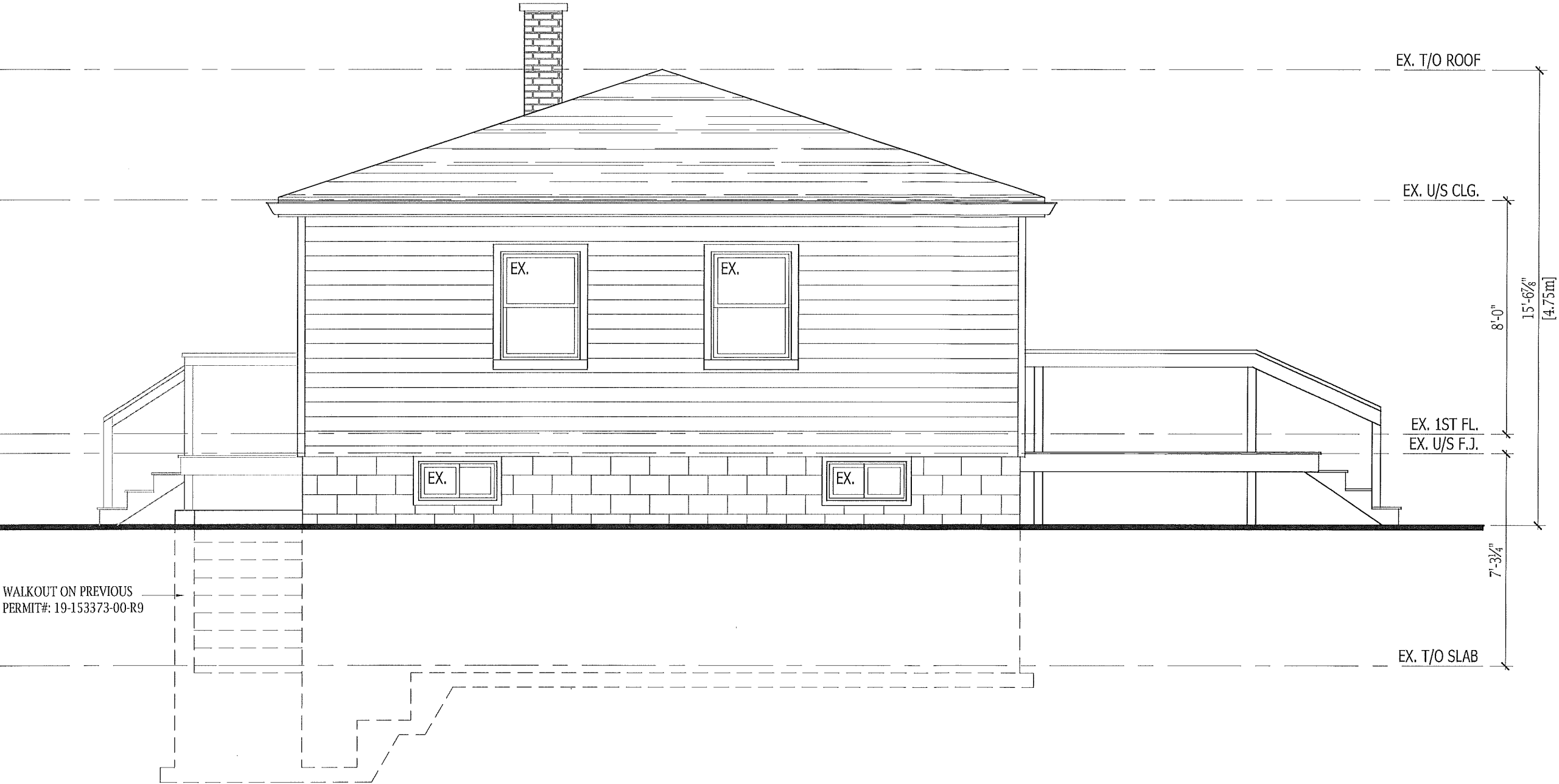
Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS
REF. DATE: DESCRIPTION:		
<div><div><div>MY HOUSE DESIGNS</div></div><div><div>CHRISTINE BROWN Architectural Technologist 905.802.5272 444 UPPER GAGE AVE. HAMILTON, ON L8V 4B9 cbrown@friendlycadmonkey.com</div></div></div> <div>RESIDENTIAL DESIGN AND DRAFTING SERVICES</div>		

Ministry of Municipal  
Affairs and Housing  
QUALIFICATION INFORMATION  
THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT  
IN THE ONT. BUILDING CODE TO BE A DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C'  
SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN  
BCIN 37240  
MY HOUSE DESIGNS  
BCIN 113120



CLIENT: 725 BRITANNIA	
ADDRESS: 725 BRITANNIA AVENUE CITY: HAMILTON, ONTARIO, L8H 2B1 DRAWING TITLE: RIGHT SIDE ELEVATION	
DRAWN: CB DATE: Oct. 4, 20 JOB NO.: 20-036	SCALE: AS NOTED SHEET: A2.02



1 LEFT SIDE ELEVATION  
A2.03 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

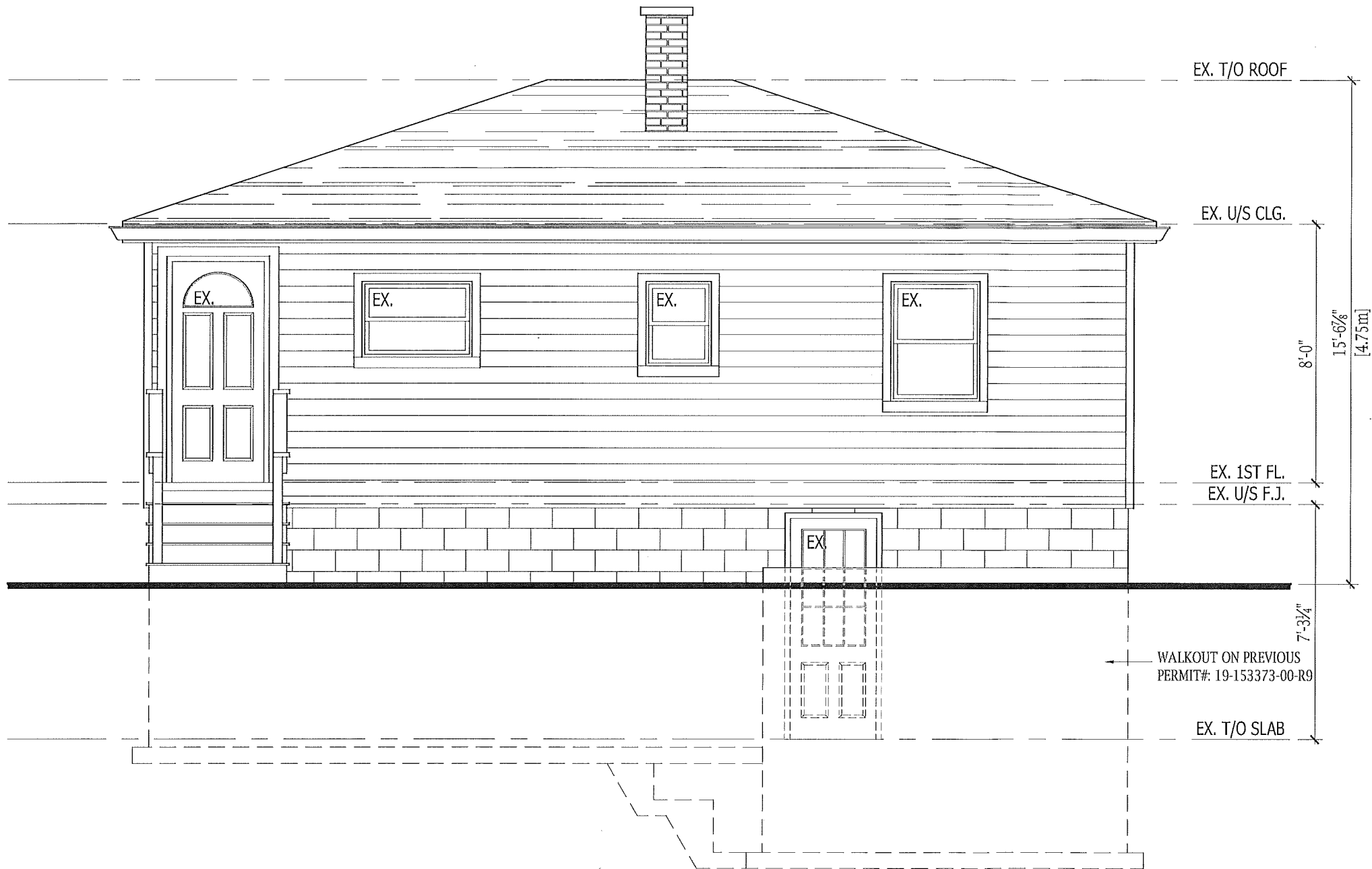
REF	DATE	DESCRIPTION
 		
RESIDENTIAL DESIGN AND DRAFTING SERVICES		
CHRISTINE BROWN Architectural Technologist 905.802.5272 444 UPPER GAGE AVE. HAMILTON, ON L8V 4H9 cbrown@friendlycadmonkey.com		

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
LEFT SIDE ELEVATION

 Ministry of Municipal Affairs and Housing	
QUALIFICATION INFORMATION	
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.	
CHRISTINE BROWN	BCIN 37240
MY HOUSE DESIGNS	BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET:
JOB NO.: 20-036	A2.03 of 2




1 REAR ELEVATION  
A2.04 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.


4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF. DATE: DESCRIPTION:



MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES



CHRISTINE BROWN  
Architectural Technologist  
905.802.5272  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4H9  
cbrown@friendlycatmonkey.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
REAR ELEVATION



Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.



BCIN  
37240

CHRISTINE BROWN



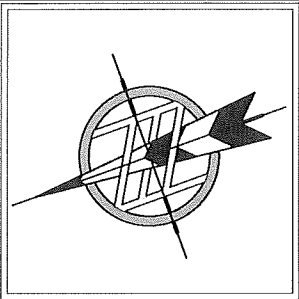
BCIN  
113120

MY HOUSE DESIGNS

DRAWN: CB	SCALE: AS NOTED
DATE: Oct. 4, 20	SHEET: A2.04
JOB NO.: 20-036	1 of 2

SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING TO BE REMOVED
	PROPOSED SOLID HOARDING
	PROPOSED FRAMED HOARDING
	NEW WATER LINE
	NEW SANITARY LINE
	NEW NATURAL GAS LINE
	NEW BURIED HYDRO VAULT
	NEW SUMP LINE TO GRADE
	CONSTRUCTION ACCESS
	EXISTING GRADE
	PROPOSED FINISHED GRADE
	MAIN ENTRY, FRONT DOOR
	SECONDARY ENTRANCE
	EXISTING BUILDING TO REMAIN
	PROPOSED NEW CONSTRUCTION
	PROPOSED NEW DRIVEWAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER LEADERS



DRIVEWAY/PORCH



LANDSCAPING

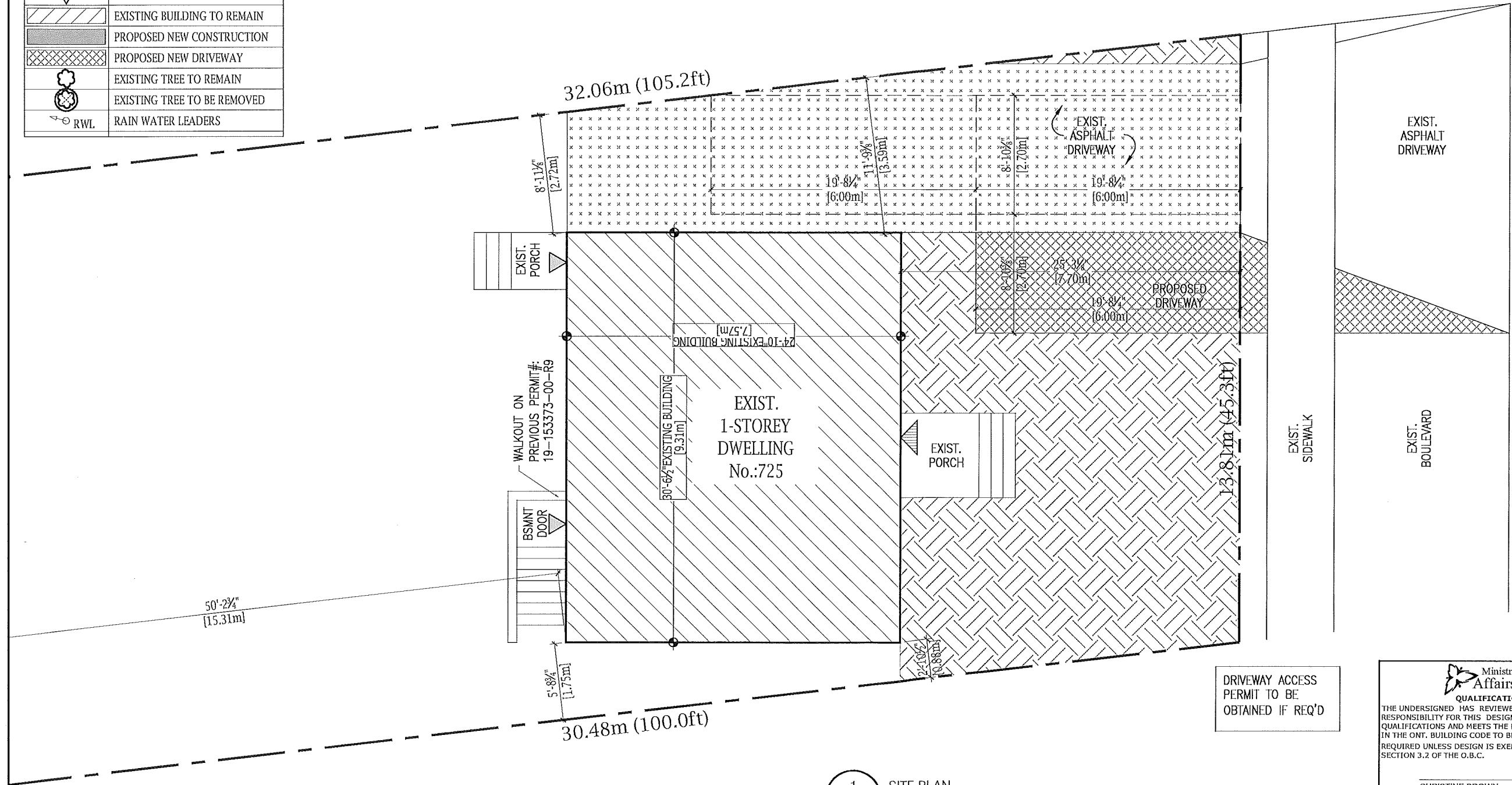
FRONT YARD AREA: 1144.31ft<sup>2</sup> (106.31m<sup>2</sup>)

DRIVEWAY/PORCH AREA: 517.01ft<sup>2</sup> (48.03m<sup>2</sup>)

LANDSCAPED AREA: 627.34ft<sup>2</sup> (58.28m<sup>2</sup>)

LANDSCAPE %: 54.82%

LOT AREA: 4617.00ft<sup>2</sup> (428.92m<sup>2</sup>)



BRITANNIA AVENUE

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

4	10.05.20	ISSUED FOR COA
3	08.22.20	REVISED DESIGNS
2	08.07.20	ISSUED FOR PRELIM. DESIGNS
1	08.01.20	ISSUED FOR AS-BUILTS

REF: DATE: DESCRIPTION:

MY HOUSE  
DESIGNS

RESIDENTIAL  
DESIGN AND  
DRAFTING SERVICES

CHRISTINE BROWN  
Architectural Technologist  
905.802.5272  
444 UPPER GAGE AVE.  
HAMILTON, ON L8V 4H9  
cbrown@friendlycadmankey.com

CLIENT:  
725 BRITANNIA

ADDRESS: 725 BRITANNIA AVENUE  
CITY: HAMILTON, ONTARIO, L8H 2B1  
DRAWING TITLE:  
SITE PLAN

DRAWN: CB	SCALE:
DATE: Oct. 4, 20	AS NOTED
JOB NO.:	SHEET:
20-036	SP1.01

Ministry of Municipal  
Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT  
IN THE ONT. BUILDING CODE TO BE A DESIGNER.  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C'  
SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN  
37240

MY HOUSE DESIGNS  
113120