



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th 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

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.: GL/A-20:227

APPLICANTS: Hickory Dickory Decks on behalf of the owner Reid McQueen

SUBJECT PROPERTY: Municipal address **1455 Golf Club Rd., Glanbrook**

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-law 15-173

ZONING: "A1" (Agriculture) district

PROPOSAL: To permit the construction of a 33 square metre deck for an above ground pool, notwithstanding that:

1. The distance for the deck from the westerly side lot line shall be 0.5 metres instead of the required 1.25 metres.

NOTES:

1. Zoning By-law 05-200 requires the minimum setback for a swimming pool to a lot line to be 1.25 metres measured from the waters edge. The requirement is applied typically for in-ground pools in which the associated deck would be slightly above grade. As the proposed deck is for an above ground pool which would be above grade and close to the height of the pool, the pool and deck are considered to be the same unit and the measurement would be taken from the outer edge of the deck instead of the waters edge.

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

DATE: Thursday, November 19th, 2020
TIME: 1:30 p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at www.hamilton.ca/committeeofadjustment for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

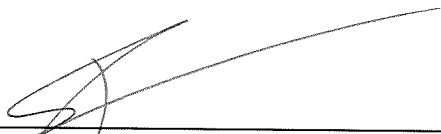
Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

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

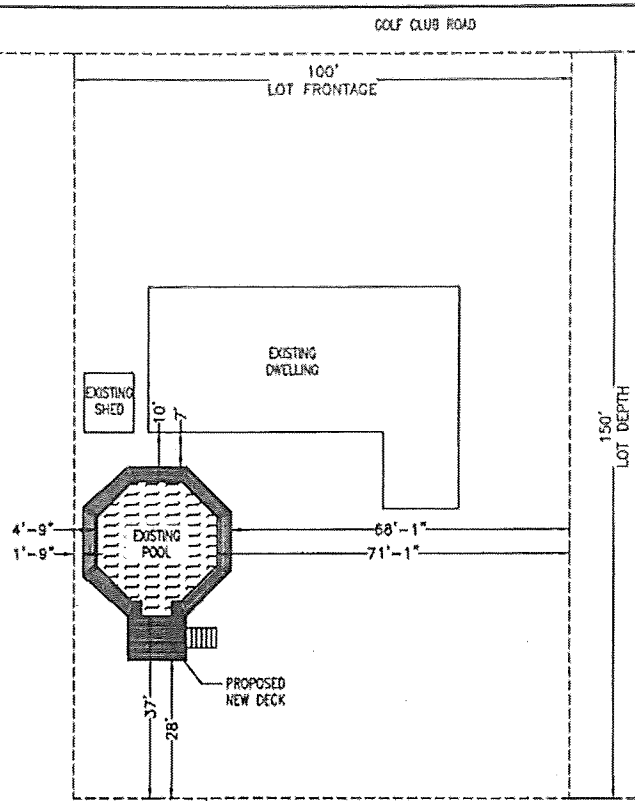
DATED: November 3rd, 2020.



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.

COPYRIGHT 2008 HICKORY DICKORY DECKS




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

QUALIFICATION INFORMATION
 Required unless design in exempt under 3.2.5.1, of the building code
 Name: Brad Arnold (BCIN# 24758)
 Signature:

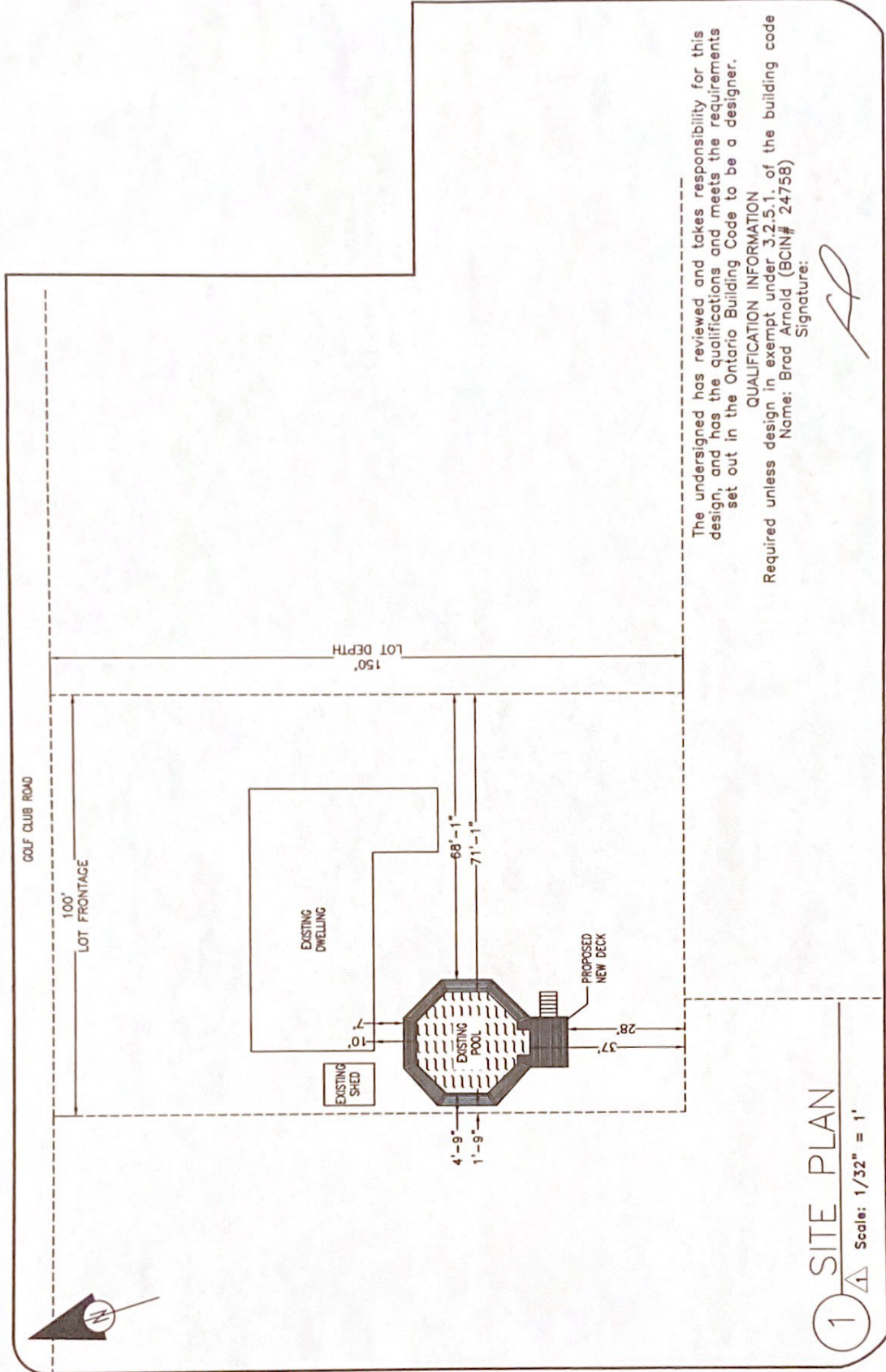
1 SITE PLAN
 Scale: 1/32" = 1'

G-4/A
 20:227
 Sketch

 Head Office
 115 Dundas St. W.
 Highway #5, Scarborough, L6H 7L6
 P: 905.882.4774 E: hddoffice@gmail.com

Project: **NEIL MCQUEEN**
 Job address: **1455 GOLF CLUB RD, HANNON**

Drawing by: **Stephanie Halcrow**
 Date drawn: **September 28th, 2020**
 Drawing No: **SP1.01**



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 Signature: *[Signature]*

1 SITE PLAN
 Scale: 1/32" = 1'

Drawing by: **Stephanie Halcrow**
 Date drawn: **September 28th, 2020**
 Drawing No: **SP1.01**

Project: **NEIL MCQUEEN**
 Job address: **1455 GOLF CLUB RD, HANNON**

HICKORY DICKORY DECKS
 Head Office
 115 Dundas St. W.
 Highway #5, Farnborough, LH 7L6
 P: 905.689.4774 E: hdd@office@gmail.com



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment
City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

- Name of Owner REID McQUEEN Telephone No. [REDACTED]
FAX NO. _____ E-mail address. [REDACTED]
- Address [REDACTED] Postal Code [REDACTED]
- Name of Agent Hickory Dickory Decks Telephone No. [REDACTED]
FAX NO. ANCASTER BIRCHWOOD E-mail address. [REDACTED]
- Address [REDACTED] Postal Code [REDACTED]

Note: Unless otherwise requested all communications will be sent to the agent, if any.

- Names and addresses of any mortgagees, holders of charges or other encumbrances:
REID McQUEEN - 1455 GOLF CLUB ROAD
HANNON ON. Postal Code L0R 1P0.

6. Nature and extent of relief applied for:

o Minor VARIANCE for pool deck.

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

o too close to side yard lot line with deck
construction proposal.

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

1455 GOLF CLUB ROAD, HAMMOND ON.

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?

• site visit & confirmation with client on area.

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.

Oct 19, 2020
Date

[Redacted Signature]
Signature Property Owner

REID McQUEEN.
Print Name of Owner

10. Dimensions of lands affected:

Frontage 100'
Depth 150'
Area 15,000 sq. ft.
Width of street 30'

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: • House 1250 sq. ft., 1 storey, 9' main height.

Proposed: 320 sq. ft. deck around pool. 8' tall.

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

Existing: • shed, 10x10, 100 sq. ft.
• pool, 24' octagon pool.

Proposed: • 32m ggr deck, around pool. 3' tall.

13. Date of acquisition of subject lands: 1993

14. Date of construction of all buildings and structures on subject lands: 1960

15. Existing uses of the subject property: • Single Family Dwelling.

16. Existing uses of abutting properties: • Residential

17. Length of time the existing uses of the subject property have continued: 60 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:
• 1.25m from side yard lot line to edge of proposed deck.

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