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.:

AN/A-20:228

APPLICANTS:

Green Park Services on behalf of the owner Daniel Zeiter

SUBJECT PROPERTY:

Municipal address 489 Ontario St., Ancaster

ZONING BY-LAW:

Zoning By-law 87-57, as Amended

ZONING:

"A" (Agricultural) district

PROPOSAL:

To permit the construction of an accessory building (private garage) for

the existing single detached dwelling, notwithstanding that;

- 1. The existing dwelling and uses, buildings and structures accessory to the dwelling shall be permitted on the subject property notwithstanding that it is not a lot and whereas no building or structure shall be permitted to be erected or placed except upon a lot.
- 2. A maximum building height of 7.9m shall be permitted for the proposed accessory building instead of the maximum 4.5m building height permitted.
- 3. No lot frontage shall be permitted instead of the minimum 30.0m lot frontage required.
- 4. A maximum lot coverage of 456.0m² shall be permitted instead of the maximum 400.0m² lot coverage permitted for a lot with an area up to 4 hectares.

Notes: This property does not appear to front on a street that has been opened and assumed for public use; as such, cannot be considered a lot as defined. Please note that the most restrictive yard requirements shall be applicable as front, rear and side lot lines cannot be determined.

The submitted elevation plans are illegible; therefore, the applicant shall ensure that the height variance requested is correct and has been measured according to building height as defined. Otherwise, additional variances will be required.

The applicant shall ensure that that minimum required $2.6m \times 5.5m$ parking space size is maintained for parking spaces within the private garage. Otherwise, additional variances shall be required.

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

DATE:

Thursday, November 19th, 2020

TIME:

2:45 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:

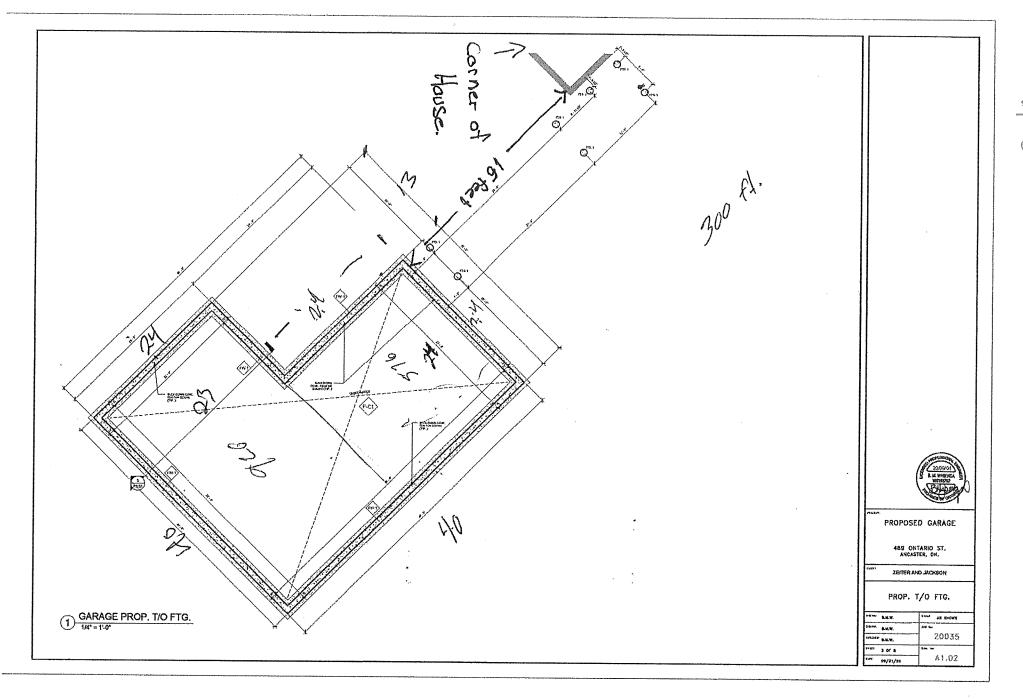
- Visit <u>www.hamilton.ca/committeeofadjustment</u>
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: November 3rd, 2020.

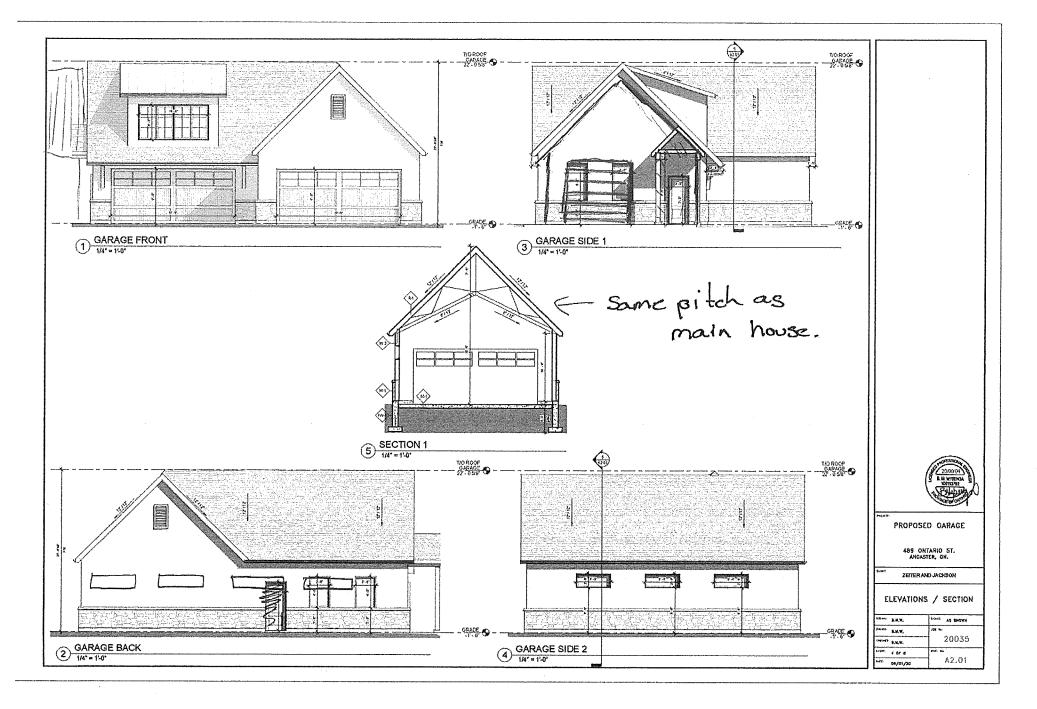
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

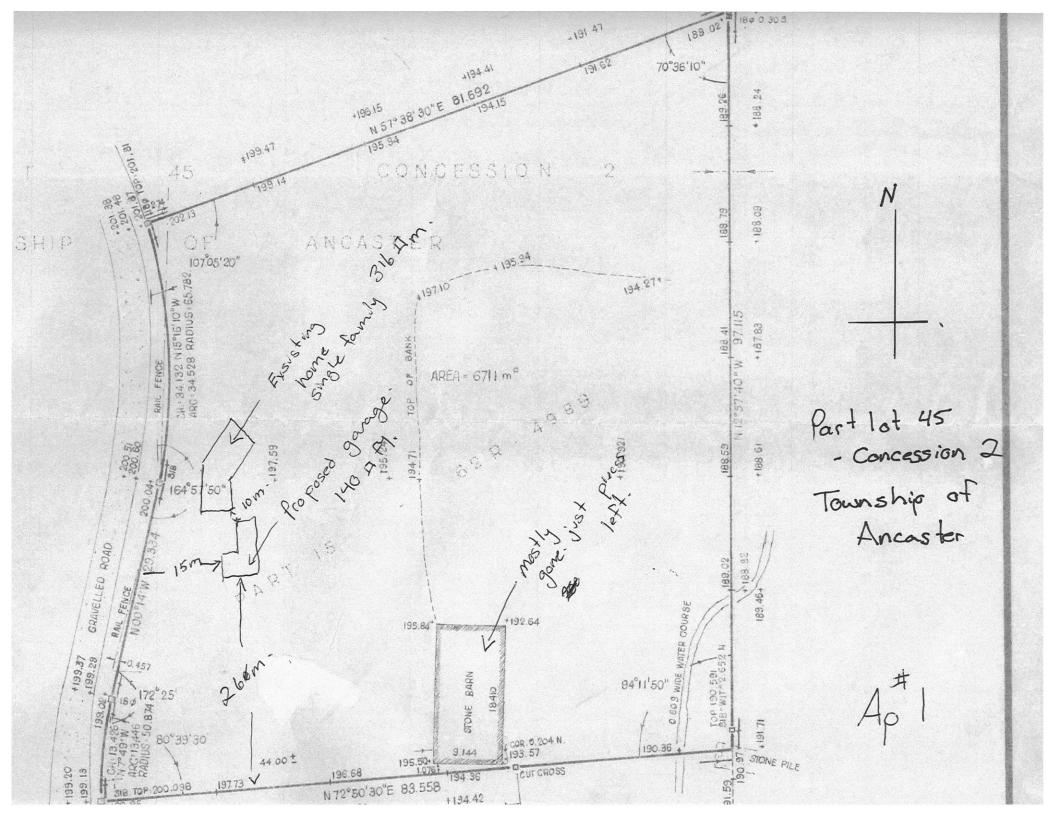
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

FC/A 201428



* 1





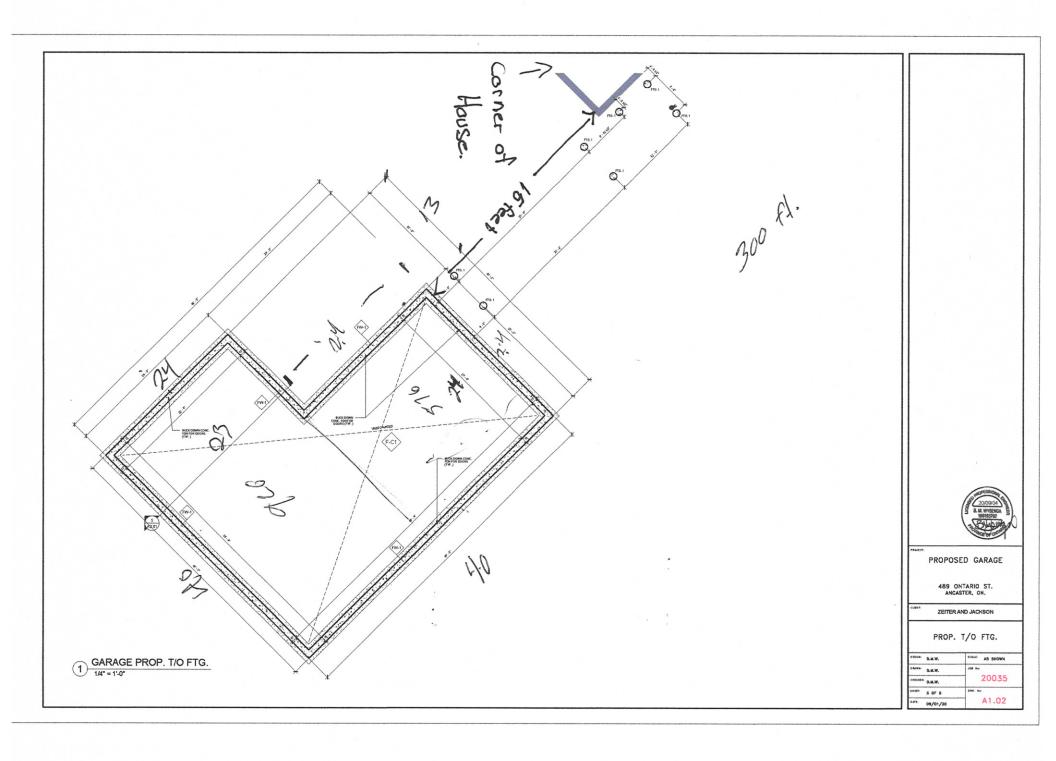
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Coogle Maps

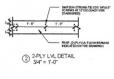


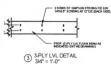
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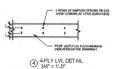
	REQUIRED SUBMITTALS
١.	THE FOLLOWING SHALL BE SHEMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO FAMELICATIONS A. DESINETED JOIST S. PRE-DESIGNATION FOR TRUSSES D. PRE-DESIGNATION FOR TRUSSES
2.	C. MINICELLARGOUS STEEL. THE ABOVE REQUIRED SHOP DRAWINGS SUBMITTED SHALL BEAR THE STAMP OF LICENSED PROFESSIONAL ENGINEER OF ONTARIO

	DESIGN LOADS	
1. 2. 3. 4. 5. 6.	GROUND SHOW (S») / RAIN (S»): MAXIMUM BOOF SHOW (S): BOOF DEAD LOAD (D): WIND (oSG): GROUND/SHO (L): GROUND/SHO (D):	5.5 / 0.4 Mm 1.6 Mm 1.0 Mm 1.0 Mm 1.6 Mm 1.6 Mm 1.6 Mm

	STRUCTURAL SCHEDULE	
u u		
81 82 83 84	######################################	
81	RATEURS / AGESS: 206 RATERS @ 16" O.C o/w 204 COLLAR TIES AND 205 CL JOISTS @ 16" O/C	
P2 P3 P4	MODO, MULT, 18: PORTS, / COLUMNS; 2 F.Y = 2 TAT 3 F.Y = 2 TAT 4 F.Y = 2 TAT	
PS COL1 BASE	S PLY - 3735* S PLY - 3735* S PLY WOOD POST FASTINED TO BEAM (TUP) W/ BCS POST CAP AND FTG. BELOW W/ GLAY POST (SGT.) (CALD W/ WOOD, COLONE AS PLR GWELR)	
TYP.	POUNDATION WALLS: 10° CONG, FON, WALL - SEE ASSEMBLY LEGEND AND PLAN FOR TYPE AND REINFORCING OCTAILS	
EXT.	FOOTHERS: 2A" x 8" THE. y/= (2) CONT. 15M BAPS - U.H.O (SEE ASSEMBLY LEGEMO FOR FUR. WALLS) 12" DL. CONC PER ON SF 28 CONC. FOOTHER (SHE FOOT FOOTHER)	







FOUNDATION NOTES

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STRUCTURAL STEEL NOTES

MASONRY (VENEER) NOTES

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CONCRETE & REINFORCING NOTES

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ROPERTEES! RETE SMALL BE PLACED IN THE APPROPRIATE LOCATION & HAVE THE MX PROPERTIES AS PER THE TABLE CONTROL OF THE PROPERTY OF THE SPRINGER LOCATION & HAVE THE MEX PROPERTIES AS FOR THE TABLE SELECT.

If NOT IN THE TABLE ALL CONCRETE SHALL BE A MISHAUM OF 25 MP+ AT A 26 DAY COMPRESSIVE STEENGTH U.A.N.

CONCRETE REQUIREMENTS

EXPOSURE CLANS	LOCATION	28 DAY COMP. STRENGTH (MPs)	W/C BATIO	CONTENT (X)	SLUMP (mm)	AGGREGATE SIZE (mm)
G-1	- EXTERIOR BLAB (REINFORCED) - GRADE BEAM	35	0.40	9-B	BO (+/- 30)	20
C-2	- EXTENIOR SLAB (UNREINFORCED) - CURES & DENTENAYS	32	0.45	5-6	80 (+/- 30)	20
F-1	- EXTERNOR SATURATED CONC. - POOLS & CISTERNS	25	0.50	4-7	90 (+/- 30)	20
F-2	- EXTENSE UNSATURATED CONC. - EXTENSE FOR. WALLS, COL'S, HICKS, FTD'S	25	0.55	4-7	(+/- 30)	20
N-1	- INTERIOR WALLS, SLAB-ON-GRADE, FOOTINGS	25	0.50	0	80 (+/- 30)	20
	- MON-SHRINK GROUT	35		AS PCR MAI	RUFACTURER	

ICRETE MASONRY NOTES

MADDRAY CONSTRUCTION SHALL CONTINUE TO THE FOLLOWING PLANDARDOD,

A. CHA ARTI. MADDRAY CONSTRUCTION FOR BUILDING.

C. CHA ARTI. MADDRAY CONSTRUCTION FOR BUILDING.

C. CHA ARTI. MADDRAY CONSTRUCTION SHADOW UNITS.

ALL COMMETT BALLOS STANDARDON FOR CONSTRUCTION OF 10 MM

ALL COMMETT BALLOS SHADOW HIT CONVERSION STRUCTURE OF 10 MM

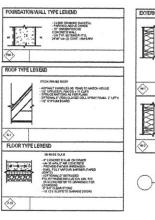
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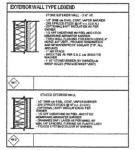
PROVIDE (1) IN VESTICAL BAS IN EVERY FOURTH CELL IN ALL MASONEY WALLS (M.O.H.).

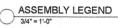
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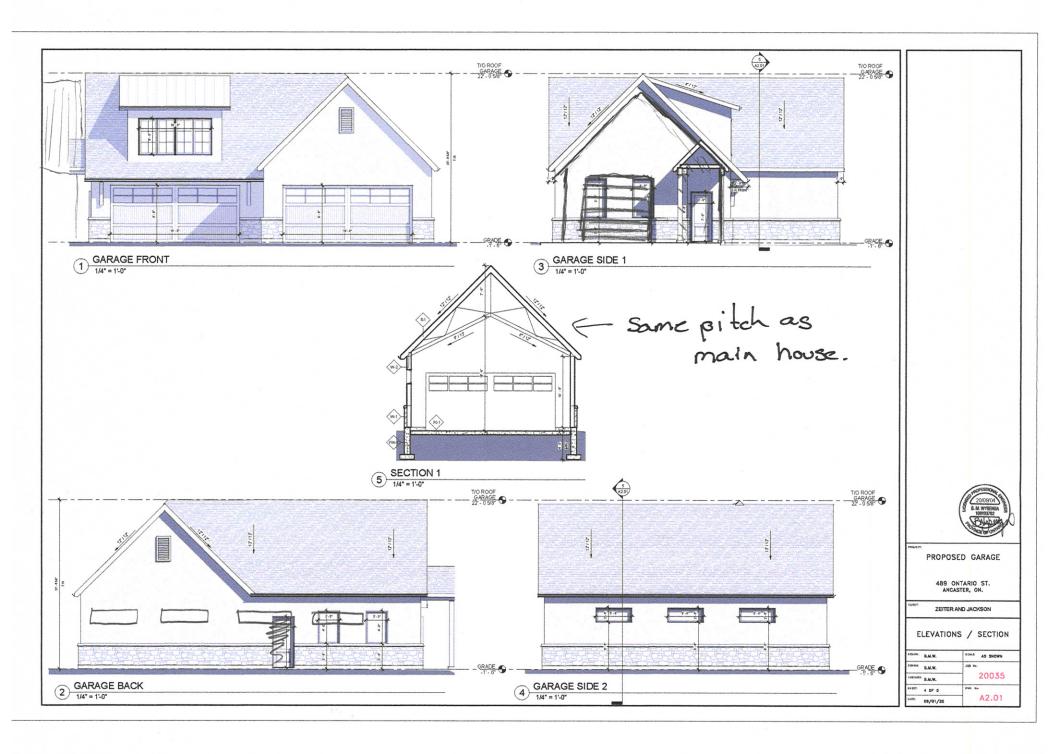
PROPOSED GARAGE

489 ONTARIO ST. ANCASTER, ON.

ZEITER AND JACKSON

PROJECT NOTES

B.M.W.	SCALE: AS SHOWN
D.M.W.	JOB Her
CHECKED B.M.W.	20035
SHEET: 1 OF 5	DWG. No:
DATE: 09/01/20	A0.01





Committee of Adjustment

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

Planning and Economic Development Department Planning Division

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 C	OFFICE USE ONLY.
APPL	CATION NO DATE APPLICATION RECEIVED
	DATE APPLICATION DEEMED COMPLETE
PAID	DATE APPLICATION DEEMED COMPLETE
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	CITY OF HAMILTON COMMITTEE OF ADJUSTMENT HAMILTON, ONTARIO
	The Planning Act
	Application for Minor Variance or for Permission
under this ap	ndersigned hereby applies to the Committee of Adjustment for the City of Hamilton Section 45 of the <i>Planning Act</i> , R.S.O. 1990, Chapter P.13 for relief, as described in plication, from the Zoning By-law.
1.	Name of Owner Daniel Zeiter Telephone No.
	FAX NOE-mail address.
2.	Address
0	Postal Code
3.	Name of Agent <u>Greenpark Servics</u> Telephone No
4.	Address _
	Postal Code
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:
	None Postal Code
	Postal Code

6.	Nature and extent of relief applied for:	
•	- Hight variouse to moter house root line.	
	- Hight various to match house roof line applify to increas the Size to accomplate velves.	1
7.	Why it is not possible to comply with the provisions of the By-law?	
,	-Pitch of roof will not allow hight restre hous	
-	I have mayed out @ 900 square feet for lot covered	_
8.	Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):	
	Part of lot 45 - Concession 2	
9.	PREVIOUS USE OF PROPERTY	
	Residential 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 <u>V</u> 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 <u>\(\) Unknown</u>	
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?	
	Ves No V Linknown	

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?	9.9	remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?	
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? **Make Joseph Green Land Green		Yes No Unknown	
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	9.10	former uses on the site or adjacent sites?	
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	9.11		
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. Oct 2 1 2020 Date Signature Property Owner 10. Dimensions of lands affected: Frontage Depth Area 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: Single Story 3401 Sg ft, hight 7.9 40x40 with Cut at Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)	9.12	a previous use inventory showing all former uses of the subject land, or if	
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. Oct 2 (Is the previous use inventory attached? Yes No	
Print Name of Owner 10. Dimensions of lands affected: Frontage Depth Area De	l acknoremed reasor	owledge that the City of Hamilton is not responsible for the identification and liation of contamination on the property which is the subject of this Application by n of its approval to this Application.	
Print Name of Owner 10. Dimensions of lands affected: Frontage Depth T5 M Area Depth Area Width of street Depth Area Width of street Depth Area Depth Are	Date		
10. Dimensions of lands affected: Frontage Depth Area 20075 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: Single Story 3401 Sg H, hight 9m. 45 fty 75 ft. Proposed: Single Story 1300-1400 Sg ft. hight 7.9 40 x 40 with cut at			
Proposed: Stayle Stary 1300-1400 Sq. ft. hght 7.9 Location 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: Stayle Story 3401 Sq. ft. hight 7.9 40 × 40 × 11 × 60 × 64 Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)		Print Name of Owner	
(Specify ground floor area, gross floor area, number of stories, width, length, height, etc.) Existing: Single Story 3401 5g H, hight 9m. 4/5 fty 75 ft. Proposed: Single Story 1300-1400 5g ft. hight 7.9 40 x 40 with cut at Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)	10.	Frontage 75 M Depth 75 M Area $2 \text{ acc} = 3$	
12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)	11.	(Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)	
(Specify distance from side, rear and front lot lines)			7.9
	12.	(Specify distance from side, rear and front lot lines)	÷

Proposed:	15m	From	We	est	101	line
	26 m	from	So	H	lot	line.
Date of acquisiti	on of subject	lands:	36		9	
Date of construc	tion of all buil					ands: 100ge.
Existing uses of	the subject pi	roperty:	du	elline	<u>)`</u>	
Existing uses of	abutting prop Single	erties:	14	dw	ella	95.
Length of time th	ne existing us		ubject p			
Municipal servic Water Sanitary Sewer	V			Conne	cted	spaces)
Storm Sewers Present Official	Plan/Seconda	ry Plan pro	 ovisions	applyin	g to the	e land:
Present Restrict	ed Area By-la	w (Zoning	By-law)) provisi	ons app	olying to the la
Has the owner p	reviously app	lied for reli	ef in res	spect of		oject property?
If the answer is	yes, describe	briefly.				
Is the subject pro 53 of the <i>Plannii</i>	ng Act?	ject of a c	urrent a	pplication	on for co	onsent under
	Yes					(No)
The applicant sh dimensions of th size and type of where required b	e subject land all buildings a	ds and of a and structu	ıll abutti res on t	ng lands he subje	s and shect and	nowing the loc abutting land:

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