



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.: SC/A-20:183

APPLICANTS: Alex Aquin on behalf of the owner Linda & Paul Aquin

SUBJECT PROPERTY: Municipal address **601 Green Mountain Rd. E., Stoney Creek**

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

ZONING: "A1" (Agriculture)

PROPOSAL: To permit the construction of an accessory building with a gross floor area of 297m², located on a residential parcel of land, notwithstanding that;

1. A maximum gross floor area of 297m² shall be permitted for all buildings accessory to the single detached dwelling instead of the requirement that all buildings accessory to a Single Detached Dwelling shall not exceed a maximum gross floor area of 200m²

NOTE:

1. Construction of the proposed accessory building is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

DATE: Thursday, December 3rd, 2020
TIME: 2:20 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:

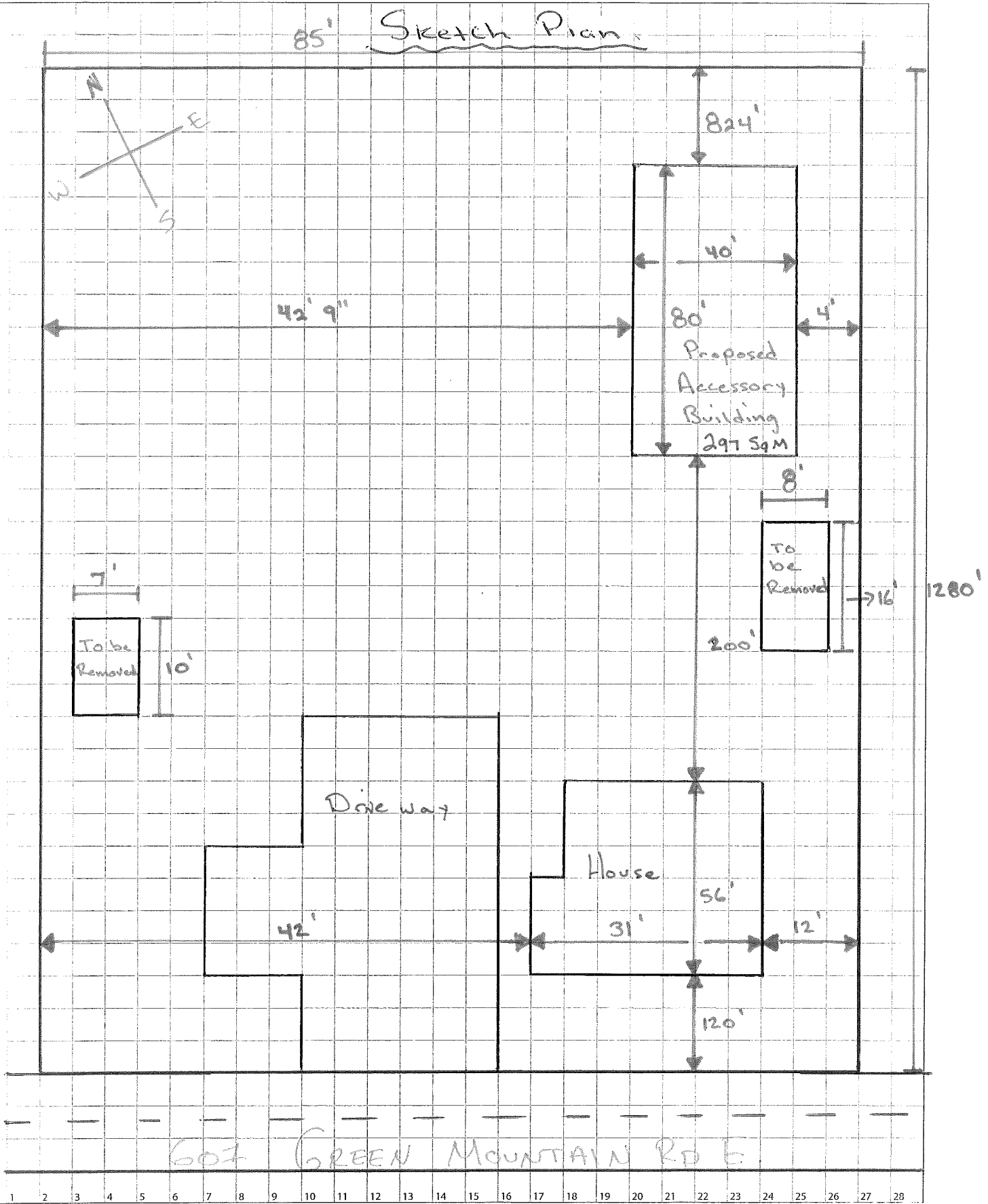
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: November 17th, 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.

85' Sketch Plan

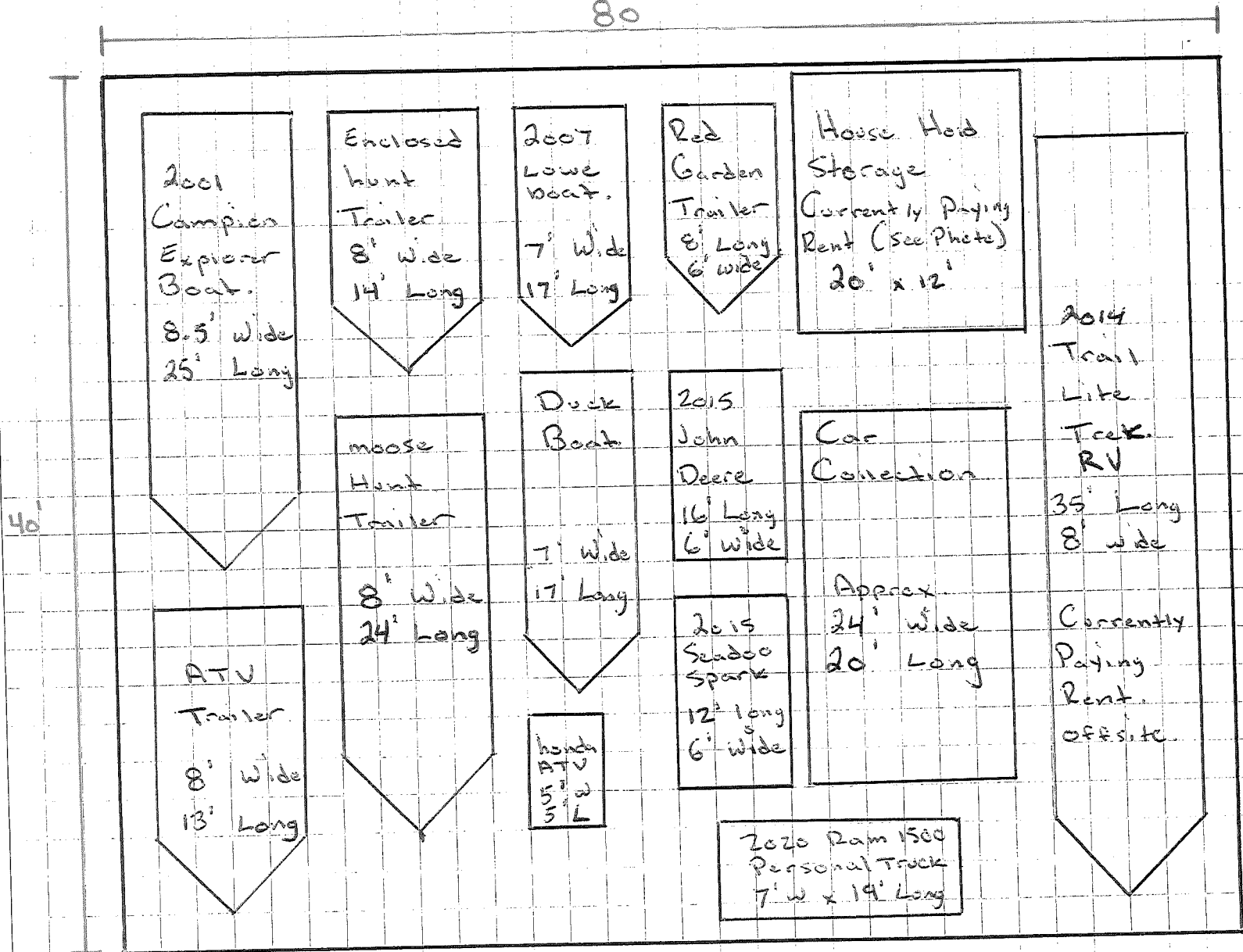


607 GREEN MOUNTAIN RD E

Proposed Accessory Building → 3,200 Sq Ft
297.29 Sq M

Accessory ~~Building~~ Building Layout

80'



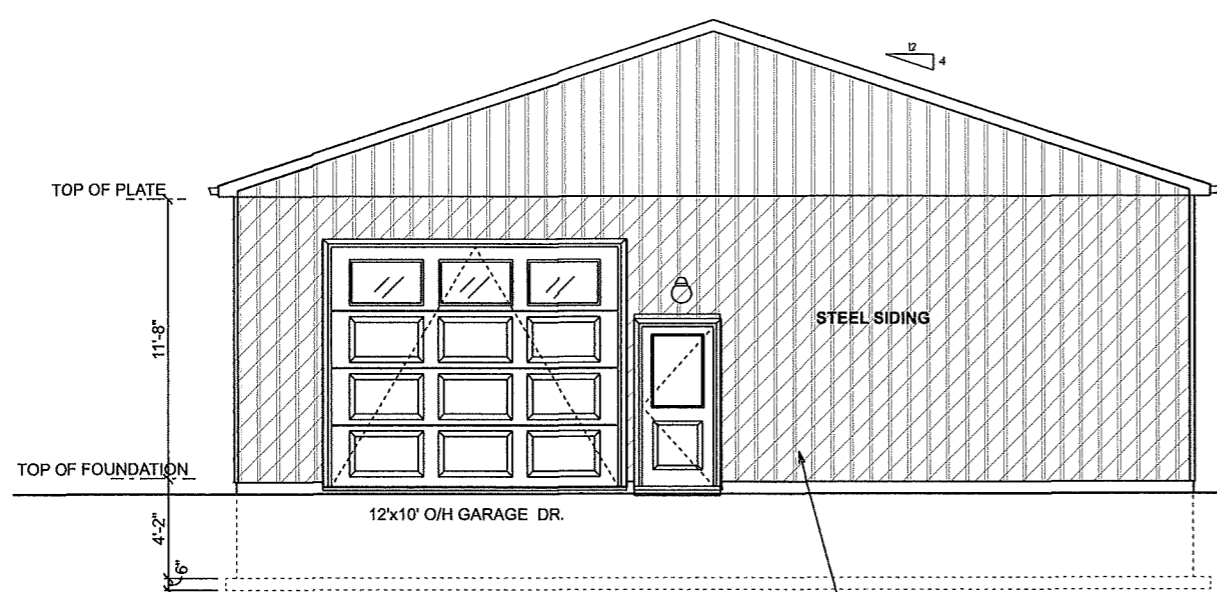
40'

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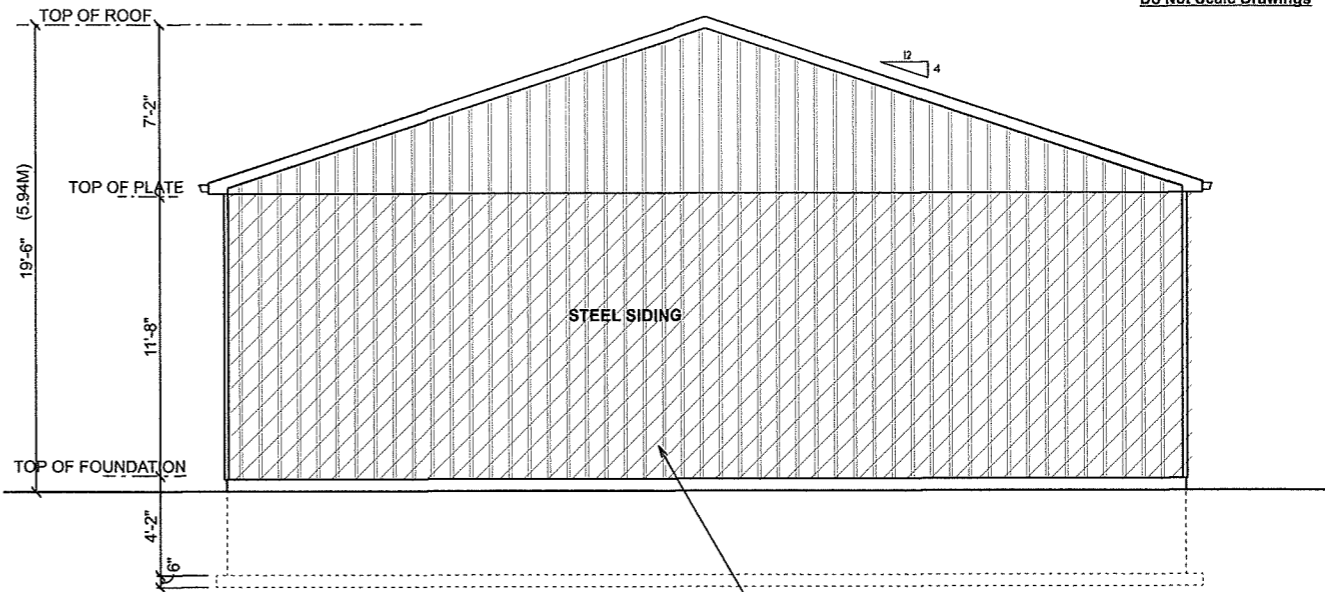
See Attached photos of some of these items

Notes
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Do Not Scale Drawings



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

END WALL SHEAR WALLS
 1/2" PLYWD. TO EXTERIOR SIDE OF WALL FASTENED W/ 2 3/8" AIRGUN NAILS @ 4" o.c. AT PANEL EDGES AND 12" O.C. IN FIELD. PROVIDE WOOD BLOCKING @ 24" O.C. AT ALL PANEL EDGES (END WALLS ONLY)

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BUILDING CLASSIFICATION
 THIS BUILDING IS DESIGNED FOR PART 9 O.B.C. (GROUP C)

NOTE: NO ADJUSTMENTS OR CHANGES TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM THIS DESIGNER

ROOF TRUSS DESIGNS AND LAYOUT TO BE SUBMITTED TO THIS DESIGNER FOR APPROVAL BEFORE MANUFACTURING

NOTE:
 ALL LVL TO BE "WEST FRASER" LVL (2.0E) (3100 lb)
 ALL STEEL TO BE 350W

PHILIP H. RUHLMAN
 ARCHITECTURAL DESIGN
 82 Piper St., 519-223-7042
 Ayr, Ontario
 email - phil@ruhlmandesign.com

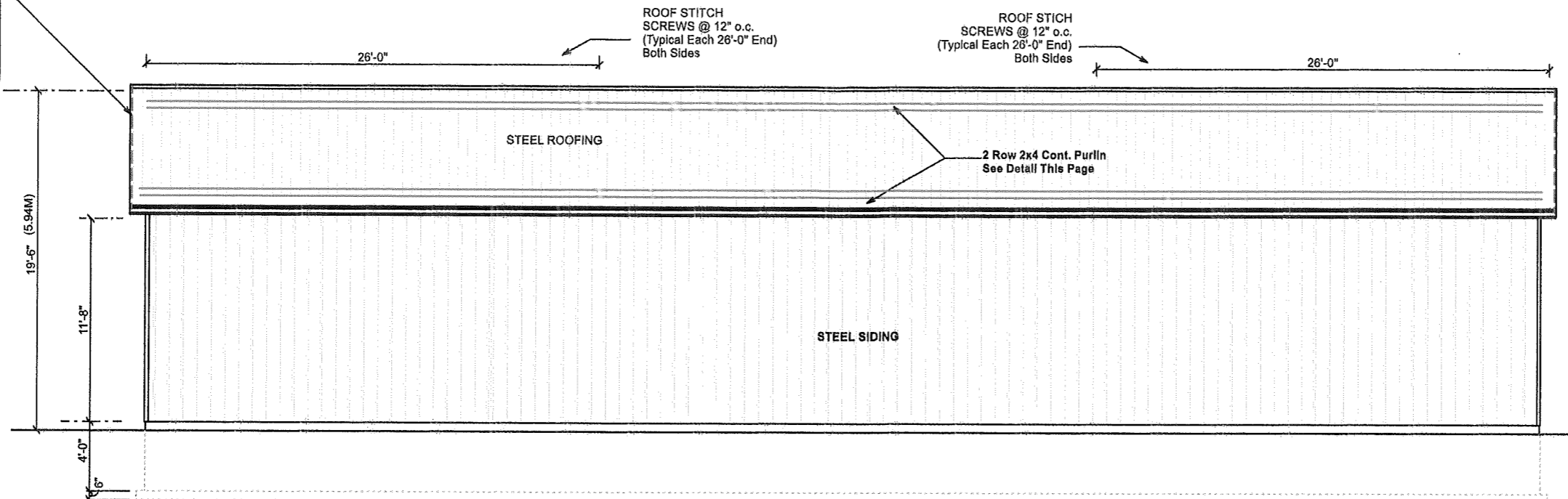
DECLARATION OF DESIGNER
 I Philip Ruhlman declare that I review and take responsibility for the design work of this plan. I am qualified, and I am registered.

Individual BCIN: 21095 Firm BCIN: 31613

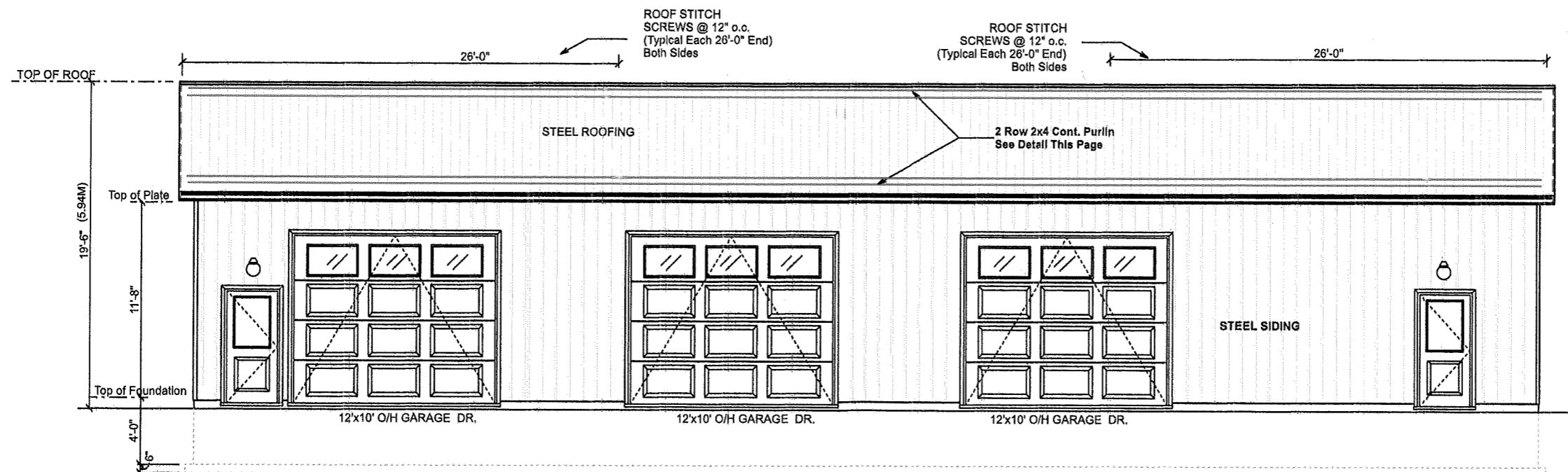
Detailed Buildings
 P.O. Box 8
 Rockton, Ont. L0R 1X0

DRAWING TITLE			
ELEVATIONS			
DATE REVISION	SCALE	AREA	PROJECT NO.
Oct. 24, 2020	1/8"=1'-0"	3,200 Sq. Ft.	PHR20-743
PROJECT NAME		DRAWING #	
ALEX AQUIN 601 Green Mountain Rd. E Stoney Creek, Ont.		A4	

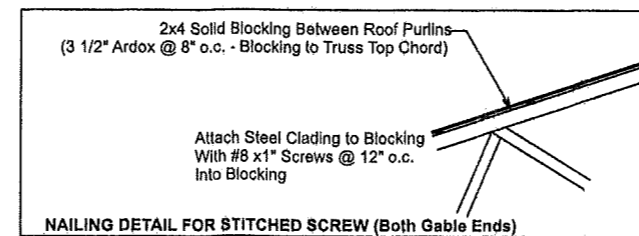
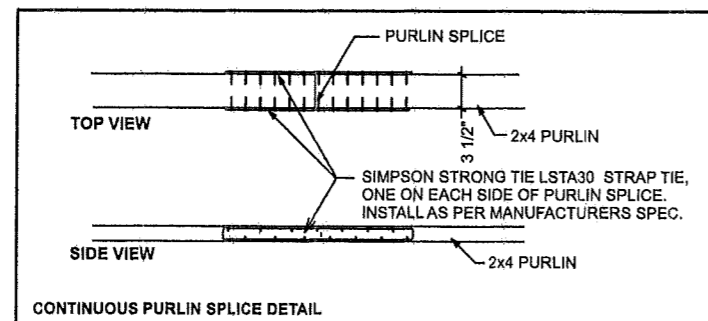
PROVIDE 2X4 BLOCKING ON FLAT BETWEEN ROOF PURLINS. FASTEN TOP CHORD OF END WALL TRUSS WITH 3 1/2" ARDOX @ 12" O.C. AND FASTEN SHEET STEEL TO BLOCKING @ 12" O.C. (TYP.) EACH END OF BUILDING SEE DETAIL THIS PAGE.



REAR ELEVATION



FRONT ELEVATION



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Do Not Scale Drawings

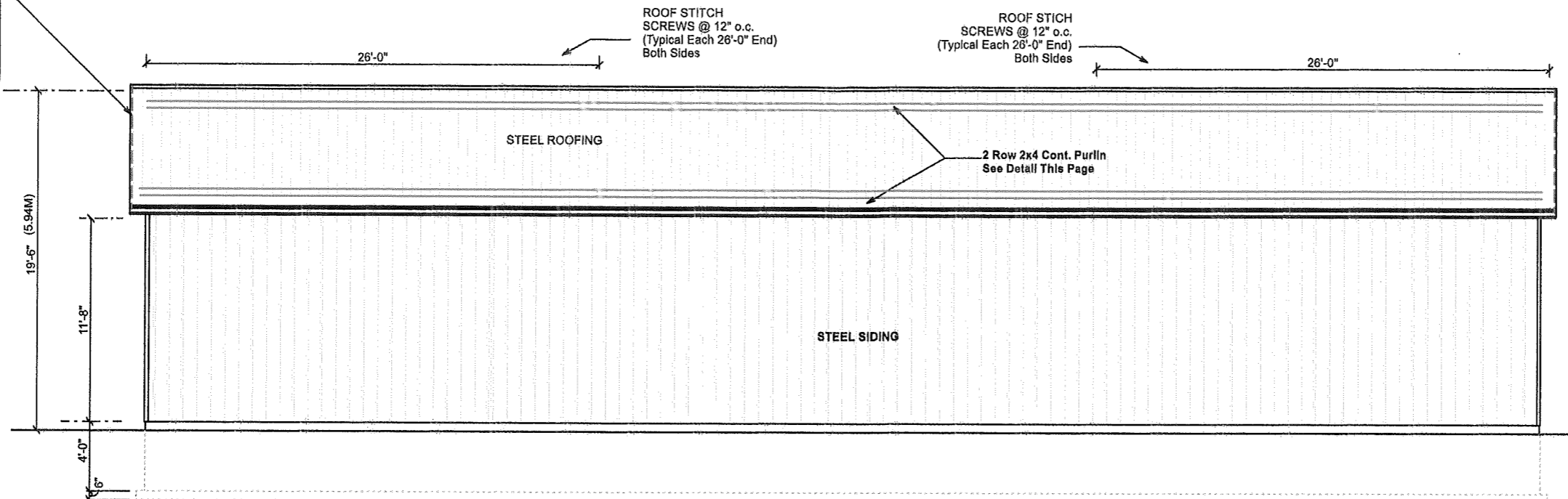
PHILIP H. RUHLMAN
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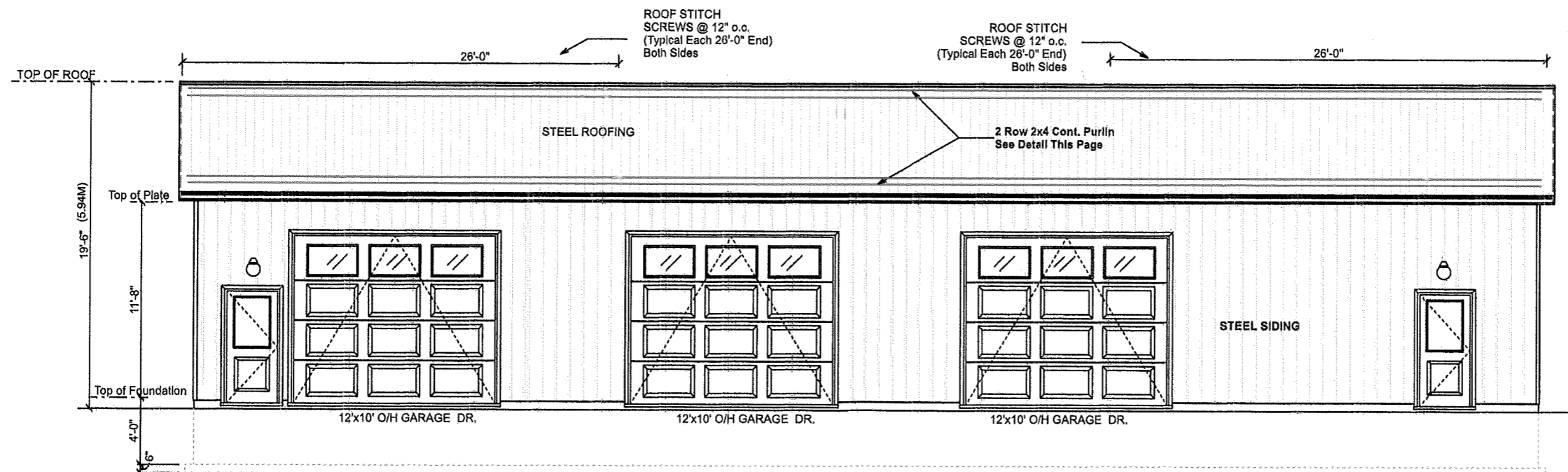
Individual BCIN: 21095 Firm BCIN: 31613

DRAWING TITLE			
ELEVATIONS			
DATE RE- OCT. 24, 2020	SCALE 1/8"=1'-0"	AREA 3,200 Sq. Ft.	PROJECT NO. PHR20-743
PROJECT NAME ALEX AQUIN 601 Green Mountain Rd. E Stoney Creek, Ont.		DRAWING # A1	

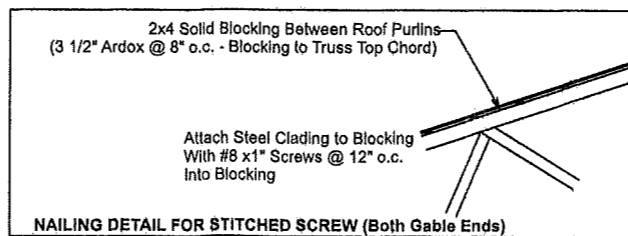
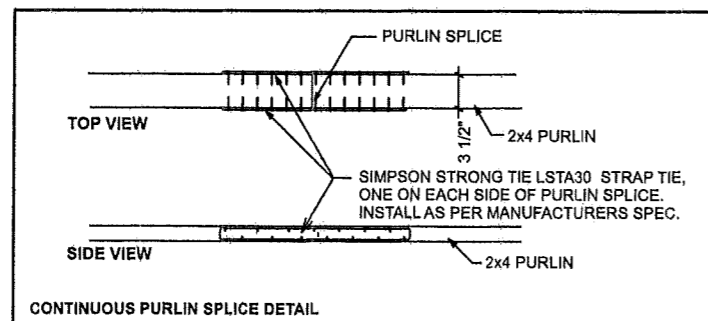
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REAR ELEVATION



FRONT ELEVATION



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NOTE:
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ALL STEEL TO BE 550W

Detailed Buildings
P.O. Box 8
Rockton, Ont. L0R 1X0

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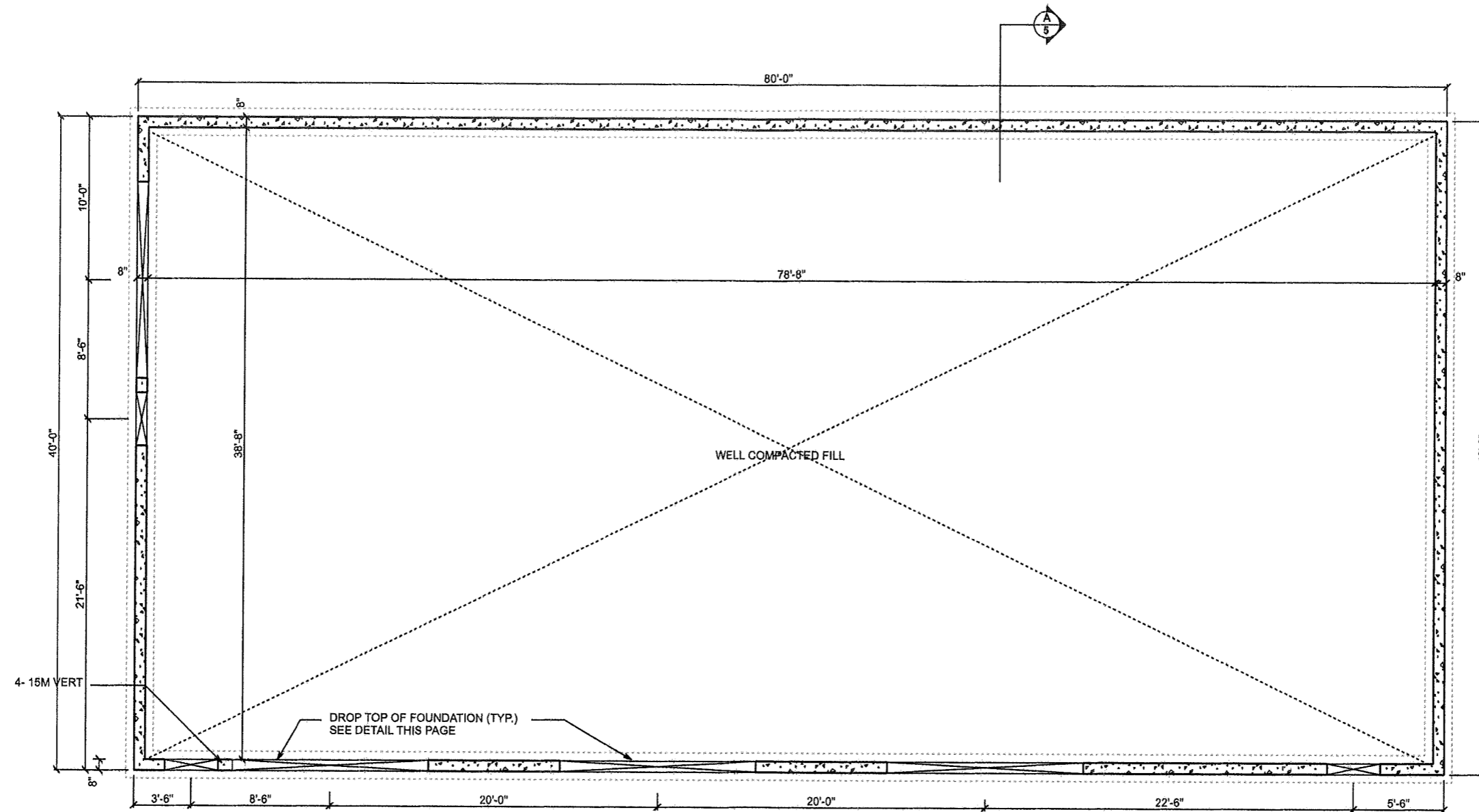
PHILIP H. RUHLMAN
ARCHITECTURAL DESIGN
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Ayr, Ontario
email - phil@ruhlmandesign.com

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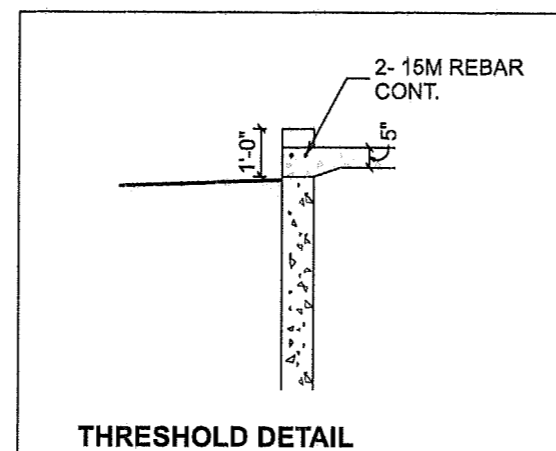
Individual BCIN: 21095 Firm BCIN: 31613

DRAWING TITLE			
ELEVATIONS			
DATE RE- OCT. 24, 2020	SCALE 1/8"=1'-0"	AREA 3,200 Sq. Ft.	PROJECT NO. PHR20-743
PROJECT NAME ALEX AQUIN 601 Green Mountain Rd. E Stoney Creek, Ont.		DRAWING # A1	

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Do Not Scale Drawings



FOUNDATION PLAN



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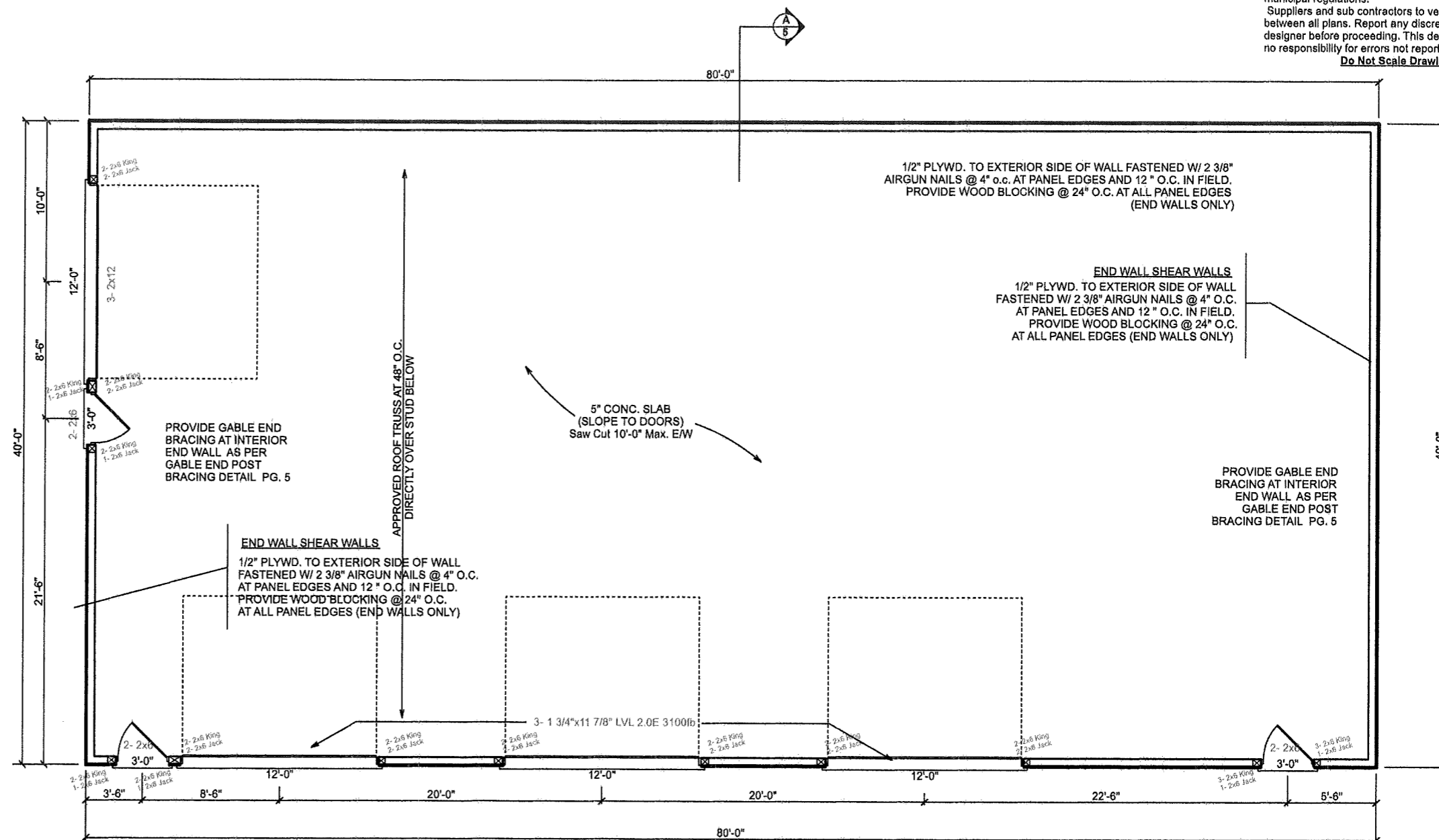
Individual BCIN: 21095 Firm BCIN: 31613

Detailed Buildings
 P.O. Box 8
 Rockton, Ont. L0R 1X0

DRAWING TITLE			
FOUNDATION PLAN			
DATE REVISION	SCALE	AREA	PROJECT NO.
Oct. 24, 2020	1/8"=1'-0"	3,200 Sq. Ft.	PHR20-743
PROJECT NAME			DRAWING #
ALEX AQUIN 601 Green Mountain Rd. E Stoney Creek, Ont.			A2

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Do Not Scale Drawings



PLAN VIEW

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 email - phil@ruhlmandesign.com

DECLARATION OF DESIGNER

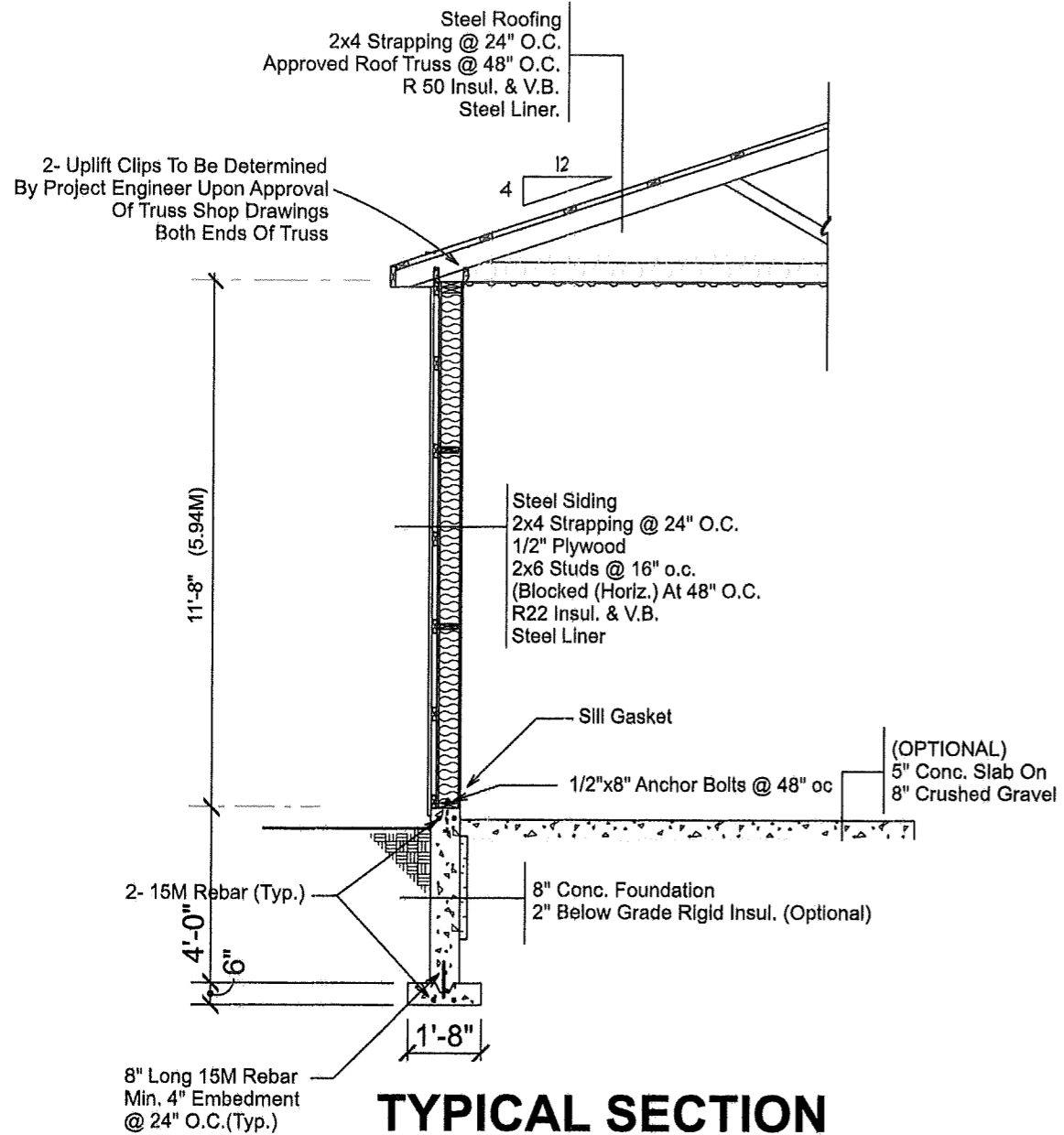
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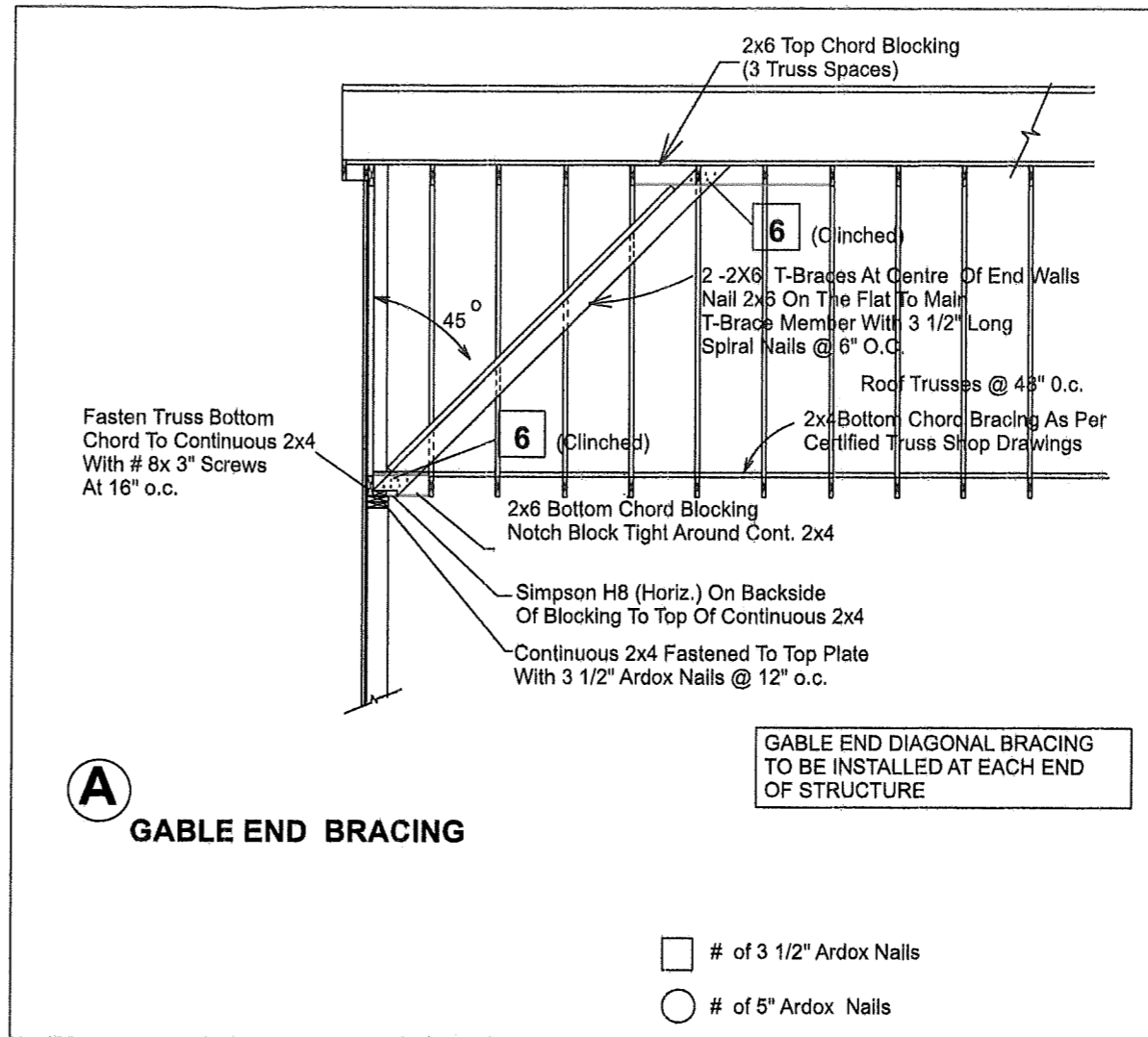
DRAWING TITLE **MAIN FLOOR PLAN**

DATE Oct. 24, 2020	SCALE 1/8"=1'-0"	AREA 3,200 Sq. Ft.	PROJECT NO. PHR20-743
PROJECT NAME ALEX AQUIN 601 Green Mountain Rd. E Stoney Creek, Ont.		DRAWING # A3	

Detailed Buildings
 P.O. Box 8
 Rockton, Ont. L0R 1X0



TYPICAL SECTION



A GABLE END BRACING

- # of 3 1/2" Ardox Nails
- # of 5" Ardox Nails

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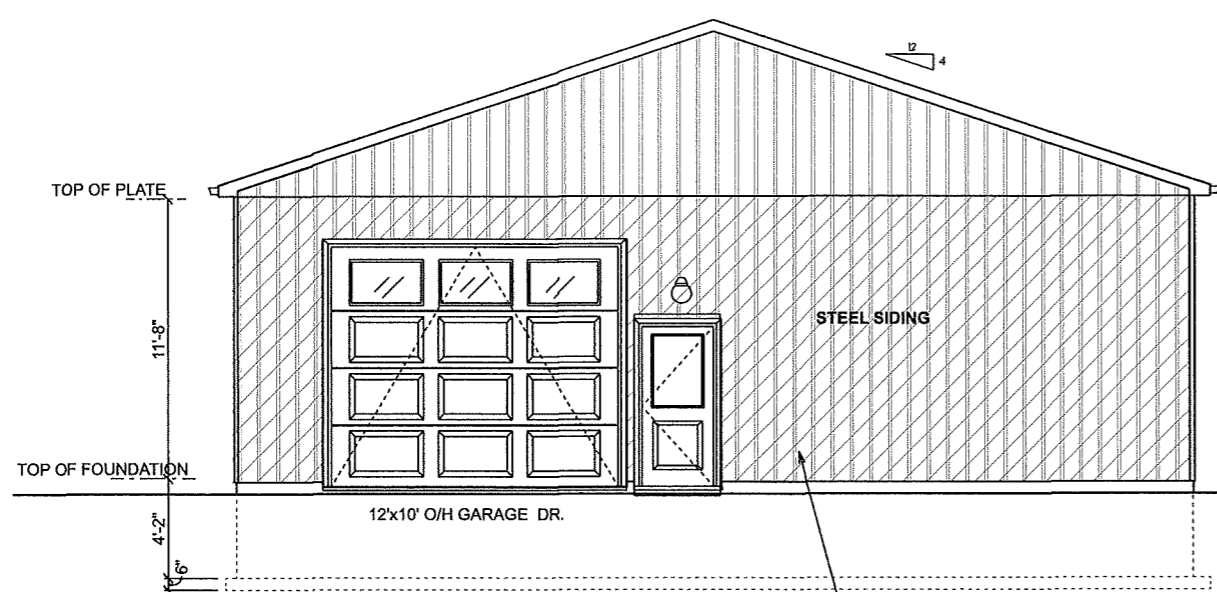
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Detailed Buildings P.O. Box 8 Rockton, Ont. L0R 1X0	SECTION			
	DATE REVISED Oct. 24, 2020	SCALE 1/4"=1'-0"	AREA 3,200 Sq. Ft.	PROJECT NO. PHR20-743
	PROJECT NAME ALEX AQUIN 601 Green Mountain Rd. E Stoney Creek, Ont.		DRAWING # A5	

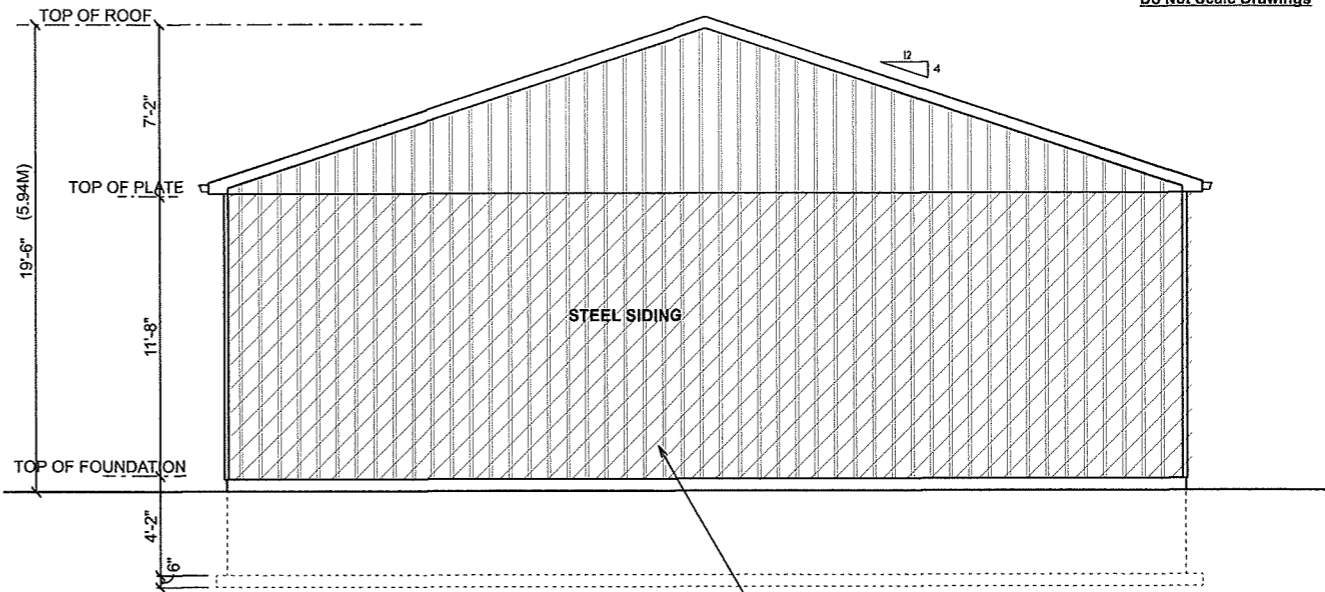
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Do Not Scale Drawings



LEFT SIDE ELEVATION

END WALL SHEAR WALLS
 1/2" PLYWD. TO EXTERIOR SIDE OF WALL FASTENED W/ 2 3/8" AIRGUN NAILS @ 4" o.c. AT PANEL EDGES AND 12" O.C. IN FIELD. PROVIDE WOOD BLOCKING @ 24" O.C. AT ALL PANEL EDGES (END WALLS ONLY)



RIGHT SIDE ELEVATION

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DRAWING TITLE			
ELEVATIONS			
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PROJECT NAME ALEX AQUIN 601 Green Mountain Rd. E Stoney Creek, Ont.		DRAWING # A4	

2015 John Deere 3038

Currently No Storage for this
Item .



2014 Trail Lite Trek
Currently paying Rent for
Indoor Storage.



Indoor Storage with
other Cars.

1959 Healey 100-6



house hold items.
Currently paying Rent for
53' x 10' Trailer



Legend Xterminator
Currently Pajing Storage





Tractor
Attachment

ATV
Trailer

Garden
Trailer

Duck Boat
Currently paying for indoor
Storage.



2007 Lowe
Currently paying for indoor storage.



2001 Champion Explorer Boat.

Indoor Storage Starting Nov 1

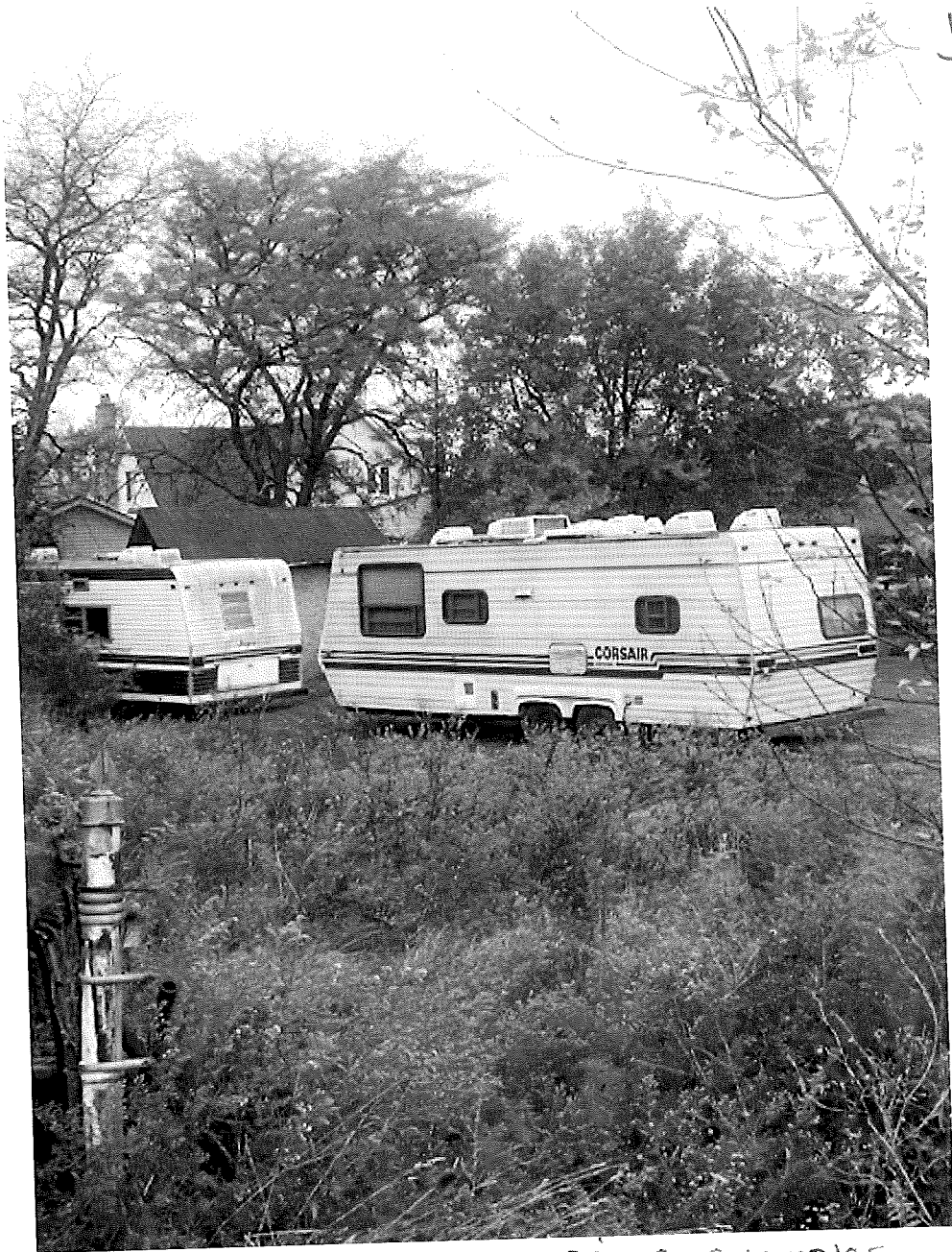


2015 Seadoo Spark.

indoor storage starting NOV 1/20

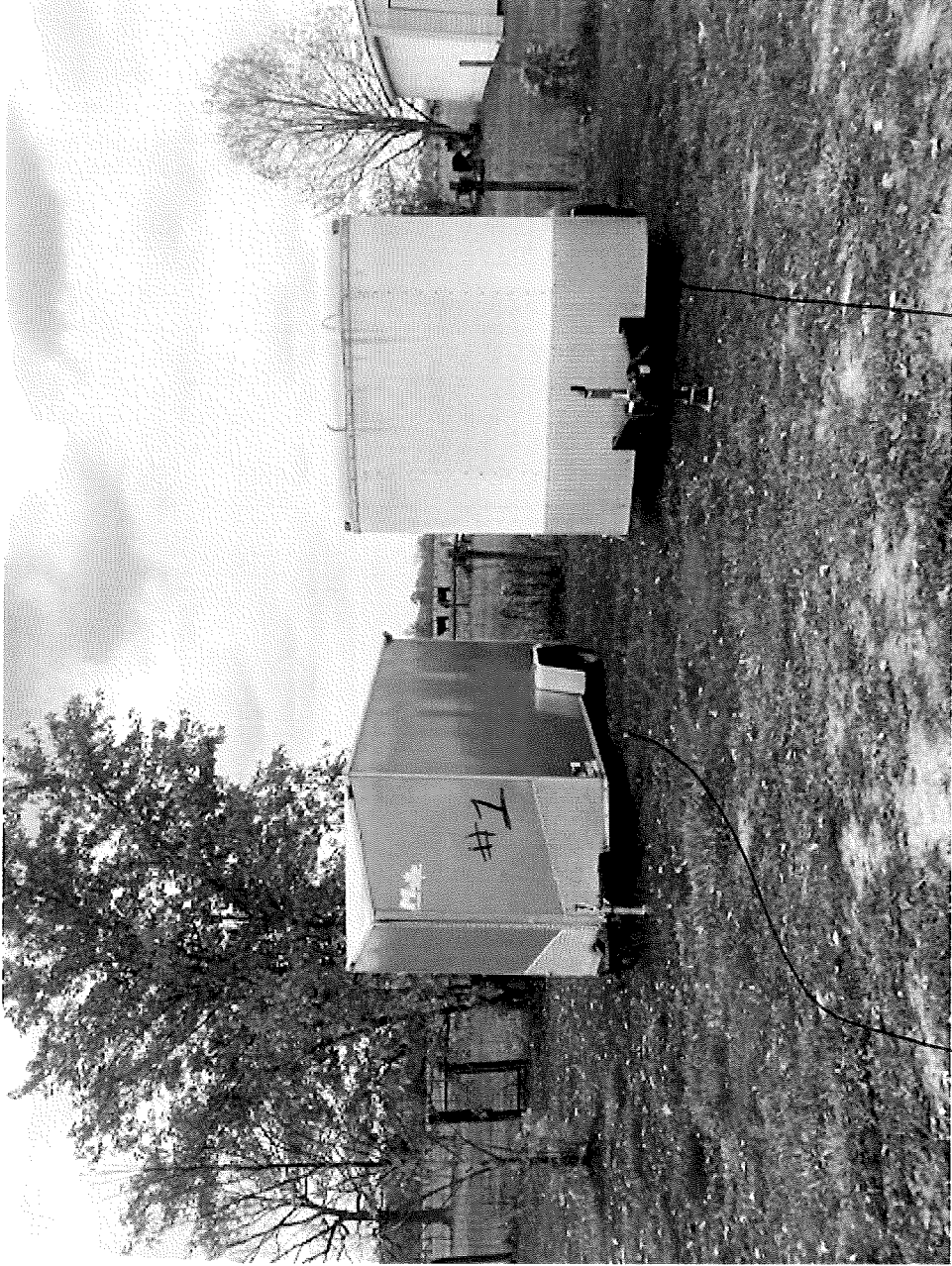


1 of 2



Following photos are prime examples
of what we are trying to avoid.
597 Green Mountain Road.

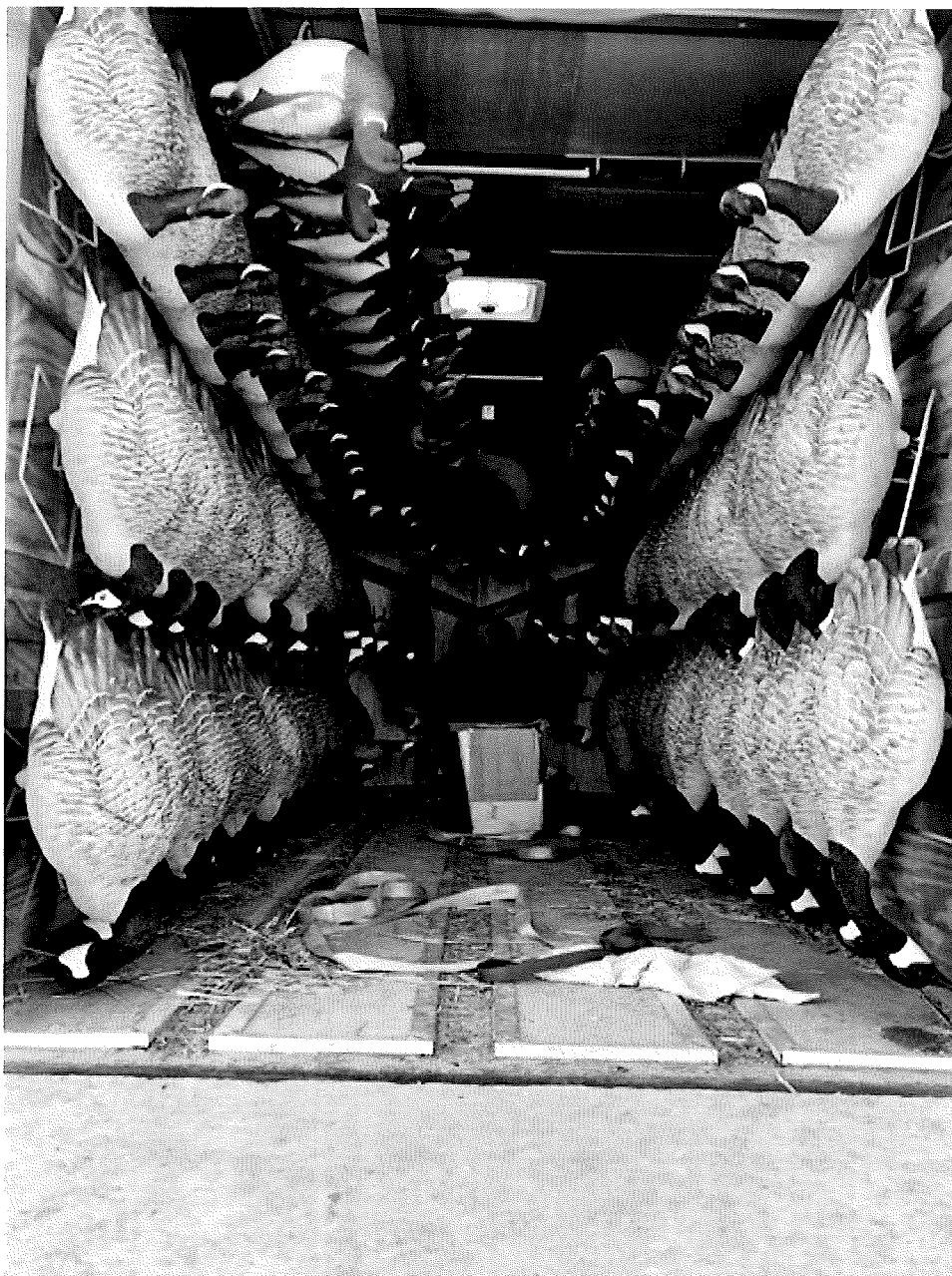




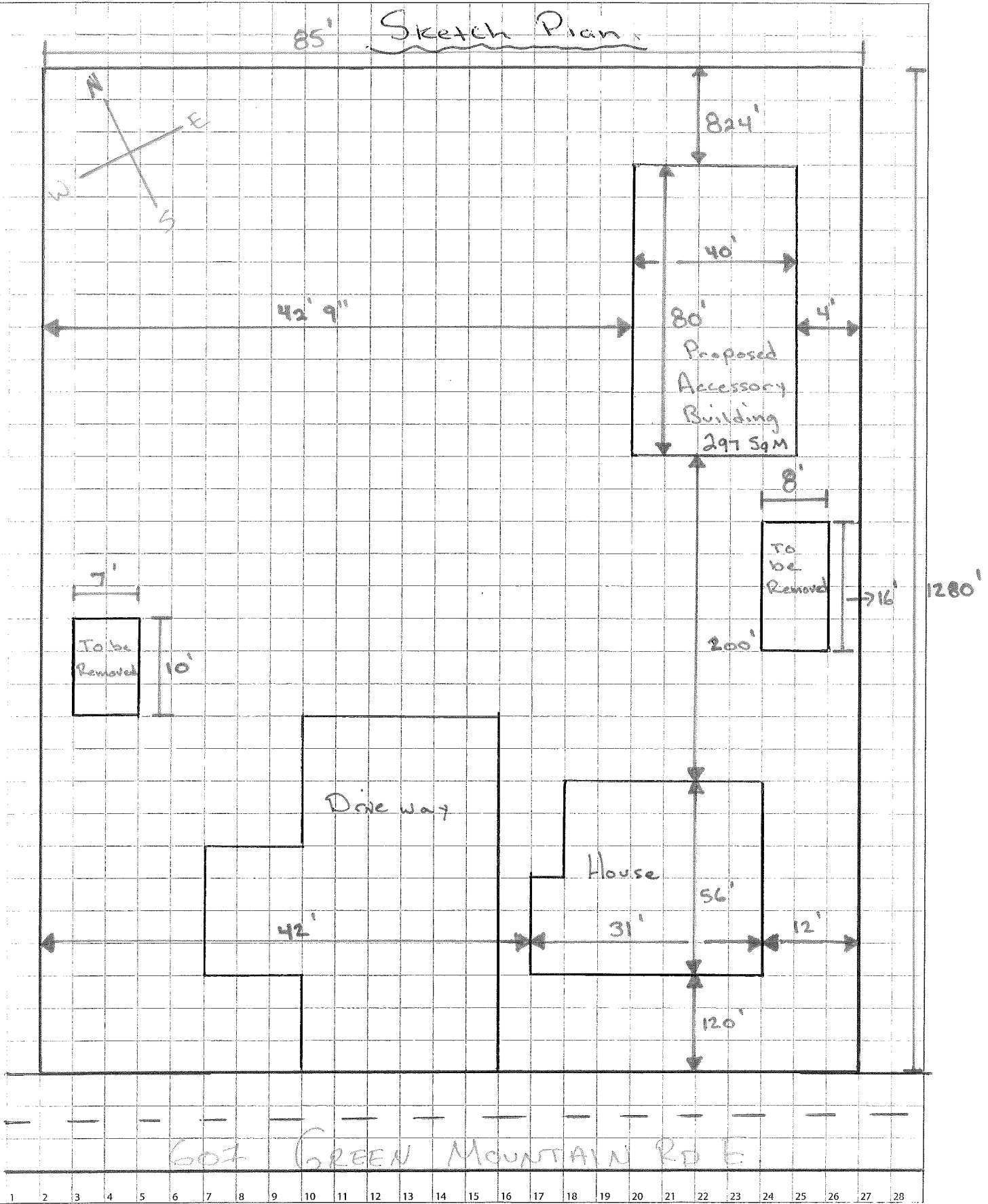
Moose Hunting
Trailer

Hunting
Trailer
(see next page)

Hunting
Trailer
#1

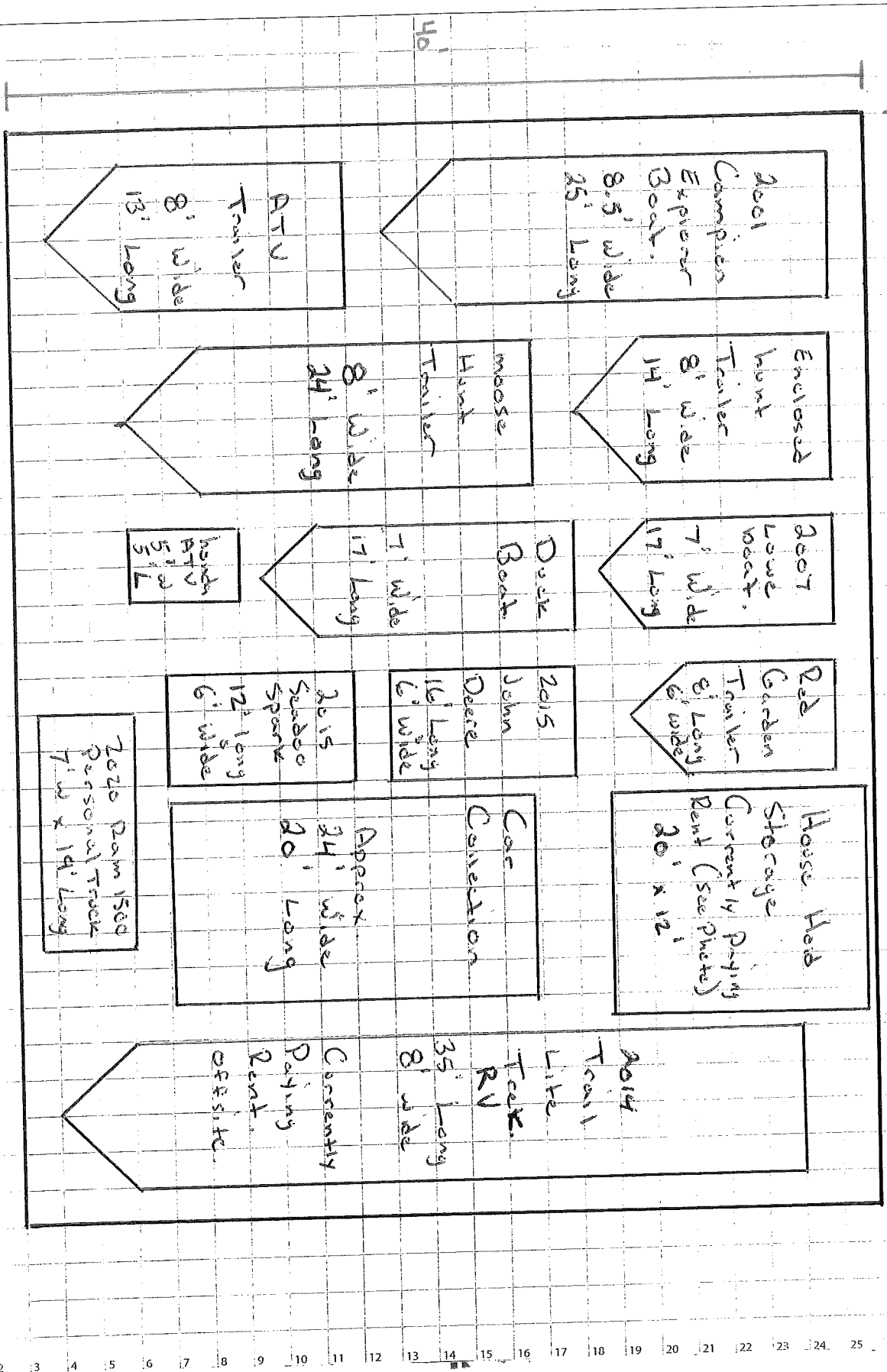


85' Sketch Plan



Proposed Accessory Building → 3,200 Sq Ft
297.29 Sq M

Accessory ~~Building~~ Building Layout



See Attached photos of some of these items



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 Sept. 1/20

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.

- Linda Aquin*
- Name of Owner Paul David Aquin Telephone No. [REDACTED]
FAX NO. [REDACTED] E-mail address. [REDACTED]
 - Address [REDACTED] Postal Code [REDACTED]
 - Name of Agent Alexander Aquin Telephone No. [REDACTED]
FAX NO. [REDACTED] 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:

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

I will be meeting the 5% Lot Coverage
by-law, but by-law is only allowing
200 Sq M.

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

Due to my car collection, number of
boats, Seadoo, ATV's, and Tractors I am
not able to comply with the 200 Sq m by-law
but I will be meeting the 5% Lot Coverage
by-law.

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 14 Concession 5 in the township
of Saltfleet now in the town of Stoney Creek.
601 Green Mountain Road East L8T 2Z7

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?

Lived in area for 40 years.

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 29, 2020
Date



Signature Property Owner

Paul David Aquin
Linda Aquin

Print Name of Owner

10. Dimensions of lands affected:

Frontage 85'
Depth 1280'
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: Please See Site Plan/Sketch Plan

Proposed: Please See Site/Sketch Plan.

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

Existing: Please See Site/Sketch Plan.

Proposed: Please See Site/Sketch Plan.

13. Date of acquisition of subject lands:
2020

14. Date of construction of all buildings and structures on subject lands:
1979 - 41 Years.

15. Existing uses of the subject property: Residential

16. Existing uses of abutting properties: Residential.

17. Length of time the existing uses of the subject property have continued:
1979 - 41 Years.

18. Municipal services available: (check the appropriate space or spaces)
Water _____ Connected _____
Sanitary Sewer _____ Connected _____
Storm Sewers _____

19. Present Official Plan/Secondary Plan provisions applying to the land:

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

21. Has the owner previously applied for relief in respect of the subject property?
Yes No
If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes No

23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps

↩ Reply ▼ 🗑 Delete 🗑 Junk Block ...

Fwd: 601 green mountain road East

AA

Alex Aquin <alex@centralpandh.ca>
Wed 2020-10-28 8:17 AM
To: alex aquin

☀ ↩ ⏪ → ...

Hello Alex,
Thank you for your inquiry regarding the Hamilton Conservation Authority's regulations as they apply to your proposal to construct an accessory building on the property at 601 Green Mountain Road. HCA staff have reviewed the information provided, including the drawing submitted October 23, 2020.

The subject property is regulated by the HCA pursuant to *Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)* made under the *Conservation Authorities Act, R.S.O. 1990* as it is located largely within the Regulatory Floodplain of Stoney Creek. However, the portion of the property where the building is proposed is **not affected** by the HCA's regulations. Written permission is **not** required from our office for the construction of accessory building indicated on the drawings provided. The Hamilton Conservation Authority has no objection to the issuance of a building permit.

Let me know if you have further questions.

Regards,

Elizabeth Reimer

Conservation Planner
Hamilton Conservation Authority
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Ancaster, ON L9G 4X1
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