

## **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-20:279

**APPLICANTS:** Structured Creations c/o D. Sanger-Smith on behalf of the owners B. & L. Dupuis

**SUBJECT PROPERTY:** Municipal address **7285 English Church Rd., Glanbrook**

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

**ZONING:** "A1" (Agricultural) district

**PROPOSAL:** To permit the construction of a proposed 2 storey single detached dwelling along with a proposed 2 storey detached garage (at rear) containing habitable space on the second floor notwithstanding that;

1. The proposed habitable space on the second floor comprised of a bar, bench built-in, great room, bedroom and washroom shall be permitted whereas the By-Law states under Section 4.8 that no accessory building shall be used for human habitation; and

2. A maximum height of 8.9 m shall be permitted for the proposed detached garage instead of the maximum permitted height of 6.0 m.

Note:

These variances are necessary to facilitate Building Permit Application # 20-161027.

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

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**DATE:** Thursday, February 4th, 2021  
**TIME:** 2:50 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: January 19<sup>th</sup>, 2021.

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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

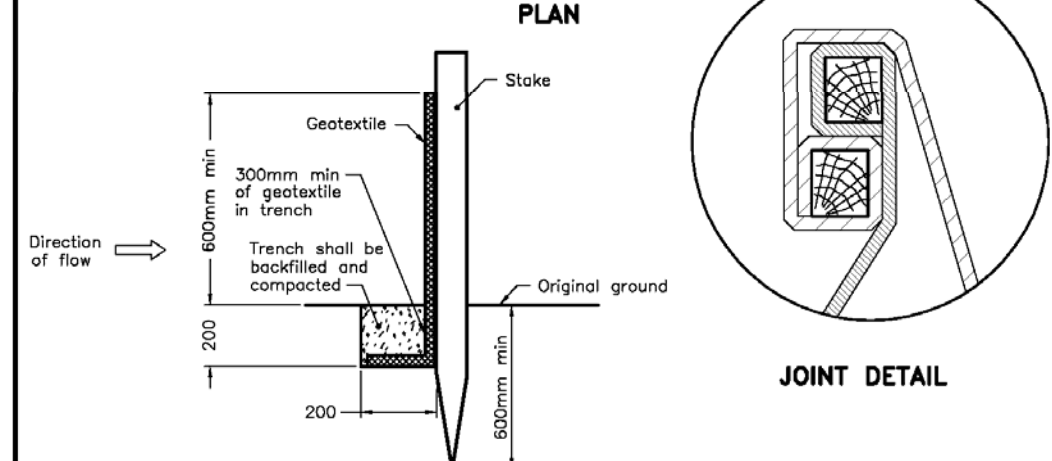
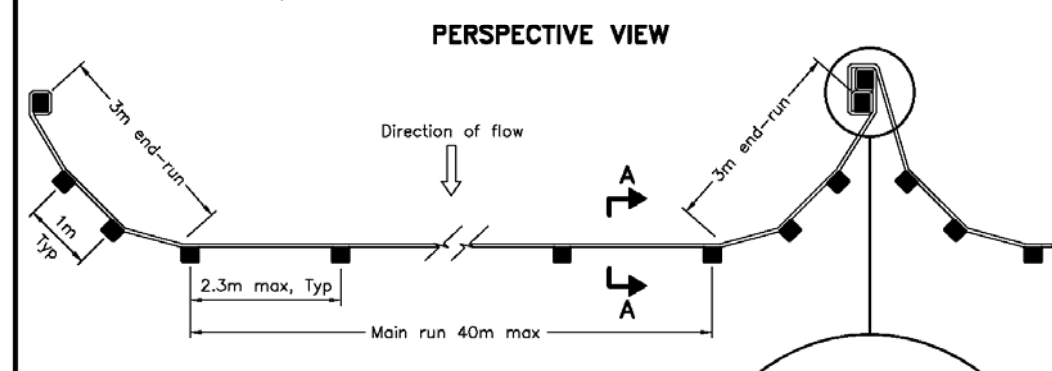
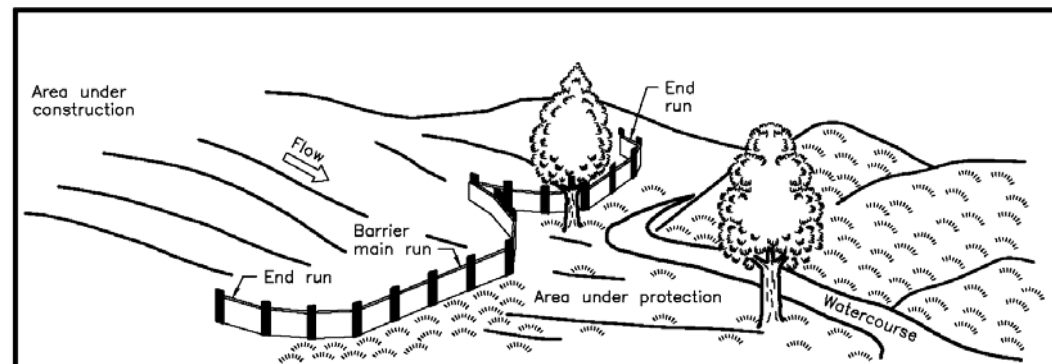
***Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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



# CITY OF HAMILTON ZONING BY-LAW 05-200 ZONING REGULATION - A1

ZONE	REQUIRED	PROVIDED
LOT WIDTH	30.0m (min)	60.42m
LOT AREA	0.4ha (min)	0.58522 ha
FRONT YARD	10.0m (min)	20.64m
REAR YARD	10.0m (min)	59.61m
SIDE YARD	3.0m (min)	11.72m (EAST) 33.86m (WEST)
	1.0m (min) (ACCESSORY)	3.43m (EAST)
BUILDING AREA	219.87 sq.m. (PROPOSED STRUCTURES)	101.81 sq.m. (PROPOSED ACCESSORY)
	200sq.m. (max)	36.69 sq.m. (EXISTING ACCESSORY)
		358.37 sq.m. (TOTAL AREA)
LOT COVERAGE	6.1% (TOTAL COVERAGE)	
BUILDING HEIGHT	5% (ACCESSORY)	2.4% (ACCESSORY)
	10.5m (max)	10.44m

PROPOSED DWELLING = 2 STOREYS



NOTE:  
A All dimensions are in millimetres unless otherwise shown.

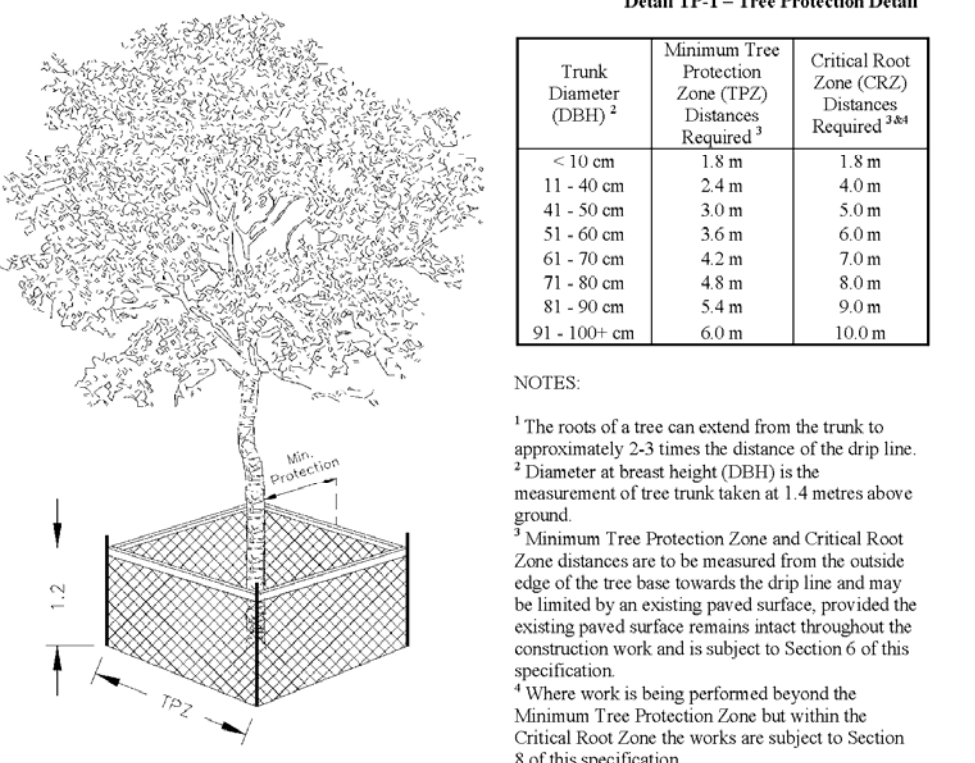
ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2015 Rev 2

LIGHT-DUTY  
SILT FENCE BARRIER

OPSD 219.110

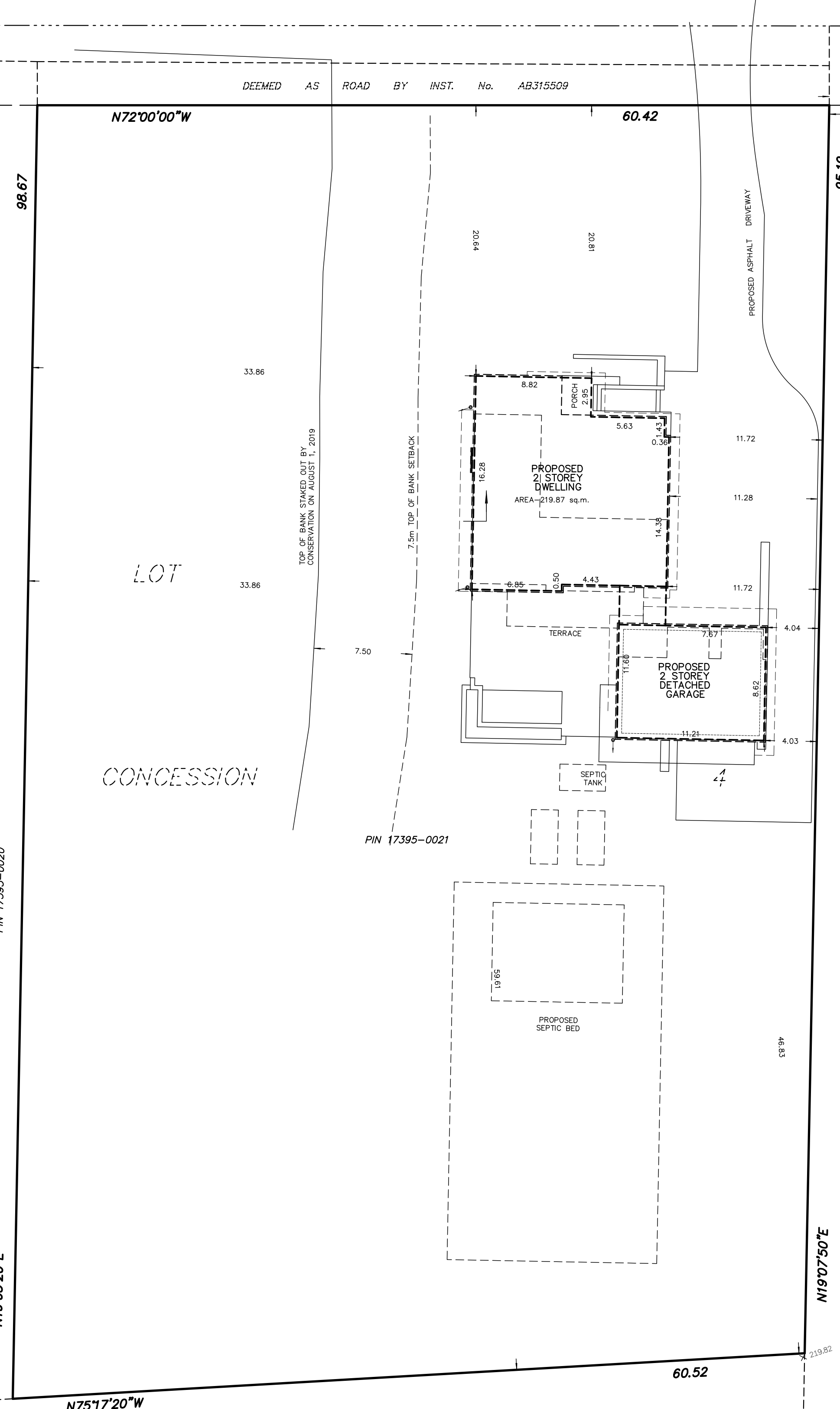
## Tree Protection and Preservation Specification No. 8S12



- NOTES:
- The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
  - Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.
  - Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work and is subject to Section 6 of this specification.
  - Where work is being performed beyond the Minimum Tree Protection Zone but within the Critical Root Zone the works are subject to Section 6 of this specification.
  - Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m high and consist of orange plastic web snow fencing on a wood frame of 2"x4"s supported on metal 1" x 1" bars, 2.1m O/C max. Where orange plastic web snow fencing creates restriction to sightlines, pipe wire fencing shall be used.
  - All supports and bracing used to safely secure the barrier should be located outside the TPZ. All supports and bracing should minimize damage to roots.
  - Where some fill or excavated material must be temporarily located near a tree, a wooden barrier with silt fencing must be used to ensure no material enters the TPZ.
  - No materials or fill may be stored within the TPZ.
  - Equipment or vehicles shall not be operated, parked, repaired, or refueled within the TPZ.
  - No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the TPZ without written authorization from the City Arborist.

LOT 9 CONCESSION 3

KNOWN AS **ENGLISH CHURCH ROAD EAST**  
(FORCED ROAD THROUGH LOT 9 CONCESSIONS 3 AND 4)  
PIN 17396-0109

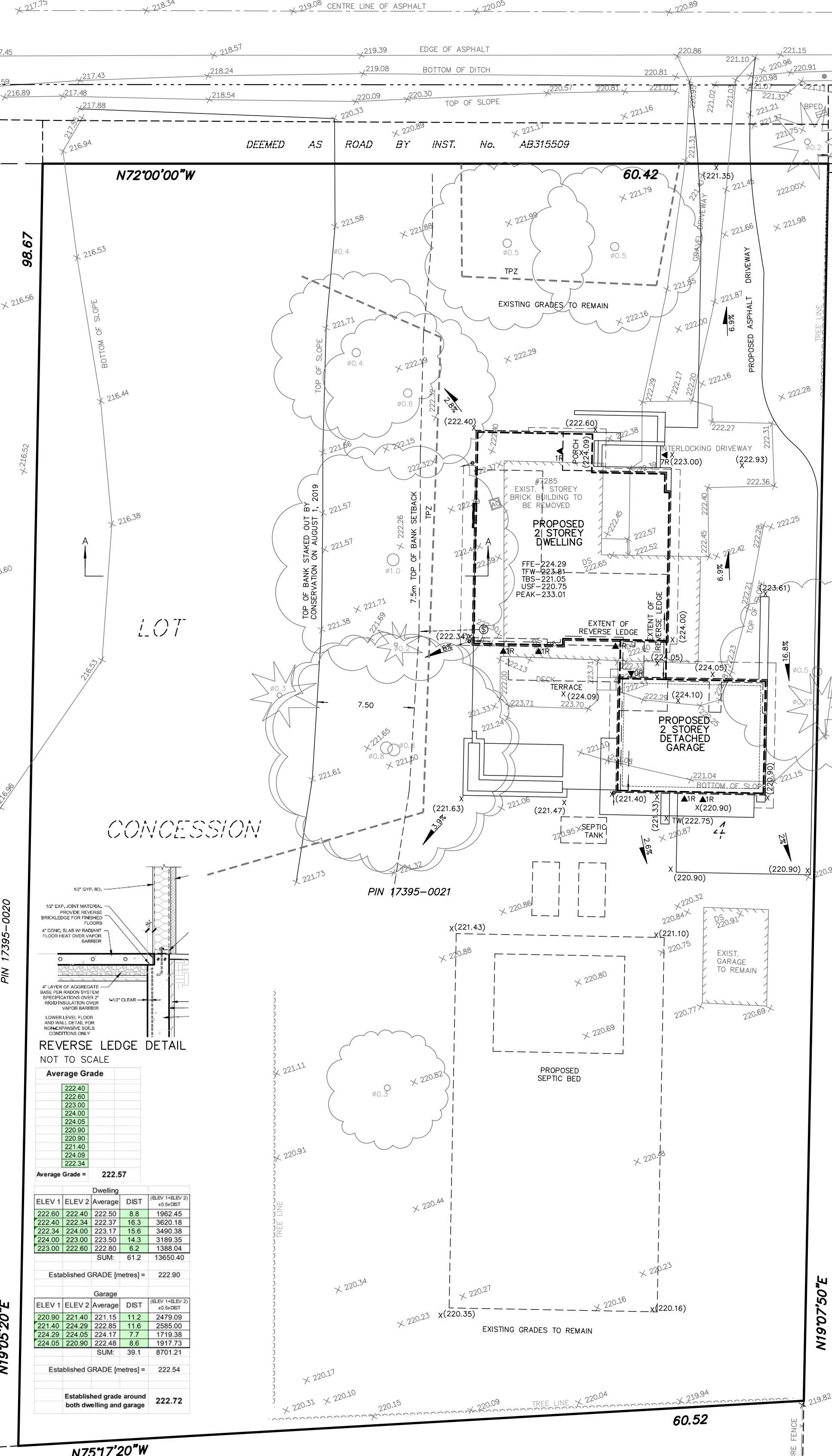


PART 1 PLAN 62R-11565  
PIN 17395-0019

SITE PLAN  
SCALE 1:250

LOT 9 CONCESSION 3

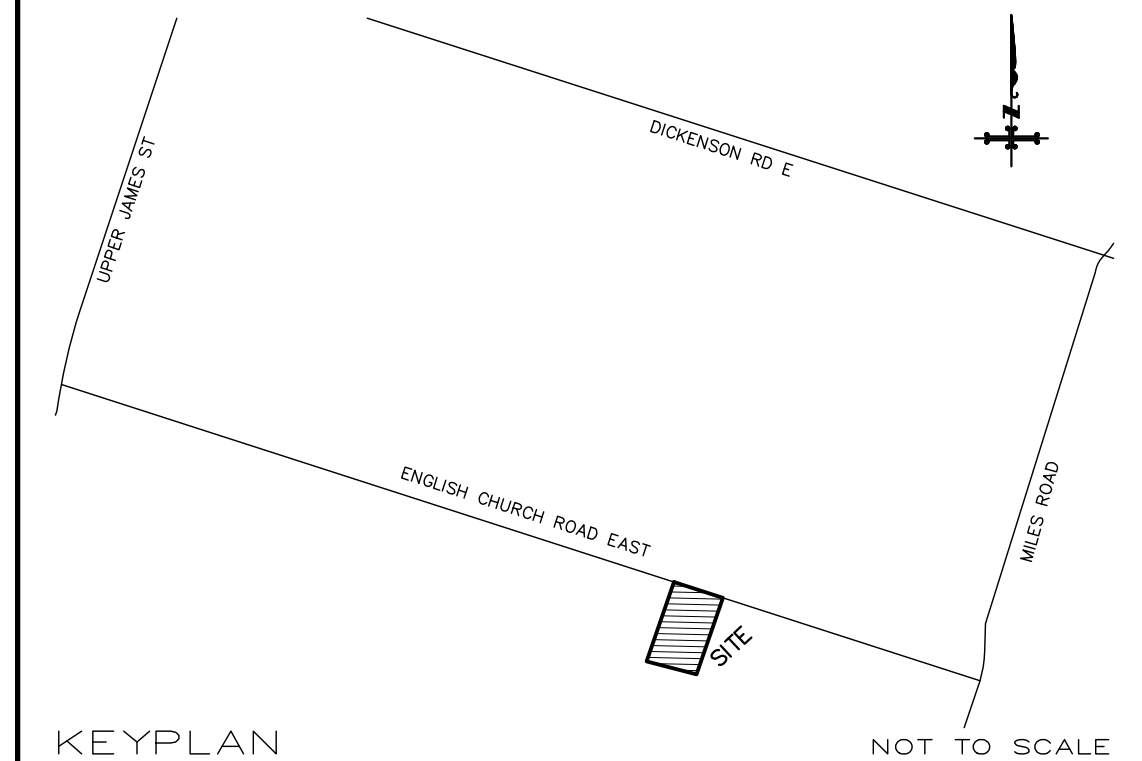
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(FORCED ROAD THROUGH LOT 9 CONCESSIONS 3 AND 4)  
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PART 1 PLAN 62R-11565  
PIN 17395-0019

GRADING AND SERVICING PLAN  
SCALE 1:250

## 7285 ENGLISH CHURCH ROAD EAST SITE & GRADING PLAN FOR BUILDING PERMIT



KEYPLAN NOT TO SCALE

GEOGRAPHIC LOCATION NOTE

**PART OF LOT 9  
CONCESSION 4**  
(GEOGRAPHIC TOWNSHIP OF GLANFORD)  
BEING IN THE  
**CITY OF HAMILTON**  
SCALE 1 : 250

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS  
© 2020  
DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BENCHMARK NOTE**  
CITY OF HAMILTON B.M. No. 010910101 ELEVATION 213.547 METRES  
(CGVD 1928 : 1978 ADJUSTMENT)  
NORTH SHOULDER OF DICKENSON ROAD, 75 METRES EASTERLY FROM CENTER LINE OF MILES ROAD

**LEGEND**

FFE DENOTES FINISHED FLOOR ELEVATION  
TFW DENOTES TOP OF FOUNDATION WALL  
TES DENOTES TOP OF BASEMENT SLAB  
USF DENOTES UNDERSIDE OF FOOTING  
S DENOTES SUMP PUMP  
D DENOTES DOWNSPOUT  
DIRECTION OF DRAINAGE  
XXX.XX DENOTES EXISTING ELEVATIONS  
TPZ DENOTES TREE PROTECTION ZONE

BPED DENOTES BELL PEDESTAL  
UP DENOTES UTILITY POLE  
AC DENOTES AIR CONDITIONER

**NOTES**

- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- EXISTING ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE SURVEYOR'S REAL PROPERTY REPORT ISSUED BY MMP LIMITED (19-183, DATED AUGUST 27, 2019)
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS
- SANITARY SEWER SERVICE CONNECTION MUST BE INSTALLED BEFORE BASEMENT EXCAVATION TO ENSURE SERVING AT BASEMENT LEVEL
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES
- SUMP PUMP AND DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS
- ALL TIES ARE TO FOUNDATION UNLESS OTHERWISE NOTED
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

**CAUTION**

- THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES

**CERTIFICATION NOTE:**

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM THE LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED

WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY DWELLING LOCATED AT 7285 ENGLISH CHURCH ROAD EAST AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES

PROPOSED BUILDING SETBACKS AS SHOWN  
PROPOSED BUILDING HEIGHT AS SHOWN  
PROPOSED LOT COVERAGE AS SHOWN  
PROPOSED BUILDING SITE STATISTICS AS SHOWN

DECEMBER 2, 2020  
DATE

No.	DATE	REVISIONS
6	NOVEMBER 30, 2020	REVISED GARAGE NOTATION
5	SEPTEMBER 23, 2020	AVERAGE GRADE RECALCULATED
4	JULY 23, 2020	HOUSE LOCATION REVISED
3	JUNE 25, 2020	HOUSE LOCATION REVISED
2	MAY 12, 2020	GRADE CALCULATIONS ADDED
1	FEBRUARY 7, 2020	SITE PLAN COMPLETED

**MMP**  
Mackay, MacKay & Peters Limited  
LAND SURVEYORS & MAPPERS  
SINCE 1906

3380 South Service Road  
Unit 101  
Burlington, ON  
L7N 3J5  
(905) 639-1375  
halton@mmplimited.com  
mmps@surveys.ca  
mmplocators.ca

CAD FILE: E:\(62) Hamilton-Westworth\TWP\ GLANFORD\CON 4\LOT 9\20-012-SP\20-012-SP-2.dwg  
DRAWN BY: A.R. CHECKED BY: PROJECT NO. 20-012-SP DWG. NO. 1



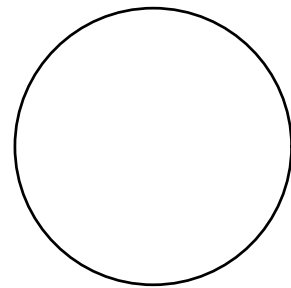
DUPUIS RESIDENCE  
NEW RESIDENCE

7285 ENGLISH CHURCH ROAD EAST  
HAMILTON

ONTARIO

PROJECT NORTH

ENG. STAMP:



BCIN STAMP

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

NOV 30/20

DATE

*Darren Sanger-Smith*  
SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.A.R.C.H.

BCIN 26286

STRUCTURED CREATIONS INC.

BCIN 29617

GENERAL NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION. CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH WINDOW SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING. CONTRACTOR TO COORDINATE WITH THE WINDOW COMPANY FOR ON-SITE MEASUREMENTS OF FRAMING/CONSTRUCTION CONDITIONS TO CONFIRM ALL NEW AND EXISTING WINDOW SIZES PRIOR TO ORDERING. CONTRACTOR AND WINDOW COMPANY TO VERIFY ALL PROPOSED WINDOW SIZES WITH STANDARD WINDOW COMPANY FRAME SIZES AND INFORM DESIGNER OF ANY COMPLICATIONS DUE TO CUSTOM SIZES AND ASSOCIATED COSTS AS A RESULT PRIOR TO ORDERING.

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CONTRACTOR TO COORDINATE WITH STAIR MANUFACTURER FOR ALL STAIR AND LANDING STRUCTURE, HEIGHTS, CONSTRUCTION AND INSTALLATION, AND CONTACT DESIGNER FOR ANY/COST CLARIFICATIONS. PROVIDE SHOP DRAWINGS UPON REQUEST FOR REVIEW.

No.	DATE	ISSUE/REVISION	BY
6	30.11.20	SUB FOR COA	D.S.S.
5	05.02.20	ISSUED FOR CONSERVATION APPROVAL	J.S.
4	14.01.20	ISSUED FOR FINAL APPR	D.S.S.
3	16.12.19	ISSUED FOR FINAL APPROVAL	D.S.S.
2	13.11.19	REV 1 ISSUED FOR REVIEW	D.S.S.
1	09.10.19	INIT DESIGN PRES	D.S.S.
1	09.10.19	ISSUE/REVISION	BY

DRAWING ISSUES | REVISIONS

EXTERIOR ELEVATIONS

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	J.S.	D.S.S.
SCALE	DATE	PROJECT #
1/4"=1'-0"	NOV 30/20	19-087

DRAWING #

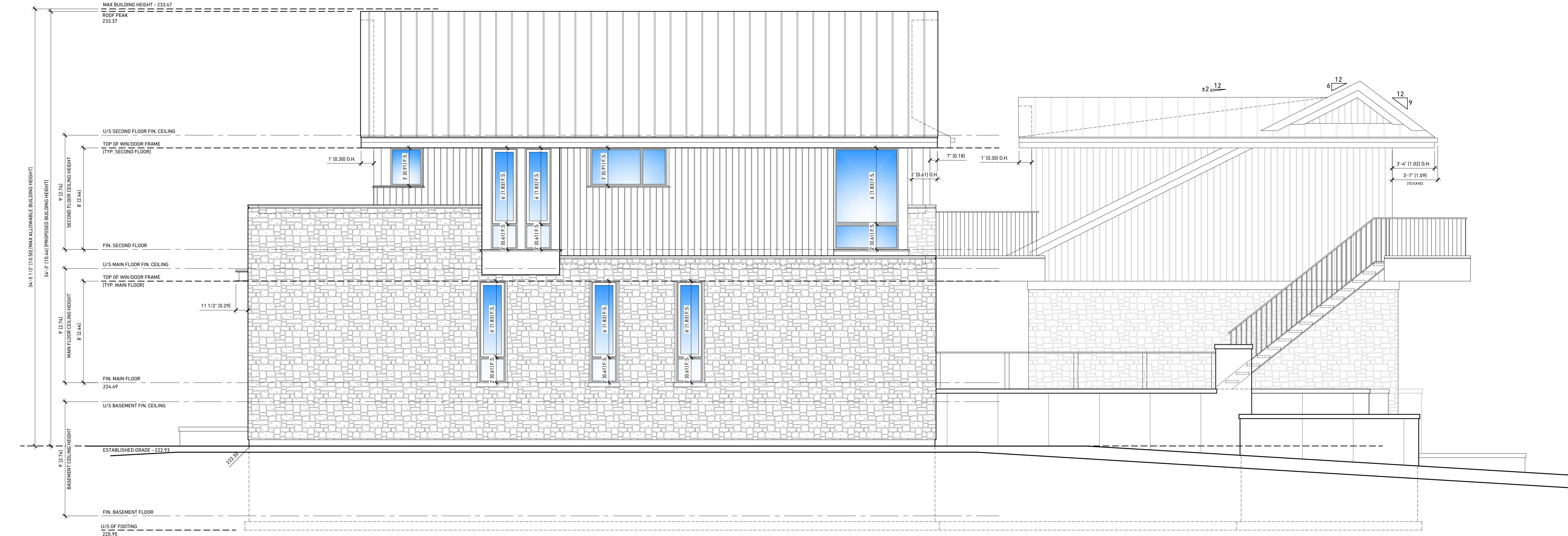
A5







1 REAR (SOUTH) ELEVATION  
A6 SCALE: 1/4"=1'-0"



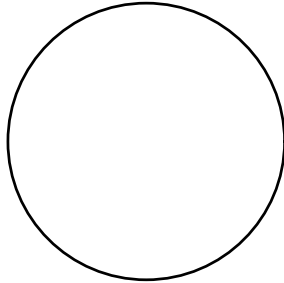
2 SIDE (WEST) ELEVATION  
A6 SCALE: 1/4"=1'-0"

DUPUIS RESIDENCE  
NEW RESIDENCE

7285 ENGLISH CHURCH ROAD EAST  
HAMILTON ONTARIO

PROJECT NORTH

ENG. STAMP:



BCIN STAMP

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NOV 30/20

DATE

SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.A.R.C.H.

BCIN 26286

STRUCTURED CREATIONS INC.

BCIN 29617

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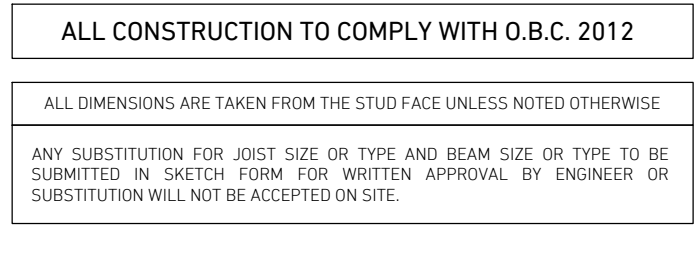
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DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	J.S.	D.S.S.
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DRAWING #

A6

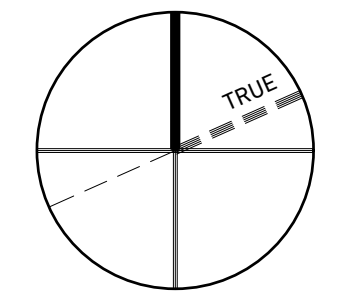




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NEW RESIDENCE

7285 ENGLISH CHURCH ROAD EAST  
HAMILTON ONTARIO

PROJECT NORTH	ENG. STAMP:
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BCIN STAMP

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NOV 30/20

DATE \_\_\_\_\_

D. SANGER-SMITH, B. ARCH

BCIN 26286

STRUCTURED CREATIONS INC.

BCIN 29617

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[illegible]

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1	09.10.19	INIT DESIGN PRES	D.S.S.

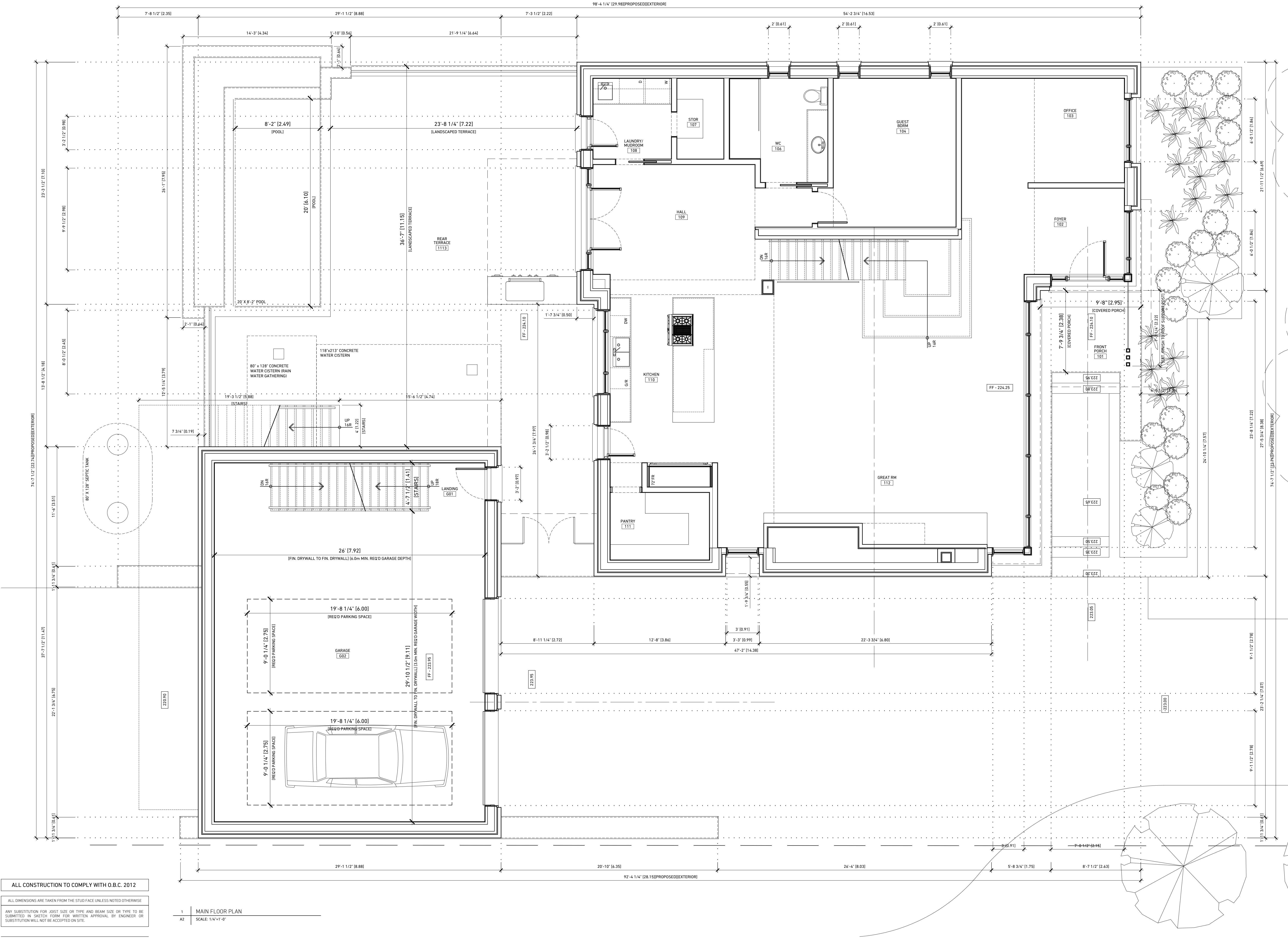
DRAWING ISSUES | REVISIONS

## BASEMENT PLAN

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE 1/4"=1'-0"	DATE NOV 30/20	PROJECT # 19-087

DRAWING #

## A1



STRUCTURED CREATIONS

416.204.0351 | 389 PEARL ST., BURLINGTON, ON | info@structuredcreations.com

DUPUIS RESIDENCE  
NEW RESIDENCE

7285 ENGLISH CHURCH ROAD EAST  
HAMILTONONTARIO

PROJECT NORTH

ENG. STAMP:

BCIN STAMP

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

NOV 30/20  
DATE

D. SANGER-SMITH, BARCH  
STRUCTURED CREATIONS INC.

BCIN 26286  
BCIN 29617

GENERAL NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

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ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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1	09.10.19	INIT DESIGN PRES	D.S.S.

DRAWING ISSUES | REVISIONS

MAIN FLOOR PLAN

DESIGN BY  
D.S.S.

DRAWN BY  
J.S.

APPROVED BY  
D.S.S.

SCALE  
1/4"=1'-0"

DATE  
NOV 30/20

PROJECT #  
19-087

DRAWING #

A2

19-087-PlansConservation.dwg

7285 ENGLISH CHURCH ROAD EAST  
HAMILTON ONTARIO

PROJECT NORTH	ENG. STAMP:
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PROJECT NORTH

ENG. STAMP:



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05-Feb-20

DATA

SIGNATURE OF DESIGNER

D. SANGER-SMITH, B. ARCH

BCIN 2628

STRUCTURED CREATIONS INC.

BCIN 2961

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DRAWING ISSUES | REVISIONS

## SECOND FLOOR PLAN

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE 1/4"=1'-0"	DATE NOV 30/20	PROJECT # 19-087

DRAWING #

# A3

19-087-PlansConservation.dwg



SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"





**Committee of Adjustment**  
City Hall  
5<sup>th</sup> floor 71 Main Street West  
Hamilton, Ontario L8P 4Y5

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

SECRETARY'S  
SIGNATURE

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

6. Nature and extent of relief applied for:

TO ALLOW FOR A PROPOSED LIVING SPACE ABOVE THE DETACHED GARAGE WHEREAS  
A LIVING SPACE IS NOT ALLOWED ABOVE A DETACHED GARAGE AS PER ZONING BY-LAW  
05-200

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

THE DESIGN FOR THE GARAGE IS ATTACHED TO THE HOUSE THROUGH A BELOW GRADE  
(BASEMENT) ACCESS AS WELL AS A COVERED PORCH ROOF. THE REAR TERRACE, DUE TO THE  
EX GRADE CONDITIONS, IS ELEVATED AND AS SUCH, BLOCKING OFF THE TERRACE WITH AN  
ENCLOSED BREEZEWAY WOULD ELIMINATE ACCESS TO THE REAR TERRACE.

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 9 CONCESSION 4 (TOWNSHIP OF GLANFORD) CITY OF HAMILTON  
7285 ENGLISH CHURCH RD, E

9. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐  
Agricultural ☐ Vacant ☐  
Other

9.1 If Industrial or Commercial, specify use

NA

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?

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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.

DECEMBER 8, 2020

Date

Signature Property Owner

BERNARD DUPUIS

Print Name of Owner

10. Dimensions of lands affected:

Frontage 60.42 M

Depth 98.67 M

Area 0.58522 ha

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: EX SINGLE STOREY (SIDE SPLIT) S.F.D. WITH ATTACHE GARAGE

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Proposed: PROPOSED TWO STOREY S.F.D. WITH DETACHED GARAGE WITH SECOND FLOOR LIVING SPACE AND WALK OUT BASEMENT

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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 - 22.86M / WEST SIDE - 35.92M / EAST SIDE - 9.22M

EX 175.12 SQM BUILDING COVERAGE

HEIGHT UNKNOWN

Proposed: FRONT - 20.64M / REAR - 59.61M / EAST SIDE - 11.72 AND 3.43 TO GARAGE  
WEST SIDE - 33.86M

219.87 SQM - BUILDING AREA + 101.81 SQM DETACHED GARAGE

TOTAL COVERAGE - 6.1% (2.4% FOR DETACHED GARAGE) - PROPOSED HT - 10.44M

13. Date of acquisition of subject lands:  
JUNE 25, 2019

14. Date of construction of all buildings and structures on subject lands:  
EX BUILDINGS - 1950'S +/-

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:  
50+ YEARS

18. Municipal services available: (check the appropriate space or spaces)

Water SEPTIC AND WELL

Connected

Sanitary Sewer

Connected

Storm Sewers

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

AGRICULTURE - RURAL HAMILTON O.P.

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

A1-

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