

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-20:280

APPLICANTS: Owners Elizabeth Parker & Christopher Flora
Agent Christine Brown

SUBJECT PROPERTY: Municipal address **48 Lamoreaux St., Hamilton**

ZONING BY-LAW: Hamilton Zoning By-law 6593, as Amended by By-law 19-307

ZONING: "D"/S-1787 district Urban Protected Residential - One and Two Family

PROPOSAL: To permit the construction of a 1.5 storey detached accessory structure to be located at the back of the existing single-family dwelling notwithstanding that;

1. A maximum height of 6.6 m shall be provided instead of the regulation in the By-Law which states that no accessory building shall exceed 4.0 m in height; and
2. A minimum of 4.2 m manoeuvring space aisle width shall be provided for the 2 parking spaces to be located within the proposed detached garage instead of the minimum required 6.0 m manoeuvring space aisle width; and

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

DATE: Thursday, February 18th, 2021
TIME: 3:00 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: February 2nd, 2021.

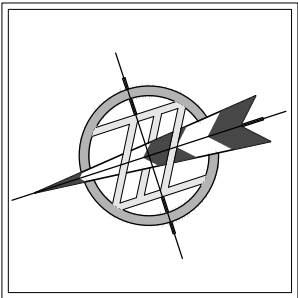
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

LANEWAY

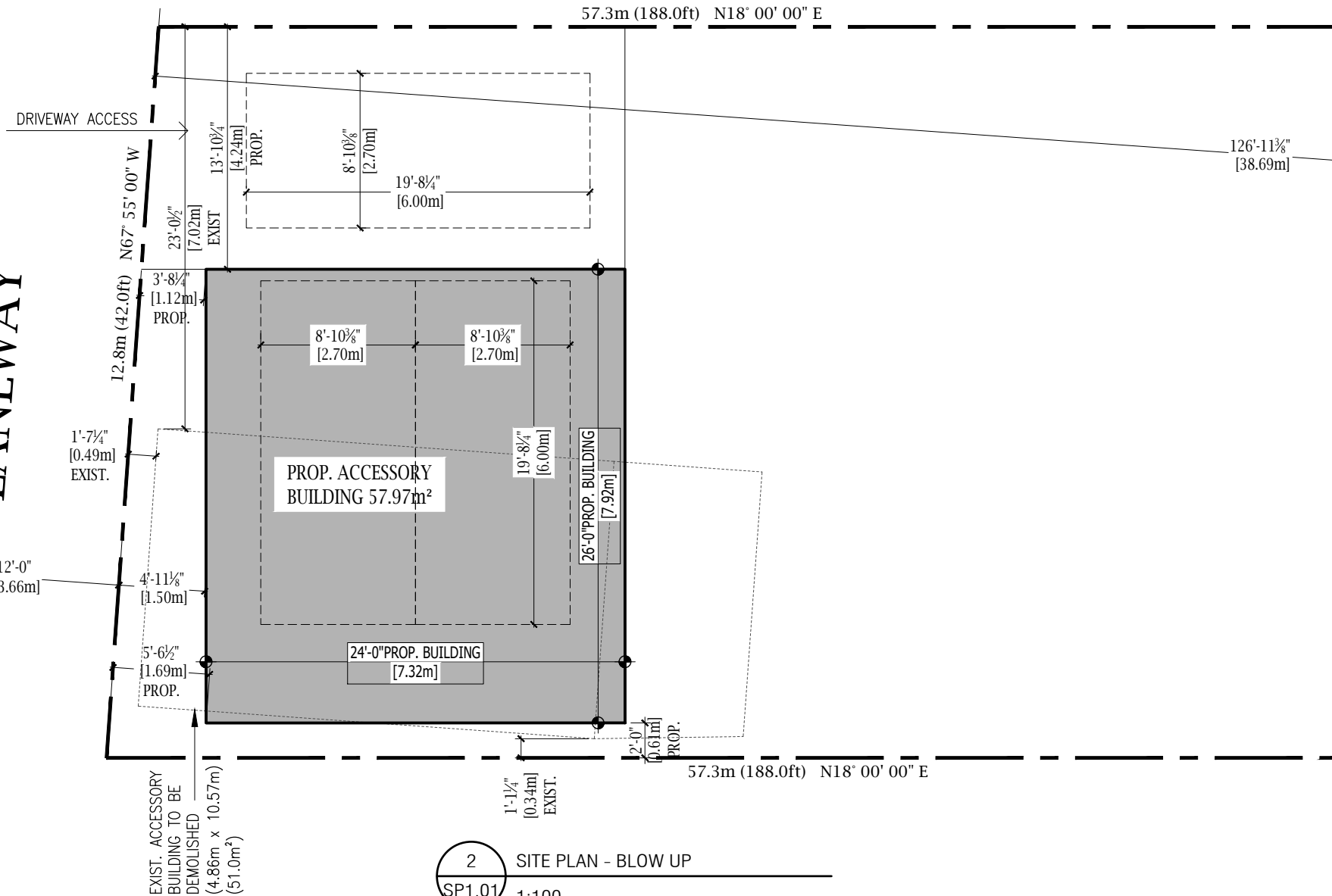


2 SITE PLAN
SP1.01 1:200



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.

LANEWAY



2 SITE PLAN - BLOW UP
SP1.01 1:100

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

3	12.01.20	ISSUED FOR COA
2	11.02.20	ISSUED FOR PRICING
1	10.01.20	ISSUED FOR PRELIM DESIGNS
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:
PARKER RESIDENCE

ADDRESS: 48 LAMOREAUX STREET
CITY: HAMILTON, ONTARIO, L8R 1V1
DRAWING TITLE:
SITE PLAN

DRAWN: CB	SCALE:
DATE: Dec. 1, 20	AS NOTED
JOB NO.:	SHEET:
20-145	SP1.01

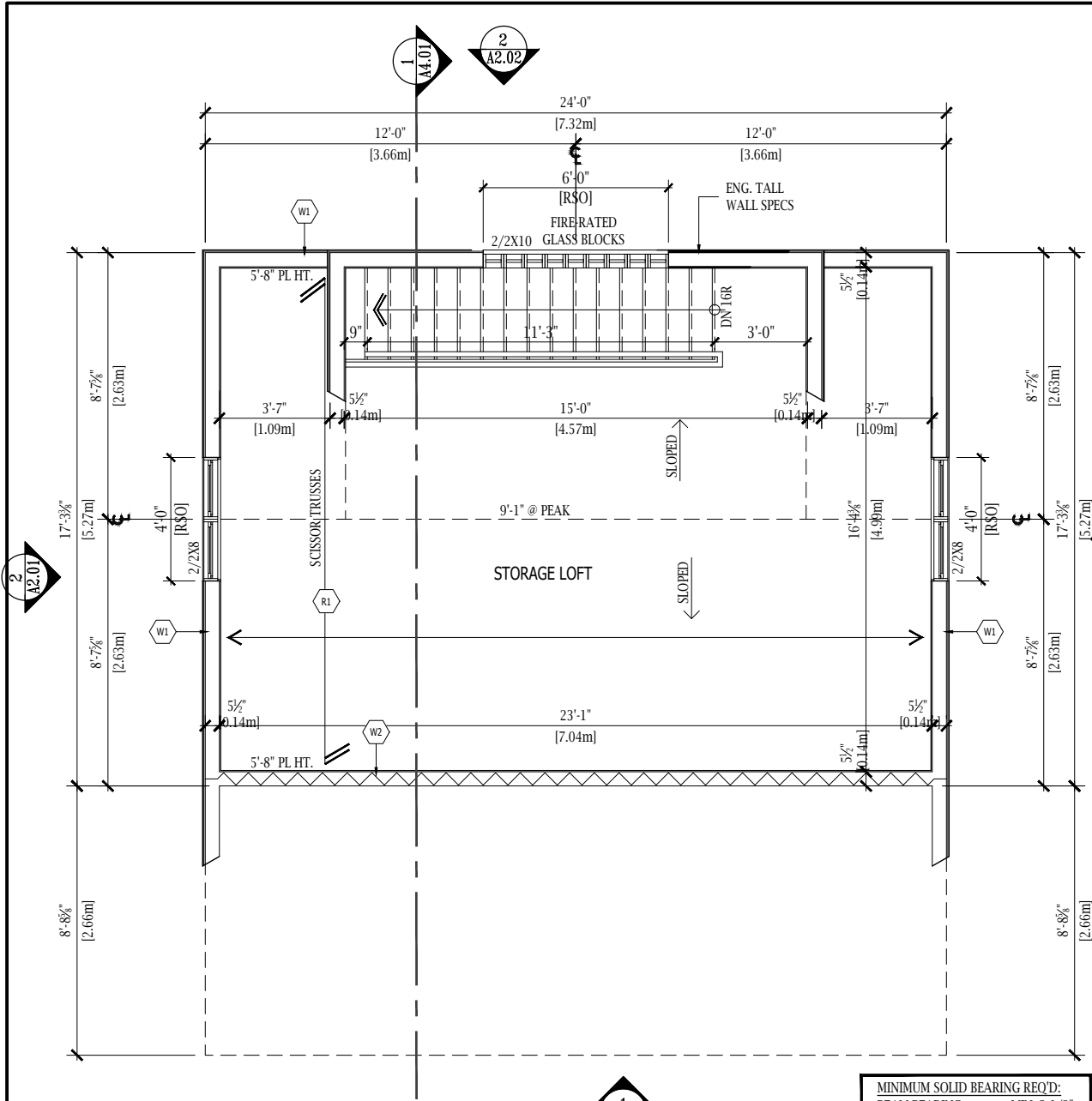
Ministry of Municipal
Affairs and Housing

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 BCIN 37240

MY HOUSE DESIGNS BCIN 113120

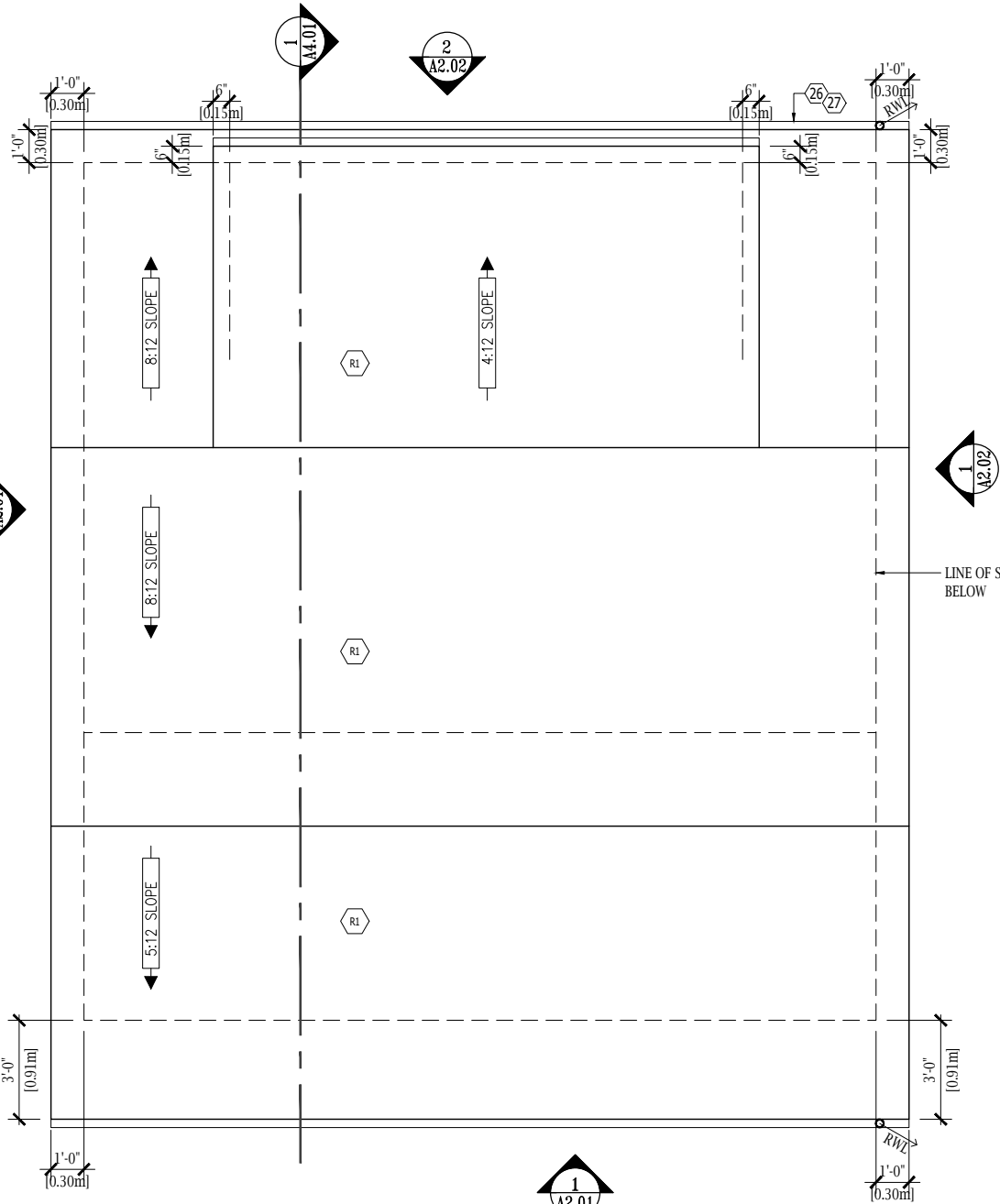


MINIMUM SOLID BEARING REQ'D:
BEAM BEARING = MIN. 3-1/2"
LINTEL BEARING = MIN. 3-1/2"
RAFTER BEARING = MIN. 1-1/2"
JOIST BEARING = MIN. 1-1/2"

DESIGN LOADS:
DL = 1.00kPa
LL = 1.90kPa

NOTES:
1. LUMBER GRADE SHALL
BE SPF NO.1/2 OR BETTER

1 LOFT FLOOR PLAN
A1.02 3/16" = 1'-0"



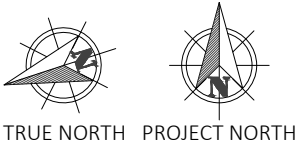
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NOTES:
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2 ROOF PLAN
A1.02 3/16" = 1'-0"

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3	12.01.20	ISSUED FOR COA
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1	10.01.20	ISSUED FOR PRELIM DESIGNS
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Architectural Technologist
905.802.5272
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HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
PARKER RESIDENCE

ADDRESS: 48 LAMOREAUX STREET
CITY: HAMILTON, ONTARIO, L8R 1V1
DRAWING TITLE:
LOFT & ROOF PLAN

Ministry of Municipal
Affairs and Housing

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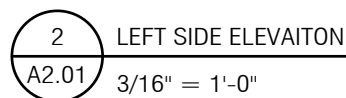
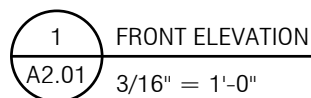
DRAWN: CB
DATE: Dec. 1, 20
JOB NO.:
SHEET: 2 of 2

SCALE:
AS NOTED

CHRISTINE BROWN
BCIN 37240

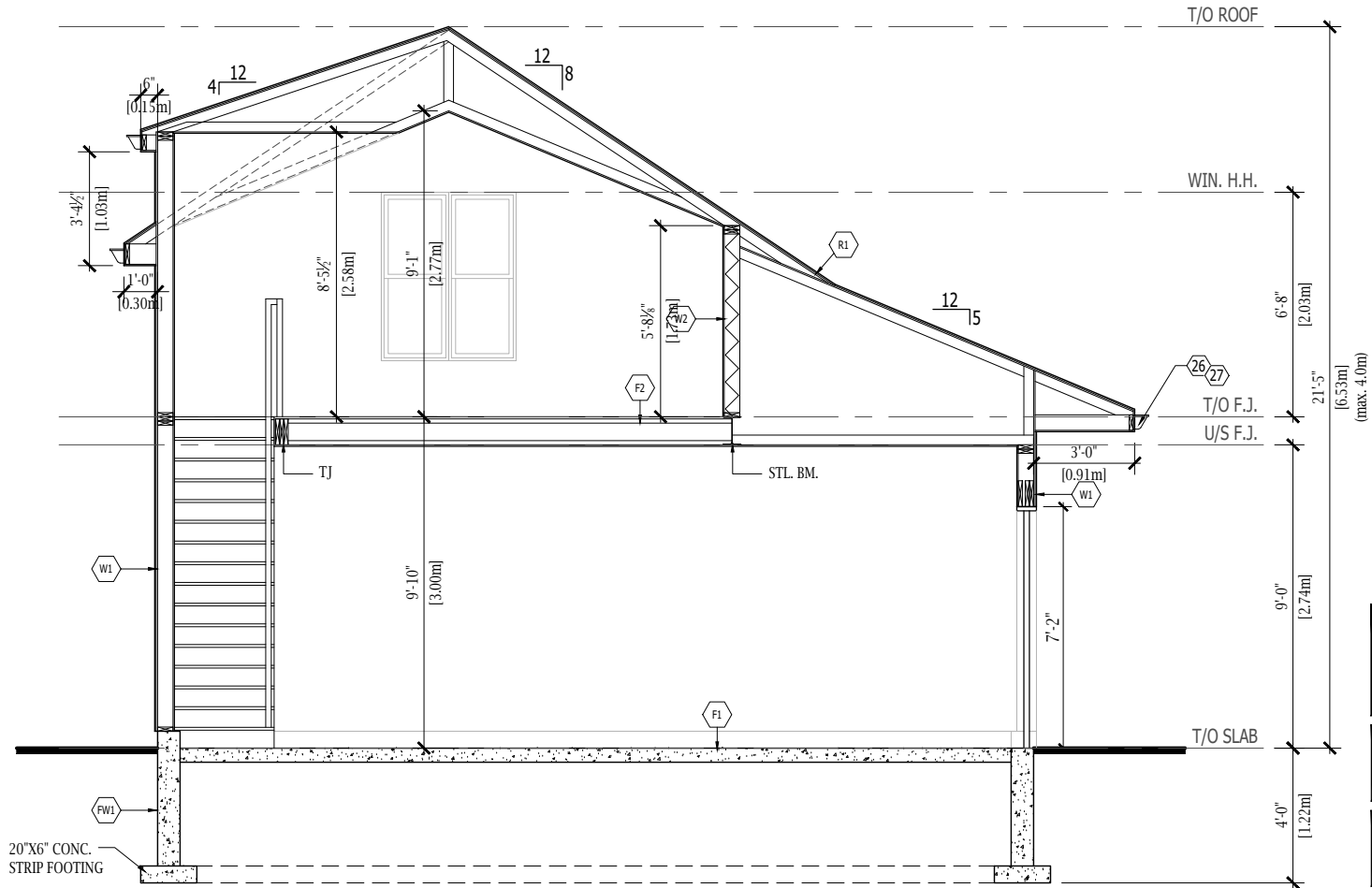
MY HOUSE DESIGNS
BCIN 113120

DRAWN: CB
DATE: Dec. 1, 20
JOB NO.:
SHEET: 2 of 2



CHRISTINE BROWN		BCIN 37240
MY HOUSE DESIGNS		BCIN 113120


DRAWN: CB	SCALE:
DATE: Dec. 1, 20	AS NOTED
JOB NO.: 20-145	SHEET: A2.01 of 1




1 CROSS-SECTION
A4.01 3/16" = 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.

3	12.01.20	ISSUED FOR COA
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REF.	DATE:	DESCRIPTION:



RESIDENTIAL
DESIGN AND
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HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
PARKER RESIDENCE

ADDRESS: 48 LAMOREAUX STREET
CITY: HAMILTON, ONTARIO, L8R 1V1
DRAWING TITLE:
CROSS-SECTION



Ministry of Municipal
Affairs and Housing

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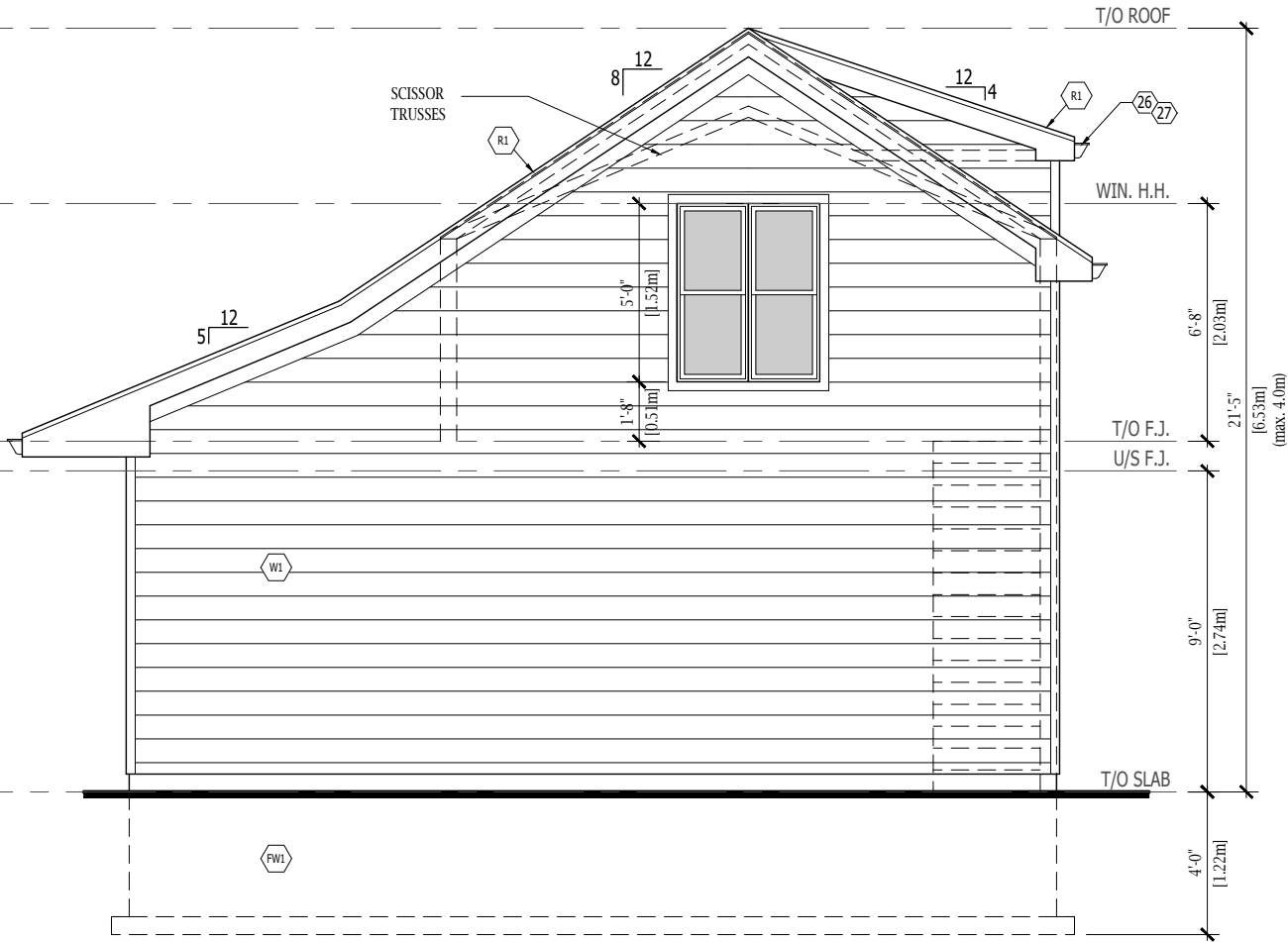
CHRISTINE BROWN

BCIN 37240

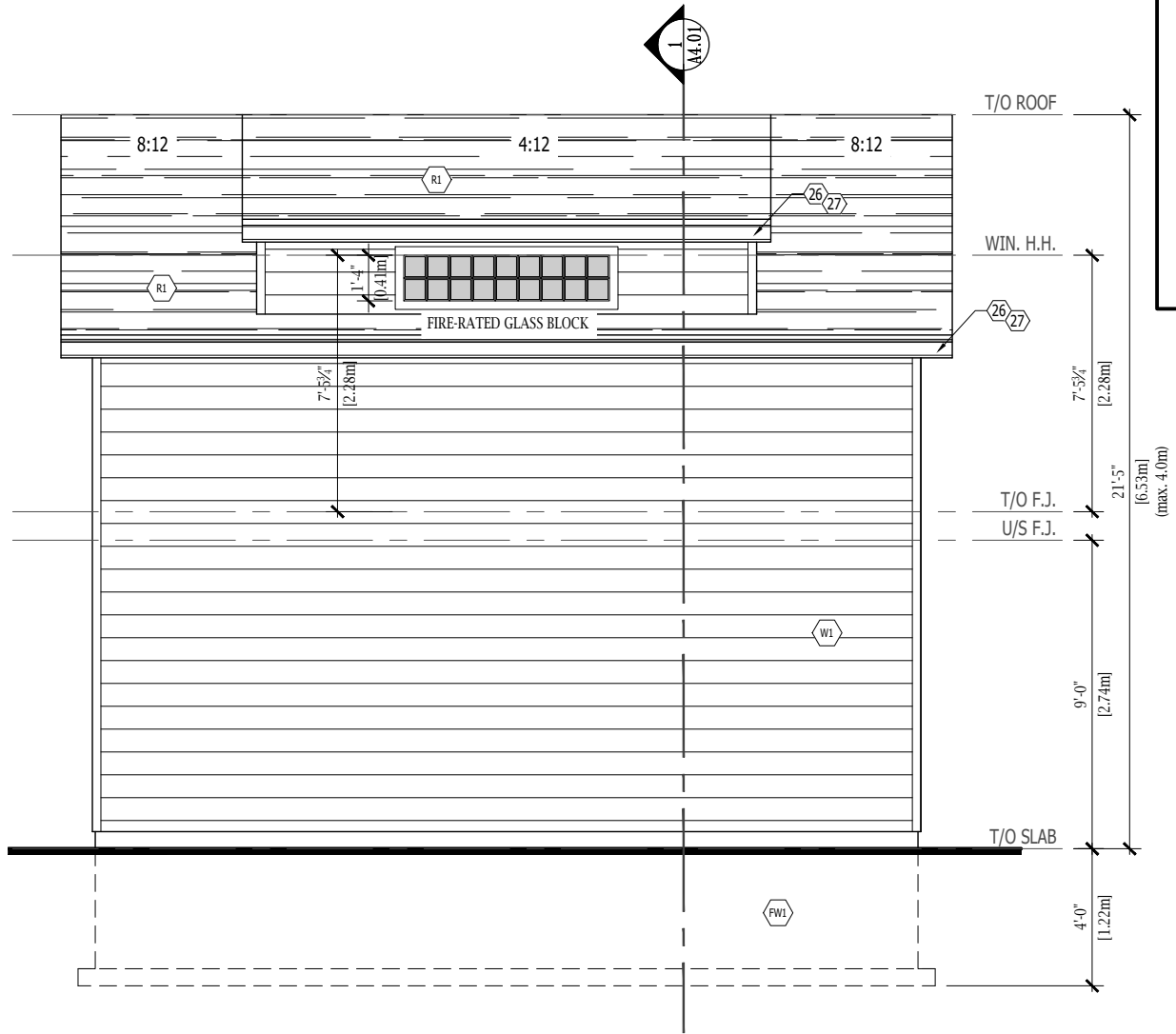
MY HOUSE DESIGNS

BCIN 113120

DRAWN: CB	SCALE:
DATE: Dec. 1, 20	AS NOTED
JOB NO.:	SHEET:
20-145	A4.01



1 RIGHT SIDE ELEVATION
A2.02 3/16" = 1'-0"



2 REAR ELEVATION
A2.02 3/16" = 1'-0"

Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION
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CHRISTINE BROWN BCIN 37240
MY HOUSE DESIGNS BCIN 113120

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3	12.01.20	ISSUED FOR COA
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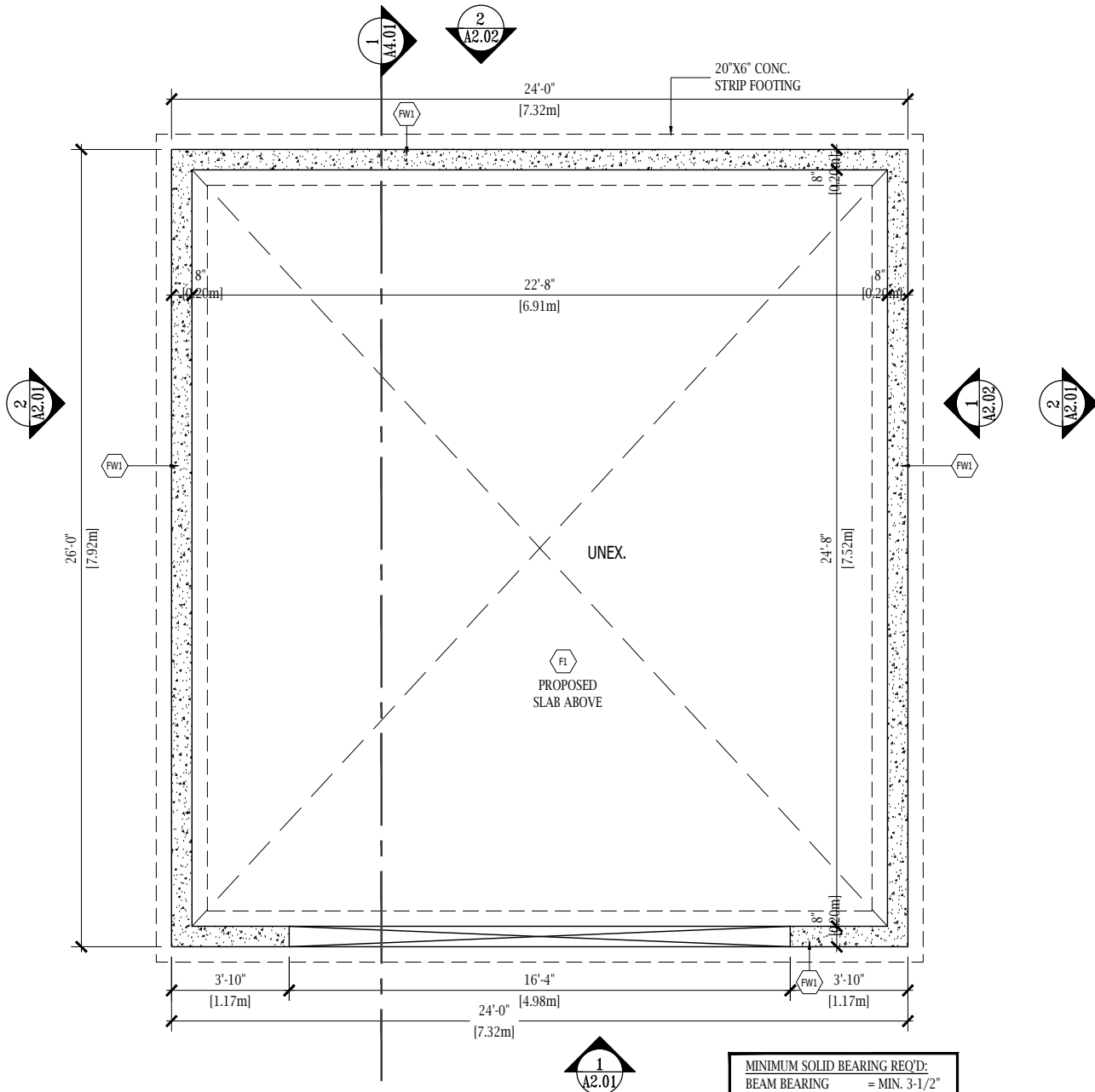
RESIDENTIAL DESIGN AND DRAFTING SERVICES

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

CLIENT:
PARKER RESIDENCE

ADDRESS: 48 LAMOREAUX STREET
CITY: HAMILTON, ONTARIO, L8R 1V1
DRAWING TITLE:
RIGHT & REAR ELEVS

DRAWN: CB	SCALE:
DATE: Dec. 1, 20	AS NOTED
JOB NO.: 20-145	SHEET: A2.02

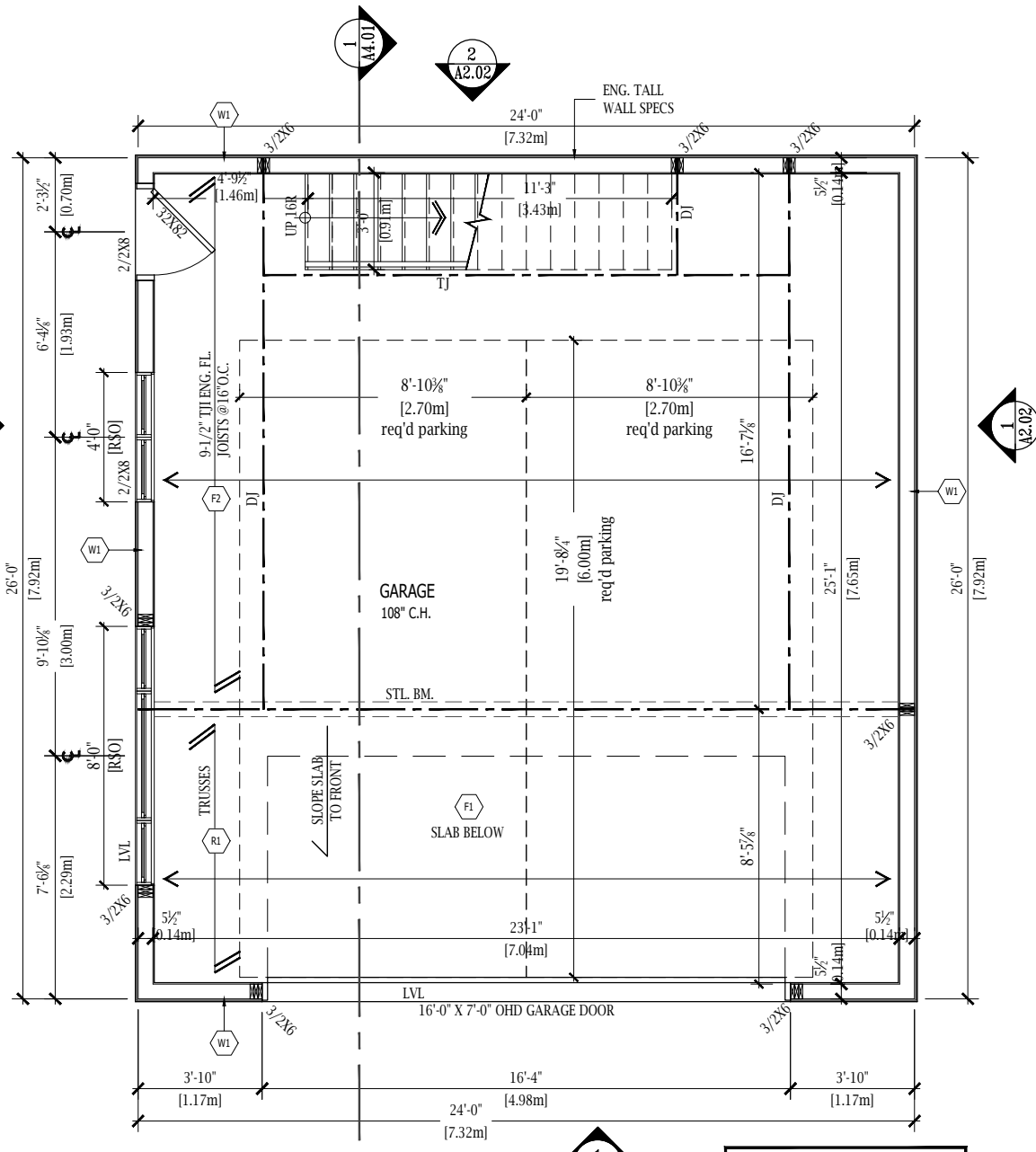


MINIMUM SOLID BEARING REQ'D:	
BEAM BEARING	= MIN. 3-1/2"
LINTEL BEARING	= MIN. 3-1/2"
RAFTER BEARING	= MIN. 1-1/2"
JOIST BEARING	= MIN. 1-1/2"

DESIGN LOADS:	
DL = 1.00kPa	
LL = 1.90kPa	

NOTES:	
1. LUMBER GRADE SHALL	BE SPF NO.1/2 OR BETTER

1 FOUNDATION PLAN
A1.01 3/16" = 1'-0"



MINIMUM SOLID BEARING REQ'D:	
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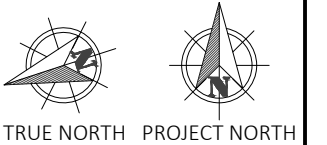
DESIGN LOADS:	
DL = 1.00kPa	
LL = 1.90kPa	

NOTES:	
1. LUMBER GRADE SHALL	BE SPF NO.1/2 OR BETTER

MAIN FLOOR AREA: 624.00ft² (57.97m²)

2 MAIN FLOOR PLAN
A1.01 3/16" = 1'-0"

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MY HOUSE
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CLIENT:
PARKER RESIDENCE

ADDRESS: 48 LAMOREAUX STREET
CITY: HAMILTON, ONTARIO, L8R 1V1
DRAWING TITLE:
FOUNDATION & MAIN
FLOOR PLAN

Ministry of Municipal
Affairs and Housing

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CHRISTINE BROWN

BCIN 37240

MY HOUSE DESIGNS

BCIN 113120

DRAWN: CB

DATE: Dec. 1, 20

JOB NO.: 20-145

SCALE: AS NOTED

SHEET: A1.01



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.

1. Name of Owner Elizabeth Parker /Christopher Flora Telephone No. _____
FAX NO. _____ E-mail address. _____
2. Address _____
_____ Postal Code _____
3. Name of Agent Christine Brown Telephone No. _____
FAX NO. _____ E-mail address _____
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:

_____ Postal Code _____

_____ Postal Code _____

6. Nature and extent of relief applied for:
to permit an accessory building of 57.87s.m. instead of the maximum allowed
to permit a height of 6.53m instead of the maximum allowed 4.0m
-
7. Why it is not possible to comply with the provisions of the By-law?
the existing barn that is being demolished is too close to the rear and sideyards.
The existing barn is also 2-storeys and exceeds the height limit. The conditions
have existed for over 100 years.
-
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
48 Lamoreaux Street
Lot 39, Registered Plan No. 359
-
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?

The property has existed for 100+ years as a single family residence

The answers to the questions are probably all "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.

Dec. 3/20
Date

Elizabeth Pomeroy Chris Flora
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>12.8m</u>
Depth	<u>57.3m</u>
Area	<u>733.54s.m.</u>
Width of street	<u>8.5m</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:	HOUSE:	Accessory Building:
footprint:	<u>117.83s.m.</u>	<u>Footprint: 51.0s.m.</u>
	<u>GFA: 235.66s.m.</u>	<u>GFA: 102s.m.</u>
	<u>8.6m x 16.25m</u>	<u>4.86m x 10.57m</u>
	<u>2-storey</u>	<u>ht. 2-storey</u>
Proposed:	<u>HOUSE:</u>	<u>Footprint: 57.97s.m.</u>
	<u>no change</u>	<u>GFA: 96.49s.m.</u>
		<u>7.92m x 7.32m</u>
		<u>ht 6.53m 1.5storeys</u>

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

Existing:	HOUSE:	Accessory Building:
front:	<u>1.73m</u>	<u>rear: 0.26m</u>
	<u>rear: 38.69m</u>	
Lside:	<u>2.98m</u>	<u>Lside: 0.34m</u>
	<u>Rside: 1.34m</u>	<u>Rside: 7.02m</u>

	Proposed: HOUSE:	Accessory Building:
	no change	rear: 1.12m
		Lside: 0.61m Rside:4.24m

13. Date of acquisition of subject lands:

2007
14. Date of construction of all buildings and structures on subject lands:

1900's
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:

approximately 120years at least
18. Municipal services available: (check the appropriate space or spaces)

Water <div style="display: inline-block; width: 100px; border-bottom: 1px solid black; text-align: center;">✓</div>	Connected <div style="display: inline-block; width: 100px; border-bottom: 1px solid black; text-align: center;">✓</div>
Sanitary Sewer <div style="display: inline-block; width: 100px; border-bottom: 1px solid black; text-align: center;">✓</div>	Connected <div style="display: inline-block; width: 100px; border-bottom: 1px solid black; text-align: center;">✓</div>
Storm Sewers <div style="display: inline-block; width: 100px; border-bottom: 1px solid black; text-align: center;">✓</div>	
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:

D Zone
S-1787
21. Has the owner previously applied for relief in respect of the subject property?

✓ Yes
No

If the answer is yes, describe briefly.

HM/A-13:267

front dormers & parking
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