



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.: AN/A-21:53

APPLICANTS: Owner Maxlogic Inc.
Agent Ludwik Drozdowski

SUBJECT PROPERTY: Municipal address **114 Reding Rd., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended

ZONING: ER district (Existing Residential)

PROPOSAL: To permit the construction of a new two (2) storey single detached dwelling notwithstanding that:

1. A flankage side yard setback of 7.5m shall be provided instead of the minimum required setback of 9.1m.
2. A rear yard setback of 5.4m shall be provided instead of the minimum required rear yard setback of 22.8m.

NOTES:

1. This is a corner lot. As such, the northerly lot line is considered the front lot line and the easterly lot line along Reding Road is considered the flankage side yard.
2. In cases where the principal dwelling on a corner lot faces the flankage lot line, Table 10.3.4 (front yard setback) shall be applied to the flankage yard (east) and Table 10.3.5 (side yard setback) shall be applied to the front yard (north).
3. The required rear yard is determined by calculating 40% of the lot depth. The lot depth (as defined by Ancaster Zoning By-law 87-57) has not been indicated. As such, the required rear yard has been calculated using the furthest distance between the front and rear lot lines (57.150m)
4. A minimum of two (2) parking spaces are required to be provided on site and each space shall be 3.0m x 5.8m in size, except for parking spaces located within a garage shall be at least 3.5m x 6.0m.

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

DATE: Thursday, March 18th, 2021
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 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

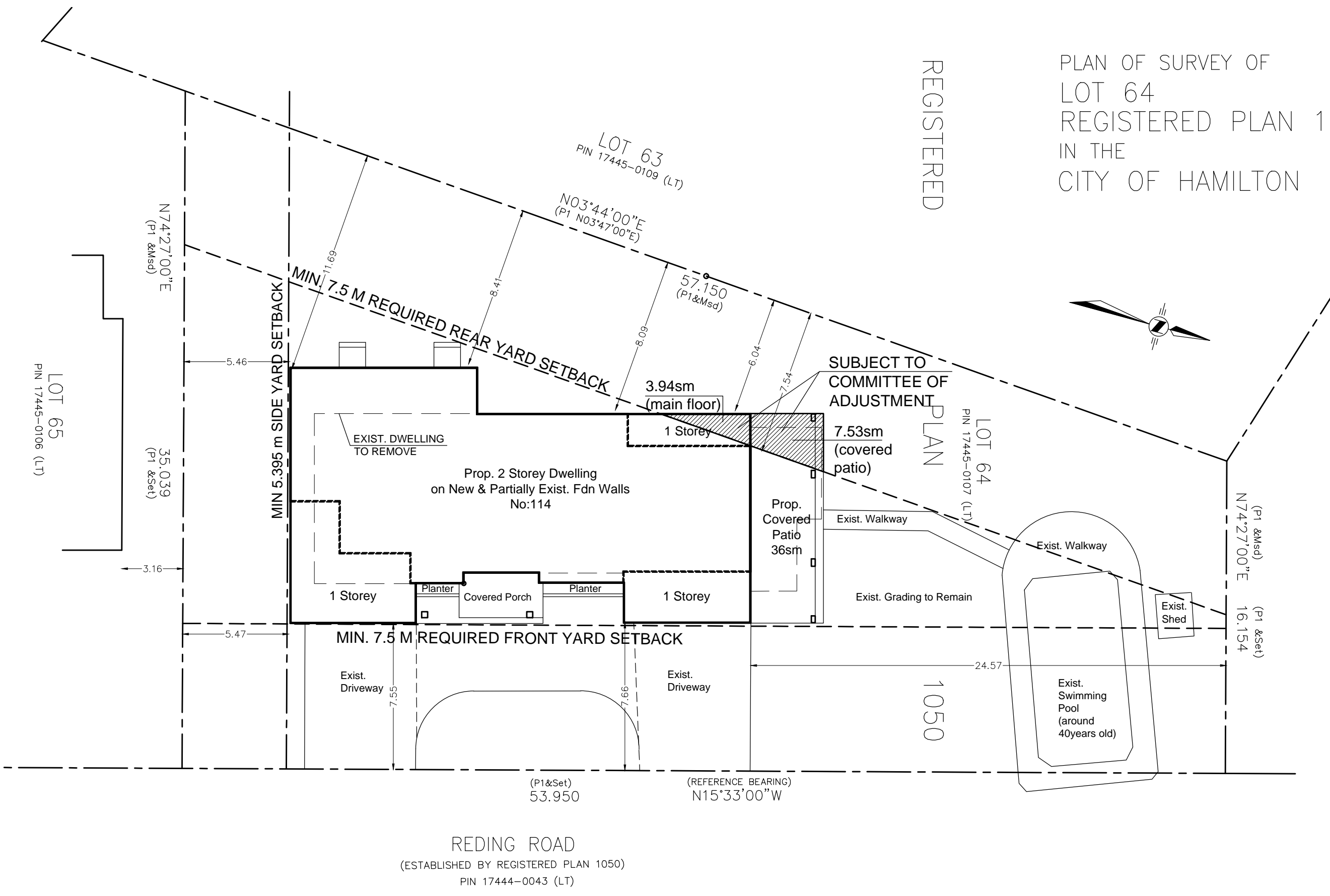
DATED: March 2nd, 2021.

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.

REGISTERED

PLAN OF SURVEY OF
 LOT 64
 REGISTERED PLAN 1050
 IN THE
 CITY OF HAMILTON

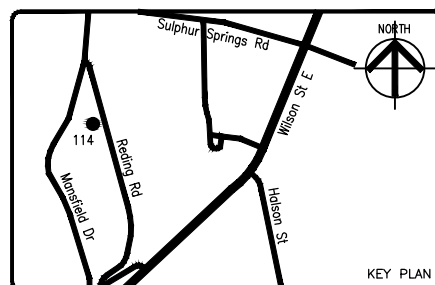


PROJECT STATISTICS
 ADDRESS: 114 Reding Rd, Ancaster

ZONE ER RESIDENTIAL	
LOT AREA	1380.93 sm
LOT FRONTAGE	53.95 m
BUILDING HEIGHT	
HEIGHT TO HIGHEST RIDGE	9.25 m
GROSS FLOOR AREA	
	PROPOSED DWELLING ALLOWABLE
MAIN FLOOR FLOOR	217.8 sm (2344 sf)
SECOND FLOOR	177.7 sm (1912.9 sf)
TOTAL GFA	395.5 sm (4256.9 sf)
BASEMENT	164.4 sm (1769.4 sf)
GARAGE	40.64 sm (437.4 sf)
LOT COVERAGE	
TOTAL LOT COVERAGE	313.45 sm (22.7%) MAX 35%
SETBACKS	
FRONT YARD	7.55 m MIN 7.5 m
REAR YARD	6.04 m MIN 7.5 m
NORTH SIDE YARD	24.57 m MIN 5.395 m
SOUTH SIDE YARD	5.46 m (10% of lot frontage)
HEIGHT	9.25 m 9.5 m

Subject to COA

REDING ROAD
 (ESTABLISHED BY REGISTERED PLAN 1050)
 PIN 17444-0043 (LT)



DATE	REV. NO.	DESCRIPTION	BY

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 3000 LB/SF SOIL BEARING CAPACITY

DATE: Feb 2021

SCALE: 1:200

DESIGNED BY: KJ

CHECKED BY: AU

PROJECT TITLE & ADDRESS:
 PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS
 114 Reding Rd, Ancaster, On

SHEET TITLE PROP. BASEMENT PLAN	
DRAWING NO. SP1.01	ISSUE/ REVISION R-0

- LEGEND**
- Smoke alarm
Provide smoke alarm at every floor level including basement (As per O.B.C 9.10.19)
 - Exist. Carbon monoxide detector
Provide C.M. detector at every floor level including basement
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
 - NEW CONCRETE
 - FOUND. WALL
 - EXISTING WALL TO BE REMOVED
 - EXISTING WALLS TO REMAIN

CONSTRUCTION SPECIFICATIONS

01 FRAME WALL CONSTRUCTION

FINISH AS PER ELEVATIONS (STUCCO)
SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER, RSI 0.88 RIGID INSULATION FOR EXTERIOR TYPE SHEATHING, 38x140 WOOD STUDS@ 400 o.c., RSI 3.52 BATT INSULATION IN CONTINUOUS CONTACT W/SHEATHING & CONTINUOUS VAPOUR BARRIER, DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM INTERIOR WALL FINISH

02 BRICK VENEER WALL

90mm FACE BRICK 25mm AIR SPACE
0.76mm THICK X 22mm WIDE GALVANIZED METAL TIES INSTALLED WITH GALVANIZED SPIRAL NAILS OR SCREWS
400mm o.c. HORIZ 600mm O.C VERT AIR BARRIER LAYERS TO OVERLAP EACH OTHER RSI 0.88 RIGID INSUL. FOR EXTERIOR TYPE SHEATHING 38x140 WOOD STUDS @ 400mm O.C RSI 3.52 BATT INSUL. IN CONTINUOUS CONTACT WITH EXTERIOR SHEATHING CONTINUOUS AIR/VAPOUR BARRIER 12.7mm INTERIOR DRY WALL FINISH DOUBLE PLATE@ TOP SOLE PLATE @ BOTTOM

03 INTERIOR STUD PARTITION

12.7mm DRYWALL FINISH BOTH SIDES OF 38x89 WOOD STUDS@400 O/C TOP& BOTTOM PLATE PROVIDE REINF. FOR FUTURE GRAB BAR INSTALLATION IN BATHROOM

3.1 GASPROOFING WALL

FRAME WALL CONSTRUCTION
12.7mm GYPSUM BOARD W/ 2 COATS OF JOINT COMPOUND

04 FOUNDATION WALL

10"THK POURED CONCR. WALL REINF W/15M@16"V & 10M@24"(MAX HEIGHT OF SOIL 1.8M ABOVE BASEMENT FLOOR - YOU CAN USE UNREINF CONCR.)

4.1 WATERPROOFING

BITUMINOUS DAMP-PROOFING ON MINIMUM 6mm PARING ON CONCRETE FOUNDATION WALL
W/ PARING COVERED OVER POURED CONCRETE FOOTING (POURED CONCRETE WALLS TO HAVE TIE HOLES FILLED WITH CEMENT MORTAR OR DAMPROOFING)
TO BEAR ON UNDISTURBED SOIL WITH BEARING CAPACITY OF 1500PSF OR 75KPa.
PROVIDE DRAINAGE LAYER.
- MIN. 19mm MINERAL FIBRE INSULATION
W/ A DENSITY OF NOT LESS THAN 57kg/m3 OR
- MIN. 100mm OF FREE DRAINING GRANULAR MATERIAL OR
- A B.M.E.C APPROVED DRAINAGE LAYER MATERIAL

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38x89 WOOD STUDS@400 O.C STAND OFF FROM FDN. WALL
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INSUL. MAY BE TERMINATED 200mm ABOVE FLOOR
BASEMENT WALL MUST HAVE MIN. RSI 3.52 INSUL. ON VALUE

06 FOOTING

550X200mm DEEP(22"x8"DP) POURED CONCRETE FTG(TYP). THE FOOTING HAS TO BEAR ON UNDISTURBED SOIL WITH BEARING CAPACITY OF 1500PSF OR 75KPa. IF ANY LOOSE/DISTURBED SOIL IS FOUND AT SITE, IT HAS TO BE BROUGHT TO THE NOTICE OF THE ENGINEER

07 SLAB ON GRADE

75mm POURED CONCRETE SLAB (25MPa CONCR. STRENGTH)
100 mm CRUSHED STONE BELOW

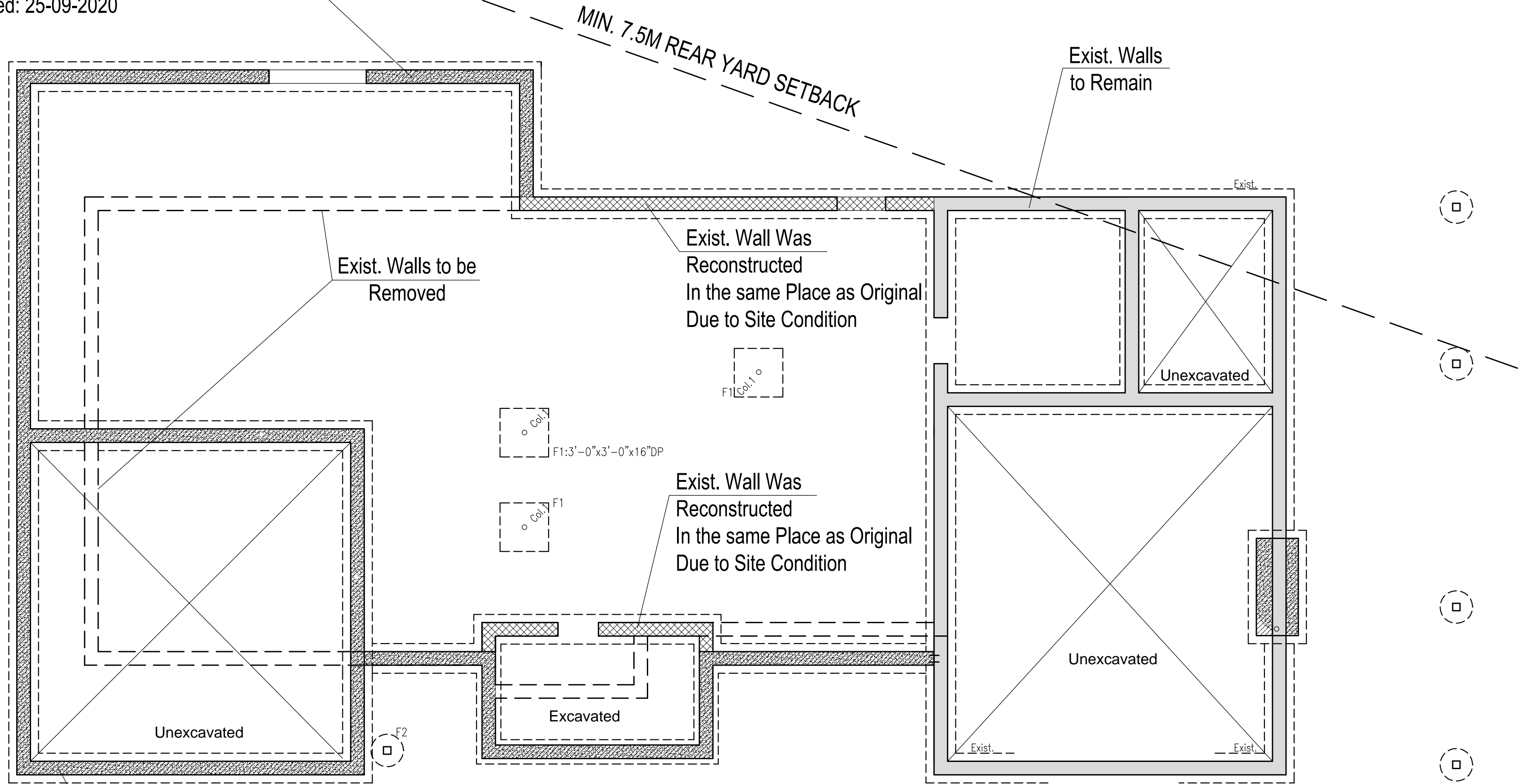
08 GRADE-

min 150mm FROM TOP OF FDN. WALL
SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI- SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL.

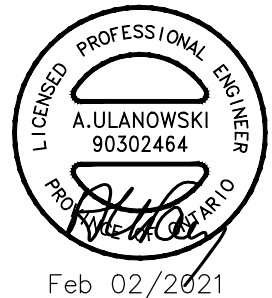
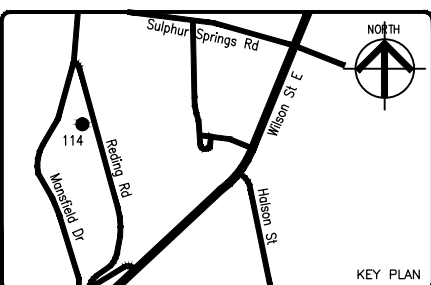
09 DRAINAGE

100MM DIA.WEEPING TILE W/50mm COVER CRUSH.STONES

New Poured Concr. Walls
were Built as per
Permit No: 2020 175821 000 00 R9,
Issued: 25-09-2020



New Poured Concr. Walls
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3000 LB/SF SOIL BEARING CAPACITY

DATE: Feb 2021

SCALE: 3/16"=1'-0"

DESIGNED BY: KJ CHECKED BY: AU

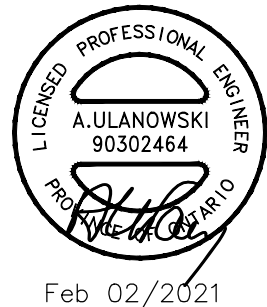
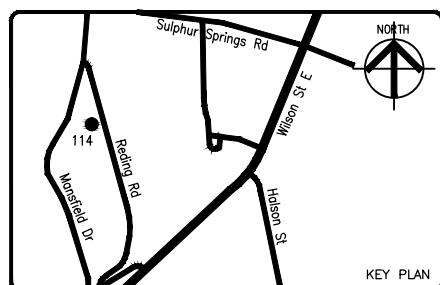
PROJECT TITLE & ADDRESS:
PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS

114 Redding Rd,
Ancaster, On

SHEET TITLE FOUNDATION PLAN	
DRAWING NO. A1	ISSUE/ REVISION R-0



PROP. FRONT (EAST) ELEVATION



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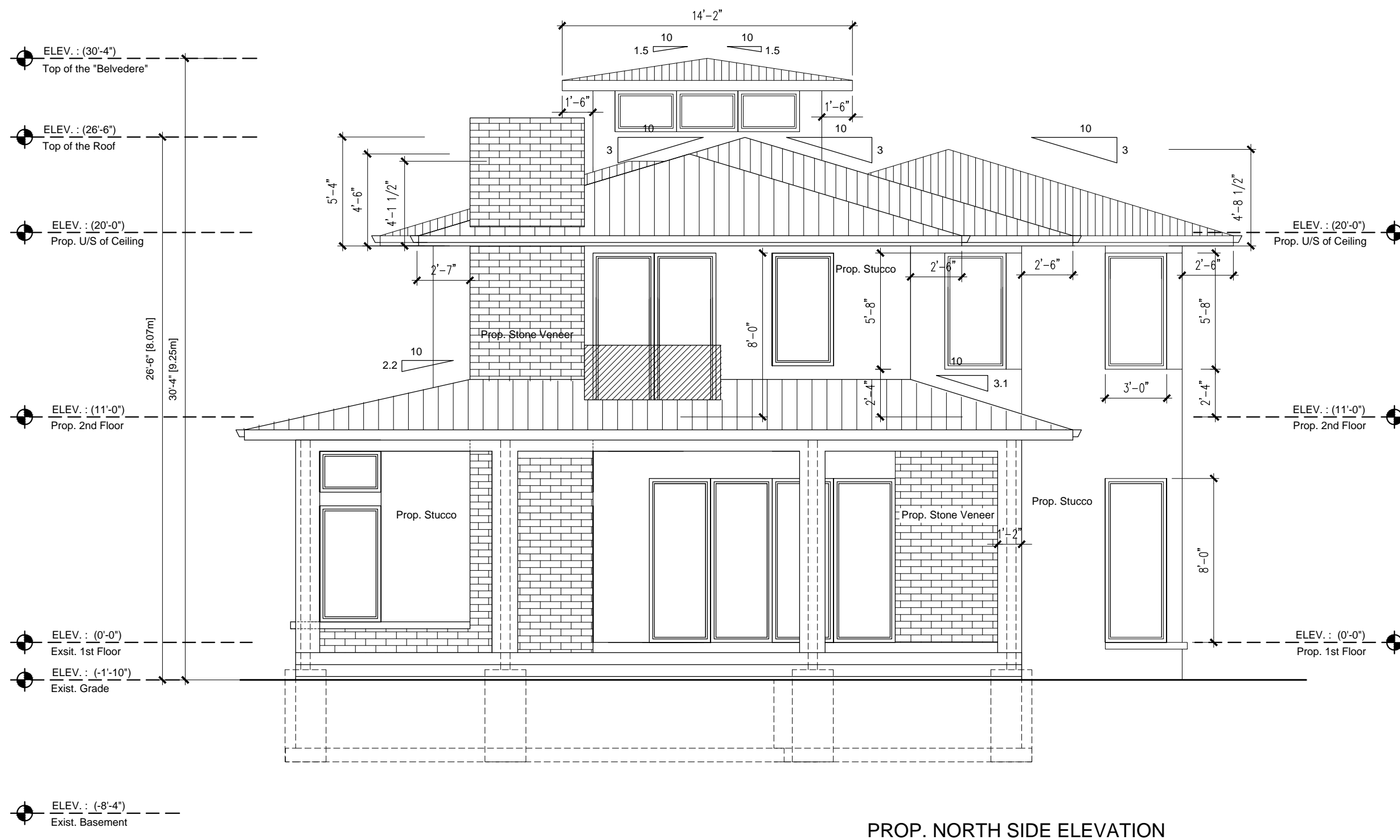
SCALE: 3/16"=1'-0"

DESIGNED BY: KJ CHECKED BY: AU

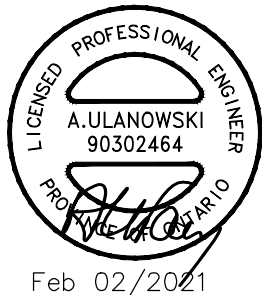
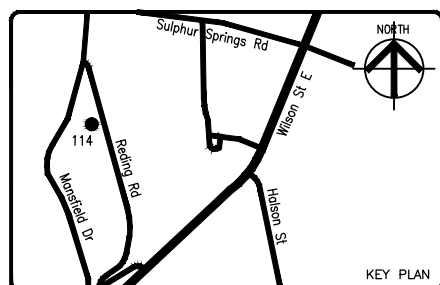
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114 Reding Rd,
 Ancaster, On

SHEET TITLE PROP. FRONT (EAST) ELEVATION	
DRAWING NO. A6	ISSUE/ REVISION R-0



PROP. NORTH SIDE ELEVATION



DATE	REV. NO.	DESCRIPTION	BY

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3000 LB/SF SOIL BEARING CAPACITY

DATE: Feb 2021

SCALE: 3/16"=1'-0"

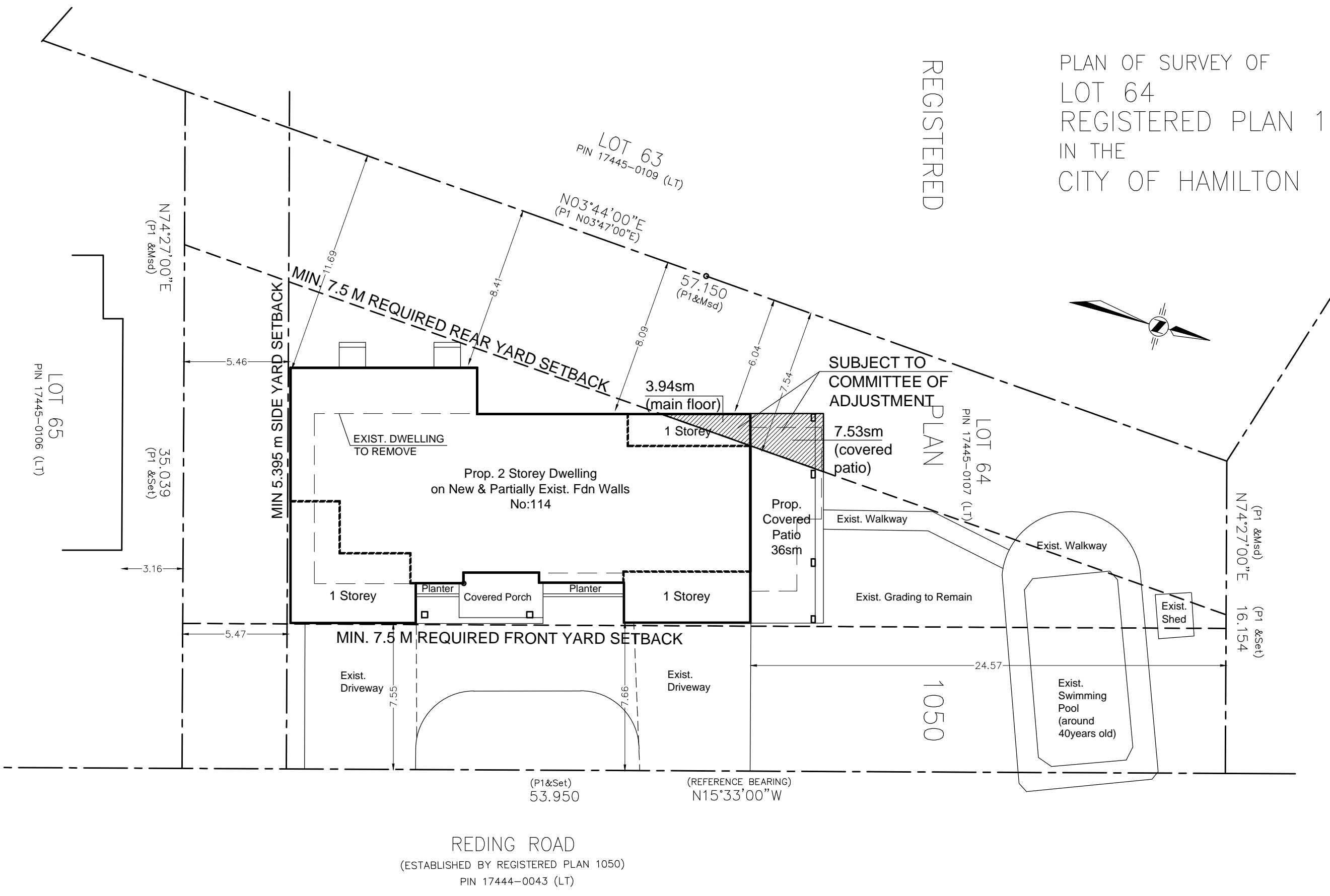
DESIGNED BY: KJ CHECKED BY: AU

PROJECT TITLE & ADDRESS:
PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS
 114 Reding Rd,
 Ancaster, On

SHEET TITLE PROP. NORTH SIDE ELEVATION	
DRAWING NO. A7	ISSUE/ REVISION R-0

REGISTERED

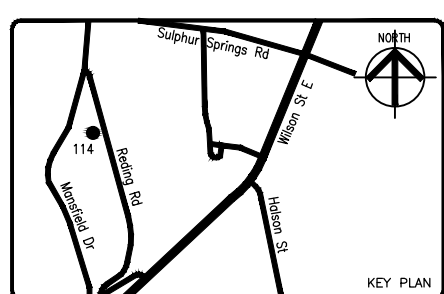
PLAN OF SURVEY OF
 LOT 64
 REGISTERED PLAN 1050
 IN THE
 CITY OF HAMILTON



PROJECT STATISTICS
 ADDRESS: 114 Reding Rd, Ancaster

ZONE ER RESIDENTIAL		
LOT AREA	1380.93 sm	
LOT FRONTAGE	53.95 m	
BUILDING HEIGHT		
HEIGHT TO HIGHEST RIDGE	9.25 m	
GROSS FLOOR AREA		
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SOUTH SIDE YARD	5.46 m	(10% of lot frontage)
HEIGHT	9.25 m	9.5 m

Subject to COA



LICENSED PROFESSIONAL ENGINEER
 A. ULANOWSKI
 90302464
 FEB 02/2021

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 114 Reding Rd,
 Ancaster, On

SHEET TITLE	
PROP. BASEMENT PLAN	
DRAWING NO.	ISSUE/ REVISION
SP1.01	R-0

- LEGEND**
- Smoke alarm
Provide smoke alarm at every floor level including basement (As per O.B.C 9.10.19)
 - Exist. Carbon monoxide detector
Provide C.M. detector at every floor level including basement
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
 - NEW CONCRETE
 - FOUND. WALL
 - EXISTING WALL TO BE REMOVED
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CONSTRUCTION SPECIFICATIONS

01 FRAME WALL CONSTRUCTION

FINISH AS PER ELEVATIONS (STUCCO)
SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER, RSI 0.88 RIGID INSULATION FOR EXTERIOR TYPE SHEATHING, 38x140 WOOD STUDS@ 400 o.c., RSI 3.52 BATT INSULATION IN CONTINUOUS CONTACT W/SHEATHING & CONTINUOUS VAPOUR BARRIER, DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM INTERIOR WALL FINISH

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90mm FACE BRICK 25mm AIR SPACE
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12.7mm GYPSUM BOARD W/ 2 COATS OF JOINT COMPOUND

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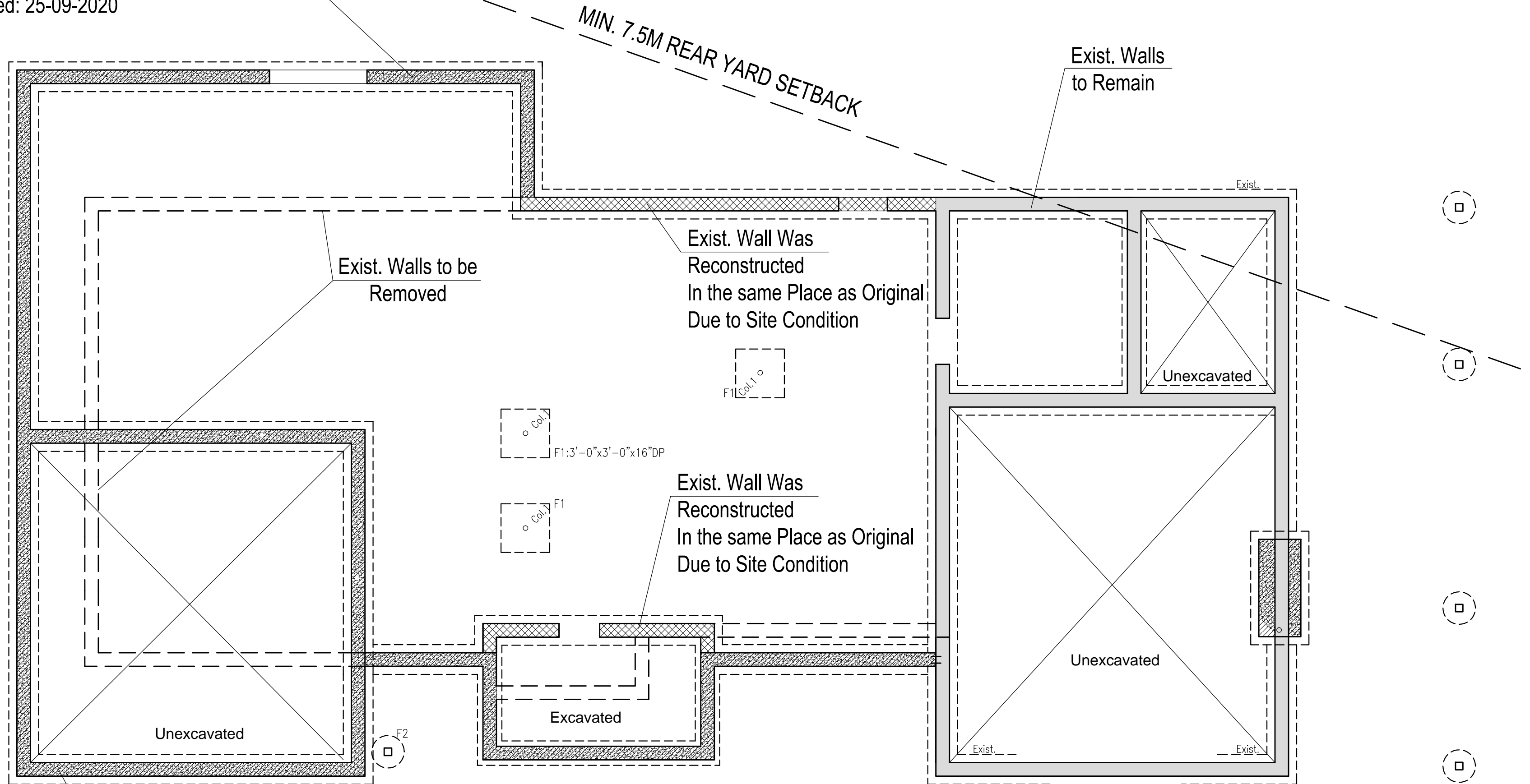
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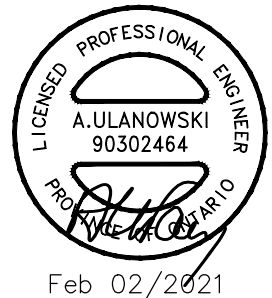
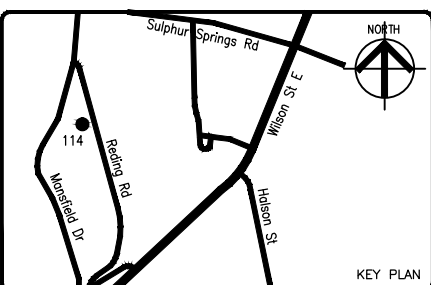
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TO BEAR ON UNDISTURBED SOIL WITH BEARING CAPACITY OF 1500PSF OR 75KPa.
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BASEMENT WALL MUST HAVE MIN. RSI 3.52 INSUL. ON VALUE

06 FOOTING

550X200mm DEEP(22"x8"DP) POURED CONCRETE FTG(TYP). THE FOOTING HAS TO BEAR ON UNDISTURBED SOIL WITH BEARING CAPACITY OF 1500PSF OR 75KPa. IF ANY LOOSE/DISTURBED SOIL IS FOUND AT SITE, IT HAS TO BE BROUGHT TO THE NOTICE OF THE ENGINEER

07 SLAB ON GRADE

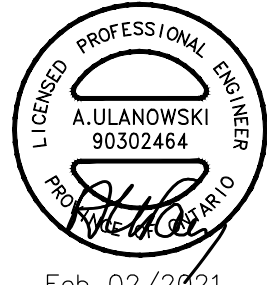
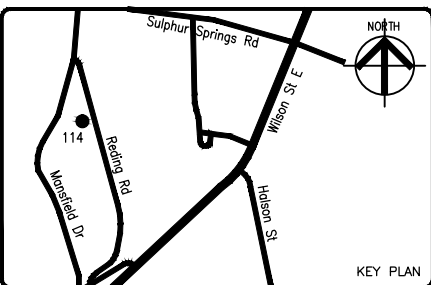
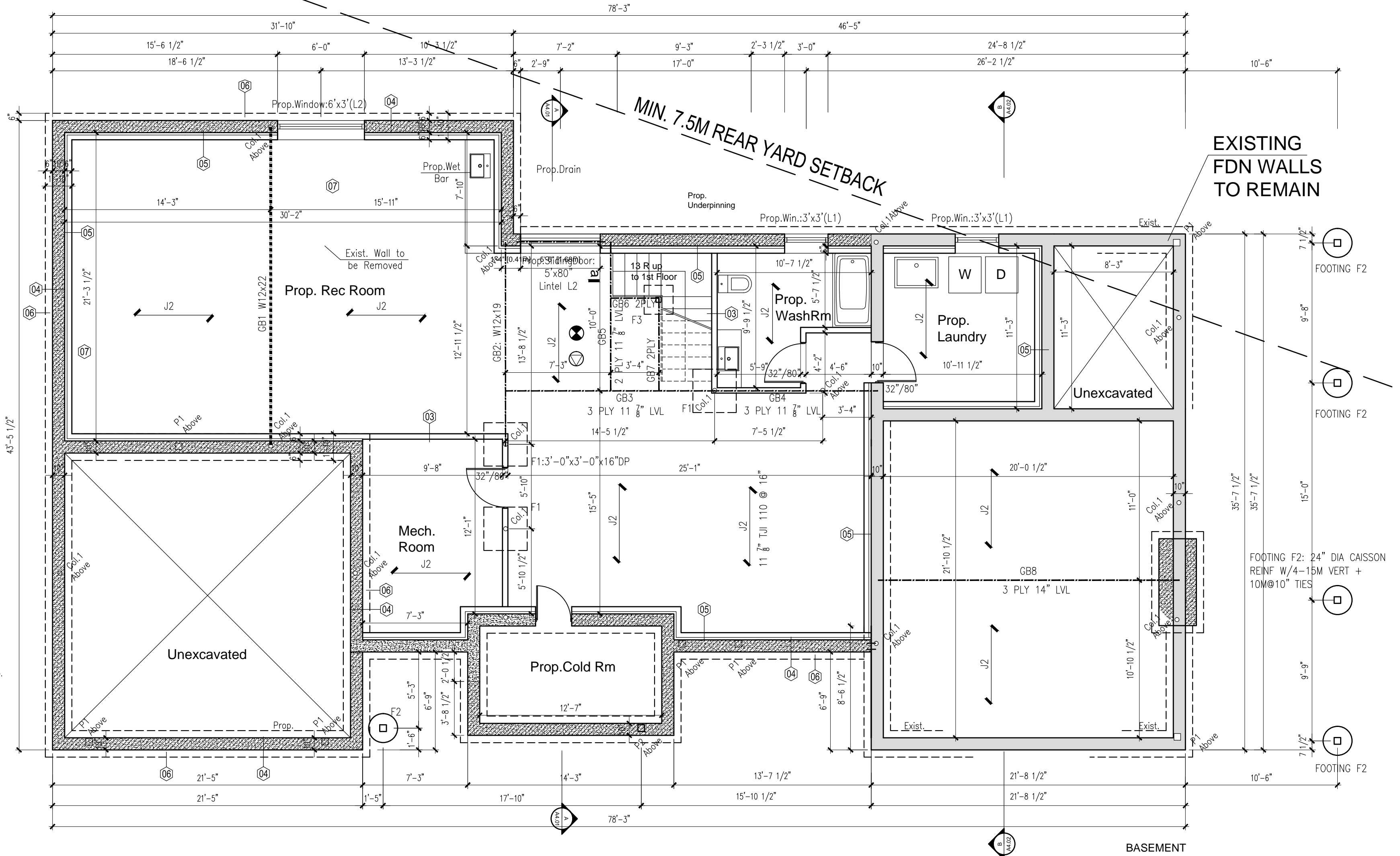
75mm POURED CONCRETE SLAB (25MPa CONCR. STRENGTH)
100 mm CRUSHED STONE BELOW

08 GRADE-

min 150mm FROM TOP OF FDN. WALL
SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI- SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL.

09 DRAINAGE

100MM DIA.WEEPING TILE W/50mm COVER CRUSH.STONES



DATE	REV. NO.	DESCRIPTION	BY

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3000 LB/SF SOIL BEARING CAPACITY

DATE: Feb 2021

SCALE: 3/16"=1'-0"

DESIGNED BY: KJ

CHECKED BY: AU

PROJECT TITLE & ADDRESS:
PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS

114 Reding Rd,
Ancaster, On

SHEET TITLE:
PROP. BASEMENT PLAN

DRAWING NO.
A2

ISSUE/ REVISION
R-0

- LEGEND**
- Smoke alarm
Provide smoke alarm at every floor level including basement (As per O.B.C.9.10.19)
 - Exist. Carbon monoxide detector
Provide C.M. detector at every floor level including basement
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
 - NEW CONCRETE FOUND. WALL
 - EXISTING WALL TO BE REMOVED
 - EXISTING WALLS TO REMAIN

CONSTRUCTION SPECIFICATIONS

01 FRAME WALL CONSTRUCTION

FINISH AS PER ELEVATIONS (STUCCO)
SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER, RSI 0.88 RIGID INSULATION FOR EXTERIOR TYPE SHEATHING, 38x140 WOOD STUDS @ 400 o.c., RSI 3.52 BATT INSULATION IN CONTINUOUS CONTACT W/SHEATHING & CONTINUOUS VAPOUR BARRIER, DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM INTERIOR WALL FINISH

02 BRICK VENEER WALL

90mm FACE BRICK 25mm AIR SPACE
0.76mm THICK X 22mm WIDE GALVANIZED METAL TIES INSTALLED WITH GALVANIZED SPIRAL NAILS OR SCREWS 400mm o.c. HORIZ. 600mm o.c. VERT. AIR BARRIER LAYERS TO OVERLAP EACH OTHER RSI 0.88 RIGID INSUL. FOR EXTERIOR TYPE SHEATHING 38x140 WOOD STUDS @ 400mm o.c. RSI 3.52 BATT INSUL. IN CONTINUOUS CONTACT WITH EXTERIOR SHEATHING CONTINUOUS AIR/VAPOUR BARRIER 12.7mm INTERIOR DRY WALL FINISH DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM

03 INTERIOR STUD PARTITION

12.7mm DRYWALL FINISH BOTH SIDES OF 38x89 WOOD STUDS @ 400 o/c TOP & BOTTOM PLATE PROVIDE REINF. FOR FUTURE GRAB BAR INSTALLATION IN BATHROOM

3.1 GASPROOFING WALL

FRAME WALL CONSTRUCTION
12.7mm GYPSUM BOARD W/ 2 COATS OF JOINT COMPOUND

04 FOUNDATION WALL

10" THK POURED CONCR. WALL REINF W/15M@16"V & 10M@24" (MAX HEIGHT OF SOIL 1.8M ABOVE BASEMENT FLOOR - YOU CAN USE UNREINF CONCR.)

4.1 WATERPROOFING

BITUMINOUS DAMP-PROOFING ON MINIMUM 6mm PAVING ON CONCRETE FOUNDATION WALL W/ PAVING COVERED OVER POURED CONCRETE FOOTING (POURED CONCRETE WALLS TO HAVE TIE HOLES FILLED WITH CEMENT MORTAR OR DAMPROOFING)

TO BEAR ON UNDISTURBED SOIL WITH BEARING CAPACITY OF 1500PSF OR 75KPa.
PROVIDE DRAINAGE LAYER.
- MIN. 19mm MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 57kg/m3 OR
- MIN. 100mm OF FREE DRAINING GRANULAR MATERIAL OR
- A B.M.E.C APPROVED DRAINAGE LAYER MATERIAL

05 FOUNDATION INSULATION

38x89 WOOD STUDS @ 400 o.c. STAND OFF FROM FDN. WALL
RSI 2.11/INSULATION W/0.15mm POLY VAPOUR BARRIER W/RSI 1.76 RIGID INSULATION (INTERIOR FINISH IS OPTIONAL)
INSUL. MAY BE TERMINATED 200mm ABOVE FLOOR BASEMENT WALL MUST HAVE MIN. RSI 3.52 INSUL. ON VALVE

06 FOOTING

550x200mm DEEP(22"x8"DP) POURED CONCRETE FTG(TYP). THE FOOTING HAS TO BEAR ON UNDISTURBED SOIL WITH BEARING CAPACITY OF 1500PSF OR 75KPa. IF ANY LOOSE/DISTURBED SOIL IS FOUND AT SITE, IT HAS TO BE BROUGHT TO THE NOTICE OF THE ENGINEER

07 SLAB ON GRADE

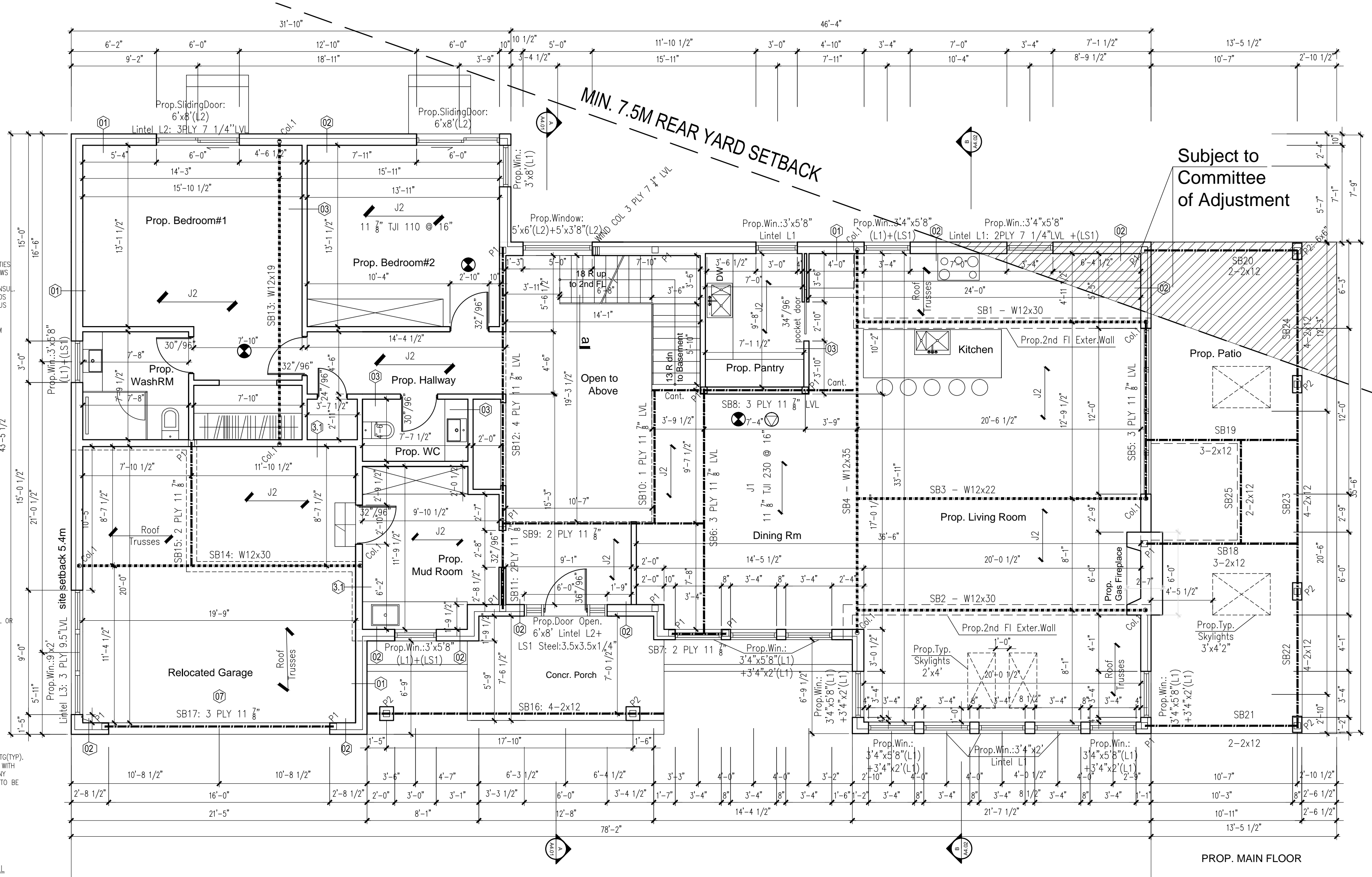
75mm POURED CONCRETE SLAB (25MPa CONCR. STRENGTH)
100 mm CRUSHED STONE BELOW

08 GRADE-
min 150mm FROM TOP OF FDN. WALL

SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI- SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL.

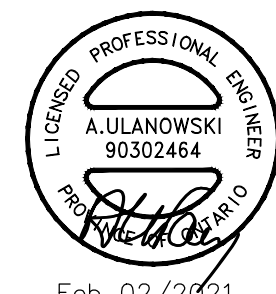
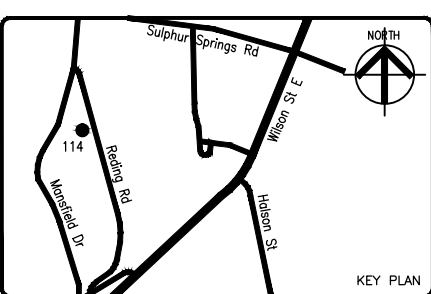
09 DRAINAGE

100MM DIA.WEEPING TILE W/50mm COVER CRUSH.STONES



Subject to Committee of Adjustment

PROP. MAIN FLOOR



Feb 02/2021

DATE	REV. NO.	DESCRIPTION	BY

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3000 LB/SF SOIL BEARING CAPACITY

DATE: Feb 2021

SCALE: 3/16"=1'-0"

DESIGNED BY: KJ

CHECKED BY: AU

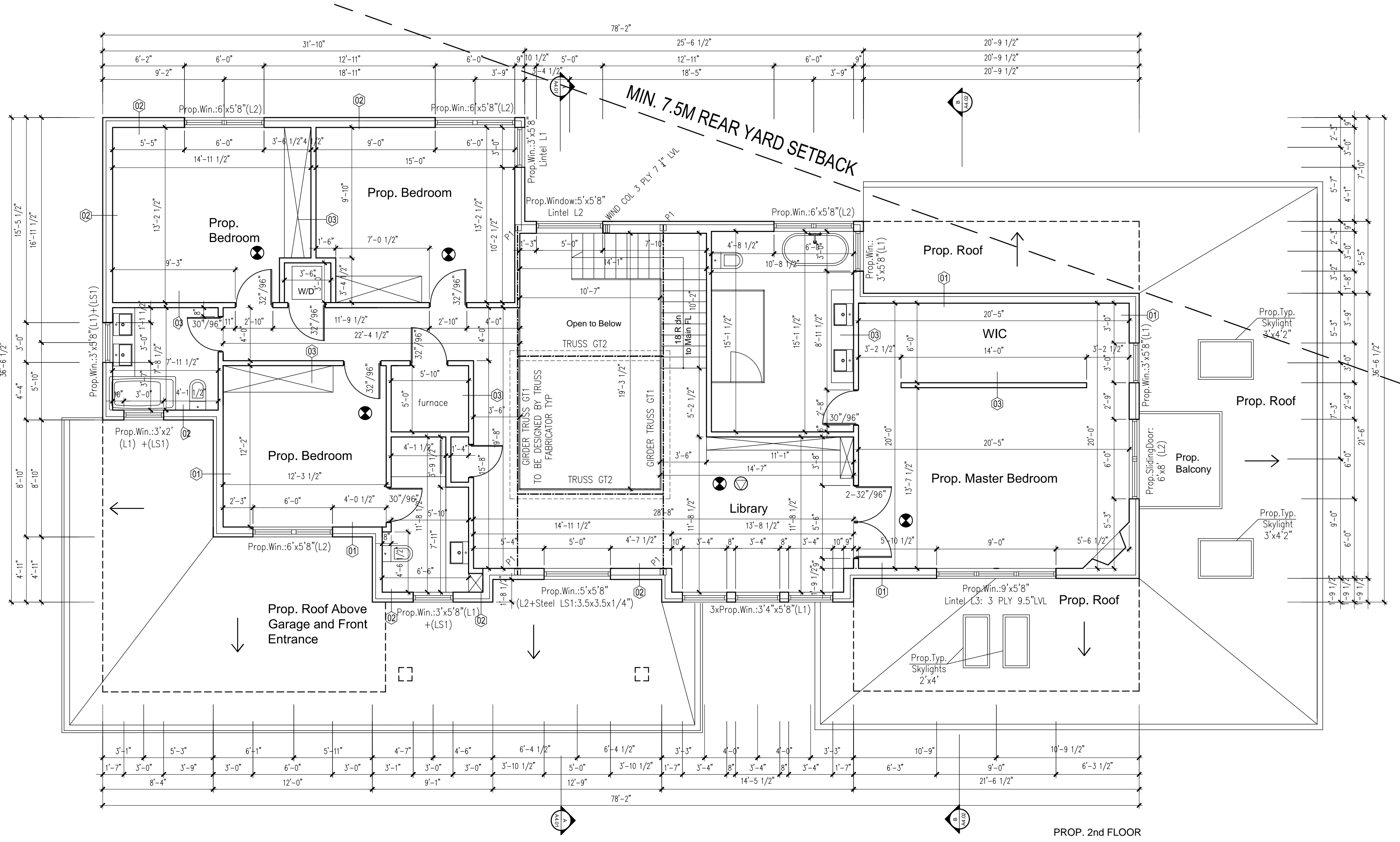
PROJECT TITLE & ADDRESS:
PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS

114 Reding Rd,
Ancaster, On

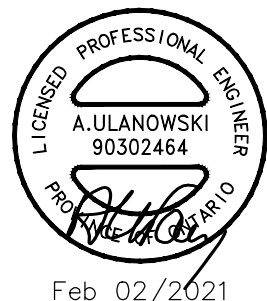
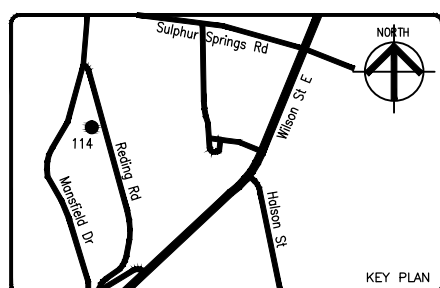
SHEET TITLE
PROP. MAIN FLOOR PLAN

DRAWING NO.
A3

ISSUE/ REVISION
R-0



PROP. 2nd FLOOR



DATE	REV. NO.	DESCRIPTION	BY

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3000 LB/SF SOIL BEARING CAPACITY

DATE: Feb 2021








SCALE: 3/16"=1'-0"

DESIGNED BY: KJ CHECKED BY: AU

PROJECT TITLE & ADDRESS:
PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS
 114 Reding Rd,
 Ancaster, On

SHEET TITLE PROP. 2ND FLOOR PLAN	
DRAWING NO. A4	ISSUE/ REVISION R-0

LEGEND

-  Smoke alarm
Provide smoke alarm at every floor level including basement (As per O.B.C 9.10.19)
-  Exist. Carbon monoxide detector
Provide C.M. detector at every floor level including basement
-  NEW EXTERIOR WALL
-  NEW INTERIOR WALL
-  NEW CONCRETE FOUND. WALL
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALLS TO REMAIN

CONSTRUCTION SPECIFICATIONS

01) FRAME WALL CONSTRUCTION

FINISH AS PER ELEVATIONS (STUCCO) SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER, RSI 0.88 RIGID INSULATION FOR EXTERIOR TYPE SHEATHING, 38x140 WOOD STUDS @ 400 o.c., RSI 3.52 BATT INSULATION IN CONTINUOUS CONTACT W/SHEATHING & CONTINUOUS VAPOUR BARRIER, DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM INTERIOR WALL FINISH

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03) INTERIOR STUD PARTITION

12.7mm DRYWALL FINISH BOTH SIDES OF 38x89 WOOD STUDS @ 400 o/c TOP & BOTTOM PLATE PROVIDE REINF. FOR FUTURE GRAB BAR INSTALLATION IN BATHROOM

3.1) GASPROOFING WALL

FRAME WALL CONSTRUCTION 12.7mm GYPSUM BOARD W/ 2 COATS OF JOINT COMPOUND

04) FOUNDATION WALL

10"THK POURED CONCR. WALL REINF W/15M@16"V & 10M@24"MAX HEIGHT OF SOIL 1.8M ABOVE BASEMENT FLOOR - YOU CAN USE UNREINF CONCR.)

4.1) WATERPROOFING

BITUMINOUS DAMP-PROOFING ON MINIMUM 6mm PARGING ON CONCRETE FOUNDATION WALL W/ PARGING COVERED OVER POURED CONCRETE FOOTING (POURED CONCRETE WALLS TO HAVE THE HOLES FILLED WITH CEMENT MORTAR OR DAMPPROOFING)

TO BEAR ON UNDISTURBED SOIL WITH BEARING CAPACITY OF 1500PSF OR 75KPa. PROVIDE DRAINAGE LAYER.
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07) SLAB ON GRADE

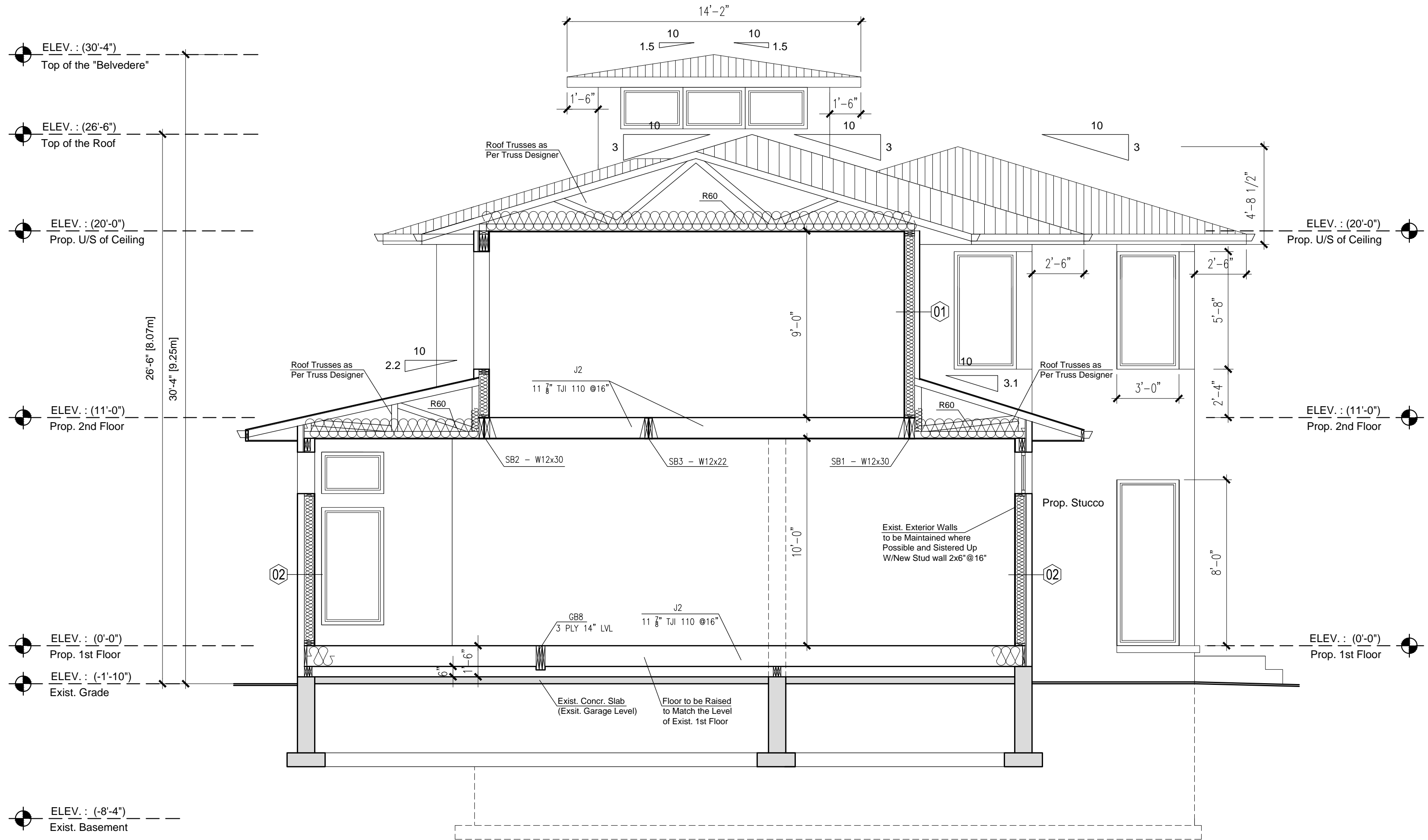
75mm POURED CONCRETE SLAB (25MPa CONCR. STRENGTH) 100 mm CRUSHED STONE BELOW

08) GRADE-

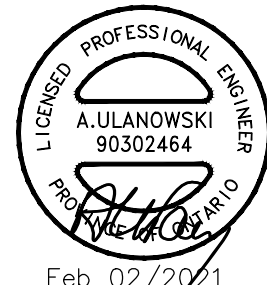
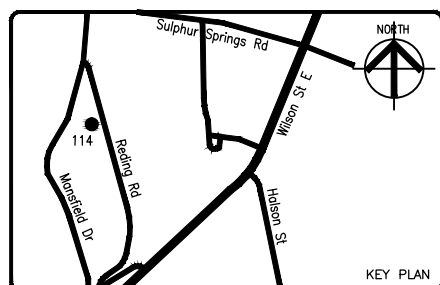
min 150mm FROM TOP OF FDN. WALL SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI- SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL.

09) DRAINAGE

100MM DIA.WEEPING TILE W/50mm COVER CRUSH.STONES



SECTION B-B



DATE	REV. NO.	DESCRIPTION	BY

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3000 LB/SF SOIL BEARING CAPACITY

DATE: Feb 2021

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

DESIGNED BY: KJ CHECKED BY: AU

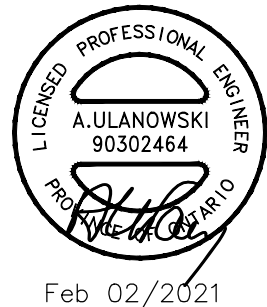
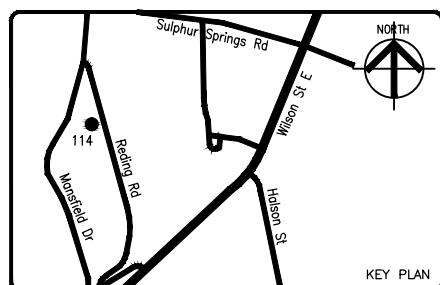
PROJECT TITLE & ADDRESS:
PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS

114 Reding Rd,
Ancaster, On

SHEET TITLE SECTION B-B	
DRAWING NO. A5	ISSUE/ REVISION R-0



PROP. FRONT (EAST) ELEVATION



DATE	REV. NO.	DESCRIPTION	BY

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3000 LB/SF SOIL BEARING CAPACITY

DATE: Feb 2021

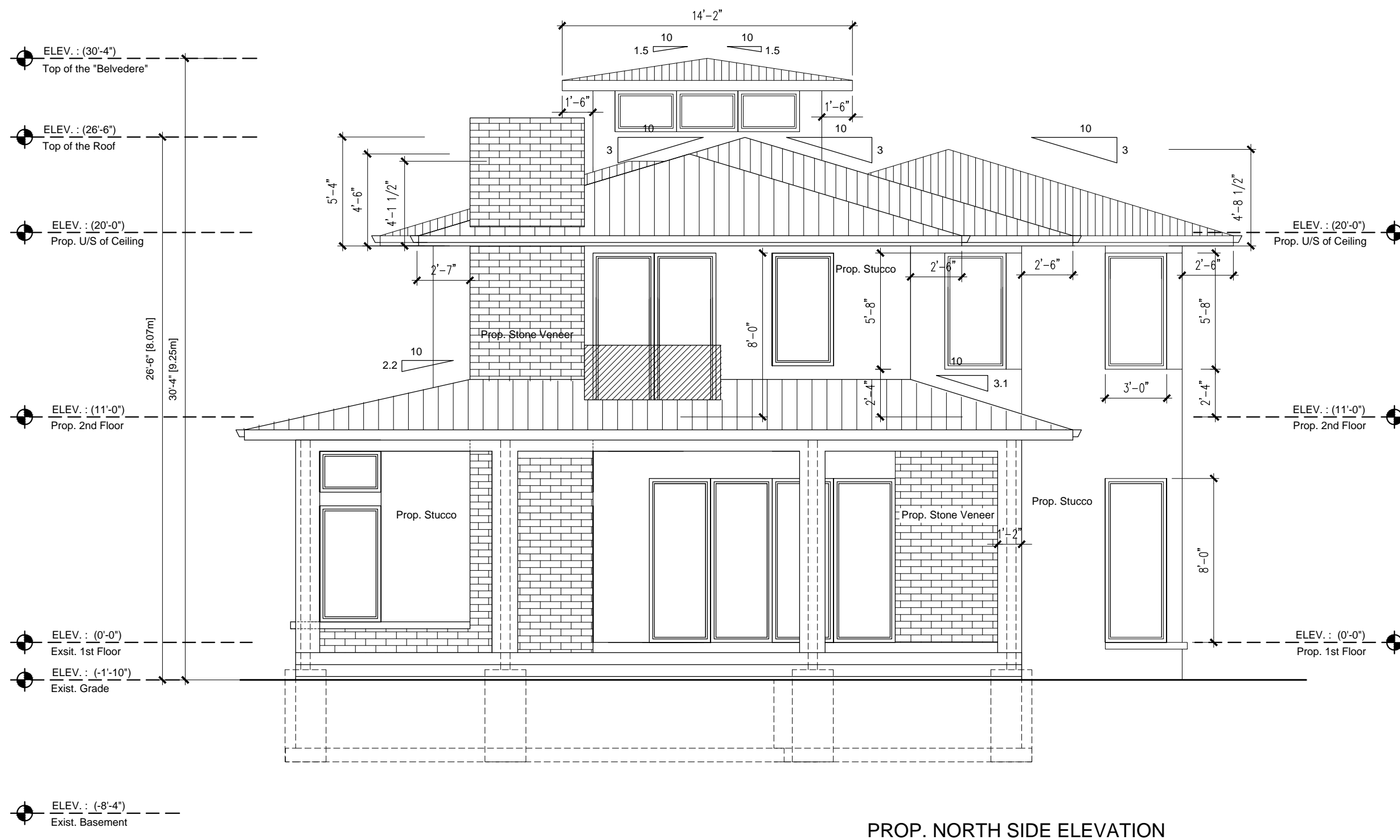
SCALE: 3/16"=1'-0"

DESIGNED BY: KJ CHECKED BY: AU

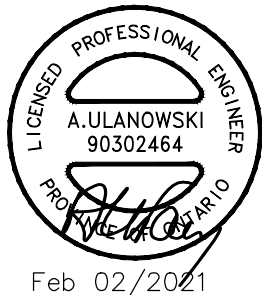
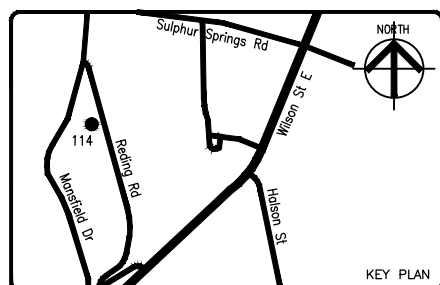
PROJECT TITLE & ADDRESS:
PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS

114 Reding Rd.
Ancaster, On

SHEET TITLE PROP. FRONT (EAST) ELEVATION	
DRAWING NO. A6	ISSUE/ REVISION R-0



PROP. NORTH SIDE ELEVATION



DATE	REV. NO.	DESCRIPTION	BY

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3000 LB/SF SOIL BEARING CAPACITY

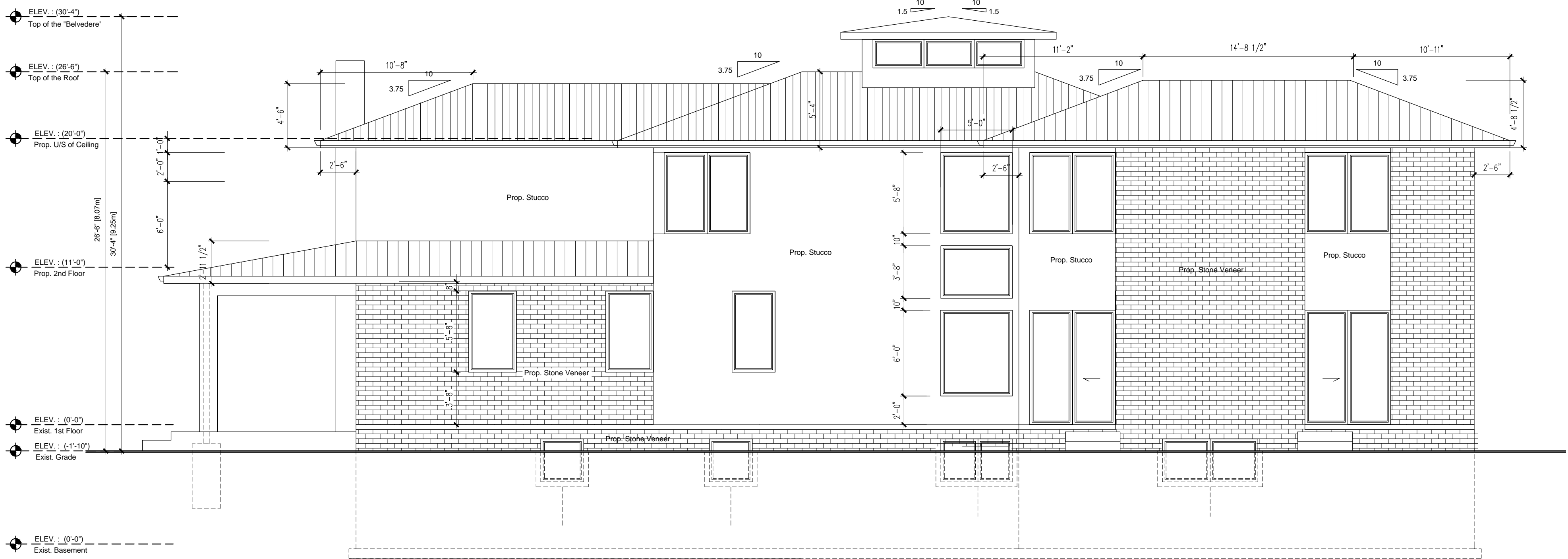
DATE: Feb 2021

SCALE: 3/16"=1'-0"

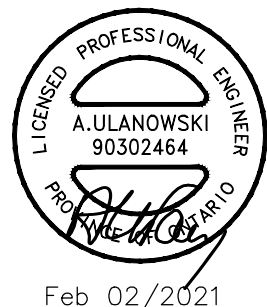
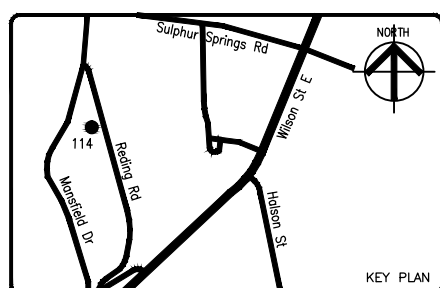
DESIGNED BY: KJ CHECKED BY: AU

PROJECT TITLE & ADDRESS:
PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS
 114 Reding Rd,
 Ancaster, On

SHEET TITLE PROP. NORTH SIDE ELEVATION	
DRAWING NO. A7	ISSUE/ REVISION R-0



PROP. REAR (WEST) ELEVATION



DATE	REV. NO.	DESCRIPTION	BY

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3000 LB/SF SOIL BEARING CAPACITY

DATE: Feb 2021

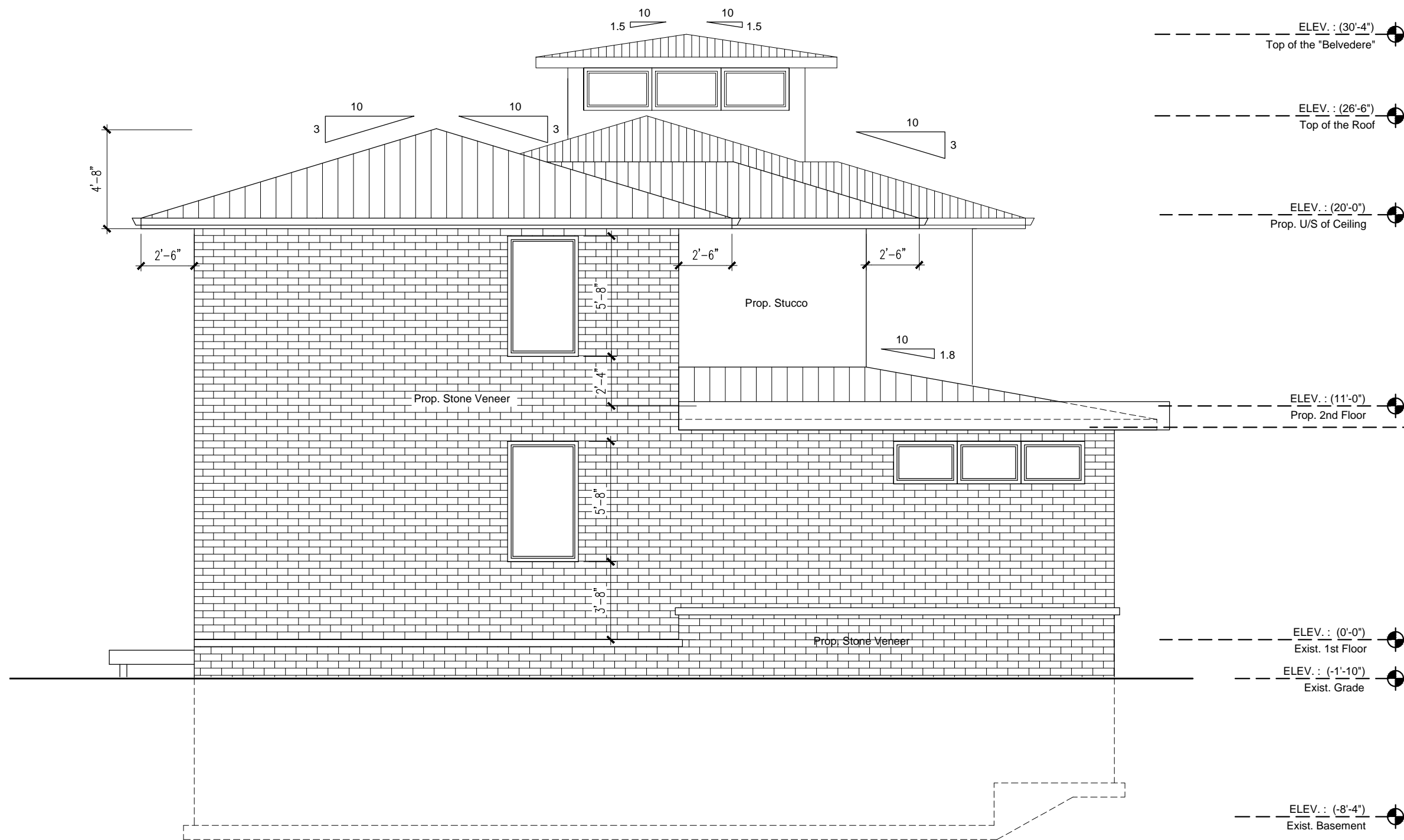
SCALE: 3/16"=1'-0"

DESIGNED BY: KJ CHECKED BY: AU

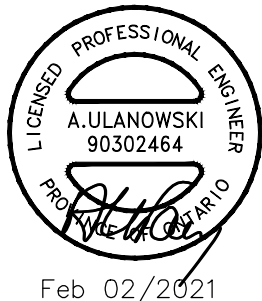
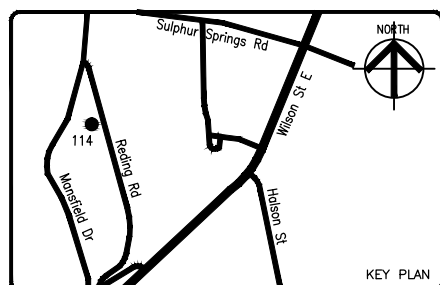
PROJECT TITLE & ADDRESS:
PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS

114 Reding Rd,
Ancaster, On

SHEET TITLE PROP. REAR (WEST) ELEVATION	
DRAWING NO. A8	ISSUE/ REVISION R-0



PROP. SOUTH SIDE ELEVATION



DATE	REV. NO.	DESCRIPTION	BY

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3000 LB/SF SOIL BEARING CAPACITY

DATE: Feb 2021

SCALE: 3/16"=1'-0"

DESIGNED BY: KJ CHECKED BY: AU

PROJECT TITLE & ADDRESS:
PROP. 2 STOREY DWELLING ON NEW & PARTIALLY EXISTING FOUNDATION WALLS

114 Reding Rd,
Ancaster, On

SHEET TITLE	
PROP. SOUTH SIDE ELEVATION	
DRAWING NO.	ISSUE/ REVISION
A9	R-0



Hamilton

Committee of Adjustment

City Hall, 5th Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S SIGNATURE _____

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, 2	NAME	ADDRESS	
Registered Owners(s)	Maxlogic Inc.		
Applicant(s)*	Ludwik Drozdowski		
Agent or Solicitor			Phone:
			E-mail:

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

- 3. Names and addresses of any mortgagees, holders of charges or other encumbrances:
Ukrainian Credit Union

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:

To allow 6.04 m setback on West Rear Yard instead of the minimum required setback of 7.5 m. This is an existing old foundation wall that we are planning to rebuild a new house. It only refers to the first floor. The second floor complies with the min required setback.

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

This is an original foundation that existed for over 50 years, and we are planning to rebuild a house on it. Any change to the design will adversely impact the proposed floor layout and the look of the entire structure.

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

PLAN 1050 LOT 64
114 REDING RD, ANCASTER

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial
Agricultural Vacant

Other _____

8.1 If Industrial or Commercial, specify use _____

8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes No Unknown

8.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes No Unknown

8.6 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

8.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes No Unknown

8.8 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

8.9 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

8.10 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

8.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Conversations with previous owners and neighbors, my personal experience and knowledge in regard to the property.

8.12 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. 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.

February 1/2021

Date


Signature Property Owner

Ludwik Drozdowski

Print Name of Owner

10. Dimensions of lands affected:

Frontage	53.95 m
Depth	35.04 m irregular
Area	1380.93 sq m
Width of street	7.62 m

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: _

Ground floor area: 267.46sm,
GFA: 395.5sm,
Foundation Walls Only as per previous Permit No: 2020 175821 000 00 R9
Issued: 25-09-2020

Proposed

Ground floor area: 267.46sm,
GFA: 395.5sm,
2 storey, W:13.25m, L: 23.90m, H: 9.25m

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 Yard (East): 7.55m, North Side Yard: 24.57 m
South Side Yard: 5.46 m, West Rear Yard: 6.04 m
Foundation Walls Only as per previous Permit No: 2020 175821 000 00 R9
Issued: 25-09-2020

Proposed:

Front Yard (East): 7.55 m
North Side Yard: 24.57 m
South Side Yard: 5.46 m m
West Rear Yard: 6.04 m

13. Date of acquisition of subject lands:
February 20, 2020
-
14. Date of construction of all buildings and structures on subject lands:
1959 One story dwelling, shed and a swimming pool
-
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:
62 years
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|------------|-----------|-----------|
| Water | <u>YES</u> | Connected | <u>NO</u> |
| Sanitary Sewer | <u>YES</u> | Connected | <u>NO</u> |
| Storm Sewers | <u>NO</u> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
N/A
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Town of Ancaster Zoning By-Law No. 87-57 ER Zone
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. Additional Information
 New poured concrete walls were built as per Permit No: 2020 175821 000 00 R9 Issued: 25-09-2020 [1ST & 2ND Story Addition & Renovations] due to unforeseen structural and safety issues noticed during removal of the roof and some of the walls project has been upgraded to New Construction. ±
24. 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.