



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.: FL/A-21:15

APPLICANTS: Kevin Webster on behalf of the owners E. Kovaltchouk & T. Courvoisier

SUBJECT PROPERTY: Municipal address **252 6th Conc. Rd. W., Flamborough**

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

ZONING: "S1" (Settlement Residential) district

PROPOSAL: To permit the construction of a new 1½ single detached dwelling and a proposed 1 storey accessory building notwithstanding that;

1. A maximum gross floor area of 279 m² shall be provided instead of the maximum permitted 97.0 m²; and
2. A maximum 6.0 m building height shall be provided instead of the regulation in the By-Law which states that buildings accessory to a residential use shall have a maximum building height of 5.0 m; and
3. A maximum 3.7 m height to the underside roof overhang shall be provided instead of the maximum permitted 3.0 m; and
4. A minimum rear yard setback of 3.0 m shall be provided instead of the minimum required 7.5 m.

Notes:

No accessory building shall be used for human habitation.

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

DATE: Thursday, February 18th, 2021
TIME: 2:30 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
.../2

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

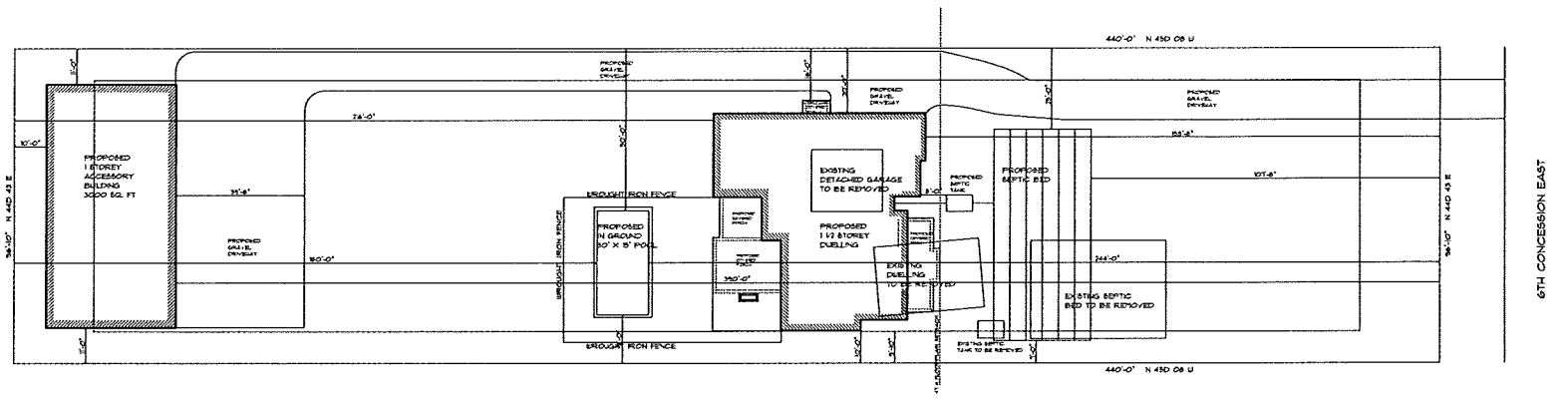
DATED: February 2nd, 2021.

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.

RECEIVED
 CONSERVATION
 HALTON
 NOV 23 2020

HALTON REGION CONSERVATION AUTHORITY
 APPROVED BY: *[Signature]*
 DATE: 2020-12-03
 Subject to the conditions provided on
 PERMIT No.: 7659



SITE PLAN
 SCALE: 1" = 20'-0"

REVISIONS	NO.	DESCRIPTION	DATE	BY
1		ISSUED FOR CONSERVATION		

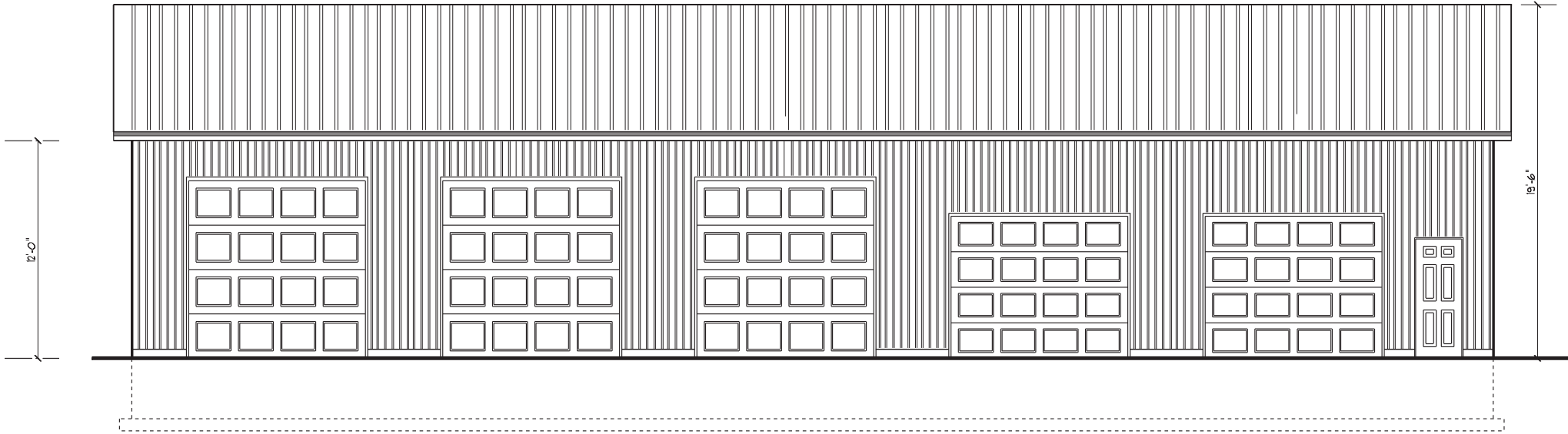
THIS PLAN IS THE PROPERTY OF KEVIN WEBSTER DESIGNS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KEVIN WEBSTER DESIGNS INC.

DATE: 11/23/2020
 TIME: 10:00 AM
 DRAWN BY: KJW
 CHECKED BY: KJW
 PROJECT NO.: 2020B1
 DATE: NOV 10/20
 PAGE NO.: 5/1

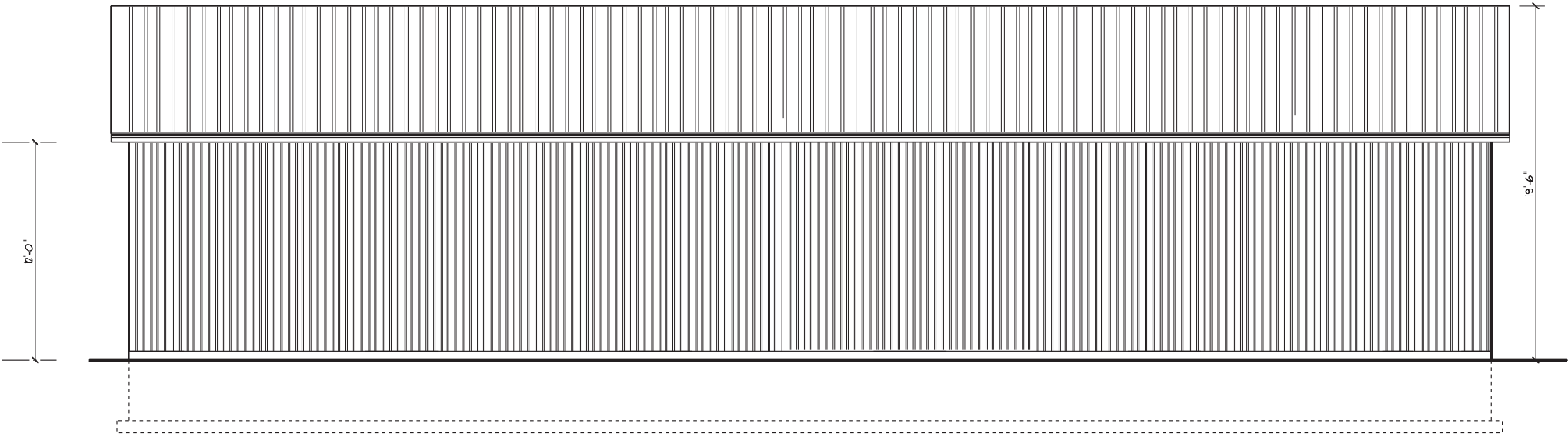
44 PENTLAND RD.
 WATERDOWN, ONT.
 L0R 2H5
 905.639.2009
 kevin@kwdesigns.ca

KEVIN WEBSTER
 DESIGNS INC.

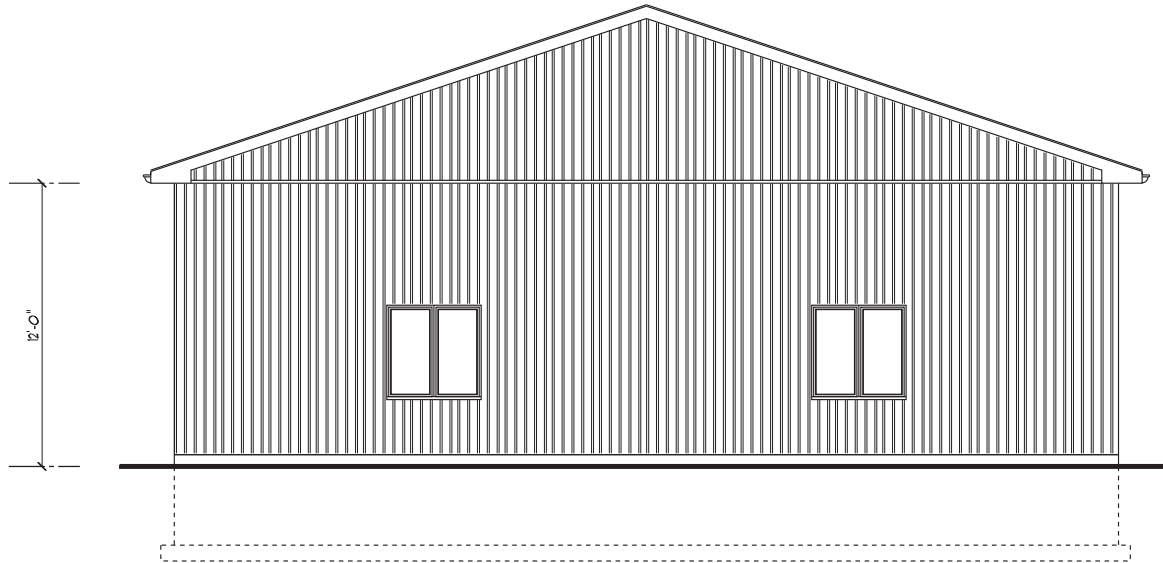
PROJECT NO.	2020B1	DRAWN BY:	KJW	CHECKED BY:	KJW
DATE	NOV 10/20	PROJECT NAME	252 6TH CONC. RD. EAST FLAMBOROUGH, ONT.		
PAGE NO.	5/1				



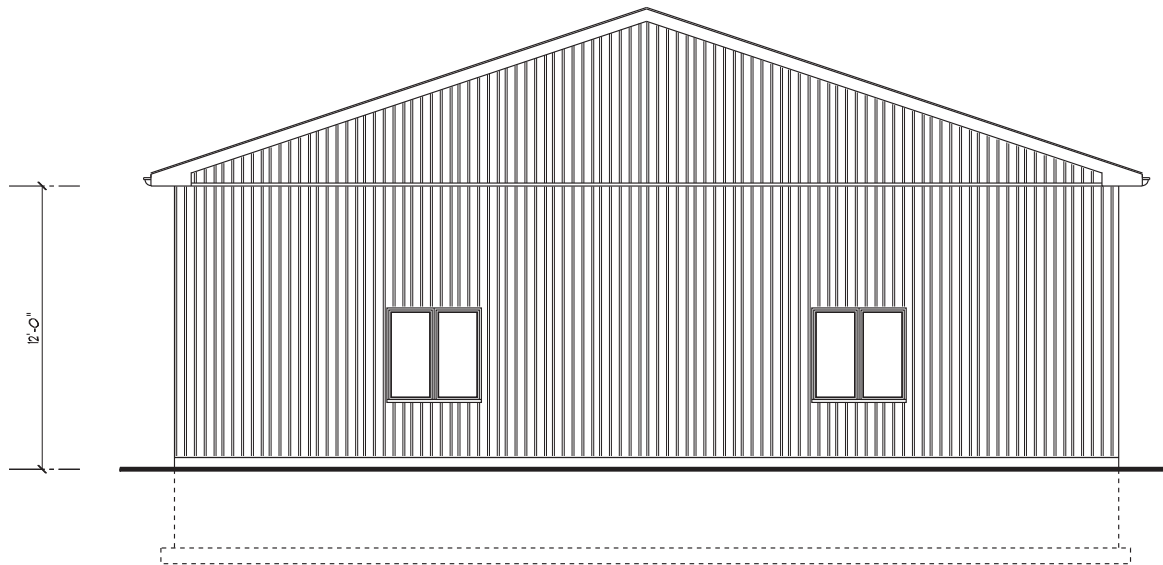
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION