



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.: HM/A-20:268

APPLICANTS: Owners: Alan Gerrard Macdonald and Patricia Leblanc c/o Kyle Camarro
Agent: AJ Clarke & Associates

SUBJECT PROPERTY: Municipal address **684 Beach Blvd., Hamilton**

ZONING BY-LAW: Former Hamilton Zoning By-law 6593, as Amended by By-law 99-170 and 19-277

ZONING: C/S-1436b district Urban Protected Residential

PROPOSAL: To permit the construction of a single family dwelling on each of the new lots (Part 1 and Part 2) and to retain an existing single family dwelling on Part 3 of the lands subject to Consent Applications HM/B-19:22 and HM/B-19:23, notwithstanding that;

Parts 1 and 2

1. A minimum front yard depth of 2.5m shall be permitted instead of the minimum 6.0m front yard depth required.
2. A minimum rear yard depth of 3.9m shall be permitted instead of the minimum 7.5m rear yard depth required.
3. A minimum 3.0m wide onsite manoeuvring shall be permitted instead of the minimum 6.0m wide manoeuvring space required adjacent to each parking space.
4. A roofed-over unenclosed porch including eaves and gutter and associated steps shall be permitted to be located as close as 0.0m from a front lot line instead of the minimum 1.5m setback required from the front lot line.

Part 3

5. A minimum of one (1) parking space shall be permitted instead of the minimum two (2) parking spaces required for the first eight (8) habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room.
6. No onsite manoeuvring shall be permitted instead of the requirement that a manoeuvring space abutting and accessory to each required parking space shall be provided and maintained on the lot.

Notes:

The applicant shall ensure that the minimum ground floor elevation shall be 75.0m above mean sea level; otherwise, further variances shall be required.

The height elevation was not shown from grade to the highest point of the roof. The

applicant shall ensure that the proposed building heights do not exceed the maximum 11.0m height permitted; otherwise, further variances shall be required.

The applicant shall ensure that the minimum required 50.0% gross area of the front yard is maintained as landscaped area.

The applicant shall ensure that gravel or similar surface is maintained for the proposed single family dwellings.

Details respecting eave or gutter encroachment were not shown on the submitted plan. The applicant shall ensure compliance with the eave and gutter projections.

Details respecting the location of the parking space, the parking space size, accessibility, size of access driveway and composition of the parking spaces for the existing single family dwelling on Part 3 were not shown from which to confirm compliance; as such, further variances may be required.

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

DATE: Thursday, April 1st, 2021
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.

Important note: *If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.*

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

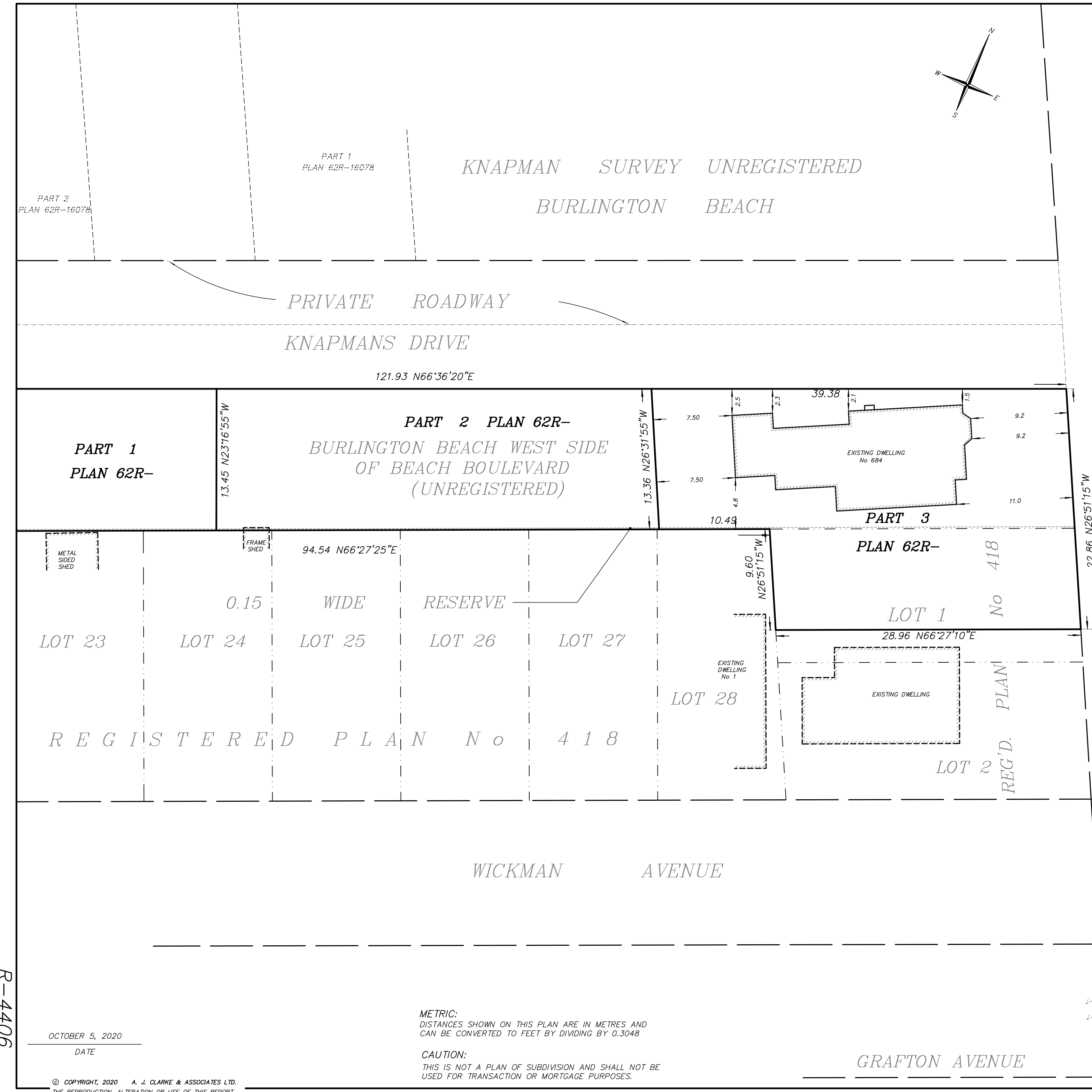
DATED: March 16, 2021.

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.

R-4406

SKETCH OF
 PART OF BURLINGTON BEACH
 WEST SIDE OF BEACH BOULEVARD
 (UNREGISTERED)
 AND
 PART OF LOT 1
 AND PART OF 0.15m WIDE RESERVE
 REGISTERED PLAN No. 418
CITY OF HAMILTON
 SCALE 1:250
 0 5 10 metres
 ATHITHTHAN KANAGANAYAGAM O.L.S.

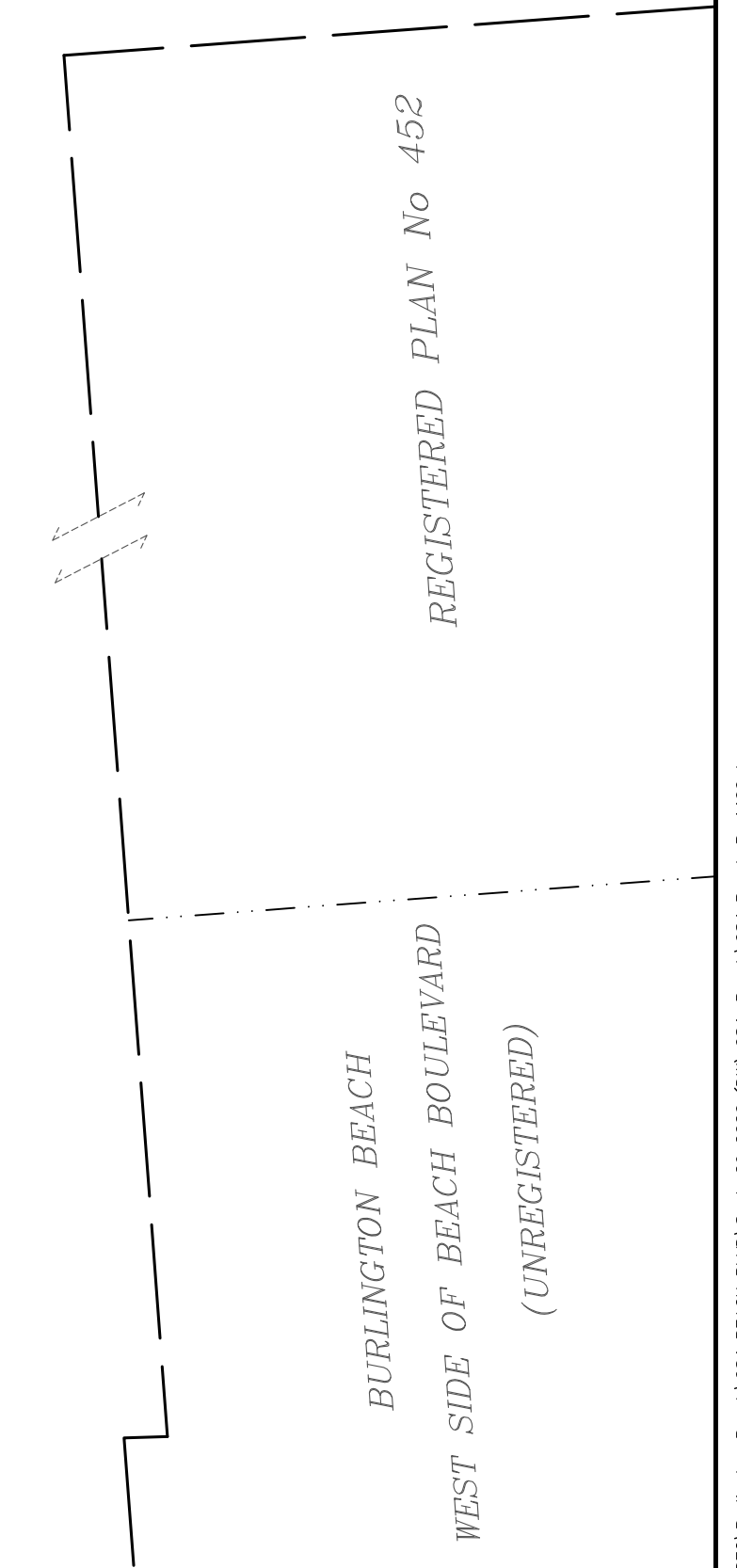


BURLINGTON BEACH WEST SIDE OF BEACH BOULEVARD (UNREGISTERED)

KILLARNEY AVENUE
(ESTABLISHED ACCORDING TO REG'D. PLAN No 452)

BEACH BOULEVARD

DEPOSITED PLAN No 1469 MISC. (P-2113-241)
 TRANSFERRED BY ORDER-IN-COUNCIL OC-2180/64 JULY 9, 1964 INSTRUMENT No 1469 MISC.



R-4406

OCTOBER 5, 2020
 DATE

METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION:
 THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

© COPYRIGHT, 2020 A. J. CLARKE & ASSOCIATES LTD.
 THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF A. J. CLARKE & ASSOCIATES LTD. IS STRICTLY PROHIBITED

GRAFTON AVENUE

PROJECT 188015

A. J. Clarke and Associates Ltd.
 SURVEYORS • PLANNERS • ENGINEERS
 25 MAIN STREET WEST, SUITE 300
 HAMILTON, ONTARIO, L8P 1H1
 TEL. 905-528-8761 FAX 905-528-2289
 email: a.jc@ajclarke.com

H:\Jobs\1-10-2\UNREG\Burlington Beach\684 BEACH BLVD\Sept. 29 2020 (DW) 684_Beach\684_Beach_R-4406.dwg

SKETCH SHOWING PROPOSED DWELLING LOCATION AT 10 KNAPMANS DRIVE

PART OF BURLINGTON BEACH WEST SIDE OF BEACH BOULEVARD (UNREGISTERED)

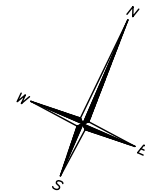
AND PART OF 0.15m WIDE RESERVE REGISTERED PLAN No. 418

CITY OF HAMILTON

SCALE 1:200



ATHITHTHAN KANAGANAYAGAM O.L.S.

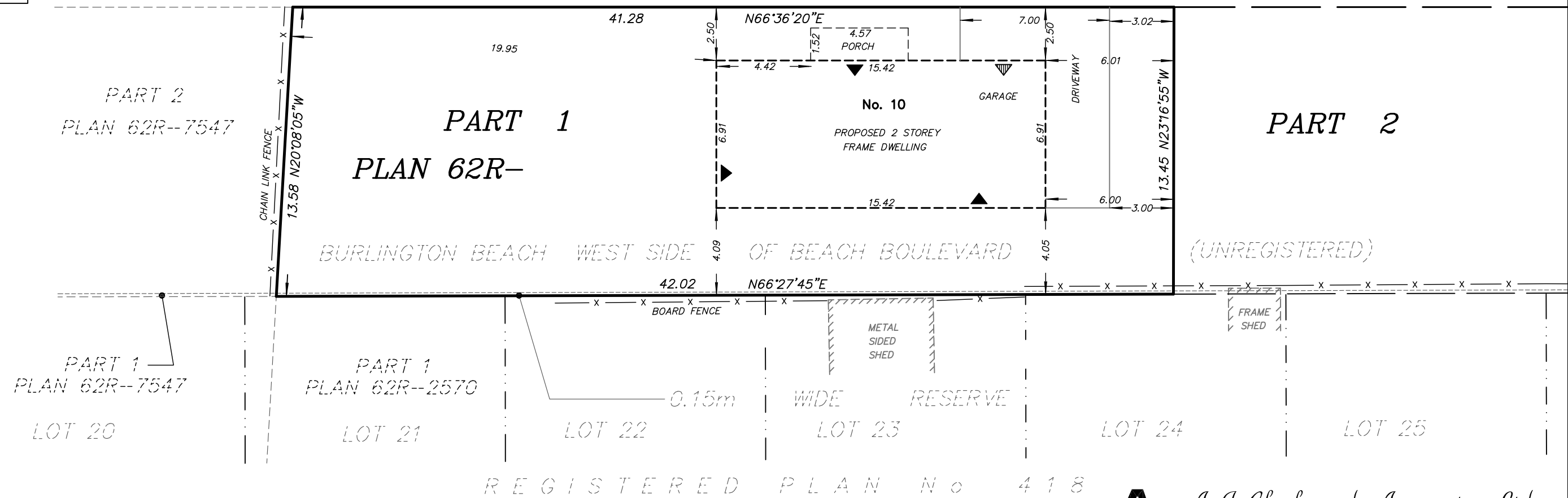


PRELIMINARY FOR DISCUSSION PURPOSES ONLY

PRIVATE ROADWAY

KNAPMANS DRIVE

Caution: This is not a plan of survey and shall not be used except for the purpose indicated in the title block.



OCTOBER 28, 2020 DATE

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND: DENOTES ENTRANCE DOOR LOCATION DENOTES GARAGE DOOR LOCATION

© COPYRIGHT, 2020 A. J. CLARKE & ASSOCIATES LTD. THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF A. J. CLARKE & ASSOCIATES LTD. IS STRICTLY PROHIBITED.

A. J. Clarke and Associates Ltd. SURVEYORS • PLANNERS • ENGINEERS

25 MAIN STREET WEST, SUITE 300 HAMILTON, ONTARIO, L8P 1H1 TEL. 905-528-8761 FAX 905-528-2289 email: ajc@ajclarke.com

PROJECT No 188015

X-9449

SKETCH SHOWING PROPOSED DWELLING LOCATION
AT 11 KNAPMANS DRIVE

PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

AND
PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418

CITY OF HAMILTON

SCALE 1:200



ATHITHTHAN KANAGANAYAGAM O.L.S.

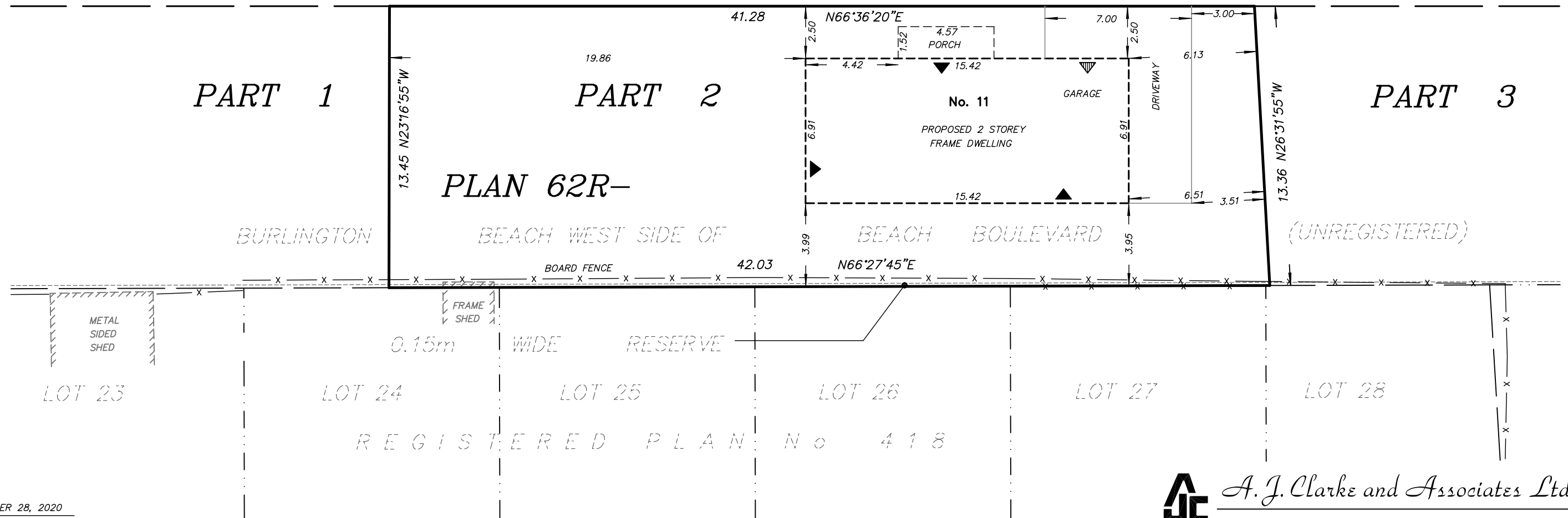
PRELIMINARY
FOR DISCUSSION
PURPOSES ONLY



PRIVATE ROADWAY

KNAPMANS DRIVE

Caution:
This is not a plan of survey and
shall not be used except for the
purpose indicated in the title block.



OCTOBER 28, 2020
DATE

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND:
▲ DENOTES ENTRANCE DOOR LOCATION
▴ DENOTES GARAGE DOOR LOCATION



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

© COPYRIGHT, 2020 A. J. CLARKE & ASSOCIATES LTD.
THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT,
IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF
A. J. CLARKE & ASSOCIATES LTD. IS STRICTLY PROHIBITED.

PROJECT No 188015

X-9449^A

PROJECT NORTH	TRUE NORTH

01.	PRELIMINARY DRAWINGS	10/16/2020
No.	REVISION	DATE

- ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
- REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
- DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
- LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

LEONARD ANGELICI 42391
NAME BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN 43162
NAME BCIN

10/16/2020
DATE SIGNATURE

Len Angelici Design

270 SHERMAN AVE N. UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

PROPOSED RESIDENCE
684 BEACH BLVD
HAMILTON, ON

SHEET TITLE

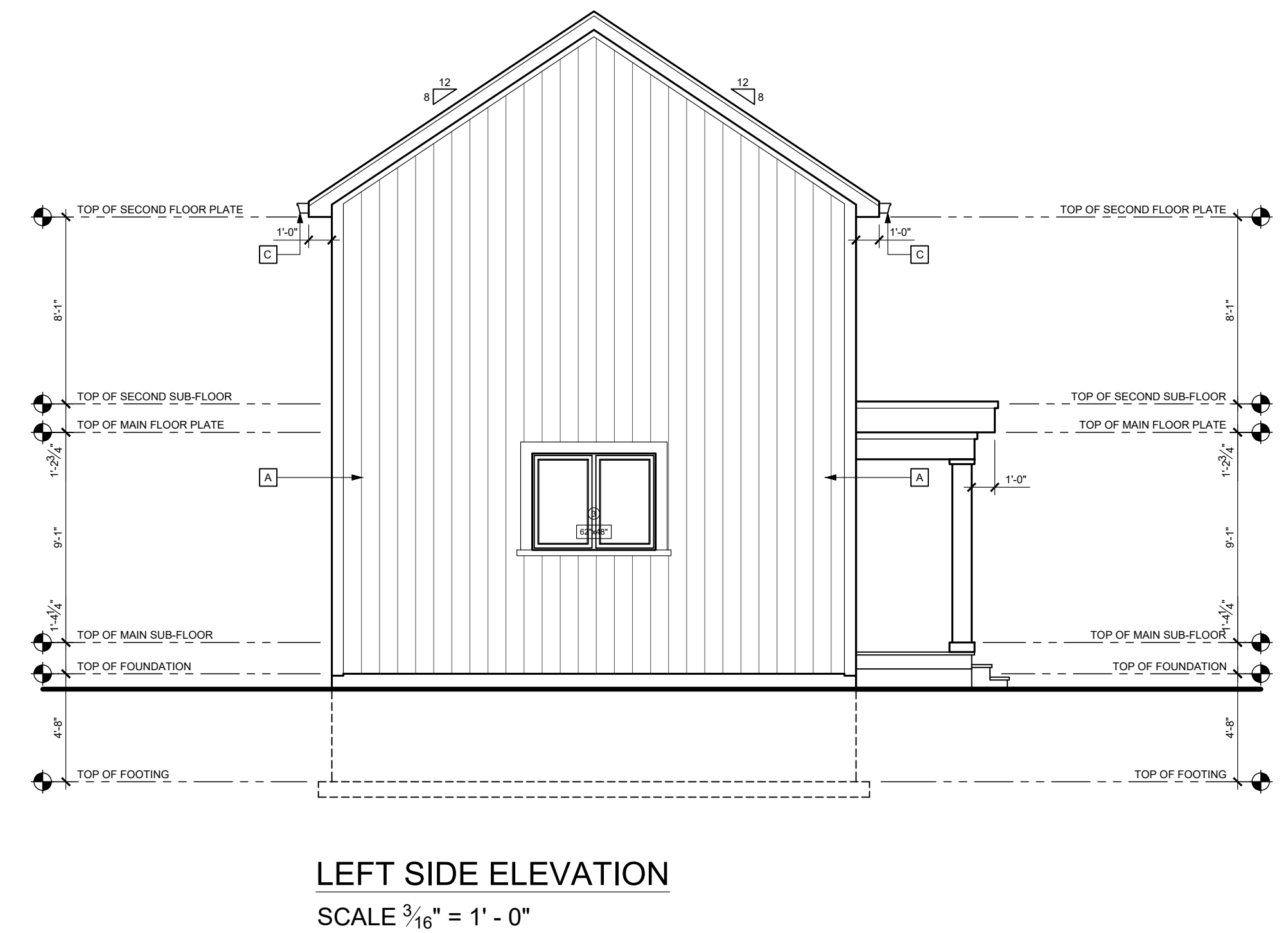
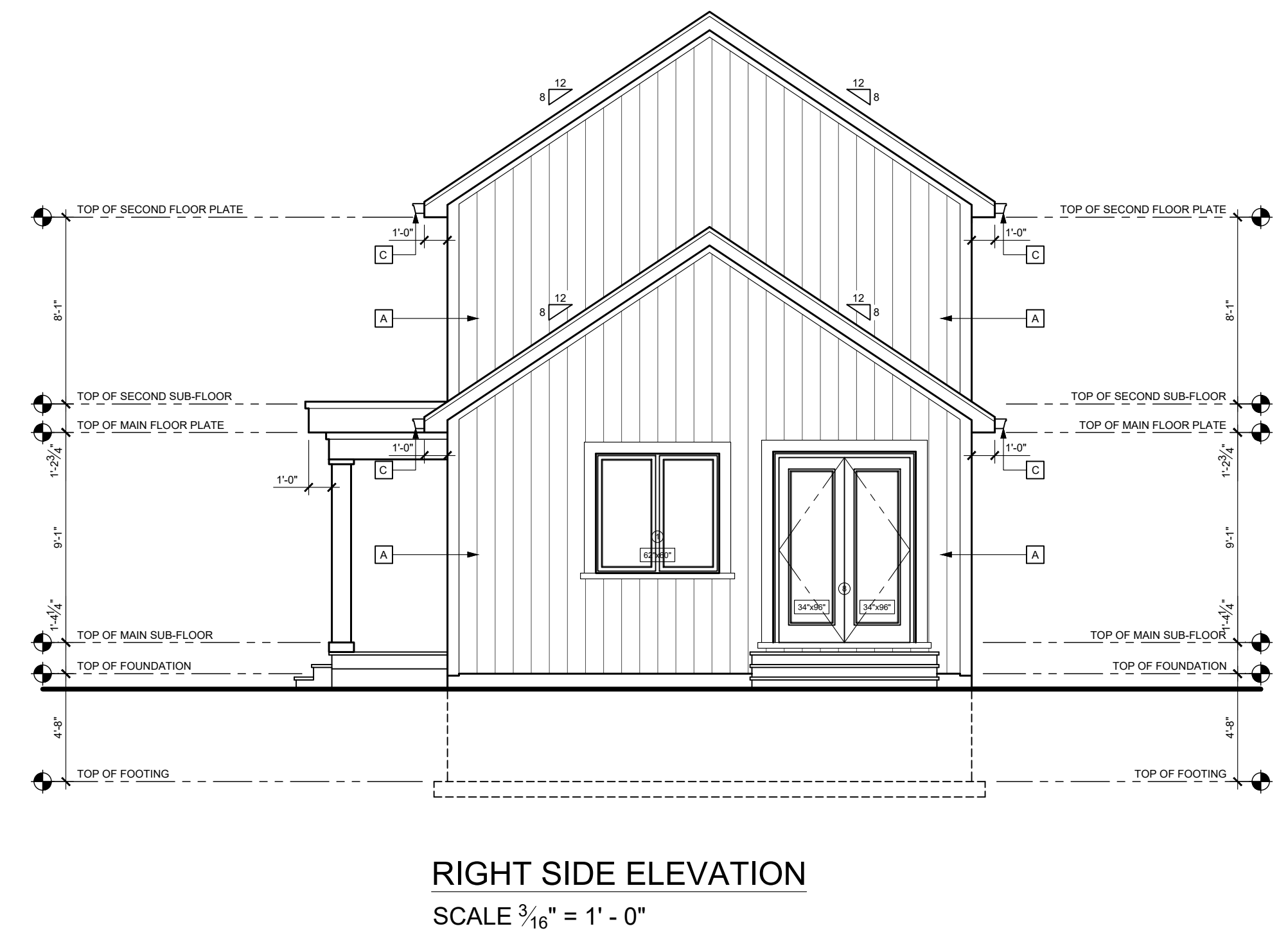
PROPOSED ELEVATIONS

DRAWN BY
L. ANGELICI

DATE
10/16/2020

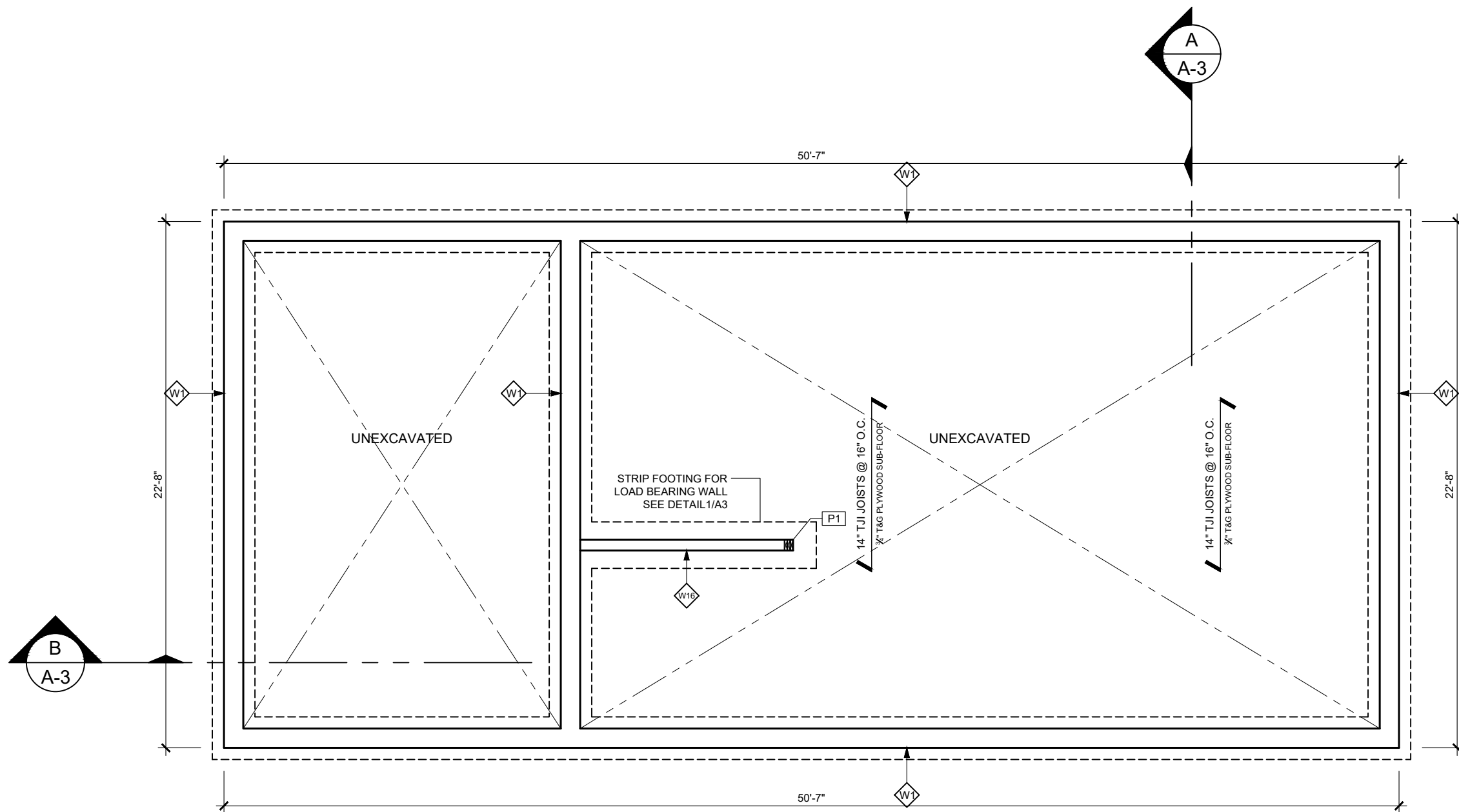
SCALE
3/16"=1'-0"

PROJECT No.
19007

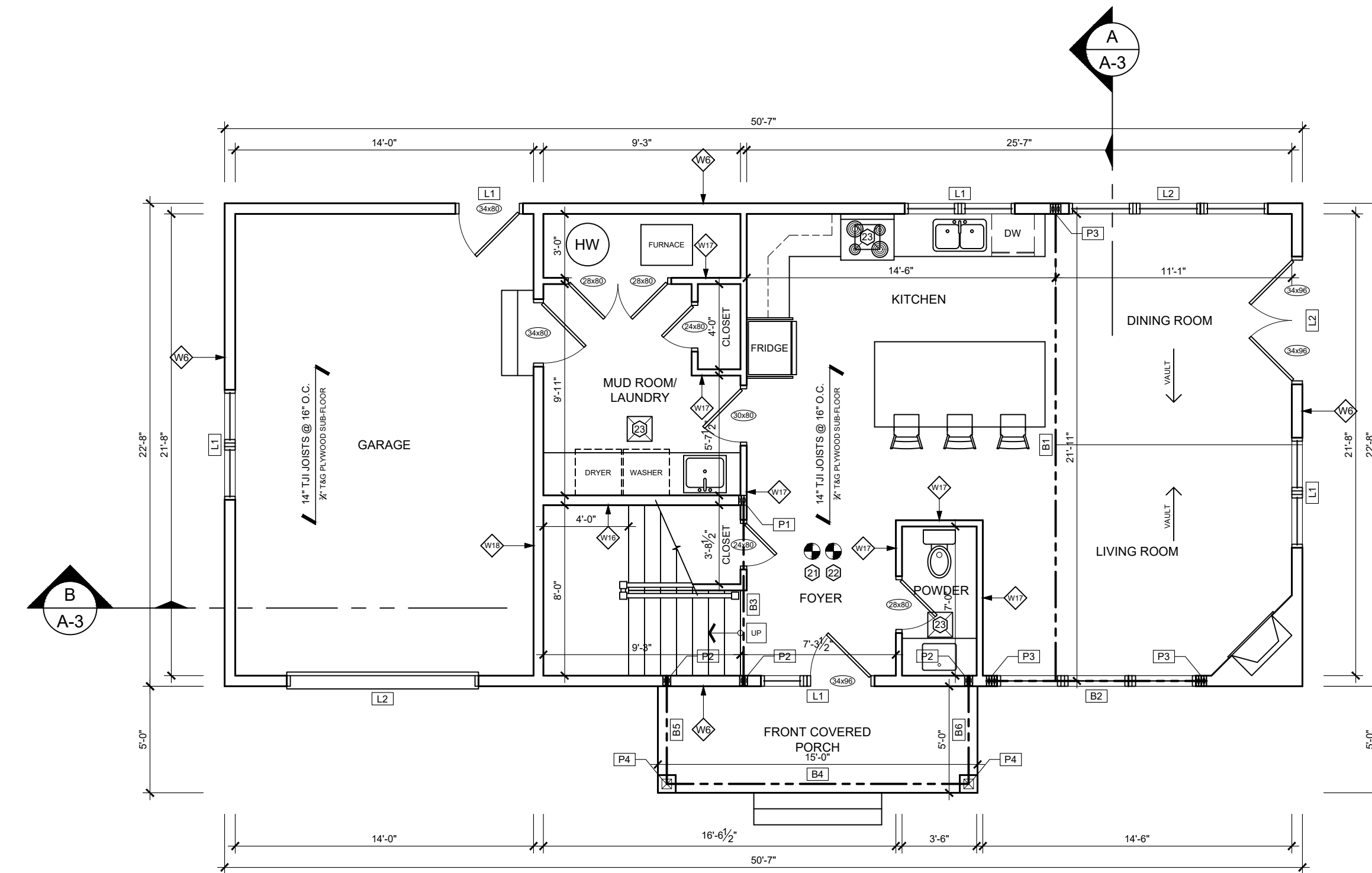


- EXTERIOR FINISH INDEX
- [A] BOARD & BATTEN SIDING
 - [B] ASPHALT SHINGLES
 - [C] 5" PRE-FIN. ALUM. EAVETROUGH ON 8" WITH PRE-FIN. ALUM. FASCIA C/W PRE-FIN. ALUM. DOWNSPOUT

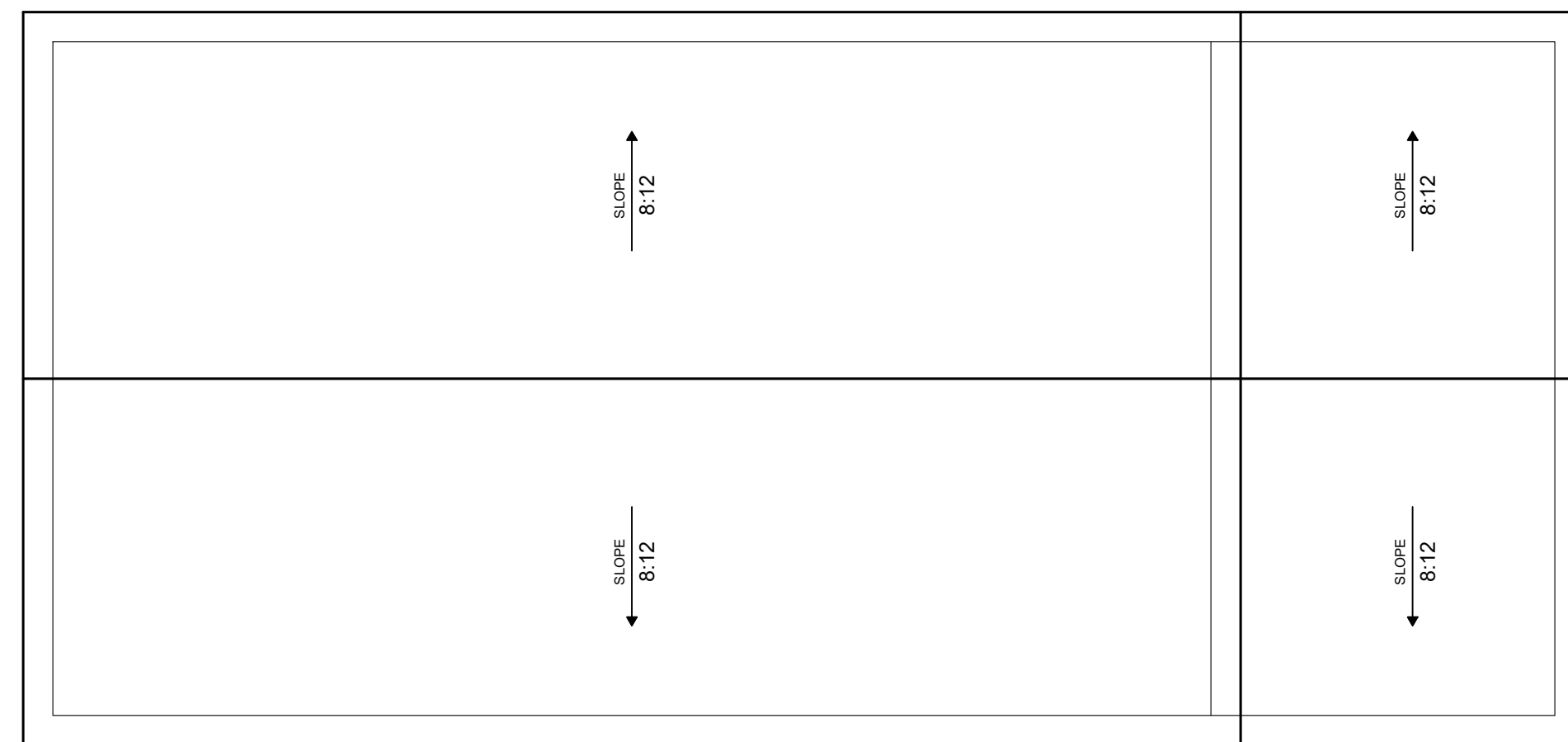
A1



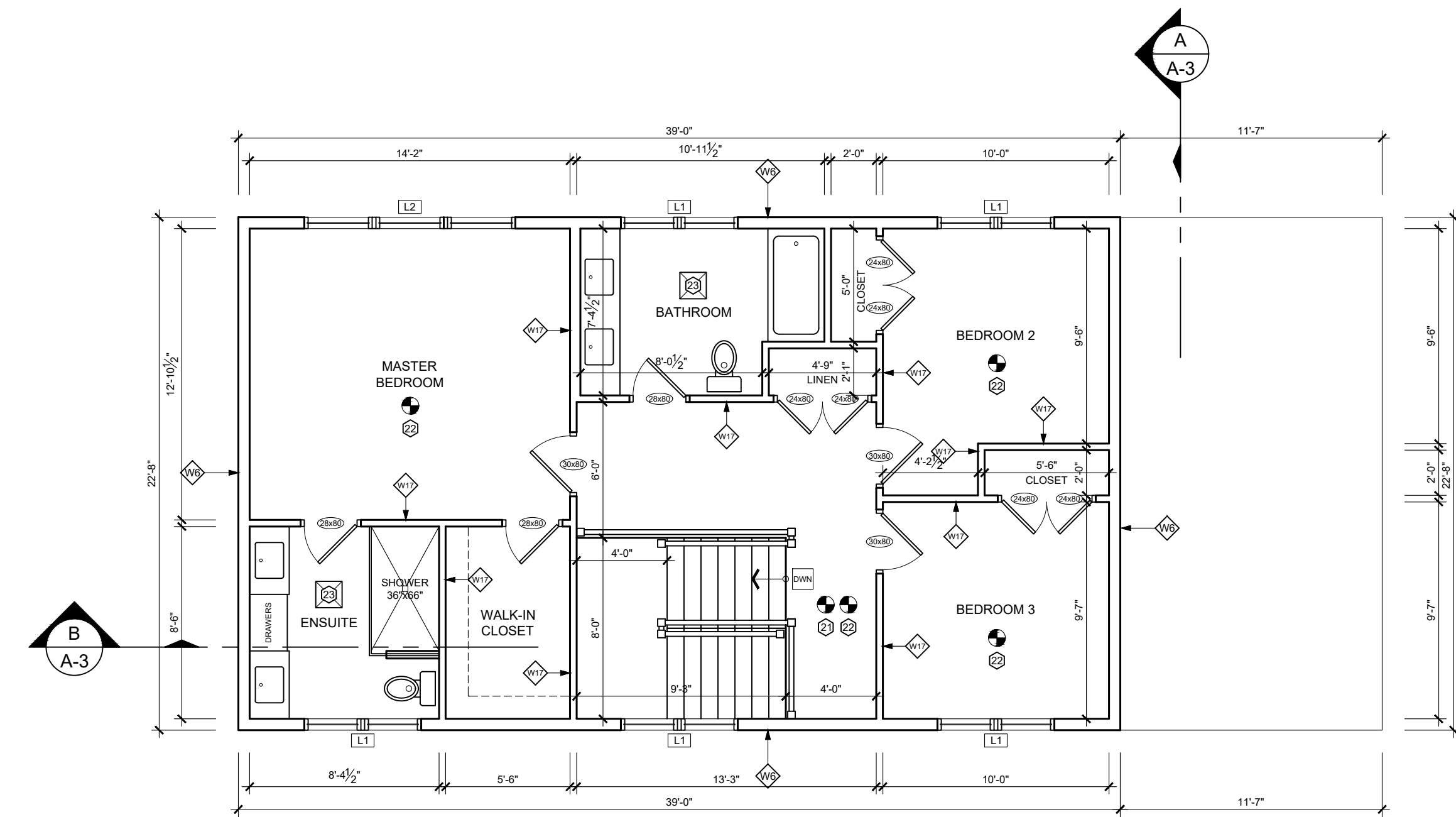
PROPOSED FOUNDATION PLAN
SCALE 3/16" = 1' - 0"



PROPOSED MAIN FLOOR PLAN
SCALE 3/16" = 1' - 0"
FLOOR AREA: 813sqft



PROPOSED ROOF PLAN
SCALE 3/16" = 1' - 0"



PROPOSED SECOND FLOOR PLAN
SCALE 3/16" = 1' - 0"
FLOOR AREA: 810sqft

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	PRELIMINARY DRAWINGS	10/16/2020

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION	
LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
NAME	BCIN
10/16/2020	
DATE	SIGNATURE

Len Angelici Design
270 SHERMAN AVE N. UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT
PROPOSED RESIDENCE
684 BEACH BLVD
HAMILTON, ON

SHEET TITLE
PROPOSED FLOOR PLANS

DRAWN BY	L. ANGELICI
DATE	10/16/2020
SCALE	3/16"=1'-0"
PROJECT No.	19007

A2