



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-21:114

APPLICANTS: Chris Viegas, owner

SUBJECT PROPERTY: Municipal address **30 Poulette St., Hamilton**

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

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

PROPOSAL: To permit the construction of a 3.35m (11'0") x 6.40m (21'0") detached garage accessory to the existing single detached dwelling and to recognize the location of the existing southerly uncovered porch at the first storey (existing deck) and a 0.91m (3'0") x 1.52m (5'0") existing uncovered front porch with stairs at the first storey (front porch with stairs) notwithstanding that:

1. The accessory building shall have a maximum height of 5.1m instead of the requirement that no accessory building shall exceed 4.0m in height.
2. The accessory building shall be permitted to be located within the required southerly side yard and shall be a minimum of 0.6m from the southerly side lot line instead of the requirement that no accessory building shall be erected in a required side yard (being 1.2m).
3. Eaves and gutters for the accessory building shall be permitted to project a maximum of 0.5m into the required southerly side yard so that the eaves and gutters may be as close as 0.1m to the southerly side lot line instead of the requirement that eaves and gutters may project into a required side yard (being 0.6m) not more than one-half of its width (being 0.3m).
4. The existing southerly uncovered porch (existing deck) at the first storey shall be distant 0.0m from the southerly side lot line and 0.0m from the rear lot line instead of the requirement that an uncovered porch which does not extend more than 1.0 metre above the floor level of the first storey, may project into a required yard, if distant at least 0.5 metres from the nearest side lot line and rear lot line.
5. The existing uncovered front porch with stairs at the first storey shall be distant 0.7m from the street line instead of the requirement that an uncovered porch which does not extend more than 1.0 metre above the floor level of the first storey, may project into a required yard, if distant at least 1.5 metres from the nearest street line.

NOTE:

- i) Variance #'s 4 and 5 are intended to recognize the location of the existing front porch and stairs and the existing deck located at the south side of the dwelling.
- ii) Variances are not necessary for the existing 1.5 storey dwelling as its front yard depth, northerly side yard width and rear yard depth are considered legally established non-conforming.
- iii) A variance for a front yard at garage is not necessary as the garage is not located in the front yard.

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

DATE: Thursday, April 1st, 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 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

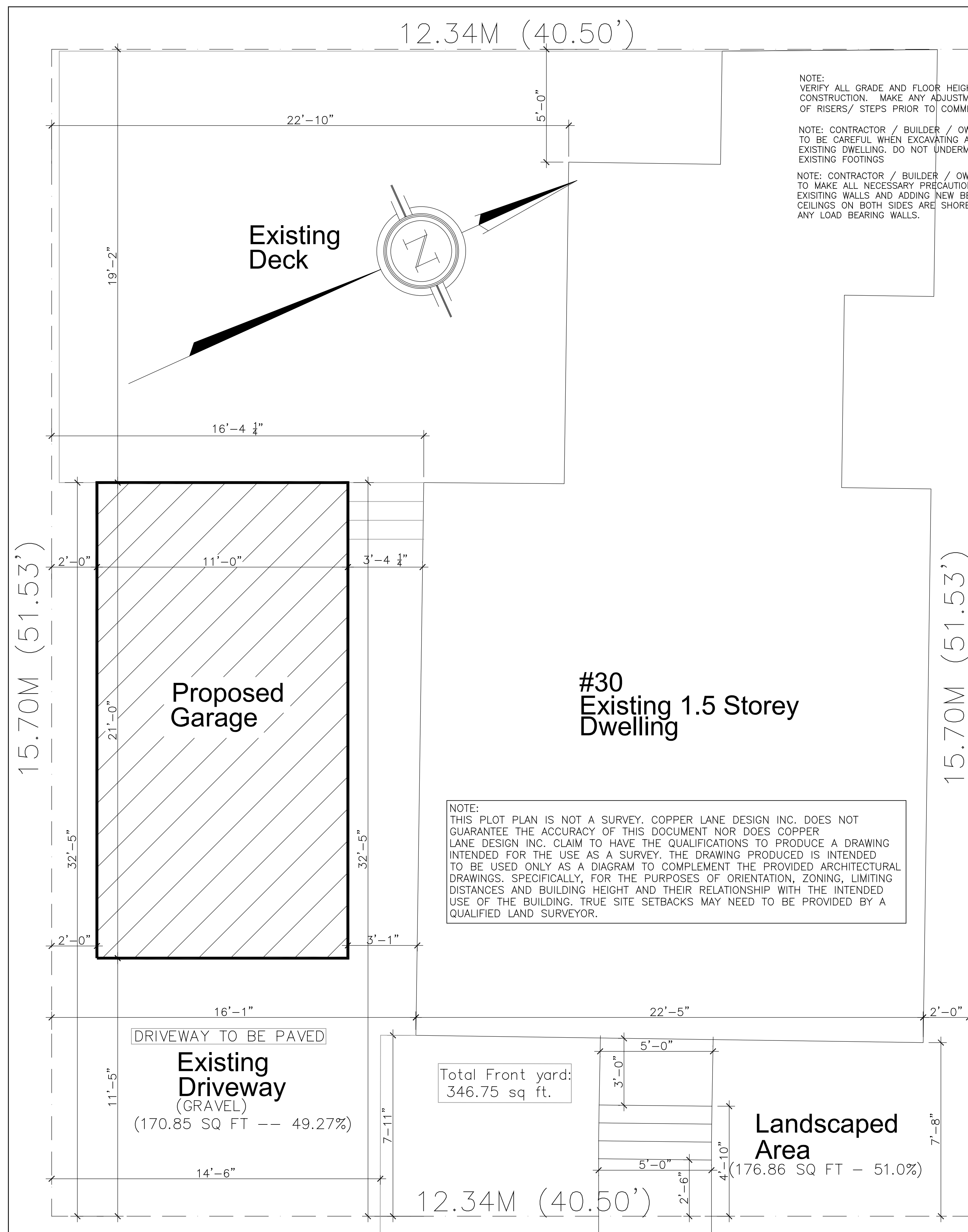
For more information on this matter, including access to drawings illustrating this request:

- 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 16th, 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.



NOTE: VERIFY ALL GRADE AND FLOOR HEIGHTS PRIOR TO CONSTRUCTION. MAKE ANY ADJUSTMENTS REQUIRED TO NUMBER OF RISERS/ STEPS PRIOR TO COMMENCING CONSTRUCTION.

NOTE: CONTRACTOR / BUILDER / OWNER TO BE CAREFUL WHEN EXCAVATING AROUND EXISTING DWELLING. DO NOT UNDERMINE EXISTING FOOTINGS

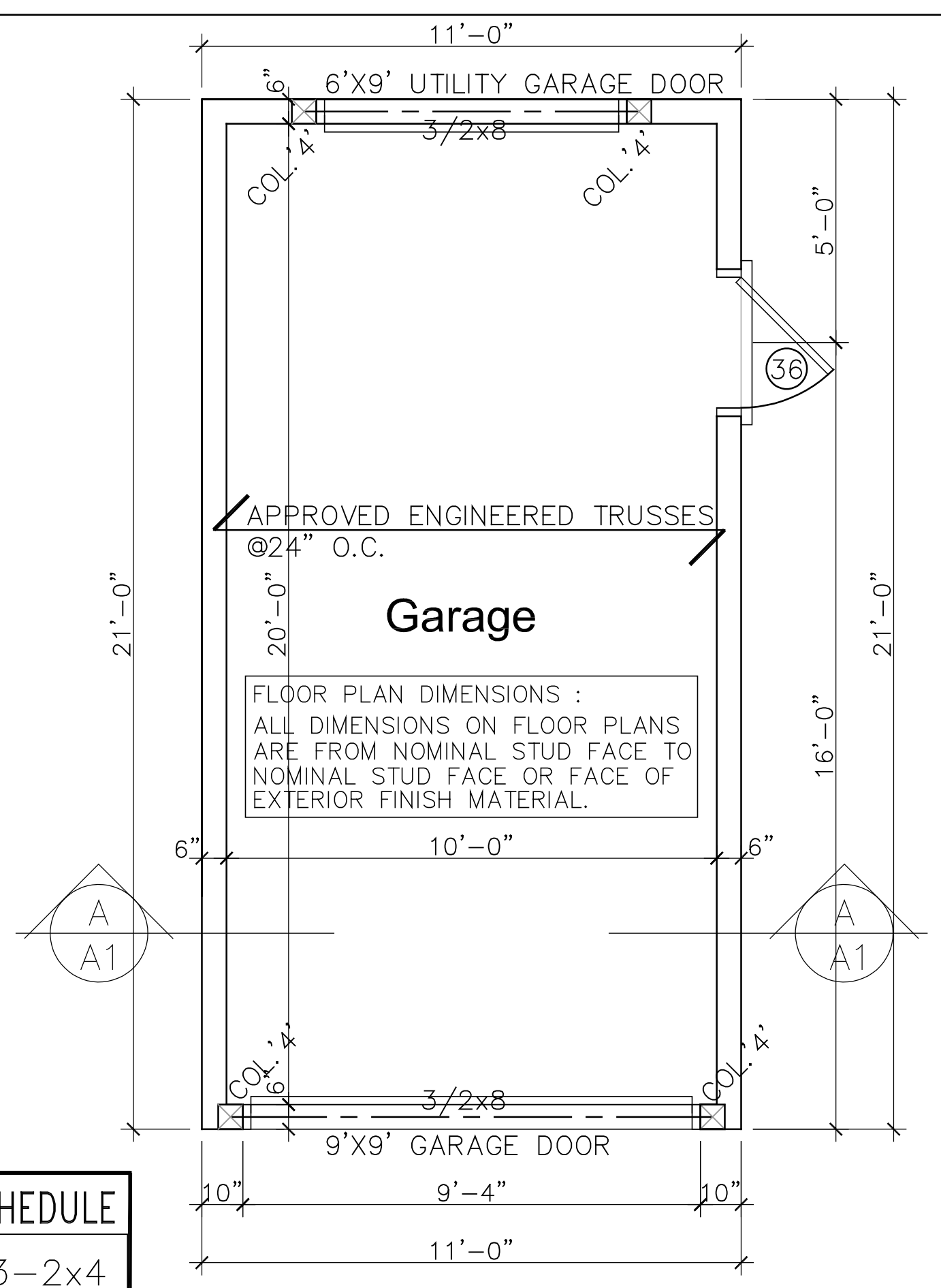
NOTE: CONTRACTOR / BUILDER / OWNER TO MAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING EXISTING WALLS AND ADDING NEW BEAM SUPPORTS. MAKE SURE CEILINGS ON BOTH SIDES ARE SHORED UP PRIOR TO REMOVING ANY LOAD BEARING WALLS.

NOTE: THIS PLOT PLAN IS NOT A SURVEY. COPPER LANE DESIGN INC. DOES NOT GUARANTEE THE ACCURACY OF THIS DOCUMENT NOR DOES COPPER LANE DESIGN INC. CLAIM TO HAVE THE QUALIFICATIONS TO PRODUCE A DRAWING INTENDED FOR THE USE AS A SURVEY. THE DRAWING PRODUCED IS INTENDED TO BE USED ONLY AS A DIAGRAM TO COMPLEMENT THE PROVIDED ARCHITECTURAL DRAWINGS. SPECIFICALLY, FOR THE PURPOSES OF ORIENTATION, ZONING, LIMITING DISTANCES AND BUILDING HEIGHT AND THEIR RELATIONSHIP WITH THE INTENDED USE OF THE BUILDING. TRUE SITE SETBACKS MAY NEED TO BE PROVIDED BY A QUALIFIED LAND SURVEYOR.

NOTE: ALL PROPOSED RAIN WATER LEADERS TO DISCHARGE ANY RAIN WATER ON PROPERTY OR EXISTING SWALES. NO WATER IS TO BE DRAINED ON TO ADJACENT PROPERTIES OR WALKWAYS OR DRIVEWAYS.

COLUMN SCHEDULE

COL. 1=3-2x4
COL. 2=4-2x4
COL. 3=2-2x6
COL. 4=3-2x6
COL. 5=4-2x6



IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HAVE ALL GRADES AND SERVICES CHECKED AND VERIFIED GRADING AND SERVICES ENGINEERED PROPOSED GRADE LINE AS INDICATED ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS

FOUNDATION WALLS TO BE CONSTRUCTED TO A MIN 8" ABOVE APPROVED GRADES

SITE STATISTICS

MUNICIPAL ADDRESS
30 POULETTE ST.
HAMILTON, ONT.

BUILDING CLASSIFICATION
RESIDENTIAL - ONE AND TWO FAMILY

ZONING
RESIDENTIAL - D/S-1787

REQUIREMENTS
MIN. SIDE YARDS 1.20M (3.94')
MIN. FRONT YARD 6.0M (19.68')
MIN. REAR YARD 7.5M (24.61')

EXISTING YARDS AT DWELLING
SIDE YARD (LEFT) 4.90M (16'-1") -EXISTING
SIDE YARD (RIGHT) 0.60M (2'-0") -EXISTING
FRONT YARD 2.30M/2.41M (7'-7"/7'-11") -EXISTING
REAR YARD 0.150M+- (0'-6"+-) -EXISTING

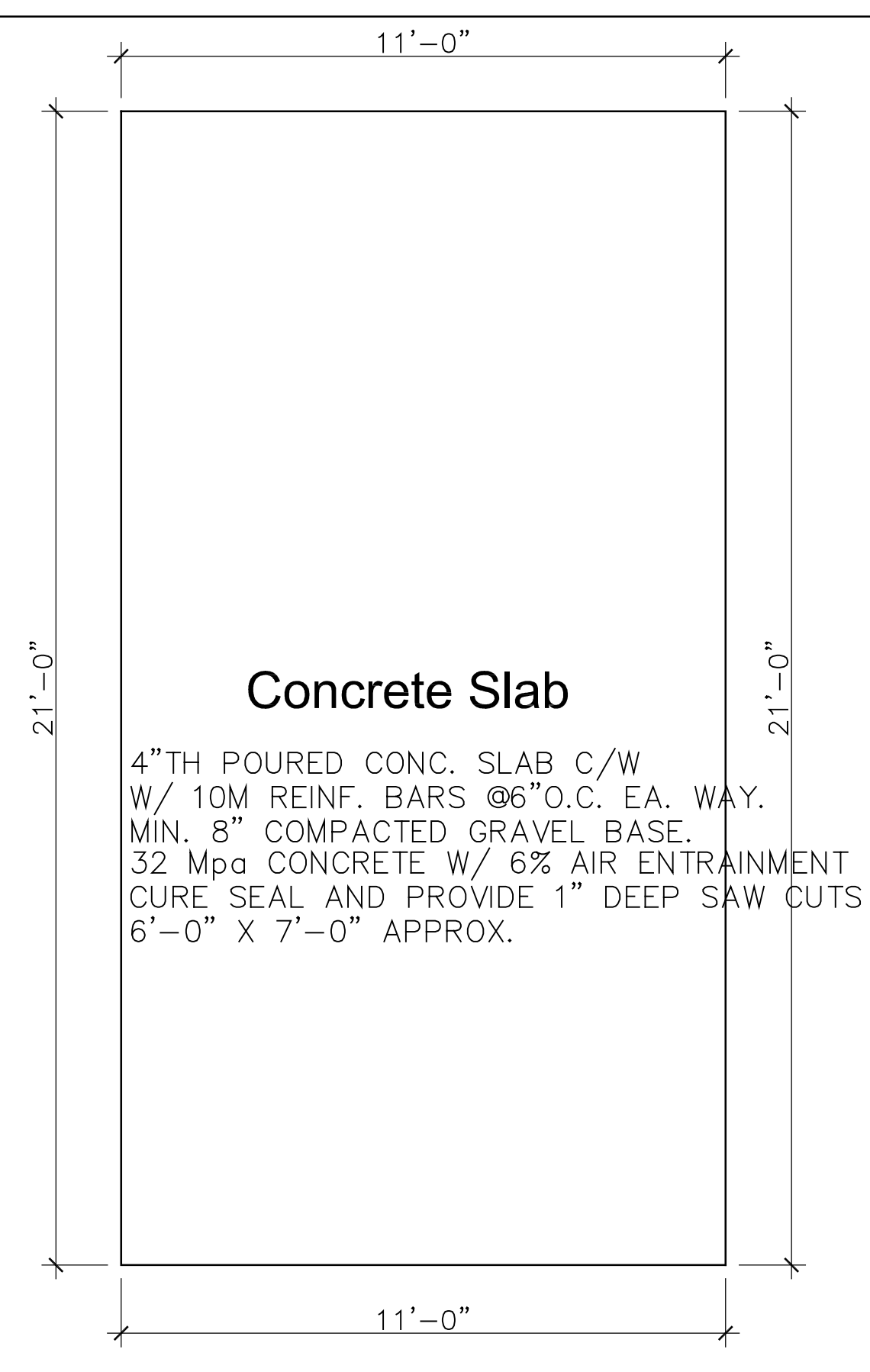
REQUIRED VARIANCES
+ RIGHT SIDE YARD AT EXISTING DWELLING
+ REAR YARD AT EXISTING DWELLING
+ FRONT YARD AT EXISTING DWELLING
+ EXISTING DECK
+ PROPOSED GARAGE
+ PROPOSED LEFT SIDE AT GARAGE
+ PROPOSED FRONT YARD AT GARAGE

LOT AREA
193.88M2 (2086.96 SQFT)

IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HAVE ALL GRADES AND SERVICES CHECKED AND VERIFIED GRADING AND SERVICES ENGINEERED

FOUNDATION WALLS TO BE CONSTRUCTED TO A MIN 6" ABOVE APPROVED GRADES AT HOUSE

PROPOSED GRADE LINE AS INDICATED ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS OF ANY PARTICULAR LOT



FOUNDATION WALLS TO BE CONSTRUCTED TO A MIN 8" ABOVE APPROVED GRADES

USE ONLY WHERE 'LVL'S' ARE NOT SPECIFIED

WOOD LINTEL LEGEND

FOR WOOD OPENINGS :
44" OR LESS USE 2/2"x8"
66" OR LESS USE 2/2"x10"
88" OR LESS USE 2/2"x12"
PROVIDE INSUL. BETWEEN HEADERS IF POSSIBLE

NOTES:

THESE NOTES COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. (REG. 2012) UNLESS SPECIFICALLY ALTERED BY MUNICIPALITY HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO CONFORM WITH THESE SECTIONS WHERE APPLICABLE AND FAMILIARIZE HIMSELF SPECIFICALLY WITH PART 9 OF THE CODE

ALL STRUCTURAL LUMBER TO BE EASTERN SPRUCE NO.2 CONSTRUCTION GRADE, UNLESS OTHERWISE NOTED. SIZES ARE DETERMINED FROM SPAN OFF TABLES OF THE BUILDING CODE, - ONTARIO REG. 413/97

ALL WINDOWS ARE DOUBLE GLAZED OR THERMOPANE

ALL EXTERIOR DOORS, IF WOOD TO HAVE STORM DOORS OR TO BE OF METAL INSULATED TYPE.

ALL TIMBER TO BE SUPPORTED MIN 6" ABOVE FIN. GRADE UNLESS PRESSURE TREATED AGAINST TERMITES REMOVE WOOD DEBRIS OR VEGETABLE MATTER FROM BACKFILL

All drawings remain the property of Designer and shall not be reproduced or reused without the owners written permission.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

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	
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code	
MAURO FORTUNATO	15084 BCN
Name	Signature
REGISTRATION INFORMATION	
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code	
UNIQUE DESIGNS INC	31090 BCN
Firm Name	BCN

UNIQUE DESIGNS INC.

VIEGAS RESIDENCE

30 POULETTE ST. HAMILTON, ONT.

PLANS SECTIONS, DETAILS NOTES

STORAGE BUILDING

No.	DATE	DESCRIPTION
1.	02.24.20	ISSUED FOR PERMIT
2.	03.11.21	ISSUED FOR PERMIT
3.		
4.		
5.		
6.		
7.		
8.		

THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES WITH THE WORK.

THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

Drawn By: Scale: 3/8"=1'-0"

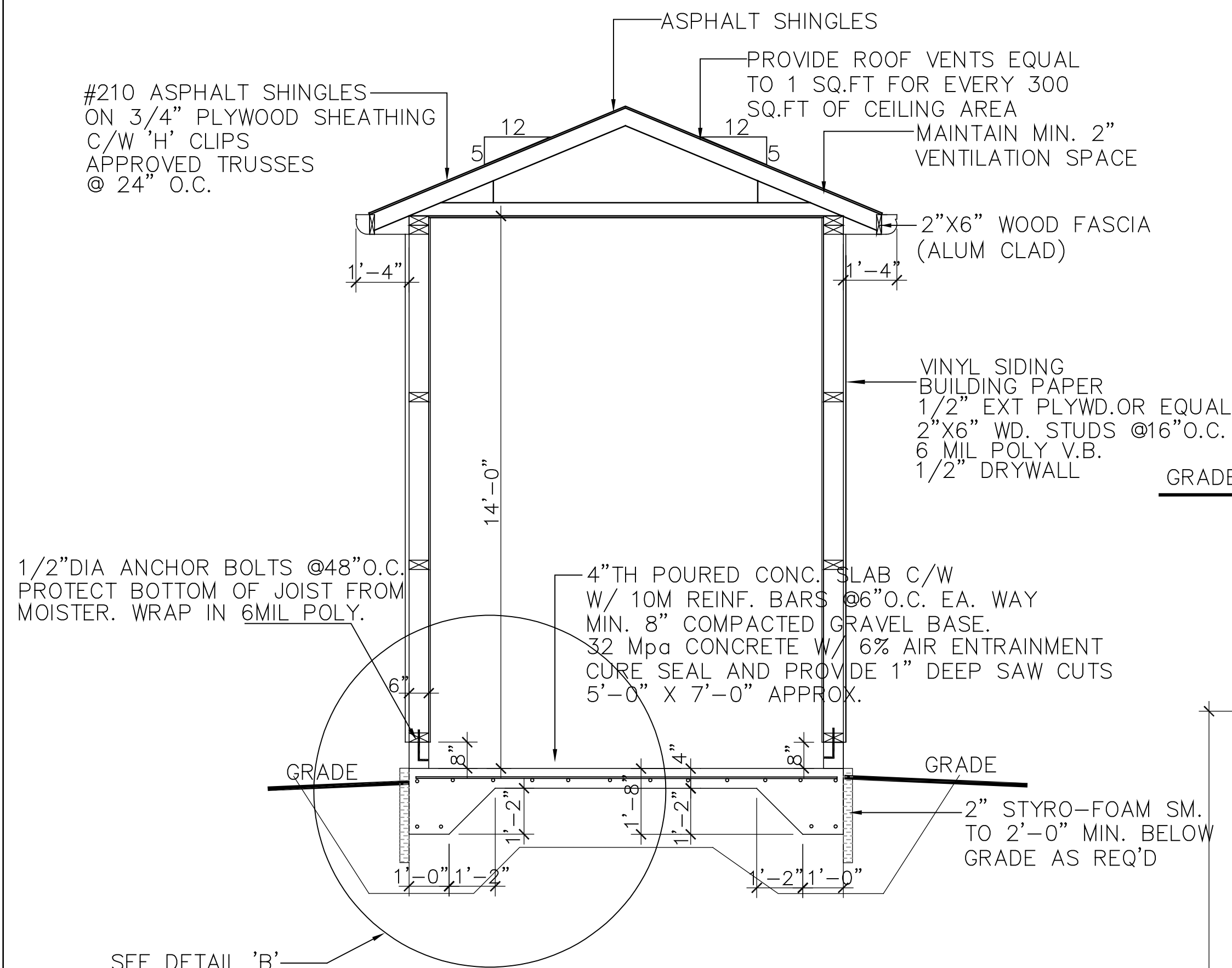
Date: 04.27.20

Job Number: 042220

A2

Note to Truss Manufacture.

- The Truss Manufacture will; (1) Design and specify all Girder Trusses and Beams that only carry roof loads.
- (2) Ensure that all Roof Beams and Girder Trusses have been designed around the Architectural structural design and therefore have full bearing to the footings in the basement.
- (3) Automatically upgrade and provide calculations for any Architecturally specified beams that will carry roof point loads.
- (4) Design and specify all Conventional Roof Framing over and between manufactured roof trusses systems needed to complete overall roof shape.
- (5) Provide the Local Municipality with Engineered documents for any of the above mentioned items if required.



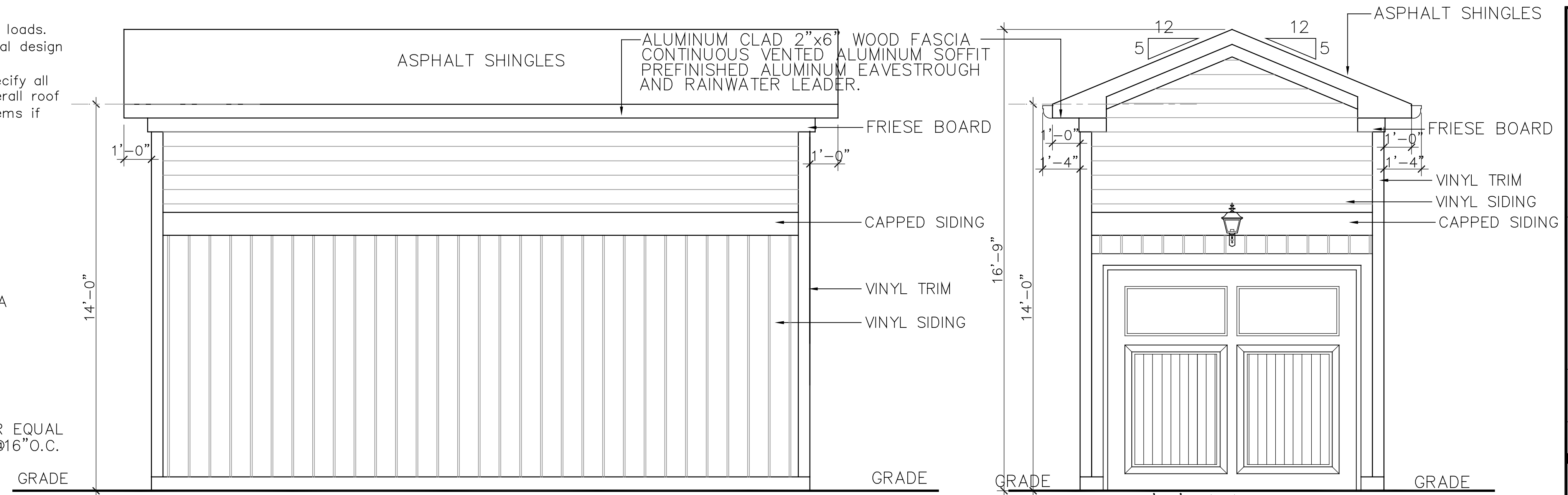
SECTION A/A1

STRUCTURAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION MUST COMPLY WITH THE LATEST ADDITION OF THE O.B.C. DO NOT SCALE THESE DRAWINGS.
- SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW BY THE DESIGNER PRIOR TO FABRICATION. MAKE FIELD MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION THE CONTRACTOR SHALL PROVIDE INSPECTION REPORTS PREPARED BY AN INSPECTION AND TESTING AGENCY ON THE STRUCTURAL STEEL ERECTION AND CONCRETE STRENGTH
- ALL FOOTING SHALL BEAR ON UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD OF 4 KSF.
- SPECIFIED 28 DAY CONCRETE STRENGTH IS 20 MPA. ALL CONCRETE EXPOSED TO FREEZE-THAW CYCLES IN A SATURATED CONDITION SHALL BE CLASSIFICATION C-1 TO CSA-A23.1-M90
- REINFORCING STEEL: G30.18M GRADE 400R.
- STRUCTURAL STEEL CSA G40.21M :
HSS SECTIONS GRADE 350W CLASS H
ANCHOR BOLTS GRADE 260W
PIPE MATERIAL ASTM A53
OTHER STEEL GRADE 300W
WELDING TO CONFORM TO CSA W59 AND W47.1
- LOAD BEARING MASONRY MATERIALS:
HOLLOW BLOCK CSA A165.1M-H/15/X/X
SOLID BLOCK CSA A165.1M-S/15/X/X
BELOW GRADE MORTAR CSA A179M-TYPE S
ABOVE GRADE MORTAR CSA A179M-TYPE N
GROUT FOR BLOCK CORES CSA A179M 1:3:2 CEMENT: SAND PEA GRAVEL BY VOLUME, 8" SLUMP
ALL LUMBER TO BE KILN-DRIED, GRADED TO CONFORM TO CSA 0141, SPF NO.2 UNLESS NOTED
- STRUCTURAL LUMBER:

NOTE: VERIFY ALL GRADE AND FLOOR HEIGHTS PRIOR TO CONSTRUCTION. MAKE ANY ADJUSTMENTS REQUIRED TO NUMBER OF RISERS/ STEPS PRIOR TO COMMENCING CONSTRUCTION.

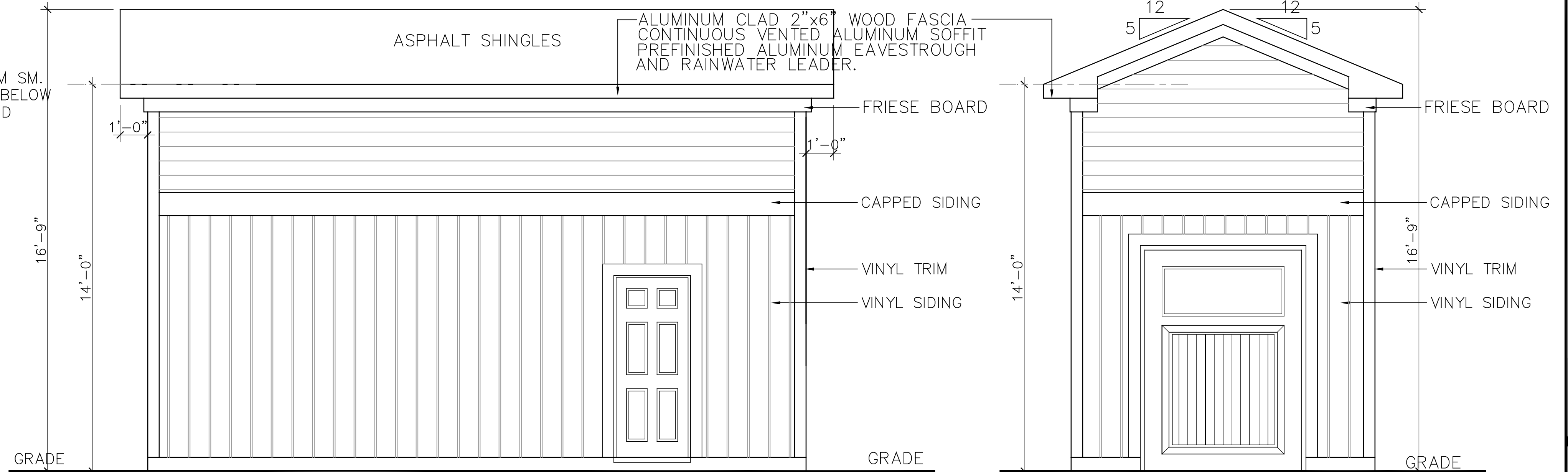
NOTE: ALL EXISTING ROOM SIZES, DIMENSIONS TO BE VERIFIED BY THE OWNER/ CONTRACTOR/BUILDER PRIOR TO AND DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR/BUILDER TO FIELD VERIFY ALL EXISTING DIMENSIONS BEFORE ORDERING ANY MATERIALS.



LEFT SIDE ELEVATION

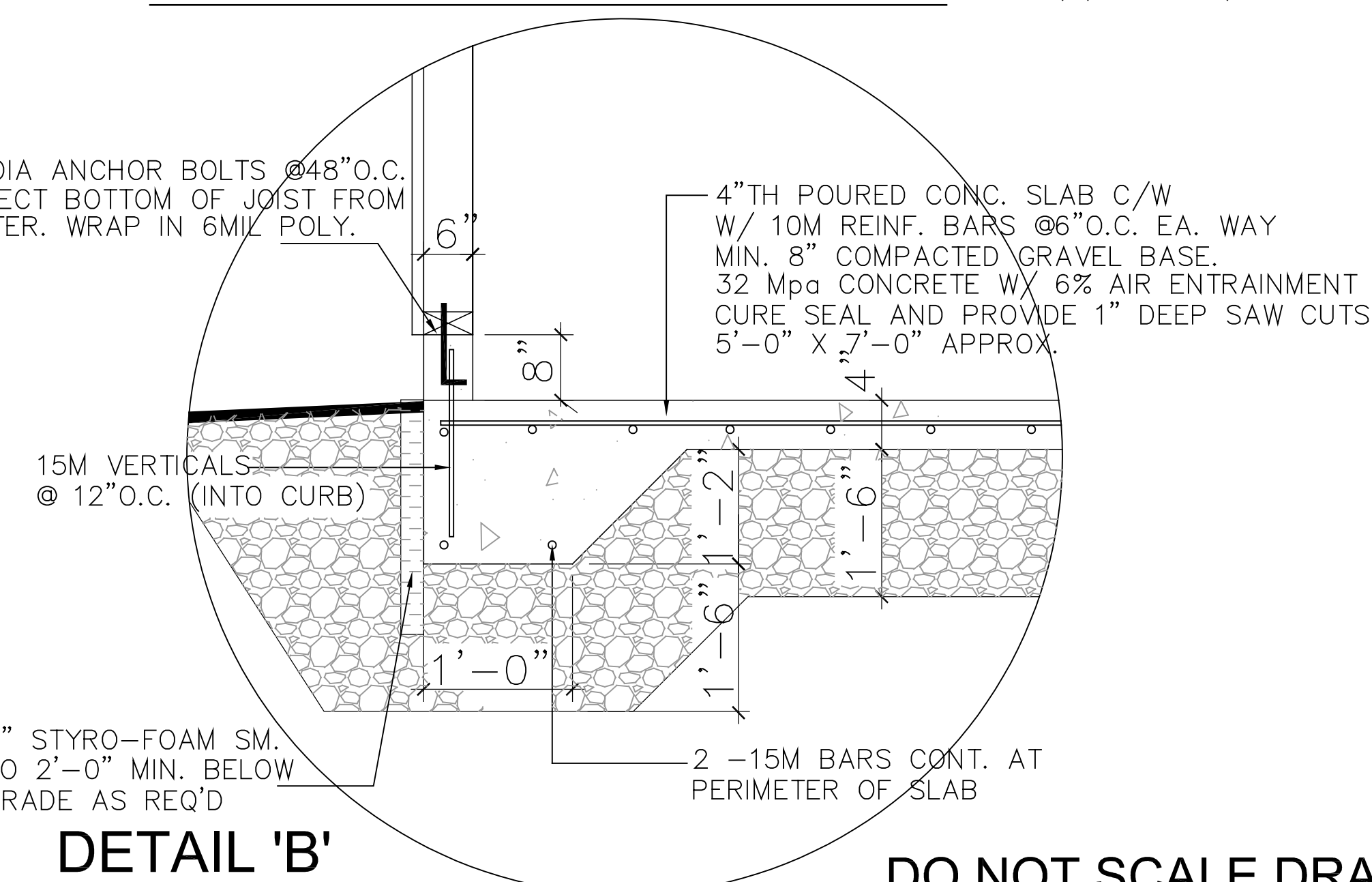
FRONT ELEVATION

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RIGHT SIDE ELEVATION

REAR ELEVATION



DETAIL 'B'

DO NOT SCALE DRAWINGS

NOTE: CONTRACTOR / BUILDER / OWNER TO BE CAREFUL WHEN EXCAVATING AROUND EXISTING DWELLING. DO NOT UNDERMINE EXISTING FOOTINGS

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REGISTRATION INFORMATION Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code	
UNIQUE DESIGNS INC Firm Name	31090 BCN

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7.		
8.		

UNIQUE DESIGNS INC.
 ELEVATIONS
 SECTIONS
 DETAILS
STORAGE BUILDING

VIEGAS RESIDENCE
 30 POULETTE ST.
 HAMILTON, ONT.

Drawn By	Scale
Date:	3/8"=1'-0"
Job Number	A1
042220	



Hamilton

Planning and Economic Development Department
Planning Division

RECEIVED
JUN 10 2020
COM OF ADJUSTMT

20-171427
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. <u>Hm/A-20:114</u>	DATE APPLICATION RECEIVED <u>June 10/20</u>
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.

- Name of Owner Chris Viegas
FAX NO. _____ E-mail address _____
- Address [REDACTED]
- Name of Agent _____ Telephone No. _____
FAX NO. _____ E-mail address. _____
- Address _____
Postal Code _____

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

- Names and addresses of any mortgagees, holders of charges or other encumbrances:

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

Side yard set back location in side yard
-Hight & maneuvering space

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

Older property with limited space.

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

36 poulette st.

9. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

9.1 If Industrial or Commercial, specify use

N/A

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?

Never any but residential.
Prior to 1850 may have been lock st
farm area

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.

June 1/20
Date


Signature Property Owner

Chris Viegas
Print Name of Owner

10. Dimensions of lands affected:

Plot property
Frontage 40'
Depth 52'
Area 2080
Width of street 52'

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: Vacant side yard currently
11" wide by 17 ft high. is Ground floor area

Proposed: width 11' hight 16.9'
on storey garage with hight for
hobby car lift

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

Existing: 23 ft by 17 ft wide. (side yard area)

Proposed: 3 ft from house 2 ft from
property line

13. Date of acquisition of subject lands:
Jan 1 2013
14. Date of construction of all buildings and structures on subject lands:
as soon as approved
15. Existing uses of the subject property: yard
16. Existing uses of abutting properties: residential
17. Length of time the existing uses of the subject property have continued:
156 years
18. Municipal services available: (check the appropriate space or spaces)
Water Connected _____
Sanitary Sewer Connected _____
Storm Sewers
19. Present Official Plan/Secondary Plan provisions applying to the land:
Urban plan
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
6520 - residential
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 referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.

PAS Checklist

Edited May 1/2019

Permit

Address	30 Poulette St			Payee:	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Contractor <input type="checkbox"/> Other		
Municipality	HAM			Payment type:	<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Visa <input type="checkbox"/> MC <input type="checkbox"/> Debit		
Zone	D/S-1787	Bylaw	6593	Intake By:	Date:		
Lot Type	<input checked="" type="checkbox"/> Interior <input type="checkbox"/> Corner <input type="checkbox"/> Through <input type="checkbox"/> Other			Reviewed by:	Date:		

Is there an order on this property?	Y / N	If Yes-Folder #
Does the permit application include all construction from the order?	Y / N	If No: what is not included
Is there a surcharge?	Y / N	If Yes: %Surcharge
Did you Email the Enforcement Inspector	Y / N	Email sent to:

TYPE OF PERMIT	Location Front, Side, Rear	Lot Coverage (See Reverse for calculations)		Interior Side Yard		Exterior Side Yard		Front Yard		Rear Yard		Height A.G./ Max Height		Limiting Distance	Guards	Type of Pool IN - ON - AB	Pool Equipment Locaiton	Grading Completed	
		Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed						
Porch																			
Deck		Max.	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed						
Acc. Bld		Max.	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed						
Pool		Max.	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed						
Int. Reno-Flr		Habitable Rooms (#)		# of Parking Spaces		Ceiling Height				Gross Flr. Area	Insulation		Stat Dec	2nd Kitchen Letter	Notes:				
		Existing	Proposed	Existing	Required	Proposed	Req. U/S Joists	Prop. U/S Joists	Req. U/S Bm/Outs	Ex. U/S Bm/Outs		5B-12	>5yrs	Y / N	Y / N				

APPLICABLE LAWS:	Y	N	Y	N	Y	N	
Committee of Adjustment			Ontario Heritage Act		W.H.P.A (Form/Memo req.)	Schedule 1	Y / N
Encroachment Agreements			NEC		ESA (Memo req.)	Other:	
Ministry of Transportation			Conservation Authority		Grading checksheet	Other:	

Additional Information:

Intake by: _____ Date: _____ Reviewed by: _____ Date: _____