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-20:285**

APPLICANTS: Lucas Koket on behalf of the owner Matthew Henderson

SUBJECT PROPERTY: Municipal address **35 Taylor Cres., Flamborough**

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

ZONING: "S1" (Settlement Residential) district

PROPOSAL: To permit the construction of a new 15.3m x 8.0m, one (1) storey accessory building in the rear yard of the existing Single Detached Dwelling notwithstanding that:

1. An area of 122.0m² within an accessory building shall be devoted for parking whereas a maximum parking area of 97.0m² is permitted within an accessory structure.

2. A building height of 5.8m shall be provided instead of the maximum permitted accessory building height of 5.0m.

3. A height of 4.5m shall be provided to the underside of any fascia eaves, overhand or the lower ends of the roof joists, rafters or trusses whereas the by-law permits a maximum height of 3.0m.

NOTES:

i. Please be advised that no accessory building shall be used for human habitation. The accessory structure appears to be intended entirely for parking purposes however floor plans have not been provided to confirm zoning compliance.

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

DATE: **Thursday, May 6th, 2021**
TIME: **1:25 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.

…/2

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:

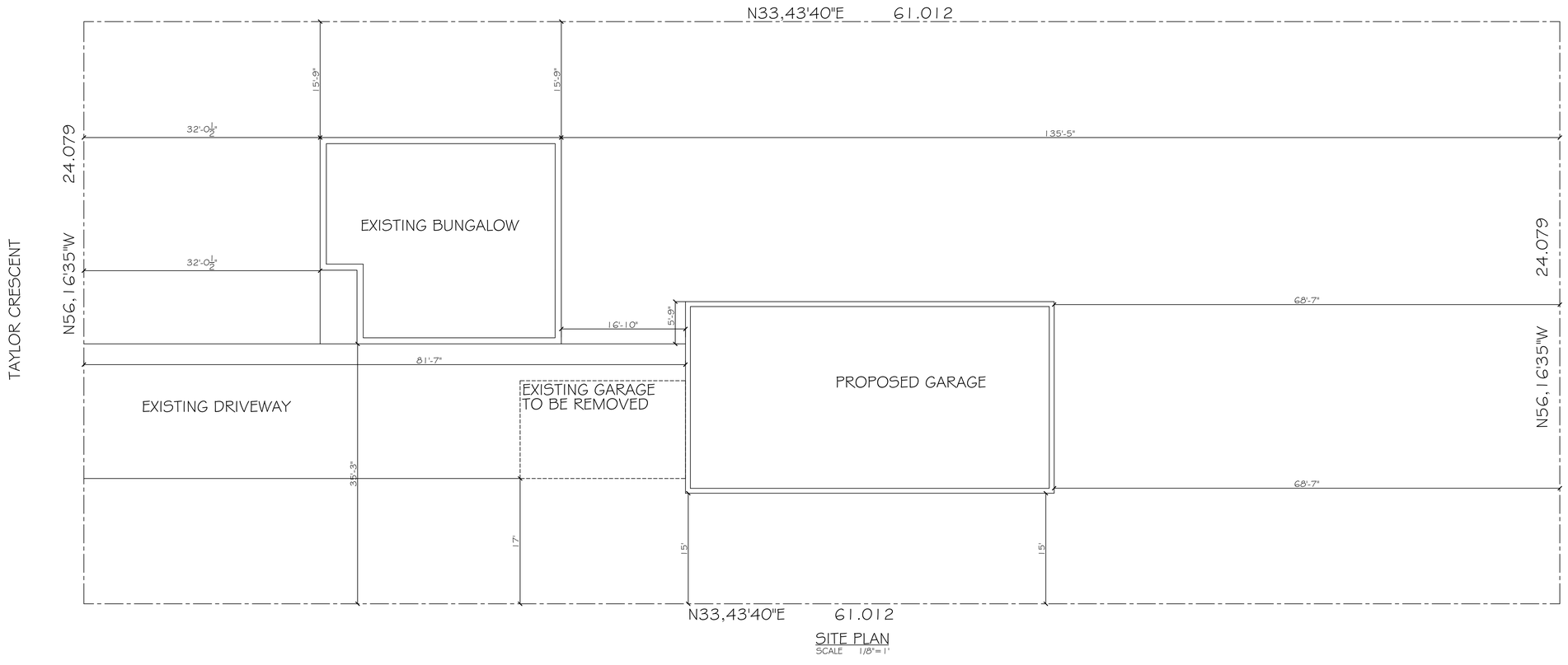
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: April 20th, 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.



SITE PLAN
SCALE 1/8"=1'

Project North: | True North:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE 2.17.4.1.(3)(a) TO BE AN "OTHER DESIGNER"
QUALIFICATION INFORMATION:
RON CRICKMORE BCIN: 41922

No.	Date:	Issue/Revision	By:
		Drawing Issues/Revisions:	

Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF S.D.H. DESIGNS.

USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CRICKMORE DESIGN
111 Vulcanus Street, Ancaster, Ontario, Canada L9G 4Z8
Tel: 905-870-8135

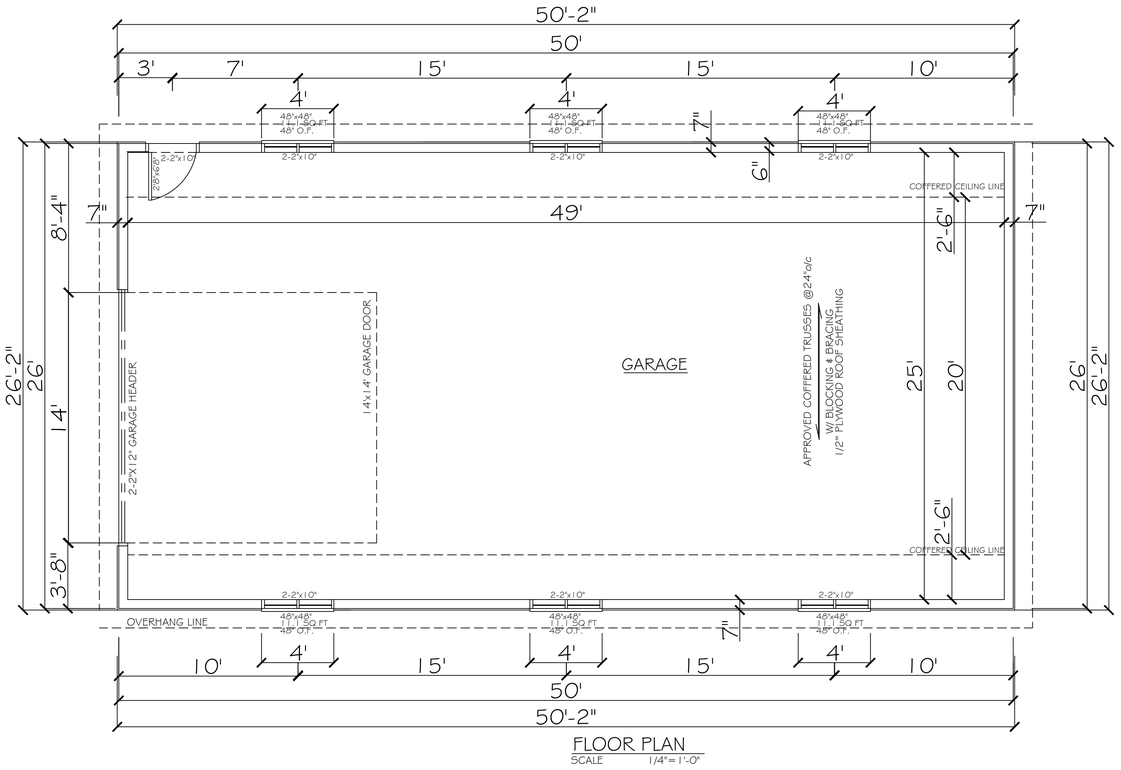
Project:
MATT HENDERSON
PROPOSED GARAGE
35 TAYLOR CRESCENT
GREENSVILLE ONTARIO

Sheet Title:
PROPOSED GARAGE SITE PLAN

Design By:	Drawn By:	Approved By:
RJC	RJC	RJC
Scale:	Date:	Project No.:
1/8"=1'-0"	SEPT 2020	20042

Drawing No:
A8

Drawing Series:



FLOOR PLAN
SCALE 1/4" = 1'-0"

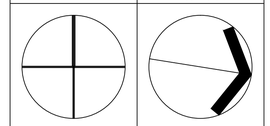
NOTE:
ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC
VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY
VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY

NOTE:
TRUSS DESIGNS AND LAYOUT PROVIDED BY TRUSS MANUFACTURER

NOTE:
DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR THE CONTRACTOR AND TRUSS MANUFACTURER VERIFY ALL DIMENSIONS, BEARING AND ROOF PITCHES OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFFIT ALIGNMENT

NOTE:
FINAL GRADING WILL DEPEND ON SIGHT AND SOIL CONDITIONS
FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS

Project North: | True North:



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RON CRICKMORE BCIN: 41922

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111 Vallmont Street, Ancaster, Ontario, Canada L9G 4Z8
Tel: 905-870-6121

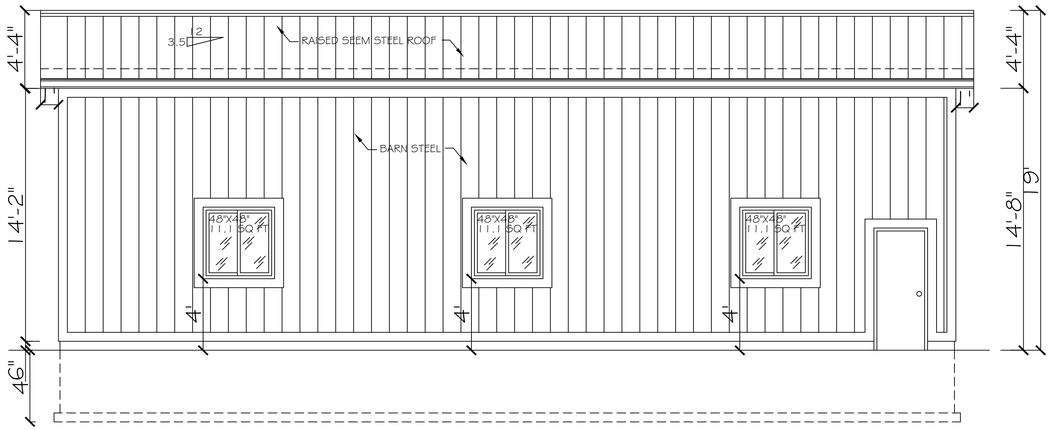
Project:
MATT HENDERSON
PROPOSED GARAGE
35 TAYLOR CRESCENT
GREENSVILLE ONTARIO

Sheet Title:
PROPOSED GARAGE
GARAGE FLOOR PLAN

Design By:	Drawn By:	Approved By:
RJC	RJC	RJC
Scale:	Date:	Project No.:
1/4"=1'-0"	SEPT 2020	20042

Drawing No:
A2

Drawing Series:



LEFT ELEVATION
SCALE 1/4"=1'-0"

NOTE:
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RON CRICKMORE BCIN: 41922

No.	Date:	Issue/Revision	By:

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CRICKMORE DESIGN
111 Talbot Street, Aylmer, Ontario, Canada N5H 2G8
Tel: 905-879-8115

Project:
MATT HENDERSON
PROPOSED GARAGE
35 TAYLOR CRESCENT
GREENSVILLE ONTARIO

Sheet Title:
PROPOSED GARAGE
LEFT ELEVATION

Design By:	Drawn By:	Approved By:
RJC	RJC	RJC
Scale:	Date:	Project No.:
1/4"=1'-0"	SEPT 2020	20042

Drawing No:
A5

Drawing Series:

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 MATTHEW HENDERSON Telephone No [redacted]
   FAX NO. _____ E-mail address. [redacted]
2. Address [redacted]
   _____ Postal Code [redacted]
3. Name of Agent LUCAS A. KOLOF Telephone No. [redacted]
   FAX NO. [redacted] E-mail address. [redacted]
4. Address [redacted]
   [redacted] _____ Postal Code [redacted]

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:
   Canadian Imperial Bank of Commerce
   199 Bay St, B-2 Securities Level Postal Code M5L 1A2
   Toronto, ON
   _____ Postal Code _____

6. Nature and extent of relief applied for:

a building height of 18'6" is the minor variance I am looking to obtain

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

a building height of 18'6" would allow the storage of a 5th wheel R.V. trailer or motorhome I would like to purchase.

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

LOT 20 Registered Plan 1014
35 Taylor Cres.

9. PREVIOUS USE OF PROPERTY

Residential X 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 X

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

Yes ____ No X Unknown ____

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

Yes ____ No X 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 X 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 X Unknown ____

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

Yes ____ No X 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 X 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 X 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 X Unknown ____

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

Local history as shared from neighbours

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 13/20
Date

[redacted]
Signature Property Owner

MATTHEW HENDERSON
Print Name of Owner

10. Dimensions of lands affected:

Frontage 24 M. (79')
Depth 61 M (200')
Area 1464 M² (15,800 SQFT)
Width of street ~~20 M.~~ 20'

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: Single Story 9M X 10M. 90M²
29.5' X 33' 973 SQFT.

Proposed: 60' X 26' 1560 SQ FT.
Single Story Garage. Storage.

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 - 9.7M. Rear 41 M.
SIDE - 4.7M Side 10.7M.

Proposed: FRONT 81'7" Rear 58'7"
SIDE 15' SIDE 38'
"SEE ATTACHED SITE PLAN."

13. Date of acquisition of subject lands:
Dec 15 2011.

14. Date of construction of all buildings and structures on subject lands:
MID 50's

15. Existing uses of the subject property: Residential.

16. Existing uses of abutting properties: Residential.

17. Length of time the existing uses of the subject property have continued:
60 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:
Residential. SETTLEMENT.

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
~~Accessory Building (garage)~~ #96-92-Z
S1 Settlement Residential. 15-173 05-200

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