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-21:126**

APPLICANTS: Agent Dave DeBoer
Owner M. & C. Merifield

SUBJECT PROPERTY: Municipal address **1081 Queensdale Ave. E., Hamilton**

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

ZONING: C district (Urban Protected Residential)

PROPOSAL: To permit the construction of a second storey addition to the existing single family dwelling, notwithstanding;

1. A minimum two (2) parking spaces shall be permitted instead of the minimum four (4) parking spaces required.

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

DATE: **Thursday, May 6th, 2021**
TIME: **2:40 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:

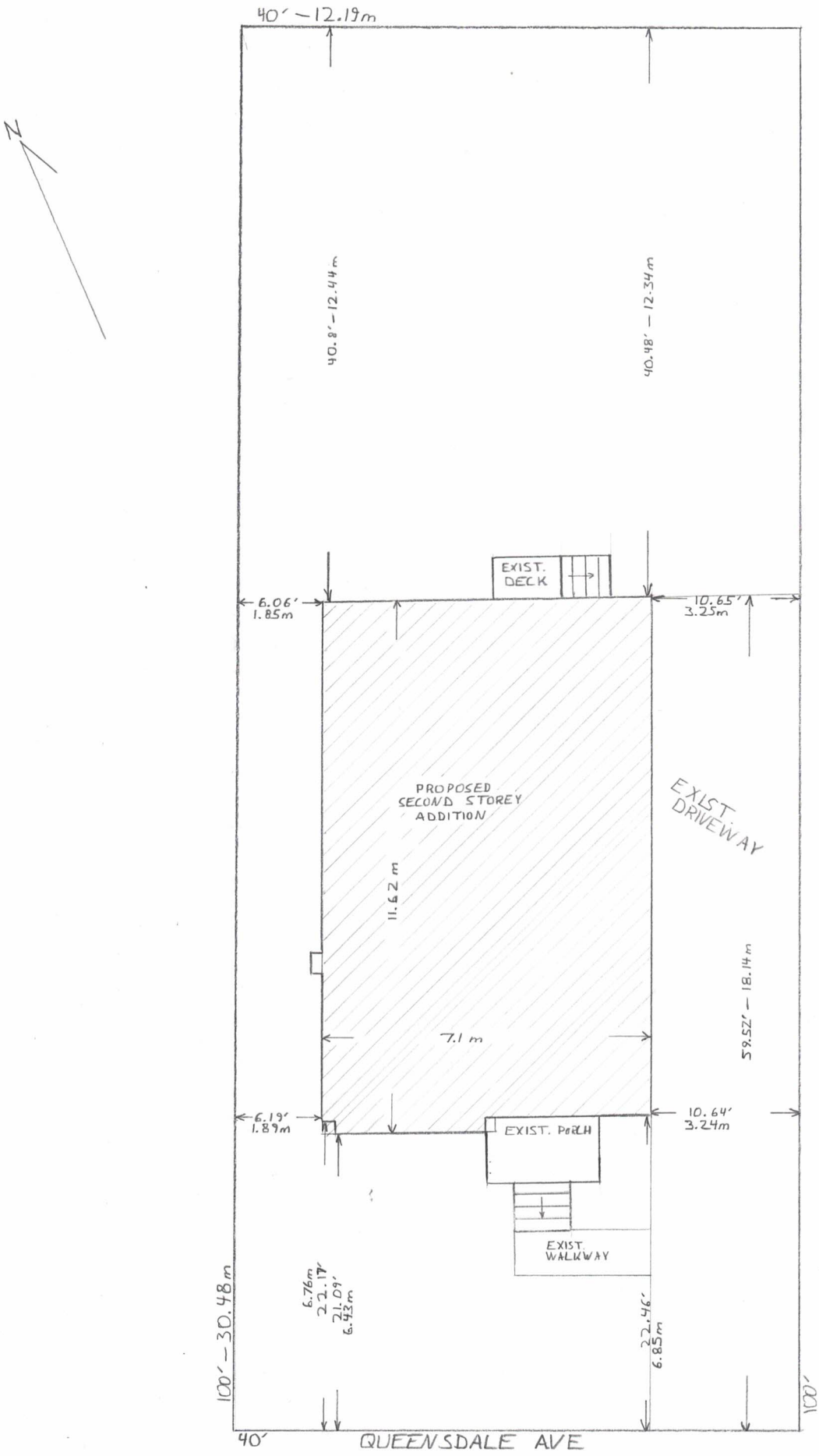
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: 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
OF PART OF
LOT 8 PLAN 869
1081 QUEENSDALE AVE. EAST
SCALE: 3/32" = 1'

LOT AREA: 4000 FT²
DWELLING AREA: 876 FT²
LOT COVERAGE: 21.9%



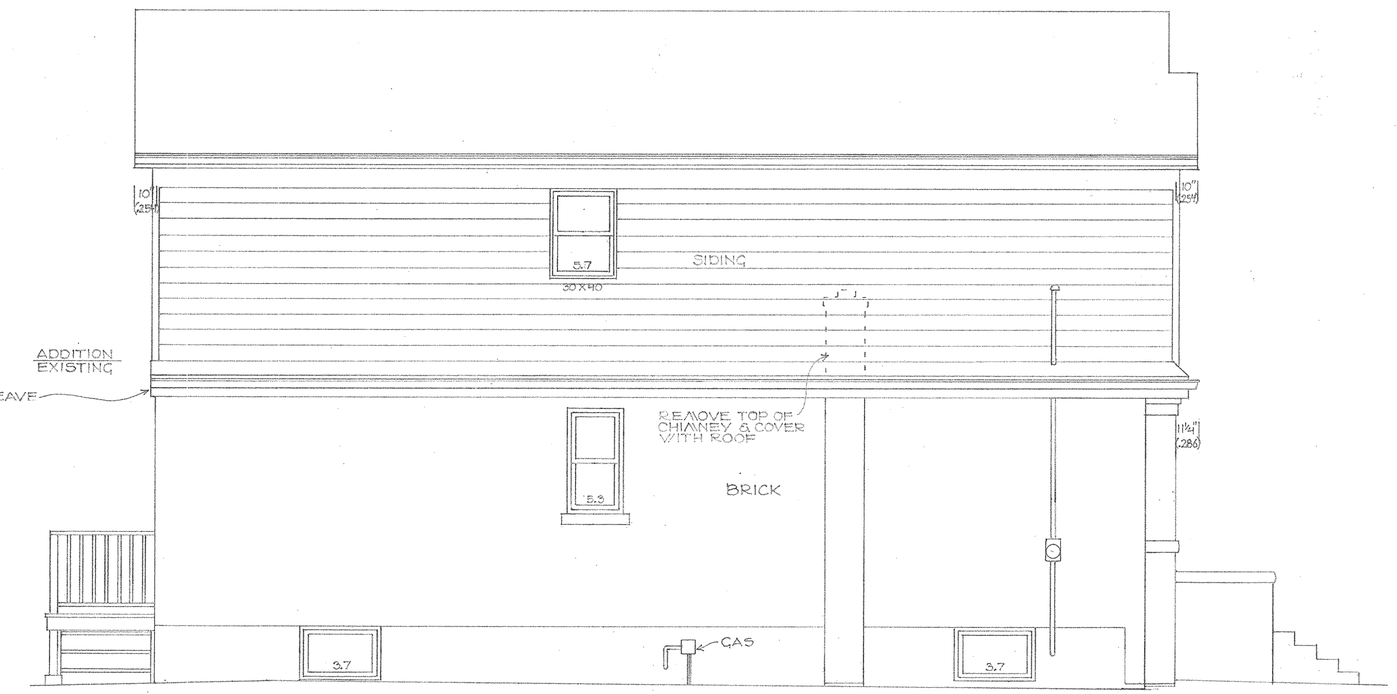
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is except under 2.17.5.1 of the building code

SHANE K WILSON — SIGNATURE — 35733 BCIN

REGISTRATION INFORMATION

Required unless design is except under 2.17.4.1 of the building code

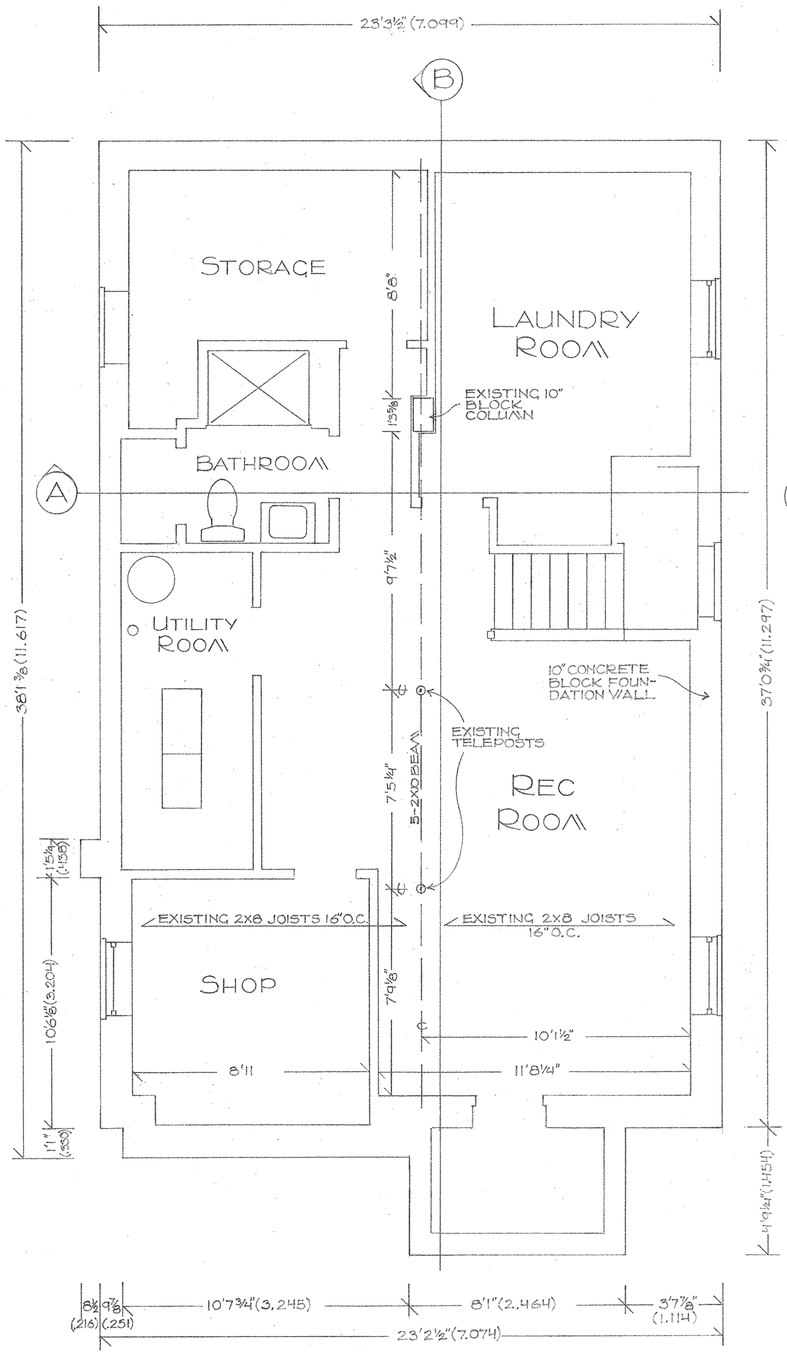
DETAILS MATTER — 39141 BCIN

FIRM NAME

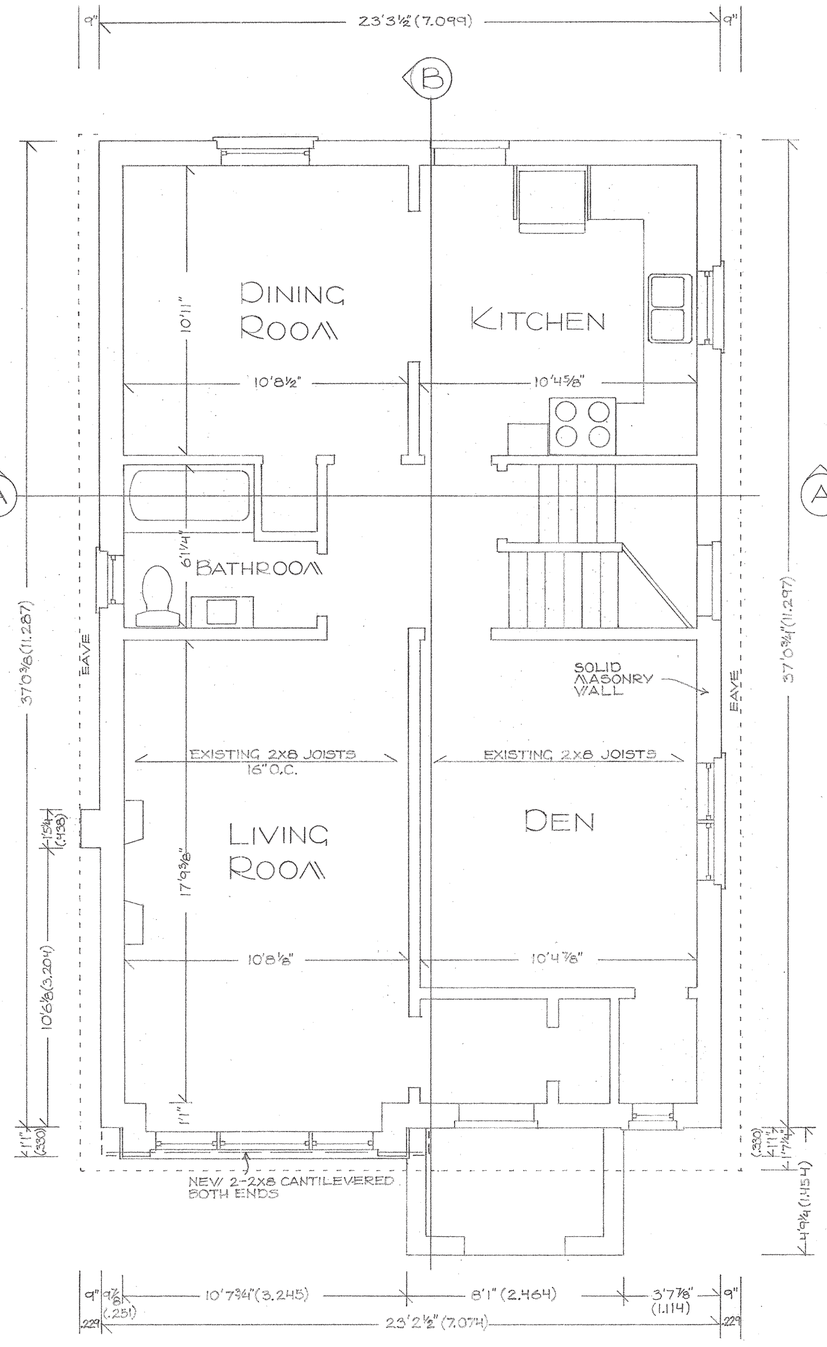
MIKE & CINDY MERIFIELD

1081 QUEENSDALE AVE. E.
HAMILTON

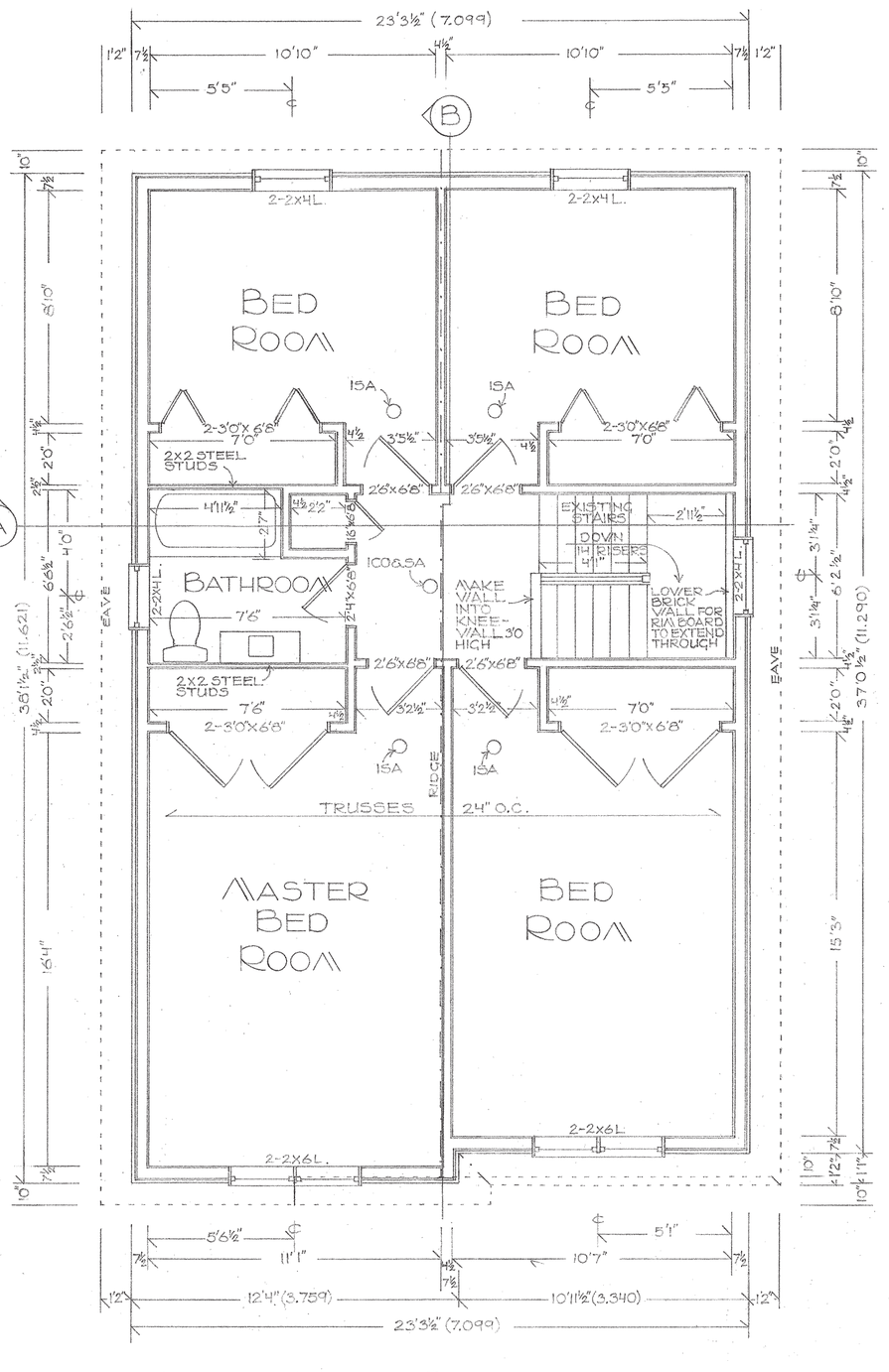
SCALE 1/4" : 1' | PAGE 1 | 1220



BASEMENT PLAN EXISTING



MAIN FLOOR PLAN
EXISTING



UPPER FLOOR PLAN ADDITION

EXISTING WALLS

NEW FRAME WALLS

1CO&SA INTERCONNECTED CARBON MONOXIDE & SMOKE ALARM

15A INTERCONNECTED SMOKE ALARM

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is except under 2.17.5.1 of the building code

NAME	SIGNATURE	BCIN
SHANE K WILSON	Shane Wilson	35733

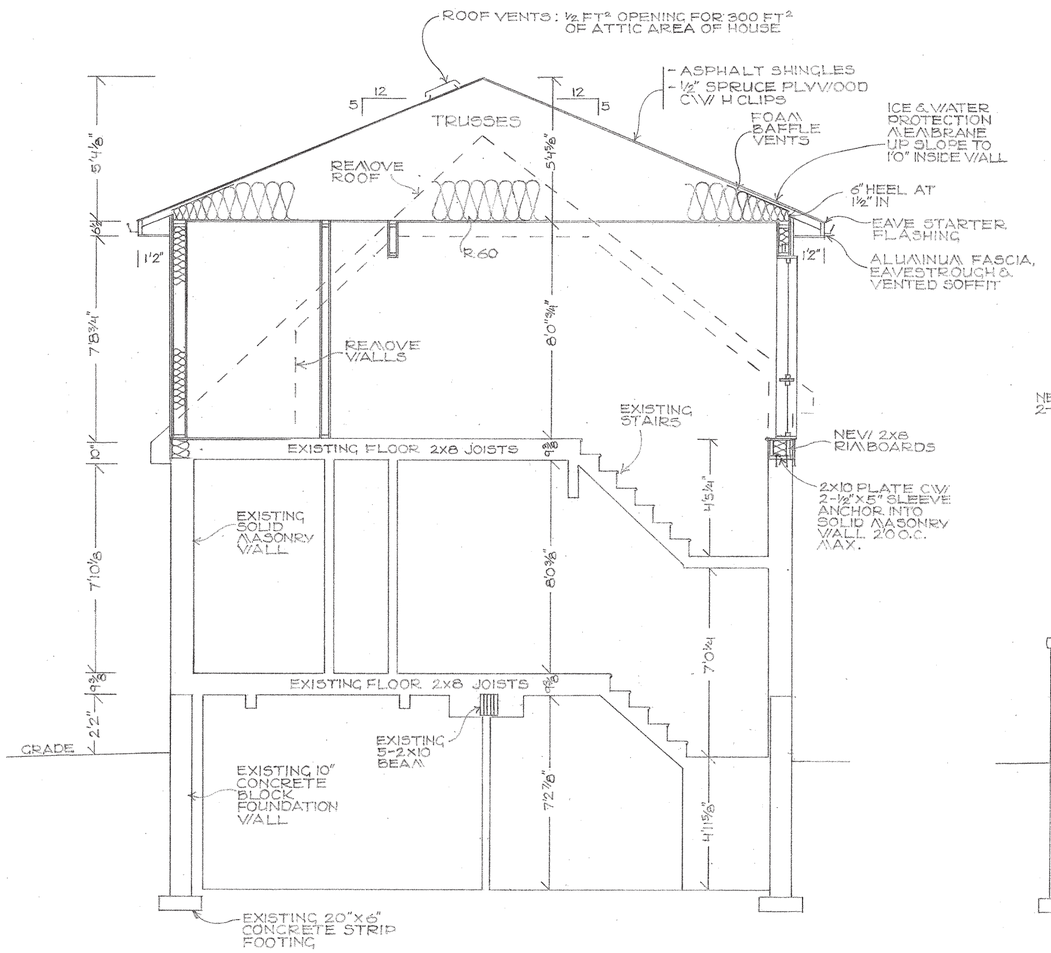
REGISTRATION INFORMATION
Required unless design is except under 2.17.4.1 of the building code

FIRM NAME	BCIN
DETAILS MATTER	39141

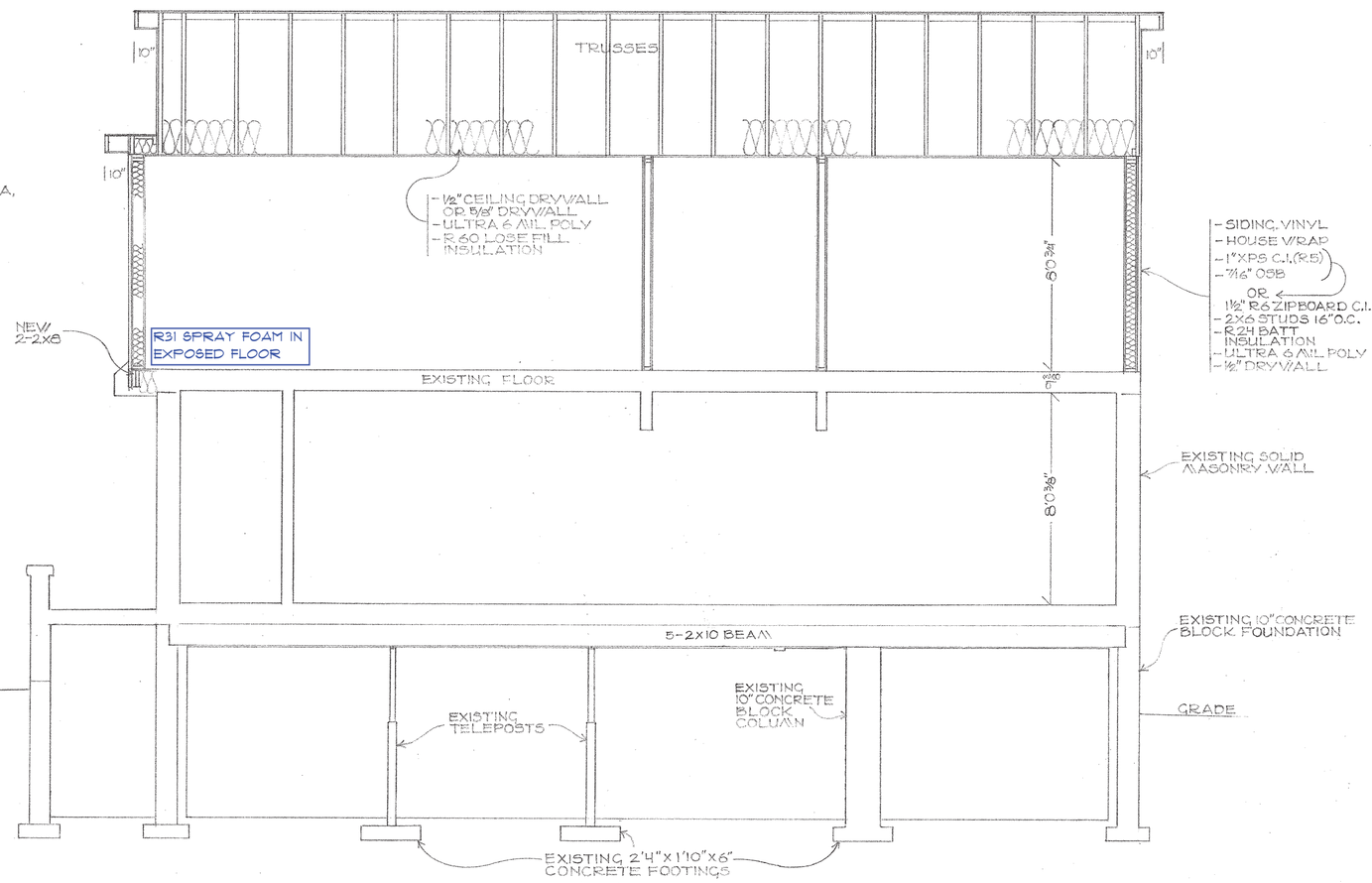
MIKE & CINDY MERIFIELD

1081 QUEENSDALE AVENUE
HAMILTON

SCALE 1/4" : 1'	PAGE 2	1220



SECTION A



SECTION B

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is except under 2.17.5.1 of the building code

SHANE K WILSON	Shane Wilson	35733
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

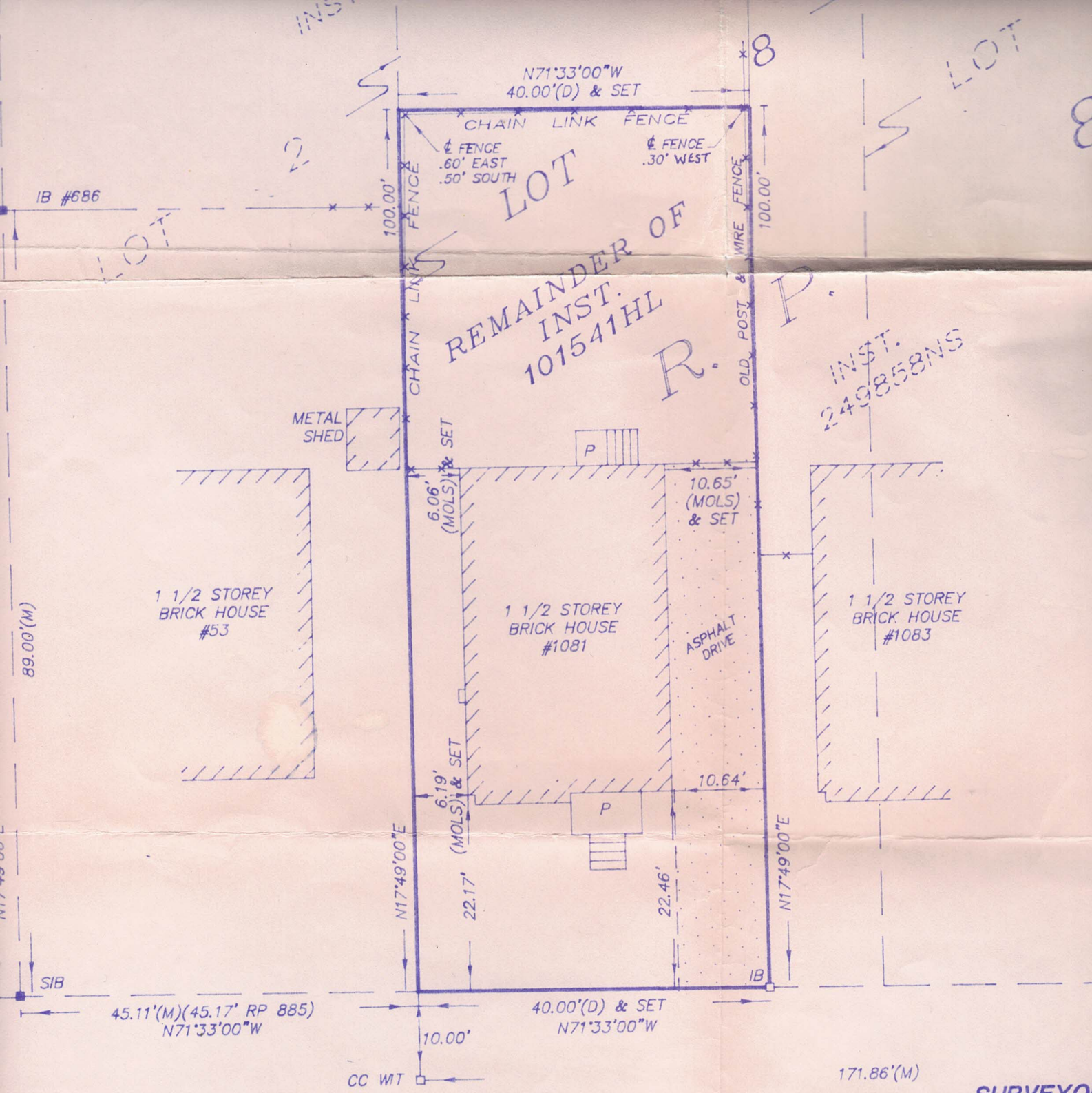
Required unless design is except under 2.17.4.1 of the building code

DETAILS MATTER	39141
FIRM NAME	BCIN

MIKE & CINDY MERIFIELD

1081 QUEENSDALE AVENUE E.
HAMILTON

SCALE 1/4" :1'	PAGE 3	1220



QUEENSDALE AVENUE

LEGEND

DARD IRON BAR FOUND
DARD IRON BAR SET
BAR FOUND
BAR SET
T STANDARD IRON BAR
CROSS
RETE MONUMENT
ESS
ORTIONED
TUBE
RELINE

IF –IRON PIPE
SM –STONE MONUMENT
RIB –ROUND IRON BAR
M –MEASURED
D –DEED–INST.101541HL
RP –REGISTERED PLAN No. 869
MOLS –M.E. MARTIN, O.L.S. – 1964

NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF QUEENSDALE AVENUE AS BEING N71°33'00"W AS SHOWN ON REGISTERED PLAN No. 869.

SURVEYO

I CERTIFY THAT
THE FIELD SUR
ON THIS PLAN
THE 15TH DAY

Nov 23/

DATE

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)	Mike and Cindy Merifield	[redacted]	**Phone:** [redacted] **E-mail:** [redacted]
Applicant(s)*	David Deboer	[redacted]	**Phone:** [redacted] **E-mail:** [redacted]
Agent or Solicitor	DAVID DEBOER	[redacted]	**Phone:** [redacted] [redacted]

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:

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:

The proposal provides enough parking according to zoning bylaw definitions, however the building department has a policy defining habitable rooms differently from the bylaw. As a result the building department deems that more parking is required. This application is to proceed without providing additional parking

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

The proposal does comply with the bylaw. We cannot comply with the department policy as we cannot add parking in the front yard and the backyard would have to be almost all parking lot to provide 3 maneuverable spaces

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**):

Part of Lot 8 Plan 869
1081 Queensdale Avenue East

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?

Common sense

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.

March 16, 2021
Date

[redacted]
Signature Property Owner

Cindy Merifield MIKE MERIFIELD
Print Name of Owner

10. Dimensions of lands affected:

Frontage	12.192 m
Depth	30.48 m
Area	371.6 m2
Width of street	

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:_

Front setback - 6.43m
Rear setback - 12.34m
Left setback - 1.85m
Right setback - 3.24 m

Proposed

Same as existing

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 setback - 6.43m
Rear setback - 12.34m
Left setback - 1.85m
Right setback - 3.24 m

Proposed:

Same as existing

13. Date of acquisition of subject lands:
May 2010

14. Date of construction of all buildings and structures on subject lands:
n/a

15. Existing uses of the subject property:
Single Family Dwelling

16. Existing uses of abutting properties:
Single Family Dwellings

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

18. Municipal services available: (check the appropriate space or spaces)

Water Yes — Connected Yes

Sanitary Sewer Yes — Connected Yes

Storm Sewers Yes

19. Present Official Plan/Secondary Plan provisions applying to the land:

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

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

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.