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-21:131**

APPLICANTS: James Ling on behalf of the owners M. Wexler & M. Goldberg

SUBJECT PROPERTY: Municipal address **90 Oak Knoll Dr., Hamilton**

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

ZONING: "C/S-1361 & C/S-1788" (Urban Protected Residential) district

PROPOSAL: To permit the construction of a new two (2) storey addition in the rear yard of the existing single family dwelling, a new roofed-over unenclosed front porch and a new third storey dormer addition notwithstanding that:

1. A building height of 3 storeys and 9.5m shall be provided instead of the maximum permitted building height of 2 storeys and 9.0m.

2. A southerly side yard width of 0.3m shall be provided instead of the minimum required side yard width of 1.2m.

3. Eaves and gutters shall be permitted to project a maximum of 0.3m into the required southerly side yard and may be as close as 0.0m to the southerly side lot line instead of the maximum 0.15m projection permitted.

4. The roofed-over unenclosed front porch (including associated steps) shall be permitted to project a maximum of 5.9m into the required front yard and provide a minimum setback of 0.1m from the front lot line instead of the maximum 3.0m projection permitted and minimum 1.5m setback required from the front lot line.

5. A maximum floor area ratio of 0.94 shall be permitted instead of the maximum 0.45 floor area ratio permitted.

6. Two (2) parking spaces shall be provided on-site instead of the minimum required four (4) parking spaces.

7. A parking space size of 2.4m x 6.0m shall be provided instead of the minimum required parking space size of 2.7m x 6.0m

8. The manoeuvring space and accessibility to one (1) parking space may be obstructed by another vehicle whereas the By-law requires an unobstructed manoeuvring aisle having a minimum width of 6.0m and an unobstructed access to the required parking space.

…/2

9. An access driveway width of 2.4m shall be provided instead of the minimum required 2.8m wide access driveway.

NOTE:

i. The minimum number of required parking spaces for a single family dwelling is calculated at a rate of 2 spaces for the first eight (8) habitable rooms, plus an additional 0.5 spaces for each additional habitable room. Based on the floor plans provided, a total of 11 habitable rooms are proposed which requires a total of four (4) spaces.

ii. The parking spaces have not been illustrated on the submitted site plan, as such variance #6 and #7 have been written as requested by the applicant.

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

DATE:	**Thursday, May 20th, 2021**
TIME:	**2:55 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: May 4th, 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.

SCALE 1/4" = 1'-0"

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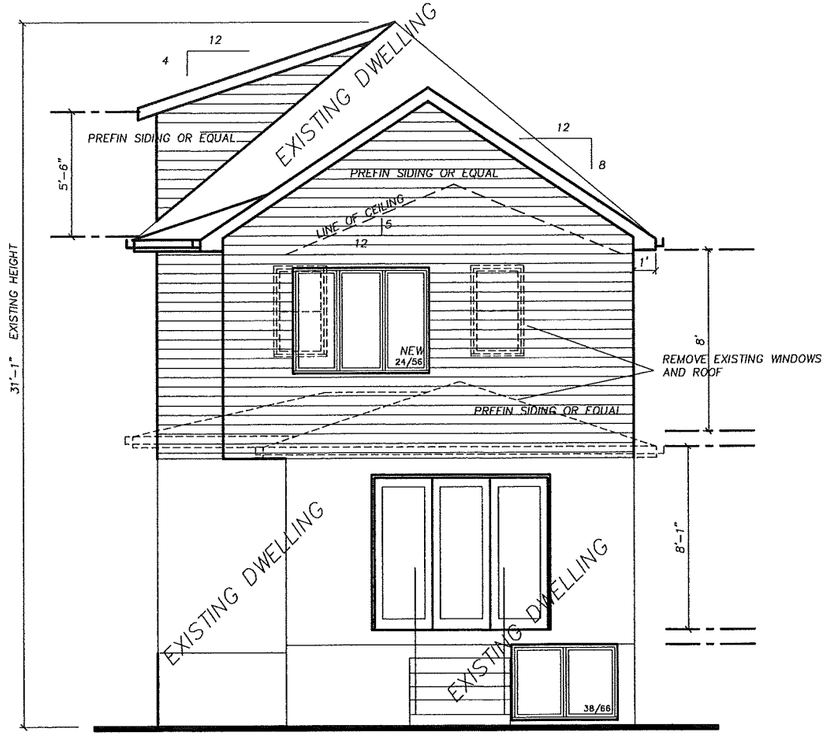
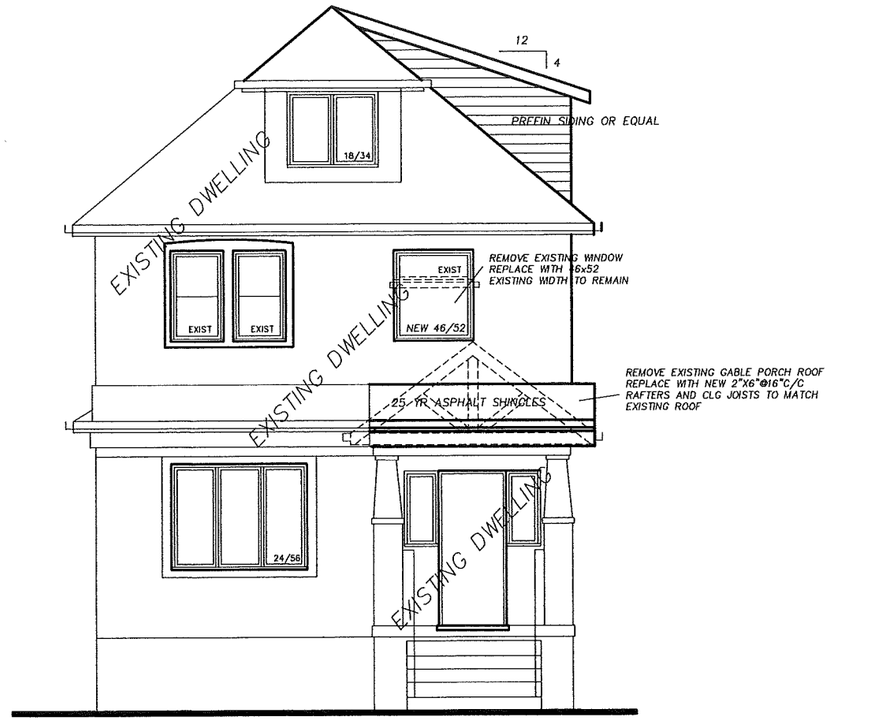


Rear Elevation



Front Elev.

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 design the work shown on the attached documents.

QUALIFICATION INFORMATION
Required unless design is exempt under DIV.C 3.2.5.1 of the building code

Richard Weatherston — SIGNATURE — 24787 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under DIV. C 3.2.4.1 of the building code

R.G. CAD SERVICE INC. — FIRM NAME — 29747 BCIN

3607A JAN.21

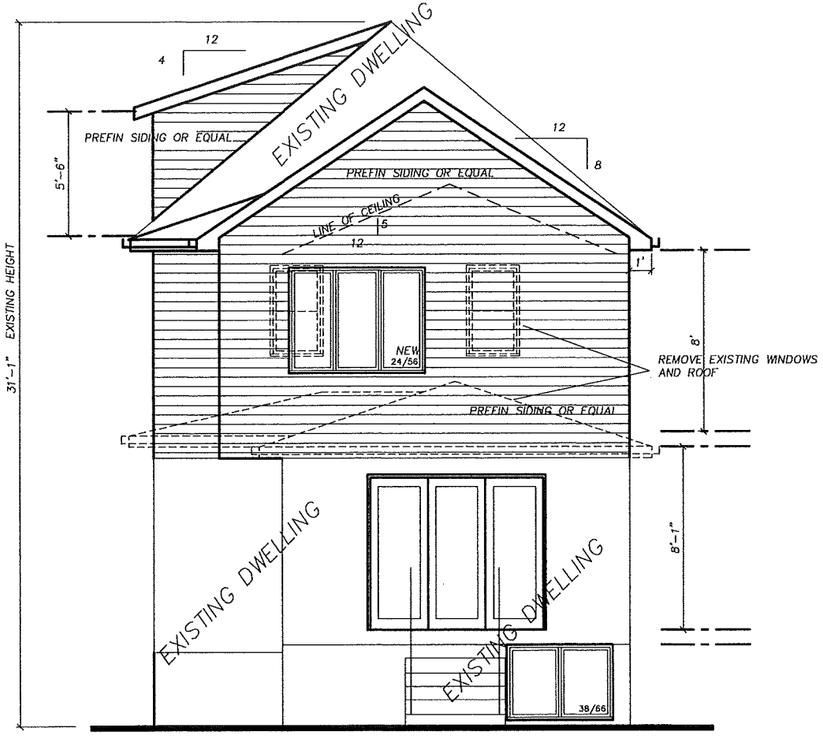
R.G.CAD SERVICE INC.
228 GREEN RD. STONEY CREEK
PHONE (905) 664-8061

PROPOSED SECOND FLOOR ADDITION TO
90 OAK KNOLL DR.
HAMILTON

1

SCALE 1/4" = 1'-0"

0 1 2 3 4 5 6 7 8 9



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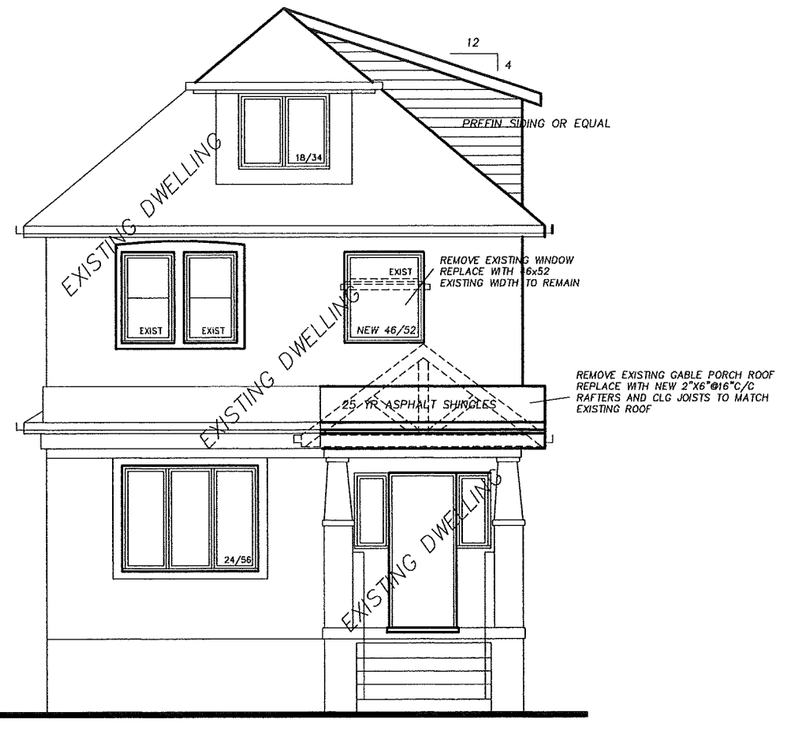

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Richard Weatherston — SIGNATURE — 24797 BCIN
NAME

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FIRM NAME

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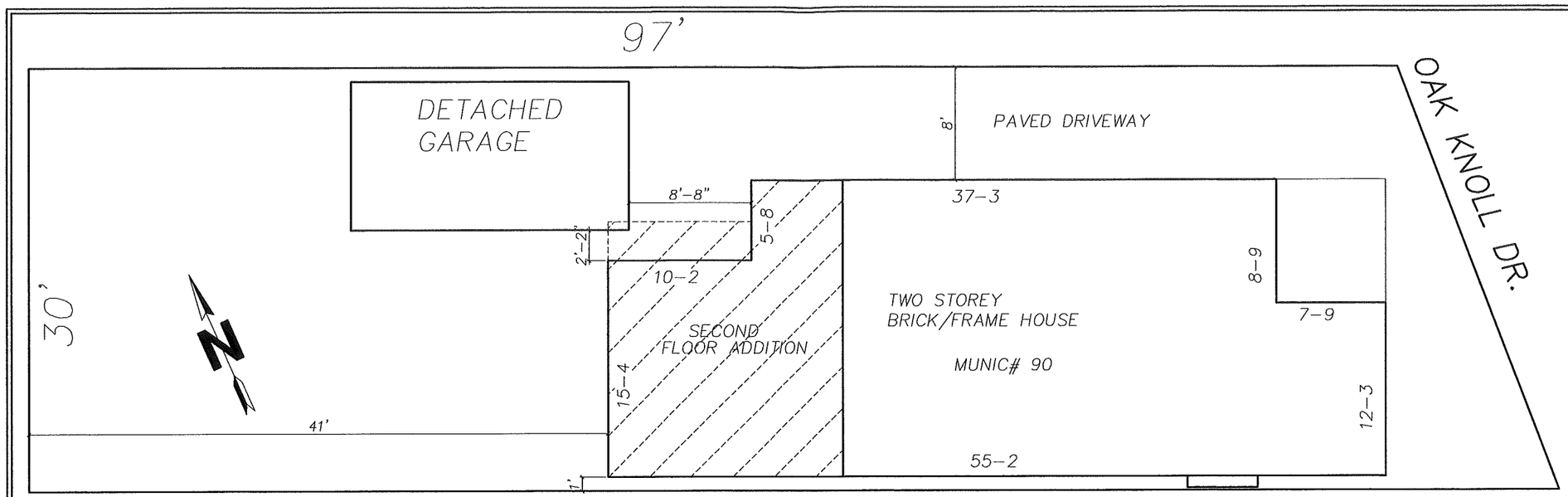
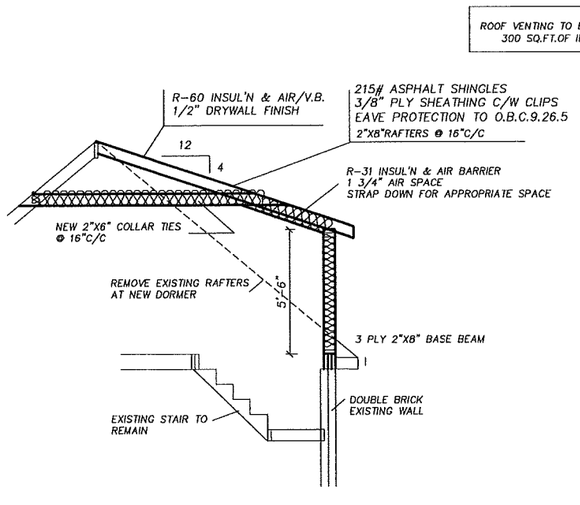


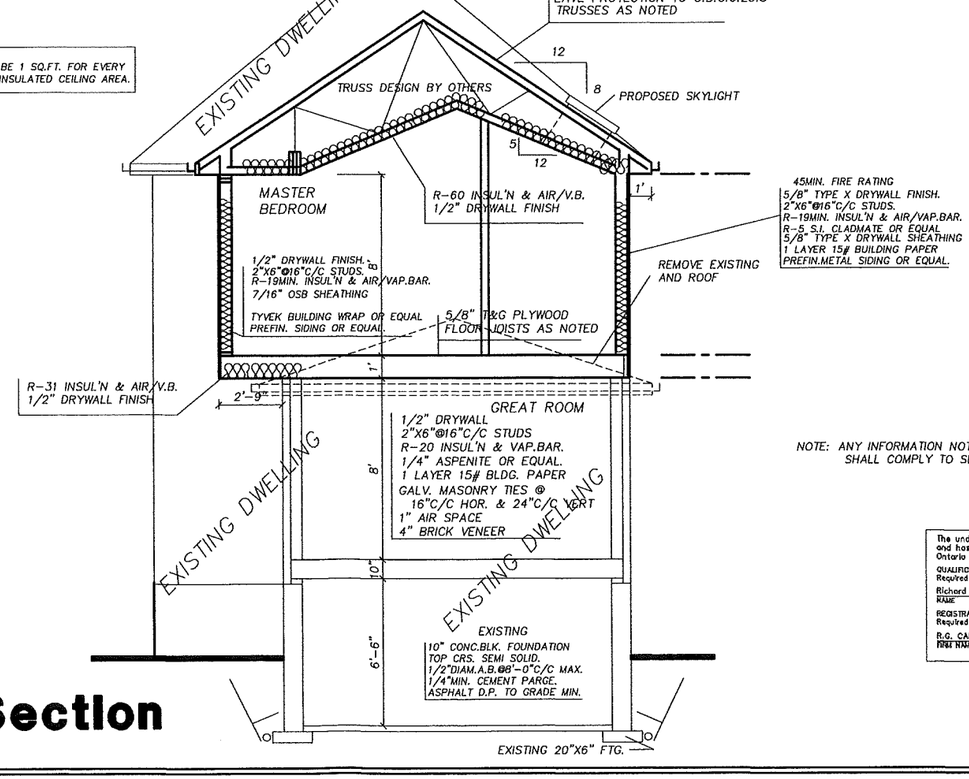
Site Plan

scale 3/16" = 1'-0"



Section THROUGH DORMER

ROOF VENTING TO BE 1 SQ.FT. FOR EVERY 300 SQ.FT.OF INSULATED CEILING AREA.



Section

SCALE 1/4" = 1'-0"

0 1 2 3 4 5 6 7 8 9

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Richard Weatherston — 24707
NAME — SIGNATURE — BCIN

REGISTRATION INFORMATION
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FIRM NAME — BCIN

3607A JAN.21

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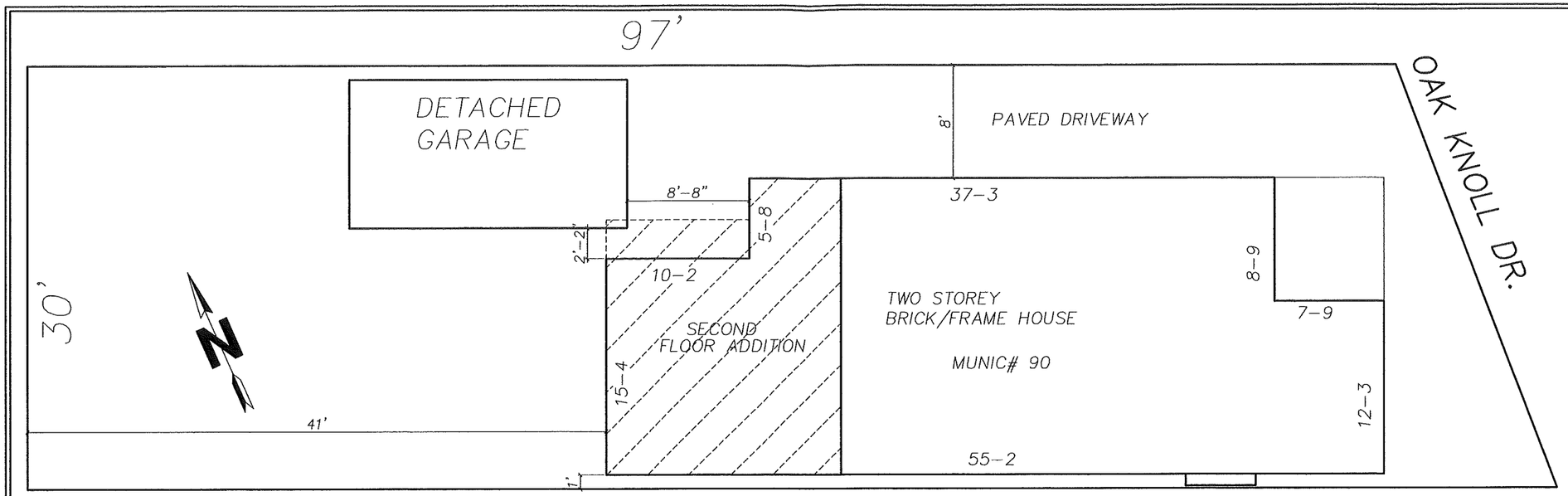
3



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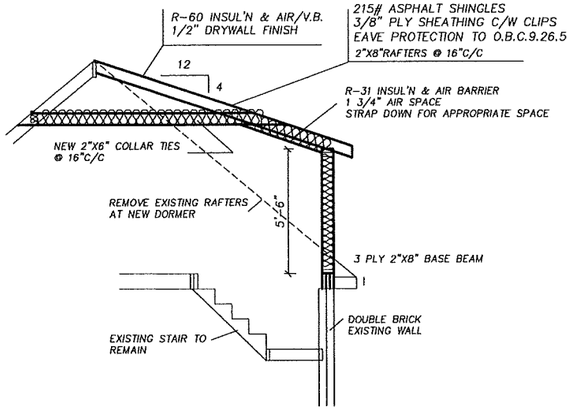

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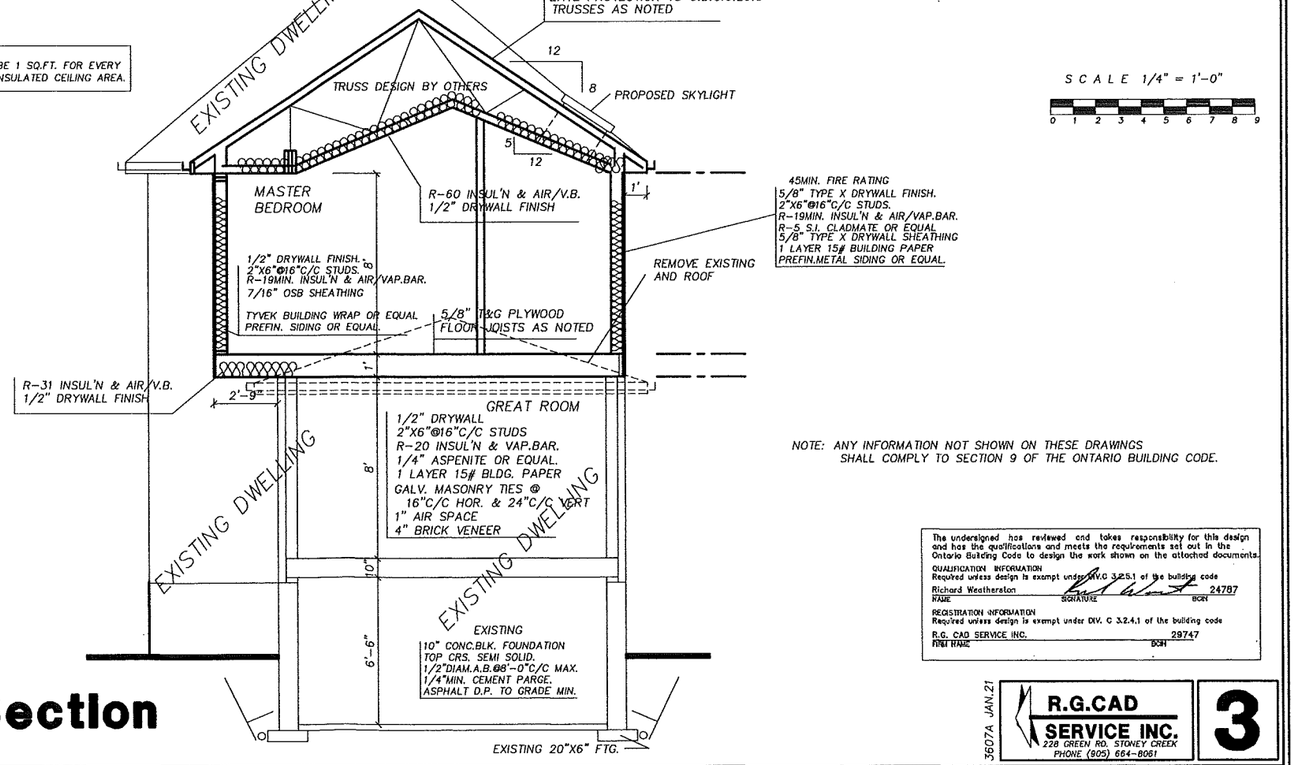

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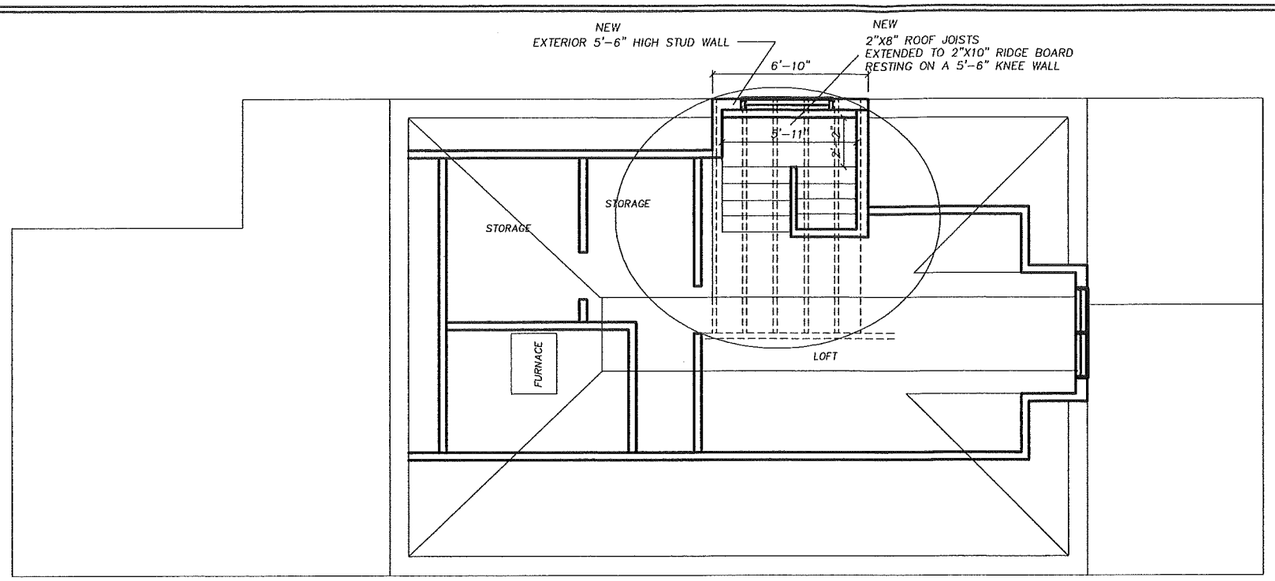
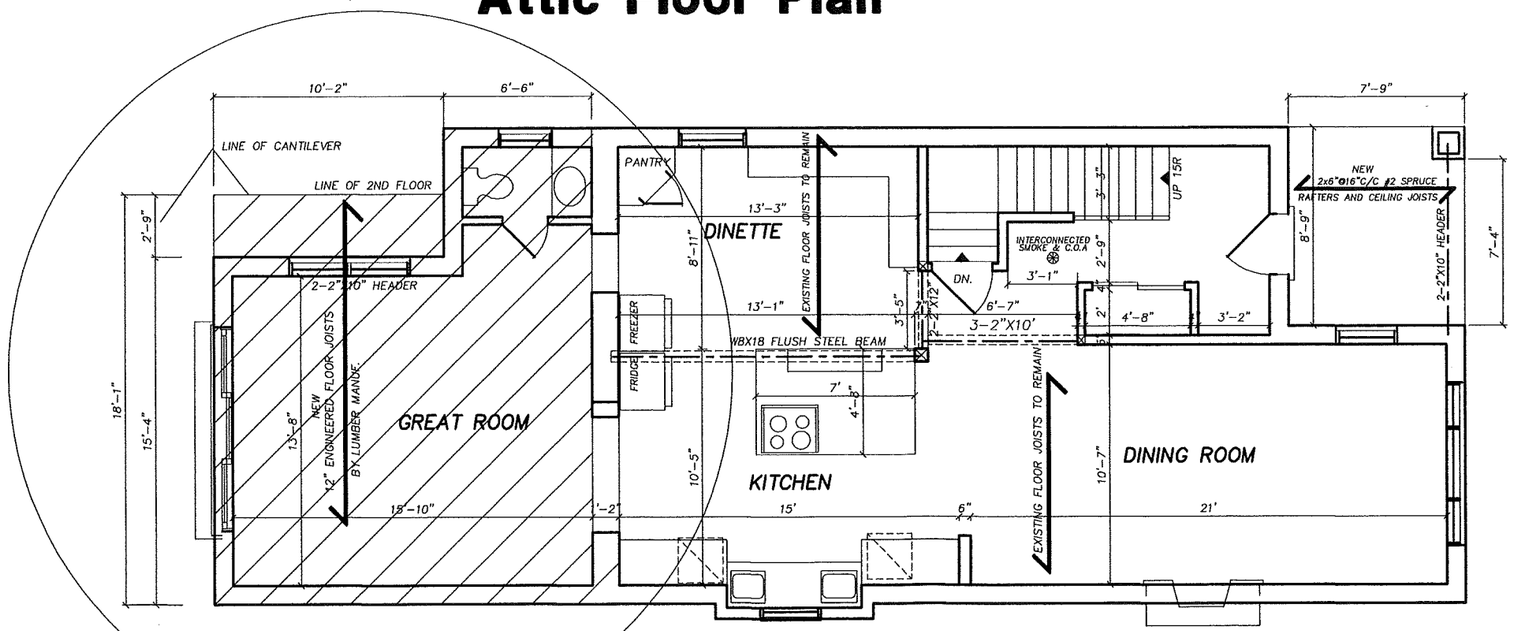


Attic Floor Plan



First Floor Plan

NEW ENGINEERED FLOOR SYSTEM

NOTE: FIRST FLOOR LAYOUT TO REMAIN THE SAME

3607A JAN.21

R.G.CAD SERVICE INC.
228 GREEN RD. STONEY CREEK
PHONE (905) 564-8061

5

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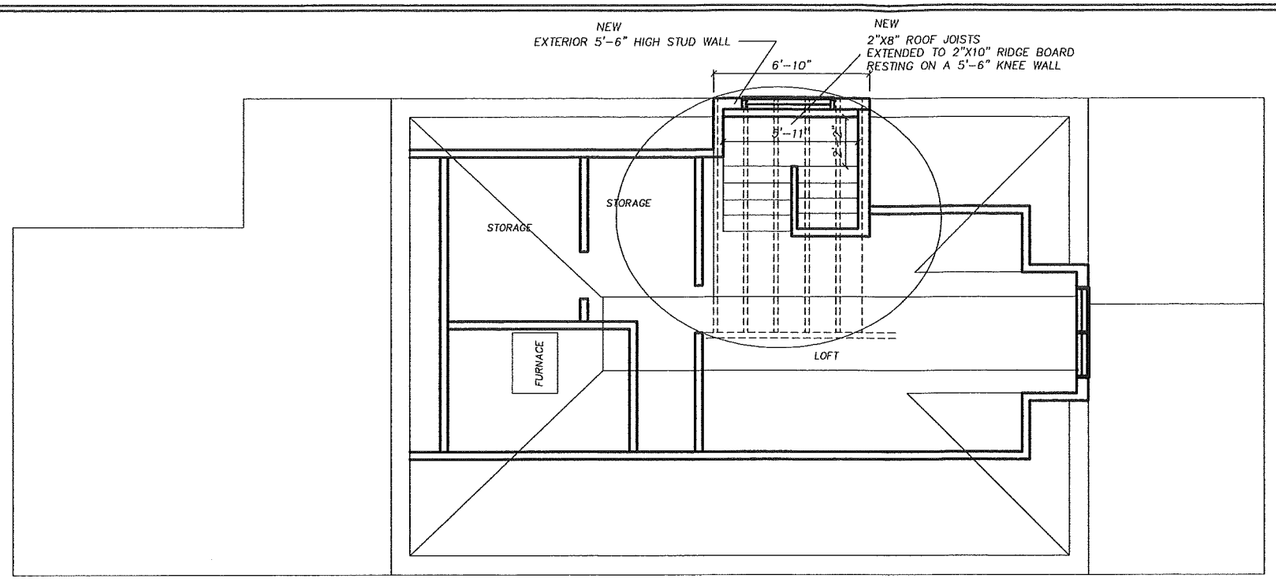

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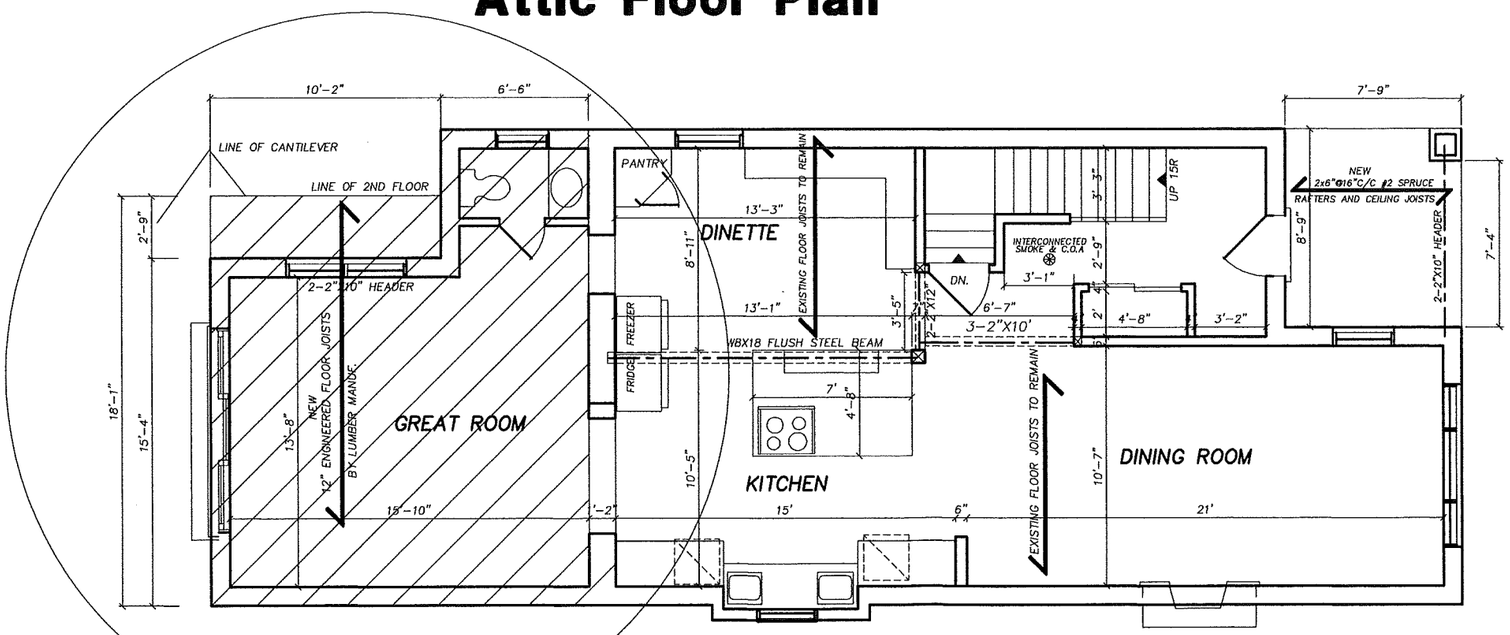

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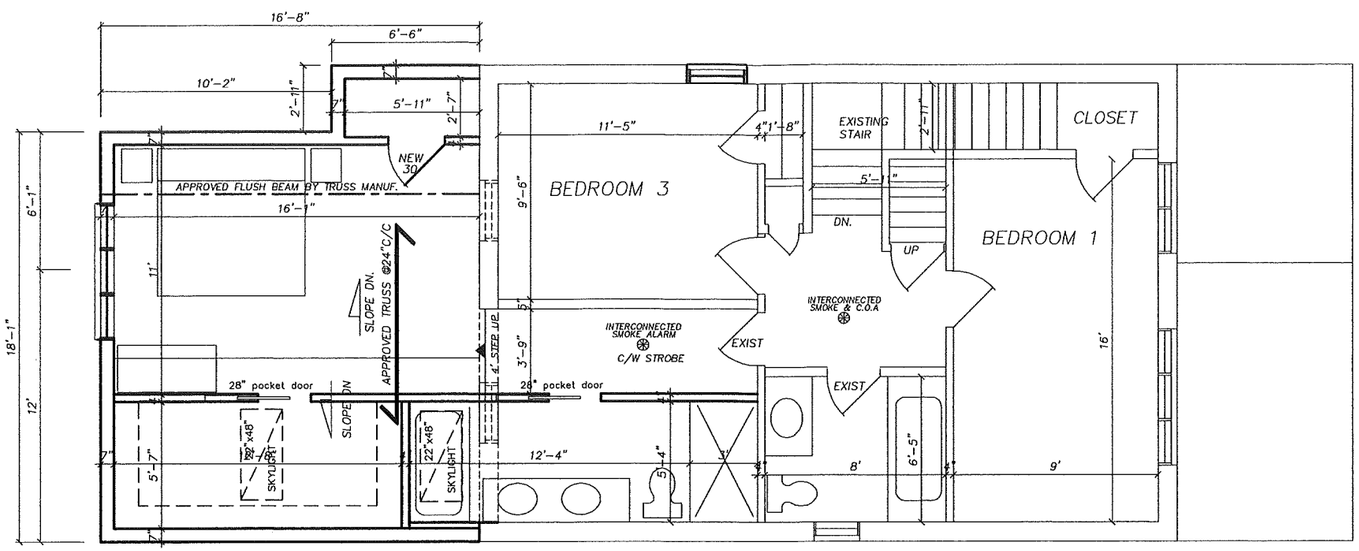


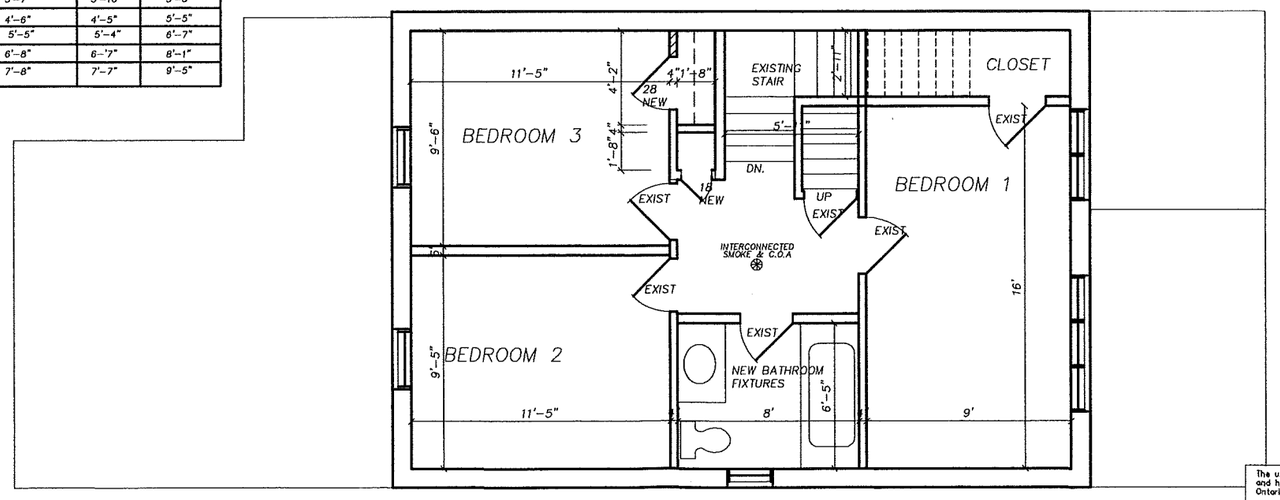
PROPOSED

Second Floor Plan

NEW SECOND FLOOR
AREA = 320 SQ.FT.

WOOD LINTEL SCHEDULE

LINTEL SIZE	SUPPORTING 2 FLOORS + ROOF	SUPPORTING 1 FLOOR + ROOF		SUPPORTING ROOF ONLY	
	EXT.BRG.WALLS	INT. WALLS	EXT.BRG.WALLS	INT. WALLS	EXT.BRG.WALLS
2-2"X4"	2'-10"	2'-4"	3'-7"	3'-10"	3'-8"
2-2"X6"	4'-1"	3'-4"	4'-6"	4'-5"	5'-5"
2-2"X8"	5'-0"	3'-11"	5'-5"	5'-4"	6'-7"
2-2"X10"	6'-1"	4'-9"	6'-8"	6'-7"	8'-1"
2-2"X12"	6'-10"	5'-5"	7'-8"	7'-7"	9'-5"



EXISTING

Second Floor Plan

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Required unless design is exempt under DIV.C 3.2.5.1 of the building code

Richard Weatherston — 24787
NAME — SIGNATURE — BCIN

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R.G. CAD SERVICE INC. — 29747
FIRM NAME — BCIN

3607A JAN.21

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4

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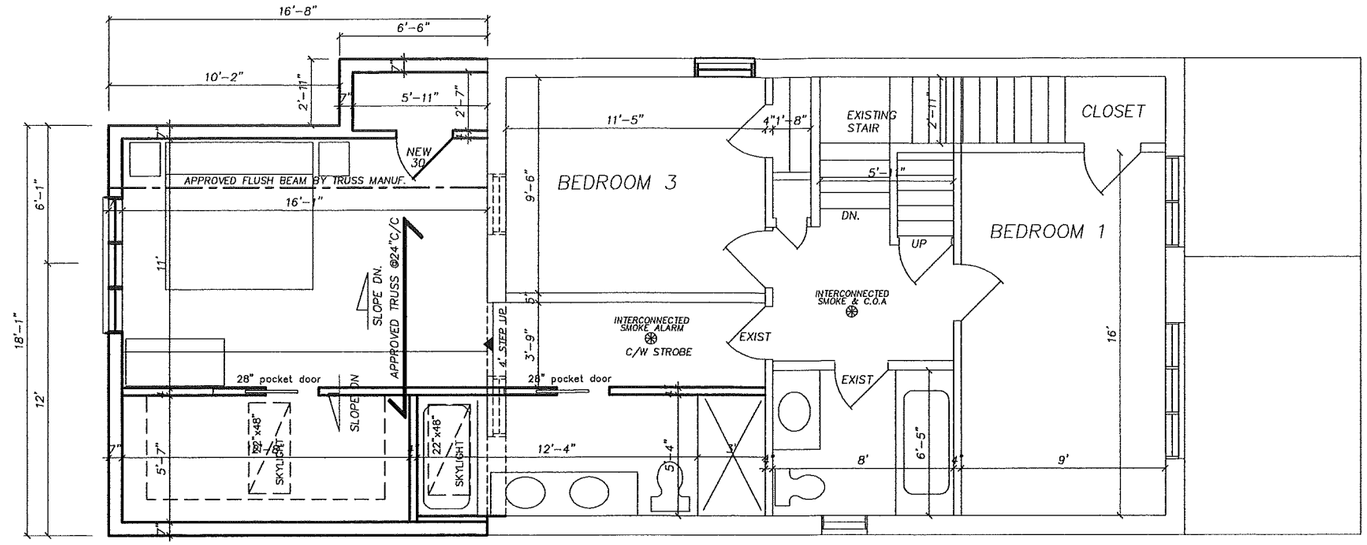

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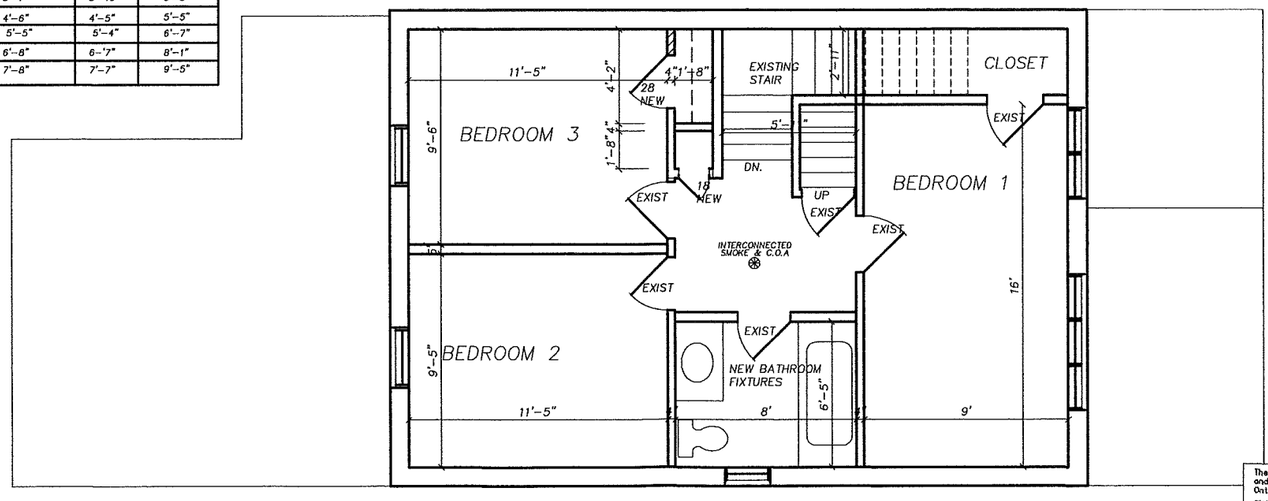
	EXT.BRG.WALLS	INT. WALLS	EXT.BRG.WALLS	INT. WALLS	EXT.BRG.WALLS
2-2"X4"	2'-10"	2'-4"	3'-7"	3'-10"	3'-8"
2-2"X6"	4'-1"	3'-4"	4'-6"	4'-5"	5'-5"
2-2"X8"	5'-0"	3'-11"	5'-5"	5'-4"	6'-7"
2-2"X10"	6'-1"	4'-9"	6'-8"	6'-7"	8'-1"
2-2"X12"	6'-10"	5'-5"	7'-8"	7'-7"	9'-5"



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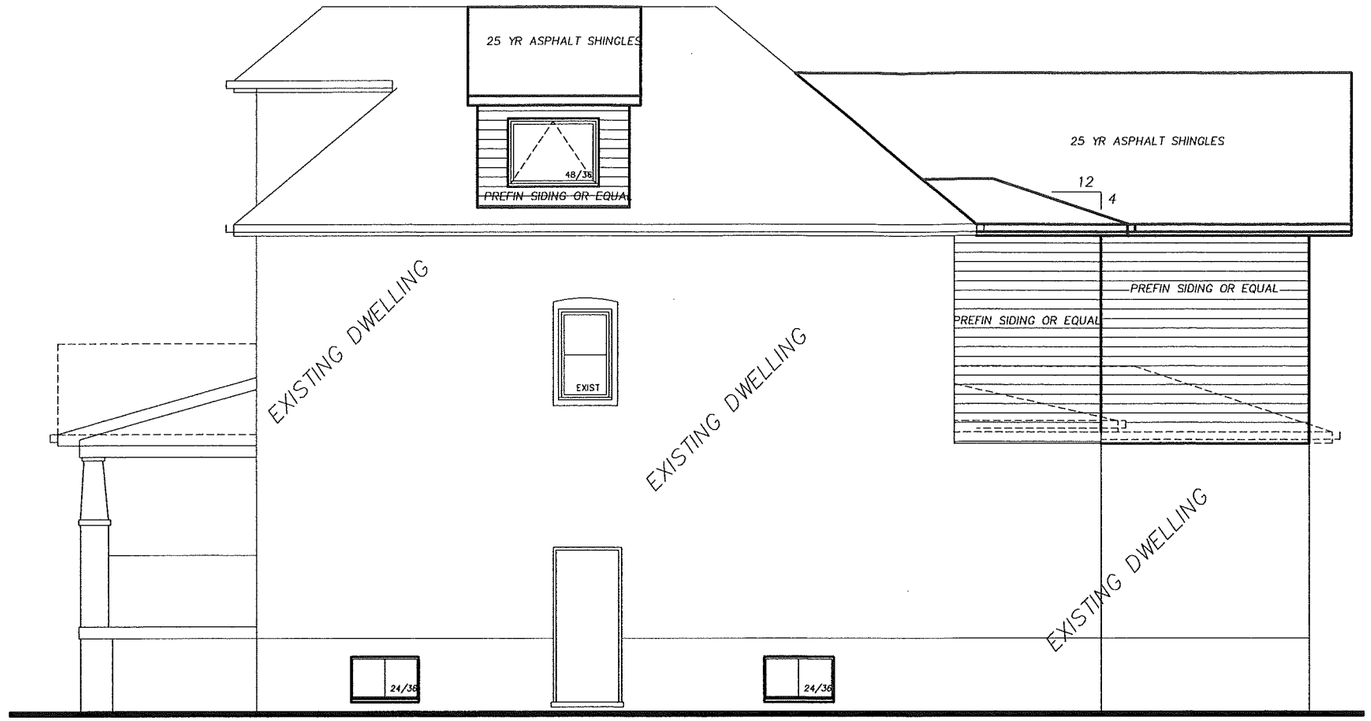
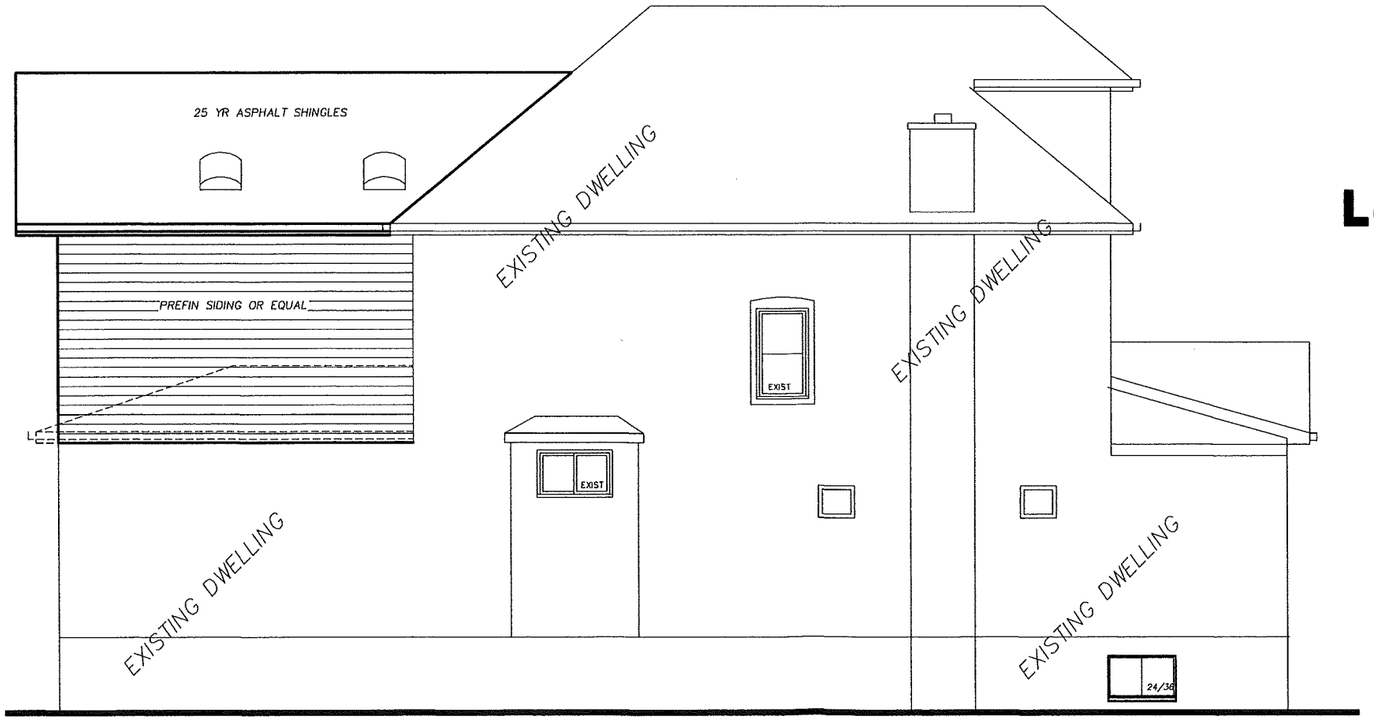


SCALE 1/4" = 1'-0"

0 1 2 3 4 5 6 7 8 9

Right Side Elevation



Left Side

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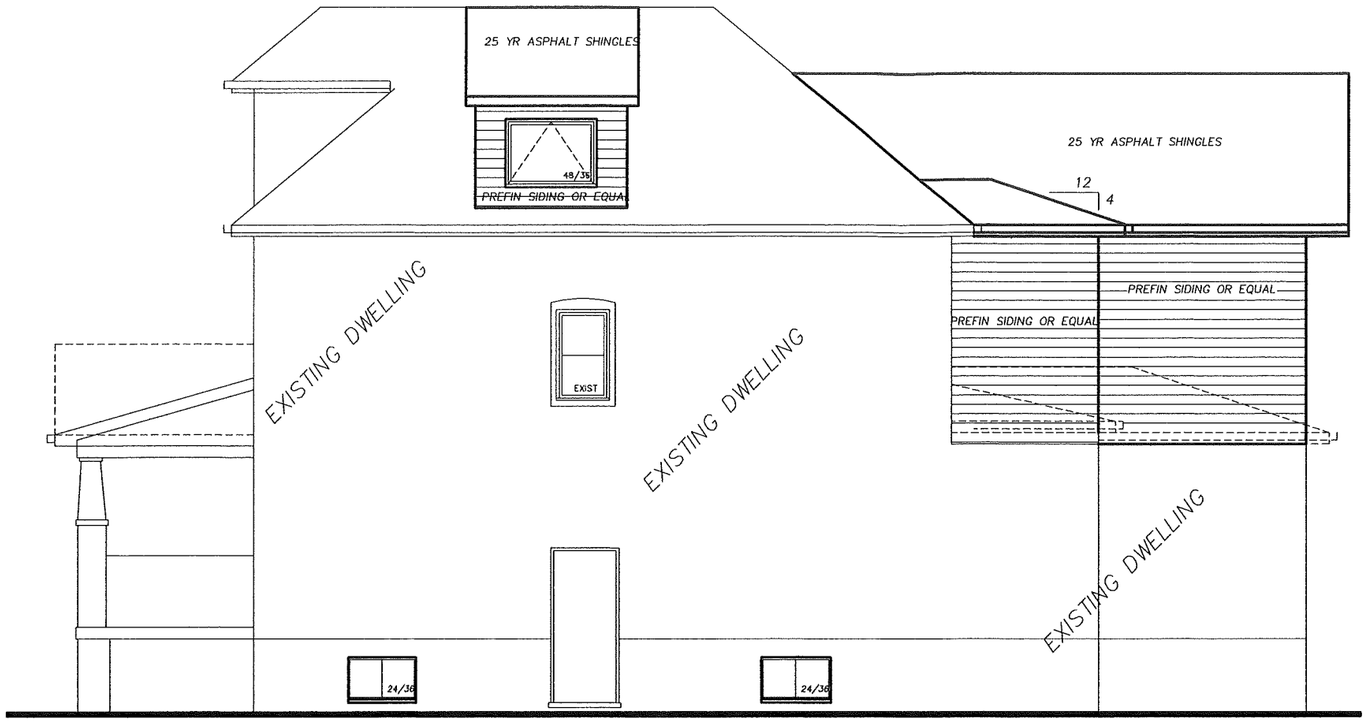

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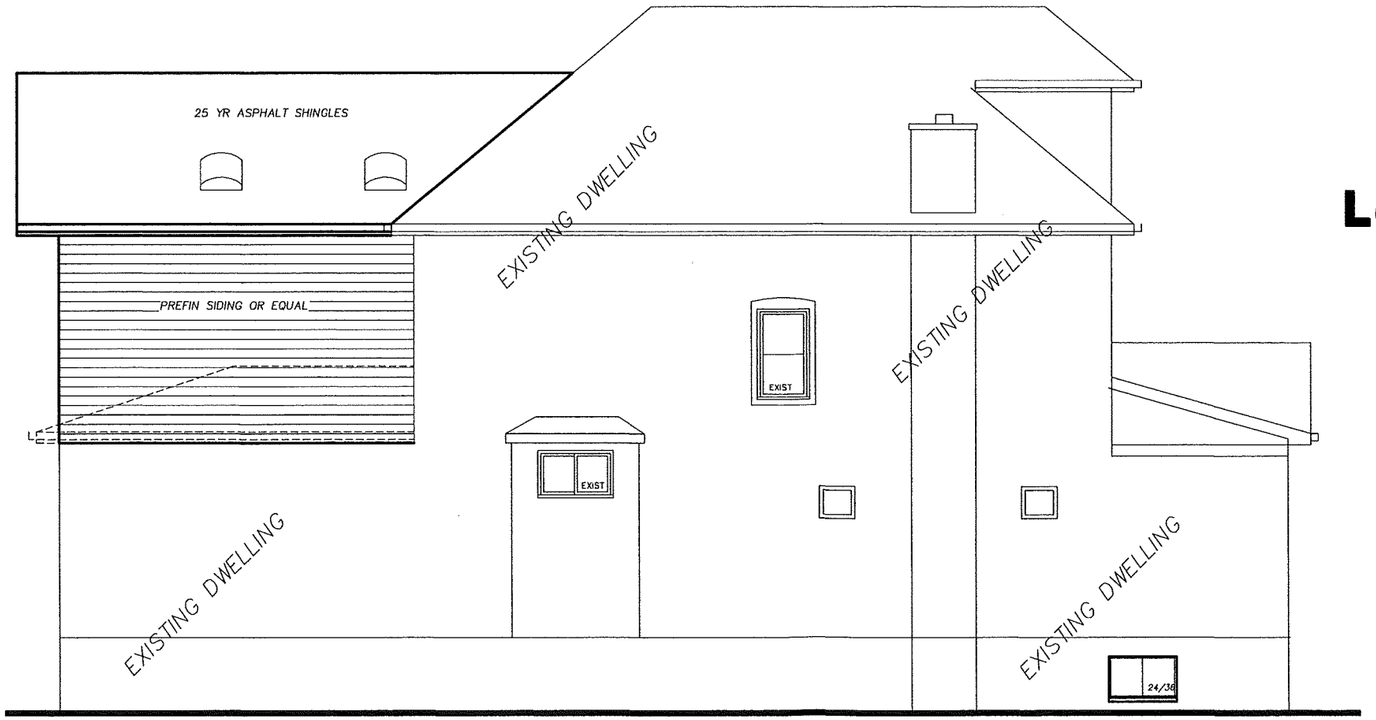

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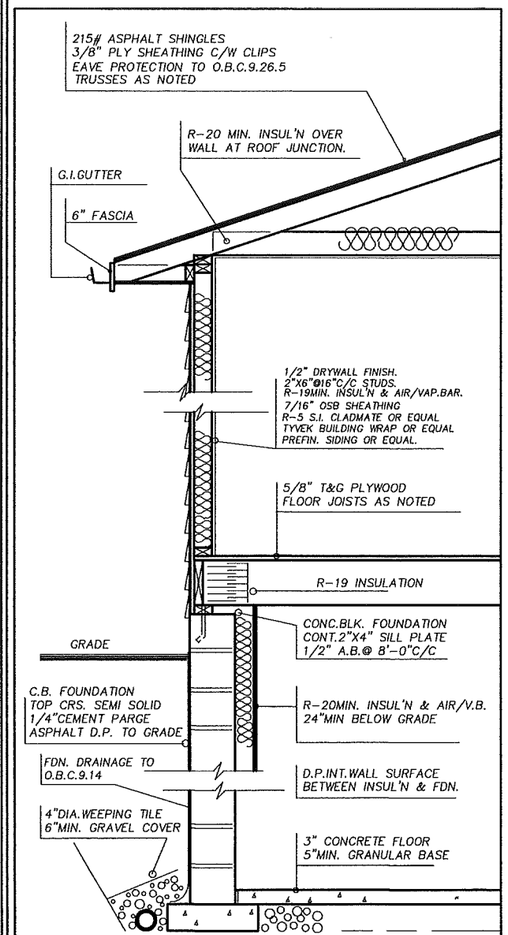

TYPICAL WALL SECTION & DETAILS

GENERAL NOTES

FOOTINGS

1. ALL FOOTINGS TO CONFORM TO THE ONTARIO BUILDING CODE SECTION 9.15
2. ALL FOOTINGS TO BE 20MPa MIN AND BEAR ON SOUND UNDISTURBED SOIL CAPABLE OF SUSTAINING A SAFE BEARING CAPACITY OF 2500 PSF AT A DEPTH OF 4'-0" BELOW THE FINISHED GRADE ELEVATION. IF UPON EXCAVATING A LESSER SOIL BEARING CAPACITY IS ENCOUNTERED. THE ENGINEER IS TO BE NOTIFIED AND A NEW FOOTING DESIGN WILL BE PRODUCED.
3. ALL STEP FOOTINGS TO HAVE A MINIMUM OF 24" HORIZONTAL RUN AND A MAXIMUM VERTICAL STEP OF NOT MORE THAN 24".

SLABS ON GRADE

1. SLABS-ON-GRADE TO CONFORM TO THE ONTARIO BUILDING CODE SECTION 9.16.
2. CONCRETE SLABS BELOW GRADE TO BE 3" THICK MINIMUM AND TO BEAR ON 4" GRANULAR FILL COMPACTED LEVEL WITH TOP OF FOOTINGS.
3. HABITABLE ROOMS LOCATED ON CONCRETE SLABS TO BE DAMPPROOFED WITH 6 MIL POLYETHELENE.
4. CONCRETE SLABS AT GRADE ELEVATION TO BE A MINIMUM OF 4" THICK AND REINFORCED WITH 6 X 6 -6/6 WWF OR POLYPROPYLENE FIBRES.

CONCRETE FOUNDATION WALLS

1. FOUNDATION WALLS TO CONFORM TO THE ONTARIO BUILDING CODE SECTION 9.15.4. AND BE A MIN OF 20MPa CONCRETE.
2. ALL CONCRETE WALLS TO BE A MINIMUM OF 8" THICK UNLESS NOTED OTHERWISE.
3. FOUNDATION WALLS TO EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE ELEVATION.
4. BASEMENT WINDOW WITH A WIDTH OF GREATER THAN 4'-0 TO BE REINFORCED WITH 2-10M BARS EXTENDING 12" ON EACH SIDE.
5. ALL FORM TIE HOLES TO BE FILLED AND SEALED TO OBC. 9.13.5.1.
6. APPLY A MINIMUM OF ONE HEAVY COAT OF BITUMINOUS OR OTHER APPLICATION OF DAMPROOFING TO GRADE LEVEL.
7. ANCHOR BOLTS FOR SILL PLATES TO BE 1/2" DIAMETER MINIMUM. GALVANIZED AND PLACED AT 7'-10" O.C. MAXIMUM.

BASEMENT COLUMNS, BEAMS AND BEARING WALLS

1. STUD BEARING WALLS IN BASEMENTS SUPPORTING NOT MORE THAN 1 FLOOR TO BE A MINIMUM OF 2" X 4" AT 16" O.C. ON 4 MIL POLY VAPOUR BARRIER ON 1 COURSE OF HALF HEIGHT ASHLAR BLOCK AND ANCHORED AT 7'-10" O.C. MAXIMUM.
2. STUD BEARING WALLS IN BASEMENTS SUPPORTING 2 FLOORS TO BE A MINIMUM OF 2" X 4" AT 12" O.C. ON 4 MIL POLY VAPOUR BARRIER ON 1 COURSE OF HALF HEIGHT ASHLAR BLOCK AND ANCHORED AT 7'-10" O.C. MAXIMUM.
3. PIPE COLUMNS SUPPORTING 2 FLOORS TO HAVE A MINIMUM OUTSIDE DIAMETER OF 2-7/8 AND A MINIMUM WALL THICKNESS OF 3/16" WITH A 6" X 6" X 1/4" MINIMUM STEEL BEARING PLATE AT EACH END.
4. STEEL COLUMN TOP PLATES TO BE CONNECTED TO BEAM WITH 2-1/2" DIA. BOLTS MINIMUM OR WELDED TO BEAM FLANGES.
5. ALL STEEL BEAMS TO BE SHOP PRIMED WITH RED OXIDE PRIMER AND HAVE A MINIMUM END BEARING OF NOT LESS THAN 3-1/2".
6. ALL WOOD BEAMS TO CONFORM TO OBC 9.23.8.
7. WOOD BEAMS FRAMED INTO MASONRY OR CONCRETE AT OR BELOW GRADE LEVEL SHALL BE TREATED TO PREVENT DECAY, OR A 1/2" AIR SPACE SHALL BE PROVIDED AT THE REAR AND SIDES OF THE WOOD BEAM IN ACCORDANCE WITH OBC 9.23.2.2.

ABOVE GRADE MASONRY VENEER

1. WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT INSTALLATION OF BRICK FACING THE BRICK AND CONCRETE BLOCK WALLS TO HAVE APPROVED METAL TIES AT 8" O.C. VERTICAL AND 2'-11" O.C. HORIZONTALLY WITH THE SPACE BETWEEN THE WYTHES SOLIDLY FILLED WITH MORTAR.
2. MAXIMUM CORBEL OVER FOUNDATION WALLS TO BE 1" WHERE MASONRY IS AT LEAST 3-1/2" THICK AND 1/2" WHERE MASONRY IS LESS THAN 3-1/2" THICK.
3. BRICK VENEER TIES TO BE GALVANIZED CORROSION RESISTANT CORRUGATED 22 GA X 7/8" WIDE SPACED IN ACCORDANCE WITH OBC. TABLE 9.20.9.A.
4. PROVIDE FLASHING IN ACCORDANCE WITH OBC SECTION 9.20.13. UNDER STARTER COURSE AND EXTENDED A MINIMUM OF 6" UP THE WALL AND UNDER THE BUILDING PAPER
5. PROVIDE DRAINAGE WEEP HOLES IN BASE OF STARTER COURSE AT 32"O.C. AND AS INDICATED IN ACCORDANCE WITH OBC SECTION 9.20.13.9.
6. PROVIDE A MINIMUM OF 1" AIR SPACE BETWEEN THE BRICK VENEER AND THE WALL SHEATHING.

WOOD FRAMING

1. ALL WOOD STRUCTURAL MEMBERS HAVE BEEN SELECTED BASED UPON USING NO.2 CONSTRUCTION GRADE SPRUCE UNLESS OTHERWISE NOTED.
2. INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
3. INSTALL TRIPLE JOISTS UNDER ALL PARALLEL BEARING PARTITIONS UNLESS OTHERWISE NOTED.
4. ALL FLOOR JOISTS, ROOF JOISTS AND RAFTERS TO HAVE A MINIMUM END BEARING OF 1-1/2".
5. INSTALL METAL JOIST HANGERS FOR SUPPORT OF JOISTS FRAMED INTO SIDES OF WOOD BEAMS, TRIMMERS AND HEADERS WHEN REQUIRED.
6. INSTALL BRIDGING BETWEEN SUPPORTS AT INTERVALS OF NOT MORE THAN 6'-11" OR AS NOTED IN THE PLANS ALSO IN ACCORDANCE WITH OBC 9.23.9.4.
7. ALL HEADER JOISTS AROUND FLOOR OPENINGS TO BE DOUBLED WHEN THEY EXCEED 3'-11" IN LENGTH.
8. LOAD BEARING PARTITION WALLS AT RIGHT ANGLES TO THE FLOOR JOISTS TO BE LOCATED NOT MORE THAN 2'-11" FROM THE JOIST SUPPORT WHEN WALL DOES NOT SUPPORT A FLOOR AND NOT MORE THAN 2'-0" FROM THE JOIST SUPPORT IF IT SUPPORTS ANOTHER FLOOR.
9. STUD BEARING WALLS NOT SHEATHED ON AT LEAST ONE SIDE SHALL HAVE MID HEIGHT BLOCKING OE EQUAL LATERAL SUPPORT.

INSULATION AND VAPOUR BARRIERS

1. THE UPPER PART OF FOUNDATION WALLS ENCLOSING A HEATED AREA SHALL BE INSULATED FROM UNDERSIDE OF THE SUB FLOOR TO NOT MORE THAN 8" FROM BASEMENT FINISHED FLOOR AND PROTECTED WITH A MOISTURE BARRIER AND/OR VAPOUR BARRIER.
2. PROVIDE RIGID PERIMETER INSULATION FOR CONCRETE SLABS ON GRADE WHICH FORM HABITAL AREAS.
3. MASONRY WALLS OF HOLLOW UNITS WHICH PENETRATE THROUGH THE CEILING SHALL BE CAPPED WITH SOLID MASONRY UNITS OR BE SEALED WITH FLASHING MATERIAL WHICH EXTENDS ACROSS THE FULL WIDTH OF THE MASONRY AT OR NEAR THE CEILING OR ROOF SPACE TO PREVENT MOISTURE WITHIN THE VOIDS FROM ENTERING THE ROOF SPACE.
4. DUCTWORK IN ATTICS OR ROOF SPACES SHALL HAVE ALL JOINTS TAPED OR BE OTHERWISE SEALED TO ENSURE THEY ARE AIRTIGHT THROUGHOUT THEIR LENGTH.

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1. HIP AND VALLEY RAFTERS TO BE NOT LESS THAN 2" GREATER IN DEPTH THAN THE COMMON RAFTERS AND NOT LESS THAN 1 1/2" THICK.
2. ATTIC ACCESS HATCHES TO BE 22" X 28" MINIMUM WITH BUILT UP SIDES OF 5/8" PLYWOOD WHERE LOOSE INSULATION IS TO BE USED. HATCH COVER IS TO BE INSULATED AND WEATHERSTRIPPED OVER HEATED AREAS.
3. PROVIDE TYPE S ROLL ROOFING EAVE PROTECTION FROM THE EDGE OF THE ROOF FOR A DISTANCE OF NOT LESS THAN 12" BEYOND THE INTERNAL FACE OF THE EXTERIOR WALLS.
4. ROOF AND CEILING FRAMING TO BE DOUBLED ON EACH SIDE OF OPENING GREATER THAN 2 RAFTERS OR JOIST SPACING IN WIDTH.

FLASHING

1. FLASHING BETWEEN ROOF SHINGLES AND WALL SIDING TO EXTEND 3" UP BEHIND SIDING AND 4" HORIZONTALLY.
2. FLASHING REQUIRED AT INTERSECTIONS OF ROOF AND WALLS, VALLEYS AND OVER PARAPET WALLS.
3. FLASH AROUND ALL CHIMNEYS AND PROVIDE CHIMNEY SADDLES ON ALL CHIMNEYS WHERE THE WIDTH EXCEEDS 2'-6".
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1. ROOF SPACES OR ATTICS SHALL BE VENTILATED IN ACCORDANCE WITH OBC SECTION 9.19.1 WITH OPENINGS TO THE EXTERIOR HAVING A TOTAL UNOBSTRUCTED AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA OF WHICH 50% IS LOCATED IN THE SOFFITS SO AS TO PROVIDE EFFECTIVE AIR CIRCULATION.
2. INSULATION SHALL BE INSTALLED IN MANNER WHICH WILL NOT REDUCE THE FLOW OF AIR THROUGH THE VENTS OR THROUGH ANY PORTION OF THE ROOF SPACE OR ATTIC.
3. MAINTAIN R20 MINIMUM INSULATION AT ROOF AND WALL JUNCTIONS NEAR EAVES.
4. PROVIDE FIBREGLASS VENT PANELS IN ATTIC NEAR WALL/SOFFIT AT EAVES TO ENSURE AIR FLOW.

STAIRS AND HANDRAILS

1. EXCEPT TO AREAS USED ONLY AS SERVICE ROOMS, ALL STAIRS SERVING DWELLING UNITS SHALL HAVE A MAXIMUM RISE OF 7-7/8", A MINIMUM RUN OF 8-1/4" AND WITH A MINIMUM TREAD WIDTH OF 9-1/4".
2. HEADROOM FOR STAIRS WITHIN DWELLING UNITS TO BE 6'-5" MINIMUM MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE FRONT OF THE NOSING.
3. HANDRAILS ARE NOT REQUIRED FOR STAIRS WITHIN A DWELLING UNIT THAT HAS FEWER THAN 3 RISERS.
4. HANDRAILS SHALL BE INSTALLED ON AT LEAST ONE SIDE OF ALL STAIRS LESS THAN 3'-7" IN WIDTH AND SHALL BE 32" TO 36" ABOVE A LINE DRAWN THROUGH THE NOSING.
5. EXTERIOR STAIRS WITH 3 OR MORE RISERS REQUIRED A HANDRAIL ON AT LEAST ONE SIDE.
6. CURVED STAIRS, IF UNSPECIFIED SHALL HAVE A MINIMUM RUN OF 5-7/8" WITH AN AVERAGE RUN OF NOT LESS THAN 7-7/8".

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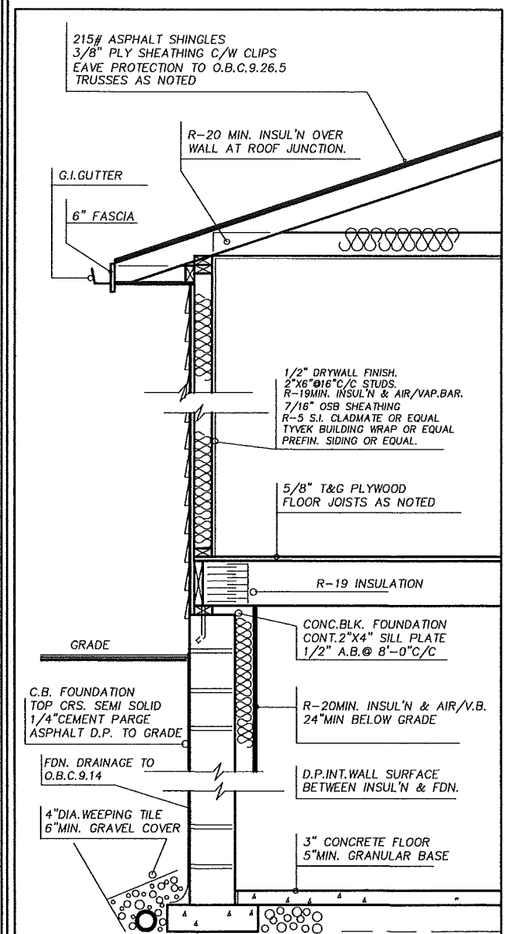
1. WHERE A GARDEN HOSE BIB IS INSTALLED IN A POTABLE WATER SYSTEM TO SUPPLY A 1/2" OR 3/4" HOSE, THE BIB SHALL CONTAIN AN INTERGRATED BACK SIPHONAGE PREVENTOR.
2. CLASS "B" GAS VENTS MUST BE INSTALLED WITH REQUIRED CLEARANCES FROM ALL COMBUSTABLE MATERIALS IN ACCORDANCE WITH THE O.B.C.
3. THE DESIGNER TAKES NO RESPONSABILITY UNTIL HE HAS SIGNED THE (SCHEDULE 1) DESIGNERS INFORMATION SHEET FOR THAT SPECIFIED LOT. THIS TAKES AFFECT ON JAN. 1 2006 AS NOTED IN BILL 124.
4. ALL TRUSS DESIGN TO BE SELF SUPPORTED ON EXTERIOR WALLS UNLESS DISCUSSED WITH DESIGNER PRIOR TO PERMIT APPLICATION.
5. TRIPLE STUDS UNDER ALL GIRDER TRUSS AND ROOF POINT LOADS.

STUD WALLS IN THE MAIN BATHROOM SHALL BE REINFORCED TO PERMIT FUTURE INSTALLATION OF GRAB BARS ADJACENT TO WATER CLOSET AND TUB AS INDICATED IN CLAUSE 3.8.3.1(d) AND 3.8.3.13.1(f).

NOTE: ANY INFORMATION NOT SHOWN ON THESE DRAWINGS SHALL COMPLY TO DIVISION C SECTION 9 OF THE ONTARIO BUILDING CODE.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.



TYPICAL WALL SECTION & DETAILS

GENERAL NOTES

FOOTINGS

1. ALL FOOTINGS TO CONFORM TO THE ONTARIO BUILDING CODE SECTION 9.15
2. ALL FOOTINGS TO BE 20MPa MIN AND BEAR ON SOUND UNDISTURBED SOIL CAPABLE OF SUSTAINING A SAFE BEARING CAPACITY OF 2500 PSF AT A DEPTH OF 4'-0" BELOW THE FINISHED GRADE ELEVATION. IF UPON EXCAVATING A LESSER SOIL BEARING CAPACITY IS ENCOUNTERED. THE ENGINEER IS TO BE NOTIFIED AND A NEW FOOTING DESIGN WILL BE PRODUCED.
3. ALL STEP FOOTINGS TO HAVE A MINIMUM OF 24" HORIZONTAL RUN AND A MAXIMUM VERTICAL STEP OF NOT MORE THAN 24".

SLABS ON GRADE

1. SLABS-ON-GRADE TO CONFORM TO THE ONTARIO BUILDING CODE SECTION 9.16.
2. CONCRETE SLABS BELOW GRADE TO BE 3" THICK MINIMUM AND TO BEAR ON 4" GRANULAR FILL COMPACTED LEVEL WITH TOP OF FOOTINGS.
3. HABITABLE ROOMS LOCATED ON CONCRETE SLABS TO BE DAMPPROOFED WITH 6 MIL POLYETHELENE.
4. CONCRETE SLABS AT GRADE ELEVATION TO BE A MINIMUM OF 4" THICK AND REINFORCED WITH 6 X 6 -6/6 WWF OR POLYPROPYLENE FIBRES.

CONCRETE FOUNDATION WALLS

1. FOUNDATION WALLS TO CONFORM TO THE ONTARIO BUILDING CODE SECTION 9.15.4. AND BE A MIN OF 20MPa CONCRETE.
2. ALL CONCRETE WALLS TO BE A MINIMUM OF 8" THICK UNLESS NOTED OTHERWISE.
3. FOUNDATION WALLS TO EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE ELEVATION.
4. BASEMENT WINDOW WITH A WIDTH OF GREATER THAN 4'-0 TO BE REINFORCED WITH 2-10M BARS EXTENDING 12" ON EACH SIDE.
5. ALL FORM TIE HOLES TO BE FILLED AND SEALED TO OBC. 9.13.5.1.
6. APPLY A MINIMUM OF ONE HEAVY COAT OF BITUMINOUS OR OTHER APPLICATION OF DAMPROOFING TO GRADE LEVEL.
7. ANCHOR BOLTS FOR SILL PLATES TO BE 1/2" DIAMETER MINIMUM. GALVANIZED AND PLACED AT 7'-10" O.C. MAXIMUM.

BASEMENT COLUMNS, BEAMS AND BEARING WALLS

1. STUD BEARING WALLS IN BASEMENTS SUPPORTING NOT MORE THAN 1 FLOOR TO BE A MINIMUM OF 2" X 4" AT 16" O.C. ON 4 MIL POLY VAPOUR BARRIER ON 1 COURSE OF HALF HEIGHT ASHLAR BLOCK AND ANCHORED AT 7'-10" O.C. MAXIMUM.
2. STUD BEARING WALLS IN BASEMENTS SUPPORTING 2 FLOORS TO BE A MINIMUM OF 2" X 4" AT 12" O.C. ON 4 MIL POLY VAPOUR BARRIER ON 1 COURSE OF HALF HEIGHT ASHLAR BLOCK AND ANCHORED AT 7'-10" O.C. MAXIMUM.
3. PIPE COLUMNS SUPPORTING 2 FLOORS TO HAVE A MINIMUM OUTSIDE DIAMETER OF 2-7/8 AND A MINIMUM WALL THICKNESS OF 3/16" WITH A 6" X 6" X 1/4" MINIMUM STEEL BEARING PLATE AT EACH END.
4. STEEL COLUMN TOP PLATES TO BE CONNECTED TO BEAM WITH 2-1/2" DIA. BOLTS MINIMUM OR WELDED TO BEAM FLANGES.
5. ALL STEEL BEAMS TO BE SHOP PRIMED WITH RED OXIDE PRIMER AND HAVE A MINIMUM END BEARING OF NOT LESS THAN 3-1/2".
6. ALL WOOD BEAMS TO CONFORM TO OBC 9.23.8.
7. WOOD BEAMS FRAMED INTO MASONRY OR CONCRETE AT OR BELOW GRADE LEVEL SHALL BE TREATED TO PREVENT DECAY, OR A 1/2" AIR SPACE SHALL BE PROVIDED AT THE REAR AND SIDES OF THE WOOD BEAM IN ACCORDANCE WITH OBC 9.23.2.2.

ABOVE GRADE MASONRY VENEER

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SCALE 1/4" = 1'-0"

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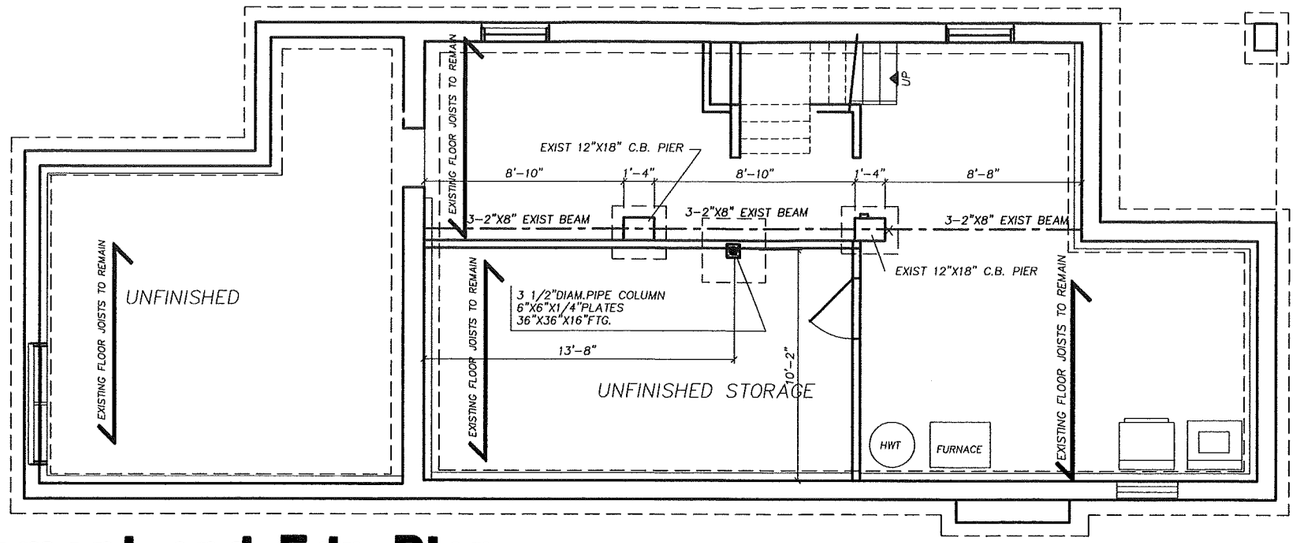
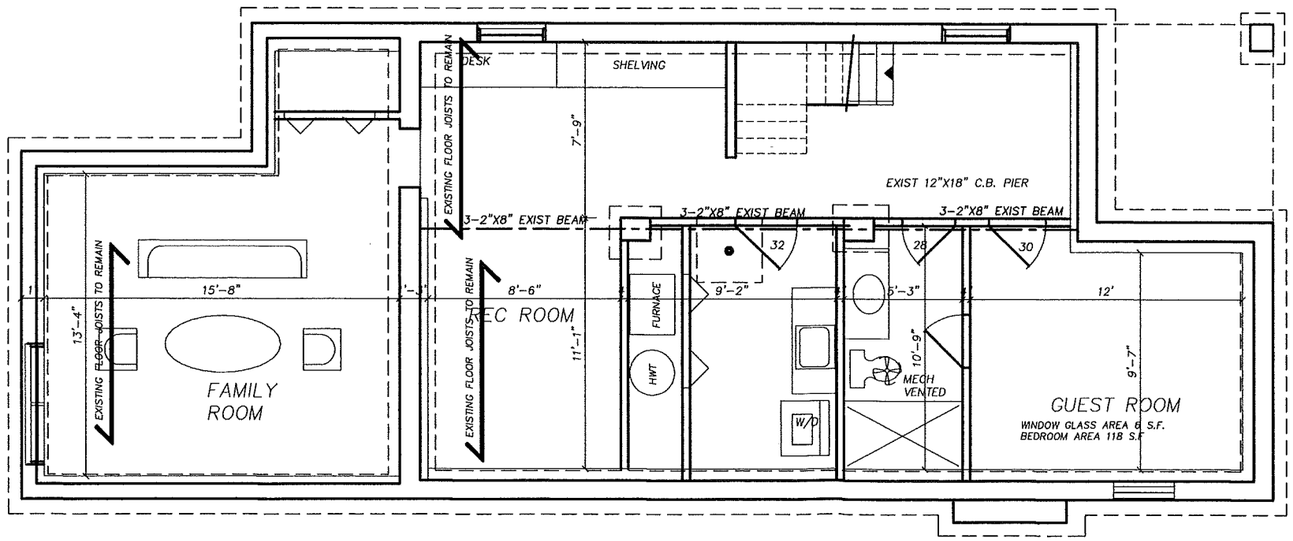


Basement and Fdn Plan EXISTING



Basement and Fdn Plan PROPOSED

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 design the work shown on the attached documents.

QUALIFICATION INFORMATION
Required unless design is exempt under DIV.C 3.2.5.1 of the building code

Richard Weatherston — SIGNATURE — 24787 BCIN
NAME

REGISTRATION INFORMATION
Required unless design is exempt under DIV. C 3.2.4.1 of the building code

R.G. CAD SERVICE INC. — 29747 BCIN
FIRM NAME

3607A JAN.21

R.G.CAD SERVICE INC.
228 GREEN RD. STONEY CREEK
PHONE (905) 664-8061

3

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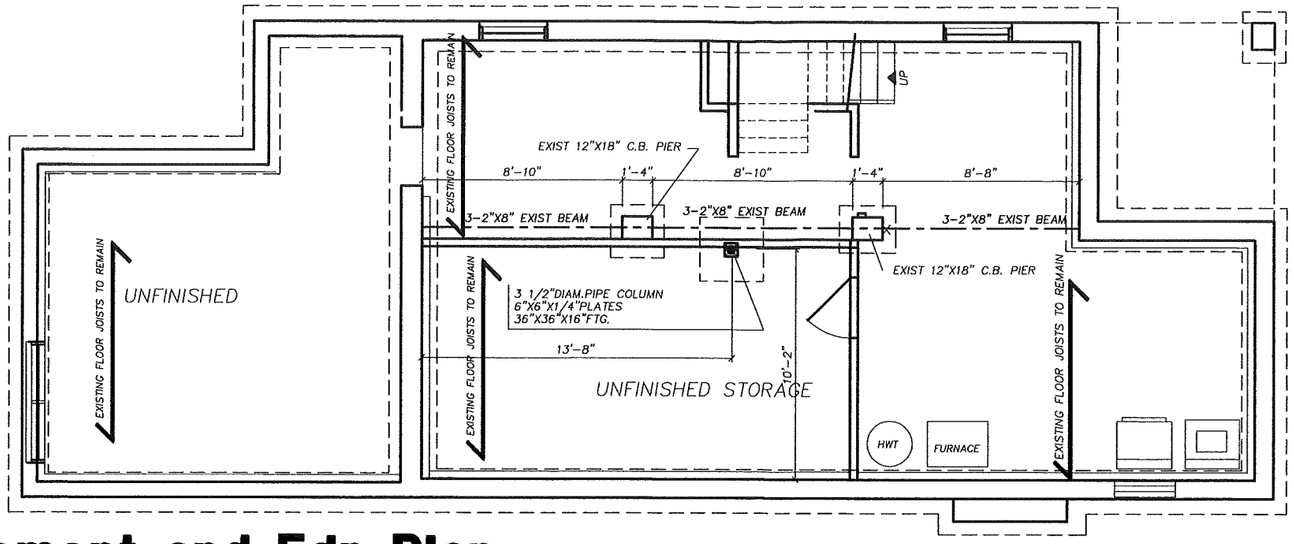

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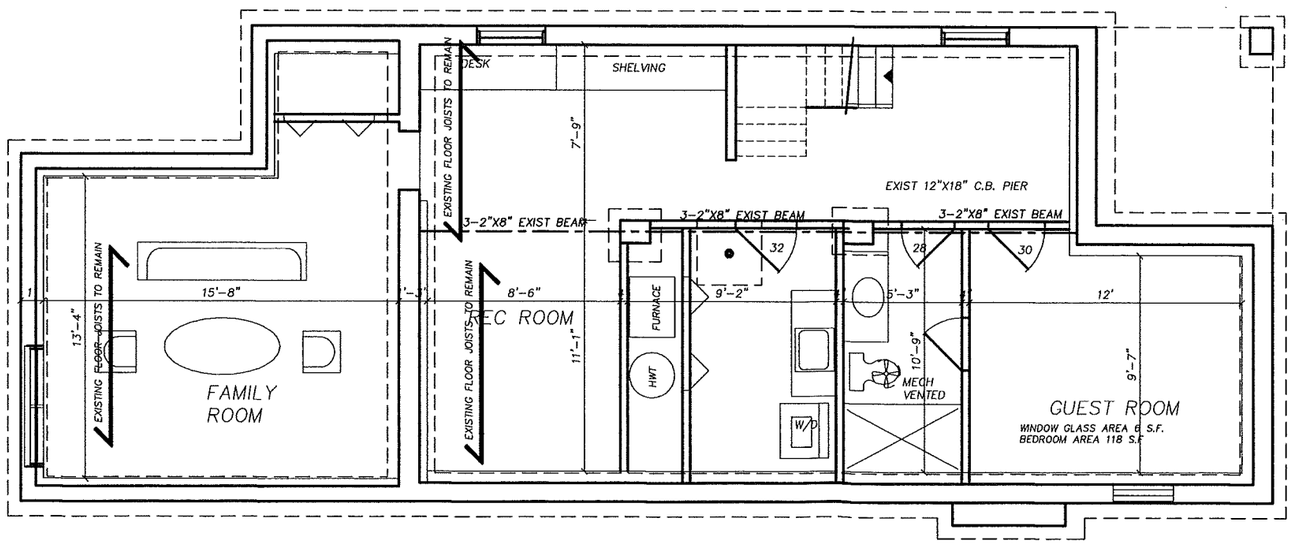

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R.G. CAD SERVICE INC. — 28747
FIRM NAME BCIN

3607A JAN.21

R.G.CAD SERVICE INC.
226 GREEN RD. STONEY CREEK
PHONE (905) 664-8061

3

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)	Michael J Wexler	90 Oak Knoll Drive Hamilton, Ontario L8S 4C5	**Phone:** (416)275-6060 **E-mail:** wexler.11@gmail.com
Applicant(s)*	Michael J Wexler Mira Goldberg	Currently located at: 1206-393 King Street West, Toronto, Ontario M5V 3G8	**Phone:** (416)275-6060 **E-mail:** wexler.11@gmail.com; mirabgoldberg@gmail.com
Agent or Solicitor	James Ling	27 Cumming Crt. Ancaster, Ontario L9G 1V4	**Phone:** (289)887-4667 **E-mail:** james@jameslinggroup.com

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:

Mortgage with TD Canada Trust
4720 Tahoe Blvd Mississauga Ont L4W5P2
Canada

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:

   See attached sheet

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

   House is existing, it was built prior to current by-laws

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**):

   90 Oak Knoll Drive, Hamilton, Ontario, L8S 4C5

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 ◉

1. Maximum Building Height (As per Section 9(2) of Hamilton Zoning By-law 6593 and as amended by By-law 96-109)
   2 Storey Allowed, Proposed 3 Storey due to Dormer wider than 1.2m.
   Allowable Building Height 9.0m, Proposed 9.48m, this is existing.

2. Minimum Side Yard (As per Section 9(3) of Hamilton Zoning By-law 6593). Required ii) 1.2m, Proposed 2nd floor addition South yard to be 0.3m.

3. Encroachments [Section 18(3) of Hamilton Zoning By-law 6593].
   Proposed Rear addition eaves and gutters to be on the southerly lot line. 0.0m setback.

Front Porch setback from Front property line is 1.1m
Steps of Porch setback from Front property line is 0.18m

4. Minimum Number of Parking Spaces Section 18A table 1 of Hamilton Zoning By-law 6593. Single Family Dwelling based on
   Proposed 11 Habitable Room is 4 Required. Proposed is 1 Spot, with 2nd Spot Tandem.

   Minimum Parking Space Size Section 18A(7) of Hamilton Zoning By-law 6593
   Proposed 2.44m instead of required 2.7m Width of Park Space Size.

   Section 18A(24) of Hamilton Zoning By-law 6593. Required width of Driveway is 2.8m and Proposed is 2.4m.

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?

Local knowledge of neighborhood

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 9, 2021
Date

M. Wexler
Signature Property Owner

Michael J Wexler
Print Name of Owner

10. Dimensions of lands affected:

Frontage	32 FT
Depth	97 FT
Area	3000 SQ FT +/-
Width of street	UNKNOWN

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:_

Ground floor area 1000 sq ft, width 21 ft
Gross floor area 1600 sq ft, length 55 ft
number of stories: 2.5, height 31 ft

Proposed

Ground floor area 1000 sq ft, width 21 ft
Gross floor area 2300 sq ft, length 55 ft
# of stories: 3.0, height 31 ft

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

Existing: SEE SITE PLAN

Ground floor area 1000 sq ft, width 21 ft
Gross floor area 1600 sq ft, length 55 ft
number of stories: 2.5, height 31 ft

Proposed:

Ground floor area 1000 sq ft, width 21 ft
Gross floor area 2300 sq ft, length 55 ft
# of stories: 3.0, height 31 ft