

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.: GL/A-21:114

APPLICANTS: Agent Kevin Webster
Owner A. & G. Clayton

SUBJECT PROPERTY: Municipal address **1100 Woodburn Rd., Glanbrook**

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

ZONING: S1 district (Settlement Residential)

PROPOSAL: To permit the construction a second storey addition over a portion of the existing one storey single detached dwelling as well as the construction of a one storey addition at the rear and a one storey garage addition, notwithstanding that;

1. A minimum northerly side yard of 2.9m shall be permitted instead of the minimum 3.0m side yard required.
2. A minimum southerly side yard of 1.5m shall be permitted instead of the minimum 3.0m side yard required.

Notes: The height dimension has not been provided from grade as defined.

An eave or gutter may encroach no more than 0.6m into the required yard or to maximum of half the distance of the required yard, whichever it the lesser. Insufficient details were provided from which to determine compliance. Therefore, further variances may be required.

A driveway shall be located so as to lead directly from a street or laneway to a required parking space, either within a garage or outside with such driveway having a minimum width of 3.0m; and the width of the driveway shall not exceed the width of an attached garage. Insufficient details were provided to determine compliance; as such, further variances may be required.

The applicant shall ensure that where the driveway is provided in the front yard, all other portions of the front yard shall be landscaped.

A maximum of two driveway shall be permitted. The driveway has not been clearly illustrated on the submitted plans.

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

DATE:	Thursday, May 27th, 2021
TIME:	1:15 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

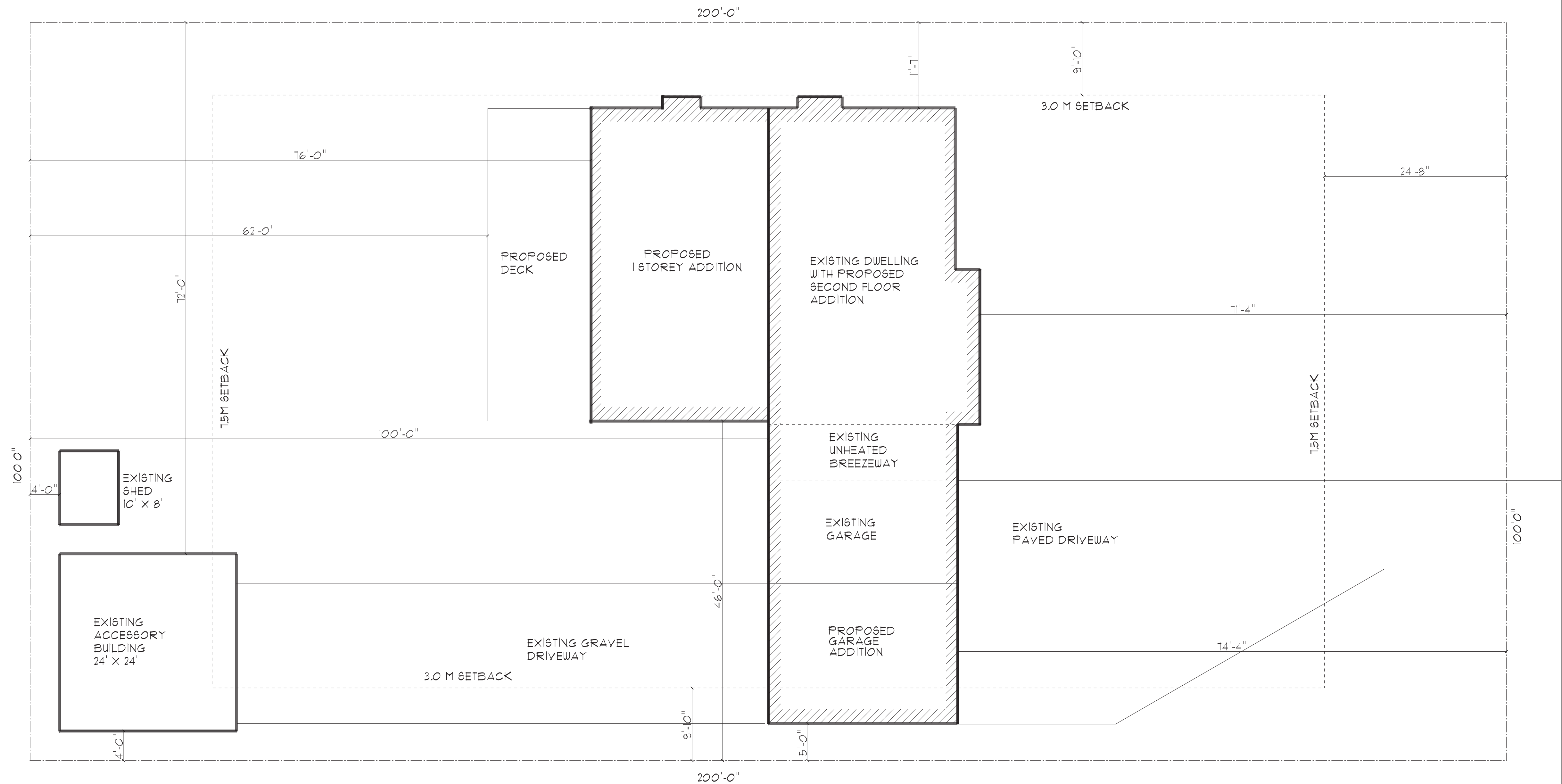
DATED: May11th, 2021.

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.



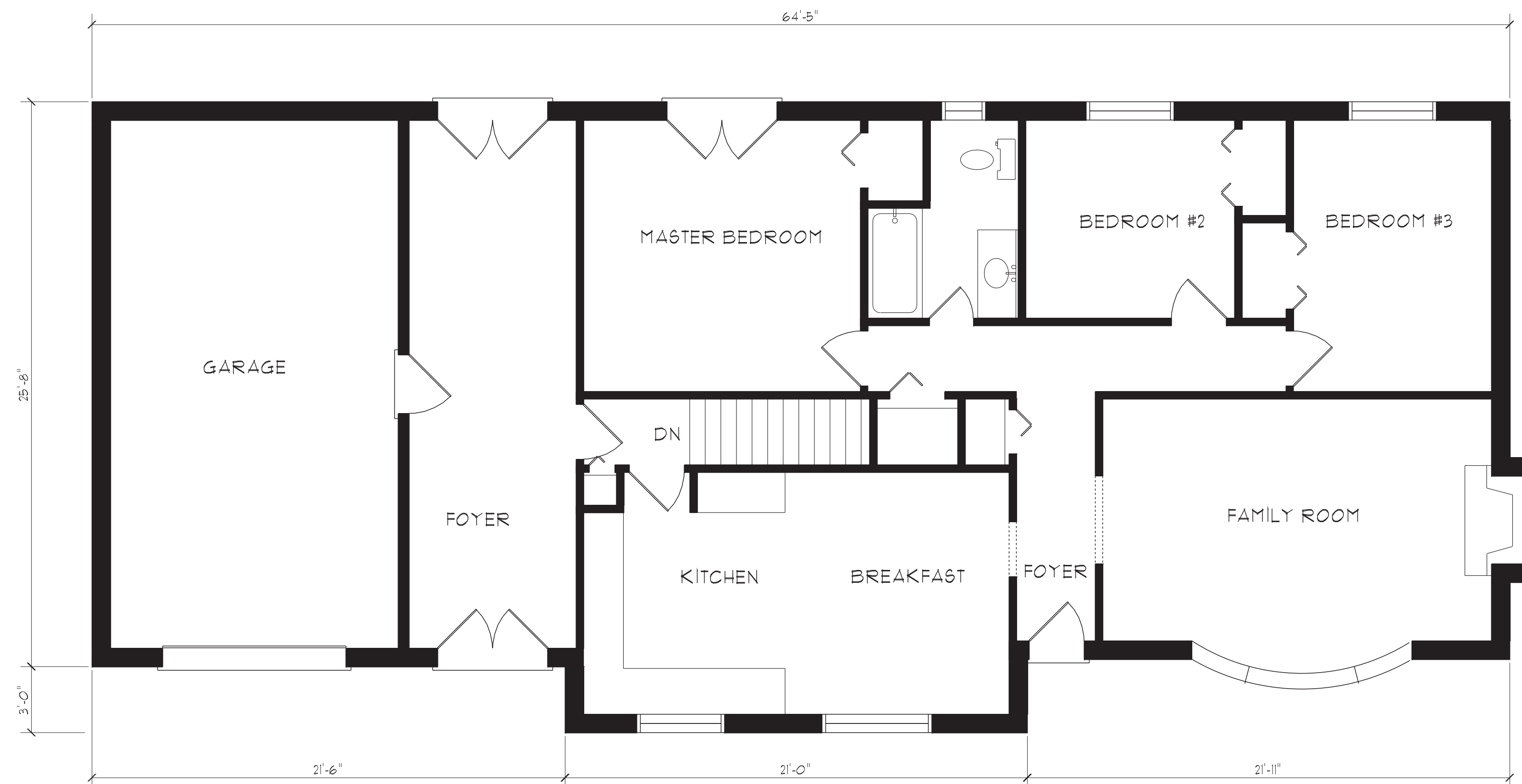
SITE STATISTICS:
ZONING: S1 BYLAW 05-200
LOT AREA: 1858.0 SQ. M EXISTING
COVERAGE: PROPOSED 300.16 SQ. M 21.40%
EXISTING HEIGHT: 4.72 M PROPOSED HEIGHT: 7.92 M
SIDE YARD SETBACKS: REQUIRED 3.00 M PROPOSED 3.53 M & 1.52 M
REAR YARD SETBACK: REQUIRED 7.5 M PROPOSED 18.90 M
FRONT YARD SETBACK: REQUIRED 7.5 M PROPOSED 21.74 TO REMAIN



SITE PLAN
SCALE: 1:50

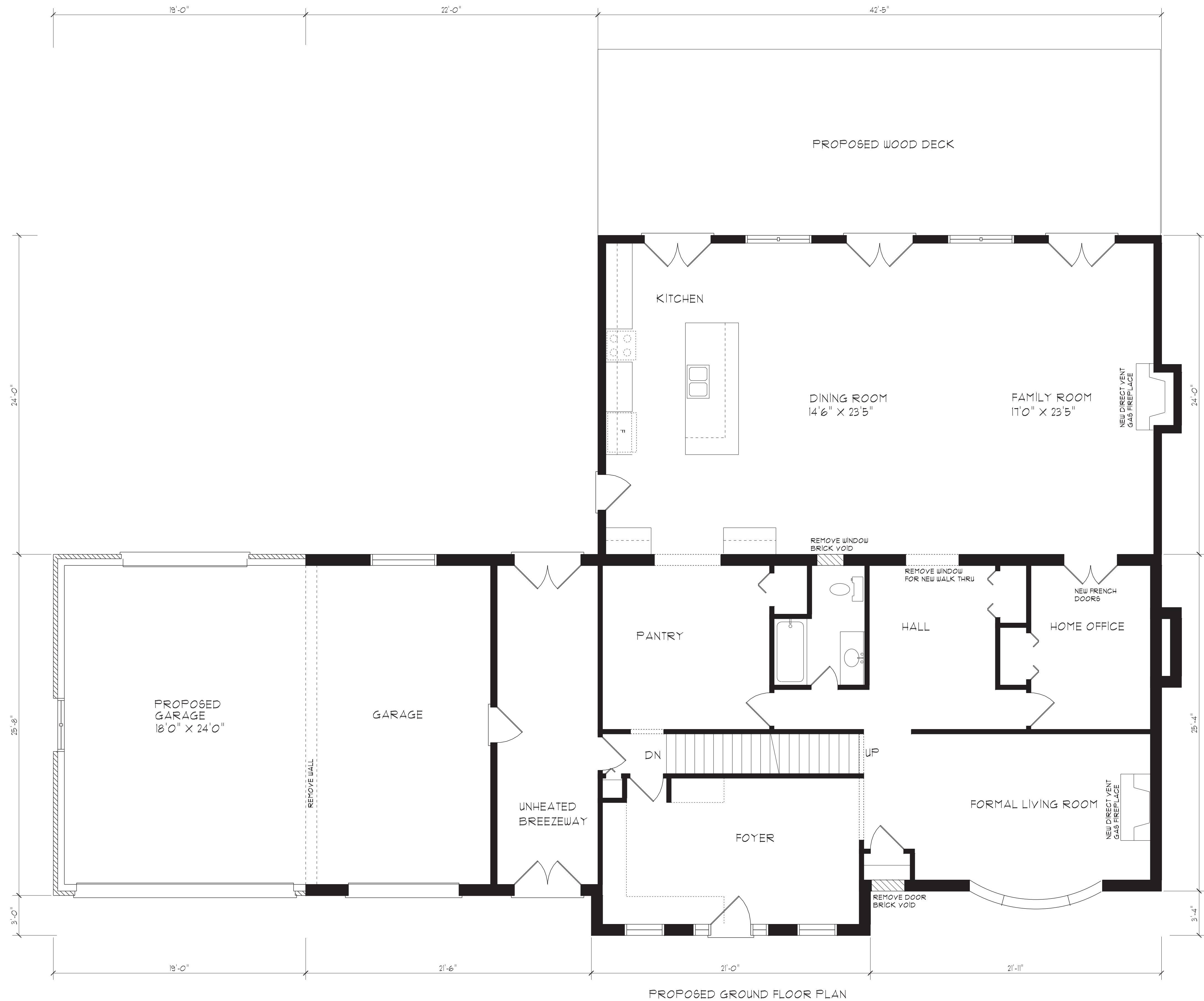
wooden

I	ISSUED FOR PRICING	O2/I5/2I	KW
NO.	DESCRIPTION	DATE	BY
REVISONS			
Kevin Webster Designs Inc.			
RESIDENTIAL & COMMERCIAL DESIGN, DRAFTING & CONSULTING			
68 North Valley Dr, Welland, Ontario L3C 7L6 (905)39-2009			
PROJECT NO. 202113		DATE: MAR 2021	
BUILDER:			
PROJECT NAME: CLAYTON RESIDENCE 1100 WOODBURN RD. GLANBROOK, ONT.			
MODEL:			
DRAWING: SITE PLAN			
DRAWN BY: K.W.		CHECKED BY: K.W.	
SCALE: 1/4"=1'-0"		PAGE: SP1	



EXISTING GROUND FLOOR PLAN

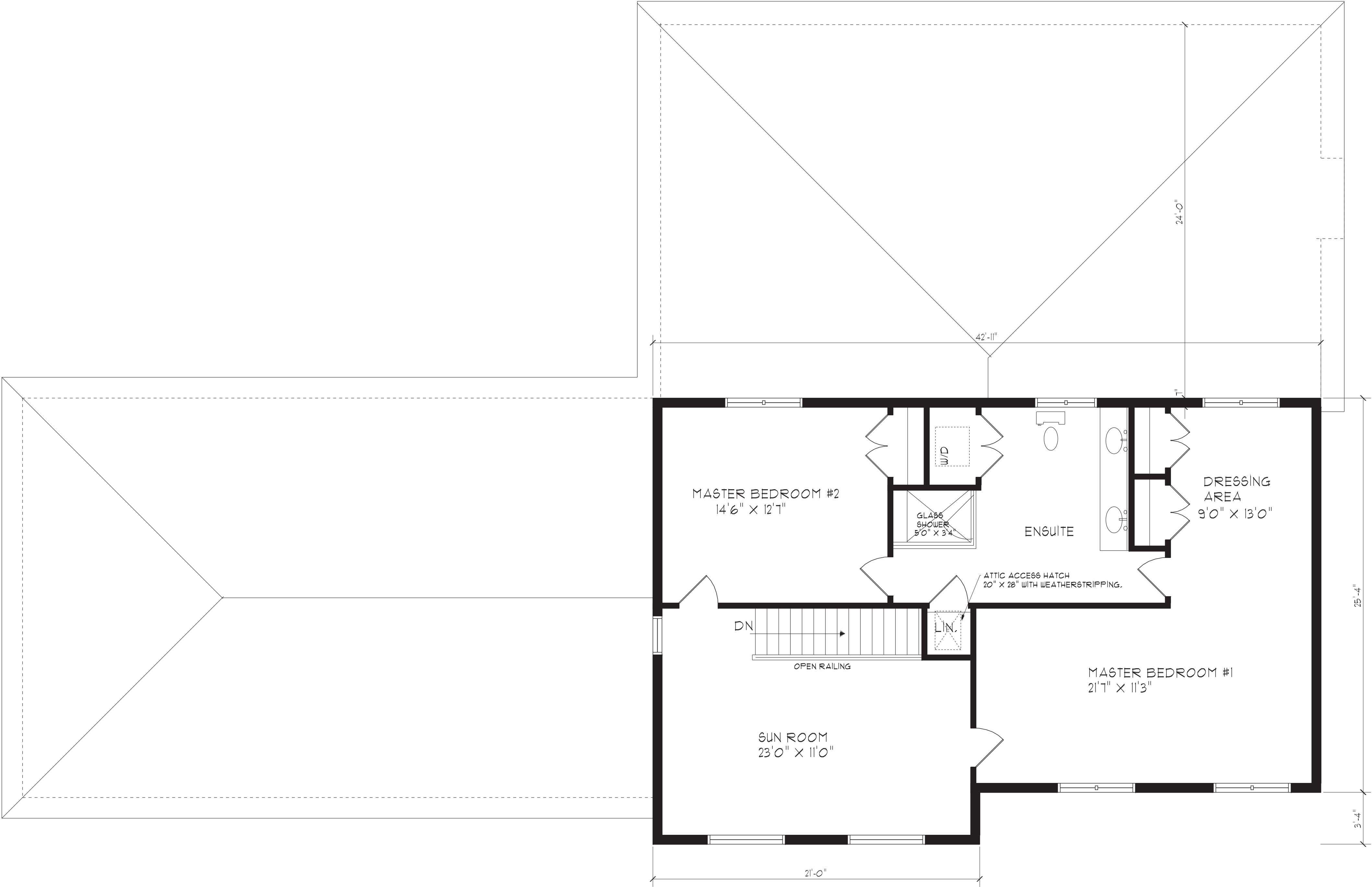
I	ISSUED FOR PRICING	02/15/21	KW
NO.	DESCRIPTION	DATE	BY
REVISIONS			
Kevin Webster Designs Inc.			
RESIDENTIAL & COMMERCIAL DESIGN, DRAFTING & CONSULTING			
68 North Valley Dr, Welland, Ontario L3C 7L6 (905)639-2009			
PROJECT NO. 202113		DATE: MAR 2021	
BUILDER:			
PROJECT NAME: CLAYTON RESIDENCE 1100 WOODBURN RD. GLANBROOK, ONT.			
MODEL:			
DRAWING: EXISTING FLOOR PLANS			
DRAWN BY: K.W.		CHECKED BY: K.W.	
SCALE: 1/4"=1'-0"		PAGE: 1	



I	ISSUED FOR PRICING	02/15/21	KW
NO.	DESCRIPTION	DATE	BY
REVISIONS			

Kevin Webster Designs Inc.
RESIDENTIAL & COMMERCIAL
DESIGN, DRAFTING & CONSULTING
68 North Valley Dr., Welland, Ontario L3C 7L6
(905)639-2009

PROJECT NO.	DATE:
202113	MAR 2021
BUILDER:	
PROJECT NAME:	
CLAYTON RESIDENCE 1100 WOODBURN RD. GLANBROOK, ONT.	
MODEL:	
DRAWING:	
PROPOSED FLOOR PLANS	
DRAWN BY:	CHECKED BY:
K.W.	K.W.
SCALE:	PAGE:
1/4"=1'-0"	2



PROPOSED SECOND FLOOR PLAN
1160 SQ. FT. ADDITION

I	ISSUED FOR PRICING	02/15/21	KW
NO.	DESCRIPTION	DATE	BY
REVISIONS			
Kevin Webster Designs Inc.			
RESIDENTIAL & COMMERCIAL DESIGN, DRAFTING & CONSULTING			
68 North Valley Dr, Welland, Ontario L3C 7L6 (905)639-2009			
PROJECT NO. 202113		DATE: MAR 2021	
BUILDER:			
PROJECT NAME: CLAYTON RESIDENCE 1100 WOODBURN RD. GLANBROOK, ONT.			
MODEL:			
DRAWING: PROPOSED FLOOR PLANS			
DRAWN BY: K.W.		CHECKED BY: K.W.	
SCALE: 1/4"=1'-0"		PAGE: 3	



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

I	ISSUED FOR PRICING	02/05/21	KW		
NO.	DESCRIPTION	DATE	BY		
REVISIONS					
Kevin Webster Designs Inc. RESIDENTIAL & COMMERCIAL DESIGN, DRAFTING & CONSULTING 68 North Valley Dr., Welland, Ontario L3C 7L6 (905)639-2009					
PROJECT NO. 202113		DATE: MAR 2021			
BUILDER:					
PROJECT NAME: CLAYTON RESIDENCE 1100 WOODBURN RD. GLANBROOK, ONT.					
MODEL:					
DRAWING: PROPOSED EXTERIOR ELEVATIONS					
DRAWN BY: K.W.		CHECKED BY: K.W.			
SCALE: 1/4"=1'-0"		PAGE: 4			

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)	Gary & Anna Clayton	
Applicant(s)*	Kevin Webster	
Agent or Solicitor	Kevin Webster	

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:
none

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:
Require a 1.5m side yard setback, instead of a required 3.0m setback.
ON LEFT SIDE OF PROPERTY.
5. Why it is not possible to comply with the provisions of the By-law?
Lot at side of house does not allow for the size of garage required.
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**):
1100 Woodburn Rd, Hamilton
7. PREVIOUS USE OF PROPERTY
- | | | | | | |
|--------------|-------------------------------------|------------|--------------------------|------------|--------------------------|
| Residential | <input checked="" type="checkbox"/> | Industrial | <input type="checkbox"/> | Commercial | <input type="checkbox"/> |
| Agricultural | <input type="checkbox"/> | Vacant | <input type="checkbox"/> | | |
| 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 knowledge

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 8 2021

Date

Hanna Clayton
Signature Property Owner

Hanna Clayton
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>30m</u>
Depth	<u>60m</u>
Area	<u>1800 sq. m</u>
Width of street	<u>20'</u>

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:

1 storey dwelling 1718 sq. ft gross floor area, 1160 Ground floor area, 64'5" x 28'8" w, 15' high
Existing accessory building 400 sq. ft. 20' x 20', 16' high

Proposed

2 storey addition, ground floor addition & garage addition.
4388 sq. ft. gross floor area, 1158 sq. ft ground floor area, 83'5" x 52'8", 26'0" High.
Existing accessory building to remain

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

Existing:

1 storey dwelling FRONT 23.5m LEFT 7.3m RIGHT 3.0 REAR 26.5m

ACCESSORY BUILDING: FRONT 53.1m LEFT 1.2 RIGHT 16.6m
REAR 1.2m

Proposed:

2 storey addition, ground floor addition & garage addition.

FRONT 23.5 LEFT 1.5m RIGHT 3.0m REAR 19.2m

13. Date of acquisition of subject lands:
1980
14. Date of construction of all buildings and structures on subject lands:
since built 1960
15. Existing uses of the subject property:
Single family residential
16. Existing uses of abutting properties:
Single family residential & Agricultural
17. Length of time the existing uses of the subject property have continued:
since built
18. Municipal services available: (check the appropriate space or spaces)
Water yes Connected yes
Sanitary Sewer no Connected no
Storm Sewers no
19. Present Official Plan/Secondary Plan provisions applying to the land:
Settlement
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
S1
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.

PART 25 AFFIDAVIT OR SWORN DECLARATION

This declaration to be sworn by a Commissioner of Oaths.

I, Kevin Webster of the City of Welland
in the Prov of Ontario solemnly declare that:

All of the above statements are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me at the

at the City of Burlington)
in the Prov)
of Ontario)
this 11 day of March A.D. 2021)

[Signature]
Applicant

A Commissioner, etc. [Signature]

PART 26 OWNERS AUTHORIZATION

As of the date of this application, I (NAME) Anna Clayton am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize:

Kevin Webster of Kevin Webster Designs Inc.

to act as my agent in this matter and to provide any of my personal information that will be included in this application or collected during the processing of the application.

DATE March 8 2021

SIGNED Anna Clayton

PART 27 CONSENT OF THE OWNER

Complete the consent of the owner concerning personal information set out below.

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all *Planning Act* applications and supporting documentation submitted to the City.

I, Anna Clayton,

(Print name of Owner)

the Owner, hereby agree and acknowledge that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

March 8 2021

Date

Anna Clayton
Signature of Owner