



Hamilton

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-21:185

APPLICANTS: Agent Jeff Jansen
Owner Larey Homes

SUBJECT PROPERTY: Municipal address **309 Parkside Dr., Flamborough**

ZONING BY-LAW: Zoning By-law 90-145-Z, as Amended

ZONING: "R1-3" (Urban Residential) district

PROPOSAL: To permit the construction of a new two (2) storey Single Detached Dwelling notwithstanding that:

1. A lot coverage of 32% shall be provided instead of the maximum permitted lot coverage of 25%.

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

DATE: Thursday, June 17th, 2021
TIME: 3:10 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

FL/A-21: 185

Page 2

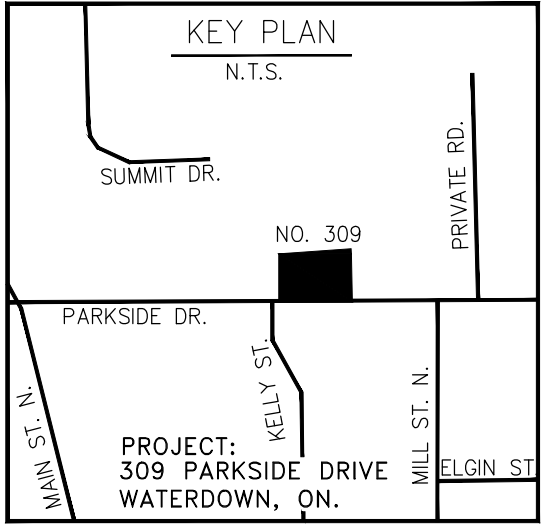
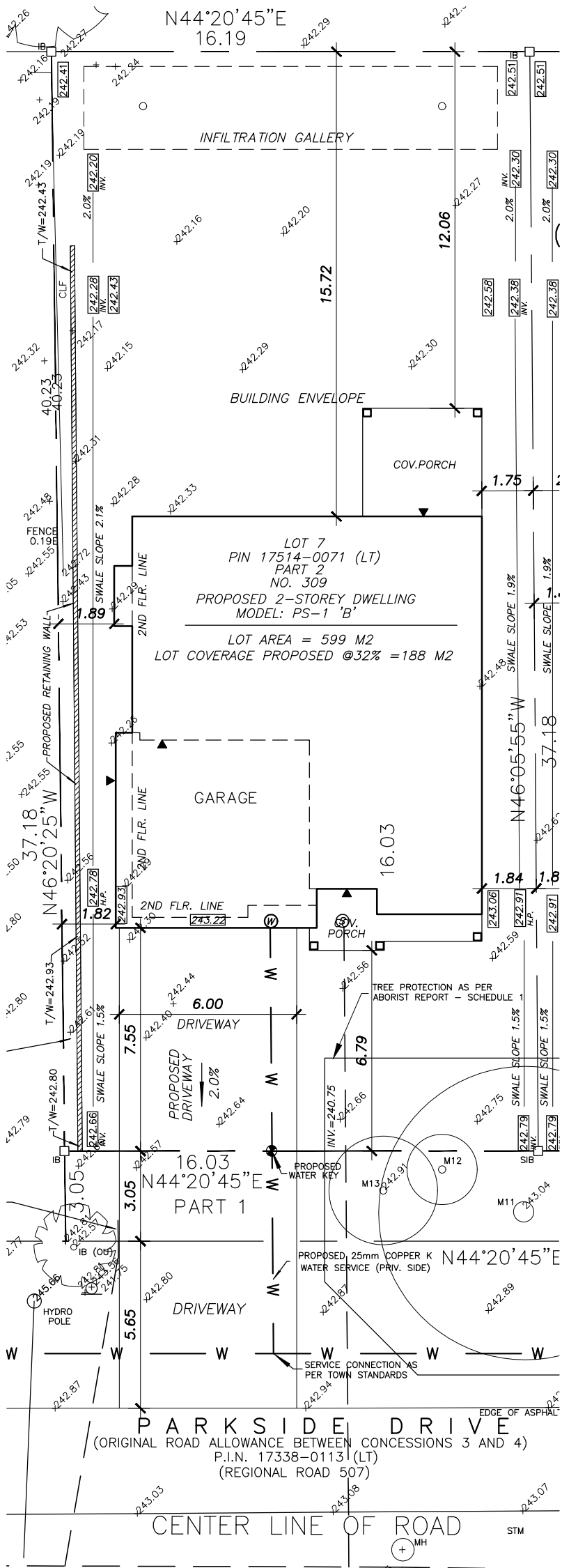
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: June 1st, 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.

309 PARKSIDE DR. SITE PLAN LOT 7 REGISTERED PLAN No. M-270 CONCESSION 4 EAST FLAMBOROUGH CITY OF HAMILTON



METRIC NOTE

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES & CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISIONS NO.	DATE	DESCRIPTION

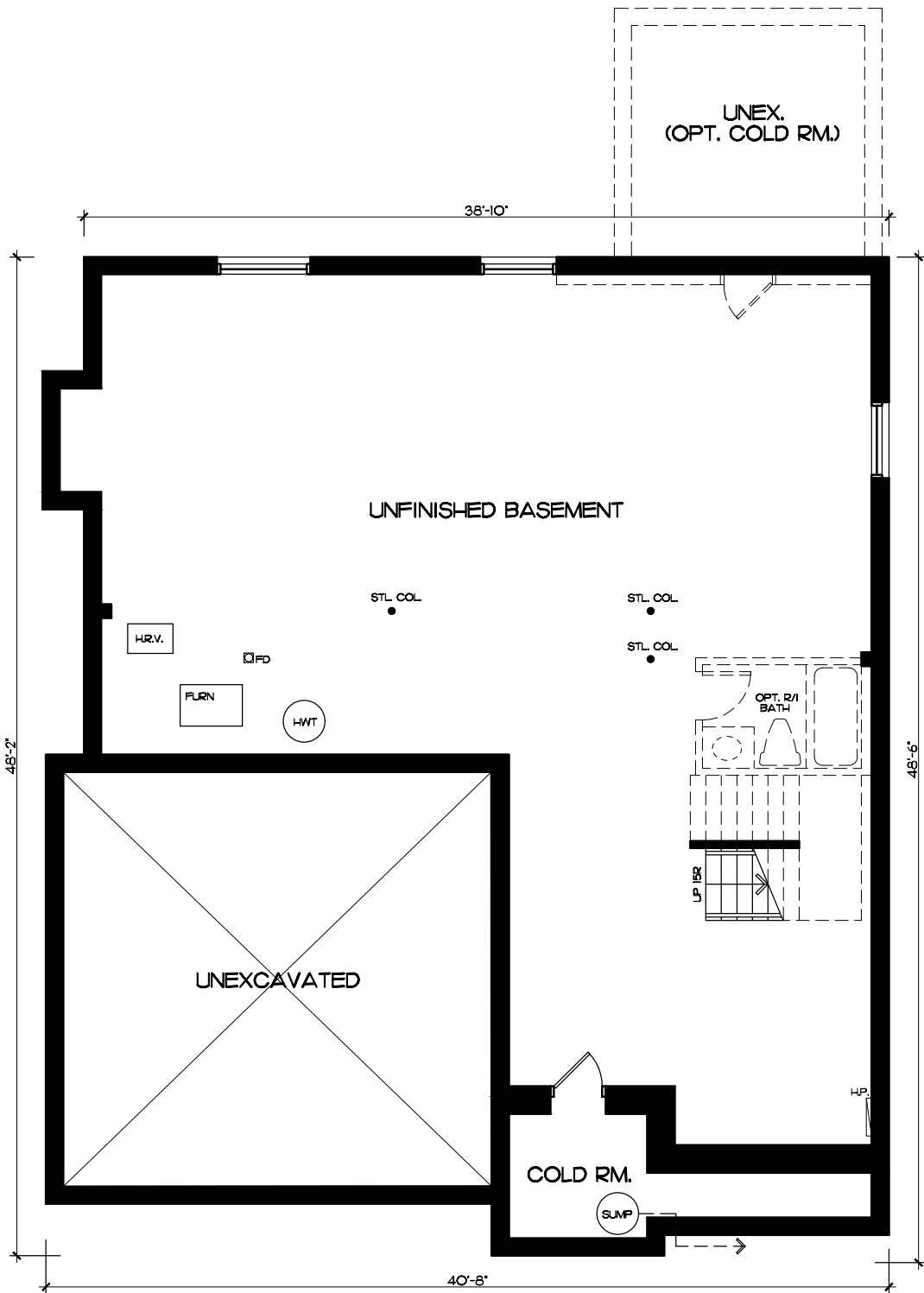
QUALIFIED DESIGNER BCIN - 30272
 FIRM BCIN - 110042
 DATE: MARCH 25, 2021
 SIGNATURE:

PROJECT 2021-003	DRAWING SITE PLAN
SCALE 1:1000	DATE MARCH 25, 2021
MODEL TYPE 003	PROJECT NO. 2021-003
DRAWN BY AS	CHK'D BY JJ
PROJECT LOCATION WATERDOWN, ON	DRAWING NO. S1
FILE NO. 2021-003	



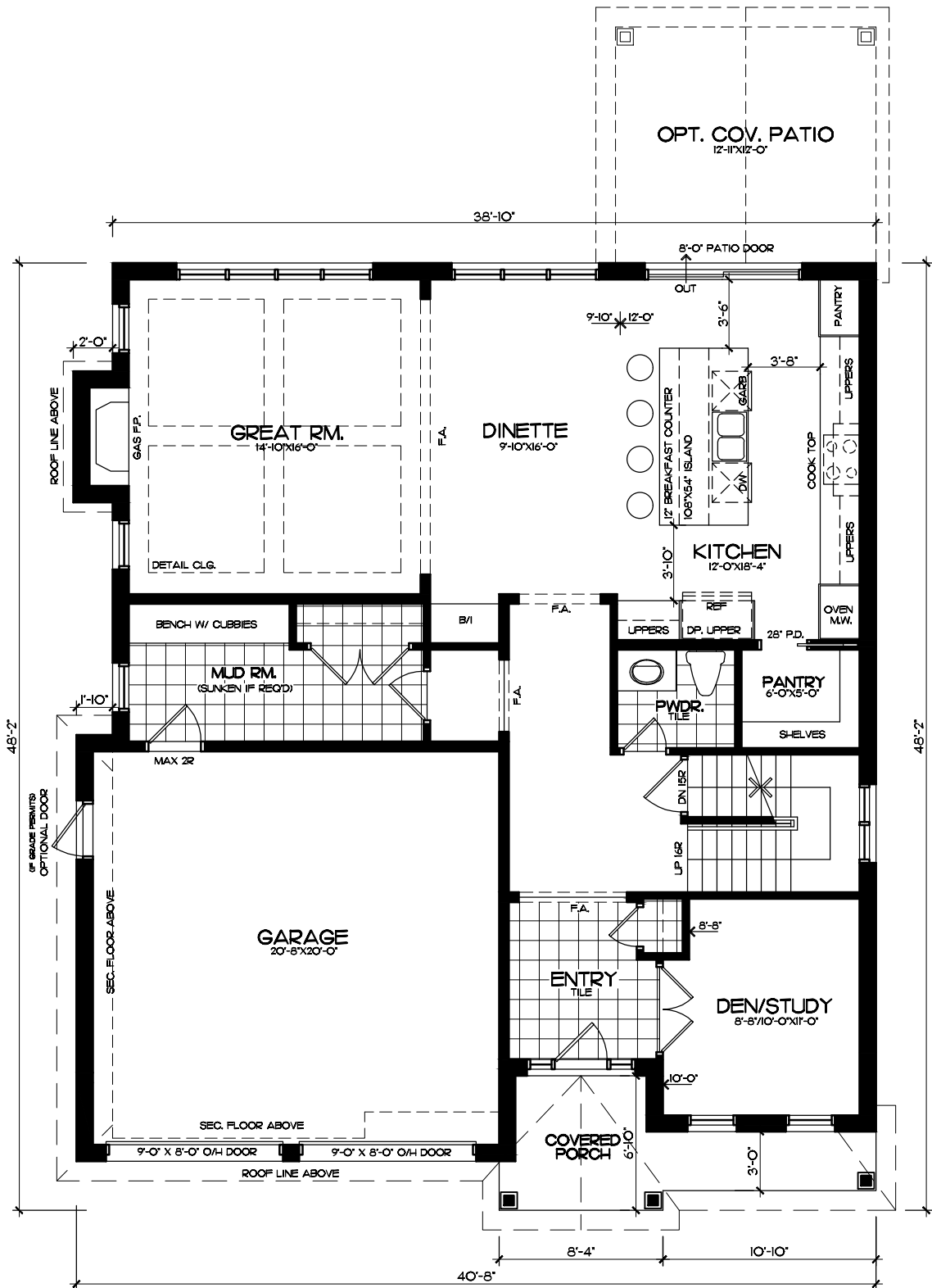
70 Main Street N, P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 EMAIL: jeffjansendesign@gmail.com

OWNERS INFORMATION
 LAREY HOMES GROUP LTD.
 70 MAIN ST N, P.O. BOX 38
 CAMPBELLVILLE, ON L0P 1B0
 905-854-9696



BASEMENT PLAN - ELEV. B

SCALE : 1/8" = 1'-0"

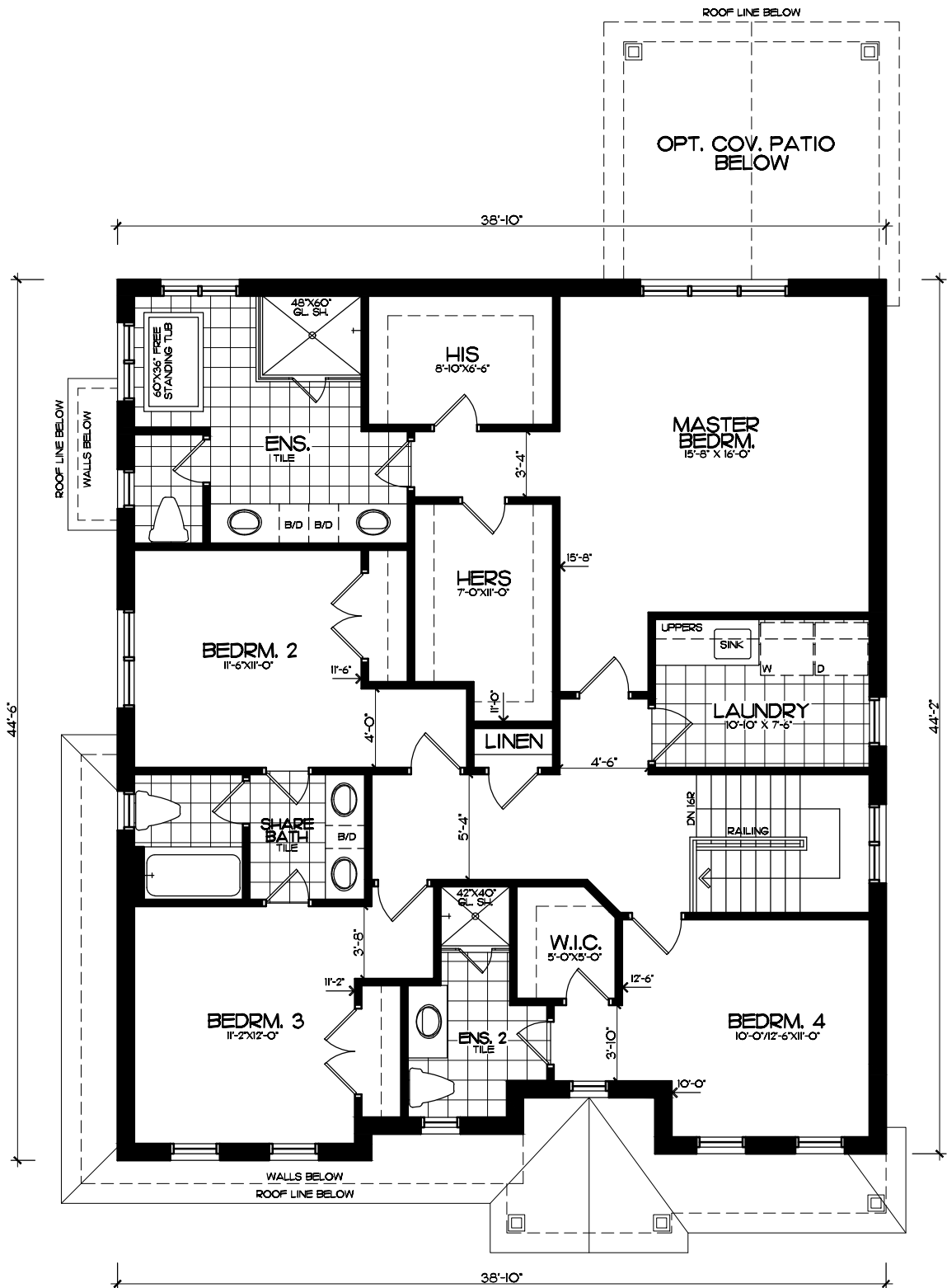


MAIN FLOOR PLAN - ELEV. B

SCALE : 1/8" = 1'-0"

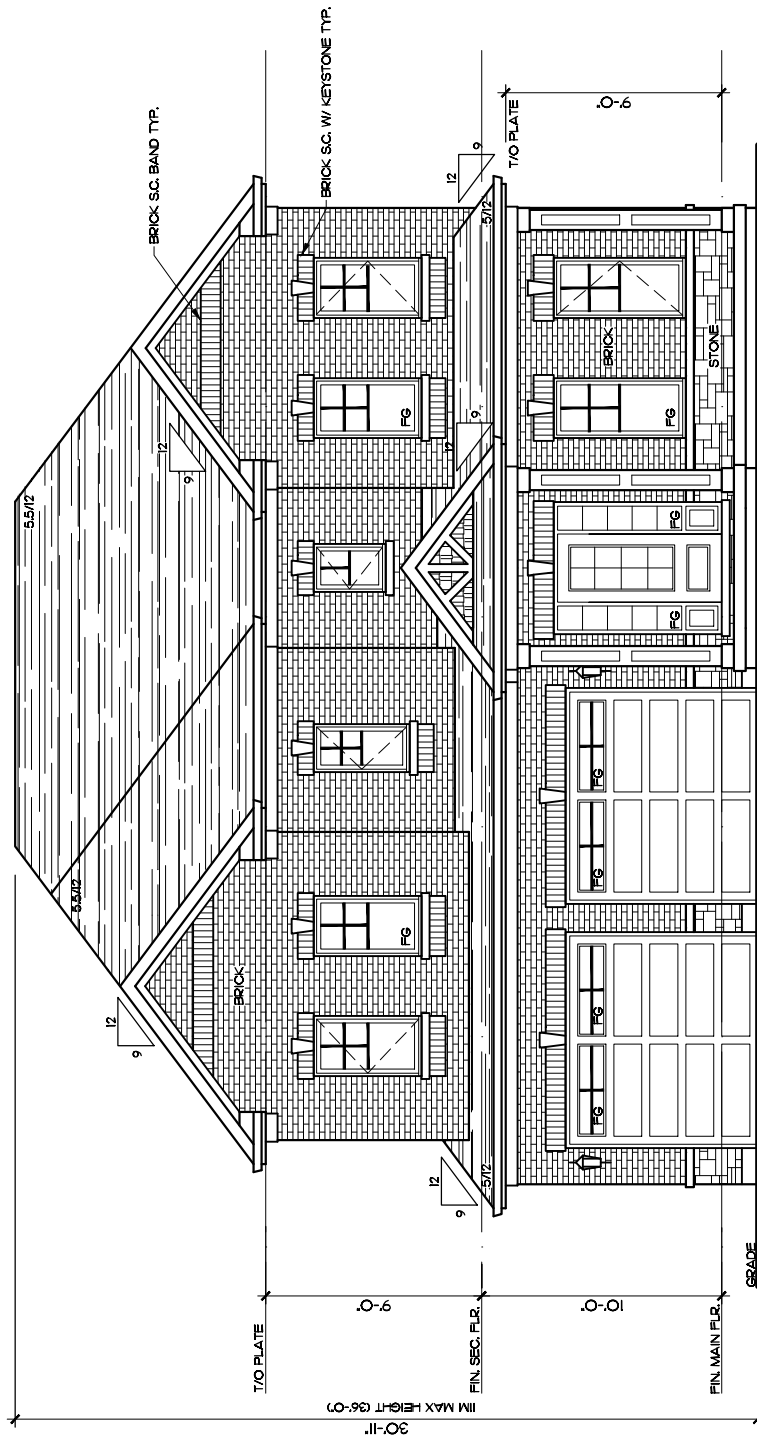
MAIN FLOOR AREA - 1327 S.F.
SECOND FLOOR AREA - 1632 S.F.
TOTAL AREA - 2959 S.F. (275 M2)

LOT AREA - 595 M2
LOT COVERAGE ALLOWED • 25% - 148.75 M2
LOT COVERAGE PROPOSED • 29.1% - 173 M2
(NOT INCLUDING REAR PORCH) (1863 S.F.)
LOT COVERAGE PROPOSED • 32% - 188 M2
(INCLUDING REAR PORCH) (2022 S.F.)



SEC. FLOOR PLAN - ELEV. B

SCALE : 1/8" = 1'-0"



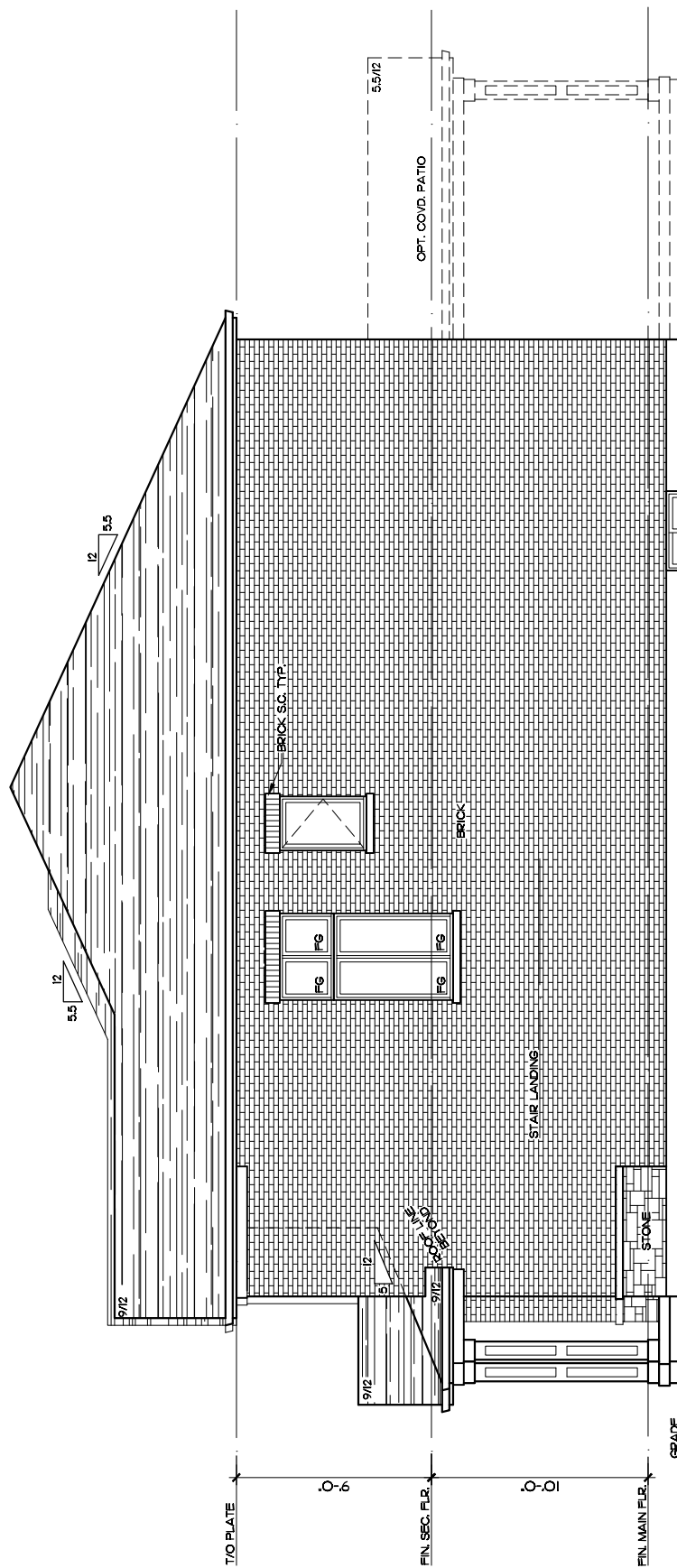
FRONT - ELEVATION B



70 Main Street N., P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 Cell 905-815-3438
 EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
 LaRey Homes Group Ltd.
 309 Parkside Drive
 Waterdown, ON
 Model: PS-1 - Elev. B

D04



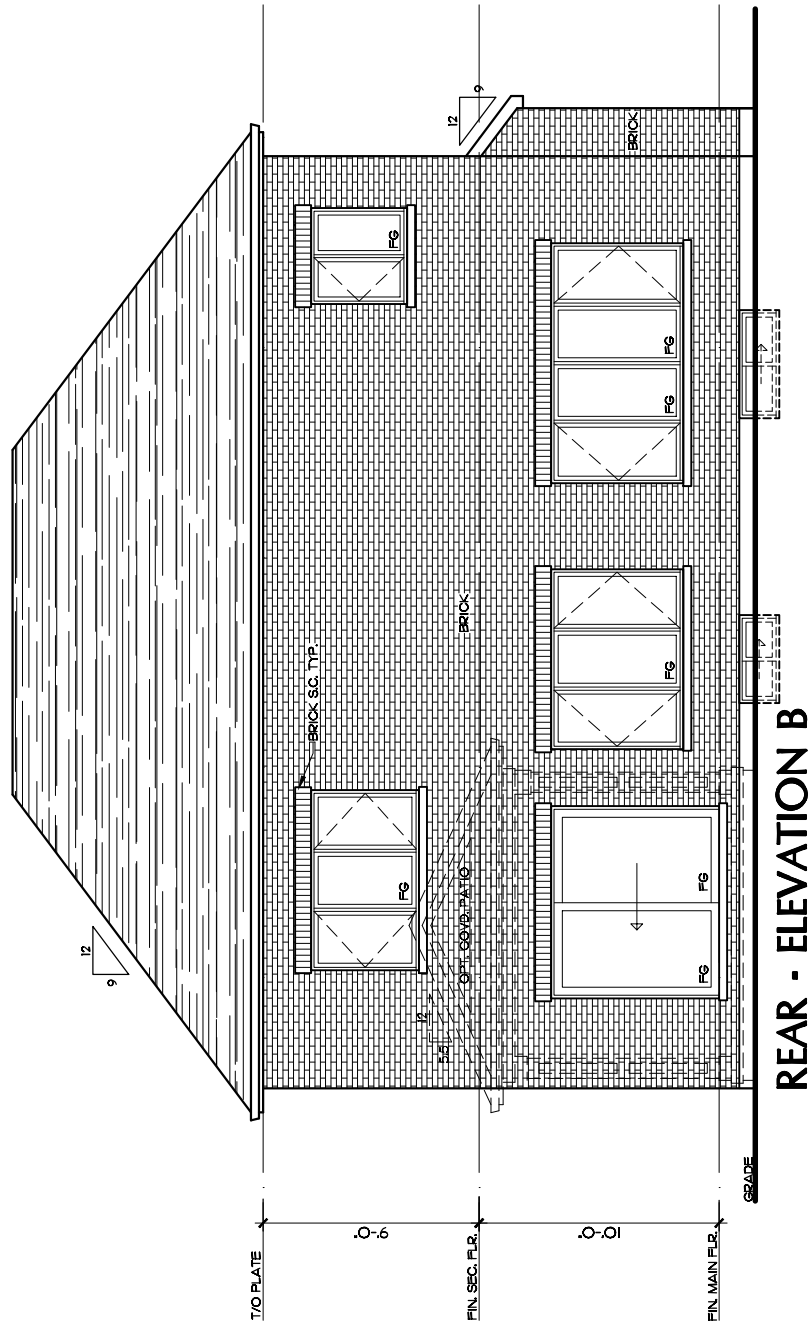
RIGHT - ELEVATION B



70 Main Street N., P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 Cell 905-815-3438
 EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
 LaRey Homes Group Ltd.
 309 Parkside Drive
 Waterdown, ON
 Model: PS-1 - Elev. B

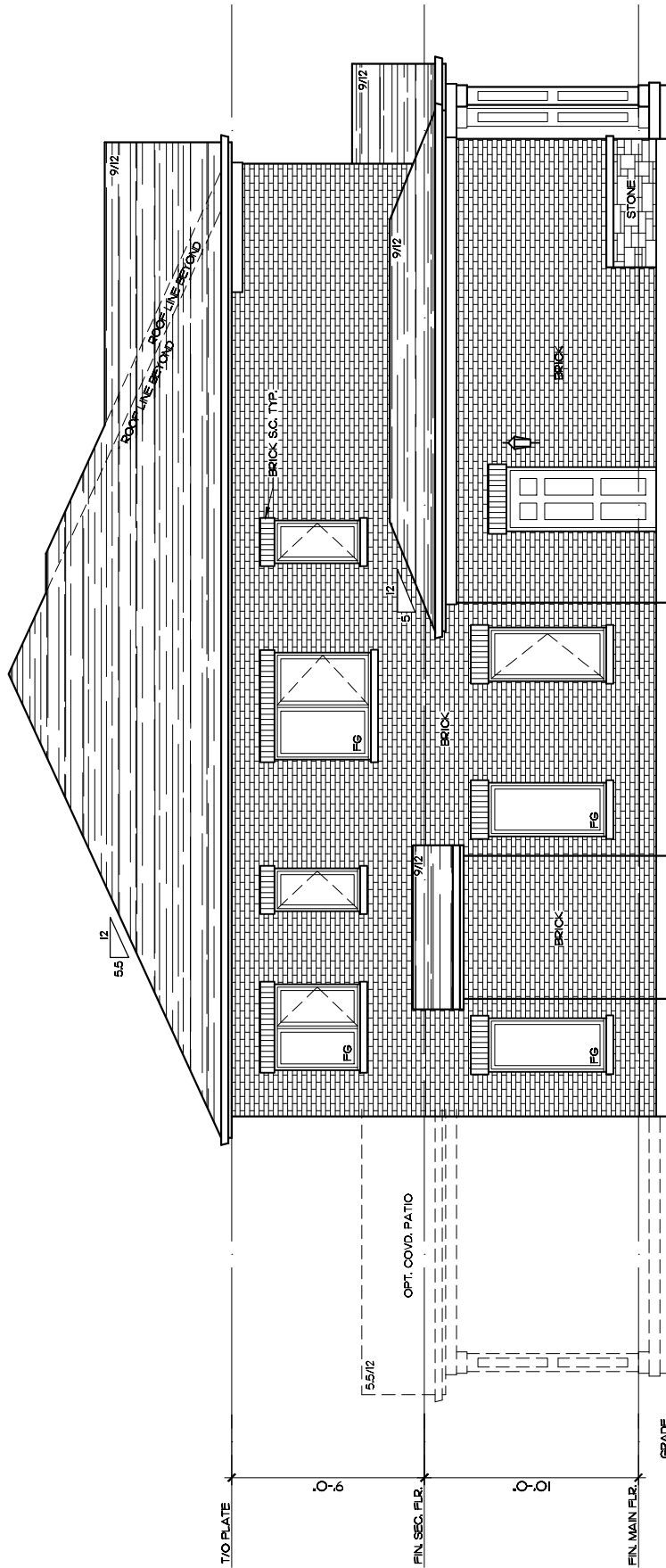
D05



70 Main Street N., P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 Cell 905-815-3438
 EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
 LaRey Homes Group Ltd.
 309 Parkside Drive
 Waterdown, ON
 Model: PS-1 - Elev. B

D06



LEFT - ELEVATION B



70 Main Street N., P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 Cell 905-815-3438
 EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
 LaRey Homes Group Ltd.
 309 Parkside Drive
 Waterdown, ON
 Model: PS-1 - Elev. B

D07



Hamilton

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)	JEFF JANSEN LAREY HOMES GROUP LTD.	
Applicant(s)*	JEFF JANSEN LAREY HOMES GROUP LTD.	
Agent or Solicitor	LORNE GREENWOOD	

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:

APPLYING FOR INCREASED LOT COVERAGE ALLOWANCE FROM 25% TO 32%.

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

THE PROPERTY HAS BEEN SEVERED INTO THREE LOTS GIVING EACH LOT SMALLER LOT AREAS AND SMALLER LOT COVERAGE ALLOWANCE IN AREA (M²).

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):

REGISTERED PLAN # : M-290 , Part 2 of Lot 7
309 PARKSIDE , WATERDOWN, ON LOR 2H1

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?

HAMILTON INTERACTIVE ZONING MAP, SURVEY
OBTAINED, GRADING PLAN OBTAINED

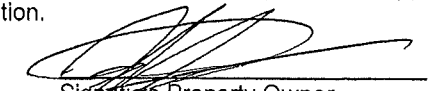
8.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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.

MAR 25 / 21
Date


Signature Property Owner
JEFF JAXSEN
Print Name of Owner

10. Dimensions of lands affected:

Frontage 10.0 M
Depth 37.2 M
Area 599 M²
Width of street 7 M

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: _

N/A

Proposed

2-STOREY DWELLING

GROUND FLOOR AREA = 123 M² SECOND FLOOR AREA = 152 M²

GROSS FLOOR AREA = 275 M² BUILDING HEIGHT = 9.4 M

OVERALL BUILDING WIDTH = 12.4 M OVERALL BUILDING LENGTH = 14.7 M

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

Existing:

N/A

Proposed:

FRONT LOT LINE DISTANCE = 7.55 M

REAR LOT LINE DISTANCE = 12.06 M

INTERIOR SIDE LOT LINE DISTANCES = 1.89 M and 1.75 M

13. Date of acquisition of subject lands:
FEBRUARY 17, 2021
14. Date of construction of all buildings and structures on subject lands:
APPROX. JUNE 2021
15. Existing uses of the subject property:
Vacant
16. Existing uses of abutting properties:
Residential
17. Length of time the existing uses of the subject property have continued:
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:
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.