

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-21:201

APPLICANTS: Owner J. Reitzel
Agent Ivan Curic

SUBJECT PROPERTY: Municipal address **10 McDonald Crt., Flamborough**

ZONING BY-LAW: Zoning By-law 90-145-Z, as Amended by By-law 07-304

ZONING: R1- 36 district (Urban Residential (Single Detached) Zone)

PROPOSAL: To permit the construction of a 34.16 square metre attached garage addition to an existing one (1) storey single detached dwelling, notwithstanding:

1. The minimum northerly interior side yard shall be 1.0 metres instead of the minimum required 1.5 metres.
2. The minimum southerly interior side yard shall be 1.7 metres instead of the minimum required 3.0 metres
3. The maximum lot coverage for a single detached dwelling shall be 20.3% instead of the maximum required 15 % lot coverage.
4. The minimum rear yard shall be 1.7 metres instead of the minimum required 7.5 metres.
5. The maximum floor area shall be 194 square metres to recognize an existing one storey single detached dwelling instead of the maximum required 186 square metres.

NOTES

1. The was the subject of a 2007 OMB Decision to permit the severance of property at 8 McDonald Court which created the subject property.
2. The property is zoned R1-36 which has a number of site-specific zoning provisions to address side yards, lot coverage, height, maximum floor space, lot area, lot frontage, and maximum floor space.
3. The R1-36 Zone contains provisions for the northerly and southerly interior side yards. The northerly interior side yard abuts the northerly side of the proposed garage. The southerly interior side yard abuts the rear wall of the dwelling. Variances 1 and 2 apply to these side yards for the proposed garage addition.

4. The intersection of the two interior side yards is considered the rear yard. As a site-specific provision was not developed for the rear yard, the R1 requirement is applied and is subject to Variance #4 to permit the proposed garage addition.
5. Variance #5 is required to recognize an existing non-complying situation concerning the floor area for the existing single detached dwelling. Based on the definition of gross floor area, which excludes enclosed parking areas, the proposed garage addition would not result in an increase in the amount floor area.
6. Eaves and gutters are permitted to project a maximum of 0.65m into a required yard. As the submitted plans did not identify eaves projections for the proposed garage addition, additional variances may apply.

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

DATE:	Thursday, July 8th , 2021
TIME:	3:25 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.

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

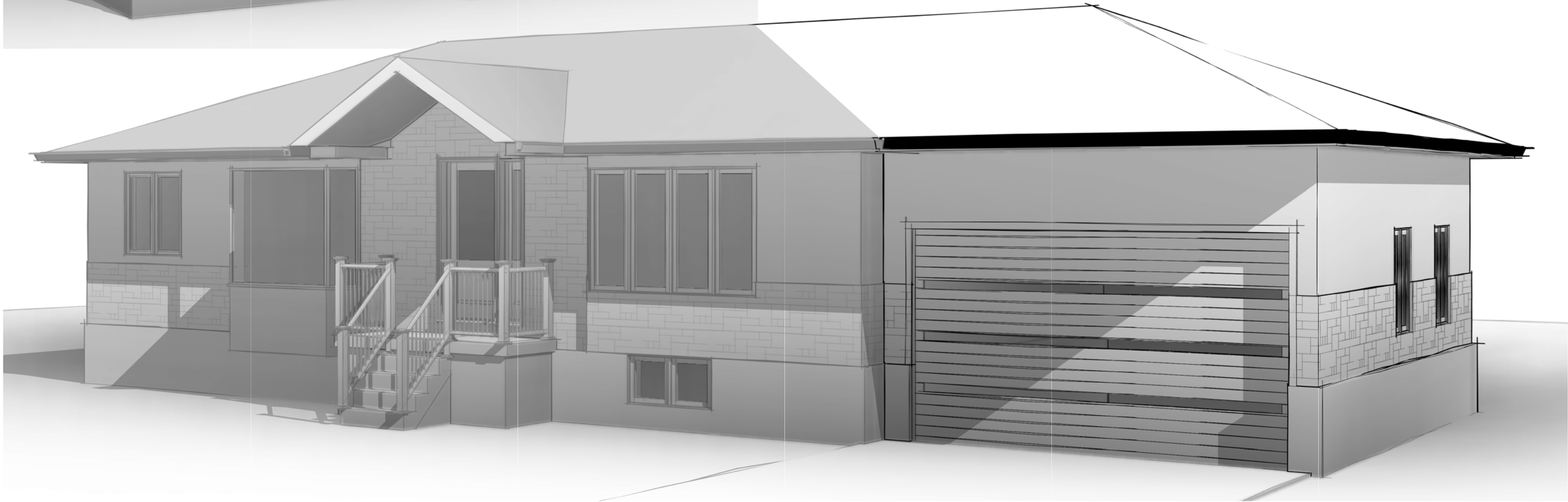
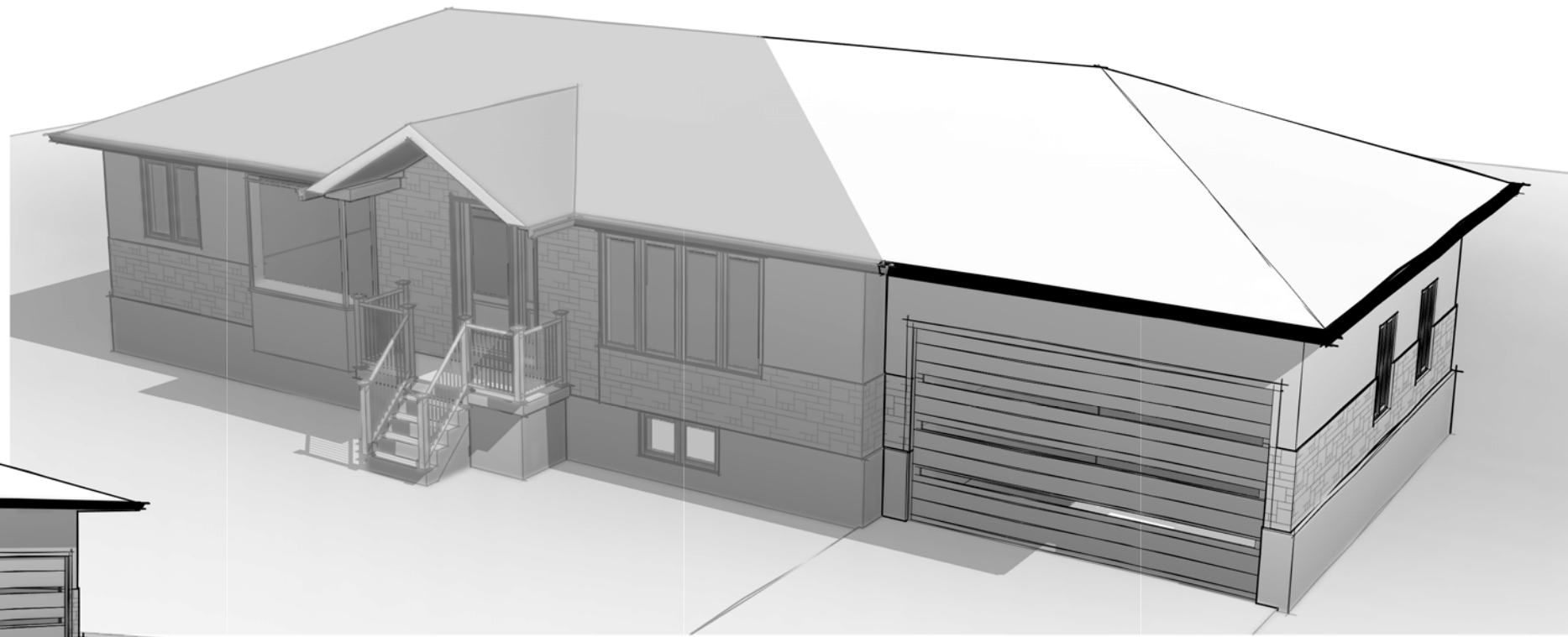
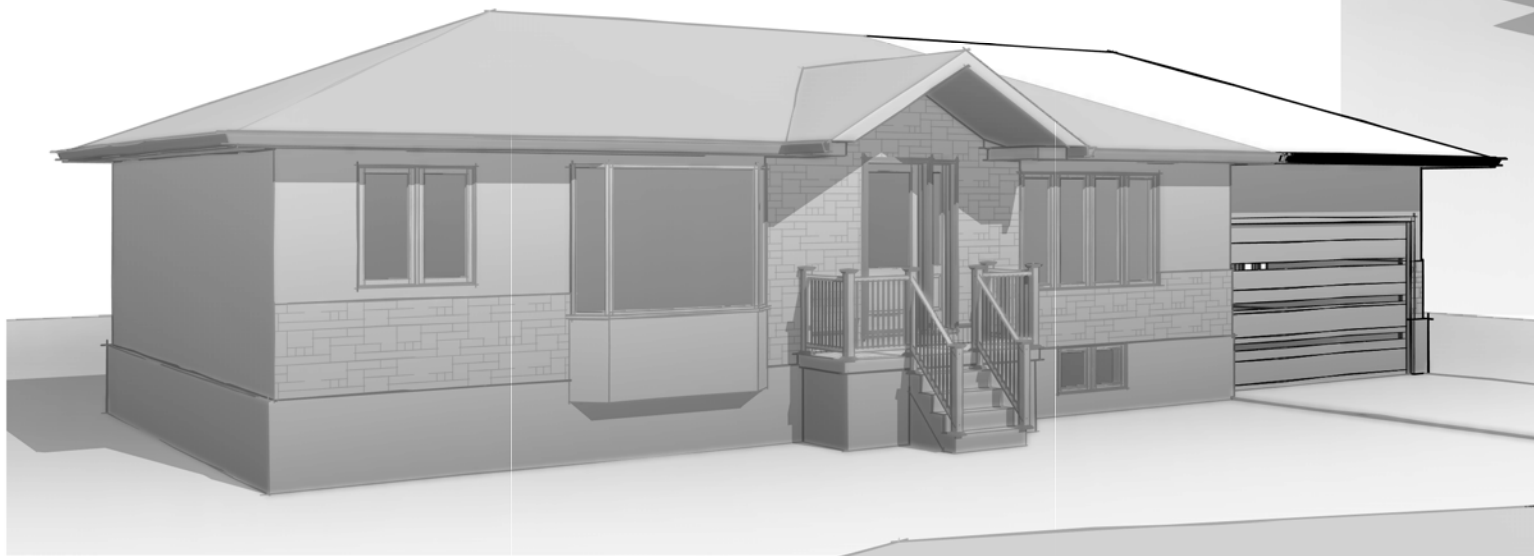
DATED: June 22nd, 2021.

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.

10 McDonald Ct.

ATTACHED GARAGE



TOTAL PROPOSED G.F.A OF 1 STOREY GARAGE ADDITION: 34.05356/M

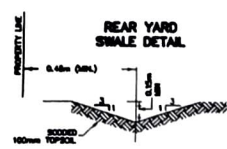
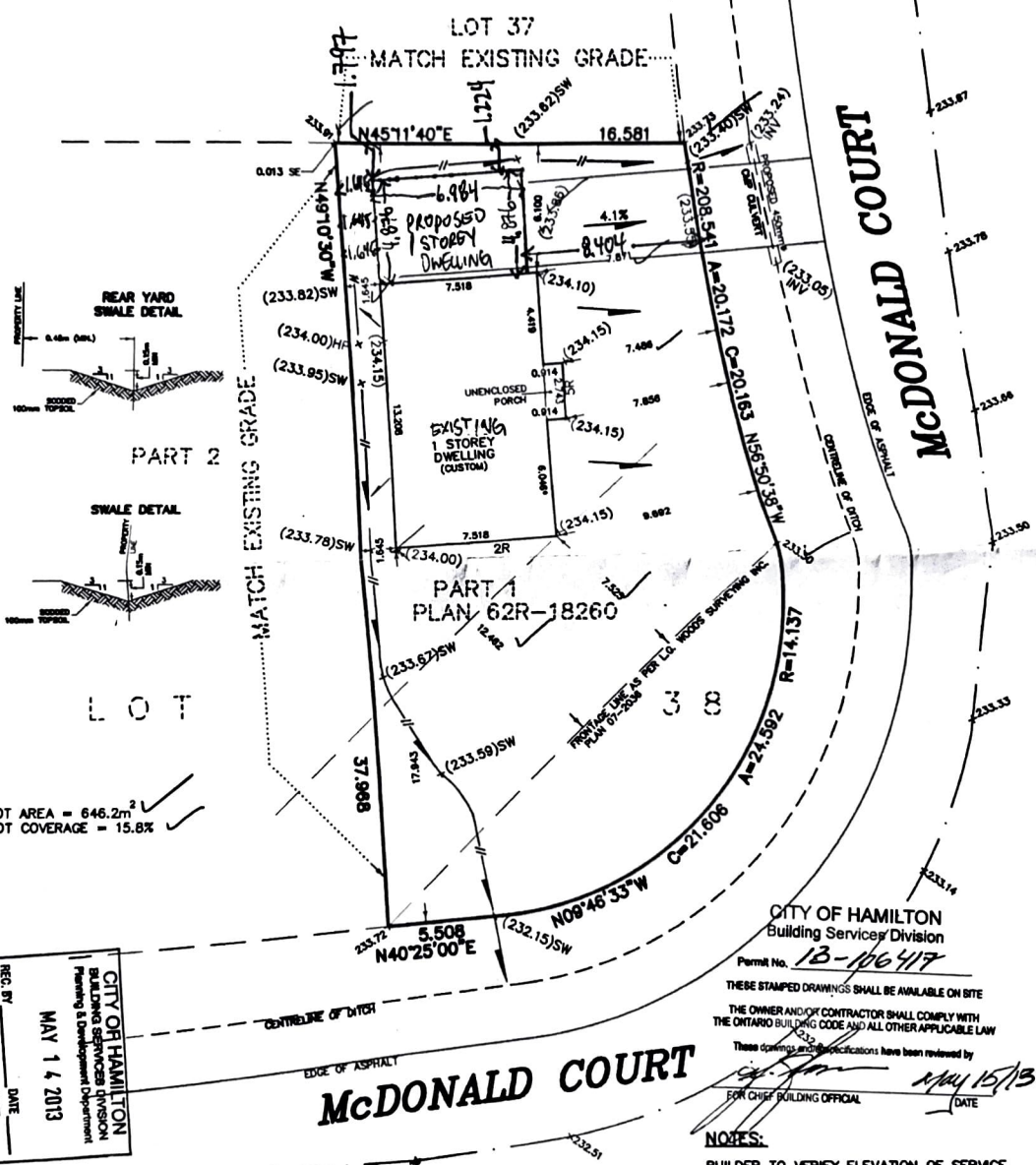
SITE AND GRADING PLAN
OF PART OF
LOT 38
REGISTERED PLAN 1189
IN THE
CITY OF HAMILTON
SCALE: 1:200 metres



S.D. McLaren, O.L.S. - 2013

BENCH MARK:
CITY OF HAMILTON BENCHMARK No. 07720020054
MONUMENT TYPE: ROUND IRON BAR WITH BRASS CAP.
LOCATED IN WATERDOWN, 18m WEST OF CENTRELINE
OF HOLLYBUSH DRIVE, 21m NORTH OF CENTRELINE OF
HIGHWAY 35 AND 5m WEST OF CENTRELINE OF
SIDEWALK.
ELEVATION = 226.966m.

Appendix "G"



LOT AREA = 646.2m²
LOT COVERAGE = 15.8%

CITY OF HAMILTON
BUILDING SERVICES DIVISION
Planning & Development Department
MAY 14 2013
REG. BY _____
DATE _____

CITY OF HAMILTON
Building Services Division
Permit No. 13-116417

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL
MAY 15/13
(DATE)

PROPOSED HOUSE ELEVATIONS:
TOP OF FOUNDATION = 234.96
FIRST FLOOR = 235.21
BASEMENT FLOOR = 232.62
U/S OF FOOTING = 232.39

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

NOTES:
BUILDER TO VERIFY ELEVATION OF SERVICE
CONNECTIONS PRIOR TO BASEMENT EXCAVATION
TO CONFIRM THAT SUFFICIENT FALL IS PROVIDED
FOR GRAVITY SERVICES.
U/S FOOTINGS TO BE MINIMUM OF 1.2m BELOW
FINISHED GRADE.

LEGEND:
000.00 DENOTES EXISTING ELEVATION
(000.00) PROPOSED ELEVATION
--- DIRECTION OF FLOW
--- PROPOSED SWALE
R RISER
* REVISED DIMENSION

APRIL 17, 2013
DATE

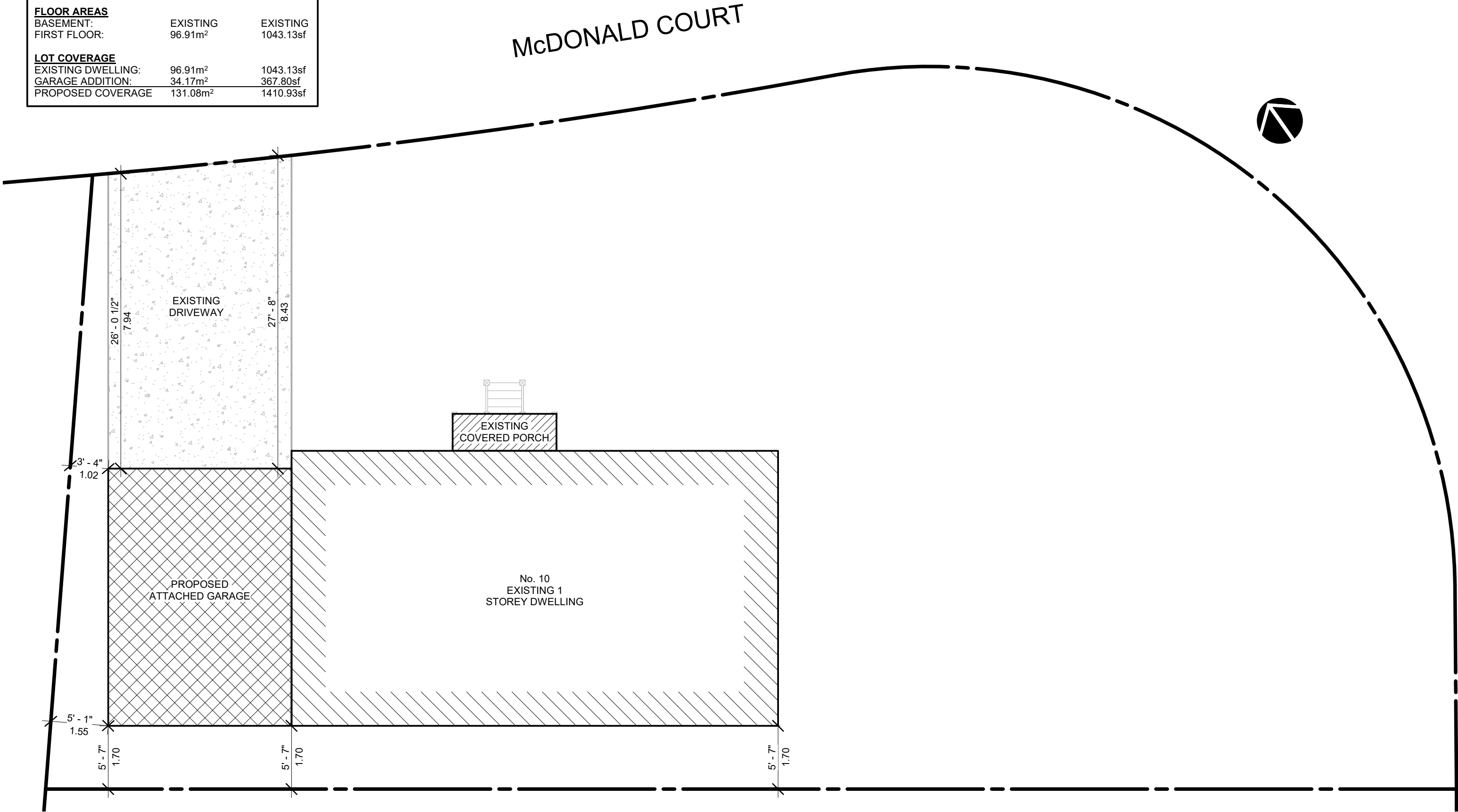
S.D. McLaren, O.L.S.

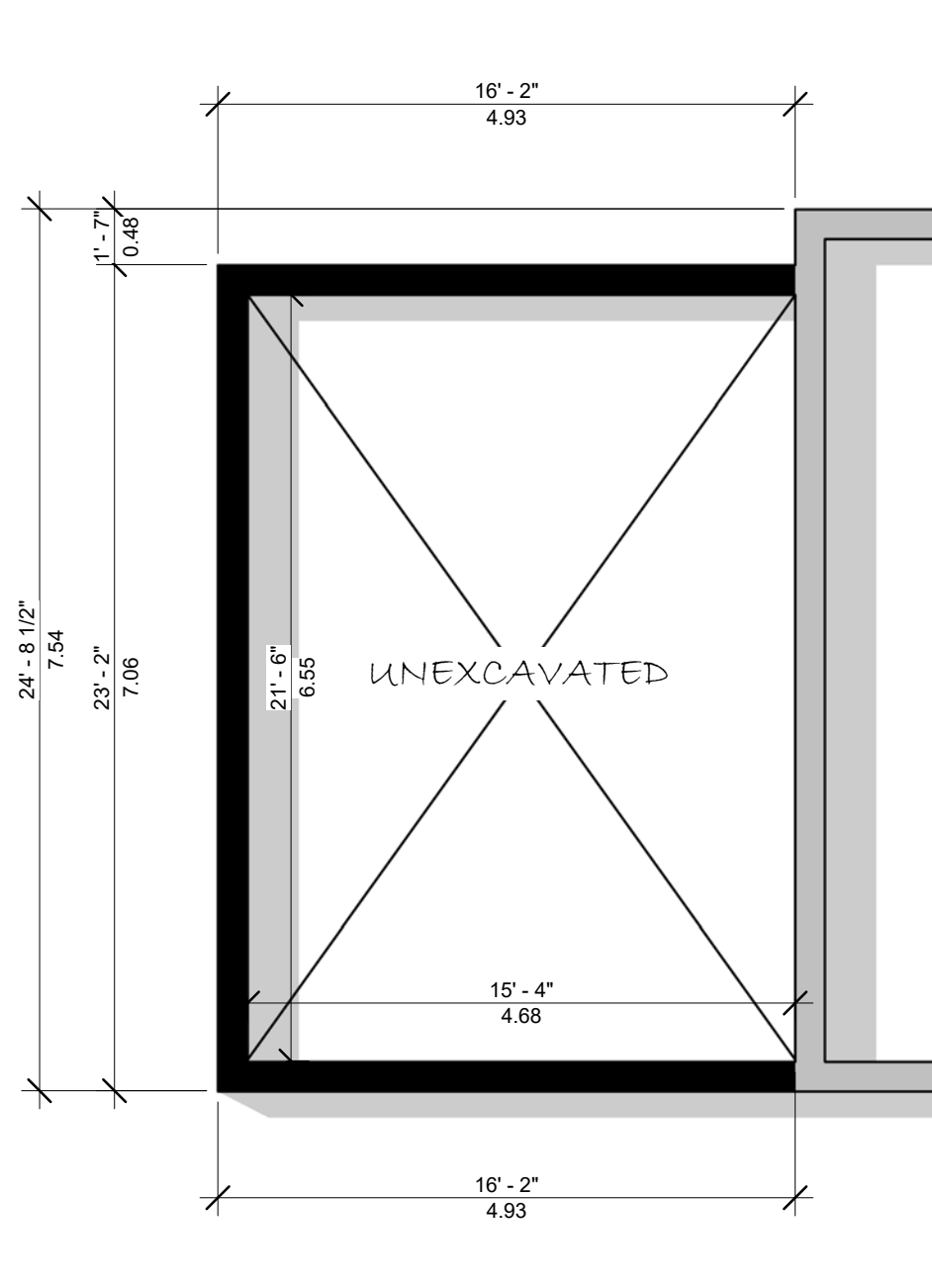


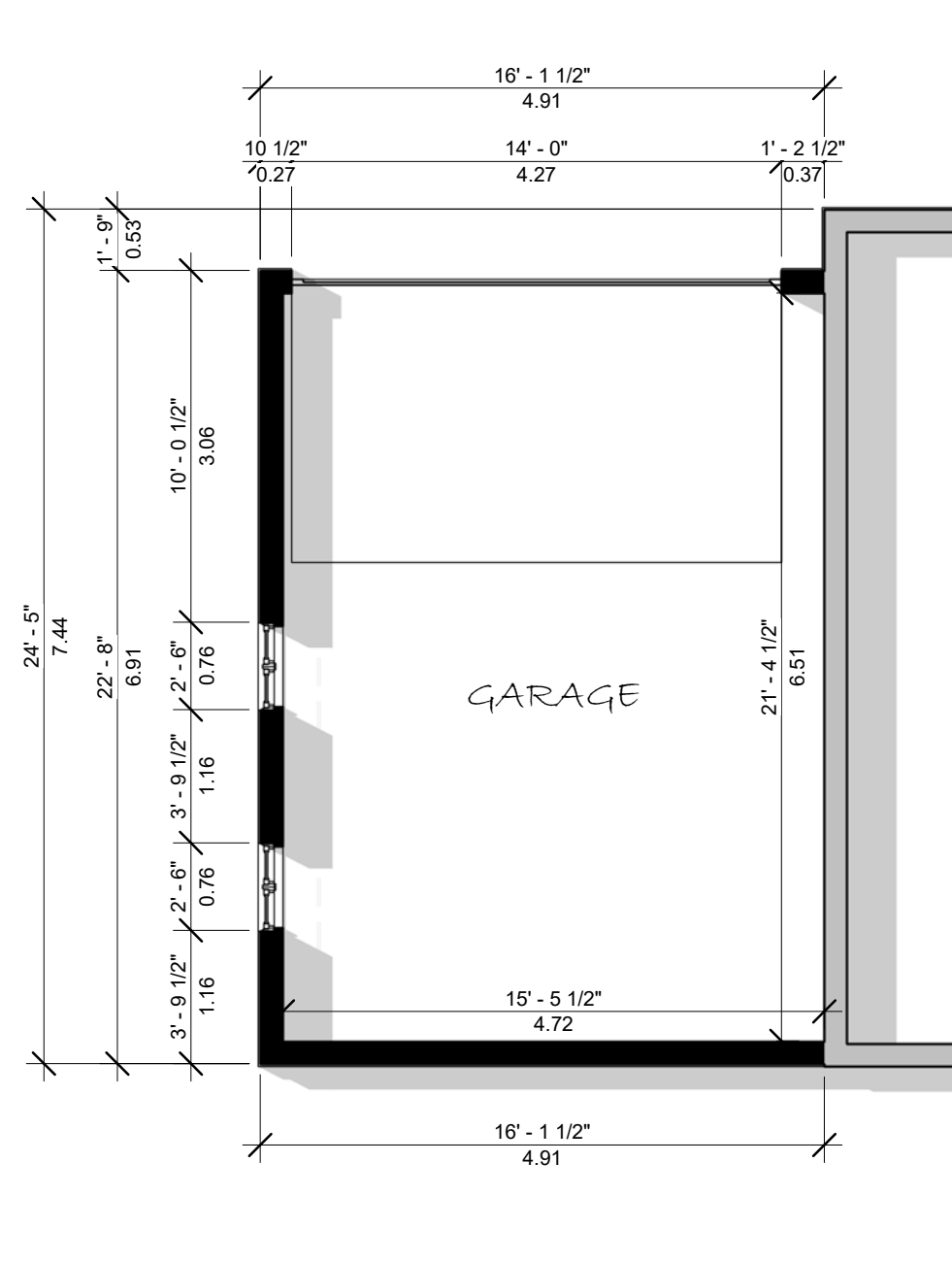
A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
88 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B6
PHONE (905) 527-2448 FAX (905) 527-0032

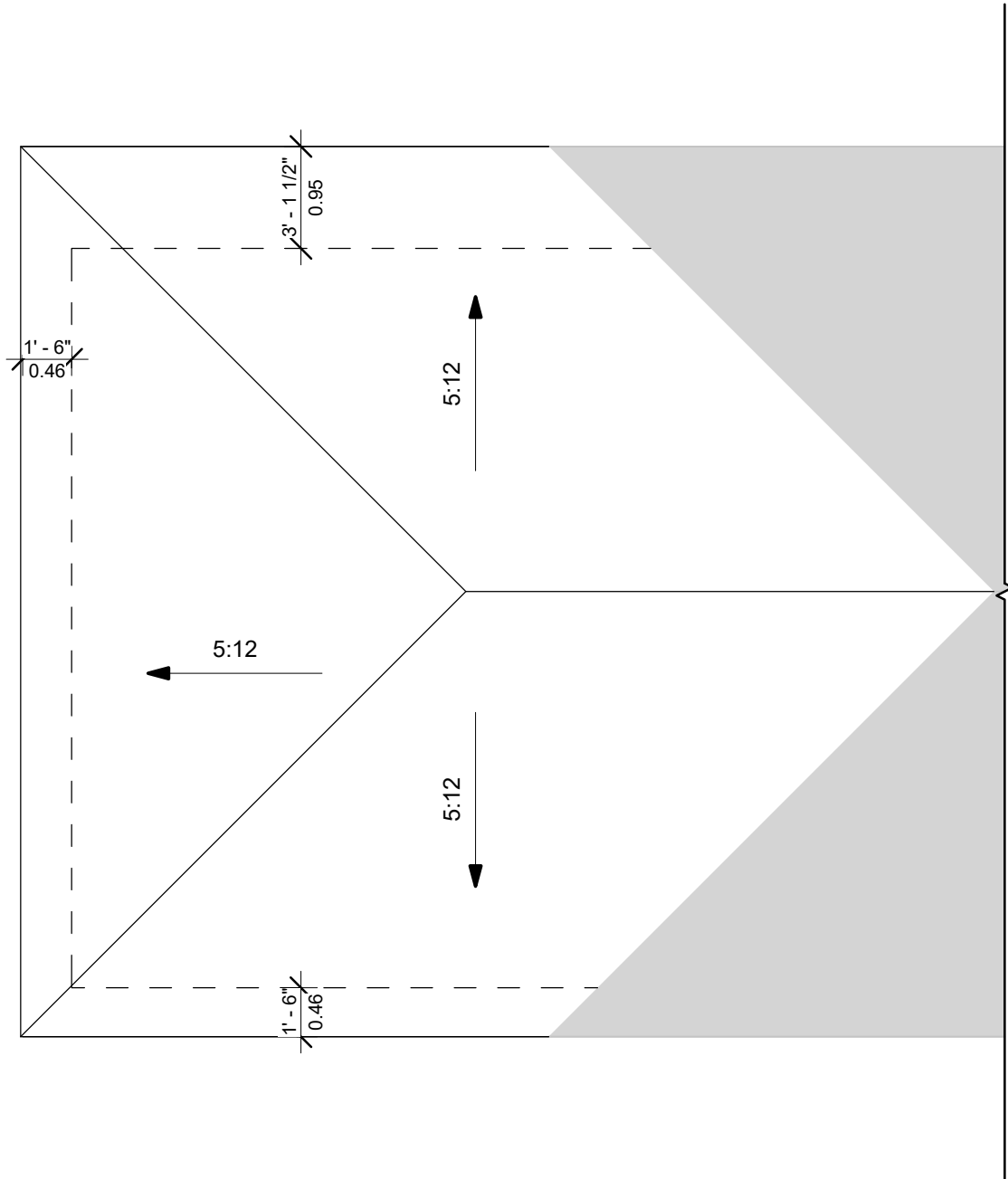
Drawn PD Checked ES/30M Scale 1:200 Orig. No. 33948

ZONE R1-36, PLAN 1189, LOT 38		
LOT AREA	646.03m ²	6953.82sf
ALLOWED COV (15%)	96.91m ²	1043.13sf
ALLOWED GFA	186.00m ²	2002.09sf
FLOOR AREAS		
BASEMENT:	EXISTING	EXISTING
FIRST FLOOR:	96.91m ²	1043.13sf
LOT COVERAGE		
EXISTING DWELLING:	96.91m ²	1043.13sf
GARAGE ADDITION:	34.17m ²	367.80sf
PROPOSED COVERAGE	131.08m ²	1410.93sf

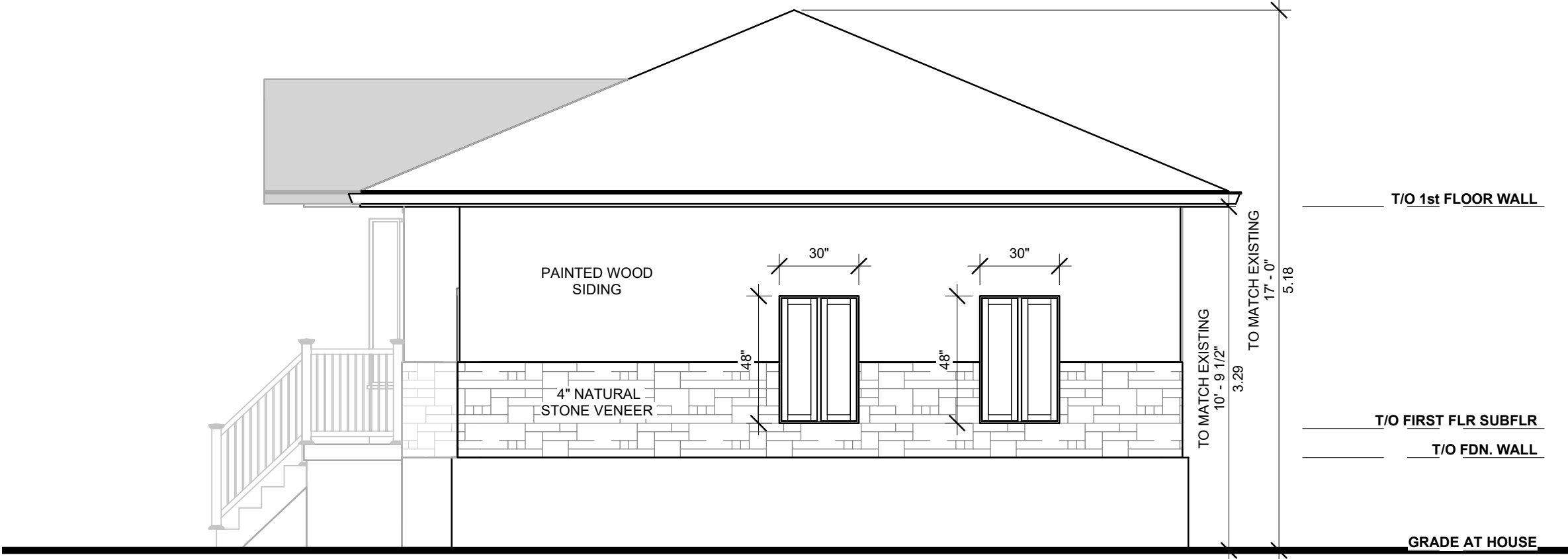


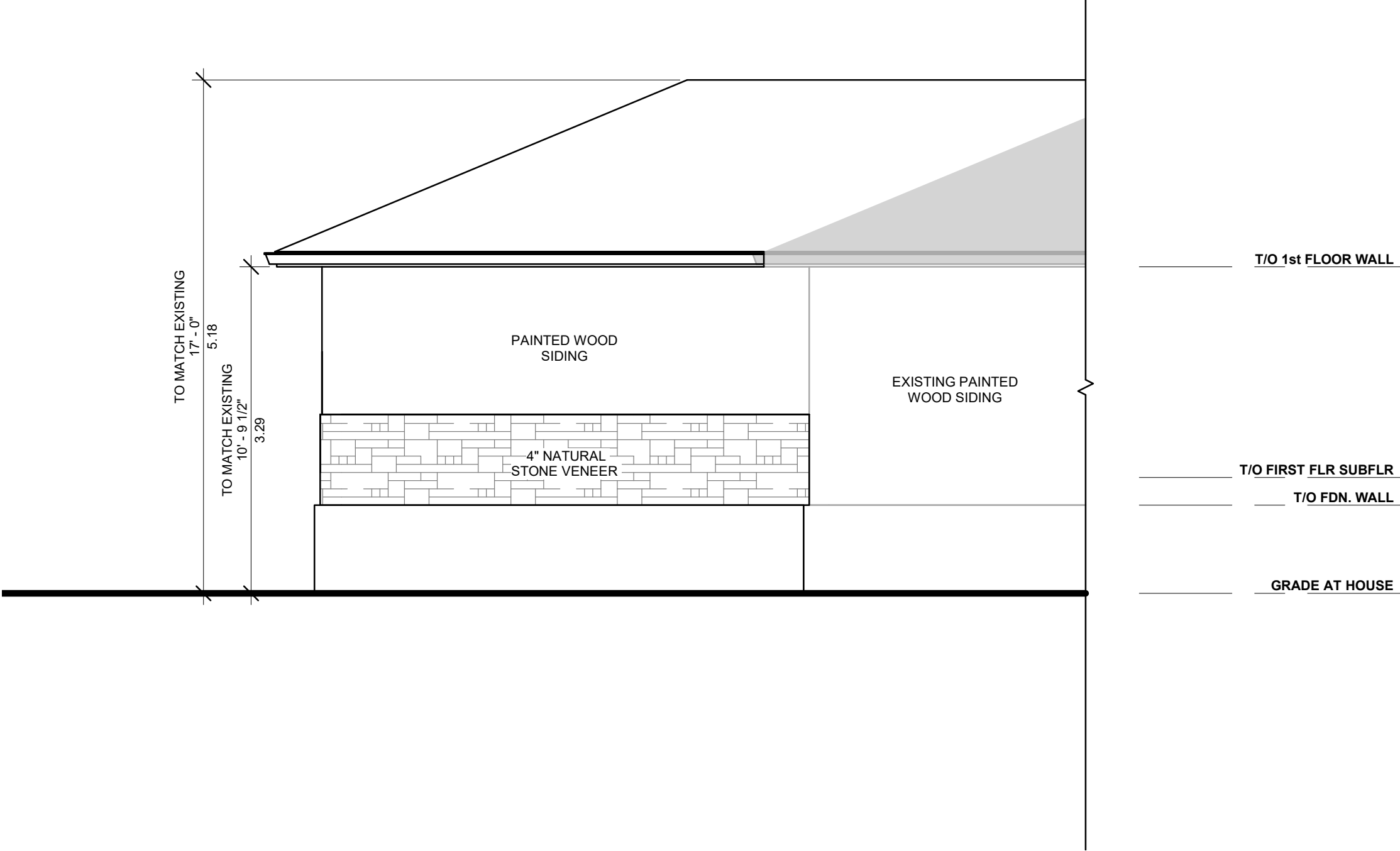












APPLICATION FOR A MINOR VARIANCE

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)			
Applicant(s)*			
Agent or Solicitor			

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

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.

Date

Signature Property Owner

Print Name of Owner

10. Dimensions of lands affected:

Frontage _____
Depth _____
Area _____
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: _

Proposed

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

Existing:

Proposed:

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