



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

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**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.:** AN/A-21:239

**APPLICANTS:** Agent Lisa Cockwell  
Owners C. & S. Brandreth

**SUBJECT PROPERTY:** Municipal address **348 Mapledene Dr., Ancaster**

**ZONING BY-LAW:** Zoning By-law 87-57, as Amended 18-105

**ZONING:** "ER" (Existing Residential) district

**PROPOSAL:** To permit the construction of a 75.7 square metre addition to an existing single detached dwelling having 228.7 square metres of gross floor area, notwithstanding that:

1. The northerly side yard shall be 1.2 metres instead of the minimum required 2.42 metres for an interior side yard for a lot having more than 23 metres of frontage.
2. Eaves and gutters shall be permitted to encroach a maximum of 0.8 metres into the northerly side yard instead of the maximum projection of 0.6 metres for a side yard.

**NOTES:**

1. Variance #1 was written as requested by the applicant, except an additional variance was included for the eaves projections into the side yard. The lands are subject to Site Plan Approval for development within the ER Zone. However, a site plan has not been submitted at this time for review. Accordingly, additional variances may apply.
2. By-law 18-105 was passed on April 25, 2018 which changed the "ER" zoning regulations under Ancaster Zoning By-law 87-57. Amending By-law 18-105 is now in force and effect.
3. The submitted plan did not identify required parking spaces. However, the driveway in front of the proposed addition would be of sufficient length to accommodate two tandem parking spaces with dimensions of 3.0m x 5.8m.

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

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**DATE:** Thursday, July 22nd, 2021  
**TIME:** 2:05 p.m.  
**PLACE:** Via video link or call in (see attached sheet for details)  
To be streamed at  
[www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only

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## **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](http://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](mailto:cofa@hamilton.ca)

DATED: July 6th, 2021.

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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.***

# DRAWINGS FOR AN ADDITION TO A SINGLE FAMILY DWELLING

## 348 MAPLEDENE DRIVE ANCASTER, ONTARIO

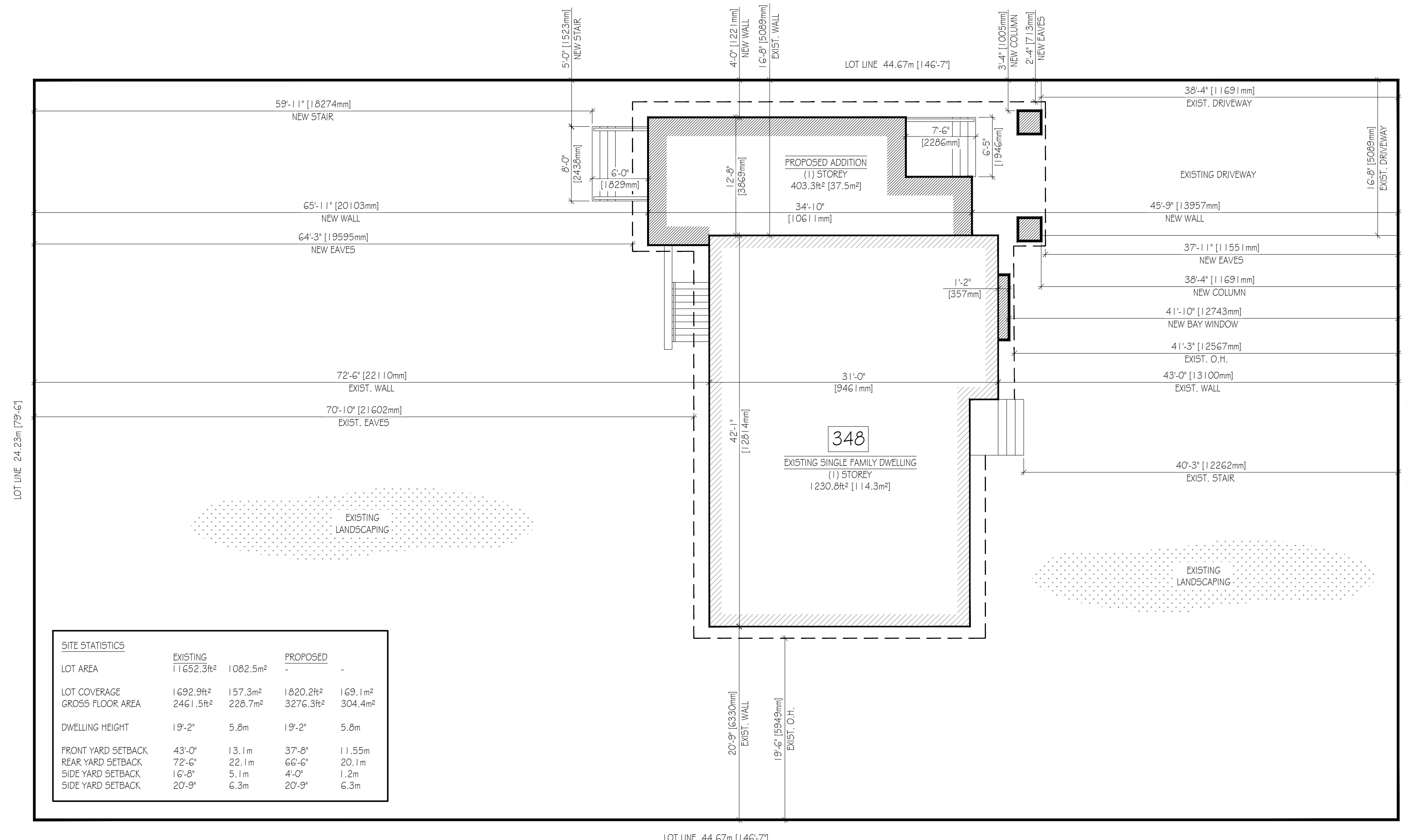


### GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE, AS AMENDED, AND ALL APPLICABLE LOCAL AND MUNICIPAL BY-LAWS AND REGULATIONS.
- THESE DRAWINGS DO NOT INCLUDE ANY ELECTRICAL OR MECHANICAL WORK THAT MAY BE REQUIRED.
- PRIOR TO THE START OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR MAKING ARRANGEMENTS WITH THE CONSULTANT FOR THEIR REVIEW AS PER THE CONSULTANTS REQUIREMENTS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY THE DESIGNER OF ANY CONTEMPLATED DEVIATIONS FROM THESE DRAWINGS TO SUIT SITE CONDITIONS PRIOR TO MAKING CHANGES.
- ANY PROPOSED DEVIATION FROM THESE DRAWINGS THAT WOULD BE CONSIDERED A MATERIAL CHANGE SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL AND THEN TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL, PRIOR TO THE CHANGES BEING CARRIED OUT.
- REQUIRED INSPECTIONS BY THE AUTHORITIES HAVING JURISDICTION TO BE ARRANGED BY THE CONTRACTOR. ALL INSPECTIONS TO BE CARRIED OUT, AND THE CONSTRUCTION APPROVED, BEFORE PROCEEDING TO THE NEXT STAGE.
- ACCESS TO EXITS AND STAIRWAYS SHALL BE MAINTAINED FREE OF DEBRIS AND ACCESSIBLE AT ALL TIMES.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.

### CONSTRUCTION NOTES

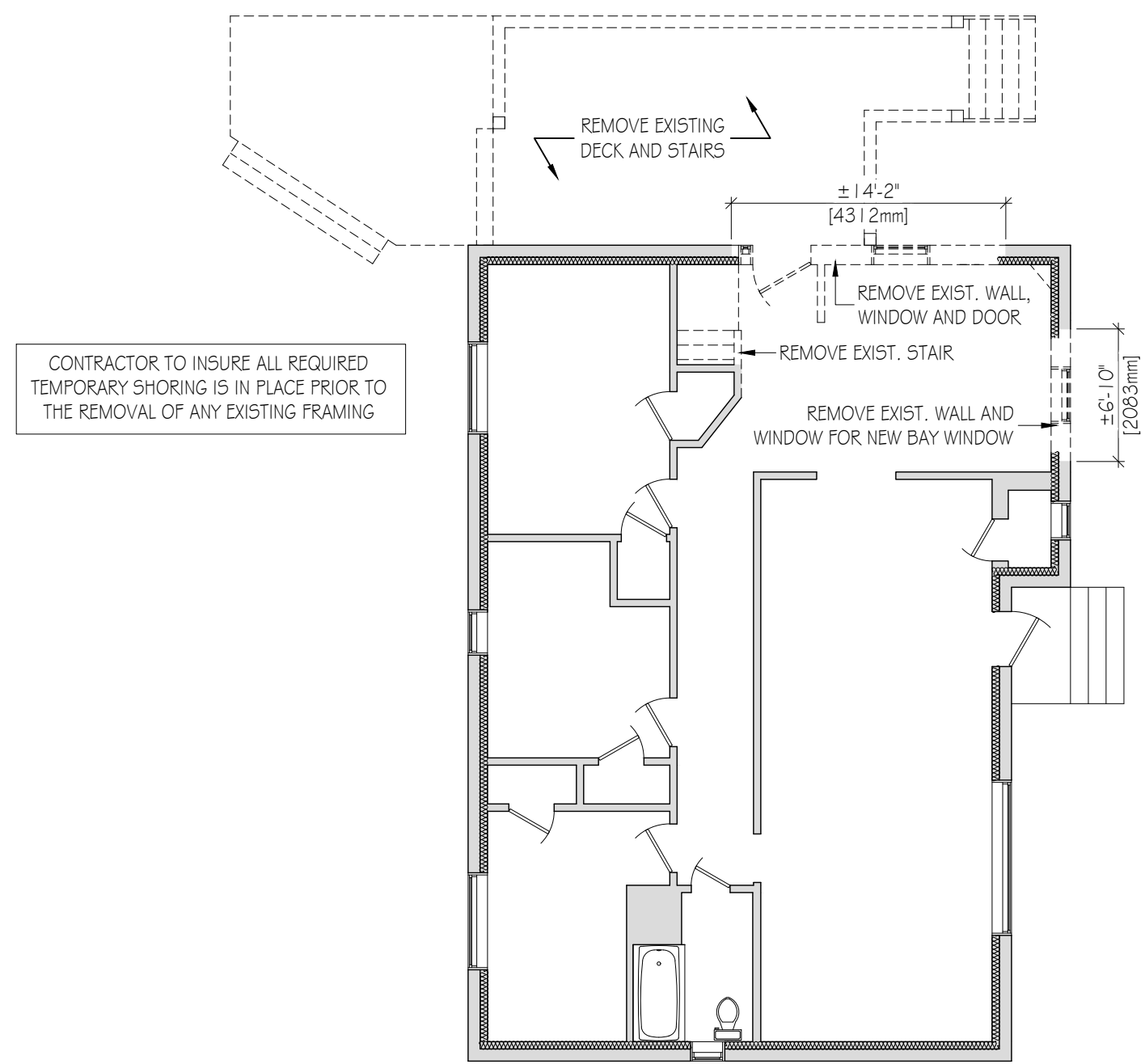
- IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT ANY NECESSARY SHORING OR TEMPORARY SUPPORTS THAT MAY BE REQUIRED ARE INSTALLED PRIOR TO THE START OF ANY WORK.
- NEW FOOTINGS TO BEAR ON UNDISTURBED SOILS WITH A MINIMUM BEARING CAPACITY OF 100 kPa.
- CONCRETE TO BE DESIGNED, MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS FOR "R" CLASS CONCRETE STATED IN CLAUSE 8.1.3 OF CSA A23.1, "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION".
- CONCRETE TO HAVE MINIMUM 20MPa 28 DAY COMPRESSIVE STRENGTH.
- ALL CONCRETE TO HAVE A SLUMP OF 100 MM (4") MAX.
- SAWN LUMBER TO BE 5-P-F No. 2 OR BETTER.
- ANY WOOD THAT WILL BE IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED OR SEPARATED WITH 6ml. POLY, OR EQUIV.
- SHEATHING TO MEET THE REQUIREMENTS OF CSA O151, "CANADIAN SOFTWOOD PLYWOOD".
- FASTENING AS PER OBC ARTICLE 9.23.3.4 & 9.23.3.5, U.N.O.
- BUILT-UP WOOD MEMBERS TO BE FASTENED TOGETHER WITH A DOUBLE ROW OF 3 1/2" NAILS SPACED @ 173/4" WITH END NAILS LOCATED 4" AND 57/8" FROM EACH END.
- STRUCTURAL STEEL ROLLED SHAPES 4 HSS TO MEET THE REQUIREMENTS OF CANCSA G40.21-04, GRADE 350W. STEEL PLATES TO BE GRADE 300W.
- STEEL COLUMNS TO BE AS NOTED ON DRAWINGS, MINIMUM 3/16" WALL THICKNESS, w/ MINIMUM 1/4" THICK END PLATES.
- FABRICATION AND ERECTION SHALL BE IN COMPLIANCE WITH CSA S16.01. WELDING TO BE PERFORMED BY A COMPANY CERTIFIED TO CSA W47.1 IN EITHER DIVISION 1 OR DIVISION 2. ALL WELDING TO CSA W59-03.
- STRUCTURAL STEEL TO BE PRIMED, PAINTED, OR OTHERWISE PROTECTED FROM CORROSION.
- ALL GYPSUM BOARD TO MEET THE REQUIREMENTS OF CANCSA-A82.27-M91, "GYPSUM BOARD".
- PROVIDE INTERCONNECTED SMOKE ALARMS AS NOTED ON PLANS IN ACCORDANCE WITH SUB-SECTION 9.10.1.9 OF THE 2012 OBC, AS AMENDED. NEW SMOKE ALARMS TO HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS IN 10.5.3. (LIGHT, COLOUR AND PULSE CHARACTERISTICS) OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE. SMOKE ALARMS TO BE HARD WIRED AND INTERCONNECTED.
- EXCEPT WHERE A RECEPTACLE CONTROLLED BY A WALL SWITCH IS PROVIDED IN BEDROOMS OR LIVING ROOMS A LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN KITCHENS, BEDROOMS, LIVING ROOMS, UTILITY ROOMS, LAUNDRY ROOMS, DINING ROOMS, BATHROOMS, WATER CLOSET ROOMS, VESTIBULES AND HALLWAYS.
- SEE DRAWINGS FOR ADDITIONAL NOTES.



SITE STATISTICS			
	EXISTING	EXISTING	PROPOSED
LOT AREA	11652.3ft <sup>2</sup>	1082.5m <sup>2</sup>	-
LOT COVERAGE	1692.9ft <sup>2</sup>	157.3m <sup>2</sup>	1820.2ft <sup>2</sup> 169.1m <sup>2</sup>
GROSS FLOOR AREA	2461.5ft <sup>2</sup>	228.7m <sup>2</sup>	3276.3ft <sup>2</sup> 304.4m <sup>2</sup>
DWELLING HEIGHT	19'-2"	5.8m	19'-2"
FRONT YARD SETBACK	43'-0"	13.1m	37'-8"
REAR YARD SETBACK	72'-6"	22.1m	66'-6"
SIDE YARD SETBACK	16'-8"	5.1m	4'-0"
SIDE YARD SETBACK	20'-9"	6.3m	20'-9"

### PROPOSED SITE PLAN

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



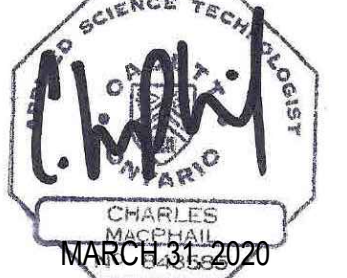
### EXISTING / DEMOLITION MAIN FLOOR PLAN

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

~ MAPLEDENE DRIVE ~

**CHARLES LINSEY & ASSOCIATES LIMITED**  
 37 MAIN STREET SOUTH, PO BOX 1479, WATERLOO, ON L0R 2H0  
 TEL: (800) 549-7607, INFO@CHARLESLINSEY.COM, WWW.CHARLESLINSEY.COM

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 this document.



CHARLES MacPHAIL, CHARLES LINSEY & ASSOCIATES LIMITED, BCIN# 25723, BCIN# 41983

### DRAWING LIST

- AO.01 KEY PLAN, SCOPE OF WORK, GENERAL & CONSTRUCTION NOTES, & SITE PLAN
- A1.01 FLOOR PLANS
- A2.01 ELEVATIONS
- A3.01 SECTIONS & DETAILS

### LEGEND

- EXISTING ASSEMBLY TO REMAIN
- DENOTES EXISTING ASSEMBLY / CONSTRUCTION TO BE REMOVED
- NEW ASSEMBLY / FRAMING
- SMOKE ALARM, SEE CONST. NOTES
- CARBON MONOXIDE ALARM
- EXHAUST FAN
- FLOOR DRAIN

### UNTEL & BEAM SCHEDULE

- L1 (2) - 2" x 6" S-P-F
- L2 (2) - 2" x 8" S-P-F
- L3 (2) - 2" x 10" S-P-F
- L4 1-3 1/2" x 3 3/8" O-25"
- B1 (2) - 2" x 8" S-P-F
- B2 (4) - 2" x 8" S-P-F
- B3 (3) - 2" x 8" S-P-F
- B4 3ply 2.0E 1-3/4" x 9 1/2" LVL

### COLUMN LEGEND

- NEW 4x4 POST w/ SUITABLE SADDLE ON 8" Ø CONCRETE PIER c/w 18" Ø BELLED FOOTING
- NEW 30" x 30" CAST-IN-PLACE CONCRETE ON 3'-6" x 3'-6" x 8" THICK CONCRETE FOOTING c/w 8-10M REBARS EN.
- PROVIDE NEW MINIMUM 3/2" SOLID LEVEL BEARING FOR NEW BEAM / UNTEL
- SOLID BEARING ABOVE

### ADDITIONAL NOTES

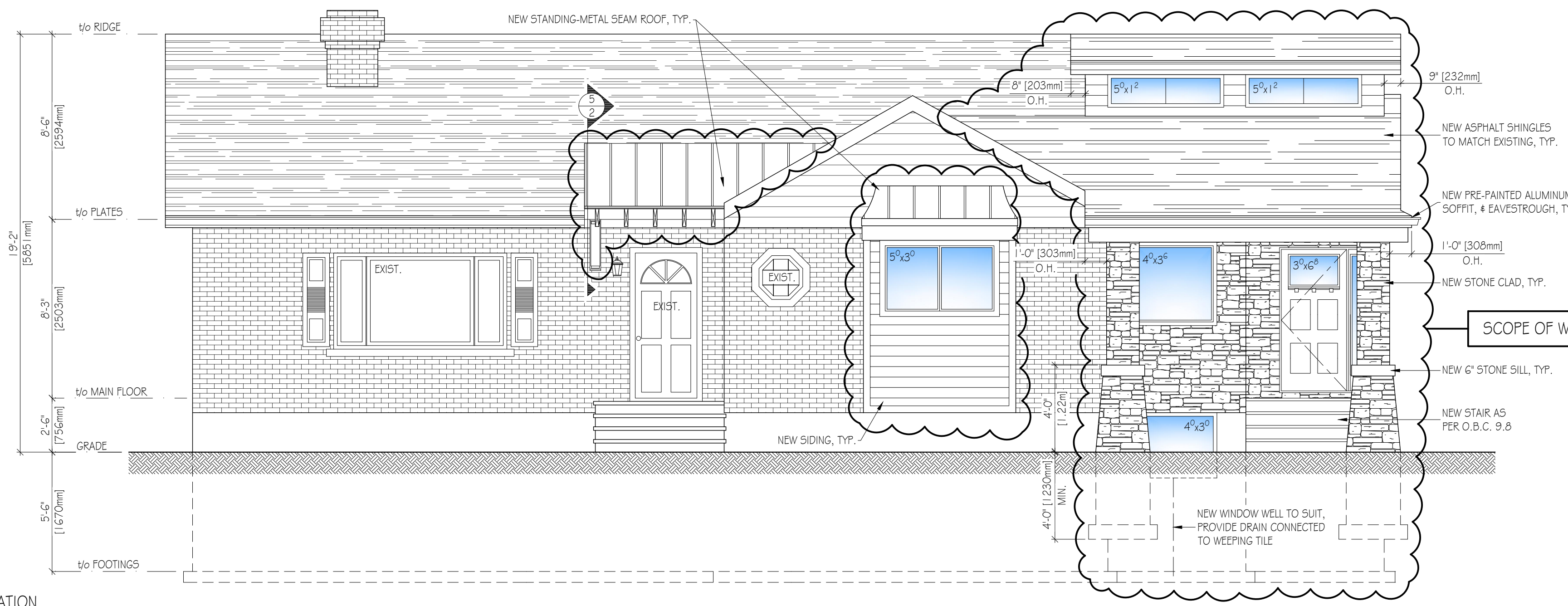
- NEW STAIRS (AS PER O.B.C. 9.8.8)
  - RISE - MIN. 4", MAX. 7 7/8"
  - RUN - MIN. 8 1/2", MAX. 14"
- NEW HANDRAILS (AS PER O.B.C. 9.8.7)
  - MIN. 2'-10" HIGH, MAX. 3'-2" HIGH
  - OPENINGS BETWEEN PICKETS TO BE LESS THAN 4"
- NEW GUARDS (AS PER O.B.C. 9.8.8)
  - MIN. 2'-11" HIGH, U.N.O.
  - OPENINGS BETWEEN PICKETS TO BE LESS THAN 4"

REV.	DESCRIPTION	DATE
0	FOR BUILDING PERMIT APPLICATION	MAR. 31/20

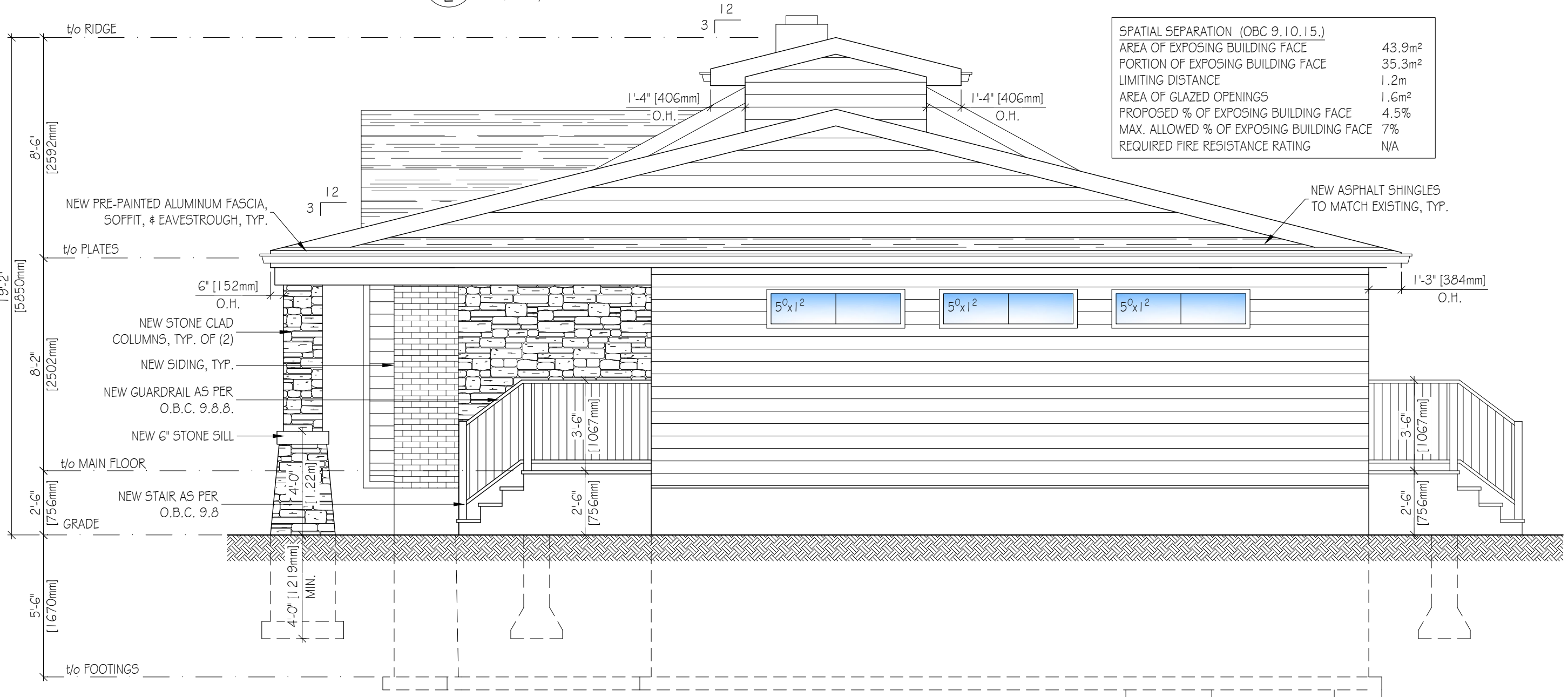
client: HOME OWNER  
 project: 348 MAPLEDENE DRIVE ANCASTER, ONTARIO  
 PROJECT No. 18-046

### SCOPE OF WORK, SITE PLAN, AND EXIST. / DEMOLITION MAIN FLOOR PLAN

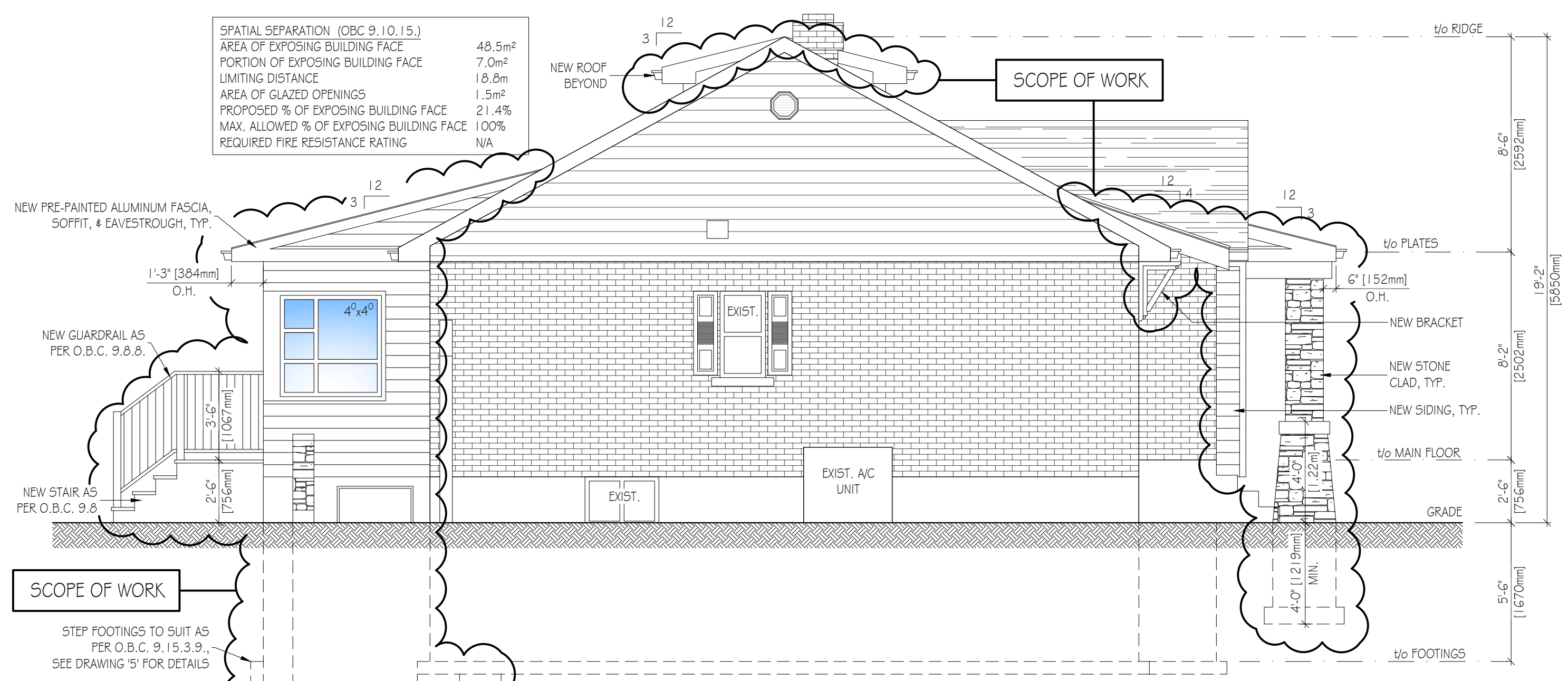
drawn	G.D.	checked	C.L.&A.
date	FEBRUARY 2020	scale	AS NOTED
revision number	0	drawing number	1



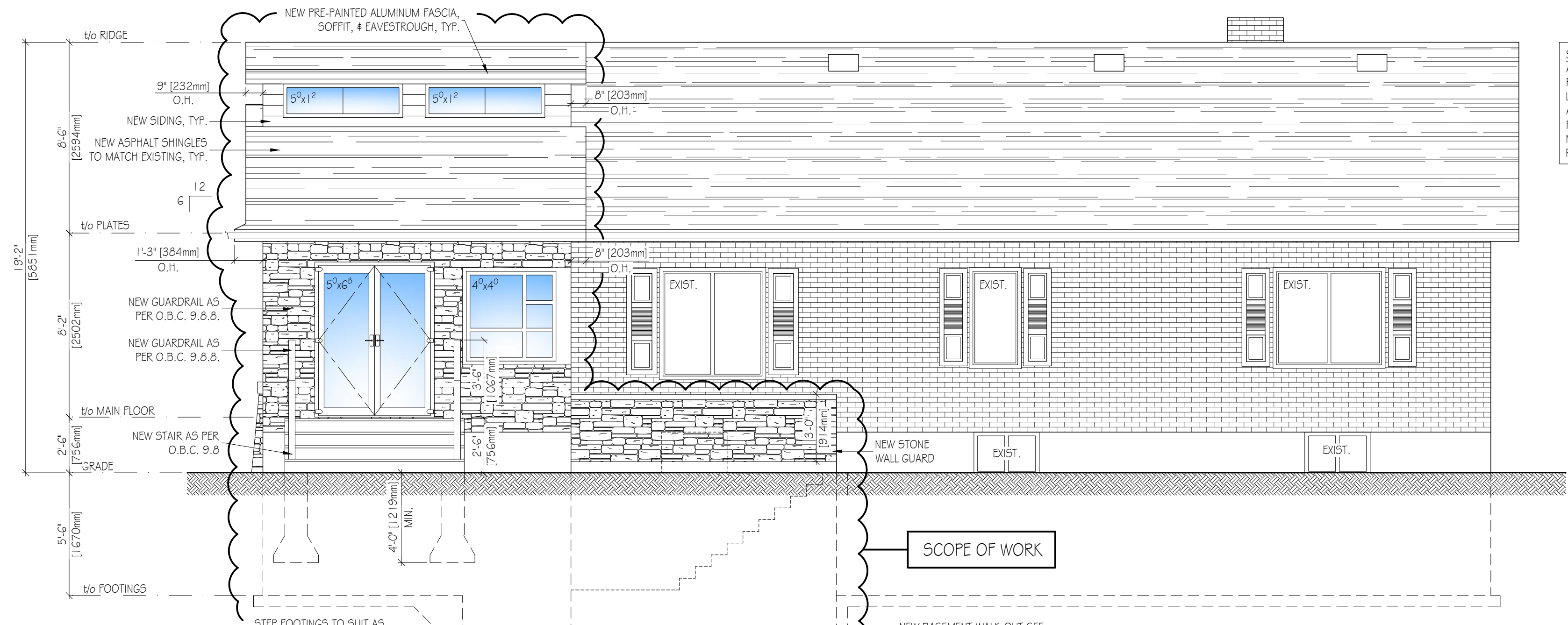
1 FRONT (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



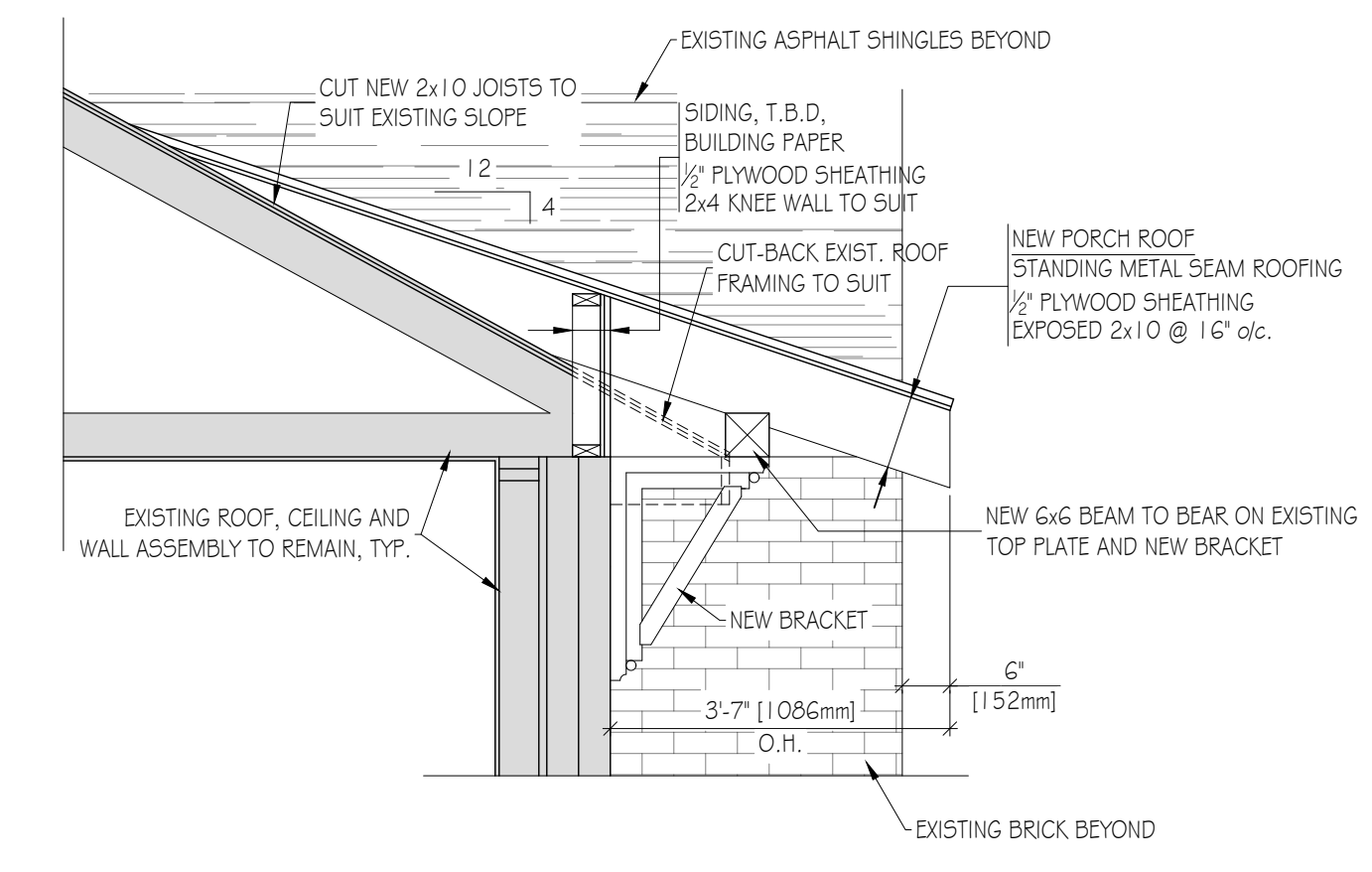
2 SIDE (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"



3 SIDE (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"

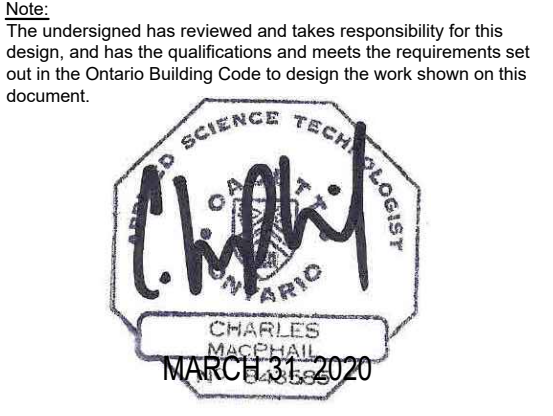


4 REAR (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



5 FRONT PORCH ROOF DETAIL  
SCALE: 1/2" = 1'-0"

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CHARLES MacPHAIL, CHARLES LINSEY & ASSOCIATES LIMITED, BCIN# 25723, BCIN# 41983

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client: HOME OWNER  
project: 348 MAPLEDENE DRIVE, ANCASTER, ONTARIO, PROJECT No. 18-046

TITLE	
drawn: G.D.	checked: C.L.&A.
date: FEBRUARY 2020	scale: AS NOTED
revision number: 0	drawing number: 1



Hamilton

**Committee of Adjustment**  
City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

### APPLICATION FOR A MINOR VARIANCE

<b>FOR OFFICE USE ONLY.</b>	
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)	Scott & Christine Brandreth	[REDACTED]	[REDACTED]
Applicant(s)*	Lisa Cockwell	[REDACTED] h,	Phone: [REDACTED]
Agent or Solicitor	Charles MacPhail	[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:

Reduced side yard setback.

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

Preferred width of addition encroaches onto side yard. Design for the addition began under previous by-law and no longer conforms with current 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**):

348 Mapledene Drive, Ancaster, Ontario, L9G 2K2

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?

Owner's 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

05/25/21

Date

  
Signature Property Owner

Scott & Christine Brandreth

Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>24.23m</u>
Depth	<u>44.67m</u>
Area	<u>1082.5m</u>
Width of street	<u>6.5m</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: \_

Ground Floor Area: 114.3m<sup>2</sup>  
Gross Floor Area: 228.7m<sup>2</sup>  
Number of Stories: 1  
Width: 12.8m Length: 9.5m Height: 5.9m

Proposed

Ground Floor Area: 151.8m<sup>2</sup>  
Gross Floor Area: 304.4m<sup>2</sup>  
Number of Stories: 1  
Width: 16.7m Length: 12.9m Height: 5.9m

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 Lot Line: 13.1m  
Side Lot Line (North): 5.1m  
Side Lot Line (South): 6.3m  
Rear Lot Line: 22.1m

Proposed:

Front Lot Line: 11.6m  
Side Lot Line (North): 1.2m  
Side Lot Line (South): 6.3m  
Rear Lot Line: 20.1m

13. Date of acquisition of subject lands:  
September 1991
14. Date of construction of all buildings and structures on subject lands:  
1954
15. Existing uses of the subject property:  
 Residential
16. Existing uses of abutting properties:  
 Residential
17. Length of time the existing uses of the subject property have continued:  
 Always
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.