

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.: DN/A-21:246

APPLICANTS: Agent Brent Wybenga
Owner J. & L. Anderson

SUBJECT PROPERTY: Municipal address **19 Sherwood Rise, Dundas**

ZONING BY-LAW: Zoning By-law 3581-86, as Amended

ZONING: "R2" (Single Detached Residential) district

PROPOSAL: To permit the construction of a new 58.0m² one storey addition in the front yard of the existing single detached dwelling notwithstanding that:

1. A front yard setback of 1.8m shall be provided instead of the minimum required front yard setback of 6.0m
2. No front yard landscaping shall be provided whereas the by-law requires a minimum 50.0% front yard landscaped area.
3. A flankage side yard setback of 2.5m shall be provided instead of the minimum required flankage side yard setback of 6.0m.

NOTES:

This is a corner lot. For zoning purposes, the lot line along Sherwood Rise is considered the front lot line and the other lot lines abutting a street are considered flankage side lot line(s).

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

DATE: Thursday, August 12th, 2021
TIME: 1:35 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

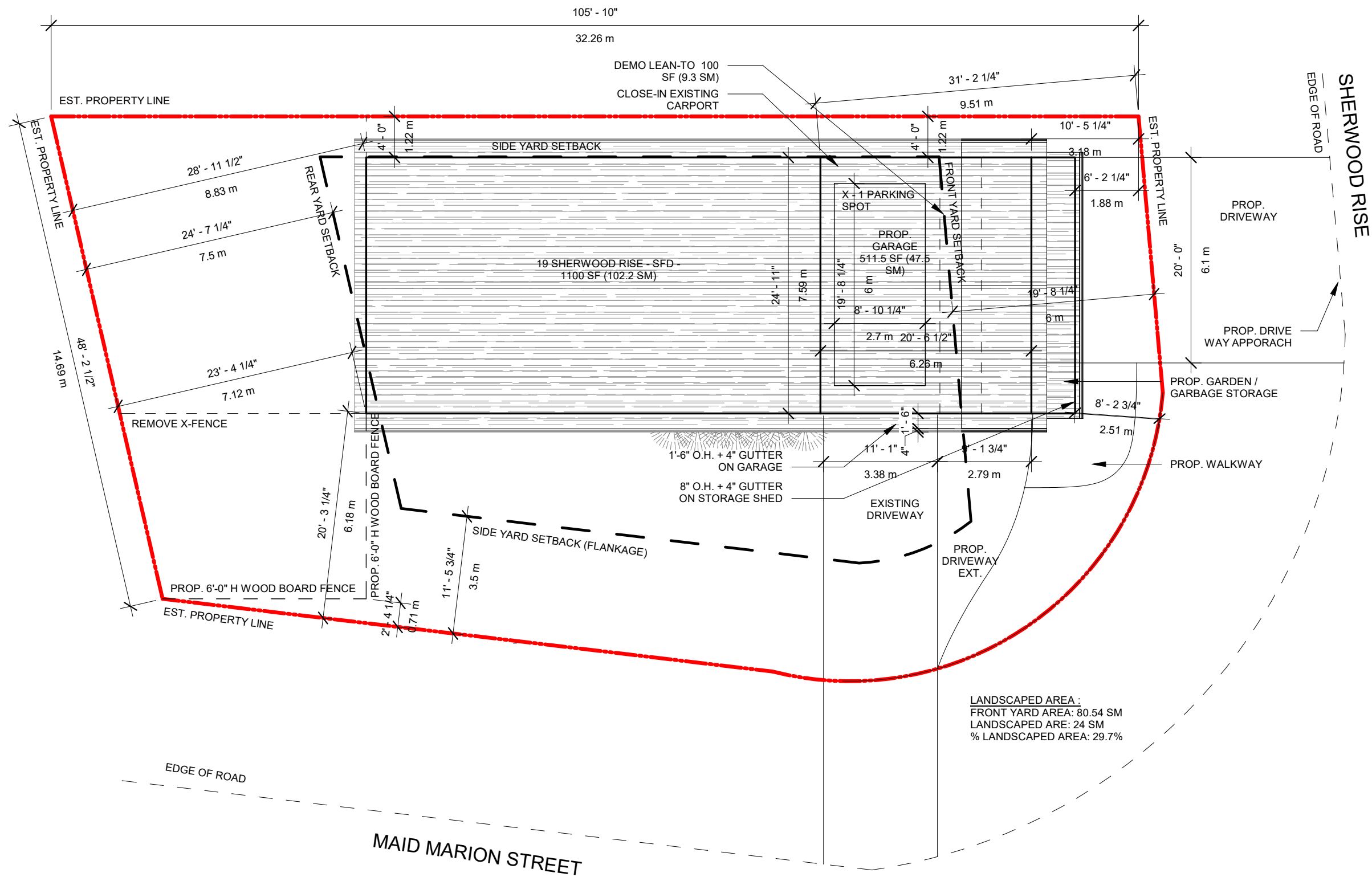
For more information on this matter, including access to drawings illustrating this request:

- 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: July 27th, 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.



1 SITE PLAN
3/32" = 1'-0"

19 SHERWOOD RISE, DUNDAS

PROP. GARAGE

JOHN & LISA ANDERSON

SITE PLAN

Project number	21005
Date	21/02/10
Drawn by	B.M.W.
Checked by	B.M.W.

SP1.01

Scale 3/32" = 1'-0"

DESIGN LOADS

1.

GROUND SNOW (Ss) / RAIN (Sr):

1.1 / 0.4 kPa
2.

MAXIMUM ROOF SNOW (S):

1.28 kPa
3.

ROOF DEAD LOAD (D):

1.0 kPa
4.

WIND (q50):

0.46 kPa
5.

FLOOR (1ST/2ND) DEAD LOAD (D):

1.0 kPa
6.

FLOOR (1ST 2ND) LIVE LOAD (L):

1.9 kPa

GENERAL NOTES

1.

UNDER NO CIRCUMSTANCES ARE THESE DRAWINGS TO BE SCALED.
2.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE (OBC) INCLUDING ALL THE LATEST STANDARDS REFERENCED WITHIN.
3.

ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT.
4.

CONTRACTOR/STEEL FABRICATOR IS REQUIRED TO FIELD MEASURE THE STRUCTURE PRIOR TO FABRICATION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
5.

CONTRACTOR TO CHECK AND VERIFY ALL STRUCTURAL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. FAILURE TO DO SO WILL CAUSE FORFEIT TO ANY CLAIM.

LUMBER NOTES

1.

ALL SAWN LUMBER TO BE S.P.F. No. 2 GRADE or BETTER AND CONFORM TO CSA-0141.
2.

ALL LUMBER EXPOSED TO THE EXTERIOR IS TO BE PRESSURE TREATED U.O.N.
3.

TRUSS DESIGN TO BE IN ACCORDANCE WITH PART 4 OF THE O.B.C. PROVIDE HOLD DOWN CLIPS AT ALL TRUSSES, WHICH ARE TO BE DESIGNED BY THE ROOF TRUSS ENGINEERS.
4.

ROOF SHEATHING TO BE 12 mm (1/2") PLYWOOD (MINIMUM) T&G , NAILED W/ 10D NAILS AT 6" C/C ALONG EDGES.
5.

PROVIDE APPROVED BLOCKING OR BRIDGING AT 2000 mm (7'-0") O/C MAX. FOR FLOOR JOISTS.
6.

ALL LUMBER BEAMS ARE TO BE SUPPORTED ON LUMBER POSTS (U.N.O) WITH EQUAL NUMBER OF LAMINATIONS.
7.

WOOD IS NOT TO BEAR DIRECTLY ON CONCRETE/MASONRY, PROVIDE PRESSURE TREATED, POLY, OR SILL GASKET BETWEEN CONCRETE/MASONRY AND WOOD SILL PLATE.
8.

ALL JOISTS SHOULD HAVE A MINIMUM OF 40 mm (1 1/2") OF BEARING U.O.N. BY MANUFACTURER.
9.

ALL LUMBER BEAMS SHOULD HAVE A MINIMUM OF 75 mm (3") BEARING.

FOUNDATION NOTES

1.

ALL FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL HAVING A SAFE BEARING CAPACITY OF 1577 P.S.F.
2.

PROVIDE 4'-0" MINIMUM OF FROST COVER FOR ALL EXTERIOR FOOTINGS.
3.

ALL REINFORCING STEEL TO BE 400W AND SHALL CONFORM TO CSA-G30.18-M92.
4.

ALL PIERS TO BE POURED INTEGRALLY WITH FOUNDATION WALLS.
5.

PROVIDE 8" DEEP DOOR BUCKS AT ALL EXTERIOR DOOR LOCATIONS.
6.

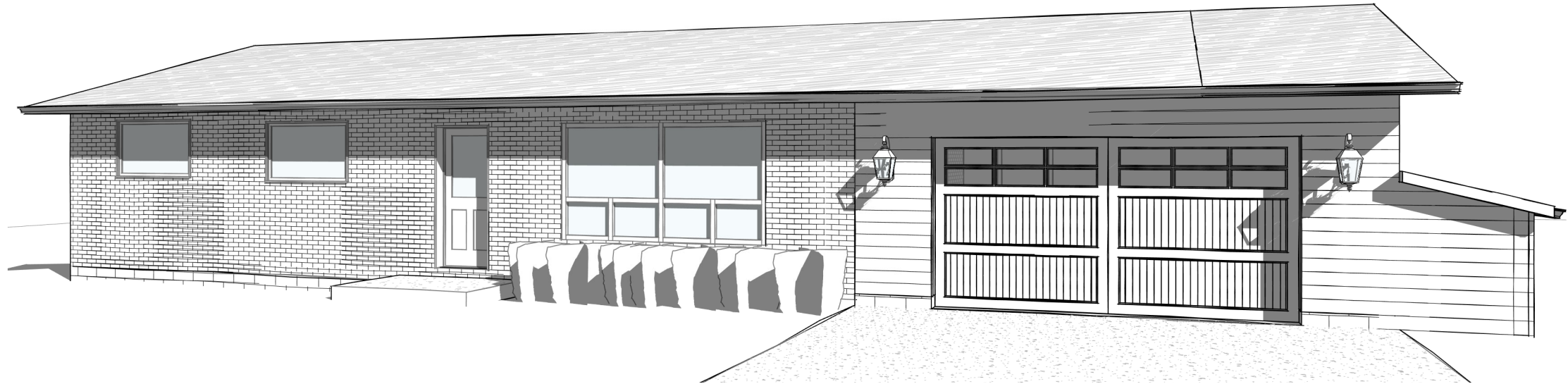
CONTRACTOR TO NOTIFY ENGINEER PRIOR TO THE PLACEMENT OF CONCRETE FOR:

A.

VERIFICATION OF SOIL BEARING CAPACITY

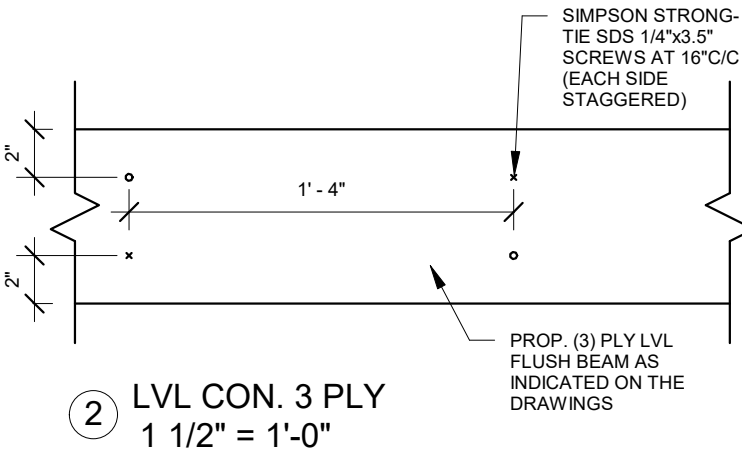
B.

INSPECTION OF REINFORCING



STRUCTURAL SCHEDULE

<u>WOOD LINTELS:</u>	
L1	2 PLY – 2X8
<u>BEAMS:</u>	
B1	3-PLY 2.0E LVL 1 3/4" x 14" (FLUSH W/ HANGERS WHERE INDICATED), PROVIDE 2 ROWS OF SDS SCREWS – SEE DETAIL
B2	6X6 P.T. WOOD BEAM
<u>LEDGER BOARD / JOISTS / RAFTERS:</u>	
R1	STICK FRAME TO MATCH EXISTING – 2X8 c/w 2X6 COLLAR TIES / 2X6 CL. JOISTS WHERE REQ'D @ 16" O/C c/w 1/2" SPF PLYWOOD W/ H CLIPS
R2	2X6 RAFTERS @ 16" O/C c/w 1/2" SPF PLYWOOD W/ H CLIPS
<u>WOOD BUILT UP POSTS / COLUMNS:</u>	
P2	2 PLY – 2"x6"
P3	3 PLY – 2"x6"
P4	4 PLY – 2"x6"
COL. 1	6X6 P.T. WOOD POST c/w GALV. POST CAP AND POST BASE
<u>FOUNDATION WALLS:</u>	
TYP.	8" CONC. OR BLOCK FDN. WALL
<u>STRIP FOOTINGS:</u>	
EXT.	18" x 6" THK. r/w (2) CONT. 15M BARS – U.N.O
<u>PAD & PIER FOOTINGS:</u>	
FTG.1	10" DIA. CONC. PIER (4'-0" MIN. FROST PROTECTION)



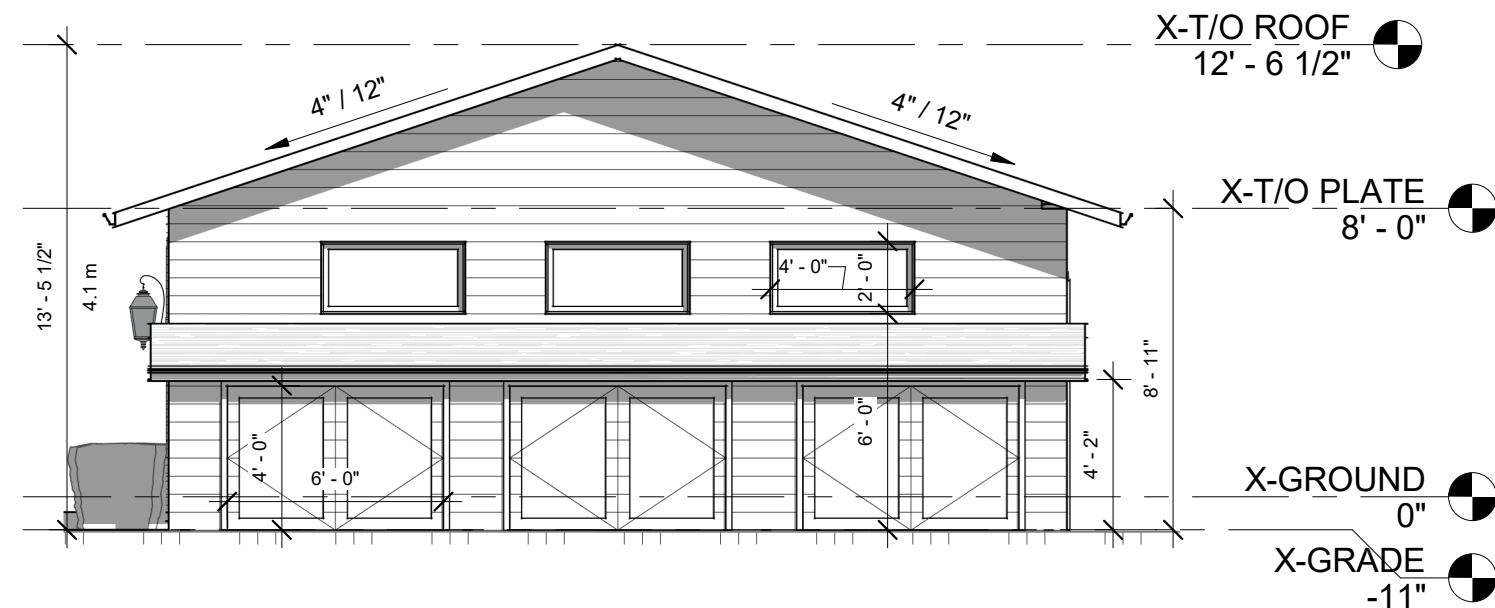
19 SHERWOOD RISE, DUNDAS

PROP. GARAGE

JOHN & LISA ANDERSON

NOTES

Project number	21005	A0.01
Date	21/02/10	
Drawn by	B.M.W.	
Checked by	B.M.W.	Scale 1 1/2" = 1'-0"



19 SHERWOOD RISE, DUNDAS

PROP. GARAGE

JOHN & LISA ANDERSON

ELEVATIONS

Project number 21005

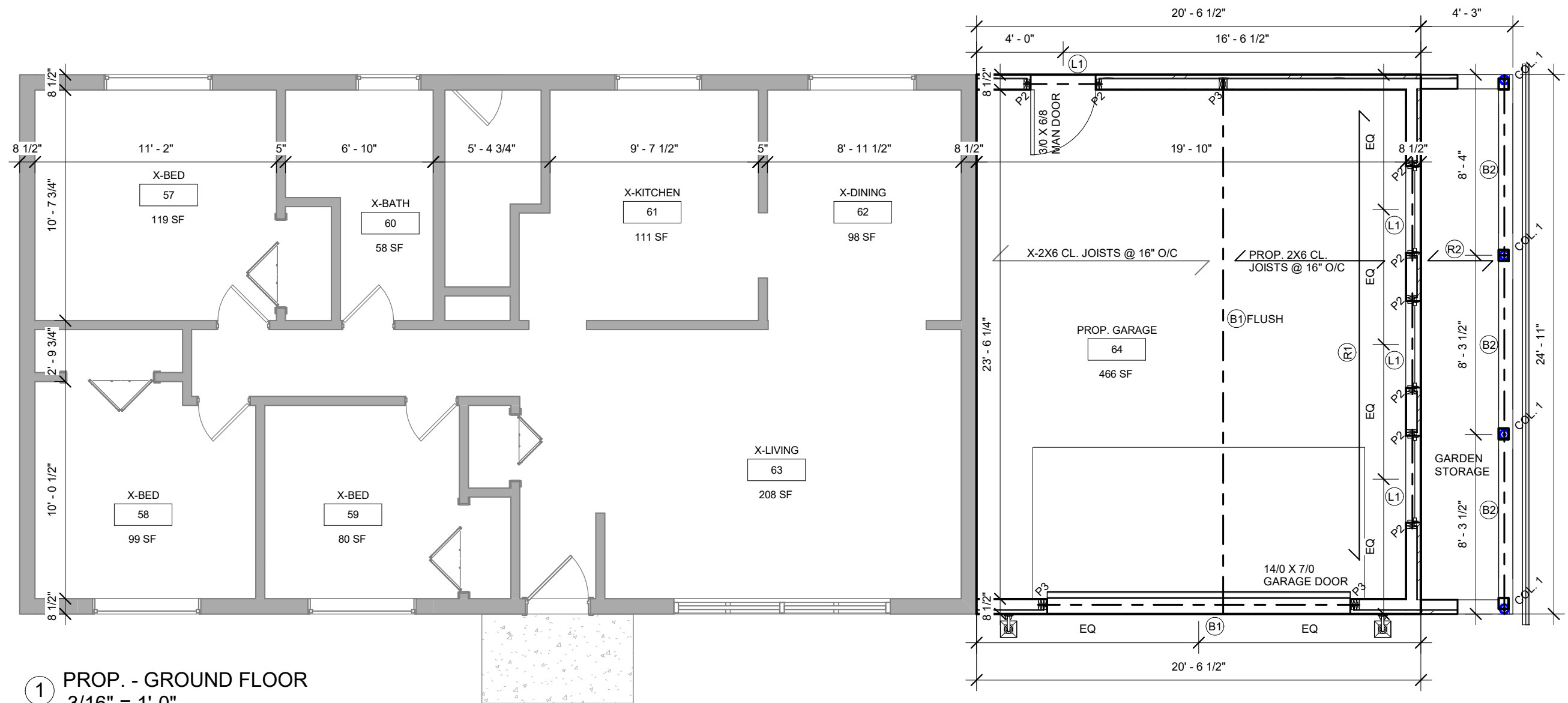
Date 21/02/10

Drawn by B.M.W.

Checked by B.M.W.

A2.01

Scale 3/16" = 1'-0"



1 PROP. - GROUND FLOOR
3/16" = 1'-0"

19 SHERWOOD RISE, DUNDAS

PROP. GARAGE

JOHN & LISA ANDERSON

PROP. GROUND FLOOR

Project number 21005

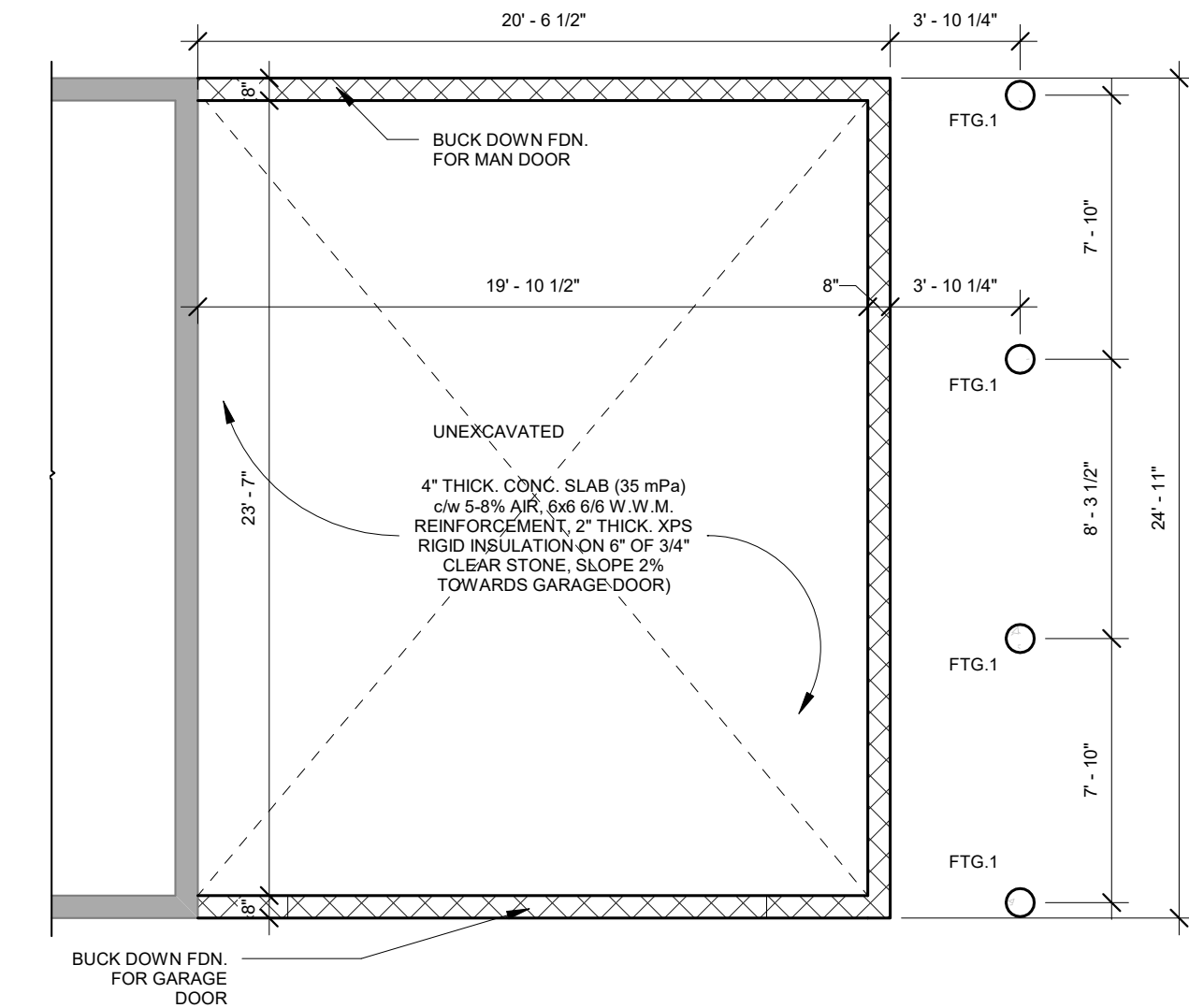
Date 21/02/10

Drawn by B.M.W.

Checked by B.M.W.

A1.01

Scale 3/16" = 1'-0"



① T/O FTG
3/16" = 1'-0"

19 SHERWOOD RISE, DUNDAS

PROP. GARAGE

JOHN & LISA ANDERSON

FOUNDATION PLAN

Project number 21005

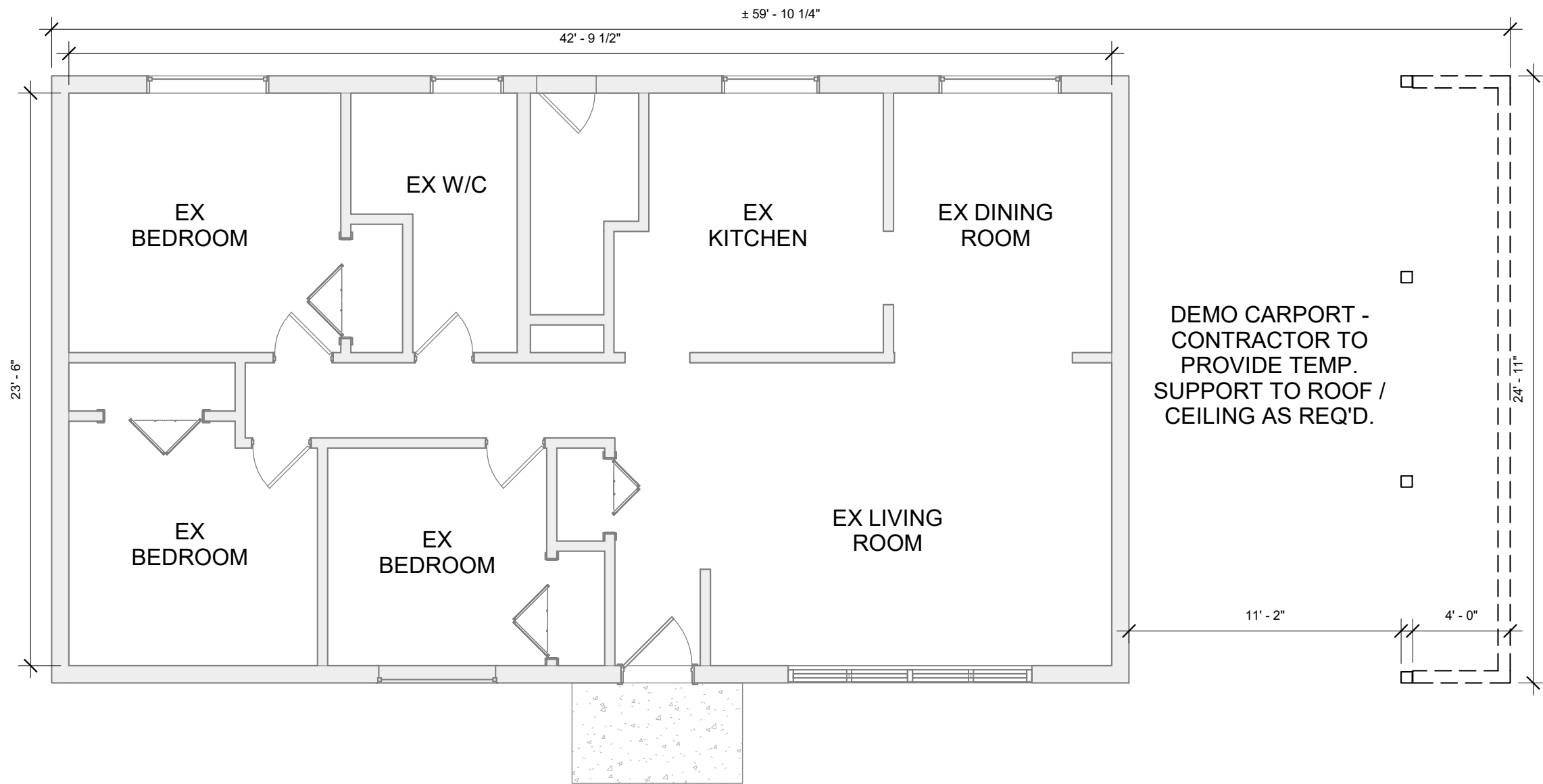
Date 21/02/10

Drawn by B.M.W.

Checked by B.M.W.

A1.02

Scale 3/16" = 1'-0"



① EX - GROUND FLOOR
3/16" = 1'-0"

19 SHERWOOD RISE, DUNDAS

PROP. GARAGE

JOHN & LISA ANDERSON

DEMO PLAN

Project number 21005

Date 21/02/10

Drawn by B.M.W.

Checked by B.M.W.

A1.03

Scale 3/16" = 1'-0"



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 _____

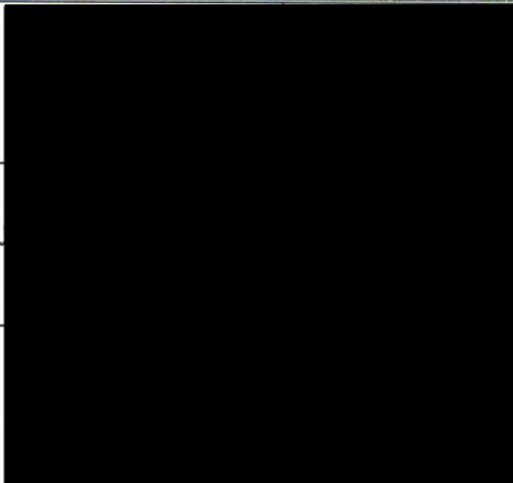
PAID _____ DATE APPLICATION DEEMED COMPLETE _____

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)	JOHN & LISA ANDERSON	
Applicant(s)*	PARK EIGHT C/O BRENT WYBEN	
Agent or Solicitor	PARK EIGHT C/O BRENT WYBEN	

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:

- PROPOSED GARAGE (FILL IN CARPORT) & CONNECTED STORAGE
- ENCROACHMENT OF FRONT YARD SETBACK
- UNDER 50% LANDSCAPED AREA (FRONT YARD)

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

EXISTING CORNER LOT, UNDERSIZED

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**):

19 SHERWOOD RISE, DUNDAS, ON., L9H 4E7

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?

EXISTING RESIDENTIAL SFD FOR 60+ YEARS

- 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.

MAY 6 2021

Date

Signature Property Owner

JOHN ANDERSON

Print Name of Owner

10. Dimensions of lands affected:

Frontage	42.3m (MAIN MARION & HERWOOD AVE)
Depth	32.26m
Area	474.7m ²
Width of street	9.42m

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: 138.56m² LENGTH: 18.25m
GROSS FLOOR AREA: 138.56m² HEIGHT: 4.1m
OF STORIES: 1
WIDTH: 7.59m

INCLUDING CARPORT

Proposed:
GROUND FLOOR AREA: 159.72m² LENGTH: 21.03m
GROSS FLOOR AREA: 159.72m² HEIGHT: 4.1m
OF STORIES: 1
WIDTH: 7.59m

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

Existing: REAR: 7.12m & FRONT: 6.0m
SIDE: 1.22m
SIDE (MAIN MARION): 6.18m

Proposed: FRONT: 1.88m (STORAGE SHED)
3.18m (GARAGE)
REAR: 7.12m
SIDE: 1.22m
SIDE (MAIN MARION): 6.18m

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:
60+ YEARS
15. Existing uses of the subject property:
RESIDENTIAL - SFO
16. Existing uses of abutting properties:
RESIDENTIAL - SFO
17. Length of time the existing uses of the subject property have continued:
60+ YEARS
18. Municipal services available: (check the appropriate space or spaces)
Water X Connected X
Sanitary Sewer X Connected X
Storm Sewers I
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.