

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.: HM/A-21:296

APPLICANTS: Owner Jordan Hoek
Agent Stephanie Hoek

SUBJECT PROPERTY: Municipal address **282 Province St. S., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended

ZONING: D district (Urban Protected Residential - One and Two Family Dwellings, etc)

PROPOSAL: To permit the construction of a 4.88m (16') x 6.4m (21') rear "L" shaped one (1) storey addition and an uncovered rear porch with stairs at the first storey onto an existing single detached dwelling notwithstanding that:

1. A minimum northerly side yard width of 0.3m shall be provided instead of the minimum required side yard width of 0.92m.
2. Eaves and gutters shall be permitted to project not more than 0.3m into the northerly side yard so that they may be as close as 0.0m to the northerly side lot line instead of the requirement that an eave or gutter may project into the required side yard (being 0.3m) not more than ½ of its required width (being 0.15m).

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

DATE: Thursday, September 9th, 2021
TIME: 3:40 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: August 24th, 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.

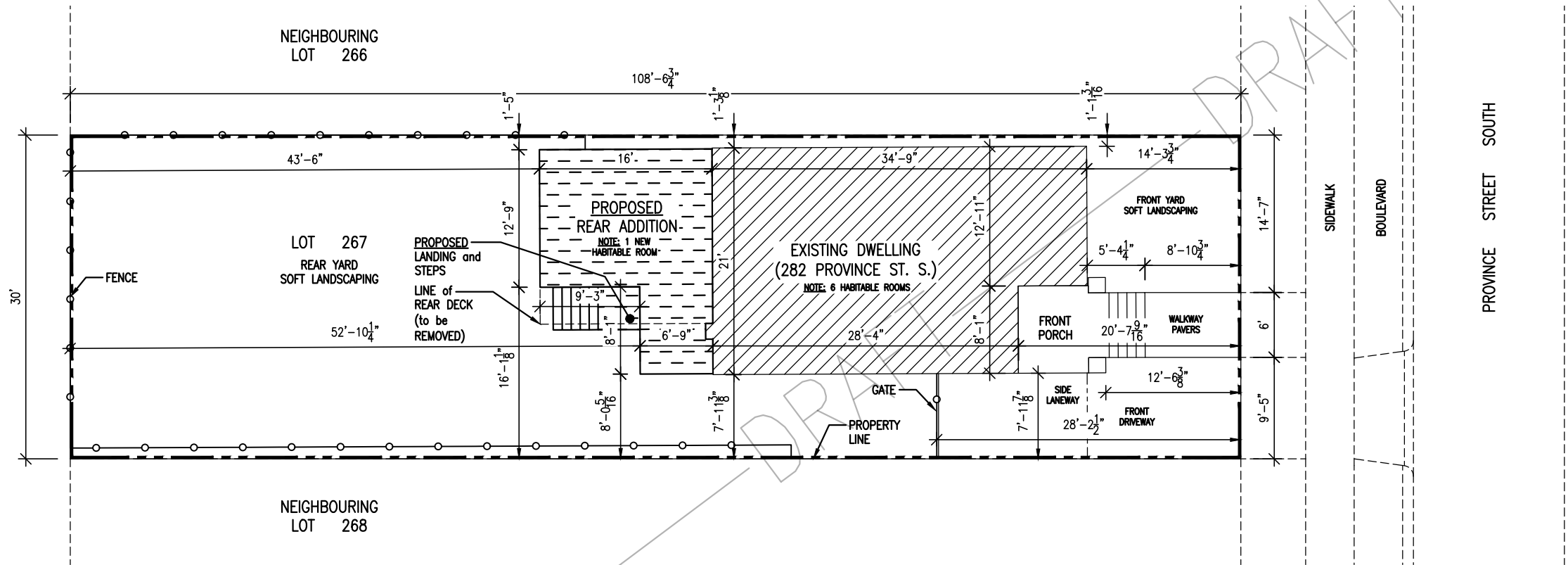
JORDAN HOEK
282 PROVINCE ST. S.,
HAMILTON, ONTARIO
CANADA, L8K 2L7

ALL NOTES ON FINAL, UNWATERMARKED, DRAWING FILE TO BE FOLLOWED

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER/REGISTERED DESIGN FIRM.	
DESIGNER: NAME: Julia Cangemi BCIN: 104087 01date DATE SIGNATURE NOT VALID UNLESS DATED and SIGNED	
DESIGN FIRM: NAME: Jac'design Inc. BCIN: 1106/1 692 Centre Road, Flamborough Ontario, Canada, L8N 2Z7 (416) 993-1509 jacdesigninc@gmail.com	
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PROJECT JORDAN HOEK	PROJECT REAR ADDITION & STAIRS Cover Sheet
DRAWN BY: CH	
APPROVED BY: JC	
DATE: 19 May 2021	
SCALE: as shown	
CAD FILE: J212102.dwg	
SHEET S0.01	

SITE PLAN NOTE

THIS IS NOT A LEGAL SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. PROPERTY LIMITS HAVE BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS.



BUILDING AREAS

3256.87 SQF	TOTAL PROPERTY SIZE
678.82 SQF	EXISTING DWELLING
64.13 SQF	EXISTING FRONT PORCH
24.61 SQF	and STEPS with PILLARS
258.66 SQF	EXISTING REAR DECK
	(to be REMOVED)
31.51%	EXISTING LOT COVERAGE
259.78 SQF	PROPOSED REAR ADDITION
15.34 SQF	PROPOSED LANDING
16.49 SQF	and STEPS
32.52%	PROPOSED LOT COVERAGE

OTHER AREAS

131.62 SQF	FRONT YARD DRIVEWAY
207.01 SQF	FRONT YARD SOFT LANDSCAPING
53.33 SQF	WALKWAY PAVERS
391.96 SQF	FRONT YARD TOTAL GROSS AREA
111.55 SQF	SIDE DRIVEWAY/LANEWAY

1 SITE PLAN
SP SCALE: 1:150

ADDRESS: 282 PROVINCE ST. S., HAMILTON, ON L8K 2L7
PIN: 17232-0173
DESCRIPTION: LT 267, PL 546; HAMILTON

NOTE: ALL IS EXISTING, UNLESS NOTED OTHERWISE.

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DESIGN FIRM:

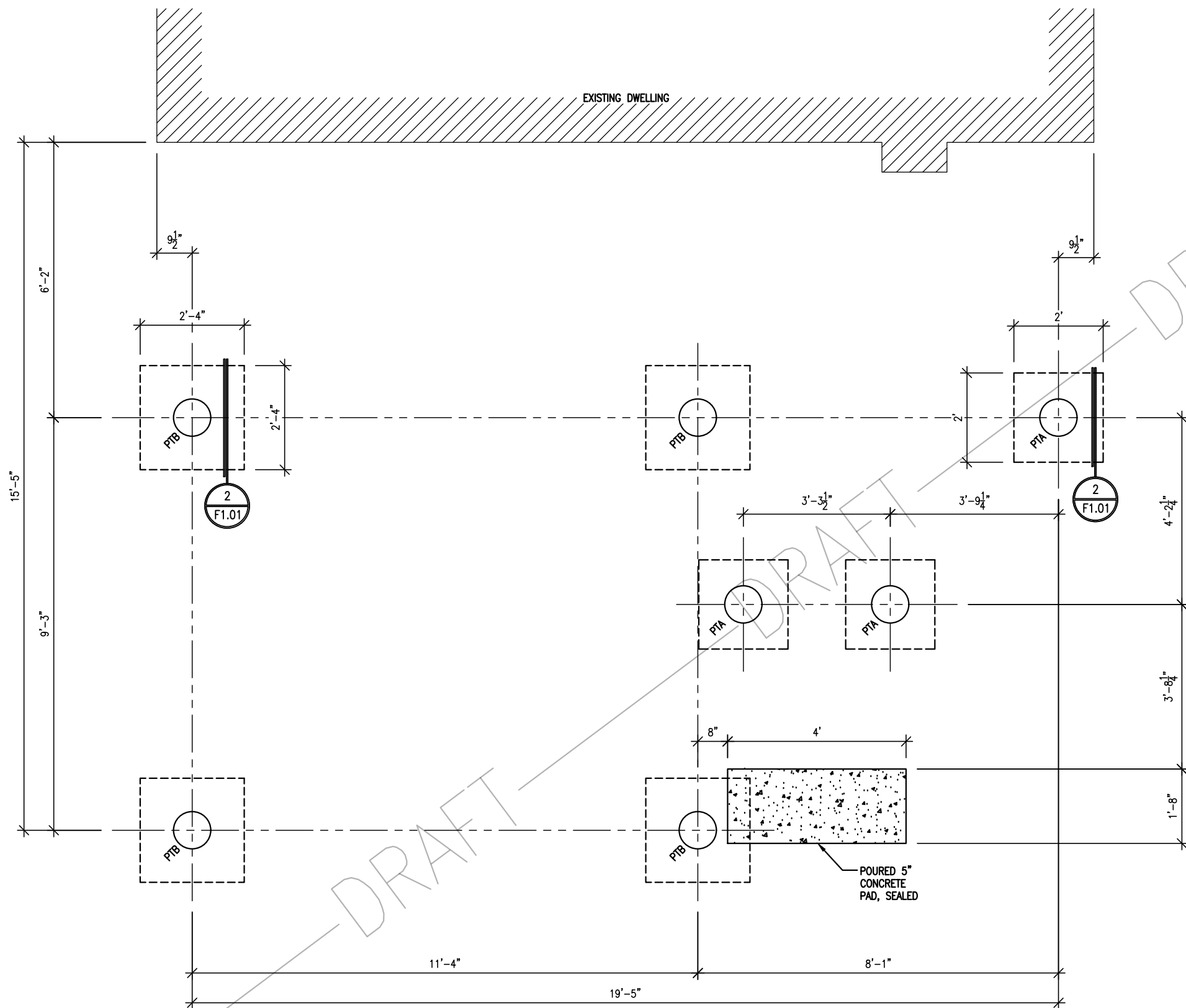
NAME:

Jac'design Inc.

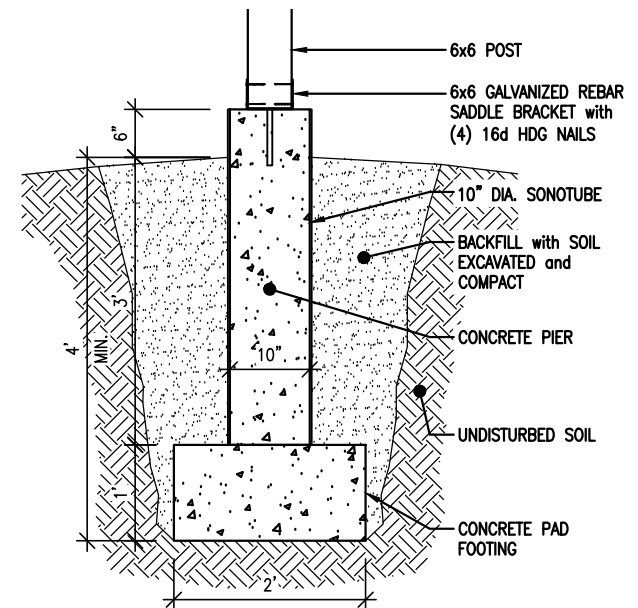
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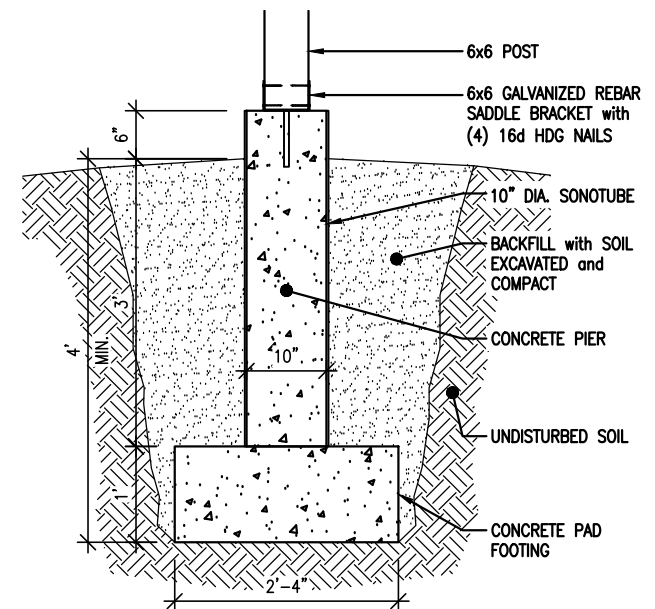
PROJECT	JORDAN HOEK
PROJECT	REAR ADDITION & STAIRS
	Site Plan
DRAWN BY:	CH
APPROVED BY:	JC
DATE:	19 May 2021
SCALE:	as shown
CAD FILE:	J212102.dwg
SHEET	SP1.01



1 FOOTING/PIER/CONCRETE PLAN
F1.01 SCALE: 3/8"=1'



2 PIER TYPE "A"
F1.01 SCALE: 1/2"=1'



3 PIER TYPE "B"
F1.01 SCALE: 1/2"=1'

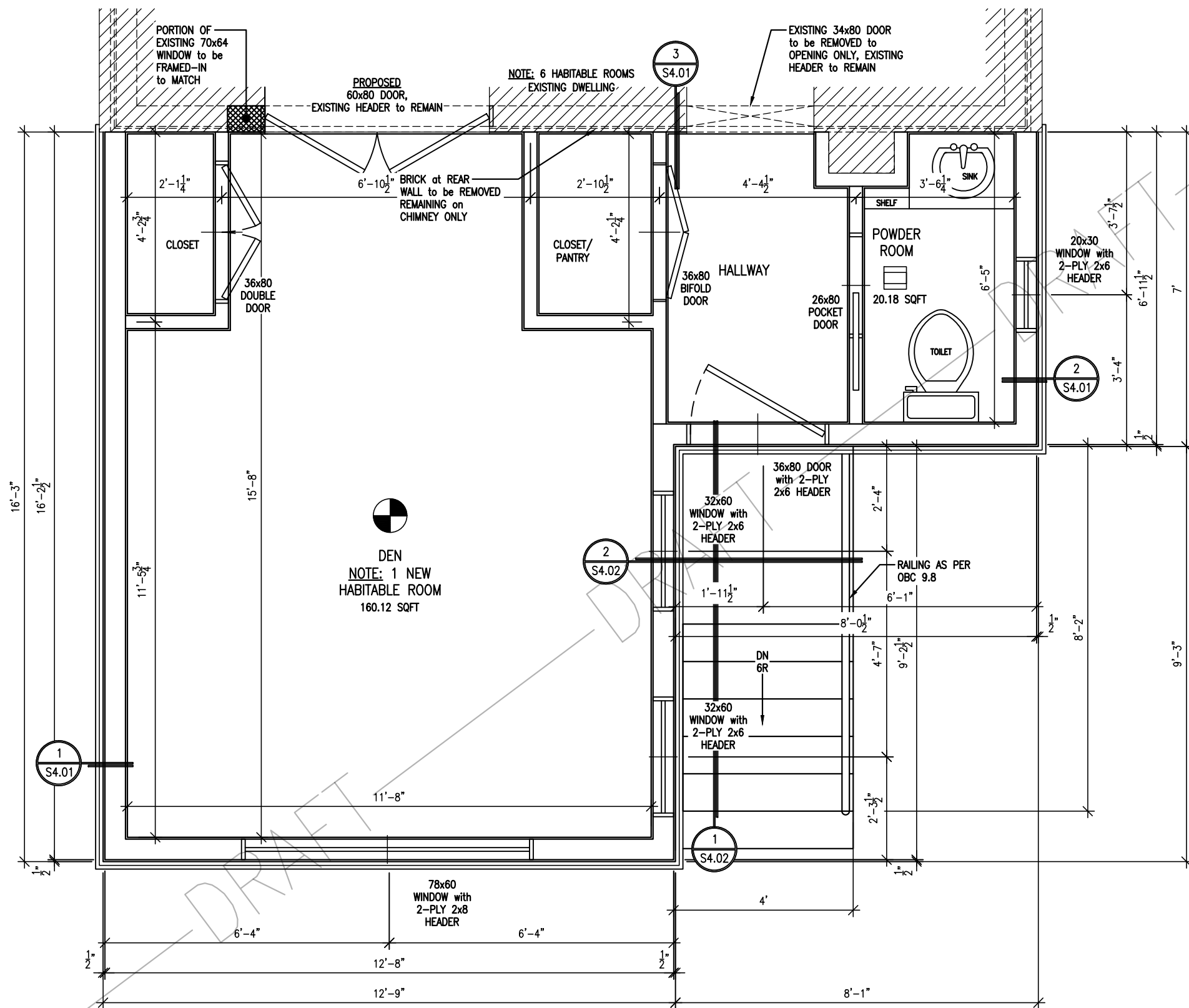
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PROJECT	JORDAN HOEK
	REAR ADDITION & STAIRS
PROJECT	Pier Plan
DRAWN BY: CH	
APPROVED BY: JC	
DATE: 19 May 2021	
SCALE: as shown	
CAD FILE: J212102.dwg	
SHEET F1.01	



1 PROPOSED MAIN STOREY
S1.02 SCALE: 3/8"=1'

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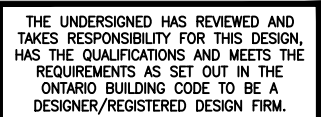
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PROJECT
JORDAN HOEK
REAR ADDITION & STAIRS
Structural Wall Framing

DRAWN BY: CH
APPROVED BY: JC
DATE: 19 May 2021
SCALE: as shown
CAD FILE: J212102.dwg
SHEET
S1.02



NOT VALID UNLESS DATED and SIGNED

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Structural Roof Framing

CH

JC

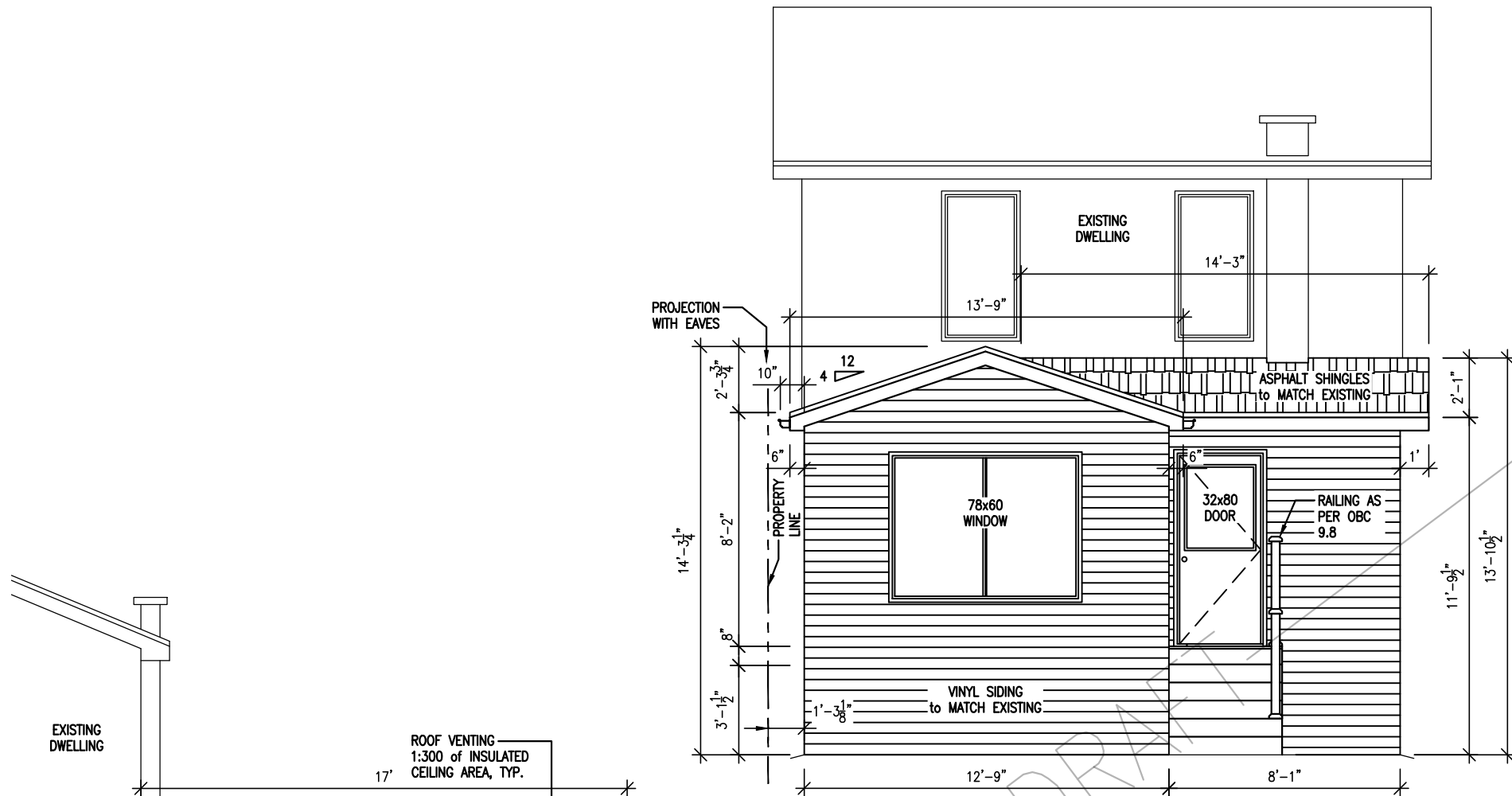
19 May 2021

as shown

J212102.dwg

SHEET

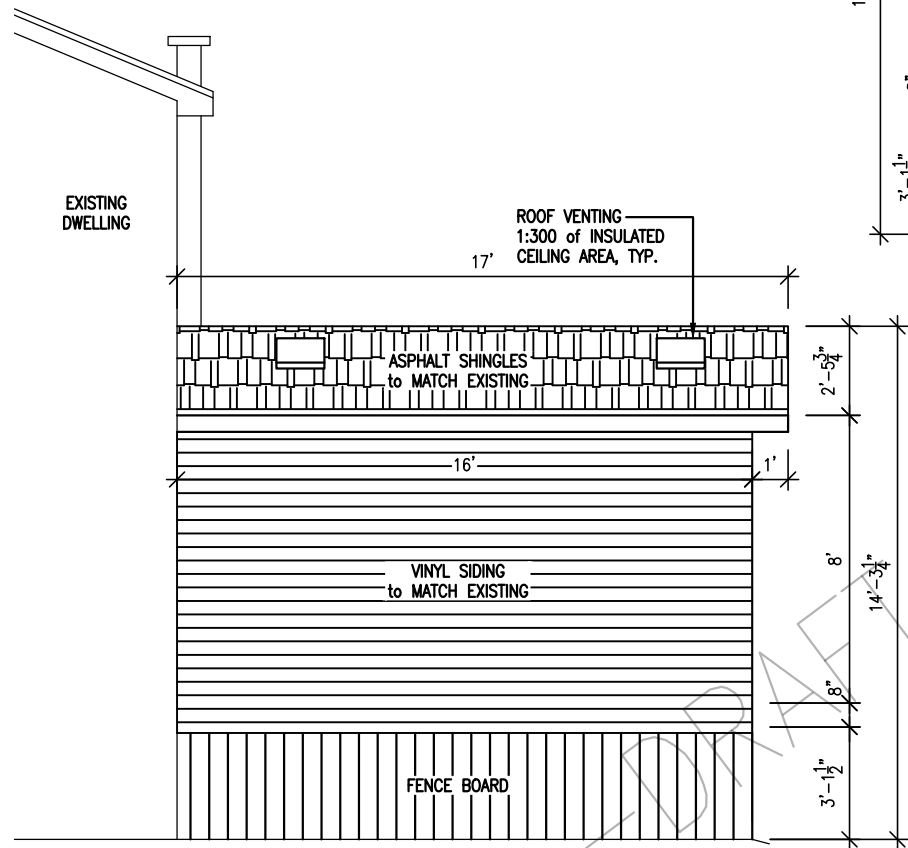
S1.03



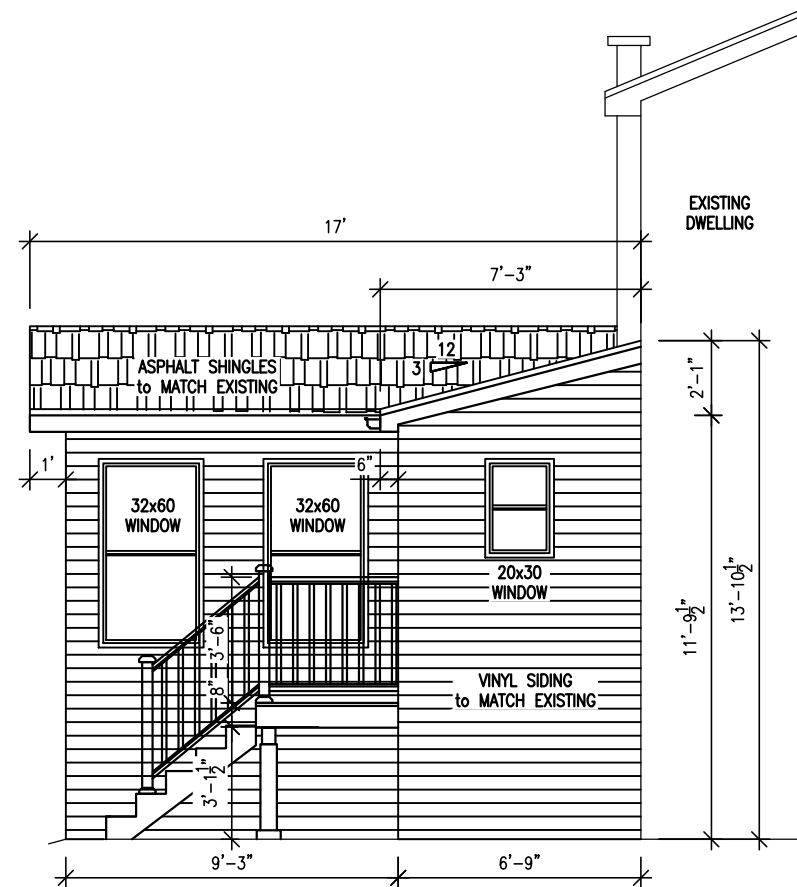
1 REAR (WEST) ELEVATION
S2.01 SCALE: 3/16"=1'

SPATIAL SEPARATION REAR (WEST)

AREA OF EXPOSED BUILDING FACE	= 247.63 S.F.
	[20m ²]
MAXIMUM AREA OF GLAZED OPENINGS	= 247.63 S.F.
43'-6" LIMITING DISTANCE [12m]	--
PROPOSED AREA OF GLAZED OPENINGS	= 37.27 S.F.



2 SIDE (NORTH) ELEVATION
S2.01 SCALE: 3/16"=1'



3 SIDE (SOUTH) ELEVATION
S2.01 SCALE: 3/16"=1'

SPATIAL SEPARATION REAR (SOUTH)

AREA OF EXPOSED BUILDING FACE	= 188.66 S.F.
	[15m ²]
MAXIMUM AREA OF GLAZED OPENINGS	= 32.07 S.F.
7'-11 3/8" LIMITING DISTANCE [2m]	17%
PROPOSED AREA OF GLAZED OPENINGS	= 27.66 S.F.

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BCIN: 104087

01date
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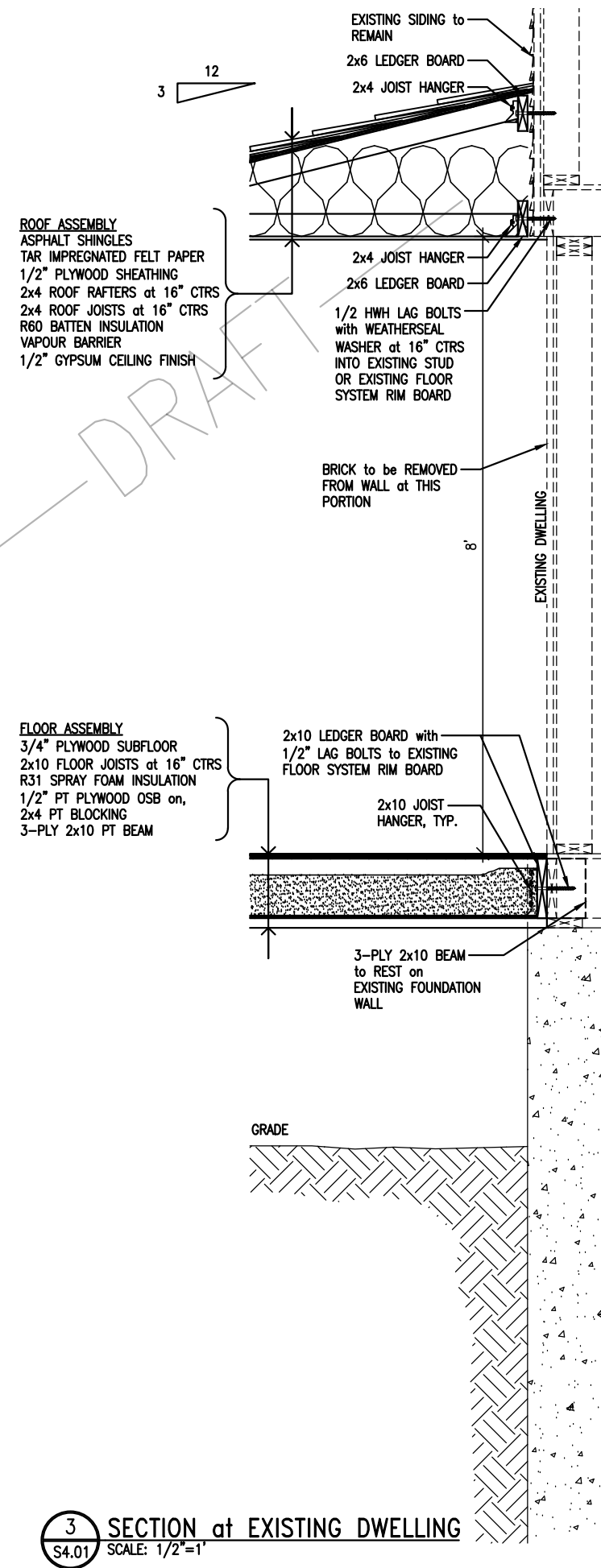
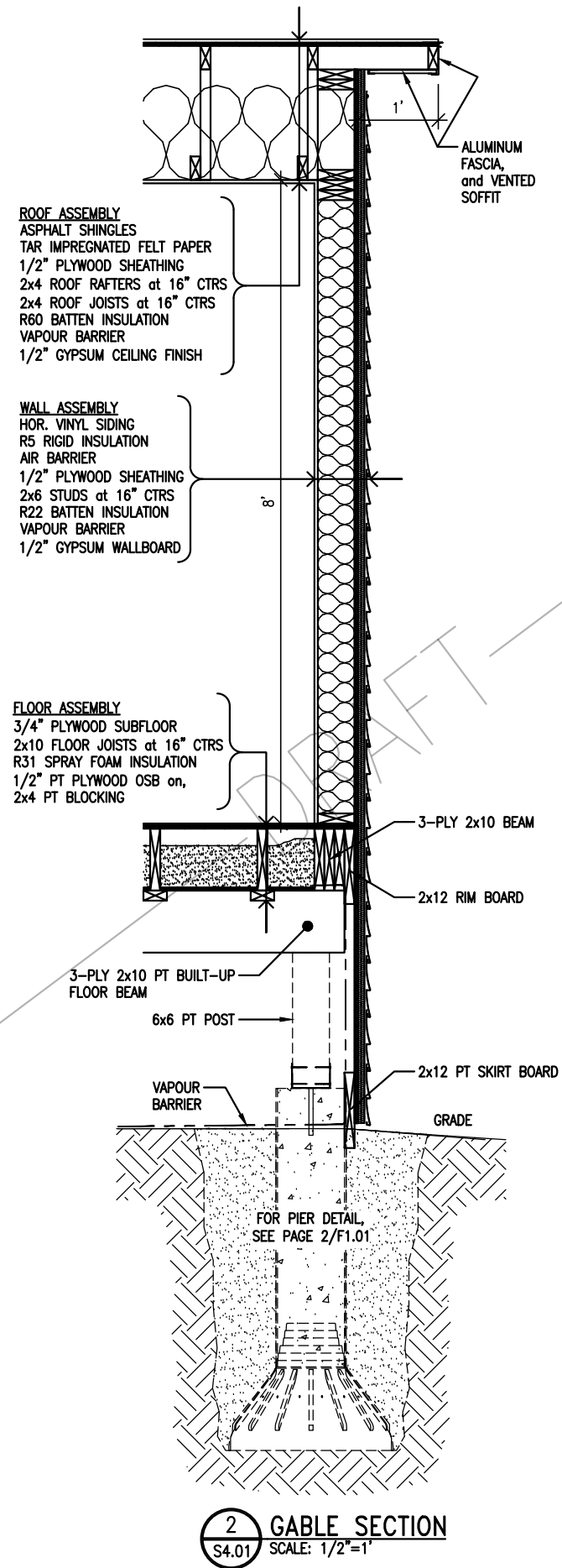
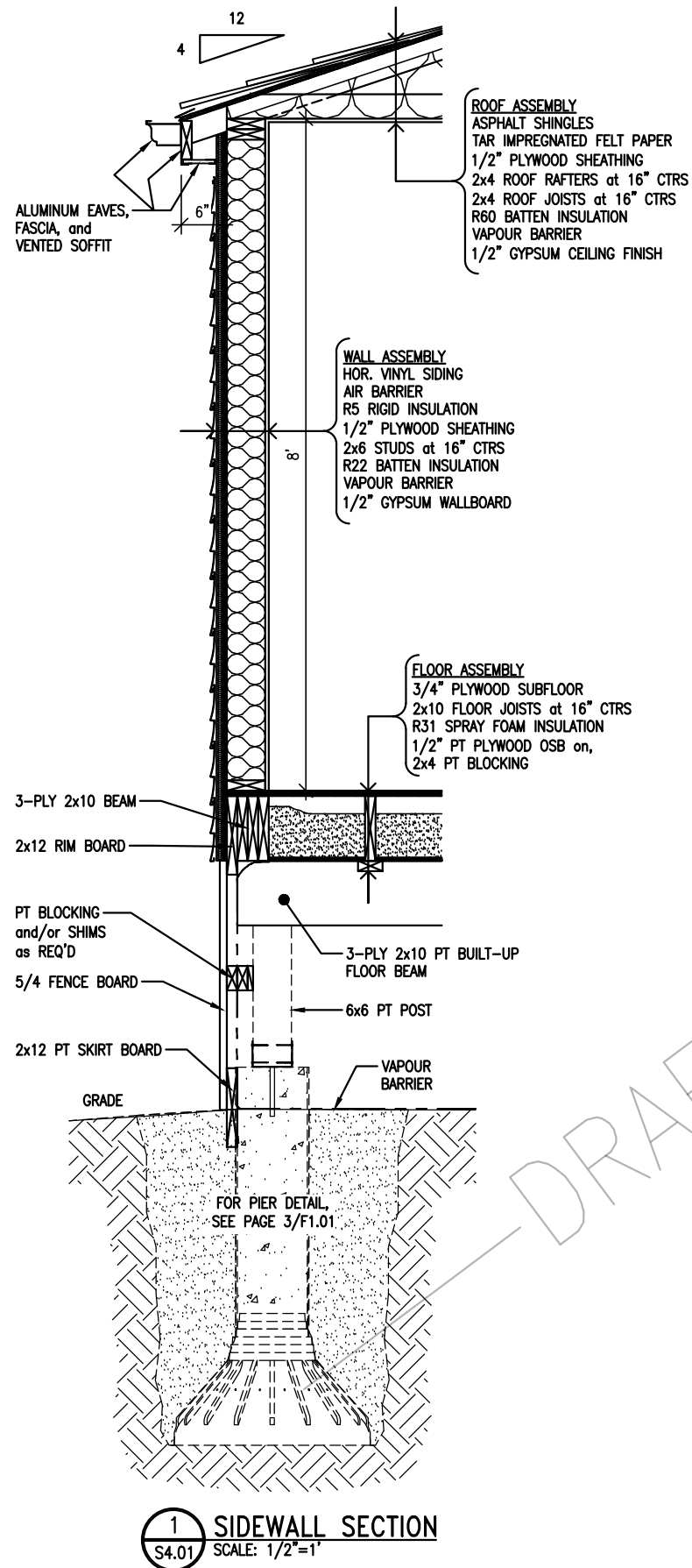
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JORDAN HOEK
REAR ADDITION & STAIRS
Structural Elevations

DRAWN BY: CH
APPROVED BY: JC
DATE: 19 May 2021
SCALE: as shown
CAD FILE: J212102.dwg
SHEET

S2.01



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JORDAN HOEK

REAR ADDITION & STAIRS

Structural Sections

DRAWN BY: CH

APPROVED BY: JC

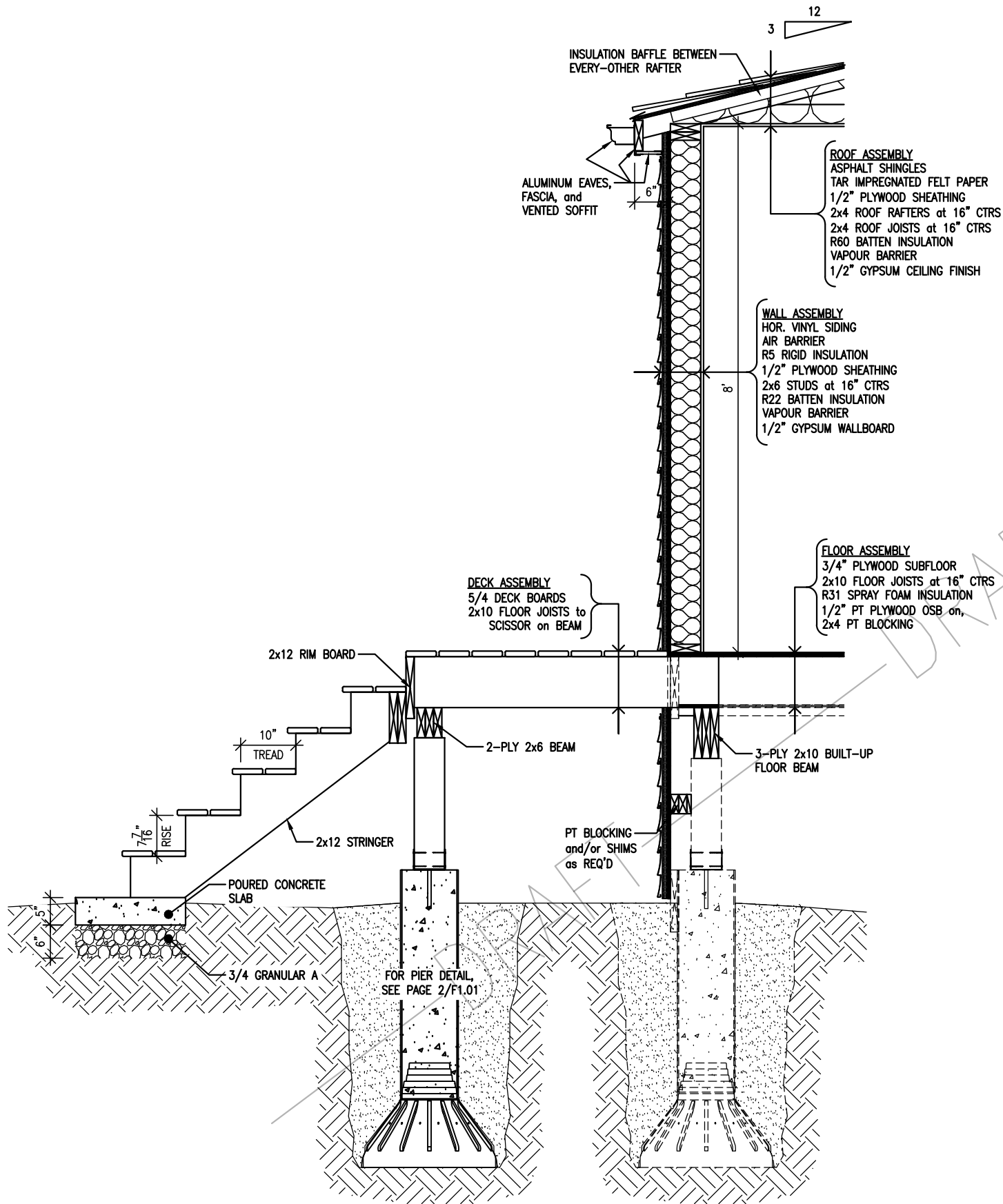
DATE: 19 May 2021

SCALE: as shown

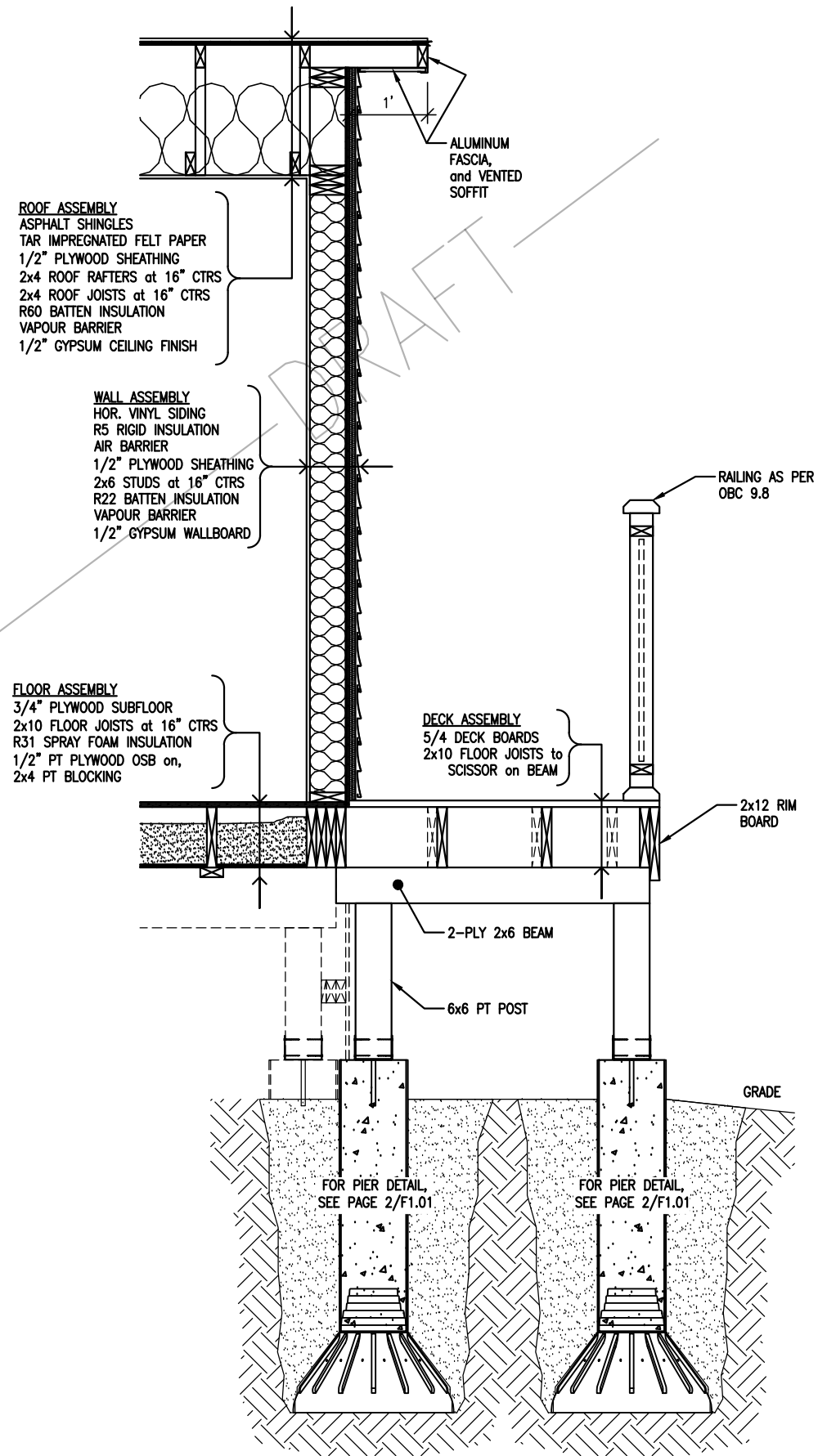
CAD FILE: J212102.dwg

SHEET

S4.01



1 DECK STAIRS SECTION
S4.02 SCALE: 1/2"=1'



2 SIDE DECK SECTION
S4.02 SCALE: 1/2"=1'

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DESIGNER:

NAME: Julia Cangemi

BCIN: 104087

01date

DATE

SIGNATURE

NOT VALID UNLESS DATED and SIGNED

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BCIN: 1106/1

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JORDAN HOEK

REAR ADDITION & STAIRS

Structural Sections

PROJECT

DRAWN BY: CH

APPROVED BY: JC

DATE: 19 May 2021

SCALE: as shown

CAD FILE: J212102.dwg

SHEET

S4.02

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	MAILING ADDRESS
Registered Owners(s)	Jordan & Stephanie Hoek	
Applicant(s)*	Jordan & Stephanie Hoek	
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:
First National Financial LP

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:

Variance for northerly side yard setback of 1 ft for single-story addition instead of the required 3.94 ft

☐ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling ☒ Addition to existing dwelling

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

See attached letter.

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**):

282 Province Street S, Hamilton, ON L8K 2L7
Plan 546 Lot 267

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐
Agricultural ☐ Vacant ☐ Other ☐

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 8.1 to 8.10 above?

Based on 7 years of living at the residence and discussions with neighbours.

- 8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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.

July 23, 2021

Date

Jordan Hoek, Stephanie Hoek

Signature Property Owner(s)

JORDAN HOEK, STEPHANIE HOEK

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	30 ft
Depth	108.56ft
Area	3,256.87 sq ft
Width of street	approx 30 ft

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 = 996.53 sq ft, Gross Floor Area = 1,733.06 sq ft, 2 stories, 21 feet wide, 50.75 ft length, 25 ft height

Proposed

Ground floor area = 1,011.97 sq ft, Gross Floor Area = 1,748.50 sq ft, 2 stories, 21 feet wide, 50.75 ft length, 25 ft height

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

Existing:

10.75 ft front yard setback, 1 ft north side yard setback, 8 foot south side yard setback, 47.75 ft rear yard setback

Proposed:

10.75 ft front yard setback, 1 ft north side yard setback, 8 foot south side yard setback, 47.75 ft rear yard setback

13. Date of acquisition of subject lands:
February 6, 2014
-
14. Date of construction of all buildings and structures on subject lands:
Unknown
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single Family Residential
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single Family Residential
17. Length of time the existing uses of the subject property have continued:
Since construction
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
Urban Protected Residential - One And Two Family Dwellings, Etc.
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
6593 Former Hamilton - Zone D
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.