



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-21:330

APPLICANTS: Agent Taugher Construction Inc.
Owner Robert Hickey

SUBJECT PROPERTY: Municipal address **12 Meander Close, Flamborough**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: "S1" (Settlement Residential (S1) Zonedistrict

PROPOSAL: To permit the construction of an accessory building which is incidental, subordinate and exclusively devote to the existing single detached dwelling, notwithstanding,

1. The accessory structure shall be permitted to be used for human habitation, whereas the Zoning By-law does not allow an accessory building to be used for human habitation; and,

2. A maximum lot coverage of 66 square metres shall be provided for all accessory buildings instead of the maximum permitted lot coverage of 45 square metres for all accessory buildings.

NOTES:

1. A portion of the proposed accessory building is proposed to be used for recreation purposes, which is deemed to be habitable space; as such, variance 1 is required.

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

DATE: Thursday, October 7th, 2021
TIME: 1:30 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

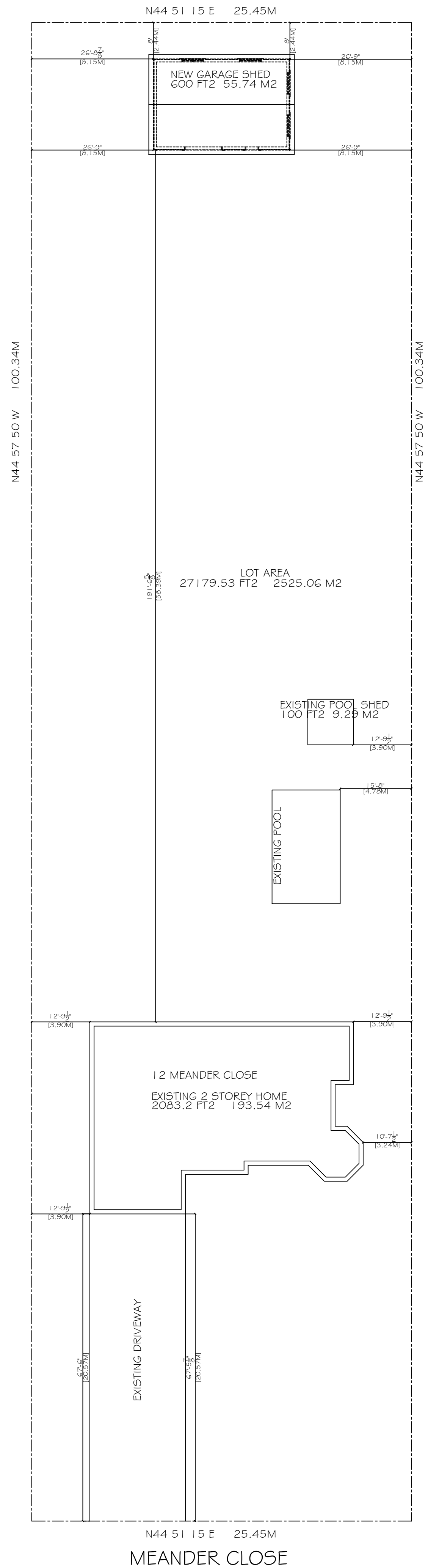
For more information on this matter, including access to drawings illustrating this request:

- 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: September 21st, 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.



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE 2.17.4.1.(3)(a) TO BE AN "OTHER DESIGNER"

QUALIFICATION INFORMATION:
 RON CRICKMORE BCIN: 41922

Ron Crickmore

| No. | Date: | Issue/Revision | By: |
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Drawing Issues/Revisions:

Note:
 ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF S.D.H. DESIGNS.

USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CRICKMORE DESIGN
 111 Valmore Street, Ancaster, Ontario, Canada L9G 4Z8
 Tel: 905-876-8833

Consultant

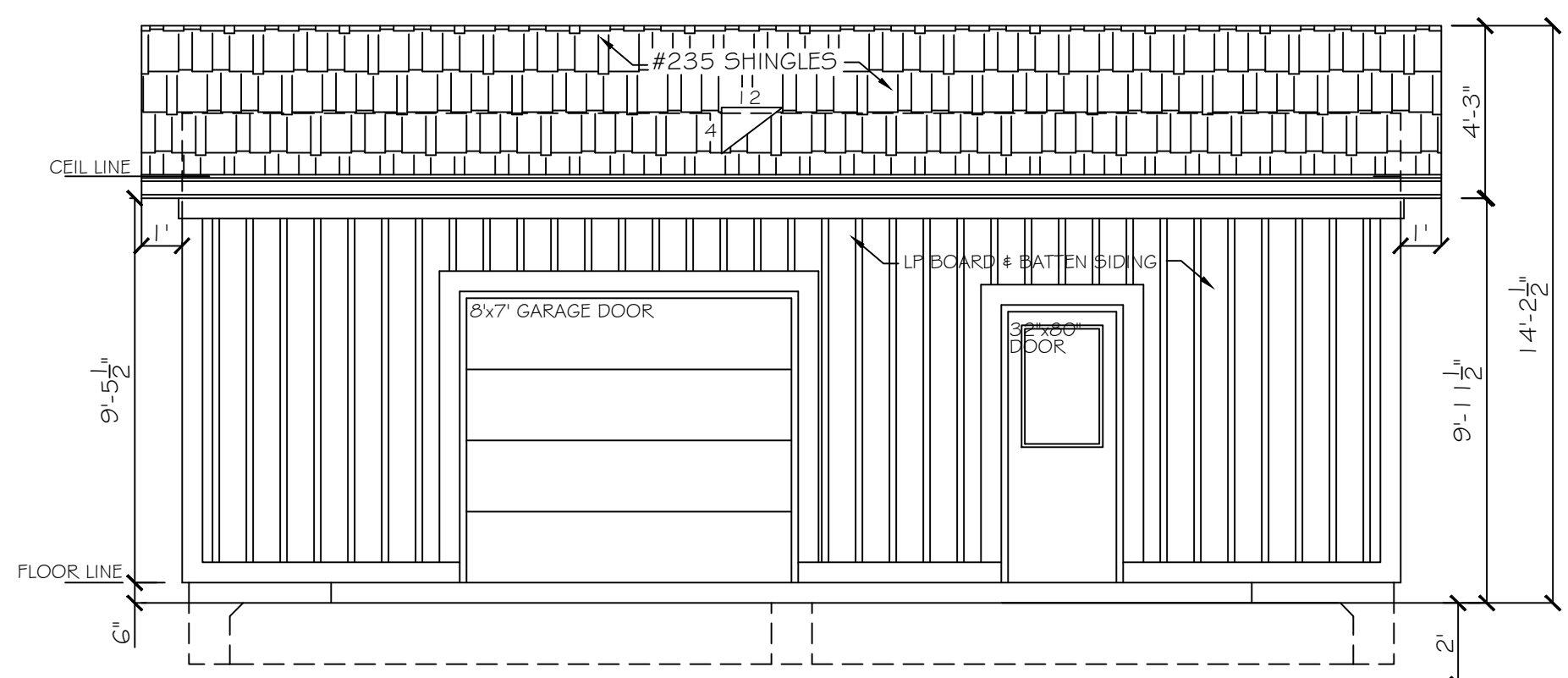
Project:
**ROBERT HICKEY
 DETACHED GARAGE SHED**
 12 MEANDER CLOSE CARLISLE
 HAMILTON ONTARIO

Sheet Title:
SITE PLAN

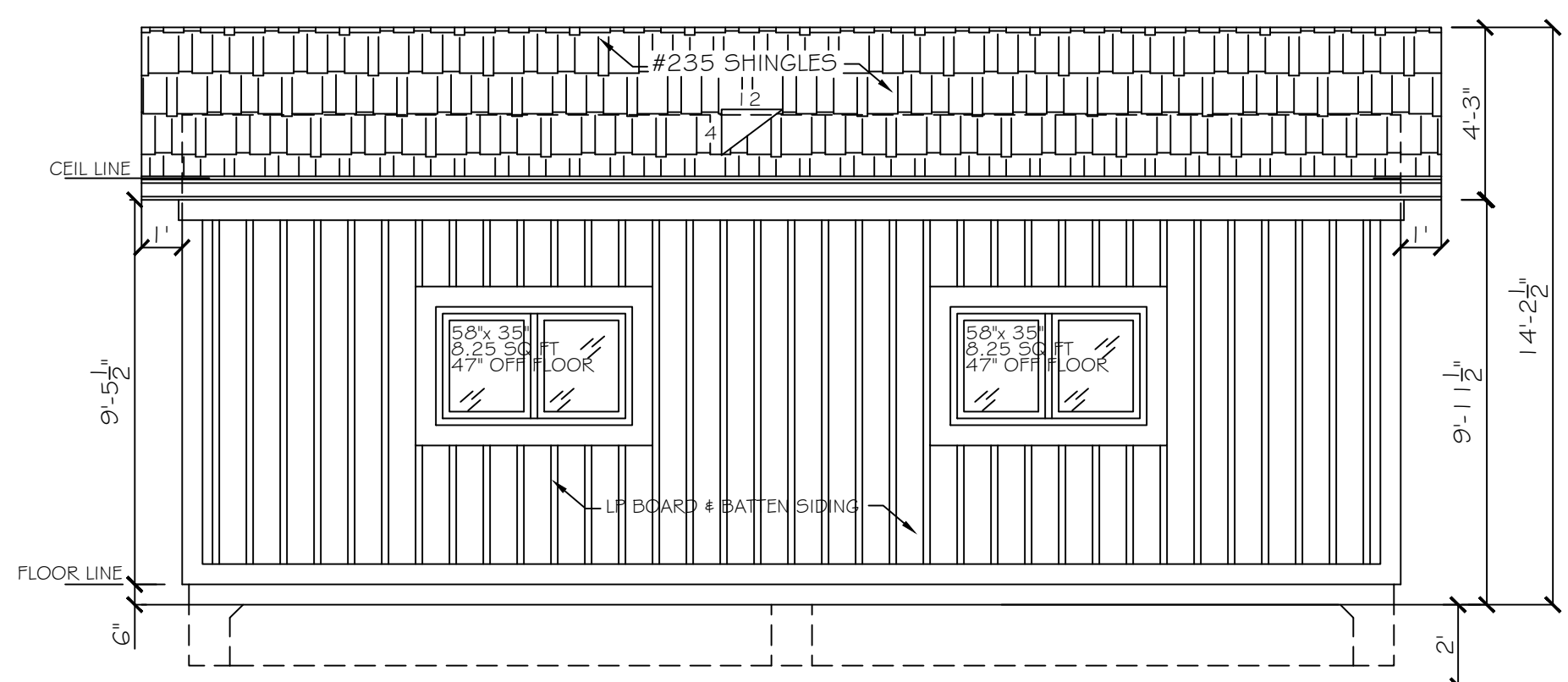
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| Design By: RJC | Drawn By: RJC | Approved By: RJC |
| Scale: 1/4"=1'-0" | Date: AUG 2021 | Project No.: 21038 |

Drawing No:
A1

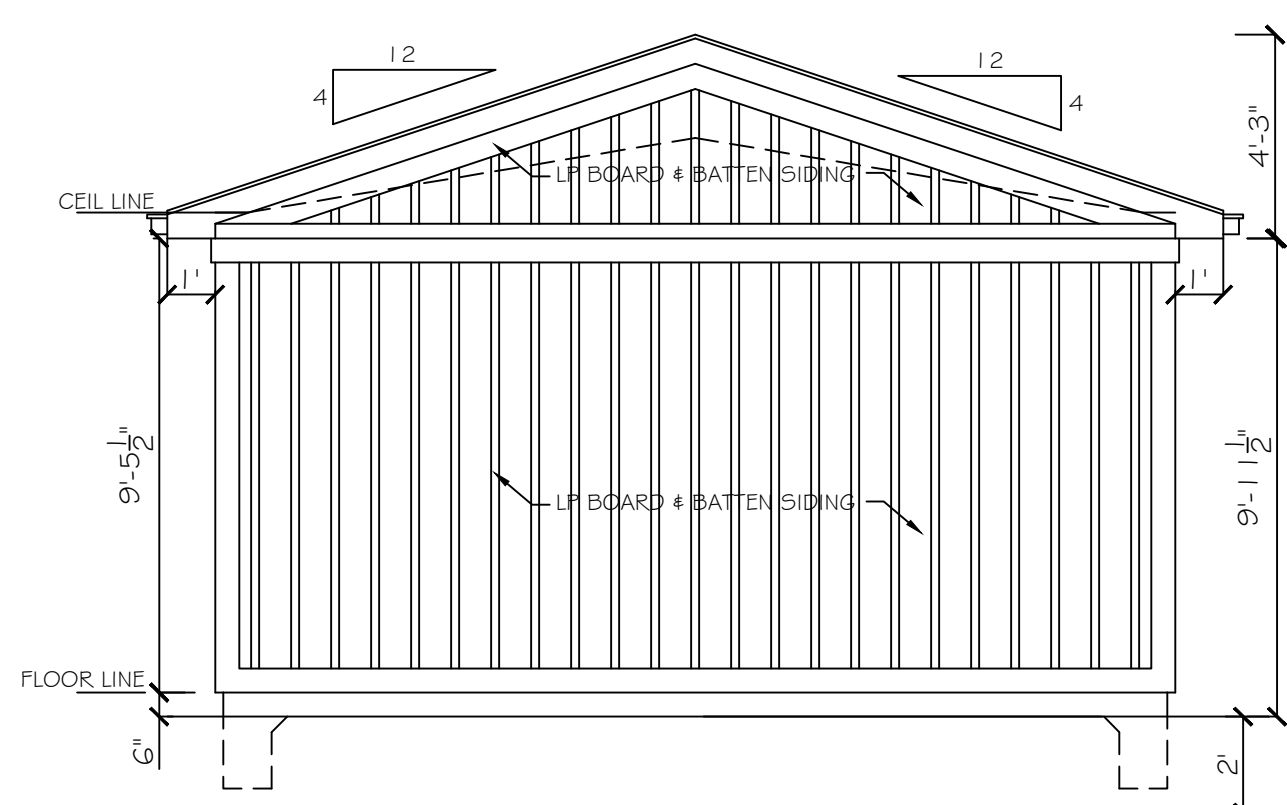
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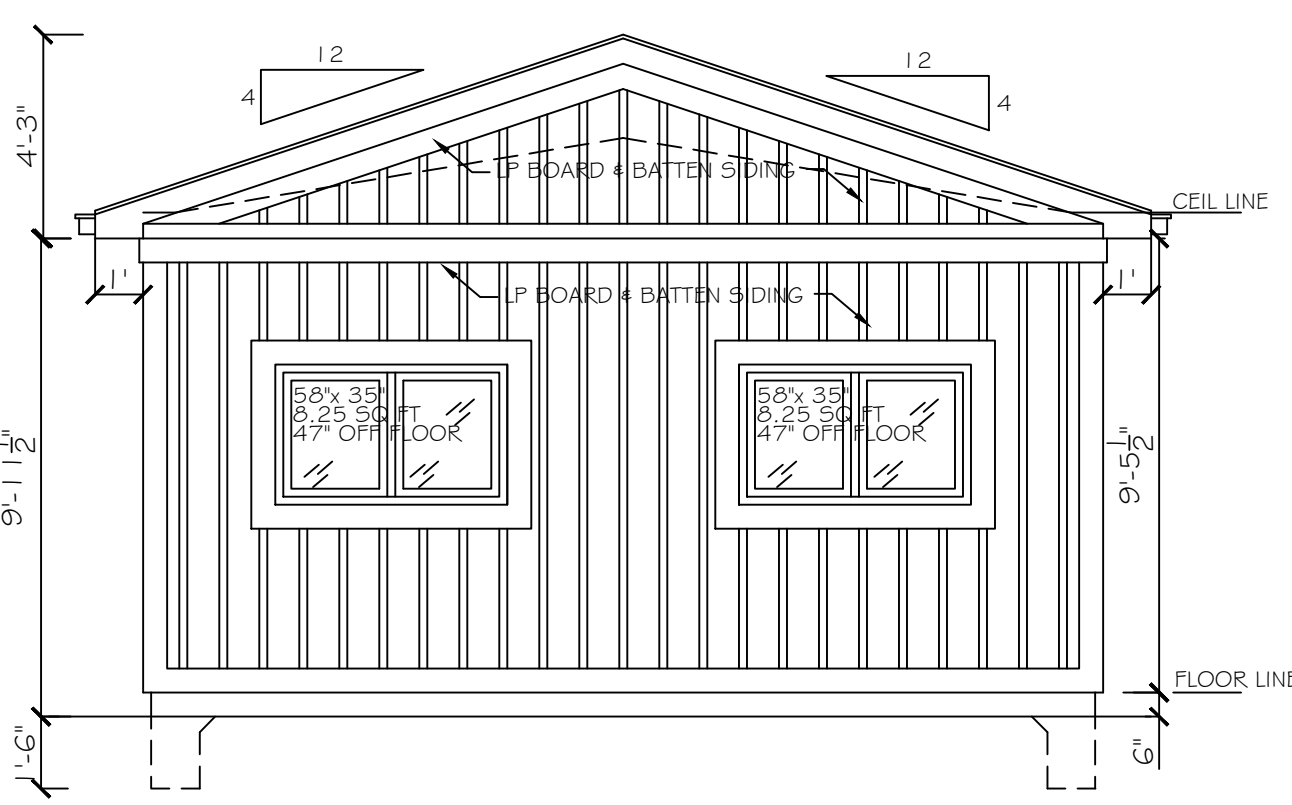
FRONT ELEVATION
SCALE 1/4" = 1'-0"



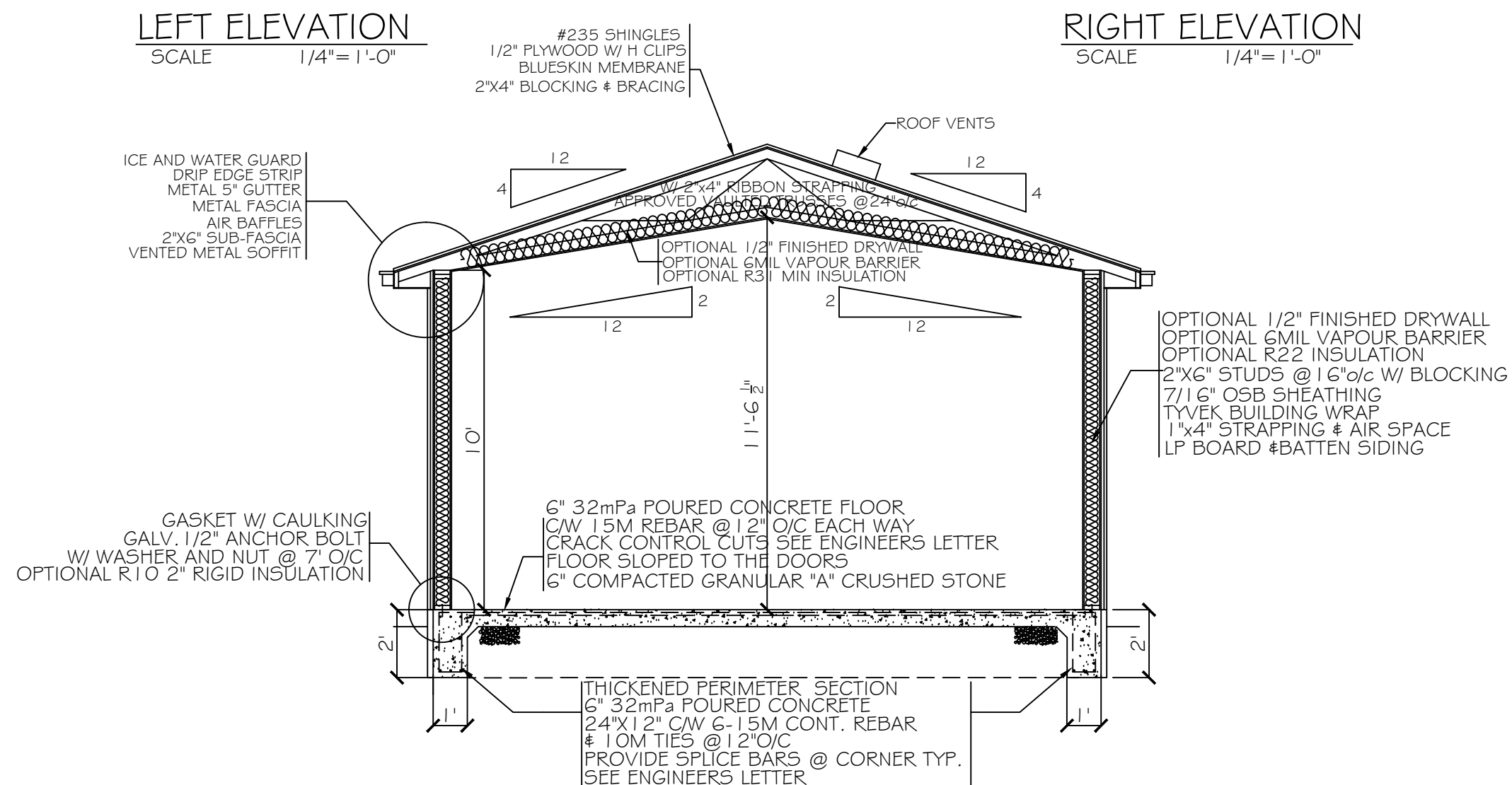
REAR ELEVATION
SCALE 1/4" = 1'-0"



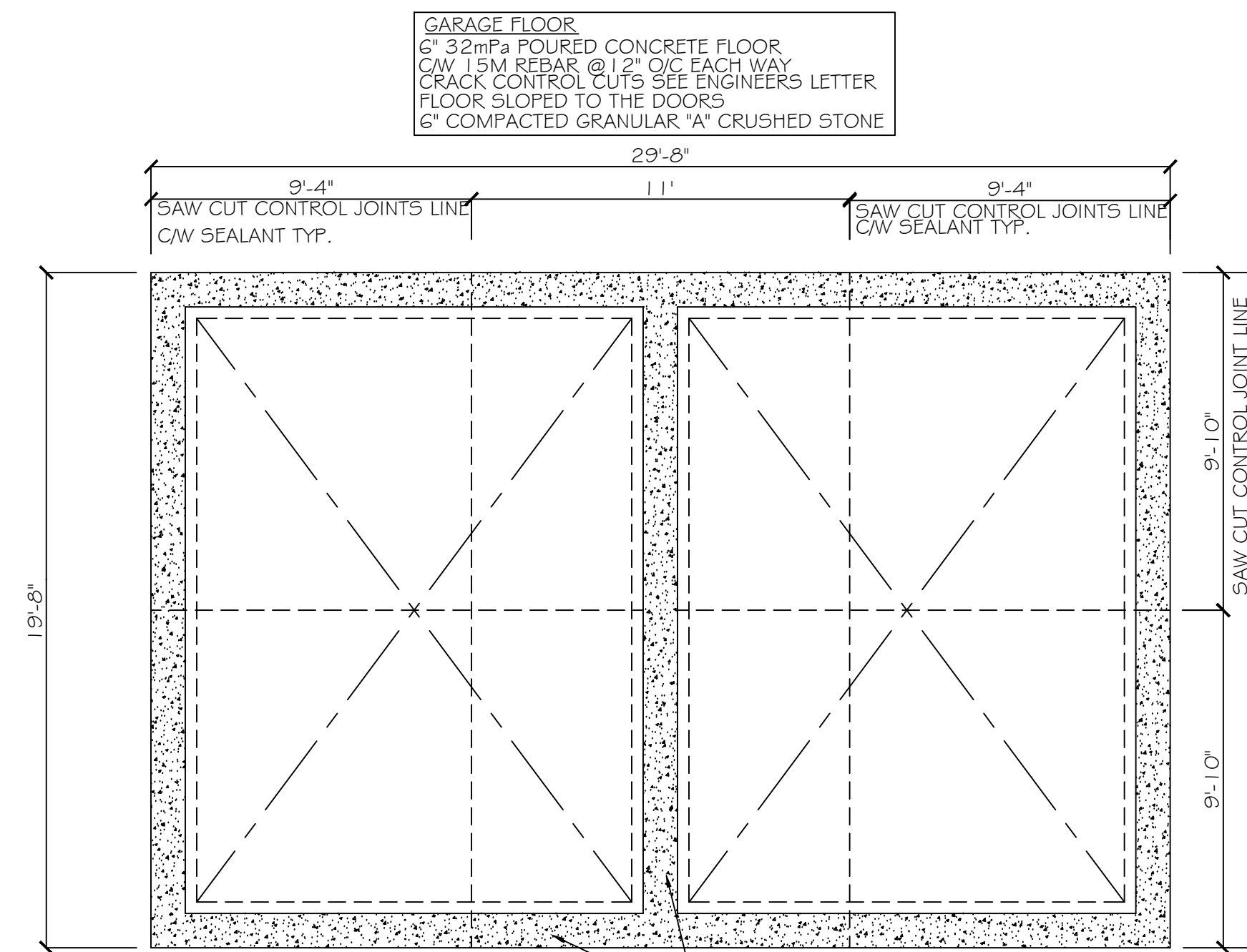
LEFT ELEVATION
SCALE 1/4" = 1'-0"



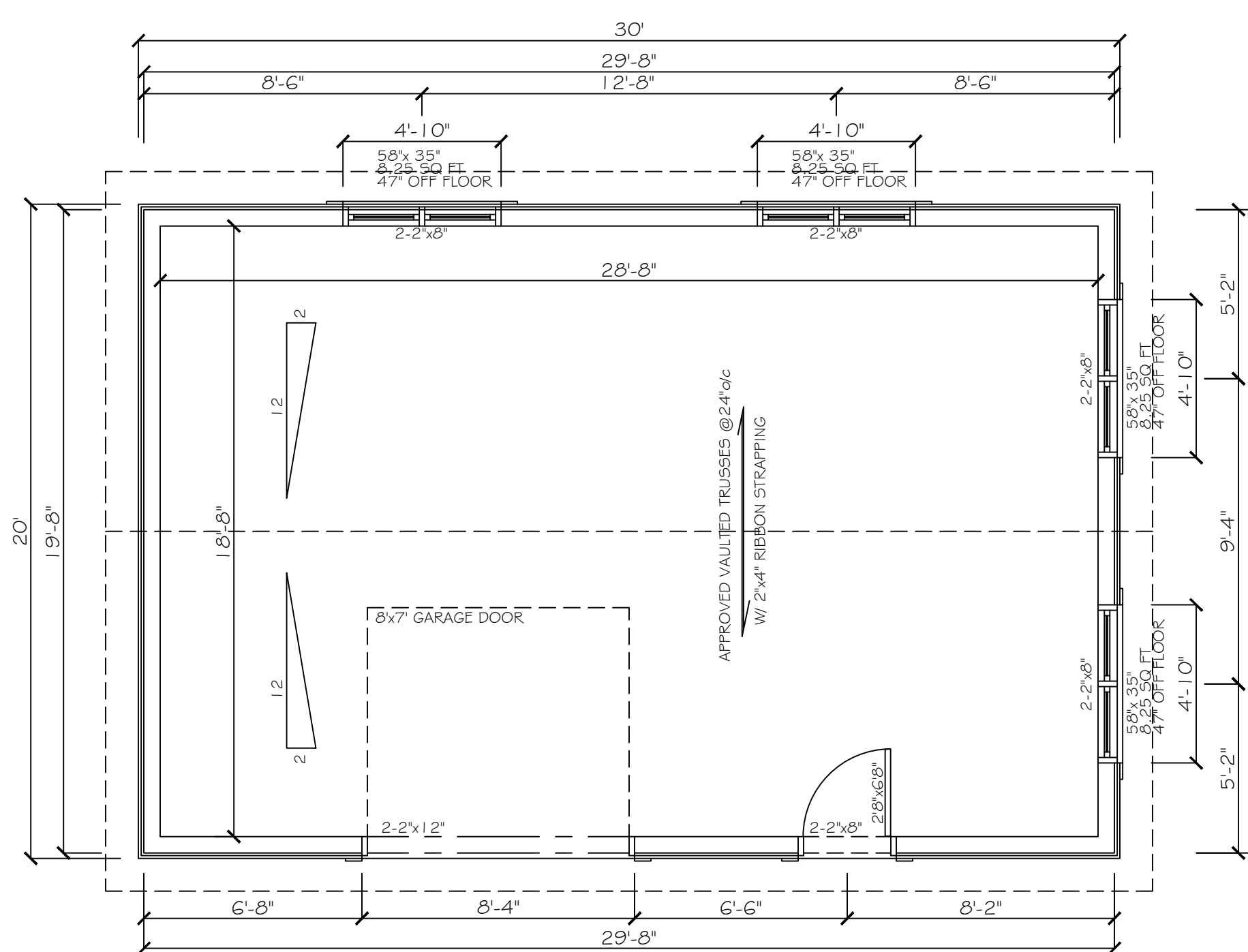
RIGHT ELEVATION
SCALE 1/4" = 1'-0"



CROSS SECTION
SCALE 1/4" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



GARAGE FLOOR PLAN
SCALE 1/4" = 1'-0"

NOTE:
ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT OBC
VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY
VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY

NOTE:
TRUSS DESIGNS AND LAYOUT PROVIDED BY TRUSS MANUFACTURER

NOTE:
FINAL GRADING WILL DEPEND ON SIGHT AND SOIL CONDITIONS
FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS

NOTE:
FLOOR JOIST / BEAM DESIGN LAYOUT WILL BE PROVIDED BY JOIST SUPPLIER OR MANUFACTURER

NOTE:
ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE INSTALLED FOLLOWING THE MANUFACTURERS INSTRUCTIONS/ DIRECTIONS
ALL MATERIALS & COMPONENTS USED ON THIS PROJECT MUST BE STORED FOLLOWING THE MANUFACTURERS INSTRUCTIONS/ DIRECTIONS

NOTE:
DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR THE CONTRACTOR AND TRUSS MANUFACTURER VERIFY ALL DIMENSIONS, BEARING AND ROOF PITCHES OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFFIT ALIGNMENT

NOTE:
FINAL WINDOW STYLE & SIZE TO BE SELECTED BY HOME OWNER
THE WINDOW STYLE & SIZES ON THIS PLAN ARE ONLY VISUAL REPRESENTATIONS OF WHAT CAN BE BUILT
BE AWARE THAT ALTERING THE WINDOW SIZES CAN ALTER THE STRUCTURAL ENGINEERING AND HVAC DESIGN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE 2.17.4.1.(9)(a) TO BE AN "OTHER DESIGNER"

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RON CRICKMORE BCIN: 41922

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CRICKMORE DESIGN
111 Volunteer Street, Ancaster, Ontario, Canada L9G 4G8
Tel: 905-621-9683

Consultant

Project:
**ROBERT HICKEY
DETACHED GARAGE SHED**
12 MEANDER CLOSE CARLISLE
HAMILTON ONTARIO

Sheet Title:
FOUNDATION PLAN

| | | |
|------------------------|-------------------|------------------------|
| Design By: RJC | Drawn By: RJC | Approved By: RJC |
| Scale: 1/4" = 1'-0" | Date: AUG 2021 | Project No.:# 21038 |



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 | MAILING ADDRESS |
|----------------------|---------------------------|-----------------|
| Registered Owners(s) | Robert Hickey | [REDACTED] |
| Applicant(s) | | [REDACTED] |
| Agent or Solicitor | Taughes Construction INC. | [REDACTED] |

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgages, 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:

~~NA~~ increased sqft for rec room

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

not enough sqft for required use.

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):

12 Meander Close CARLISLE.

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?

It's a ~~subdivision~~
Subdivision

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.

Date: THURSDAY August 19th 2021.
Signature Property Owner(s): Robert Hickey.
Print Name of Owner(s): Robert Hickey.

10. Dimensions of lands affected:

Frontage: 25.45 m
Depth: 100.34 m
Area: 2553.65 m²
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: _____

2600.00 sqft

Proposed

54 m²

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

Existing: House is 3.9 m off side lot lines and 20.5 m off front lot line

Proposed:

Outbuilding is 1.2 m off side lot lines and 1.2 m off rear lot line.

13. Date of acquisition of subject lands:
Aug 20 / 2020

14. Date of construction of all buildings and structures on subject lands:
1989

15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
SINGLE FAMILY.

16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
SINGLE FAMILY

17. Length of time the existing uses of the subject property have continued:
31 years

18. Municipal services available: (check the appropriate space or spaces)

Water Connected
Sanitary Sewer Connected
Storm Sewers Septic

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:
S1

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.