

## **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
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**APPLICATION NO.:** FL/A-21:360

**APPLICANTS:** Agent Kevin Webster  
Owner Roland Carre

**SUBJECT PROPERTY:** Municipal address **19 Laurendale Ave., Flamborough**

**ZONING BY-LAW:** Zoning By-law 90-145-Z, as Amended

**ZONING:** "CM and R1" (Conservation Management and Urban Residential) (Single Detached) district

**PROPOSAL:** To permit the construction of a 223 square metre second-storey addition to the existing single family dwelling notwithstanding that:

1. A minimum 1.2 metre southerly interior side yard setback, and a minimum 2.2 metre northerly interior side yard setback shall be permitted, instead of the minimum 7.5 metre interior side yard setback required.

**NOTE:**

1. Specific details regarding the projection of eaves/gutters of the proposed addition were not indicated on the submitted site plan. Please note that should the variance requested to Section 28.2(g) to permit reduced interior side yard setbacks be approved, eaves and gutters shall be permitted to project into the new minimum side yard(s) a distance of not more than 0.65 metres. Additional variances may be required if compliance with Section 5.30 is not possible.

2. Please be advised that a portion of this property is under Conservation Management. Please contact the Conservation Halton for further information.

3. This property is within the area controlled by the Niagara Escarpment Planning and Development Act. For further information please contact Niagara Escarpment Commission at (905) 877-5191.

4. A building permit is required for the construction of the proposed development. Be advised that Ontario Building Code regulations may require specific setback and construction types.

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

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**DATE:** Thursday, November 4th, 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](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)

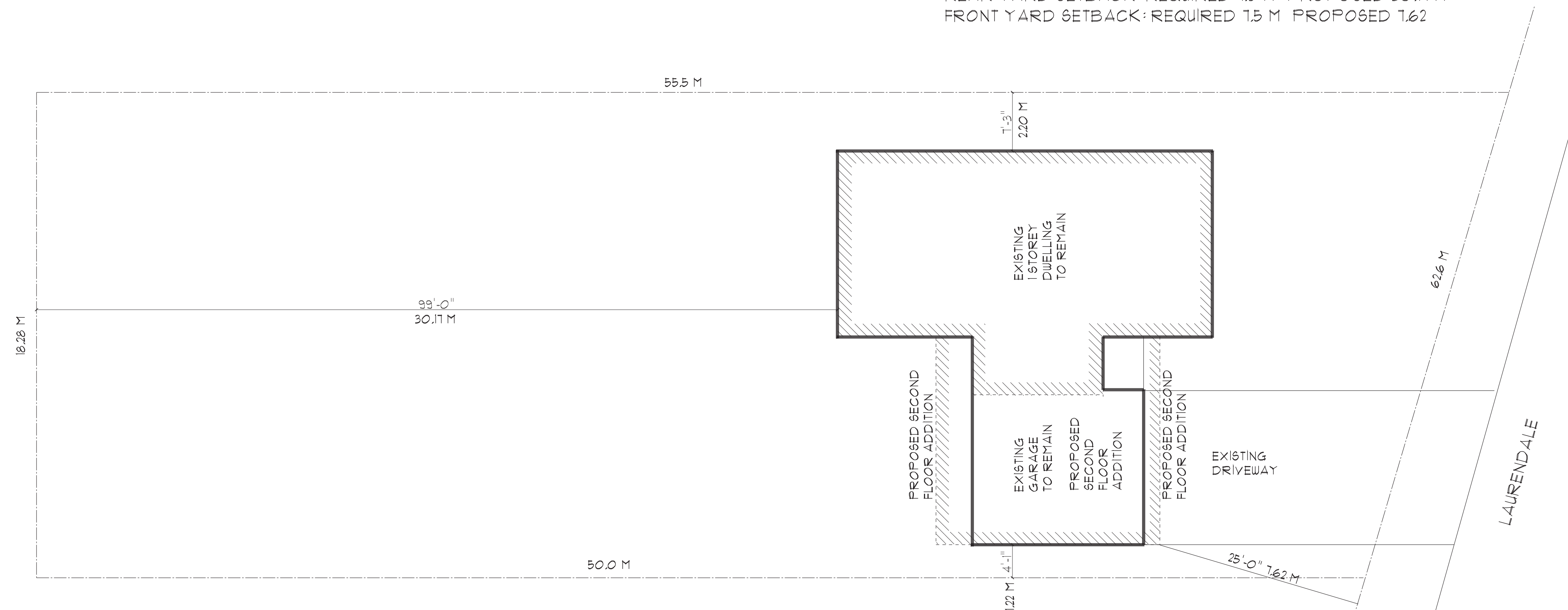
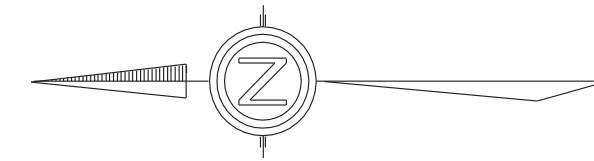
DATED: October 19th, 2021.

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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.***

SITE STATISTICS:  
ZONING: R1C M FLAMBOROUGH  
LOT AREA: 972.52 SQ. M EXISTING  
COVERAGE: EXISTING 146.41 SQ. M 15.05% PROPOSED 164.81 SQ. M 16.94%  
EXISTING HEIGHT: 5.18 M PROPOSED HEIGHT: 7.50 M  
SIDE YARD SETBACKS: REQUIRED 1.20 M PROPOSED 1.22 M & 2.20 M  
REAR YARD SETBACK: REQUIRED 1.5 M PROPOSED 30.11 M  
FRONT YARD SETBACK: REQUIRED 1.5 M PROPOSED 1.62



SITE PLAN  
SCALE: 1:50

1	ISSUED FOR PRICING	03/25/21	KW
NO.	DESCRIPTION	DATE	BY

## REVISIONS

Kevin Webster Designs Inc.

**RESIDENTIAL & COMMERCIAL  
DESIGN, DRAFTING & CONSULTING**

68 North Valley Dr., Welland, Ontario L3c 7L6  
(905)639-2009 Fax (905)689-9773

PROJECT NO.	DATE:
202115	MAR 2021

BUILDER:

PROJECT NAME :  
CARRE RESIDENCE  
19 LAURENDALE AVE.  
WATERDOWN, ONT.

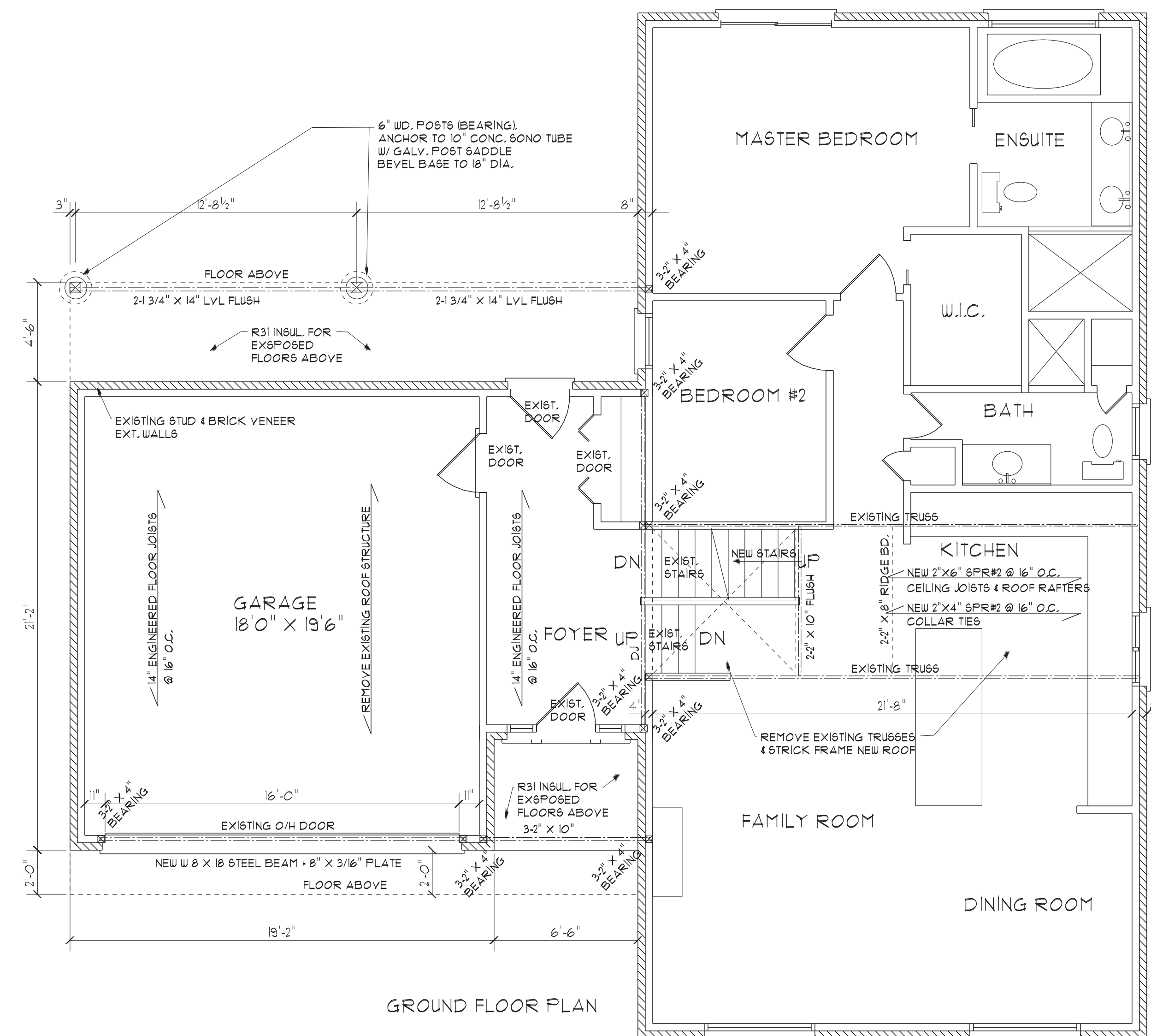
MODEL :

**DRAWING:**

## SITE PLAN

DRAWN BY:  K.W.	CHECKED BY:  K.W.
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SCALE :	PAGE :
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1	ISSUED FOR PRICING	03/25/21	KW
NO.	DESCRIPTION	DATE	BY

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PROJECT NO. 202115	DATE: MAR 2021
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BUILDER:

PROJECT NAME :

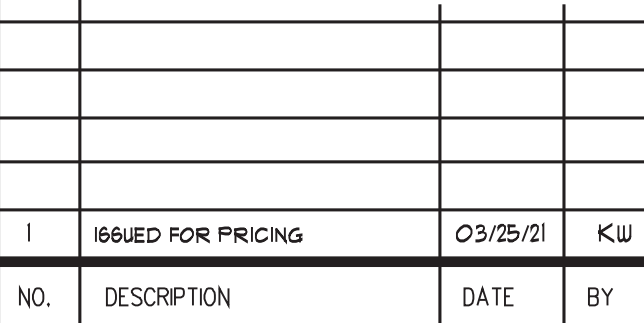
CARRE RESIDENCE  
19 LAURENDALE AVE.  
WATERDOWN, ONT.

MODEL :

**DRAWING:**

### GROUND FLOOR PLAN

DRAWN BY:  K.W.	CHECKED BY:  K.W.
SCALE:  1/4" = 1'0"	PAGE:  1



## REVISIONS

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PROJECT NO. 202115	DATE: MAR 2021
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**BUILDER:**

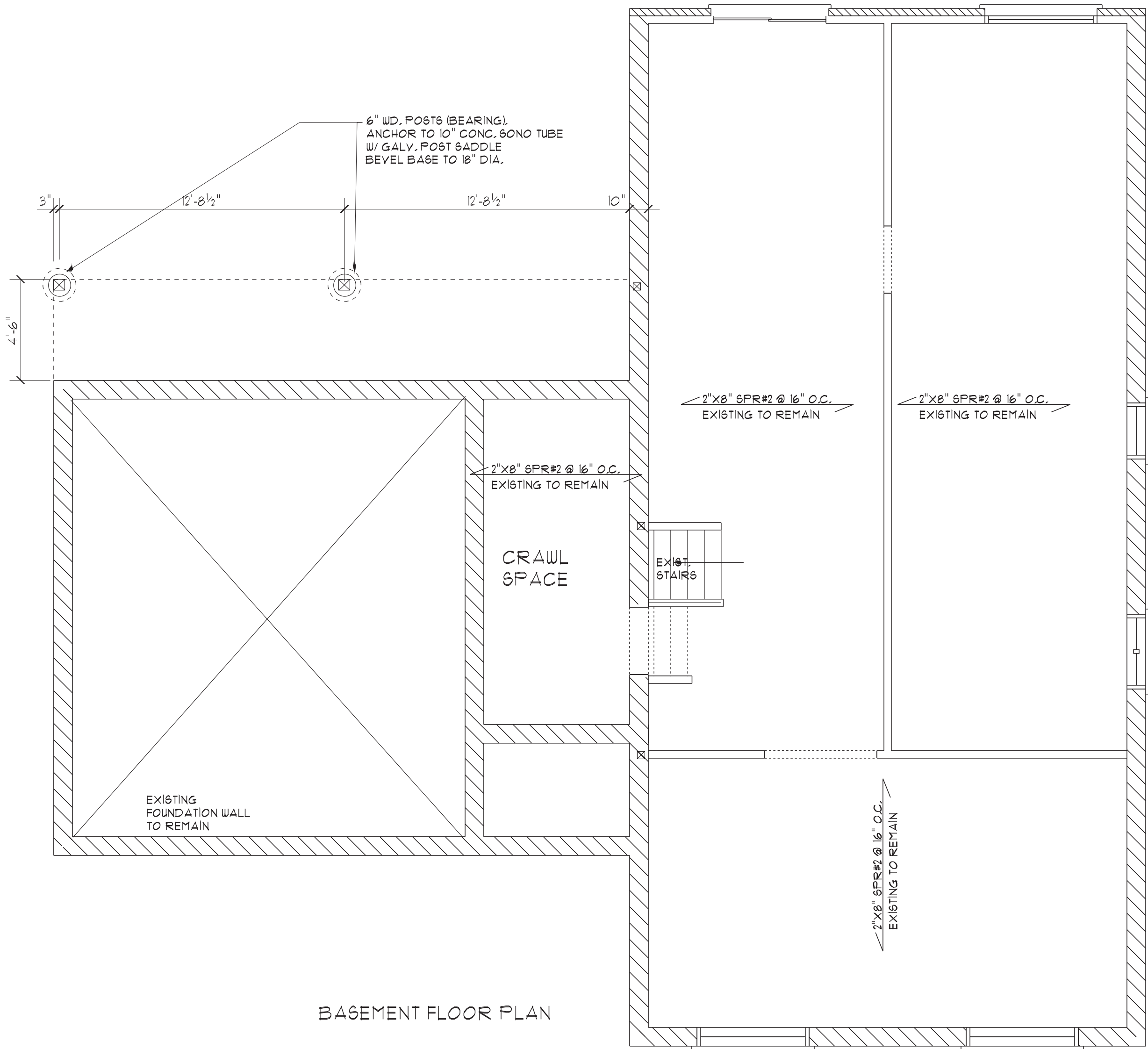
CARRE RESIDENCE  
19 LAURENDALE AVE.  
WATERDOWN, ONT.

MODEL :

**PROPOSED SECOND FLOOR PLAN**

DRAWN BY:  K.W.	CHECKED BY:  K.W.
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BASEMENT FLOOR PLAN

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NO.	DESCRIPTION	DATE	BY

REVISIONS			

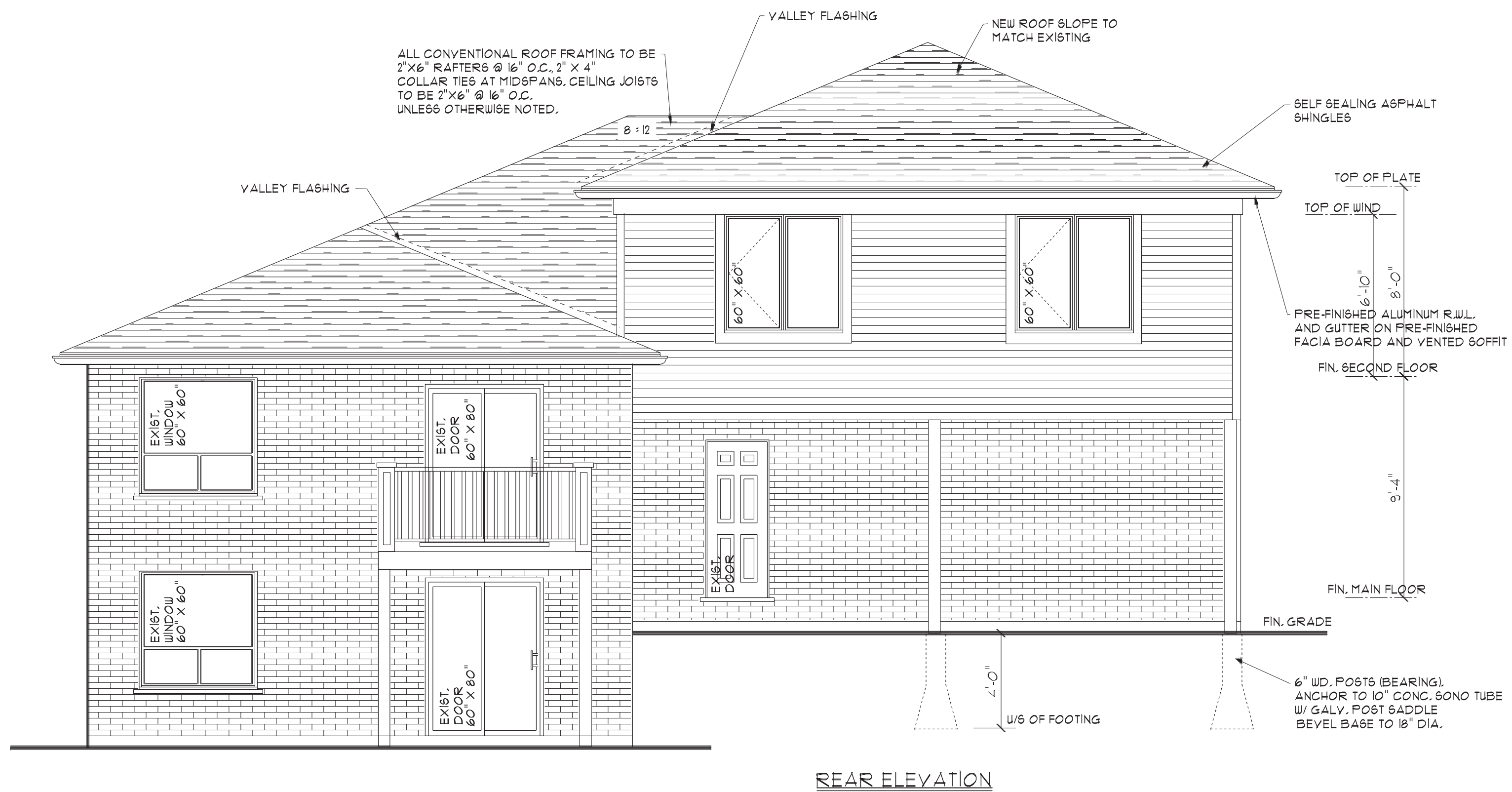
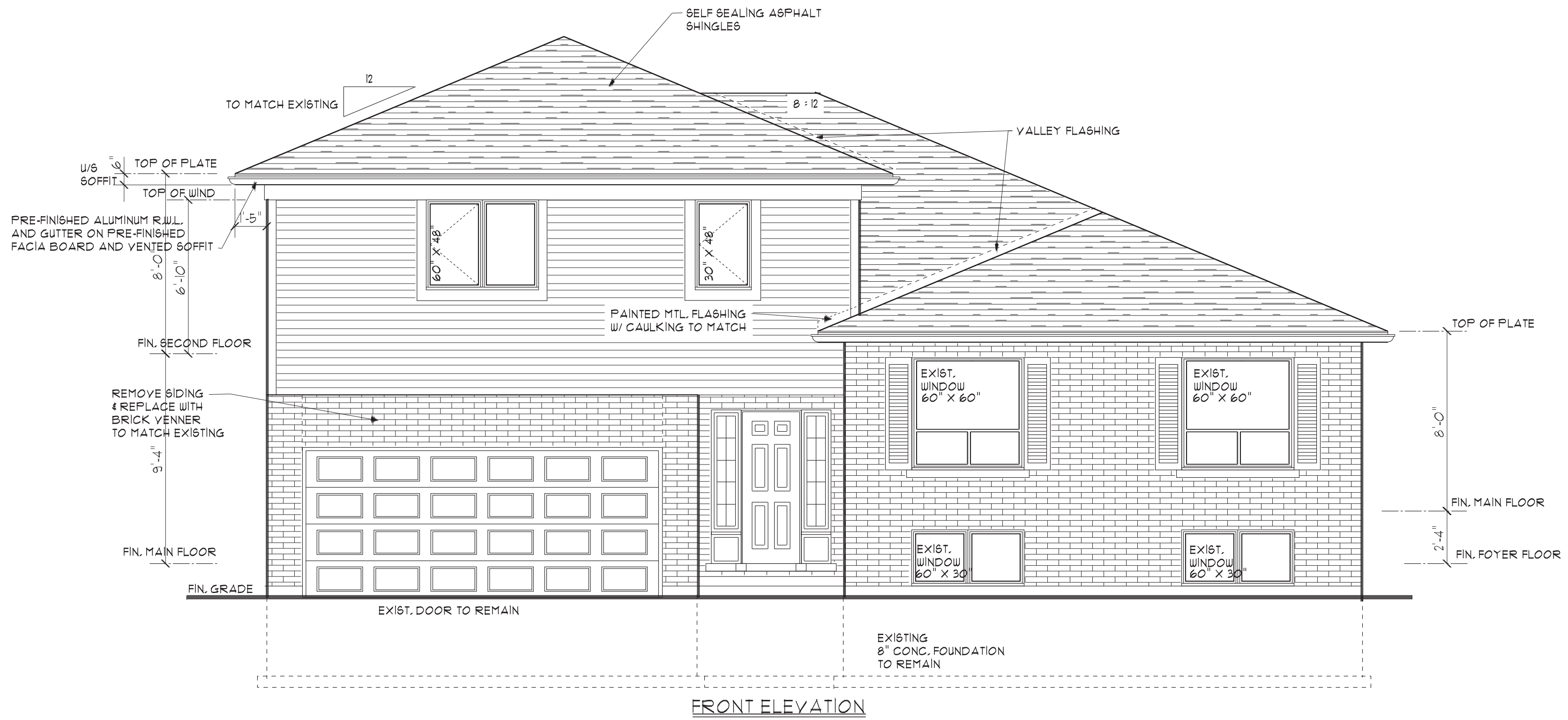
Kevin Webster Designs Inc.

RESIDENTIAL & COMMERCIAL  
DESIGN, DRAFTING & CONSULTING

68 North Valley Dr., Welland, Ontario L3c 7L6  
(905)639-2009 Fax (905)689-9773

PROJECT NO.	DATE:
202115	MAR 2021
BUILDER:	
PROJECT NAME:	
CARRE RESIDENCE 19 LAURENDALE AVE. WATERDOWN, ONT.	
MODEL:	
DRAWING:	
EXISTING/PROPOSED BASEMENT	
DRAWN BY:	CHECKED BY:
K.W.	K.W.
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I	ISSUED FOR PRICING	03/25/21	K.W.
NO.	DESCRIPTION	DATE	BY

REVISIONS

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202115	MAR 2021

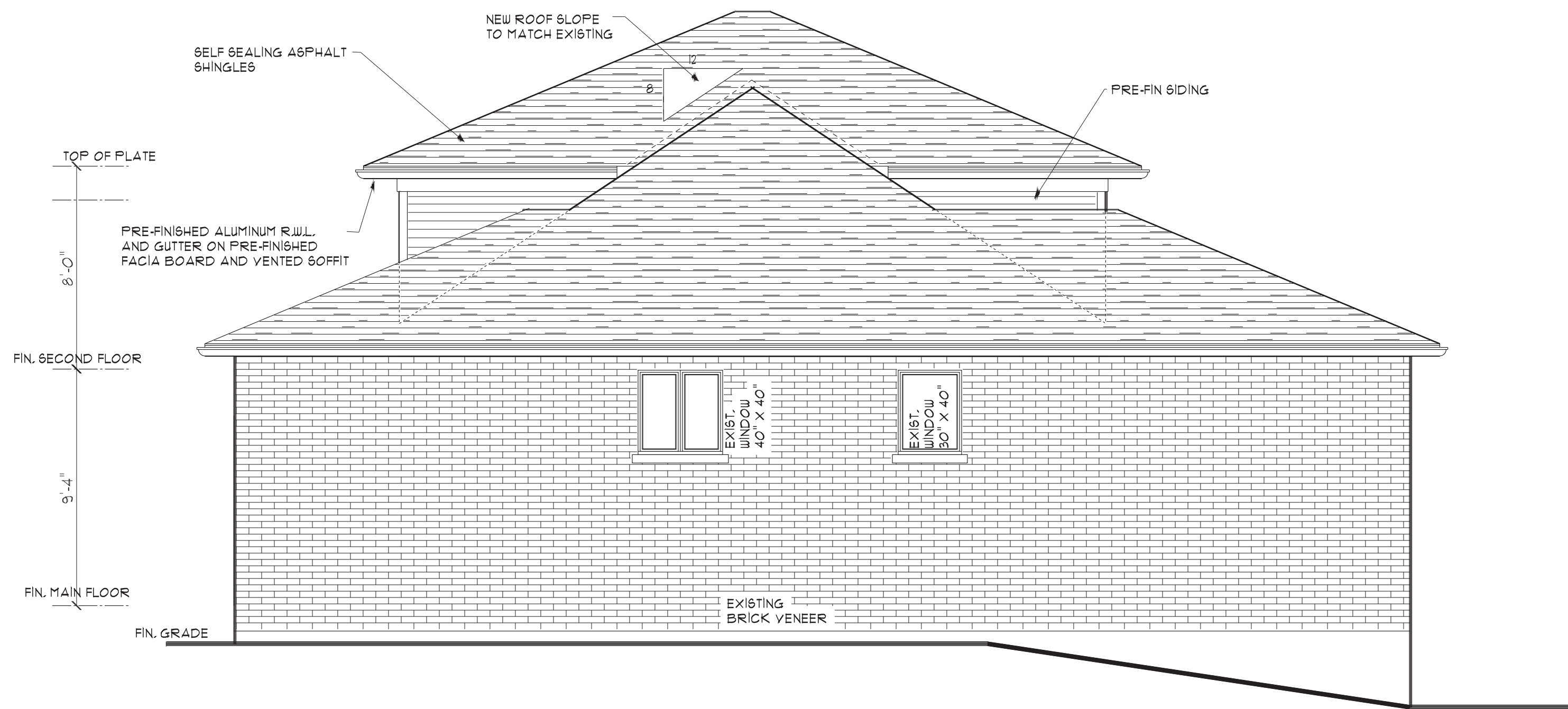
BUILDER:

PROJECT NAME:  
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WATERDOWN, ONT.

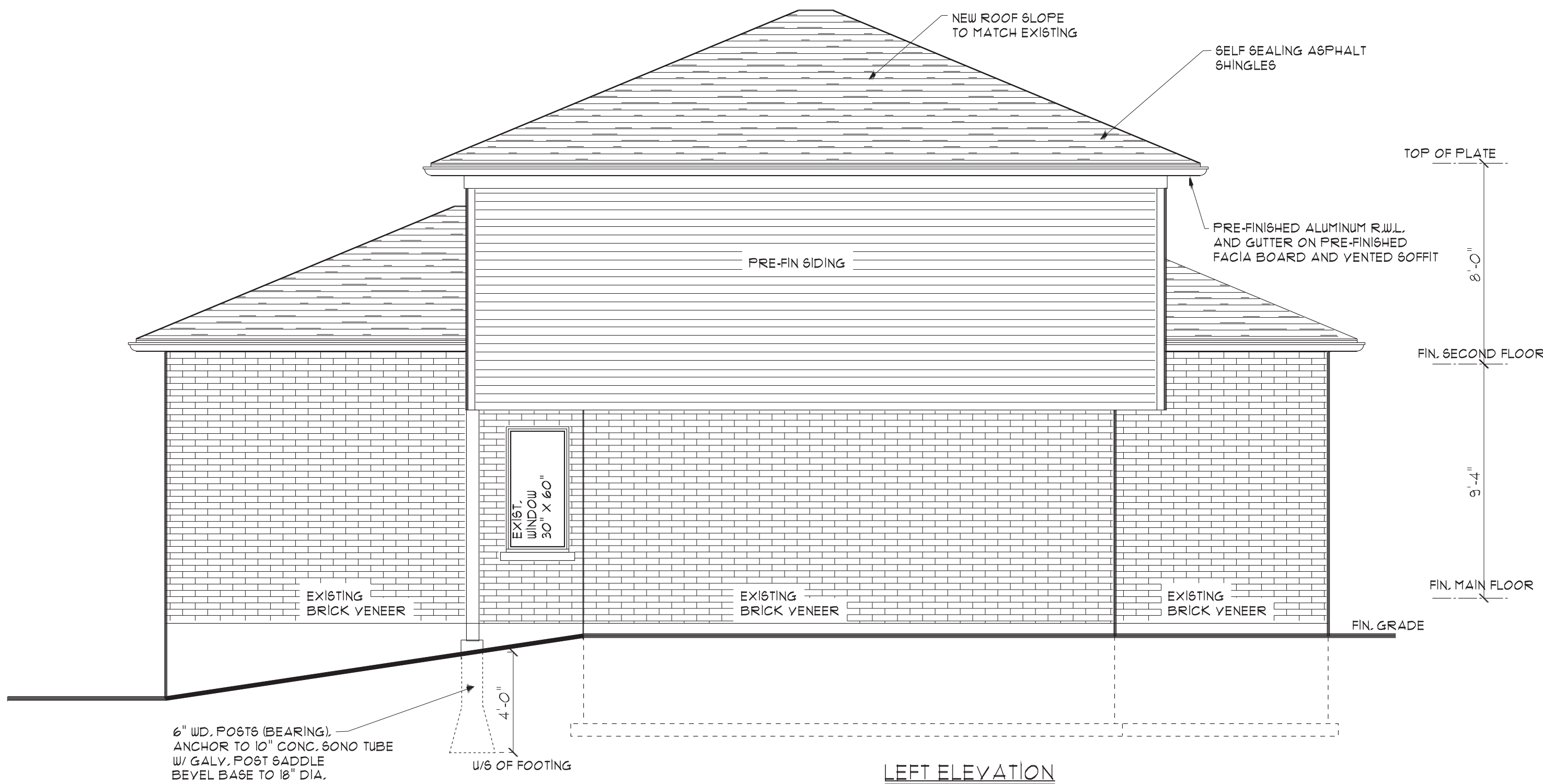
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DRAWING:  
**EXTERIOR ELEVATIONS**

DRAWN BY:	CHECKED BY:
K.W.	K.W.
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RIGHT ELEVATION



LEFT ELEVATION

I	ISSUED FOR PRICING	03/25/21	K.W.
NO.	DESCRIPTION	DATE	BY

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PROJECT NO.	DATE:
202115	MAR 2021
BUILDER:	
PROJECT NAME:	
CARRE RESIDENCE 19 LAURENDALE AVE. WATERDOWN, ONT.	
MODEL:	
DRAWING:	
EXTERIOR ELEVATIONS	
DRAWN BY:	CHECKED BY:
K.W.	K.W.
SCALE:	PAGE:
1/4" = 1'0"	5





**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	
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:  
N/A

**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:  
Require 1.20m side yard setback instead of required 7.5m setback

☐ Secondary Dwelling Unit      ☐ Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?  
The existing dwelling is located 1.2m from the property line.

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 Laurendale Ave., Hamilton

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?

common knowledge

- 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.

Sept 21 2021

Date

X *Flame*

Signature Property Owner(s)

Roland Carre

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage

59'10"

Depth

182'2"

Area

972.52 SQ.M

Width of street

20 M

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:

1 storey raised bungalow.

GROSS AREA 1576 S.F., GROUND FLOOR AREA 1576 S.F.  
48'8" x 46'6", 17'0" HIGH

Proposed

PROPOSED 2ND FLOOR ADDITION OVER  
EXISTING GARAGE  
GROSS AREA 2308, GROUND FLOOR AREA 1576 S.F.  
48'8" x 46'6", 25'0" HIGH

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 setback 7.5m

left side 1.22 m

right side 2.20 m

Rear 30.17 m

Proposed:

Front setback 7.5m

left side 1.22 m

right side 2.20 m

Rear setback 30.17 m



13. Date of acquisition of subject lands:  
2000
- 
14. Date of construction of all buildings and structures on subject lands:  
1980
- 
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, Conservation
17. Length of time the existing uses of the subject property have continued:  
SINCE BUILT
18. Municipal services available: (check the appropriate space or spaces)
- |                |                                     |           |                          |
|----------------|-------------------------------------|-----------|--------------------------|
| Water          | <input checked="" type="checkbox"/> | Connected | <input type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input type="checkbox"/> |
| Storm Sewers   | <input checked="" type="checkbox"/> |           |                          |
19. Present Official Plan/Secondary Plan provisions applying to the land:  
Low density
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
R1 & CM
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.