

## **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: <u>cofa@hamilton.ca</u>

# 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-21:360
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:

DATE: TIME:	Thursday, November 4th, 2021 1:30 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed at <u>www.hamilton.ca/committeeofadjustment</u>
	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

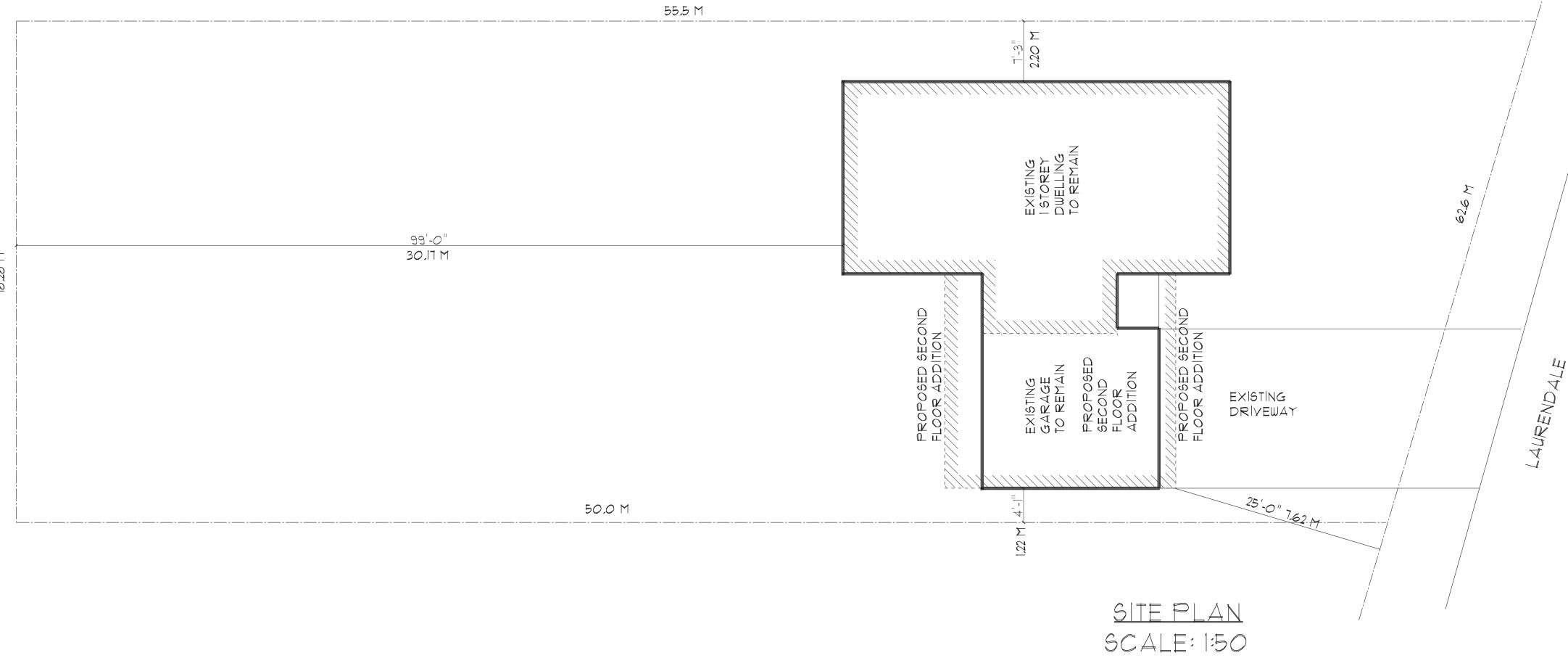
For more information on this matter, including access to drawings illustrating this request:

- Visit <u>www.hamilton.ca/committeeofadjustment</u>
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at <u>cofa@hamilton.ca</u>

DATED: October 19th, 2021.

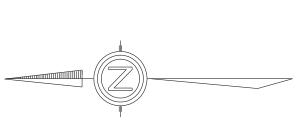
Jamila Sheffield, Secretary-Treasurer Committee of Adjustment

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.



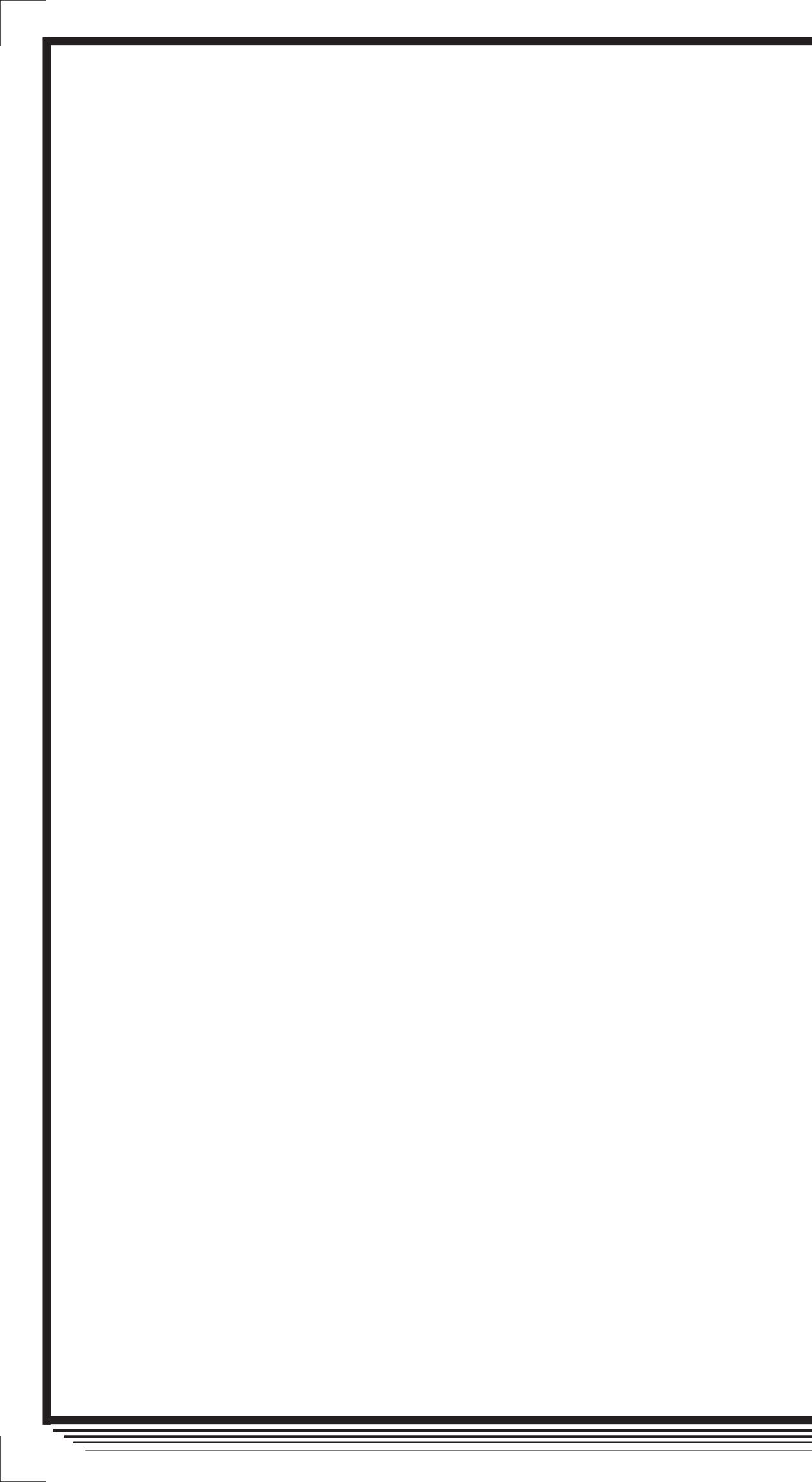
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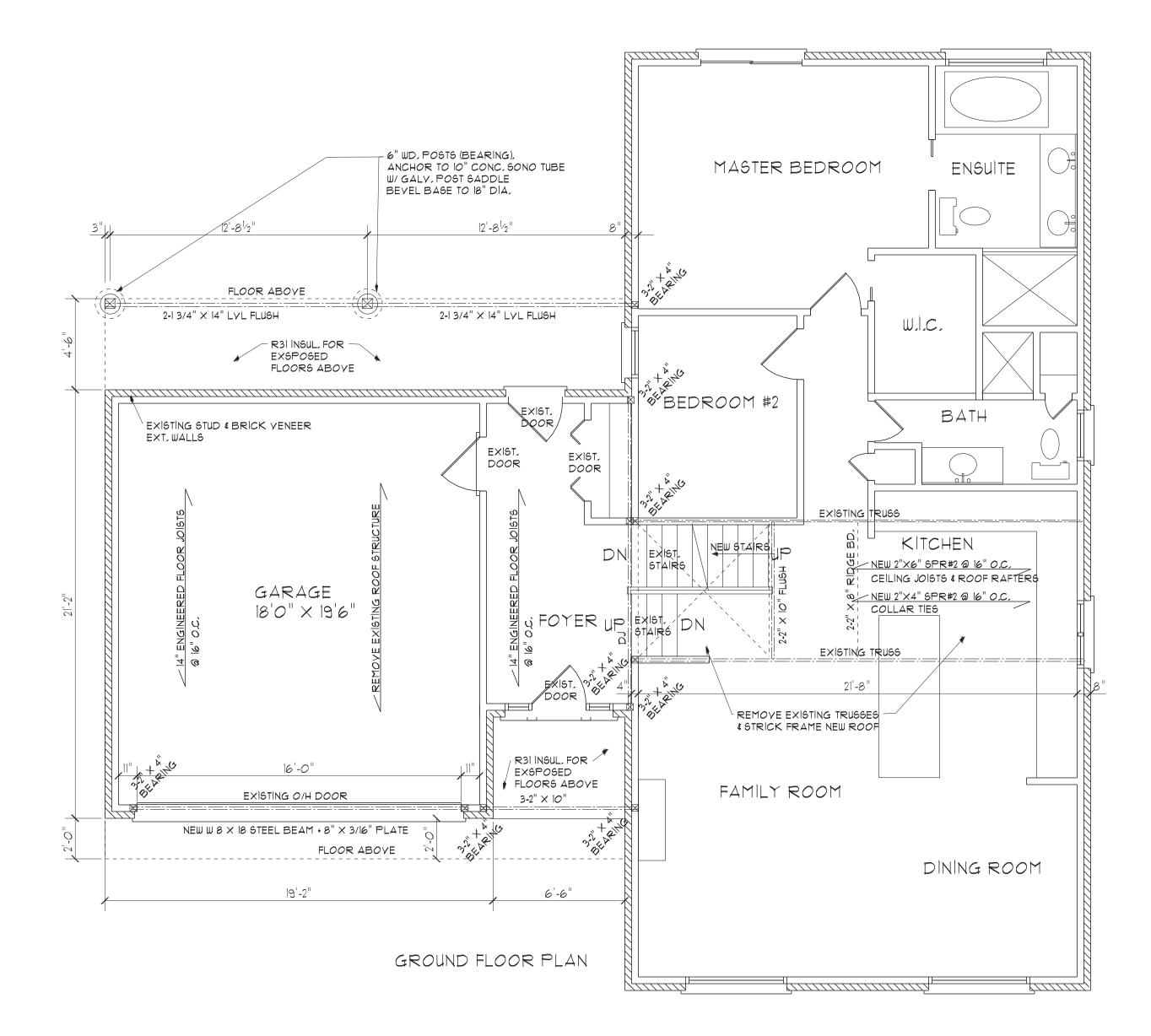
## SITE STATISTICS: ZONING: RI CM FLAMBOROUGH LOT AREA: 972,52 SQ, M EXISTING COVERAGE: EXISTING 146,41 SQ. M 15,05% PROPOSED 164,81 SQ. M 16,94% EXISTING HEIGHT: 5,18 M PROPOSED HEIGHT: 1,50 M SIDE YARD SETBACKS: REQUIRED 1.20 M PROPOSED 1.22 M & 2.20 M REAR YARD SETBACK: REQUIRED 1,5 M PROPOSED 30,11 M FRONT YARD SETBACK: REQUIRED 1.5 M PROPOSED 1.62



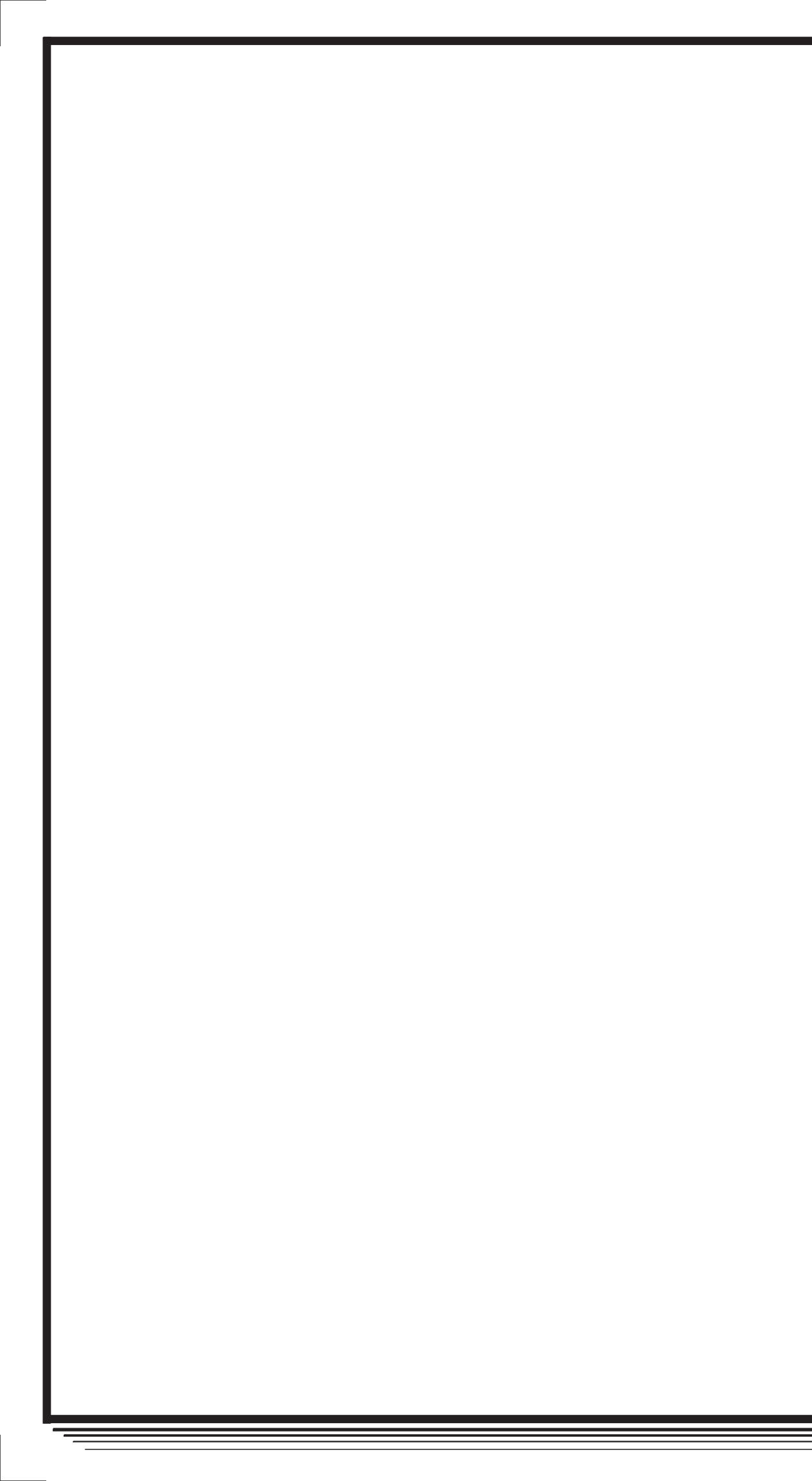
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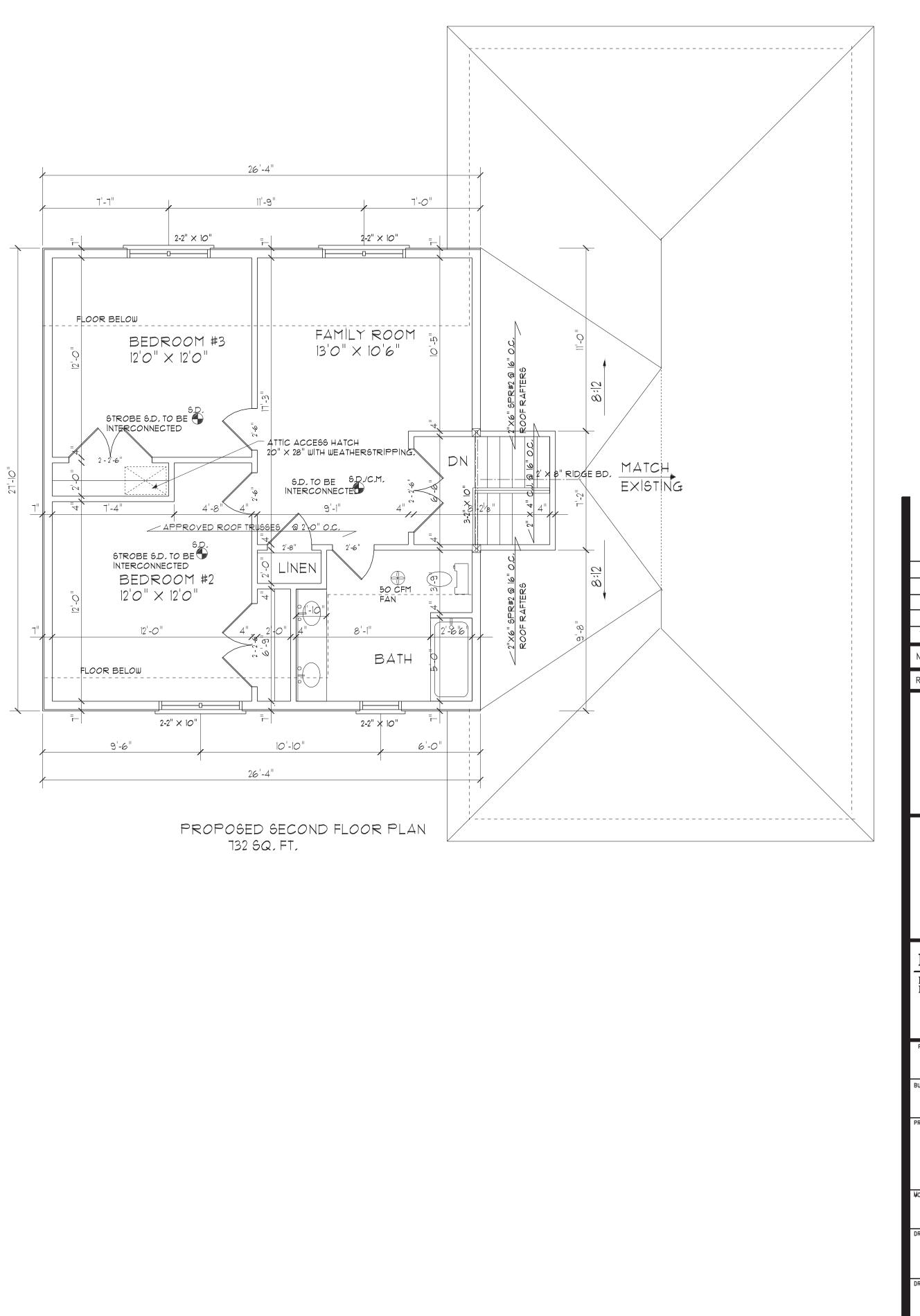
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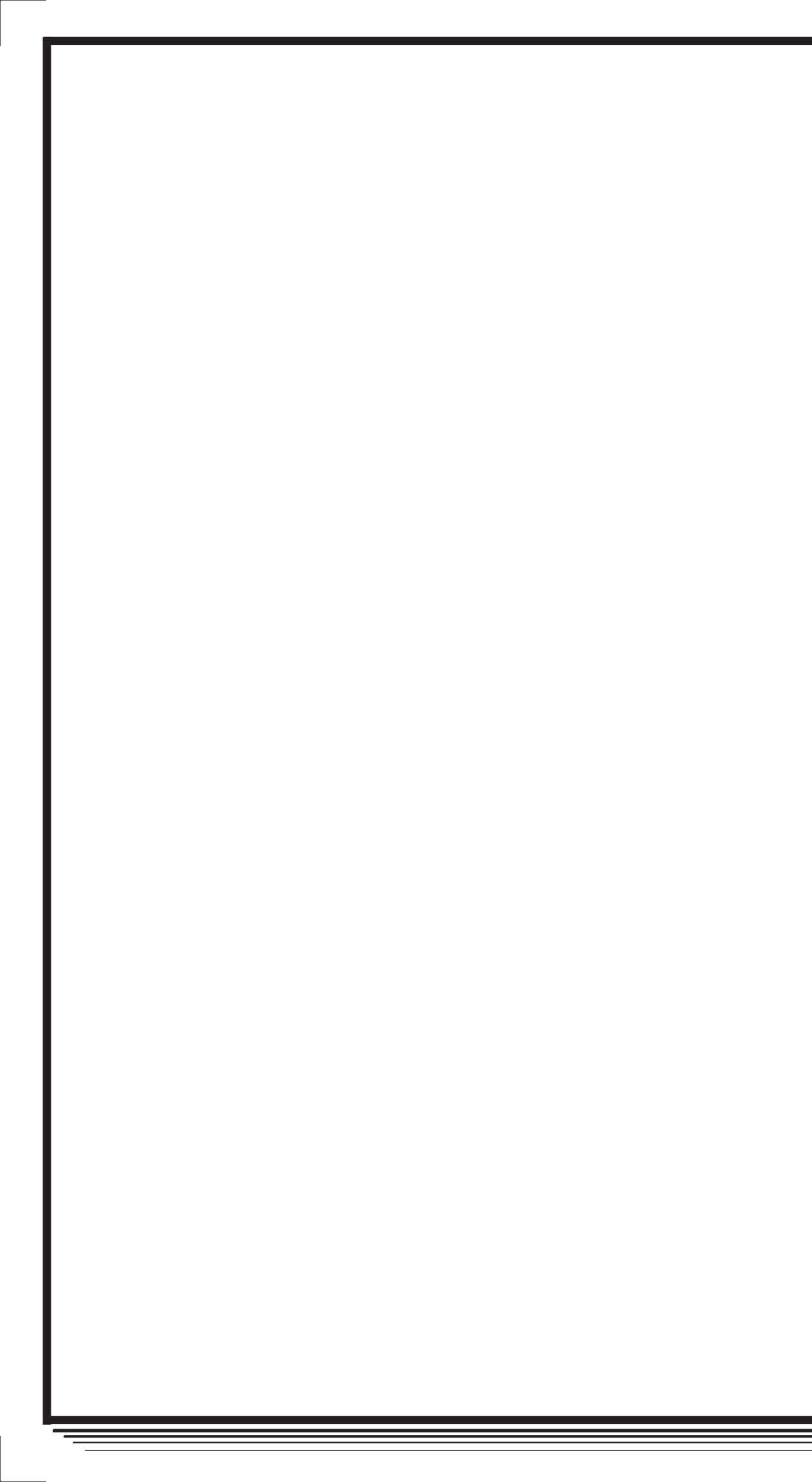


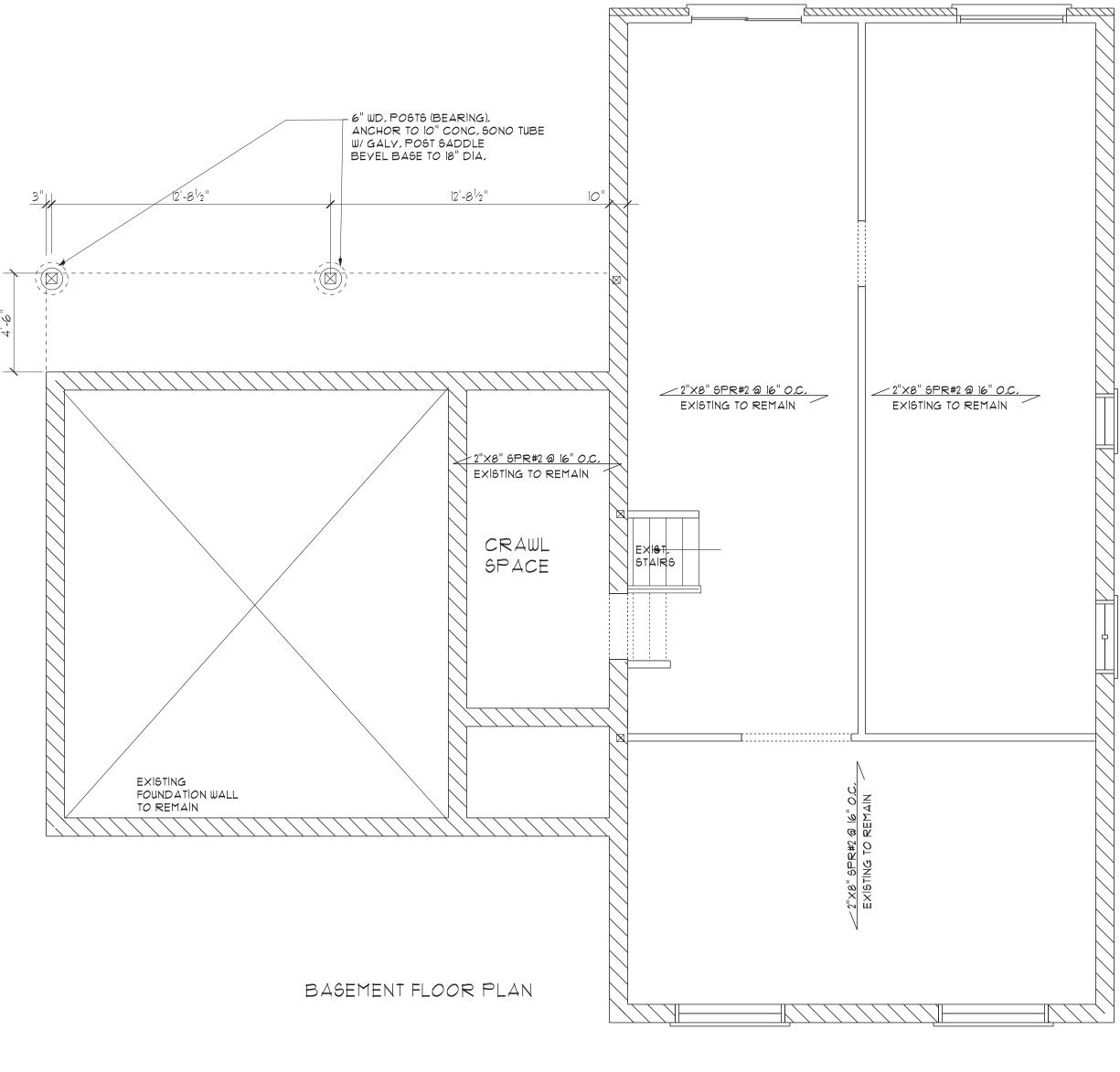
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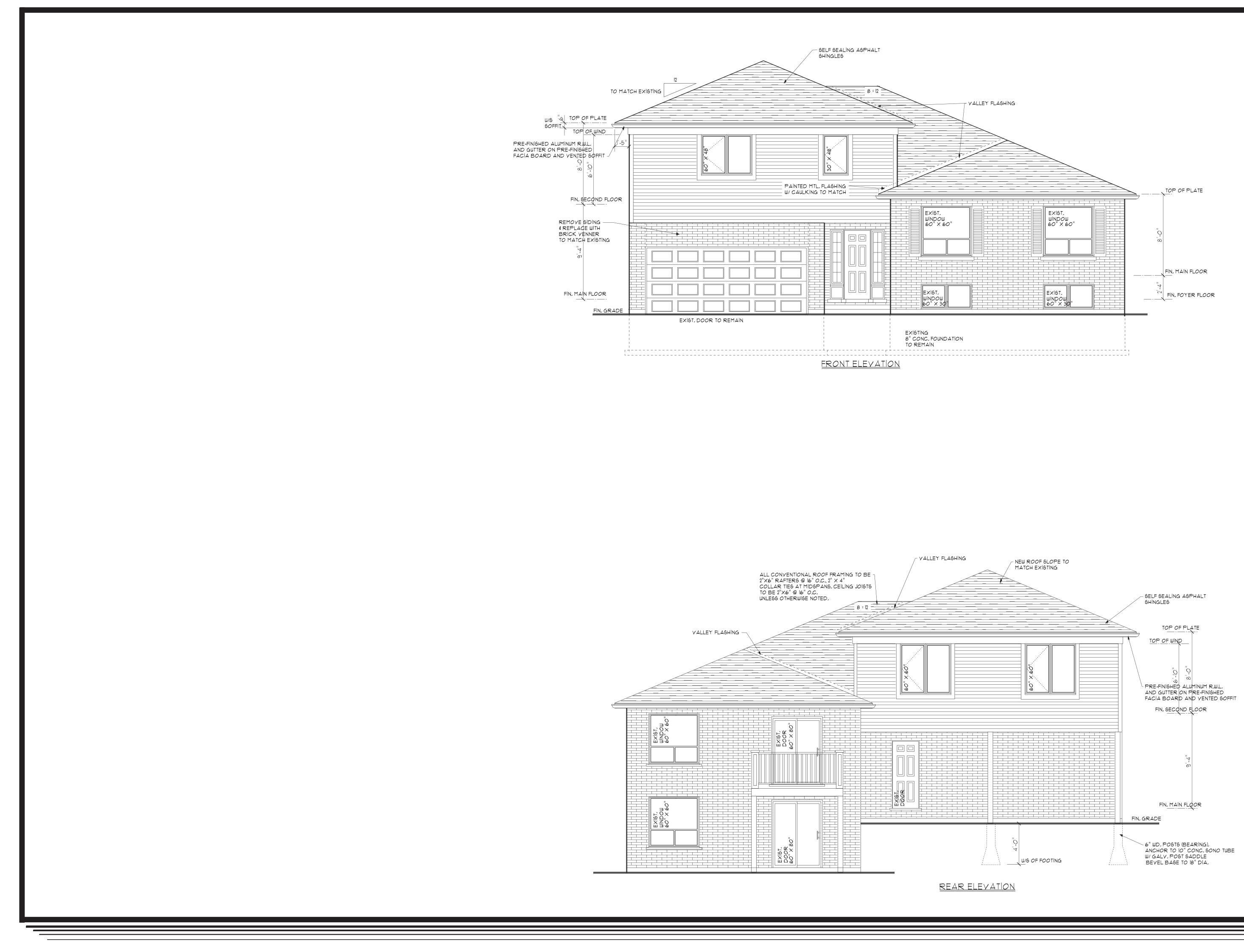


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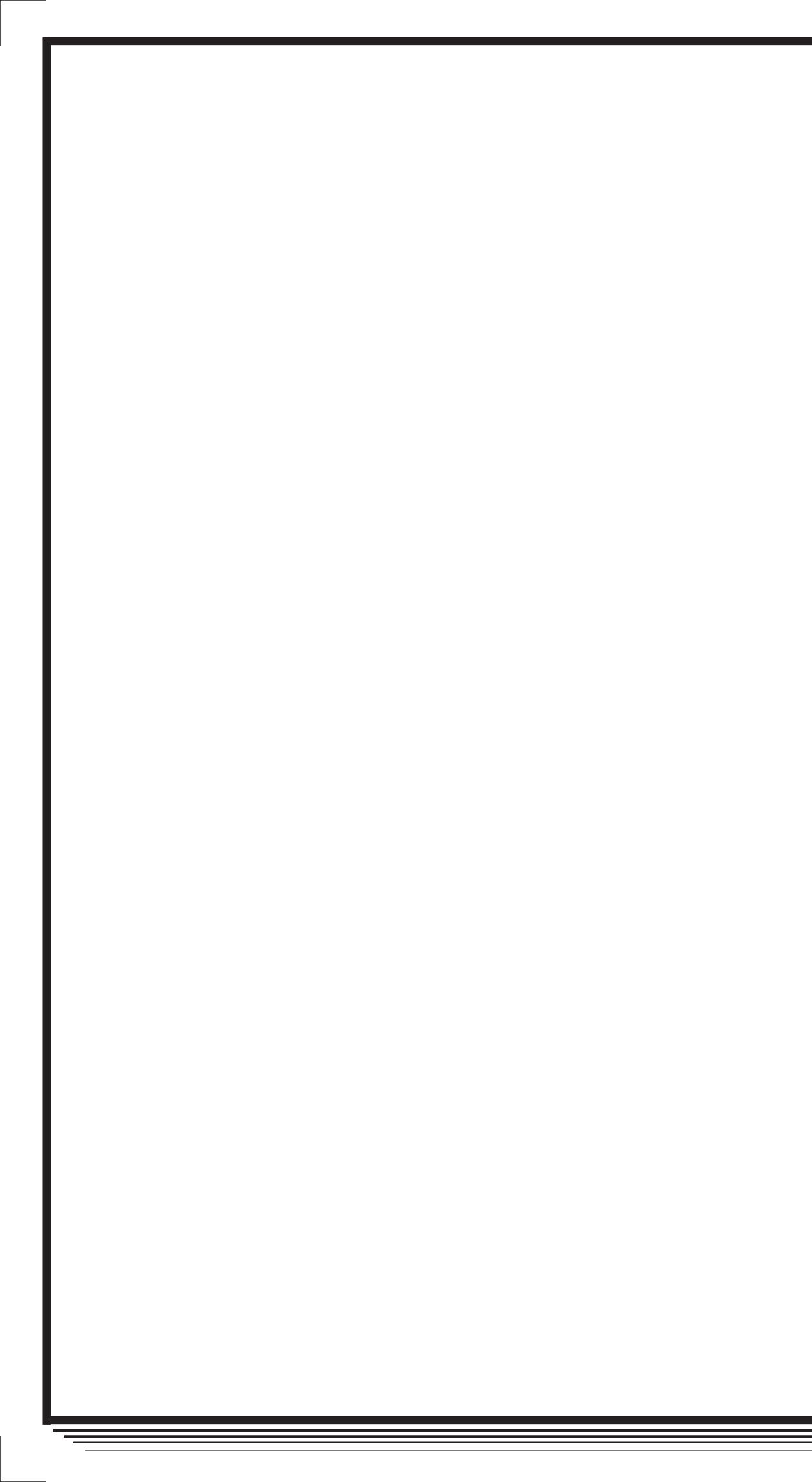


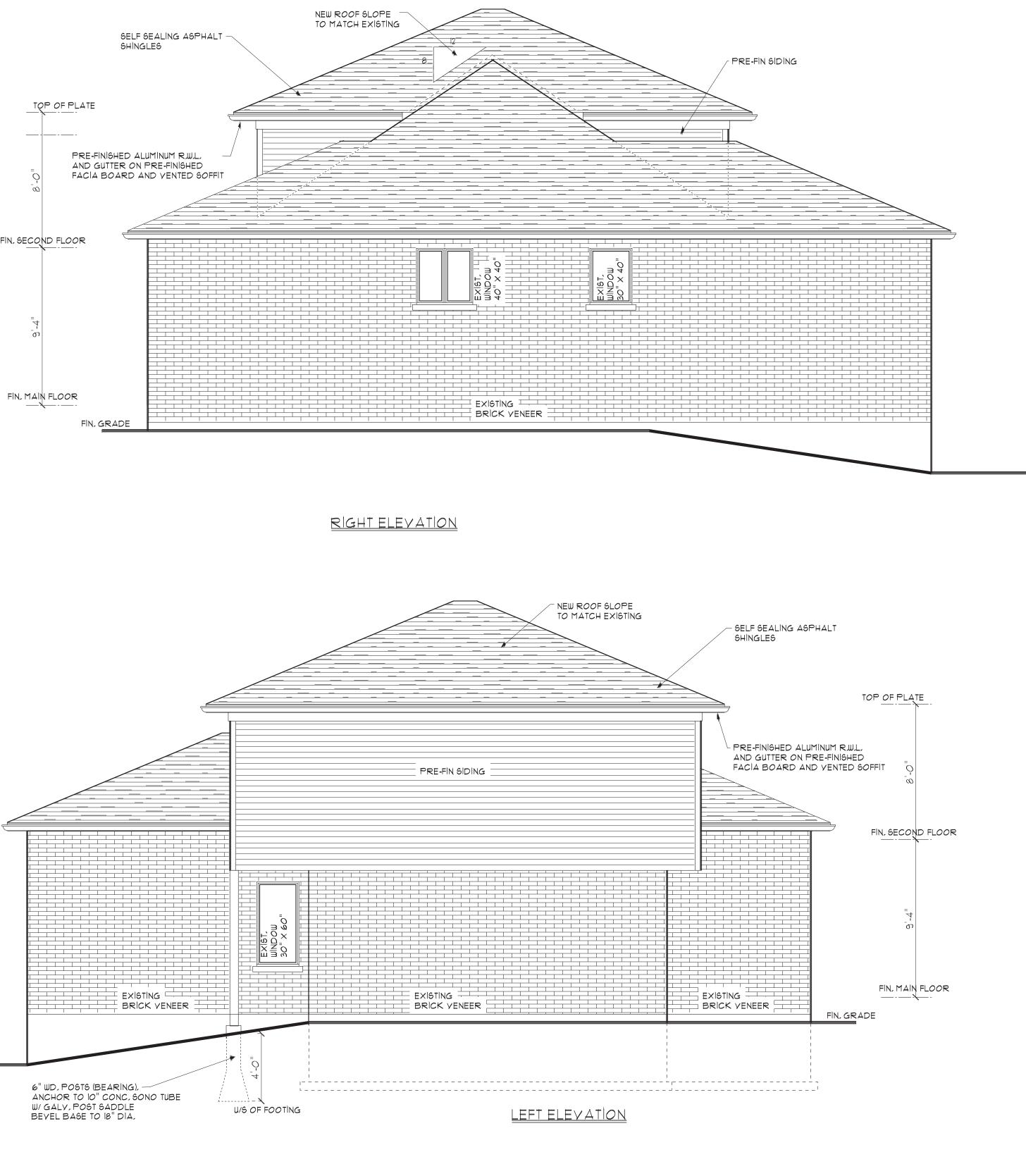


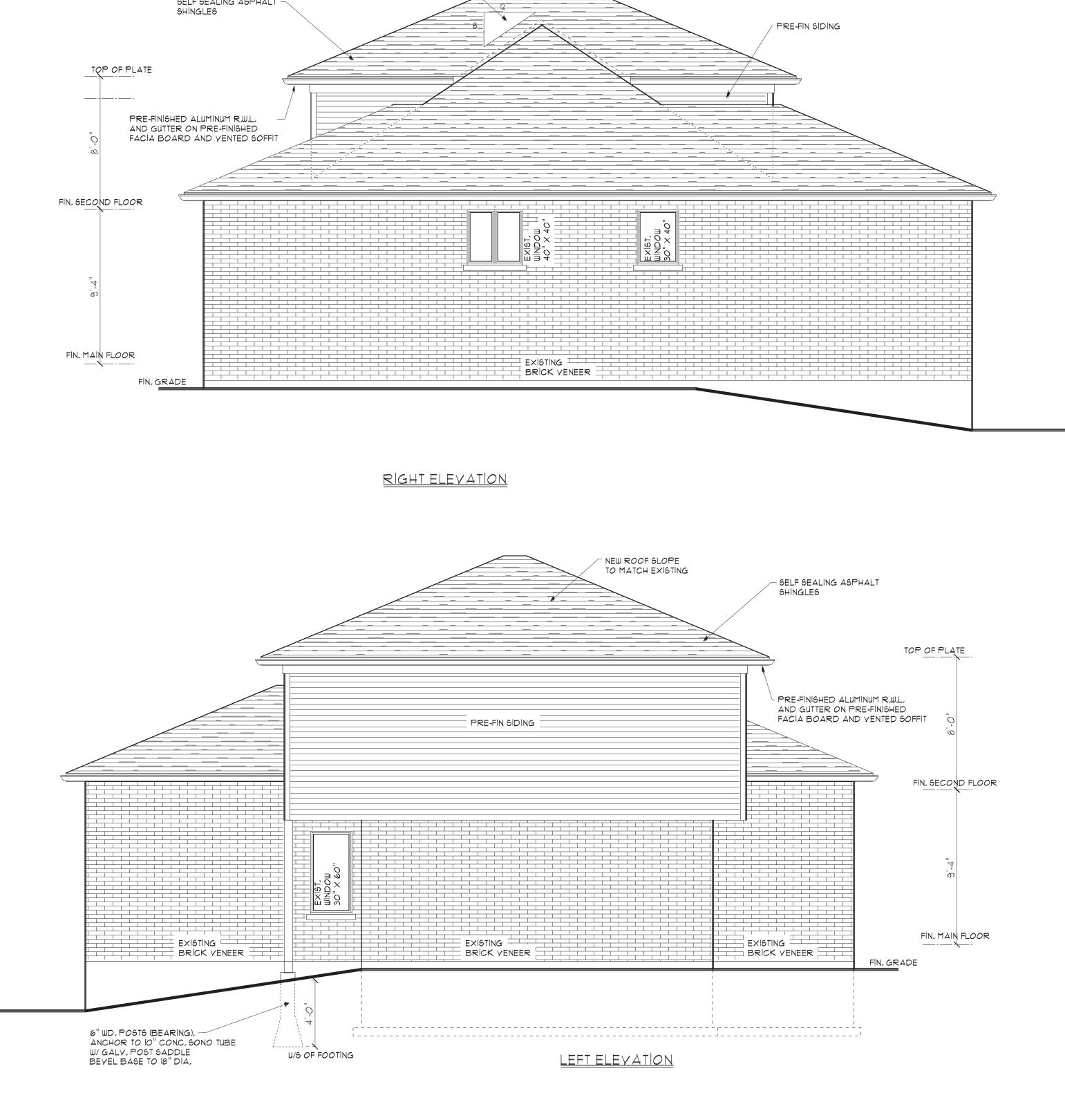
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CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED) ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODES AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL DIMENSIONS GIVEN FIRST IN METRIC 7/16" ASPENITE, 2"X6" STUDS

(MM) FOLLOWED BY IMPERIAL.

(1.) <u>ROOF CONSTRUCTION</u> NO.210(30.5KG/M2)ASPHALT SHINGLES, 1/2" SPRUCE PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 16" O.C. APPROVED EAVES PROTECTION TO EXTEND 750MM BEYOND INNER FACE OF EXTERIOR WALL 2"X4" TRUSS BRACING 7'-0" O.C. AT BOTTOM CHORD, METAL EAVESTROUGH ON ALUM.  $\langle 4 \rangle$  <u>interior stud partitions</u> FASCIA & VENTED SOFFIT, ATTIC VENTILATION 1:300 OF INSULATED

CEILING AREA WITH 50% AT EAVES.

{2 } FRAME WALL CONSTRUCTION SIDING AS PER ELEVATION TYVEK AIR BARRIER, 2 X 6 STUDS @ 16" O.C., R19+R5 CI INSUL. AND VAPOUR BARRIER, 1/2" INT. DRYWALL FINISH.

(3.) <u>BRICK VENEER CONSTRUCTION</u> 4" FACE BRICK, 1" AIR SPACE, 1"X7"X22GA. METAL TIES @ 16" O.C. HORIZONTAL, 24" O.C. VERTICAL NO.15(0.7KG/M2)BLDG.PAPER, 24" O.C., R19+R5 CI AND 6MIL VAPOUR BARRIER, 1/2" INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 30" O.C. BOTTOM COURSE ONLY AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" BEHIND SHEATHING PAPER.

2"X4" @ 16" O.C. BEARING, 1/2" INT. DRYWALL BOTH SIDES, 2"X4" BOTTOM PLATE 2/2"X4" TOP PLATE.

 $\langle 5 \rangle$  foundation Wall/footings 10" POURED CONC. FDTN. WALL BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER ON 24" X 6" CONTINUOUS KEYED CONC.FTG. OR AS PER SOIL REPORT. BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL. C/W DRAINAGE LAYER

ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL, WITH MIN.BEARING COMPACITY OF 1500PSF OR GREATER.

- $\langle 6 \rangle$  4" DIA.WEEPING TILE, 6" CRUSHED STONE OVER AND AROUND ALL FOOTINGS.
- (7), 4" 25MPA.CONC. SLAB ON 5" CRUSHED STONE
- PLYWOOD SUBFLOOR ON WD FLOOR JOISTS PROVIDE ADDITIONAL 5/8" PANEL TYPE UNDERLAY BENEATH UNDER CERAMIC TILES.
- $\langle 9 \rangle$  R60 ROOF INSULATION 5/8" DRYWALL FINISH.
- (10) ALL STAIRS/EXTERIOR STAIRS MAX.RISE = 200(7 7/8")Min, run = 210(8-1/4")MIN.TREAD = 235(9-1/4")MIN NOSING = 25 (1")

PAPER

MIN.HEAD ROOM	=	1950(6'-5")
RAIL @ LAND	=	915(3'-0")
@ STAIR	=	810(2'-8")
MIN.WIDTH	=	860(2'-10")
FOR CURVED STAIF	RS	
Min run	=	150(6")
Min avg run	=	200(8")

 $\langle 11 \rangle$  FIN. RAILING ON WOOD PICKET MAX. 4" BETWEEN.

(12) 2"X4" SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS 12" LONG,MIN. 4" IN CONCRETE @ 7'-10" O.C. CAULKING OR GASKET BETWEEN PLATE AND CONCRETE WALL.

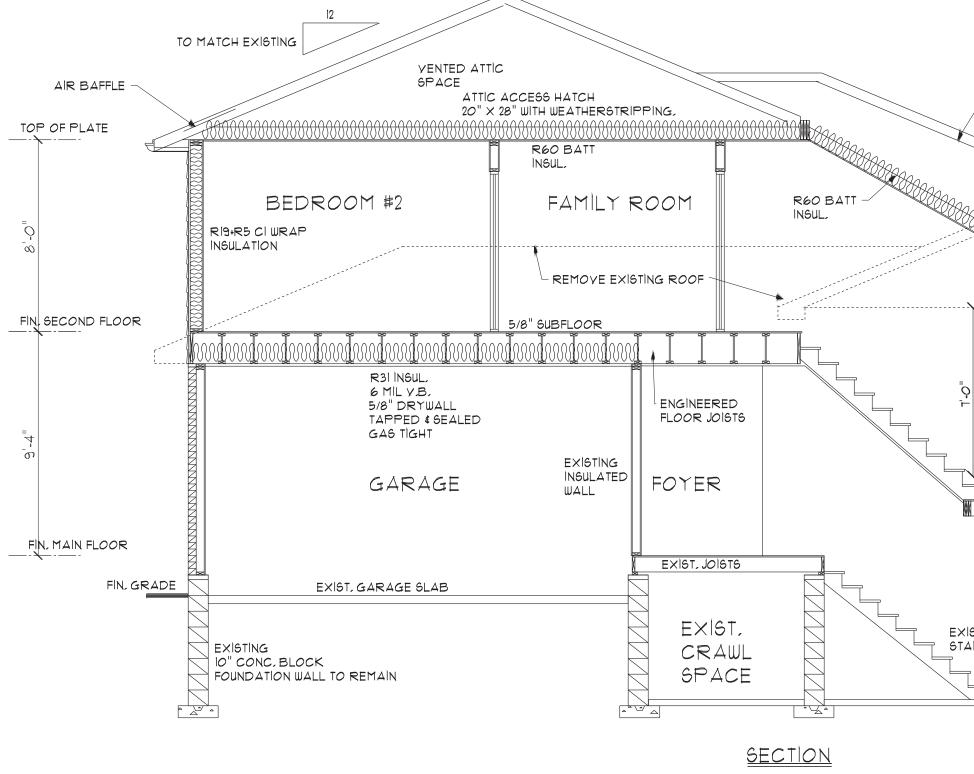
- (13).FULL HEIGHT R 20 CI INSULATION <sup>\_\_\_</sup>2" x 6" WOOD STUDS @ 16" O.C. 6MIL VAPOUR BARRIER FULL HEIGHT, DAMPPROOF BETWEEN FOUNDATION WALL AND INSULATION WITH BUILDING
- (14) BEARING STUD PARTITION 2"X4" STUDS @ 16" O.C. 2"X4" SILL PLATES ON DAMPPROOFING MATERIAL, 1/2" DIA. ANCHOR BOLTS 7'-10" O.C. ON 4" HIGH CONC. CURB ON 16"X6" CONC. FOOTING.

- (15), 3-1/2" X 0.188" PIPE COLUMN, 38"X38"X16" CONC. FTG. 9" X 5" X 1/4" TOP PLATE AND 6" X 6" X 1/4" BASE PLATE.
- (16) BEAM POCKET 8"X8") POURED CONC.NIB WALLS.
- $\langle 17 \rangle$ , 1"X4" both sides of steel BEAM.
- (18): 4" CONC.SLAB, 5" CRUSHED STONE SLOPE TO FRONT, CONC. STRENGTH 25MPA AND WITH 5-8% AIR ENTRAINMENT.
- (19).1/2" GYMPSUM BD. ON WALLS AND CEILING BETWEEN HOUSE AND GARAGE. R24 IN WALLS, R31 IN CEILINGS. ADD VAPOUR BARRIER. TAPE AND SEAL ALL JOINTS GAS TIGHT.
- (20) DOOR GAS PROOFED WITH SELF CLOSER and weatherstripping. Min. 6" SILL,
- $\langle 21. \rangle$  PRECAST CONCRETE STEP.

 $\langle 22 \rangle$  CAPPED DRYER VENT.

- 23).ATTIC ACCESS HATCH 20"X28" WITH WEATHERSTRIPPING.
- (24). TOP OF FIREPLACE CHIMNEYS SHALL BE 915(3'-0") ABOVE HIGHEST POINT THE ROOF AND 610(2'-0") ABOVE ROOF SURFACE WITHIN A HORIZONTAL DISTANCE OF 3050(10'-0") FROM THE CHIMNEY.
- (25).LINEN CLOSET 4 SHELVES MIN. 350(1'-2") DEEP.
- $\langle 26 \rangle$ . WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
- $\langle 27 \rangle$ . Joists and beams to be staggered MIN. 100MM(4") AT PARTY WALL.
- $\langle 28 \rangle$ .U.L.C. RATED CLASS "B" VENT 610 (2'-0")HIGH FROM POINT IN CONTACT WITH ROOF FOR SLOPES UP TO 9/12 THAN 9/12.
- (29.) 140X140(6"X6") WOOD COL. ON METAL BASE SHOE AND 12.7(1/2") DIA. BOLT, 610x610x155(24"x24"x6") CONC. FTG.

- $\langle 30 \rangle$ . STEP FOOTINGS: HORIZONTAL STEP =610MM (2'-0") MIN.VERTICAL STEP =600MM MAX. FOR FIRM SOILS AMD 400MM FOR SAND AND GRAVEL.
- AT WHICH IT COMES IN CONTACT WITH (31). MIN. 75MM(3") CONCRETE SLAB-ON-GRADE ON 125MM CRUSHED STONE. SLAB SHALL BE REINFORCED WITH 6x6-W2.9XW2.9 MESH AND SUCH REINFORCEMENTS SHALL BE LOCATED NEAR MID-DEPTH OF SLAB. CONC.STR. 25MPA AND WITH 5-8% AIR ENTRAINMENT.
  - (32). PROVIDE 200MM(8") DEEP SOLID MASONARY UNDER ALL BEAMS.
  - (33). MASONARY PARTY WALLS SHALL EXTEND to underside of roof deck Min. 1 HR. FIRE RATING.
- $\langle 34 \rangle$ . All joist to be bridged with a CONTINUOUS 19X89(1"X4") OR 38X38(2"X2") CROSS BRIDGING AND 1220(4'-0") FOR SLOPES GREATER OR SOLID BLOCKING AT 2100(7'-0") UNLESS OTHERWISE NOTED. O.C. MAX.OR 1375(4'-6")O.C. WITHIN 460(18") OF MAX. SPAN.
  - $\langle 35 \rangle$  WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE AND WHICH ARE SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND OR FILL SHALL BE SEPARATED FROM THE CONC.



PROVIDE 6MIL POLYETHYLENE FILM OR NO. 50(45LB) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONC.

- (36) PORCH SLABS ABOVE COLD CELLARS: 125(5") POURED CONC. SLAB WITH 10M BARS @ 300 O.C. EACH WAY. 610X610(24"X24") DOWELS @ 600 O.C. ANCHORED IN PERIMETER FDTN. WALLS SLOPES SLAB MIN 1.5%.
- $\langle 37 \rangle$ . Where the FDTN. WALL IS REDUCED IN THICKNESS TO ALLOW MASONARY FACING THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 90MM THICK, AND TIED TO FACING MATERIAL WITH METAL TIES SPACED 200MM O.C. HORIZONTALLY MAX. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.
- (38). ALL CONVENTIONAL ROOF FRAMING TO BE 38x140(2"x6") RAFTERS @ 400(16")0.C., 2" x 4" COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38X140(2"X6") @ 400(16")0.C.
- $\langle 39 \rangle$  3 1/2" SHEETS OF FIRE RESISTANT DRYWALL FIRE BREAK

/ TO BE 2"X6"	ITIONAL ROOF FRAMING TO BE RS @ 16" O.C., 2" X 4" & AT MIDSPANS, CEILING JOISTS @ 16" O.C. RWISE NOTED.		
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PROPOSED NEW STAIRS	KITCHEN	ХИМИМИМИМИМИМИМИ	⊂ ∩ ∞
	EXIST, JOISTS		FIN, MAIN FLOOR
ISTING AIRS TO REMAIN	FINISHED BASEMENT		TOP OF 6LAB

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

Phone: (905) 546-2424 ext. 4221 Email: <u>cofa@hamilton.ca</u>

## 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	
Registered	
Owners(s)	
Applicant(s)*	
Agent or	
Solicitor	
Solicitor	
Note: Unle	ess otherwise requested all communications will be sent to the agent, if

any.

 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

 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 Dwe	elling
--	-------------------------	--------------------------------	--------

- 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.
- 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

### 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 O No O Unknown O	
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 O No O Unknown O	
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 O No O Unknown O	
8.7	Have the lands or adjacent lands ever been used as a weapon firing range?	
0.7	Yes O No O Unknown O	
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 O No O Unknown O	
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 O No O Unknown O	

3,10	Is there any	reason to believe	e the subject lar	d may	have been	contaminated by forma	ər
	uses on the	site or adjacent :	ates?				
	Yes O	No ()	Unknown	O			

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?

#### 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.

Yes

Sept 21 2021 Date

9.

nature Property Owner(s)

Roland Carre Print Name of Owner(s)

10. Dimensions of lands affected; 69'10" 182'2"

Frontage Depth Area 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.)

972.52 4Q.M

Existing:

I storey raised bungalow.

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

Proposed

PROPOSED IND FLOOR ADDITION OVER EXISTING GARAGE GROSS AREA 230B, CROWND FLOOR AREA 1576 SF. 48'8" × 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 setack 30.17 m

APPLICATION FOR A MINOR VARIANCE (May 2021)

13.	Date of acquisition of subject lands:
	2000

- Date of construction of all buildings and structures on subject lands: 1980
- 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:

SIN	le	Poul.	T

- 18. Municipal services available: (check the appropriate space or spaces)
   Water
   Sanitary Sewer
   Storm Sewers
- 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

If the answer is yes, describe briefly.

Yes (

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

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.