

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.: AN/A-21:370

APPLICANTS: Owner Caitlin Gristey
Agent Signature Contracting c/o Chris Donald

SUBJECT PROPERTY: Municipal address **12 Oldoakes Place, Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended by By-law 18-105

ZONING: R2 district (Residential "R2" Zone)

PROPOSAL: To permit the conversion of an attached garage of the existing detached dwelling to contain habitable space on a residential parcel of land, notwithstanding that:

1. A minimum 1.87 metre easterly side yard setback shall be permitted, instead of the requirement that on an interior lot, where no attached garage is provided, the minimum side yard on one side shall be 4.8 metres.

NOTE:

1. 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: Thursday, November 25th, 2021
TIME: 2:00 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

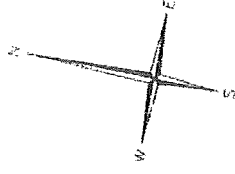
DATED: November 9th, 2021.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

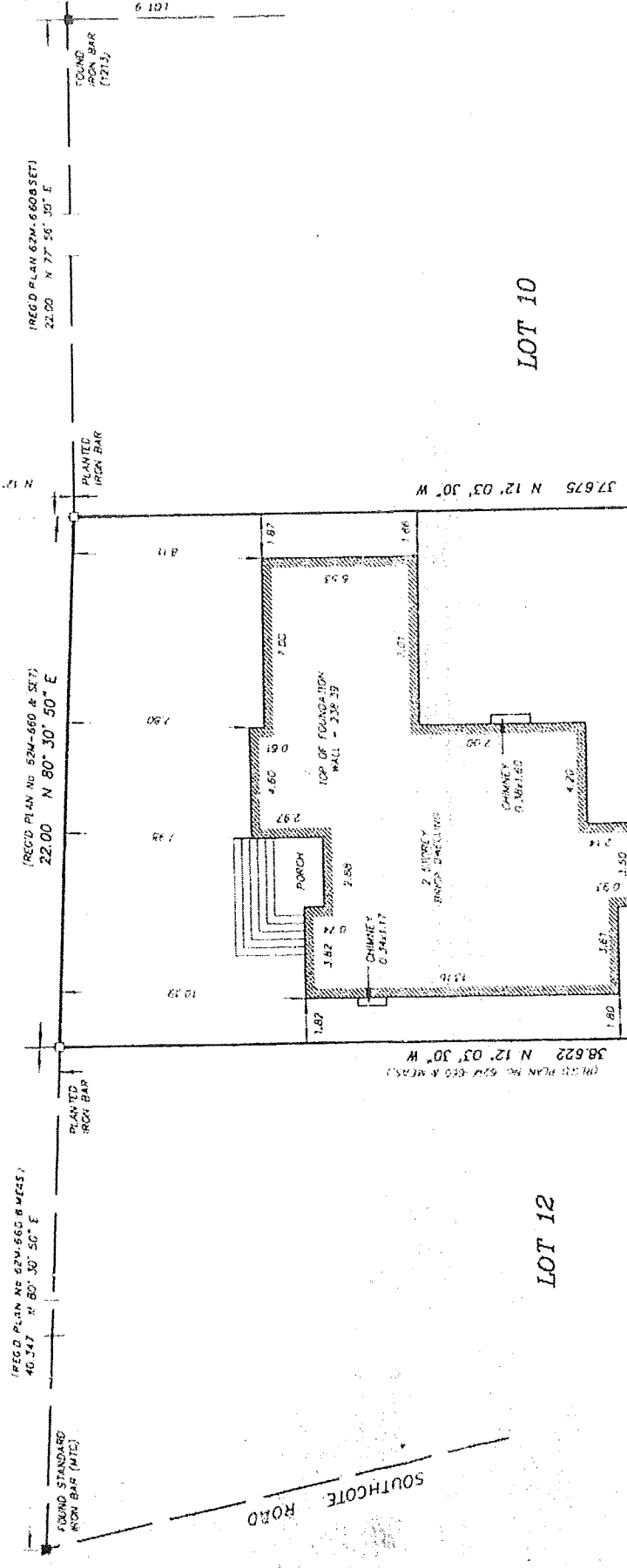
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF
LOT 11 - OLDOAKES PLACE
REGISTERED PLAN No. 62M-660
IN THE
TOWN OF ANCASTER
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
SCALE 1:200
A. J. CLARKE O.L.S.
1994



OLDOAKES PLACE
ESTABLISHED ACCORDING TO REGISTERED PLAN No. 52M-660



LOT 11

REGISTERED

PLAN 11 No.

62M-660

PART 1 PLAN 62R-6227

DEPOSITED PLAN No. 510 MISC.

BEARINGS ARE ASTROMONIC AND REFERRED TO THE
SOUTHERN LIMIT OF OLDOAKES PLACE AS SHOWN ON
REGISTERED PLAN No. 62M-660 HAVING A BEARING
OF N 80° 30' 50" E

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS PERMISSION OF
A. J. CLARKE & ASSOCIATES LTD. IS EXPRESSLY PROHIBITED.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY
THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 10th DAY OF NOVEMBER, 1994

ATTEST: My Commission Expires 1995
A. J. CLARKE
SURVEYOR

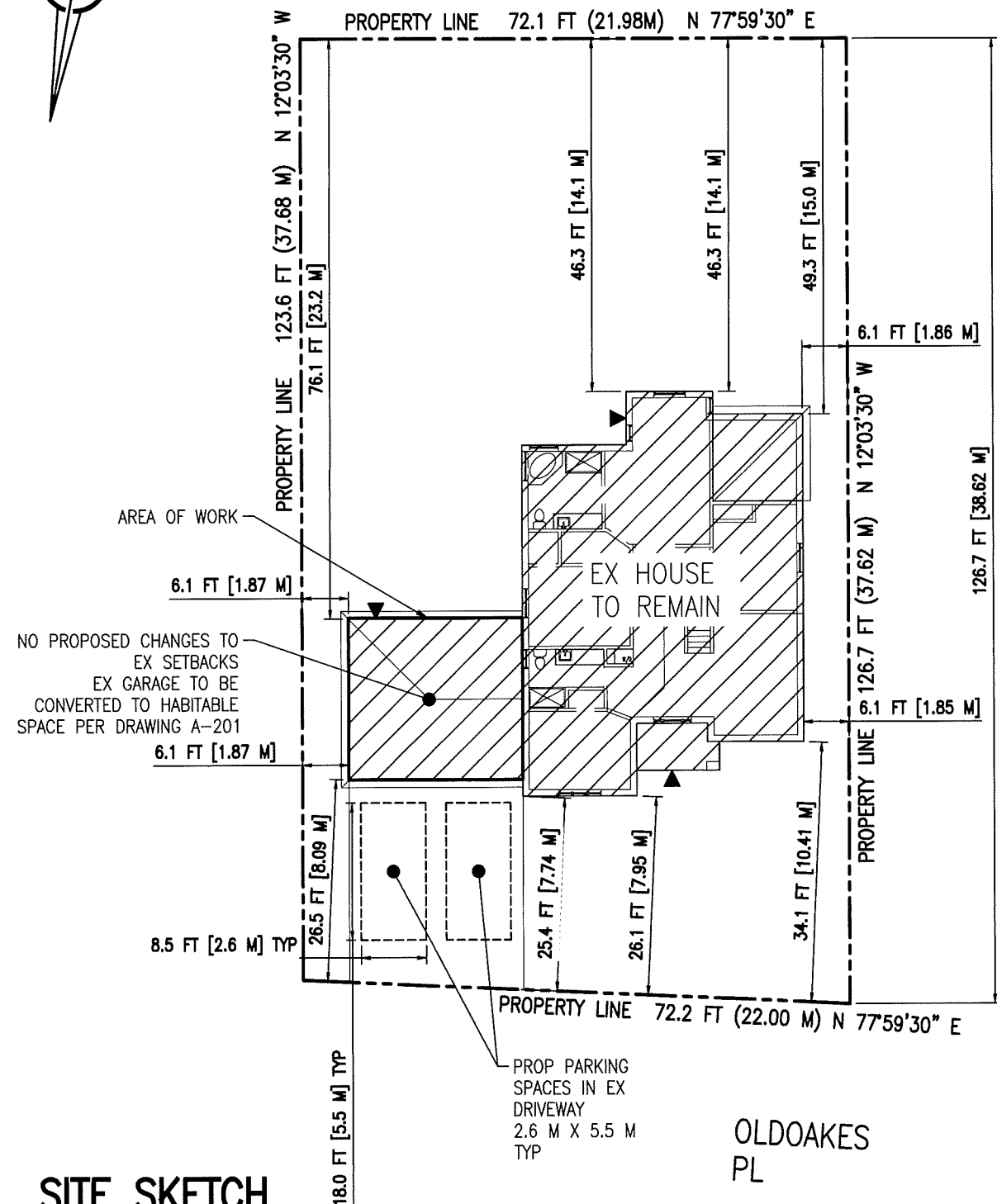


A. J. Clarke and Associates Ltd.

ONTARIO LAND SURVEYORS & CONSULTING ENGINEERS
155 JAMES STREET SOUTH, SUITE 125
HAMILTON, ONTARIO L9B3A4
TEL. 905-528-8761 FAX 905-528-2769

THIS REPORT WAS PREPARED
FOR LOT CONSTRUCTION
BUILDING THE SHOWN HEREON PLAN TO
THE BRICK, UNLESS OTHERWISE NOTED

The CITY OF HAMILTON disclaims any liability as
to the current accuracy of the contents of this
document and advises that no reliance can be placed
upon the current accuracy of the contents herein



SITE SKETCH
1:250

ZONING NOTES

ZONING CLASSIFICATION 'R2' (RESIDENTIAL) (ANCASTER BY-LAW 87-57)

EX GROUND FLOOR AREA: 158.7 SM
PROPOSED FLOOR AREA: 45.1 SM
(CONVERTED FROM GARAGE)
TOTAL GROUND FLOOR AREA: 203.8 SM

EX GROSS FLOOR AREA: 299.8 SM
PROPOSED FLOOR AREA: 45.1 SM
(CONVERTED FROM GARAGE)
TOTAL GROSS FLOOR AREA: 344.9 SM

NUMBER OF STOREYS: 2

MIN LOT FRONTAGE: 21 M
EX LOT FRONTAGE: 22 M
MIN LOT AREA: 700 SM
EX LOT AREA: 838 SM
MIN SIDE YARD SETBACK: 4.8 M ONE SIDE, 1.8 M OTHER SIDE
EX SIDE YARD SETBACK: 1.87 M ONE SIDE, 1.85 M OTHER SIDE

REQUIRED PARKING SPACES: 2
PROVIDED PARKING SPACES: 2
MIN INDIVIDUAL PARKING SPACE AREA: 2.6 M WIDE, 5.5. M DEEP
MAXIMUM PARKING SPACE AREA: 35% OF LOT AREA
TOTAL PARKING AREA PROVIDED: 28.6 SM/838 SM = 3.4%

PROPERTY LINE PER AJ CLARKE AND ASSOCIATES. 1994.

IMPERIAL: ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

(ARCHITECTURAL, PART 9 STRUCTURAL)

ELEANOR SELINGER *Eleanor Selinger* 43713
SIGNATURE BCIN

WEEKES ENGINEERING INC 34446
FIRM NAME BCIN

REV	Y-M-D	DESCRIPTION	BY	CHECKED
0	2021-05-14	FOR PERMIT	E SELINGER	DG WEEKES
1	2021-09-30	FOR PERMIT, REVISION	E SELINGER	DG WEEKES

 **WEEKES**
ENGINEERING
130 FERGUSON AVE N
HAMILTON ON L8R1L7
905-218-5482
www.WeekesEngineering.com

12 OLDOAKES PLACE
ANCASTER (HAMILTON), ON L9G4W9
SITE SKETCH

W.E. Prj #: 1344 DWG: Z-200 SHT: 1 REV: 1

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

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:

Scotiabank
4 King Street West, 2nd floor
Toronto, ON.
M5H 1B6
416-350-7400

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:
Existing garage space to be a finished interior portion of the dwelling. Setbacks from the side yard to be reduced to the extent of the existing garage wall.

☐ Secondary Dwelling Unit ☒ Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
The existing garage wall is beyond the bylaw set back limit, for an occupied space.

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 Oldoakes Place, Ancaster ON
PIN 251814028034836

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?

The home was constructed as part of a subdivision, by a builder.

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.

October 5, 2021
Date

Caitlin Gristey
Signature Property Owner(s)

Caitlin Gristey
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>22m</u>
Depth	<u>37.67m & 38.622m</u>
Area	<u>838 sm</u>
Width of street	<u>9m road, 20m total</u>

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: Ex 158.7 sm, Prop Total 203.8 sm. GFA: Ex 299.8 sm, Prop Total 344.9 sm. 2 storeys (8.8m) Ex & Prop.

Proposed

No change to the building areas, heights. No exterior walls being constructed past the existing building limits. Garage area to be occupied: 45.1 sm.

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: 14.1m. Left side: 1.87m. Right Side: 1.85m. Front 7.7m.
(See drawing Z-200. See survey AJ Clarke & Associates 1994)

Proposed:

Rear: 14.1m. Left side: 1.87m. Right Side: 1.85m. Front 7.7m.
(See drawing Z-200. See survey AJ Clarke & Associates 1994)

13. Date of acquisition of subject lands:
December 11th, 2020
14. Date of construction of all buildings and structures on subject lands:
1994
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
SFD, Hwy 403
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
SFD, Hwy 403
17. Length of time the existing uses of the subject property have continued:
The existing use has remained since first 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:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
87-57
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.