



## CORRECTED 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-21:204

**APPLICANTS:** Owner Jorasingh Purewal  
Agent IBI Group

**SUBJECT PROPERTY:** Municipal address **198 Victoria St., Flamborough**

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

**ZONING:** R1-5 district (Urban Residential (Single Detached) Zone)

**PROPOSAL:** To permit a lot to be retained containing an existing single detached dwelling, an existing accessory building (garage) and an existing above ground swimming pool and to permit two (2) lots to be conveyed each to contain a single detached dwelling (shown as Lots 1 and 2) pursuant to Consent Application File Nos. FL/B-21:43 and FL/B-21:44 notwithstanding that:

Variations required for the Lot to be Retained

1. A minimum rear yard of 3.5m shall be provided for the existing single detached dwelling instead of the minimum required rear yard of 7.5m.
2. Eaves and gutters for the existing single detached dwelling shall be permitted to project a maximum of 1.0m into a required yard instead of the requirement that the eaves and gutters may project a maximum of 0.65m into a required yard.
3. The existing accessory building (garage) shall be a minimum of 0.4m from the interior side lot line and a minimum of 0.3m from the rear lot line instead of the requirement that no accessory building or structure shall be located within 1 metre of an interior side lot line or rear lot line.
4. A maximum total lot coverage of 6.0% shall be permitted for all accessory buildings or structures on the lot, except for swimming pools, instead of the requirement that the total lot coverage of all accessory buildings or structures on a lot, except for swimming pools, shall not exceed 5% of the lot area.

Variations required for the Lot 1 (Easterly lot to be Conveyed):

1. A minimum lot area of 929m<sup>2</sup> shall be provided instead of the minimum required lot area of 975m<sup>2</sup>.
2. A minimum lot frontage of 15.0m shall be provided instead of the minimum required lot frontage of 22.0m.

Variance required for the Lot 2 (Northerly lot to be Conveyed):

1. A minimum lot area of 750m<sup>2</sup> shall be provided instead of the minimum required lot area of 975m<sup>2</sup>.

NOTE:

- i) The variances are necessary to facilitate Consent Application File Nos: FL/B-21:43 and FL/B-21:44.
- ii) The Site Plan shows a 4.57m x 4.57m daylight triangle to be taken at the corner of Victoria Street and Parkside Drive. The above noted variances have been based on the 4.57m x 4.57m daylight triangle being incorporated into the Victoria Street and Parkside Drive road allowances. According to a November 1, 2021 letter from the Agent, IBI Group, the 1.5m road widening is no longer required along the Parkside Drive road allowance.

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

---

**DATE:** Thursday, December 9th, 2021  
**TIME:** 1:15 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

---

#### 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)

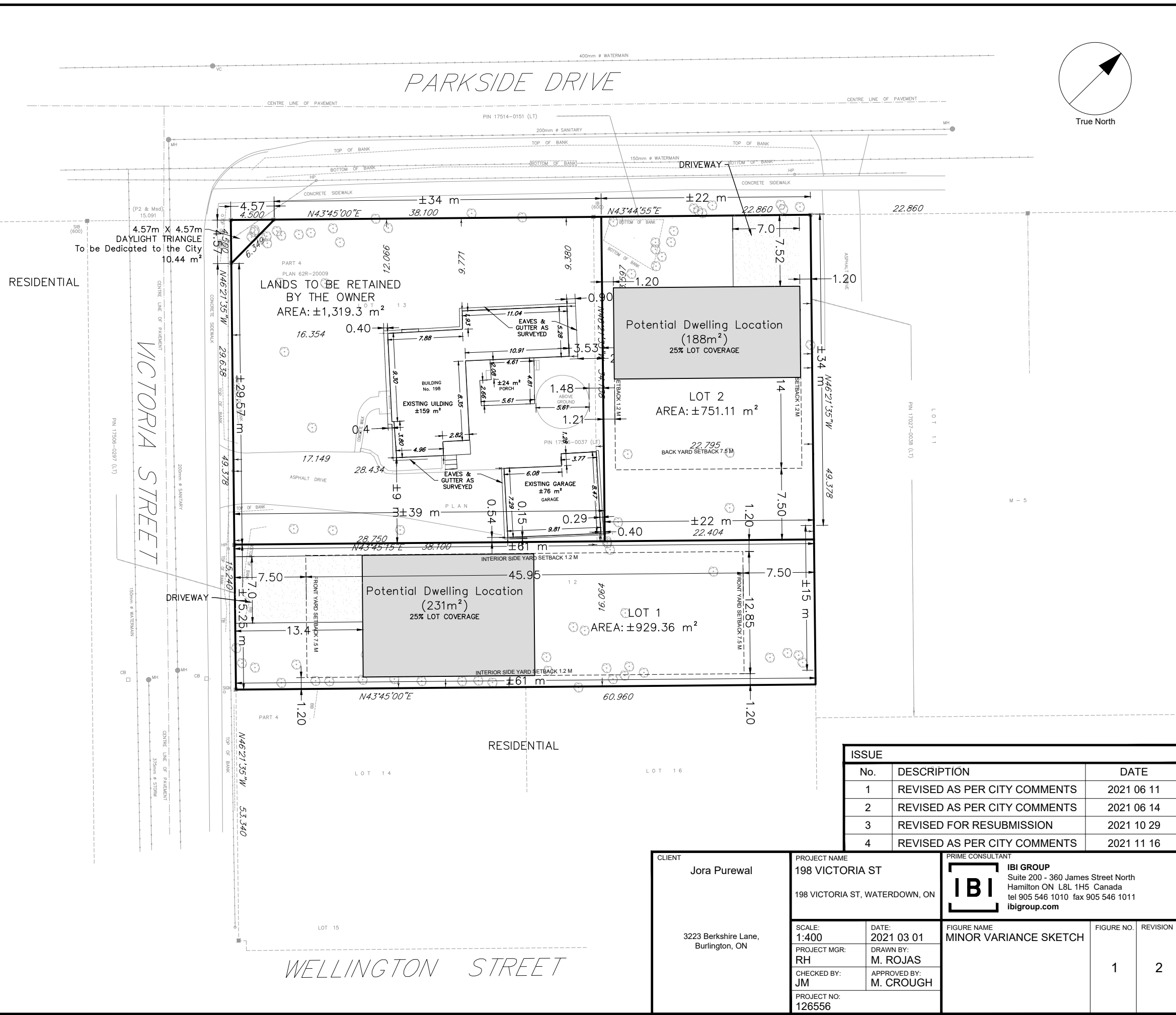
DATED: November 23rd, 2021.

---

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.***

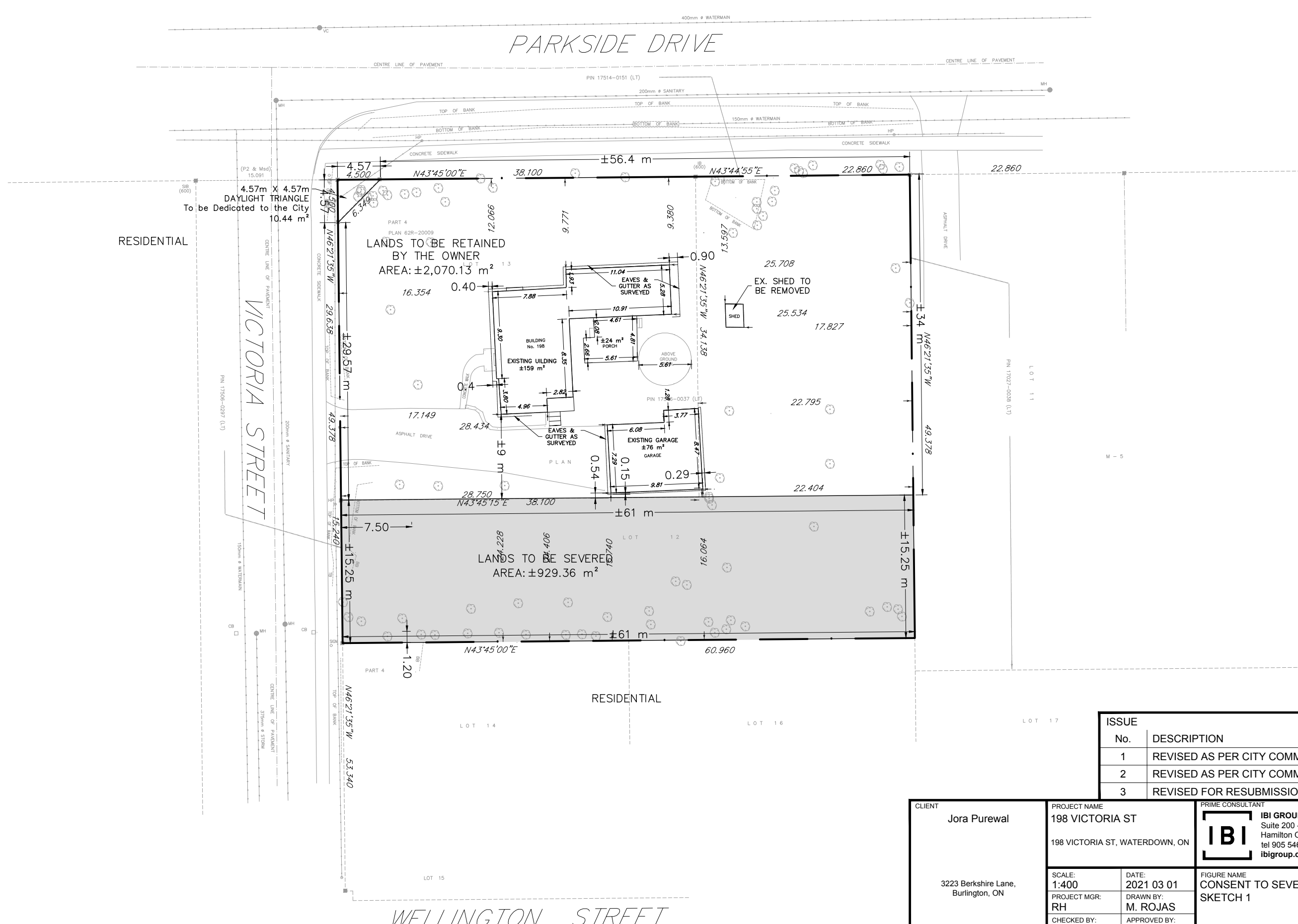
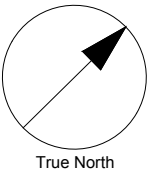
FLAMBOROUGH ZONING BY-LAW No. 90-145-Z			
CURRENT ZONE	(SECTION 6) URBAN RESIDENTIAL (SINGLE DETACHED) ZONE (R1-5)		
6.1 PERMITTED USES	SINGLE DETACHED DWELLING		
<b>VICTORIA STREET - LOT 1</b>			
6.2 ZONE PROVISIONS	REQUIRED	PROVIDED/REQUESTED	VARIANCE
6.3.5 (a) MIN. LOT AREA	975 m <sup>2</sup>	929.36 m <sup>2</sup>	REQUESTED ±929 m <sup>2</sup>
6.3.5 (b) MIN. LOT FRONTAGE	22 m	15.25 m	REQUESTED 15.0 m
6.2 (c) MAX. HEIGHT	11 m	11 m	
6.2 (d) MAX. LOT COVERAGE	25%	25%	
6.2 MIN. YARD	(e) FRONT	7.5 m	7.5 m
	(f) REAR	7.5 m	7.5 m
	(g) INTERIOR	1.2 m	1.2 m
	(h) EXTERIOR	7.5 m	N/A
<b>VICTORIA STREET - LANDS TO BE RETAINED (EXISTING DWELLING &amp; ACCESSORY BUILDING)</b>			
6.2 ZONE PROVISIONS	REQUIRED	PROVIDED	VARIANCE
6.3.5 (a) MIN. LOT AREA	975 m <sup>2</sup>	1,319.3 m <sup>2</sup>	
6.3.5 (b) MIN. LOT FRONTAGE	22 m	29.57 m	
6.2 (c) MAX. HEIGHT	11 m	11 m	
6.2 (d) MAX. LOT COVERAGE	25%	18.0%	
6.2 MIN. YARD	(e) FRONT	7.5 m	16.4 m
	(f) REAR	7.5 m	3.5 m (AS SHOWN)
	(g) INTERIOR	1.2 m	9.0 m
	(h) EXTERIOR	7.5 m	9.38 m
<b>GENERAL PROVISIONS (SECTION 5)</b>			
5.2.2 ACCESSORY BUILDING MAX. HEIGHT	4.6 m	4.6 m	
5.2.3 ACCESSORY BUILDING YARD RESTRICTIONS			
(a) NO ACCESSORY BUILDING PERMITTED IN FRONT YARD OR EXTERIOR SIDE YARD			PROVIDED
(b) NO DECK PERMITTED IN ANY REQUIRED FRONT YARD, EXTERIOR SIDE YARD OR INTERIOR SIDE YARD			PROVIDED
(c) NO ACCESSORY BUILDING LOCATED WITHIN 1.0 m OF AN INTERIOR SIDE LOT LINE OR REAR LOT LINE	0.4 m (REAR AS SHOWN) 0.5 m (SIDE LOT LINE AS SHOWN)	0.3 m (REAR) 0.4 m (SIDE)	REQUESTED
5.2.4 THE TOTAL LOT COVERAGE OF ALL ACCESSORY BUILDINGS ON A LOT, EXCEPT SWIMMING POOLS, SHALL NOT EXCEED 5% OF THE LOT AREA.	5.7%		REQUESTED 6.0%
5.6 FENCES	(b) MAX. HEIGHT 2.0 m (c) WITHIN ANY FRONT YARD: MAX. HEIGHT 1.0 m, MIN. 6.0 m FROM FRONT LOT LINE		N/A
5.12.1 LANDSCAPE OPEN SPACE	(d) WITHIN ANY RESIDENTIAL R1 ZONE, A MIN. OF 50% OF THE FRONT YARD SHALL BE LANDSCAPED OPEN SPACE AND SHALL NOT BE CROSSED BY A DRIVEWAY		71.6%
5.21.1 PARKING SPACE REQUIREMENT	(a) SINGLE DETACHED; 1 PARKING SPACE PER DWELLING		PROVIDED
5.21.5 LOCATION OF PARKING ON LOT	UNCOVERED SURFACE PARKING SHALL BE PERMITTED IN ANY REQUIRED YARD		PROVIDED
	(a) MAX. DRIVEWAY WIDTH 12.0 m FOR SINGLE DETACHED	6.3 m	
5.22 SWIMMING POOLS	(a)(i) NOT PERMITTED IN REQUIRED FRONT YARD (a)(iii) MIN. SETBACK FOR ABOVE-GROUND POOL SHALL BE 1.2 m FROM REAR LOT LINE AND 1.8 m FROM ALL OTHER LOT LINES		PROVIDED 1.5 m
5.30 YARD ENCROACHMENT PERMITTED	EAVES OR GUTTERS MAY PROJECT A MAX. OF 0.65m INTO ALL REQUIRED YARD SETBACKS	0.9 m (AS SHOWN)	REQUESTED 1.0 m
<b>PARKSIDE DRIVE - LOT 2</b>			
6.2 ZONE PROVISIONS	REQUIRED	PROVIDED	VARIANCE
6.3.5 (a) MIN. LOT AREA	975 m <sup>2</sup>	751.11 m <sup>2</sup>	REQUESTED ±750 m <sup>2</sup>
6.3.5 (b) MIN. LOT FRONTAGE	22 m	22 m	
6.2 (c) MAX. HEIGHT	11 m	11 m	
6.2 (d) MAX. LOT COVERAGE	25%	25%	
6.2 MIN. YARD	(e) FRONT	7.5 m	±7.5 m
	(f) REAR	7.5 m	7.5 m
	(g) INTERIOR	1.2 m	1.2 m
	(h) EXTERIOR	7.5 m	N/A



ISSUE		
No.	DESCRIPTION	DATE
1	REVISED AS PER CITY COMMENTS	2021 06 11
2	REVISED AS PER CITY COMMENTS	2021 06 14
3	REVISED FOR RESUBMISSION	2021 10 29
4	REVISED AS PER CITY COMMENTS	2021 11 16

CLIENT Jora Purewal  3223 Berkshire Lane, Burlington, ON	PROJECT NAME 198 VICTORIA ST  198 VICTORIA ST, WATERDOWN, ON		PRIME CONSULTANT <b>IBI GROUP</b> Suite 200 - 360 James Street North Hamilton ON L8L 1H5 Canada tel 905 546 1010 fax 905 546 1011 <a href="http://ibigroup.com">ibigroup.com</a>
	SCALE: 1:400	DATE: 2021 03 01	
PROJECT MGR: RH	CHECKED BY: JM	DRAWN BY: M. ROJAS	APPROVED BY: M. CROUGH
PROJECT NO: 126556	FIGURE NO. 1	REVISION 2	

SCALE CHECK 1 in 10mm  
 File Location: J:\126556\_198\l\c\sl\7.0\_Production\7.02\_Conceptual\_Design\17\_Plan\Consent\Application\126556\_Overall Consent\_Plan - 2021-10-28.dwg  
 2021, by macarena.rojas Plotted: Tuesday, November 16, 2021 8:09:26 PM by Stephanie Chalmers  
 Last Saved: November 11, 2021



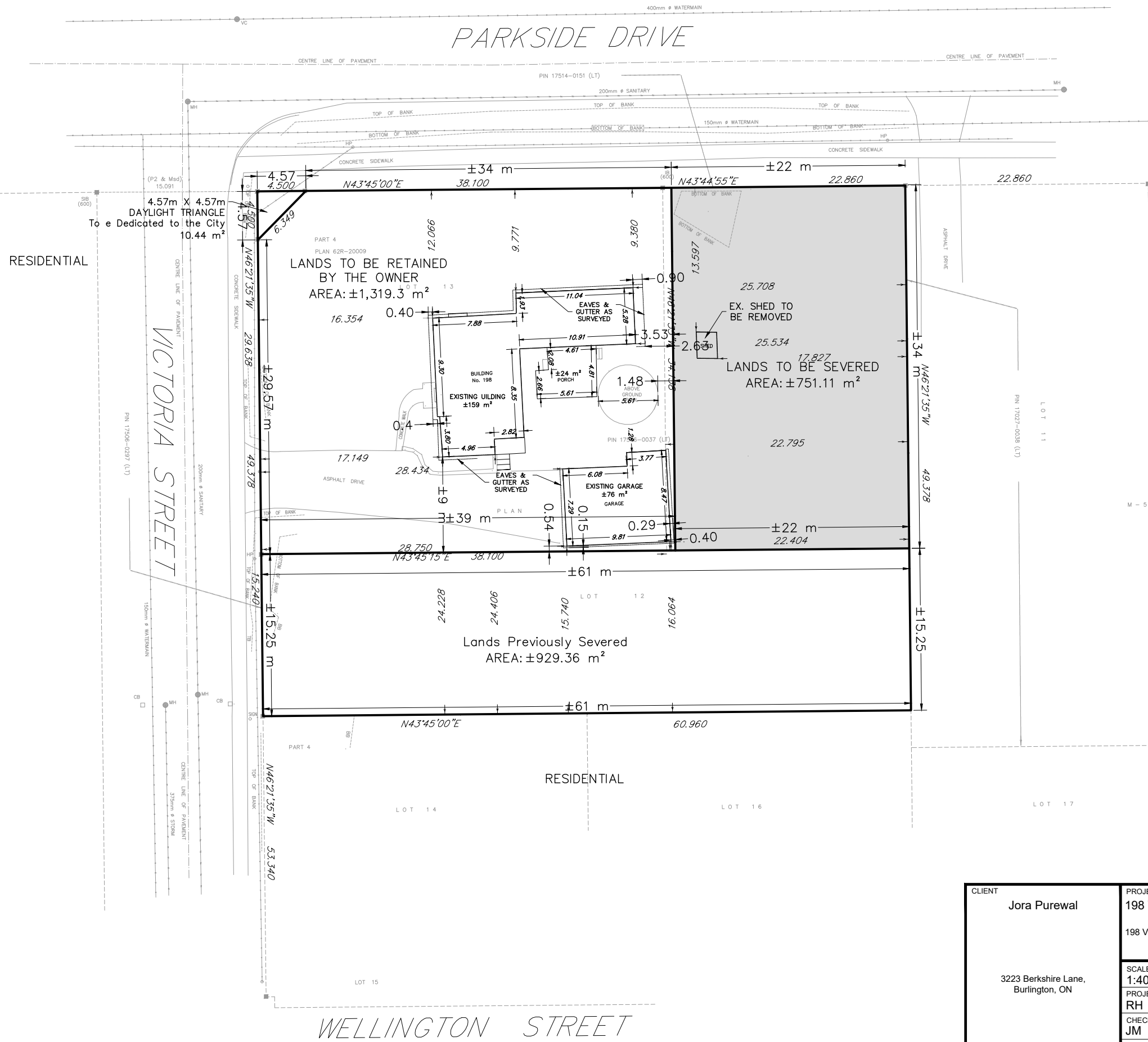
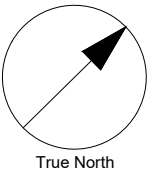
LANDS TO BE RETAINED  
BY THE OWNER  
AREA: ±2,070.13 m<sup>2</sup>

LANDS TO BE SEVERED  
AREA: ±929.36 m<sup>2</sup>

ISSUE No.	DESCRIPTION	DATE
1	REVISED AS PER CITY COMMENTS	2021 06 11
2	REVISED AS PER CITY COMMENTS	2021 06 14
3	REVISED FOR RESUBMISSION	2021 10 29

CLIENT <b>Jora Purewal</b>  3223 Berkshire Lane, Burlington, ON	PROJECT NAME <b>198 VICTORIA ST</b>  198 VICTORIA ST, WATERDOWN, ON		PRIME CONSULTANT <b>IBI GROUP</b> Suite 200 - 360 James Street North Hamilton ON L8L 1H5 Canada tel 905 546 1010 fax 905 546 1011 ibigroup.com	
	SCALE: <b>1:400</b>	DATE: <b>2021 03 01</b>	FIGURE NAME <b>CONSENT TO SEVER SKETCH 1</b>	FIGURE NO. REVISION <b>1 0</b>
PROJECT MGR: <b>RH</b>	DRAWN BY: <b>M. ROJAS</b>			
CHECKED BY: <b>JM</b>	APPROVED BY: <b>M. CROUGH</b>			
PROJECT NO: <b>126556</b>				

File Location: J:\126556\_198\ictor\17.0\_Production\17.02\_Conceptual\_Design\17\_Planning\Consent\_Application\126556\_Severance Lot 1 - 2021-10-28.dwg  
 Last Saved: October 30, 2021, by macarena.rojas  
 Plotted: Thursday, November 11, 2021 2:20:48 PM by Macarena Rojas  
 SCALE CHECK  
 1 in 10mm



ISSUE		
No.	DESCRIPTION	DATE
1	REVISED AS PER CITY COMMENTS	2021 06 11
2	REVISED AS PER CITY COMMENTS	2021 06 14
3	REVISED FOR RESUBMISSION	2021 10 29
4	REVISED AS PER CITY COMMENTS	2021 11 16

CLIENT <b>Jora Purewal</b>  3223 Berkshire Lane, Burlington, ON	PROJECT NAME <b>198 VICTORIA ST</b>  198 VICTORIA ST, WATERDOWN, ON		PRIME CONSULTANT <b>IBI GROUP</b> Suite 200 - 360 James Street North Hamilton ON L8L 1H5 Canada tel 905 546 1010 fax 905 546 1011 ibigroup.com	
	SCALE: <b>1:400</b>	DATE: <b>2021 03 01</b>	FIGURE NAME <b>CONSENT TO SEVER SKETCH 2</b>	FIGURE NO. REVISION <b>2 0</b>
PROJECT MGR: <b>RH</b>		DRAWN BY: <b>M. ROJAS</b>		
CHECKED BY: <b>JM</b>		APPROVED BY: <b>M. CROUGH</b>		
PROJECT NO: <b>126556</b>				

File Location: J:\126556\_198VictoriaSt\0\_Production\7.02\_Conceptual\_Design\7.02\_Conceptual\_Design\17\_Planning\Consent\_Application\126556\_Severance Lot 2 - 2021-10-28.dwg  
 Last Saved: October 30, 2021, by stephanie.chalmers  
 Plotted: Tuesday, November 16, 2021 8:00:17 PM by Stephanie Chalmers  
 SCALE CHECK  
 1 in 10mm