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.: GL/A-21:387

APPLICANTS: Agent Ashenhurst Nouwens c/o Harry Kalantzakos

Owner Joel Tavormina

SUBJECT PROPERTY: Municipal address 3334 Homestead Dr., Glanbrook

ZONING BY-LAW: Zoning By-law 464, as Amended 18-105

ZONING: "ER" (Existing Residential) district

PROPOSAL: To facilitate the creation of two (2) lots in conjunction with Severance

Application No. GL/B-21:15, and the development of two (2) single

detached dwellings, notwithstanding that:

- 1. A minimum lot frontage of 15.54 metres shall be provided for the portion of the lands to be conveyed/retained instead of the minimum required lot frontage of 22.5 metres.
- 2. A minimum lot area of 986 square metres shall be provided for the portion of the lands to be conveyed/retained instead of the minimum required lot area of 1390 square metres.
- 3. No principle use shall remain on the lot during the demolition and construction of a new detached dwelling whereas the By-law states that an accessory building is normally incidental and subordinate to a permitted principle use.

NOTE:

- 1. Please note this application is to subsequent to Severance Application No. GL/B-21:15.
- 2. Details plans (i.e. site plan, elevation drawings, floor plans etc.) regarding the proposed single detached dwelling on both the lots to be conveyed/retained have not been included as part of this application to confirm zoning compliance. Additional variances may be required if compliance with Glanbrook Zoning By-law No. 464 is not possible.
- 3. The Committee of Adjustment may wish to impose a time frame on how long the accessory structure may remain on its own.

Please be advised that if the applicant intents to permanently maintain the accessory building on the lands to be conveyed as shown, upon construction of a single detached dwelling further variances may be required if compliance with Glanbrook Zoning By-law No. 464 is not possible.

GL/A-21: 387 Page 2

4. Construction is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

DATE: Thursday, December 9th, 2021

TIME: 2:50 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

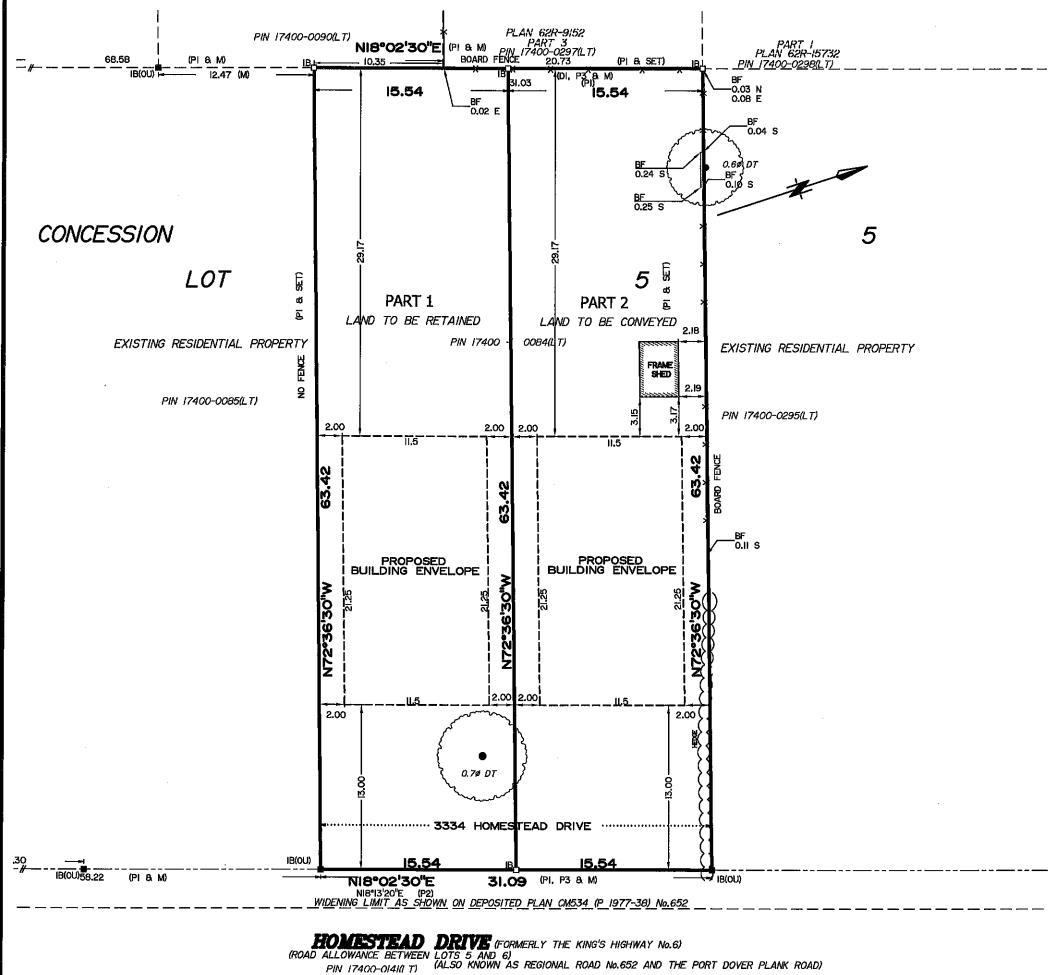
For more information on this matter, including access to drawings illustrating this request:

- 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 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.



SEVERANCE SKETCH OF

PART OF LOT 5, CONCESSION 5 GEOGRAPHIC TOWNSHIP OF GLANFORD IN THE CITY OF HAMILTON

SCALE 1:300

ASHENHURST NOUWENS & ASSOCIATES INC. COPYRIGHT 2021 (C)

ZONING: ER		PROPOSED		
SITE STATISTICS	BYLAW	PART 1	PART 2	
LOT FRONTAGE	22.5 m	15.5 m*	15.5 m*	
LOT AREA	1390 m²	985.0 m²*	985.0 m ² *	
FRONT YARD SETBACK	9.0 m	13.0 m	13.0 m	
REAR YARD SETBACK	10.7 m	29.7 m	29.7.7 m	
SIDE YARD SETBACK 1	1.8 m	2.0 m	2.0 m	
SIDE YARD SETBACK 2	1.8 m	2.0 m	2.0 m	
LOT COVERAGE	25%	25%	25%	

* VARIANCES

LEGEND

BOARD FENCE DECIDUOUS TREE

METRIC NOTE

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

THIS SKETCH IS INTENDED FOR USE OF THE COMMITTEE OF ADJUSTMENT ONLY, MEASUREMENTS MAY VARY UPON FIELD SURVEY

THIS IS NOT A PLAN OF SURVEY AND SHOULD BE USED ONLY FOR THE PURPOSE IN THE TITLE

DATE

HARRY KALANTZAKOS ONTARIO LAND SURVEYOR

ASHENHURST NOUWENS & ASSOCIATES

PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS

225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R IBI



TELEPHONE: (905) 529-6316 (905) 529-4314

FAX: (905) 529-6651

e-mail: anl@AshenhurstNouwens.com

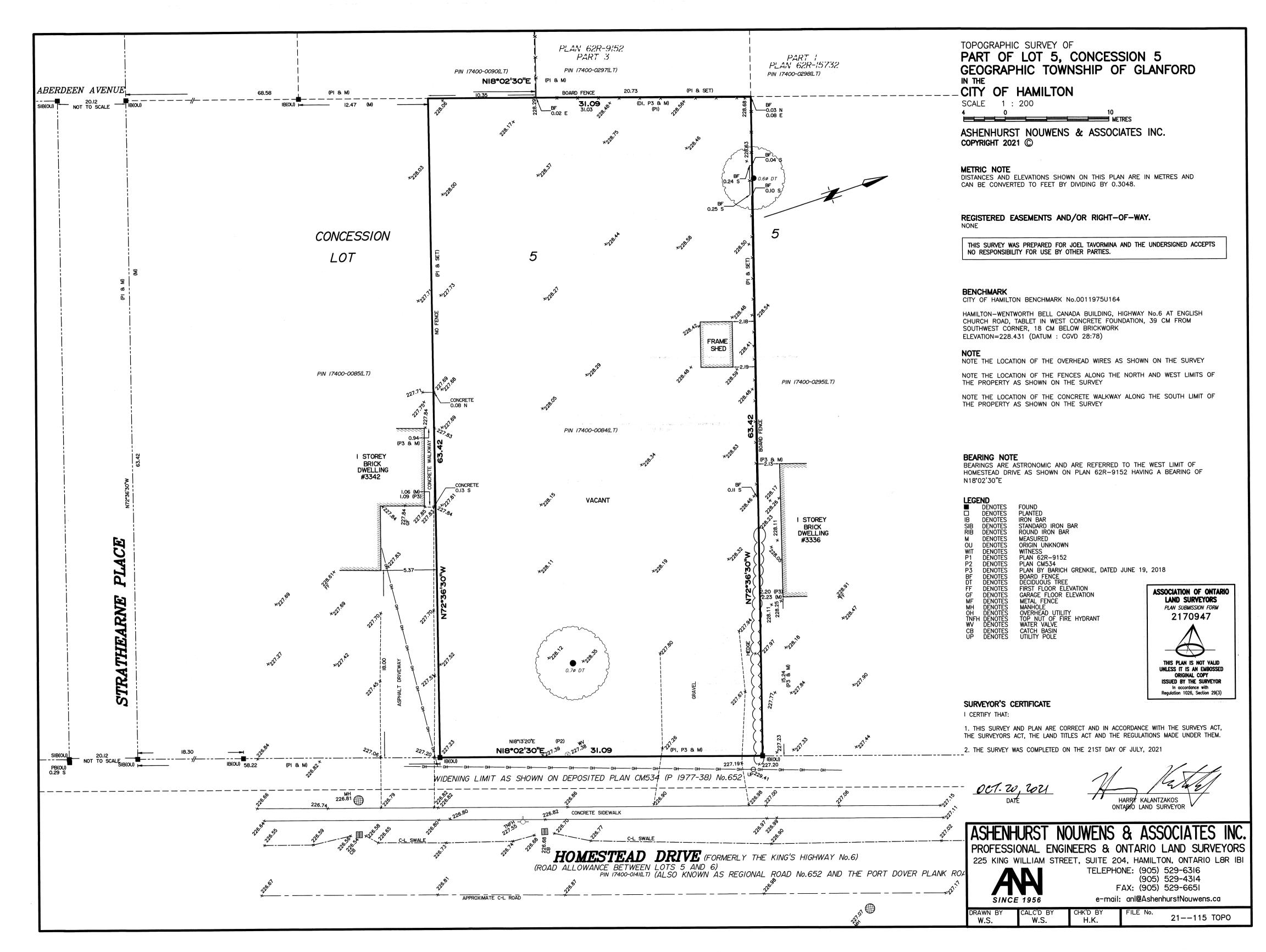
DRAWN BY M.S.

CHK'D BY H.K.

FILE No.

21--115 SKETCH

CALC'D BY W.S.



I. THIS/THESE PLAN(S) IS/ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED BY THE ENGINEER AND INDICATED ISSUED FOR CONSTRUCTION ON THE DRAWING. 2. THIS/THESE PLAN(S) IS/ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BARICH GRENKIE SURVEYING LIMITED 3. INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN ON THE APPROVED SET OF CONSTRUCTION DRAWINGS ARE FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND

HIS AGENTS DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND /OR SUFFICIENCY. THE CONTRACTOR SHALL ASSUME LIABILITY FOR ANY DAMAGE TO EXISTING WORKS. 4. SITE PLAN INFORMATION TAKEN FROM SURVEY BY BARICH GRENKIE SURVEYING LTD. 5. THIS/THESE PLAN(S) TO BE USED FOR SERVICING AND GRADING ONLY, FOR BUILDING LOCATION REFER

6. MUNICIPAL APPROVAL OF THESE DRAWINGS IS FOR MATERIAL AND COMPLIANCE WITH CITY/TOWN STANDARDS AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION OF THE WORKS BY THE CITY/TOWN STAFF DOES NOT CERTIFIY THE LINE AND GRADE OF THE WORKS NOR RELIEVE THE CONTRACTOR OF CERTIFICATION OF ALL WORKS BY THE OWNER'S FNGINFFR. 7. ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED WRITTEN APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY OF HAMILTON AND THE THE ENGINEER. 8. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: ROAD CUT PERMITS

SEWER PERMITS APPROACH APPROVAL PERMITS RELOCATION OF SERVICES

ENCROACHMENT AGREEMENTS 9. PRIOR TO CONSTRUCTION THE CONTRACTOR MUST CHECK AND VERIFIY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDE BUT ARE NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS, EXISTING INVERTS AND REPORT FINDING IN WRITING TO THE ENGINEER. i. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES. iii. VERIFY ALL FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS WHICH MY APPEAR ON THESE PLANS COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS

iv. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION. v. NOTIFY THE ENGINEER OF THE PROPOSED CONSTRUCTION SCHEDULE FOR COORDINATION OF NECESSARY INSPECTIONS 10. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEER 48 HOURS PRIOR TO THE COMMENCING SITE WORKS TO ARRANGE FOR INSPECTION. THE ENGINEER SHALL DETERMINE THE EXTENT OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF THE UNDERGROUND SERVICE INSTALLATION AS MANDATED BY THE ONTARIO BUILDING CODE DIVISION C. PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO MAKE SUITABLE ARRANGEMENTS FOR INSPECTION WILL LEAD TO POST CONSTRUCTION TESTING AND INSPECTION AS DETERMINED BY THE ENGINEER, THE COSTS OF WHICH INCLUDING ANY DELAYS IN CONSTRUCTION SHALL BE BOURNE BY THE CONTRACTOR. FULL PAYMENT FOR UN-INSPECTED WORKS MAY BE WITHHELD UNTIL THE COMPLETION OF THE POST CONSTRUCTION INSPECTION AND

TESTING TO THE SATISFACTION OF THE ENGINEER. INSPECTION BY THE OWNER'S ENGINEER IS FOR CERTIFICATION AND GENERAL CONFORMANCE PURPOSES AND DOES NOT CERTIFY LINE AND GRADE OR IMPLY AN ASSURANCE OF QUALITY CONTROL. IE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THE INSTALLATION OF THE WORKS TO PROPER LINE. GRADE AND QUALITY TO CURRENT INDUSTRY STANDARDS ANY UTILITY RELOCATIONS AND RESTORATIONS DUE TO THE DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER AND SHALL BE COORDINATED BY THE CONTRACTOR. 13. ALL RESTORATIONS AND RECONSTRUCTIONS SHALL BE COMPLETED TO MATCH EXISTING CONDITIONS OR BETTER AND ARE TO BE PERFORMED TO THE SATISFACTION OF THE ENGINEER AND THE CITY/TOWN

14. SERVICING CONTRACTOR TO MAINTAIN A "CONFINED TRENCH CONDITION" IN ALL SEWER AND WATERMAIN INSTALLATION TRENCHES. THE SITE SERVICING CONTRACTOR SHALL TERMINATE ALL SERVICES 1.0m FROM THE BUILDING FACE. 16. NO BLASTING WILL BE PERMITTED.

A. CONSTRUCTION OF STORM SEWERS SHALL BE IN ACCORDANCE WITH CITY STANDARDS &

SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST B. COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.013.
C. PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS. D. ALL SEWERS TO BE VIDEO INSPECTED. E. ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.

F. STORM SEWERS 250mm TO 600mm IN DIAMETER SHALL BE PVC PIPE, CSA B182.2, SDR-35. G. PROPOSED PRIVATE REAR LOT CATCH BASINS (RLCB'S) ARE TO BE AS PER OPSD 705.010, COMPLETE WITH BIRDCAGE FRAME AND GRATE AS PER OPSD 400.120. REAR LOT CATCH BASINS ARE TO BE SUMPLESS. H. ALL PVC SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION. 2. STORM AND SANITARY PRIVATE DRAINS

A. CONSTRUCTION OF PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST B. PRIVATE DRAINS TO BE 150mmø PVC PIPE, CSA B182.1 M-1983, SDR 28 AS PER FORM 500. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOUR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED. C. COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' INSTALLED AS PER

D. MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%. E. TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED. F. TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW CENTERLINE ROAD FLEVATION AT THAT POINT OR AS DETAILED. G. BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE TO LANDSCAPED SURFACES VIA SPLASH PADS. H. SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEPING TILES TO THE STORM PRIVATE DRAINS. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150mm ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN SEE DETAIL 3 I. IF THE APPLICANT/OWNER INTENDS TO REUSE A PORTION OF A SITE'S EXISTING SEWER SYSTEM. IT IS THEIR RESPONSIBILITY TO ENSURE THAT THE SEWER IS OF ADEQUATE CAPACITY. ME APPLICABLE BY-LAW REQUIREMENT, AND IS IN GOOD WORKING ORDER. SEWERS TO BE REUSED

MUST BE VIDEO INSPECTED, WHILE THE CITY/TOWN SEWER INSPECTOR IS PRESENT. THE APPLICANT/OWNER IS RESPONSIBLE FOR MAKING ALL ARRANGEMENTS WITH THEIR PRIVATE VIDEO INSPECTION CONTRACTOR ALONG WITH PAYMENT OF AN INSPECTION FEE.

VATERMAINS AND WATER SERVICES

A. CONSTRUCTION OF PRIVATE WATER SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST B. WHERE METAL FITTINGS ARE TO BE USED ON PVC MAINS SUFFICIENT CATHODIC PROTECTION MUST BE PROVIDED AS PER THE FOLLOWING REQUIREMENTS:

i. MINIMUM OF ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EVERY 1000m OF TRACER WIRE; ii. ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EACH COPPER WATER SERVICE CONNECTION; iii. ONE 11KG ZINC ANODE SHALL BE INSTALLED ON EVERY VALVE, HYDRANT, BEND, TEE, SLEEVE, REDUCER, PLUG, CAP, JOINT RESTRAINT, COUPLING, ETC., CONNECTED TO THE PVC PIPE. C. WATER SERVICE TO BE 25mm DIA. TYPE K' SOFT COPPER AS PER WM-207.01 OR AS DETAILED D. GRANULAR BEDDING AS PER WM-200.01 AND WM-200.02 TO BE GRANULAR 'D' AS PER FORM E. ALL VALVE BOXES TO BE SET TO PROPOSED GRADES.

GRADING NOTES

A. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED. B. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0M OR HIGHER SHALL BE DESIGNED BY A P.ENG. C. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES D. RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE. E. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN) ABOVE FINISHED GRADE.

F. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
G. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED

THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE

ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE CITY'S MANAGER OF DEVELOPMENT ENGINEERING. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33.0% GRADE (3:1 SLOPE). M. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED. A 1.5% GRADE IS PERMITTED, PROVIDED A 150mmø SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE

MINIMUM GRADE FOR WRAP-AROUND SWALE IN BACKYARDS SHALL BE 1.0%. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL F GRADED IN A STRAIGHT LINE. GARAGE FLOOR ELEVATIONS TO BE SET 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE . ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% S.P.D. (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LIFTS NOT

SWALE AND DRAINED TO A SUITABLE OUTLET (WITH A MINIMUM 0.3m COVER OVER THE

SUBDRAIN), OR OTHER MITIGATION MEASURES.

BACKYARD GRADING DEFINITION: "REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THZ DISTANCE REGULATED BY THE ZONING BY-LAW IR 6.0m.
THE MAXIMUM 5.0% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE DOES NOT EXCEED 1.0m ON EACH LOT. WHERE THE 5.0% RESTRICTION ON BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. 3:1 SLOPES CAN REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3m. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS. FRONT YARDS. AND BACK YARDS, OUTSIDE THE AREAS DEFINED IN ITEM "A" ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (3:1 MAXIMUM).

UNLESS OTHERWISE NOTED OR DIRECTED BY THE GEOTECHNICAL CONSULTANT, THE FOLLOWING SHALL ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 98% SPD. ALL MATERIAL SHALL BE PLACED IN LAYERS B. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 98% SPD.
C. FOR ALL SEWERS AND WATERMAINS IN FILL SECTIONS, THE COMPACTION
SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING OF

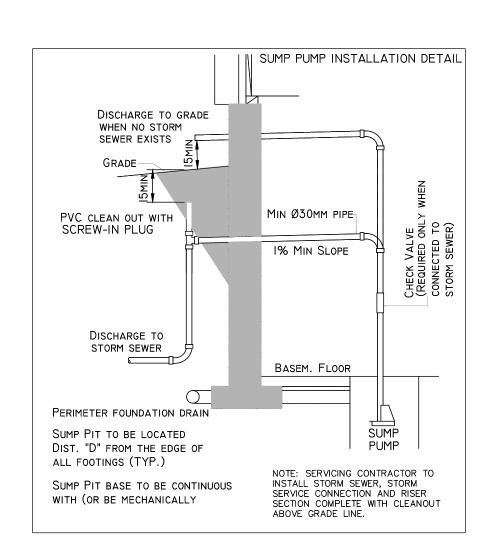
SILTATION AND EROSION CONTROL

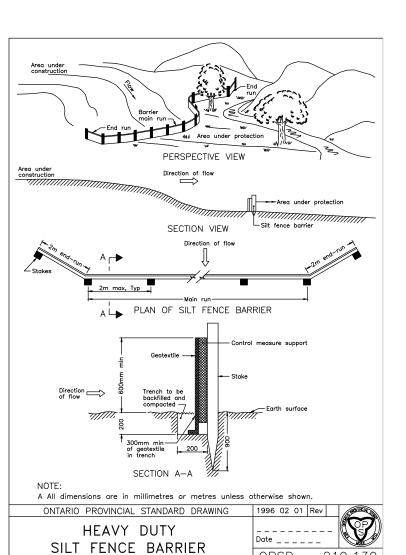
A. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE OF CITY/TOWN AND/OR THE CONSERVATION AUTHORITY. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.

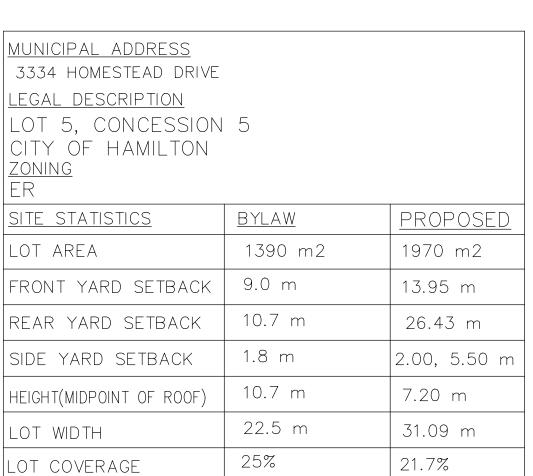
RESTORATIONS

A. ALL TRENCH EXCAVATION WITHIN EXISTING ROAD ALLOWANCES SHALL BE BACKFILLED WITH GRANULAR "A", COMPACTED TO 98& SPD. PAVEMENT RESTORATION SHALL BE PERFORMED AS PER RD-100.01 & 100.02. 3. ALL BOULEVARDS TO BE RESTORED WITH #1 NURSERY SOD ON 100mm MINIMUM THICK SELECT TOPSOIL. BEDDING MATERIALS TO BE AS PER FORM 600. COMPACTION TO BE AS PER

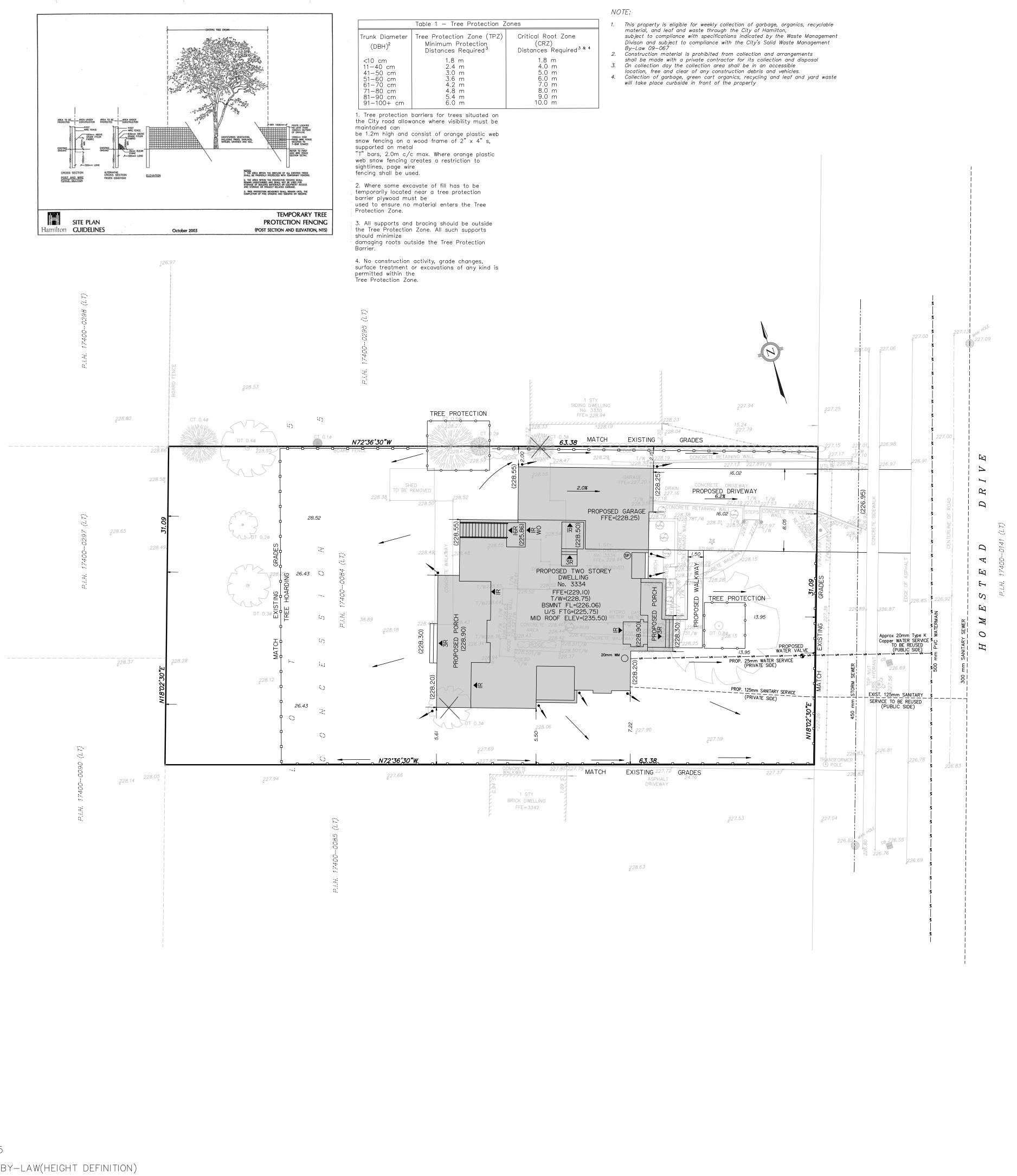
COMPLETELY REMOVE ABANDONED SEWER/WATERMAIN WHERE POSSIBLE AND/OR AS DIRECTED BY THE CITY OF HAMILTON. IF MAINS TO BE ABANDONED IN PLACE, WHERE ABANDONING A WATER SERVICE CONNECTION OR WATERMAIN CONNECTED TO A LIVE MAIN, THE PREFERRED METHOD IS TO REMOVE THE CURB STOP AND STEM, SHUT OFF MAIN STOP AND DISCONNECT/CUT WATER SERVICE AT MAIN STOP.

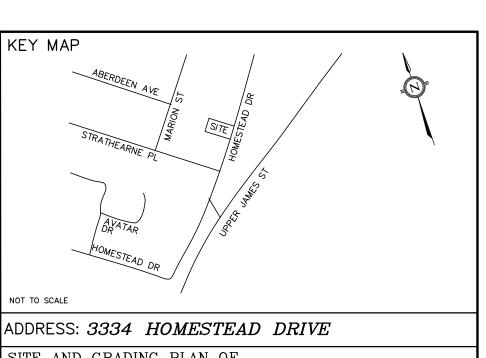






AVERAGE GRADE = 228.20 + 228.25 + 228.30





SITE AND GRADING PLAN OF LOT 5, CONCESSION 5 GEOGRAPHIC TOWNSHIP OF GLANBROOK IN THE CITY OF HAMILTON

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DENOTES CATCH BASIN DENOTES DECIDUOUS TREE DENOTES CONIFEROUS TREE DENOTES DOWN SPOUT DENOTES IRON BAR DENOTES SERVICE VALVE DENOTES SUBJECT LANDS BOUNDARY - — — — — DENOTES DEED LINE — – DENOTES LOT LINE —x——x— DENOTES FENCE LINE

DENOTES TREE TO BE REMOVED N-E-S-W DENOTES NORTH-EAST-SOUTH-WEST DENOTES EXISTING ELEVATION DENOTES PROPOSED ELEVATION → DENOTES PROPOSED TREE PROTECTION DENOTES PROPOSED SILT FENCE DENOTES DOWN SPOUT WITH SPLASH PAD DENOTES SUMP PUMP LOCATION

BEARING NOTE BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF HOMESTEAD DRIVE AS SHOWN ON PLAN 62R-9152 HAVING A BEARING OF N18°02'30"E.

BENCH MARK NOTE ELEVATIONS ARE REFERRED TO THE BEAMSVILLE BENCHMARK No. 0011975U164 HAVING A ELEVATION OF 228.431 METRES.

JUNE 19/18 EWA | REVISIONS AS REQUESTED BY ARCHITE JUNE 11/18 EWA REVISIONS AS REQUESTED BY ARCHITEC REVISIONS IO. DATE DESIGN EWA CHK'D JUNE 19, 2016 DRAWN CHK'D EWA

APPROVALS

M.FATHI 100086843 JUNE 19, 2018

DWN BY: EWA

CHK BY: JV

JOB No. 15-1867

Barich Grenkie Surveying Ltd. (905) 662-6767 A DIVISION OF GEOMAPL

TAVORMINA FAMILY RESIDENCE

PROJECT NAME

CLIENT

PROPOSED DWELLING 3334 HOMESTEAD DRIVE

SITE AND GRADING PLAN

PROJECT No. 15-1867-SGP 15-1867

AVERAGE GRADE AS PER TOWNSHIP OF GLANBROOK ZONING BY-LAW(HEIGHT DEFINITION)



Committee of Adjustment City Hall, 5th Floor,

71 Main St. W., Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

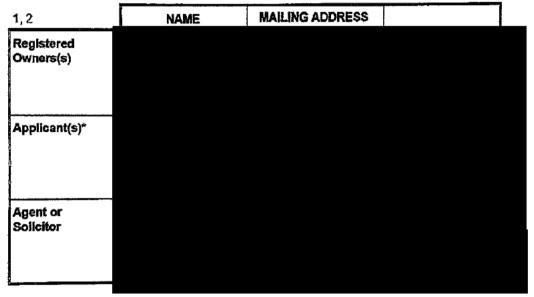
APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY	7.
APPLICATION NO	DATE APPLICATION RECEIVED
PAÌD	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.



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:

None

The application is for the property (3334 Homestead Drive, Mount Hope, ON, LOR1W0)

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:
has col	igin house has burned, the owner in the future will reconcutruct a new buildings, while the property neeivable to make it two parts, his application for severance approved conditionaly and now to go on the the process he apply for minor variances (1. Front width to reduce from 22.5 m to 15.5 m. area reduce from 1390 sq.m to 985 sq.m. 3. Keep the existing frame shad in the connceive part)
\bigvee	Secondary Dwelling Unit Reconstruction of Existing Dwelling
5.	Why it is not possible to comply with the provisions of the By-law?
	He did application of consent to the City of Hamilton and he have condition approval for the property
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):
	Part of Lot 5, Concession 5, Glanbrook, City Of Hamilton
	(3334 Homestead Drive, Monte Hope, ON, L0R1W0)
7.	PREVIOUS USE OF PROPERTY
	Residential 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 Unknown
8.4	Has there been petroleum or other fuel stored on the subject land or adjacent lands? Yes O No O 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 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 O No O 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 O No O 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 O No O Unknown O

0.10	uses on the site or a	to believe the subject land may have been contaminated by former adjacent sites? In Unknown
8.11	What information di	d you use to determine the answers to 8.1 to 8.10 above?
	While under the and that is conf	zoning intergrating the area under existing residential (ER) zoning irm that the propety is only residential.
8.12	previous use invent	operty is industrial or commercial or if YES to any of 8.2 to 8.10, a ory showing all former uses of the subject land, or if appropriate, the subject land, is needed.
	Is the previous use	inventory attached? Yes No
9.	remediation of conta	the City of Hamilton is not responsible for the identification and amination on the property which is the subject of this Application – by all to this Application.
		Print Name of Owner(s)
10.	Dimensions of lands	
	Frontage	31.09 m
	Depth	63.42 m
	Area	1971.72sq.m 86' (26.21 m)
	Width of street	
11.	ground floor area, g Existing:_ Vacant land	Idings and structures on or proposed for the subject lands: (Specify gross floor area, number of stories, width, length, height, etc.) with application an old propsed dwelling (site and grading plan)
	Proposed	
	Not decided yet	
12.	distance from side, i Existing: Front setback 1	ngs and structures on or proposed for the subject lands; (Specify rear and front lot lines) 3.95 m, Rare set back 26.43 north 2.00 m and South 5.50 m
	Proposed:	
	Front setback	k 13.0 m, Rare set back 29.17 m
	Side set back	s North and South 2.0 m
	For the New	two proposed dwelling.

13.	Date of acquisition of subject lands: Not available
14.	Date of construction of all buildings and structures on subject lands: Not decided yet
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:
	More than 40 years
18.	Municipal services available: (check the appropriate space or spaces)
	Water Connected 🗸
	Sanitary Sewer 🔽 Connected 🗸
	Storm Sewers 7
19.	Present Official Plan/Secondary Plan provisions applying to the land:
	Attched zoning by law plan
20.	Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
	Existing Resdential (ER) Zone
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 O No O
23.	Additional Information
	None
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.
	Attached Topo after cleaning the propety from the burned house and now is only vacant land
	Also Sketch for severance showing the building envelope in each part
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