



Hamilton

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.: HM/A-21:426

APPLICANTS: Owners D. & M. Best
Agent Think Giraffe- M. Fensham

SUBJECT PROPERTY: Municipal address **581 Catharine St. N., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended

ZONING: D district (Urban Protected Residential)

PROPOSAL: To permit the construction of a new two (2) storey addition in the rear yard of the existing single family dwelling notwithstanding that:

1. A southerly side yard width of 0.0m shall be provided instead of the minimum required side yard width of 1.2m
2. A northerly side yard width of 1.1m shall be provided instead of the minimum required side yard width of 1.2m

NOTES:

- i. Please be advised that eaves and gutters are permitted to project into a side yard not more than one-half its required width or 1.0m, whichever is lesser. Insufficient information has been provided in order to determine zoning compliance at this time. Further variances may be required zoning compliance cannot be achieved.

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

DATE: Thursday, January 20th, 2022
TIME: 1:55 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: January 4th, 2022.

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.

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND NOTIFY DESIGNERS OF ALL DISCREPANCIES BEFORE INITIATING WORK. ALL DRAWINGS ARE THE PROPERTY OF THINKGIRAFFE. DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM DESIGNERS. PRINTS ARE NOT TO BE SCALED.

Marina Fensham, Owner thinkGiraffe Design has reviewed and taken responsibility for the design activities described in this drawing set under OBC 2.17.4.7 f (g) BCIN: 21574 / 116364

ISSUE FOR VARIANCE: Oct 15, 2021

REMARKS	DATE	NO.
REVISIONS		

thinkGiraffe
ENVIRONMENTAL DESIGN

16 Sulphur Springs Road,
Ancaster, ON, L9G 1L8

905 304 1496
thinkgiraffe@bellnet.ca

PROJECT

Catharine St Addition
581 Catharine Street N,
Hamilton, ON
L8L 4V4

SHEET TITLE

A1.01 - SITE PLAN

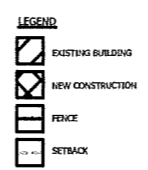
FOLDER	DRAWN BY MLF
FILE	SCALE 1/8" = 1'-0"
DATE	NUMBER

A1.01

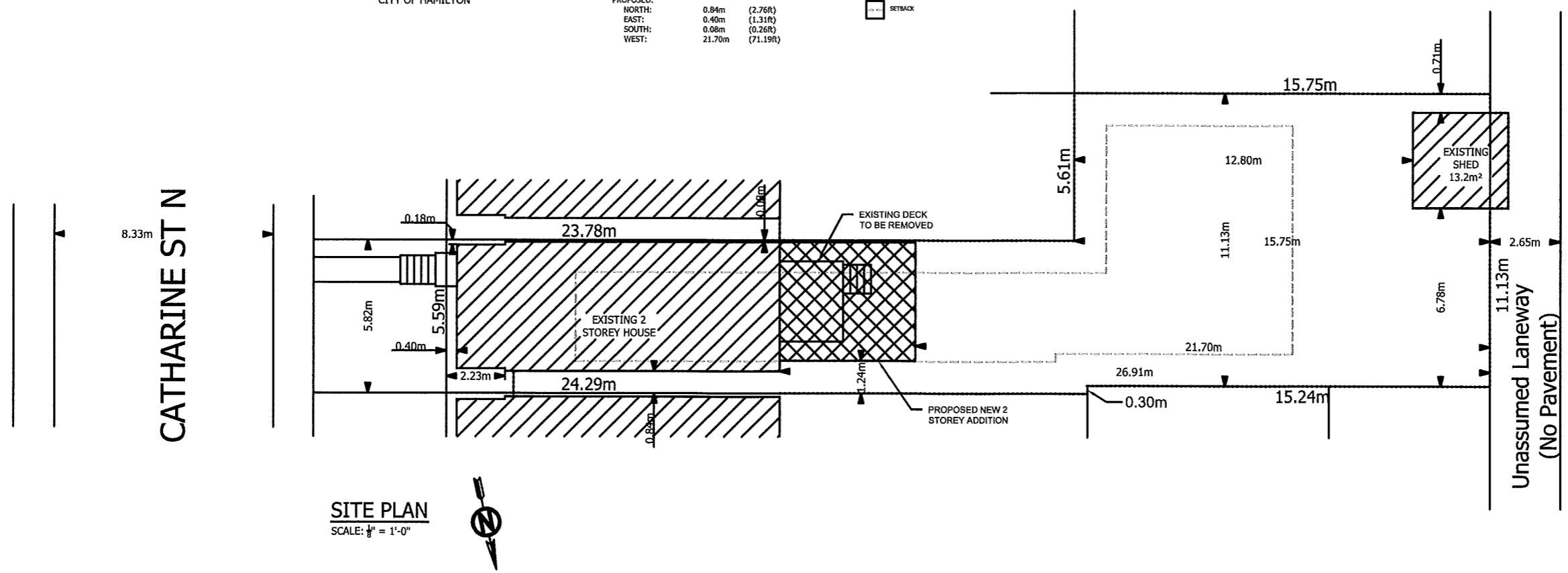
SITE STATISTICS

PROPOSED GROSS FLOOR AREA:

MAIN FLOOR:		
EXISTING:	52.30m ²	(562.98R ²)
PROPOSED:	73.63m ²	(792.60R ²)
2ND FLOOR:		
EXISTING:	41.08m ²	(442.14R ²)
PROPOSED:	62.43m ²	(672.04R ²)
TOTAL GROSS AREA:		
EXISTING:	93.38m ²	(1,005.12R ²)
PROPOSED:	136.07m ²	(1,464.64R ²)
LOT AREA:		
	313.66m ²	(3,376.16R ²)
# OF STOREYS:		
		2
BUILDING HEIGHT:		
		9.2m
ADDITION HEIGHT:		
		9.0m
BUILDING AREA:		
EXISTING:	59.52m ²	(640.67R ²)
PROPOSED:	82.64m ²	(889.58R ²)
LOT COVERAGE (incl. Shed):		
EXISTING:		23.2%
PROPOSED:		30.6%
BUILDING DIMENSIONS:		
EXISTING:	4.90m W x 12.22m L	
PROPOSED:	4.90m W x 16.28m L	
DIMENSIONS OF LANDS AFFECTED:		
FRONTAGE:	5.59m	(18.34ft)
DEPTH:	39.53m	(129.69ft)
AREA:	313.66m ²	
WIDTH OF STREET:		
	8.33m	(27.33ft)
DISTANCE FROM LOT LINES:		
EXISTING:		
NORTH:	0.84m	(2.76ft)
EAST:	0.40m	(1.31ft)
SOUTH:	0.08m	(0.26ft)
WEST:	26.91m	(88.29ft)
PROPOSED:		
NORTH:	0.84m	(2.76ft)
EAST:	0.40m	(1.31ft)
SOUTH:	0.08m	(0.26ft)
WEST:	21.70m	(71.19ft)



581 CATHARINE ST. NORTH
"D" DISTRICT
(URBAN PROTECTED RESIDENTIAL -
1 AND 2 FAMILY DWELLINGS)
CITY OF HAMILTON



SITE PLAN
SCALE: 1/8" = 1'-0"

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Marina Fensham, Owner thinkGiraffe Design has reviewed and taken responsibility for the design activities described in this drawing set under OBC 2.17.4.7 (ii) BCIN: 21574 / 116364

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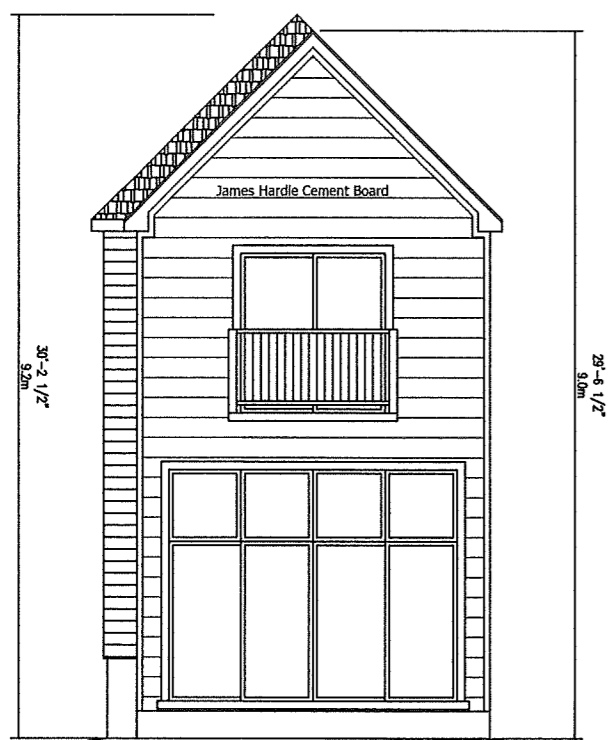
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905 304 1496
thinkgiraffe@bellnet.ca

PROJECT
Catharine St Addition
581 Catharine Street N,
Hamilton, ON
L8L 4V4

SHEET TITLE
A3.01 - REAR & SIDE
ELEVATION (North)

FOLDER	DRAWN BY MLF
FILE	SCALE 1/4" = 1'-0"
DATE	NUMBER

A3.01



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'

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Marina Fansham, Owner ThinkGiraffe Design has reviewed and taken responsibility for the design activities described in this drawing set under OBC 2.17.4.7 (i) BCIN: 21674 / 116364

ISSUE FOR VARIANCE: Oct 15, 2021

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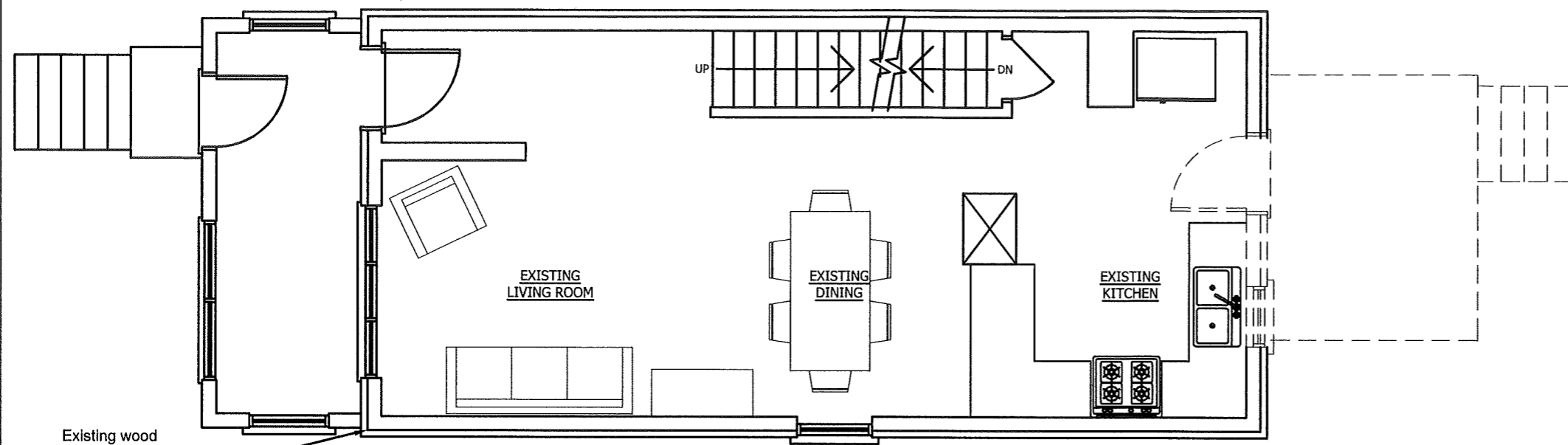
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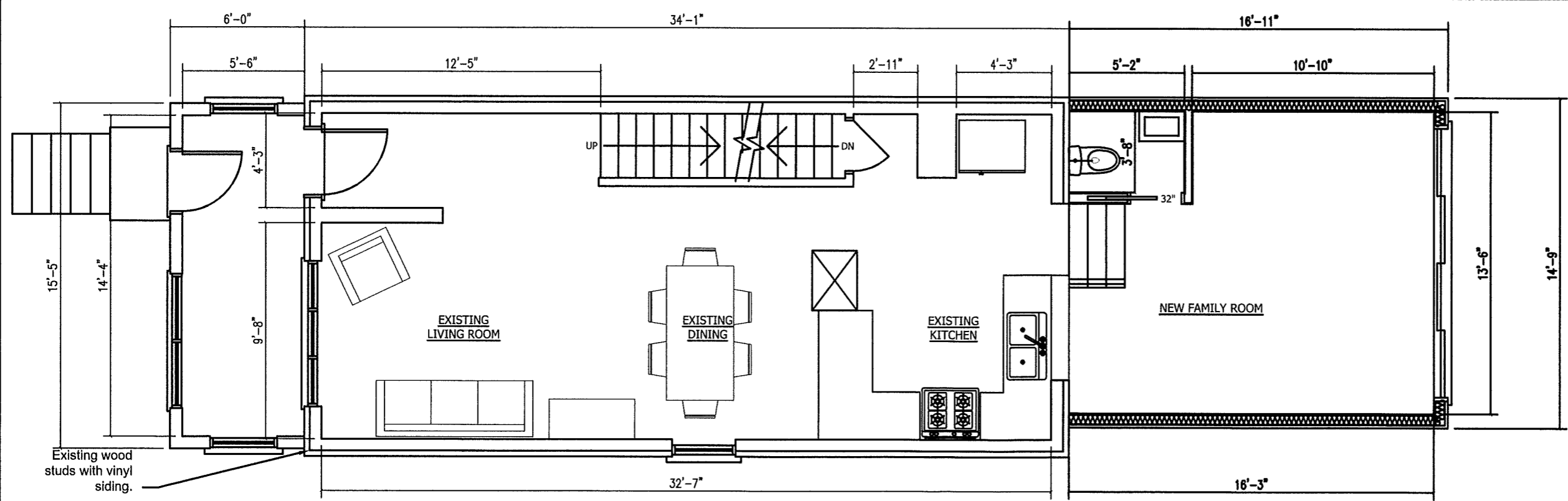
SHEET TITLE
2.01 - EXISTING MAIN
FLOOR & DEMOLITION
/ PROPOSED PLAN

FOLDER	DRAWN BY MLF
FILE	SCALE 3/8" = 1'-0"
DATE	NUMBER

A2.01



EXISTING FIRST FLOOR PLAN 640.67 sq.ft.
SCALE: 3/8" = 1'



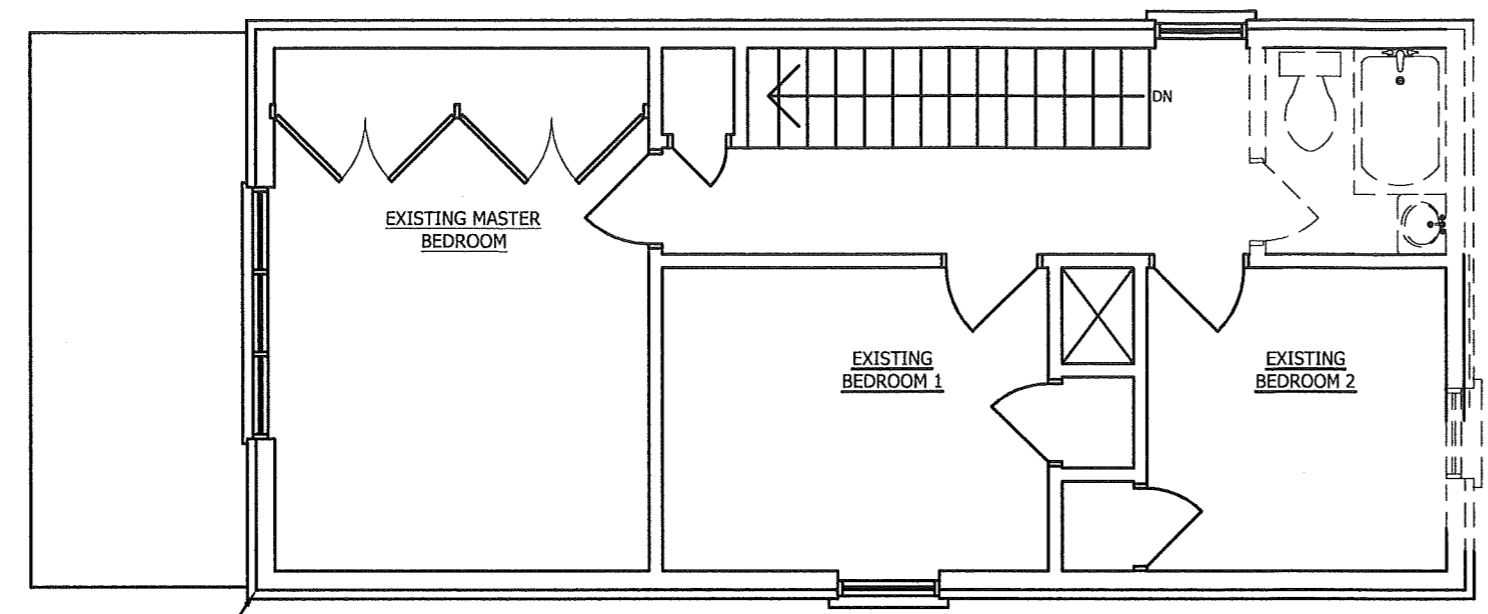
PROPOSED FIRST FLOOR PLAN EXISTING: 640.67 sq.ft.
SCALE: 3/8" = 1' PROPOSED: 640.67 + 248.91 = 889.58 sq.ft. TOTAL

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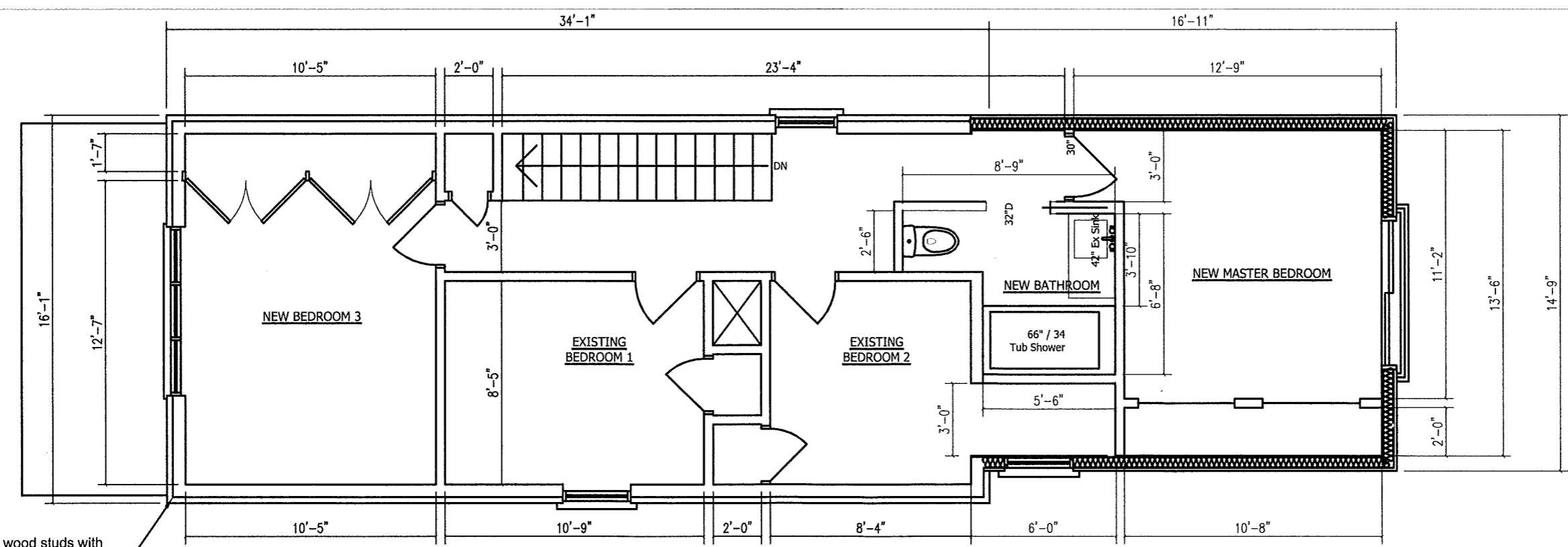
ISSUE FOR VARIANCE: Oct 15, 2021

REMARKS	DATE	NO.
REVISIONS		



Existing wood studs with vinyl siding.

EXISTING SECOND FLOOR PLAN 548.17 sq.ft.
SCALE: 3/8" = 1'



Existing wood studs with vinyl siding.

PROPOSED SECOND FLOOR PLAN EXISTING: 548.17 sq.ft.
SCALE: 3/8" = 1' PROPOSED: 548.17 + 248.91 = 797.01 sq.ft. TOTAL

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thinkgiraffe@bellnet.ca

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SHEET TITLE
A2.02 - EXISTING 2nd
FLOOR & DEMOLITION
/ PROPOSED PLAN

FOLDER	DRAWN BY MLF
FILE	SCALE 3/8" = 1'-0"
DATE	NUMBER

A2.02

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ISSUE FOR VARIANCE: Oct 15, 2021

REMARKS	DATE	NO.
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PROJECT

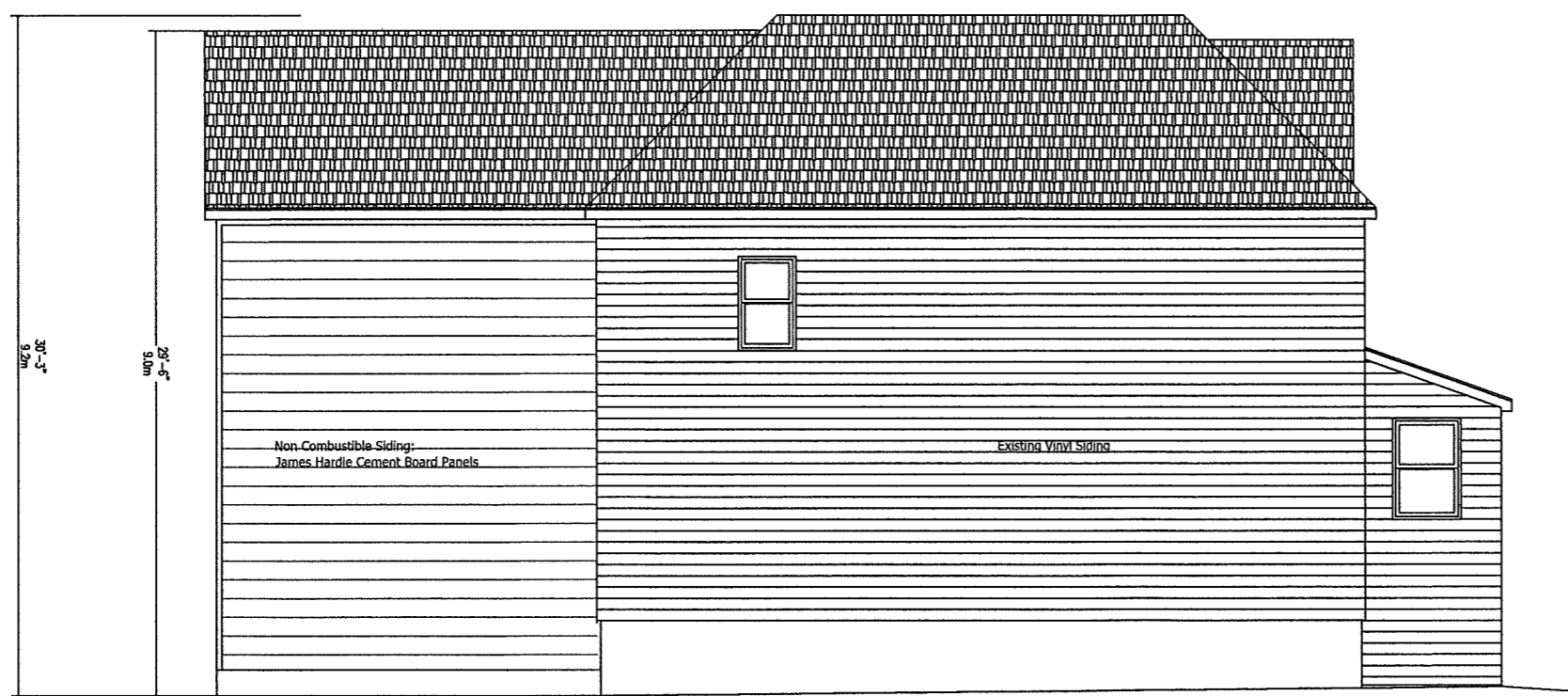
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L8L 4V4

SHEET TITLE

A3.03 - SIDE
ELEVATION (SOUTH)

FOLDER	DRAWN BY MLF
FILE	SCALE 1/4" = 1'-0"
DATE	NUMBER

A3.02



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'



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.	
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

	NAME	ADDRESS
Registered Owners(s)	[REDACTED]	
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:

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:
Reduction in North side yard from 1.4 metres to 1.1 metres.
Reduction in South side yard from 1.4 metres to 0 metres.
5. Why it is not possible to comply with the provisions of the By-law?
We have a narrow lot (19' 1 1/4") and the existing structure sits on the South lot line. In order to put an extension on the house, it is necessary to continue along the South lot 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**):
581 Catharine Street North consistin of Parcel One As in 295323 C.D. and Parcel Two As In 129473 C.D.

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial
Agricultural Vacant

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 9.1 to 9.10 above?
The current and surrounding houses were built in the early 1900's according to home inspection and other historical information.

8.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, 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.

Nov 15, 2021 Melissa Best
Date Signature Property Owner
Melissa Best
Print Name of Owner

10. Dimensions of lands affected:

Frontage 5.59m
Depth 39.53m
Area 313.66 sq. m
Width of street 8.33m

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: See Sheet Attached
See Site Plan.

Proposed
See Site Plan.

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing: See Sheet Attached
See Site Plan.

Proposed:
See Site Plan.

SITE STATISTICS

PROPOSED GROSS FLOOR AREA:

MAIN FLOOR:
EXISTING: 52.30m² (562.98ft²)
PROPOSED: 73.63m² (792.60ft²)
2ND FLOOR:
EXISTING: 41.08m² (442.14ft²)
PROPOSED: 62.43m² (672.04ft²)
TOTAL GROSS AREA:
EXISTING: 93.38m² (1,005.12ft²)
PROPOSED: 136.07m² (1,464.64ft²)

LOT AREA: 313.66m² (3,376.16ft²)

OF STOREYS: 2
BUILDING HEIGHT: 9.2m
ADDITION HEIGHT: 9.0m

BUILDING AREA:
EXISTING: 59.52m² (640.67ft²)
PROPOSED: **82.64m²** (889.58ft²)

LOT COVERAGE (incl. Shed):
EXISTING: 23.2%
PROPOSED: **30.6%**

BUILDING DIMENSIONS:

EXISTING: 4.90m W x 12.22m L
PROPOSED: 4.90m W x 16.28m L

DIMENSIONS OF LANDS AFFECTED:

FRONTAGE: 5.59m (18.34ft)
DEPTH: 39.53m (129.69ft)
AREA: 313.66m²
(3,376.16ft²)
WIDTH OF STREET: 8.33m (27.33ft)

DISTANCE FROM LOT LINES:

EXISTING:
NORTH: 0.84m (2.76ft)
EAST: 0.40m (1.31ft)
SOUTH: 0.08m (0.26ft)
WEST: 26.91m (88.29ft)
PROPOSED:
NORTH: 0.84m (2.76ft)
EAST: 0.40m (1.31ft)
SOUTH: 0.08m (0.26ft)
WEST: 21.70m (71.19ft)

581 CATHARINE ST. NORTH

"D" DISTRICT
(URBAN PROTECTED RESIDENTIAL –
1 AND 2 FAMILY DWELLINGS)

CITY OF HAMILTON

13. Date of acquisition of subject lands:
July 2015
14. Date of construction of all buildings and structures on subject lands:
Early 1900's
15. Existing uses of the subject property:
SF Residential
16. Existing uses of abutting properties:
SF Residential
17. Length of time the existing uses of the subject property have continued:
Since Construction
18. Municipal services available: (check the appropriate space or spaces)
Water Yes Connected Yes
Sanitary Sewer Yes Connected Yes
Storm Sewers Yes
19. Present Official Plan/Secondary Plan provisions applying to the land:
Residential
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
"D" District
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.