



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-21:273

APPLICANTS: Agent Len Angelici
Owner J. McCutcheon

SUBJECT PROPERTY: Municipal address **207 Beach Blvd., Hamilton**

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

ZONING: "C/S-1435" (Urban Protected Residential, etc.) district

PROPOSAL: To demolish the existing single family dwelling, and construct a new three (3) storey single family dwelling, notwithstanding that;

1. A building shall be permitted to be (3) storeys and 11.15 metres in height instead of the requirement that no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres.
2. A minimum manoeuvring space width of 5.23 metres shall be provided for the three (3) required parking spaces provided in the attached garage instead of the minimum required manoeuvring space width of 6.0 metres.

Note:

Please be advised that a portion of this property is under Conservation Management. Please contact Hamilton Conservation prior to any development.

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

DATE: Thursday, February 17th, 2022
TIME: 1:40 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: February 1st, 2021.

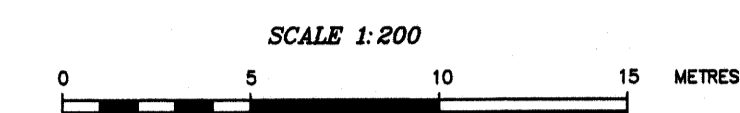
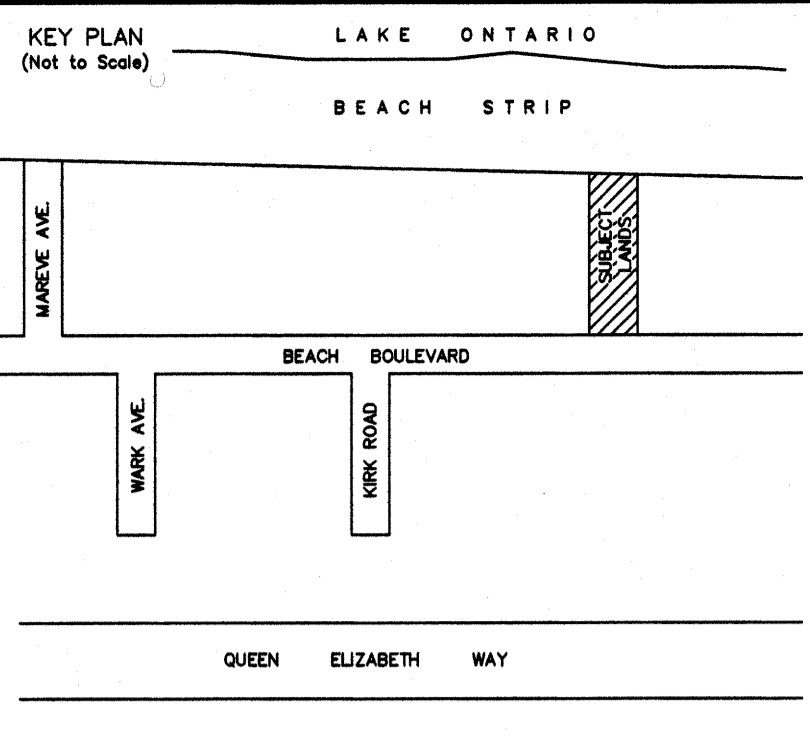
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

SITE DATA:

ADDRESS:	207 BEACH BOULEVARD
ZONING:	C/S-1435
LOT AREA:	908.95 sq. m.
LOT COVERAGE:	PROPOSED 23.9% (EXCLUDES PORCHES & DECK)
HEIGHT:	AVERAGE ELEVATION OF ALL GRADES WITHIN 4.5 m. OF DWELLING=77.29 m. PEAK OF ROOF = 88.41 m. PROPOSED HEIGHT = 11.12 m.
LANDSCAPED AREA:	PROPOSED: 66% OF FRONT YARD

PLAN SHOWING PROPOSED DWELLING AND GRADING
(207 BEACH BOULEVARD)
**PART OF BURLINGTON BEACH
EAST SIDE OF BEACH BOULEVARD
(UNREGISTERED)**
(GEOGRAPHIC TOWNSHIP OF SALTFLEET)
CITY OF HAMILTON



B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

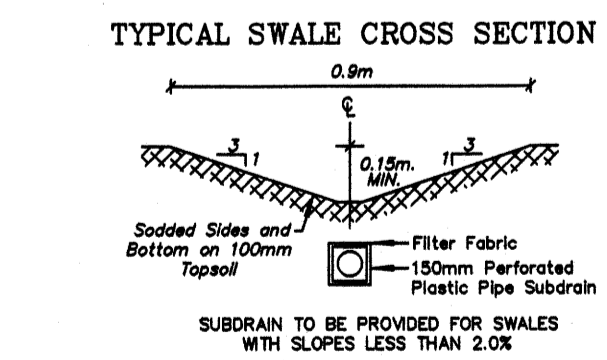
METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF BEACH BOULEVARD AS SHOWN ON PLAN 62R-7382, HAVING A BEARING OF N 72° 48' 25" W.

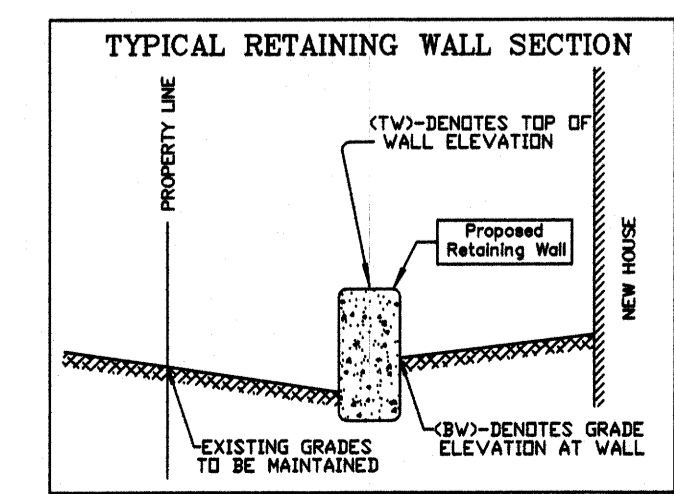
- LEGEND & NOTES:**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IB# DENOTES ROUND IRON BAR
 - IP DENOTES IRON PIPE
 - CP DENOTES CONCRETE PIN
 - SM DENOTES STONE MONUMENT
 - WT. DENOTES WITNESS
 - (OU) DENOTES ORIGIN UNKNOWN
 - P1 DENOTES PLAN 62R-7382
 - P2 DENOTES PLAN 62R-16249
 - P3 DENOTES PLAN 62R-12651
 - P4 DENOTES PLAN BY L.G. WOODS SURVEYING INC. FILE: 98-437
 - D1 DENOTES INSTRUMENT No. W152552
 - (1135) DENOTES L.G. WOODS O.L.S.
 - (1511) DENOTES C.V. CONCO O.L.S.
 - (CITY) DENOTES CITY OF HAMILTON
 - C.B. DENOTES CATCH BASIN
 - R.O. DENOTES ROOF OVERHANG (EAVES & GUTTER)
 - S.F.B. DENOTES SILT FENCE BARRIER TO COMPLY WITH OPSD 219.130 (NOV. 2015) REV. #2
 - T.P.F. DENOTES TREE PROTECTION FENCING TO COMPLY WITH OPSD - 220.01
 - T.R.W. DENOTES TIMBER RETAINING WALL
 - T.W. DENOTES TOP OF WALL
 - U.P. DENOTES UTILITY POLE
 - W.V. DENOTES WATER VALVE
 - 0.3# DENOTES DIAMETER OF TREE
 - x 77.00 DENOTES EXISTING ELEVATION
 - x (77.00) DENOTES PROPOSED ELEVATION
- FOR BEARING COMPARISONS, A ROTATION OF 0° 52' 05" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 62R-16249.

ELEVATION NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO CONTROL MONUMENT No. 07720100033.
LOCATION: MONUMENT IS LOCATED 62 m. EAST OF BEACH BLVD. 30 m. NORTH OF VAN WAGNER'S BEACH ROAD AND 40 m. WEST OF THE EDGE OF WATER.
ELEVATION = 78.098 m. (CGVD28:78).

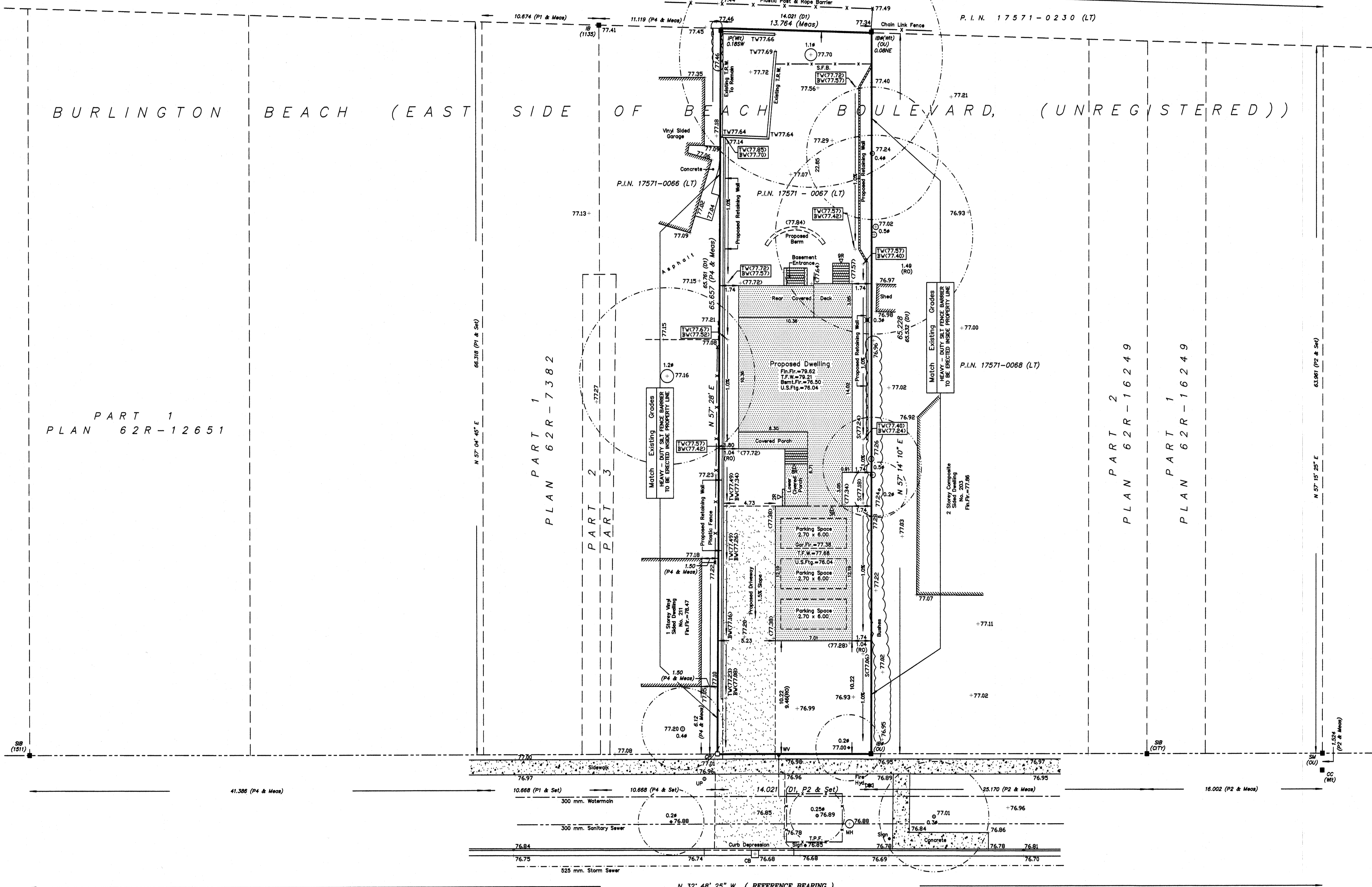
NOTE:
UNDERGROUND SERVICE LOCATIONS WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF HAMILTON.
UNDERGROUND SERVICE LOCATIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION.



ALL HEAVY-DUTY SILT FENCE BARRIERS TO COMPLY WITH OPSD 219.130 (NOV. 2015) REV. #2



NOTE:
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN



ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2155932

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN accordance with Regulation 1028, Section 28(3).

BEACH BOULEVARD

(REGIONAL ROAD No. 114, ESTABLISHED BY BURLING BEACH COMMISSION BY-LAW No. 188, REGISTERED AS 1248 BY-LAW, DATED JULY 7, 1949, TRANSFERRED BY ORDER IN COUNCIL OC-2180/64, EFFECTIVE JULY 9, 1964, INSTRUMENT 1469 MISC. (P-2113-241))
P. I. N. 17571-0104 (LT)

- GENERAL GRADING NOTES:**
- ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (min. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
 - ALL RETAINING WALLS, WALKWAYS, CURBS, ETC. SHALL BE PLACED A MIN. OF 0.45 m. OFF THE PROPERTY LINE. ALL WALLS 1.0 m. OR HIGHER SHALL BE DESIGNED BY A P.Eng.
 - SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150 mm. ABOVE THE PROPOSED SIDE YARD SWALES.
 - RETAINING WALLS 0.6 m. 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.
 - SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33% GRADE (3:1 SLOPES).
 - WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150 mm. SUB-DRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3 m. COVER OVER THE SUB-DRAIN), OR OTHER MITIGATION MEASURES.
 - MINIMUM GRADE FOR A WRAP-AROUND SWALE IN THE BACKYARD SHALL BE 1.0%.
 - UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
 - TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150 mm. (min) ABOVE FINISHED GRADE.
 - DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0% REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
 - GARAGE FLOOR ELEVATION TO BE SET MINIMUM 0.3 m. HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
 - ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300 mm. LIFTS.
 - FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS AND PROTECTION SCHEMATICS, ETC. REFER TO TREE PROTECTION PLAN.
 - LOT GRADING FOR ALL LOTS IN THE SUBDIVISION SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON ACCEPTANCE OF THE SUBDIVISION BY THE CITY.
 - 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 1.2 m. FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.

- BACKYARD GRADING NOTES:**
- DEFINITION: "REQUIRED BACKYARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW OR 6 METRES.
 - THE MAXIMUM SLOPE IN THE BACKYARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACKYARD SHALL BE 5% EXCEPT AS SET OUT IN ITEMS BELOW.
 - THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH LOT.
 - WHERE THE 5% RESTRICTION ON THE BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. SLOPES WITH A MAXIMUM OF THREE HORIZONTAL TO ONE VERTICAL MAY REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3 m. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
 - THE 5% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARDS PROVIDING THE TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT IN ITEM b) ABOVE. THE INTENTION OF THIS PROVISION IS TO PROVIDE FOR FLEXIBILITY OF HOUSE CONSTRUCTION.
 - THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS AND BACK YARDS, OUTSIDE THE AREA DEFINED IN a) ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (MINIMUM 3H:1V).

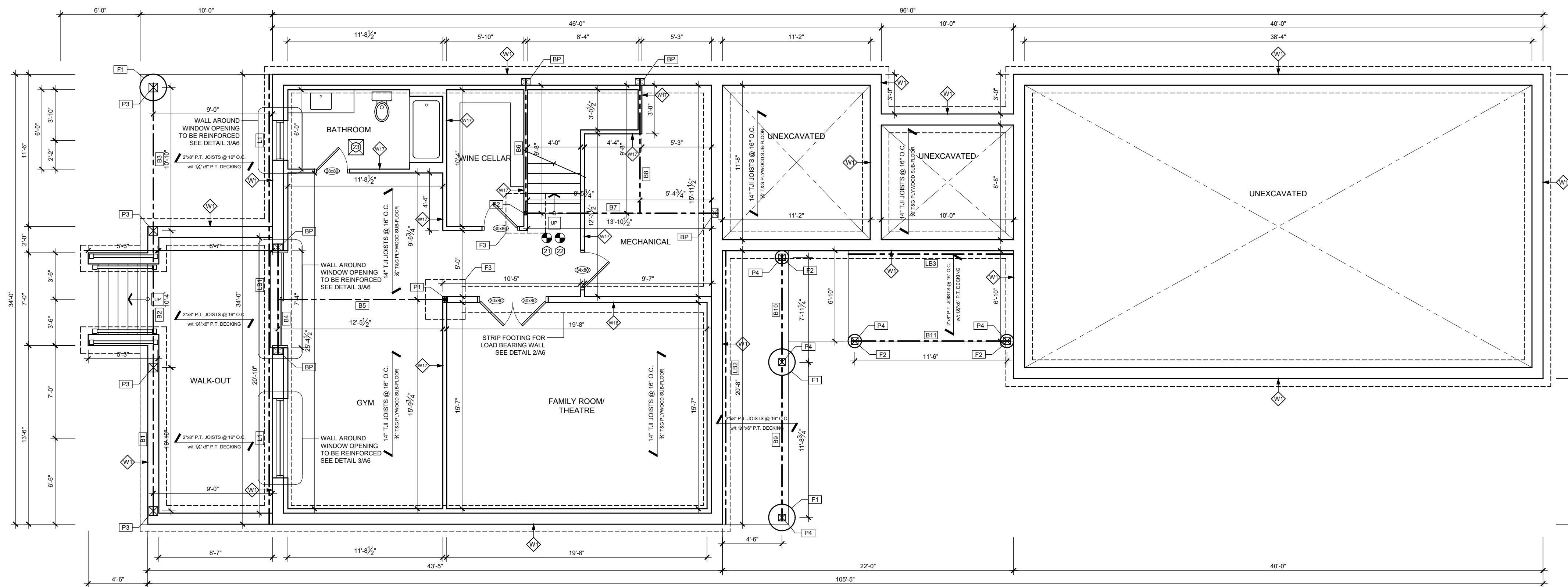
ROOFWATER LEADERS NOTE:
ALL ROOFWATER LEADERS SHALL DISCHARGE INTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6m. FROM THE BUILDING FACE.

SUMP PUMPS
SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEeping TILES TO THE STORM PRIVATE DRAIN. THE SUMP OUTLET SHALL EXTEND A MINIMUM OF 150 mm. ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.

SEPTEMBER 28, 2021
DATE

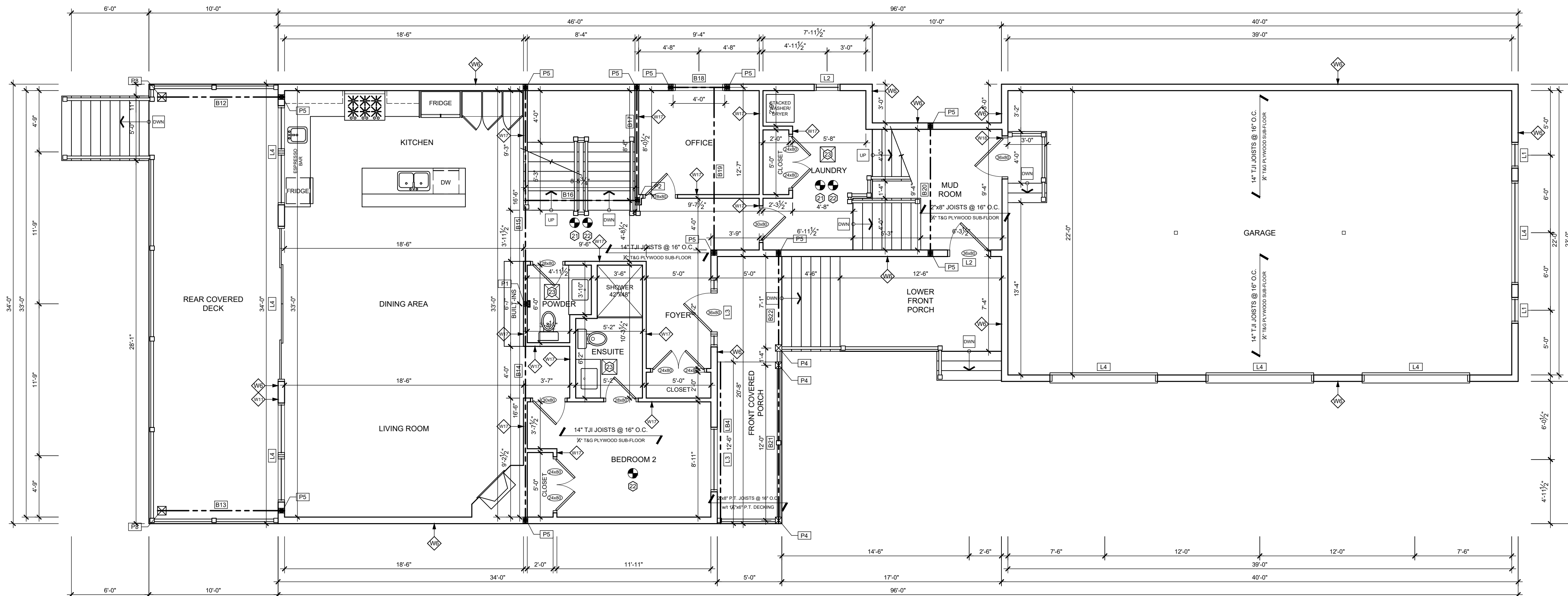
B.A. JACOBS SURVEYING LTD.
182 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L9N 1L3)
PHONE 905-521-1535 ba.jacobs@rogers.com

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PROPOSED GROUND FLOOR PLAN
 SCALE 3/16" = 1' - 0"
 FLOOR AREA: 1156.00sqft

- B1 3-2"x8" P.T. WOOD BEAM (DROPPED)
- B2 3-2"x8" P.T. WOOD BEAM (DROPPED)
- B3 3-2"x8" P.T. WOOD BEAM (DROPPED)
- B4 BEAM BY FLOOR PROVIDER (DROPPED)
- B5 BEAM BY FLOOR PROVIDER (DROPPED)
- B6 BEAM BY FLOOR PROVIDER (DROPPED)
- B7 BEAM BY FLOOR PROVIDER (DROPPED)
- B8 BEAM BY FLOOR PROVIDER (DROPPED)
- B9 3-2"x8" P.T. WOOD BEAM (DROPPED)
- B10 3-2"x8" P.T. WOOD BEAM (DROPPED)
- B11 3-2"x8" P.T. WOOD BEAM (DROPPED)
- F1 6"x4" SONG-TUBE SIMPSON STRONG-TIE POST STAND-OFF BASE 6"x8" P.T. POST BOTTOM OF SONG-TUBE MIN. 4'-0" BELOW GRADE REFER TO DETAIL S146
- F2 6"x4" SONG-TUBE SIMPSON STRONG-TIE POST STAND-OFF BASE 6"x8" P.T. POST BOTTOM OF SONG-TUBE MIN. 4'-0" BELOW GRADE REFER TO DETAIL S146
- F3 30"x36"x12" CONCRETE FOOTING 3MM BARS @ 9" O.C. BOTH WAYS MIN. 7" EMBEDMENT
- LE1 2"x4" P.T. LEDGER BOARD FASTENED TO FOUNDATION WALL OF DWELLING w/ 6"x7"x4" SLEEVE ANCHORS @ 18" O.C. STAGGERED
- LE2 2"x4" P.T. LEDGER BOARD FASTENED TO FOUNDATION WALL OF DWELLING w/ 6"x7"x4" SLEEVE ANCHORS @ 18" O.C. STAGGERED
- LE3 2"x4" P.T. LEDGER BOARD FASTENED TO FOUNDATION WALL OF DWELLING w/ 6"x7"x4" SLEEVE ANCHORS @ 18" O.C. STAGGERED
- P1 3-2"x8" S.P.F. No 1 OR 2 LAMINATED TOGETHER
- P2 30"x30"x12" HSS STEEL POST 12"x12"x12" BOTTOM PLATE FASTENED PAD BELOW w/ 4 6"x6" BOLTS MIN. 6" EMBEDMENT 6"x8"x12" TOP PLATE
- P3 6"x8" P.T. WOOD POST
- P4 6"x8" P.T. WOOD POST
- LI 1-FLY 1 1/2"x14" MICROROLL LVL 2.0E



PROPOSED SECOND FLOOR PLAN
 SCALE 3/16" = 1' - 0"
 FLOOR AREA: 1419.33sqft
 GARAGE AREA: 960sqft

- B12 3-2"x8" P.T. WOOD BEAM (DROPPED)
- B13 3-2"x8" P.T. WOOD BEAM (DROPPED)
- B14 BEAM BY FLOOR PROVIDER (DROPPED)
- B15 BEAM BY FLOOR PROVIDER (DROPPED)
- B16 BEAM BY FLOOR PROVIDER (DROPPED)
- B17 BEAM BY FLOOR PROVIDER (DROPPED)
- B18 BEAM BY FLOOR PROVIDER (DROPPED)
- B19 BEAM BY FLOOR PROVIDER (DROPPED)
- B20 BEAM BY FLOOR PROVIDER (DROPPED)
- B21 3-2"x8" P.T. WOOD BEAM (DROPPED)
- B22 3-2"x8" P.T. WOOD BEAM (DROPPED)
- P1 3-2"x8" S.P.F. No 1 OR 2 LAMINATED TOGETHER
- P2 6"x8" P.T. WOOD POST
- P3 6"x8" P.T. WOOD POST
- P4 3-2"x8" S.P.F. No 1 OR 2 LAMINATED TOGETHER POST TO EXTEND THROUGH SUB-FLOOR AND BEAR ON FOUNDATION WALL BELOW
- L1 2-2"x10 S.P.F. No 1 OR 2
- L2 2-2"x10 S.P.F. No 1 OR 2
- L3 2-2"x10 S.P.F. No 1 OR 2
- L4 2-2"x10 S.P.F. No 1 OR 2
- LE4 2"x4" P.T. LEDGER BOARD FASTENED TO WALL OF DWELLING w/ 6"x7"x4" SLEEVE ANCHORS @ 18" O.C. STAGGERED

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	PRELIMINARY DRAWINGS	09/08/2021

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST.
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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.

QUALIFICATION INFORMATION

LEONARD ANGELICI 42391
 NAME BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN 43162
 NAME BCIN

09/08/2021
 DATE SIGNATURE

Len Angelici Design

270 SHERMAN AVE N. UNIT OF-269
 HAMILTON, ON L8L 6N4
 (905) 393-8868
 info@lenangelicidesign.ca

PROJECT

PROPOSED RESIDENCE:
 207 BEACH BLVD
 HAMILTON, ON

SHEET TITLE

PROPOSED FOUNDATION & MAIN FLOOR PLANS

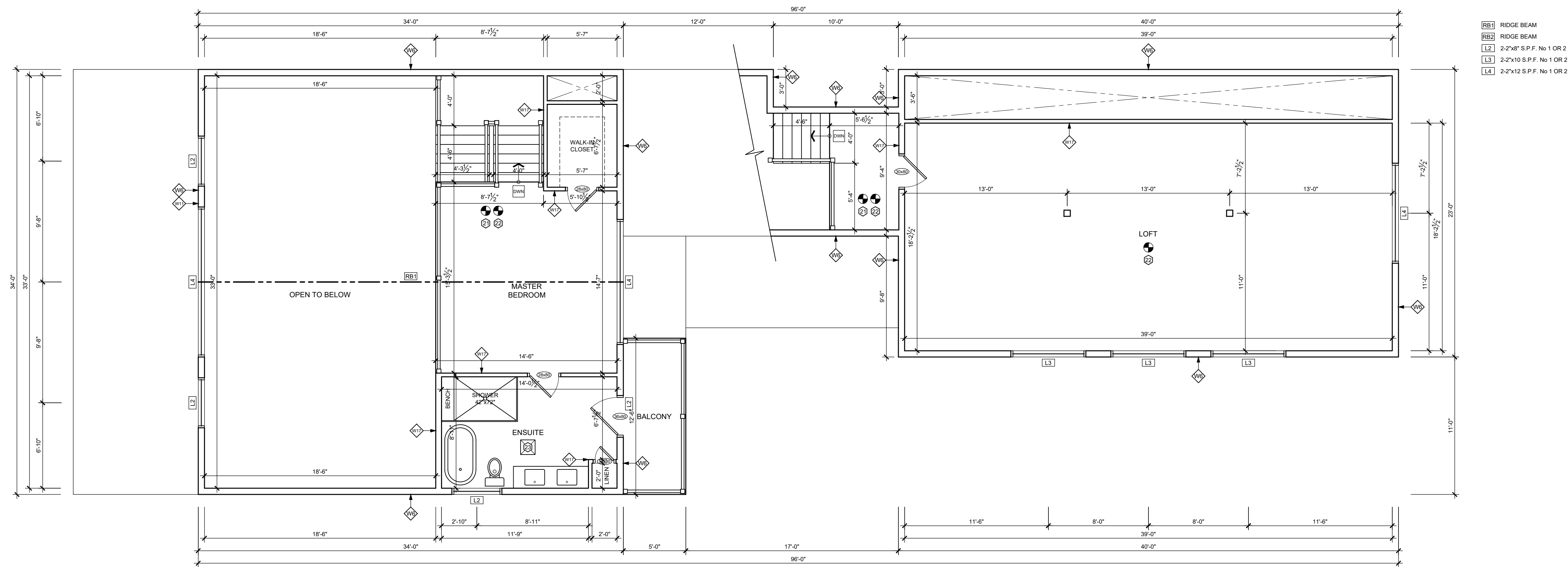
DRAWN BY
 L. ANGELICI

DATE
 09/08/2021

SCALE
 3/16"=1'-0"

PROJECT No.
 2020-001

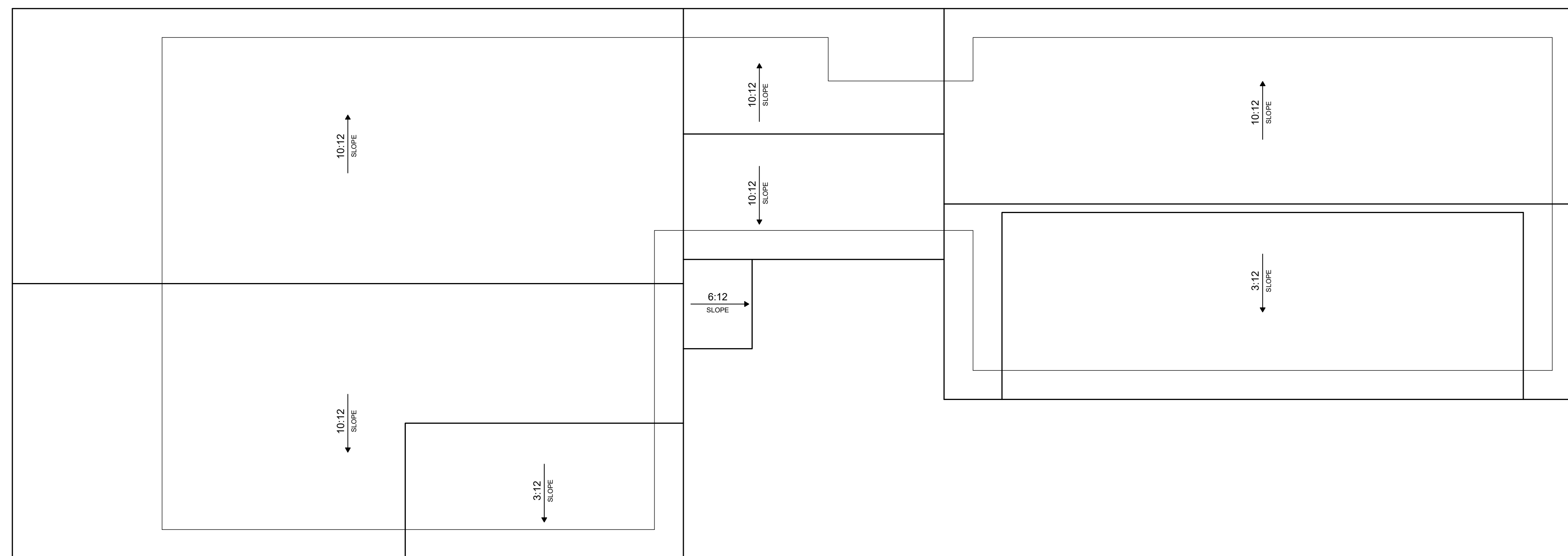
A1



PROPOSED THIRD FLOOR PLAN

SCALE 3/16" = 1' - 0"

FLOOR AREA: 1446.32sqft



ROOF PLAN

SCALE 3/16" = 1' - 0"

- RB1 RIDGE BEAM
- RB2 RIDGE BEAM
- L2 2-2"x8" S.P.F. No 1 OR 2
- L3 2-2"x10 S.P.F. No 1 OR 2
- L4 2-2"x12 S.P.F. No 1 OR 2

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
02.	DRAWING FOR C.O.A. REVIEW	10/21/2021
01.	PRELIMINARY DRAWINGS	08/08/2021

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QUALIFICATION INFORMATION

LEONARD ANGELICI 42391
NAME BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN 43162
NAME BCIN

10/21/2021
DATE SIGNATURE

Len Angelici Design

270 SHERMAN AVE N. UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

PROPOSED RESIDENCE:
207 BEACH BLVD
HAMILTON, ON

SHEET TITLE

PROPOSED SECOND FLOOR & ROOF PLANS

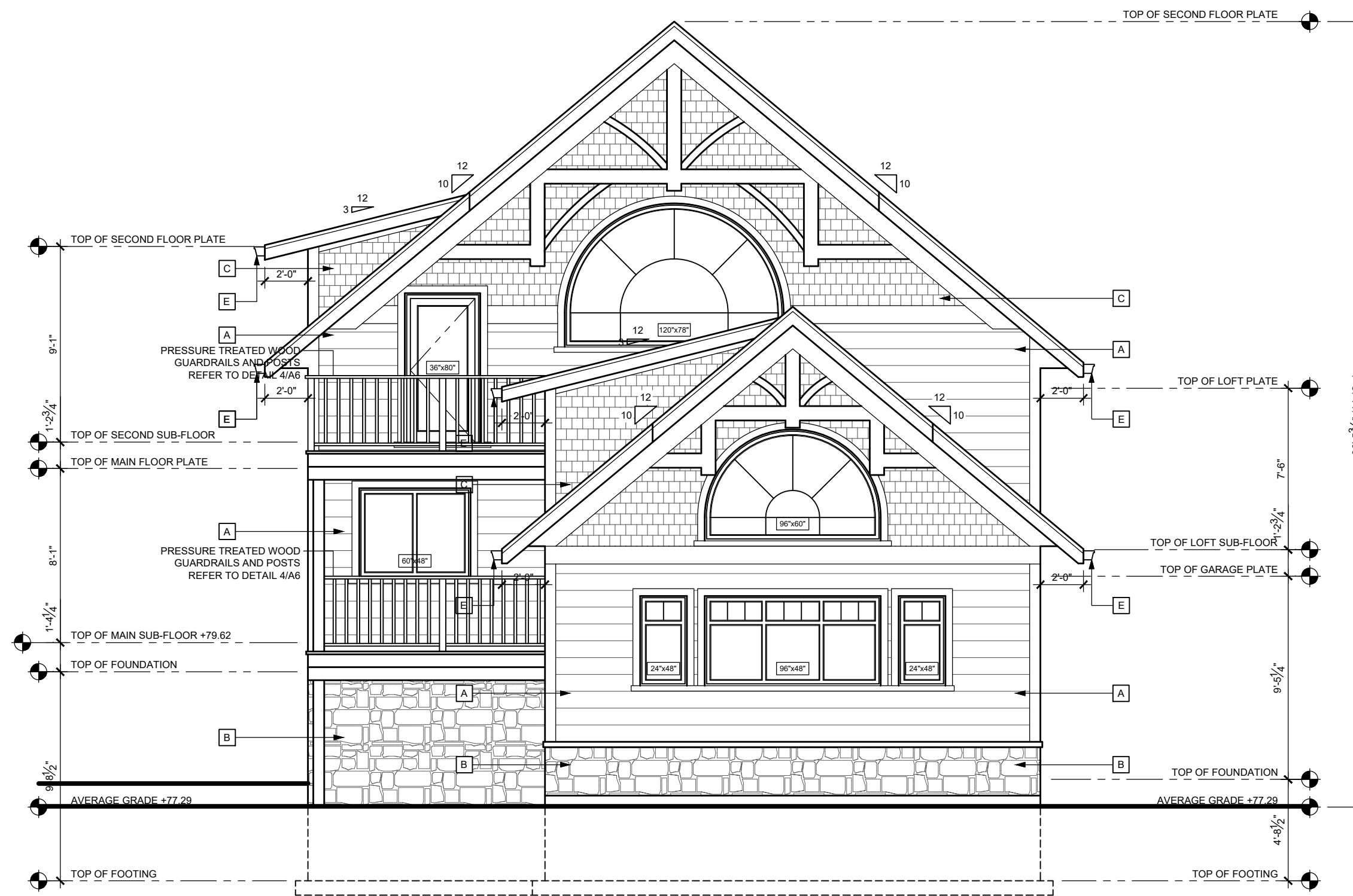
DRAWN BY
L. ANGELICI

DATE
10/21/2021

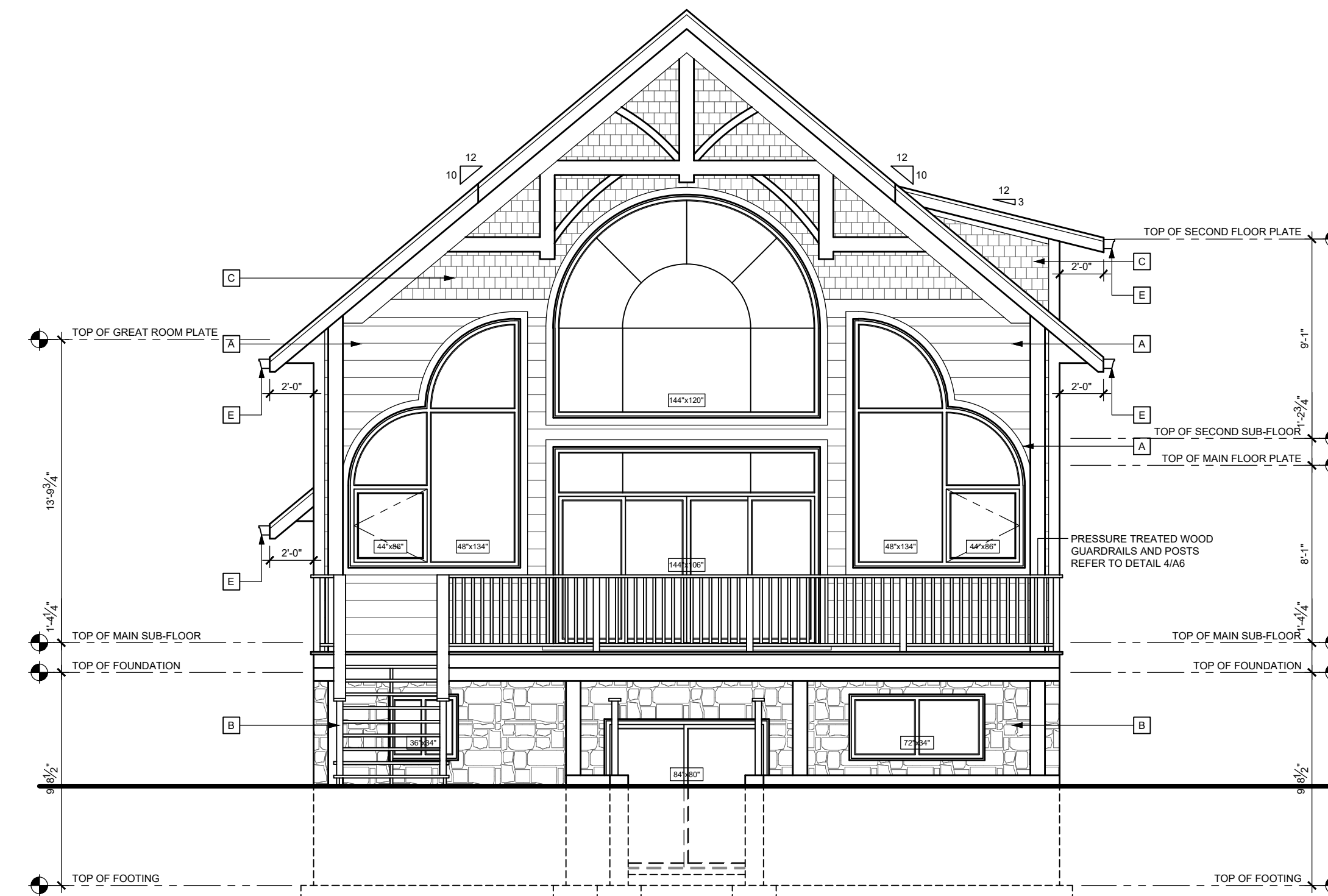
SCALE
3/16"=1'-0"

PROJECT No.
2020-001

A2



FRONT ELEVATION
SCALE $\frac{3}{16}'' = 1' - 0''$



REAR ELEVATION
SCALE $\frac{3}{16}'' = 1' - 0''$

EXTERIOR FINISH INDEX

- A PRE-FIN. WOOD SIDING
- B NATURAL STONE VENEER
- C CEDAR STYLE SHINGLES
- D ASPHALT SHINGLES
- E 5" PRE-FIN. ALUM. EAVETROUGH ON 8" WITH PRE-FIN. ALUM. FASCIA CW PRE-FIN. ALUM. DOWNSPOUT

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
02.	HEIGHT ON FRONT ELEVATION	11/23/2021
01.	PRELIMINARY DRAWINGS	09/08/2021

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4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

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.

QUALIFICATION INFORMATION	
LEONARD ANGELICI	42391
NAME	BCIN
REGISTRATION INFORMATION	
LEN ANGELICI DESIGN	43162
NAME	BCIN
11/23/2021	
DATE	SIGNATURE

Len Angelici Design

270 SHERMAN AVE N. UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT
PROPOSED RESIDENCE:
207 BEACH BLVD
HAMILTON, ON

SHEET TITLE
PROPOSED FRONT & REAR ELEVATIONS

DRAWN BY	L. ANGELICI
DATE	01/11/23/2021
SCALE	$\frac{3}{16}'' = 1' - 0''$
PROJECT No.	2020-001

A3



Hamilton

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	MAILING ADDRESS
Registered Owners(s)	JOHN STEVEN MCCUTCHEON	
Applicant(s)*	SANDRA CAHILL	
Agent or Solicitor	LEN ANGELICI	

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:

FIRST NATIONAL FINANCIAL LP
100 UNIVERSITY AVE.
SUITE 1200, NORTH TOWER
TORONTO, ONTARIO
M5H 1V6

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:
1. HEIGHT 11.12M VS 11.0M ALLOWED
 2. 3 STORIES VS 2.5 STORIES ALLOWED
 3. EAST SIDE YARD SETBACK 1.23M VS 1.5M
 4. WEST SIDE YARD SETBACK 1.24 VS 1.5M

Secondary Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
 VARIANCES 1 & 2 ARE NECESSARY DUE TO THE RECENT BYLAW CHANGE NO LONGER ALLOWING BASEMENTS ON BEACH BLVD. ORIGINAL PLANS HAD A BASEMENT AND WERE COMPLIANT AS RELATED TO #1 & #2. REDESIGN REQUIRED THAT THE HOME BE RAISED ABOVE 76.50 ASL.
 VARIANCE 3 AS CANNOT HAVE PROPER TURN RADIUS INTO GARAGE.

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**):

207 BEACH BLVD.
 PART OF BURLINGTON BEACH
 EAST SIDE OF BEACH BLVD.
 (UNREGISTERED)

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?

DISCUSSIONS WITH THE HOMEOWNER.

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.

JULY 5 / 2021
Date



Signature Property Owner(s)

JOHN STEVEN MCCUTCHEON

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>14.021M</u>
Depth	<u>65.228M/65.657M</u>
Area	<u>909.95 SQ. MTR.</u>
Width of street	<u>24.38M</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: _

N/A - EXISTING HOME TO BE DEMOLISHED

Proposed

GROUND FLOOR AREA - 278.00SQ.MTR (INCL.STAIRS, PORCHES & GARAGE) * GROSS FLOOR AREA - 373.62 SQ MTR (FIRST, SECOND, THIRD FLOORS) * NUMBER OF STORIES - 3
HEIGHT - 11.12M

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

Existing:

N/A - EXISTING HOME TO BE DEMOLISHED

Proposed:

FRONT SETBACK - 10.22M
EAST SETBACK - 1.23M
WEST SETBACK - 1.24M
REAR SETBACK - 22.76M

13. Date of acquisition of subject lands: JULY 2014
14. Date of construction of all buildings and structures on subject lands: ASAP
15. 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
17. Length of time the existing uses of the subject property have continued:
18. Municipal services available: (check the appropriate space or spaces)
 Water Connected
 Sanitary Sewer Connected
 Storm Sewers
19. Present Official Plan/Secondary Plan provisions applying to the land:
UNKNOWN
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
UNKNOWN
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.