



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.: FL/A-21:329

APPLICANTS: Agent Gordon Griffths
Owner Paul & Kerry Johnson

SUBJECT PROPERTY: Municipal address **1314 Concession Rd. 6 W., Flamborough**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: "S1" (Settlement Residential) district

PROPOSAL: To permit the construction of a new 90m² accessory building in the rear yard of the existing Single Detached Dwelling notwithstanding that:

1. A total gross floor area of 100.0m² shall be provided for all accessory buildings instead of the maximum permitted aggregate gross floor area of 45.0m².

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

DATE: Thursday, February 24th, 2022
TIME: 3:05 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

FL/A-21: 329

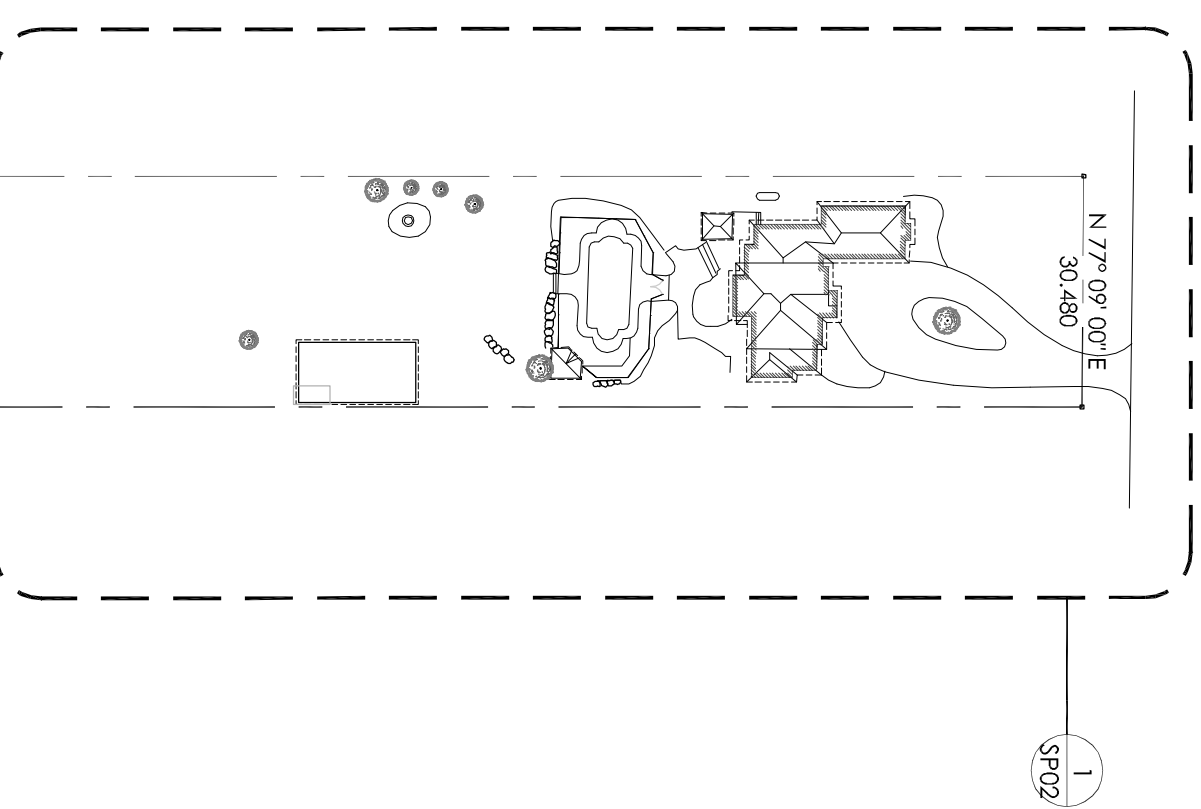
Page 2

- 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 8th, 2022

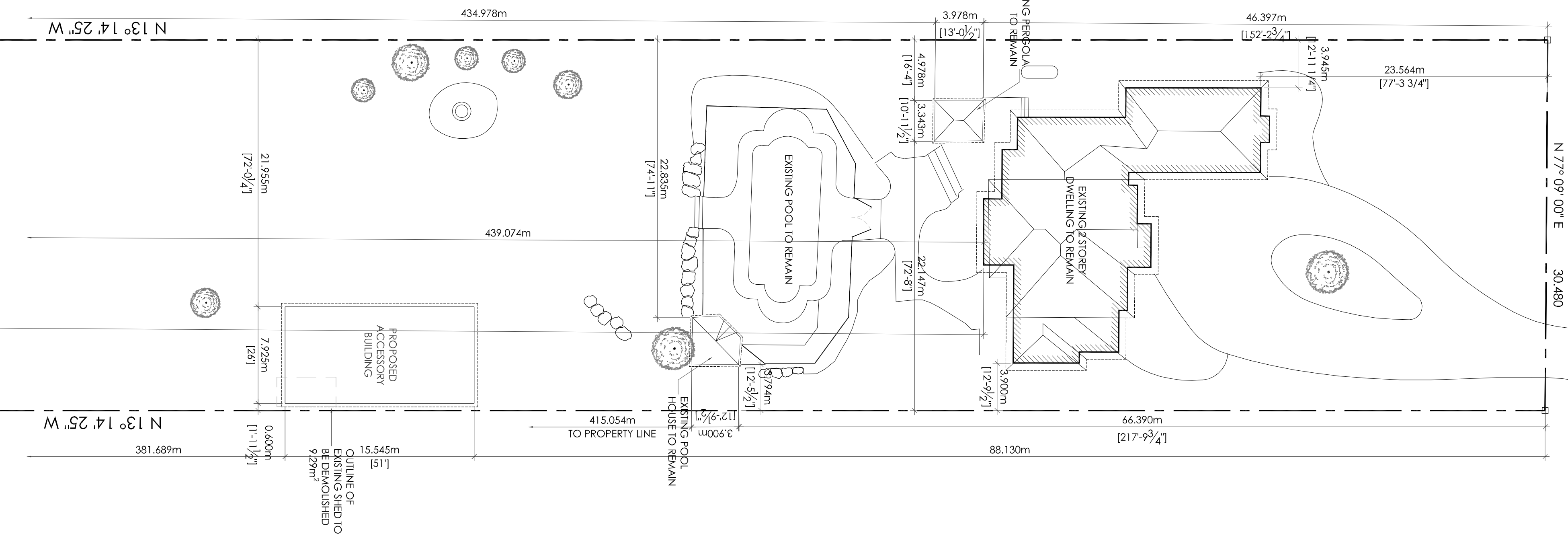
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

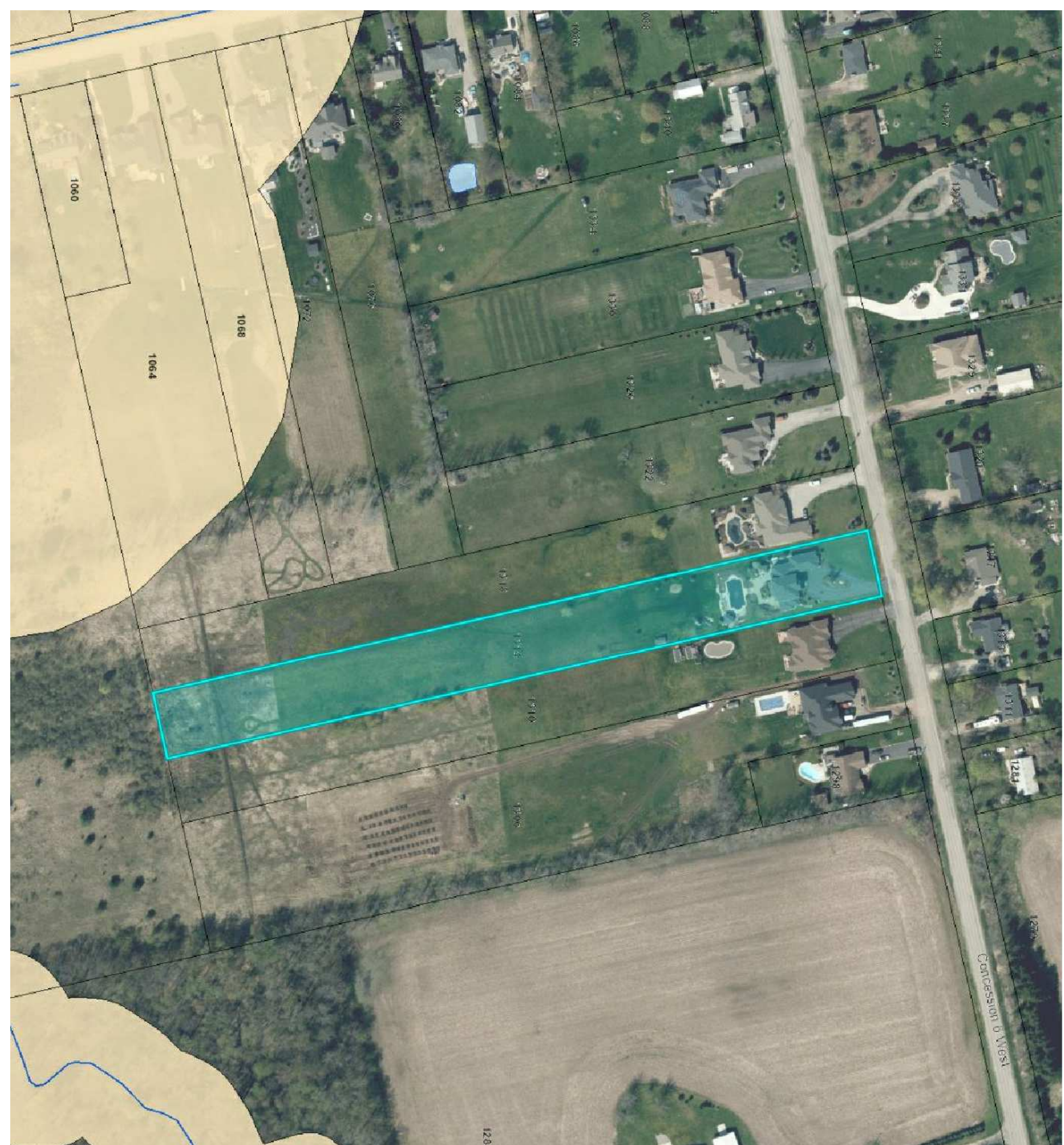


1 SURVEY SKETCH
SCALE: 1:1000

CONCESSION ROAD 6 W

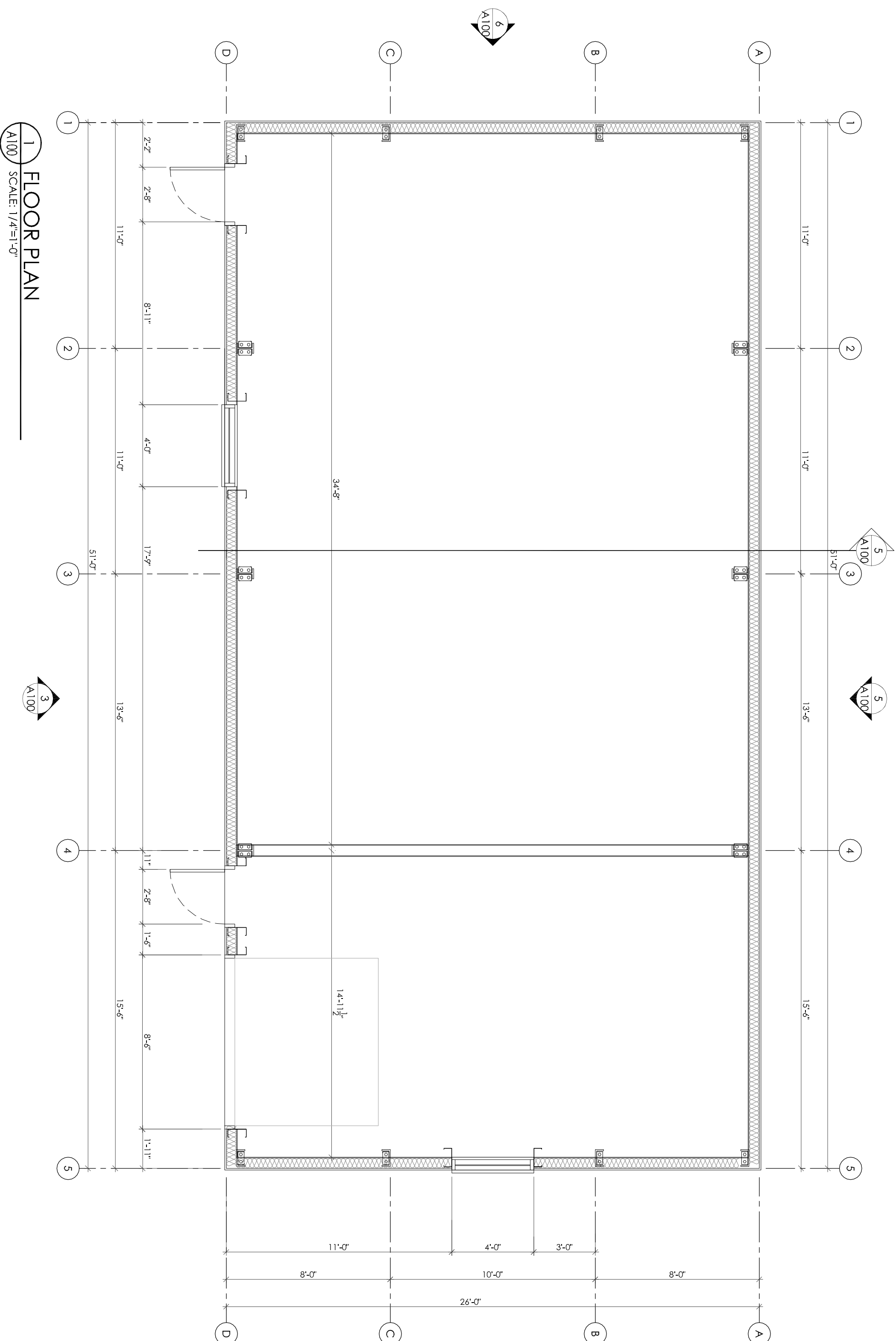


2 SITE PLAN DETAIL
SCALE: 1:250



3 AERIAL PHOTO
SCALE: N/S

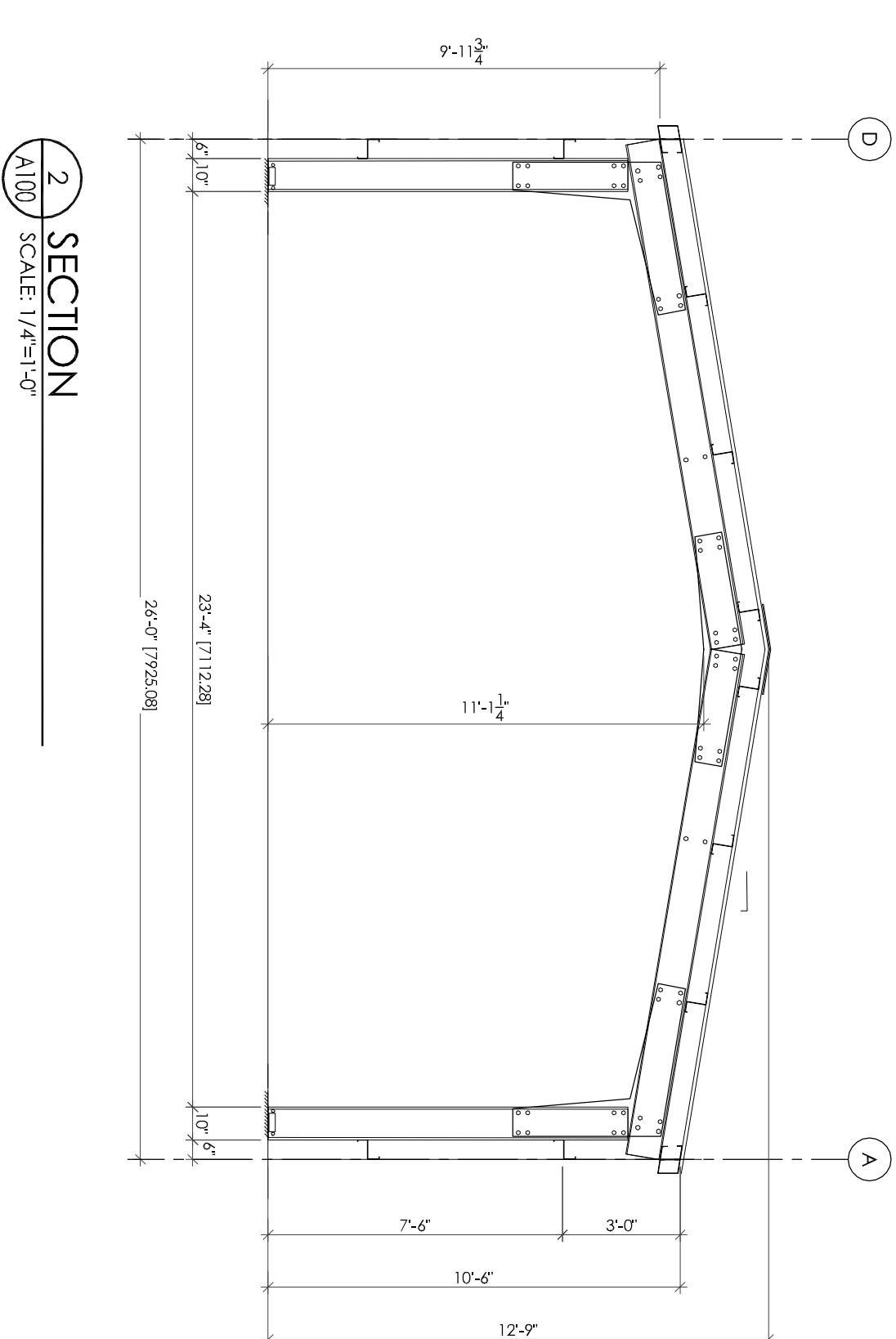
PROPERTY STATISTICS:		ZONING STATISTICS:	
LEGAL DESCRIPTION:	LOT 10 CITY OF HAMILTON	EXISTING ZONING:	S1
MUNICIPAL ADDRESS:	1314 CONCESSION ROAD 6 WEST HAMILTON, ONTARIO L0R 1V0	PERMITTED ZONING:	-
REGISTERED OWNERS:	PAUL & KERRY JOHNSON	EXISTING SITE AREA:	1,471m ²
BUILDING CODE ANALYSIS:		PROPOSED SITE AREA:	1,471m ²
FLOOR AREA:	287.43 m ² (3,094 ft ²) First Floor 130.18 m ² (1,401 ft ²) Second Floor TOTAL: 417.61 m ² (4,495 ft ²)	EXISTING BUILDING AREA:	287.43 m ² (3,094 ft ²)
NUMBER OF STORES:	2 STOREY	PROPOSED BUILDING AREA:	287.43 m ² (3,094 ft ²)
MAJOR OCCUPANCY:	GROUP C	LOT COVERAGE:	1.94%
FACING STREETS:	1 STREET	EXISTING LOT FRONTAGE:	30.48m
O.B.C. SECTION:	PART 9 Housing and Small Buildings	PROPOSED LOT FRONTAGE:	30m
CONSTRUCTION TYPE:	COMBUSTIBLE	EXISTING FRONT YARD:	22.8m
		PROPOSED FRONT YARD:	7.5m
		EXISTING SIDE YARD:	3.9m
		PROPOSED SIDE YARD:	3.0m ONE SIDE
		EXISTING REAR YARD:	4.39m
		PROPOSED REAR YARD:	7.5m
		EXISTING ACCESSORY BUILDING:	(4.8, 1.1) (BYLAW 05-200)
		PROPOSED ACCESSORY BUILDING:	14.04m ²
		EXISTING HEIGHT:	-
		PROPOSED HEIGHT:	4.5m
		EXISTING FLOOR AREA:	14.04
		PROPOSED FLOOR AREA:	137.24m ²
		EXISTING REAR YARD:	-
		PROPOSED REAR YARD:	1.2m
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1 FLOOR PLAN
A100 SCALE: 1/4"=1'-0"

A100

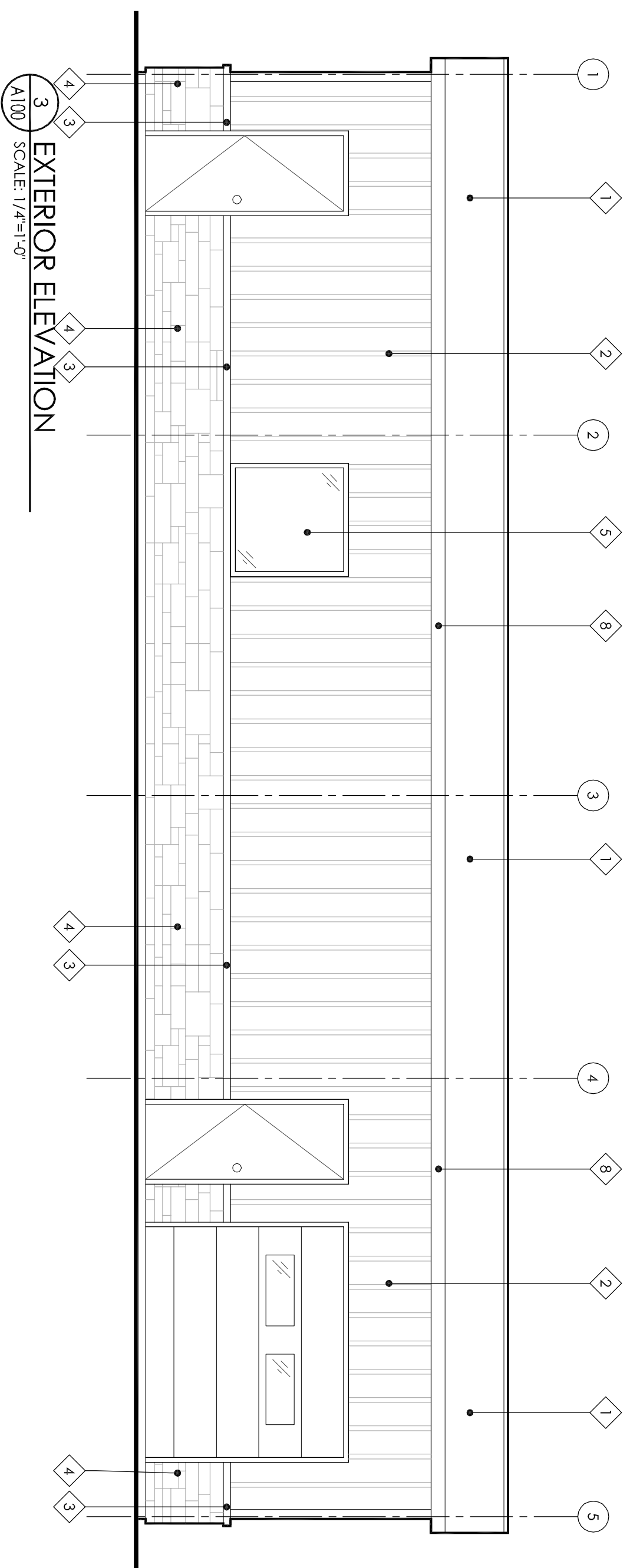
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2 SECTION
A100 SCALE: 1/4"=1'-0"

A100

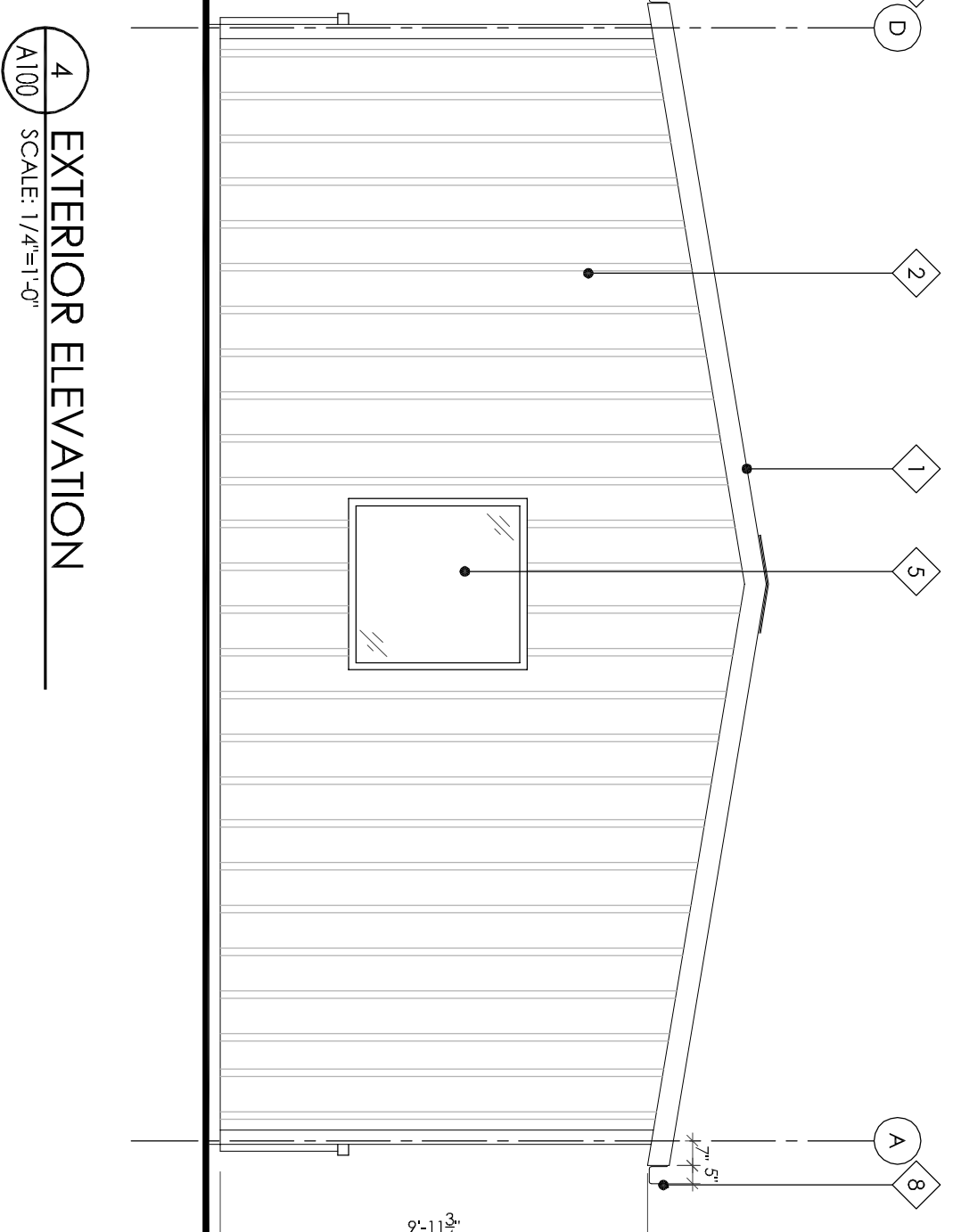
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3 EXTERIOR ELEVATION
A100 SCALE: 1/4"=1'-0"

A100

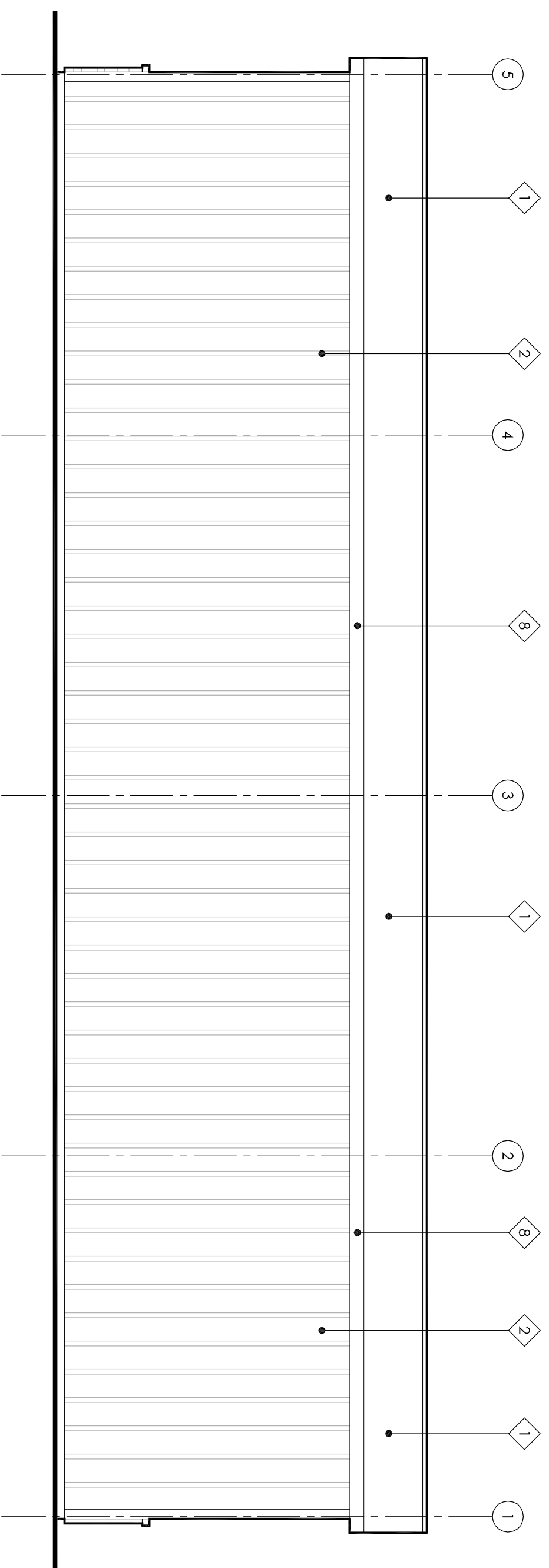
A100



4 EXTERIOR ELEVATION
A100 SCALE: 1/4"=1'-0"

A100

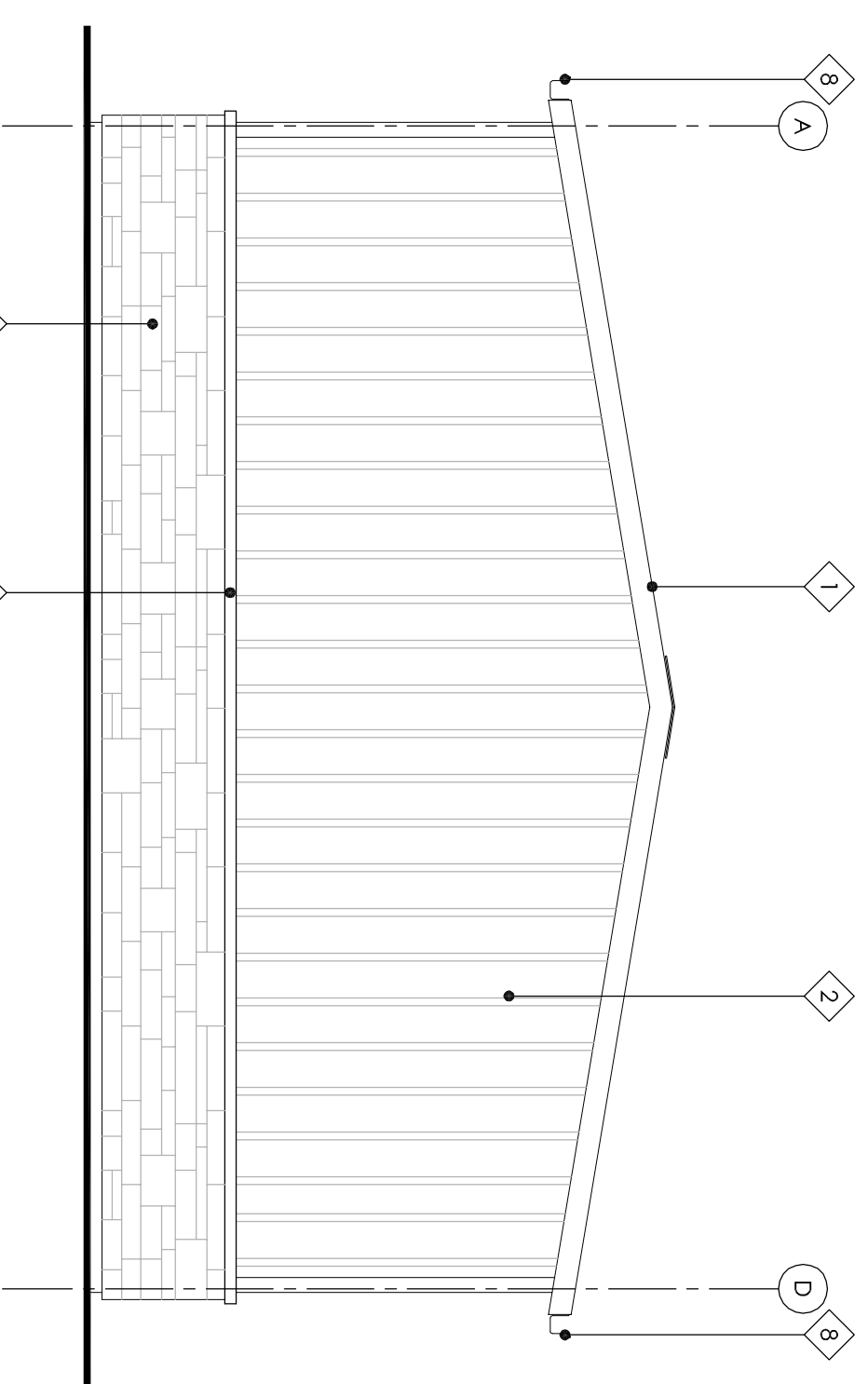
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5 EXTERIOR ELEVATION
A100 SCALE: 1/4"=1'-0"

A100

A100



6 EXTERIOR ELEVATION
A100 SCALE: 1/4"=1'-0"

A100

A100

EXTERIOR ELEVATION NOTES

- 1 2x GAUGE PURLIN BEARING 198 ROOF PANELS. COLOUR: TBD.
- 2 SILICONE POLYESTER COATED RIBBED WALL PANELS. COLOUR: TBD.
- 3 WATER TABLE STONE CAP COLOUR: TBD.
- 4 FAUX STONE EXTERIOR VENER (3'-0" HIGH). COLOUR: TBD.
- 5 NEW ANODIZED ALUMINIUM WINDOW & FRAMES.
- 6 NEW 2'-0" x 7'-0" METAL DOOR & HOLLOW METAL DOOR FRAME. COLOUR: TBD.
- 7 NEW 7'-0" x 8'-0" INSULATED ROLL-UP OVERHEAD DOOR & FRAME. COLOUR: TBD.
- 8 PREFINISHED METAL CAP FLASHING. COLOUR: TBD.



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)	Paul and Kerry Johnson	
Applicant(s)*	Paul and Kerry Johnson	
Agent or Solicitor	Gordon Griffiths	

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:

ROYAL BANK
10 York Mills Road, 3rd Floor
Toronto, Ontario
M2P 0A2

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:

New Accessory Building (S1 - Settlement Zone) (bylaw 05-200):

4.8.1.(a) Max. Total Accessory Building footprint- 45 sq.m - request 137.24 sq.m.

4.8.1 (d)(ii) Side Yard Setback - 1.2 m min. - request 0.600m.

Secondary Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?

In order to maintain maximum site lines and visibility of the entire lot from the dwelling, the proposed building is requested to be positioned as close to the property line as the existing smaller accessory building which is to be demolished. The proposed accessory building is being constructed for general storage with a separate area for storage of lawn and garden equipment. In order for the proposed building to serve it's designed use, it needs to be larger than the permitted 45m²

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**):

1314 Concession 6 West, Hamilton, Ontario, L8B 1N1
PLAN 62M -1120 - Lot 10

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant Other

Other _____

8.1 If Industrial or Commercial, specify use N/A

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?

Request to Develop the site was submitted to the City of Hamilton and approved in 2009/2010. It is assumed the original developer submitted required information to the City of Hamilton and was subsequently approved. The approved Residential use has not changed since approved.

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.

August 23, 2021
 Date


 Signature Property Owner(s)

Paul Johnson / Kerry Johnson
 Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>30.480 m</u>
Depth	<u>335.364 m</u>
Area	<u>10,221.89 m²</u>
Width of street	<u>33.53 m</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:	Floor Area	Storeys	
Main Dwelling (to remain)		2	
Ground Floor	287.43 m ²		
Second Floor	116.61 m ²		
Pergolla (to remain)	13.13 m ²	1	
Pool House (to remain)	14.04 m ²	1	
Storage Shed (to be demolished)	9.29 m ²	1	1
Proposed:	Floor Area	Storeys	Height
New Accessory Building	123.2 m ²	1	3.886 m

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

Existing:	Front Yard	Side Yard (East)	Side Yard (West)	Height
Main Dwelling (to remain)	22.835	3.896	3.850	2 Storey
Pergolla (to remain)	46.397	22.147	4.978	1 Storey
Pool House (to remain)	66.390	3.794	22.835	1 Storey
Storage Shed (to be demolished)	99.509	0.600	27.73	1 Storey
Proposed:	Front Yard	Side Yard (East)	Side Yard (West)	Height
New Accessory Building	88.130	0.600	22.835	3.886

13. Date of acquisition of subject lands:
 Building and lands purchased by current owners on 2014/08/29
14. Date of construction of all buildings and structures on subject lands:
 Construction of the existing 2 storey dwelling took place between 2009 and 2010,
 by previous owners.
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
 Residential - Single Family Dwelling
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
 Residential use to the east and west of the property.
 A1 - Agricultural zone to the south of the property (30.48 m of Frontage)
17. Length of time the existing uses of the subject property have continued:
 Property was developed for residential used 2009/2010.
 Property has been used for continual residential occupancy from inception.
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|--------------------------|-----------|--------------------------|
| Water | <input type="checkbox"/> | Connected | <input type="checkbox"/> |
| Sanitary Sewer | <input type="checkbox"/> | Connected | <input type="checkbox"/> |
| Storm Sewers | <input 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:
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.