



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-22:30

APPLICANTS: Owner Leah Vanderhout

SUBJECT PROPERTY: Municipal address **28 Roanoke Rd., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 96-125

ZONING: C/S-1364 Urban Protected Residential district

PROPOSAL: To construct a 6.71m x 7.06m “L-shaped” two (2) storey rear addition, to construct a rear roofed-over unenclosed porch with stairs at the first storey and to construct a westerly uncovered porch with stairs at the first storey onto an existing single family dwelling notwithstanding that:

1. A maximum floor area ratio factor of 0.70 shall be permitted instead of the requirement that no building or structure shall have a gross floor area greater than the area within the district of the lot on which it is situated, multiplied by the floor area ratio factor of 0.45.
2. A minimum parking space width of 2.6m shall be provided instead of the minimum required parking space width of 2.7m.
3. A minimum access driveway width of 2.6m shall be provided instead of the minimum required access driveway width of 2.8m.

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

DATE: Thursday, March 3rd, 2022
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

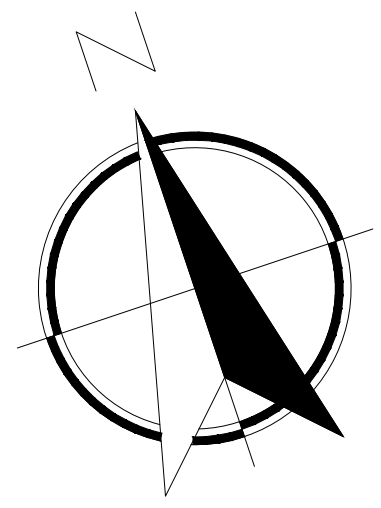
For more information on this matter, including access to drawings illustrating this request:

- 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

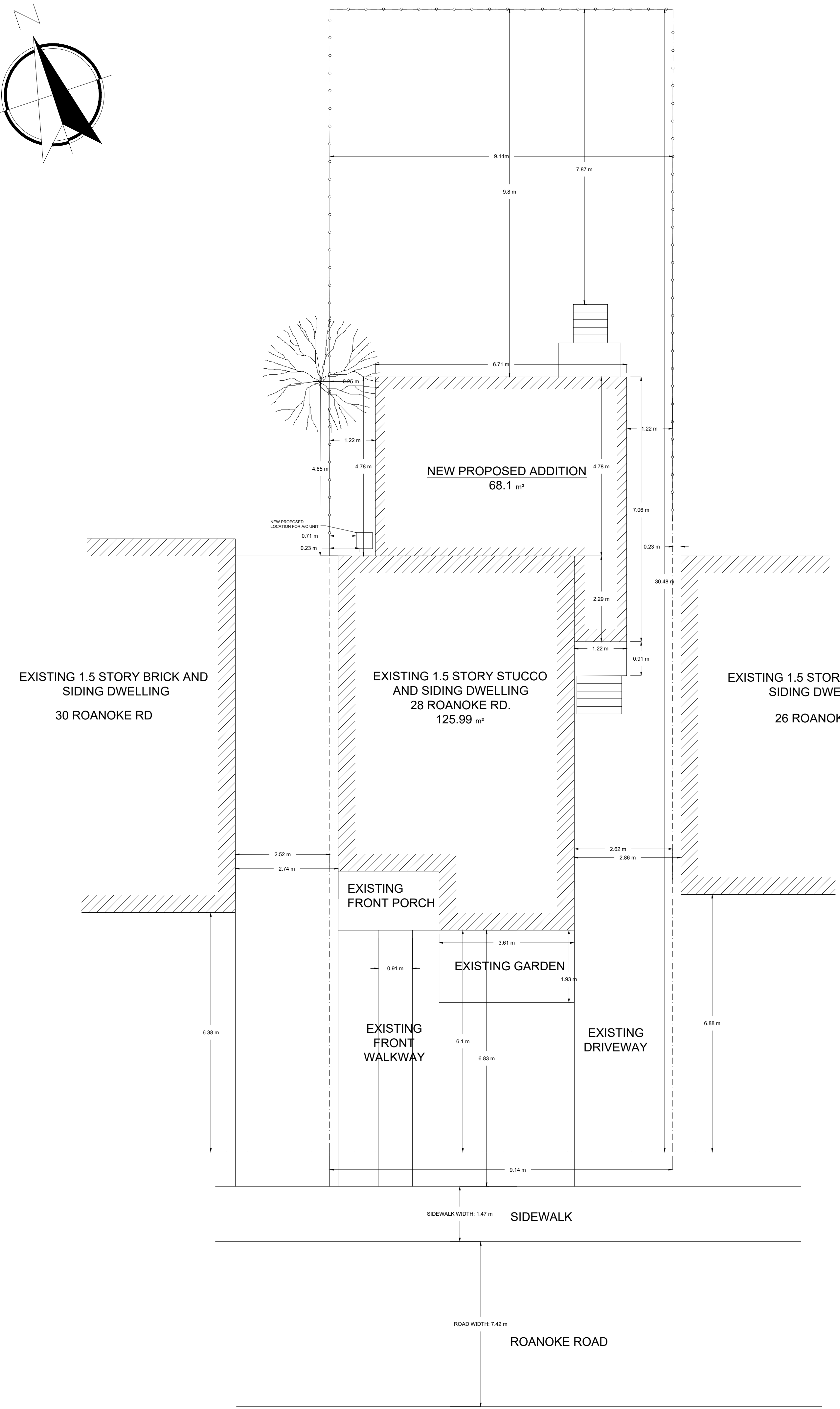
DATED: February 15th, 2022.

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.



**LOT 910 & 911
WESTDALE SURVEY IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH**
SCALE $\frac{3}{16}'' = 1'-0''$



LEGEND:
 - - - - - EXISTING PROPERTY LINE
 ○ ○ ○ ○ ○ EXISTING FENCE

RELEVANT SITE DEVELOPMENT DETAILS:
 MAJOR OCCUPANCY: C (RESIDENTIAL OCCUPANCY)
 TABLE 3.1.2.1 OF 2012 OBC AND IN ACCORDANCE WITH DEFINITIONS
 FOR "RESIDENTIAL OCCUPANCY" PER ARTICLE 1.4.1.2 DIVISION A OF 2012 OBC

BUILDING CLASSIFICATION: ARTICLE 3.2.2.47 GROUP C, UP TO 3 STORIES

EXISTING GROSS FLOOR AREA:	125.99 m ² (TOTAL AREA - 6.5 m ² FOR FURNACE AREA)
PROPOSED GROSS FLOOR AREA:	68.1 m ²
TOTAL GROSS FLOOR AREA:	194.09 m ²
BUILDING HEIGHT - ACTUAL:	6.66 m
ZONING - MAX:	11 m
FRONT YARD - ACTUAL:	6.1 m
ZONING - MIN:	6 m
SIDE YARD - ACTUAL:	1.22 m
ZONING - MIN:	0.92 m
REAR YARD - ACTUAL:	7.87 m
ZONING - MIN:	7.5 m
NUMBER OF STREETS / ACCESS ROUTES:	1
EXISTING FIRE HYDRANT:	<90m
SPRINKLER SYSTEM:	NONE
STANDPIPE SYSTEM:	NONE
FRONT YARD AREA:	62.43 m ²
FRONT YARD LANDSCAPED AREA:	39.75 m ²
PERCENTAGE OF LANDSCAPED FRONT YARD:	64%

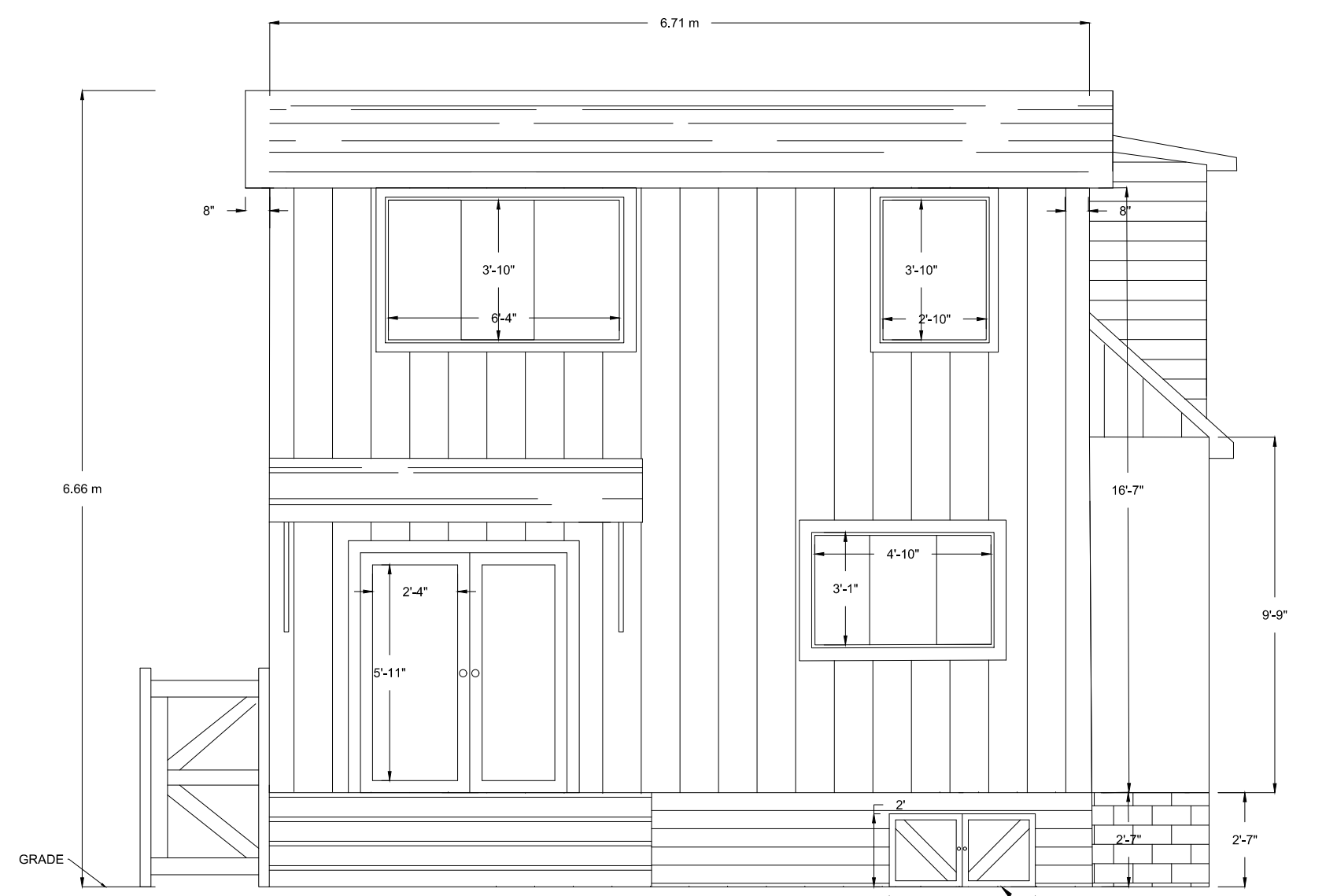
COMPLIANCE DESIGN
 AS PER 2012 ONTARIO BUILDING CODE -
 MMAB SUPPLEMENTARY STANDARD SB-12:
 ENERGY EFFICIENCY FOR HOUSING:
 TABLE 3.1.1.11. (IP) - ZONE 1 - COMPLIANCE PACKAGE FOR SPACE
 HEATING EQUIPMENT WITH AFUE >92%

COMPLIANCE PACKAGE ZONE 1:

WINDOWS:	U-VALUE 0.28
CEILING WITH ATTIC SPACE:	R-60
CEILING WITHOUT ATTIC:	R-31
WALLS ABOVE GRADE:	R-19 + R5 CI
WINDOWS AND DOORS:	MAX. U VALUE 0.28
SKYLIGHTS:	MAX. U VALUE 2.6
EXPOSED FLOOR:	R-31

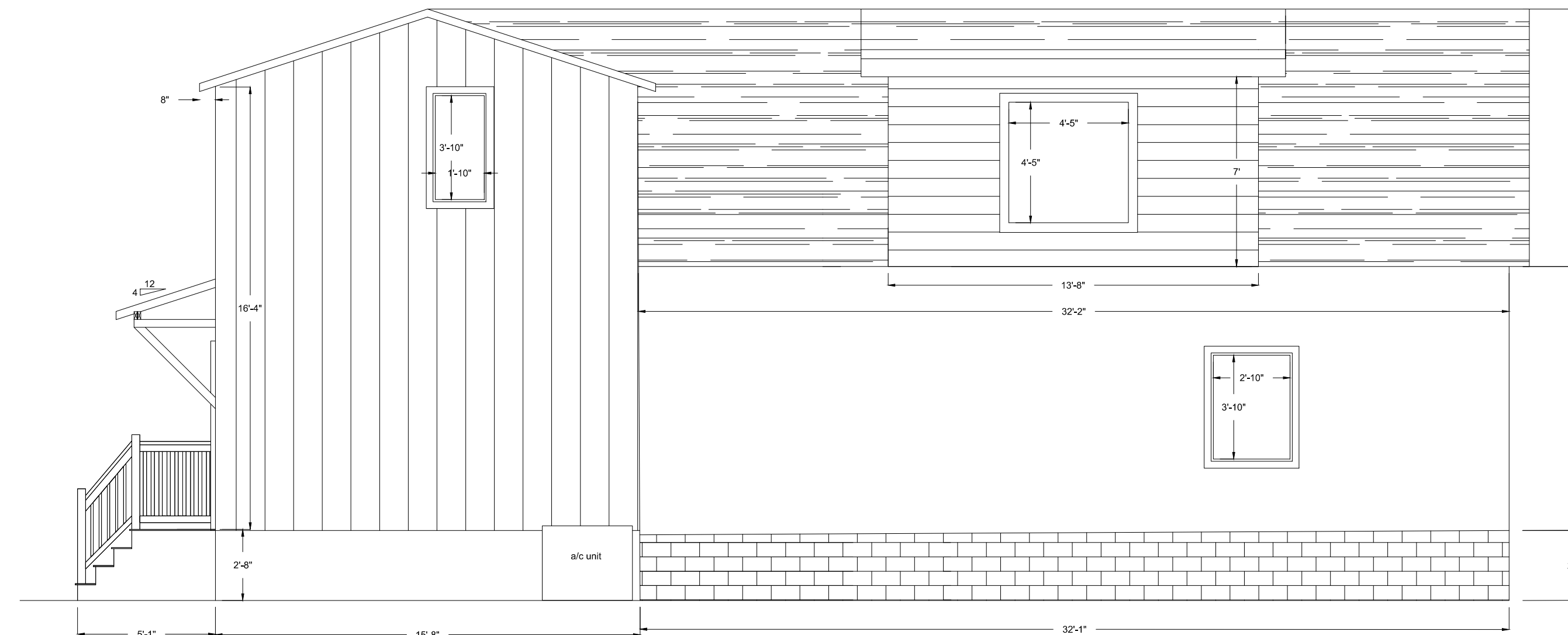
REV	DATE	REVISED BY	ISSUED BY	PROJECT TITLE
1	FEB. 6, 22	LV		VANDERHOUT/HORNE ADDITION
2	FEB 8, 22	LV		SITE PLAN

DRAWN BY	DATE	SCALE	CLIENT
LEAH VANDERHOUT	2021-09-25	$\frac{3}{16}'' = 1'-0''$	SITE PLAN
CHECKED BY	REVIEWED BY	PROJECT NO.	DRAWING NO.
			A-1

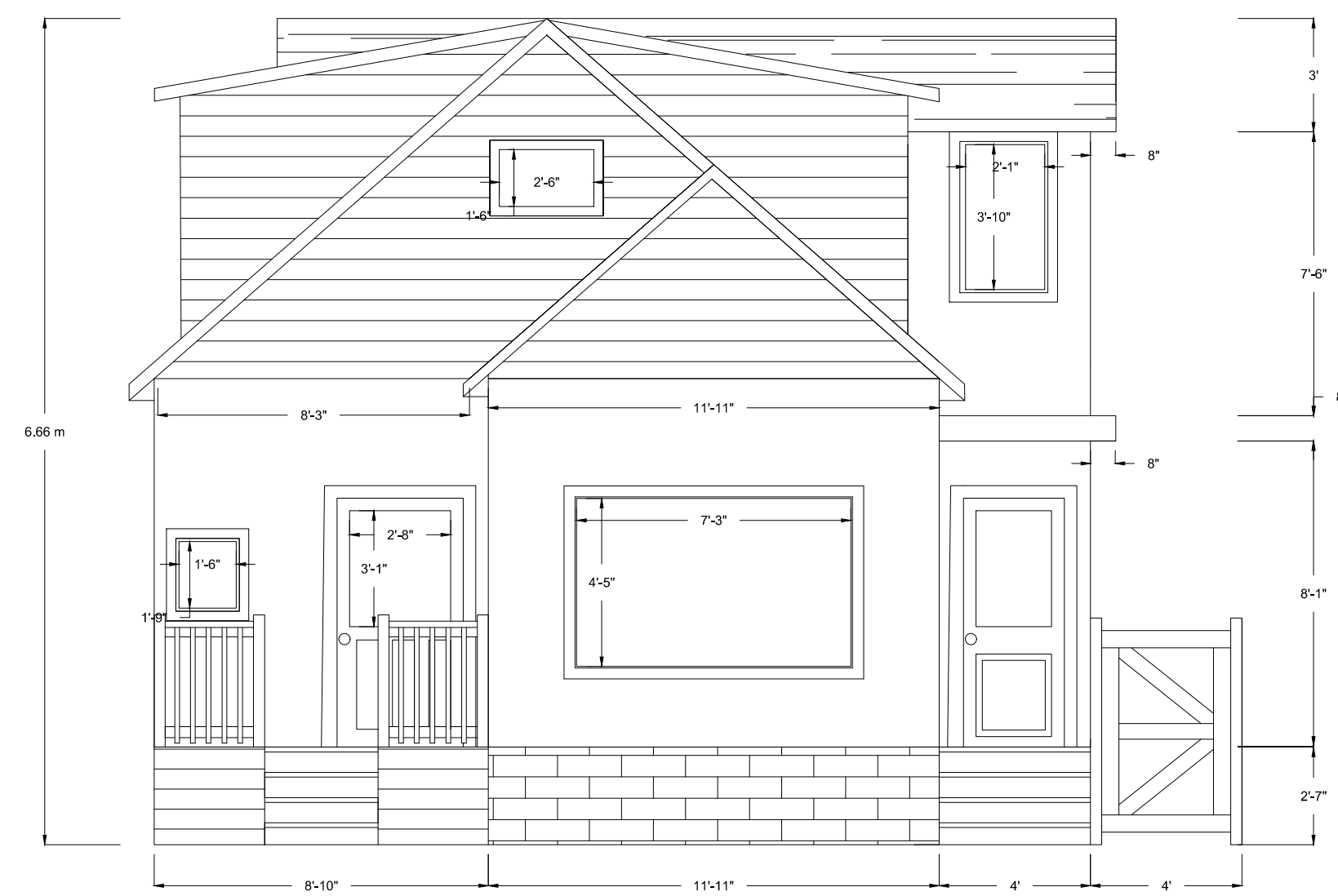


SOUTH ELEVATION

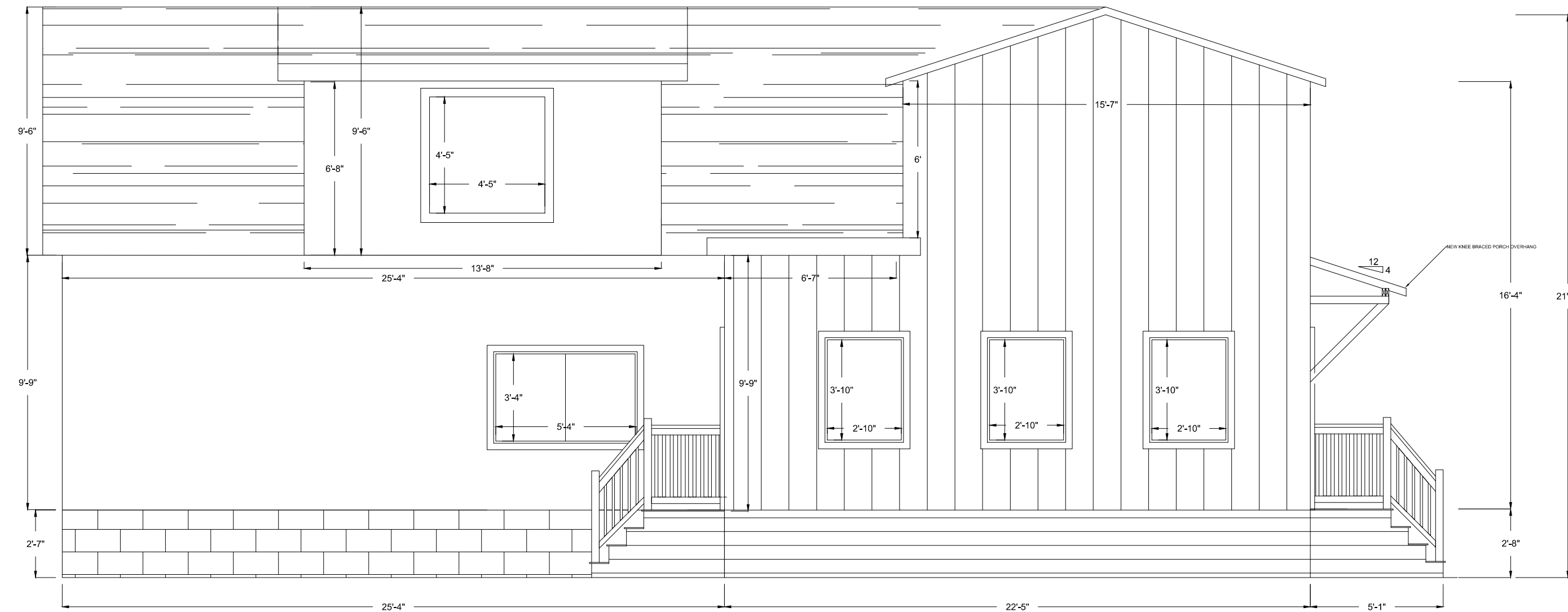
CRAWL SPACE ACCESS HATCH
24" x 48"



WEST ELEVATION

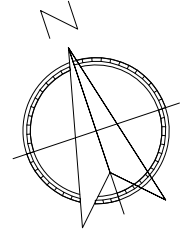


NORTH ELEVATION



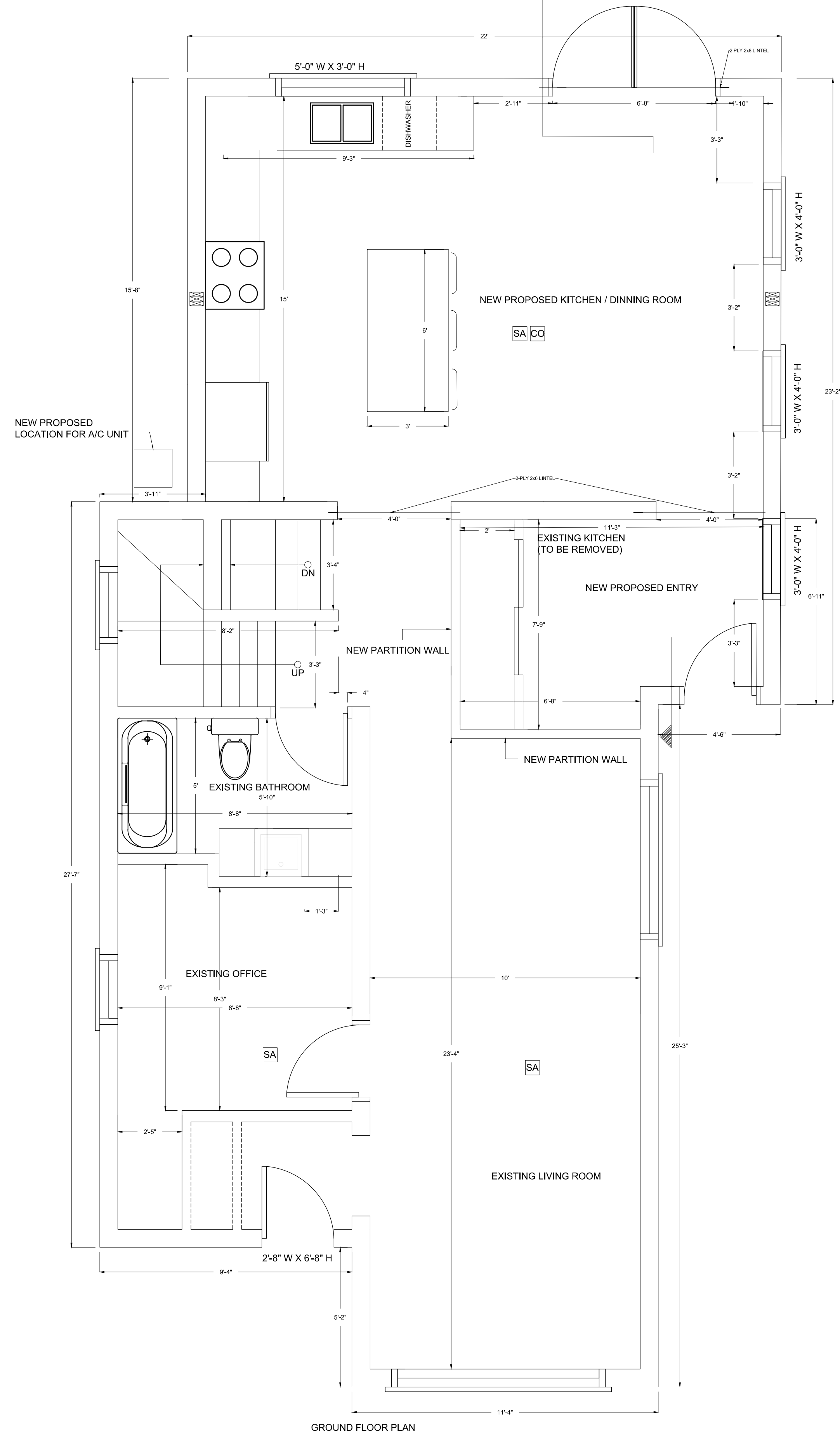
EAST ELEVATION

REV	DATE	REVISED BY	ISSUED BY	PROJECT TITLE
1	FEB. 6, 22	LV		VANDERHOUT/HORNE ADDITION
2	FEB 8, 22	LV		ELEVATIONS
DRAWN BY LV				DATE 2021-09-25
CHECKED BY				SCALE 1/4" = 1'-0"
REVIEWED BY				CLIENT
PROJECT NO.				DRAWING NO. A-4

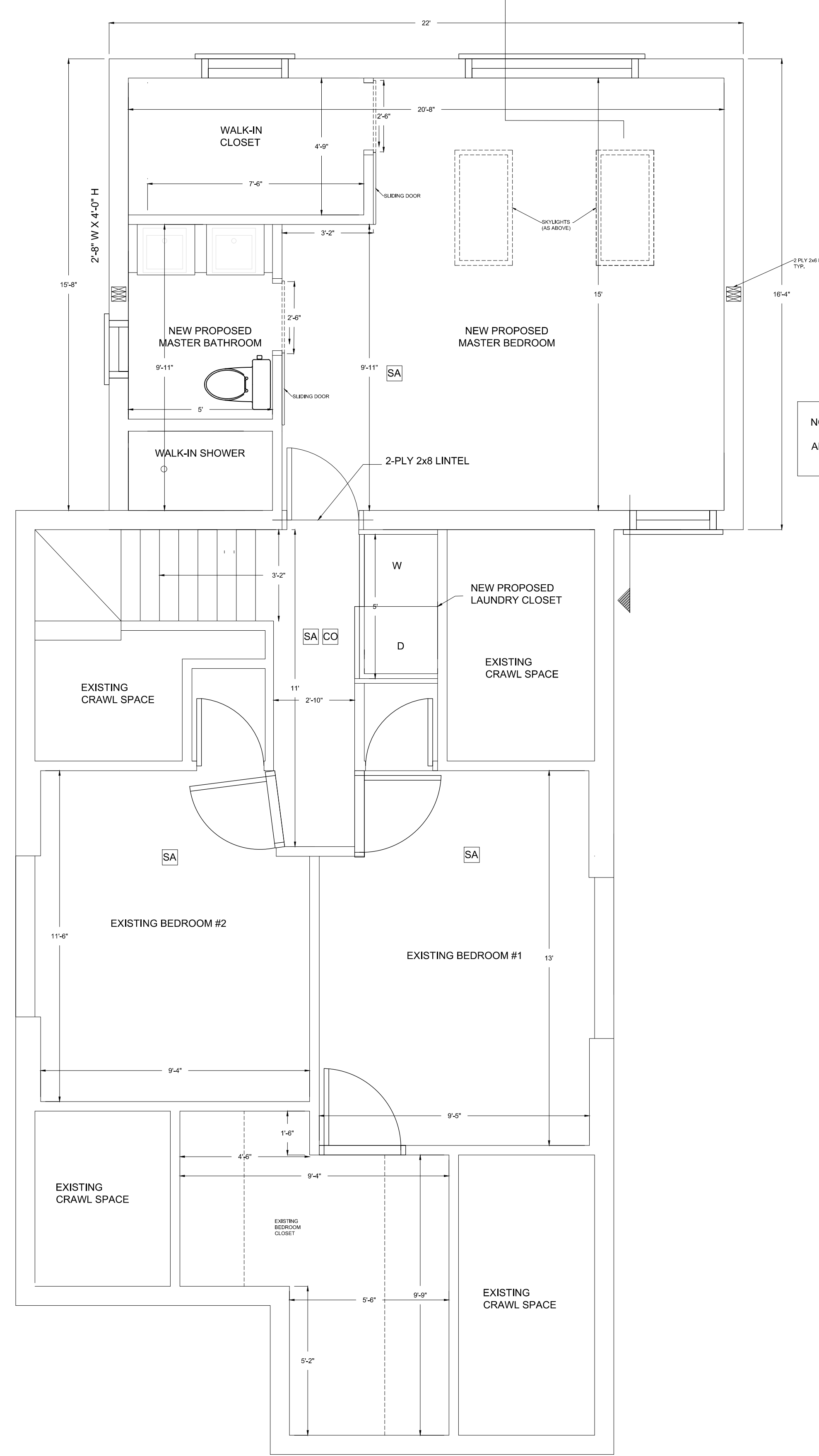


A
A-5

A
A-5

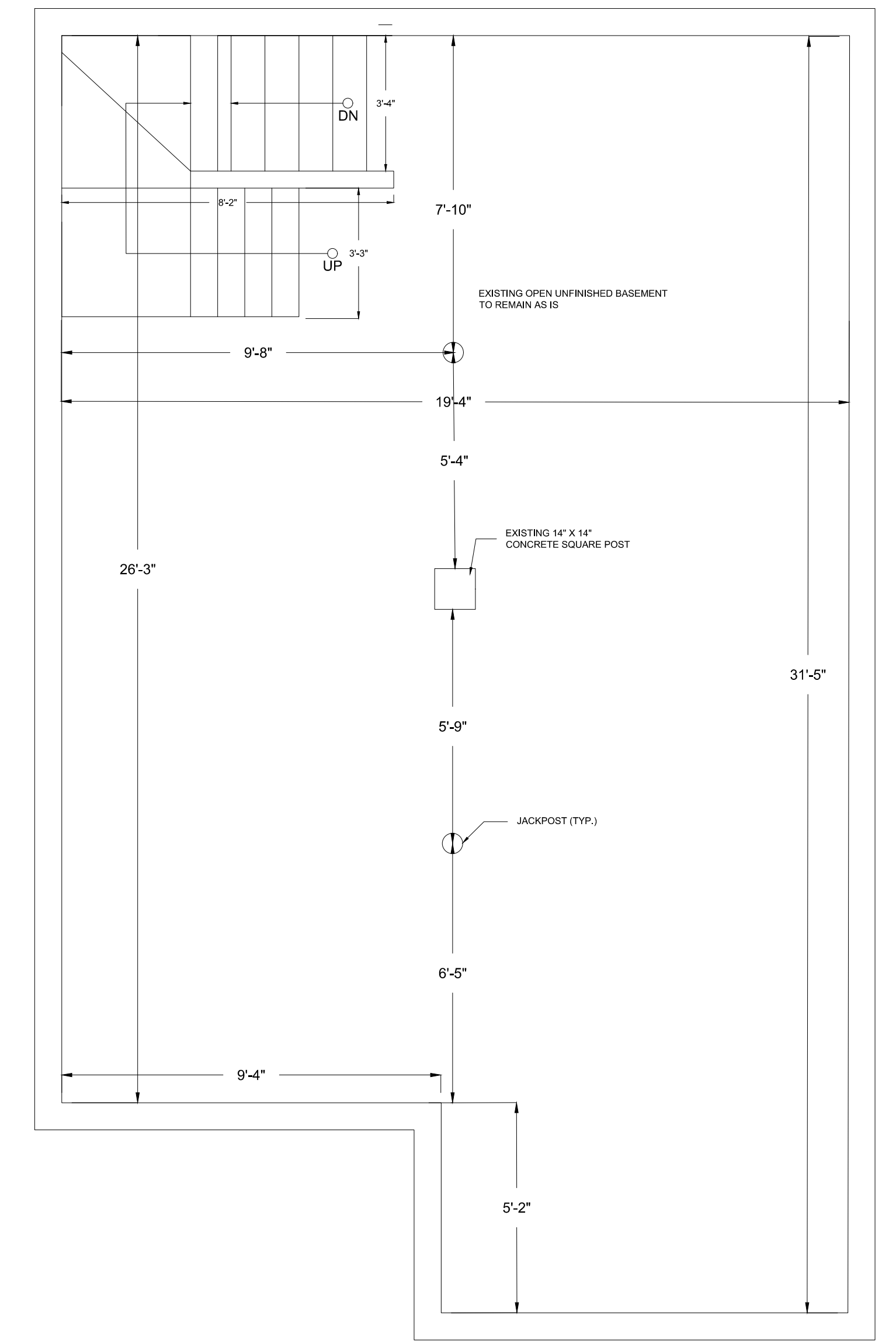


GROUND FLOOR PLAN



SECOND FLOOR PLAN

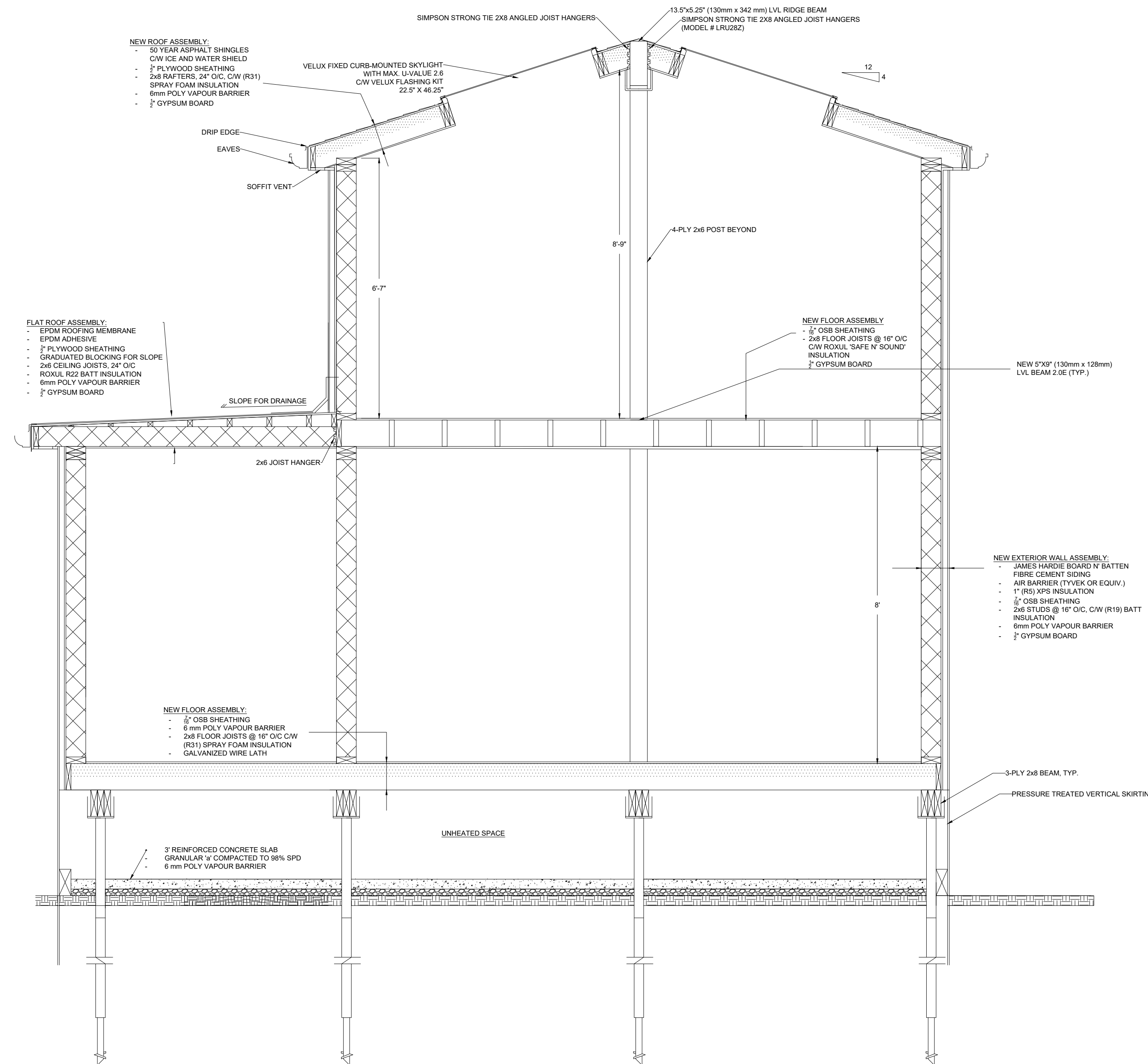
NOTE:
ALL WINDOW LINTEL SIZES TO BE 2 PLY 2x6



BASEMENT PLAN

REV	DATE	REVISED BY	ISSUED BY
1	FEB. 6, 22	LV	
2	FEB 8, 22	LV	

PROJECT TITLE	DATE	SCALE	CLIENT
VANDERHOUT/HORNE ADDITION	2019-09-25	3/8" = 1'-0"	
DRAWING TITLE	CHECKED BY	PROJECT NO.	DRAWING NO.
GROUND AND SECOND FLOOR PLAN			A-2



SECTION 'A'

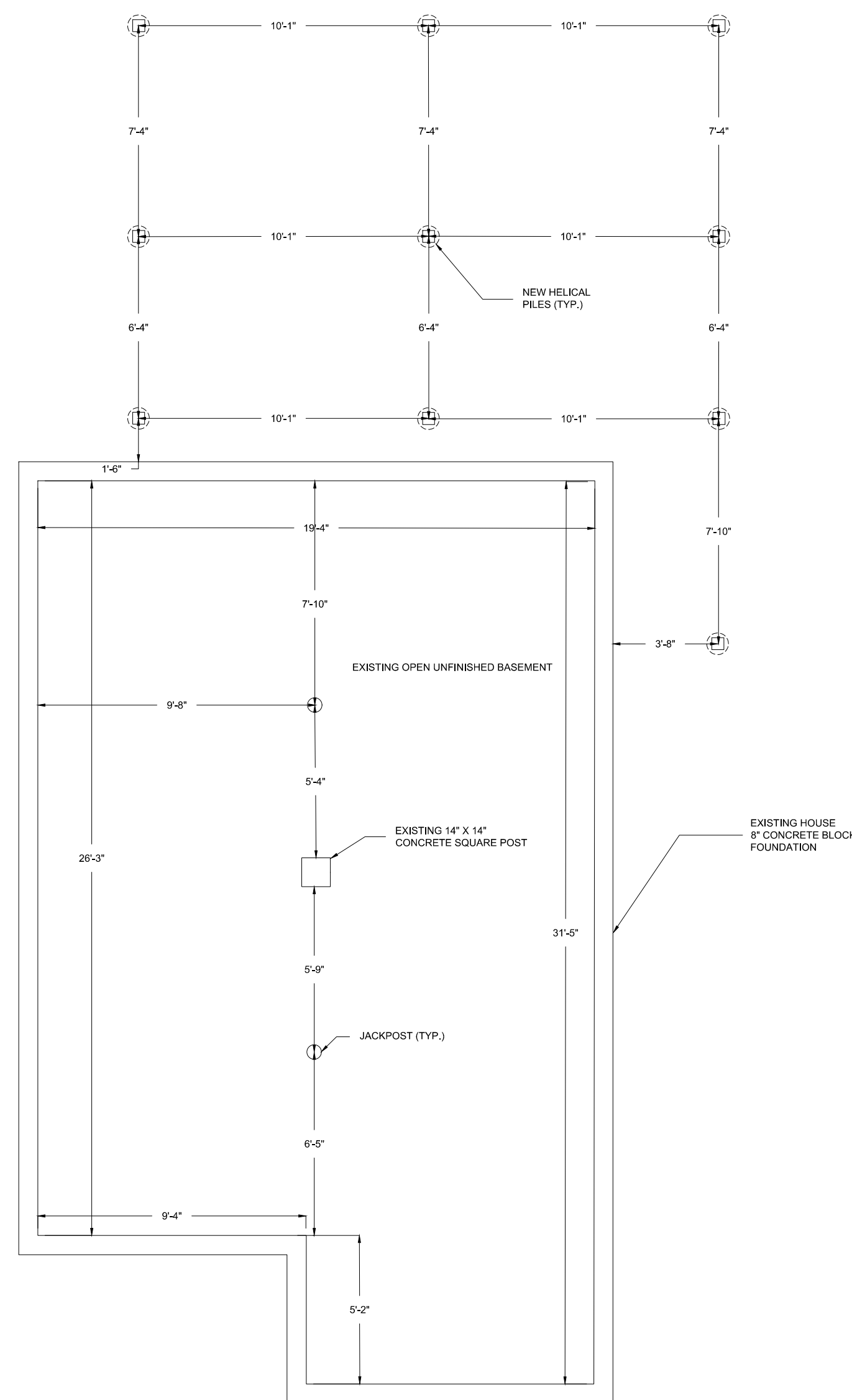
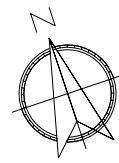
NOTE:
 THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY THE DESIGNER OF ANY CONTEMPLATED DEVIATIONS FROM THESE DRAWINGS TO SUIT SITE CONDITIONS PRIOR TO COMMENCING WORK.

NOTE:
 ALL WINDOWS AND DOOR GLAZING TO BE MAX. U-VALUE 0.28

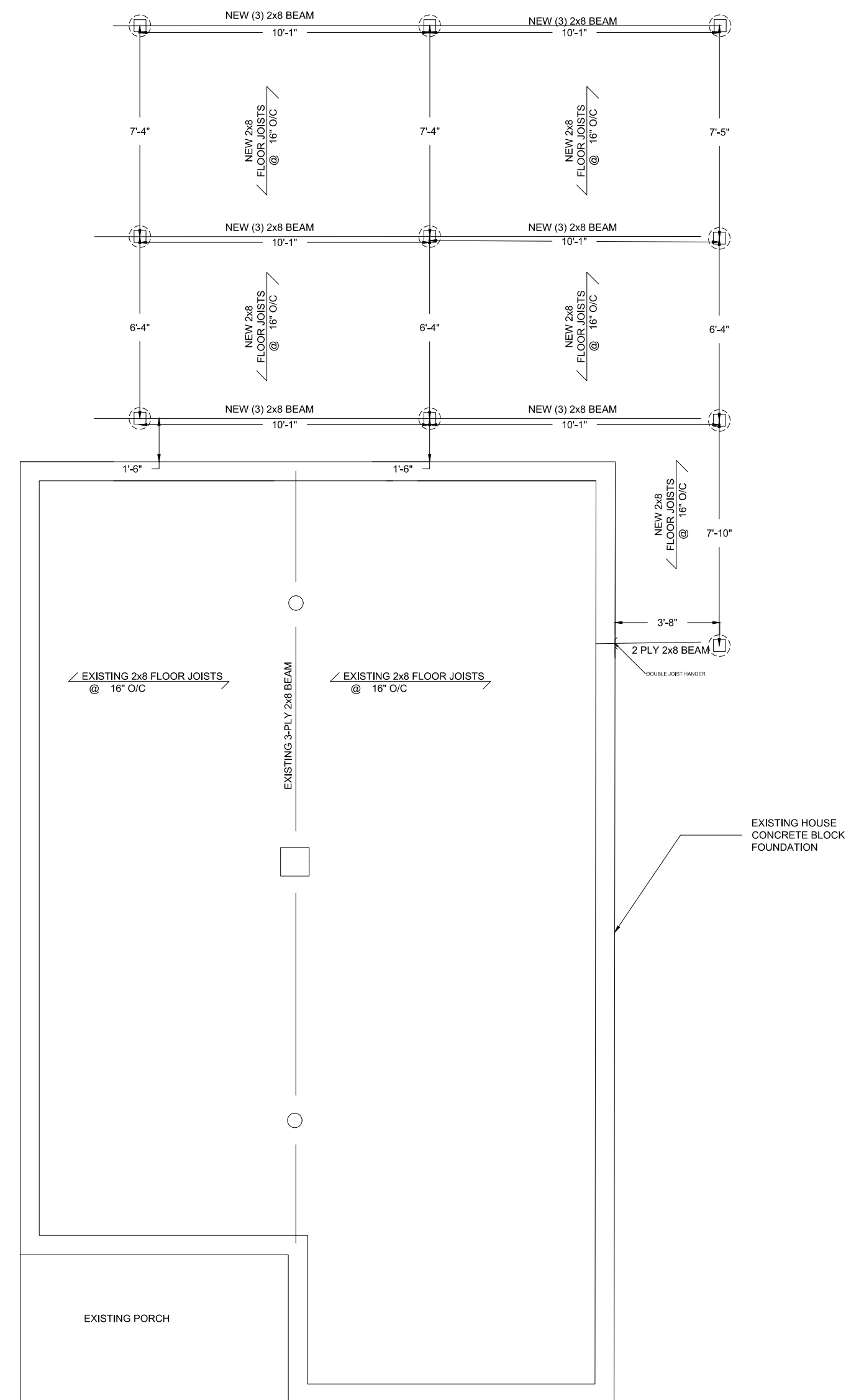
LEGEND:
 "P.T." DENOTES PRESSURE TREATED LUMBER
 "T&G" DENOTES TONGUE AND GROOVE
 (TYP.) DENOTES TYPICAL

REV	DESCRIPTION	REVISED BY	DATE	ISSUED BY	PROJECT TITLE
					VANDERHOUT/HORNE ADDITION
					DRAWING TITLE
					WALL SECTIONS
					CLIENT
					DRAWING NO.
					A-5

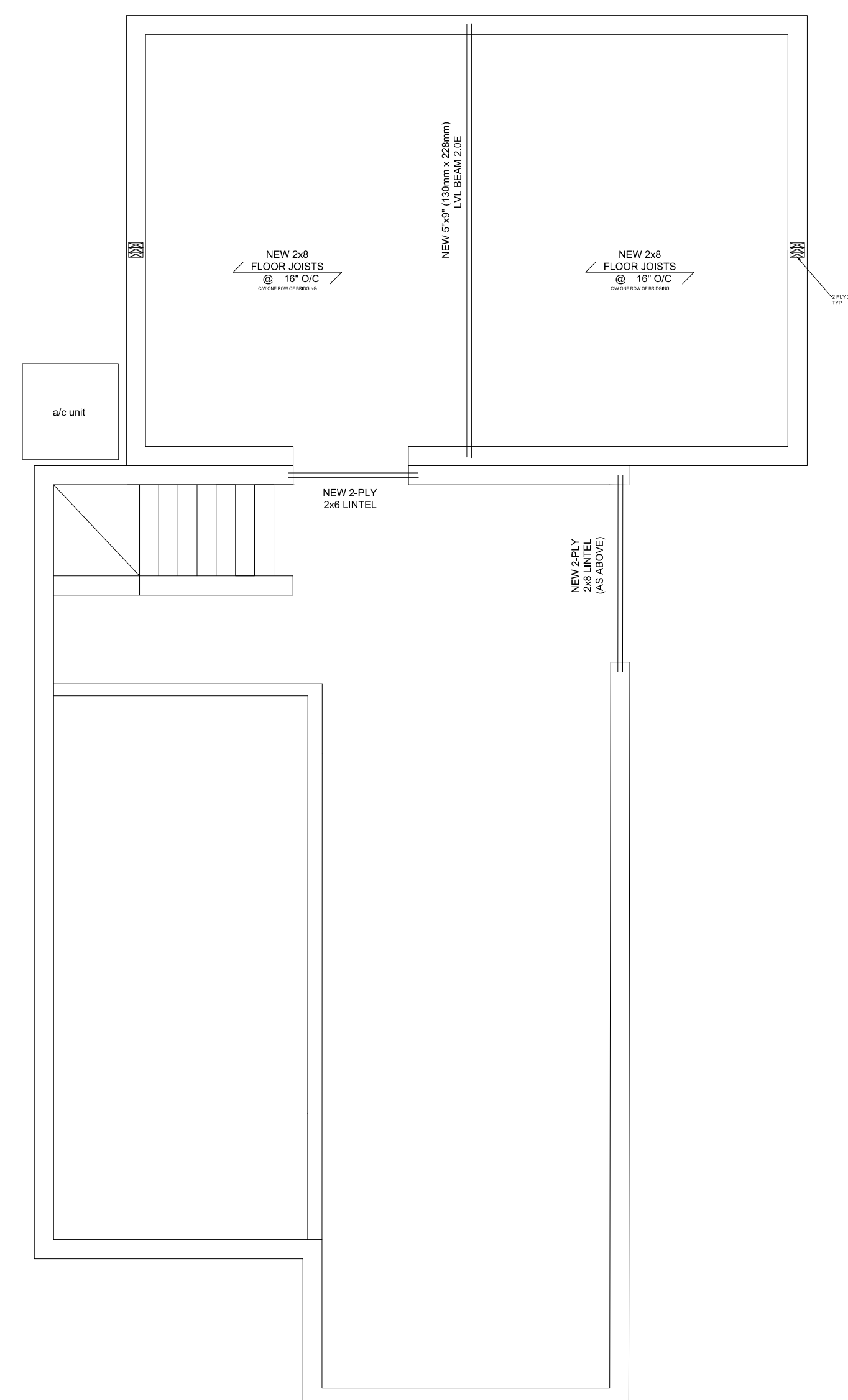
DRAWN BY	DATE	SCALE	CLIENT
LH	2019-09-25	$\frac{1}{2}'' = 1'-0''$	
CHECKED BY	REVIEWD BY	PROJECT NO.	DRAWING NO.



FOUNDATION PLAN



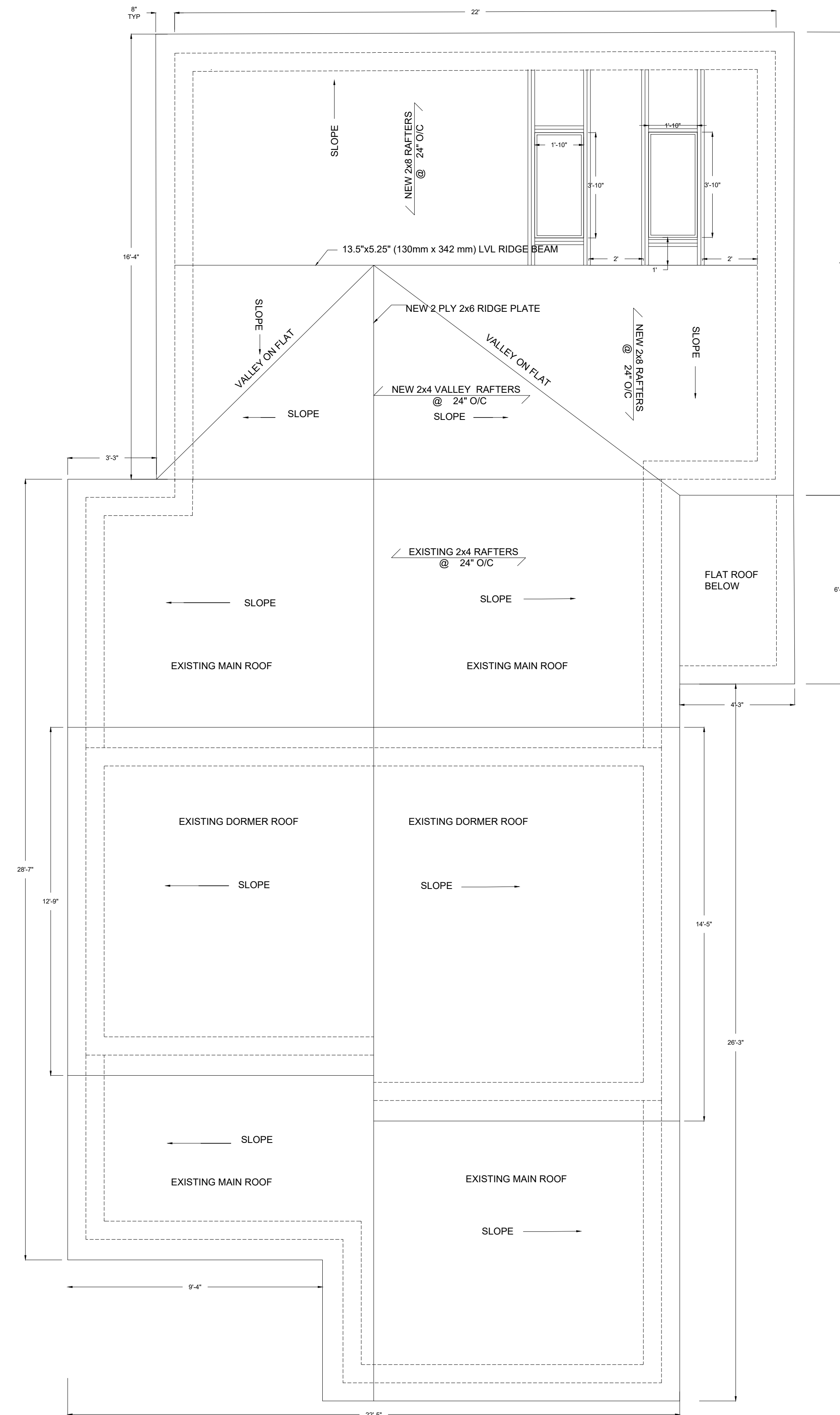
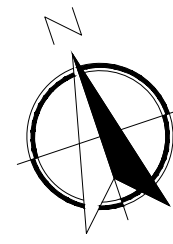
GROUND FLOOR FRAMING PLAN



SECOND FLOOR FRAMING PLAN

REV	DATE	REVISED BY	ISSUED BY	PROJECT TITLE
1	FEB. 6, 22	LV		VANDERHOUT/HORNE ADDITION
2	FEB 8, 22	LV		FOUNDATION, GROUND AND SECOND FLOOR FRAMING PLAN
				CLIENT
				DRAWING NO.
				A-1

DRAWN BY	DATE	SCALE	CLIENT
LH	2021-09-25	1/4" = 1'-0"	
CHECKED BY	REVIEWED BY	PROJECT NO.	DRAWING NO.



ROOF PLAN, C/W ROOF FRAMING

1/8" = 1'-0"

REV	DATE	REVISED BY	ISSUED BY	PROJECT TITLE
1	FEB. 6, 22	LV		VANDERHOUT/HORNE ADDITION
2	FEB 8, 22	LV		ROOF PLAN
				CLIENT
				DRAWING NO.

DRAWN BY	LV	DATE	2019-09-25	SCALE	1/8" = 1'-0"	CLIENT	
CHECKED BY		REVIEWED BY		PROJECT NO.		DRAWING NO.	A-3



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)		
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:

Requesting to build an addition that would expand the floor area of my house to 1548.6 sq. ft., where the maximum allowable amount is 1,350 sq. ft.

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

The zoning for my property is C/S-1364, which only permits a 1350 sq. ft. dwelling. Because of our growing family, we wish to add a bedroom and kitchen / family room to our house.

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**):

28 Roanoke Road,
Hamilton, ON
L8S 3P7

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?

In the time I've owned my property, there has never been any of the above. Furthermore, if when I purchased my home, if any of the above had applied, it would have been disclosed.

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.

October 31, 2021
Date

L Vint
Signature Property Owner(s)
Leah Vanderhout
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 30'
Depth 100'
Area 3,000 sq. ft.
Width of street 24'-4"

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:
Main House ground floor: 559.2 sq. ft
Main house second floor (usable space): 342.5 sq. ft.
Main House basement - unfinished crawl space
Gross square footage: 901.7

Proposed
New Addition main floor: 336.8 sq. ft
New Addition second floor: 310.1 sq. ft.
Gross square footage: 646.9

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

Existing:
none

Proposed:
none

13. Date of acquisition of subject lands:
2015
-
14. Date of construction of all buildings and structures on subject lands:
1939
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single Family Dwelling
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single Family Dwelling
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:
The Official Plan designation is "Neighbourhoods". The property is located in the Ainslie Wood Westdale Secondary Plan and is designated "Low Density Residential 2".
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
1,350 sq. ft.
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.