



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> 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](mailto: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-22:37

**APPLICANTS:** Agent Three Seasons Landscape - C. Hopkins  
Owner L. Bishop

**SUBJECT PROPERTY:** Municipal address **23 Alpine Ave., Hamilton**

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

**ZONING:** "C" (Urban Protected Residential) district

**PROPOSAL:** To permit the construction of a new 15.0m<sup>2</sup> addition onto an existing accessory building located within the rear yard of the existing Single Family dwelling notwithstanding that:

1. A side yard width of 0.2m shall be provided instead of the minimum side yard width of 0.45m required for an accessory building.
2. Eaves and gutters associated with the accessory building shall be permitted to project a maximum of 0.2m into the required side yard (and may be as close as 0.0m to the side lot line) instead of the maximum 0.1m projection permitted.

NOTES:

1. The Hamilton Zoning By-law permits eaves and gutters to project a maximum of 1.5m into a required rear yard setback and into a required side yard setback not more than one-half of its required width, or 1.0m, whichever is the lesser.
2. The applicant shall ensure that eaves and gutters do not encroach beyond the property line onto the adjacent property. Otherwise, the applicant shall be required to enter into an encroachment agreement and establish the necessary maintenance easements with the abutting neighbour.

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

---

**DATE:** Thursday, March 17th, 2022  
**TIME:** 1:25 p.m.  
**PLACE:** Via video link or call in (see attached sheet for details)  
To be streamed at  
[www.hamilton.ca/committeeofadjustment](http://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:

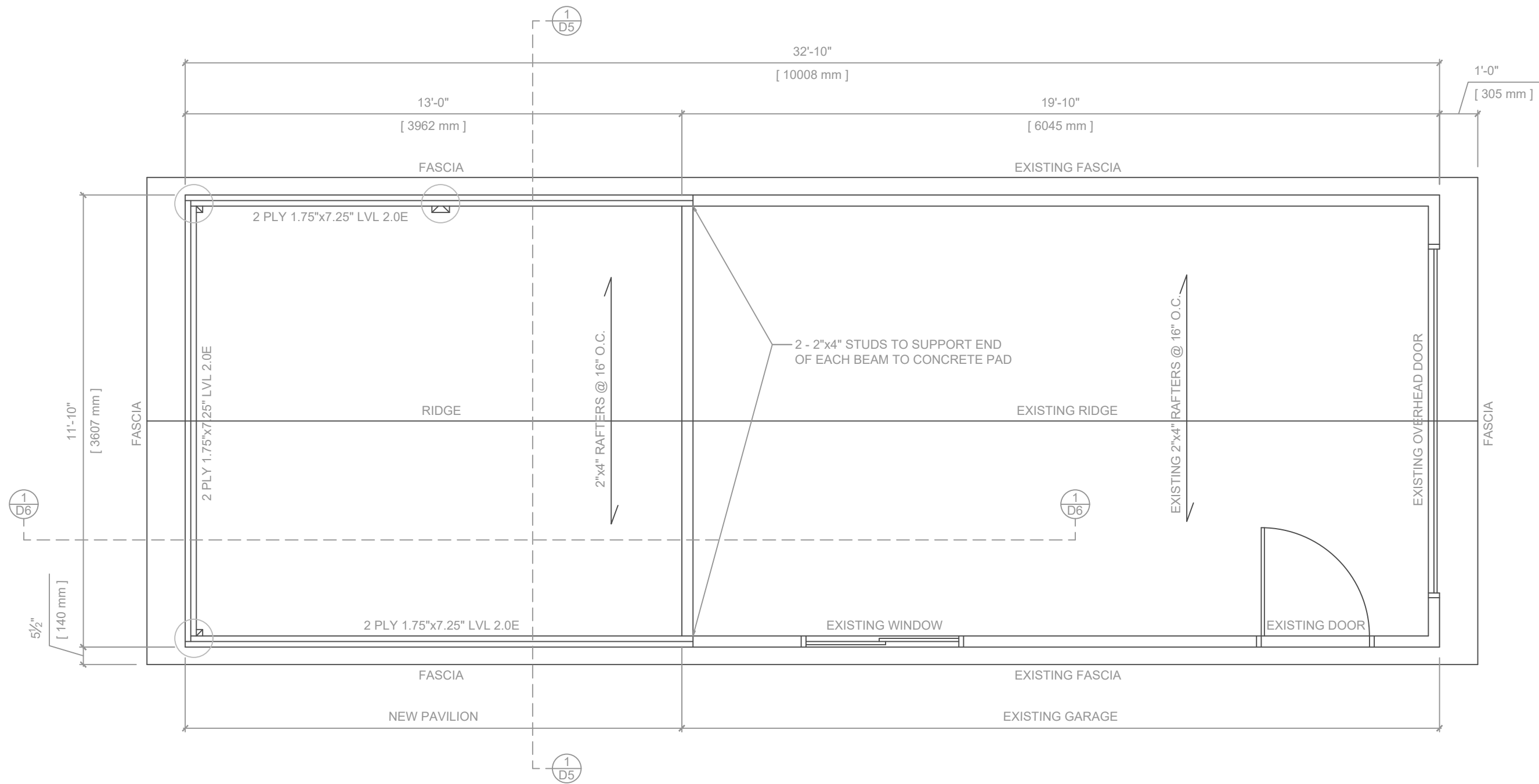
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: March 1st, 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.***



REVISIONS:

#	DATE	REVISION
1	01-13-22	LABELS UPDATED

PROJECT ADDRESS:

23 ALPINE AVE  
HAMILTON, ON

DRAWING:

PAVILION  
FRAMING PLAN

DATE:

JANUARY 10, 2022

REVISION DATE:

JANUARY 13, 2022

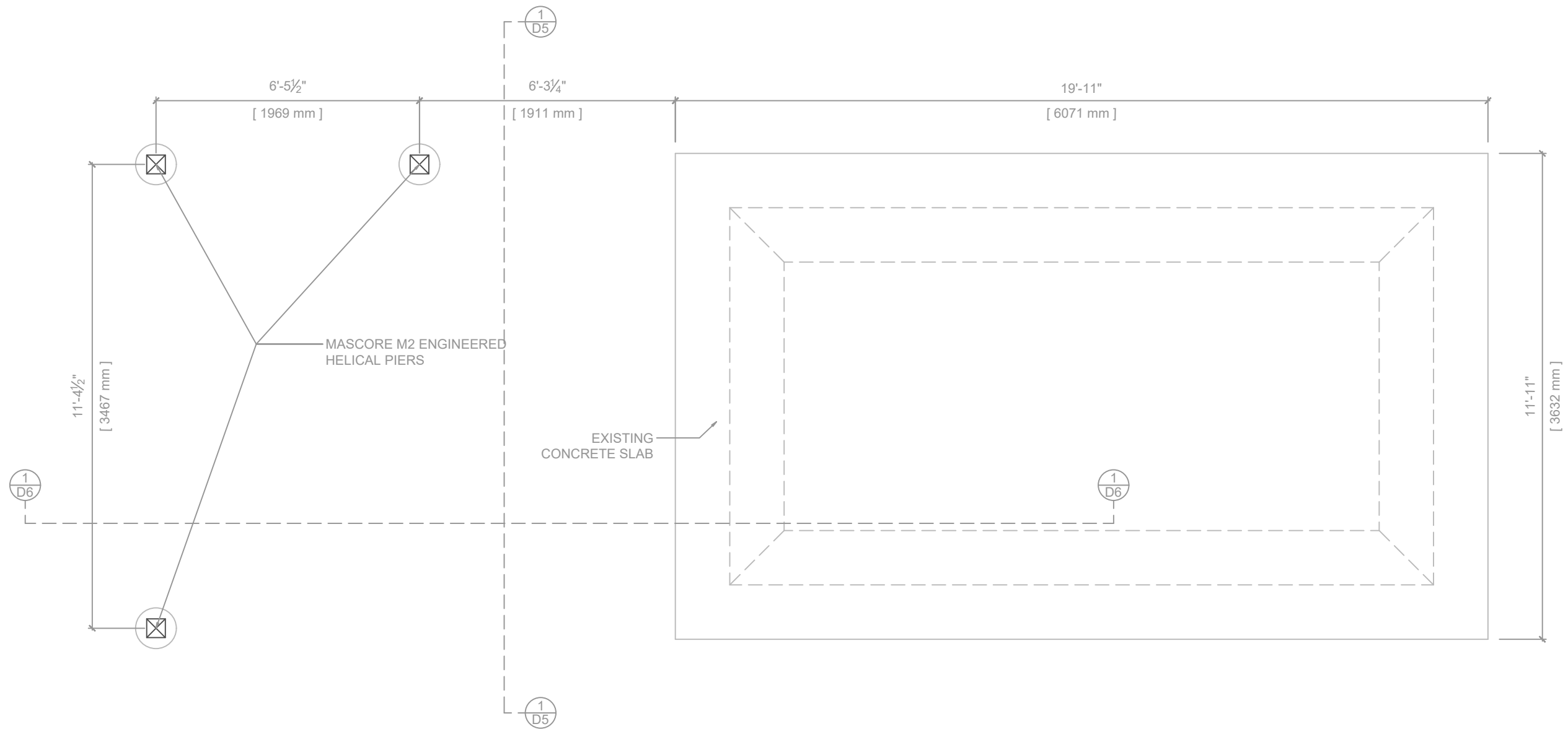
PAPER SIZE:

11" x 17"

SCALE:

1:35

**D1**



REVISIONS:

#	DATE	REVISION
1	01-13-22	LABELS UPDATED

PROJECT ADDRESS:

23 ALPINE AVE  
HAMILTON, ON

DRAWING:

PAVILION  
FOUNDATION PLAN

DATE:

JANUARY 10, 2022

REVISION DATE:

JANUARY 13, 2022

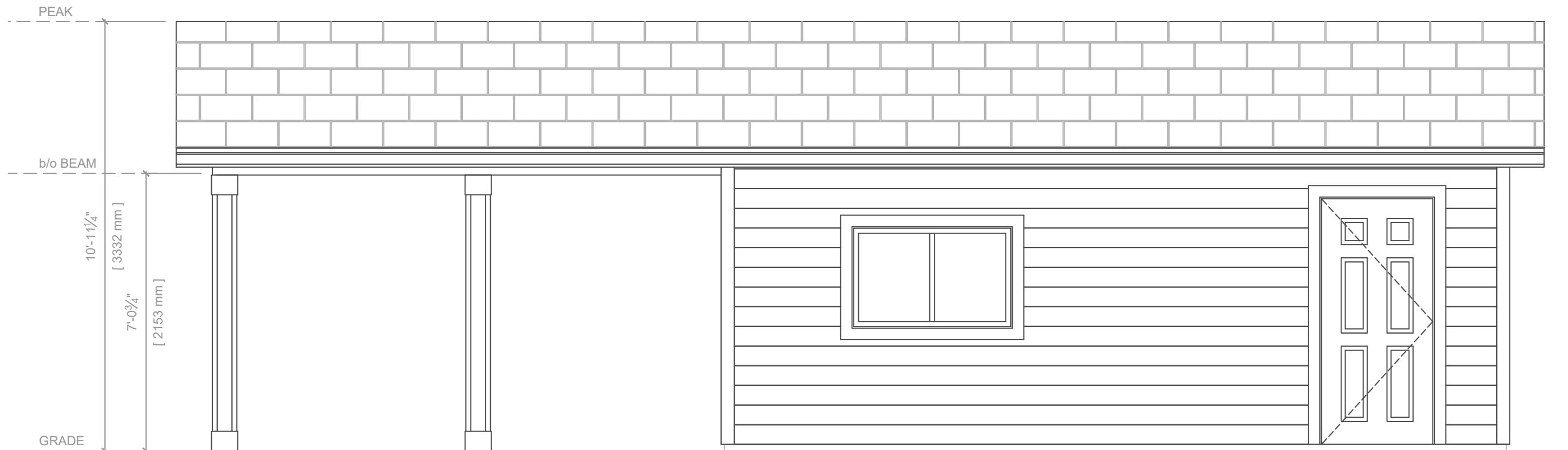
PAPER SIZE:

11" x 17"

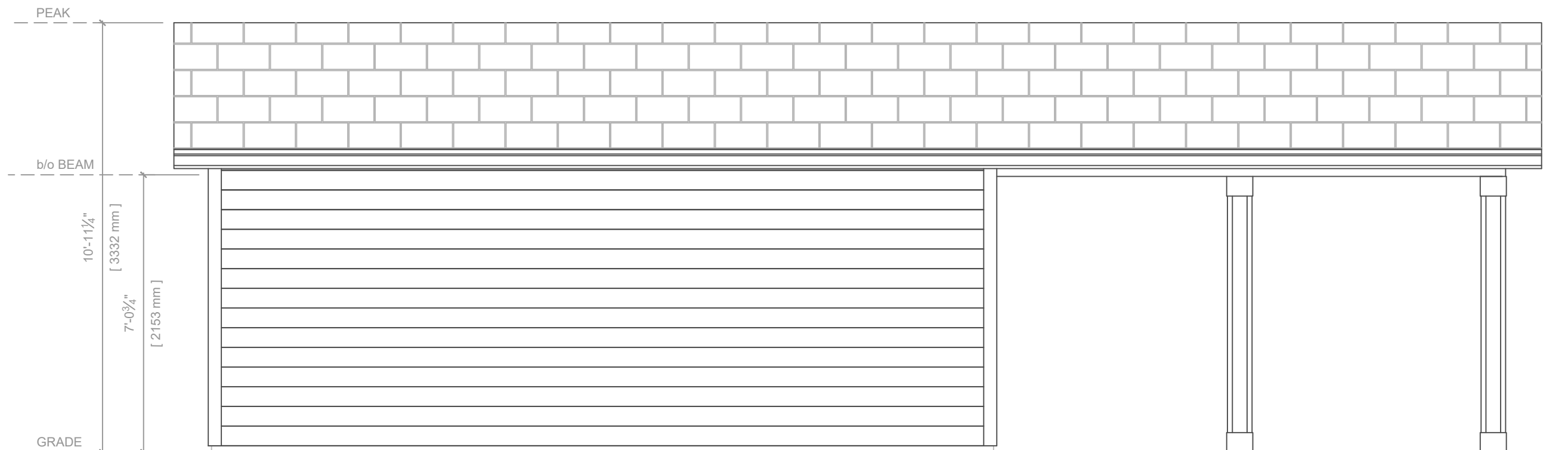
SCALE:

1:35

**D2**



**1**  
**D3** **WEST ELEVATION**  
SCALE: 1:35



**2**  
**D3** **EAST ELEVATION**  
SCALE: 1:35

REVISIONS:

#	DATE	REVISION
1	01-13-22	LABELS UPDATED

PROJECT ADDRESS:

23 ALPINE AVE  
HAMILTON, ON

DRAWING:

PAVILION  
ELEVATIONS

DATE:

JANUARY 10, 2022

REVISION DATE:

JANUARY 13, 2022

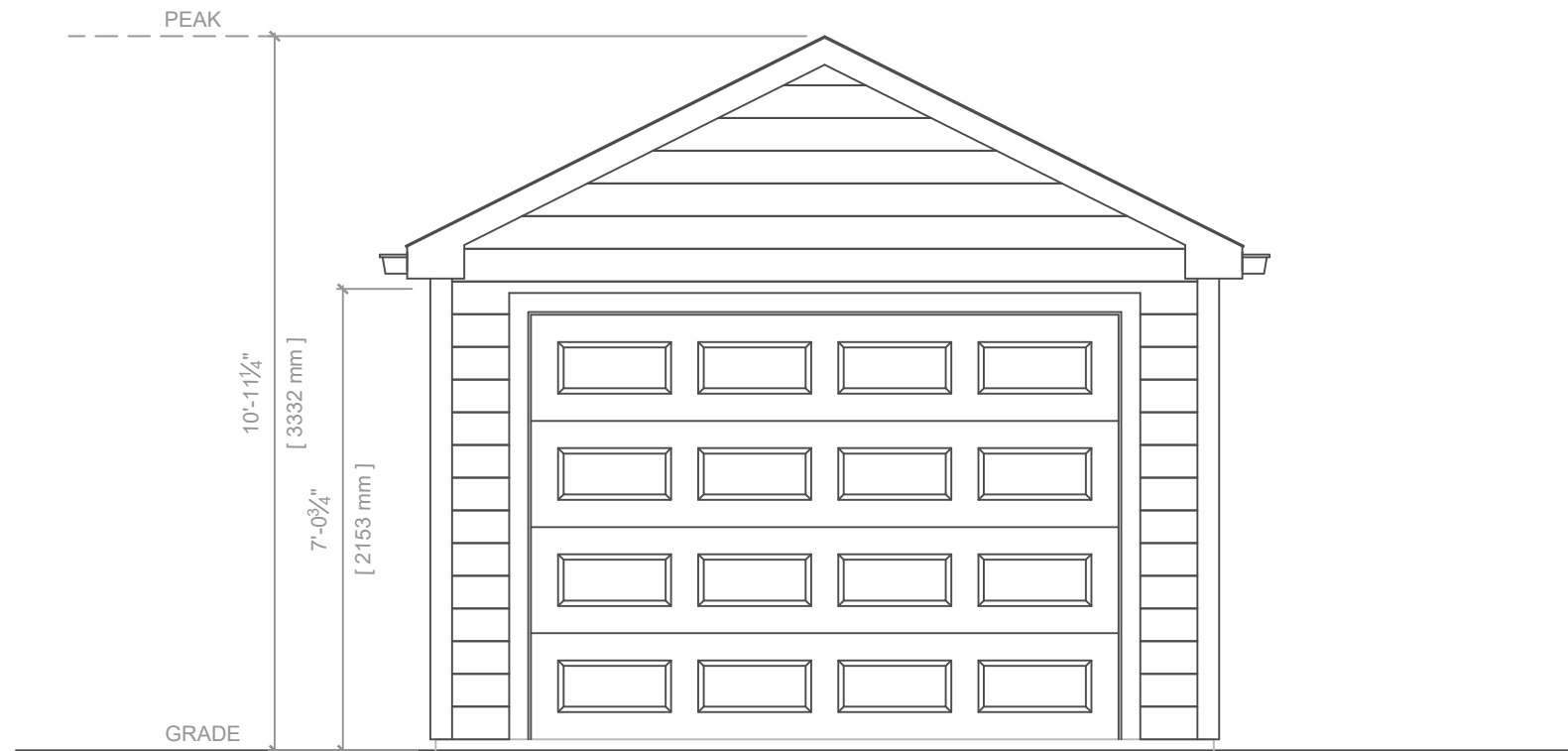
PAPER SIZE:

11" x 17"

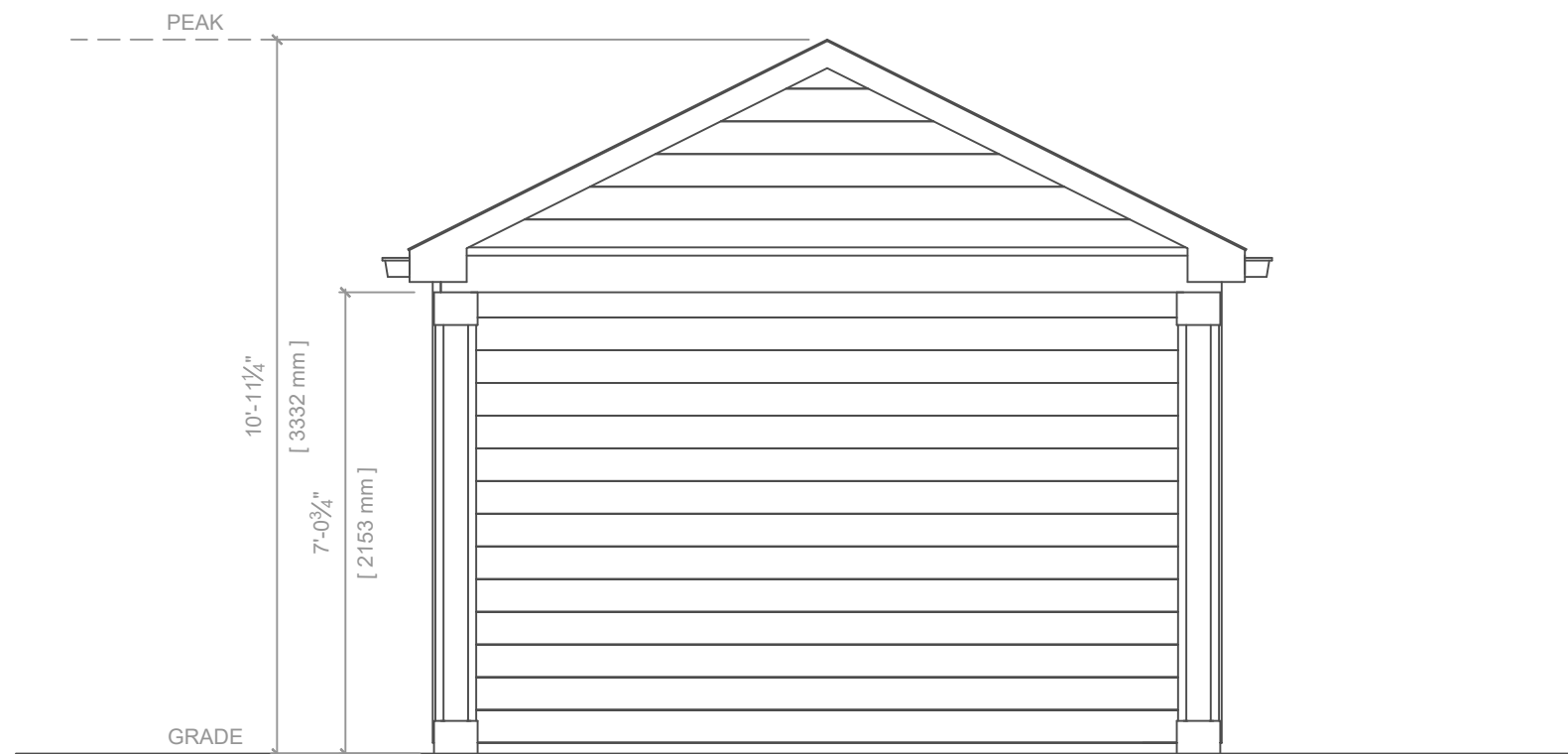
SCALE:

AS NOTED

**D3**



**1**  
**D4** **SOUTH ELEVATION**  
SCALE: 1:35



**2**  
**D4** **NORTH ELEVATION**  
SCALE: 1:35

REVISIONS:

#	DATE	REVISION
1	01-13-22	LABELS UPDATED

PROJECT ADDRESS:

23 ALPINE AVE  
HAMILTON, ON

DRAWING:

**PAVILION  
ELEVATIONS**

DATE:

JANUARY 10, 2022

REVISION DATE:

JANUARY 13, 2022

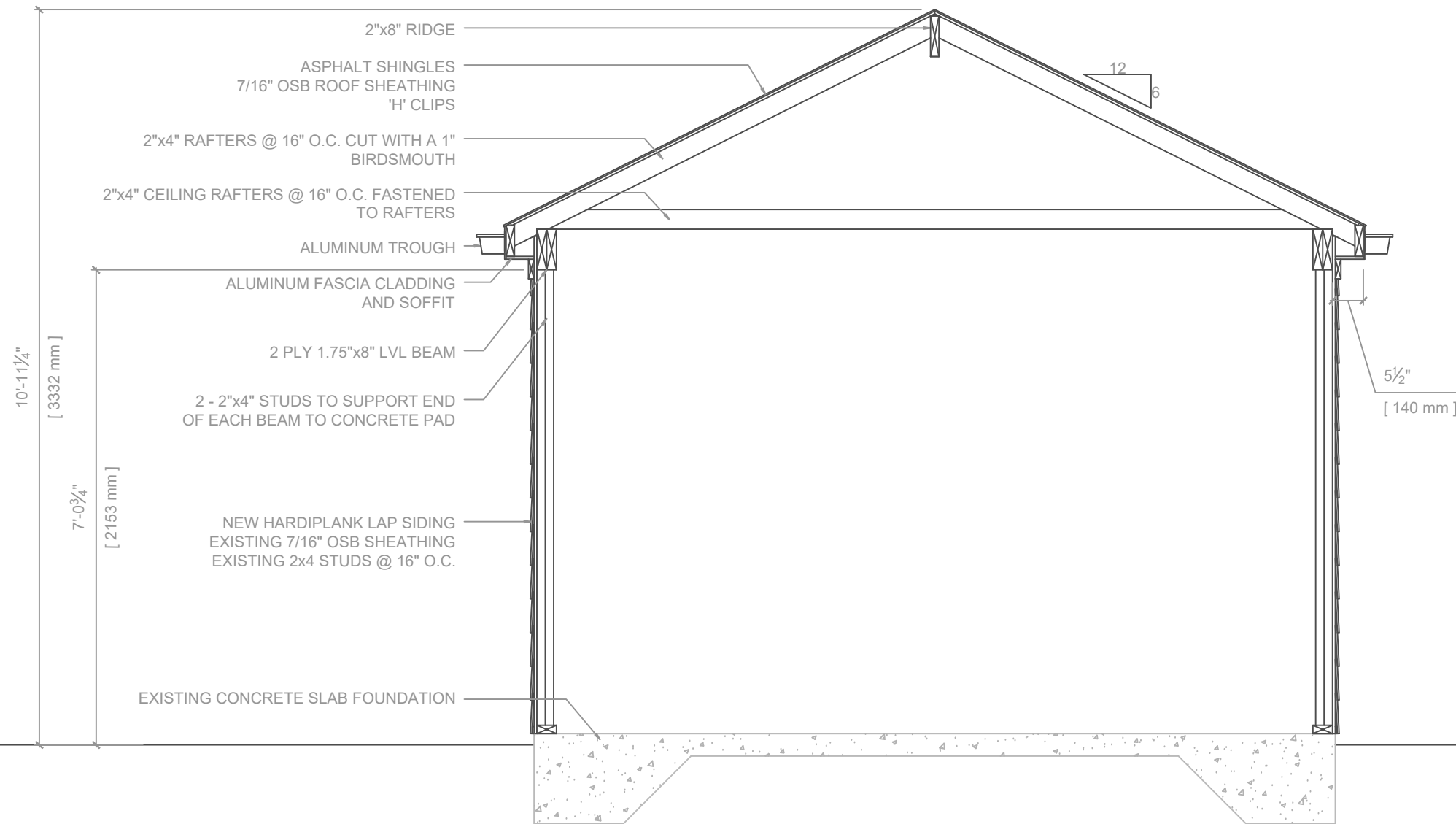
PAPER SIZE:

11" x 17"

SCALE:

AS NOTED

**D4**



**NOTES**

- ALL PIERS TO EXTEND 4' BELOW GRADE AND 4" ABOVE GRADE
- BEAMS TO BE ADEQUATELY TIED TO PREVENT HORIZONTAL MOVEMENT
- COLUMNS TO BE ADEQUATELY TIED TO PREVENT HORIZONTAL MOVEMENT
- ALL BEAM ENDS TO HAVE MIN. 3-1/2" BEARING
- ALL RAFTERS TO HAVE MIN 1-1/2" BEARING
- ALL LUMBER TO BE GRADE 1 OR BETTER
- BEAMS TO BEAR DIRECTLY ON COLUMNS OR HANGERS SHALL BE USED
- ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE
- CONNECTIONS AS PER CSA-086-01 (minimum)

**REVISIONS:**

#	DATE	REVISION
1	01-13-22	LABELS UPDATED

**PROJECT ADDRESS:**

23 ALPINE AVE  
HAMILTON, ON

**DRAWING:**

**PAVILION  
SECTION**

**DATE:**

JANUARY 10, 2022

**REVISION DATE:**

JANUARY 13, 2022

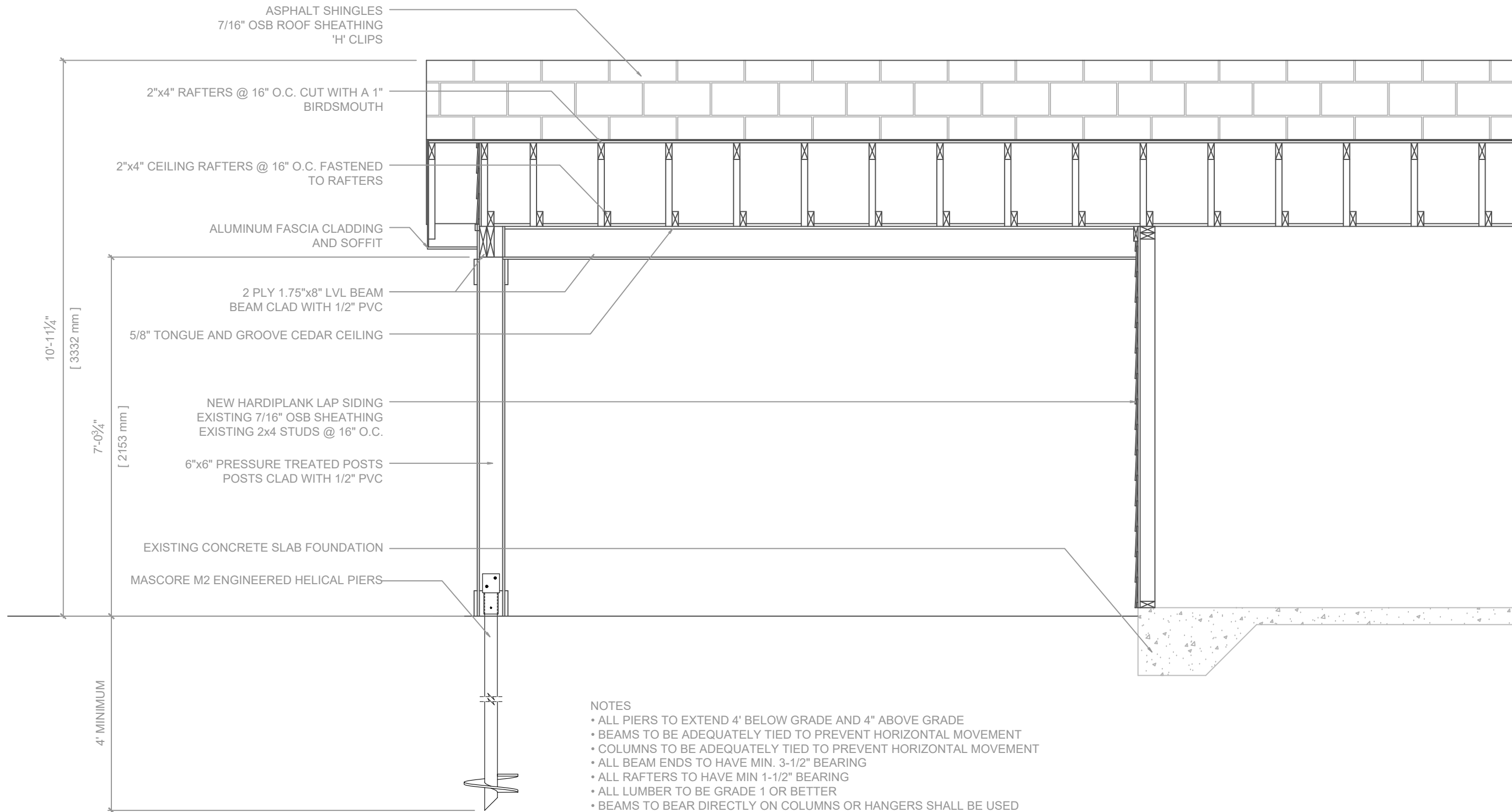
**PAPER SIZE:**

11" x 17"

**SCALE:**

1:25

**D5**



**NOTES**

- ALL PIERS TO EXTEND 4' BELOW GRADE AND 4" ABOVE GRADE
- BEAMS TO BE ADEQUATELY TIED TO PREVENT HORIZONTAL MOVEMENT
- COLUMNS TO BE ADEQUATELY TIED TO PREVENT HORIZONTAL MOVEMENT
- ALL BEAM ENDS TO HAVE MIN. 3-1/2" BEARING
- ALL RAFTERS TO HAVE MIN 1-1/2" BEARING
- ALL LUMBER TO BE GRADE 1 OR BETTER
- BEAMS TO BEAR DIRECTLY ON COLUMNS OR HANGERS SHALL BE USED
- ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE
- CONNECTIONS AS PER CSA-086-01 (minimum)

**REVISIONS:**

#	DATE	REVISION
1	01-13-22	LABELS UPDATED

**PROJECT ADDRESS:**

**23 ALPINE AVE  
HAMILTON, ON**

**DRAWING:**

**PAVILION  
SECTION**

**DATE:**

JANUARY 10, 2022

**REVISION DATE:**

JANUARY 13, 2022

**PAPER SIZE:**

11" x 17"

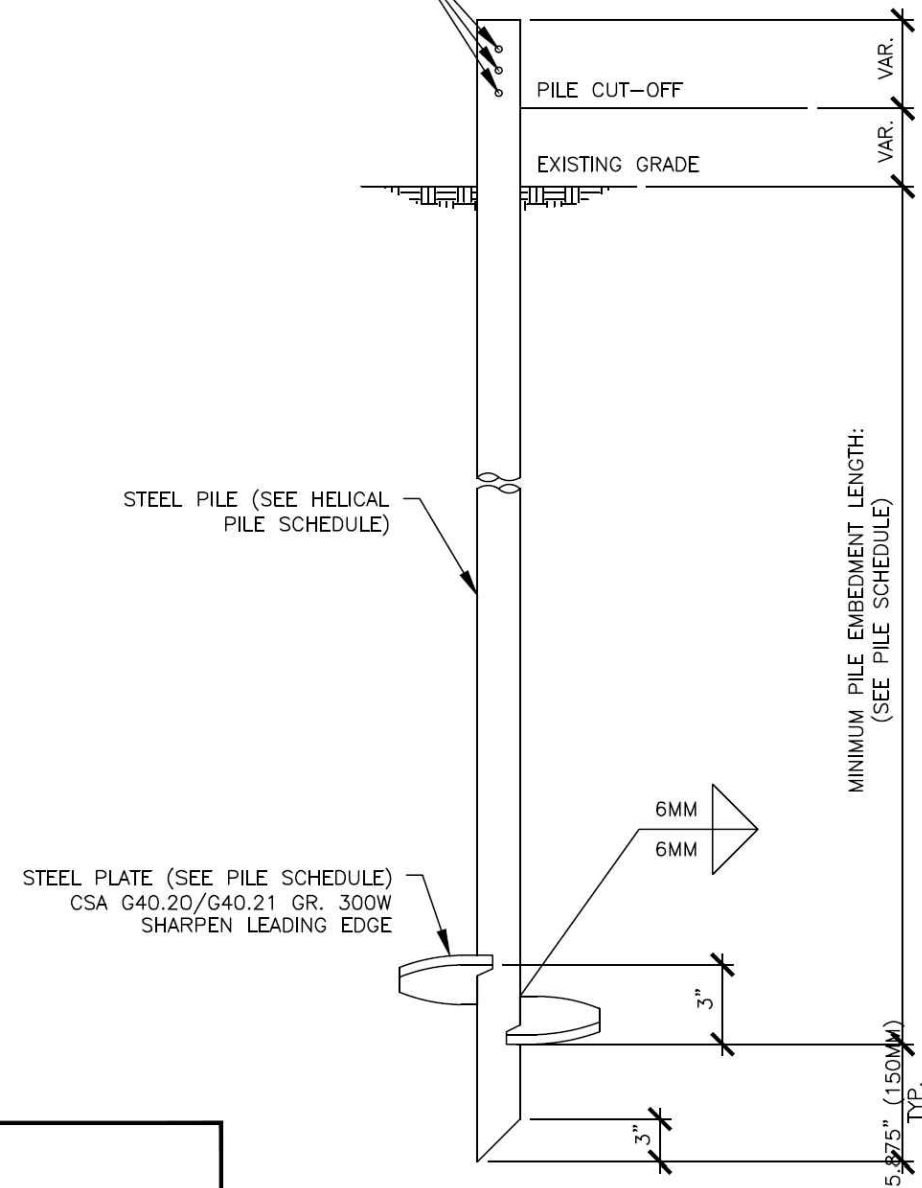
**SCALE:**

1:25

**D6**



DRIVE HOLES: QUANTITY, SIZE & LOCATION AS REQUIRED



**NOTES:**

1. **GENERAL:**
  - 1.1 THE DESIGN, FABRICATION AND INSTALLATION OF PILES SHALL BE GOVERNED BY THE FOLLOWING CODES, STANDARD AND REGULATIONS:
    - 1.1.1 CSA G40.21 STRUCTURAL QUALITY STEEL.
    - 1.1.2 2012 ONTARIO BUILDING CODE.
    - 1.1.3 CSA W48-18 FILLER METALS AND ALLIED MATERIAL FOR METAL ARC WELDING.
    - 1.1.4 CSA W47.1 CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES.
    - 1.1.5 ASTM A252 WELDED AND SEAMLESS STEEL PIPE PILES.
    - 1.1.6 ASTM A53 WELDED AND SEAMLESS STEEL PIPE.
    - 1.1.7 PROVINCIAL HEALTH AND SAFETY REGULATIONS.
  - 1.2 PILE SHAFT DIAMETER, WALL THICKNESS AND HELIX PLATE THICKNESS SHALL NOT BE LESS THAN MINIMUM SPECIFIED IN PILE SCHEDULE.
2. **MATERIALS:**
  - 2.1 STEEL PIPE PILE MATERIALS SHALL CONFORM TO ASTM A500, GRADE B OR ASTM A252 (GRADE 3) MINIMUM.
  - 2.2 HELICES SHALL CONFORM TO CSA-G40.21. GRADE 300W.
  - 2.3 HELICES SHALL BE WELDED TO THE PIPE SECTION USING A CONTINUOUS FILLET WELD ON BOTH SIDES OF THE HELIX-PIPE CONNECTION. HELICES SHALL HAVE MINIMUM THICKNESS AS SPECIFIED.
  - 2.4 SACRIFICIAL STEEL THICKNESS HAS BEEN PROVIDED TO ACCOUNT FOR CORROSION. AS PER ONTARIO BUILDING CODE SECTION 4.2.3.10.
  - 2.5 ALL WELDS SHALL BE MIN. 6MM FILLET WELDS, UNLESS NOTED OTHERWISE.
  - 2.6 WELD TENSILE STRENGTH = 480MPA.
  - 2.7 WELDING ELECTRODES SHALL CONFORM TO CSA W48.1.
3. **DESIGN:**
  - 3.1 PILES DESIGN LOAD IS BASED ON THE EXISTING STRUCTURAL DRAWING.
  - 3.2 ANY CHANGES TO THE PILE LAYOUT SHALL BE REVIEWED BY CONSULTANT ENGINEER FOR APPROVAL.
  - 3.3 DUE TO NO GEOTECHNICAL INFO AVAILABLE, SOIL PROPERTY IS ASSUMED BASED ON ADJACENT PROJECT, ANY UNFORESEEABLE GEOTECHNICAL CHANGES WILL BE THE RESPONSIBILITY OF OWNER.
4. **CONSTRUCTION:**
  - 4.1 PILES SHALL BE INSTALLED OPEN ENDED; AND ENDS SHALL BE CUT AS 45 DEGREES.
  - 4.2 PILES SHALL BE INSTALLED CONTINUOUSLY WITHOUT INTERRUPTION TO THE MINIMUM EMBEDMENT DEPTH AND MINIMUM INSTALLATION TORQUE INDICATED ON THE PILE SCHEDULE.
  - 4.3 PILE INSTALLATION RECORDS SHALL BE DOCUMENTED BY A QUALIFIED PILING INSPECTOR REPRESENTING THE GEOTECHNICAL ENGINEER.
  - 4.4 FABRICATION SHALL BE CARRIED OUT IN ACCORDANCE WITH STANDARD PRACTICES AND APPLICABLE CODES.
  - 4.5 PILE EMBEDMENT DEPTHS INDICATED IN THE PILE SCHEDULE ARE HELIX DEPTH FROM THE EXISTING GRADE. STICKUP AND TIP PROJECTION LENGTHS SHALL BE ADDED TO THE PILE LENGTH AS REQUIRED.
  - 4.6 INSTALL PILES VERTICALLY AND ENSURE THE RATE OF ADVANCEMENT INTO THE SOIL PER REVOLUTION IS EQUAL TOT HE HELIX PITCH.
5. **TOLERANCES:**
  - 5.1 PILE SHALL BE INSTALLED TO THE FOLLOWING TOLERANCES:
    - 5.1.1 TOP OF PILE WITHIN 75MM OUT OF ALIGNMENT.
    - 5.1.2 NOT MORE THAN 2% INCLINATION FROM VERTICAL.
  - 5.2 ANY GAP AROUND INSTALLED PILE MUST BE BACKFILLED WITH CRUSHED STONES OR APPROVED EQUIVALENT.
  - 5.3 WHERE PILES DEVIATE FROM ABOVE TOLERANCE AND DESIGN REQUIREMENTS, THE CONDITION OF THE FOUNDATION SHALL BE ASSESSED BY THE ENGINEER AND WHERE REQUIRED, CORRECTIONS SHALL BE MADE.
6. **ACCEPTANCE:**
  - 6.1 BOTH MINIMUM TOP HELIX EMBEDMENT DEPTH AND MINIMUM INSTALLATION TORQUE MUST BE ACHIEVED FOR PILE ACCEPTANCE.

**HELICAL PILE SCHEDULE**

PILE TYPE	QUANTITY	MAX. FACTORED DESIGN LOAD			AXIAL STRUCTURAL CAPACITY (KN)	SHAFT SIZE (MM)	HELIX SIZE (MM)	TOP HELIX MIN. EMBEDMENT (MM)	NO. OF HELIX	MIN. TORQUE (LB-FT)	MAX. TORQUE (LB-FT)
		COMPRESSION (KN)	UPLIFT (KN)	LATERAL (KN)							
M2	3	85	60		280	76.2 X 4.76	254 X 9.53	1200	1	3200	6200

**REVISIONS:**

#	DATE	REVISION
1	01-13-22	LABELS UPDATED

**PROJECT ADDRESS:**

23 ALPINE AVE  
HAMILTON, ON

**DRAWING:**

PAVILION  
HELICAL PIERS

**DATE:**

JANUARY 10, 2022

**REVISION DATE:**

JANUARY 13, 2022

**PAPER SIZE:**

11" x 17"

**SCALE:**

AS NOTED

**D7**

NO.      Revision      By      Date

No.	Date	Description	By	No.	Date	Description	By

CLIENT: MASCORE INC.		Designed	S.N.	Project:	Project Number:
CONSULTANT:		Drawn	S.N.	Title: HELICAL PILE DETAILS	Drawing Number: <b>F1</b>
		Checked	S.N.		
		Date:			

**EXISTING FOOTPRINTS:**

LOT AREA: 273.45 m<sup>2</sup>  
 HOUSE FOOTPRINT: 83.61 m<sup>2</sup>  
 GARAGE FOOTPRINT: 21.80 m<sup>2</sup>  
 TOTAL EXISTING: 105.41 m<sup>2</sup>  
 COVERAGE % OF AREA: 38.55 %

**EXISTING ROOF AREAS:**

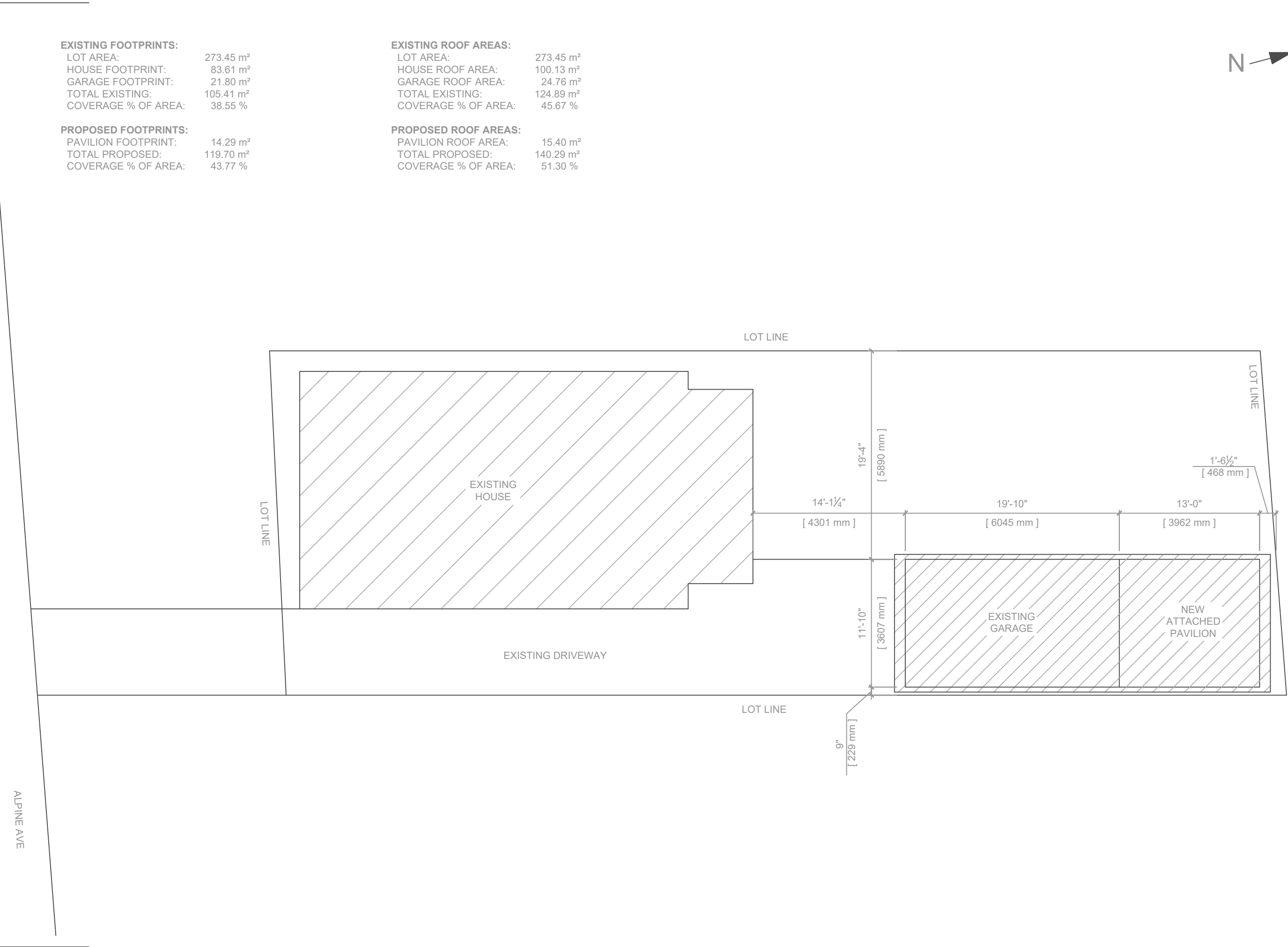
LOT AREA: 273.45 m<sup>2</sup>  
 HOUSE ROOF AREA: 100.13 m<sup>2</sup>  
 GARAGE ROOF AREA: 24.76 m<sup>2</sup>  
 TOTAL EXISTING: 124.89 m<sup>2</sup>  
 COVERAGE % OF AREA: 45.67 %

**PROPOSED FOOTPRINTS:**

PAVILION FOOTPRINT: 14.29 m<sup>2</sup>  
 TOTAL PROPOSED: 119.70 m<sup>2</sup>  
 COVERAGE % OF AREA: 43.77 %

**PROPOSED ROOF AREAS:**

PAVILION ROOF AREA: 15.40 m<sup>2</sup>  
 TOTAL PROPOSED: 140.29 m<sup>2</sup>  
 COVERAGE % OF AREA: 51.30 %



**REVISIONS:**

#	DATE	REVISION
1	01-13-22	LABELS UPDATED

**PROJECT ADDRESS:**

23 ALPINE AVE  
 HAMILTON, ON

**DRAWING:**

**PAVILION  
 SITE PLAN**

**DATE:**

JANUARY 10, 2022

**REVISION DATE:**

JANUARY 13, 2022

**PAPER SIZE:**

11" x 17"

**SCALE:**

1:125

**D8**

ALPINE AVE



Committee of Adjustment  
City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto: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)		
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:

SCOTIABANK 4 KING ST W, 2nd FLOOR TORONTO ON, M5H 1B6
---

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:

minor variance for the required setback of eaves/gutters to the property line on a new pavilion that will be extended off of the existing garage and this needs to match eave lines of existing.

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

We need to match current dimensions and line of the gutters and garage. With re-cladding the garage the existing profiles will need to match the new pavilion.

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**):

23 Alpine Ave, Hamilton ON L9A 1A4

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 8.1 to 8.10 above?

general knowledge and history of the neighbourhood, escapment and bedrock locations.

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.

Jan 20, 2022  
Date

Lindsay Bishop  
Signature Property Owner(s)

LINDSAY BISHOP  
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 9.53 m  
Depth 34.3 m  
Area 325.85 m<sup>2</sup>  
Width of street 7.3 m

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:

home is 2 stories approx 200 m<sup>2</sup> gross floor area. roughly 10.5 m long x 6.5 m wide. garage is 7 stories 24 m<sup>2</sup>, roughly 6.2 m long x 4 m wide

Proposed

same as existing for house and garage - new pavillion to be approx. 57 m<sup>2</sup> roof covering. Dimensions of 3.962 x 3.607 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:

Existing garage - 9' from east property line, 19'-4" from west property line, 14'-6" from north property line at smallest point.

Proposed:

Same as above. Pavillion extension to change north property line setback by 1'-6.5" at smallest point (structure open on 3 sides)

13. Date of acquisition of subject lands:  
Nov 10 2016
14. Date of construction of all buildings and structures on subject lands:  
1929- exact date unknown
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):  
 \_\_\_\_\_
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):  
 \_\_\_\_\_
17. Length of time the existing uses of the subject property have continued:  
 \_\_\_\_\_
18. Municipal services available: (check the appropriate space or spaces)
- |                |          |           |          |
|----------------|----------|-----------|----------|
| Water          | <u>✓</u> | Connected | <u>✓</u> |
| Sanitary Sewer | <u>✓</u> | Connected | <u>✓</u> |
| Storm Sewers   | <u>✓</u> |           |          |
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? (Zoning By-law Amendment or Minor Variance)
- Yes      No
- If yes, please provide the file number:  
 \_\_\_\_\_
- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
- Yes      No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.
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 (please include separate sheet if needed)  
 \_\_\_\_\_
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.