



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.: GL/A-22:79

APPLICANTS: Agent MBTW - M. Hannay
Owner Cachet MDRE (Mount Hope) Inc.

SUBJECT PROPERTY: Municipal address **9255 Airport Rd., Glanbrook**

ZONING BY-LAW: Zoning By-law 464, as Amended 18-014

ZONING: "RM2" (Residential Multiple) district

PROPOSAL: To permit the construction of a patio deck for each the proposed street townhouses located along proposed Freedom Crescent and Yard Drive within Registered Plan of Subdivision 62M-1275 on lots # 66 -70, 92-115, 144-150, 184-189, notwithstanding that;

1. A minimum interior side yard of 0.3m shall be permitted instead of the minimum 1.0m interior side yard required for lots 66-70, 92-95, 98-115, 144-145, 148-150, 184-185, 189
2. A minimum interior side yard of 0.0m shall be permitted instead of the minimum 1.0m interior side yard required for lots 96, 97, 146, 147, 186 and 187.
3. A minimum setback of 6.0m shall be permitted from a street line instead of the minimum 7.5m setback required from a street line for lots 144 and 184.

Notes: No plans or other details respecting the proposed patio decks were not provided to ensure that the requested variances are correct. Therefore, further variances may be required.

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

DATE: Thursday, April 28th, 2022
TIME: 1:35 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: April 12th, 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.

APPENDIX - A

PLAN 62M-1275

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WENTWORTH (62) AT 10:14 AM ON THE 31 DAY OF August 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 17400-1035(LT)

APPROVAL CERTIFICATE

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P. 13, AS AMENDED, BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 07-323.

THIS 13th DAY OF August 2021

[Signature]
GENERAL MANAGER, PLANNING AND ECONOMIC DEVELOPMENT
CITY OF HAMILTON

AND REGISTERED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. WEL5H2167

[Signature]
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 17400-1035(LT)

PART OF LOTS 2 TO 21, INCLUSIVE, ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT JL253780

PLAN OF SUBDIVISION
OF PART
LOT 4
CONCESSION 5
GEOGRAPHIC
TOWNSHIP OF GLANFORD
IN THE
CITY OF HAMILTON

SCALE 1:1000 METRIC

S.D. McLAREN, O.L.S. - 2021

LOT/BLOCK	RADIUS	ARC	CHORD	BEARING	
C1	21.000	5.571	5.555	N09°40'20"E	
C2	21.000	9.131	8.959	N10°23'00"W	
C3	21.000	9.184	9.111	N35°22'00"W	
C4	21.000	2.673	2.671	N51°32'35"W	
C5	21.000	3.945	3.939	N60°35'15"W	
C6	21.000	8.234	8.182	N77°57'05"E	
C7	21.000	9.059	8.989	N54°21'35"E	
C8	21.000	9.078	9.008	N29°37'00"E	
C9	21.000	0.028	0.026	N17°11'50"E	
C10	21.000	7.920	7.873	N06°21'30"E	
C11	21.000	11.101	10.972	N19°35'25"W	
C12	BLOCK 269	21.000	9.665	9.580	N47°55'10"W
C13	BLOCK 268	21.000	3.864	3.858	N66°22'35"W
C14	32	21.000	0.583	0.583	N72°27'20"W
C15	34	81.000	11.936	11.925	N69°02'55"W
C16	35	81.000	13.593	13.577	N60°00'50"W
C17	41	100.000	7.793	7.791	N34°29'10"E
C18	57	99.000	11.514	11.507	N69°56'00"W
C19	58	99.000	10.267	10.262	N63°37'50"W
C20	59	99.000	8.857	8.854	N59°05'50"W
C21	60	99.000	0.565	0.565	N55°22'10"W
C22	113	21.000	0.769	0.769	N18°19'20"E
C23	114	21.000	6.653	6.626	N28°26'50"E
C24	115	21.000	11.999	11.836	N53°33'35"E
C25	121	80.000	7.131	7.129	N34°09'55"E
C26	151	80.000	19.846	19.796	N24°30'15"E
C27	152	80.000	0.174	0.174	N17°00'05"E
C28	207	21.000	4.658	4.649	N79°43'55"W
C29	BLOCK 268	21.000	12.463	12.281	N77°33'40"E
C30	BLOCK 262	21.000	14.866	14.558	N40°16'45"E
C31	261	21.000	1.000	1.000	N18°38'10"E

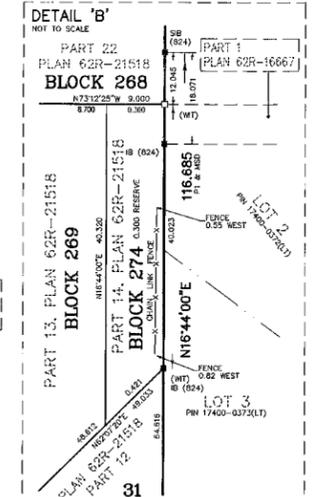
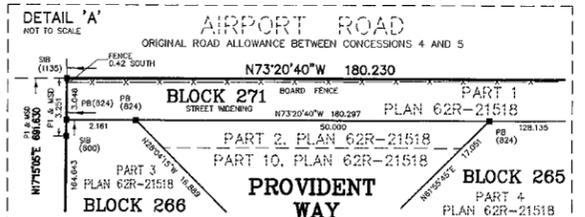
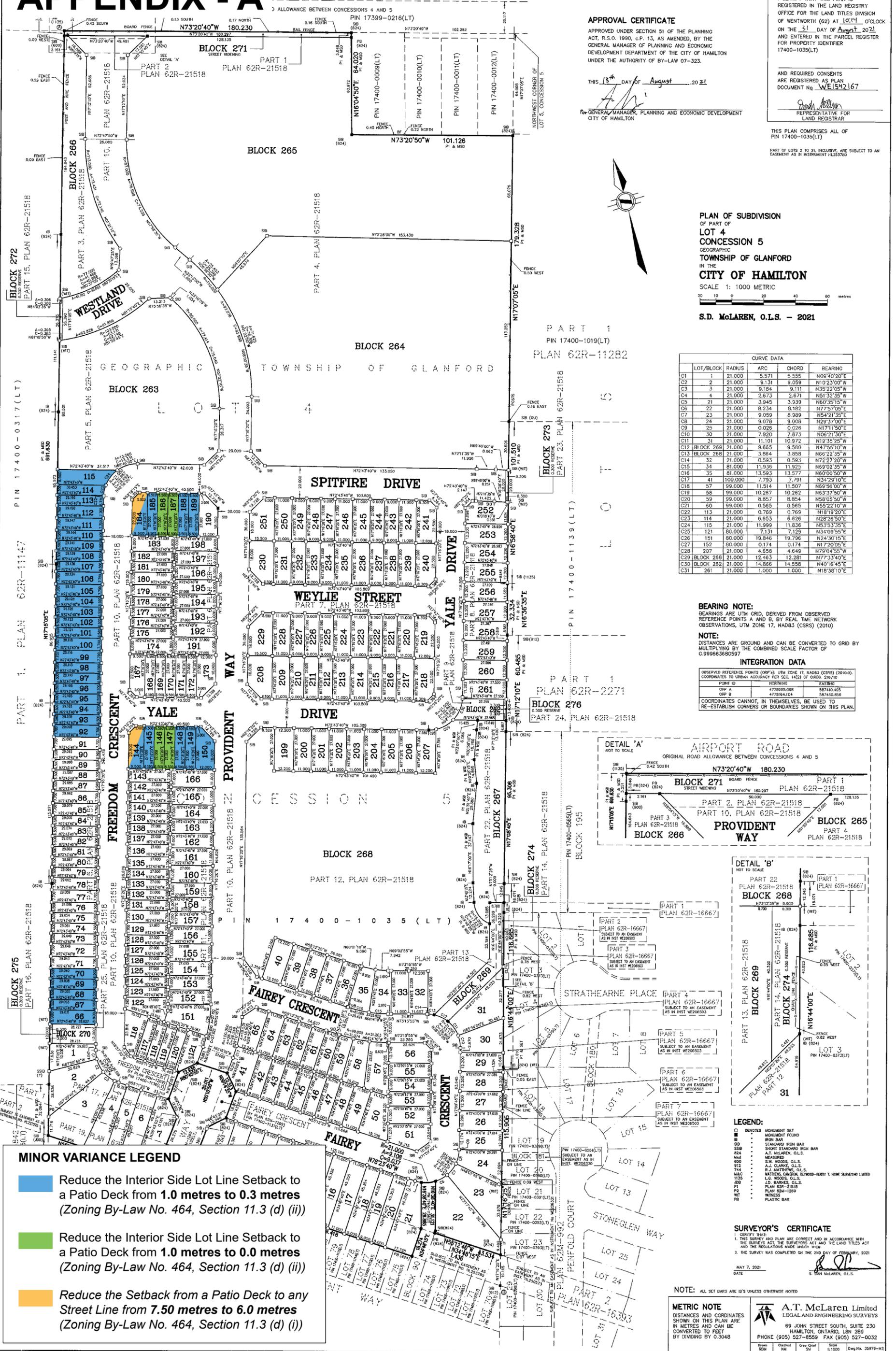
BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CGRS) (2010)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99996360597

INTEGRATION DATA

POINT ID	UTM X	UTM Y
OPP A	477995.068	58710.405
OPP B	477816.104	58740.856

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



MINOR VARIANCE LEGEND

- Reduce the Interior Side Lot Line Setback to a Patio Deck from 1.0 metres to 0.3 metres (Zoning By-Law No. 464, Section 11.3 (d) (ii))
- Reduce the Interior Side Lot Line Setback to a Patio Deck from 1.0 metres to 0.0 metres (Zoning By-Law No. 464, Section 11.3 (d) (ii))
- Reduce the Setback from a Patio Deck to any Street Line from 7.50 metres to 6.0 metres (Zoning By-Law No. 464, Section 11.3 (d) (i))

LEGEND:

- DETONATIONS
- MONUMENT SET
- MONUMENT FOUND
- IRON BAR
- ▨ STANDARD IRON BAR
- ▧ SHORT STANDARD IRON BAR
- ▩ A.T. McLAREN, O.L.S.
- S.W. MOORE, O.L.S.
- A.J. CLARKE, O.L.S.
- ▬ J. MATTHEWS, O.L.S.
- ▭ MATTHEWS, CAMERON, HENWOOD-HERRY T. HOME SURVEYING LIMITED
- ▮ J.D. BARNES, O.L.S.
- ▯ PLAN 62M-1275
- ▰ WITNESS
- ▱ PLASTIC BAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF FEBRUARY, 2021

MAY 7, 2021
DATE

[Signature]
S.D. McLAREN, O.L.S.

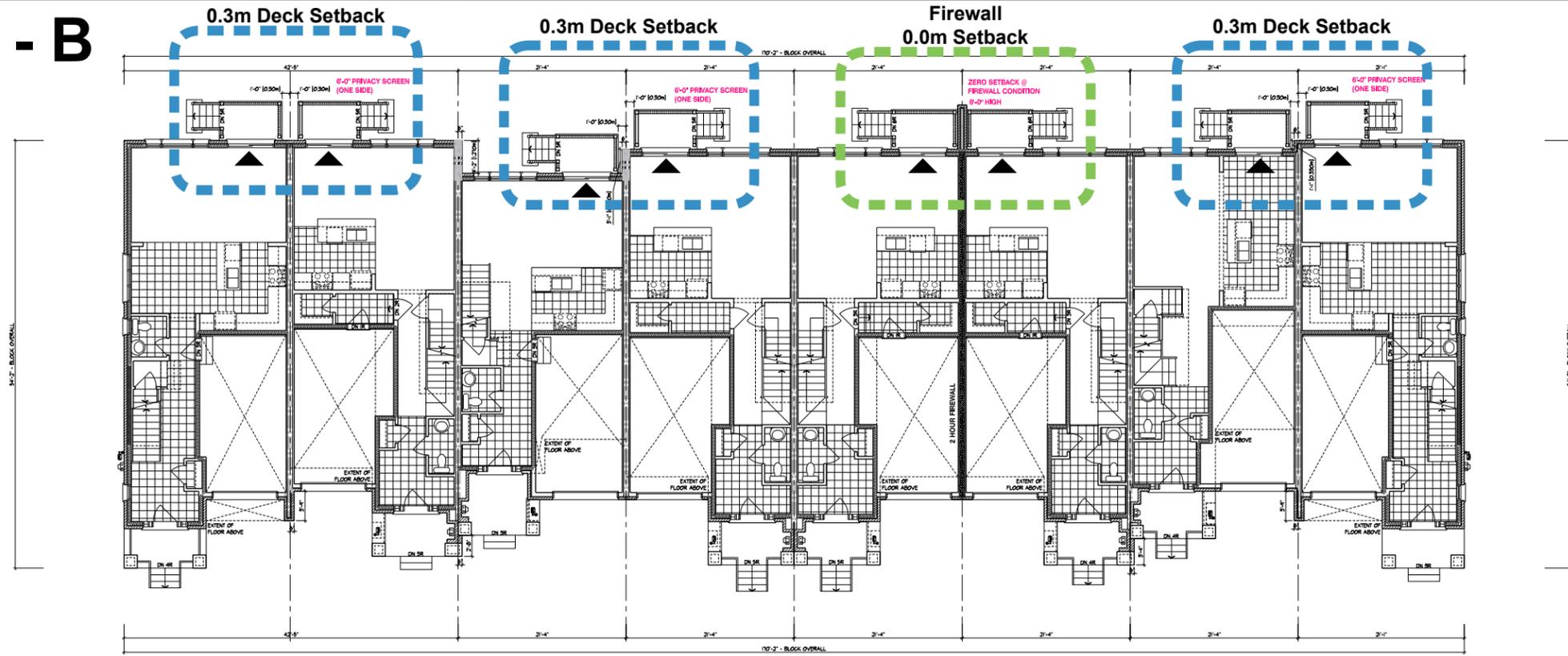
NOTE: ALL SET BARS ARE 10'S UNLESS OTHERWISE NOTED

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

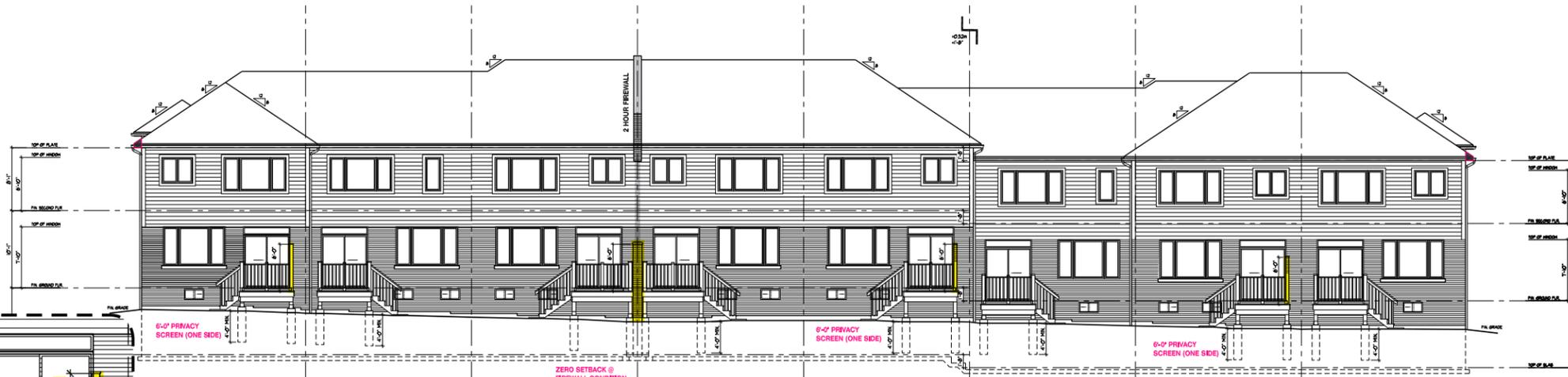
A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn: SMM, Checked: JMA, Over: SMM, Scale: 1:1000, Date: 05/27/2021

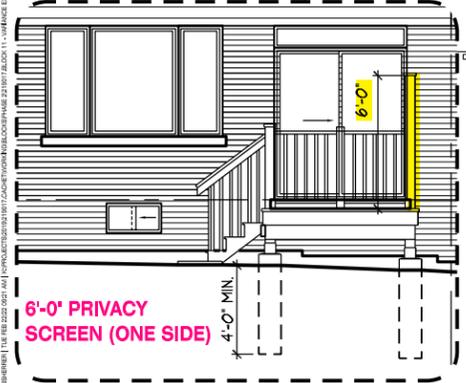
APPENDIX - B



GROUND FLOOR PLAN



REAR ELEVATION



BUILDING AREA	9241.65 sq ft
INCLUDING COLD CELLARS	765.67 sq m
A FIREWALL IS REQUIRED IF THE BUILDING AREA IS GREATER THAN 600 m ² (6458 sq ft) AS PER BUILDING CODE PART 9 LIMITATIONS SECTION 1.1.2.4.(1)	
** DEFINITION OF BUILDING AREA AS PER PART 1.1.2.4.(1) IS THE EXTENT OF THE GREATEST HORIZONTAL BUILDING EXTERIOR WALLS ABOVE GRADE TO BE RECD THE CENTER OF THE FIREWALL (DEMISING LINE)	
BUILDING AREA CALCULATION FOR FIREWALLS AS PER O.B.C. PART 1 SECTION 1.1.2.4.(1), PART 3.1, & 9.10.	
SECTION	BUILDING AREA
LOTS 92 TO 96	5129.23 sq ft
LOTS 97 TO 99	476.52 sq m
	3112.41 sq ft
	289.15 sq m

- GENERAL NOTES**
1. PROVIDE FIRESTOPS AS REQUIRED BY O.B.C. 9.10.16
 2. REFER TO UNIT WORKING DRAWINGS, ENGINEERS DRAWINGS AND SITEPLAN FOR ADDITIONAL INFORMATION AND VERIFICATION.
 3. REFER TO ROOF TRUSS MANUFACTURERS DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.
 4. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.) BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A.I.
 5. COMBUSTIBLE PROJECTIONS ON THE EXTERIOR OF A WALL THAT ARE MORE THAN 1100mm (3 ft 3 in) ABOVE GROUND SHALL NOT BE PERMITTED WITHIN 1.2m (3 ft 11 in) OF A PROPERTY LINE OR CENTRE LINE OF A PUBLIC WAY OR 2.4m (7 ft 10 in) OF A COMBUSTIBLE PROJECTION ON ANOTHER BUILDING ON THE SAME PROPERTY AS PER PART 9 SECTION 9.10.14.5.(5)

- LEGEND**
- ▲ POURED IN PLACE STEPS WITH MASONRY VENEER ON SIDES.
 - ▲ DROP OR RAISE BANDING BY AMOUNT INDICATED.
 - ▲ ADD BANDING AND/OR TRIM AS INDICATED.
 - ▲ ADDED CAMBERED HEADERS.
 - ▲ 8'-0" X 8'-0" GARAGE DOORS.
 - ▲ DROPPED OR RAISED SOFFIT AS INDICATED.
 - ▲ ADJUSTED ROOF OVERHANG AS INDICATED ON ROOF PLAN.
 - ▲ PROVIDE GUARD PER CONSTRUCTION NOTE 11.
 - ▲ FOYER SUNKEN AS INDICATED
 - ▲ LIGHT FIXTURE RELOCATED AS INDICATED.

WALL TYPE LEGEND

FWR	LINE TYPE	DETAILS
10' MIN	[Symbol]	SECTION 1, 2 & 3
10' MIN	[Symbol]	SECTION 4 (BLOCKS)
10' MIN	[Symbol]	SECTION 5 (WOOD STUD)
10' MIN	[Symbol]	SECTION 6

DETAILS

NO.	TITLE
10-1-1	MASONRY VENEER, 2nd STAIRS, 2 STOREY WALL SECTION
10-1-2	MASONRY VENEER, 2nd STAIRS, 1 STOREY GARAGE WALL SECTION
10-1-3	TYP. 2-HR. FIREWALL SECTION PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-4	TYP. 1-HR. FIREWALL SECTION PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-5	TYP. 1-HR. FIREWALL SECTION AT 2ND STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-6	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-7	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-8	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-9	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-10	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-11	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-12	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-13	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-14	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-15	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-16	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-17	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-18	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-19	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-20	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-21	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-22	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-23	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-24	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-25	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-26	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-27	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-28	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-29	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK
10-1-30	TYP. 1-HR. FIREWALL SECTION AT 1ST STOREY GARAGE, PARALLEL ROOF TRUSSES, P.O.C. BLOCK

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.			
2.			
3.			
4.			
5.			

HUNT DESIGN ASSOCIATES INC.
 8966 Woodbine Ave, Markham, ON L3R 0J7
 T: 905.737.5133 F: 905.737.7326 email: info@huntdesign.ca

CACHET ESTATE HOMES - 219017 HAMILTON, ON.

TOWNHOUSE SCHEMATIC DECK VARIANCE

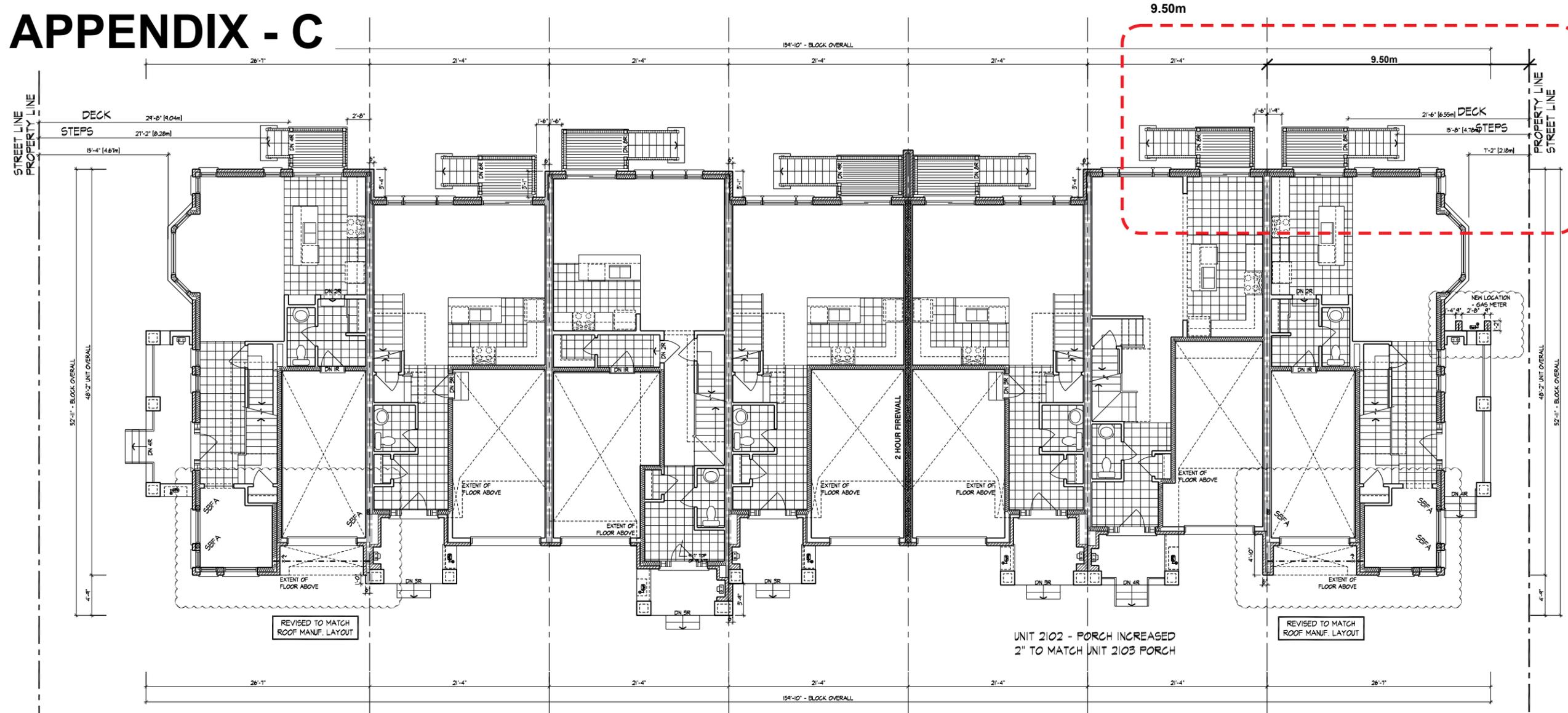
SCHEMATIC GROUND FLOOR

Scale: 1/8" = 1'-0"

Drawn by: BSH
 Checked by: [Signature]
 Date: [Date]

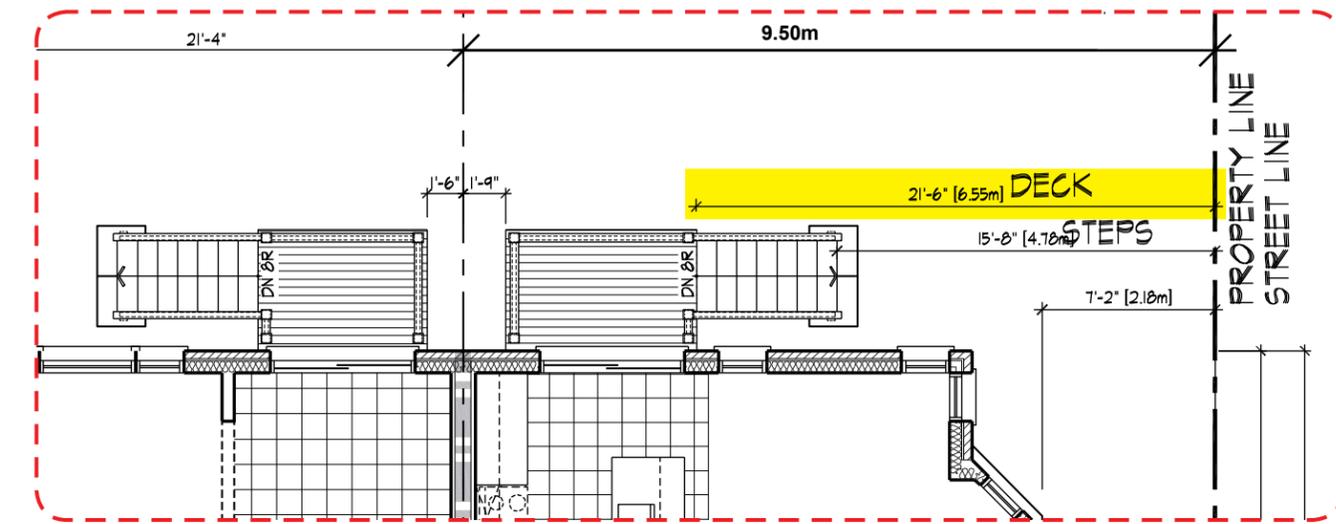
BLOCK NUMBER DECK VARIANCE EXAMPLE

APPENDIX - C



- 150 2101-CORNER
--- EL. 'B'
- 149 2102
--- EL. 'B'
- 148 2104
--- EL. 'B' (REV)
- 147 2102
--- EL. 'B'
- 146 2102
--- EL. 'B' (REV)
- 145 2103
--- EL. 'B'
- 144 2101-CORNER
--- EL. 'B' (REV)

GROUND FLOOR PLAN



BUILDING AREA	7132.72 sq ft
INCLUDING GOLF CELLARS	662.65 sq m
A FIREWALL IS REQUIRED IF THE BUILDING AREA IS GREATER THAN 600 (60) 8458 sq ft AS PER BUILDING CODE PART 9 LIMITATIONS SECTION 1.1.2.4.(1)	
** DEFINITION OF BUILDING AREA AS PER PART 1.4.1.2. IS THE EXTENT OF THE GREATEST HORIZONTAL BUILDING EXTERIOR WALLS ABOVE GRADE TO IF RECD THE CENTER OF THE FIREWALL (DEMISING LINE)	
BUILDING AREA CALCULATION FOR FIREWALLS AS PER O.B.C. PART 1 SECTION 1.1.2.4.(1), PART 3.1. & 9.10.	
SECTION	BUILDING AREA
LOTS 144 TO 146	3077.48 sq ft
LOTS - 147 TO 150	285.91 sq m
	4055.25 sq ft
	376.74 sq m

- GENERAL NOTES**
1. PROVIDE FIRESTOPS AS REQUIRED BY O.B.C. 9.10.16
 2. REFER TO UNIT WORKING DRAWINGS, ENGINEERS DRAWINGS AND SITE PLAN FOR ADDITIONAL INFORMATION AND VERIFICATION.
 3. REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.
 4. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.I.) BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A.I.
 5. COMBUSTIBLE PROJECTIONS ON THE EXTERIOR OF A WALL THAT ARE MORE THAN 100mm (3 1/8 in) ABOVE GROUND SHALL NOT BE PERMITTED WITHIN 1.2m (3 ft 11 in) OF A PROPERTY LINE OR CENTRE LINE OF A PUBLIC WAY OR 2.4m (7 ft 10 in) OF A COMBUSTIBLE PROJECTION ON ANOTHER BUILDING ON THE SAME PROPERTY AS PER PART 9 SECTION 9.10.1.4.5.(5)

- LEGEND**
- ▲ POURED IN PLACE STEPS WITH MASONRY VENEER ON SIDES.
 - ▲ DROP OR RAISE BANDING BY AMOUNT INDICATED.
 - ▲ ADD BANDING AND/OR TRIM AS INDICATED.
 - ▲ ADDED CAMBERED HEADERS.
 - ▲ 8'-0" X 8'-0" GARAGE DOORS.
 - ▲ DROPPED OR RAISED SOFFIT AS INDICATED.
 - ▲ ADJUSTED ROOF OVERHANG AS INDICATED ON ROOF PLAN.
 - ▲ PROVIDE GUARD PER CONSTRUCTION NOTE 11.
 - ▲ FOYER SUNKEN AS INDICATED
 - ▲ LIGHT FIXTURE RELOCATED AS INDICATED.

WALL TYPE LEGEND

FRR	LINE TYPE	DETAILS
40 MIN	---	SECTION 1.1.3.3
60 MIN	---	SECTION 1.1.3.3.1
120 MIN	---	SECTION 1.1.3.3.2

DETAILS

SECTION	TITLE
01.1.1	MASONRY VENEER, 2nd STORIES, 2 STOREY WALL SECTION
01.1.2	MASONRY VENEER, 2nd STORIES, 1 STOREY GARAGE WALL SECTION
08.01	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.02	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.03	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.04	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.05	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.06	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.07	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.08	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.09	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.10	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.11	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.12	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.13	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.14	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.15	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.16	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.17	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.18	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.19	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.20	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.21	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.22	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.23	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.24	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.25	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.26	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.27	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.28	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.29	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.30	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.31	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.32	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.33	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.34	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.35	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.36	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.37	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.38	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.39	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.40	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.41	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.42	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.43	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.44	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.45	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.46	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.47	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.48	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.49	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.50	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.51	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.52	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.53	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.54	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.55	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.56	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.57	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.58	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.59	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.60	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.61	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.62	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.63	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.64	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.65	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.66	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.67	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.68	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.69	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.70	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.71	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.72	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.73	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.74	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.75	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.76	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.77	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.78	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.79	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.80	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.81	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.82	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.83	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.84	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.85	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.86	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.87	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.88	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.89	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.90	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.91	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.92	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.93	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.94	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.95	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.96	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.97	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.98	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
08.99	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK
09.00	TYP. 1 HR. PARTIAL SECTION PARALLEL ROOF TRUSSES, P CONC. BLOCK

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR PERMIT	2021.03.01	BSE
2.	ISSUED FOR PERMIT	2021.03.01	BSE
3.	ISSUED FOR PERMIT	2021.03.01	BSE
4.	ISSUED FOR PERMIT	2021.03.01	BSE
5.	ISSUED FOR PERMIT	2021.03.01	BSE
6.	ISSUED FOR PERMIT	2021.03.01	BSE
7.	ISSUED FOR PERMIT	2021.03.01	BSE
8.	ISSUED FOR PERMIT	2021.03.01	BSE
9.	ISSUED FOR PERMIT	2021.03.01	BSE
10.	ISSUED FOR PERMIT	2021.03.01	BSE
11.	ISSUED FOR PERMIT	2021.03.01	BSE
12.	ISSUED FOR PERMIT	2021.03.01	BSE
13.	ISSUED FOR PERMIT	2021.03.01	BSE
14.	ISSUED FOR PERMIT	2021.03.01	BSE
15.	ISSUED FOR PERMIT	2021.03.01	BSE
16.	ISSUED FOR PERMIT	2021.03.01	BSE
17.	ISSUED FOR PERMIT	2021.03.01	BSE
18.	ISSUED FOR PERMIT	2021.03.01	BSE
19.	ISSUED FOR PERMIT	2021.03.01	BSE
20.	ISSUED FOR PERMIT	2021.03.01	BSE
21.	ISSUED FOR PERMIT	2021.03.01	BSE
22.	ISSUED FOR PERMIT	2021.03.01	BSE
23.	ISSUED FOR PERMIT	2021.03.01	BSE
24.	ISSUED FOR PERMIT	2021.03.01	BSE
25.	ISSUED FOR PERMIT	2021.03.01	BSE
26.	ISSUED FOR PERMIT	2021.03.01	BSE
27.	ISSUED FOR PERMIT	2021.03.01	BSE
28.	ISSUED FOR PERMIT	2021.03.01	BSE
29.	ISSUED FOR PERMIT	2021.03.01	BSE
30.	ISSUED FOR PERMIT	2021.03.01	BSE
31.	ISSUED FOR PERMIT	2021.03.01	BSE
32.	ISSUED FOR PERMIT	2021.03.01	BSE
33.	ISSUED FOR PERMIT	2021.03.01	BSE
34.	ISSUED FOR PERMIT	2021.03.01	BSE
35.	ISSUED FOR PERMIT	2021.03.01	BSE
36.	ISSUED FOR PERMIT	2021.03.01	BSE
37.	ISSUED FOR PERMIT	2021.03.01	BSE
38.	ISSUED FOR PERMIT	2021.03.01	BSE
39.	ISSUED FOR PERMIT	2021.03.01	BSE
40.	ISSUED FOR PERMIT	2021.03.01	BSE
41.	ISSUED FOR PERMIT	2021.03.01	BSE
42.	ISSUED FOR PERMIT	2021.03.01	BSE
43.	ISSUED FOR PERMIT	2021.03.01	BSE
44.	ISSUED FOR PERMIT	2021.03.01	BSE
45.	ISSUED FOR PERMIT	2021.03.01	BSE
46.	ISSUED FOR PERMIT	2021.03.01	BSE
47.	ISSUED FOR PERMIT	2021.03.01	BSE
48.	ISSUED FOR PERMIT	2021.03.01	BSE
49.	ISSUED FOR PERMIT	2021.03.01	BSE
50.	ISSUED FOR PERMIT	2021.03.01	BSE
51.	ISSUED FOR PERMIT	2021.03.01	BSE
52.	ISSUED FOR PERMIT	2021.03.01	BSE
53.	ISSUED FOR PERMIT	2021.03.01	BSE
54.	ISSUED FOR PERMIT	2021.03.01	BSE
55.	ISSUED FOR PERMIT	2021.03.01	BSE
56.	ISSUED FOR PERMIT	2021.03.01	BSE
57.	ISSUED FOR PERMIT	2021.03.01	BSE
58.	ISSUED FOR PERMIT	2021.03.01	BSE
59.	ISSUED FOR PERMIT	2021.03.01	BSE
60.	ISSUED FOR PERMIT	2021.03.01	BSE
61.	ISSUED FOR PERMIT	2021.03.01	BSE
62.	ISSUED FOR PERMIT	2021.03.01	BSE
63.	ISSUED FOR PERMIT	2021.03.01	BSE
64.	ISSUED FOR PERMIT	2021.03.01	BSE
65.	ISSUED FOR PERMIT	2021.03.01	BSE
66.	ISSUED FOR PERMIT	2021.03.01	BSE
67.	ISSUED FOR PERMIT	2021.03.01	BSE
68.	ISSUED FOR PERMIT	2021.03.01	BSE
69.	ISSUED FOR PERMIT	2021.03.01	BSE
70.	ISSUED FOR PERMIT	2021.03.01	BSE
71.	ISSUED FOR PERMIT	2021.03.01	BSE
72.	ISSUED FOR PERMIT	2021.03.01	BSE
73.	ISSUED FOR PERMIT	2021.03.01	BSE
74.	ISSUED FOR PERMIT	2021.03.01	BSE
75.	ISSUED FOR PERMIT	2021.03.01	BSE
76.	ISSUED FOR PERMIT	2021.03.01	BSE
77.	ISSUED FOR PERMIT	2021.03.01	BSE
78.	ISSUED FOR PERMIT	2021.03.01	BSE
79.	ISSUED FOR PERMIT	2021.03.01	BSE
80.	ISSUED FOR PERMIT	2021.03.01	BSE
81.	ISSUED FOR PERMIT	2021.03.01	BSE
82.	ISSUED FOR PERMIT	2021.03.01	BSE
83.	ISSUED FOR PERMIT	2021.03.01	BSE
84.	ISSUED FOR PERMIT	2021.03.01	BSE
85.	ISSUED FOR PERMIT	2021.03.01	BSE
86.	ISSUED FOR PERMIT	2021.03.01	BSE
87.	ISSUED FOR PERMIT	2021.03.01	BSE
88.	ISSUED FOR PERMIT	2021.03.01	BSE
89.	ISSUED FOR PERMIT	2021.03.01	BSE
90.	ISSUED FOR PERMIT	2021.03.01	BSE
91.	ISSUED FOR PERMIT	2021.03.01	BSE
92.	ISSUED FOR PERMIT	2021.03.01	BSE
93.	ISSUED FOR PERMIT	2021.03.01	BSE
94.	ISSUED FOR PERMIT	2021.03.01	BSE
95.	ISSUED FOR PERMIT	2021.03.01	BSE
96.	ISSUED FOR PERMIT	2021.03.01	BSE
97.	ISSUED FOR PERMIT	2021.03.01	BSE
98.	ISSUED FOR PERMIT	2021.03.01	BSE
99.	ISSUED FOR PERMIT	2021.03.01	BSE
100.	ISSUED FOR PERMIT	2021.03.01	BSE

HUNT III
DESIGN ASSOCIATES INC.
9906 Woodbine Ave., Markham, ON L3R 0J7
905.223.5153 | 905.237.7225 | www.huntiii.com

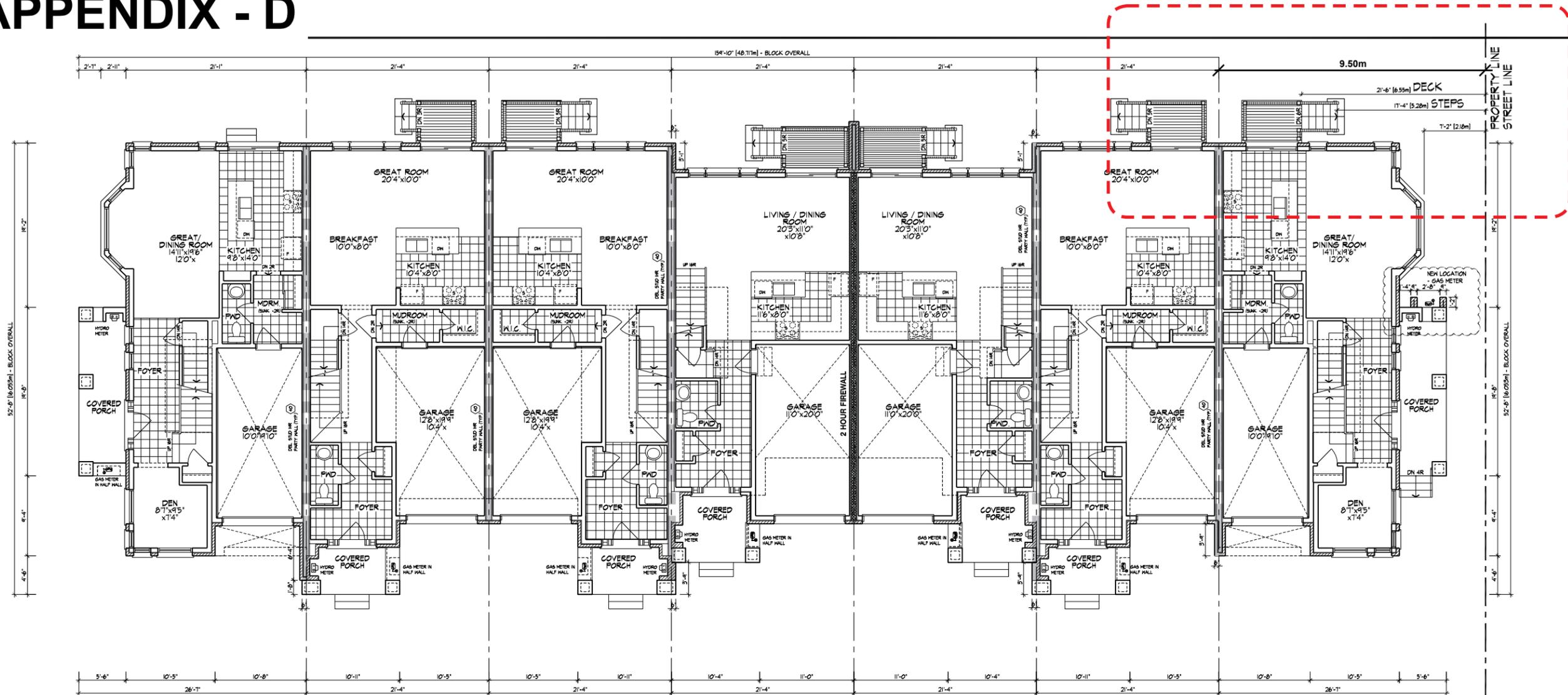
CACHET ESTATE HOMES - 219017
HAMILTON, ON.

BLOCK 19

BASEMENT & GROUND FLOOR PLANS
REV.2021.10.01
Scale: 1/8" = 1'-0"
BY: BPI
219017WT-BLOCK19.dwg 2 of 3

BLOCK NUMBER 19

APPENDIX - D



190 2107-CORNER
--- EL. 'B'

189 2104
--- EL. 'B'

188 2104
--- EL. 'B' (REV)

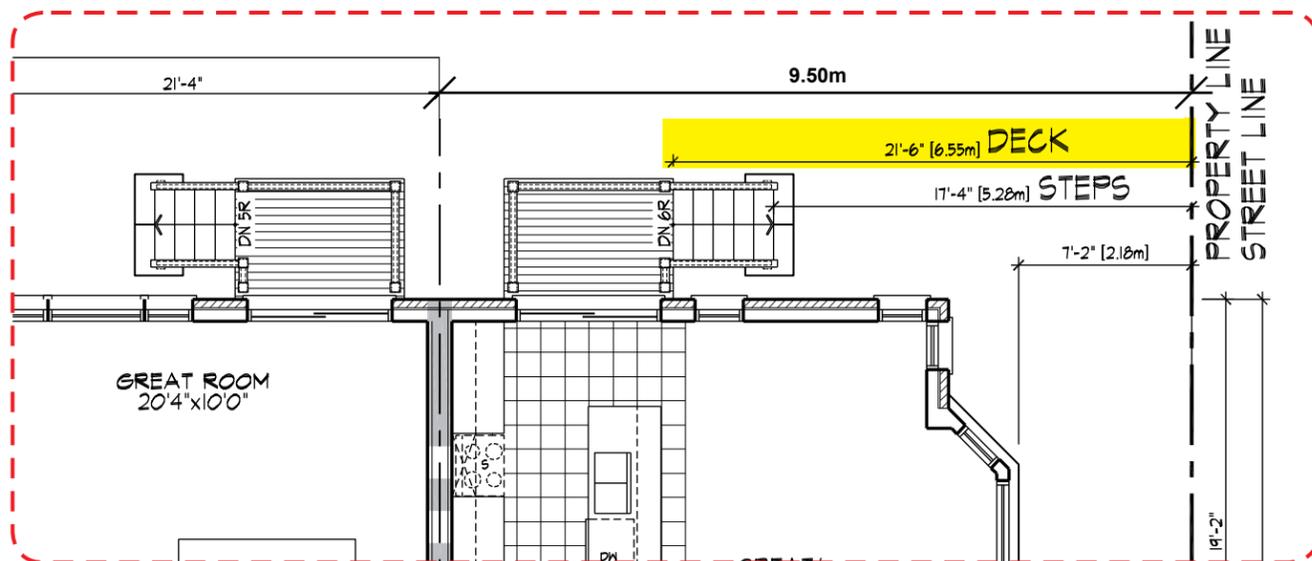
187 2102
--- EL. 'B'

186 2102
--- EL. 'B' (REV)

185 2104
--- EL. 'B'

184 2107-CORNER
--- EL. 'B' (REV)

GROUND FLOOR PLAN



BUILDING AREA	7132.72 sq ft
INCLUDING COLD CELLARS	662.65 sq m
A FIREWALL IS REQUIRED IF THE BUILDING AREA IS GREATER THAN 600 m ² (6458 sq ft) AS PER BUILDING CODE PART 9 LIMITATIONS SECTION 1.1.2.4.(1)	
** DEFINITION OF BUILDING AREA AS PER PART 1.4.1.2. IS THE EXTENT OF THE GREATEST HORIZONTAL BUILDING EXTERIOR WALLS ABOVE GRADE TO IF RECD THE CENTER OF THE FIREWALL (DEMISING LINE)	
BUILDING AREA CALCULATION FOR FIREWALLS AS PER O.B.C. PART 1 SECTION 1.1.2.4.(1), PART 3.1. & 9.10.	
SECTION	BUILDING AREA
LOTS 144 TO 146	3077.48 sq ft
LOTS - 147 TO 150	285.91 sq m
	4055.25 sq ft
	376.74 sq m

- GENERAL NOTES**
1. PROVIDE FIRESTOPS AS REQUIRED BY O.B.C. 9.10.16
 2. REFER TO UNIT WORKING DRAWINGS, ENGINEERS DRAWINGS AND SITE PLAN FOR ADDITIONAL INFORMATION AND VERIFICATION.
 3. REFER TO ROOF TRUSS MANUFACTURERS DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.
 4. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.I.) BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A.I.
 5. COMBUSTIBLE PROJECTIONS ON THE EXTERIOR OF A WALL THAT ARE MORE THAN 1100mm (3 ft 11 in) ABOVE GROUND SHALL NOT BE PERMITTED WITHIN 1.2m (3 ft 11 in) OF A PROPERTY LINE OR CENTRE LINE OF A PUBLIC WAY OR 2.4m (7 ft 10 in) OF A COMBUSTIBLE PROJECTION ON ANOTHER BUILDING ON THE SAME PROPERTY AS PER PART 9 SECTION 9.10.1.4.5.(5)

- LEGEND**
- ▲ POURED IN PLACE STEPS WITH MASONRY VENEER ON SIDES.
 - ▲ DROP OR RAISE BANDING BY AMOUNT INDICATED.
 - ▲ ADD BANDING AND/OR TRIM AS INDICATED.
 - ▲ ADDED CAMBERED HEADERS.
 - ▲ 8'4" X 8'4" GARAGE DOORS.
 - ▲ DROPPED OR RAISED SOFFIT AS INDICATED.
 - ▲ ADJUSTED ROOF OVERHANG AS INDICATED ON ROOF PLAN.
 - ▲ PROVIDE GUARD PER CONSTRUCTION NOTE 11.
 - ▲ FOYER SUNKEN AS INDICATED
 - ▲ LIGHT FIXTURE RELOCATED AS INDICATED.

WALL TYPE LEGEND

FR	LINE TYPE	DETAILS
40 MIN	---	SECTION 1.2.3.3
60 MIN	---	SECTION 1.2.3.3
120 MIN	---	SECTION 1.2.3.3

DETAILS

NO.	TITLE
01.1.1	MASONRY VENEER, 2nd STORIES, 2 STOREY WALL SECTION
01.1.2	MASONRY VENEER, 2nd STORIES, 1 STOREY GARAGE WALL SECTION
08.01	THE 1/2" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.02	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.03	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.04	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.05	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.06	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.07	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.08	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.09	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.10	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.11	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.12	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.13	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.14	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.15	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.16	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.17	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.18	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.19	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.20	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.21	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.22	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.23	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.24	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.25	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.26	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.27	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.28	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.29	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.30	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.31	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.32	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.33	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.34	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.35	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.36	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.37	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.38	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.39	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.40	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.41	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.42	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.43	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.44	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.45	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.46	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.47	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.48	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.49	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.50	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.51	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.52	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.53	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.54	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.55	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.56	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.57	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.58	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.59	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.60	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.61	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.62	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.63	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.64	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.65	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.66	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.67	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.68	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.69	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.70	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.71	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.72	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.73	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.74	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.75	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.76	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.77	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.78	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.79	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.80	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.81	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.82	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.83	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.84	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.85	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.86	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.87	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.88	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.89	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.90	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.91	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.92	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.93	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.94	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.95	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.96	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.97	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.98	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
08.99	THE 1/8" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR
09.00	THE 1/4" PARTIAL SECTION PARALLEL ROOF TRUSSES, 2nd FLOOR

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	ADDED PROPERTY LINE AND DECK DIMENSIONS	2022.03.03	BSE
2.	ISSUED FOR PERMIT	2022.03.03	BSE
3.	REVISED AS PER ROOF TRUSS COORDINATION	2022.03.21	WIS
4.	RE-COORDINATION LOT # UPDATE	2022.03.23	WIS
5.	DESCRIPTION	YYYYMMDD	BY

HUNT III
DESIGN ASSOCIATES INC.
9906 Woodbine Ave., Markham, ON L3R 0J7
905.223.9133 | 905.237.7325 | www.huntiii.com

CACHET ESTATE HOMES - 219017
HAMILTON, ON.

BLOCK 19

BASEMENT & GROUND FLOOR PLANS

Project	REV.2021.10.01
Scale	1/8" = 1'-0"
Drawn By	BPI
Sheet No.	2 of 3

BLOCK NUMBER 19

TABLE B

Any Street Line (Zoning By-Law No. 464, Section 11.3 (d) (i))	
Reduce the Setback from a Patio Deck to any Street Line from 7.50 metres to 6.0 metres	
Lot #	Municipal Address
144	117 Yale Drive
184	15 Freedom Crescent

2.2 Is the variance minor?

The following list describes why the reduction of the patio deck setback to a side lot line and to any street line as described in section 2.1 of this letter is minor:

- The identified townhouse lots represent only 6.5% of all the residential lots within the community plan.
- The rear deck is not directly visible from a primary or local streetscape.
- The minor variances will allow for the implementation of already planned and approved lot conditions.
- The existing interior lot line setback for townhouse buildings is already established at 0.0 metres where townhouse building units are attached.
- The reduction in setback does not reduce privacy to any adjacent existing residential uses.
- The resulting side lot line interface will be consistent among adjacent townhouse units, therefore purchasers of the townhouse lots will share the same conditions.
- A 6-foot privacy screen installed where two decks are sited next to each other will provide additional privacy over and above what will be implemented on lots with no rear decks
- The minor variances allow for consistency as it would ensure the same rear deck, building product and floorplans, initially proposed, are built throughout the community, and that no rear yards become inaccessible.

2.3 Is the variance desirable for the appropriate development or use of the land, building or structure?

The requested minor variances are desirable and appropriate and will not have an adverse impact on the existing or future homes within the community.

- The minor variances will allow the identified townhouse lots and decks to be constructed in a fashion that will be consistent with the neighbouring units.
- The minor variances are being requested to accommodate site grading which is necessary in order to provide appropriate stormwater management.
- The rear deck is not directly visible from any existing public streetscapes or existing homes, therefore not adversely impacting existing / future homes within the neighbourhood.
- The minor variances will accommodate the approved architectural floor plans and resolve conditions where rear yards become inaccessible from the rear deck, therefore making the minor variances desirable for future homeowners.

2.4 Does the proposal maintain the general intent and purpose of the Zoning By-law?

The requested minor variances maintain the general intent and purpose of the Zoning By-law while also fully complying with all other regulations.

- The proposed patio deck side lot line setback does not adversely impact the proposal's ability to meet the general intent of the Zoning By-law for the development, in that the use and intensity of the development are maintained.
- All townhouse lots continue to meet or exceed the regulations for all other patio deck zoning requirements that have not been requested to be adjusted through this minor variance application.
- The proposed minor variances provide a setback that meets the established building interior side lot line setback of 0.0 metres for attached units within Zoning Bylaw Exception No.464 (RM2-194(A)) as identified in the attached By-Law No. 18-014 (Appendix C).
- The proposed minor variances align with the intent of the new Urban Hamilton Zoning By-Law No.05-200 in that the general provisions allow for deck encroachments to side yards but not to interior side lot lines, therefore permitting decks of attached townhouse units to be subject to the same zoning requirements at the interior attached townhouse buildings.

2.5 Does the proposal maintain the general intent and purpose of the Official Plan?

The requested minor variances maintain the general intent and purpose of the Official Plan and does not adversely impact the proposal's ability to provide positive and desirable streetscapes or to appropriately integrate with the Neighbourhood Park.

- The Official Plan does not specifically speak to side yard setbacks or patio decks.
- Official Plan Chapter B, Policy 2.4.2.2.e speaks to the relationship and existing patterns of private and public amenity space being considered in residential applications.
 - The proposed minor variance supports the Official Plan policy by ensuring that each lot provides access to private amenity space while ensuring that the pattern and relationship are maintained between lots. Additionally, there will be no impact on the relationship between the private amenity space and public amenity spaces as the rear decks of the identified lots are not directly visible from a public space.
- Official Plan Chapter B, Policy 3.3.2.9.b speaks to ensuring equitable distribution of accessible amenity areas.
 - The proposed minor variances support the Official Plan policy by ensuring that appropriate access is provided to the private rear yard amenity area to the future homeowner.

3.0 ANALYSIS AND CONCLUSION

The Mount Hope Community promotes efficient development and the creation of a compact and complete community. Minor variances are requested for a reduction of setbacks to a patio deck to accommodate site grading conditions and appropriate coordination with the approved architectural floor plans to ensure no rear yards become inaccessible.

- Reduce the Interior Side Lot Line Setback to a Patio Deck from 1.0 metres to 0.3 metres
 - **Applicable Lots: Lots 66-70, 92-95, 98-115, 144-145, 148-150, and 184-185, and 188-189**
- Reduce the Interior Side Lot Line Setback to a Patio Deck from 1.0 metres to 0.0 metres
 - **Applicable Lots: Lots 96-97, 146-147, and 186-187**
- the Setback from a Patio Deck to any Street Line from 7.50 metres to 6.0 metres
 - **Applicable Lots: Lots 144 & 184**

The requested minor variances do not alter the community vision but enables the original intent of the approved built form and any public exposure viewpoints or private internal interfaces associated with them. It also works to ensure that the proposed development aligns with the intent, policies, and regulations outlined throughout provincial and municipal planning legislation. The proposal is considered to be compatible with and complementary to the planned development in the immediate area. Based on this, it is our professional opinion, that the requested minor variances constitute good planning, and in addition, meets the four main criteria for the evaluation of a minor variance application.

Regards,



Michael C. Hannay MCIP RPP | Principal, MBTW|WAI



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

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:

Second Dwelling Unit Reconstruction of Existing Dwelling

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

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**):

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?

Phase 1 Environmental Site Assessment Report prepared by Soil-Mat Engineers & Consultants Ltd. dated January 12, 2017

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.

March 4, 2022
Date


Signature Property Owner(s)

Ramsey Shaheen
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage See attached plans

Depth See attached plans

Area See attached plans

Width of street See attached plans

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

Proposed

See attached plans

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

Proposed:

See attached plans

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:

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 _____ Connected _____
Sanitary Sewer _____ Connected _____
Storm Sewers _____
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.