

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.:	AN/A-22:218	SUBJECT PROPERTY:	66 BRIDGEPORT CRESCENT, ANCASTER
ZONE:	"R4" (Residential)	ZONING BY-LAW:	Zoning By-law former Town of Ancaster 87-57, as Amended

APPLICANTS: Owners S. & J. Lee
Agent G. Kimmins

The following variances are requested:

1. A rear yard setback of 6.0m shall be provided instead of the minimum required 7.5 metre rear yard setback.

PURPOSE & EFFECT: To permit the construction of a rear yard one storey addition to the existing single detached dwelling.

Notes: N/A

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, July 28, 2022
TIME:	1:40 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

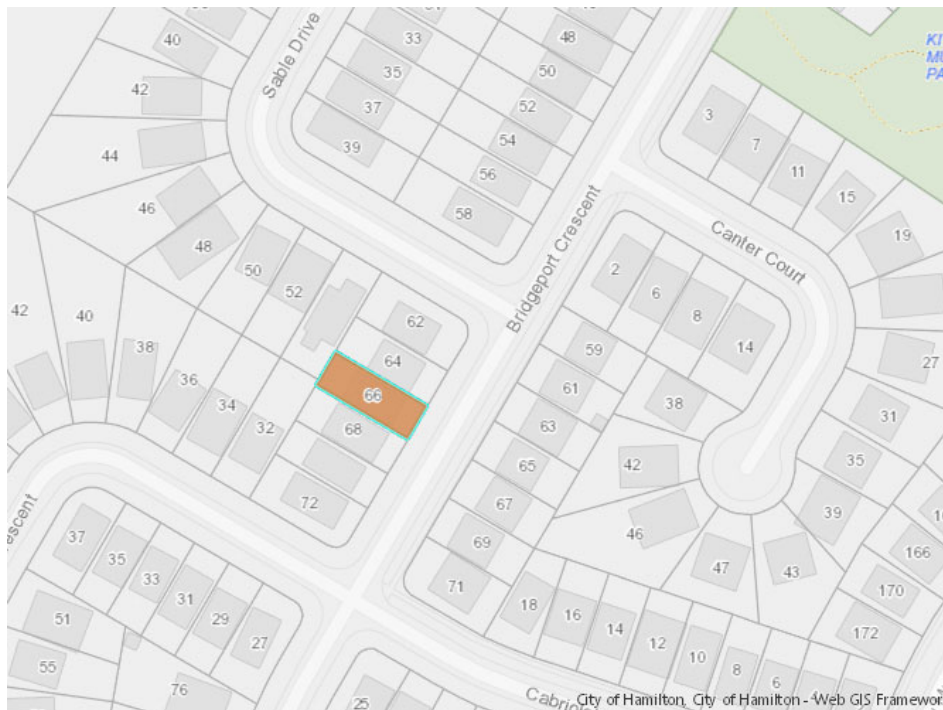
For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

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, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.



DATED: July 12, 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, and may include posting electronic versions.

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

ABBREVIATIONS									
# & (E) @ - ø L	POUND OR NUMBER EXISTING DIAMETER OR ROUND DIAMETER CENTERLINE ANGLE	DWG. DWR. E E.J. E.P. E.W.P.	DRAWING DRAWER EAST EXPANSION JOINT ELECTRIC ELECTRIC WATER COOLER EACH ELEVATION ELECTRIC(AL) ELEVATOR EMERGENCY ENCLOSED or ENCLOSURE EQU EQUPT. EXP. EXPO. EXIST. EXT.	MIR. MISC. MTD. MUL. N. N.I.SH. N.T.S. NO. NOM.	MIRROR MISCELLANEOUS MOUNTED MULLION NORTH NOT IN CONTRACT NOT TO SCALE NUMBER NOMINAL	T.O.R. T.O.REC. T.O.W. T.P. T.P.D. T.V. TEL. TER. THK. TYP.	TOP OF REVEAL TOP OF DEEP RECESS TOP OF WALL TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TELEPHONE TERRAZZO THICK TYPICAL		
A.D. ACOUS. ACT. ADJ. ADJUSTABLE or ADJACENT AFF. AGGR. AL. APPROX. ARCH. ASB. ASPH.	AREA DRAIN ACOUSTICAL ACOUSTICAL TILE ADJUST. EMER. ENCL. ABOVE FINISH FLOOR AGGREGATE ALUMINUM APPROXIMATE(LY) ARCHITECTURAL ASBESTOS ASPHALT	EA. EL. ELEC. ELEV. EMER. ENCL. EO. EQPT. EXP. EXPO. EXIST. EXT.	FIRE ALARM FLAT BAR FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FACE OF CONCRETE FACE OF FINISH FACE OF MULLION FACE OF SHEATHING F.P. F.S. FON. FIN. FLASH. FLUOR. FT. FTG. FURR. FUT.	P.C. P.J. P.LAM P.T.D. P.T.R. PL. PLAS. PLYWD. PR. PT. PTN. Q.T. R. R.D. R.O. R.W.L. RAD. REF. REFR. REIN. REQ. RESIL. RGTR. RM. RWD.	PRECAST PANEL JOINT PLASTIC LAMINATE PAPER TOWEL DISPENSER PAPER TOWEL or RECEPTACLE PLATE PLASTER PLYWOOD PAIR POINT PARTITION QUARRY TILE RISER ROOF DRAIN ROUGH OPENING RAIN WATER LEADER RADIUS REFERENCE REFRIGERATOR REINFORCE(D) REQUIRED RESILIENT RESISTER ROOM REDWOOD	U.O.N. NOTED UNF. UR. VERT. VEST. W. W.C. W/ W/O WD. WP. W.SCT. WT.	UNLESS OTHERWISE NOTED UNFINISHED URINAL VERTICAL VESTIBULE WEST WATER CLOSET WITH WITHOUT WOOD WATERPROOF WAINSCOT WEIGHT		
B.O.C. B.O.D. B.O.M. B.O.P. B.O.R. B/S. BD. BITUM. BLDG. BLK. BLKG. BM. BOT.	BOTTOM OF CONCRETE BOTTOM OF DECK BOTTOM OF MULLION BOTTOM OF PANEL BOTTOM OF REVEAL BUILDING STANDARD BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM	F.A. F.B. F.D. F.E. F.E.C. F.H.C. F.O.C. F.O.F. F.O.M. F.O.SH. F.P. F.S. FON. FIN. FLASH. FLUOR. FT. FTG. FURR. FUT.	FIRE ALARM FLAT BAR FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FACE OF CONCRETE FACE OF FINISH FACE OF MULLION FACE OF SHEATHING F.P. F.S. FON. FIN. FLASH. FLUORESCENT FOOT or FEET FOOTING FURRING FUTURE	P.C. P.J. P.LAM P.T.D. P.T.R. PL. PLAS. PLYWD. PR. PT. PTN. Q.T. R. R.D. R.O. R.W.L. RAD. REF. REFR. REIN. REQ. RESIL. RGTR. RM. RWD.	PRECAST PANEL JOINT PLASTIC LAMINATE PAPER TOWEL DISPENSER PAPER TOWEL or RECEPTACLE PLATE PLASTER PLYWOOD PAIR POINT PARTITION QUARRY TILE RISER ROOF DRAIN ROUGH OPENING RAIN WATER LEADER RADIUS REFERENCE REFRIGERATOR REINFORCE(D) REQUIRED RESILIENT RESISTER ROOM REDWOOD	U.O.N. NOTED UNF. UR. VERT. VEST. W. W.C. W/ W/O WD. WP. W.SCT. WT.	UNLESS OTHERWISE NOTED UNFINISHED URINAL VERTICAL VESTIBULE WEST WATER CLOSET WITH WITHOUT WOOD WATERPROOF WAINSCOT WEIGHT		
C.D. C.G. C.I. C.O. C.O.M. C.O.R. C.W. CAB. CEM. CER. CFCL /CONT. CFOL.	CATCH BASIN CORNER GUARD CAST IRON CASED OPENING CENTER OF MULLION CENTER OF REVEAL COLD WATER CABINET CEMENT(ITIOUS) CERAMIC CONT. FURNISHED INSTALLED CONT. FURNISHED OWNER INSTALLED	H.B. H.A. H.M. HDWD. HDWE. HORIZ. HR. HT. I.D. INSUL. INT. JAN. JT. K.O. KIT.	HOSE BIBB HOLLOW CORE HOLLOW METAL HARDWOOD HARDWARE HORIZONTAL HOUR HEIGHT INSIDE DIMENSION INSULATION or INSULATED INTERIOR JANITOR JOINT KNOCK-OUT KITCHEN	S. S.C. S.C.R. S.D. S.N.R. S.N.R. S.S. S.S.K. SCHED. SECT. SH. SHR. SHT. SIM. SPEC.	SOUTH SOLID CORE SEAT COVER DISPENSER SOAP DISPENSER SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE STAINLESS STEEL SERVICE SINK SCHEDULE SHELF SHOWER SHEET SIMILAR SPECIFIED or SPECIFICATION				
D. D.F. D.O. D.S. D.S.R. DBL. DEPT. DET. DIA. DIAG. DIFF. DIM. DISP. DN. DR.	DEEP DRINKING FOUNTAIN DOOR OPENING DOWNSPOUT DRY STANDPIPE DOUBLE DEPARTMENT DETAIL DIAMETER DIAGONAL DIFFUSER DIMENSION DISPENSER DOWN DOOR	M.C. M.O. MAX. MECH. MEMB. MET. MFR. MH. MIN.	MEDICINE CABINET MASONRY CABINET MAXIMUM MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM	T&G T. T.B. T.C. T.O.C. T.O.M. T.O.P.	TONGUE AND GROOVE TREAD TOWEL BAR TOP OF CURB TOP OF CONCRETE TOP OF MULLION TOP OF PANEL				

SYMBOLS									
	W1	WALL TAG							
	206	DOOR TAG							
	W215	WINDOW TAG							
	X XXX	DETAIL REFERENCE SHEET NUMBER							
	X XXX	DETAIL SECTION REFERENCE SHEET NUMBER							
	X XXX	SECTION REFERENCE SHEET NUMBER							
	X XXX	EXT. ELEVATION SECTION REFERENCE SHEET NUMBER							
	P 1	WALL MATERIAL TYPE WALL NOTE							
	C 1	FLOOR MATERIAL TYPE FLOOR NOTE							
	X XX	MISC. MATERIAL TYPE TYPE NUMBER							
	1	KEYNOTE INDICATOR							
		REVISION CLOUD AND DELTA NUMBER							
	XXX.XX	ELEVATION INDICATOR							

SUNROOM ADDITION

66 BRIDGEPORT CRESCENT HAMILTON, ON

ISSUED FOR MINOR VARIANCE

VICINITY MAP

ARCHITECTURAL:		STRUCTURAL:	
A-100	TITLE SHEET, OBC MATRIX		
A-101	SITE PLAN AND PROJECT STATISTICS		
A-201	EXISTING BASEMENT PLAN		
A-202	EXISTING GROUND FLOOR PLAN		
A-203	EXISTING SECOND FLOOR PLAN		
A-204	ROOF PLAN		
A-301	EXISTING NORTH ELEVATION		
A-302	EXISTING WEST ELEVATION		
A-303	EXISTING EAST ELEVATION		
A-304	EXISTING BUILDING SECTION		
A-401	PROPOSED GROUND FLOOR PLAN		
A-402	PROPOSED SECOND FLOOR PLAN		
A-501	PROPOSED NORTH ELEVATION		
A-502	PROPOSED WEST ELEVATION		
A-503	PROPOSED EAST ELEVATION		
A-504	PROPOSED BUILDING SECTION		

OBC MATRIX

Firm Name:	Kimmins Architects Certificate of Practice Number 6157	
Address:	377 Ridelle Avenue, Suite 1514, Toronto, Ontario. M6B 1K2	
The Certificate of Practice Number of the holder is the holder's BCN.		
Name of Project:	SUNROOM ADDITION	
Location:	66 BRIDGEPORT CRESCENT HAMILTON, ON L9K 1K9	The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCN.

Item	Ontario Building Code Data Matrix Parts 3 & 9	OBC Reference
1	Project Description: Interior alterations to an existing retail unit <input type="checkbox"/> New <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	<input type="checkbox"/> PART 11 11.1 to 11.4 2.1.1 2.1.1 9.10.1.3
2	Major Occupancy(s) C	3.1.2.1.(1) 9.10.2
3	Building Area (m2) Existing 104.38 New 22.44 Total 126.82	1.1.3.2 1.1.3.2
4	Gross Area (m2) Existing 145.3 New 22.44 Total 167.74	1.1.3.2 1.1.3.2
5	Number of Storeys Above Grade 1 Below Grade 1	3.2.1.1 & 1.1.3.2 2.1.3.2
6	Number of Streets/Fire Fighter Access 1	3.2.2.10 & 3.2.5. 9.10.19
7	Building Classification 3.2.2.47	3.2.2.20-83 9.10.4
8	Sprinkler System Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.20-83 3.2.1.5 3.2.2.17 9.10.8
9	Standpipe required <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9 N/A
10	Fire Alarm required: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4 9.10.17.2
11	Water Service/Supply is Adequate <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A
12	High Building <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.6 N/A
13	Permitted Construction Actual Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83 9.10.6
14	Mezzanine(s) Area m2 N/A	3.1.1.(3)-(8) 9.10.4.1
15	Occupant load based on Basement: 1st Floor: 2nd Floor: 3rd Floor: <input type="checkbox"/> m2/person <input type="checkbox"/> design of building Occupancy C Load 0 persons Occupancy C Load 6 persons Occupancy C Load 6 persons	3.1.16 9.9.1.3
16	Barrier-free Design <input type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8 9.5.2
17	Hazardous Substances <input type="checkbox"/> Yes <input type="checkbox"/> No	3.3.1.2. & 3.3.1.19 9.10.1.3(4)
18	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) Floors N/A Hours Roof N/A Hours Mezzanine N/A Hours FRR of Supporting Members Floors N/A Hours Roof N/A Hours Mezzanine N/A Hours Listed design No. or Description (SG-2)	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9
19	Spatial Separation-Construction of Exterior Walls: Wall Area of EBF (m2) L.D. (m) U/H or H/L Permitted Max % of Openings Permitted % of Openings FRR (Hours) Listed Design or Description Comb. Const. Comb. Const. Non-Comb. Const.	3.2.3 9.10.14
20	Other - Describe	

ARCHITECT

KIMMINS ARCHITECTS

377 Ridelle Ave. Suite 1514
Toronto, ON. M6B 1K2

Gregory Kimmins
Tel. 647-448-3728

ARCHITECT'S CONSULTANTS

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

PLUMBING ENGINEER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

Kimmins Architects

377 Ridelle Ave. Suite 1514 Toronto, Ontario M6B 1K2
Tel. 1 - 647 - 448 - 3728 gr.kimmins@gmail.com

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND ALL UTILITIES PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURAL ELEMENTS AND ALL UTILITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURAL ELEMENTS AND ALL UTILITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURAL ELEMENTS AND ALL UTILITIES.

ORIENTATION

SUNROOM ADDITION

66 BRIDGEPORT CRESCENT HAMILTON, ON L9K 1K4

DATE

DESCRIPTION

NO.

SHEET TITLE: OBC MATRIX

DESCRIPTION

NO.

1 ISSUED FOR MINOR VARIANCE

2

PAPAL: G.K.

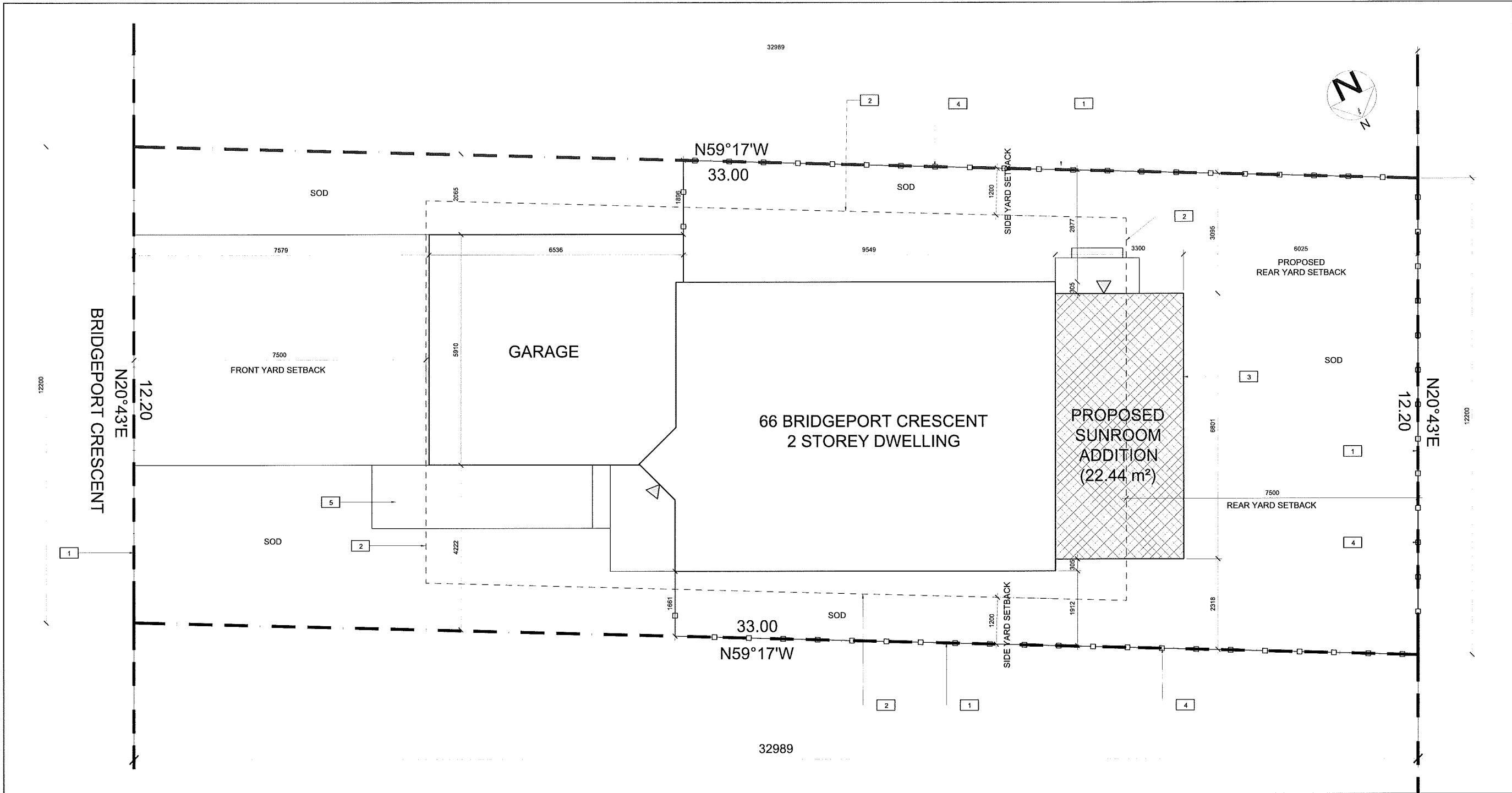
DRAWN BY: S.K.

DATE: 2022/05/05

SCALE: AS INDICATED

PROJECT NO.: 22107

SHEET NO.: A-100



1 SITE PLAN
A-101 SCALE: 1/4"=1'-0"

PROJECT STATISTICS:

ADDRESS:	66 BRIDGEPORT CRESCENT HAMILTON, ONTARIO L9K 1K4	
ZONING:	R4	
LOT AREA:	402.47 m ²	
FLOOR AREA:	EXISTING / PROPOSED	REMARKS
BASEMENT	77.99 m ²	EXISTING
GROUND FLOOR	73.11 m ²	EXISTING
SECOND FLOOR	72.19 m ²	EXISTING
GARAGE	31.27 m ²	EXISTING
SUNROOM	22.44 m ²	PROPOSED
BUILDING AREA:	126.82 m ²	
GROSS FLOOR:	167.74 m ²	

ZONING:

MIN. LOT FRONTAGE:	REQUIRED 12 m	PROPOSED 12.2 m	REMARKS
MIN. LOT AREA:	400 m ²	402.47 m ²	
SETBACKS:			
MIN. REQUIRED FRONT YARD	7.5 m	7.579 m	
MIN. REQUIRED REAR YARD	7.5 m	6.25 m	
MIN. REQUIRED SIDE YARD	1.2 m	1.896 m	
MIN. REQUIRED SIDE YARD	1.2 m	1.661 m	
MAXIMUM HEIGHT:	10.5 m	7.95 m	
LOT COVERAGE:	35% MAX.	31.5%	
PARKING SPACE:	2 SPACES	2 SPACES	

GENERAL NOTES:

- 1 PROPERTY LINE
- 2 BUILDING SETBACK LINE
- 3 PROPOSED BUILDING OUTLINE
- 4 EXISTING PICKET FENCE
- 5 EXISTING CONC. PAVING

LEGEND:

- PROPERTY LINE
- - - BUILDING SETBACK LINE
- ▨ PROPOSED SUNROOM
- ▩ EXISTING BUILDING
- △ BUILDING ENTRANCE
- EXISTING ASPHALT PAVEMENT

Kimmins Architects
377 Ridelle Ave. Suite 1514, Toronto, Ontario M6B 1K2
Tel 1 - 647 - 448 - 3728 gr.kimmins@gmail.com

Kws

ASSOCIATION
OF
ARCHITECTS
OF
ONTARIO
REGISTERED ARCHITECT
Garry A. Kimmins
1987

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED BUILDINGS AND SETBACKS TO THE ARCHITECT'S PLAN. ALL DIMENSIONS AND LOCATIONS ARE THE ARCHITECT'S RESPONSIBILITY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL A BUILDING PERMIT IS OBTAINED FROM THE ARCHITECT.

ORIENTATION

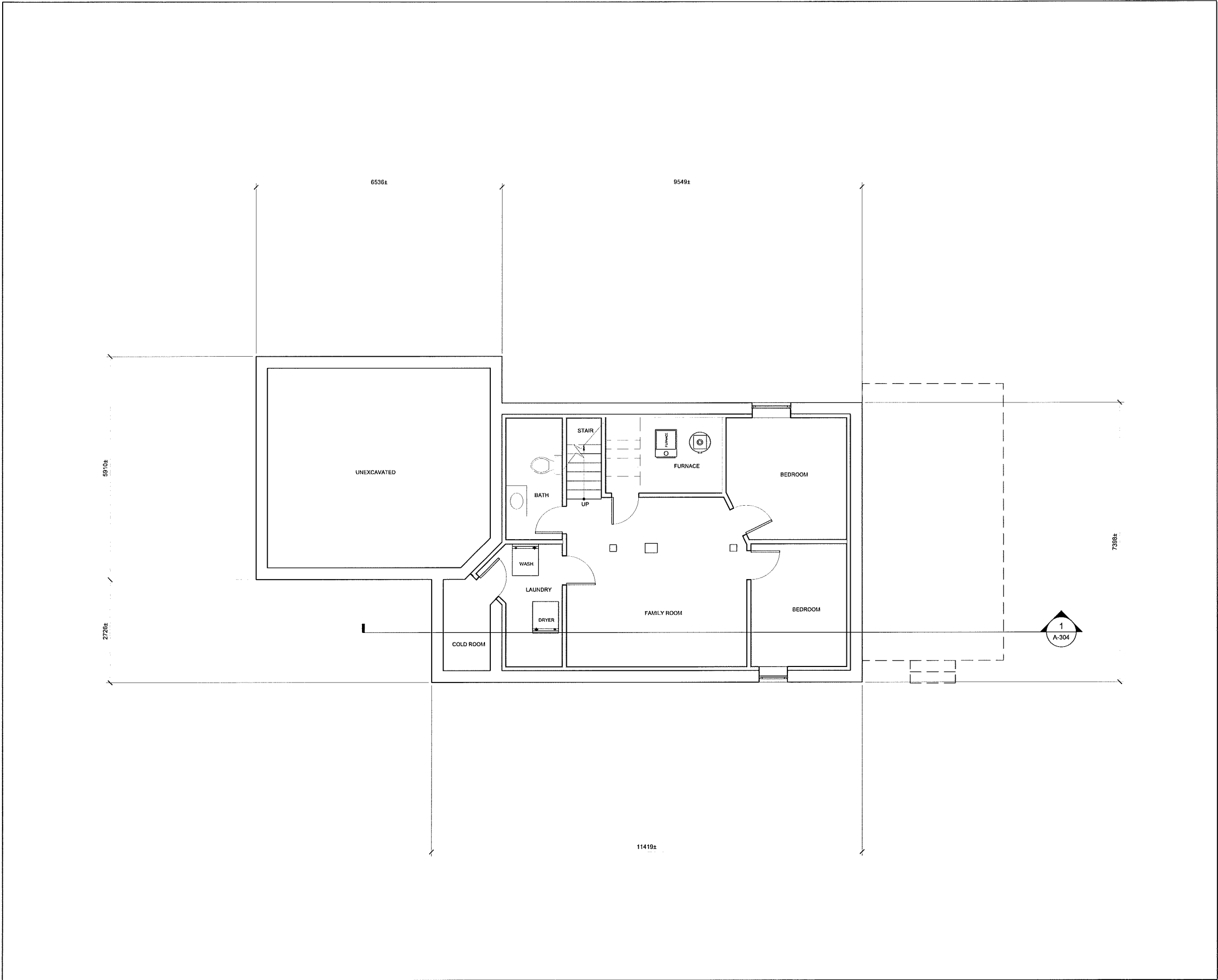
PROJECT TITLE
SUNROOM ADDITION
66 BRIDGEPORT CRESCENT HAMILTON, ON L9K 1K4

NO.	DESCRIPTION	DATE
1	ISSUED FOR VARIANCE	2022-06-17

SHEET TITLE
SITE PLAN AND PROJECT STATISTICS

PAPED	O.K.
DRAWN BY	S.K.
DATE	2022-06-08
SCALE	AS NOTED
PROJECT NO.	22107

SHEET NO.
A-101



1
A-201
EXISTING BASEMENT PLAN
SCALE: 1/4"=1'-0"



Kimmins Architects
377 Ridelle Ave. Suite 1514, Toronto, Ontario M6G 1K2
Tel. 1-847-448-3728, gr.kimmins@gmail.com



ONTARIO ASSOCIATION OF ARCHITECTS
gr.kimmins@gmail.com

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE SHALL BE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ORIENTATION



PROJECT TITLE

SUNROOM ADDITION

66 BRIDGEPORT CRESCENT HAMILTON, ON L9K 1K4

NO.	DESCRIPTION	DATE
1	ISSUED FOR MINOR VARIANCE	2022-05-17
2		
3		
4		

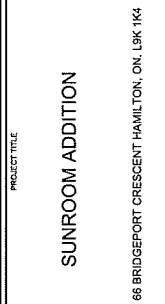
DATE	2022-05-06
SCALE	AS NOTED
PROJECT NO.	22107

SHEET NO.

A-201



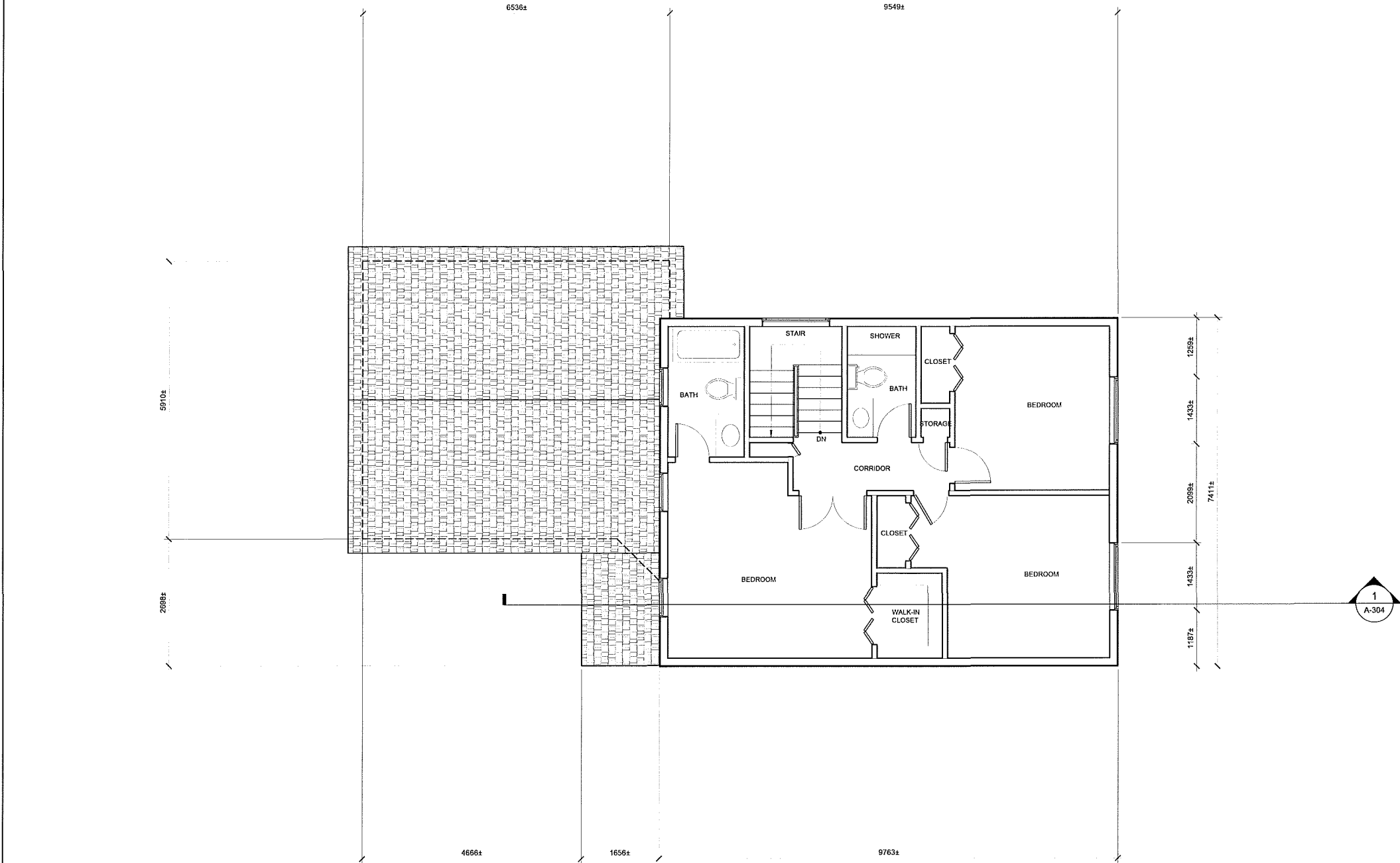
- 1 REMOVE EXISTING GROUND DECK
- 2 REMOVE AND RELOCATE EXISTING WINDOW



PAPER	GK
DRAWN BY	SK
DATE	2022-06-06
SCALE	AS NOTED
PROJECT NO :	22107

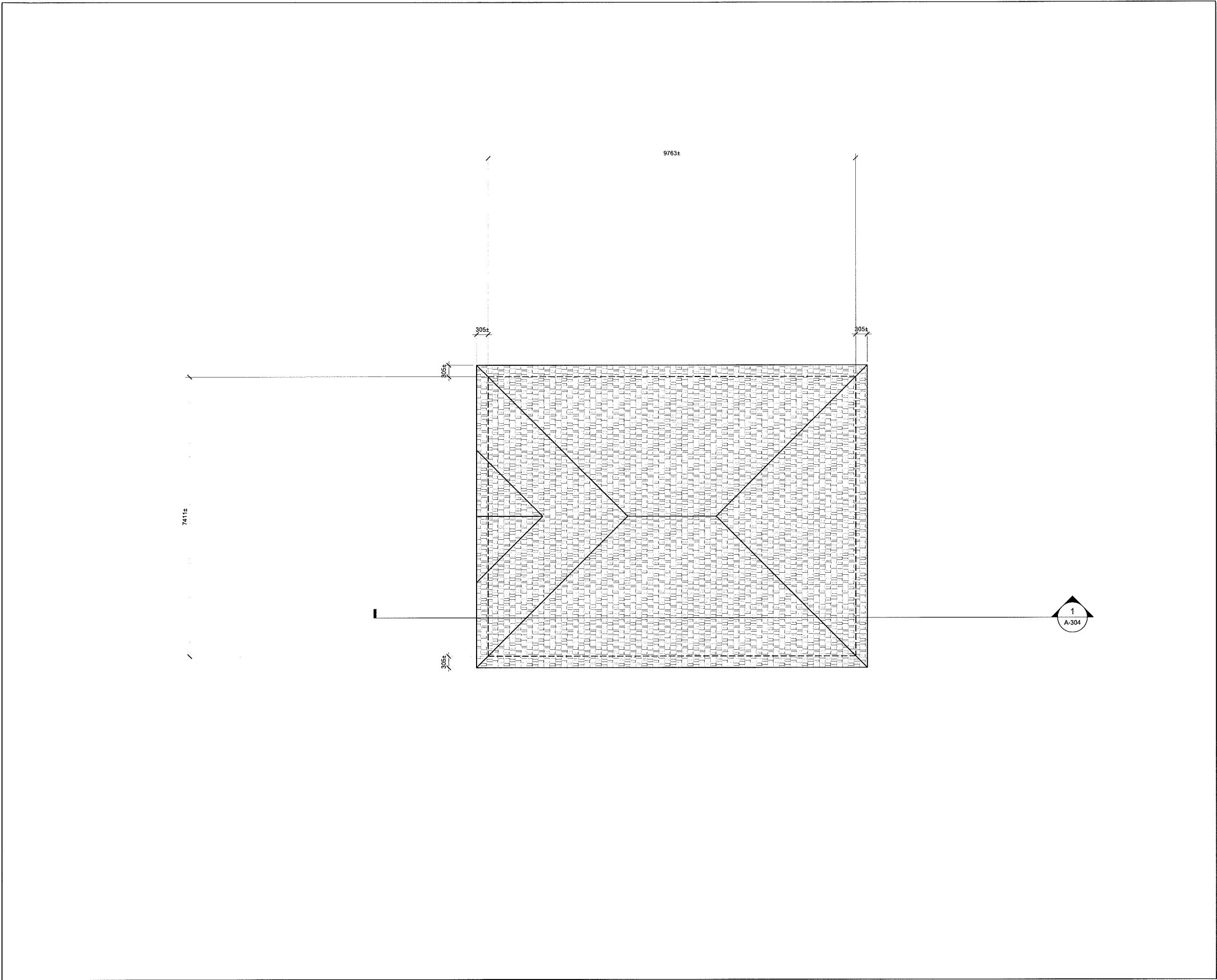
SHEET NO:

A-202



1
A-203
EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

 Kimmins Architects 377 Ridelle Ave, Suite 1514, Toronto, Ontario M6E 1K2 Tel. 1 - 647 - 448 - 3728 gr.kimmins@gmail.com	
 ONTARIO ASSOCIATION OF ARCHITECTS Gregory L. Kimmins Ontario License #10000 2017	
<p>THE CONTRACTOR SHALL CHECK THE DRAWINGS FOR CONFLICTS AND OMISSIONS TO THE ARCHITECT'S AND RELATED DOCUMENTS ARE THE ARCHITECT'S AND MAY NOT BE PERMANENT DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS THEY ARE SIGNED BY THE ARCHITECT.</p>	
ORIENTATION	
PROJECT TITLE SUNROOM ADDITION 66 BRIDGEPORT CRESCENT HAMILTON, ON. L9K 1K4	
NO.	DESCRIPTION
1	ISSUED FOR VARIATION
2	
3	
4	
SHEET TITLE EXISTING SECOND FLOOR PLAN DESCRIPTION DATE 2022-08-17	
PAPPA	G K
DRAWN BY	S K
DATE	2022-08-06
SCALE	AS NOTED
PROJECT NO.	22101
SHEET NO. A-203	



1
A-204

EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

KMS

REAL

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. DRAWINGS SHALL NOT BE COPIED, THIS DRAWING SHALL NOT BE LENT FOR CONSTRUCTION.



PROJECT TITLE

[illegible]

NO.	DESCRIPTION	DATE
1	ISSUED FOR MINOR VARIANCE	2022-06-17
2		

PAPER	1	
DRAWN BY	1	
DATE	1	20
SCALE	1	A
PROJECT NO :	1	

SHEET NO.:

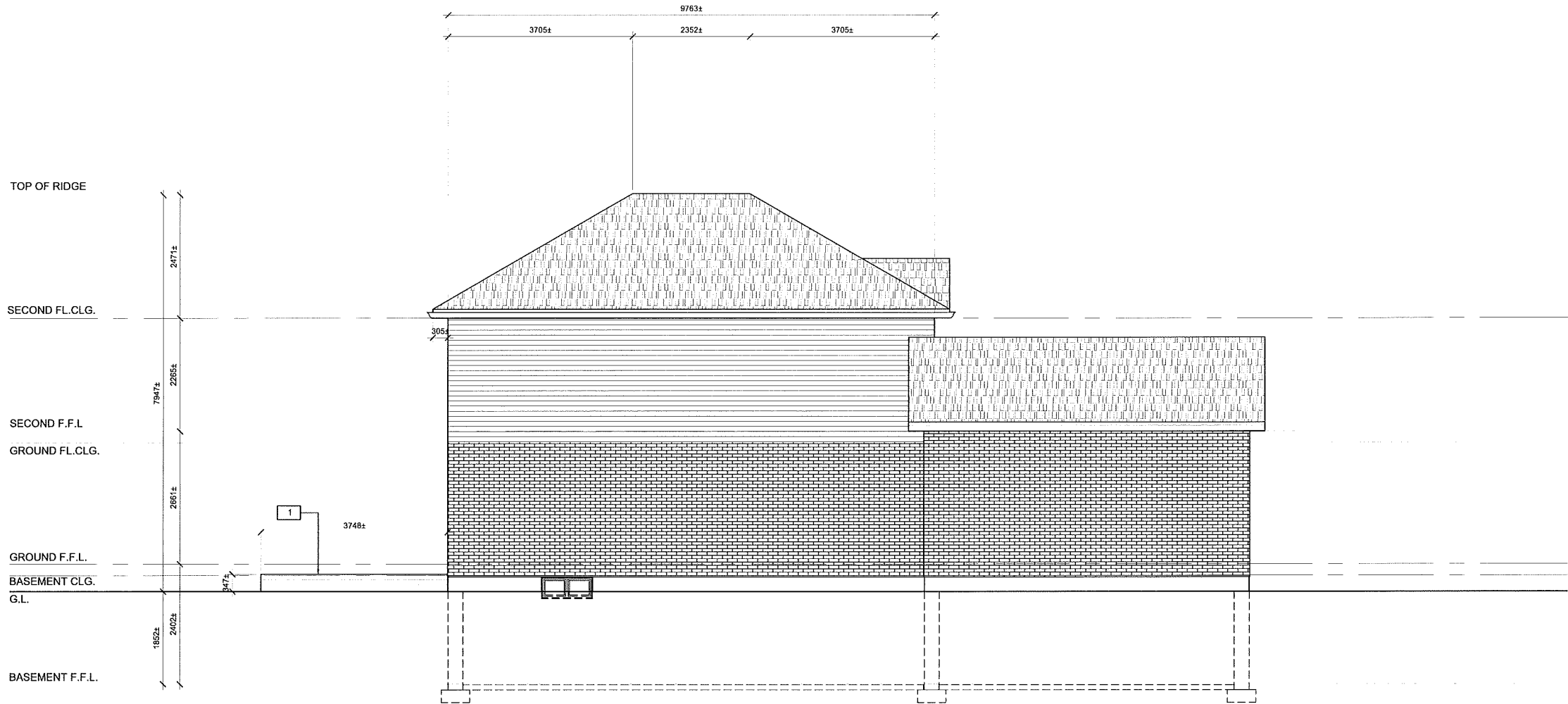
A-204

Kimmins Architects
377 Ridelle Ave. Suite 1514 Toronto, Ontario M6B 1K2
Tel. 1-647-448-3728 or kimmins@gmail.com



- 1 REMOVE EXISTING GROUND DECK
- 2 REMOVE AND RELOCATE EXISTING WINDOW
- 3 REMOVE EXISTING BRICK VENEER WALL

SHEET NO.:
A-301



1
A-302
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

- NOTES:
- 1 REMOVE EXISTING GROUND DECK



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AND ALL DIMENSIONS TO THE ARCHITECT'S DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE EXISTING BUILDING AND ALL DIMENSIONS TO THE ARCHITECT'S DRAWINGS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING BUILDING AND ALL DIMENSIONS TO THE ARCHITECT'S DRAWINGS.

ORIENTATION

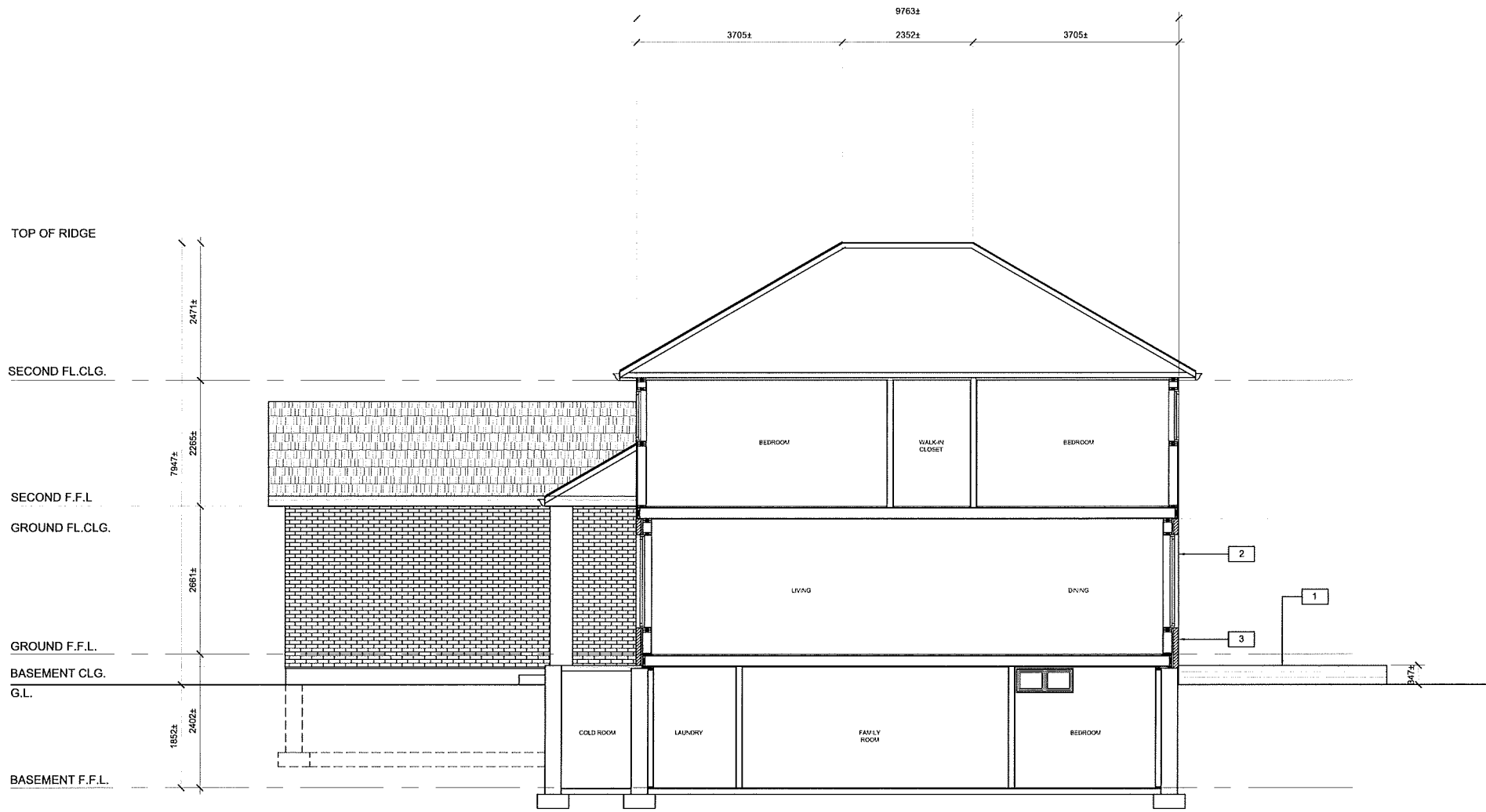
PROJECT TITLE
SUNROOM ADDITION
66 BRIDGEPORT PRESCENT HAMILTON, ON L9K 1K4

NO.	DESCRIPTION	DATE

SHEET TITLE	DESCRIPTION	DATE
EXISTING WEST ELEVATION		
1	ISSUED FOR VENDOR VARIANCE	2022-06-17
2		
3		
4		


PAPM:	GK
DRAWN BY:	SK
DATE:	2022-06-06
SCALE:	AS NOTED
PROJECT NO.:	22107

SHEET NO.
A-302




- NOTES:
- 1 REMOVE EXISTING GROUND DECK
 - 2 REMOVE AND RELOCATE EXISTING WINDOW
 - 3 REMOVE EXISTING BRICK VENEER WALL

1
A-304
EXISTING BUILDING SECTION
SCALE: 1/4"=1'-0"



Kimmins Architects
377 Riddle Ave. Suite 1514, Toronto, Ontario M6S 1K2
Tel. 1-647-448-3728 gr.kimmins@gmail.com



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS TO THE ARCHITECT'S RELATED DOCUMENTS ARE THE ARCHITECT'S AND NOT THE CONTRACTOR'S. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS.

ORIENTATION

PROJECT TITLE

SUNROOM ADDITION

66 BRIDGEPORT CRESCENT HAMILTON, ON. L9K 1K4

NO.	DESCRIPTION	DATE
1	ISSUED FOR MINOR VARIANCE	2022-06-17
2		
3		
4		

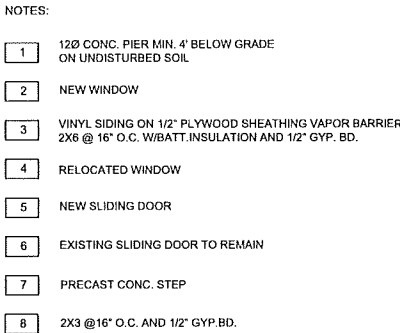
SHEET TITLE

EXISTING BUILDING SECTION

PAP: G.K.
DRAWN BY: S.K.
DATE: 2022-06-06
SCALE: AS NOTED
PROJECT NO.: 22107

SHEET NO.:

A-304



Kimmins Architects
377 Ridelle Ave., Suite 1514 Toronto, Ontario M6B 1K2
Tel. 1-647-448-3728 or kimmmins@gmail.com



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS OF THE PROPOSED WORK, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. DRAWINGS SHALL NOT BE SCALED. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION AND SIGNED BY THE ARCHITECT.



SUNROOM ADDITION

66 BRIDGEPORT CRESCENT HAMILTON, ON. L9K 1K4

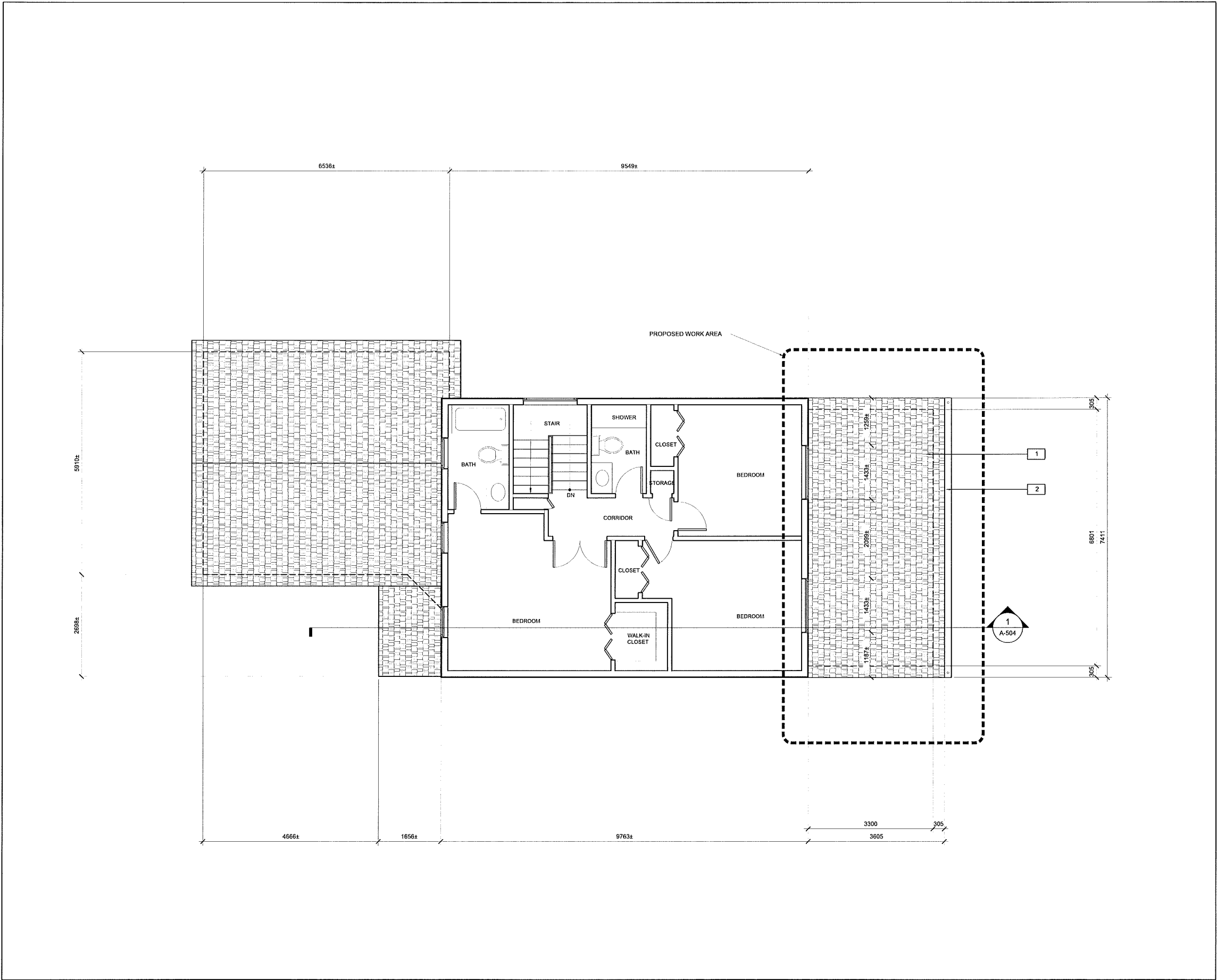
DATE	DESCRIPTION	DATE	DESCRIPTION
1974		1974	
1975		1975	
1976		1976	
1977		1977	
1978		1978	
1979		1979	
1980		1980	
1981		1981	
1982		1982	
1983		1983	
1984		1984	
1985		1985	
1986		1986	
1987		1987	
1988		1988	
1989		1989	
1990		1990	
1991		1991	
1992		1992	
1993		1993	
1994		1994	
1995		1995	
1996		1996	
1997		1997	
1998		1998	
1999		1999	
2000		2000	
2001		2001	
2002		2002	
2003		2003	
2004		2004	
2005		2005	
2006		2006	
2007		2007	
2008		2008	
2009		2009	
2010		2010	
2011		2011	
2012		2012	
2013		2013	
2014		2014	
2015		2015	
2016		2016	
2017		2017	
2018		2018	
2019		2019	
2020		2020	
2021		2021	
2022		2022	
2023		2023	
2024		2024	
2025		2025	
2026		2026	
2027		2027	
2028		2028	
2029		2029	
2030		2030	
2031		2031	
2032		2032	
2033		2033	
2034		2034	
2035		2035	
2036		2036	
2037		2037	
2038		2038	
2039		2039	
2040		2040	
2041		2041	
2042		2042	
2043		2043	
2044		2044	
2045		2045	
2046		2046	
2047		2047	
2048		2048	
2049		2049	
2050		2050	
2051		2051	
2052		2052	
2053		2053	
2054		2054	
2055		2055	
2056		2056	
2057		2057	
2058		2058	
2059		2059	
2060		2060	
2061		2061	
2062		2062	
2063		2063	
2064		2064	
2065		2065	
2066		2066	
2067		2067	
2068		2068	
2069		2069	
2070		2070	
2071		2071	
2072		2072	
2073		2073	
2074		2074	
2075		2075	
2076		2076	
2077		2077	
2078		2078	
2079		2079	
2080		2080	
2081		2081	
2082		2082	
2083		2083	

SHEET TITLE		DATE	
<h1 style="text-align: center;">PROPOSED GROUND FLOOR PLAN</h1>		DESCRIPTION	2022-08-17
		1 ISSUED FOR MINOR VARIANCE	
		2	
		3	
		4	

PAPM	GK
DRAWN BY:	SK
DATE	2022.06.06
SCALE	AS NOTED
PROJECT NO :	22107


SHEET NO.:

A-401




- NOTES:
- 1 ASPHALT SHINGLE
 - 2 4" GUTTER AND R.W.L.

1
A-402
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"




Kimmins Architects
377 Ridelle Ave. Suite 1514 Toronto, Ontario M8B 1K2
Tel. 1 - 647 - 448 - 3728 gr.kimmins@gmail.com



PROFESSIONAL ENGINEER
Geoffrey L. Kimmins
1987

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF ALL WORK AND MATERIALS BEFORE ANY WORK IS BEGUN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



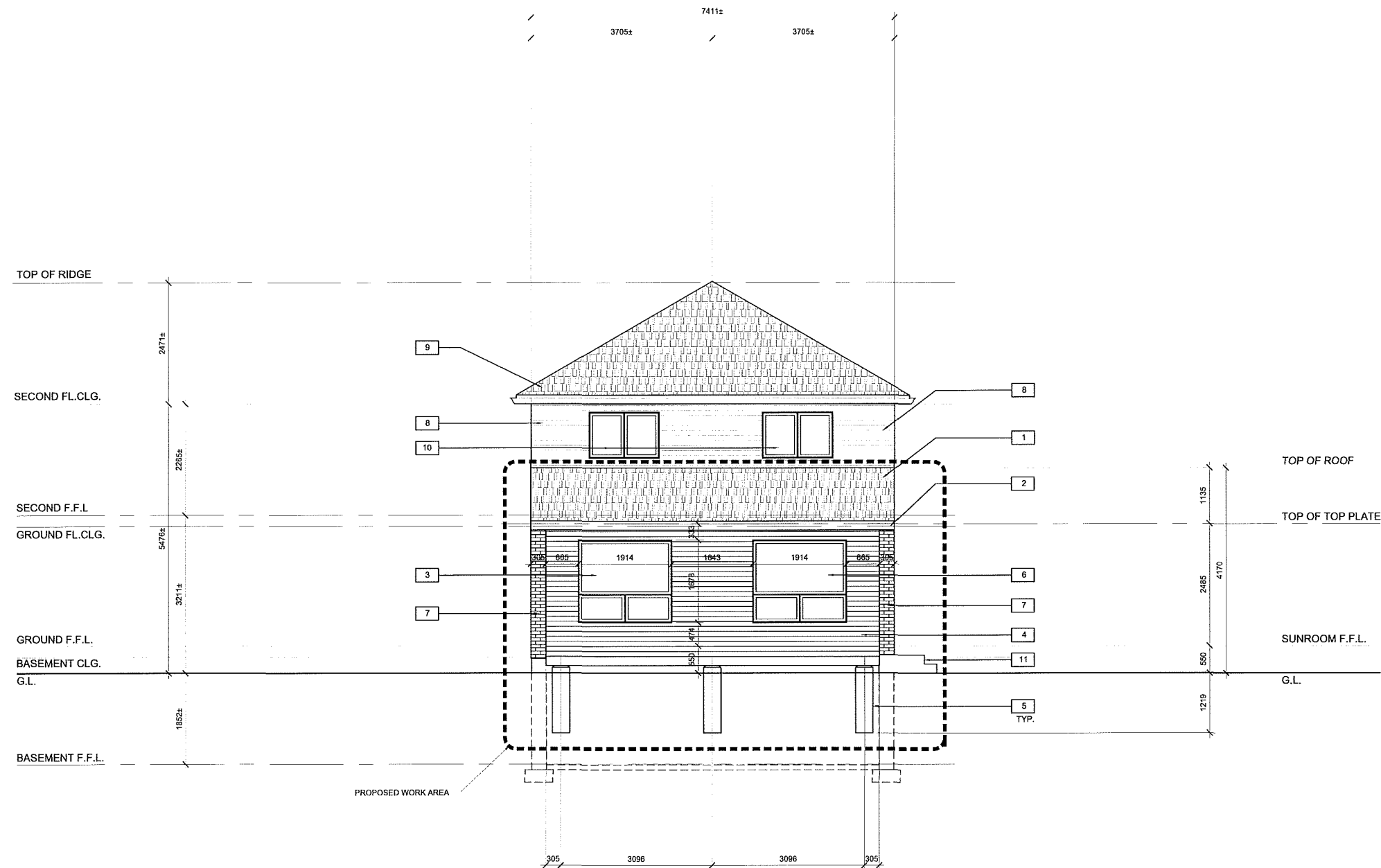
ORIENTATION

SUNROOM ADDITION
66 BRIDGEPORT CRESCENT HAMILTON, ON. L9K 1K4

NO.	DESCRIPTION	DATE
1	PROPOSED SECOND FLOOR PLAN	2022-06-28
2		
3		

PAPU	G.K.
DRAWN BY	S.K.
DATE	2022-06-06
SCALE	AS NOTED
PROJECT NO.	22107

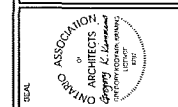
SHEET NO:
A-402



- NOTES:
- 1 ASPHALT SHINGLE
 - 2 4" GUTTER AND R.W.L.
 - 3 RELOCATED WINDOW
 - 4 VINYL SIDING TO MATCH EXISTING
 - 5 12" CONC. PIER MIN. 4" BELOW GRADE ON UNDISTURBED SOIL
 - 6 NEW WINDOW
 - 7 EXISTING BRICK CLADDING
 - 8 EXISTING ASPHALT SHINGLE
 - 9 EXISTING VINYL SIDING
 - 10 EXISTING WINDOW
 - 11 PRECAST CONC. STEP

1
A-501
PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

Kimmins Architects
377 Ridelle Ave. Suite 1514 Toronto, Ontario M6S 1K2
Tel. 1 - 647 - 448 - 3726 gr.kimmins@gmail.com



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS TO THE ARCHITECT'S RELATED DOCUMENTS ARE THE ARCHITECT'S RESPONSIBILITY. THE ARCHITECT AND MAY NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS.

ORIENTATION

PROJECT TITLE

SUNROOM ADDITION

66 BRIDGEPORT CRESCENT HAMILTON, ON. L9K 1K4

DESCRIPTION	DATE

SHEET TITLE	DESCRIPTION	DATE
PROPOSED NORTH ELEVATION		
1. ISSUED FOR MINOR VARIANCE		2022-06-17
2.		
3.		
4.		

PATM	GK
DRAWN BY:	SK
DATE	2022.06.06
SCALE	AS NOTED
PROJECT NO.:	22107

SHEET NO.:

A-501



- 1 PROPOSED WEST ELEVATION
A-502 SCALE: 1/4"=1'-0"



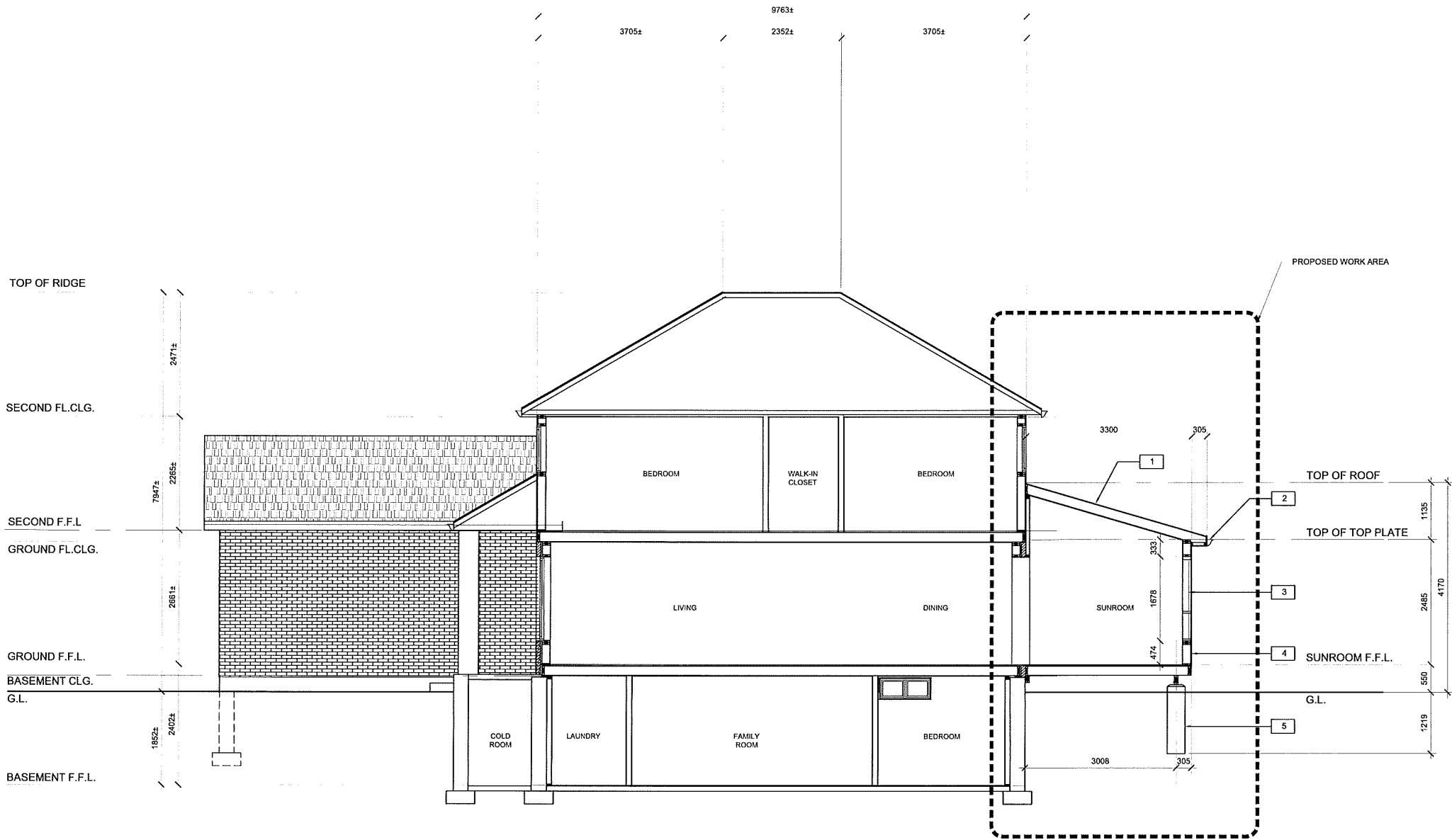
- 1 ASPHALT SHINGLE
- 2 4" GUTTER AND R.W.L.
- 3 VINYL SIDING TO MATCH EXISTING
- 4 12Ø CONC. PIER MIN. 4' BELOW GRADE ON UNDISTURBED SOIL
- 5 EXISTING ASPHALT SHINGLE
- 6 EXISTING VINYL SIDING
- 7 EXISTING BRICK CLADDING

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE ARCHITECT, ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT.

[illegible]

PATM	GK
DRAWN BY:	SK
DATE	2022.06.06
SCALE	AS NOTED
PROJECT NO.:	22107

Kimmins Architects
377 Rodella Ave., Suite 1514 Toronto, Ontario M6B 1K2
Tel. 1 - 647 - 448 - 3728. gr.kimmins@gmail.com



- NOTES:
- 1 ASPHALT SHINGLE
 - 2 4" GUTTER AND R.W.L.
 - 3 RELOCATED WINDOW
 - 4 VINYL SIDING TO MATCH EXISTING
 - 5 12Ø CONC. PIER MIN. 4' BELOW GRADE ON UNDISTURBED SOIL

**Committee of Adjustment**

City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

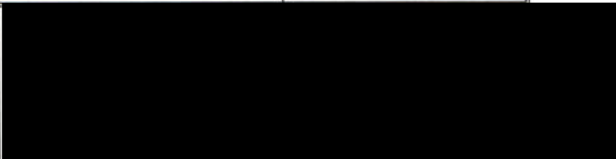
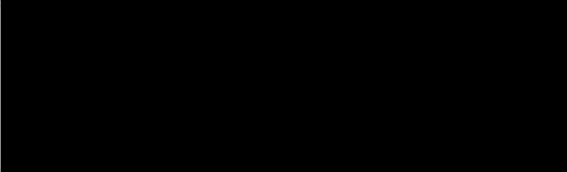
Email: cofa@hamilton.ca

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)	Sangkwun Lee Jeongjoo Lee		
Applicant(s)*			
			Phone:
			E-mail:
Agent or Solicitor	Gregory Kimmins		

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:

Sangkwun Lee
66 Bridgeport Cres.
L9K 1K4
Ancaster, ON

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:

Addition a useful and moderate sized sunroom to the existing dwelling unit. Addition must encroach into the required minimum rear yard setback.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

7.5m of rear yard setback is required. The proposed the rear yard set back is 6.025m.

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**):

PCL PLAN-1, SEC 62M785 ; LT 3, PL 62M785 ; ANCASTER CITY OF HAMILTON
66 BRIDGEPORT CRESCENT
ANCASTER

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?

- 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.

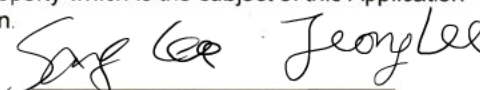
Is the previous use inventory attached? Yes ☐ No ☐

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.

JUNE 14, 2022

Date



Signature Property Owner(s)

Sangkwun Lee/Jeongjoo Lee

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	12.2
Depth	33.0
Area	402.47
Width of street	20

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:

Ground floor area: 73.11 sq.m,
Gross floor area: 145.3 sq.m, 2 storey detached house,
Width: 7.411m, Length: 16.085m, Height: 7.947m

Proposed

Sunroom floor area: 22.44 sq.m, One storey,
Width: 3.3m, Length: 6.801m, Height: 4.17m

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: 7.579m
Side yard: 1.896m and 1.661m
Rear yard: 9.325m

Proposed:

Front yard: 7.579m
Side yard: 1.896m and 1.661m
Rear yard: 6.025m

13. Date of acquisition of subject lands:
August 19, 2016
14. Date of construction of all buildings and structures on subject lands:
1996
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single family
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single family
17. Length of time the existing uses of the subject property have continued:
1996
18. Municipal services available: (check the appropriate space or spaces)
Water _____ Connected Municipal
Sanitary Sewer _____ Connected Municipal
Storm Sewers _____
19. Present Official Plan/Secondary Plan provisions applying to the land:
Neighborhood
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
R4, By-Law 87-57
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.