



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	HM/A-22:322	SUBJECT PROPERTY:	693 Beach Blvd, Hamilton
ZONE:	"C/S-1435" (Urban Protected Residential and Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended

APPLICANTS: Owner: Terri Laan & Chris Farner

The following variances are requested:

1. A maximum 3 storey building height shall be permitted instead of the maximum 2.5 storey building height required.
2. A minimum front yard setback of 5.1m shall be provided instead of the minimum 6.0m required.
3. A minimum northly side yard setback of 1.5m shall be provided instead of the minimum 1.7m side yard required.
4. A minimum southerly side yard setback of 0.3m shall be permitted instead of the minimum 1.7m side yard required.
5. An open fire escape in may project the full extent of the required northerly side yard instead of the maximum permitted projection of 1.0m or one-third the width of the side yard, whichever is lesser.

PURPOSE & EFFECT: To permit the construction of a 0.5 storey addition, making the existing 2.5 storey building a 3 storey.

Notes:

1. Should these variances be approved, the roofed over porch in the front yard will encroach 2.1m into the required front yard, not exceeding the maximum 3.0m projection permitted.
2. Note that our GIS mapping indicates a 4th structure on the property Identified as 693 1/2, this building is not shown on the plans provided and as such has not been reviewed for zoning compliance at this time. Additional variances may be required at such a time that details are provided for the noted building.

3. Variances written as requested by applicant.

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, November 17, 2022
TIME:	1:15 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.



 Subject Lands

DATED: November 1, 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.



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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.

NORTH

701
1-storey Dwelling

EXISTING BUILDING A	
EXISTING USE	PROPOSED USE
Residential property with 3 self contained units	<ul style="list-style-type: none"> • Address front & side yard setback • Change to 2.5 storeys to 3 storeys • Address existing fire escape in side yard setback

WEST

BEACH BLVD

EAST

Waterfront Trail



EXISTING BUILDING B	
EXISTING USE	PROPOSED USE
4 parking spaces. 3 garages with bicycle storage and property maintenance storage	<ul style="list-style-type: none"> • Address front & side yard setback • No proposed change to building

685
2-storey Dwelling

Existing Cabana / Storage
23.4m²

SOUTH

EXISTING CABANA / STORAGE	
EXISTING USE	PROPOSED USE
Pool storage with bar/prep area	<ul style="list-style-type: none"> • Address side yard setback • No proposed change to building

RECEIVED AND DEPOSITED AS
PLAN 62R-1968

DATED: AUGUST 9, 1974

J. David Peters
LAND REGISTRAR FOR THE REGISTRY DIVISION OF WENTWORTH

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART
I OF THE REGISTRY ACT

DATED: JUNE 18, 1974

J. David Peters
J. D. PETERS

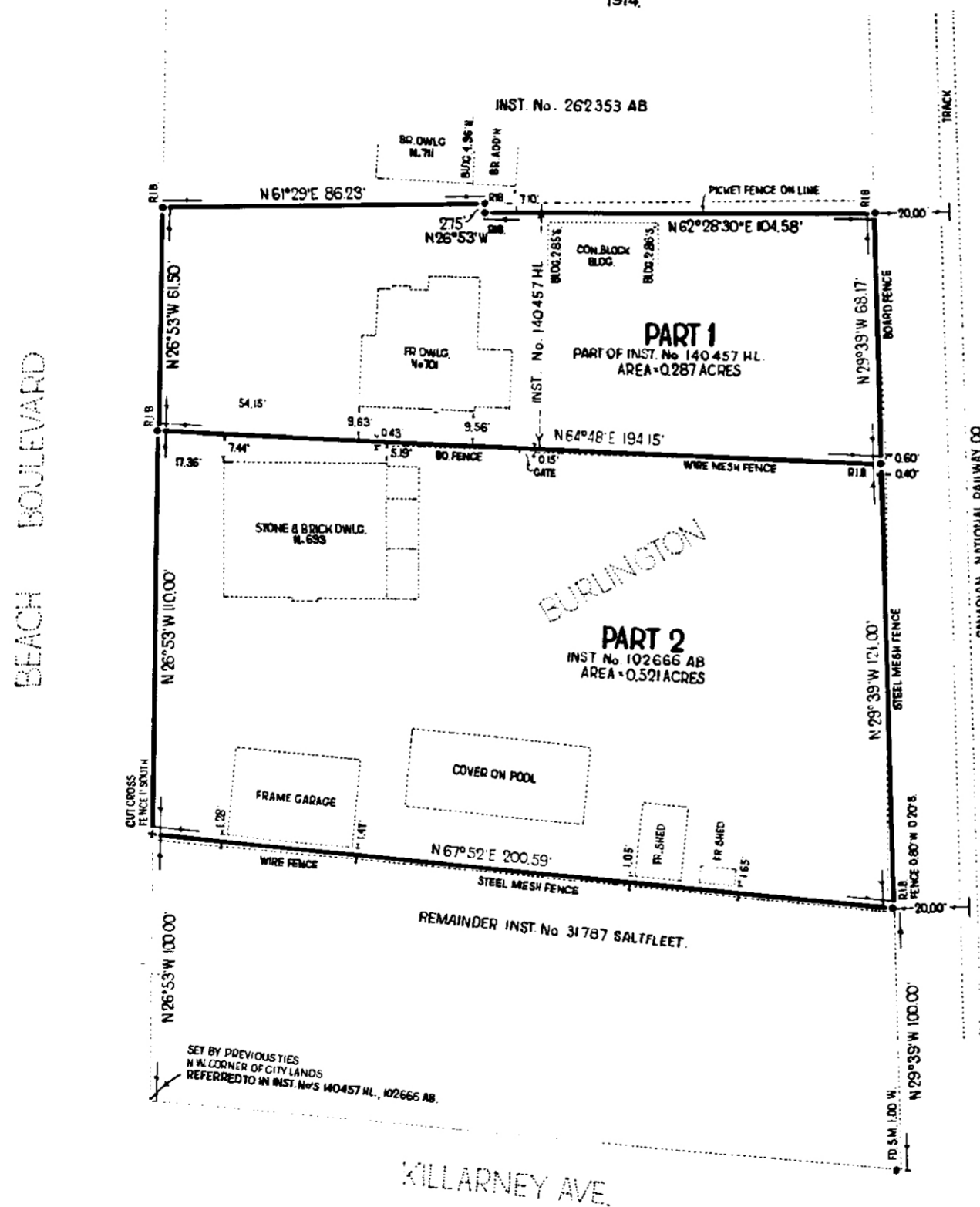
CAUTION:

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE
MEANING OF SECTION 29, 32 OR 33 OF THE PLANNING ACT.

PLAN
SHOWING
PART OF BURLINGTON BEACH
LANDS FRONTING ON EAST SIDE OF BEACH BLVD BETWEEN KILLARNEY & LOCARNO AVENUES
IN THE PODMER
TOWNSHIP OF SALT FLEET
NOW IN THE
CITY OF HAMILTON
IN THE
REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

SCALE: 1" = 40'

J. DAVID PETERS OLS
1974.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 6TH DAY OF JUNE 1974

HAMILTON - ONT. JUNE 11, 1974.

J. David Peters
J. DAVID PETERS
ONTARIO LAND SURVEYOR

BEARINGS ARE ASSUMED ASTRONOMIC AND ARE REFERRED
TO BEACH BOULEVARD ON A COURSE OF N 26° 53' W.

SIGN ◊ SM DENOTES A STONE MONUMENT
SIGN ◊ SIB DENOTES A STANDARD IRON BAR
SIGN + CC DENOTES A CUT CROSS
SIGN • RIB DENOTES A ROUND IRON BAR
FD DENOTES FOUND.

MACKAY & MACKAY & PETERS
ONTARIO LAND SURVEYORS
HAMILTON - ONTARIO

Y-16203

16X

122 R. 191 E



2018

Aug & Nov. 2018. 693 Beach Blvd., Hamilton. West front. Facing Beach Blvd.

2.5 Storey. Close proximity to Beach Blvd. Reduced front yard setback.



693 Beach Blvd., Hamilton. South side.



March, 2022. 693 Beach Blvd., Hamilton. West front & East rear view.

3 Storey. Front (West) and Rear (East-Lake) domer addition.



3 storey fire-escape. 1962.





Oct. 2022. Neighbours of 693 Beach Blvd., Hamilton.



APPLICATION FOR A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)			
Applicant(s)			
Agent or Solicitor			Phone:
			E-mail:

1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No
 If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email Yes* No
 If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	693 Beach Blvd		
Assessment Roll Number	050513029800000		
Former Municipality	BUR BCH		
Lot	PT RP	Concession	
Registered Plan Number	62R1868 PART 2	Lot(s)	
Reference Plan Number (s)		Part(s)	2

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

1. Address existing front & side yard set backs. 2. Change to 3 stories.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

1. House and out buildings were built prior to the by-law. 2. Expanding attic space.

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
33.83	61.14	0.53 AC	

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
A. 2.5 story residential house	3 m	38.18 m	1.58 m	1930
B. 3 car garage 1 storey	6 m	40.14 m	0.4 m	1950
C. Pool cabana	42.14 m	13.45 m	0.4 m	1960

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
A. Change to 3 storeys	3 m	38.18 m	1.58 m	2021
B. 3 car garage No change	6 m	40.14 m	0.4 m	1950
C. Pool cabana. No change	42.14 m	13.45 m	0.4 m	1960

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
A. 2.5 story residential house	179.9 sq m	400.7 sq m	2.5	9.75 m
B. 3 car garage 1 storey	131.4 sq m	131.4 sq m	1	4.27 m
C. Pool cabana	23.4 sq m	23.4 sq m	1	4.0 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
A. 3 story residential house	179.9 sq m	437.8 sq m	3	9.75 m

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)
-

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)
-

- 4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage system
 - privately owned and operated individual septic system
 - other means (specify)
-

4.7 Type of access: (check appropriate box)

- provincial highway
 - municipal road, seasonally maintained
 - municipal road, maintained all year
 - right of way
 - other public road
-

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
single detached dwelling 3-plex

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
single detached dwelling duplex

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

August 2018

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

single detached dwelling 4-plex

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

single detached dwelling 4-plex

7.4 Length of time the existing uses of the subject property have continued:

60 years. Since 1962

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Identified as "Neighbourhoods" in Schedule E- Urban Structure

Please provide an explanation of how the application conforms with the Official Plan.

*SEE PAGE 5 FOR EXPLANATION.

7.6 What is the existing zoning of the subject land? C/S-1435

7.8 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: