



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.:	FL/A-22:345	SUBJECT PROPERTY:	25 Karendale Cres, Flamborough
ZONE:	“S1” (Settlement Residential)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Laura McCannell
 Agent: Jansen Consulting – Amy Schaeffer

The following variances are requested:

1. A maximum aggregated gross floor area of 69.36m² and a maximum building height of 7.26m shall be permitted for buildings accessory to a single detached dwelling instead of the requirement that building accessory to a single detached dwelling shall not exceed a maximum aggregated gross floor area of 45m² and shall have a maximum building height of 4.5m.

PURPOSE & EFFECT: As to permit the construction of a new accessory building to an existing Single Detached Dwelling.

Notes:

1. The Hamilton Zoning By-law 05-200 permits eaves and gutters associated with an accessory building to project a maximum of 0.45m into a required yard. Insufficient information has been provided in order to determine zoning compliance. Further variances will be required if compliance cannot be achieved.
2. Insufficient information was provided in order to determine compliance with the proposed parking. Further variance may be required if compliance cannot be achieved.
3. Please be advised the proposed accessory building shall not be used as a dwelling unit. If used as a dwelling unit additional variances may be required.

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, December 8, 2022	
TIME:	1:20 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	

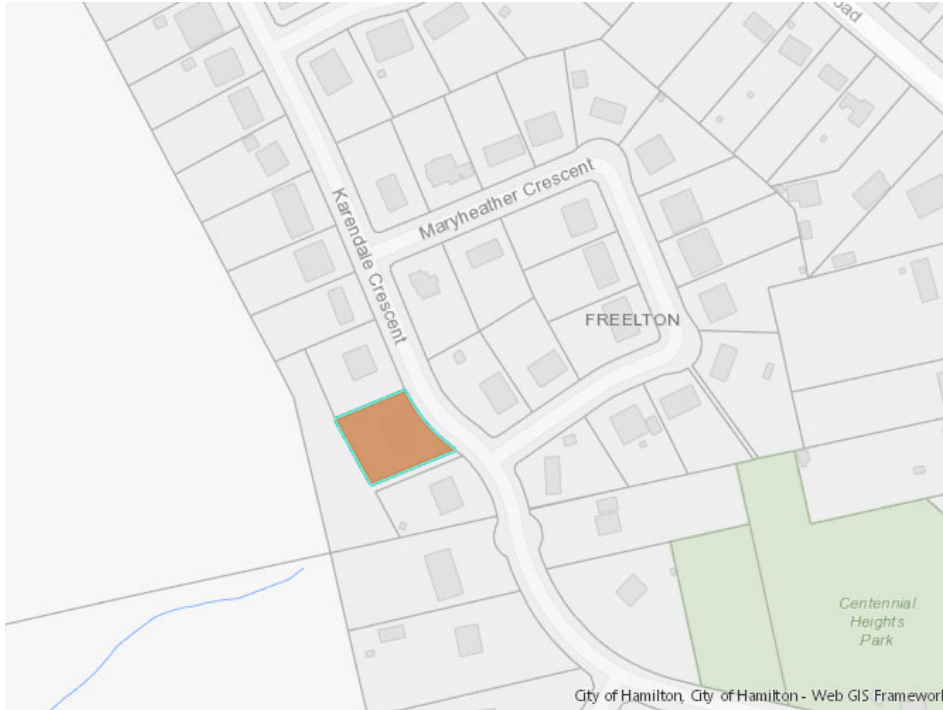
For more information on this matter, including access to drawings illustrating this request and other information submitted:

- 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 22, 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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E-mail: cofa@hamilton.ca

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.

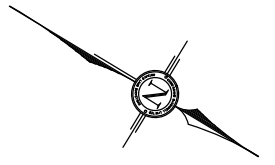
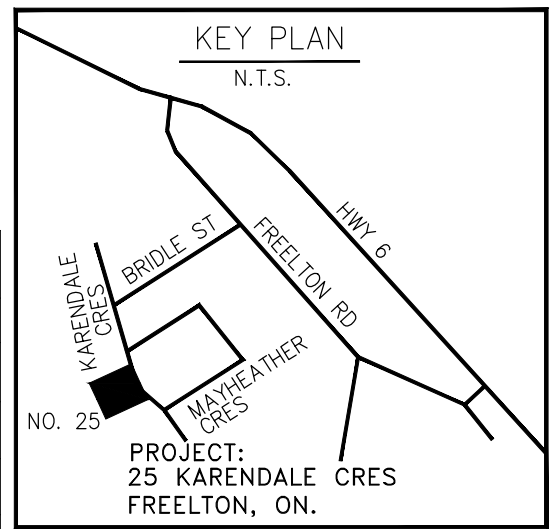
2. In person Oral Submissions

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.

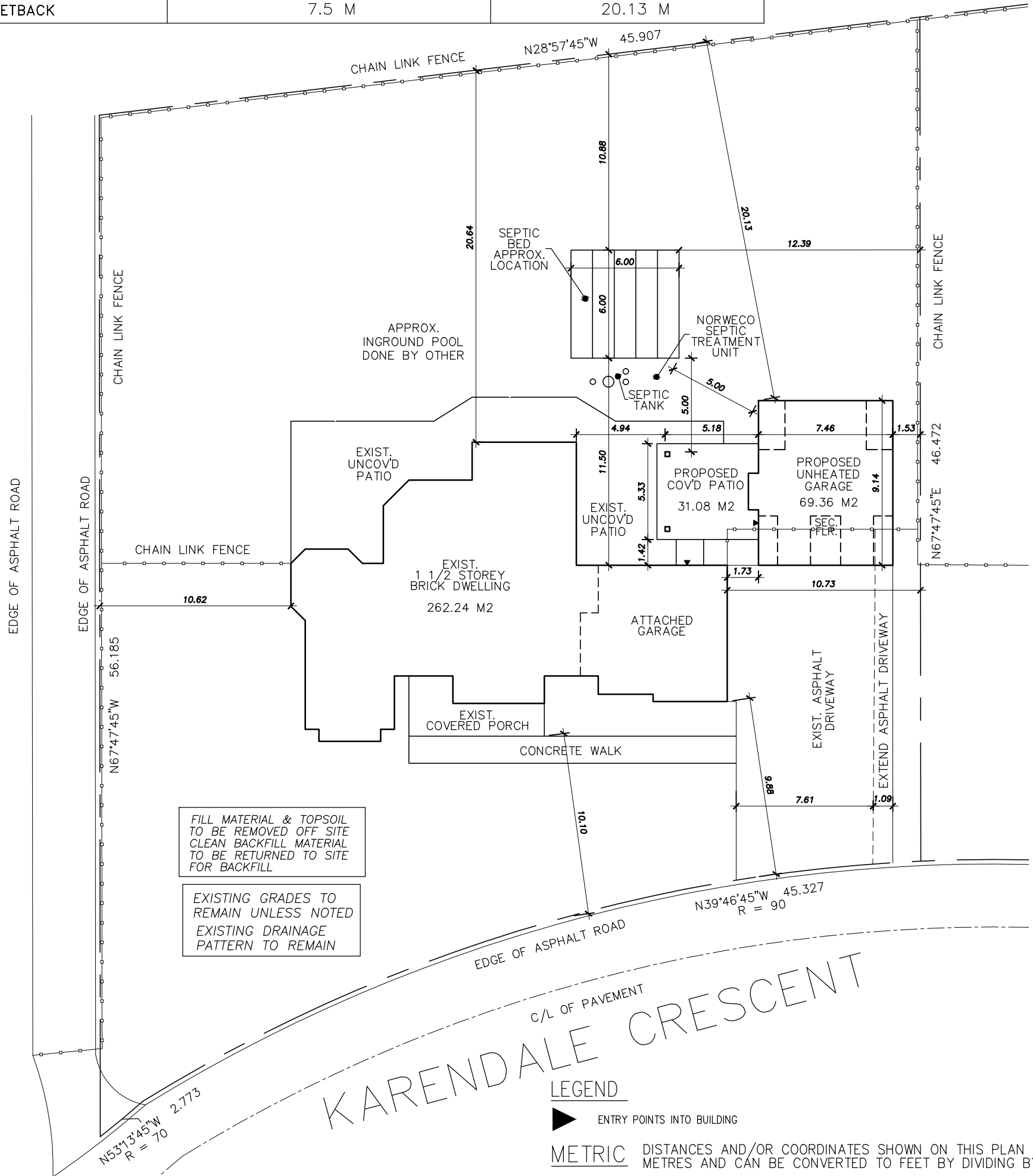
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

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.

SITE PLAN OF LOT 2 REGISTERED PLAN No. 62M-920 CITY OF HAMILTON



ITEM	ZONING BY-LAW REQUIREMENTS		PROPOSED
A	ZONING CATEGORY		S1
B	LOT AREA		2247.6 M ²
C	LOT COVERAGE		362.75 M ²
D	PERCENTAGE OF LANDSCAPE		N/A
E	MAXIMUM BUILDING HEIGHT FROM GRADE		10.5 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF
F	SIDE YARD SETBACKS HOUSE	INTERIOR	3 M
		EXTERIOR	N/A
G	FRONT SETBACK		7.5 M
H	REAR SETBACK		7.5 M



70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
EMAIL: jeffjansendesign@gmail.com

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 110042

DATE: OCT 25 22 SIGNATURE:

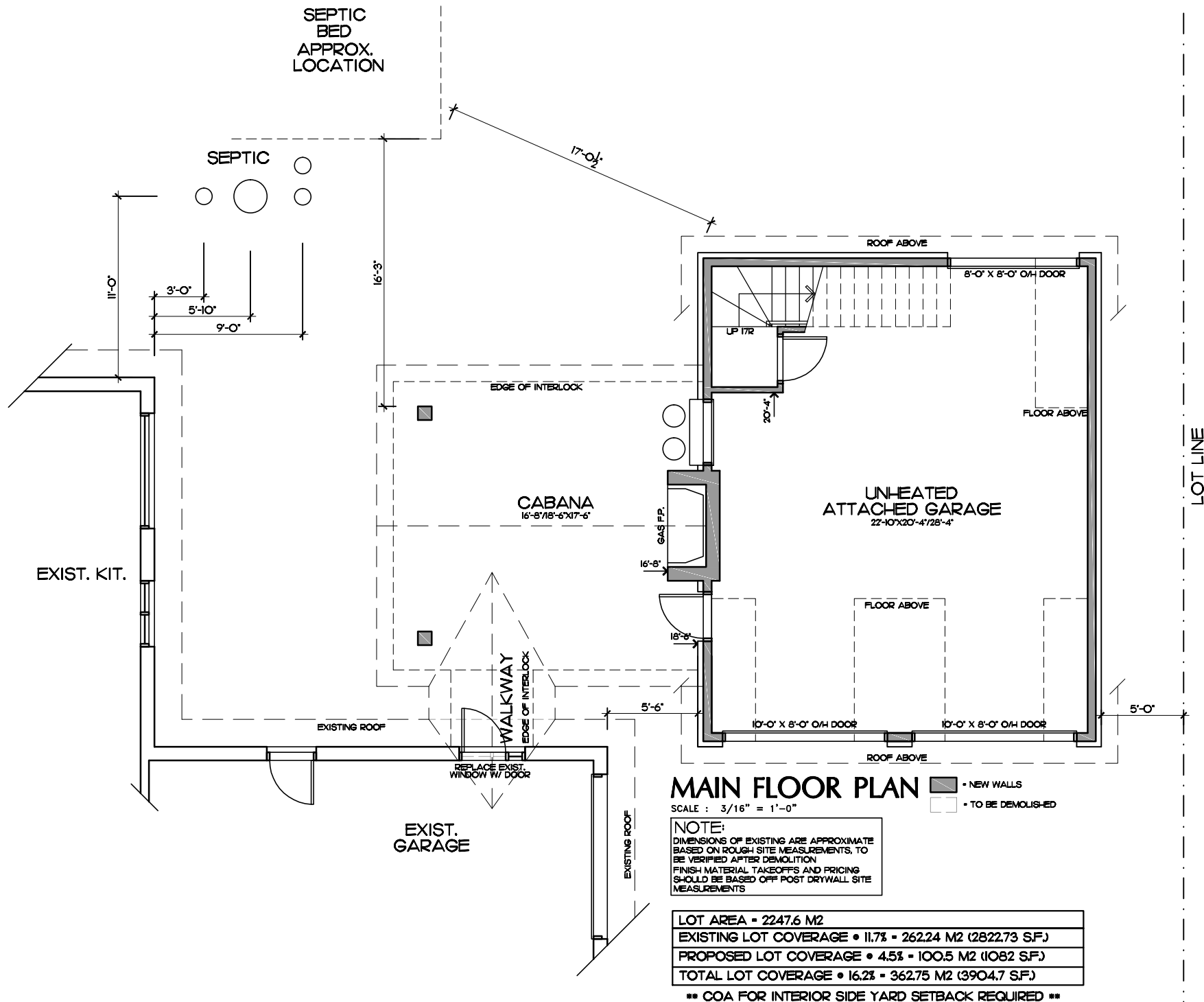
SITE PLAN

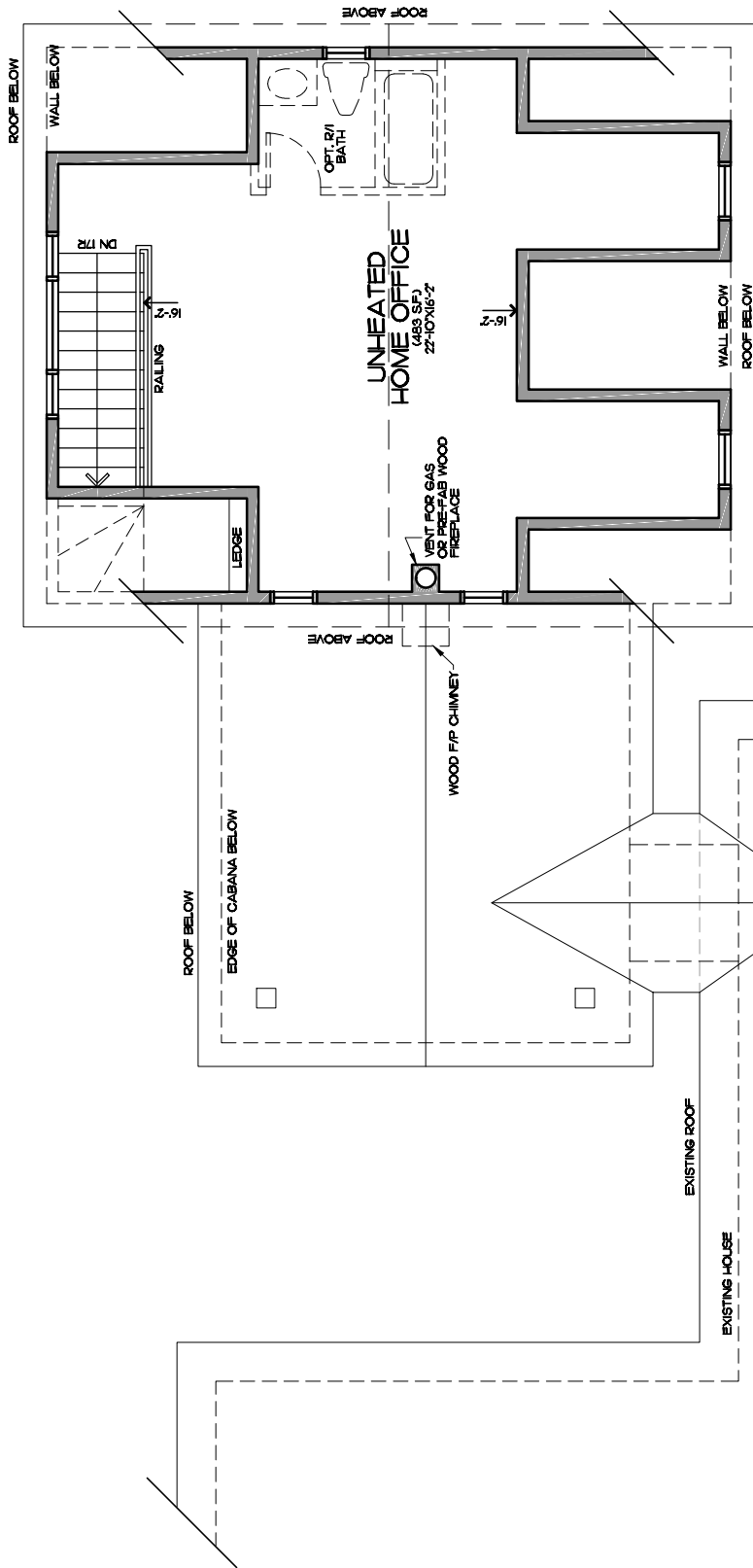
OWNERS INFORMATION
LAURA MCCANNELL
25 KARENDALE CRES
FRELTON, ON

REVISIONS NO.	DATE	DESCRIPTION

PROJECT 25 KARENDALE CRES	LOCATION FRELTON, ON	DRAWING SITE PLAN	MODEL TYPE F-026
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SCALE 1:250	DATE OCT 25 22	DRAWN BY AS	CHK'D BY JJ	FILE NO. 2022-026	PROJECT NO. 2022-026	DRAWING NO. S1
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SEC. FLOOR PLAN
 SCALE : 3/16" = 1'-0"

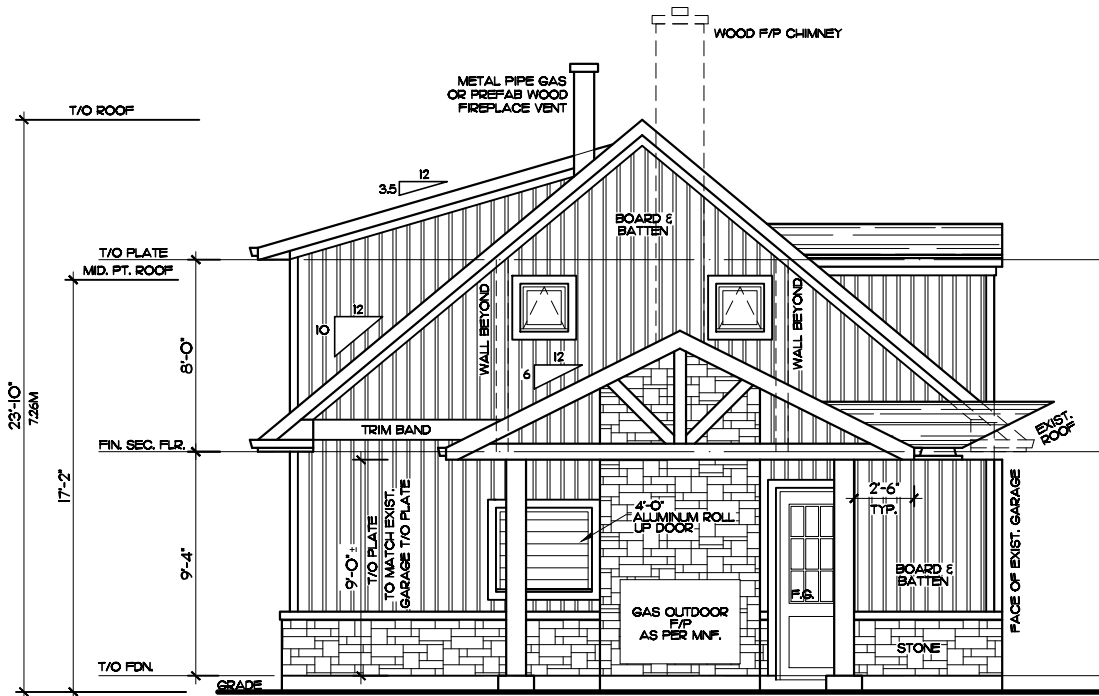
NEW WALLS



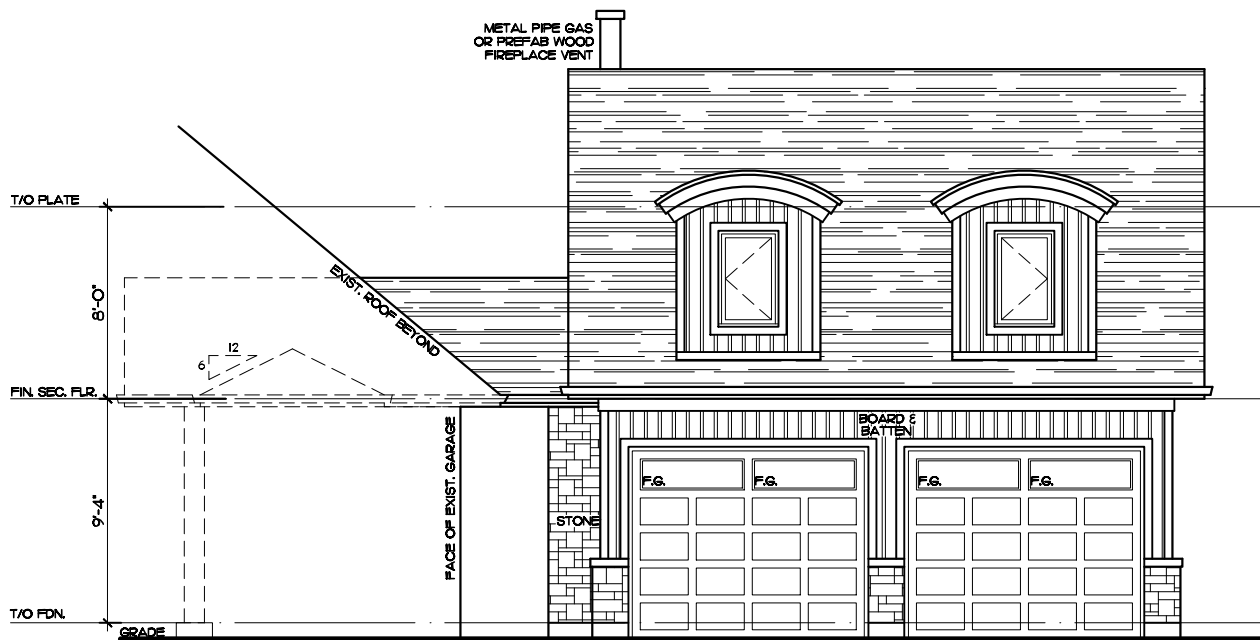
70 Main Street N., P.O. Box 38
 Campbellville, ON, L0P 1B0
 Ph. 905-854-9696
 Fax 905-854-9559
 Cell 905-815-3438
 EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
 LAURA MCCANNELL
 25 KARENDALE CRES
 FREELTON, ON

D02



LEFT ELEVATION - OPT. 1



FRONT ELEVATION

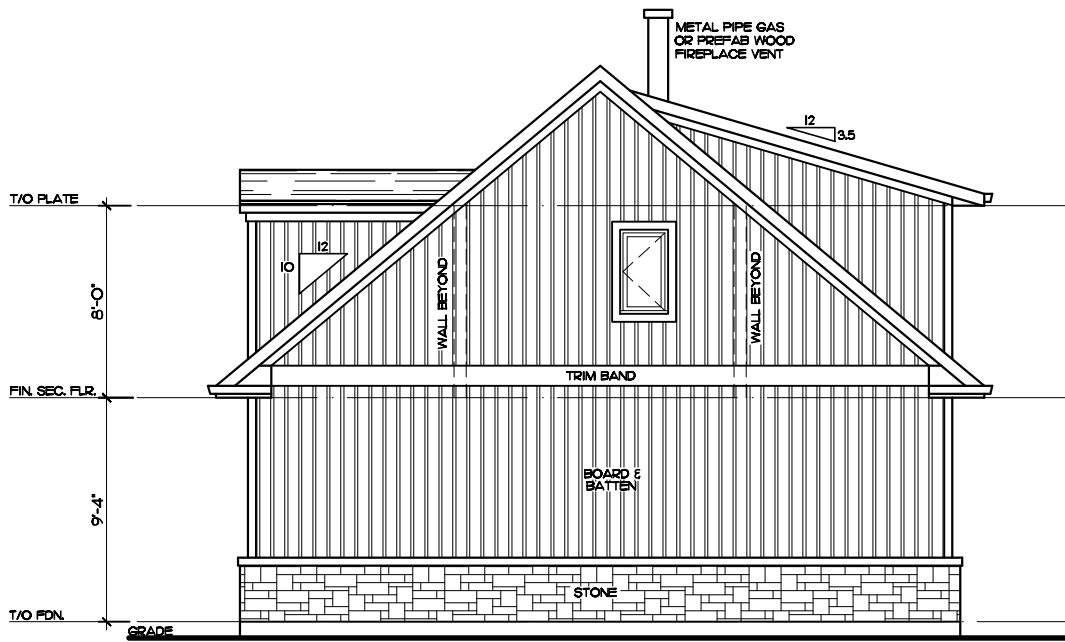


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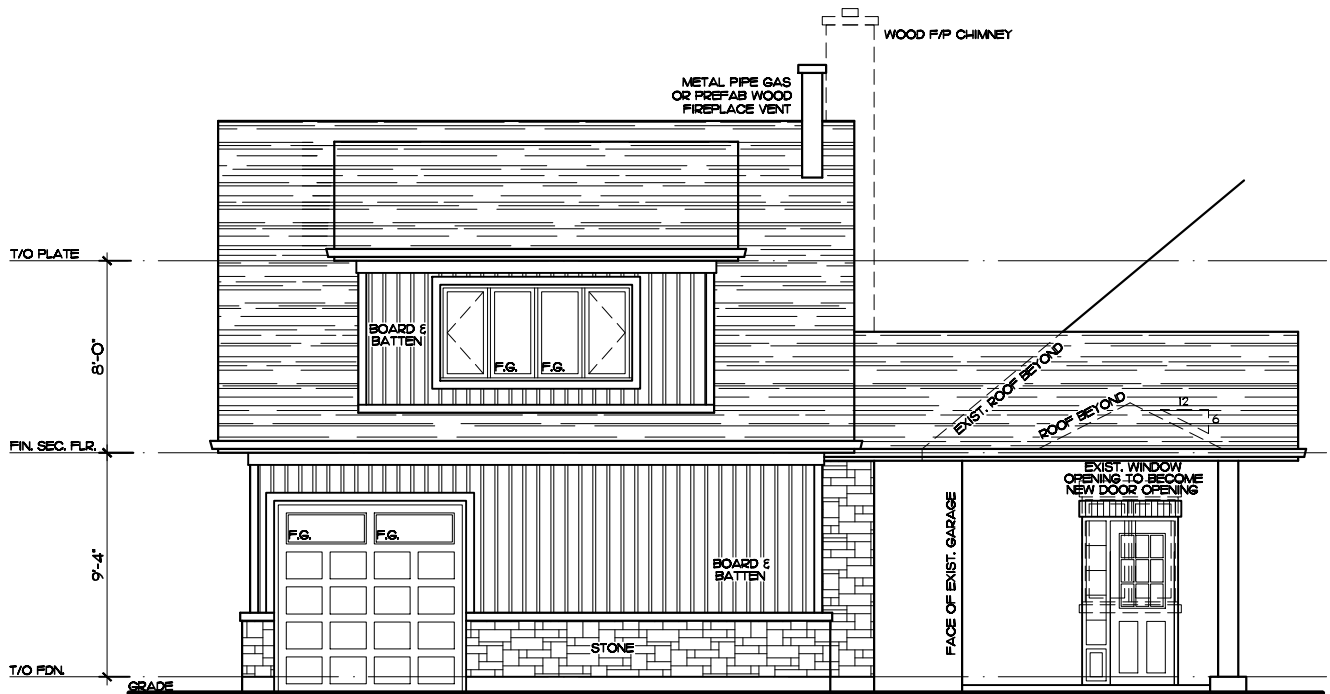
OWNERS INFORMATION :

LAURA MCCANNELL
 25 KARENDALE CRES
 FREELTON, ON

D03



RIGHT ELEVATION



REAR ELEVATION



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/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)	LAURA MCCANNELL		
Applicant(s)	AMY SCHAEFFER SEAN McDONALD		
Agent or Solicitor			
		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 ASCHAEFFER@JANSENCONSULTING.CA
- 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	25 KARENDALE CRES, FREEELTON, ON		
Assessment Roll Number	302 910053510000		
Former Municipality	FLAMBOROUGH		
Lot	2	Concession	
Registered Plan Number	602M-920	Lot(s)	
Reference Plan Number (s)		Part(s)	

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:

ADDITION SIDE YARD SETBACK. MINIMUM SIDE YARD SETBACK = 3M, PROPOSED = 1.53M

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

CHILDREN IN FAMILY GROWING OLDER + NEED ROOM/ FOR STORAGE
THEIR PERSONAL VEHICLES WHICH MEANS INCREASE TO BUILDABLE
AREA IS NEEDED TO THE SIDE LOT LINE.

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
45.327M	56.185M / 46.472M	2247.6M ²	7M

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
SFD	9.88M	20.64M	10.72M+10.73M	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SFD ADDITION	16.52M	20.13M	1.53M	TBD

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
SFD	188.30 M ²	332 M ²	1-1/2 STOREYS	6.8M +/-

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SFD ADDITION	68.3 M ²	113 M ²	1-1/2 STOREYS	7.26M +/-

4.4 Type of water supply: (check appropriate box)

- publicly owned and operated piped water system lake or other water body
 privately owned and operated individual well other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

- publicly owned and operated storm sewers ditches
 swales 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.):
SFD- RESIDENTIAL

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
01 JUL 2012

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

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

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

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) _____

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

7.6 What is the existing zoning of the subject land? S1

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: