



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

### **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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
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<b>APPLICATION NO.:</b>	<b>AN/A-22:387</b>	<b>SUBJECT PROPERTY:</b>	7 ARMOUR CRESCENT, ANCASTER
<b>ZONE:</b>	"R4-481" (Residential "R4" Zone)	<b>ZONING BY-LAW:</b>	Zoning By-law former Town of Ancaster 87-57, as Amended 02-319

**APPLICANTS:** Owner: Shatha Alnajar

The following variances are requested:

1. A total lot coverage of 44.6% of the lot area (184.22 sq m) shall be permitted instead of the maximum permitted lot coverage of 35% of the lot area (144.56 sq m).
2. An accessory building exceeding 12 sq m of ground floor area shall be permitted to be located 1.75 m from the rear lot line instead of the minimum required rear yard setback of 7.5 m.

**PURPOSE & EFFECT:** To facilitate the construction of a new detached accessory building in the rear yard of the existing single-family dwelling.

**Notes:**

- i. The Zoning By-law permits a maximum height of 4.5 m for an accessory building. Based on the elevation drawings provided, a maximum height lower than 4.5 m is proposed. However, a dimension from grade to the highest portion of the proposed accessory building has not been included. The applicant shall ensure that the height of the accessory building, measured from grade as defined in the Zoning By-law, to the highest point of the accessory building does not exceed 4.5 m. If the height of the accessory building exceeds 4.5 m, additional variances will be required.
- ii. The accessory building must remain separated from the principal building, as shown in the submitted plans, otherwise additional variances will be required.
- iii. Based on the plans submitted, no eaves or gutters are proposed for the accessory building. Please note that any eave or gutter of the accessory building must not project more than 0.3 m into any required setback, otherwise additional variances will 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:

<b>DATE:</b>	<b>Thursday, February 2, 2023</b>
<b>TIME:</b>	<b>3:50 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>2<sup>nd</sup> floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

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

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

## **PUBLIC INPUT**

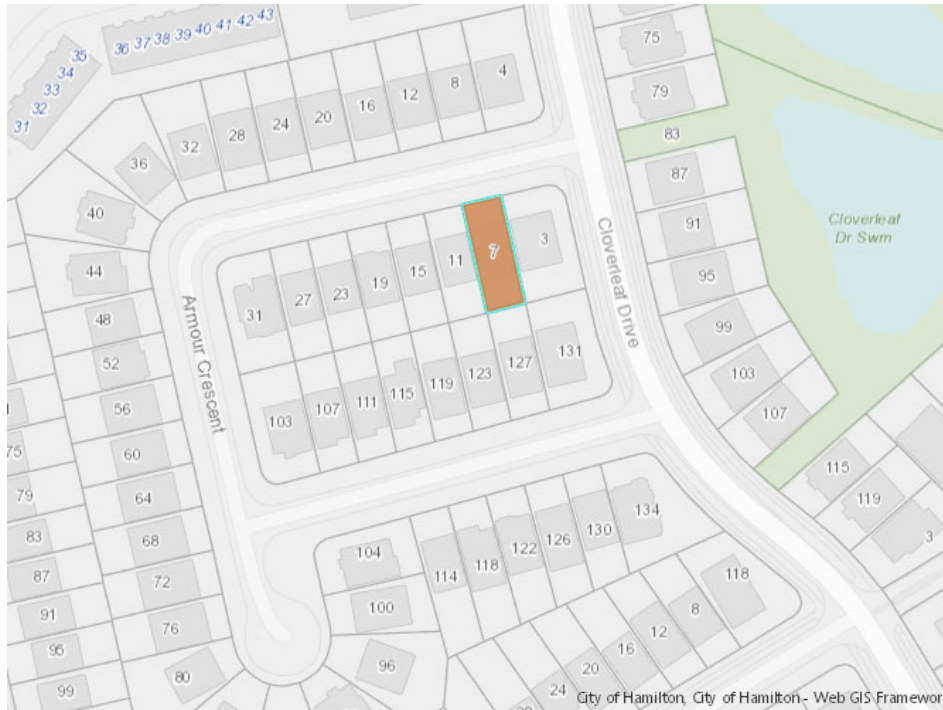
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

**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.

## **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding AN/A-22:387, you must submit a written request to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 **Subject Lands**

DATED: January 17, 2023

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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](mailto: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](http://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](mailto: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 (2<sup>nd</sup> 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](mailto:cofa@hamilton.ca) or by phone at 905-546-2424 ext. 4221.

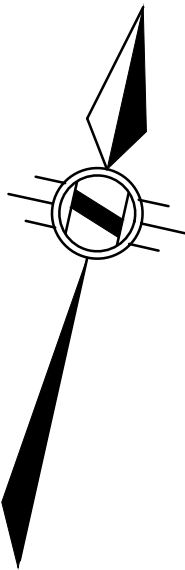
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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

SITE PLAN FOR PERGOLA ADDITION  
OF  
LOT 126  
REGISTERED PLAN 62M-991  
GEOGRAPHIC  
TOWNSHIP OF ANCASTER  
IN THE  
CITY OF HAMILTON

SCALE 1:200 METRIC

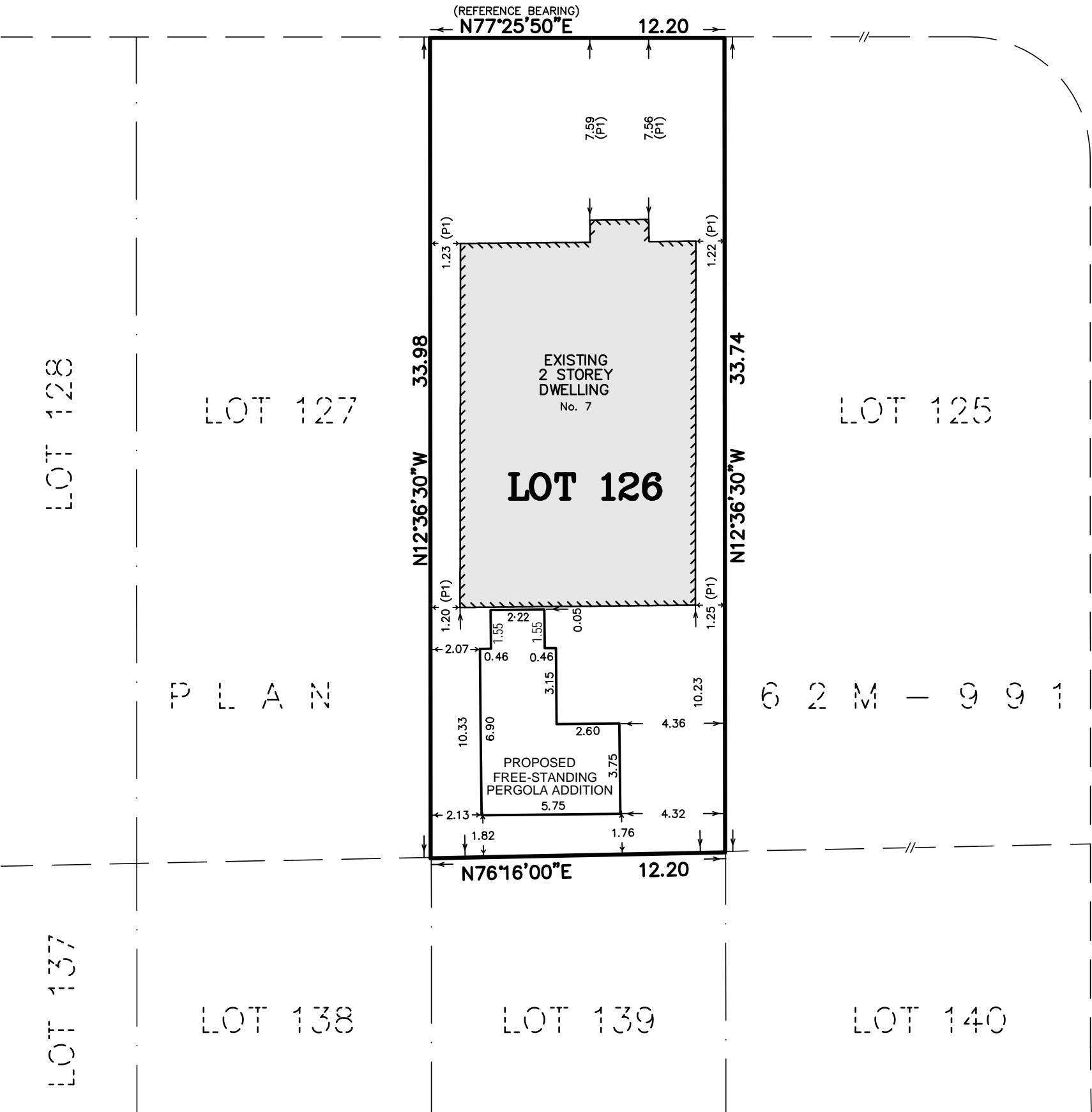


S.D. McLAREN, O.L.S. - 2022



NOTE:  
EXISTING BUILDING TIES TAKEN FROM PLAN  
PREPARED BY ASHENHURST NOUWENS  
LIMITED DATED MARCH 29, 2005, FILE No.  
23188126 (DENOTED AS P1 ON THIS PLAN).

ARMOUR CRESCENT



BEARING NOTE:  
BEARINGS ARE ASTRONOMIC AND ARE  
REFERRED TO THE SOUTHERLY LIMIT OF  
ARMOUR CRESCENT, WHICH HAS A  
BEARING OF N77°25'50"E, AS SHOWN ON  
REG'D PLAN 62M-991

LOT AREA = 413.1m  
LOT COVERAGE (EXISTING DWELLING) = 36.1%  
LOT COVERAGE (PROPOSED PERGOLA) = 8.5%

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

APRIL 21, 2022.  
DATE

S. DAN McLAREN, O.L.S.

© S.D. McLAREN, O.L.S. - 2022. NO PERSON MAY COPY  
REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN  
PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLAREN, O.L.S.

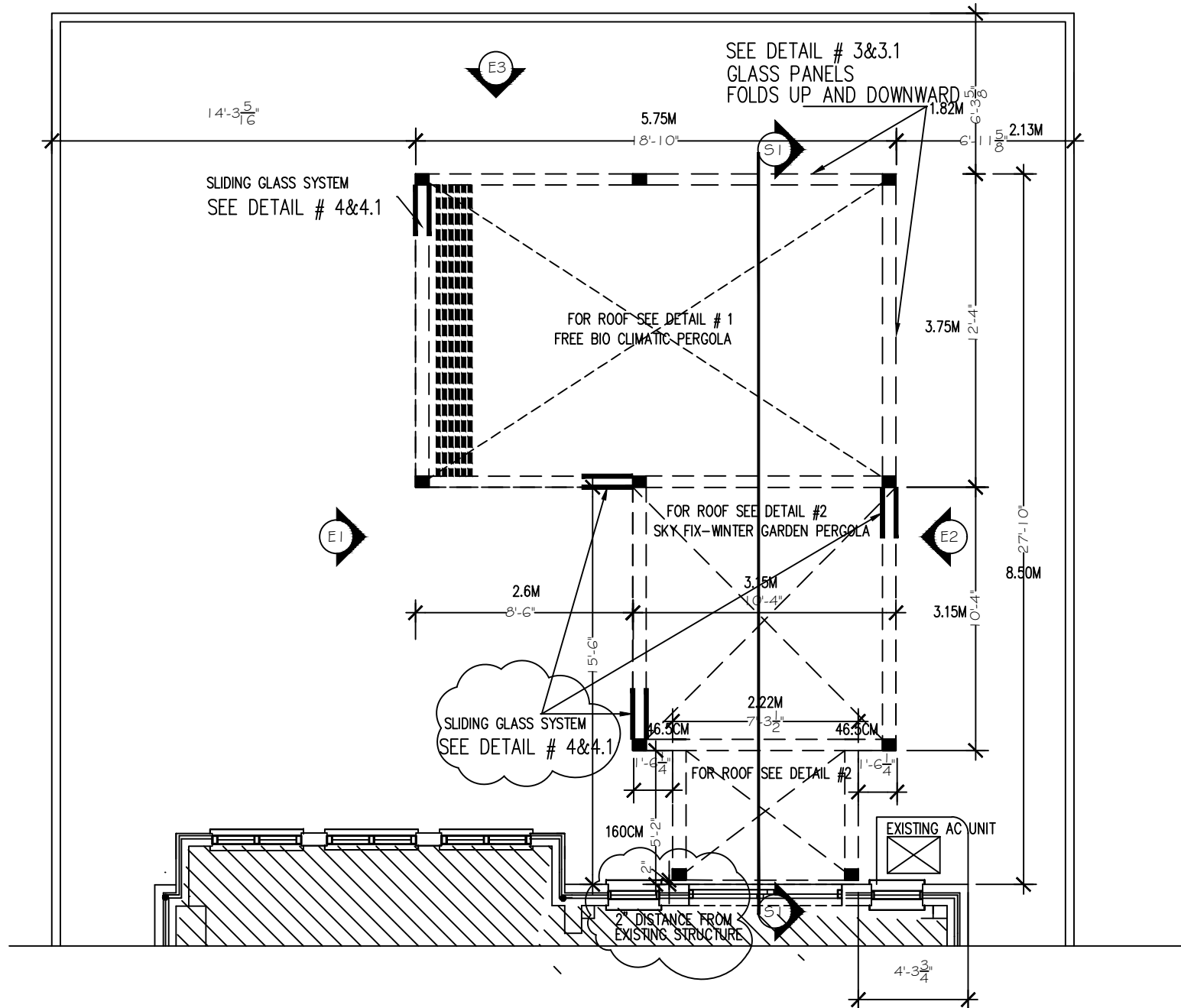


A.T. McLaren Limited  
LEGAL AND ENGINEERING SURVEYS

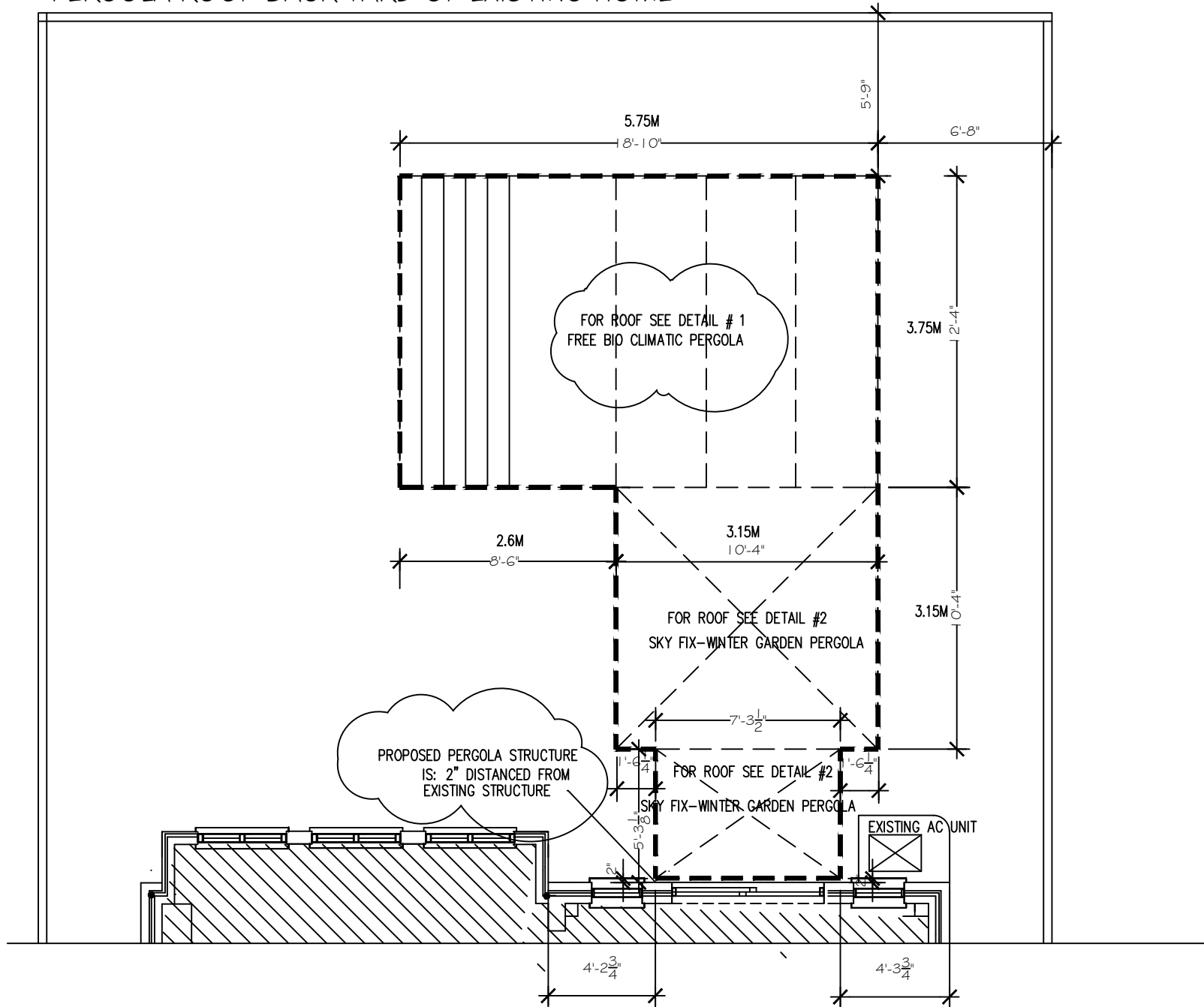
69 JOHN STREET SOUTH, SUITE 230  
HAMILTON, ONTARIO, L8N 2B9  
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn JC	Checked KB	Crew Chief	Scale 1:200	Dwg.No. 36985
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7 ARMOUR CRESCENT, ANCASTER  
PROPOSED FREE STANDING PERGOLA  
PERGOLA PLAN-BACK YARD OF EXISTING HOME



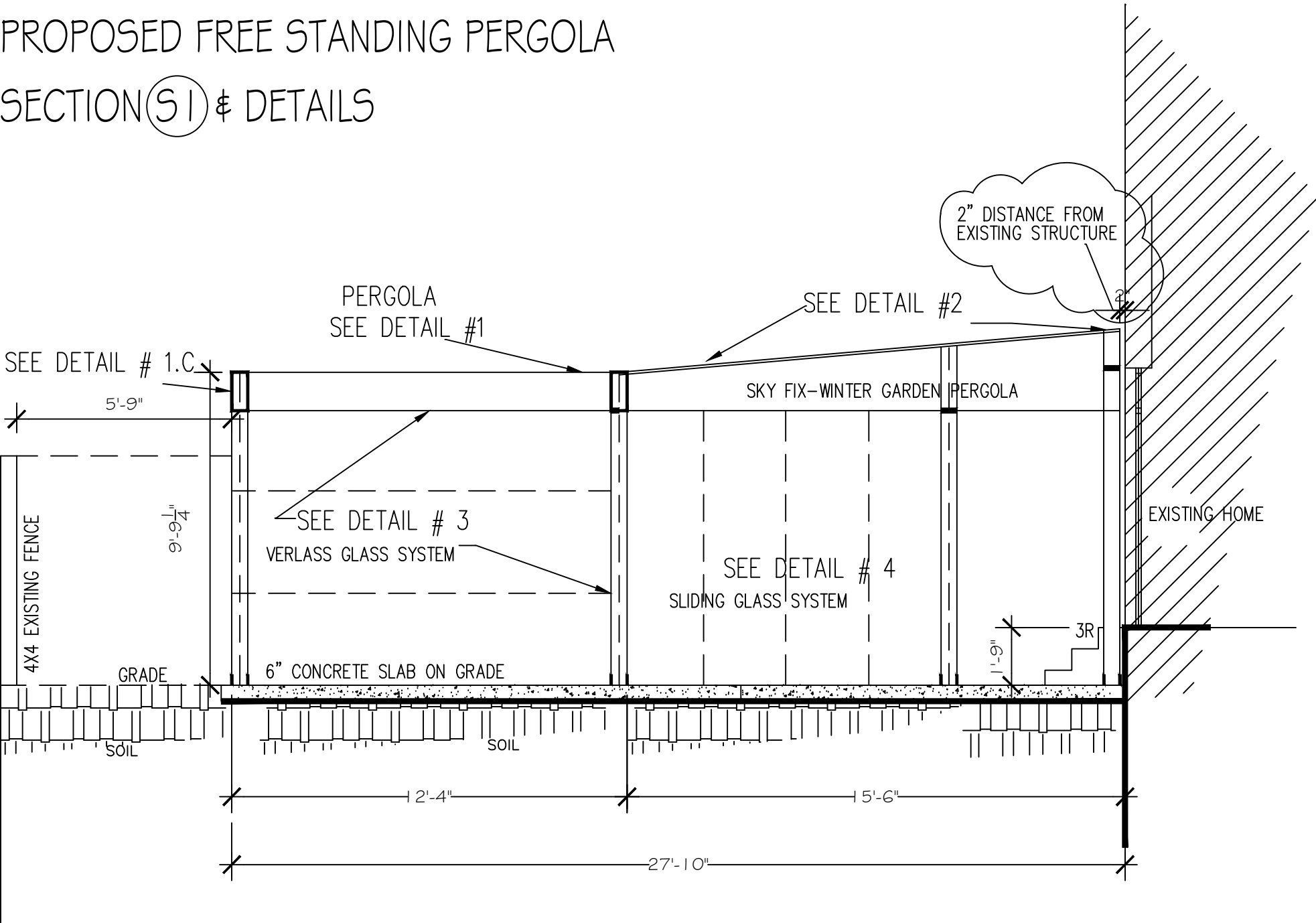
7 ARMOUR CRESCENT, ANCASTER  
PROPOSED FREE STANDING PERGOLA  
PERGOLA ROOF-BACK YARD OF EXISTING HOME



# 7 ARMOUR CRESCENT, ANCASTER

## PROPOSED FREE STANDING PERGOLA

### SECTION (S1) & DETAILS

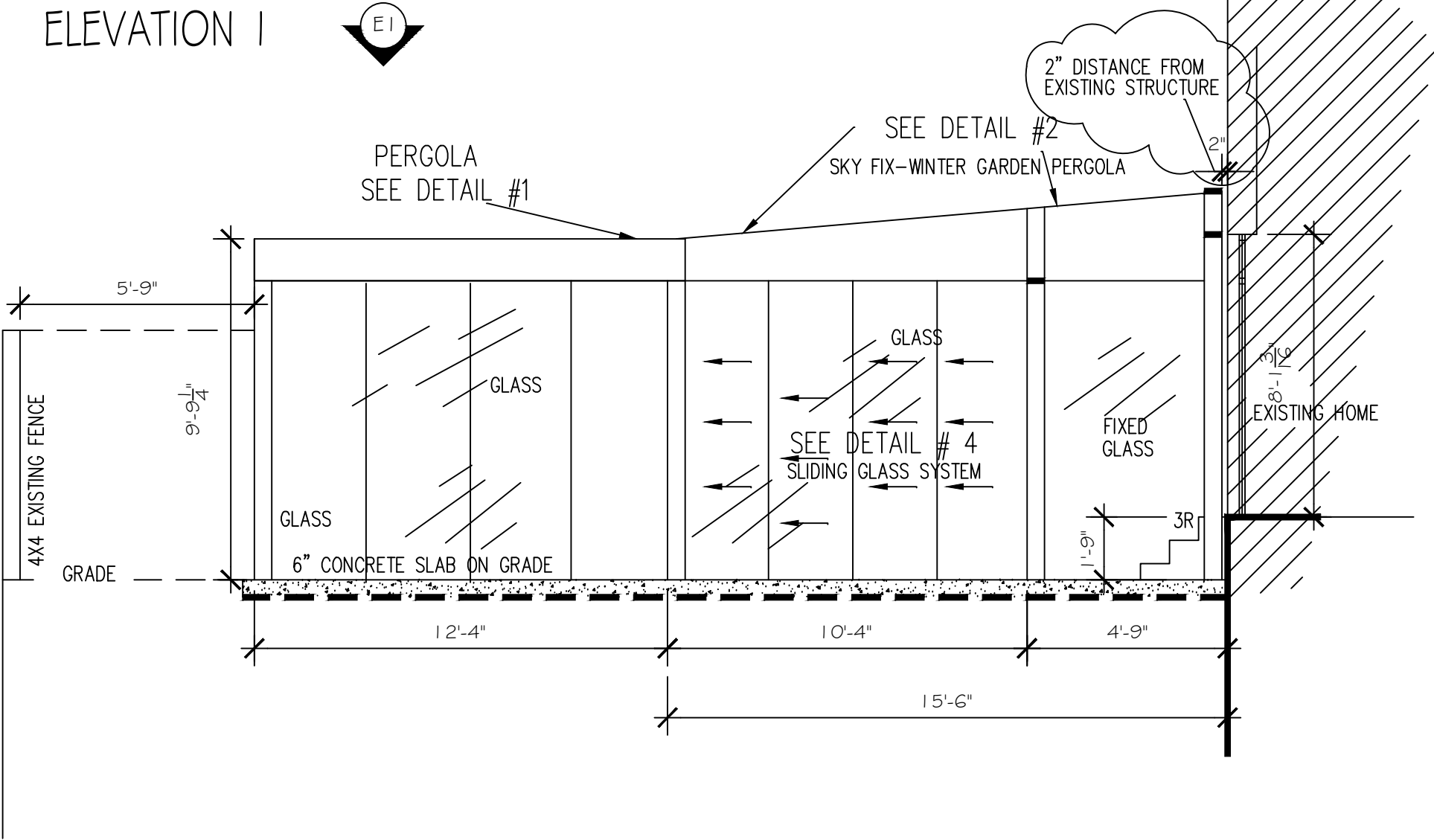




# 7 ARMOUR CRESCENT, ANCASTER

## PROPOSED FREE STANDING PERGOLA

ELEVATION 1



# 7 ARMOUR CRESCENT, ANCASTER PROPOSED FREE STANDING PERGOLA

ELEVATION 2



2" DISTANCE FROM  
EXISTING STRUCTURE

SEE DETAIL #2  
SKY FIX-WINTER GARDEN PERGOLA

PERGOLA  
SEE DETAIL #1

GLASS

GLASS

GLASS

GLASS

SEE DETAIL # 4

SLIDING GLASS SYSTEM

SEE DETAIL # 3  
SLIDING GLASS SYSTEM

6" CONCRETE SLAB ON GRADE

EXISTING HOME

3R

15'-6"

12'-4"

5'-9"

8'-6 3/8"

GRADE

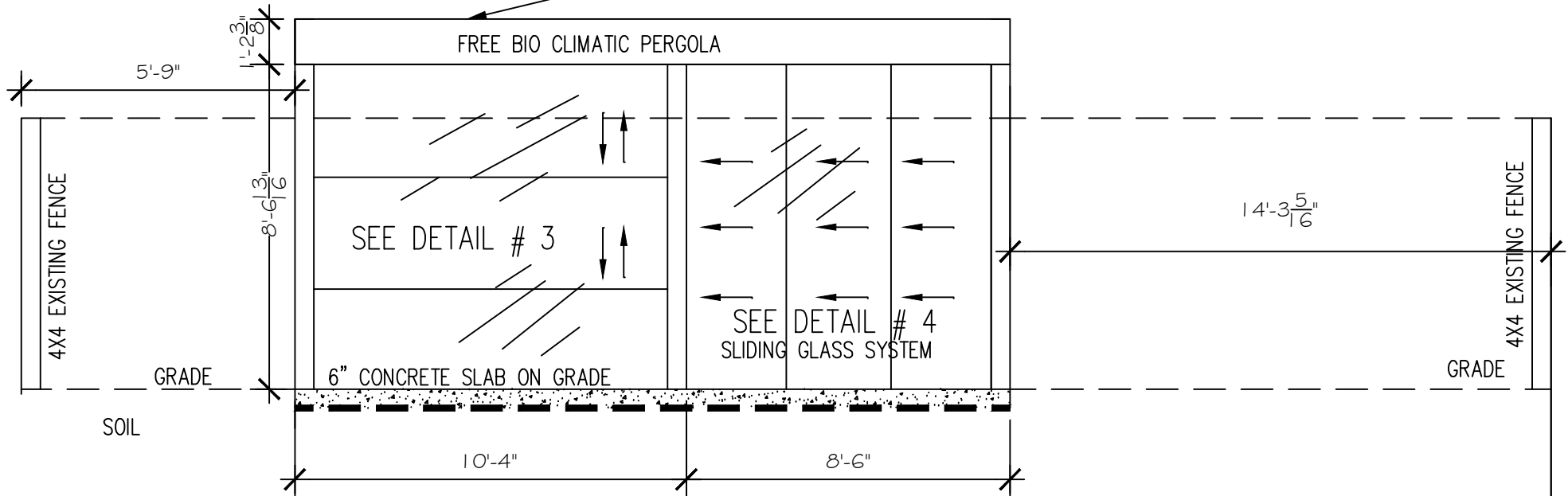
4X4 EXISTING FENCE

# 7 ARMOUR CRESCENT, ANCASTER

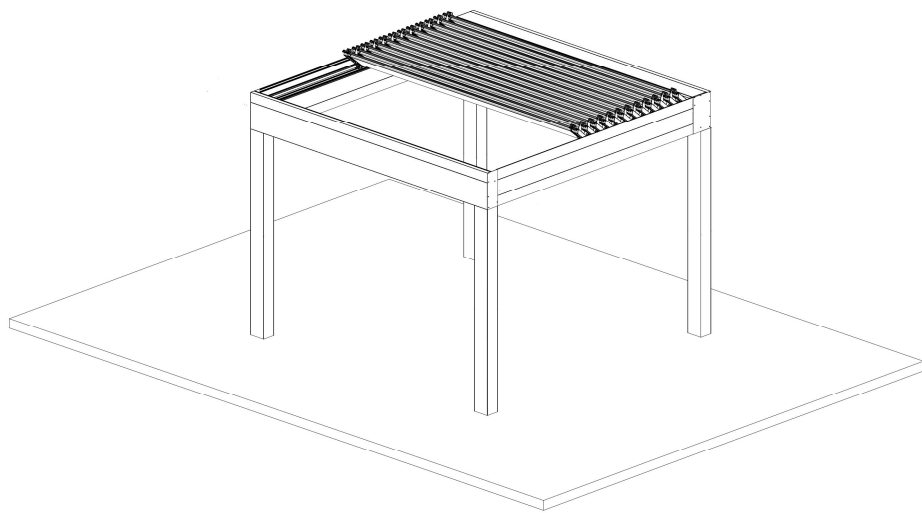
## ELEVATION 3



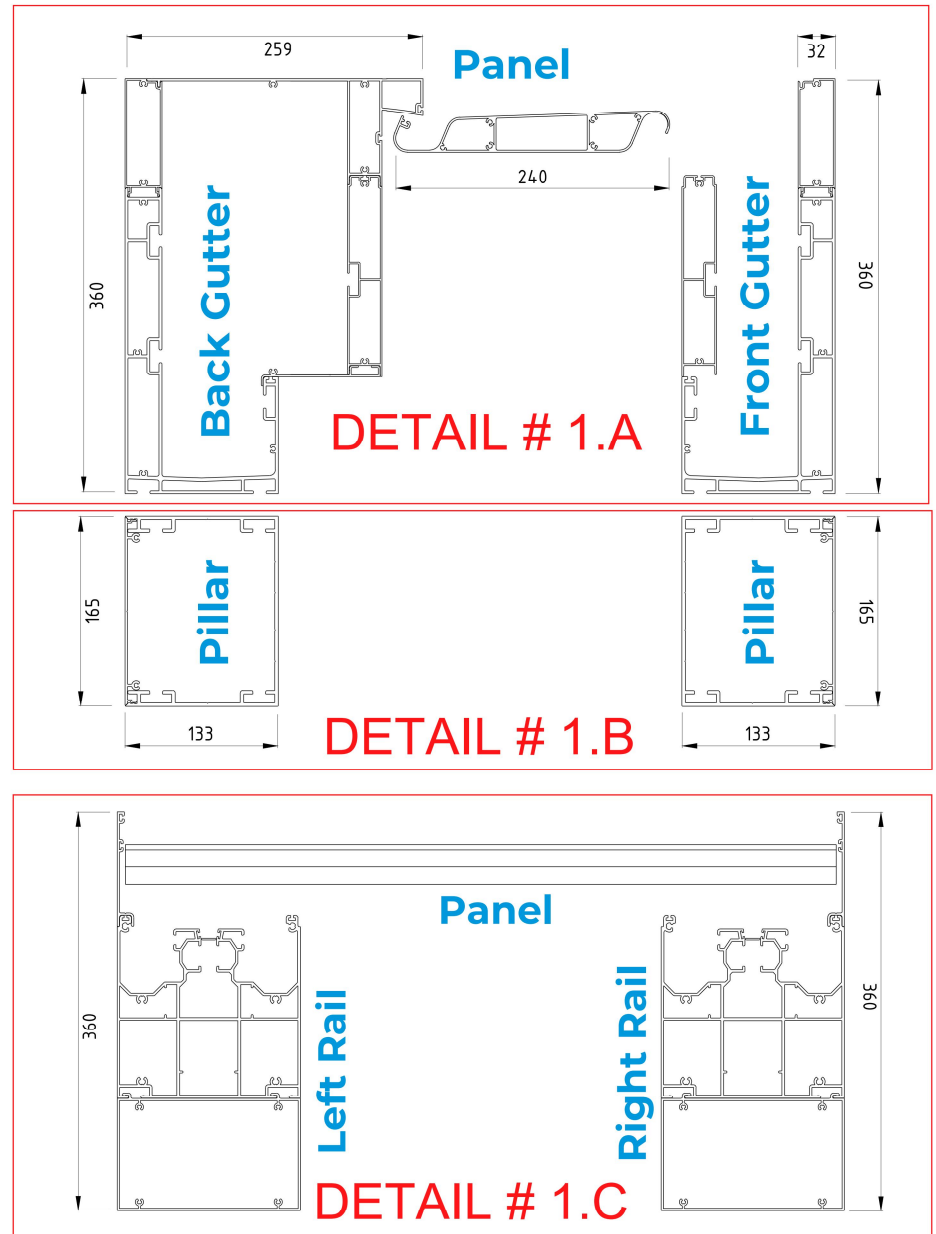
PERGOLA  
SEE DETAIL #1



# SkyFree Bioclimatic Pergola

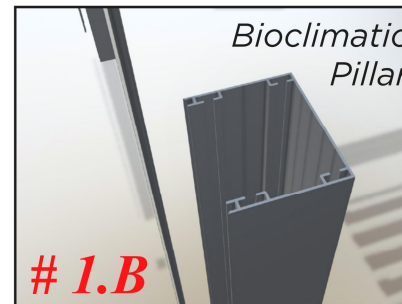
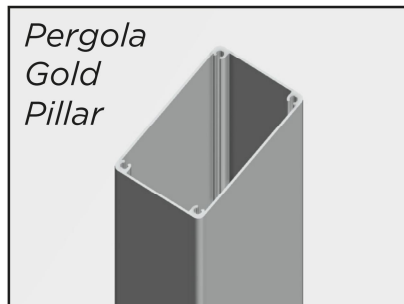


**DETAIL # 1**



# Aluminium Details We Used

For the general main parts  
we are using **Aluminium DIN 6060** Material.  
On this page you can check technical specification of our material.



## Chemical composition according to EN573-3 (EN - AW %)

Alloy	Si	Fe	Cu	Mn	Mg	Cr	Zn	Ti	Others		Al
									Each	Total	
6060	0,30-0,60	0,10-0,30	0,10	0,10	0,35-0,60	0,05	0,15	0,10	0,05	0,15	Rest

## Mechanical properties according to EN 755-2 extruded profiles

Alloy	Temper	Wall Thickness e mm*	Tensile strength Rm Mpa min	Proof stress Rpo,2 Mpa min	Elongation		Brinell Hardness HB**
					A50mm % min	A % min	
EN -AW 6060	T4	e ≤ 25	120	60	14	16	45
	T5	e ≤ 5	160	120	6	8	55
	T6	e ≤ 3	190	150	6	8	65
		3 < e ≤ 25	170	140	6	8	60
	T66	e ≤ 3	215	160	6	8	70
		3 < e ≤ 25	195	150	6	8	65

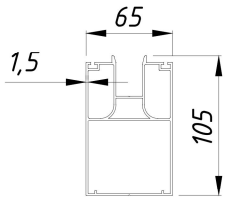
\* For different wall thicknesses of a given profile, the lowest specified values of properties shall be considered as valid for the whole profile cross-section.

\*\* The values for the HB hardness are indicative only. [aluminco.com](http://aluminco.com)

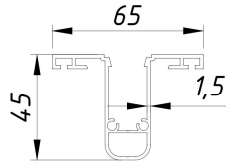
Physical properties	
Alloys EN - AW	6060
Metalic range °C	585-650
Density g/cm³	2,70
Electrical conductivity MS/m	34-38
Thermal conductivity W/(m K)	200-220
Specific Heat J/(Kg K)	898
Thermal expansion values	
-50 to 20 °C (10 <sup>-6</sup> K)	21,8
20 to 100 °C (10 <sup>-6</sup> K)	23,4
20 to 200 °C (10 <sup>-6</sup> K)	24,5
20 to 300 °C (10 <sup>-6</sup> K)	25,6
YoungsModulus Mpa	69500
ShearModulus Mpa	26100

**SPECs. OF DETAIL # 1**

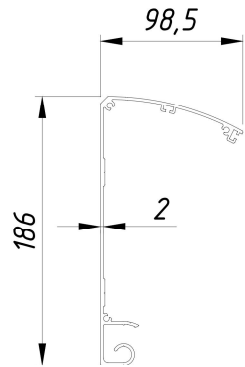
# SkyFix Wintergarden Pergola



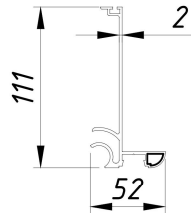
POS-1  
2,08 kg/m



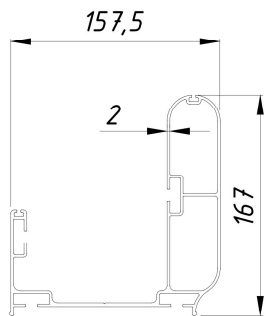
POS-2  
0,813 kg/m



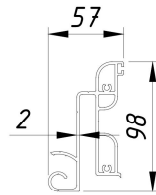
POS-3  
2,26 kg/m



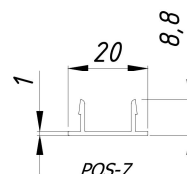
POS-4  
1,244 kg/m



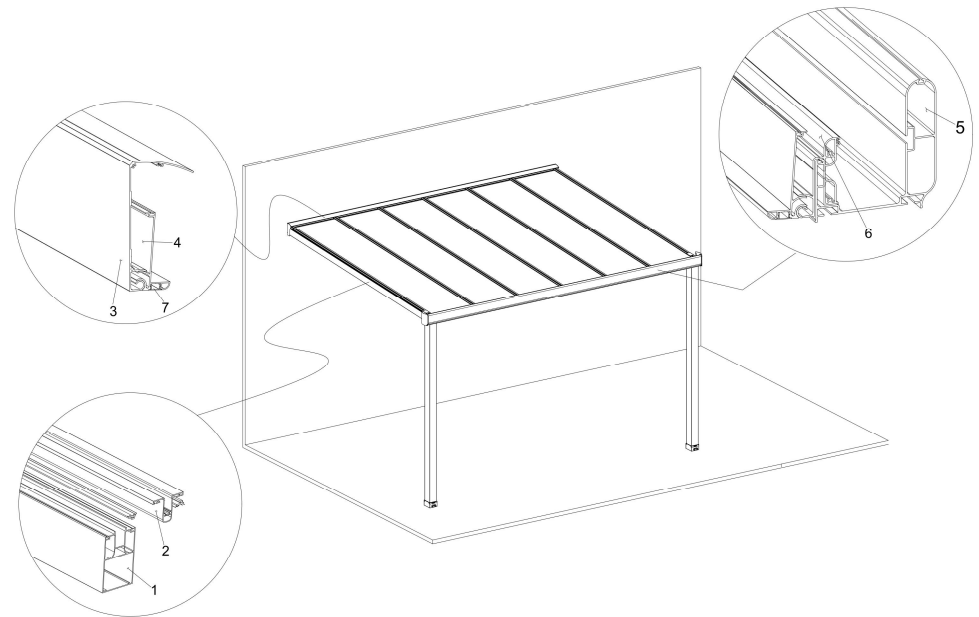
POS-5  
4,279 kg/m



POS-6  
2,138 kg/m

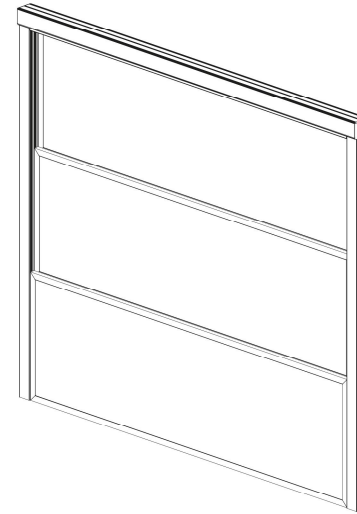


POS-7  
0,101 kg/m



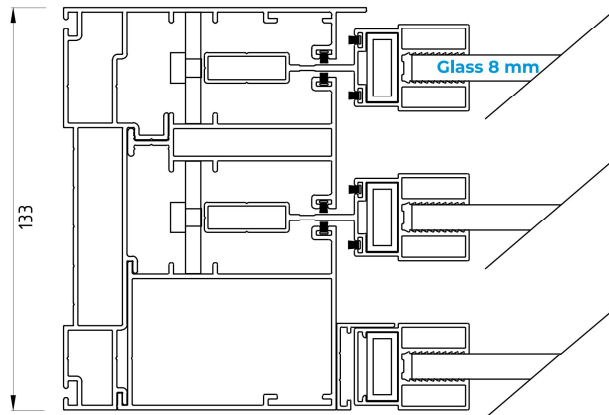
DETAIL # 2

# Verlass Glass System

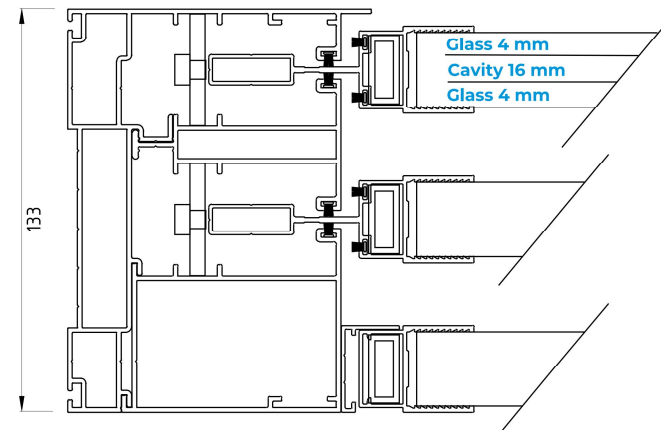


**DETAIL # 3**

**ALBATRO**  
Single Glass Verlass (8 mm)



**Cormorano**  
Double Glass Verlass (24 mm)



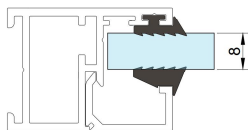
**DETAIL 3.1**

# SLIDING

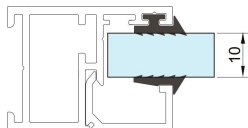
## GLASS SYSTEM

### BORA Series

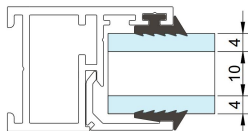
**Bora - 8**



**Bora - 10**



**Bora - 18**



DETAIL #  
**4.1**



Special  
Locking  
Solutions



Perfect  
Water  
Draining



Four  
Layers  
of Insulation



Three  
Type Glass  
Systems

Double glazed sliding glass Bora systems raising standards. Bora sliding glass systems comfort, carefully designed by examining it in terms of insulation and aesthetics. Bora has the options to be used with 8 mm, 10 mm single glass or 18 mm insulating glass. It has a worldwide proven Roto Marka lock system with 1.5 m panels. Roto Marka carrier wheels are distinguished from other products with its comfortable and balanced movement.

**DETAIL # 4**





Hamilton

**Committee of Adjustment**

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

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

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

**1. APPLICANT INFORMATION**

	NAME	MAILING ADDRESS	
Registered Owners(s)	SHATHA ALNAJAR		
Applicant(s)	SHATHA ALNAJAR		
Agent or Solicitor	N.A.		Phone:
			E-mail:

- 1.2 All correspondence should be sent to ☒ Owner ☐ Agent/Solicitor ☒ Applicant
- 1.2 All correspondence should be sent to ☐ Purchaser ☒ Applicant ☒ Owner ☐ Agent/Solicitor
- 1.3 Sign should be sent to ☐ Purchaser ☒ Applicant ☒ Owner ☐ Agent/Solicitor
- 1.4 Request for digital copy of sign ☒ Yes\* ☐ No  
If YES, provide email address where sign is to be sent shatha7@yahoo.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	7 ARMOUR CRS. ANCASTER, ON. L9K 1S1		
Assessment Roll Number	140280180510000		
Former Municipality			
Lot	126	Concession	
Registered Plan Number	62M-991	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: (PLEASE SEE SHEETS ATTACHED)  
 ADDING FREE-STANDING PERGOLA WITH SLIDING DOORS AND SLIDING ROOF  
 - AND SUNROOM WITH GLASS ROOF AND SLIDING DOORS OF GLASS PANELS.  
 BOTH ARE ON THE BACKYARD AND NOT ATTACHED TO MY EXISTING HOME

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

(PLEASE SEE SHEETS ATTACHED)

- DUE TO EXCEED OVER LOT COVERAGE AS PER SITE PLAN ATTACHED.

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
12.2 M	10.32 BACKYARD / 33.48 HOUSE	125.9 SQM	N.A.



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
VACANT REAR YARD				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
FREE-STANDING		1.82M - 1.76 M	2.13-2.07 M WEST	
PERGOLA AND SUNROOM			4.36-4.32 M EAST	

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
VACANT REAR YARD				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
FREE-STANDING				
PERGOLA AND	21.56 SQM	21.56 SQM	1	2-98 M
SUNROOM	13.33 SQM	13.33 SQM	1	2-98 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)

N.A.

4.5 Type of storm drainage: (check appropriate boxes)

- ☐ publicly owned and operated storm sewers  
☐ swales

- ☐ ditches  
☒ other means (specify)

GUTTERS WITH DOWN SPOUTS AS PER DETAILS ATTACHED.

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) N.A.

- 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

PRIVATE PROPERTY OWNED BY ME  
AS THE HOME OWNER.

- 4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):  
(PLEASE SEE ATTACHED SHEETS FOR MORE INFORMATION)  
FREE-STANDING PERGOLA WITH SUNROOM.

- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):  
VACANT BACKYARD OF MY EXISTING HOME.

## 7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:  
14 JUNE 2005

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

- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)  
BACKYARD OF MY EXISTING HOME.

- 7.4 Length of time the existing uses of the subject property have continued:  
17 YEARS.

- 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) REGISTERED PLAN 62M-991

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

- 7.6 What is the existing zoning of the subject land? ZONING CODE R4-481  
PARENT BY-LAW #87-57 ANCASTER / BY-LAW #102-319

- 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:



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7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☒ No

If yes, please provide the file number:

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7.10 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 *N.A.*

7.11 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.

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

8.3 Additional Information (please include separate sheet if needed):

*PLEASE SEE ATTACHED SHEETS FOR MORE INFORMATION.*