



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-23:42	SUBJECT PROPERTY:	755 BEACH BOULEVARD, HAMILTON
ZONE:	“C/S-1435 & C-1822” (Urban Protected Residential)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 99-169 & 22-195

APPLICANTS: Owner: SCOTT REDDAM & NANCY LUNDY
Agent: ALTO MAR CONSTRUCTION GROUP C/O MIKE BACCALA

The following variances are requested:

1. A balcony shall be permitted to be located as close as 0.0m from the rear lot line instead of the minimum 1.1m setback required.

PURPOSE & EFFECT: To facilitate the reconstruction of two (2) balconies at the rear of the existing single-family 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, March 30, 2023
TIME:	1:50 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

HM/A-23:42

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.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/A-23:42, you must submit a written request to 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 or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: March 14, 2023

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.



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

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.

PROPERTY LINE

DECK

2.11m

2.63m

1.52m

0.5m

EXISTING DECK
TO BE REBUILT -

EXISTING
HOUSE

MAIN FLR 6'-10" x 24'-10"
2ND FLR 10'-10" x 24'-10"

21.03

(69'-0")

GARAGE

755 BEACH BLVD

7.57m

(24'-10")

9.68m

51.48m PROJECT LINE

BEACH BLVD

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
 Required unless design is exempt under DIV. C 3.2.5.1 of the building code
 Richard Weatherston *Richard Weatherston* 24787
 NAME SIGNATURE BCR

REGISTRATION INFORMATION
 Required unless design is exempt under DIV. C 3.2.4.1 of the building code
 R.C. CAD SERVICE INC. 29747
 FIRM NAME BCR

APPROVED HANDRAIL AS PER SB-7

NEW 2"x8"@16"C/C OR 2-2"x8"@12
 C/W 5/8" T&G PLYWOOD
 TRIM BACK EXISTING
 ENG. FLOOR SYSTEM
 APPROVED WATERPROOF
 MEMBRANE
 2% SLOPE TO EXTERIOR

3.048m

10'-10"

7'-2"

4'

EXISTING
STUD WALL WITH BRICK

8'-4"

EXIST. INSUL'N

EXISTING

ENGINEERED FLOOR SYSTEM

NEW
3-2"x12" BEAM

R-31 SPRAY
FOAM INSUL'N

NEW STEEL BEAM
SUPPORTING ENGINEERED FLOOR
AND NEW 2"x8" FLOOR
SEE DETAIL PAGE 2

STUD WALL WITH BRICK

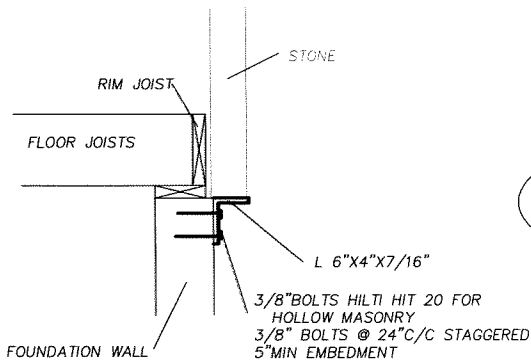
SCOPE OF WORK
 PROVIDE SUPPORT FOR BRICK ON FIRST
 AND SECOND FLOOR
 PROVIDE WAERPROOFING ON SECOND FLOOR
 DECK AND REPLACE DECK.

2.11m

EXISTING 8" P.C. FDN WALL

GRADE

NEW ANGLE DETAIL
SUPPORTING STONE
SEE DETAIL PAGE 5



STONE SUPPORT ANGLE DETAIL



STAMP DATED SEPT 9, 2022
 FOR ANGLE DETAIL

Section

PROPOSED

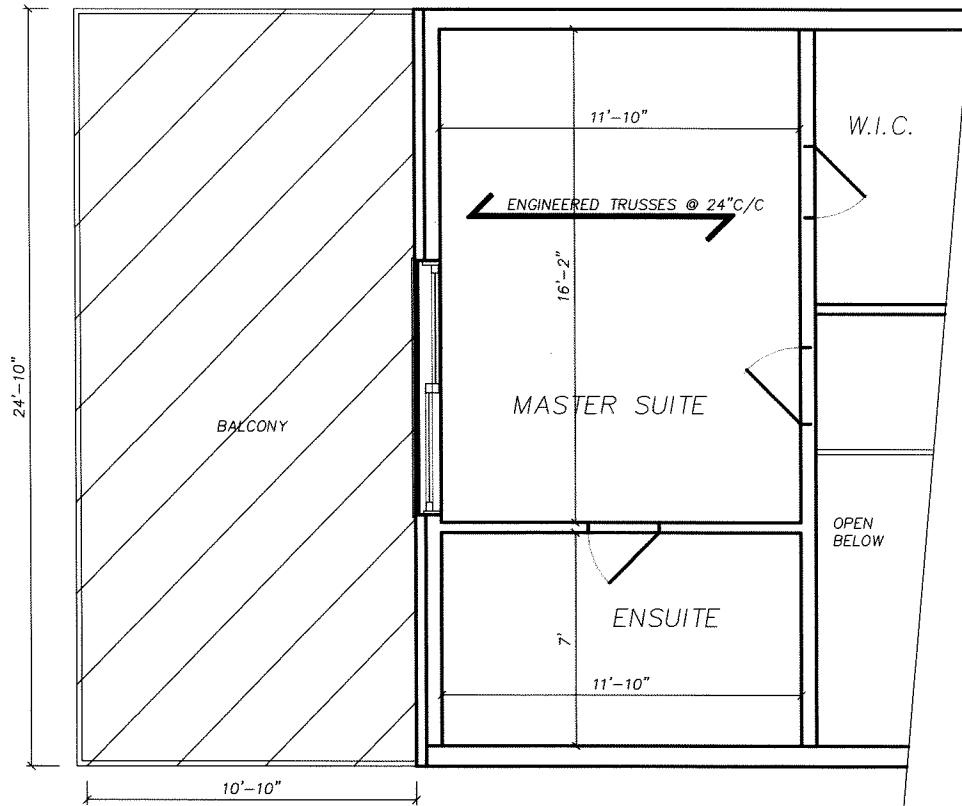
* THESE DRAWINGS HAVE BEEN PRODUCED FOR THE HOMEOWNER AND ARE PROTECTED BY COPYRIGHT.

3720 JUNE 22

4

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SCALE 1/4" = 1'-0"



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

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Richard Weatherston *Richard Weatherston* 24787
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under DIV. C 3.2.4.1 of the building code
R.G. CAD SERVICE INC. 29747
FIRM NAME BCIN

Second Floor Plan

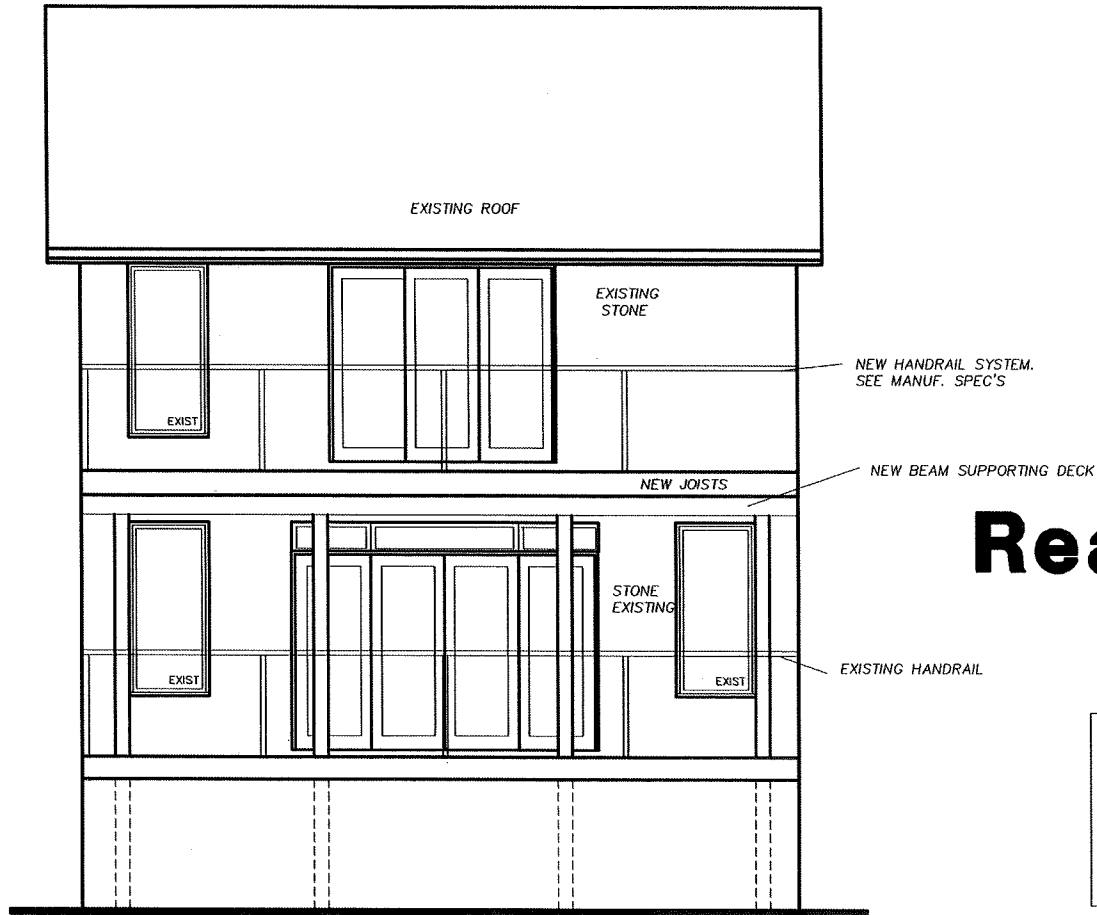
* THESE DRAWINGS HAVE BEEN PRODUCED FOR THE HOMEOWNER AND ARE PROTECTED BY COPYRIGHT.

3720 JUNE.22

3

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SCALE 1/4" = 1'-0"



Rear Elevation

Sep. 24/02
Richard

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 Richard Weatherston *Richard Weatherston* 24787
 NAME SIGNATURE BCN

REGISTRATION INFORMATION
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 R.C. CAD SERVICE INC. 29747
 FIRM NAME BCN

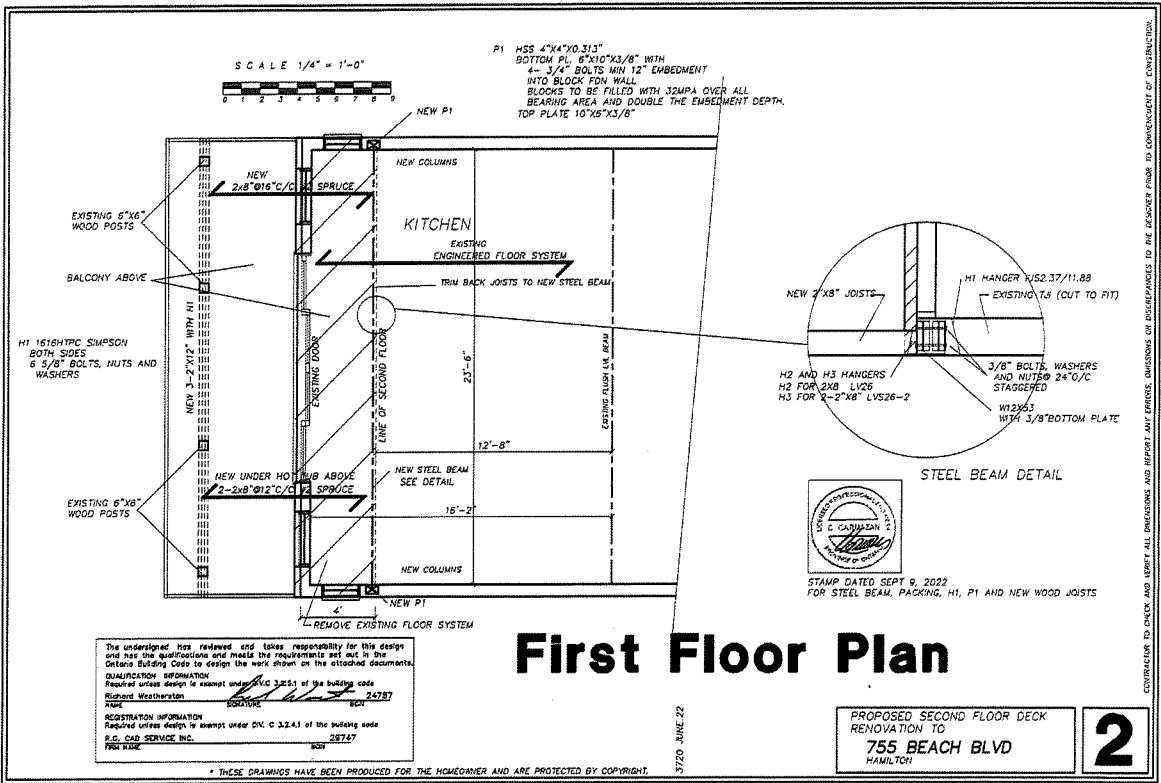
* THESE DRAWINGS HAVE BEEN PRODUCED FOR THE HOMEOWNER AND ARE PROTECTED BY COPYRIGHT.

3720 AUG.22

PROPOSED SECOND FLOOR DECK
 RENOVATION TO
755 BEACH BOULEVARD
 HAMILTON

1

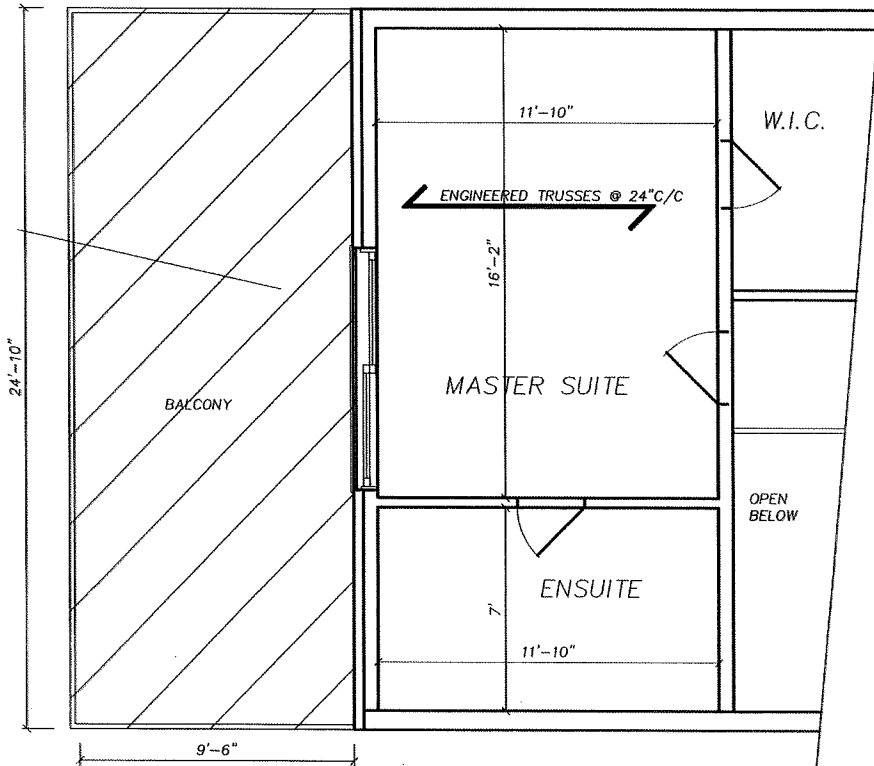
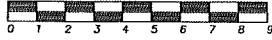
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.



Sept 2002
[Signature]

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SCALE 1/4" = 1'-0"



Sept 20/22
Bobby B.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

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Required unless design is exempt under DIV. C 3.2.5.1 of the building code
Richard Weatherston
NAME SIGNATURE BCIN 24787

REGISTRATION INFORMATION
Required unless design is exempt under DIV. C 3.2.4.1 of the building code
R.G. CAD SERVICE INC.
FIRM NAME BCIN 29747

Second Floor Plan

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3720 JUNE.22

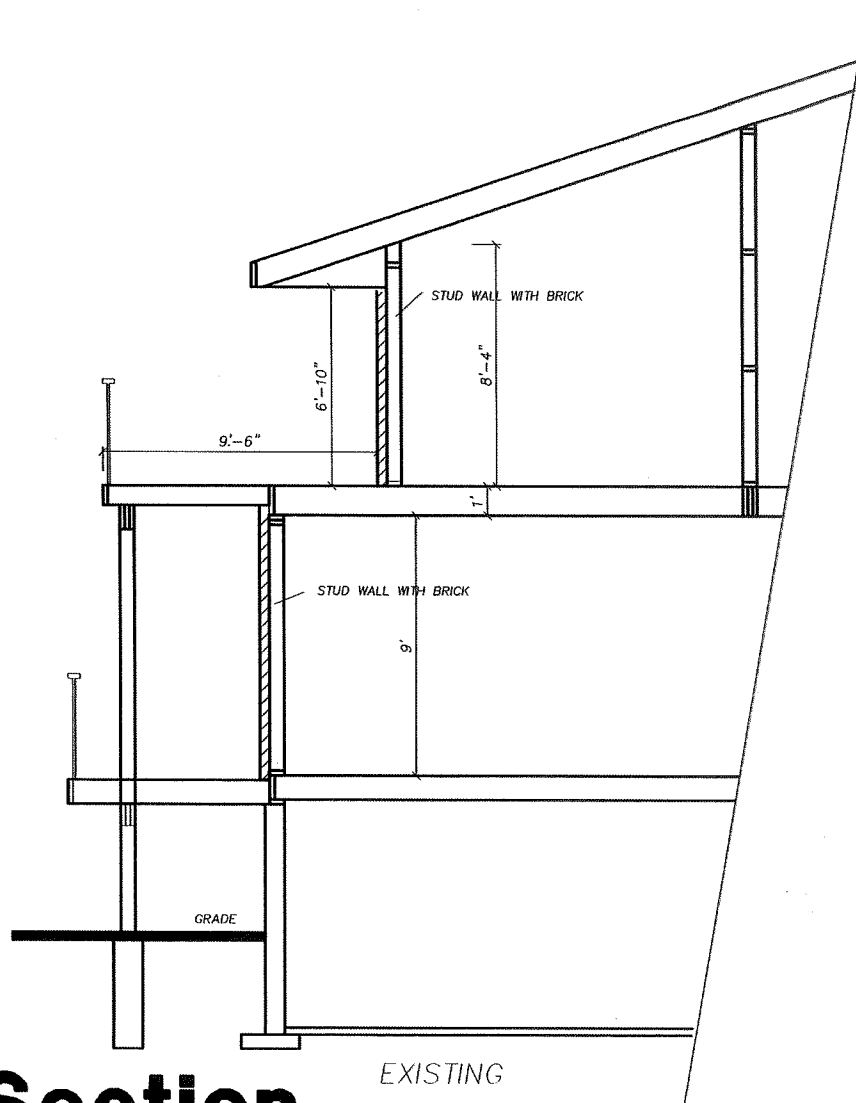
3

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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Richard Weatherston
NAME SIGNATURE BCN 24787

REGISTRATION INFORMATION
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R.G. CAD SERVICE INC.
FIRM NAME BCN 29747



Sept. 22/02
Richard Weatherston

Section

EXISTING

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3720 JUNE.22

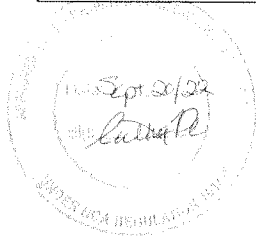
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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

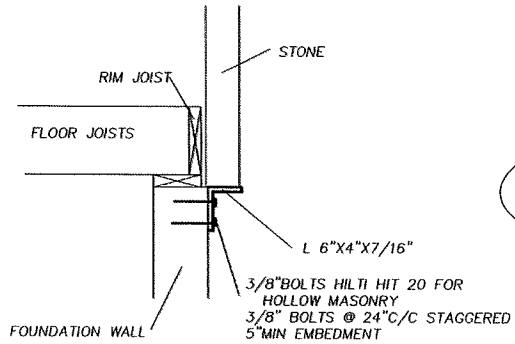
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 Richard Weatherston
 NAME SIGNATURE BGIN 24787

REGISTRATION INFORMATION
 Required unless design is exempt under DIV. C 3.2.4.1 of the building code
 R.G. CAD SERVICE INC.
 FIRM NAME BGIN 29747



SCOPE OF WORK
 PROVIDE SUPPORT FOR BRICK ON FIRST AND SECOND FLOOR
 PROVIDE WAERPROOFING ON SECOND FLOOR DECK AND REPLACE DECK.

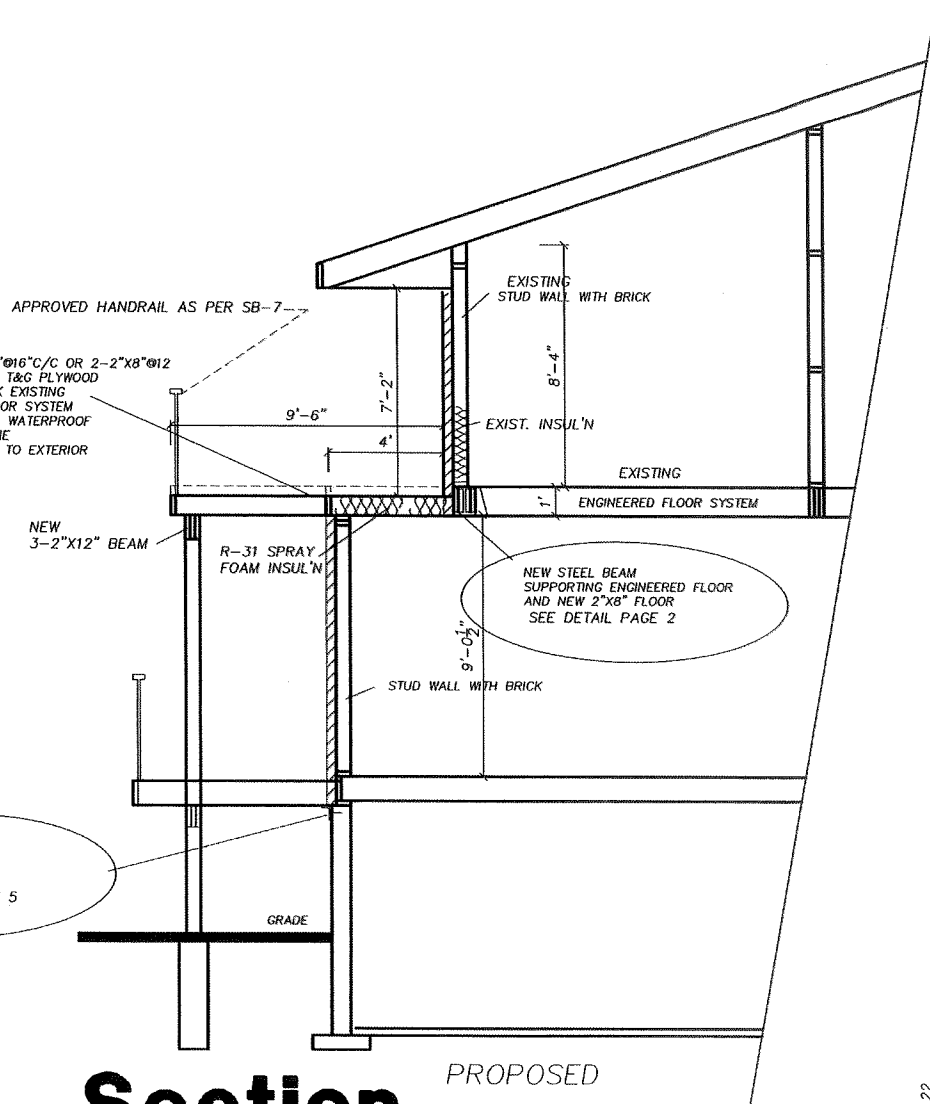


STONE SUPPORT ANGLE DETAIL

NEW ANGLE DETAIL SUPPORTING STONE
 SEE DETAIL PAGE 5



STAMP DATED SEPT 9, 2022 FOR ANGLE DETAIL



Section PROPOSED

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3720 JUNE.22

5

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PROPERTY LINE

DECK



A
21.03
A

1.52m

0.51m

EXISTING DECK

EXIST. IS HOUSE

6'-10" x 24'-10"

21.03
69.5

GIRTS

755 BEACH BLVD

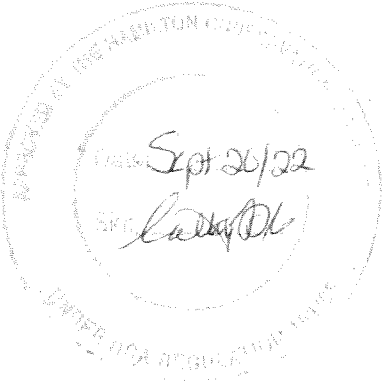
51.8m FROM SETBACK LINE

7.57m

24' 10"

9.68m

BEACH BLVD







Hamilton
Conservation
Authority

A Healthy Watershed for Everyone

BY E-MAIL

September 20, 2022

GC-HAM

Nancy Lundy and Scott Reddam
755 Beach Blvd.
Hamilton, ON L8H 6Y5

Dear Nancy and Scott:

RE: Letter of Permission for the Re-Construction of First and Second Storey Additions to an Existing Single-Family Residence

**Location: 755 Beach Boulevard, Hamilton
PLAN 319 PT LOT 8, HAMILTON**

Staff of the Hamilton Conservation Authority (HCA) have reviewed the above-noted development including the Site Survey (Barich Grenkie Surveying Ltd. dated July 9, 2015, dated February 16, 2016), Rear Elevation (Drawing 1, dated August 2022), First Floor Plan (Drawing 2, stamp date September 9, 2022), Second Floor Plan (Drawing 3, dated June 2022), Section (Drawing 4, dated June 2022) and Section (Drawing 5, stamp date September 9, 2022), prepared by RG CAD Service Inc. (attached).

The subject property is affected by the HCA pursuant to *Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)* made under the *Conservation Authorities Act, R.S.O. 1990* due to the proximity of Lake Ontario and its potential flooding and erosion hazards. However, the project is located outside of the flooding and erosion hazards associated with Lake Ontario. Therefore, please accept this correspondence as written permission for the proposed re-construction of first and second storey additions to an existing residence on land regulated by HCA. The HCA has no objection to the issuance of a permit by the municipality.

If you have any questions regarding the above, please contact me at ext. 132.



Cathy Plosz
Senior Planner

September 20, 2022
Date.

Encl. approved site plan and drawings

c.c. Chantal Costa, Plan Examination Secretary, City of Hamilton, Building Division (by e-mail)
Mike Baccala, Alto Mar Construction Group (by email).

Front Council

PAS Checklist												Edited May 3/2019		Permit #									
Address: 755 Beach Blvd												Payee:		<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Contractor <input type="checkbox"/> Other									
Municipality: Hamilton												Payment type:		<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> Visa <input type="checkbox"/> MC <input type="checkbox"/> Debit									
Zone: C/S-1443				Bylaw				Choose an item.				Intake By:			Date:								
Lot Type: <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Corner <input type="checkbox"/> Through <input type="checkbox"/> Other												Reviewed by:			Date:								
Is there an order on this property?												Y <input type="checkbox"/>		If Yes-Folder #									
Does the permit application include all construction from the order?												N <input type="checkbox"/>		If No: what is not included									
Is there a surcharge?												Y <input type="checkbox"/>		If Yes: %Surcharge									
Did you Email the Enforcement Inspector												N <input type="checkbox"/>		Email sent to:									
TYPE OF PERMIT		Location Front, Side, Rear		Lot Coverage		Interior Side Yard		Exterior Side Yard		Front Yard		Rear Yard		Height A.G./ Max Height		Limiting Distance		Guards		Pool Type:			
Porch				Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	On Ground:			
Deck		Max.	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	In Ground:			
Acc. Bld				Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Above Ground:			
Pool				Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Above Ground:			
Int. Reno-Flr		Habitable Rooms (#)		# of Parking Spaces			Ceiling Height					Gross Floor Area		Insulation		Stat Dec		2nd Kitchen Letter		Notes:			
Basement finish not permitted in 464 - Glanbrook Zones RM3-002 / RM3-162 or 6593 S-1436		Existing	Proposed	Existing	Required	Proposed	Req. U/S Joists	Prop. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists	Req. U/S Joists		
APPLICABLE LAWS:		Y	N				Y	N						Y	N								
Committee of Adjustment					Ontario Heritage Act					W.H.P.A (Form/Memo req.)							Schedule 1						
Encroachment Agreements					NEC					ESA (Memo req.)							Other:						
Ministry of Transportation					Conservation Authority					Grading Open							Other:						
Additional information:																							
Intake by:						Date:						Reviewed by:						Date:					

RE: 755 Beach Boulevard

Stewart, Meghan <Meghan.Stewart@hamilton.ca>

Fri 11/11/2022 8:23 AM

To: mike.altomar.ca <mike@altomar.ca>

Cc: McDonald, Andrea <Andrea.McDonald@hamilton.ca>; Lalli, Robert <Robert.Lalli@hamilton.ca>

Hi Mike,

I apologize for the delay in my response. I have circulated to Park Operations staff and we have no comments or concerns.

Thank you,

Meghan

----- Original message -----

From: "mike.altomar.ca" <mike@altomar.ca>

Date: 2022-11-11 07:55 (GMT-05:00)

To: "Stewart, Meghan" <Meghan.Stewart@hamilton.ca>

Subject: Re: 755 Beach Boulevard

Good Morning Meghan

Sorry some time has lapsed on this, we are pretty much ready to apply for the minor variance, is there an update to this from Parks/Recreation end?

thanks, Mike

Regards,

Mike Baccala

Alto Mar Construction Group

ALTO MAR 
Construction Group

From: Stewart, Meghan <Meghan.Stewart@hamilton.ca>

Sent: Monday, October 17, 2022 4:03 PM

To: mike.altomar.ca <mike@altomar.ca>

Subject: RE: 755 Beach Boulevard

Yep, that's perfect.

Thanks,

Meghan

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: "mike altomar.ca" <mike@altomar.ca>
Date: 2022-10-17 15:45 (GMT-05:00)
To: "Stewart, Meghan" <Meghan.Stewart@hamilton.ca>
Subject: Re: 755 Beach Boulevard

Thanks Meghan

We received the building permit to remove the existing decks as we need access to the existing exterior walls at the back to repair major structural defects.

We will be applying for a minor variance to rebuild the deck as it was to the property line, the deck is about 4ft off grade and there are no stairs leading down to city property nor will there be any should the minor variance be awarded. I will forward you a picture as it is currently to give you a visual. The planning department indicated that I should contact every authority prior to the minor variance in order to help this get approved. The owners are not looking to have stairs off the deck. If the deck is not allowed to the property line it would be a very small deck.

Good for clarification?

Regards,

Mike Baccala
Alto Mar Construction Group

ALTO MAR
Construction Group

From: Stewart, Meghan <Meghan.Stewart@hamilton.ca>
Sent: Monday, October 17, 2022 3:29 PM
To: mike altomar.ca <mike@altomar.ca>
Subject: RE: 755 Beach Boulevard

Hi Mike,

Thank you for the information. Just so I am super clear: there is an existing deck in the location as indicated in the drawing provided that you would like to rebuild and have formally approved through a variance or building permit process? Sorry, we don't typically act as the approval body in this capacity so I want to ensure that I am understanding.

What I will do in the meantime is circulate to our Park Operations group and request their feedback. I think the biggest question everyone will have is will allowing the deck to be in the proposed location require access through City property.

If you could let me know, I would appreciate it.

Thanks,

Meghan Stewart
Supervisor
Landscape Architectural Services
Environmental Services

Public Works
905-546-2424 Ext.5653



The City of Hamilton encourages physical distancing, wearing a mask in an enclosed public space, and increased handwashing. Learn more about the City's response to COVID-19 hamilton.ca/coronavirus

From: mike.altomar.ca <mike@altomar.ca>
Sent: October 17, 2022 3:10 PM
To: Stewart, Meghan <Meghan.Stewart@hamilton.ca>
Cc: nancy.lundy@icloud.com
Subject: Re: 755 Beach Boulevard

Good Afternoon Meghan

Thank you for your email. Please find the answers attached. If you require any additional information please do not hesitate to contact me.

The site plan provided indicates an existing deck to be rebuilt: Do the dimensions shown represent the existing or the proposed deck? The site plan dimensions are for the existing deck

And I see that they want the deck (assuming that what they are showing is the proposed) to be built right up to the property line – is that correct? Yes this is correct

Regards,

Mike Baccala
Alto Mar Construction Group

ALTO MAR 
Construction Group

From: Stewart, Meghan <Meghan.Stewart@hamilton.ca>
Sent: Thursday, October 13, 2022 1:20 PM
To: mike.altomar.ca <mike@altomar.ca>
Subject: RE: 755 Beach Boulevard

Hi Mike,

This inquiry was passed to me for review and follow up. I have a couple of questions that would help clarify the request.

The site plan provided indicates an existing deck to be rebuilt: Do the dimensions shown represent the existing or the proposed deck? And I see that they want the deck (assuming that what they are showing is the proposed) to be built right up to the property line – is that correct?

Once I hear back from you, I will bring this to our Park Operations group for discussion.

Thanks,

Meghan Stewart
Supervisor

Landscape Architectural Services
Environmental Services
Public Works
905-546-2424 Ext.5653



The City of Hamilton encourages physical distancing, wearing a mask in an enclosed public space, and increased handwashing. Learn more about the City's response to COVID-19
hamilton.ca/coronavirus

From: "mike altomar.ca" <mike@altomar.ca>
Date: September 27, 2022 at 9:34:05 AM EDT
To: "Lalli, Robert" <Robert.Lalli@hamilton.ca>
Subject: 755 Beach Boulevard

Good Afternoon Rob

Pleasure speaking with you,

In regards to this project. The owners purchased the home approx. 2 years ago. They started having leak issues into the main floor with a deck above the kitchen and with all the repairs completed, the leaks became worse.

When I reviewed the home I noticed that the exterior wall stone was supported on steel angles bolted to the wood exterior studs on the main floor and second floor exterior walls and many other structural deficiencies that need to be corrected.

Upon many visits to the building department and receiving copies of the building permit and variance on file from the previous owner/builder, it was realized that the exterior decks were built without permits and final occupancy given at some point.

In order to correct all these issues, we are removing the decks, removing the exterior stone, installing engineered steel beam and posts and an angle iron detail for the main floor and re-doing all the finishes associated (decking, rail, interior finishes that are affected)

Due to the fact that the exterior deck was built without a permit and to some extent contravenes the bylaw for proximity to the rear lot line, we have to apply for a minor variance to allow the deck to be re-built in the exact location as the homeowners purchased the home with them already built.

We have applied for a building permit to complete all the structural repairs which needs to be done asap as the walls are pulling away from the house, however in the course of trying to figure out how to proceed with the minor variance with the decks I was advised to receive approvals to help with hopefully an approval to allow the house decks to be rebuilt. I have received approval from the conservation authority (the approvals were handed in with the building permit) and I was told to have the parks and recreation look at this (however with much time spent I could not locate this department)

We have a new land survey being worked on and should have it within another week. Please find attached the approvals from HCA and the drawings which will be used for the minor variance, we are not altering any grades.

any help would be much appreciated, let me know if there's any questions or added info needed, thanks again.

Regards,

Mike Baccala
Alto Mar Construction Group

ALTO MAR **Construction Group**

755 Beach Boulevard
Hamilton, Ontario
L8H 6Y5

To Whom It May Concern;

Please take note that the existing properties along Beach Boulevard all have rear yard structures in very close proximity to the rear lot line. By allowing the deck to be built as per the application, it will not interfere with any Landscape of the land as the house is set back far back from the asphalt path along the lake. Please take note of the attached photo.

Regards,

Mike Baccala
Alto Mar Construction Group



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/PERMISSION
UNDER SECTION 45 OF THE PLANNING ACT**

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	NANCY LUNDY SCOTT REDDAM
Applicant(s)	
Agent or Solicitor	MIKE BACCALA c/o ALTOMAR



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 mike@altomar.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	755 BEACH BLVD		
Assessment Roll Number	05051302410		
Former Municipality	HAMILTON, ONTARIO · HAMILTON WENTWORTH		
Lot	LOT 8	Concession	
Registered Plan Number	317	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:

ALLOW EXISTING MAIN FLOOR AND SECOND FLOOR DECK TO BE RE-BUILT TO THE REAR PROPERTY LINE. CURRENT BYLAW REQUIRES 0.50 m DISTANCE FROM PROPERTY LINE TO OUTSIDE OF DECK

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

DUE TO THE CLOSE PROXIMITY OF THE REAR OF THE HOUSE TO THE PROPERTY LINE IT MAKES THE DECK VERY SMALL IN DEPTH.

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
9.68 m	50.94 m	493.10 m ²	

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
SINGLE FAMILY HOME	27.81 m	2.11m Front North	N - 1.52 m	2008
		2.64 BACK NE	S - 0.80 m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
PRESSURE TREATED DECK		ON LOT LINE	N - 1.52 m	
			S - 0.80 m	

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
SINGLE FAMILY HOME	90 m ²	229.01	3	10.0 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

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 FAMILY RESIDENCE

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands: AUGUST 4, 2021

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

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

7.4 Length of time the existing uses of the subject property have continued:
AUG 4, 2021 TO PRESENT

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? C/S - 1443

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:

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:

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

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: _____

8.2 Number of Dwelling Units Proposed: _____

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study
- _____
- _____