



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-23:148	SUBJECT PROPERTY:	16 JAMES STREET, FLAMBOROUGH
ZONE:	“R1-3” (Urban Residential (Single Detached))	ZONING BY-LAW:	Zoning By-law former Town of Flamborough 90-145-Z, as Amended

APPLICANTS: **Owner:** MEGAN & MATTHEW EVES

The following variances are requested:

1. To permit a maximum lot coverage of 5.5% for accessory buildings instead of the required maximum lot coverage for accessory buildings of 5%.
2. To permit a maximum total lot coverage of 26% instead of the required maximum total lot coverage of 25%.

PURPOSE & EFFECT: To facilitate the construction of a new detached garage to replace the smaller existing detached garage.

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, June 29, 2023
TIME:	12:25 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

FL/A-23:148

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

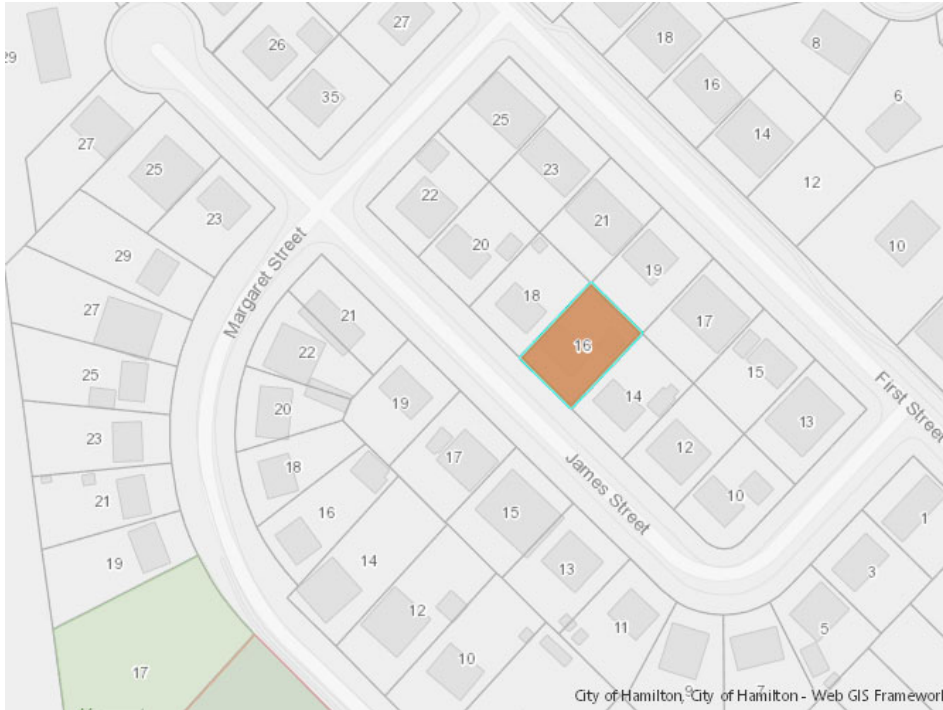
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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 FL/A-23:148, 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.



 **Subject Lands**

DATED: June 13, 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.



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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.

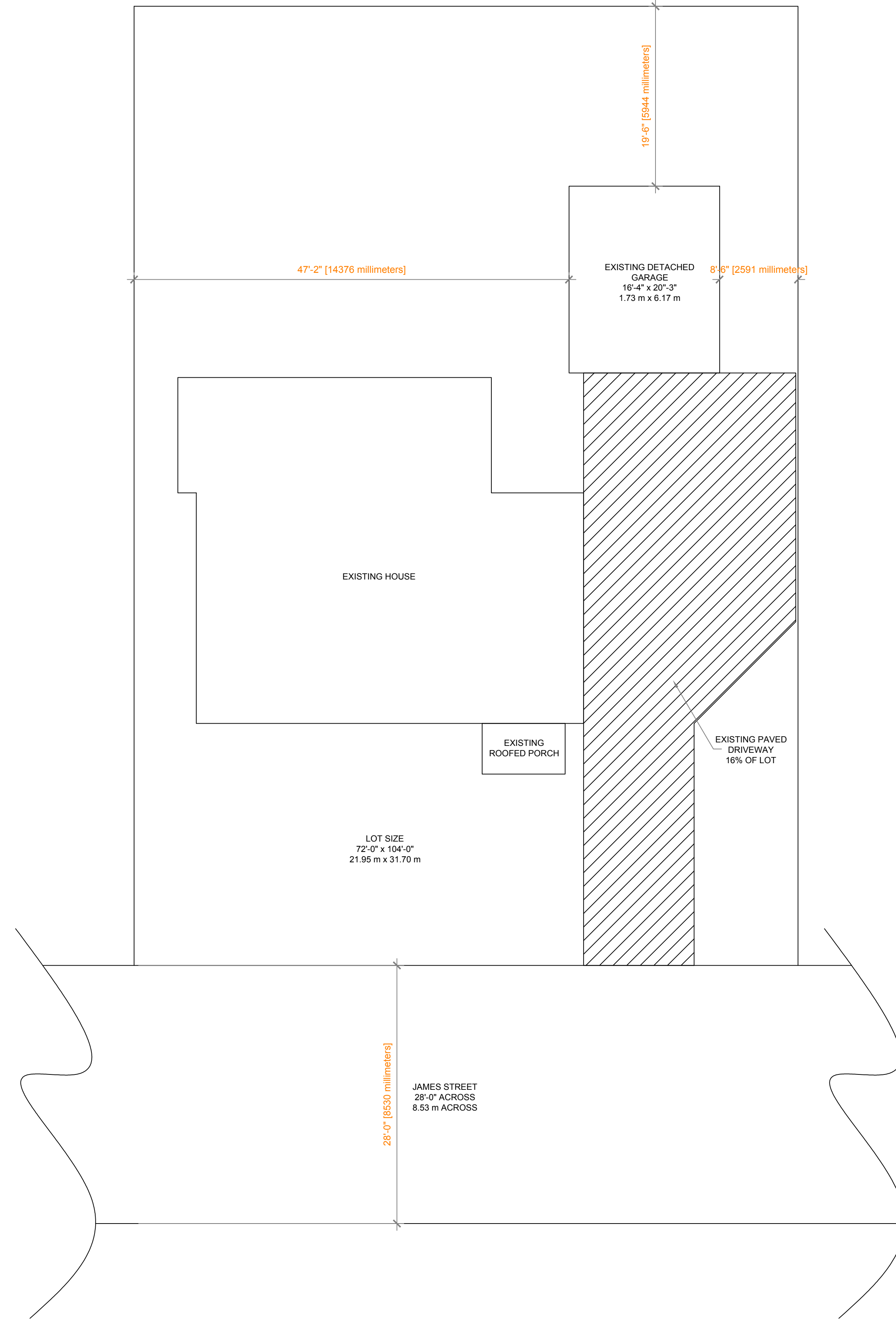


1 **GOOGLE MAP PHOTO**
A-1 SCALE: NTS

EXISTING DETACHED GARAGE SETBACKS				
	TYPE OF STRUCTURE	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACKS
1	HOUSE	7.84 meters	16.26 meters	1.89 meters and 7.33 meters
2	ADDITION	16.23 meters	12.26 meters	1.44 meters and 10.13 meters
3	ROOFED PORCH	6.32 meters	23.87 meters	7.54 meters and 11.66 meters
4	EXISTING DETACHED GARAGE (TO BE DEMOLISHED)	19.58 meters	5.94 meters	2.59 meters and 14.38 meters

PROPOSED DETACHED GARAGE SETBACKS				
	TYPE OF STRUCTURE	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACKS
1	PROPOSED DETACHED GARAGE (NEW)	15.01 meters	8.46 meters	1.07 meters and 16.15 meters

2 **SETBACK INFO**
A-1 SCALE: N/A



3 **SITE PLAN - EXISTING**
A-1 SCALE: $\frac{1}{8}$ " to 1'-0"

Issue	Date	No.
Issued for Permit	May 24, 2023	1

PROJECT: **GARAGE ALTERATIONS**
16 JAMES STREET
WATERDOWN, ONTARIO
LOR 2H3

DRAWING TITLE: **SITE PLAN - EXISTING**

SCALE	1/8" to 1'-0"	DATE	May 24, 2023
DRAWN BY	ML	PROJECT NO.	N/A
DRAWING NO.	A-1		

Issue	Date	No.

Issued for Review May 23, 2023 1

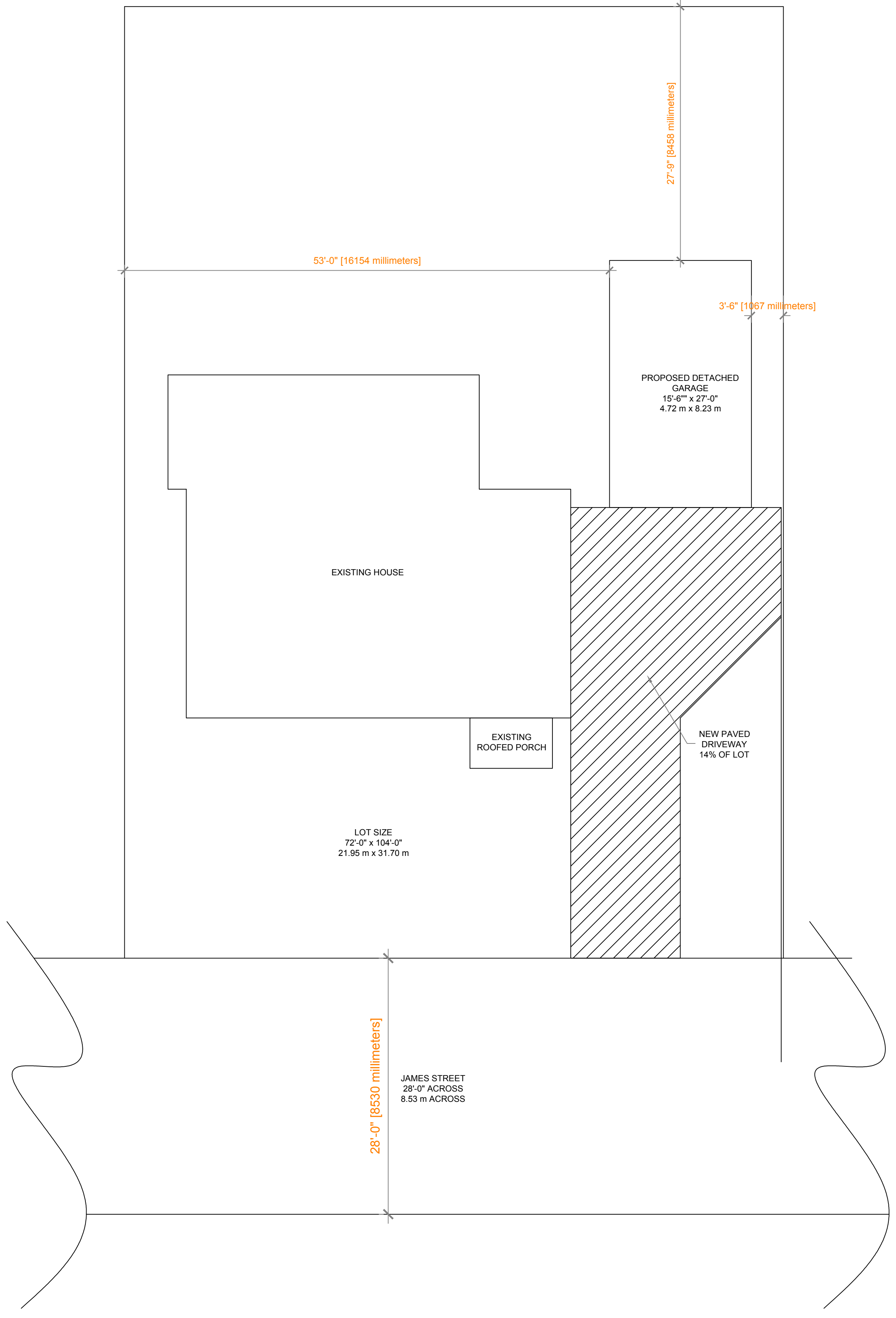


1
A-2 GOOGLE MAP PHOTO
SCALE: NTS

EXISTING DETACHED GARAGE SETBACKS				
	TYPE OF STRUCTURE	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACKS
1	HOUSE	7.84 meters	16.26 meters	1.89 meters and 7.33 meters
2	ADDITION	16.23 meters	12.26 meters	1.44 meters and 10.13 meters
3	ROOFED PORCH	6.32 meters	23.87 meters	7.54 meters and 11.66 meters
4	EXISTING DETACHED GARAGE (TO BE DEMOLISHED)	19.58 meters	5.94 meters	2.59 meters and 14.38 meters

PROPOSED DETACHED GARAGE SETBACKS				
	TYPE OF STRUCTURE	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACKS
1	PROPOSED DETACHED GARAGE (NEW)	15.01 meters	8.46 meters	1.07 meters and 16.15 meters

2
A-2 SETBACK INFO
SCALE: N/A



3
A-2 SITE PLAN - PROPOSED
SCALE: 3/8" to 1'-0"

PROJECT
GARAGE ALTERATIONS
16 JAMES STREET
WATERDOWN, ONTARIO
LOR 2H3

DRAWING TITLE:
**SITE PLAN - PROPOSED
MINOR VARIANCE**

SCALE 1/8" to 1'-0"	DATE May 24, 2023
DRAWN BY ML	PROJECT NO. N/A
DRAWING NO. A-2	



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

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 [REDACTED]

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	16 James Street, Waterdown, ON L0R 2H0		
Assessment Roll Number			
Former Municipality	Flamborough		
Lot	89	Concession	
Registered Plan Number		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:

Proposed demolition and build of a detached garage (accessory building). The new proposed garage has an area of 38.88sqm which is 5.5% of the lot coverage, vs. the allowed 5%.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The additional length of the garage is needed in order to park our vehicle inside the garage, as well as necessary storage 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
21.95m	31.6992m	695.797sqm	8.53m

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
House	7.842m	16.257m	1.887m & 7.331m	01/01/1952
Addition	16.23m	12.26m	1.44m & 10.13m	11/01/2020
Roofed Porch	6.324m	23.87m	7.54m & 11.66m	11/01/2020
Detached Garage (to be demo'd)	19.584m	5.94m	2.59m & 14.377m	01/01/1970

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Detached Garage	15.01m	8.458m	1.066m & 16.15m	09/01/2023

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
House	97.55 sq m	97.55 sq m	1	4.57m
Addition	39.48 sq m	39.48 sq m	1	4.57m
Roofed Porch	4.59 sq m	4.59 sq m	1	4.57m
Detached Garage (to be demo'd)	30.725 sq m	30.725 sq m	1	3.2m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Detached Garage	38.88 sq m	38.88 sq m	1	4.57m

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 right of way
- municipal road, seasonally maintained other public road
- municipal road, maintained all year _____
- 4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
detached garage (for storage and parking)
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
single detached house - residential

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
2015
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
single detached house - residential
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
single detached house - residential
- 7.4 Length of time the existing uses of the subject property have continued:
8 years with current owners
- 7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

New garage was designed to be consistent with the character of the neighborhood dwellings & secondary buildings..

- 7.6 What is the existing zoning of the subject land? R1-3
- 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: R1-3

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: 1

8.2 Number of Dwelling Units Proposed: 1

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
