



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.:	AN/A-23:194	SUBJECT PROPERTY:	143 WOODHOUSE STREET, ANCASTER
ZONE:	R4-612 (Residential)	ZONING BY-LAW:	Zoning By-law former Town of Ancaster 87-57, as Amended

APPLICANTS: **Owner:** AHMED DIRANI

The following variances are requested:

1. A minimum rear yard setback of 2.7 metres to a deck over 1.2 metres in height and over 15 square metres in area whereas the by-law requires a minimum rear yard setback of 6.0 metres.

PURPOSE & EFFECT: So as to permit the construction of addition to an existing deck in the rear yard to complement the existing Single Detached Dwelling.

Notes:

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, August 24, 2023
TIME:	9:45 a.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:

AN/A-23:194

- 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

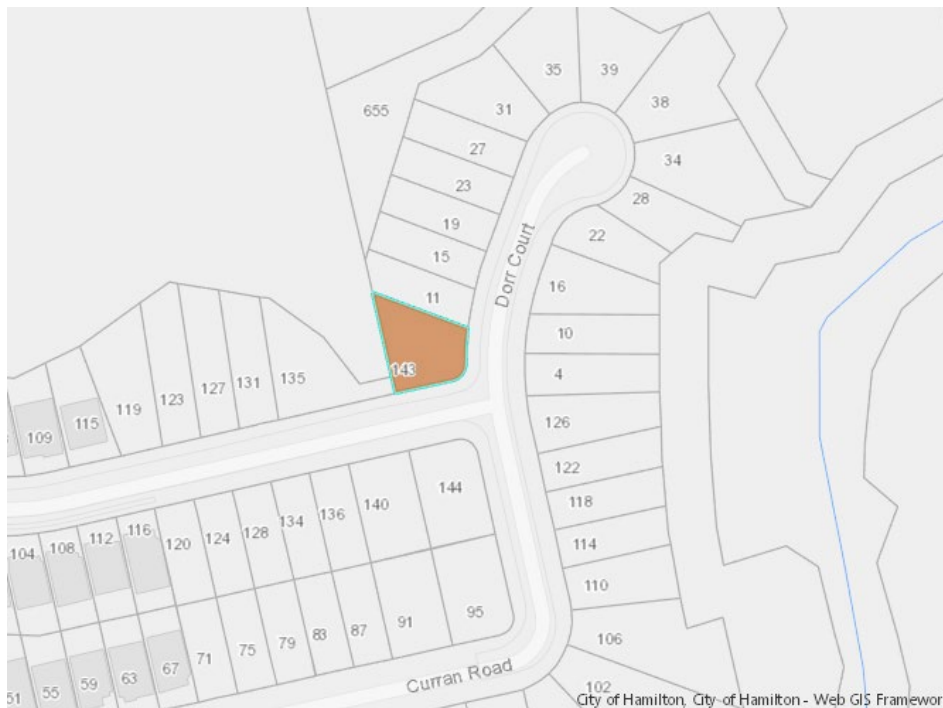
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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 AN/A-23:194, 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.



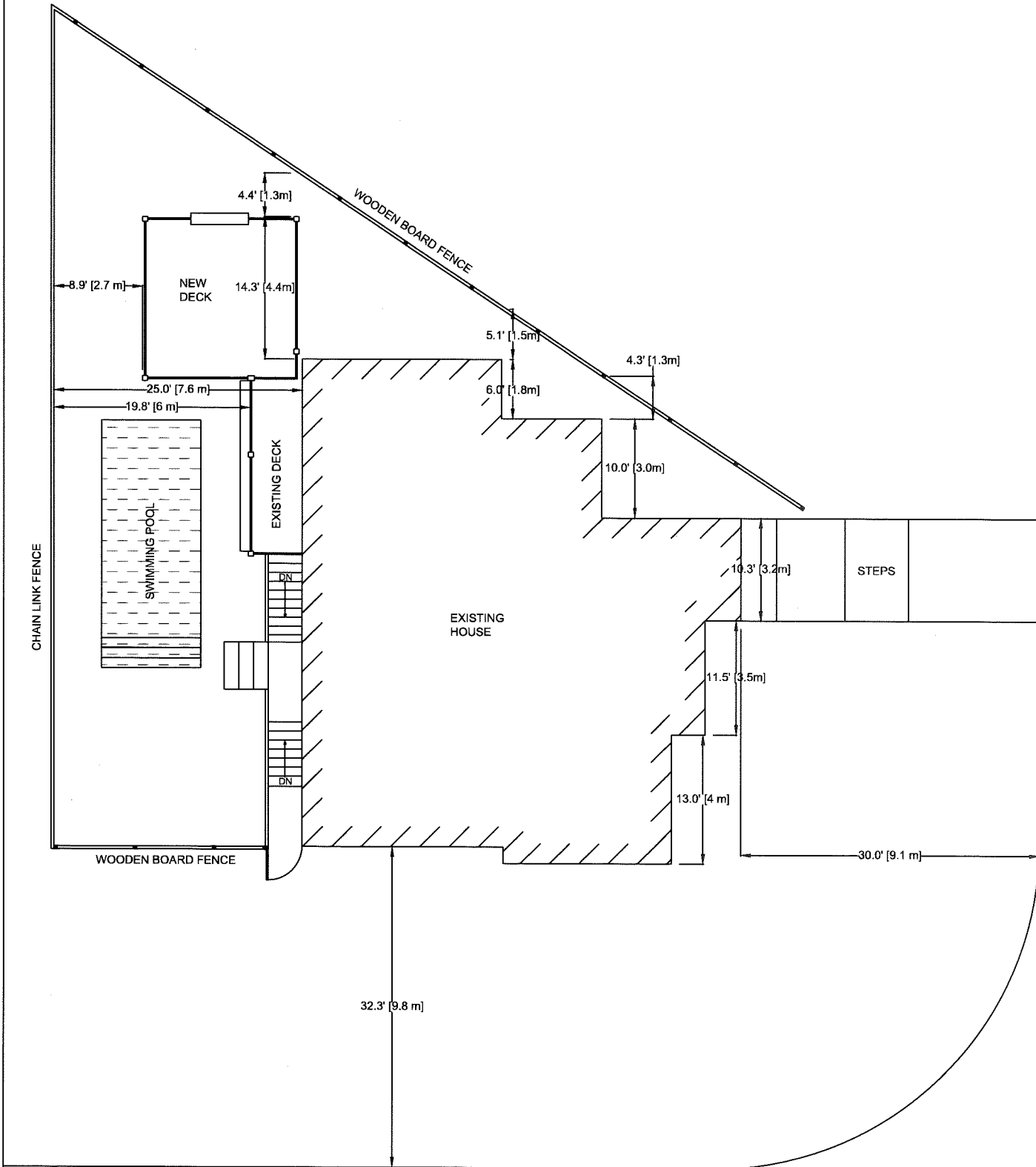
DATED: August 8, 2023

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.

GENERAL NOTES:

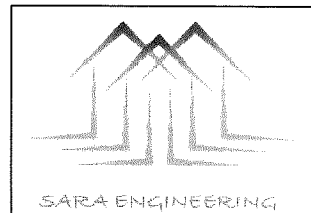
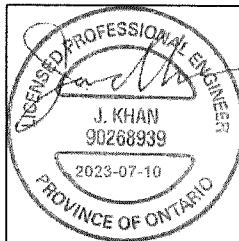
- 1) ALL DIMENSION SHALL BE FIELD VERIFIED. ALL CONSTRUCTION INFORMATION MUST BE VERIFIED FOR REVIEWS AND INSPECTIONS.
- 2) ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY.
- 3) MAJOR OCCUPANCY IS CONSIDER TO BE RESIDENTIAL, GROUP C.



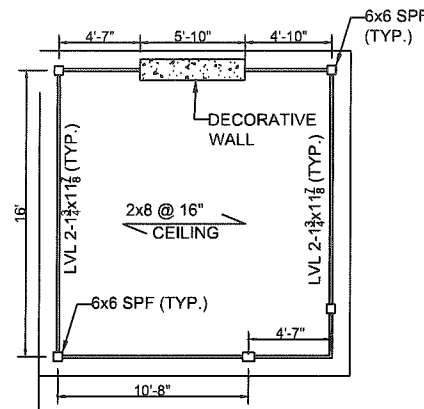
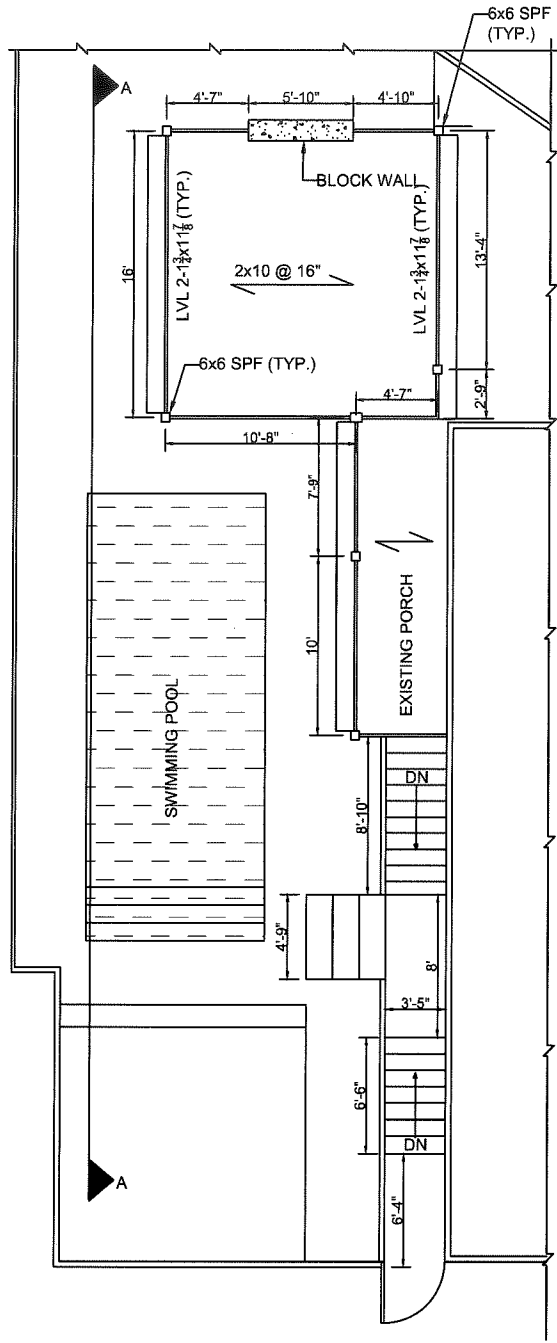
143 WOODHOUSE

SITE PLAN
SCALE: 3/32" = 1'

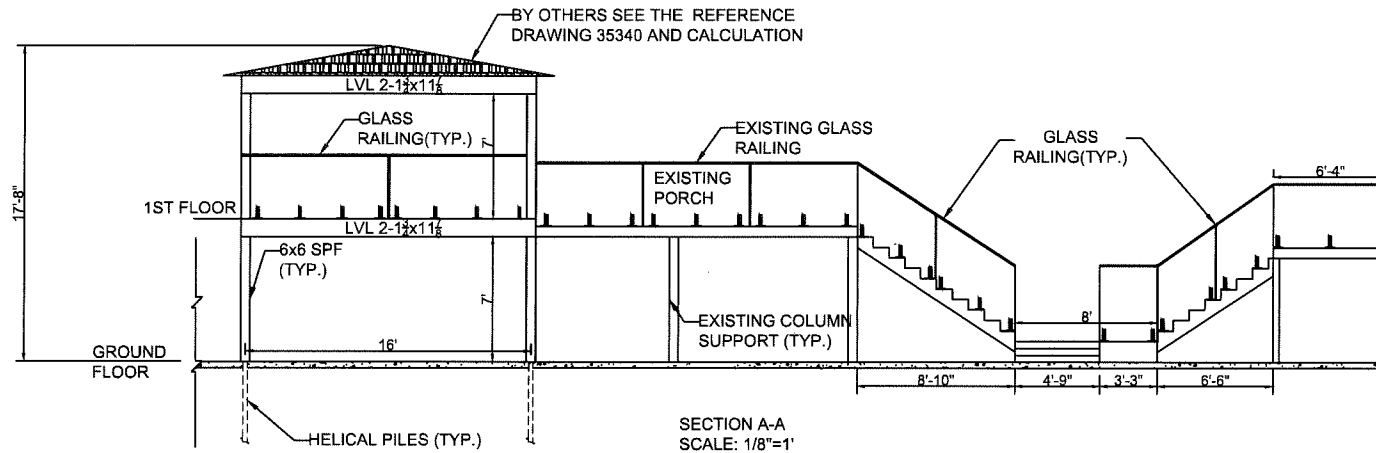
DISCLAIMER:
EVERY REASONABLE EFFORTS HAS BEEN MADE TO ENSURE THAT THE STATEMENT AND INFORMATION CONTAINED IN THIS DRAWING ARE ACCURATE. SARA ENGINEERING CANNOT ASSUME RESPONSIBILITY FOR ANY ERROR OR OMISSION OR PROVIDE WARRANTY, EXPRESSED OR IMPLIED IN CONNECTION WITH THE USE OF THIS DRAWING. THE PROFESSIONAL DESIGN/JUDGMENTS EXPRESSED IN THIS DRAWING ARE BASED ON VISUAL INSPECTION ACCESSIBLE AREAS ONLY AND THE INFORMATION MADE AVAILABLE TO SARA ENGINEERING AT THE TIME OF ITS DRAWING. REASONABLE ASSUMPTIONS HAVE BEEN MADE AND ENGINEERING JUDGEMENT HAS BEEN EXERCISED WHERE APPLICABLE. SARA ENGINEERING RESERVE THE RIGHT TO AMEND OR CHANGE ANY OF THE STATEMENTS AND OR REVISE ANY ANALYSES CONTAINED IN THIS DRAWING SHOULD ADDITIONAL OR DIFFERENT INFORMATION COMES INTO LIGHT.



PROJECT No:	PROJECT:
FILE No: A2	143 Woodhouse, ON
REVIEW:	Ancaster
SCALE:	CLIENT: AHMED
AS SHOWN	DATE: 2023-07-10
	REV: 0



BACK YARD 1st FLOOR PORCH
SCALE: 1/8" = 1'

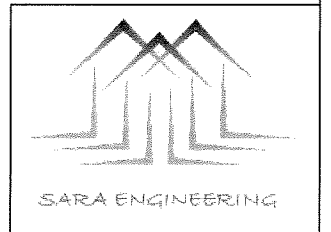
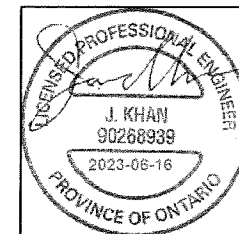


GENERAL NOTES:

- 1) ALL DIMENSION SHALL BE FIELD VERIFIED. ALL CONSTRUCTION INFORMATION MUST BE VERIFIED FOR REVIEWS AND INSPECTIONS.
- 2) ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY.
- 3) MAJOR OCCUPANCY IS CONSIDER TO BE RESIDENTIAL, GROUP C.
- 4) LVL GRADE SHALL BE 3100Fb-2.0E.
- 5) ALL WOOD MATERIAL GRADE SHALL BE MIN. SPF.
- 6) FOUNDATION SUPPORT FOR COLUMNS ARE ON HELICAL PILES. SEE REFERENCE DRAWING HP PAGE 1 AND HP PAGE 2.
- 7) ALL GLASS RAILINGS MANUFACTURER ARE THE SAME AS EXISTING GLASS RAILING.
- 8) ALL GLASS RAILINGS THICKNESS IS 1/2 INCH & TEMPERED.

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PROJECT No:	PROJECT:
FILE No: A1	143 Woodhouse, ON Ancaster
REVIEW:	CLIENT: AHMED
SCALE: AS SHOWN	DATE: 2022-06-10 REV:0

SURVEYOR'S REAL PROPERTY REPORT

PART 1, PLAN OF

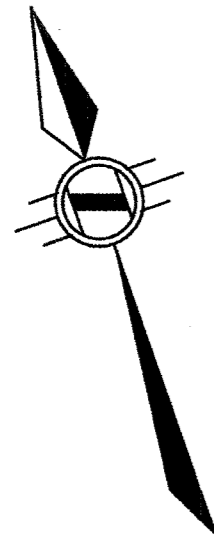
LOT 1
PLAN 62M-1239

IN THE
CITY OF HAMILTON

SCALE: 1:200 metres



S.D. McLAREN, O.L.S. - 2018



SURVEYOR'S REAL PROPERTY REPORT (PART 2)

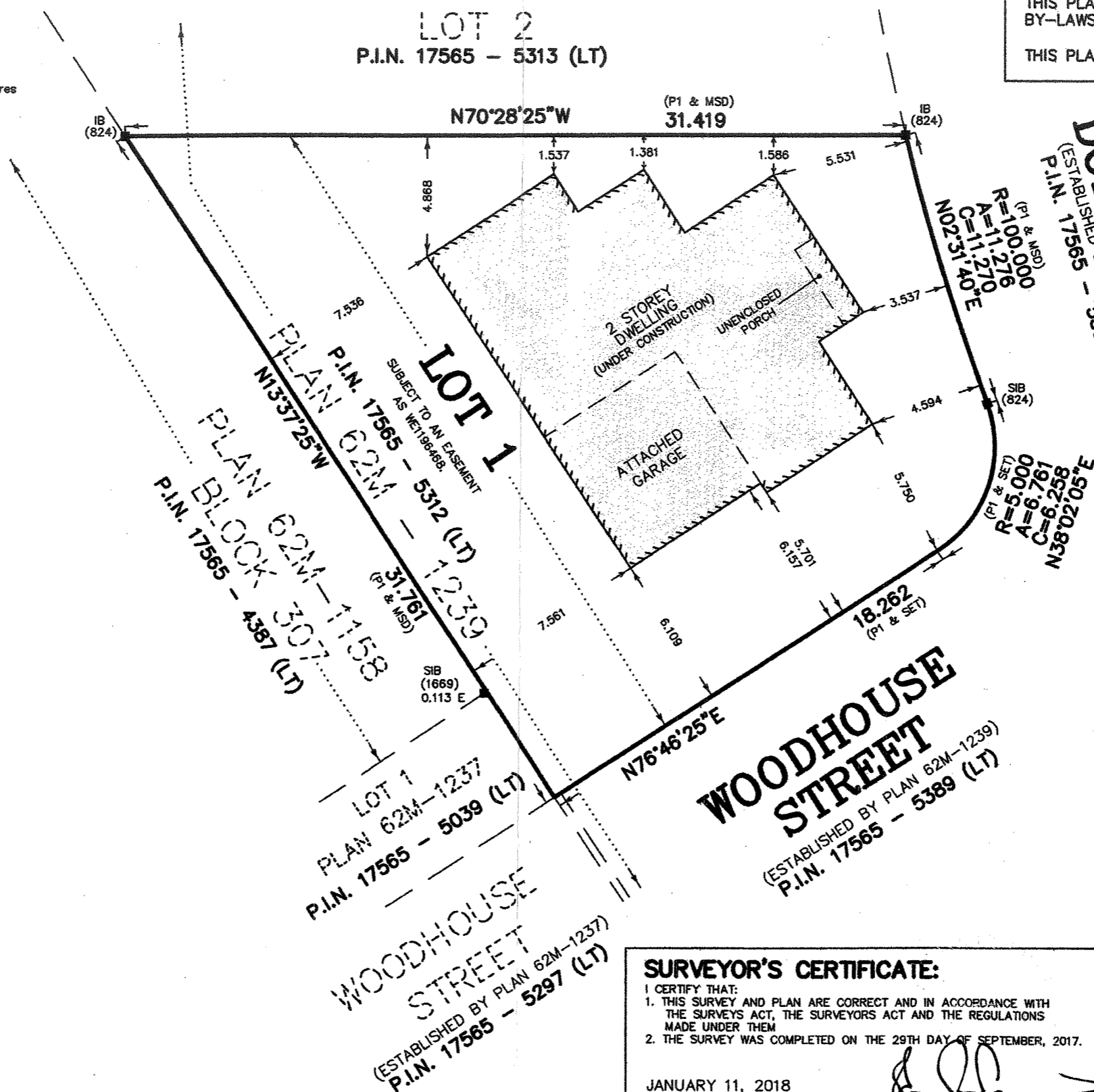
LOT 1, PLAN 62M-1239 IS SUBJECT TO AN EASEMENT IN GROSS AS IN WE1196468.

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS PLAN WAS PREPARED FOR: LOSANI HOMES (1998) LTD.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2042597

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).



DORR COURT
(ESTABLISHED BY PLAN 62M-1239)
P.I.N. 17565 - 5393 (LT)

METRIC NOTE:

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

BEARING NOTE:

BEARINGS ARE GRID AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (1997.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996143.

LEGEND:

- DENOTES MONUMENT SET
- MONUMENT FOUND
- IB IRON BAR
- SIB STANDARD IRON BAR
- 824 A.T. McLAREN, O.L.S.
- 1669 W.T. PEARCE, O.L.S.
- MSD MEASURED
- PI PLAN 62M-1239

NOTE:
A.T.M. CONTROL POINTS 17, 28 & 9006 HAVE BEEN USED TO RE-ESTABLISH THE BOUNDARIES OF LOT 1

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
 - THE SURVEY WAS COMPLETED ON THE 29TH DAY OF SEPTEMBER, 2017.

JANUARY 11, 2018

[Signature]
S.D. McLAREN, O.L.S.

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A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
89 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

DATE	Drawn AI	Checked KM/SDM	Scale 1:200	Dwg.No. 35235-1-F
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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)			
			E-mail:
Agent or Solicitor			Phone:
			E-mail:

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



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	143 woodhouse st.		
Assessment Roll Number			
Former Municipality			
Lot		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:

Zoning require ~~7.5m~~
I require 2.7m

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

Can obtain permit

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
90	100		

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				June 15/22

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Deck		7.6m	1.3m	June 15/22
Deck	18m	7.6m		

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	1850 sq feet 167 m	3150 sq feet 292.64 m	2	28

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Deck	16	15		17.5

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

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

single detached

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

July 7 2018

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

single detach

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

single detach

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

4.5 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) _____

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

7.6 What is the existing zoning of the subject land? *residential R4-612*

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: 1

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
