

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-23:187	SUBJECT PROPERTY:	267 HADDON AVENUE S, HAMILTON
ZONE:	"C/S-1335, S-1335a" (Urban Protected Residential)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 95-02 & 95-33

APPLICANTS: **Owner:** NANCY HAWKINS
 Agent: MATTHEW RIBAU

The following variances are requested:

1. The ground floor area of the Secondary Dwelling Unit – Detached shall be permitted to have 85.5% the ground floor area of the principle dwelling whereas the Zoning By-law states that the ground floor area of a Secondary Dwelling Unit – Detached shall not exceed 70.0% of the ground floor area of the principal dwelling when the ground floor area of the principal dwelling is less than or equal to 105.0m².

PURPOSE & EFFECT: To facilitate the construction of a Secondary Dwelling Unit – Detached on the subject lot containing a single-family dwelling.

Notes:

The applicant shall ensure that an eave or gutter shall not extend more than 30.0cm into a required yard; otherwise, further variances shall be required.

The required landscaped strip has not been clearly labelled on the submitted plan. Therefore, the applicant shall ensure that the required 1.2m wide landscaped strip is provided and maintained adjacent to the Secondary Dwelling Unit – Detached; otherwise, further variances shall 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, October 5, 2023
TIME:	9:15 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:

- 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-23:187, 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: September 19, 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.

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.

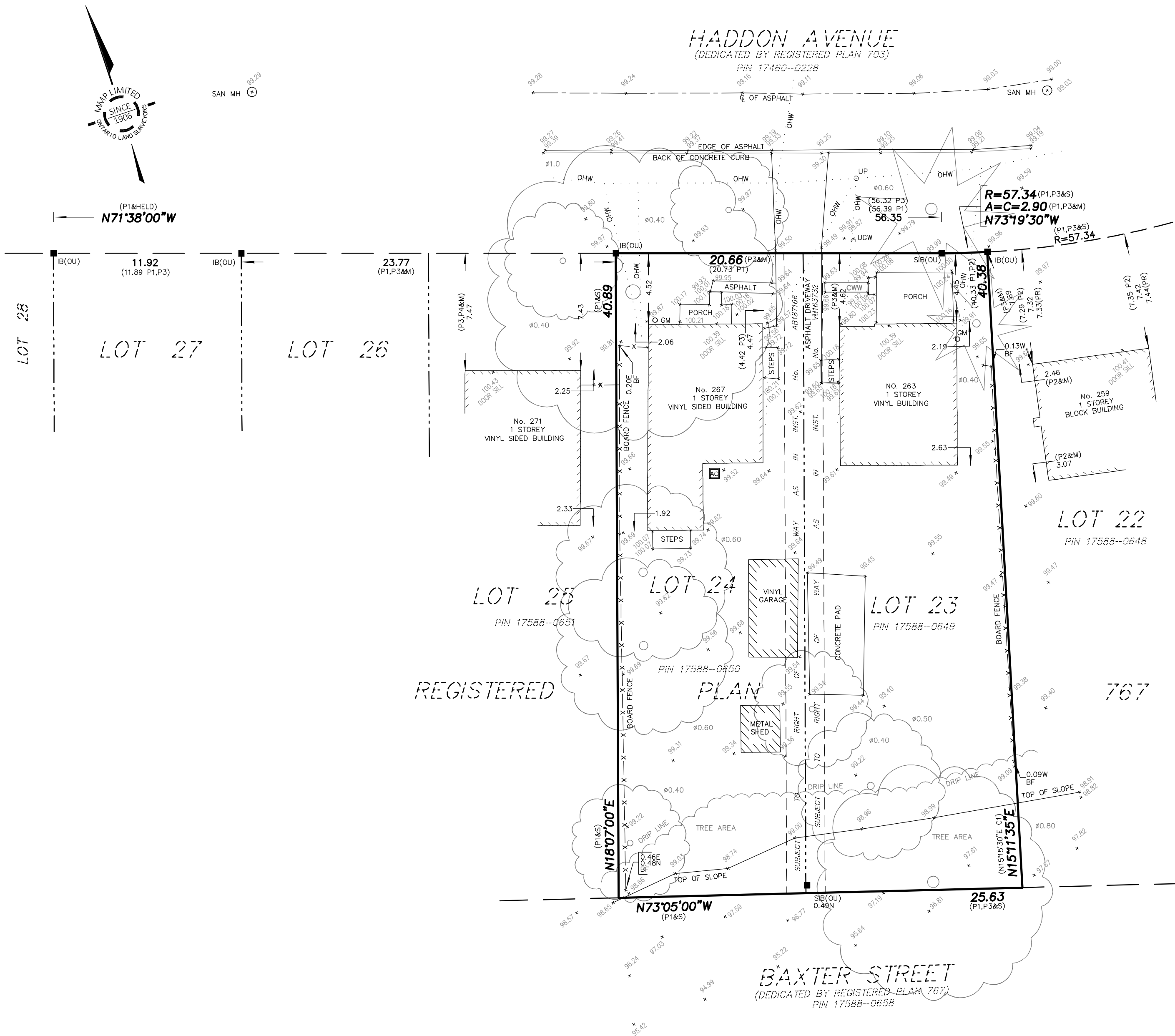
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY SHOWING TOPOGRAPHY OF
ALL OF
LOTS 23 & 24
REGISTERED PLAN 767
IN THE
CITY OF HAMILTON

SCALE 1 : 200



THE INTENDED PLOT SIZE OF THIS PLAN IS 570mm IN WIDTH BY 420mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:200 (INCLUDING 15mm BEYOND EACH BORDER)

MackKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2023

KNOWN AS MUNICIPAL No. 263 & 267 HADDON AVENUE

PART 2 - REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PART 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING
BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - JANUARY 30, 2023

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

SUBJECT TO RIGHT OF WAY AS IN INST. No. VM163732 (PIN 17588-0649)
SUBJECT TO RIGHT OF WAY AS IN INST. No. AB187166 (PIN 17588-0650)

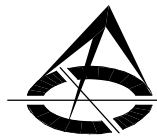
ADDITIONAL REMARKS:

- REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES & UTILITIES

MackKAY, MacKAY & PETERS LIMITED grants NANCY HAWKINS ("THE CLIENT"),
their solicitor and other related parties permission to use "Original Copies" of the
Surveyor's Real Property Report in transactions involving "The Client"

METRIC DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-45754**



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29(3)

LEGEND

- DENOTES A SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES REGISTERED PLAN 767
- P2 DENOTES PLAN BY MARIO IAROCCHI O.L.S.
DATED OCTOBER 27, 1969
- P3 DENOTES PLAN BY MACKAY & MACKAY
DATED MARCH 29, 1950 (M-633)
- P4 DENOTES PLAN BY MMP LIMITED DATED
DECEMBER 17, 1987 (X-8650)
- C1 DENOTES CALCULATED FROM P1
- PR DENOTES PRODUCTION
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- (OU) DENOTES ORIGIN UNKNOWN
- (PR) DENOTES PRODUCTION
- CL DENOTES CENTRELINE
- GM DENOTES GAS METER
- BF DENOTES BOARD FENCE
- CWW DENOTES CONCRETE WALKWAY
- UP DENOTES UTILITY POLE
- OHW DENOTES OVERHEAD WIRE
- UGW DENOTES UTILITY GUYWIRE
- SAN MH DENOTES SANITARY MANHOLE
- AC DENOTES AIR CONDITIONER
- DENOTES DECIDUOUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- ★ DENOTES CONIFEROUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- ALL BUILDING TIES ARE TO FOUNDATION AND ARE PERPENDICULAR TO PROPERTY LINES
UNLESS OTHERWISE NOTED

BENCHMARK NOTE

CITY OF HAMILTON BENCHMARK No. 0011965U028
ELEVATION = 99.644 METRES (CGVD28:78 ADJUSTMENT)

DALEWOOD SCHOOL AT NORTHWEST CORNER OF MAIN STREET AND HADDON AVENUE
TABLET IN EAST CONCRETE FOUNDATION WALL UNDER MOST SOUTHERLY WINDOW
1.52 METRES NORTH OF PROJECTION AT MAIN ENTRANCE 0.33 METRES BELOW BRICK
SLIGHTLY ABOVE ROAD LEVEL

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF HADDON
AVENUE AS SHOWN ON REGISTERED PLAN 767 HAVING A BEARING OF N71°38'00"W

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 31st DAY OF JANUARY, 2023.

MARCH 10, 2023

DATE

ROY C. MAYO
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\(62) Hamilton-Wentworth\Registered Plans\RP0767\LOT 23, 24\23-022\23-022.dwg

MMP

MackKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmplimited.com
mmplimited.com

DRAWN BY: SP
PARTY CHIEF: AC
CHECKED BY:
PROJECT No.:
23-022

SITE INFORMATION & STATISTICS	
ADDRESS:	267 HADDON AVE. S HAMILTON, ON
ZONING TYPE:	C/S-1335 C/S-1335a
LOT AREA:	5212.10 SQ FT (484.23 m²)
LOT FRONTAGE:	39'-00" (11.89 m)

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE 2012.
2. ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING OR TO MASONRY SURFACES UNLESS OTHERWISE NOTED.
3. ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS.
4. CONTRACTOR IS TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK.
5. READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
6. ELEVATION REFERENCES ARE BASED ON 100'-0" = 131.70m GEODETIC ELEVATIONS AS NOTED ON A1 SITE PLAN.
7. ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION. AND INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS. THAT THE CONNECTIONS AND DETAILS CONFIRM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
9. PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
10. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCING NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
11. REFER TO LANDSCAPING PLAN FOR PLANTING CONFIRM LAYOUT WITH LANDSCAPE CONTRACTOR
12. DESIGNER NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.

EXISTING STRUCTURE NOTE:

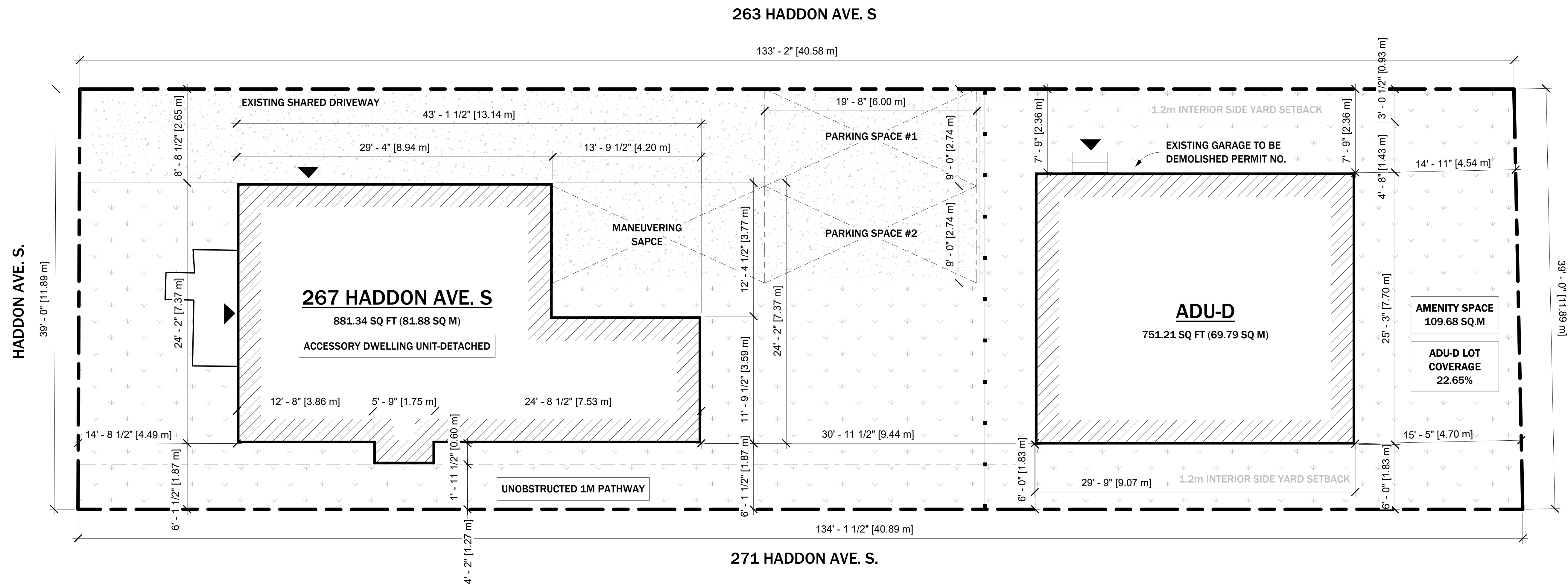
OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO ANY WORK, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER PRIOR TO ANY WORK, OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK.

BUILDING CODE COMPLIANCE NOTE:

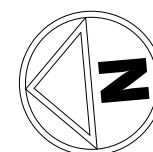
THESE DRAWINGS DO NOT REPRESENT A COMPREHENSIVE AND EXHAUSTIVE GUIDE FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE. IT IS ASSUMED THAT THE CONTRACTOR HAS REASONABLY SUFFICIENT KNOWLEDGE OF THE ONTARIO BUILDING CODE IN ORDER TO PERFORM ALL WORK AS PER THESE DRAWINGS IN SUCH A WAY THAT WILL COMPLY WITH ALL ASPECTS OF THE O.B.C. AND WILL NOT CONTRAVENE ANY OTHER APPLICABLE LAWS.

SITE PLAN:

BASED ON <ENTER MUNICIPALITY> SITE MAPS AND MEASUREMENTS ON SITE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF <ENTER MUNICIPALITY> MAPS. THIS SITE SHALL NOT BE USED FOR ANY OTHER PURPOSES. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES.



ZONING	LOT NO:	PLAN NO:		LOT AREA		LOT FRONTAGE		LOT DEPTH	
C/S-1335 C/S-1335a	—	—		5212.10 SQ.FT (484.23 m ²)		39'-0" (11.89 m)		132'-0" (40.58 m)	
DESCRIPTION	EXISTING	ADU-D	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED
LOT COVERAGE	81.88 %	69.79 m ²	151.67 m ²	31.32%			FRONT YARD	4.47 m	—
LOT COVERAGE ADU-D	—	69.79 m ²	62.43 m ²	14.41%	121.06 m ²	25%	REAR YARD	23.19 m	4.54 m
GROSS FLOOR AREA	163.76 m ²	69.79 m ²	233.96 m ²	42.62%	45%		INTERIOR SIDE ^(B)	1.92 m	1.83 m
GROUND FLR AREA	81.88 m ²	69.79 m ²	151.67 m ²	85.23%	56.67 m ²	70%	INTERIOR SIDE ^(W)	2.58 m	2.36 m
NO. OF STORIES HEIGHT	—	1 STOREY 3.96 m	1 STOREY 3.96 m		6.0 m		EXTERIOR	—	—
WIDTH	—	7.70 m							
DEPTH	—	9.07 m							



ITY ELECTRONIC STAMP:

GENERAL NOTE:

- DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
- ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE NOTIFIED IMMEDIATELY.
- FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
- UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS NOT SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING AND SHORING, TIE-BACKS, OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
- USE LATEST REVISED DRAWINGS.
- ALL CONSTRUCTION MUST MEET LATEST ANNOTAL BUILDING CODE.
- ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND PERMITS ARE THE PROPERTY OF THE DESIGNER AND ASSOCIATES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE CONTRACTOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT CARRIES THE APPROPRIATE PID NUMBER AND ORIGINAL SIGNATURE.)
- BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER PERMITS.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

CLIENT:

CONSULTANT:



PROJECT NUMBER:

PROJECT NAME/LOCATION:

ASSESSORY DWELLING UNIT - D

67 HADDON AVE. S

[illegible]

DRAWING SCALE: $3/16" = 1'-0"$

DRAWING TITLE:

SITE PLAN

SP1.01



GENERAL NOTE:

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- 1. ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD DISCREPANCIES OR SERVICES BE FOUND TO VARY FROM THAT WHICH IS DETAILLED ON THE DRAWINGS, THE LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.**
- 2. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE OF THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.**
- 3. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS SUCH AS CORROSION, OVERLOADING, ETC. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY SUPPORTS, REINFORCEMENT, BRACING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS DESIGN.**
- 4. USE LATEST REVISED DRAWINGS.**
- 5. ALL CONSTRUCTION TO MEET LATEST ANNOTO BUILDING CODE.**
- 6. ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF SRK AND ASSOCIATES INC. NO PART OF THIS DESIGN MAY BE COPIED, REPRODUCED OR PART BE STRICTLY PROHIBITED WITHOUT SRK AND ASSOCIATES INC. WRITTEN PERMISSION. CONTRACTOR WILL BECOME RESPONSIBLE OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PERM NUMBER AND ORIGINAL SIGNATURE.**
- 7. BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.**
- 8. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION NOT SUBJECT TO REQUIREMENTS OF THE PERMIT.**

CLIENT:

CONSULTANT:



PROJECT NUMBER:

PROJECT NAME/LOCATION:

ASSESSORY DWELLING UNIT - D

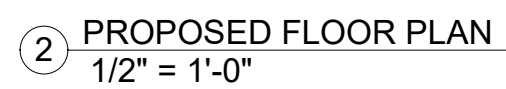
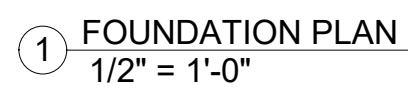
267 HADDON AVE. S

[illegible]

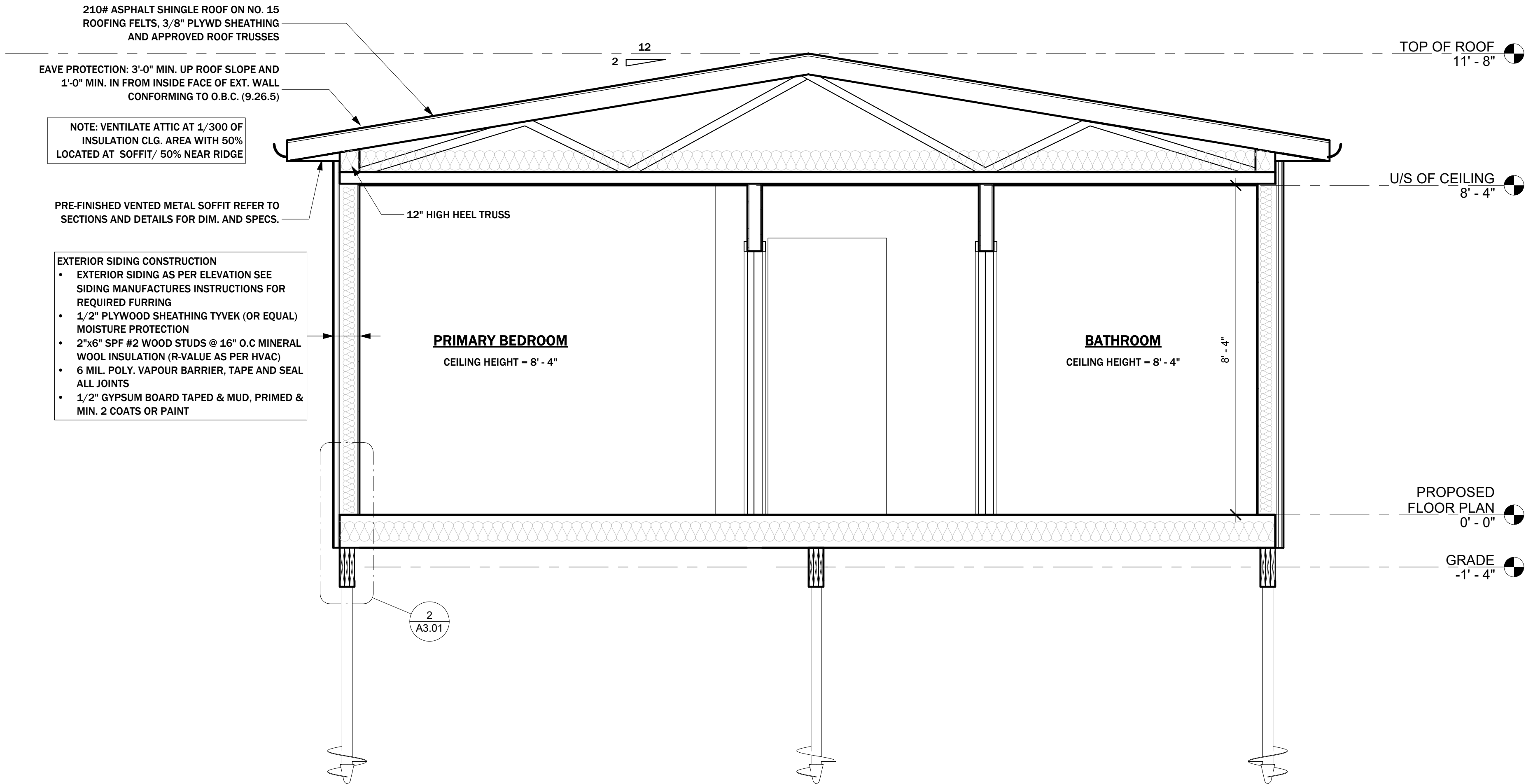
DRAWING SCALE: $3/8" = 1'-4"$

PROPOSED ELEVATIONS

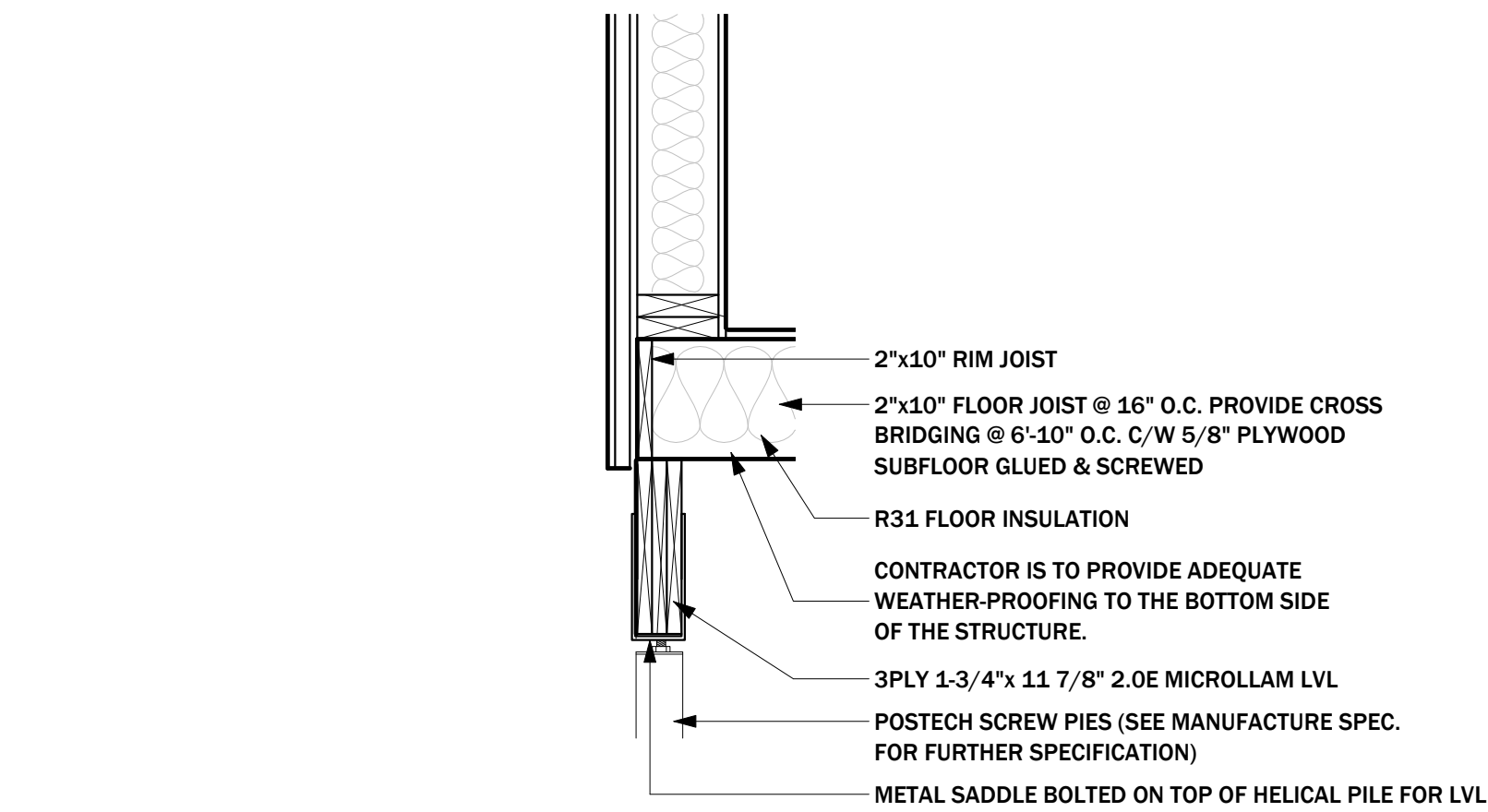
A2.01



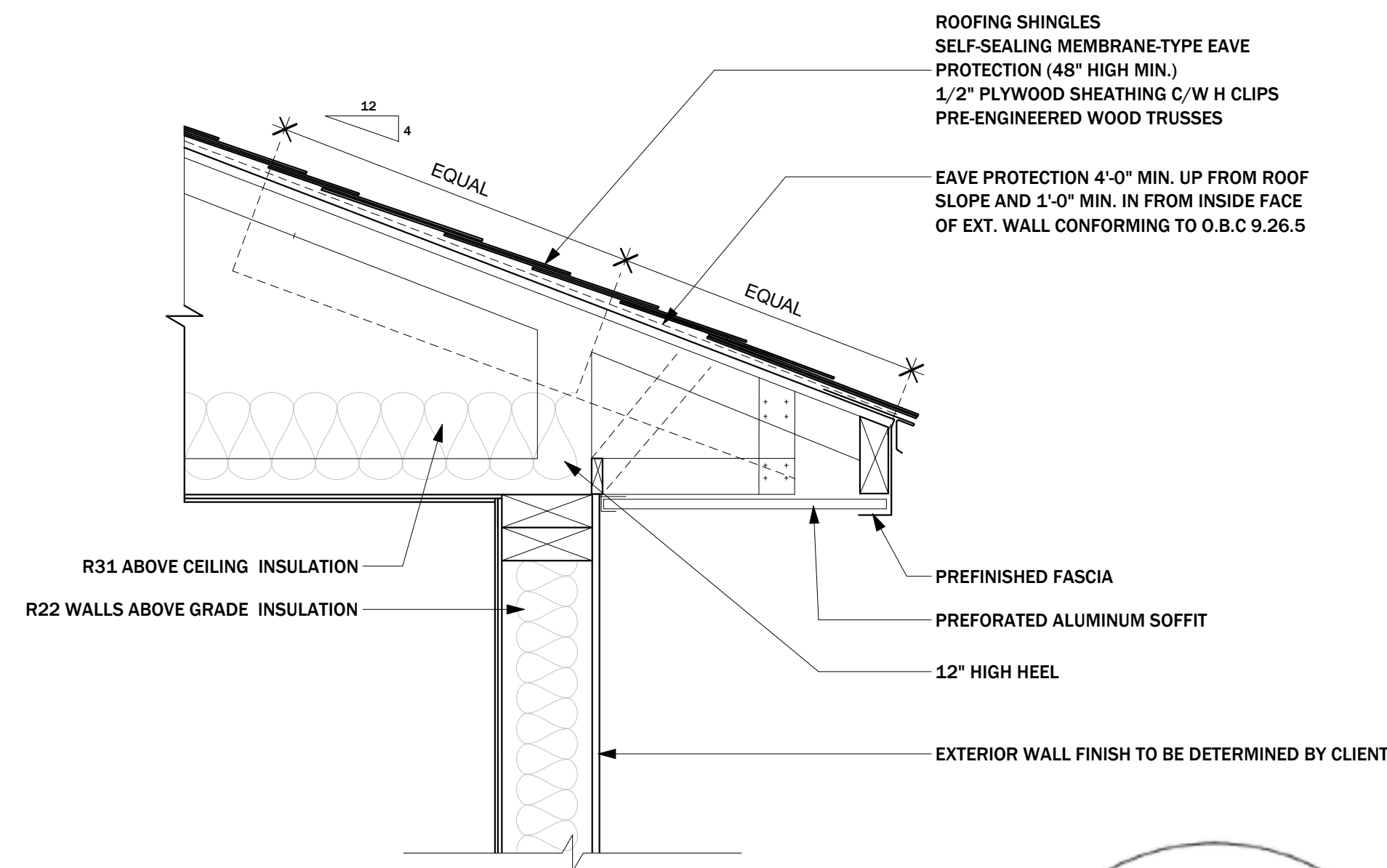
A1.01



1 Section 1
1/2" = 1'-0"



2 Section 1 - Callout 1
1" = 1'-0"



TYPICAL TOP OF PLATE CONDITION WITH OVERHANG

3 TYPICAL TOP PLATE CONNECTION W/
OVERHANG
1 1/2" = 1'-0"



CITY ELECTRONIC STAMP:

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3. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
4. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
5. USE LATEST REVISED DRAWINGS.
6. ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
7. ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF SRK & ASSOCIATES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT SRK & ASSOCIATES WRITTEN PERMISSION (SRK & ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PED NUMBER AND ORIGINAL SIGNATURE.)
8. BUILDING OWNERS WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

CLIENT:

CONSULTANT:

SRK & ASSOCIATES INC.
STRUCTURAL ENGINEERS & PROJECT MANAGERS
54 Bergen Road, Scarborough, ON M1P 1S2
Phone: 647 915 9572.
Email: sumeshrk@yahoo.com

PROJECT NUMBER:

PROJECT NAME/LOCATION:

ASSESSORY DWELLING UNIT - D
267 HADDON AVE. S

DESCRIPTION:

DRAWN BY:

Author

CHECKED BY:

Checker

APPROVED BY:

REVISION

DESCRIPTION

DATE

07/06/22

DRAWING SCALE:

As indicated

DRAWING TITLE:

CROSS SECTION

A3.01

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

1. APPLICANT INFORMATION

	NAME		
Registered Owners(s)	Nancy Victoria Hawkins		
Applicant(s)	Matthew Ribau		
Agent or Solicitor			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 ☐ AgentSolicitor

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	267 Haddon Ave S.,Hamilton		
Assessment Roll Number	2518010-04502970		
Former Municipality	Hamilton		
Lot	23&24	Concession	
Registered Plan Number	767	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 additional accessory dwelling unit-detached

☒ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

Because of the lot size, existing dwelling size and the bylaw as it pertains to the existing.

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
11.89m	40.89m	484.23m	6.35m

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 Dwelling Unit-Detached	4.49m	23.2m	2.06m & 2.58m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Second Dwelling Unit-Detached	27.6m	4.54m	1.83m & 2.36m	

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 Dwelling Unit	81.88 m2	163.76 m2	1	3.96 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Secondary Dwelling Unit-Detached	69.79 m2	66.79 m2	1	3.96 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)
- _____

- 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.):

[Second Dwelling Unit-Detached](#)

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

[Single Dwelling Unit-Detached](#)

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

[February 28, 2001](#)

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

[Single Dwelling Unit-Detached](#)

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

[Single Dwelling Unit-Detached](#)

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

[Since constructed](#)

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) [Urban Hamilton Official Plan](#)

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

[Meets the 4 tests, and the variance we are seeking is very minor in nature](#)

7.6 What is the existing zoning of the subject land? [C/S-1335 C/S-1335a \(Urban Protected Residential, Etc.\)](#)

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: 2

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
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