



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

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

<b>APPLICATION NO.:</b>	<b>FL/A-24:11</b>	<b>SUBJECT PROPERTY:</b>	1514 CENTRE ROAD, FLAMBOROUGH
<b>ZONE:</b>	"S1" (Settlement Residential)	<b>ZONING BY-LAW:</b>	Zoning By-law City of Hamilton 05-200, as Amended

**APPLICANTS:** Owner: DITTA VILLAS and CHARLES JABRA  
Agent: BEN VAN HOEVE

The following variances are requested:

1. The proposed accessory building (private garage) shall be permitted to be located in the front yard and as close as 10.0m from the front lot line whereas the zoning By-law states that accessory buildings shall not be permitted within a front yard.
2. A maximum building height of 7.5m shall be permitted for the proposed accessory building (private garage) instead of the maximum 4.5m building height permitted for accessory buildings.
3. The aggregate gross floor area of all accessory buildings shall not exceed 132.2m<sup>2</sup> whereas the zoning By-law states that the maximum aggregate gross floor area of all accessory building shall not exceed 45.0m<sup>2</sup> or 7.5% total lot area whichever is the lesser.

**PURPOSE & EFFECT:** To facilitate the construction of an accessory building (private garage) for the existing single detached dwelling.

**Notes:**

The applicant shall ensure that a maximum eave or gutter projection of 0.45m is maintained; otherwise, further variances may be required.

The height dimension was not provided from grade as defined. The applicant shall ensure that the requested building height variance is correct; otherwise, further variances may be required.

The applicant shall ensure that a minimum driveway width of 3.0m is maintained for the new driveway to the proposed accessory building; otherwise, further variances may be required.

The applicant shall ensure that the proposed driveway is maintained with a stable surface such as asphalt and that all other portions of the front yard are maintained as landscaped area.

**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>Tuesday, April 9, 2024</b>
<b>TIME:</b>	<b>2:10 p.m.</b>
<b>PLACE:</b>	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</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

## **PUBLIC INPUT**

**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. 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. Written comments must be received no later than noon, **April 5, 2024**

Comments are available the Friday prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

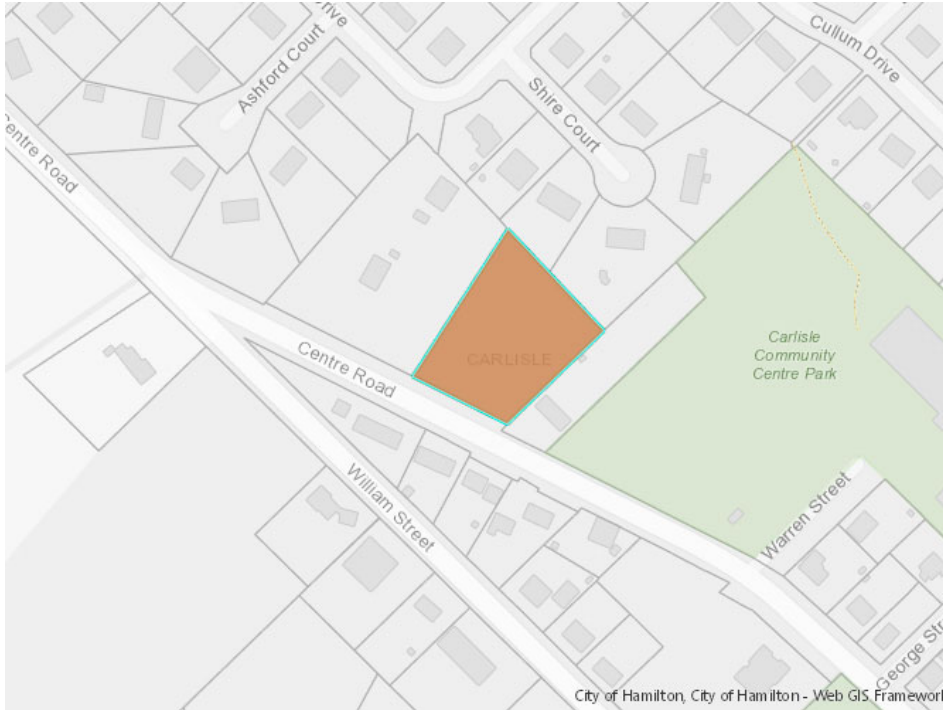
**Orally:** If you would like to speak to this item at the hearing you may do so by attending in person. Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive no less than 10 minutes before the time of the Public Hearing, as noted above.

We hope this is of assistance and if you need clarification or have any questions, please email [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

## **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding FL/A-24:11, 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.



DATED: March 21, 2024

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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.

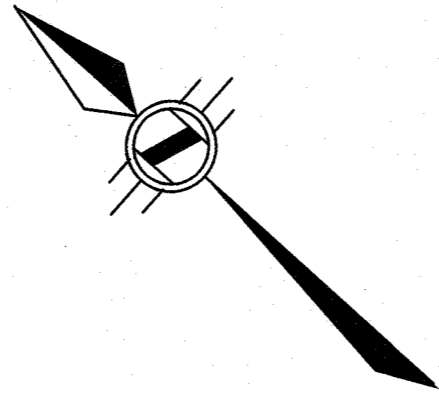
**SURVEYOR'S REAL PROPERTY REPORT**

PART 1, PLAN OF  
**LOT 7**  
**CONCESSION 9**  
 GEOGRAPHIC  
**TOWNSHIP OF EAST FLAMBOROUGH**  
 IN THE  
**CITY OF HAMILTON**

SCALE 1:400 METRIC



**R.A. McLAREN, O.L.S. - 2022**

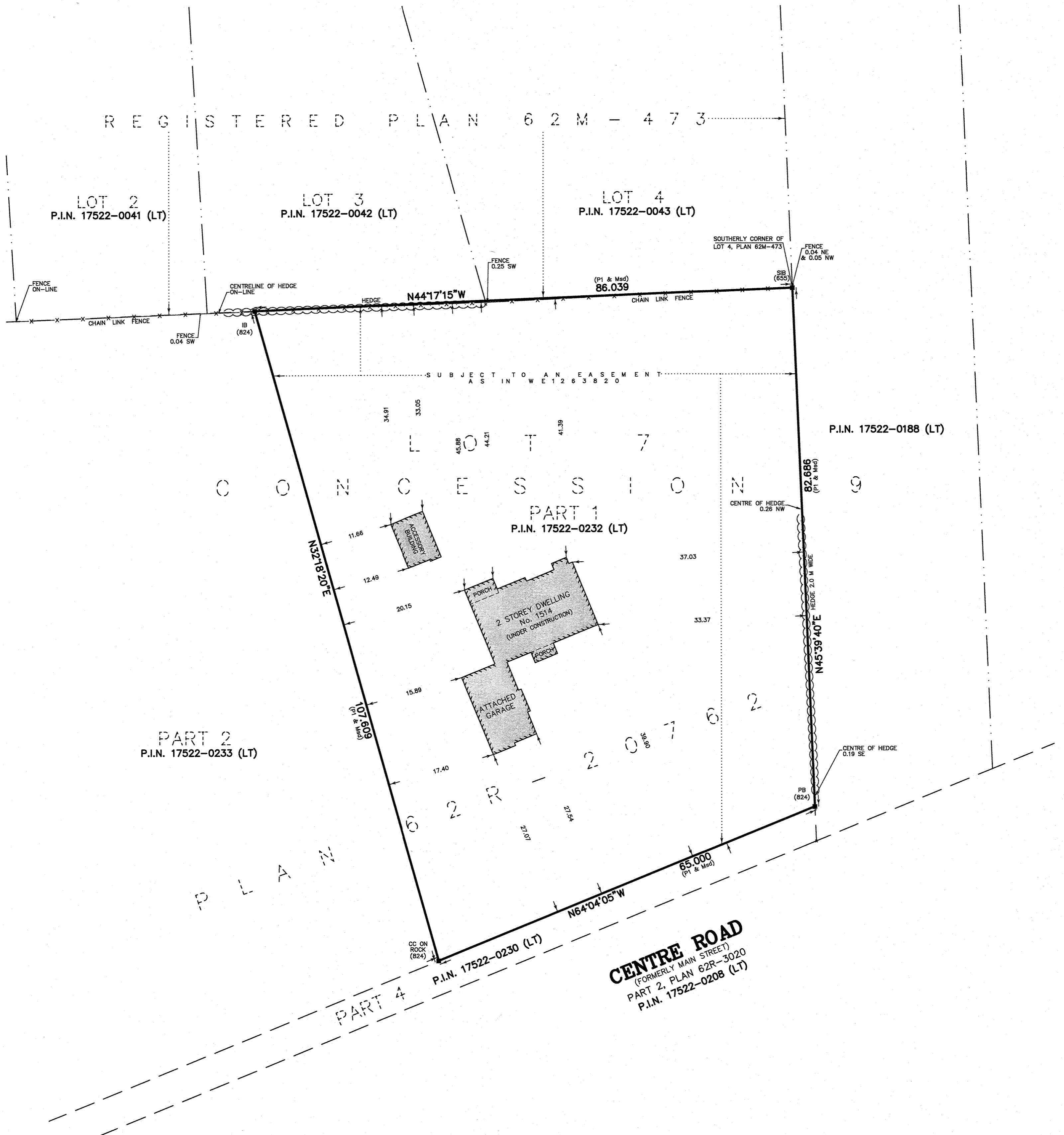


**SURVEYOR'S REAL PROPERTY REPORT  
 (PART 2)**

PART OF LOT 7, CONCESSION 9 EAST FLAMBOROUGH, IS SUBJECT TO AN EASEMENT IN GROSS AS IN WE1263820 AS ILLUSTRATED ON THE PLAN.

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

THIS PLAN WAS PREPARED FOR VAN HOEVE CONSTRUCTION LTD.



**LEGEND:**

□	DENOTES	MONUMENT SET
■		MONUMENT FOUND
IB		IRON BAR
PB		PLASTIC BAR
SIB		STANDARD IRON BAR
CC		CUT CROSS
824		A.T. McLAREN, O.L.S.
655		J.T. PETERS, O.L.S.
Med		MEASURED
P1		PLAN 62R-20762

**DISTANCE NOTE:**  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996455008

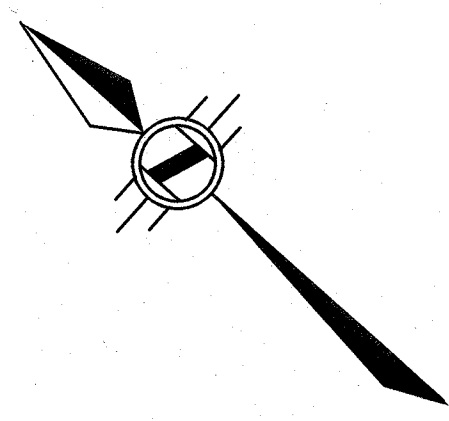
**METRIC NOTE:**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING NOTE:**  
 BEARINGS ARE UTM GRID AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0), AS SHOWN ON PLAN 62R-20762

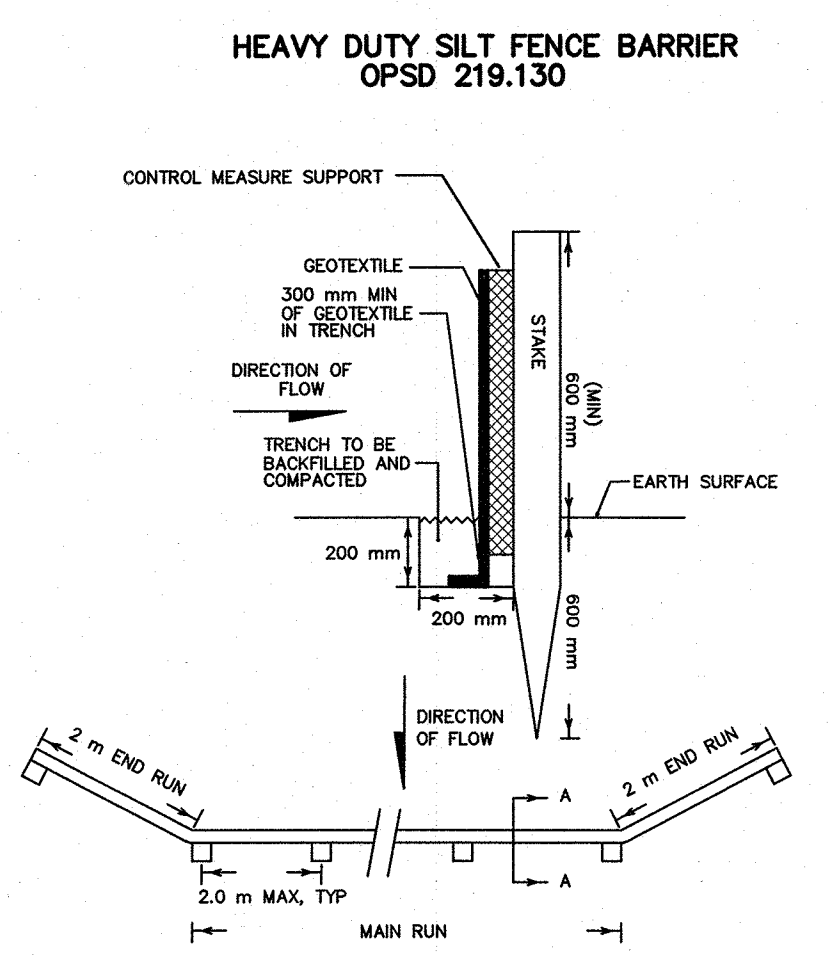
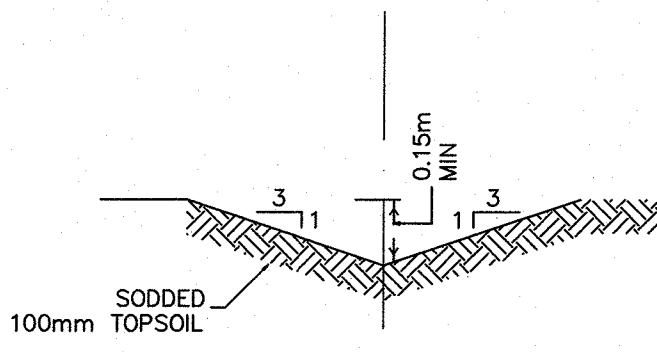
**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THIS SURVEY WAS COMPLETED ON THE 31st DAY OF AUGUST, 2022.  
 DATE: 04 OCT 22  
 R.A. McLAREN, O.L.S.

© R.A. 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 R.A. 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

**AS-BUILT GRADING PLAN**  
 OF PART OF  
**LOT 7**  
**CONCESSION 9**  
 GEOGRAPHIC  
 TOWNSHIP OF EAST FLAMBOROUGH  
 IN THE  
**CITY OF HAMILTON**  
 SCALE 1:300 METRIC  
 R.A. McLAREN, O.L.S. - 2023



**TYPICAL SWALE DETAIL**



**SILTATION CONTROL:**  
 THE SILTATION AND EROSION CONTROL MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.  
 ALL EROSION AND SILTATION CONTROL DEVICES SHOULD BE AS PER THE "GREATER GOLDEN HORSHOODE AREA CONSERVATION AUTHORITIES", "EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION".  
 "THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF ALL MUD AND DEBRIS THAT ARE TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING OR LEAVING THE CONSTRUCTION SITE. THE OWNER SHALL, UPON VERBAL AND/OR WRITTEN REQUEST BY THE CITY, IMMEDIATELY PROCEED WITH CLEAN-UP OPERATIONS AT THEIR EXPENSE. SHOULD THE OWNER FAIL TO MAINTAIN THE ROAD AS DIRECTED, THE CITY WILL HAVE THE CLEANING CARRIED OUT, AND DRAW ON THE OWNER'S SECURITY FOR COSTS AND/OR LAY CHARGES."

- GENERAL GRADING NOTES:**
- ALONG ADJOINING PROPERTIES TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
  - ALL RETAINING WALLS, WALKWAYS, CURBS ETC., SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0M OR HIGHER SHALL BE DESIGNED BY A P.Eng.
  - SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES.
  - RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
  - SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33% SLOPE (3:1 SLOPES).
  - WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150mm SUB-DRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED INTO A SUITABLE OUTLET, (WITH A MINIMUM 0.3m COVER OVER THE SUB-DRAIN, OR OTHER MITIGATION MEASURES).
  - MINIMUM GRADE FOR A WRAP-AROUND SWALE IN THE BACKYARD SHALL BE 1.0%.
  - UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
  - TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN.) ABOVE FINISHED GRADE.
  - DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2.0% AND NOT MORE THAN 7.0% REVERSED SLOPE DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
  - ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 500mm LIFTS.
  - IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
  - THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT OWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD THE PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
  - DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.

**LOT AREA:**  
 LOT AREA = 7032.8 Sq.m.  
 LOT COVERAGE = 4.7%

**PROPOSED HOUSE ELEVATIONS:**  
 GARAGE FLOOR = 274.14  
 TOP OF FOUNDATION = 274.40  
 FIRST FLOOR = 274.76  
 BASEMENT FLOOR = 271.86  
 U/S OF FOOTING = 271.63

**PROPOSED ACCESSORY DWELLING ELEVATIONS:**  
 CONCRETE FLOOR = 274.35  
 TOP OF FOUNDATION = 274.65

**LEGEND:**

□	MONUMENT SET
IB	MONUMENT FOUND
SB	IRON BAR
SB	STANDARD IRON BAR
SSB	SHORT STANDARD IRON BAR
CC	CUT CROSS
654	A.T. McLAREN, O.L.S.
754	J.T. PETERS, O.L.S.
1353	J.D. BARNES, O.L.S.
OU	G.E. COOTY, O.L.S.
OU	ORIGIN UNKNOWN
Msd	MEASURED
P1	PLAN 62M-473
P2	PLAN 62M-3020
P3	PLAN M-14
P4	PLAN BY J.D. BARNES, O.L.S. DATED AUGUST 27, 1989 ATTACHED TO INSTRUMENT NO. ABR00056
CONC	CONCRETE
DOOR	DOOR SILL
GF	GARAGE FLOOR
GF	GARAGE FLOOR
IFL	HYDRO PALE
ILS	INTERLOCKING STONE
RW	RETAINING WALL
000.00	EXISTING ELEVATION
000.00	AS-BUILT ELEVATION
(000.00)	PROPOSED ELEVATION
→	DIRECTION OF FLOW
—	PROPOSED SWALE
—	SWALE WITH SUB-DRAIN
—	ROOF LEADER
R	RISER
—	REVISED DIMENSION
φ	DIAMETER



**NOTE:**  
 UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION  
 INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

**BENCHMARK:**  
 MONUMENT 0011975U105  
 Township: HAMILTON-WENTWORTH BRIDGE OVER BRONTE CREEK, ALONG CENTRE ROAD, 0.2 KM SOUTHEAST OF INTERSECTION WITH CARLISLE ROAD, TABLET IN TOP OF SOUTHEAST CONCRETE ABUTMENT, 57 CM NORTHWEST AND 39 CM SOUTHWEST OF EAST CORNER OF BRIDGE, SLIGHTLY BELOW ROAD LEVEL.  
 ELEVATION: 255.620 metres CGVD-1928:1978

**ROOFWATER LEADERS**  
 ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN ONTO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6m FROM THE FACE OF THE BUILDING.

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

DATE: 25 JUL 2023  
 R.A. McLAREN, O.L.S.

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**A.T. McLaren Limited**  
 LEGAL AND ENGINEERING SURVEYS  
 69 JOHN STREET SOUTH, SUITE 230  
 HAMILTON, ONTARIO, L8N 2B8  
 PHONE (905) 577-8509 FAX (905) 527-0032

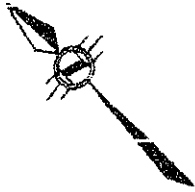
Drawn: R.A. McLAREN, O.L.S.  
 Checked: R.A. McLAREN, O.L.S.  
 Scale: 1:300  
 Date: 25 JUL 2023  
 Draw No. 31177-FG

**SURVEYOR'S REAL PROPERTY REPORT**

PART 1 PLAN OF  
**LOT 7  
CONCESSION 9**  
GEOGRAPHIC  
TOWNSHIP OF EAST FLAMBOROUGH  
IN THE  
**CITY OF HAMILTON**  
SCALE 1:500 METRIC



**R.A. McLEVEN, O.L.S. - 2082**



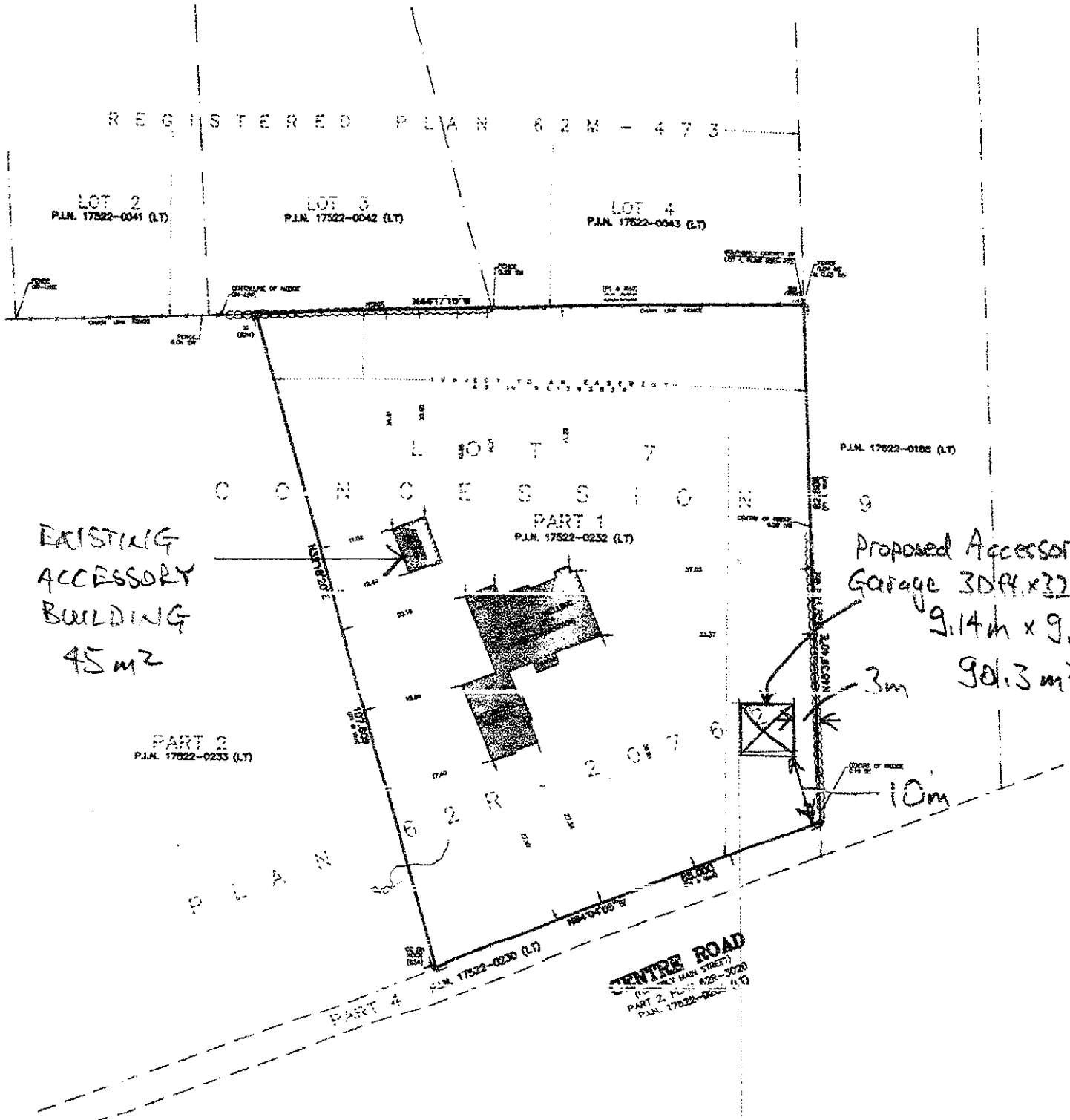
**SURVEYOR'S REAL PROPERTY REPORT  
(PART 2)**  
PART OF LOT 7, CONCESSION 9 EAST FLAMBOROUGH IS  
SUBJECT TO AN EASEMENT IN CROSS AS IS DETAILLED  
AS ILLUSTRATED ON THE PLAN.  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
BY-LAWS.  
THIS PLAN WAS PREPARED FROM AERIAL PHOTO  
CONTRIBUTION LTD.

REGISTERED PLAN 62M - 473

**LOT 2**  
P.I.N. 17522-0041 (L.T.)

**LOT 3**  
P.I.N. 17522-0042 (L.T.)

**LOT 4**  
P.I.N. 17522-0043 (L.T.)



EXISTING  
ACCESSORY  
BUILDING  
45m<sup>2</sup>

Proposed Accessory  
Garage 30'4" x 32'4"  
9.14m x 9.75m  
90.3m<sup>2</sup>

**PART 2**  
P.I.N. 17522-0233 (L.T.)

**PART 1**  
P.I.N. 17522-0232 (L.T.)

P.I.N. 17522-0188 (L.T.)

**PART 4**  
P.I.N. 17522-0230 (L.T.)

**CENTRE ROAD**  
100' WIDE MAIN STREET  
P.I.N. 17522-0228 (L.T.)  
P.I.N. 17522-0229 (L.T.)

**LEGEND:**

---	BOUNDARY
---	CONCRETE
---	FLAGGED
---	...

**DISTANCE NOTE:**  
DISTANCES ARE GIVEN IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING THE METRIC SCALE FACTOR OF 0.9999855005

**METRIC NOTE:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.9999855005

**BEARING NOTE:**  
BEARINGS ARE GIVEN IN DEGREES AND ARE REFERRED TO UTM ZONE 18N 500000 ON PLAN 62M - 473

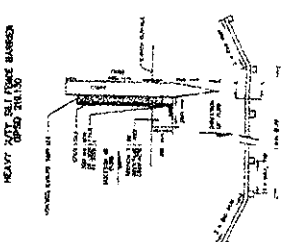
**SURVEYOR'S CERTIFICATE**  
I, R.A. McLEVEN, O.L.S., DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME BY THE CLIENT AND THAT I HAVE NOT MADE ANY CHANGES TO IT.  
THIS PLAN WAS PREPARED ON THE 28th DAY OF AUGUST, 2002.  
*[Signature]*  
R.A. McLEVEN, O.L.S.

**A.T. McLeven Limited**  
3000 SHEPPARD AVENUE EAST, SUITE 200  
SCARBOROUGH, ONTARIO M1S 4R7  
PHONE (416) 291-5555 FAX (416) 291-5555

AS-BUILT TRADING PLAN  
 LOT 7  
 CONCESSION 9  
 CITY OF HAMILTON  
 SCALE: U.S.G. METRIC  
 R.A. MERRICK O.L.S. - 08/21

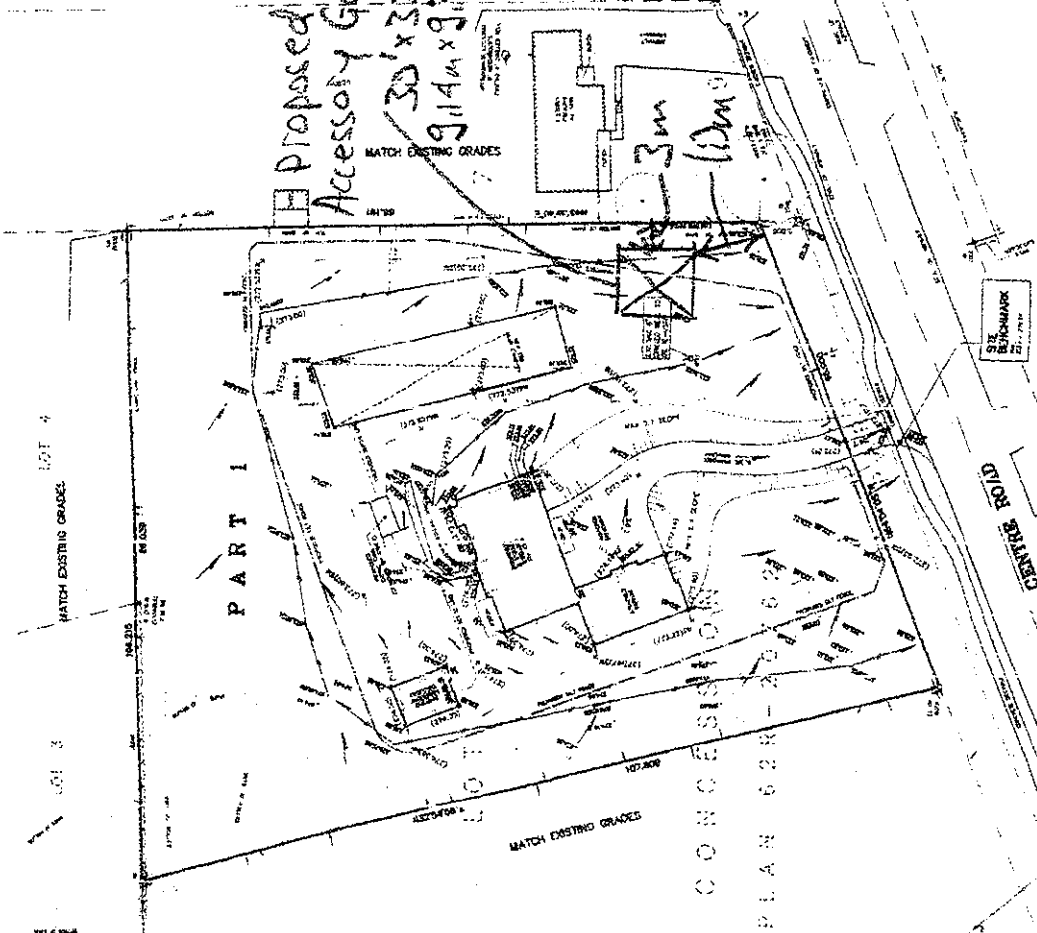


LEGEND  
 1. Proposed Building Footprint  
 2. Proposed Accessory Building Footprint  
 3. Proposed Driveway  
 4. Proposed Parking Area  
 5. Proposed Walkway  
 6. Proposed Fencing  
 7. Proposed Landscaping  
 8. Proposed Stormwater Management  
 9. Proposed Utility Lines  
 10. Proposed Easement



GENERAL GRADING NOTES:  
 1. ALL EXISTING GRADES TO BE MAINTAINED UNLESS OTHERWISE NOTED.  
 2. ALL NEW GRADES TO BE MAINTAINED UNLESS OTHERWISE NOTED.  
 3. ALL EXISTING GRADES TO BE MAINTAINED UNLESS OTHERWISE NOTED.  
 4. ALL NEW GRADES TO BE MAINTAINED UNLESS OTHERWISE NOTED.  
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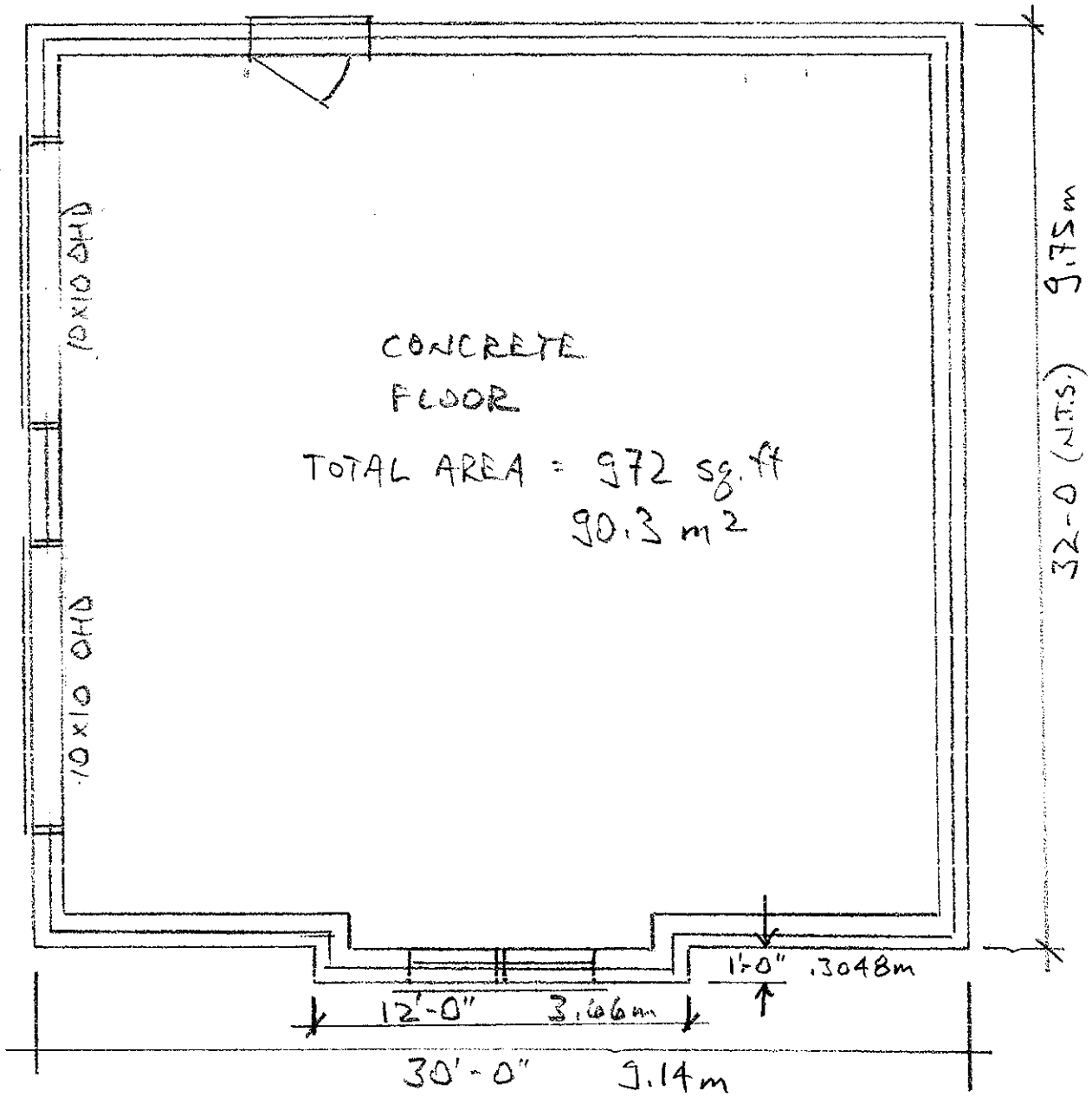
Proposed Accessory Garage  
 30' x 32'  
 9'14" x 9'15"



ROOF WATER LEAKS  
 ALL ROOF WATER TO BE COLLECTED IN A DRAINAGE SYSTEM AND DISCHARGED TO THE STREET OR TO A DRAINAGE SYSTEM.  
 ALL ROOF WATER TO BE COLLECTED IN A DRAINAGE SYSTEM AND DISCHARGED TO THE STREET OR TO A DRAINAGE SYSTEM.  
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NOTE:  
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF HAMILTON ZONING BY-LAW AND THE CITY OF HAMILTON CONSTRUCTION BY-LAW.  
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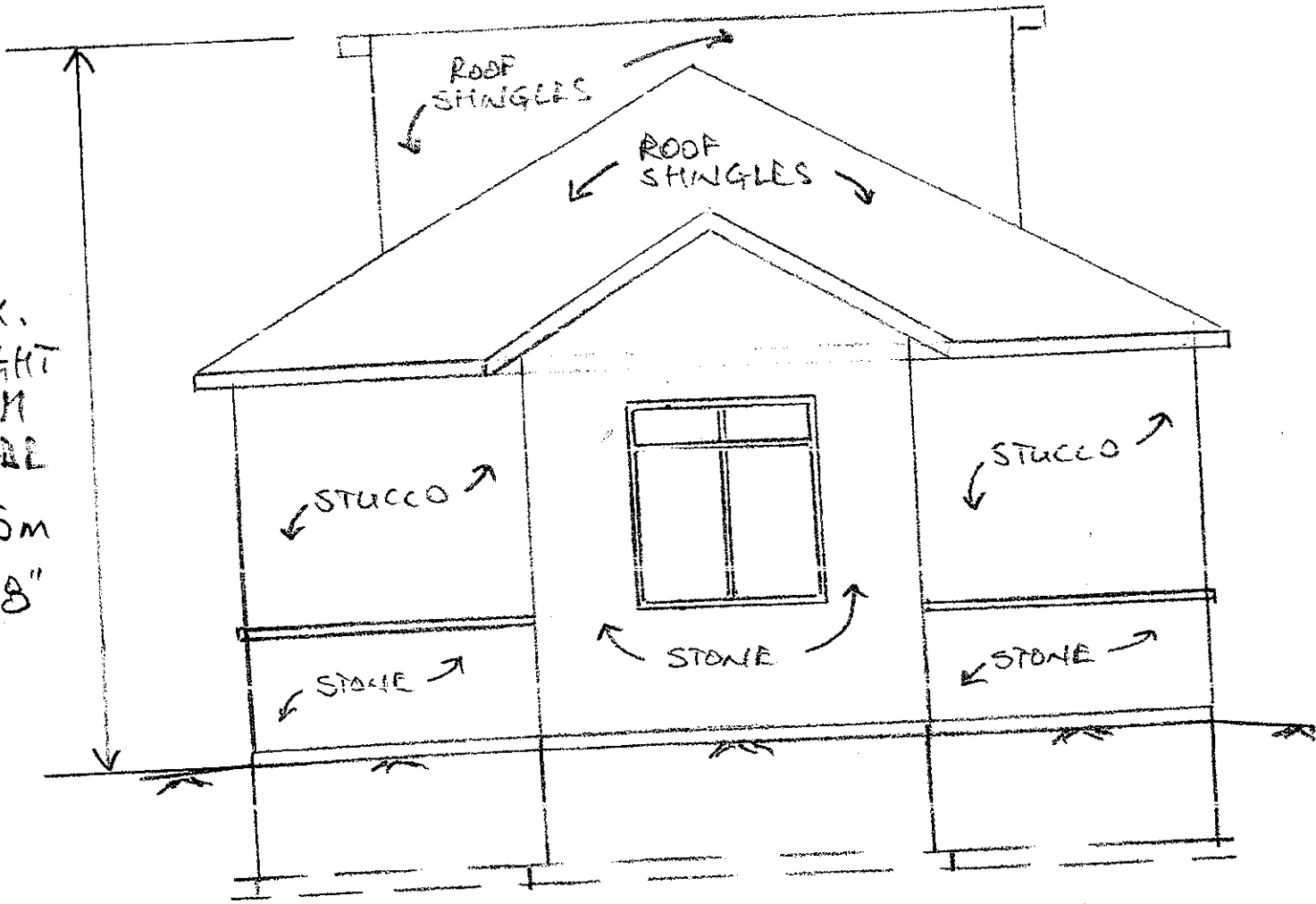
DATE: 08/21/2013	SCALE: 1/8" = 1'-0"
DRAWN BY: R.A. MERRICK	CHECKED BY: R.A. MERRICK
PROJECT: LOT 7 CONCESSION 9	CITY OF HAMILTON



ACCESSORY GARAGE PLAN



MAX.  
HEIGHT  
FROM  
GRADE  
7.5m  
24'-8"



FRONT VIEW  
ACCESSORY GARAGE

APPROXIMATE BIRD'S EYE  
VIEW OF PROPOSED GARAGE



EXTERIOR OF  
PROPOSED GARAGE  
WILL MATCH EXTERIOR  
OF EXISTING HOUSE  
BELOW



1514 CENTRE ROAD, CARLISLE





Hamilton

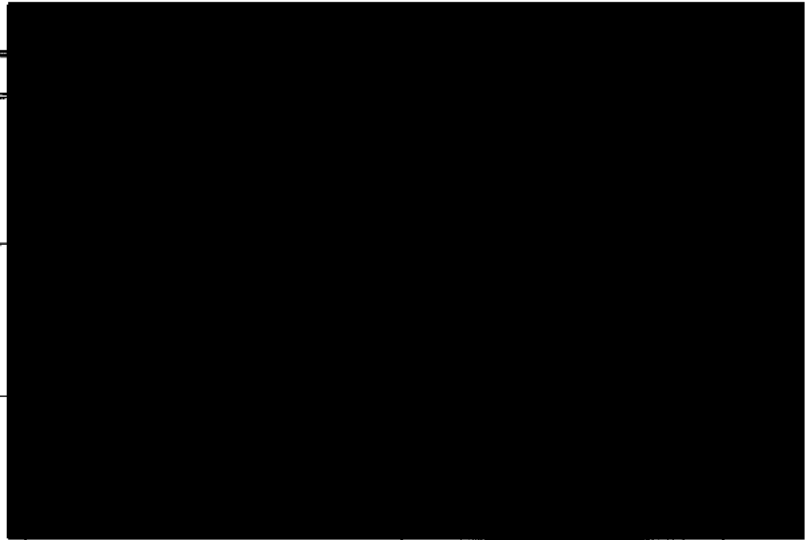
Committee of Adjustment  
City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

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
Registered Owners(s)	Charles Zabara Ditta Villas
Applicant(s)	same as agent
Agent or Solicitor	Ben van Hoeve



1.2 Primary contact  Applicant  Owner  Agent/Solicitor

1.3 Sign should be sent to  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.

1.6 Payment type  In person  In person  Cheque



\*M

## 2. LOCATION OF SUBJECT LAND

### 2.1 Complete the applicable sections:

Municipal Address	1514 Centre Rd. Carlisle Ont. L0R1H2		
Assessment Roll Number			
Former Municipality	East Flamborough		
Lot	7	Concession	9
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:

Grading and drainage easement for the City of Hamilton to allow them to access the property to modify & return the drainage swale to cause them to function as approved - Easement in Gross

## 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: ① to allow a 2<sup>nd</sup> accessory building to be constructed on the property with a total coverage for 2 buildings of 136m<sup>2</sup> which is larger than the 45m<sup>2</sup> ② to allow the 2<sup>nd</sup> accessory building to be constructed in front of the front line of the exist house ③ to allow the height of the 2<sup>nd</sup> accessory building to be 7.5m which is higher than the 4.5m
- Second Dwelling Unit  Reconstruction of Existing Dwelling

- 3.2 Why it is not possible to comply with the provisions of the By-law? The current accessory building is max area already. The owner wishes to park an RV & pickup truck indoors on the property for safety & protection & his gardening equipment. The proposed location is not in front of the actual dwelling but is in the best location for access.

- 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
65m	82.6 irreg	17082m <sup>2</sup>	20m or greater

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
Residence with attached garage	27.07m	41.39m	15.89m north & 33.37m south	2022
Accessory building	± 61m	± 33m	11.66m north & 57m south	2022

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Accessory Garage	10m	± 62m	3.0m south & 54m north	2024

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
S.F.D.	195 m <sup>2</sup>		1	7.1 m
Accessory Pool House	41.8 m <sup>2</sup>	41.8 m <sup>2</sup>	1	4.8 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Accessory Garage	90.3 m <sup>2</sup>	90.3 m <sup>2</sup>	1	7.5 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.):

S.F.D.

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

S.F.D.

### 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands: Dec. 8, 2023

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

Vacant building lot

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

S.F.D.

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

1 year

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): Settlement Residential

Rural Settlement Area: Carlisle

Urban Hamilton Official Plan designation (if applicable) S1 zoning

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

Allows extra vehicles (R.V. & truck) to be parked indoors

7.6 What is the existing zoning of the subject land? S1 zoning

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: \_\_\_\_\_

## 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):

The owner of the property would like to construct a space on the property to house an RV and large pickup truck & his gardening equipment so they are indeed safe & protected. The building is proposed at the location so the driveway is not excessively long & does not affect the septic system. The proposed garage will match the house exterior. The total sq. ft. of the 2 accessory buildings will be approx. 2% of the lot area which is well under the 7.5% amount but larger than the 45m<sup>2</sup>. The building access needs to be large so the RV can be parked inside. The building meets all the other setbacks & is proposed to be 3.0m from the side lot line so that the existing cedar hedge can remain undisturbed.



## 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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