



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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>A-24:54</b>	<b>SUBJECT PROPERTY:</b>	19 East 21st Street, Hamilton
<b>ZONE:</b>	"R1" (Residential)	<b>ZONING BY-LAW:</b>	Zoning By-law City of Hamilton 05-200, as Amended

**APPLICANTS:** Owner: Judy Hamilton  
Agent: Pat Noyes

The following variances are requested:

1. To permit a minimum setback from the side lot line of 0.6 metres instead of the minimum required side yard setback of 1.2 metres.
2. To permit a minimum setback from the rear lot line of 0.6 metres instead of the minimum required rear yard setback of 1.2 metres.

**PURPOSE & EFFECT:** To facilitate the construction of an accessory building (detached garage) in the rear yard.

**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:

<b>DATE:</b>	<b>Tuesday, April 23, 2024</b>
<b>TIME:</b>	<b>2:35 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 19, 2024

**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 per above.

## FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:54, 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.



**Subject Lands**

DATED: April 4, 2024

---

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, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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

### IN-PERSON 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 advance of the meeting. 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. Comments must be received by noon on the date listed on the Notice of Public Hearing.

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

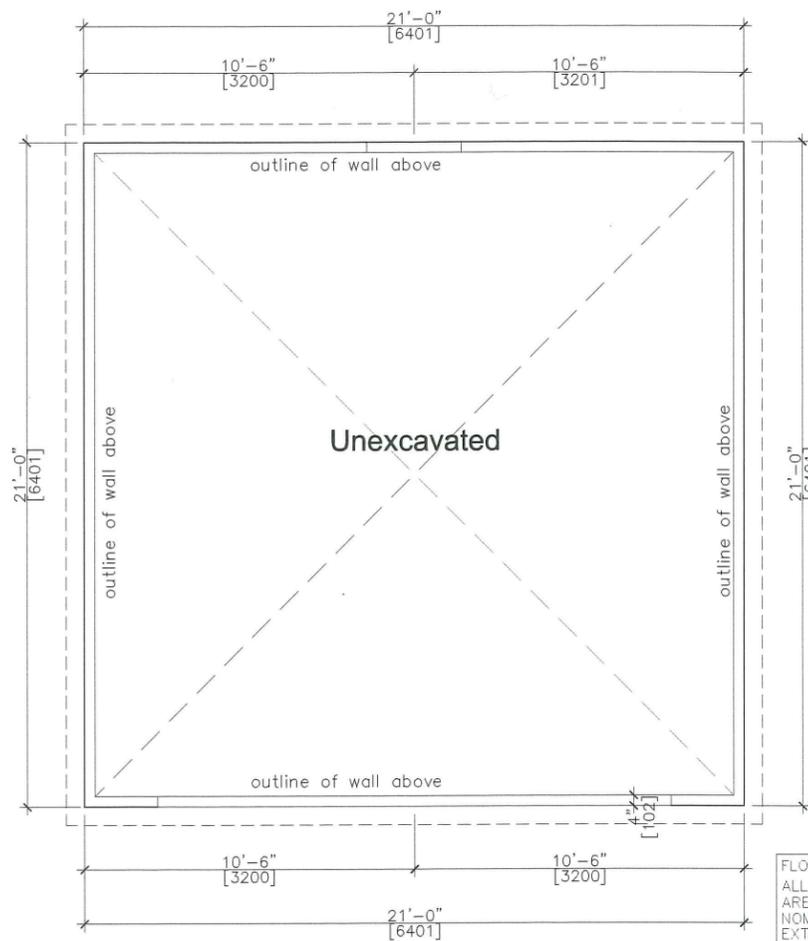
#### **Oral Submissions**

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating in person at the Hearing.

#### In person Oral Submissions

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 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](mailto:cofa@hamilton.ca)



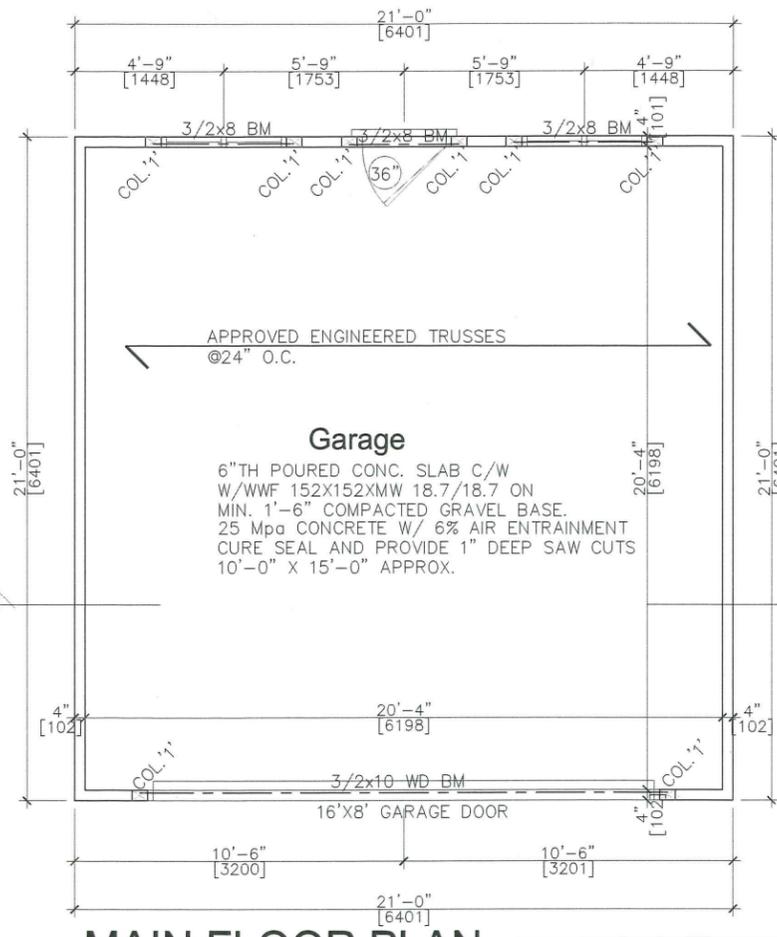
**FOUNDATION PLAN**

IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HAVE ALL GRADES AND SERVICES CHECKED AND VERIFIED GRADING AND SERVICES ENGINEERED PROPOSED GRADE LINE AS INDICATED ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS. FOUNDATION WALLS TO BE CONSTRUCTED TO A MIN 6" ABOVE APPROVED GRADES

FLOOR PLAN DIMENSIONS : ALL DIMENSIONS ON FLOOR PLANS ARE FROM NOMINAL STUD FACE TO NOMINAL STUD FACE OR FACE OF EXTERIOR FINISH MATERIAL.

NOTE: VERIFY SOIL CONDITIONS AND ADJUST GRAVEL REQUIRED BELOW SLAB. WHERE SLAB SITS ON BED ROCK DIRECTLY POUR ON TOP.

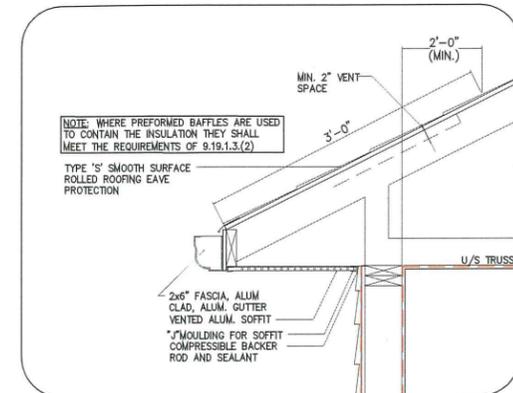
NOTE: TRUSS ROOF PITCH MUST BE VERIFIED PRIOR TO ORDERING AND MANUFACTURING NEW ROOF TRUSSES.



**MAIN FLOOR PLAN**

TOTAL: 441 SQ. FT.

NOTE: VERIFY ALL ELECTRICAL LIGHTING FIXTURES, OUTLET PLUGS ETC. WITH OWNER PRIOR TO INSTALLATION.



**TYP. EAVES DETAIL**

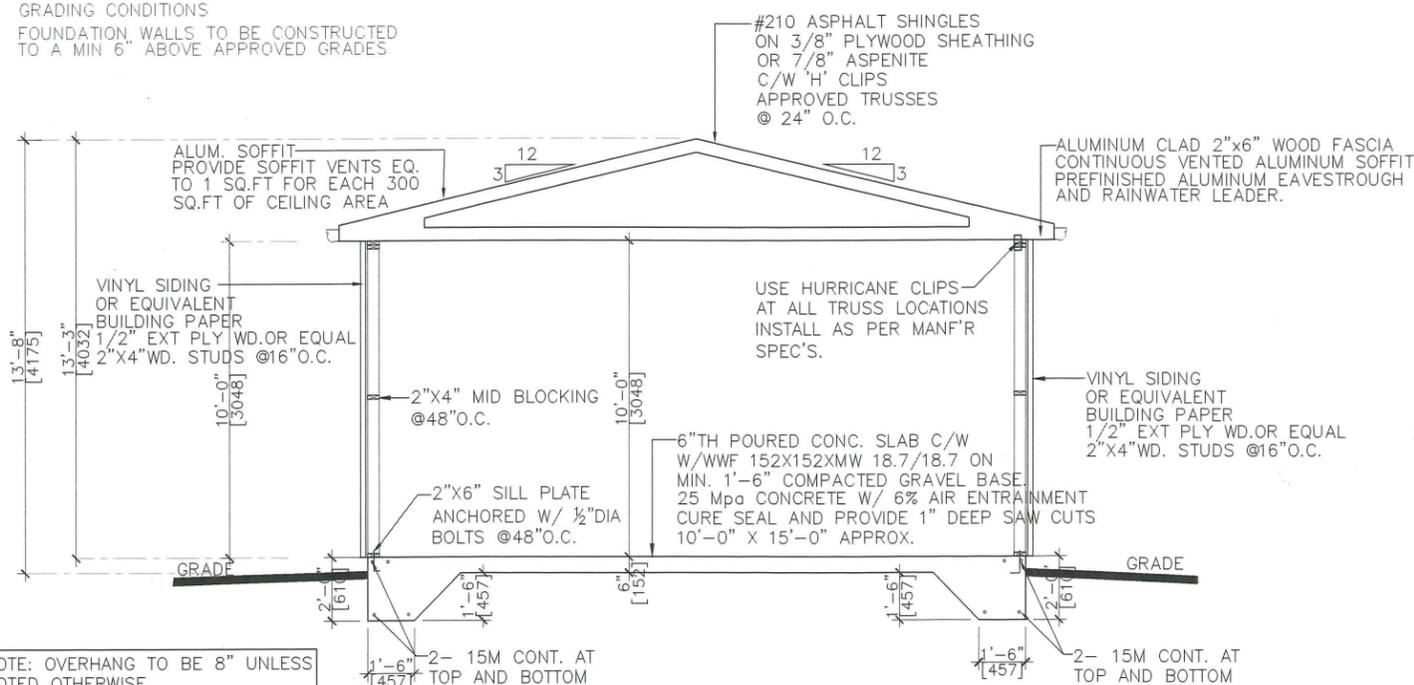
NOTE: WHERE PREFORMED BAFFLES ARE USED TO CONTAIN THE INSULATION THEY SHALL MEET THE REQUIREMENTS OF 9.19.1.3.(2)  
TYPE 'S' SMOOTH SURFACE ROLLED ROOFING EAVE PROTECTION

**COLUMN SCHEDULE**

- COL. 1=3-2x4
- COL. 2=4-2x4
- COL. 3=2-2x6
- COL. 4=3-2x6
- COL. 5=4-2x6

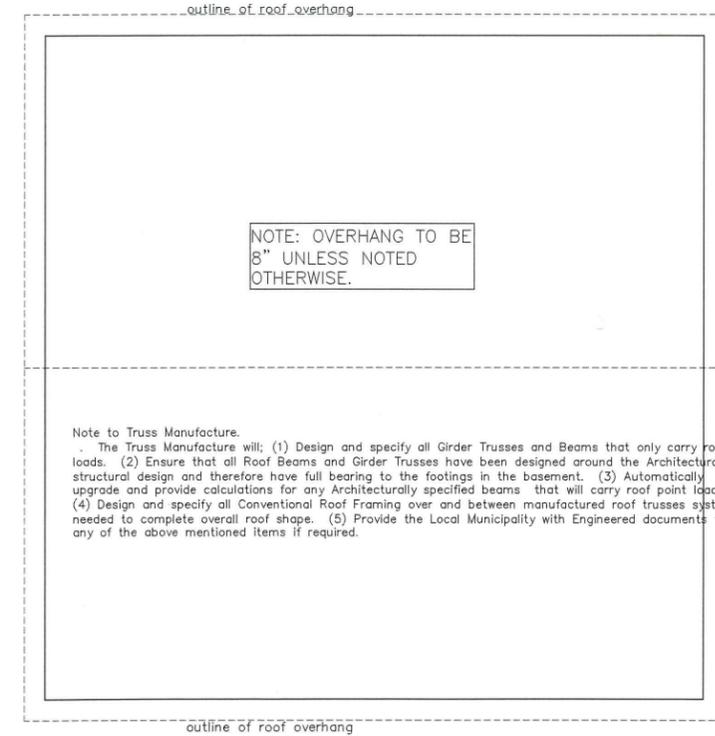
USE ONLY WHERE 'LVL'S' ARE NOT SPECIFIED

WOOD LINTEL LEGEND	
FOR WOOD OPENINGS :	
44" OR LESS USE 2/2"x8"	
66" OR LESS USE 2/2"x10"	
88" OR LESS USE 2/2"x12"	
PROVIDE INSUL. BETWEEN HEADERS IF POSSIBLE	



**TYP. CROSS SECTION**

NOTE: OVERHANG TO BE 8" UNLESS NOTED OTHERWISE.  
NOTE: EAVES TO BE NO CLOSER THAN 9" FROM PROPERTY LINE.



**ROOF PLAN**

Note to Truss Manufacture.  
The Truss Manufacture will: (1) Design and specify all Girder Trusses and Beams that only carry roof loads. (2) Ensure that all Roof Beams and Girder Trusses have been designed around the Architectural structural design and therefore have full bearing to the footings in the basement. (3) Automatically upgrade and provide calculations for any Architecturally specified beams that will carry roof point loads. (4) Design and specify all Conventional Roof Framing over and between manufactured roof trusses systems needed to complete overall roof shape. (5) Provide the Local Municipality with Engineered documents for any of the above mentioned items if required.

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 be a designer.  
QUALIFICATION INFORMATION  
Required unless design is exempt under Div. C, Article 3.2.5.1 of the Building Code  
MAURO FORTUNATO *Mauro Fortunato* 15084 BGIN  
Name Signature  
REGISTRATION INFORMATION  
Required unless design is exempt under Div. C, Article 3.2.4.1 of the Building Code  
UNIQUE DESIGNS INC. 31090 BGIN  
Firm Name

No.	DATE	DESCRIPTION
1.	01.30.24	ISSUED FOR PERMIT
2.		
3.		
4.		
5.		
6.		
7.		
8.		

**UNIQUE DESIGNS INC.**  
UNIQUE DESIGNS  
DRAWING DESIGN INC.

**FLOOR PLAN  
FOUNDATION PLAN  
SECTION, DETAIL. NOTES**

**DETACHED GARAGE**

**JEFFERS RESIDENCE**

19 EAST 21ST.,  
HAMILTON, ONT.

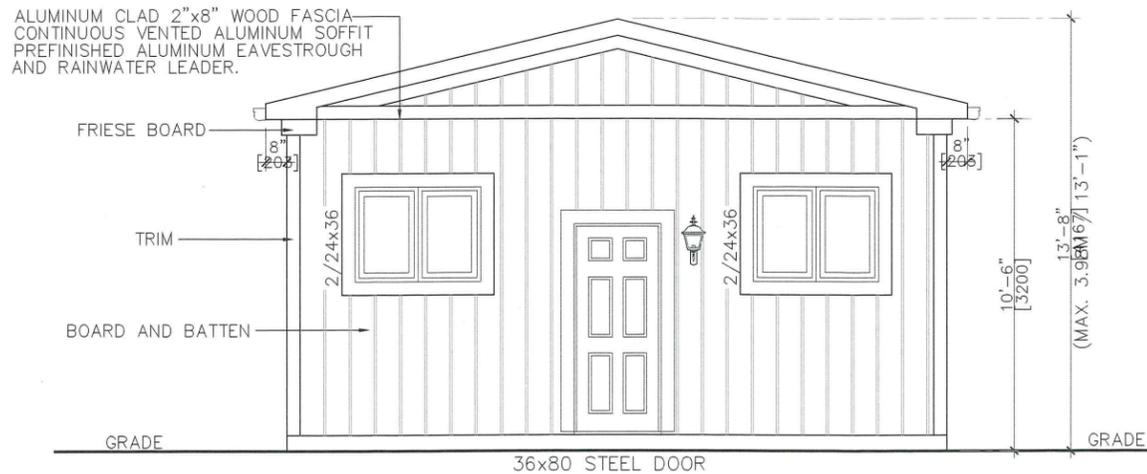
Drawn By: Scale: 3/8"=1'-0"

Date: 01.30.24

Job Number: 012424

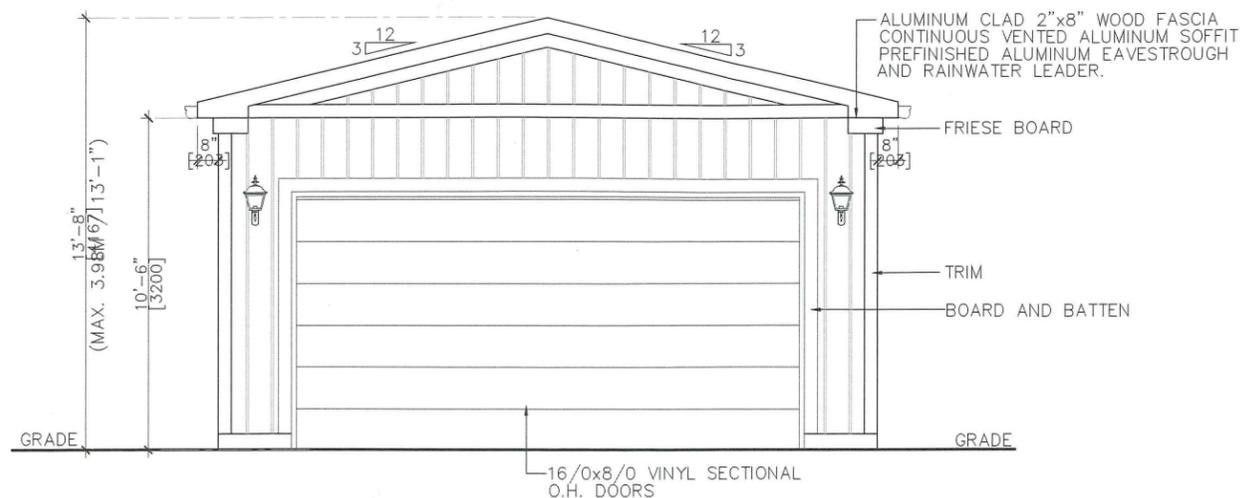
**A2**

DO NOT SCALE DRAWINGS



**REAR ELEVATION**

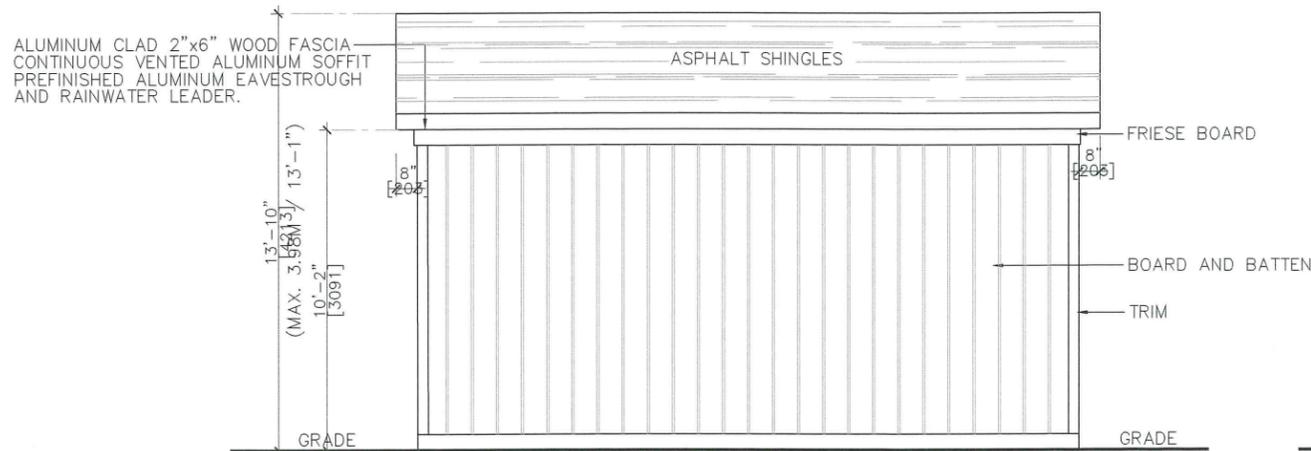
NOTE:  
ALL SIZES, DIMENSIONS TO BE VERIFIED BY THE OWNER/  
CONTRACTOR/BUILDER PRIOR TO AND DURING CONSTRUCTION.  
IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR/  
BUILDER TO FIELD VERIFY ALL EXISTING/ NEW DIMENSIONS  
BEFORE ORDERING ANY MATERIALS.



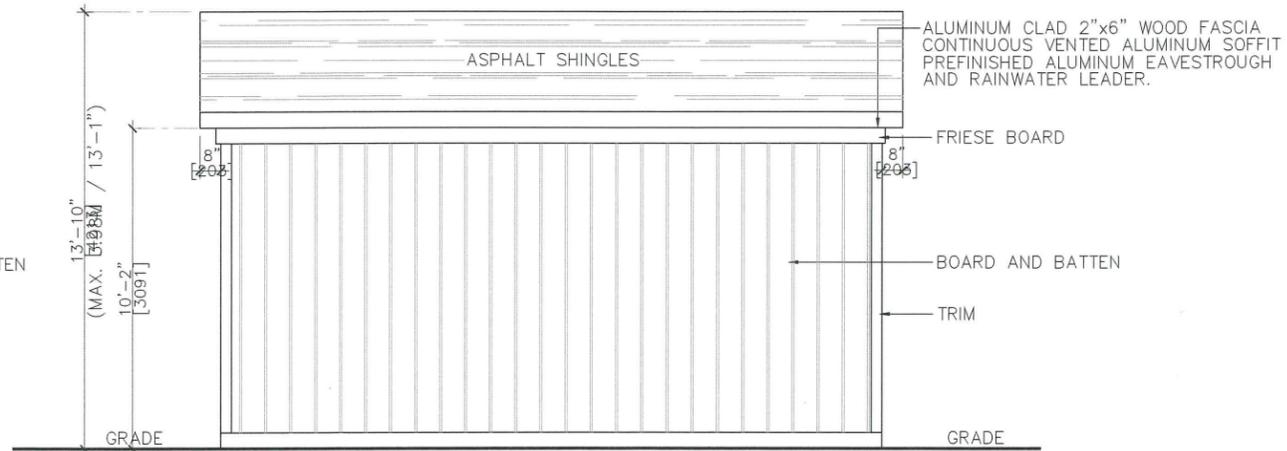
**FRONT ELEVATION**

NOTE: VERIFY ALL GRADE AND FLOOR  
HEIGHTS PRIOR TO CONSTRUCTION. MAKE  
ANY ADJUSTMENTS REQUIRED TO NUMBER OF  
RISERS/ STEPS PRIOR TO COMMENCING  
CONSTRUCTION.

NOTE: OVERHANG TO BE 16" UNLESS  
NOTED OTHERWISE.  
NOTE: EAVESTROUGH TO BE NO CLOSER  
THAN 9" FROM PROPERTY LINE.



**LEFT ELEVATION**



**RIGHT ELEVATION**

**STRUCTURAL NOTES**

- ALL MATERIALS AND METHODS OF CONSTRUCTION MUST COMPLY WITH THE LATEST ADDITION OF THE O.B.C.
- DO NOT SCALE THESE DRAWINGS.
- SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW BY THE DESIGNER PRIOR TO FABRICATION. MAKE FIELD MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION.
- THE CONTRACTOR SHALL PROVIDE INSPECTION REPORTS PREPARED BY AN INSPECTION AND TESTING AGENCY ON THE STRUCTURAL STEEL ERECTION AND CONCRETE STRENGTH.
- ALL FOOTING SHALL BEAR ON UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD OF 4 KSF.
- SPECIFIED 28 DAY CONCRETE STRENGTH IS 20 MPA. ALL CONCRETE EXPOSED TO FREEZE-THAW CYCLES IN A SATURATED CONDITION SHALL BE CLASSIFICATION C-1 TO CSA-A23.1-M90.
- REINFORCING STEEL: G30.18M GRADE 400R.
- STRUCTURAL STEEL CSA G40.21M :  
HSS SECTIONS GRADE 350W CLASS H  
ANCHOR BOLTS GRADE 260W  
PIPE MATERIAL ASTM A53  
OTHER STEEL GRADE 300W  
WELDING TO CONFORM TO CSA W59 AND W47.1
- LOAD BEARING MASONRY MATERIALS:  
HOLLOW BLOCK CSA A165.1M-H/15/X/X  
SOLID BLOCK CSA A165.1M-S/15/X/X  
BELOW GRADE MORTAR CSA A179M-TYPE S  
ABOVE GRADE MORTAR CSA A179M-TYPE N  
GROUT FOR BLOCK CORES CSA A179M 1:3:2 CEMENT: SAND PEA GRAVEL BY VOLUME. 8" SLUMP  
ALL LUMBER TO BE KILN-DRIED, GRADED TO CONFORM TO CSA 0141, SPF NO.2 UNLESS NOTED
- STRUCTURAL LUMBER:

**NOTES:**

THESE NOTES COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, (REG. 2012) UNLESS SPECIFICALLY ALTERED BY MUNICIPALITY HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO CONFORM WITH THESE SECTIONS WHERE APPLICABLE AND FAMILIARIZE HIMSELF SPECIFICALLY WITH PART 9 OF THE CODE

ALL STRUCTURAL LUMBER TO BE EASTERN SPRUCE NO.2 CONSTRUCTION GRADE, UNLESS OTHERWISE NOTED. SIZES ARE DETERMINED FROM SPAN OFF TABLES OF THE BUILDING CODE, - ONTARIO REG. 413/97

ALL WINDOWS ARE DOUBLE GLAZED OR THERMOPANE

ALL EXTERIOR DOORS, IF WOOD TO HAVE STORM DOORS OR TO BE OF METAL INSULATED TYPE.

ALL TIMBER TO BE SUPPORTED MIN 6" ABOVE FIN. GRADE UNLESS PRESSURE TREATED AGAINST TERMITES  
REMOVE WOOD DEBRIS OR VEGETABLE MATTER FROM BACKFILL

**ROOF JOISTS (WHERE CEILING IS INSTALLED)**

JOIST SIZE	MAXIMUM CLEAR SPAN					
	ROOF SNOW LOAD 21 PSF			ROOF SNOW LOAD 31 PSF		
	JOIST SPACING		JOIST SPACING	JOIST SPACING		JOIST SPACING
2x4	12" O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
2x6	8'-1"	7'-4"	6'-5"	7'-1"	6'-5"	5'-7"
2x8	12'-9"	11'-6"	10'-1"	11'-1"	10'-1"	8'-9"
2x8	16'-9"	15'-2"	13'-3"	14'-7"	13'-3"	11'-7"

**ROOF RAFTERS (WHERE NO CEILING IS INSTALLED)**

RAFTER SIZE	MAXIMUM CLEAR SPAN					
	ROOF SNOW LOAD 21 PSF			ROOF SNOW LOAD 31 PSF		
	RAFTER SPACING		RAFTER SPACING	RAFTER SPACING		RAFTER SPACING
2x4	12" O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
2x4	10'-2"	9'-3"	8'-1"	8'-11"	8'-1"	7'-1"
2x6	16'-0"	14'-7"	12'-9"	14'-0"	12'-9"	11'-1"
2x8	21'-1"	19'-2"	16'-9"	18'-5"	16'-9"	14'-5"

**ROOF SHEATHING**

ROOF FRAMING	ROOF SHEATHING UNSUPPORTED EDGES	ROOF SHEATHING TONGUE & GROOVE, 'H'-CLIPS OR OTHER EDGE SUPPORT
12" O.C.	3/8" PLYWOOD, WAFER BD. OR 11/16" LUMBER	5/16" PLYWOOD, 3/8" WAFER BD. OR 11/16" LUMBER
16" O.C.	3/8" PLYWOOD, 7/16" WAFER BD. OR 11/16" LUMBER	5/16" PLYWOOD, 3/8" WAFER BD. OR 11/16" LUMBER
24" O.C.	1/2" PLYWOOD OR 3/4" LUMBER	3/8" PLYWOOD, 7/16" WAFER BD. OR 3/4" LUMBER

**CEILING JOISTS**

JOIST SIZE	JOIST SPACING		
2x4	12" o.c.	16" o.c.	24" o.c.
2x6	10'-2"	9'-3"	8'-1"
2x8	16'-0"	14'-7"	12'-9"
2x10	21'-11"	24'-6"	21'-4"

**SUBFLOORING**

FLOOR JOIST UP TO	SUBFLOORING		
16" O.C.	WAFFER BD.	PLYWOOD	LUMBER
20" O.C.	5/8"	5/8"	3/4"
24" O.C.	3/4"	3/4"	3/4"

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 be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO *Signature* 15084  
Name Signature BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC 31090  
Firm Name BCIN

**DO NOT SCALE DRAWINGS**

No.	DATE	DESCRIPTION
1.	01.30.24	ISSUED FOR PERMIT
2.		
3.		
4.		
5.		
6.		
7.		
8.		

**UNIQUE DESIGNS INC.**

**ELEVATIONS  
DETAIL. NOTES**

**DETACHED  
GARAGE**

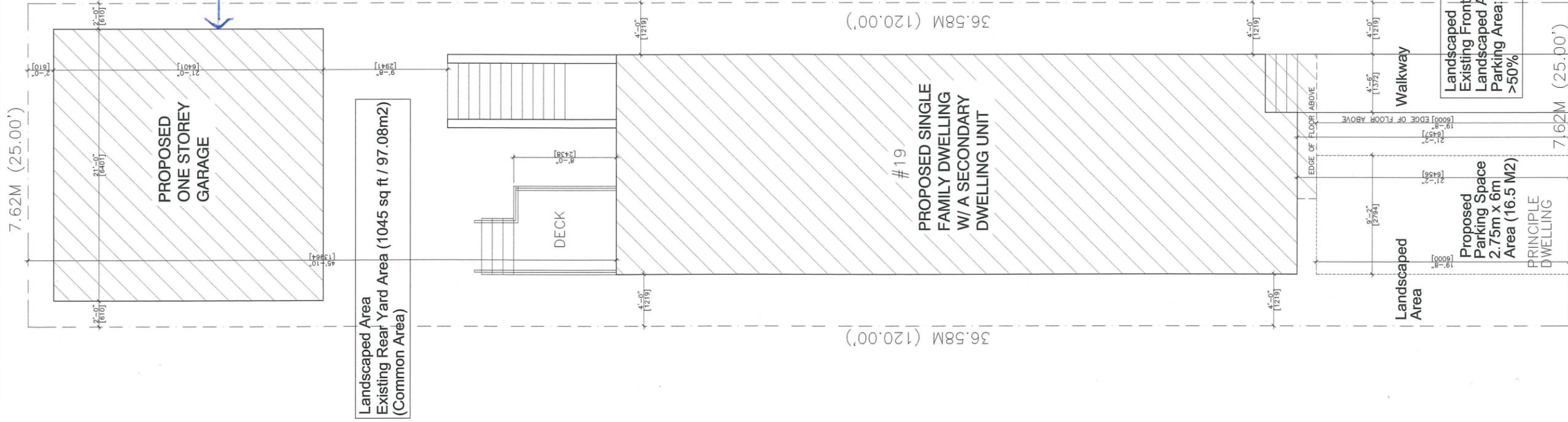
**JEFFERS  
RESIDENCE**

19 EAST 21ST.,  
HAMILTON, ONT.

Drawn By **Scale**  
06.10.21 **3/8"=1'-0"**

Date: **A1**

Job Number: 060121



VARIANCE APPLIED FOR

**SITE STATISTICS**

MUNICIPAL ADDRESS  
 19 EAST 21ST.,  
 HAMILTON, ONT.

BUILDING CLASSIFICATION  
 RESIDENTIAL

ZONING  
 R1 - ZONE - LOW DENSITY RESIDENTIAL

REQUIREMENTS  
 MIN. SIDE YARDS 1.2 M (3.94')  
 MIN. FRONT YARD 6.0 M (19.69')  
 MIN. REAR YARD 7.5 M (24.61')  
 MAX. BUILDING HT 10.5 M (34.44')

LOT AREA

278.71 M<sup>2</sup> (3000 SQ FT)  
 FRONT YARD - CLAUSE 19(1)(v)  
 TOTAL FRONT YARD 69.7 M<sup>2</sup> (750 SQ FT)  
 LANDSCAPED AREA 36.05 M<sup>2</sup> (388 SQ FT)  
 PARKING AT FRONT 33.0 M<sup>2</sup> (355.20 SQ FT)

NOTE: THIS PLOT PLAN IS NOT A SURVEY. UNIQUE DESIGNS INC. DOES NOT GUARANTEE THE ACCURACY OF THIS DOCUMENT NOR DOES UNIQUE DESIGNS INC. CLAIM TO HAVE THE QUALIFICATIONS TO PRODUCE A DRAWING INTENDED FOR THE USE AS A SURVEY. THE DRAWING PRODUCED IS INTENDED TO BE USED ONLY AS A DIAGRAM TO COMPLEMENT THE PROVIDED ARCHITECTURAL DRAWINGS. SPECIFICALLY, FOR THE PURPOSES OF ORIENTATION, ZONING, LIMITING DISTANCES AND BUILDING HEIGHT AND THEIR RELATIONSHIP WITH THE INTENDED USE OF THE BUILDING. TRUE SITE SETBACKS MAY NEED TO BE PROVIDED BY A QUALIFIED ONTARIO LAND SURVEYOR.

NOTE: ALL PROPOSED RAIN WATER LEADERS TO DISCHARGE ANY RAIN WATER ON PROPERTY OR EXISTING SWALES. NO WATER IS TO BE DRAINED ON TO ADJACENT PROPERTIES OR WALKWAYS OR DRIVEWAYS.

NOTE: SETBACKS SHOWN ON THIS PLOT PLAN IS FOR REFERENCE ONLY AS PROVIDED BY OWNER



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 be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO 15084  
 Name Signature BCIN

REGISTRATION INFORMATION  
 Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC 31090  
 Firm Name BCIN

DO NOT SCALE DRAWINGS

**EAST 21ST STREET**

**PLOT PLAN**

**JEFFERS RESIDENCE**

19 EAST 21ST.,  
 HAMILTON, ONT.

**UNIQUE DESIGNS INC.**

PROPOSED SINGLE FAMILY DWELLING W/ A SECONDARY DWELLING UNIT

PLOT PLAN

No. DATE DESCRIPTION  
 1. 01.30.24 ISSUED FOR PERMIT

No.	DATE	DESCRIPTION
1.	01.30.24	ISSUED FOR PERMIT
2.		
3.		
4.		
5.		
6.		
7.		
8.		

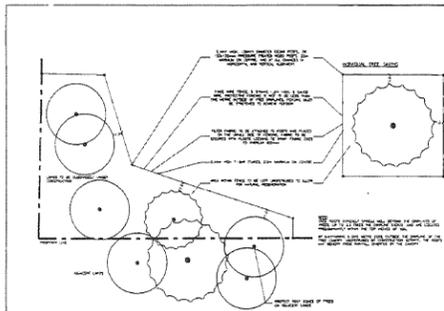
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT. AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

THE USE OF THIS DRAWING OF PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

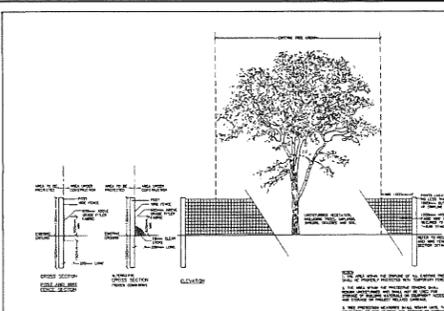
CITY OF HAMILTON ZONING BY-LAW 05-200  
ZONING REGULATION - R1

ZONE	REQUIRED	PROVIDED
LOT WIDTH	12.0 m (min)	7.62 m
LOT AREA	360.0 sq.m. (min)	278.7 sq.m.
FRONT YARD	6.0 m (min)	6.0 m
REAR YARD	7.5 m (min)	13.93 m
SIDE YARD	1.2 m (min)	1.22 m
BUILDING AREA	1.2 m (min) (north)	1.22 m
	1.2 m (min) (south)	1.22 m
BUILDING AREA		85.3 sq.m.
LOT COVERAGE	N/A	30.6%
BUILDING HEIGHT	10.5 m (max)	8.68 m
<b>GARAGE</b>		
REAR YARD	1.2 m (min)	0.61 m
SIDE YARD	1.2 m (min)	0.61 m
BUILDING AREA	45.0 sq.m.	41.0 sq.m.
LOT COVERAGE	7.5%	14.7%
BUILDING HEIGHT	4.5 m (max)	4.13 m

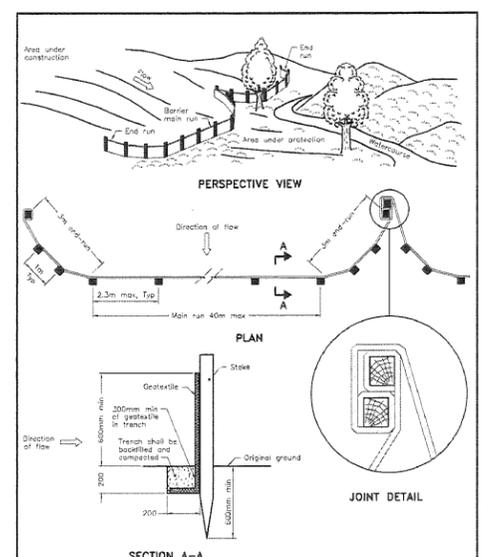
PROPOSED DWELLING = 2 STOREYS  
PROPOSED GARAGE = 1 STOREYS  
\* GARAGE MAY BE PROVIDED



SITE PLAN GUIDELINES October TEMPORARY TREE PROTECTION FENCING (PLAN VIEW, M73)



SITE PLAN GUIDELINES October 2003 TEMPORARY TREE PROTECTION FENCING (POLE SECTION AND ELEVATION, M73)



NOTE: A All dimensions are in millimetres unless otherwise shown.  
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2  
LIGHT-DUTY SILT FENCE BARRIER OPSD 219.110

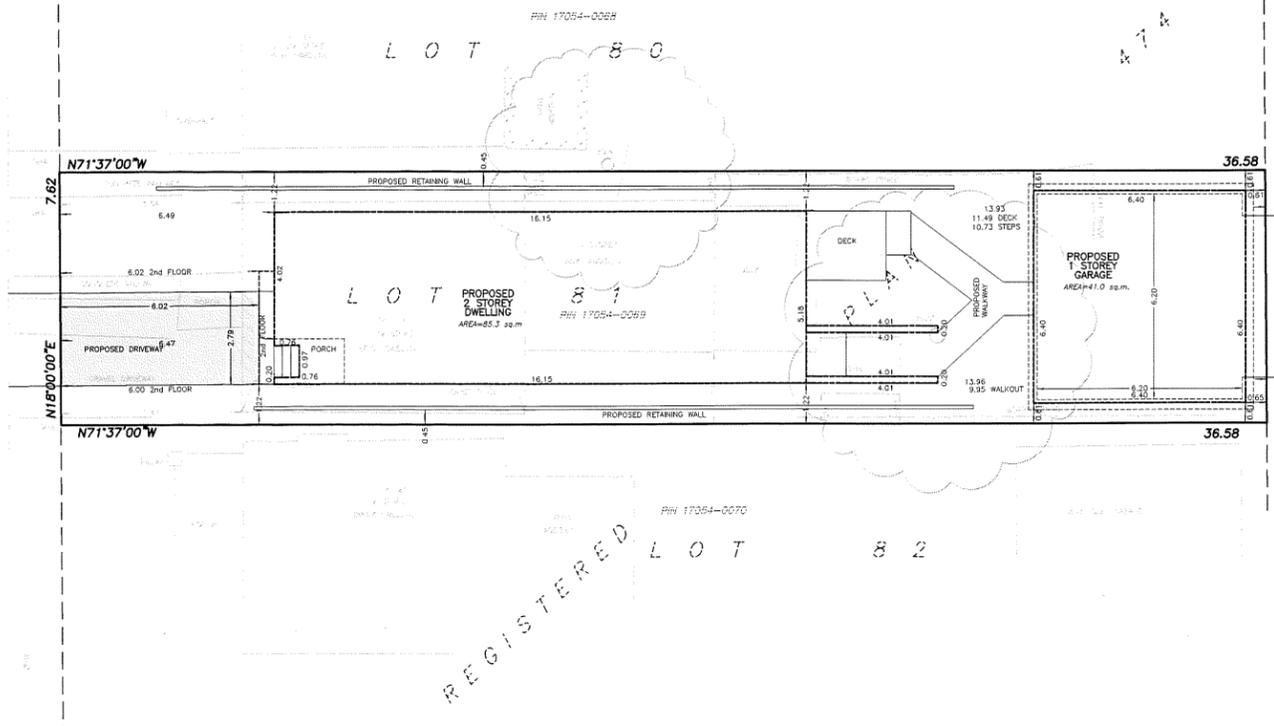
EAST 21ST STREET  
(FORMERLY ALAMEDA STREET BY REGISTERED PLAN 474)  
PIN 17054-0328

SITE PLAN SCALE 1:100

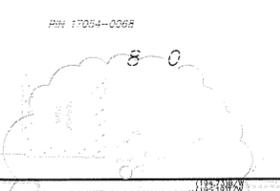
B:\table tpz hamilton.PNG

EAST 21ST STREET  
(FORMERLY ALAMEDA STREET BY REGISTERED PLAN 474)  
PIN 17054-0328

GRADING AND SERVICING PLAN SCALE 1:100



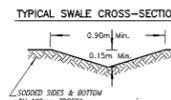
REGISTERED LOT 82



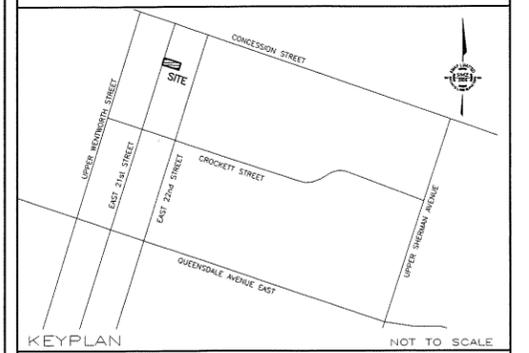
REGISTERED LOT 82

AVERAGE GRADE-DWELLING				
POINT No.	BEGIN ELEV (+1)	END ELEV (+2)	LENGTH (L)	FACTORED LENGTH $\frac{L \times \Delta E}{\Delta E + L}$
A-B	194.90	195.05	3.82	744.80
B-C	195.05	195.05	1.36	265.27
C-D	195.05	195.30	12.13	2367.47
D-E	195.30	195.21	4.02	764.93
E-F	195.21	195.23	5.18	1011.24
F-A	195.23	194.90	16.18	3135.15
Total			42.69	8239.86
Average Grade				195.12

AVERAGE GRADE-GARAGE				
POINT No.	BEGIN ELEV (+1)	END ELEV (+2)	LENGTH (L)	FACTORED LENGTH $\frac{L \times \Delta E}{\Delta E + L}$
A-B	194.85	194.85	5.40	1247.04
B-C	194.85	194.98	6.40	1247.46
C-D	194.98	194.97	6.40	1247.84
D-A	194.97	194.85	6.40	1247.42
Total			25.60	4999.76
Average Grade				194.91



19 EAST 21st STREET  
SITE, GRADING & SERVICING PLAN FOR BUILDING PERMIT



GEOGRAPHIC LOCATION NOTE  
LOT 81  
REGISTERED PLAN 474  
IN THE  
CITY OF HAMILTON  
SCALE 1 : 100  
MacKay, MacKay & PETERS LIMITED - ONTARIO LAND SURVEYORS  
© 2024

METRIC DISTANCES SHOWN HEREON ARE IN METRES AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048 COLOUR THE ORIGINAL SIGNED PRINT OF THIS SITE PLAN CONTAINS COLOUR  
BENCHMARK NOTE  
CITY OF HAMILTON BENCHMARK No. 00119651064  
ELEVATION = 195.497 METRES (GVD028:78 ADJUSTMENT)  
GEORGE L. ARMSTRONG SCHOOL ON SOUTH SIDE OF CONCESSION STREET BETWEEN EAST 19th AND EAST 15th STREET'S, TABLET IN NORTH OR FRONT FOUNDATION WALL 0.61 METRES FROM NORTHWEST CORNER, 0.70 METRES BELOW BRICK 0.06 METRES BELOW CONCRETE BLOCKS

LEGEND  
FFE DENOTES FINISHED FLOOR ELEVATION SAN MH DENOTES SANITARY MANHOLE  
TFW DENOTES TOP OF FOUNDATION WALL HP DENOTES HIGH POINT  
TBS DENOTES TOP OF BASEMENT SLAB WSV DENOTES WATER SERVICE VALVE  
USF DENOTES UNDERSIDE OF FOOTING CB DENOTES CATCH BASIN  
S DENOTES SUMP PUMP OWH DENOTES OVERHEAD WIRE  
R DENOTES RISER DENOTES SILT FENCE  
D DENOTES DOWNSPOUT DENOTES TREE PROTECTION ZONE  
DIRECTION DENOTES DIRECTION OF DRAINAGE DENOTES TREE PROTECTION BARRIER  
XXX.XX DENOTES EXISTING ELEVATIONS DENOTES PROPOSED ELEVATIONS  
DENOTES PROPERTY IDENTIFICATION NUMBER  
DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

NOTES  
- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY  
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT  
- EXISTING ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE VERTICAL BENCHMARK NOTED ABOVE  
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS  
- SANITARY SEWER SERVICE CONNECTION MUST BE INSTALLED BEFORE BASEMENT EXCAVATION TO ENSURE SERVICING AT BASEMENT LEVEL  
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES  
- SUMP PUMP AND DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS  
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION  
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK  
- LOT DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY MMP LIMITED, DATED OCTOBER 14, 2022 (22-189)  
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY  
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED  
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD  
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION  
- ALL UTILITIES TO BE COORDINATED ON SITE DURING CONSTRUCTION. THE INSTALLATION OF UTILITIES SHALL NOT DISRUPT TREE PROTECTION ZONES. THE BUILDER SHALL COORDINATE INSTALLATION WITH INDIVIDUAL UTILITY PROVIDERS ACCORDINGLY

CAUTION  
- THIS IS NOT ORIGINAL COPY UNLESS EMBOSSED  
- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN TITLE BLOCK  
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES  
- THIS PRODUCT IS PROTECTED BY COPYRIGHT INCLUDING ALL RELATED DIGITAL PRODUCTS

CERTIFICATION NOTE  
BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED  
WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY DWELLING LOCATED AT 19 EAST 21st STREET AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES  
PROPOSED BUILDING SETBACKS AS SHOWN  
PROPOSED BUILDING HEIGHT AS SHOWN  
PROPOSED LOT COVERAGE AS SHOWN  
PROPOSED BUILDING SITE STATISTICS AS SHOWN  
FEBRUARY 7, 2024  
DATE

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

No.	DATE	REVISIONS
1	SEPTEMBER 9, 2023	SITE PLAN COMPLETED
2	FEBRUARY 7, 2024	PROPOSED GARAGE ADDED

**MMP**  
Mackay, 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: A.S. CHECKED BY: PROJECT No. 23-153-SP DWG. No. 1



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)	JUDY HAMILTON	
Applicant(s)	PAT NOYES	
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  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	19 EAST 21 <sup>ST</sup>		
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:

WE APPLYING FOR 2 CAR GARAGE WITH SIDE SET BACKS OF 0.6 M SO WE CAN FIT 2 CARS...

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

IT IS NECESSARY TO HAVE THIS VARIANCE BECAUSE IT WILL FIT THE 2 CAR NECESSARY FOR A SINGLE FAMILY DWELLING PLUS A SECONDARY UNIT IN THE BASEMENT

3.3 Is this an application 45(2) of the Planning Act.

Yes

No

If yes, please provide an explanation:

(ALSO THERE IS NO STORAGE IN THE HOME)

### 4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
7.62 M	36.58 M	278.715/M	9.96 M

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
TO BE	6.02	20.72	0.6/1.2	1970
DEMOLISHED (HOUSE)				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SINGLE HOUSE	6.02	<del>29.87</del> 20.72	<del>0.6</del> 1.2	TO BE BUILT
GARAGE	29.87	<del>20.72</del> 0.6	0.6	

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	74.32	110.20	2	21'

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SINGLE FAMILY	72.46	173.17	2	8.53
GARAGE	37.16	37.16	1	4.88

- 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 HOUSE / WITH AN SDU / AND A GARAGE AT BACK

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:

JUNE 2023

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

SINGLE DETACHED

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

—

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

?

7.5 What is the existing official plan designation of the subject land? R1

Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Rural Settlement Area: NEIGHBOURHOODS

Urban Hamilton Official Plan designation (if applicable)  P.N.

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

7.6 What is the existing zoning of the subject land? R1

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: 1

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

WE ARE APPLYING FOR A  
GARAGE, SO WE ARE NOT SURE IF  
IT CLASSIFIED AS A DWELLING

## 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
- 
-