



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

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.:	A-24:180	SUBJECT PROPERTY:	44 Union St, Ancaster
ZONE:	A1 (Agriculture)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended 15-173
	S1 (Settlement Residential)		

APPLICANTS: Owner: Michal Strugala
Agent: On The 6 Designs

The following variances are requested:

1. A maximum aggregate Gross Floor Area of 400.0 m², or 5% lot coverage, whichever is the lesser shall be provided instead of the maximum required aggregate Gross Floor Area of all Accessory Buildings which shall not exceed 200 square metres, or 5% lot coverage (2,125.15 m²), whichever is the lesser.
2. A maximum Accessory Building Height of 9.0 m shall be provided instead of the maximum required height of 6.0 m for all Accessory Buildings.

PURPOSE & EFFECT: So as to permit an Accessory Building within the rear yard of an existing Single Detached Dwelling.

Notes:

- i. Please note, Elevation Drawings do not indicate Building Height as defined under Section 3 of Hamilton Zoning By-law 05-200. Should the height of the proposed building exceed the maximum requested height of 9.0 metres, additional variances may be required.
- ii. Be advised, a Divisional interpretation has determined that the requirement under Section 4.8.1.2 b) relating to aggregate Gross Floor Area for Accessory Buildings is intended to regulate Lot Coverage of Accessory Buildings and as such, only the Gross Floor Area of the first storey shall be considered towards the required maximum for the lot.

A-24:180

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:	Tuesday, September 10, 2024
TIME:	2:45 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (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

PUBLIC INPUT

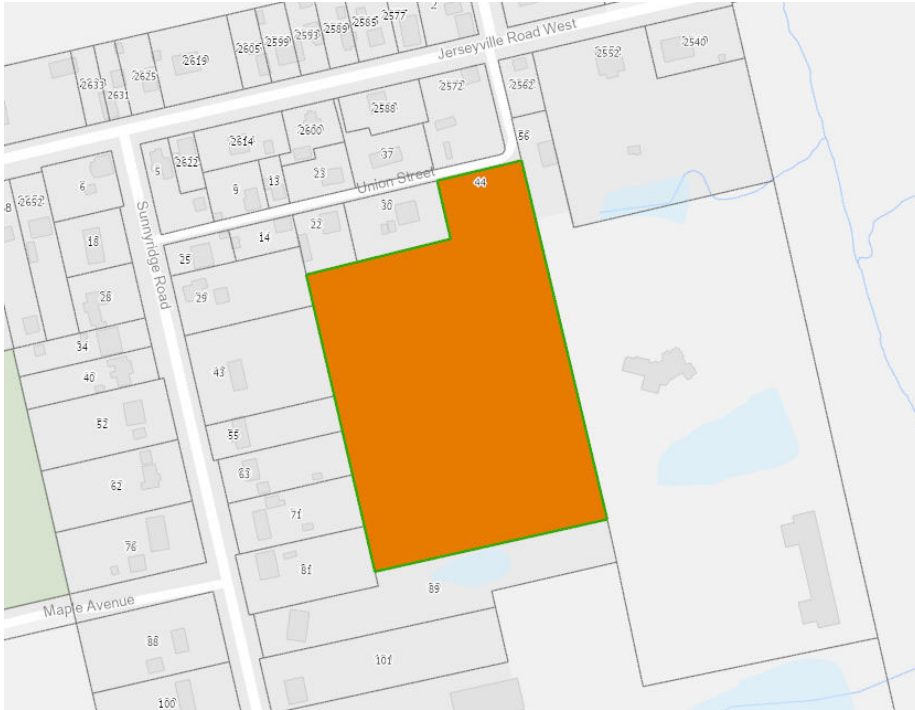
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 6, 2024

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, registration to participate virtually must be received no later than noon September 9, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:180, 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: August 22, 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.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing 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 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

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 on the day listed on the Notice of Public 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 one business day before the Hearing. Only those registered will be called upon to speak.

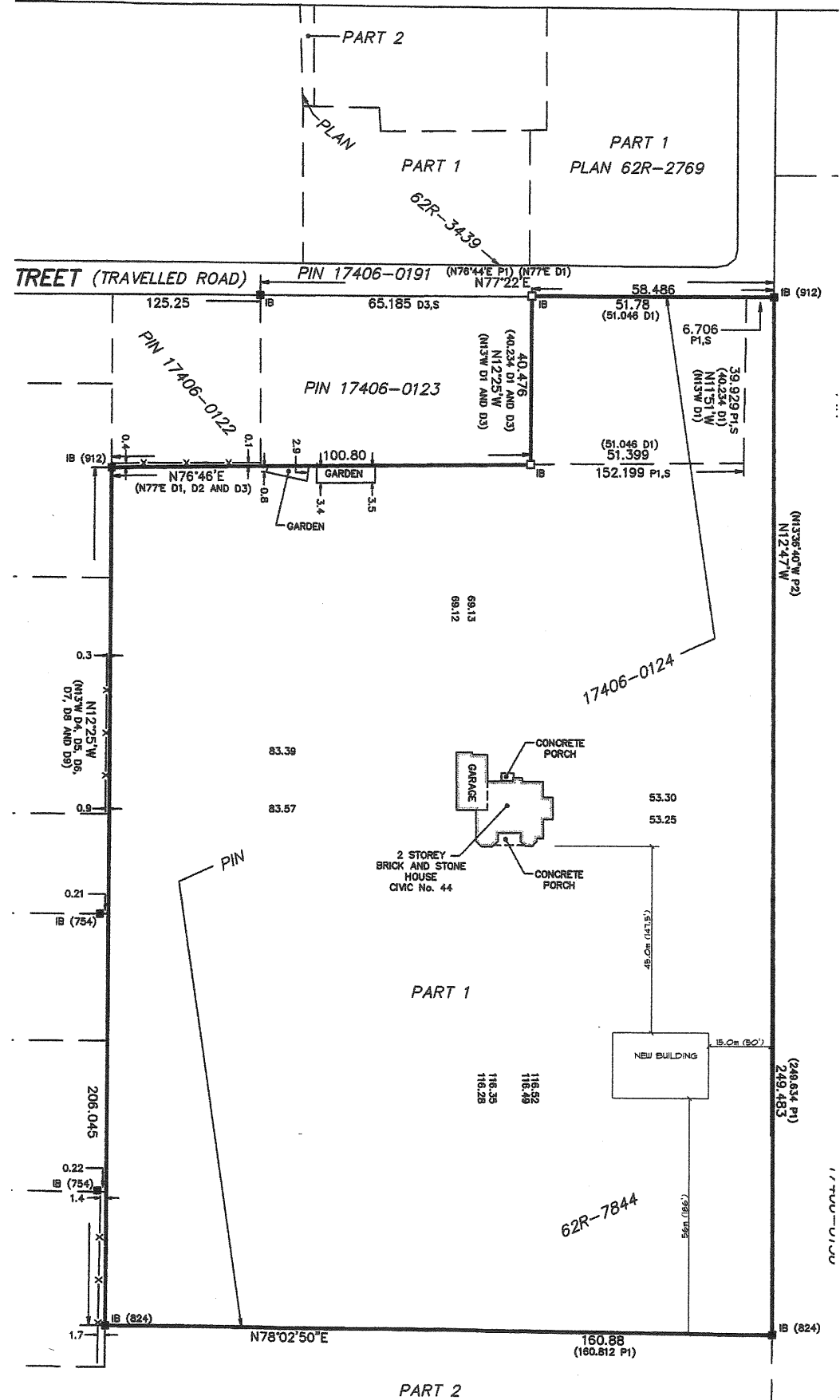
2. In person Oral Submissions

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.

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.

JERSEYVILLE ROAD
(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3)



SITE PLAN

SCALE: 1:871

DRAWN BY:

DATE: June 25, 2024

PAGE:

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SP1.01 SITE PLAN

THE ENGINEER HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND FEES THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
DAVID WILBY
FIRN ECIN
33471
12250

2024-06-25
DATE

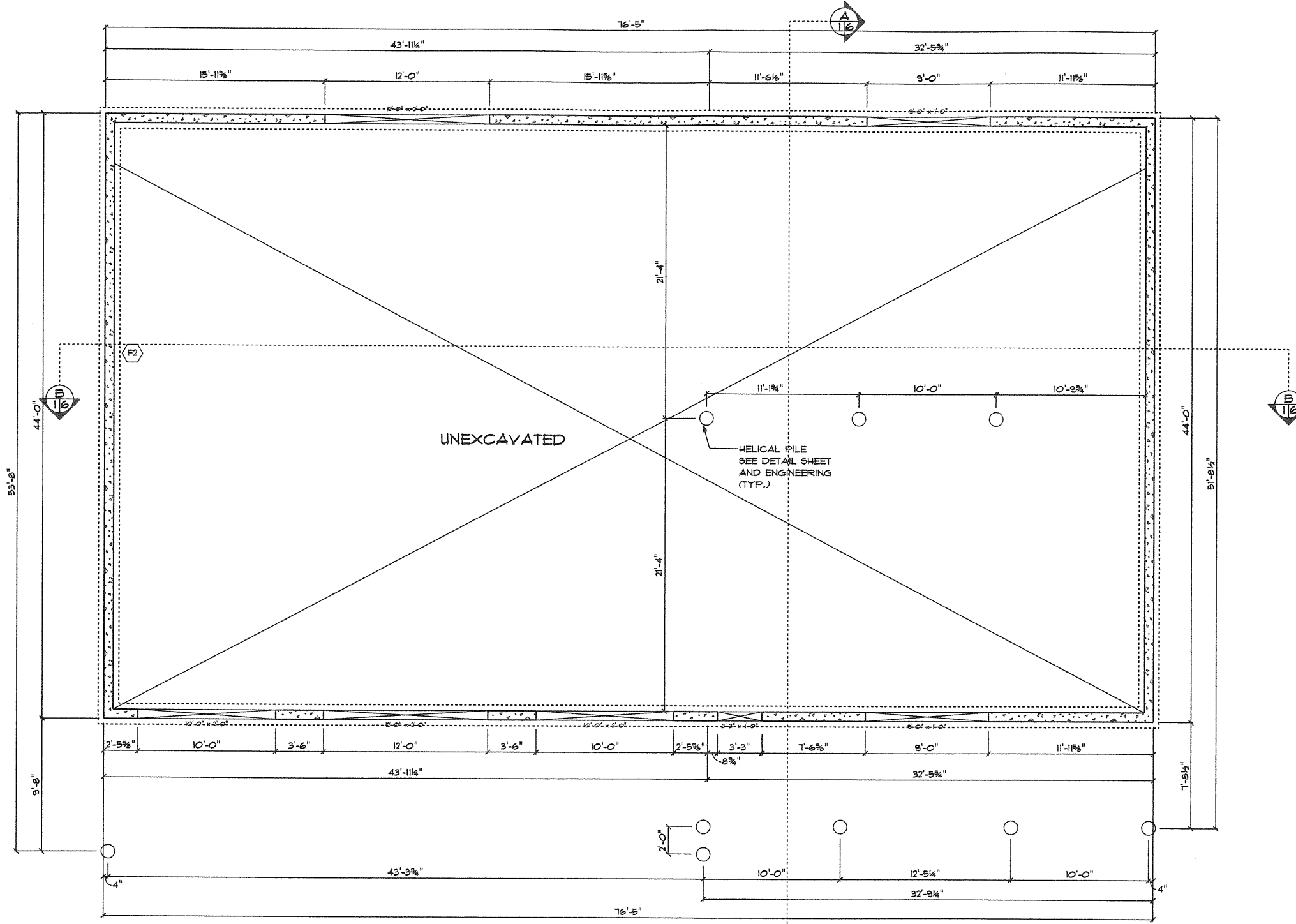
ON THE 6 DESIGNS

PHONE: 905.541.8226 onthef6designs@gmail.com

Strugala Barn

44 Union Street
Jerseyville
Ontario

PHONE:
FAX:
MOBILE:



FOUNDATION
SCALE: 3/16" = 1'-0"

ON THE 6 DESIGNS

PHONE: 905.541.8226 onthe6designs@gmail.com

Strugala Barn

44 Union Street
Jerseyville
Ontario

PHONE: FAX: MOBILE:

THE ENGINEER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND FEES AS REQUIRED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
DAVID WILBY
FIRM BCIN
34471
129250

2024-06-25
DATE
David Wilby
DESIGNER

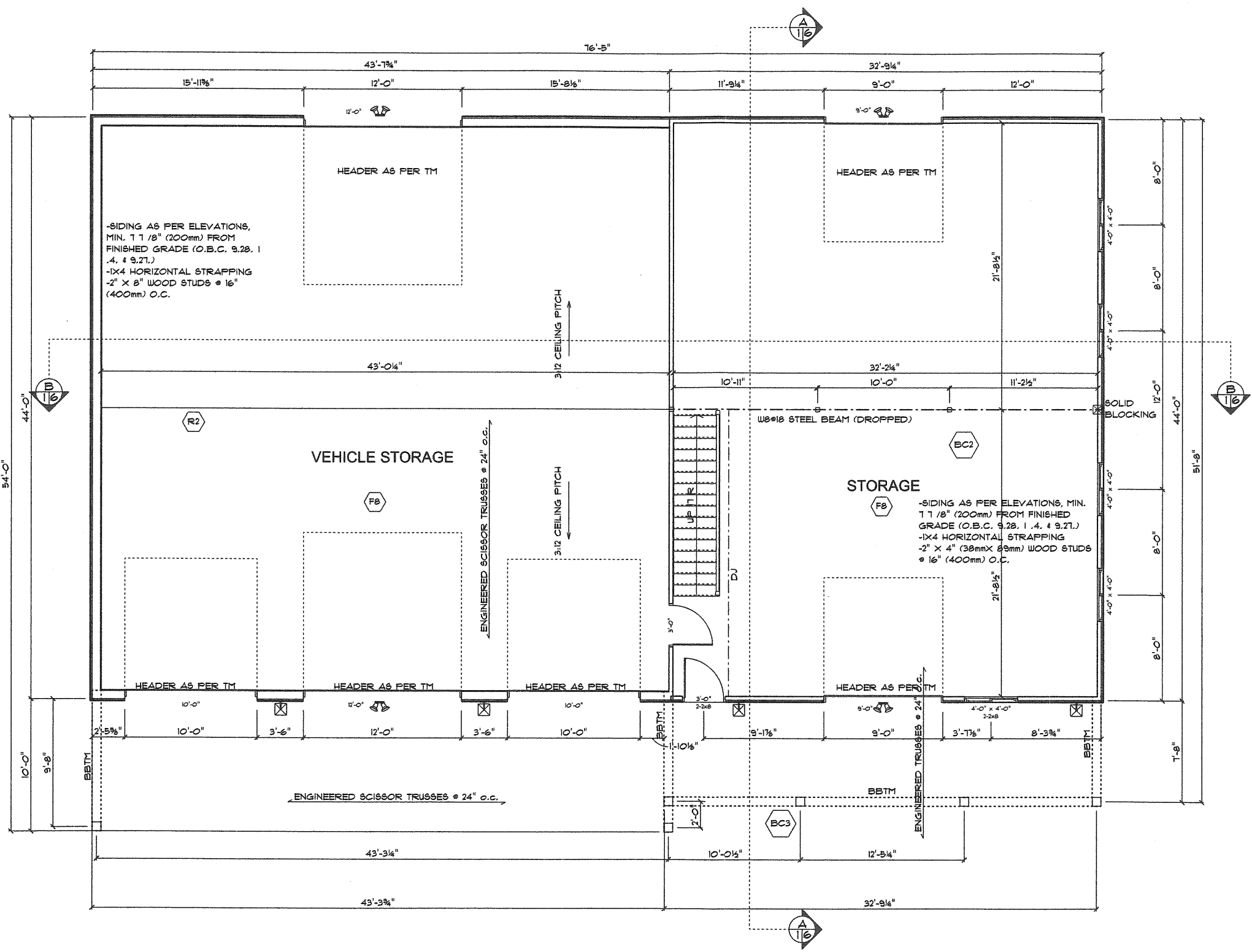
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DATE: June 25, 2024

PAGE: **1/8**

A1.01 FOUNDATION



MAIN FLOOR
SCALE: 3/16" = 1'-0"

ON THE 6 DESIGNS

PHONE: 905.541.8226 onthe6designs@gmail.com

Strugala Barn

44 Union Street
Jerseyville
Ontario

PHONE: 39421
FAX: 25250
MOBILE:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
DAVID WIRAY 39421
FIRM BCIN 25250

2024-06-25
DATE

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

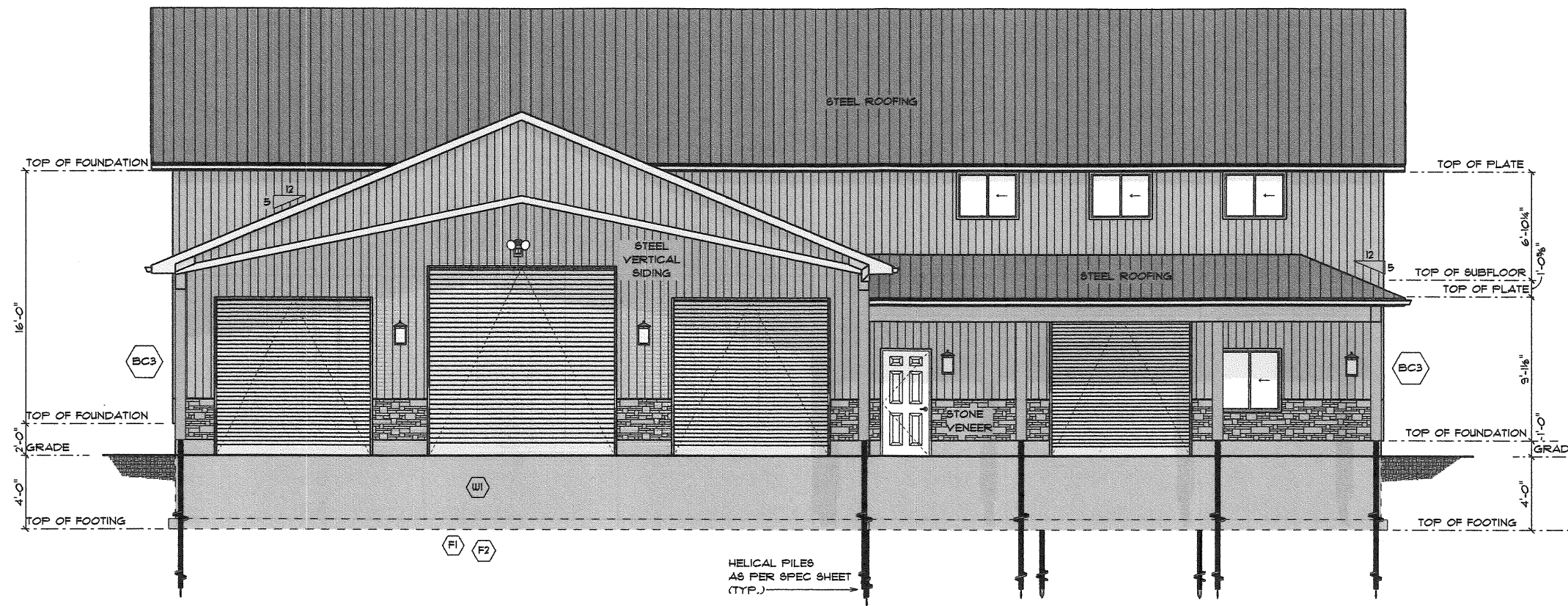
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DATE: June 25, 2024

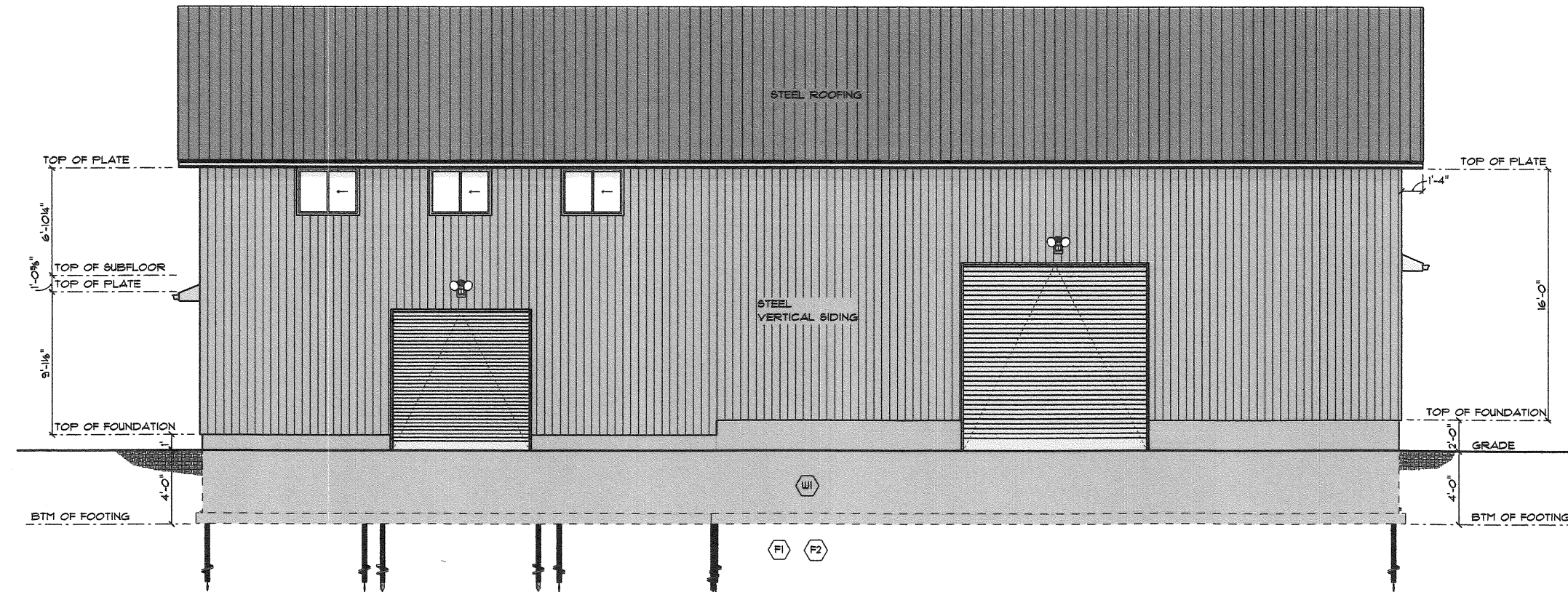
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A1.02 MAIN FLOOR



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

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

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DATE: June 25, 2024

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A2.01 FRONT & REAR ELEVATION

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QUALIFICATION INFORMATION
DAVID WIRAY 33421
FIRM BCIN 125250

2024-06-25
DATE

ON THE 6 DESIGNS

PHONE: 905.541.8226 onthedesignteam@gmail.com

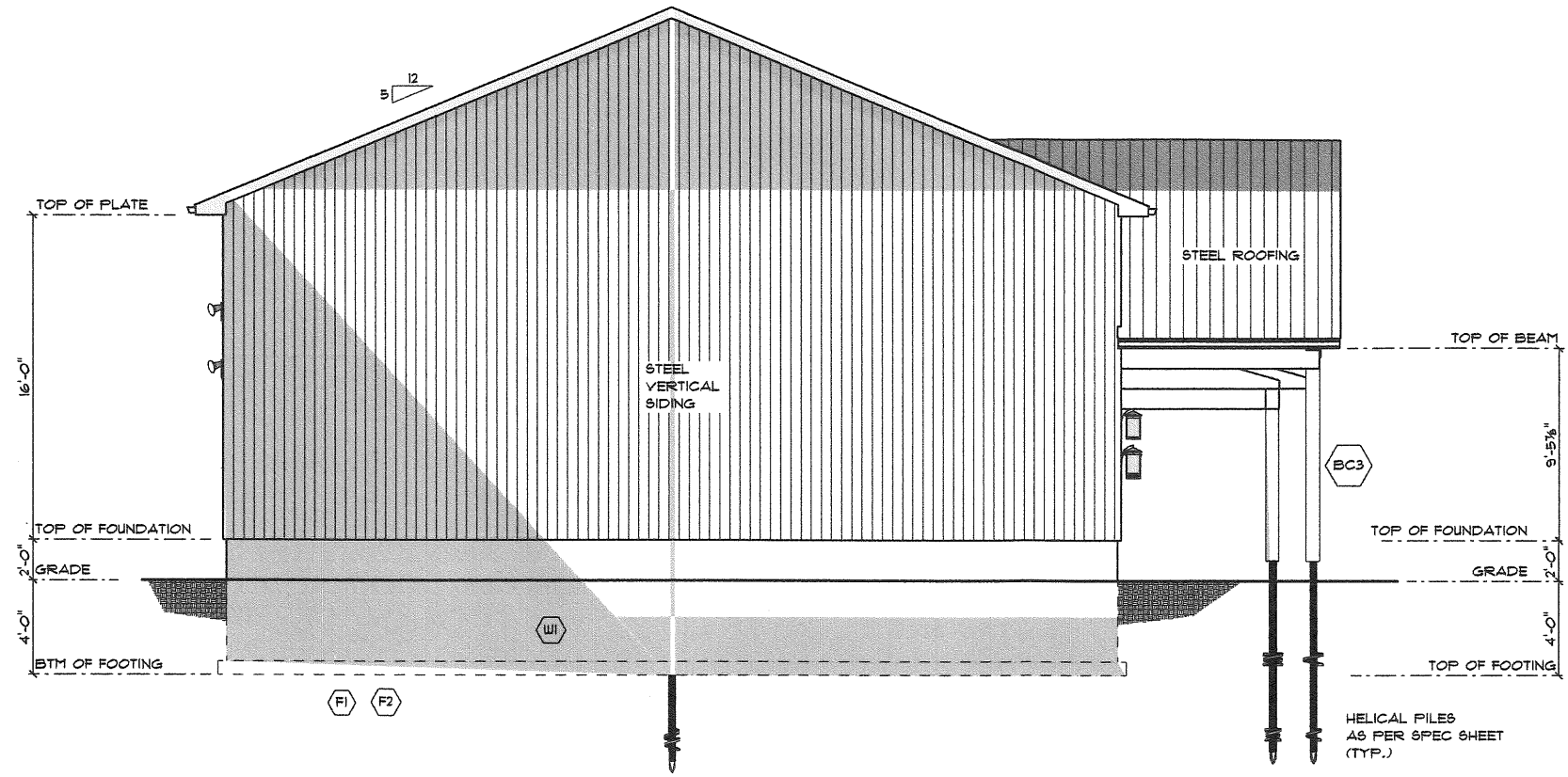
Strugala Barn

44 Union Street
Jerseyville
Ontario

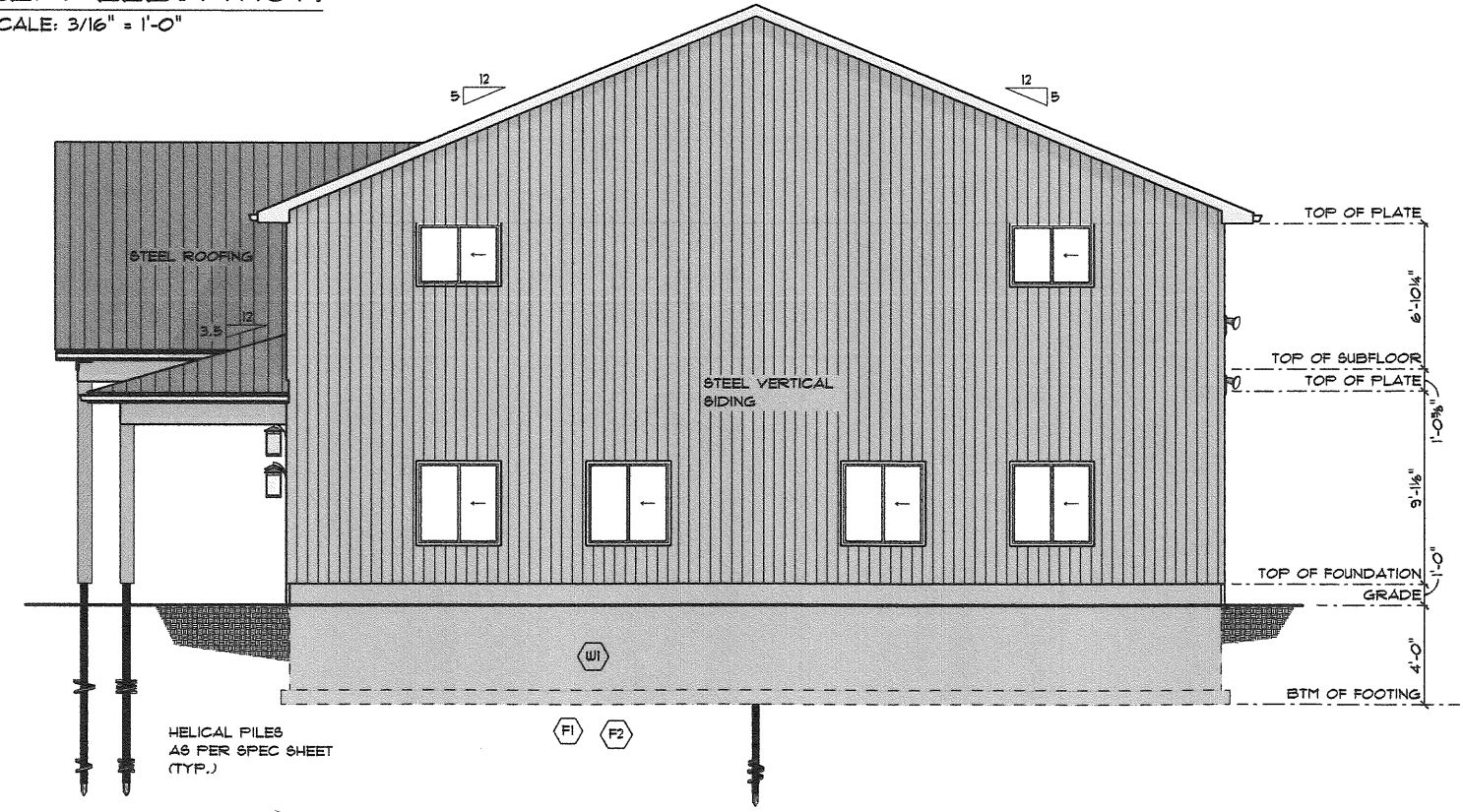
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FAX:

MOBILE:



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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

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DATE: June 25, 2024

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A2.02 SIDE ELEVATIONS

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QUALIFICATION INFORMATION
DAVID WRAY
33421
125/250
FIRM BCIN

2024-06-25
DATE
David Wray
SIGNATURE

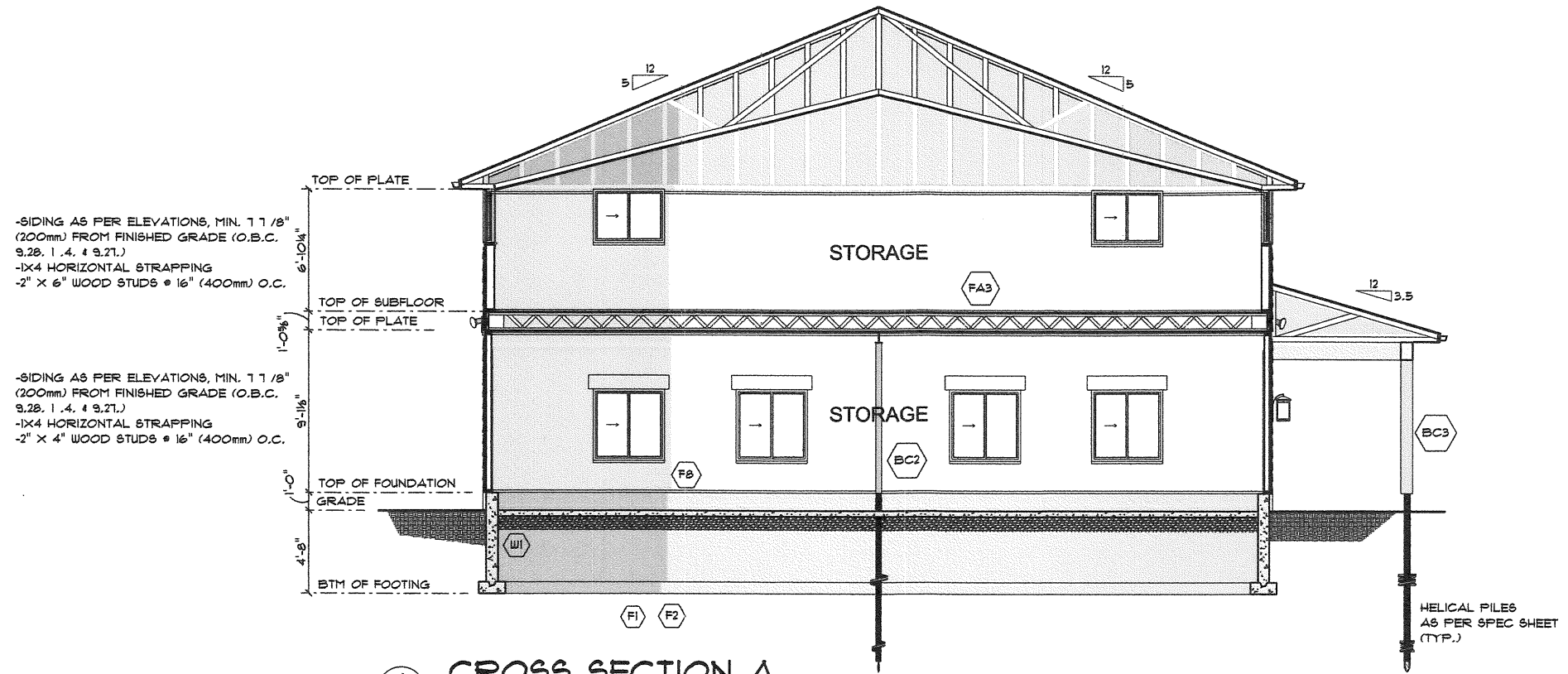
ON THE 6 DESIGNS

PHONE: 905.541.8226 onthedesigndesigns@gmail.com

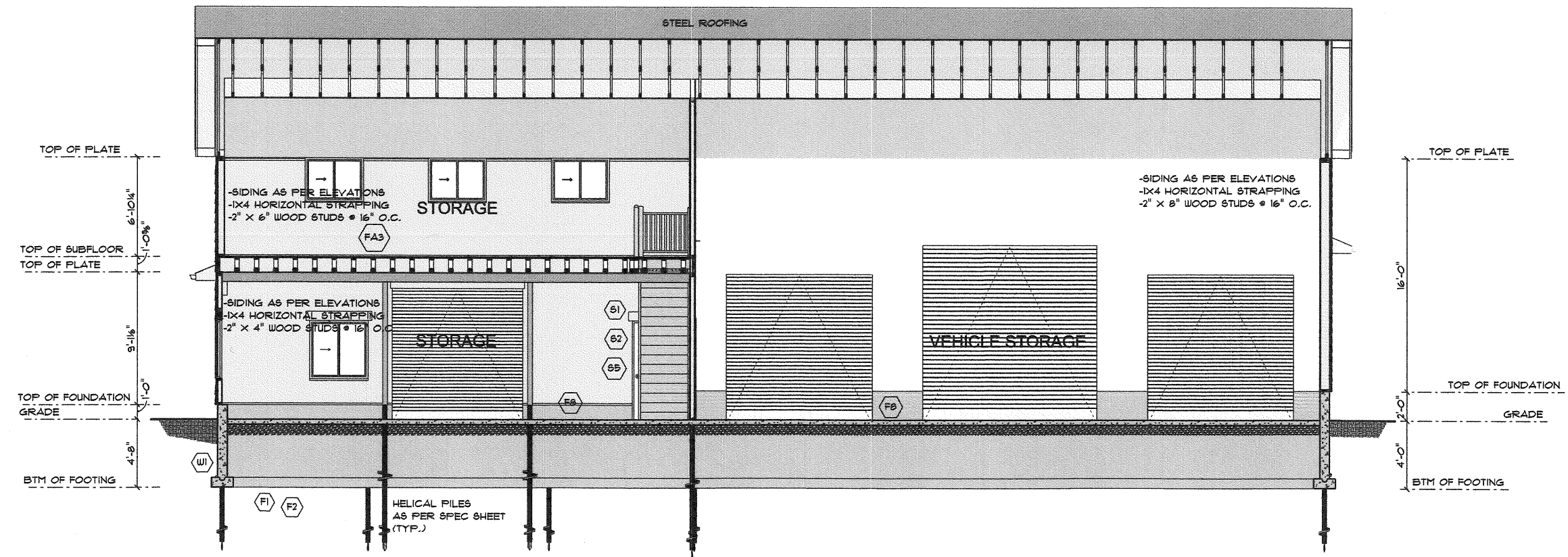
Strugala Barn

44 Union Street
Jerseyville
Ontario

PHONE: FAX: MOBILE:



A
1/6
CROSS SECTION A
SCALE: 3/16" = 1'-0"



B
1/6
CROSS SECTION B
SCALE: 3/16" = 1'-0"

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

DRAWN BY:

DATE: June 25, 2024

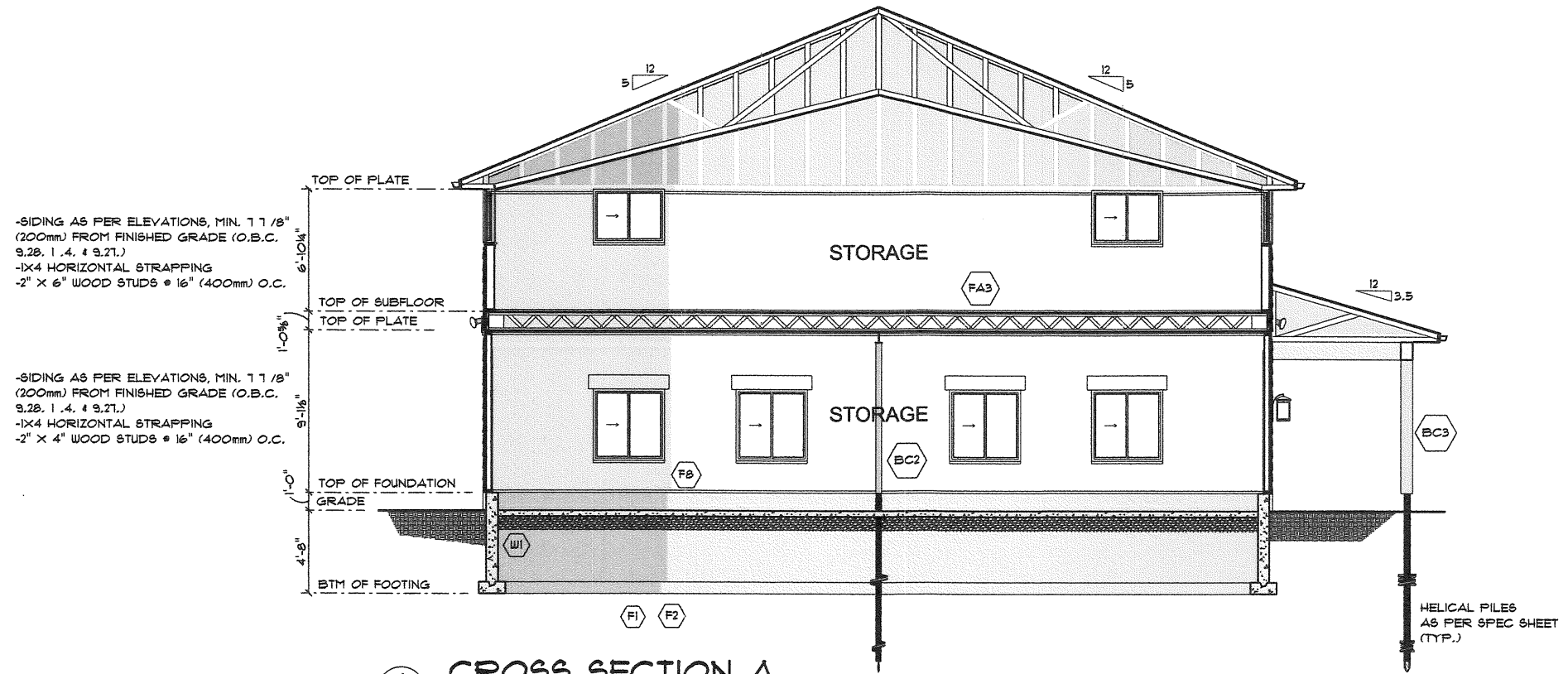
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A4.01 CROSS SECTIONS

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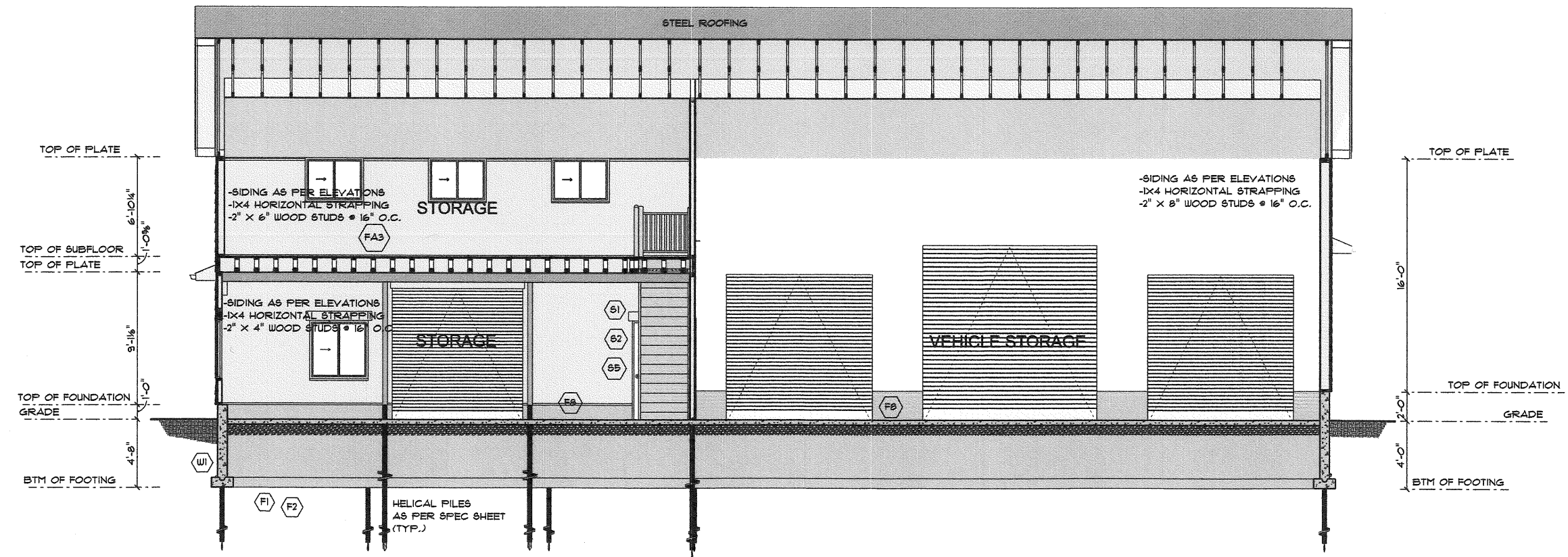
QUALIFICATION INFORMATION
DAVID WIRAY
FIRM BCIN
125250
2024-06-25
DATE

ON THE 6 DESIGNS
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Strugala Barn
44 Union Street
Jerseyville
Ontario
PHONE: FAX: MOBILE:



CROSS SECTION A
SCALE: 3/16" = 1'-0"



CROSS SECTION B
SCALE: 3/16" = 1'-0"

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

DRAWN BY:

DATE: June 25, 2024

PAGE: **6/8**
A4.01 CROSS SECTIONS

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 FIRM BCIN 128250
 2024-06-25
 DATE

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PHONE:
 FAX:
 MOBILE:

FOUNDATION:

FI FOOTINGS/ SLABS: TYPICAL STRIP FOOTING:
O.B.C. 9.15.3.

- BASED ON 1 6'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
- FTG. TO HAVE CONTINUOUS KEY
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
- REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES * 1 & 2 FOR FOOTING SIZES

F2 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)
O.B.C. 9.15.3.5.

- FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
- BRICK VENEER
- 1 STOREY - 8" X 4" (330mm X 100mm)
- 2 STOREY - 15" X 6" (495mm X 155mm)
- 3 STOREY - 26" X 9" (660mm X 230mm)
- SIDING
- 1 STOREY - 10" X 4" (255mm X 100mm)
- 2 STOREY - 14" X 4" (360mm X 100mm)
- 3 STOREY - 18" X 5" (460mm X 130mm)

F8 GARAGE SLAB / EXTERIOR SLAB:
-4" (100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X 6" (152.4 X 152.4) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

BC2 STEEL PIPE COLUMN:
O.B.C. 9.15.3.4 and 9.11.3

- FIXED COLUMN
- MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
- FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE
- FOR WOOD BEAMS, MIN. 4" X 4" X 1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
- ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.11.3.4.)
- COLUMN SPACING: FOOTING SIZE:
- 2 STOREY
- MAX. 9'-1" (2997mm) - 34" X 34" X 16"
- MAX. 1 6'-0" (4880mm) - (860mm X 860mm X 400mm)
- 44" X 44" X 2"
- (1020mm X 1020mm X 530mm)
- 3 STOREY
- MAX. 9'-1" (2997mm) - 40" X 40" X 19"
- MAX. 1 6'-0" (4880mm) - (1010mm X 1010mm X 480mm)
- 51" X 51" X 24"
- (1295mm X 1295mm X 610mm)

WHERE COL. SITS ON FON. WALL, USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

BC3 WOOD COLUMN:
OBC 9.11.4.1, 9.11.4.2, and 9.11.4.3.

- 5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
- 3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.
- WRAP COLUMN BASE W/ 6 MIL POLY
- COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)
- 25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)
- 34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

WALL ASSEMBLIES:

III FOUNDATION WALL:
O.B.C. 9.15.4.2.

- FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
- 8" (200mm) SOLID 2200psi (15MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2100mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR
- FOR WALLS NOT EXCEEDING 9'-0" (2700mm) IN LATERAL SUPPORTED HEIGHT.
- 10" (250mm) SOLID 2200psi (15 MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 4'-1" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
- FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. T.9.B.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. -PART 4
- WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
- INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE I OBC 88-12 T.3.11.2.A.)
- ALTERNATE INSULATION METHOD: 2" (51 mm) RIO (RSI 1.16)/RIGID INSULATION W/ 2"x4" (38mm X 93mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION BACKFILLED W/ NON-FROST SUSCEPTIBLE SOIL
- REDUCTION IN FOUNDATION DUE TO BRICK CHASE:
O.B.C. 9.15.4.1.
- WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
- TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 1 7/8" (200mm) VERTICALLY O.C. & 7'-11" (900mm) HORIZONTALLY.
- FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
- WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK
- DAMP-PROOFING & WATERPROOFING:
- DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
- WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FON. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2. 1.12/13/4)
- FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.6.12(b)
- WHERE HYDROSTATIC PRESSURE OCCURS, FON. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
- WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

FAS FLOOR ASSEMBLY:
O.B.C. 9.23.14.3, 9.23.14.4

- 3/4" WAFFERBOARD (R-1 GRADE) OR EQUIVALENT
- FLOOR JOISTS AS PER FLOOR PLANS

STAIRS:

81 PRIVATE STAIRS:
O.B.C. 9.8.4.

- MAX. RISE -1-1/8" (200mm)
- MIN. RISE -5" (125mm)
- MAX. RUN -14" (355mm)
- MIN. RUN -10" (250mm)
- MIN. TREAD -9-1/4" (235mm)
- MAX. NOSING -1" (25mm)
- MAX. HEADROOM -6'-5" (1950mm)
- MIN. WIDTH -2'-10" (860mm)
- (BETWEEN WALL FACES)
- MIN. WIDTH -2'-11" (900mm)
- (EXIT STAIRS, BETWEEN GUARDS)
- ANGLED TREADS:
- MIN. RUN -5-1/8" (150mm)
- MIN. AVG. RUN -1-7/8" (200mm)
- FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- EXTERIOR CONC. STEPS TO HAVE MIN. 9-1/4" (235mm) TREAD & MAX. 1-1/8" (200mm) RISE
- FOUNDATION WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
- FOOTING FOR FOUNDATION WALL TO BE MIN. 4'-0" (1200mm) BELOW GRADE

52 PRIVATE STAIRS HANDRAILS:
O.B.C. 9.8.1.

- ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-1" (1000mm)
- TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-1" (1000mm)
- ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS
- HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION HEIGHT
- O.B.C. 9.8.1.4.
- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.
- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS
- MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING PROJECTION
- O.B.C. 9.8.1.6.
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

65 INTERIOR GUARDS:
O.B.C. 9.8-1 & 9.8.8.3.

- GUARDS TO BE 3'-6" (1070mm) HIGH
- FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
- INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
- PICKETS TO HAVE 4" (100mm) MAX. SPACING
- GUARDS FOR HEIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

FRAME CONSTRUCTION:

- ALL FRAMING LUMBER TO BE No. 1 AND No. 2 SPF UNLESS NOTED OTHERWISE
- ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
- JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
- BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
- DOUBLE STUDS @ OPENINGS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-1" (600mm) AND 6'-1" (2000mm)
- DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
- BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS -BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.

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

DRAWN BY:

DATE: June 25, 2024

PAGE: 7/8 NOTES

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND FEES AS REQUIRED BY THE BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
DAYVID BURAT
FIRTH BCIN
35421
129250
2024-06-25
DATE

ON THE 6 DESIGNS

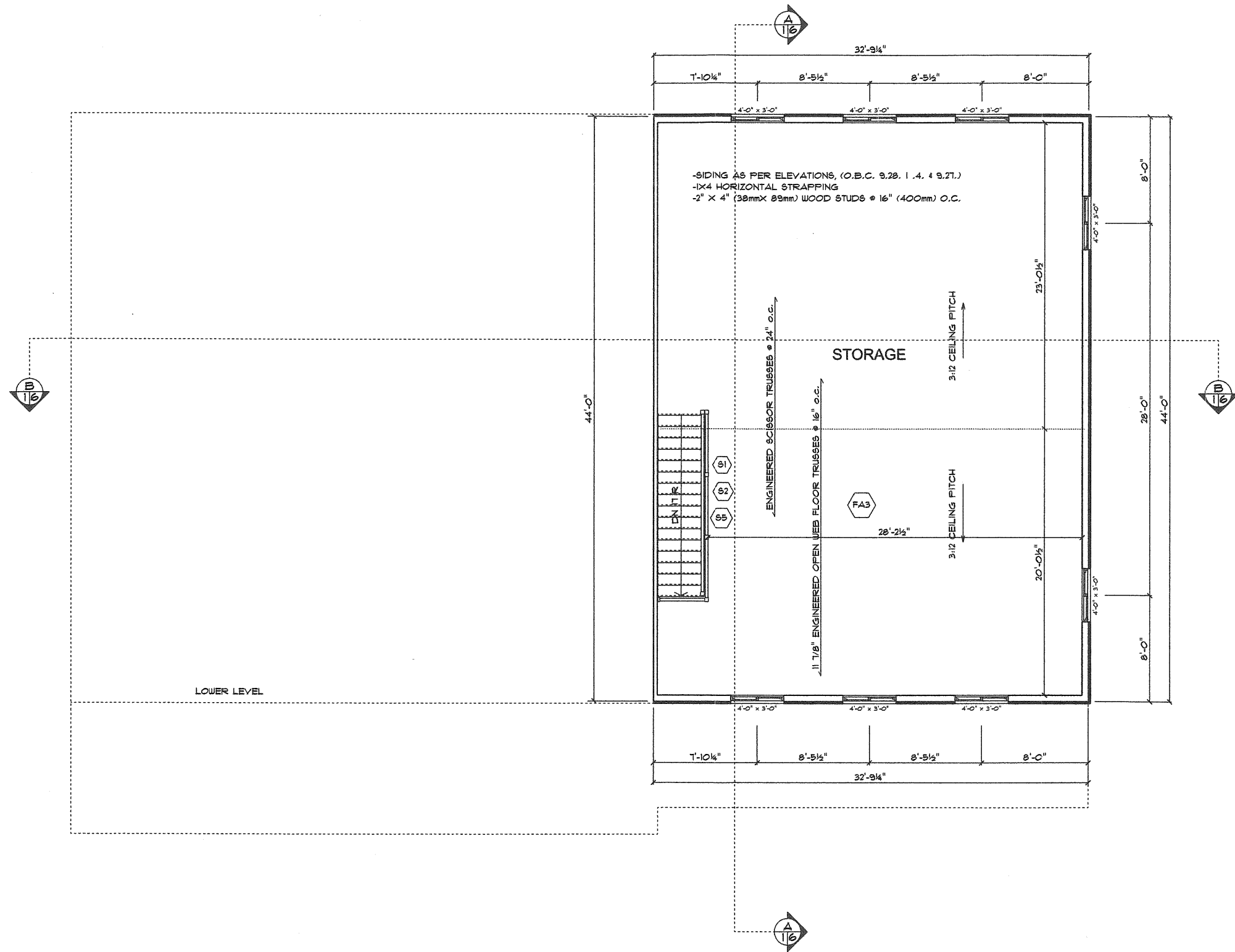
PHONE: 905.541.8226 onthedesigndesigns@gmail.com

Strugala Barn

44 Union Street
Jerseyville
Ontario

PHONE: FAX: MOBILE:

SECOND FLOOR
SCALE: 3/16" = 1'-0"



ON THE 6 DESIGNS

PHONE: 905.541.8226 onthedesigndesigns@gmail.com

Strugala Barn

44 Union Street
Jerseyville
Ontario

PHONE: FAX: MOBILE:

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

DRAWN BY:

DATE: June 25, 2024

PAGE: **3/8**
A1.03 UPPER FLOOR

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
DAVID WIRAT
FIRN BCIN 33421
125250

2024-06-25 DATE
David Wirat SIGNATURE



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		
Registered Owners(s)	Michal Strugala		
Applicant(s)	On The 6 Designs		
Agent or Solicitor	same as Applicant		
		Phone:	
		E-mail:	

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 Credit over phone* Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	44 Union Street Jerseyville, ON		
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:

INCREASE MAX BUILDING SIZE FOR ACCESSORY BUILDING AND HEIGHT

9m in height & 400 sqm.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

CURRENT ZONING SPECIFICATION DON'T ACCOMODATE THE REQUESTED NEW STRUCTURE 9m and building size of 400 sq m

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
160.88	249.483	42503	7.5

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
Primary residence	69.12m	116.35m	83.39/53.30m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Storage Building	176m	56m	15/121m	

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
Primary Residence	330m ²	347m ²	2	10m
		<i>dw 133.9m²</i>		

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Storage Building	362m ²	<i>362m²</i>	2	8.6m
		<i>133.m²</i>		

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 Family Dwelling

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2012

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

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

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?

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? A1

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: A1

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: 1

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
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