



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-24:177	SUBJECT PROPERTY:	371 Skinner Road, Flamborough
ZONE:	R4-6 Urban Residential (Semi-detached and Link)	ZONING BY-LAW:	Zoning By-law Flamborough 90-145-Z

APPLICANTS: Owner: Harminder Singh
Agent: Malav Shah

The following variances are requested:

1. To permit tandem parking whereas the by-law does not permit tandem parking.

PURPOSE & EFFECT: So as to facilitate the construction of an accessory dwelling unit to complement the existing semi-detached dwelling.

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:

DATE:	Tuesday, September 10, 2024
TIME:	3:05 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

A-24:177

- 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-24:177, 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.



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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.

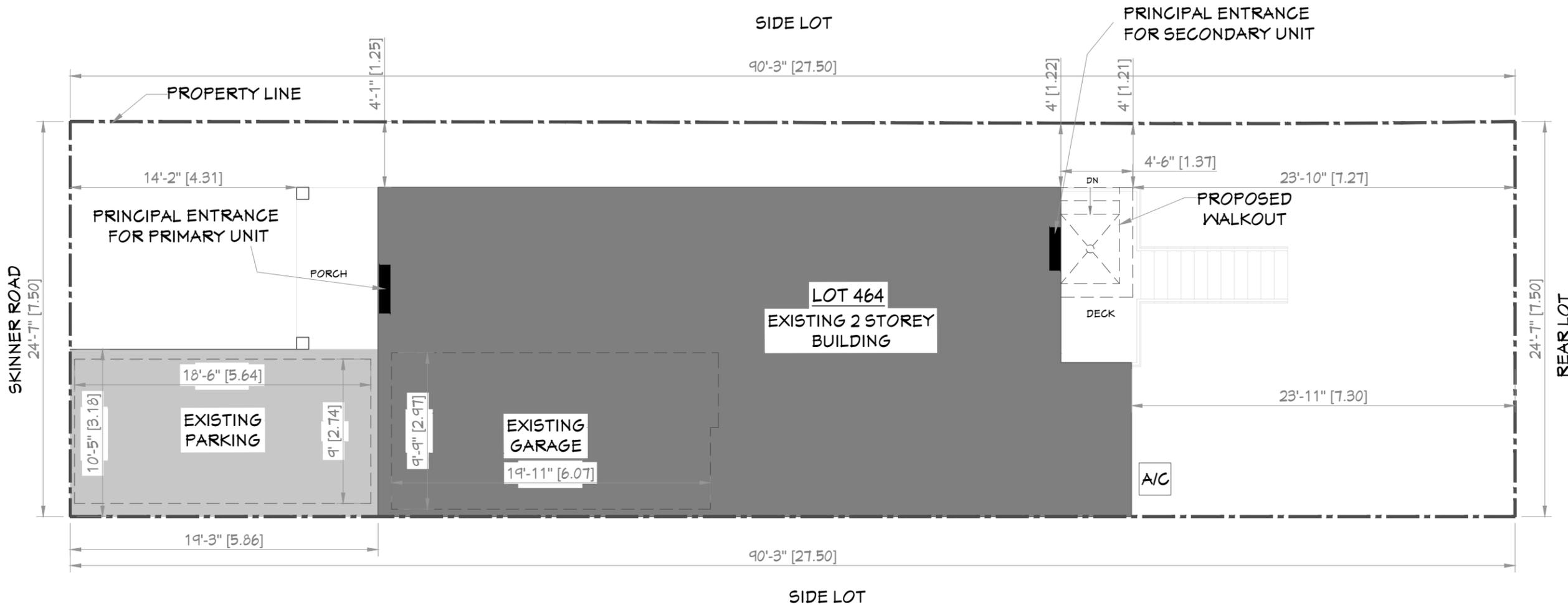
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

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.



SITE LAYOUT
(SCALE : 3/32" = 1'-0")

SITE STATISTICS	
BASEMENT GFA	: 604 SQ.FT
MAIN FLOOR	: 584 SQ.FT
SECOND FLOOR	: 764 SQ.FT

TITLE
**371 SKINNER ROAD,
HAMILTON , ON
SITE PLAN**

PROJECT INFORMATION
PROJECT NO: **24-049**
CUSTOMER: **HARMINDER SINGH**
PROJECT: **371 SKINNER ROAD**

DESIGNER INFORMATION
BY: **BPP**
ENGINEER STAMPS
TITLE: **BPP**
SCALE: **3/32" = 1'-0"**
REV: **0** DATE: **2024.02.15**
1 --
2 --
ENGINEER: **MS**
DRAFTED BY: **VV**
CHECKED BY: **MS**



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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER.
UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

SHEET: **A104**
REV: **00**

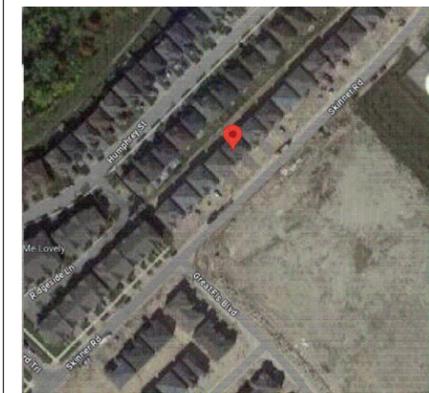


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371 SKINNER ROAD, HAMILTON , ON SECOND DWELLING UNIT

DRAWING INDEX	
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A102	LEGEND & SCHEDULES
A103	GENERAL NOTES
A104	SITE PLAN
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A107	EXISTING FIRST FLOOR
A108	PROPOSED FIRST FLOOR
A109	EXISTING SECOND FLOOR
A110	RIGHT SIDE ELEVATION
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A112	REAR SIDE ELEVATION
A113	WALKOUT PLAN
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TITLE **371 SKINNER ROAD,
HAMILTON , ON
COVER PAGE**

PROJECT INFORMATION

PROJECT NO: **24-049**
 CUSTOMER: **HARMINDER SINGH**
 PROJECT: **371 SKINNER ROAD**

DESIGNER INFORMATION

BY: **BPP**
 TITLE: **BPP**
 SCALE: **N.T.S.**

REV	DATE
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1	
2	--

 ENGINEER: **MS**
 DRAFTED BY: **VV**
 CHECKED BY: **MS**



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SHEET: **A101**
 REV: **00**



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-  EXHAUST
-  SPRINKLER
-  SUPPLY VENT
-  RETURN GRILLE
-  LIGHT FIXTURE
-  POT LIGHT
-  30 MIN FRR
-  EXISTING WALL
-  NEW WALL
-  DEMOLISHED WALL
-  9.10.19 LOCATION OF PROPOSED INTERCONNECTED SMOKE ALARMS & CARBON MONOXIDE ALARMS (CONNECTED TO A DUCT TYPE SMOKE DETECTOR)
-  (CONNECTED TO A DUCT TYPE SMOKE DETECTOR)
-  DUCT TYPE SMOKE DETECTOR
- W1** EXISTING CONC. WALL
R20ci-EXISTING BLANKET INSULATION
2"X4 STUDS @16 O.C. WALL
W/ 6MIL POLY
1/2" GYPSUM BOARD
- W2** INTERIOR DRYWALL PARTITION
1/2" GYP. BOARD
2"X4 SPRUCE STUD @16 O.C.
1/2" GYPSUM BOARD
- W3** PROVIDE 45 MIN. F.R.R. AND 53 STC TO NEW WALL TABLE-1 AS PER SB-3 (W4d) 38 mm x 89 mm WOOD STUDS SPACED 610 mm O.C., TWO LAYERS OF 12.7 mm TYPE X GYPSUM BOARD ON RESILIENT METAL CHANNEL SIDE AND ONE LAYER OF 12.7 mm TYPE X GYPSUM BOARD ON OTHER SIDE MIN. 89 mm ABSORPATIVE MATERIAL REQ'D
- C1** PROVIDE 30 MIN. F.R.R AND 50 STC FOR THE CEILING WITH FOLLOWING SPECIFICATIONS TABLE - 2 AS PER SB-3 (F8d) ABSORPTIVE MATERIAL BETWEEN EXISTING JOISTS, RESILIENT METAL CHANNELS SPACED 610mm O.C. ONE LAYER OF 15.9mm TYPE X GYPSUM BOARD ON CEILING SIDE

-  DUPLEX RECEPTACLE OUTLET
-  SINGLE POLE SWITCH
-  3 WAY SWITCH AT TOP AND BOTTOM OF THE STAIR TO A LIGHT FIXTURE
-  DOOR SIZE 24" W X 80" H
-  DOOR SIZE 28" W X 80" H
-  DOOR SIZE 30" W X 80" H
-  DOOR SIZE 32" W X 80" H
-  DOOR SIZE 34" W X 80" H
-  DOOR SIZE 36" W X 80" H
-  SLIDING DOOR SIZE 36" W X 80" H
-  COLUMN - 15 MIN FIRE RESISTING RATING
-  EMERGENCY LIGHT
-  EXTERIOR LIGHT
-  20 MIN FIRE RATED LOCKABLE & SELF-CLOSING DOOR
-  UNDERSIDE & CEILING OF STAIRS - FIRE RATING 1 LAYER 5/8" TYPE X GYP. BOARD
-  DIRECTION OF FILTER CHANGE
-  WATER METER

DOOR SCHEDULE

TAG	DOOR TYPE				
	FLUSH	FRR	SLIDING	DBL DOOR	EXTERIOR
					
	1				
	1				
	1	1			2
		2	1		
					

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL THE DIMENSIONS, SITE CONDITION AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ENGINEER PRIOR TO START OF THE WORK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 AND 4 OF THE ONTARIO BUILDING CODE 2012, AND THE CITY BYLAWS AND STANDARDS.
3. IT IS ASSUMED THAT ALL THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN HAVING WORKING KNOWLEDGE OF THE APPLICABLE CODE, STANDARDS, INSURANCE REQUIREMENTS OF INDUSTRY ACCEPTED STANDARD, AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS.
4. BY COMMENCING THE CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGE THAT THE GENERAL NOTES HAVE BEEN UNDERSTOOD.



TITLE 371 SKINNER ROAD,
HAMILTON, ON
LEGEND & GENERAL NOTES

PROJECT INFORMATION	
PROJECT NO	24-049
CUSTOMER	HARMINDER SINGH
PROJECT	371 SKINNER ROAD

DESIGNER INFORMATION		
BY	ENGINEER STAMPS	
BPP		
TITLE		
SCALE		N.T.S.
REV		DATE
0		2024.02.15
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2	--	
ENGINEER	MS	
DRAFTED BY	VV	
CHECKED BY	MS	

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SHEET	A102
REV	00



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GENERAL NOTES

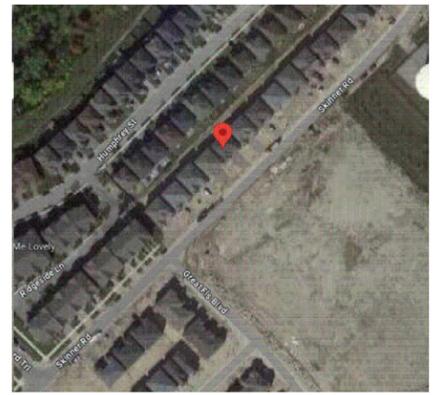
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO • BUILDING CODE, O.REG. 332/12; AND ANY CONSTRUCTION CHANGES MADE THAT ARE NOT A PART OF THE ISSUED REVIEWED PERMIT DRAWINGS WILL REQUIRE AN ADDITIONAL REVISION PERMIT.
- EXCEPT FOR PERMITTED OPENINGS SUCH AS TIGHTLY FITTER ELECTRICAL OUTLET BOXES, CERTAIN DUCT; FIRE SEPARATION SHALL BE CONTINUOUS TO ANOTHER FIRE SEPARATION, EXTERIOR WALL OR ROOF.
- DOORS IN A FIRE SEPARATION MUST BE 20 MINUTE RATED OR BE 45mm SOLID CORE WOOD DOORS WITH A SELF CLOSING DEVICE. UNRATED WOOD DOOR FRAMES MUST BE A MINIMUM OF 38mm THICK. DOOR FRAME INSTALLATION MUST BE SMOKE TIGHT.
- FIRE BLOCKS SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVED CEILINGS, DROP CEILINGS AND SOFFITS WHERE THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE CONCEALED SPACES HAVE A SURFACE FLAME-SPREAD RATING GREATER THAN 25.
- EXCEPT FOR BATHROOMS, PUBLIC CORRIDORS AND EXITS, INTERIOR WALL AND CEILING FINISHES SHALL HAVE A SURFACE FLAME SPREAD RATING OF NOT MORE THAN 150.
- NEW SPRINKLERS IN THE FURNACE ROOM MUST BE INSTALLED IN ACCORDANCE WITH THEIR LISTING, SPRINKLER PIPING SHALL BE A RESIDENTIAL FULL FLOW-THROUGH SYSTEM CONSISTING OF MIN. 3/4" COPPER OF PEX SUPPLY PIPE AND FITTINGS.
- SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING AND IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE ALARMS". SMOKE SHALL INCLUDE A VISUAL SIGNALING COMPONENT AND BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE WITH THE REVIEWED DRAWINGS. SMOKE ALARMS SHALL HAVE BATTERY BACKUP POWER CAPABLE OF LASTING FOR 7 DAYS WHILE IN THE NORMAL CONDITION, FOLLOWED BY 4M MINUTES OF ALARM SIGNALING.
- BATTERY POWERED EMERGENCY LIGHTING UNITS CONFORMING TO CSA C22.2 NO. 14. EMERGENCY LIGHTING EQUIPMENT SHALL BE PROVIDED IN ALL COMMON MEANS OF ESCAPE.
- PROVIDE CARBON MONOXIDE ALARMS CONFORMING TO CAN/CSA-6.19,"RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES" ADJACENT TO EACH SLEEPING AREA WITHIN EACH DWELLING UNIT. CARBON MONOXIDE ALARMS MAY BE HARDWIRED BATTERY OPERATED OR THE TYPE THAT CAN BE PLUGGED INTO AN ELECTRICAL OUTLET.
- WHERE NEW CONSTRUCTION COULD RESTRICT THE SUPPLY OF COMBUSTION AIR OF ANY EXISTING FUEL-FIRE APPLIANCE, AN ADEQUATE COMBUSTION AIR SUPPLY SHALL BE PROVIDED TO ENSURE PROPER COMBUSTION AND SAFE OPERATION OF THE FURNACE AND/OR SERVICE WATER SUPPLY.
- PROVISIONS SHALL BE MADE FOR RETURN-AIR FROM ALL ROOMS BY LEAVING GAPS BENEATH DOORS, USING LOUVERED DOORS OR INSTALLING RETURN-AIR INLETS SHALL NOT BE INSTALLED IN AN ENCLOSED ROOM OR CRAWL SPACE THAT PROVIDES COMBUSTION AIR TO THE FURNACE OR SERVICE WATER HEATER.
- NATURAL VENTILATION FOR LIVING ROOM, DINING ROOM, BEDROOMS AND KITCHEN MUST BE PROVIDED BY MEANS OF AN OPENABLE WINDOW AREA OF 0.28M2 PER ROOM OR COMBINATION OF ROOMS. NATURAL VENTILATION FOR BATHROOMS OR WATER CLOSET ROOMS MUST BE PROVIDED BY MEANS OF AN OPENABLE WINDOW AREA OF 0.09M2. WHERE A ROOM OR SPACE IS NOT PROVIDED WITH NATURAL VENTILATION, MECHANICAL VENTILATION SHALL BE PROVIDED. EXHAUST FANS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR.
- ELECTRICAL WORK MUST BE INSPECTED BY THE ELCTRICAL SAFETY AUTHORITY.

NOTES

- MINIMUM HEADROOM : 6'5" (1950mm)
- MIN. 30 MIN. FIRE SEPARATION FOR ALL CEILINGS
- FURNACE MAY SERVE BOTH UNITS PROVIDE A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.
- INSTALL MECHANICAL VENTILATION AS PER OBC DIV B 9.32.1.3(3) REQ'S.
- EXHAUST FAN SHALL DISCHARGE DIRECTLY TO OUTSIDE.
- RETURN AIR FROM A DWELLING UNIT SHALL NOT BE RECIRCULATED TO ANY OTHER DWELLING UNIT - 6.2.4.7 (10).
- EXIT STAIR IS TO BE PROTECTED FROM FIRE EXPOSURE.

PLUMBING NOTES

- ONLY A LICENSED, INSURED, CERTIFIED PLUMBER SHALL BE USED FOR THE WORK.
- THE MAXIMUM HOT WATER TEMPERATURE SUPPLIED TO FIXTURES IN RESIDENTIAL OCCUPANCIES SHALL NOT EXCEED 49° C(120° F) AS PER OBC ARTICLE 7.6.5.1.
- DISHWASHERS AND CLOTHES WASHERS ARE EXEMPT FROM THIS REQUIREMENT.
- ALL THERMOSTATIC MIXING VALVES SHALL CONFORM TO CAN/CSA-B125,"PLUMBING FIXTURES" AND SHALL BE LABELED ACCORDINGLY.
- ALL SOLDER JOINTS MUST BE LEAD FREE AND MEET ALL REGULATORY REQUIREMENTS.
- ALL SANITARY PIPING TO HAVE CLEANOUTS TO SUIT OBC & PLUMBING CODES.
- SUPPLY AND INSTALL CLEAN OUTS WHETHER SHOWN OR NOT, AS REQUIRED BY CODE OR BY AUTHORITIES HAVING JURSDICTION ON SANITARY DRAINS.
- VENT ALL SANITARY FIXTURES AS REQUIRED BY THE ONTARIO BUILDING CODE.
- PROVIDE ONE PIECE CHROME PLATE ESCUTCHEONS ON ALL PIPING PASSING INTO EXPOSED AREAS.
- REFER TO OBC 2012 DIV. B 9.23.5 FOR NOTCHING AND DRILLING OF WOOD STRUCTURAL MEMBERS.



TITLE
**371 SKINNER ROAD,
 HAMILTON , ON**
GENERAL NOTES

PROJECT INFORMATION

PROJECT NO
24-049
 CUSTOMER
HARMINDER SINGH
 PROJECT
371 SKINNER ROAD

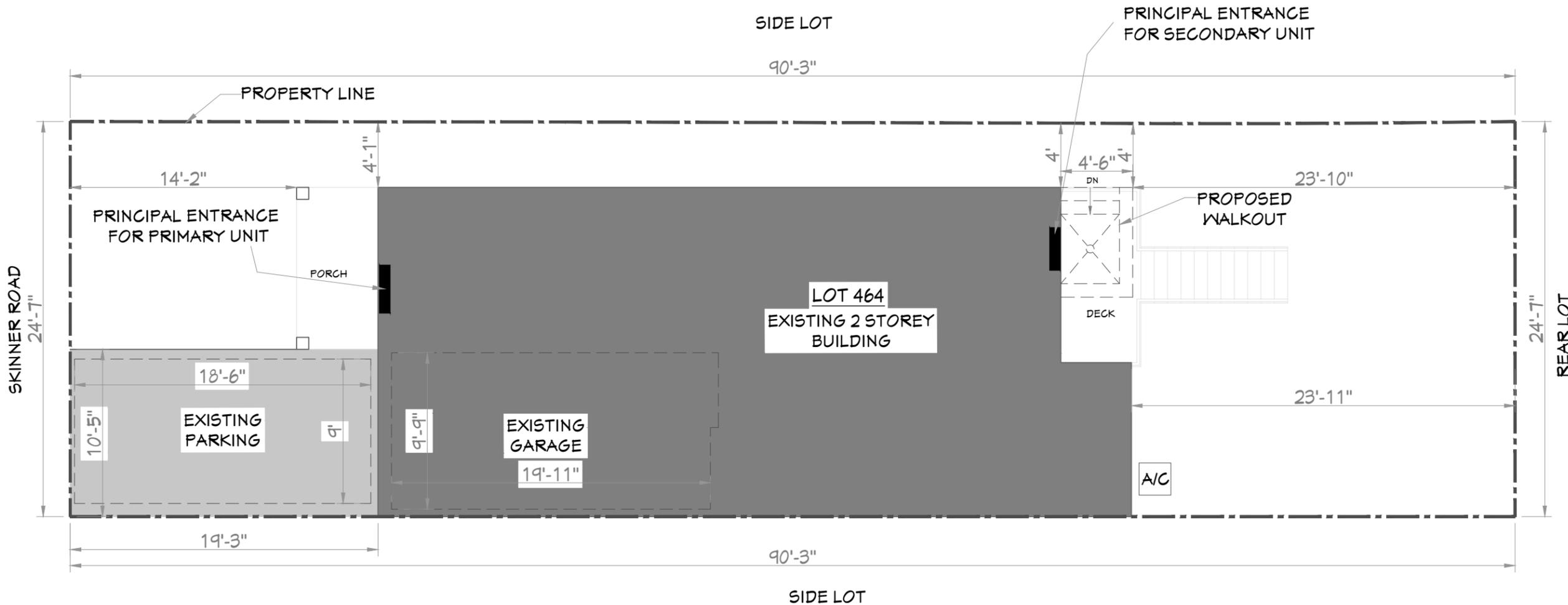
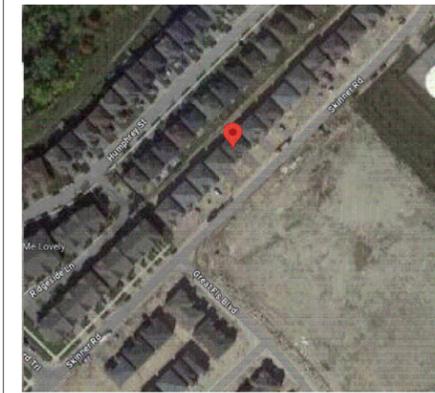
DESIGNER INFORMATION

BY
BPP
 TITLE
BPP
 SCALE
N.T.S.
 REV DATE
 0 2024.02.15
 1
 2 --
 ENGINEER
MS
 DRAFTED BY
VV
 CHECKED BY
MS

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SHEET
A103
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SITE LAYOUT
(SCALE : 3/32" = 1'-0")

SITE STATISTICS	
BASEMENT GFA	: 604 SQ.FT
MAIN FLOOR	: 584 SQ.FT
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TITLE
**371 SKINNER ROAD,
HAMILTON , ON
SITE PLAN**

PROJECT INFORMATION
PROJECT NO: **24-049**
CUSTOMER: **HARMINDER SINGH**
PROJECT: **371 SKINNER ROAD**

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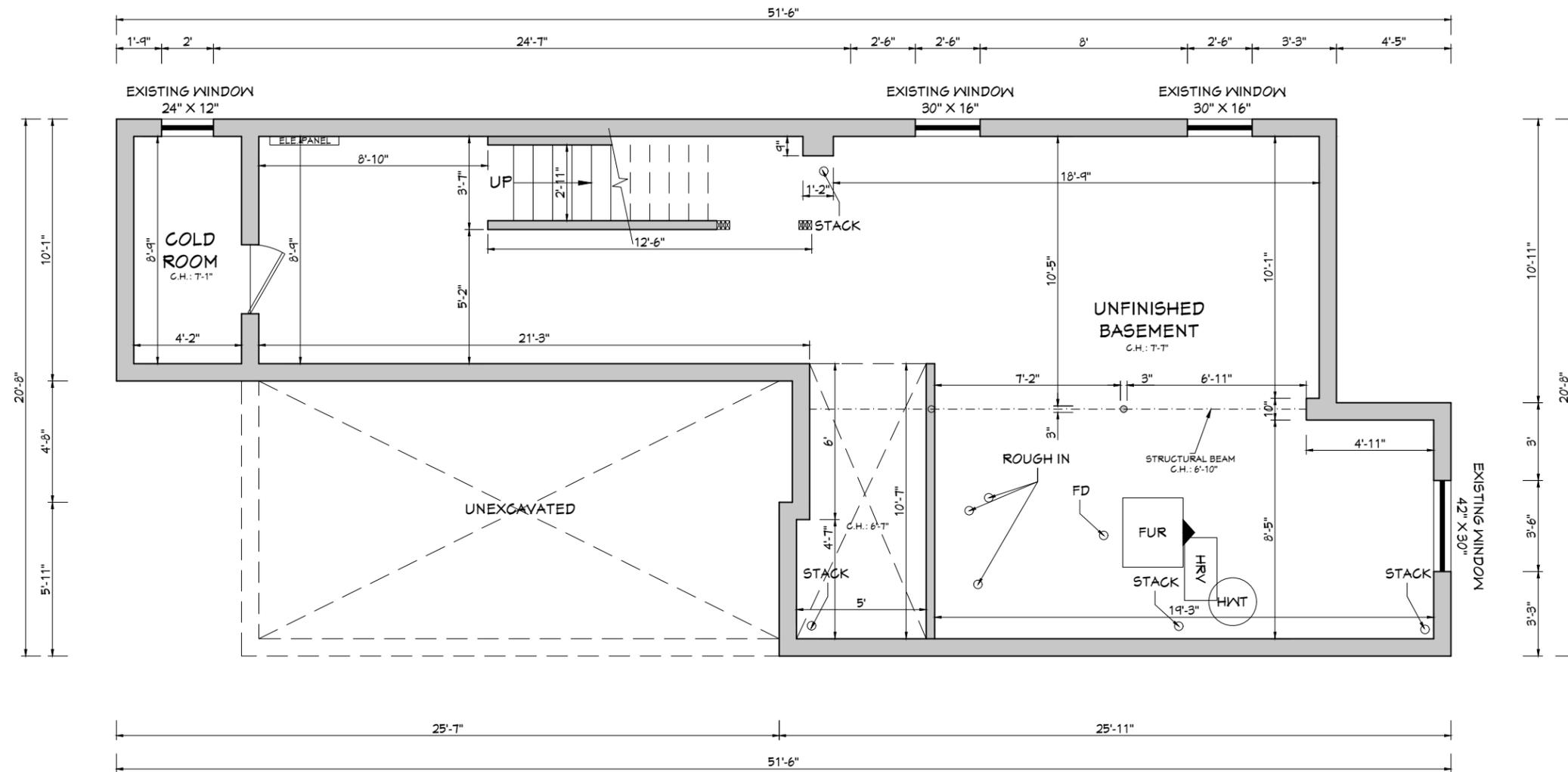


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LEGEND :

	EXISTING WALLS
	FIRE RATED WALLS
	NEW WALLS
	EXISTING TO BE REMOVED
	EXISTING COLUMNS

EXISTING BASEMENT
(SCALE : 3/16" = 1'-0")

TITLE **371 SKINNER ROAD,
HAMILTON , ON
EXISTING BASEMENT**

PROJECT INFORMATION
PROJECT NO **24-049**

CUSTOMER
PROJECT **371 SKINNER ROAD**

DESIGNER INFORMATION
BY ENGINEER STAMPS

BPP

TITLE	
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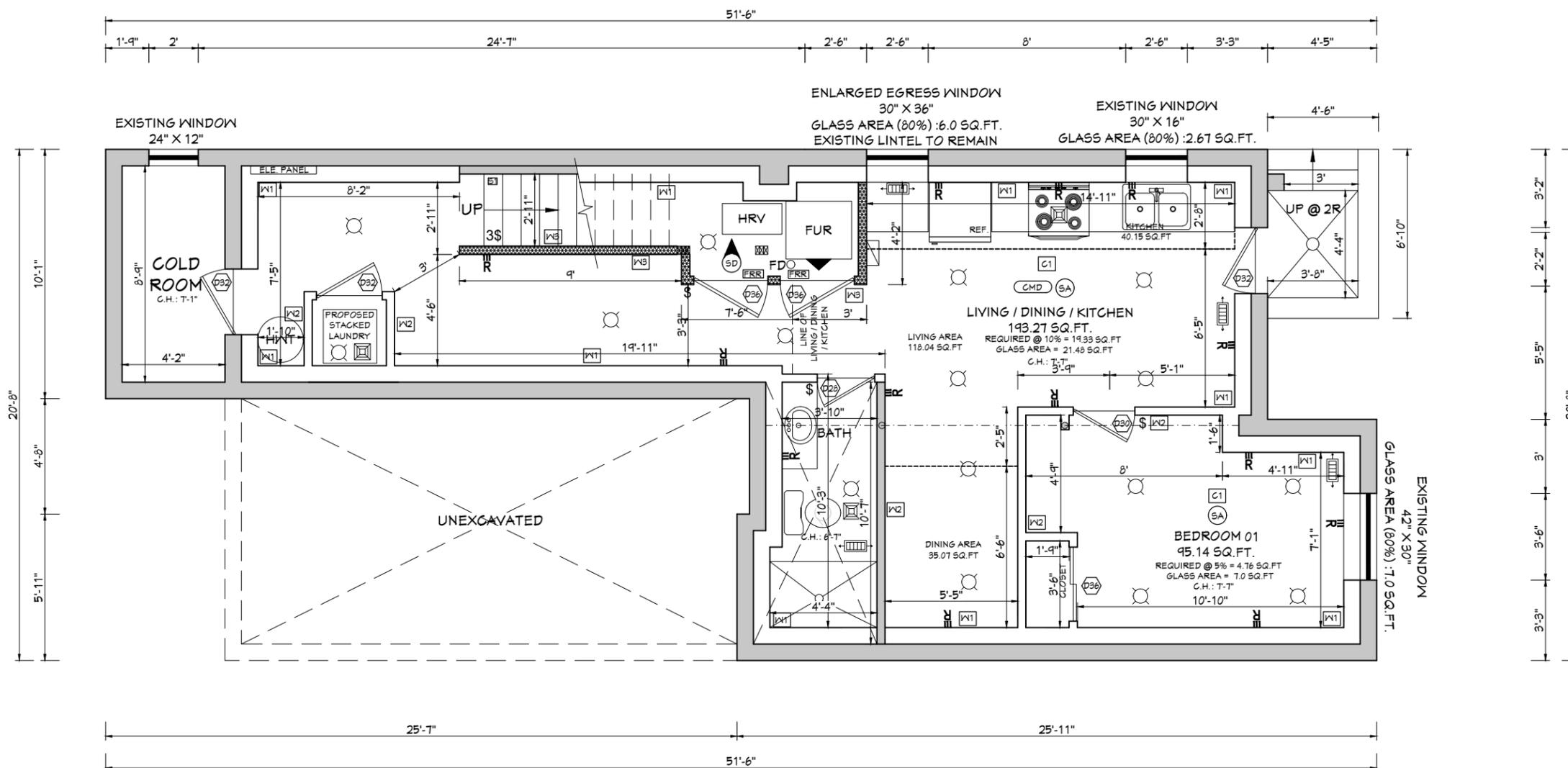
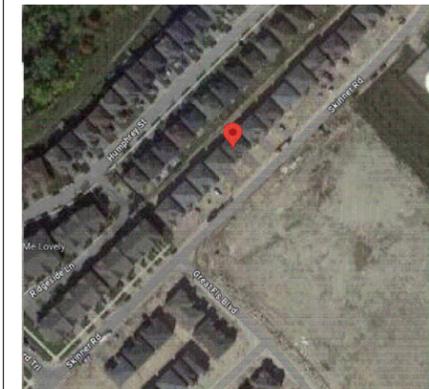


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SHEET **A105**
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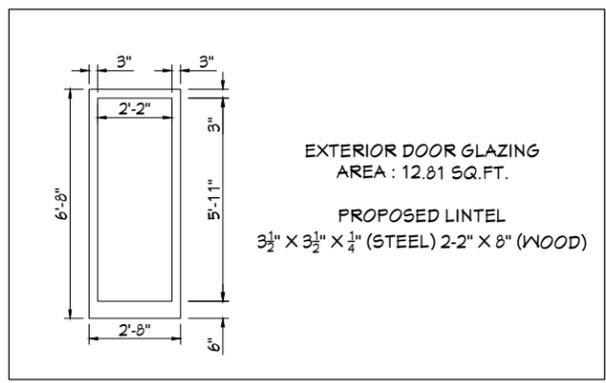
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Website: www.blueprintspermit.com



LEGEND :

- EXISTING WALLS
- FIRE RATED WALLS
- NEW WALLS
- EXISTING TO BE REMOVED
- EXISTING COLUMNS

PROPOSED BASEMENT
(SCALE : 3/16" = 1'-0")



TITLE **371 SKINNER ROAD, HAMILTON, ON PROPOSED BASEMENT**

PROJECT INFORMATION

PROJECT NO	24-049
CUSTOMER	HARMINDER SINGH
PROJECT	371 SKINNER ROAD

DESIGNER INFORMATION

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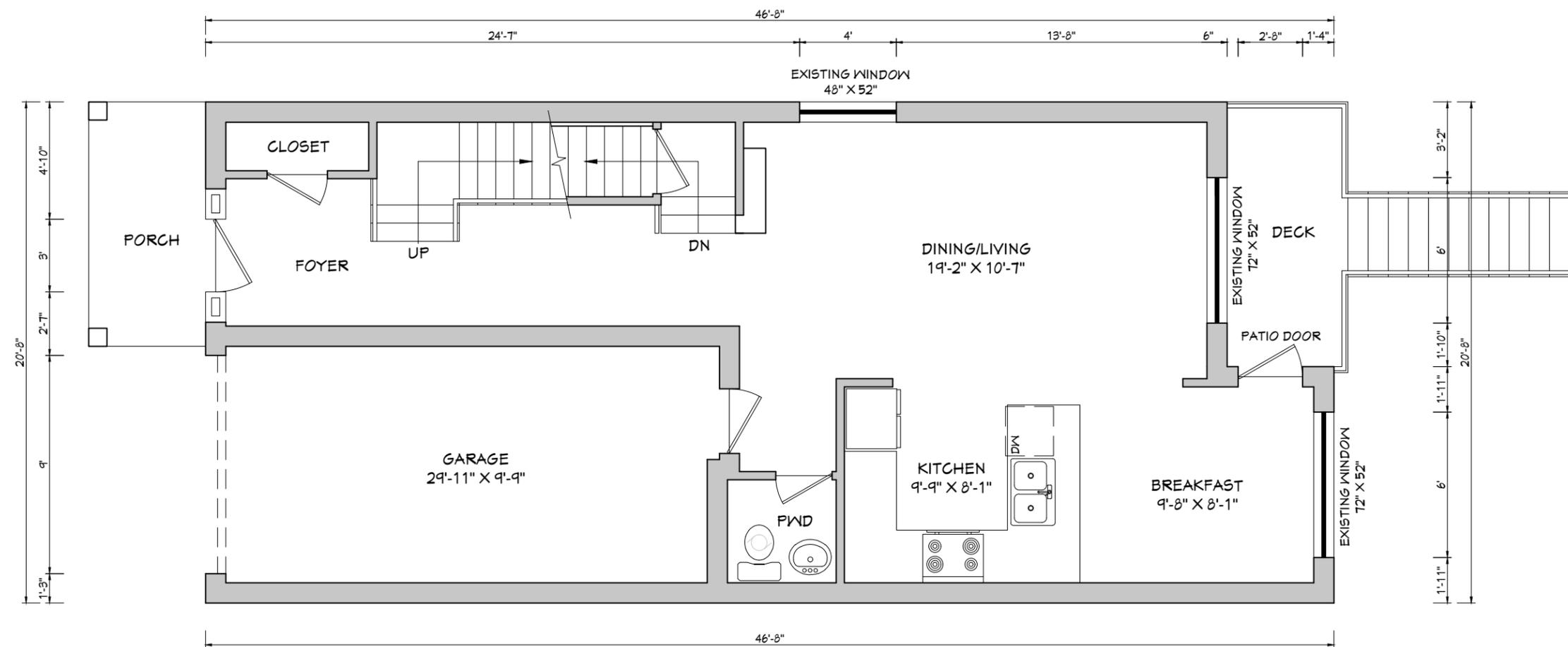


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SHEET A106
REV 00



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LEGEND :

	EXISTING WALLS
	FIRE RATED WALLS
	NEW WALLS
	EXISTING TO BE REMOVED
	EXISTING COLUMNS

EXISTING FIRST FLOOR
(SCALE : 3/16" = 1'-0")

TITLE
**371 SKINNER ROAD,
HAMILTON , ON**
EXISTING FIRST FLOOR

PROJECT INFORMATION
PROJECT NO. **24-049**

CUSTOMER
PROJECT **371 SKINNER ROAD**

DESIGNER INFORMATION
BY ENGINEER STAMPS

BPP	
TITLE	
SCALE	3/16" = 1'-0"
REV	DATE
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ENGINEER	MS
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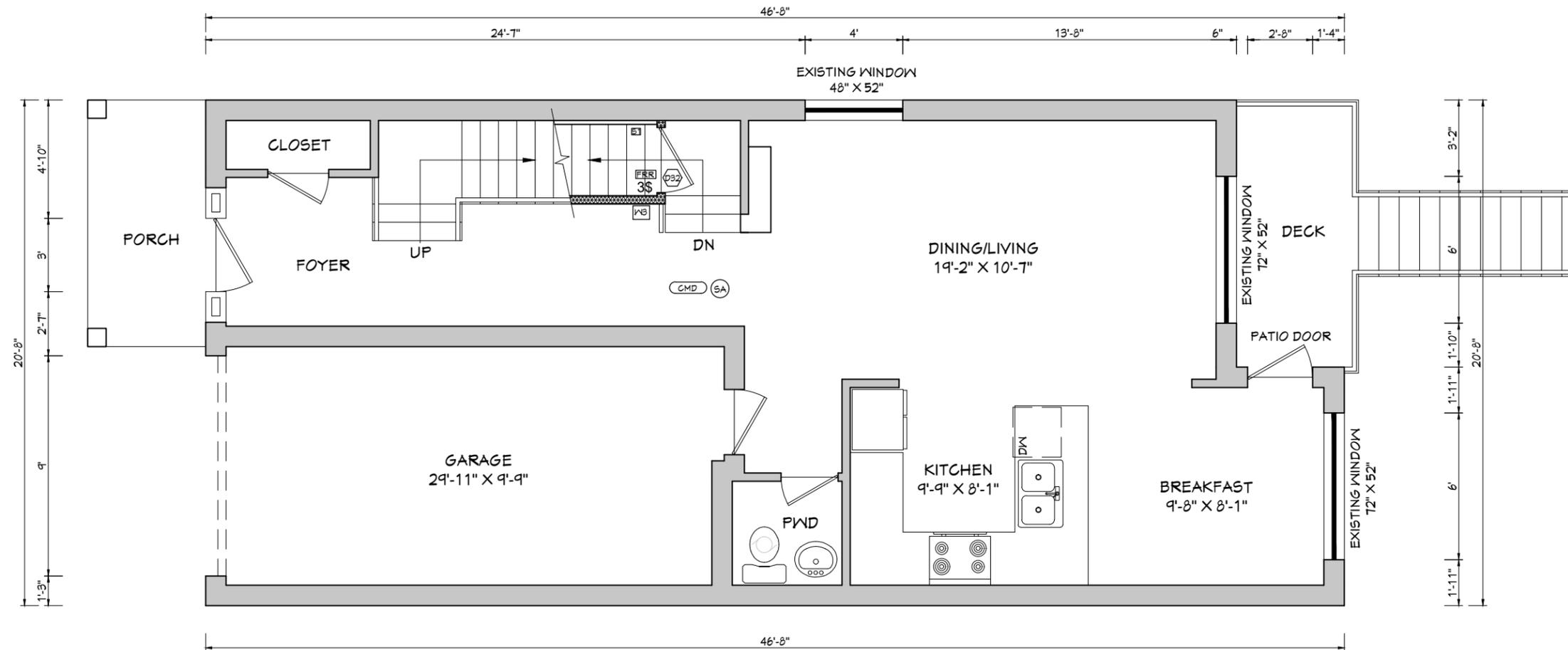


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SHEET
A107
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LEGEND :

	EXISTING WALLS
	FIRE RATED WALLS
	NEW WALLS
	EXISTING TO BE REMOVED
	EXISTING COLUMNS

PROPOSED FIRST FLOOR
(SCALE : 3/16" = 1'-0")

TITLE
**371 SKINNER ROAD,
HAMILTON , ON**
PROPOSED FIRST FLOOR

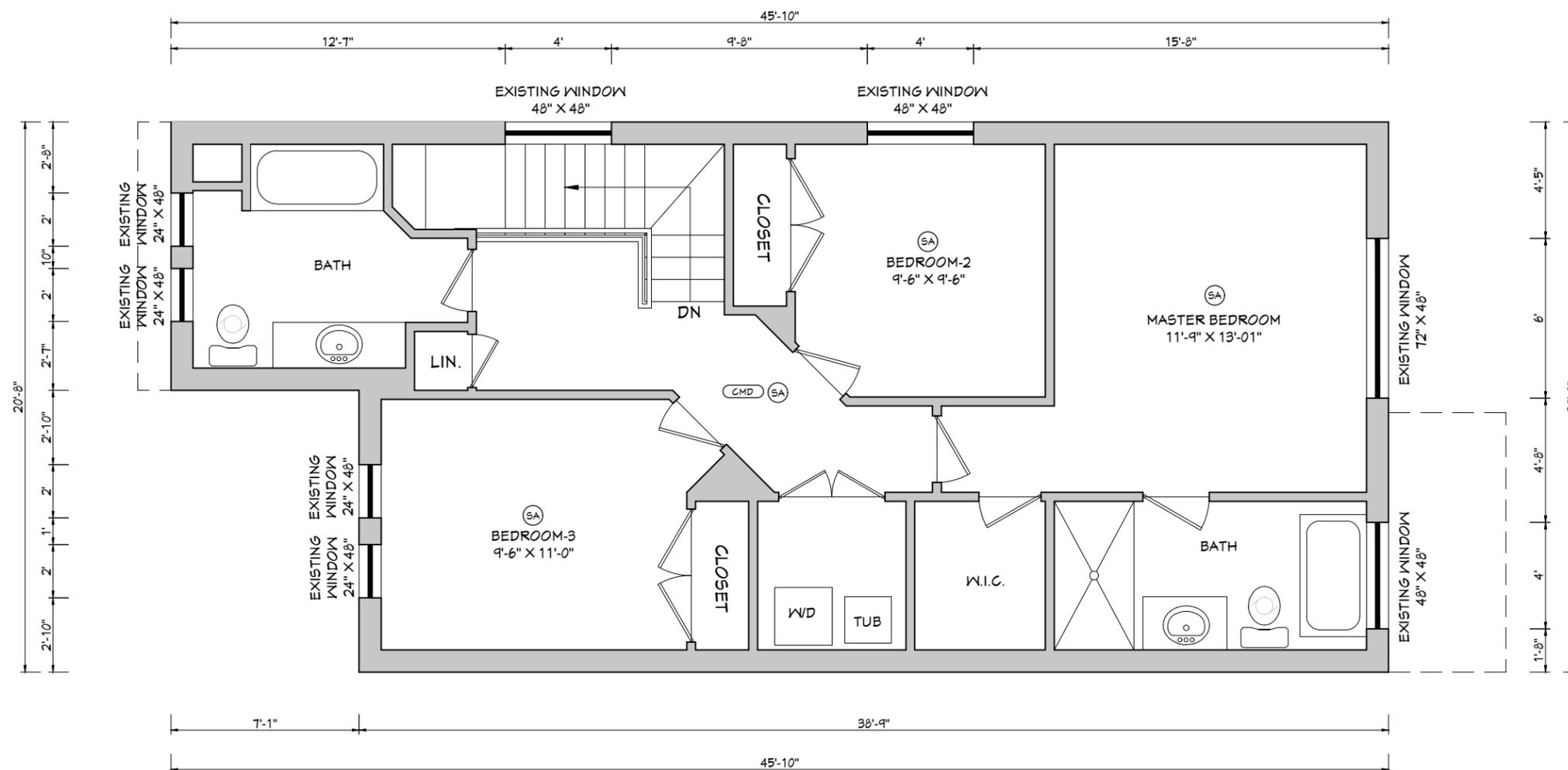
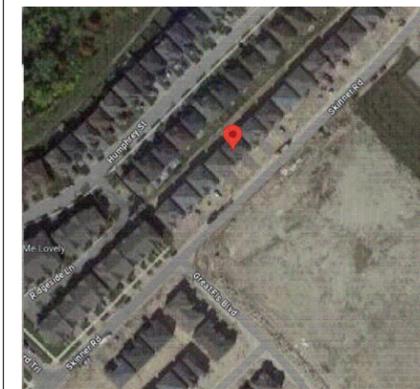
PROJECT INFORMATION	
PROJECT NO	24-049
CUSTOMER	HARMINDER SINGH
PROJECT	371 SKINNER ROAD

DESIGNER INFORMATION		
BY	ENGINEER STAMPS	
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SHEET	A108	
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LEGEND :

	EXISTING WALLS
	FIRE RATED WALLS
	NEW WALLS
	EXISTING TO BE REMOVED
	EXISTING COLUMNS

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

TITLE **371 SKINNER ROAD,
HAMILTON , ON
EXISTING SECOND FLOOR**

PROJECT INFORMATION

PROJECT NO **24-049**
CUSTOMER **HARMINDER SINGH**
PROJECT **371 SKINNER ROAD**

DESIGNER INFORMATION

BY **BPP**
TITLE **BPP**
SCALE **3/16" = 1'-0"**
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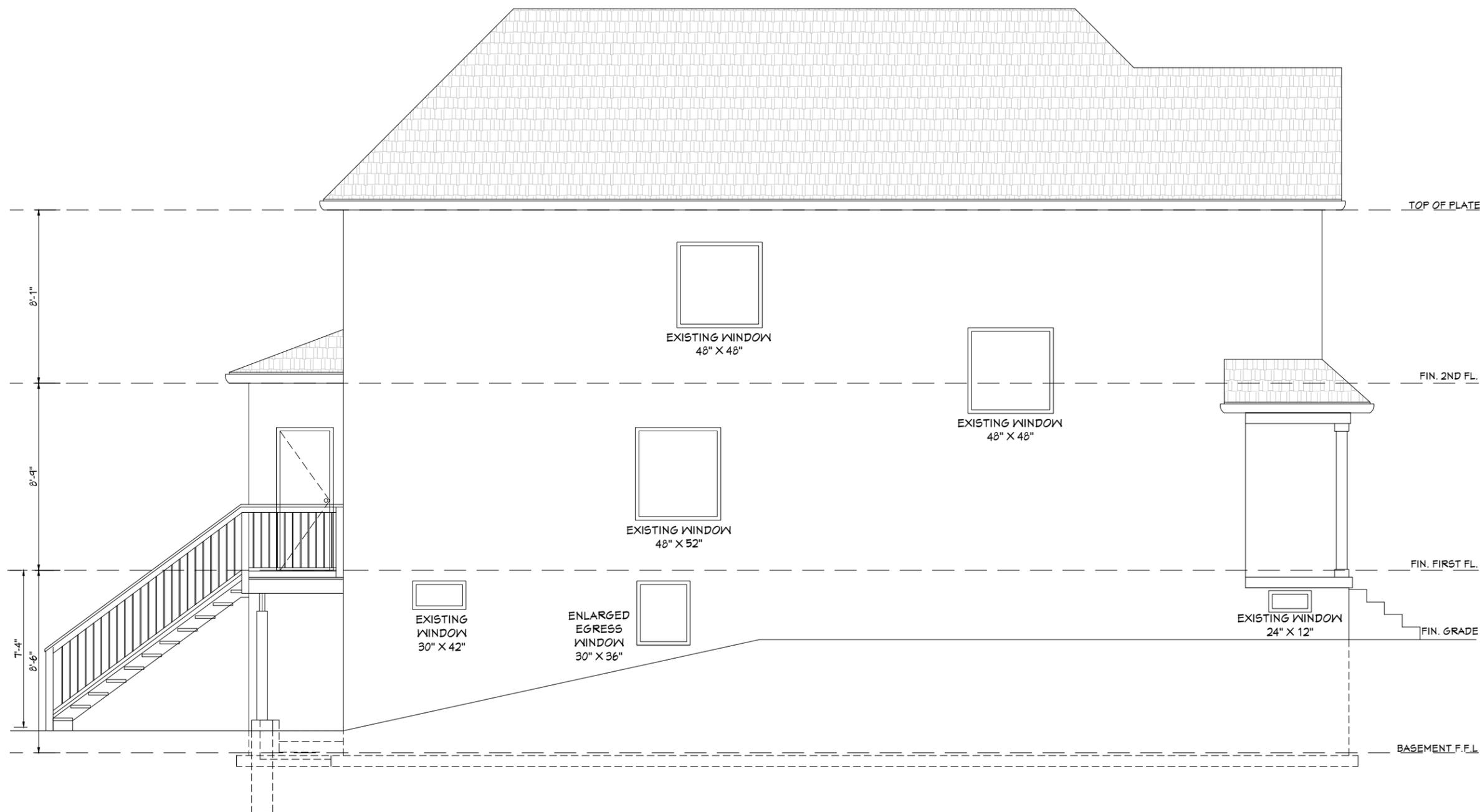


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SHEET **A109**
REV **00**



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TITLE
**371 SKINNER ROAD,
 HAMILTON , ON**
RIGHT SIDE ELEVATION

PROJECT INFORMATION
 PROJECT NO: **24-049**
 CUSTOMER: **HARMINDER SINGH**
 PROJECT: **371 SKINNER ROAD**

DESIGNER INFORMATION
 BY: **BPP**
 ENGINEER STAMPS

TITLE	BPP
SCALE	3/16" = 1'-0"
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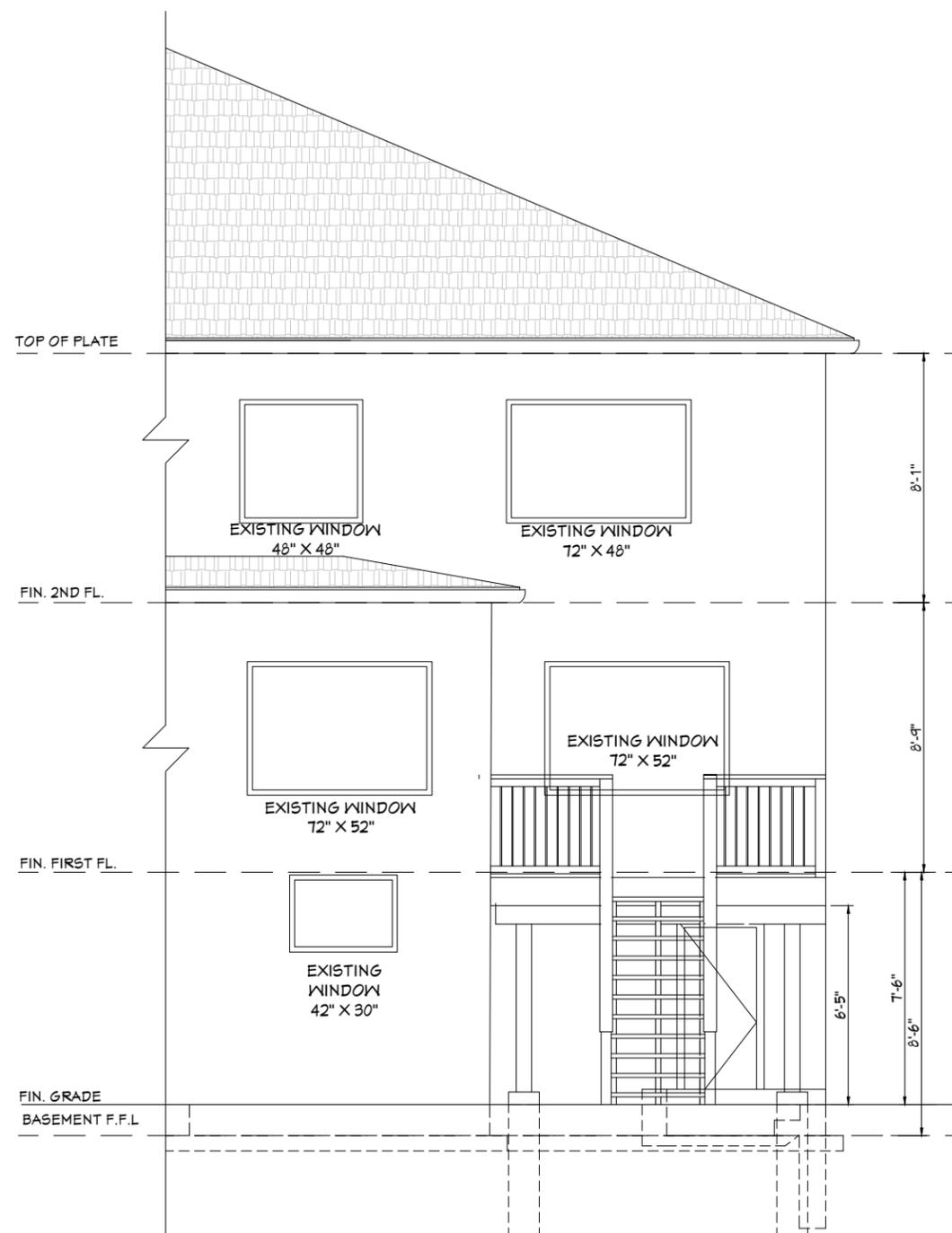
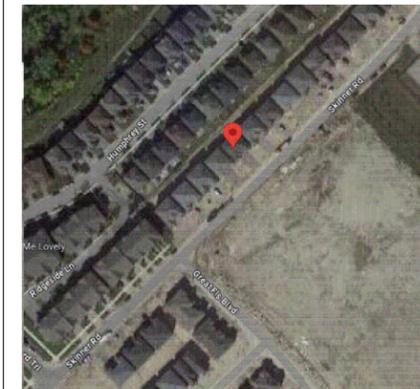
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UNPROTECTED OPENINGS (GLASS AREA)	
WALL AREA	= 923.15 SQ.FT
LIMITING DISTANCE	= 1.22 M
OPENING ALLOWED @ 7%	= 64.62 SQ.FT
ACTUAL OPENINGS	= 48.14 SQ.FT

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



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

TITLE **311 SKINNER ROAD,
HAMILTON , ON
REAR SIDE ELEVATION**

PROJECT INFORMATION

PROJECT NO **24-049**
CUSTOMER **HARMINDER SINGH**
PROJECT **311 SKINNER ROAD**

DESIGNER INFORMATION

BY **BPP**

ENGINEER STAMPS

TITLE

SCALE

3/16" = 1'-0"

REV DATE

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SHEET

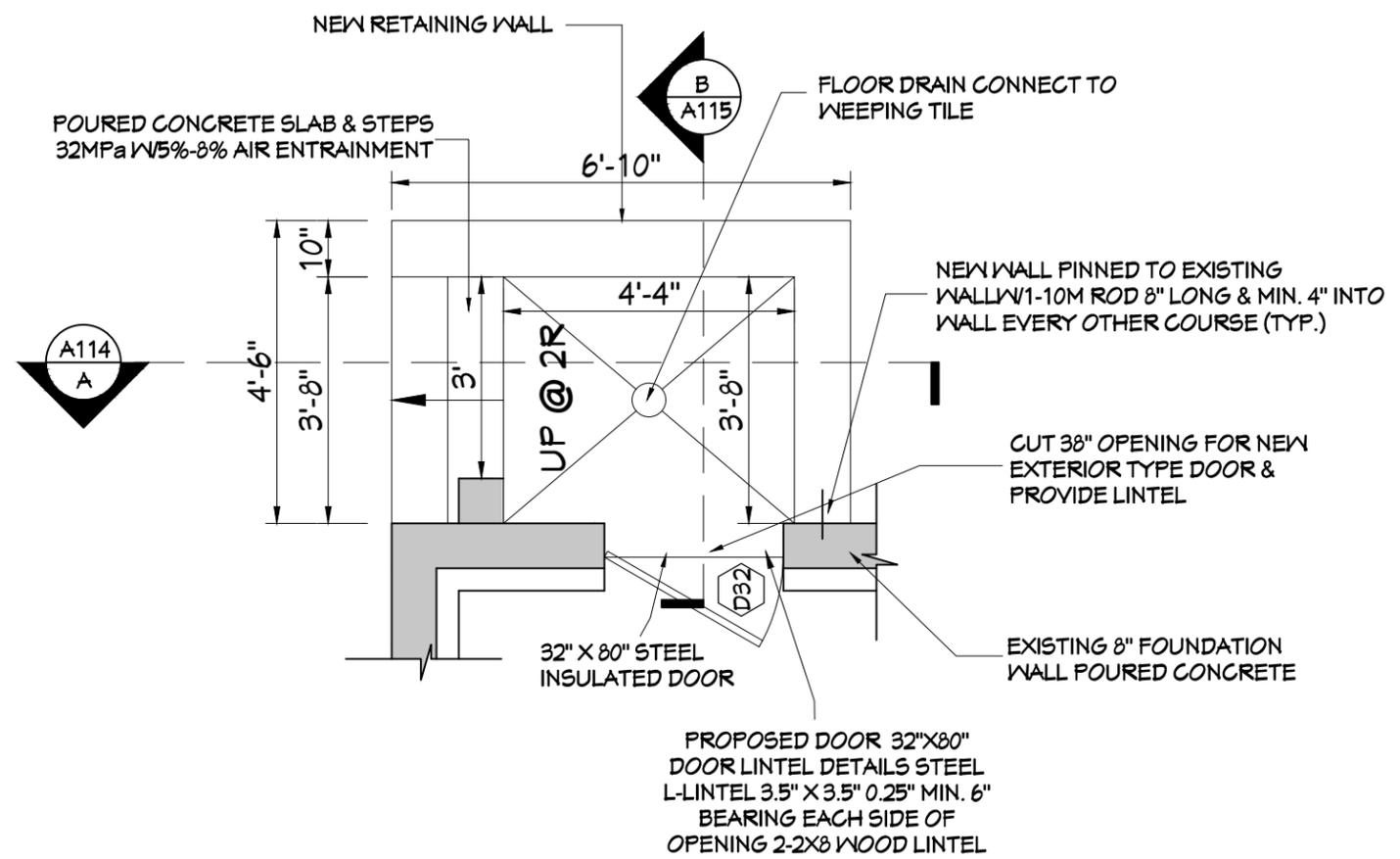
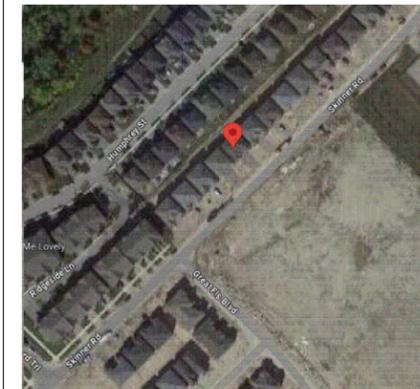
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REV

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WALKOUT PLAN
(SCALE : 3/8" = 1'-0")

NOTES :

- DOOR MUST COMPLY WITH OBC 2012 - DIV. B - 9.7.5.2. TO PROVIDE RESISTANCE TO FORCED ENTRY**
- LINTELS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE MIN. 6" (152mm) OF BEARING @ END SUPPORTS AS PER OBC 2012 - DIV. B - 9.20.5.2.**
- EXTERIOR LIGHT SHALL COMPLY WITH THE OBC 2012 - DIV. B - 9.34.2.1.**
- THE CONSTRUCTION OF GUARDS SHALL CONFORM TO THE LOADING CRITERIA IN OBC 2012 - DIV. B - 4.1.5.14.**

TITLE 371 SKINNER ROAD,
HAMILTON , ON
WALKOUT PLAN

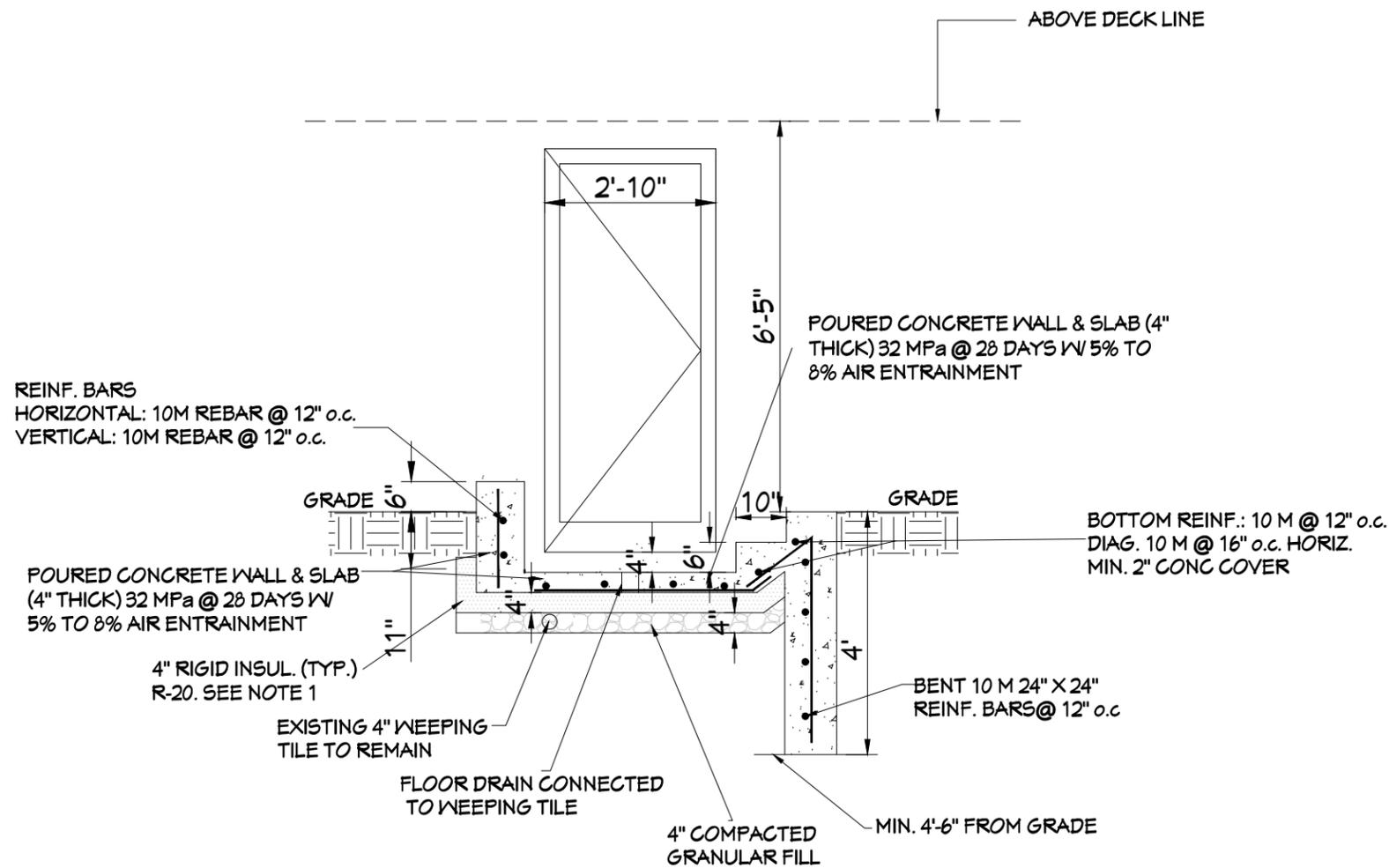
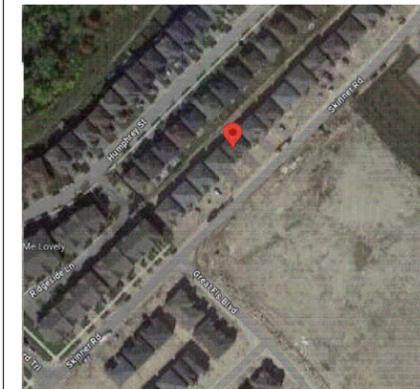
PROJECT INFORMATION	
PROJECT NO	24-049
CUSTOMER	HARMINDER SINGH
PROJECT	371 SKINNER ROAD

DESIGNER INFORMATION		
BY	ENGINEER STAMPS	
BPP		
TITLE		
SCALE		
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SHEET	A113
REV	00

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SECTION -AA
(SCALE : 3/8" = 1'-0")

TITLE **371 SKINNER ROAD,
HAMILTON , ON**
SECTION A-A

PROJECT INFORMATION

PROJECT NO **24-049**
CUSTOMER **HARMINDER SINGH**
PROJECT **371 SKINNER ROAD**

DESIGNER INFORMATION

BY **BPP**
TITLE
SCALE **3/8" = 1'-0"**
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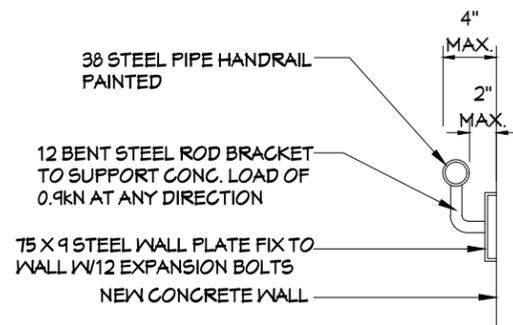
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SHEET **A114**
REV **00**



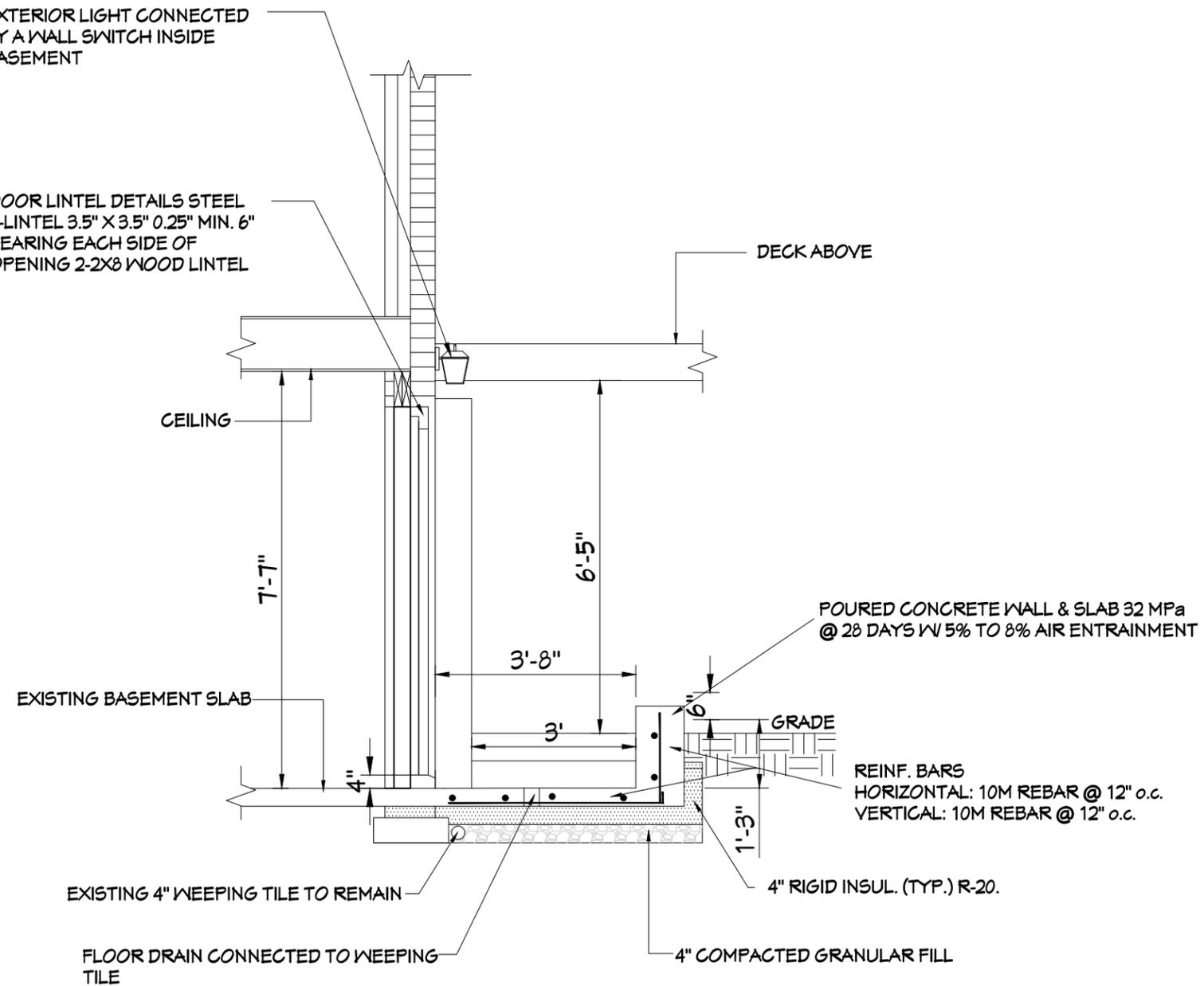
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STEP DIMENSIONS		
	MIN.	MAX.
RUN	255mm	355mm
RISE	125mm	200mm



EXTERIOR LIGHT CONNECTED BY A WALL SWITCH INSIDE BASEMENT

DOOR LINTEL DETAILS STEEL L-LINTEL 3.5" X 3.5" 0.25" MIN. 6" BEARING EACH SIDE OF OPENING 2-2X8 WOOD LINTEL



SECTION -BB
(SCALE : 3/8" = 1'-0")



TITLE 371 SKINNER ROAD,
HAMILTON , ON
SECTION B-B

PROJECT INFORMATION	
PROJECT NO	24-049
CUSTOMER	HARMINDER SINGH
PROJECT	371 SKINNER ROAD

DESIGNER INFORMATION	
BY	ENGINEER STAMPS
BPP	
TITLE	
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SHEET	A115
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- 1 **FOOTINGS:**
FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 75 kPa

- 3 **EXTERIOR STAIRS**

7 7/8" RISE MAXIMUM	4 7/8" MINIMUM
10" RUN MINIMUM	14" MAXIMUM
10"(NO NOSING), 11"(NOSING) TREAD MINIMUM	15" MAXIMUM

- 4 **RETAINING WALL**
10" POURED CONCRETE WALL DOES NOT REQUIRE REBAR IF BACKFILL HEIGHT DOES NOT EXCEED 4'-7". PROVIDE 10M REBAR @ 12" o.c. EACH WAY FOR BACKFILL HEIGHTS EXCEEDING 4'-7".

- 6 **LIGHT**
ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT.

- 7 **EXTERNAL DOOR**
EXTERIOR DOOR GENERAL PERFORMANCE CRITERIA AND THERMAL RESISTANCE TO COMPLY WITH OBC 9. 7.3
INSTALLATION OF MANUFACTURED AND PRE-ASSEMBLED DOORS SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS.
ALL UNFINISHED PORTIONS OF THE FRAME AND OTHER COMPONENTS OF DOORS IN CONTACT WITH THE EDGES OF MASONRY OR CONCRETE SHALL BE PROTECTED WITH CAULKING.

- 8 **INSULATION DETAILS**
RIGID INSULATION TO HAVE FOLLOWING SPECIFICATIONS:
 - STYROFOAM™ Brand SM Extruded Polystyrene Foam Insulation
 - RSI value of 0.87/25 mm [R-5 PER 1 INCH]
 - Board Size: [as indicated on Drawings].
 - Compressive Strength: 210 kPa
 - Draining Capacity: > 0.72 m3/hr/m

- 9 **INSULATION FINISHING**
INSTALL RIGID INSULATION ON EXISTING FOUNDATION WALL MIN 4 FT ABOVE EXISTING FOOTING
INSULATIONS TO BE INSTALLED ON EXPOSED FOUNDATION WALL ONLY STARTING FROM GRANULAR FILL UNDER STEPS COVER INSULATION WITH 1/2" CEMENT BOARD
INSTALL 21 1/2" GALVANIZED 'J' TRACK TO SECURE AND PROTECT ALL EXPOSED EDGES
ALL JOINTS TO THE EXISTING WALL AND NEW STEPS MUST BE CAULKED
APPLY SEAL GUARD TO ALL JOINTS ON CEMENT BOARD PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH

TITLE **371 SKINNER ROAD,
HAMILTON , ON**

NOTES

PROJECT INFORMATION	
PROJECT NO	24-049
CUSTOMER	HARMINDER SINGH
PROJECT	371 SKINNER ROAD

DESIGNER INFORMATION	
BY	BPP
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Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Building Division
71 Main Street West – 3rd Floor
Hamilton, Ontario, Canada, L8P 4Y5
building@hamilton.ca
www.hamilton.ca

July 16, 2024

VIDHI SHAH

BLUE PRINTS PERMIT
688 HESPELER RD.
CAMBRIDGE, ON N1R 8NZ

RE: 371 SKINNER RD FLAMBOROUGH
Building Permit Application Number 24T-1647
Building Permit Application Review Letter 2

The following item(s) are required to be addressed prior to further review of the above-noted building permit application:

Item	Zoning	Reference
Z1.	<p>Further to review item Z1 of review letter 1;</p> <p>The proposed secondary dwelling unit requires 1 parking space (2.6m x 5.8m) in addition to the existing parking space for the semi-detached dwelling unit.</p> <p>Note that tandem parking is not permitted for the parking spaces for each of the dwelling units.</p> <p>Provide a revised design to detail the required parking spaces in compliance to the zoning bylaw or gain approval through the Committee of Adjustment for a minor variance (cofa@hamilton.ca).</p>	Bylaw 90-145-Z Section 5.21.1. & 5.43(a)

Item	Ontario Building Code	Reference
	Unless otherwise noted all Ontario Building Code (OBC) references are Division B; [A] - Division A; [C] - Division C.	
C1.	Based on the revised design submitted for review cycle 2, clarify the intended purpose of adjoining the	OBC Div. Part 11 C136

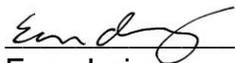
	<p>basement dwelling unit with the main floor of the single family dwelling (semi-detached), provide path of compliance in the Ontario Building Code.</p> <p>If the adjoining of dwelling units is for the purpose of egress in relation to compliance alternative C136(c), clearly note this on the drawings.</p>	
C2.	<p>Pending review item C2, the basement dwelling unit appears to have one means of egress. The windows above the unenclosed exit stairway on the main and second floor are required to be protected.</p> <p>Provide a revised design to detail compliance.</p>	OBC Div. B Part 9.9.4.4.
C3.	<p>Based on the revised design submitted for review cycle 2; a clear height of 2.1m under the deck is required to access the entrance of the proposed secondary dwelling unit located within the basement.</p> <p>Provide a revised design to detail the passage to the entrance with sufficient ceiling height.</p>	OBC Div. B Part 9.5.3.1.

The City of Hamilton has been experiencing a cybersecurity incident since Sunday, February 25, 2024, that has disabled our IT systems. At this time, due to technological impacts, our building permit systems are not fully accessible and may cause delays in processing responding information. Thank you for your patience and understanding.

Responding information will only be reviewed if provided in a single comprehensive submission complete with an itemized covering letter. Where responding information does not address the noted review items, additional plan review may be charged (\$182.00 per hour of review time).

Please submit **two (2) hardcopies** of all responding information. Where applicable, documents and/or drawings are to be signed by the design professional(s).

If you have any questions, please email your plan reviewer or email building@hamilton.ca.



Evan Inrig
Plans Examiner
For Director, Building Division

Email: evan.inrig@hamilton.ca



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)	HARMINDER SINGH	
Applicant(s)	MALAV SHAH	
Agent or Solicitor		
		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	371 SKINNER ROAD		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	464	Concession	
Registered Plan Number	62M - 1266	Lot(s)	464
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:

Reduction in parking requirements

To Permit Tandem Parking for the parking spaces for each of the Dwelling Unit.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

DUE TO THE LIMITATION OF HOW THE PROPERTY IS BUILT.

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
5.86m	27.50m	206.25m	No Change

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
Semi Detached House	4.31	7.3	1.23	
Current Single family dwelling unit				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Semi Detached House	4.31	7.3	1.23	
Proposed second dwelling unit	4.31	7.3	1.23	

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
Semi Detached House	89.44 m2	54.25m2	2	
Current Single family dwelling unit				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Semi Detached House	89.44 m2	54.25m2	2	
Proposed second dwelling unit	89.44 m2	54.25m2	2	

- 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.):
Two Dwelling Unit

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands: December, 2022

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
SINGLE DETACHED DWELLING UNIT. DUPLEX.

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
SINGE DETACHED DWELLING UNIT.

7.4 Length of time the existing uses of the subject property have continued:
Unknown 3 YRS.

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) SCHEDULE 1

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

7.6 What is the existing zoning of the subject land? 2021 By Law 90-145-Z

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: 2

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

Proposing secondary unit in basement

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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