



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-24:199	SUBJECT PROPERTY:	113 Melville Street, Dundas
ZONE:	Single Detached Residential- R2 zone Low Density Residential- R1 Zone	ZONING BY-LAW:	Zoning By-law former Town of Dundas 3581-86 Zoning By-law City of Hamilton 05-200

APPLICANTS: Owner: Lara Housez & Nathan Hambly
 Applicant: Tristan Clarke
 Agent: Charles MacPhail

The following variances are requested:

Dundas Zoning By-law 3581-86;

1. A flankage yard setback of 0.3m shall be permitted for an accessory building.
2. A maximum accessory building size of 59 metres square shall be permitted instead of the maximum 41 metres square permitted.

Hamilton 05-200 By-law;

1. A maximum gross floor area for an accessory building shall be 59 square metres instead of the maximum 45 square metres or 7.5% total lot coverage, whichever is the lesser
2. A flankage yard setback of 0.3m shall be permitted for an accessory building instead of the minimum 3.0m required.
3. A minimum 0.3m setback from a street line shall be provided where a vehicular entrance to an accessory building is provided instead of the minimum 6.0m setback required.

A-24:199

PURPOSE & EFFECT: To permit the construction of a proposed car port, attached to an existing accessory building.

Notes:

1. Be advised, Zoning By-Law Amendment 24-051 and 24-052 was passed on April 10, 2024, to amend Section 1: Administration, Section 3: Definitions, Section 4: General Provisions, Section 5: Parking regulations and Section 15: Residential Zones under Hamilton Zoning By-Law 05-200. The Amendment remains Not Final and Binding and as such, both regulations under the current Hamilton Zoning By-Law 05-200 and those regulations applicable under Zoning By-Law Amendment 24-051 and 24-052 are applicable to the subject property. For the purposes of this review, an additional review has been provided below as it relates to any additional regulations required under Zoning By-Law Amendment 24-051 and 24-052. Until such time that Zoning By-Law Amendment 24-051 and 24-052 are deemed Final and Binding, regulations under both the current Zoning By-Law and the Amending By-laws shall apply.
2. As per comment #1 above, the property in question is zoned Single detached Residential R2 zone pursuant to Dundas Zoning By-law 3581-86 and the Low-density Residential Zone R1 zone pursuant to Hamilton Zoning By-law 05-200.

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, October 8, 2024
TIME:	2:10 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 October 4, 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 October 7, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:199, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 **Subject Lands**

DATED: September 19, 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, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

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.

SURVEYOR'S REAL PROPERTY REPORT (PART 1)

PLAN SHOWING
LOT 108,
REGISTRAR'S COMPILED PLAN - PLAN 1424
 (FORMERLY THE EAST HALF OF LOTS 62, 62-1/2 & THE
 SOUTH HALF OF THE EAST HALF OF LOT 63, PLAN 1446)

IN THE
TOWN OF DUNDAS
 REGIONAL MUNICIPALITY OF HAMILTON WENTWORTH



L.G. WOODS SURVEYING INC.
 1999

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM
 2. THE SURVEY WAS COMPLETED APRIL 7, 1999

L.G. Woods
 L.G. WOODS, O.L.S.

APRIL 13 1999
 DATE

The CITY OF HAMILTON disclaims any liability as to the current accuracy of this document and advises that no reliance should be placed on the current accuracy of the contents herein.

LOT 109
 P.I.N. 17483-0263 (L.T.)

MARKET STREET

LEGEND:

- D DENOTES PLANNED MONUMENT
- D/C DENOTES FOUND MONUMENT
- S/C DENOTES CUT CROSS
- S/B DENOTES STANDARD IRON BAR
- IB DENOTES FOUND IRON BAR
- IB DENOTES IRON BAR
- O/N DENOTES CROWN LINDEN
- P1 DENOTES PLAN 1446
- P2 DENOTES PLAN 1424
- 655 DENOTES J.T. PETERS O.L.S.
- 462 DENOTES E.G. MCKAY O.L.S.
- 1201 DENOTES R.A. CLARKE O.L.S.

NOTE: BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERN LIMIT OF MELVILLE STREET SHOWN ON PLAN 638-1263 AS N 87°14'47" W.

PART I,
 PLAN 638-1263

122.33 (P2) (MEAS.)

REFERENCE BEARING N 87°14'47" W

187.22 (MEAS.)

187.22 (MEAS.)

MELVILLE STREET
 (BY REGISTERED PLAN TAKE)

© - COPYRIGHT 1999 - L.G. WOODS SURVEYING INC.
 IS AN OFFENCE TO COPY THIS PLAN WITHOUT PERMISSION
 PART 1 - PLAN PREPARED FOR THE ORIGINAL USE
 OF NEAR PLAN NO. P.A. 3
 PART 2 - SEE WRITTEN REPORT DATED APRIL 14, 1999

L.G. WOODS SURVEYING INC.
 1000 SHEPPARD AVENUE EAST
 UNIT 107 - SCARBOROUGH, ONT. M1B 4Y7
 TEL: (416) 291-1414

IMPERIAL DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN REGISTRATION NUMBER
 1217100

THIS PLAN IS FOR VALIDATION PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR LIABILITY ON THE PART OF THE SURVEYOR OR ASSOCIATION OF ONTARIO LAND SURVEYORS

LOT 107
 P.I.N. 17483-0287 (L.T.)

N48°59'25"W 86.0 (MEAS.)

N88°59'

LOT 108
 P.I.N. 17483-0288 (L.T.)

ENCE ON LINE

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

PRINCESS STREET

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

ENCE CORNER

DRAWINGS FOR CONSTRUCTION OF A NEW CARPORT 113 MELVILLE STREET HAMILTON, ONTARIO

2 GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE, AS AMENDED, AND ALL APPLICABLE LOCAL AND MUNICIPAL BY-LAWS AND REGULATIONS.
2. THESE DRAWINGS DO NOT INCLUDE ANY ELECTRICAL OR MECHANICAL WORK THAT MAY BE REQUIRED.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK ON SITE WITH OTHER SUBCONTRACTORS TO PREVENT CONFLICTS.
4. PRIOR TO THE START OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR MAKING ARRANGEMENTS WITH THE CONSULTANT FOR THEIR REVIEW AS PER THE CONSULTANTS REQUIREMENTS.
5. FOR PROJECTS THAT REQUIRE DEMOLITION AND/OR RENOVATION WORK THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONSTRUCTION. SHOULD A DISCREPANCY BE FOUND THE CONTRACTOR IS TO REPORT THEIR FINDINGS TO THE DESIGNER BEFORE PROCEEDING.
6. PRIOR TO THE START OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR MAKING ARRANGEMENTS TO OBTAIN LOCATES FOR ALL UTILITIES THAT MAY BE IN THE AREA OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES DURING CONSTRUCTION OR DUE TO ITS CONSTRUCTION ACTIVITIES.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY THE DESIGNER OF ANY CONTEMPLATED DEVIATIONS FROM THESE DRAWINGS TO SUIT SITE CONDITIONS PRIOR TO MAKING CHANGES.
8. ANY PROPOSED DEVIATION FROM THESE DRAWINGS THAT WOULD BE CONSIDERED A MATERIAL CHANGE SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL, AND THEN TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL, PRIOR TO THE CHANGES BEING CARRIED OUT.
9. REQUIRED INSPECTIONS BY THE AUTHORITIES HAVING JURISDICTION TO BE ARRANGED BY THE CONTRACTOR. ALL INSPECTIONS TO BE CARRIED OUT, AND THE CONSTRUCTION APPROVED, BEFORE PROCEEDING TO THE NEXT STAGE.
10. ACCESS TO EXITS AND STAIRWAYS SHALL BE MAINTAINED FREE OF DEBRIS AND ACCESSIBLE AT ALL TIMES.
11. POSITIVE DRAINAGE SHALL BE PROVIDED THROUGHOUT THE SITE AT ALL TIMES DURING THE CONSTRUCTION.
12. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR STRESSES AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THE WORK.
13. ALL DESIGN, DETAILING, CONSTRUCTION, AND SHORING MUST CONFORM TO THE PRESENT ONTARIO BUILDING CODE AND OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS, LATEST ADDITION. ALL ASSOCIATED COSTS FROM THE DESIGN SUPPLY AND INSTALLATION OF TEMPORARY SHORING ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
14. REVIEW OF SHOP DRAWINGS BY THE DESIGNER IS ONLY TO ASSESS THAT SUBMITTED SHOP DRAWINGS REFLECT THE INTENT OF THE DESIGN.
15. REVIEW BY THE CONSULTANT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR SEEING THAT THE WORK IS COMPLETE, ACCURATE, AND IN CONFORMITY WITH THE DRAWINGS AND SPECIFICATIONS.
16. ALL AREAS SHOWN ON PLAN WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER. GRASSED AREAS SHALL BE RESTORED WITH NEW SOD ON MINIMUM 6" OF TOP SOIL
17. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
18. TYPICAL DETAILS SHALL BE USED WHERE SPECIFIC DETAILS ARE NOT SHOWN ON THE DRAWINGS.

3 CONSTRUCTION NOTES:

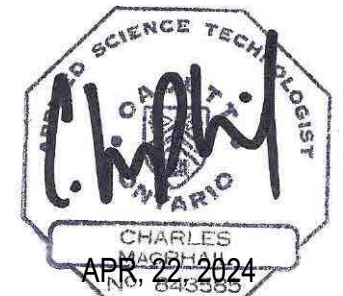
1. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT ANY NECESSARY SHORING OR TEMPORARY SUPPORTS THAT MAY BE REQUIRED ARE INSTALLED PRIOR TO THE START OF ANY WORK.
2. NEW FOOTINGS TO BEAR ON UNDISTURBED SOILS WITH A MINIMUM BEARING CAPACITY OF: 100 kPa (SLS)
150 kPa (ULS)
3. ALL CONCRETE IN ACCORDANCE WITH CSA A23.1:19/A23.2:19 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION/TEST METHODS AND STANDARD PRACTICES FOR CONCRETE".
4. PLACEMENT AND CURING OF CONCRETE UNDER HOT WEATHER (MORE THAN 27°C) AS PER CLAUSE 7.5 "ENVIRONMENTAL PROTECTION" OF CAN/CSA-A23.1:19/23.2:19.
5. SUPPLY AND PLACE CONCRETE IN ACCORDANCE WITH TABLE 1, THIS PAGE.
6. WHERE NOT INDICATED ON DRAWINGS, MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS;
 - 6.1. ALL STEEL NOT CAST IN FORMS PERMANENTLY AGAINST EARTH OR ROCK AND IN NON-CORROSIVE ENVIRONMENTS, COVER TO BE 75 mm (3").
 - 6.2. ALL STEEL CAST IN FORMS SHALL CONFORM TO TABLE 2, THIS PAGE.
7. CONCRETE TO BE DESIGNED, MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS FOR "R" CLASS CONCRETE STATED IN CLAUSE 8.13 OF CSA A23.1,"CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION".
8. CONCRETE TO HAVE MINIMUM 25MPa 28 DAY COMPRESSIVE STRENGTH.
9. ALL CONCRETE TO HAVE A SLUMP OF 80 MM (3") MAX.
10. SAWN LUMBER TO BE S-P-F No. 2 OR BETTER.
11. ANY WOOD THAT WILL BE IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED OR SEPARATED WITH 6mil. POLY, OR EQUIV.
12. SHEATHING TO MEET THE REQUIREMENTS OF CSA 0151, "CANADIAN SOFTWOOD PLYWOOD".
13. FASTENING AS PER OBC ARTICLE 9.23.3.4 & 9.23.3.5. U.N.O.
14. BUILT-UP WOOD MEMBERS TO BE FASTENED TOGETHER WITH A DOUBLE ROW OF 3½" NAILS SPACED @ 17¾" WITH END NAILS LOCATED 4" AND 5⅞" FROM EACH END.
15. WHERE A HOUSE IS SERVED BY A GARAGE, CARPORT OR DRIVEWAY, THE FOLLOWING SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT THAT CONFORMS TO SECTION 86 OF THE ELECTRICAL SAFETY CODE:
 - 15.1. A MINIMUM 200 AMP PANEL BOARD,
 - 15.2. A CONDUIT THAT IS NOT LESS THAN 27 MM TRADE SIZE AND IS EQUIPPED WITH A MEANS TO ALLOW CABLES TO BE PULLED INTO THE CONDUIT, AND
 - 15.3. A SQUARE 4⅞" TRADE SIZE ELECTRICAL OUTLET BOX.

SEE DRAWINGS FOR ADDITIONAL NOTES.



37 Main Street South, PO Box 1479, Waterdown, On L0R 2H0
Tel: (905) 548-7607, Info@charleslinsey.com, www.charleslinsey.com

Note:
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 design the work shown on this document.



CHARLES MacPHAIL, CHARLES LINSEY & ASSOCIATES LIMITED, BCIN# 25723, BCIN# 41983

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 23/24
0	FOR PERMIT APPLICATION	APR 22/24
1	FOR MINOR VARIANCE APPLICATION	AUG 07/24

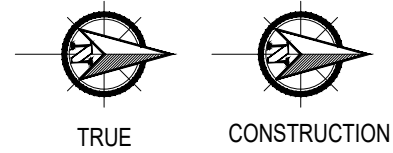
client **OWNER**

project
**113 MELVILLE STREET
HAMILTON, ONTARIO**
PROJECT No. 23-178

title
GENERAL & CONSTRUCTION NOTES

drawn TC	checked CM
date DECEMBER 2023	scale AS NOTED
revision number 1	drawing number 1

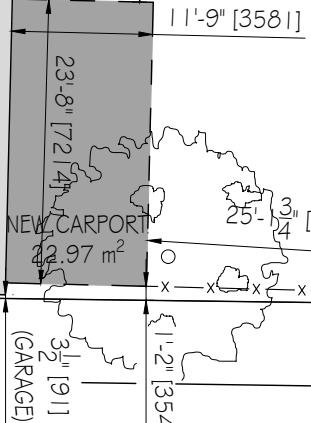
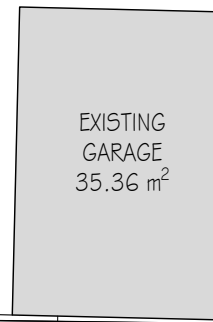
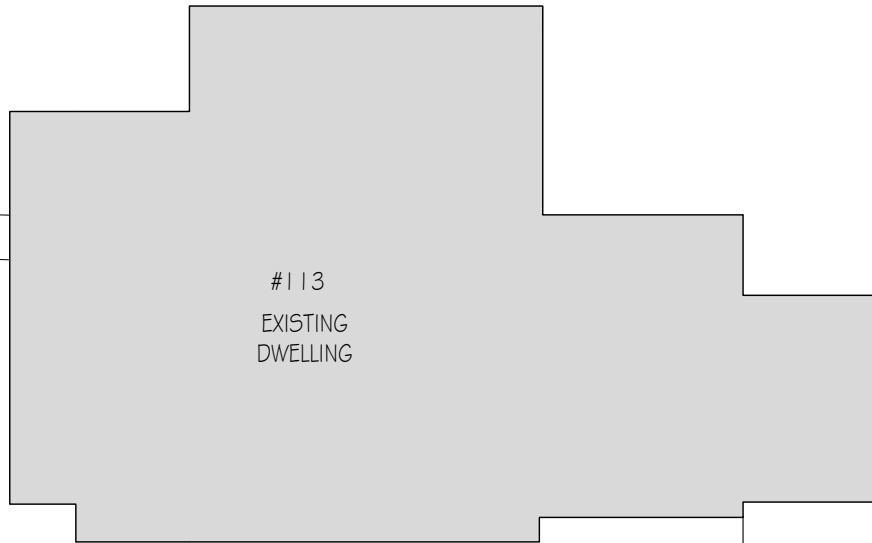
-MELVILLE STREET-



LOT LINE 50.29m [165'-0"]

LOT LINE 20.73m [68'-0"]

LOT LINE 20.73m [68'-0"]



LOT LINE 50.29m [165'-0"]

-PRINCESS STREET-

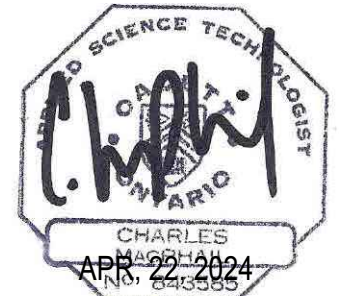
- 1 SITE PLAN
- 2 SCALE: 1/16" = 1'-0"

NOTE:
THIS SITE PLAN IS BASED ON INFORMATION TAKEN FROM A SURVEY,
PREPARED BY: L.G. WOODS SURVEYING INC., DATED: 1999



37 Main Street South, PO Box 1479, Waterdown, On L0R 2H0
Tel: (905) 548-7607, Info@charleslinsey.com, www.charleslinsey.com

Note:
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 design the work shown on this document.



CHARLES MacPHAIL, CHARLES LINSEY & ASSOCIATES LIMITED, BCIN# 25723, BCIN# 41983

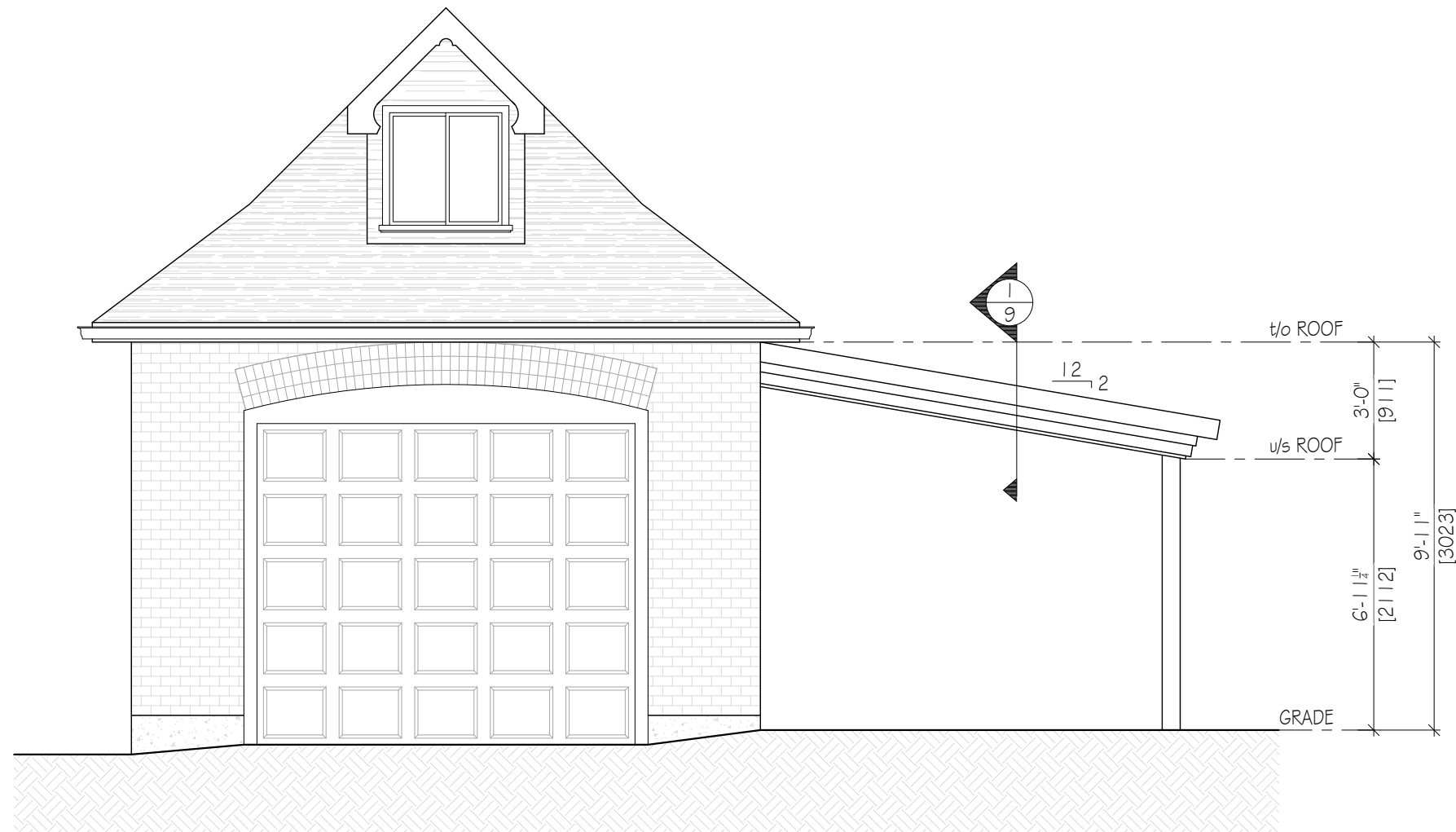
REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 23/24
0	FOR PERMIT APPLICATION	APR 22/24
1	FOR MINOR VARIANCE APPLICATION	AUG 07/24

client OWNER

project 113 MELVILLE STREET
HAMILTON, ONTARIO
PROJECT No. 23-178

title SITE PLAN

drawn TC	checked CM
date DECEMBER 2023	scale AS NOTED
revision number 1	drawing number 2

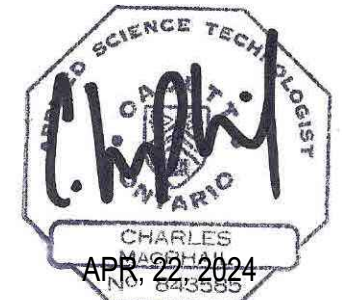


1 FRONT ELEVATION
 3 SCALE: 1/4" = 1'-0"



37 Main Street South, Tel: (905) 548-7607
 PO Box 1479 Info@charleslinsey.com
 Waterdown, On L0R 2H0 www.charleslinsey.com

Note:
 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 design the work shown on this document.



CHARLES MacPHAIL BCIN# 25723
 CHARLES LINSEY & ASSOCIATES LIMITED BCIN# 41983

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 23/24
0	FOR PERMIT APPLICATION	APR 22/24
1	FOR MINOR VARIANCE APPLICATION	AUG 07/24

client OWNER

project 113 MELVILLE STREET
 HAMILTON, ONTARIO
 PROJECT No. 23-178

title FRONT ELEVATION

drawn TC	checked CM
date DECEMBER 2023	scale AS NOTED
revision number 1	drawing number 3



1 SIDE ELEVATION
4 SCALE: 1/4" = 1'-0"

CHARLES LINSEY & ASSOCIATES LIMITED
 37 Main Street South, PO Box 1479, Waterdown, On L0R 2H0
 Tel: (905) 548-7607, Info@charleslinsey.com, www.charleslinsey.com

Note:
 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 design the work shown on this document.



CHARLES MacPHAIL, CHARLES LINSEY & ASSOCIATES LIMITED, BCIN# 25723, BCIN# 41983

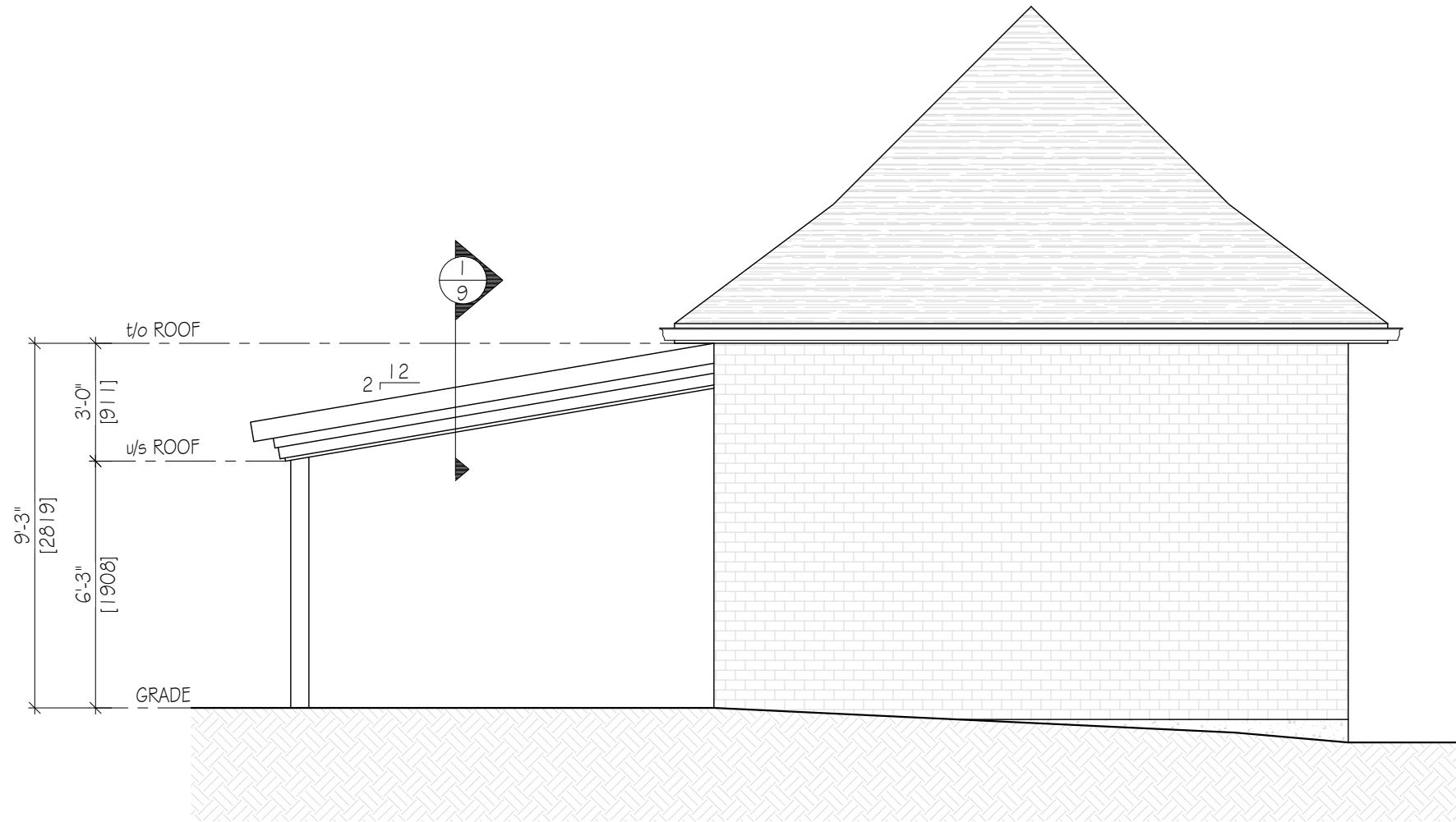
REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 23/24
0	FOR PERMIT APPLICATION	APR 22/24
1	FOR MINOR VARIANCE APPLICATION	AUG 07/24

client: OWNER

project: 113 MELVILLE STREET, HAMILTON, ONTARIO
 PROJECT No. 23-178

title: SIDE ELEVATION

drawn: TC	checked: CM
date: DECEMBER 2023	scale: AS NOTED
revision number: 1	drawing number: 4

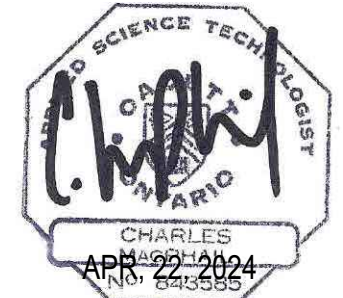


1 REAR ELEVATION
5 SCALE: 1/4" = 1'-0"



37 Main Street South, Tel: (905) 548-7607
PO Box 1479 Info@charleslinsey.com
Waterdown, On L0R 2H0 www.charleslinsey.com

Note:
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 design the work shown on this document.



CHARLES MacPHAIL BCIN# 25723
CHARLES LINSEY & ASSOCIATES LIMITED BCIN# 41983

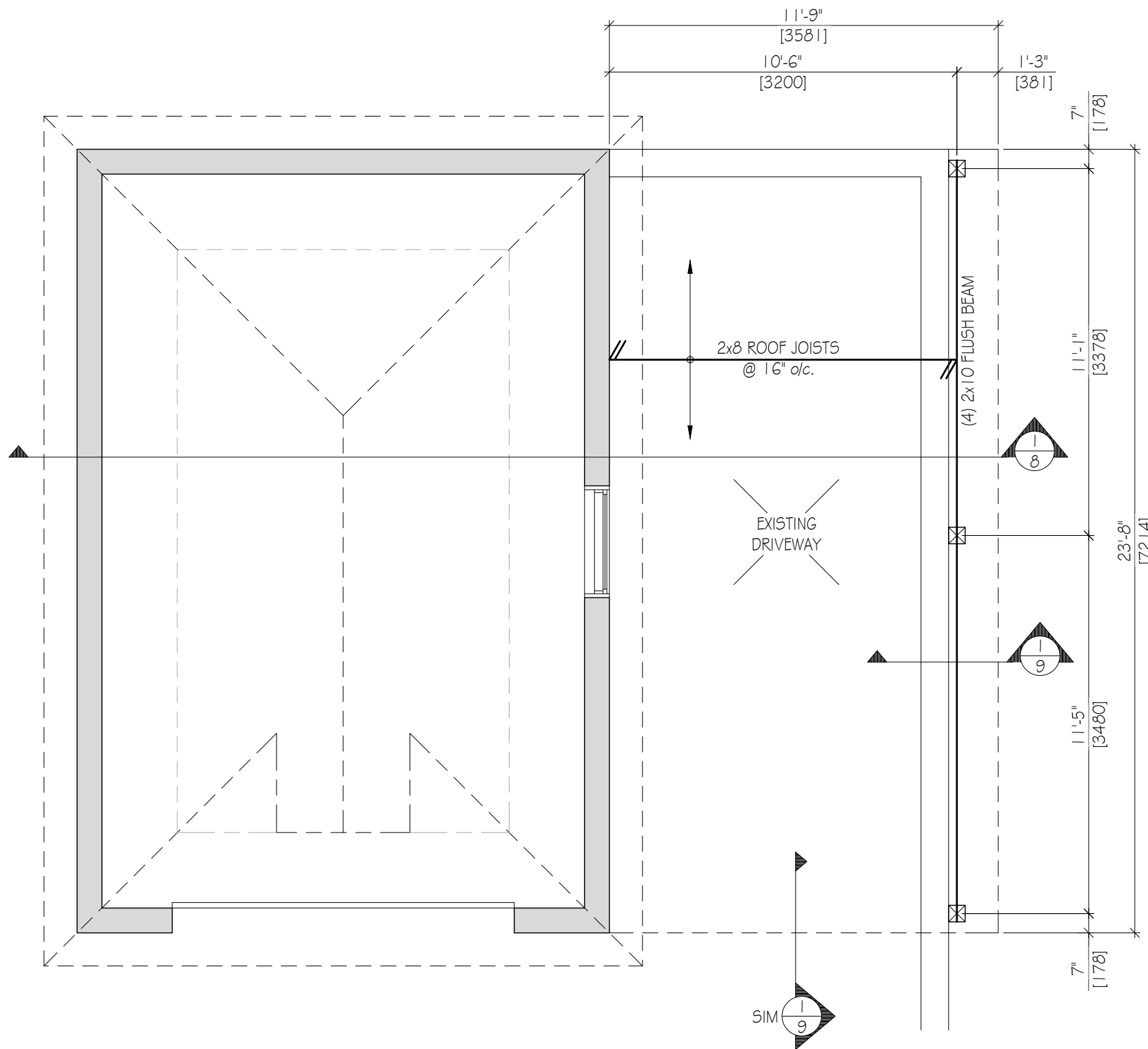
REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 23/24
0	FOR PERMIT APPLICATION	APR 22/24
1	FOR MINOR VARIANCE APPLICATION	AUG 07/24

client OWNER

project 113 MELVILLE STREET
HAMILTON, ONTARIO
PROJECT No. 23-178

title REAR ELEVATION

drawn TC	checked CM
date DECEMBER 2023	scale AS NOTED
revision number 1	drawing number 5



1 FLOOR PLAN
6 SCALE: 1/4" = 1'-0"

CHARLES LINSEY & ASSOCIATES LIMITED
 37 Main Street South, PO Box 1479, Waterdown, On L0R 2H0
 Tel: (905) 548-7607, Info@charleslinsey.com, www.charleslinsey.com

Note:
 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 design the work shown on this document.



CHARLES MacPHAIL, BCIN# 25723
 CHARLES LINSEY & ASSOCIATES LIMITED, BCIN# 41983

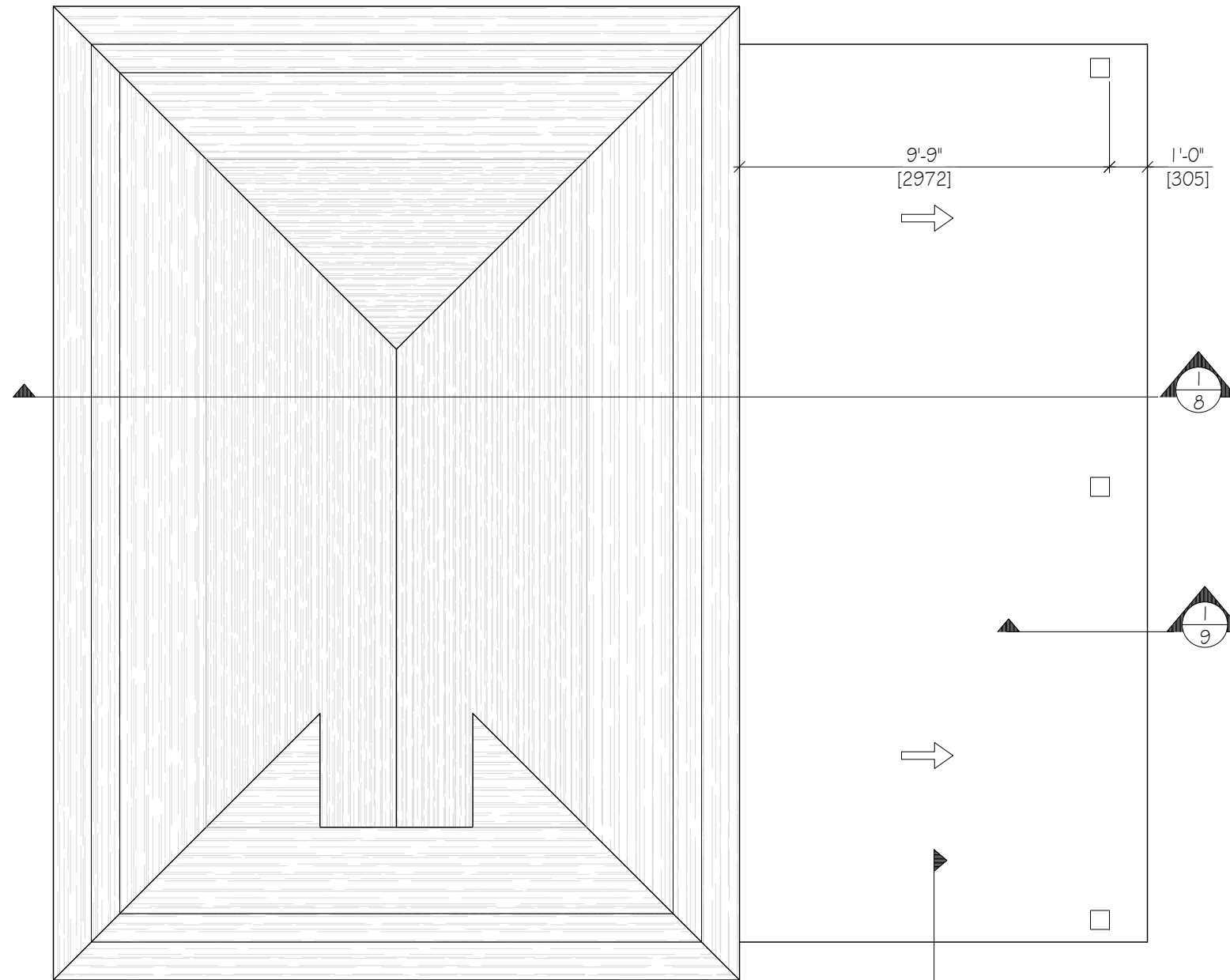
REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 23/24
0	FOR PERMIT APPLICATION	APR 22/24
1	FOR MINOR VARIANCE APPLICATION	AUG 07/24

client: OWNER

project: 113 MELVILLE STREET
 HAMILTON, ONTARIO
 PROJECT No. 23-178

title: FLOOR PLAN

drawn: TC	checked: CM
date: DECEMBER 2023	scale: AS NOTED
revision number: 1	drawing number: 6

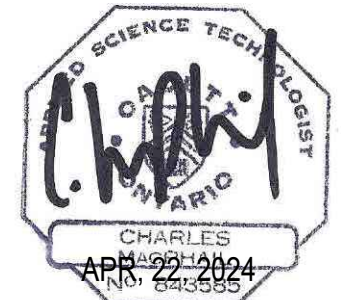


1 ROOF PLAN
7 SCALE: 1/4" = 1'-0"



37 Main Street South, Tel: (905) 548-7607
PO Box 1479 Info@charleslinsey.com
Waterdown, On L0R 2H0 www.charleslinsey.com

Note:
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 design the work shown on this document.



CHARLES MacPHAIL BCIN# 25723
CHARLES LINSEY & ASSOCIATES LIMITED BCIN# 41983

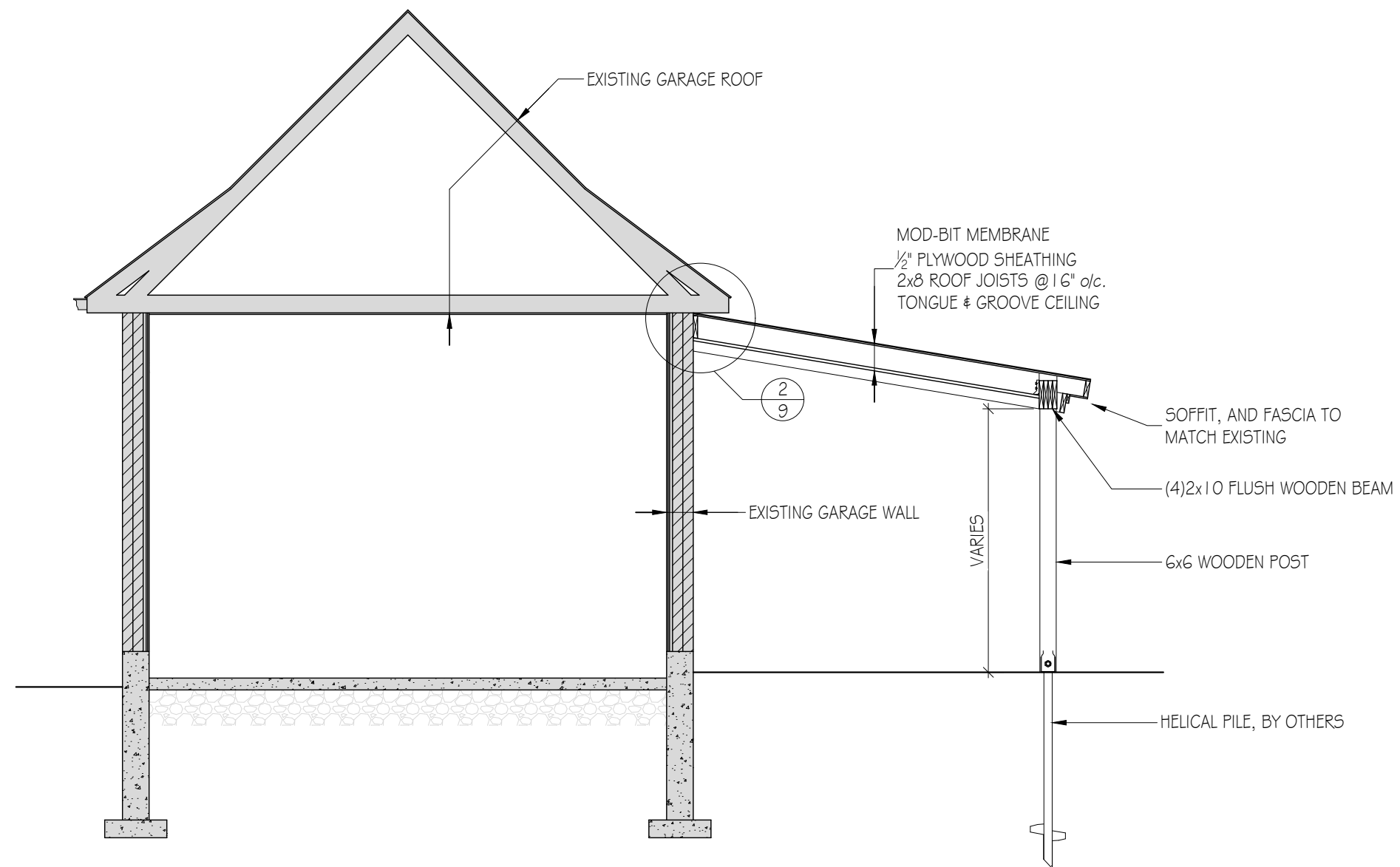
REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 23/24
0	FOR PERMIT APPLICATION	APR 22/24
1	FOR MINOR VARIANCE APPLICATION	AUG 07/24

client OWNER

project 113 MELVILLE STREET
HAMILTON, ONTARIO
PROJECT No. 23-178

title ROOF PLAN

drawn TC	checked CM
date DECEMBER 2023	scale AS NOTED
revision number 1	drawing number 7



SECTION 1
8 SCALE: 1/4" = 1'-0"

CHARLES LINSEY & ASSOCIATES LIMITED
 37 Main Street South, PO Box 1479, Waterdown, On L0R 2H0
 Tel: (905) 548-7607, Info@charleslinsey.com, www.charleslinsey.com

Note:
 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 design the work shown on this document.



CHARLES MacPHAIL, CHARLES LINSEY & ASSOCIATES LIMITED
 BCIN# 25723, BCIN# 41983

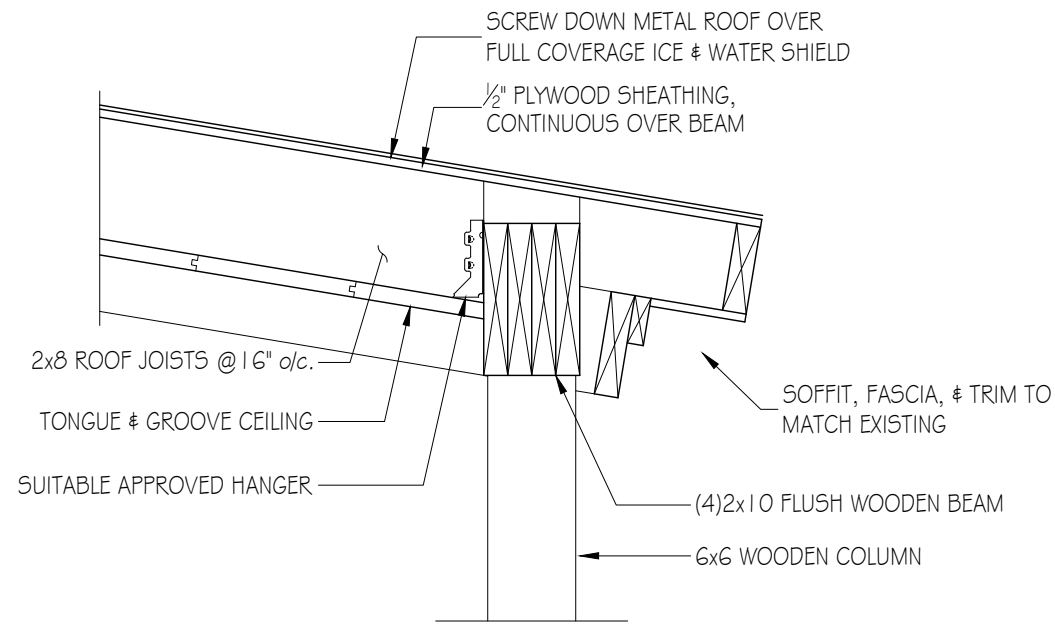
REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 23/24
0	FOR PERMIT APPLICATION	APR 22/24
1	FOR MINOR VARIANCE APPLICATION	AUG 07/24

client OWNER

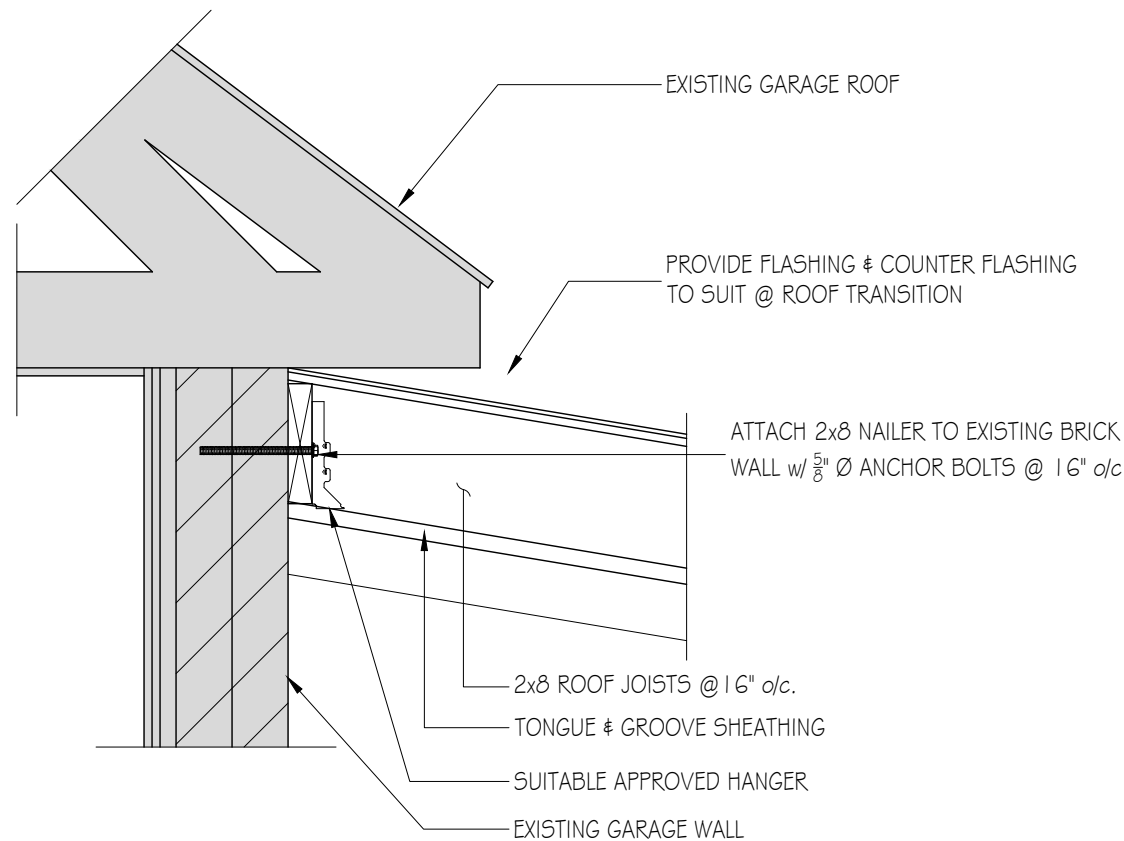
project 113 MELVILLE STREET
 HAMILTON, ONTARIO
 PROJECT No. 23-178

title SECTION

drawn TC	checked CM
date DECEMBER 2023	scale AS NOTED
revision number 1	drawing number 8



1 ROOF / BEAM SECTION
9 SCALE: 1" = 1'-0"

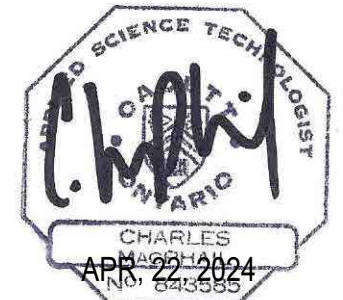


2 ROOF ATTACHMENT DETAIL
9 SCALE: 1" = 1'-0"



37 Main Street South, Tel: (905) 548-7607
PO Box 1479, Info@charleslinsey.com
Waterdown, On L0R 2H0, www.charleslinsey.com

Note:
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 design the work shown on this document.



CHARLES MacPHAIL BCIN# 25723
CHARLES LINSEY & ASSOCIATES LIMITED BCIN# 41983

REV.	DESCRIPTION	DATE
A	FOR DISCUSSION	JAN 23/24
0	FOR PERMIT APPLICATION	APR 22/24
1	FOR MINOR VARIANCE APPLICATION	AUG 07/24

client OWNER

project 113 MELVILLE STREET
HAMILTON, ONTARIO
PROJECT No. 23-178

title DETAILS

drawn TC	checked CM
date DECEMBER 2023	scale AS NOTED
revision number 1	drawing number 9



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)	Lara Housez & Nathan Harr
Applicant(s)	Tristan Clarke
Agent or Solicitor	Charles MacPhail

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	113 Melville Street		
Assessment Roll Number			
Former Municipality	Dundas		
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:

To increase the accessory building gross lot coverage from 41m² to 59m² and reduce/legalize the existing setback of the exterior sideyard from 3.5m to 0.3m to construct a carport connected to an existing detached garage.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

A carport cannot be constructed within the limitations of the current lot coverage. The location of the detached garage that the carport will be connected to is within the setback.

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
20.73m	50.29m	1041.09m ²	8.6m +/-

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Family Dwelling	11.62m	18.98m	4.74m & 1.6m	Pre 1950
Detached Garage	33.69m	11.25m	12.78m & 0.09m	Pre 1950

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Carport	35.82m	7.66m	13.11m & 0.35m	

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 Dwelling			3	
Detached Garage	35.36 m2	35.36 m2	1	5.74m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Carport	22.97 m2	22.97 m2	1	3.02m

- 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:
September 30, 2015

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:
Always

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) Community Node

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

Minor change to an existing permitted use in the community node.

7.6 What is the existing zoning of the subject land? R2

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: 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
-
-