



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-24:262	SUBJECT PROPERTY:	51 Berry Avenue, Hamilton
ZONE:	R1a (Residential Small Lot)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended 22-197

APPLICANTS: Owner: James Gruythuyzen & Shanna Markle
Agent: R&R Designs - Richie Khanna

The following variances are requested:

1. A maximum gross floor area of 32.4m² shall be permitted for all buildings accessory to the single detached dwelling instead of the requirement that all buildings accessory to a Single Detached Dwelling shall not exceed a maximum gross floor area of 7.5% (23.18m²) or 45m² whichever is the lesser.
2. The proposed shed shall be permitted to be located a minimum of 0.3m from the southerly side lot line and the rear lot line instead of the minimum 1.2m setback required from a side lot line and a rear lot line.

PURPOSE & EFFECT: To facilitate the construction of an Accessory Building in the rear yard of the existing Single Detached Dwelling.

Notes:

- i) The applicant requested a variance to reduce the required parking, however, this property is located Parking Rate Area (PRA) 1 which requires no parking to be provided and maintained on site. As such, the requested variance is not required.

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:

A-24:262

DATE:	Tuesday, January 21, 2025
TIME:	1:20 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

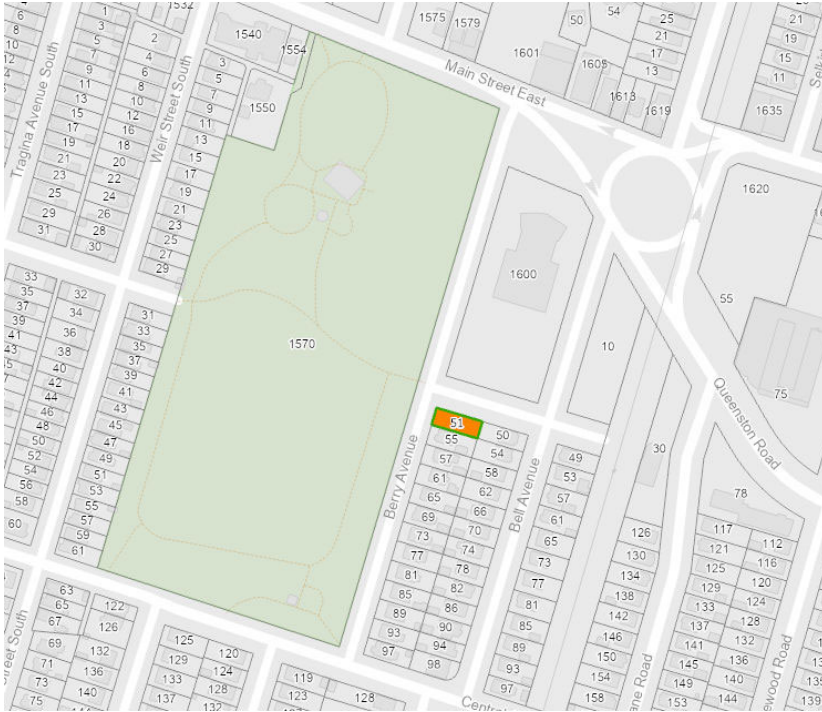
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon January 17, 2025

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 January 20, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:262, 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: January 2, 2025

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.

51 BERRY AVE, HAMILTON, ON L8K 3E1



AREA OF WORK

SITE IMAGE

PROPOSED NEW SHED (ACCESSORY BUILDING) IN THE REAR YARD.
EXISTING RESIDENTIAL BUILDING TO REMAIN.

SCOPE OF WORK



EXISTING BUILDING IMAGE

TITLE/SITE	REVISIONS							
	A	B	C	D	E	F	G	H
ARCHITECTURAL								
A0.01 COVER PAGE	●							
A0.02 GENERAL NOTES	●							
SP.01 SITE PLAN	●							
A1.01 PROPOSED SHED FLOOR PLAN AND ROOF PLAN	●							
A1.02 PROPOSED SHED NORTH AND SOUTH ELEVATION	●							
A1.03 PROPOSED SHED EAST AND WEST ELEVATION	●							

SHEET INDEX

ARCHITECT/ENGINEER



R&R DESIGNS

92 Stapleton Ave.
Hamilton, ON L8H 3N6
Tel: 905.547-8668
Richie Khanna
richie@r-rdesigns.net
WWW.r-rdesigns.net

NOTES:

- CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS.
- THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.

REVISIONS

NO.	DESCRIPTION	DATE
△	ISSUED FOR M.V	2024.11.01
△		
△		
△		
△		
△		

NORTH

FILE #



DRAWN BY: F.A. A.A.
REVIEWED BY: R.K
DATE:

PROJECT NAME:

ADDRESS:
51 BERRY AVENUE, HAMILTON,
ON L8K 3E1

SHEET NAME
COVER PAGE

SHEET NO. **A0.01**

GENERAL NOTES:

1. ONTARIO BUILDING CODE (LATEST EDITION) AND ALL OTHER AUTHORITIES HAVING JURISDICTION SHALL GOVERN ALL WORK.
2. ALL WORK MUST BE DONE BY WORKERS SKILLED IN EACH SECTION OF THE WORK. THE HIGHEST QUALITY STANDARDS SET BY EACH INDUSTRY AUTHORITY OR TRADE GUILD WILL GOVERN THE WORK.
3. PROTECT WORK DURING CONSTRUCTION AGAINST DISFIGUREMENT, CONTAMINATION OR DAMAGE FROM PHYSICAL ABUSE OR HARMFUL MATERIALS. PROVIDE PROTECTIVE COVERING WHERE THERE IS EXPOSURE TO POTENTIAL DAMAGE. MAKE GOOD ALL DAMAGE THAT OCCURS DURING CONSTRUCTION.
4. IT SHALL BE THE DIRECT RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE, DIRECT AND IMPLEMENT ALL THE WORK SHOWN AND SPECIFIED INCLUDING CONSTRUCTION FACILITIES. THE CONTRACTOR SHALL HAVE COMPLETE RESPONSIBILITY FOR THE PROPER COMPLETION OF ALL WORK AND FOR COMPLIANCE WITH THE FULL INTENT OF THE CONTRACT DOCUMENTS.
5. INSPECT SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND REPORT IMMEDIATELY TO THE CONSULTANT ANY UNACCEPTABLE CONDITIONS OR DISCREPANCIES FROM THE DRAWINGS.
6. GENERAL CONTRACTOR TO VERIFY ALL DESIGN DRAWINGS AS THEY APPLY FOR EACH TRADE AS APPLICABLE TO THE PROJECT.
7. BUILDING FROM THESE SHALL PROCESSED ONLY WHEN MARKED " ISSUED FOR CONSTRUCTION".

SITE PLAN:

1. PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
2. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCE NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
3. THE CONTRACTOR IS NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.
4. EXISTING DRAINAGE PATTERNS TO REMAIN. ANY NEW SUMP PUMP INSTALLATIONS TO DISCHARGE IN REAR YARD.

EXISTING STRUCTURE NOTE:

1. OWNER AND CONTRACTOR ARE FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING GENERAL AND STRUCTURAL CONDITIONS PRIOR TO ANY WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO SUITE ADDITIONS INC. PRIOR TO ANY WORK.
2. OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK IF REQUIRED.

WITH RELATED ENGINEER OR SUB-TRADER:

1. ALL BEAMS WITH POINT LOADS TO BE SIZED BY PROFESSIONAL ENGINEER.
2. PROVIDE ENGINEERED LINTELS FOR ALL OPENINGS SUPPORTING TRUSSES SPANNING MORE THAN 40 FEET.
3. ALL LEVEL BEAMS AND HEADERS TO BE PRE- ENGINEERED BY LVL SUPPLIER.
4. WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE AND WHICH ARE SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND OR FILL SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 51 MICRONS (2 MILL) POLYETHYLENE FILM, NO. 50(45 LB.) ROLL ROOFING OR OTHER DAMP PROOFING MATERIAL EXCEPT THAT SUCH DAMP PROOFING IS NOT REQUIRED WHERE THE WOOD MEMBER IS AT LEAST 6" ABOVE THE GROUND.
5. ALL JOISTS TO BE BRACED WITH A CONTINUOUS 1"x4" OR 2"x2" CROSS BRIDGING OR SOLID BLOCKING @7'-0" MAX.
6. ENERGY REQUIREMENTS AS PER SB-12 OF THE O.B.C.
7. MILLWORK SUB-CONTRACTOR OR GENERAL CONTRACTOR SHALL VERIFY ON SITE ALL DIMENSIONS THAT ARE NECESSARY FOR THE CONSTRUCTION & INSTALLATION OF FURNITURE, MILLWORK AND EQUIPMENT. FIXTURE INSTALLATION: FIXTURES AND MILLWORK TO BE INSTALLED LEVEL AND TRUE.
8. ALL EXPOSED WORK SHALL BE COMPLETED READY FOR PAINTING OR FINISHING. ALL JOINTS, NAIL HOLES, ETC. SHALL BE PROPERLY FILLED AND SANDED.
9. FLOOR COVERING CONTRACTOR IS RESPONSIBLE FOR INSURING THAT FLOOR COVERING IS INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS. ALL SUB

- FLOORS SCREWED & GLUED TO FLOOR JOISTS.
10. ALL SWITCHES AND OUTLETS TO BE INSTALLED AS PER PART 9.34.2 OF THE O.B.C.
 11. PLUMBING NOTE: PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR SHOWER UNITS. PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR ALL FAUCETS OR WATER HEATER SOURCE.
 12. OTHER CONSULTANTS' DRAWINGS: REFER TO MECHANICAL ENGINEERS DRAWINGS FOR SITE SERVICING PLAN, HVAC AND PLUMBING. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR FOUNDATION AND FRAMING DETAILS.
 13. PROVIDE LIGHTING AT ALL ENTRANCES AS PER 9.34.2.1.
 14. CONTRACTOR TO VERIFY ALL EXISTING GRADES AND ALL FINISHED GRADES ON SITE.
 15. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS ARE TO INTERIOR WALL FACE. EXTERIOR WALL DIMENSIONS SHALL BE VERIFIED ON SITE.
 16. FOR INTERIOR FINISHES, VERIFY WITH OWNER.

ELECTRICAL SAFETY:

1. GC. MUST CONTACT THE ELECTRICAL SAFETY AUTHORITY AND ARRANGE FOR AN INSPECTION OF ANY ELECTRICAL SERVICE OR WIRING MODIFICATIONS THAT OCCUR DURING THE CONSTRUCTION OF A SECOND UNIT. IN ONTARIO, ELECTRICAL SAFETY COMPLIANCE INSPECTIONS ARE CONDUCTED BY THE ELECTRICAL SAFETY AUTHORITY (ESA).
2. ELECTRICAL FACILITIES SHALL COMPLY WITH OBC 9.34.
3. ESA REPORT TO BE PROVIDED PRIOR TO OCCUPANCY.
4. EMERGENCY LIGHTING BATTERY TEST CERTIFICATE TO BE PROVIDED PRIOR TO OCCUPANCY.
5. PROVIDE ELECTRICAL LIGHTING IN EACH ROOM AND WALL SWITCHES. PROVIDE A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.

WASHROOMS:

1. WATERPROOF WALLBOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS.
2. USE MOISTURE RESISTANT DRYWALL IN WET AREAS.
3. WASHROOM TO BE MECHANICALLY VENTED DIRECTLY TO EXTERIOR IN ORDER TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

STAIRS:

1. HANDRAIL FOR INTERIOR STAIRS UNDER 3'-7" WIDE TO HAVE 1 HANDRAIL (O.B.C 9.8.7.1).
2. INTERIOR STAIR HEADROOM TO CONFIRM TO DIV. 2 PART 9, 9.2.2.2 OF THE O.B.C. MINIMUM HEADROOM TO BE 6'-5" WITHIN DWELLING UNITS AND 6'-9" NOT WITHIN DWELLING UNITS.
3. ALL EXTERIOR HANDRAILS AND GUARDS TO BE INSTALLED AS PER SB-7 OF THE O.B.C., UNLESS OTHER SPECIFICATION.
4. ON FINISHED HANDRAILS AND GUARDS MAINTAIN A MAX. OF 4" BETWEEN PICKETS.

LAUNDRY FIXTURES

LAUNDRY FIXTURES SHALL COMPLY WITH OBC 9.31.4.2.

PENETRATIONS

PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A FIRE SEPARATION MUST BE NON COMBUSTIBLE ND FIRE STOPPED.

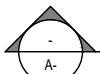

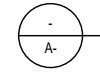
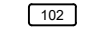
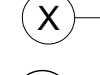
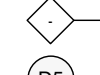
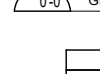
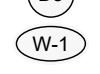

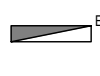

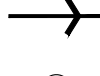
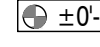



PLUMBING


ALL PLUMBING MUST CONFORM TO O.REG.332/12, DIV. B PART 7 OF THE BUILDING CODE

ABBREVIATION

@	AT	LAV.	LAVATORY
A.C.T.	ACOUSTICAL CEILING TILE	L.L.H.	LONG LEG HORIZONTAL
ADJ.	ADJUSTABLE	L.L.V.	LONG LEG VERTICAL
A.F.F.	ABOVE FINISHED FLOOR	LT. (G)	LIGHT (ING)
ALUM.	ALUMINUM	MAS.	MASONRY
ALT.	ALTERNATE	MAX.	MAXIMUM
A.B.	ANCHOR BOLT	M.B.S.	METAL BUILDING SUPPLIER
ANOD.	ANODIZED	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	M.O.	MASONRY OPENING
BTWN.	BETWEEN	MTD.	MOUNTED
BRD.	BOARD	MATL.	METAL
BLDG.	BUILDING	M.D.F.	MEDIUM DENSITY FIBREBOARD
BM.	BEAM	MECH.	MECHANICAL
BOT.	BOTTOM	MIN.	MINIMUM
CFMF.	COLD FORM METAL FRAMING	MWC.	MILLWORK CONTRACTOR
CL.	CENTER LINE	N/A	NOT APPLICABLE
CLG.	CEILING	N/R	NOT REQUIRED
CLR.	CLEAR	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOIST	NO.	NUMBER
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUE (OUS)	P.C.P.	PORTLAND CEMENT PLASTER
C/W	COMPLETE WITH...	PLYWD.	PLYWOOD
DBL.	DOUBLE	PT	PAINT (ED)
DET.	DETAIL	PLAM.	PLASTIC LAMINATE
DR.	DOOR	PART. BD.	PARTICLE BOARD
D.S.	DOWNSPOUT	REF.	REFER, REFERENCE
DWG.	DRAWING	REINF.	REINFORCED
DIM.	DIMENSION	REQ'D.	REQUIRED
E.I.F.S.	EXT. INSULATION FINISH SYSTEM	RM.	ROOM
E.J.	EXPANSION JOINT	ROT.	ROTATED
ELEV.	ELEVATION	REV	REVISED
ELEC.	ELECTRICAL	R.S.O.	ROUGH STUD OPENING
EQ.	EQUAL	R.S.	ROUGH SAW
E.W.C.	ELECTRICAL WATER COOLER	R.W.L.	RAIN WATER LEADER
EX.	EXPANSION	S.C.	SOLID CORE
EXT.	EXTERIOR	SCH.	SCHEDULE
F.F.	FINISH FLOOR	SHT.	SHEET
FIN.	FINISH (ED)	SIM.	SIMILAR
FLR.	FLOOR	SPEC.	SPECIFICATION (S)
F.O.C.	FACE OF CONCRETE	STD.	STANDARD
F.O.G.B.	FACE OF GRADE BEAM	STL.	STEEL
F.O.M.	FACE OF MASONRY	STRUCT.	STRUCTURE (AL)
F.R.P.	FIBERGLASS REINFORCED PANEL	SGL	SINGLE
FIXT	FIXTURE	S.O.I.C.	SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR.
FLUOR	FLOURESCENT	SQ.	SQUARE
F/S	FACE OF STUD	SUSP	SUSPENDED
FT	FEET	TEMP.	TEMPERED
GA	GAUGE, OR GAGE	TG.	TEMPERED GLASS
GB.	GYPSUM BOARD DRYWALL	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	THK.	THICK
GL.	GLASS	T.O.	TOP OF
G.W.B.	GYPSUM WALL BOARD	T.S.	TEMPERED STEEL
G.W.G.	GEORGIAN WIRED GLASS	U.N.O.	UNLESS NOTED OTHERWISE
HDWD.	HARDWOOD	U/S	UNDER SIDE
H.B.	HOSE BIB	V.C.T.	VINYL COMPOSITE TILE
H.C.	HOLLOW CORE	VERT.	VERTICAL
HDWR.	HARDWARE	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
H.V.A.C.	HEATING/VENTILATING/AIR COND.	W.H.T	WATER HEATER
INSUL.	INSULATION	W/	WITH
J.B.	JUNCTION BOX	(*)	BY METAL BUILDING SUPPLIER

SYMBOLS


	BLDG/DETAIL SEC NO. SHEET NO.		UNIT NAME
	DETAIL NO. SHEET NO.		ROOM NAME & NO.
	GRID LINE		WALL TYPE
	ELEVATION HEIGHT		DOOR NO.
	CEILING HEIGHT /EXISTING OR NEW		WINDOW NO.
	MAIN ENTRANCE		ELEC PANEL
	SECOND EXIT		TRAVEL PATH
	FLOOR LEVEL		MULTI-USAGE EXTINGUISHER

ARCHITECT/ENGINEER	
	

R&R DESIGNS
 92 Stapleton Ave.
 Hamilton, ON L8H 3N6
 Tel: 905.547-8668
 Richie Khanna
 richie@r-rdesigns.net
 WWW.r-rdesigns.net

- NOTES:**
- CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - DO NOT SCALE DRAWINGS.
 - THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.

REVISIONS		
NO.	DESCRIPTION	DATE
△	ISSUED FOR M.V	2024.11.01
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△		
△		
△		
△		

NORTH	FILE #.
	DRAWN BY: F.A. A.A.
	REVIEWED BY: R.K
	DATE:

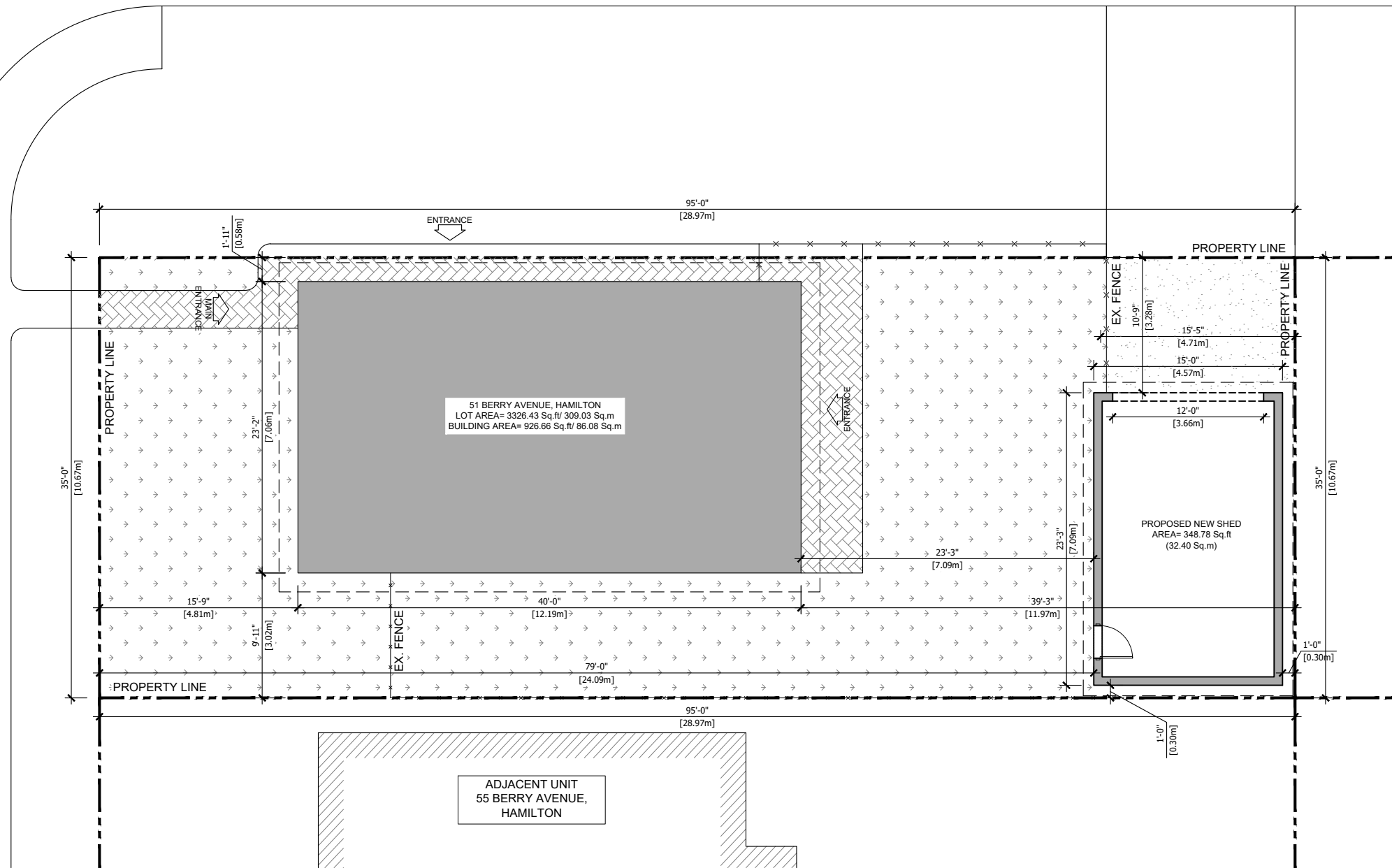
PROJECT NAME: _____

ADDRESS:
 51 BERRY AVENUE, HAMILTON,
 ON L8K 3E1

SHEET NAME	
GENERAL NOTES	
SHEET NO.	A0.02

COULTER AVENUE

BERRY AVENUE



1 SITE PLAN
Scale: 1/8" = 1'-0"

SITE PLAN NOTES

1. BASED ON HAMILTON INTERACTIVE ZONING MAPPING AND MEASUREMENTS ON SITE. DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF HAMILTON MAPS. THIS SITE SHALL NOT BE USED FOR ANY OTHER PURPOSES. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES.
2. THERE IS NO CHANGE FOR EXISTING BUILDING FOOTPRINT/STRUCTURAL OR ANY EXTERIOR WORK.

SITE PLAN LEGENDS:

- PROPERTY LINE
- - - LINE DEPICTS THE ROOF ABOVE
- ↑ MAIN ENTRANCE
- ⬆ SECOND EXIT
- NAME AREA NAME
- ▨ LANDSCAPE AREA
- ▨ ASPHALT DRIVEWAY
- ▨ CONCRETE PATH

LIST OF VARIANCES:

EXISTING BUILDING FOOTPRINTS REMAIN. SETBACKS ARE EXISTING FROM THE TIME BUILDING WAS BUILT. BELOW ARE THE REQUESTED VARIANCES FOR EXISTING BUILDINGS.

- 1 THE REQUIRED LEFT SIDE YARD SETBACK IN 3.0m, WHEREAS THE EXISTING SETBACK FROM THE EXISTING DWELLING IS 0.58m. (EX. TO REMAIN)
- 2 REQUIRED REAR AND RIGHT SIDE YARD SETBACK IS 1.2m FOR ACCESSORY STRUCTURE, HOWEVER THE PROPOSED IS 0.30m. REQUESTING A VARIANCE FOR NOT BEING ABLE TO COMPLY WITH THE SETBACK.
- 3 REQUIRED PARKING SPACE IS 01. HOWEVER DUE TO LIMITED SPACE THE PROPOSED PARKING SPACE IS ZERO. REQUESTING A VARIANCE FOR NOT BEING ABLE TO COMPLY WITH THE MINIMUM REQUIRED PARKING SPACE.

ARCHITECT/ENGINEER

R&R designs
92 Stapleton Ave.
Hamilton, ON L8H 3N6
Tel: 905.547-8668
Richie Khanna
richie@r-rdesigns.net
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REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR M.V	2024.11.01

NORTH

FILE #

DRAWN BY: F.A. A.A.
REVIEWED BY: R.K
DATE:

PROJECT NAME:

ADDRESS:
51 BERRY AVENUE, HAMILTON,
ON L8K 3E1

SHEET NAME
SITE PLAN

SHEET NO. **SP.01**

SITE INFORMATION MADE BY: FADI ALDAYAA

ADDRESS: 51 BERRY AVENUE
MUNICIPALITY: HAMILTON
POSTAL CODE: L8K 3E1

BY-LAW: 05-200
ZONE: R1
ZONING EXCEPTION: NONE

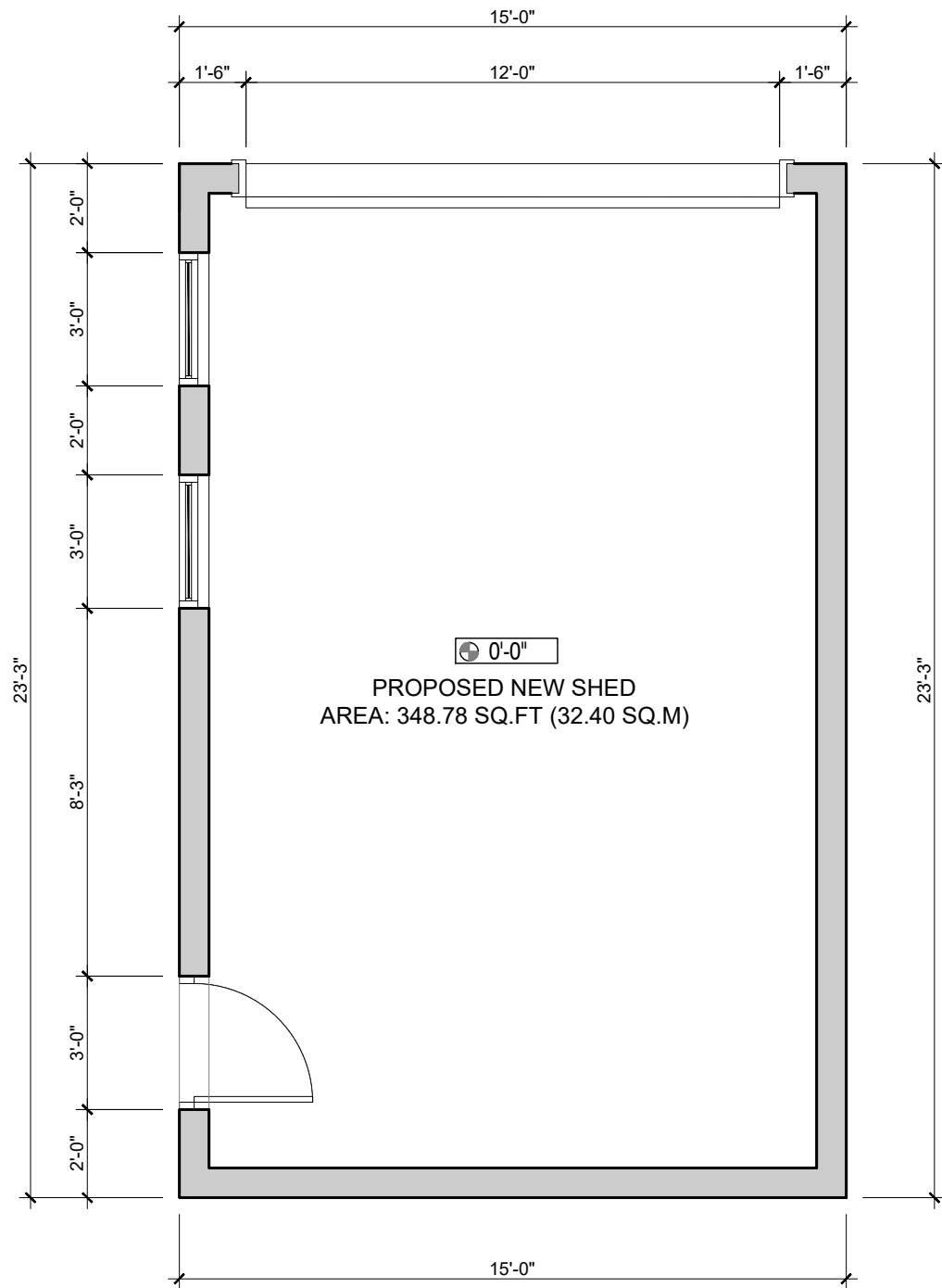
LOT INFO	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQ.M)	360 Sq.m	309.03 Sq.m	309.03 Sq.m
LOT FRONTAGE	N/A	10.67 m	10.67 m
LOT WIDTH	12 m	10.67 m	10.67 m
LOT DEPTH	N/A	28.97 m	28.97 m
LOT COVERAGE (%)	N/A	30.3%	38.33%

EXISTING BUILDING STATISTICS	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	4.0 m	4.81 m	EXISTING TO REMAIN
REAR SETBACK	7.5 m	11.97 m	
LEFT SETBACK - FLANKAGE	3.0 m	0.58 m	
RIGHT SETBACK	1.2 m	3.02 m	
COVERAGE (%)	N/A	27.85%	

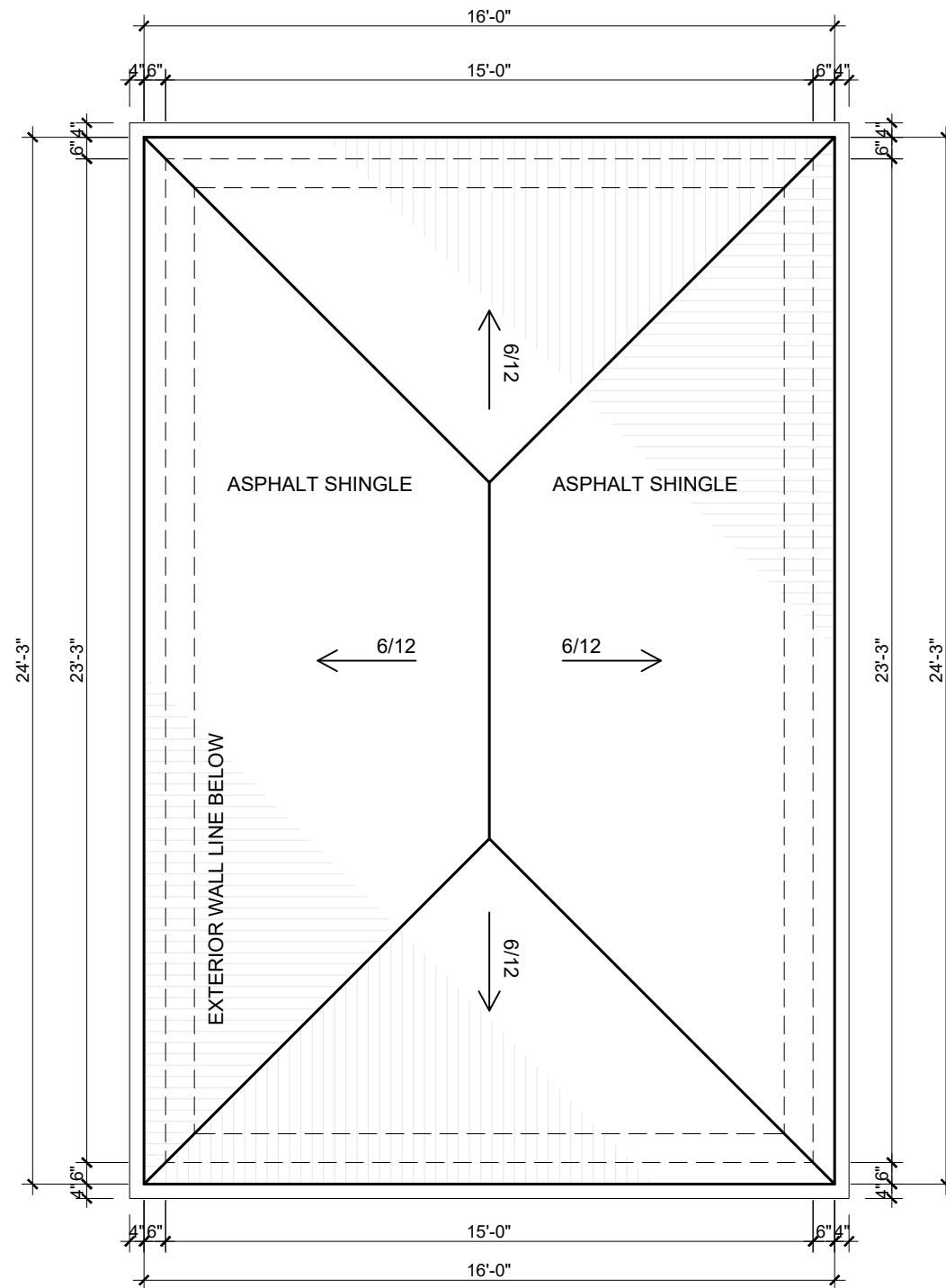
LANDSCAPING	REQUIRED	EXISTING	PROPOSED
LANDSCAPE AREA (%)	MIN. 30%	45.4%	47.9%
FRONTYARD LANDSCAPE(%)	50%	89.8%	89.8%
PARKING SPACES	1	1	0

ACCESSORY BUILDINGS	REQUIRED	EXISTING	PROPOSED
EXISTING GAZEBO STATISTICS			
SIZE (SQ.M)	MAX 45 SQ.M OR 7.5% OF LOT COVERAGE, LESSER	7.78 Sq.m	TO BE DEMOLISHED
HEIGHT	MAX 4.5m	-	
REAR SETBACK < 18 Sq.m	1.0 m	4.71 m	
FLANKAGE SETBACK < 18 Sq.m	1.2 m	0.14 m	
RIGHT SETBACK < 18 Sq.m	1.0 m	7.92 m	
COVERAGE (%)	N/A	2.5%	

PROPOSED SHED STATISTICS	REQUIRED	EXISTING	PROPOSED
SIZE (SQ.M)	MAX 45 SQ.M OR 7.5% OF LOT COVERAGE, LESSER	-	32.40 Sq.m
HEIGHT	MAX 4.5m	-	4.43 m
REAR SETBACK > 18 Sq.m	1.2 m	-	0.30 m
FLANKAGE SETBACK > 18 Sq.m	1.2 m	-	3.28 m
RIGHT SETBACK > 18 Sq.m	1.2 m	-	0.30 m
A VEHICULAR ENTRANCE SETBACK (M)	MIN. 6.0	N/A	N/A
COVERAGE (%)	N/A	-	10.48%



1 SHED FLOOR PLAN
Scale: 1/4" = 1'-0"



2 ROOF PLAN
Scale: 1/4" = 1'-0"

ARCHITECT/ENGINEER

R&R designs

92 Stapleton Ave.
Hamilton, ON L8H 3N6
Tel: 905.547.8668
Richie Khanna
richie@r-rdesigns.net
WWW.r-rdesigns.net

- NOTES:
- CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - DO NOT SCALE DRAWINGS.
 - THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.

REVISIONS		
NO.	DESCRIPTION	DATE
△	ISSUED FOR M.V	2024.11.01
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NORTH FILE #

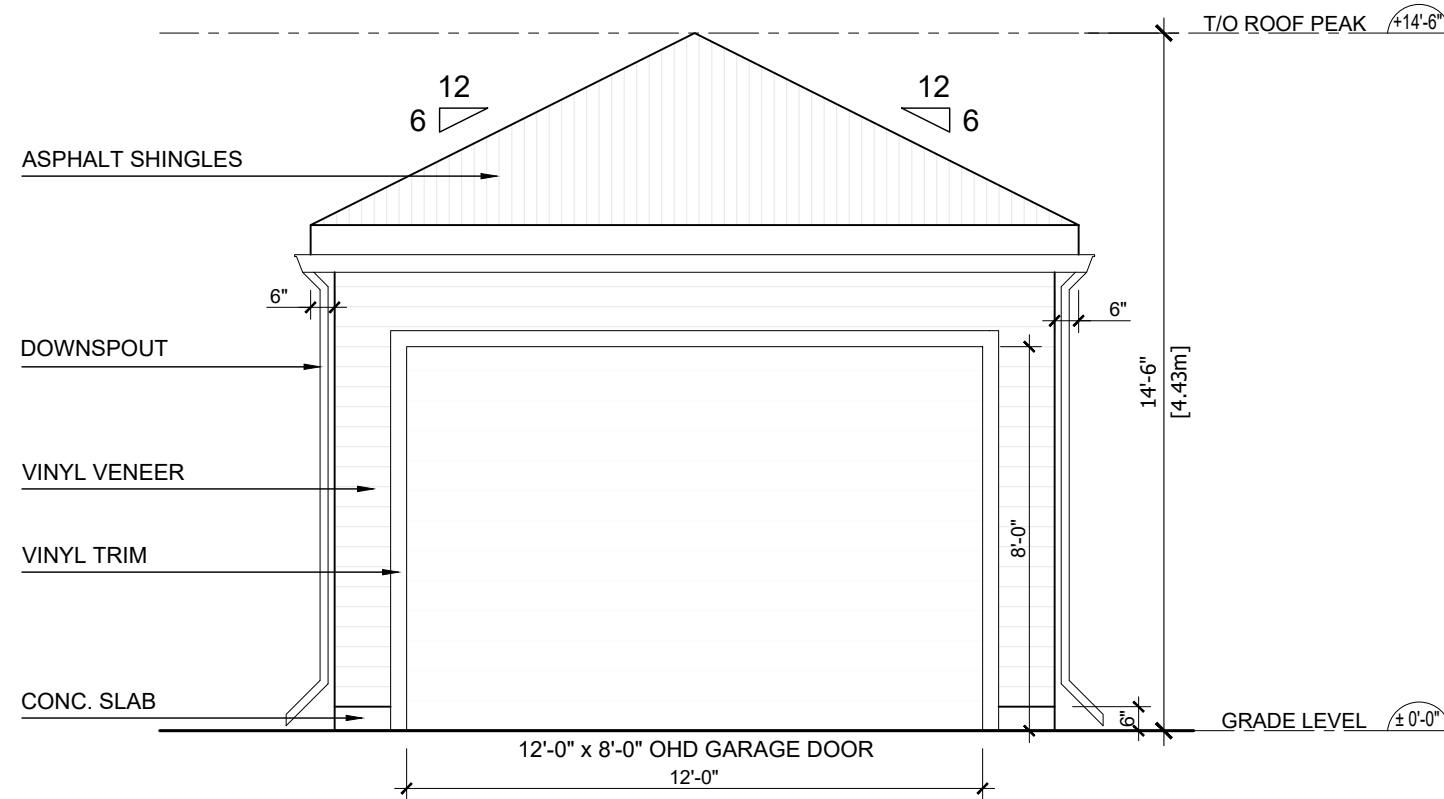
DRAWN BY: F.A. A.A.
REVIEWED BY: R.K.
DATE:

PROJECT NAME:

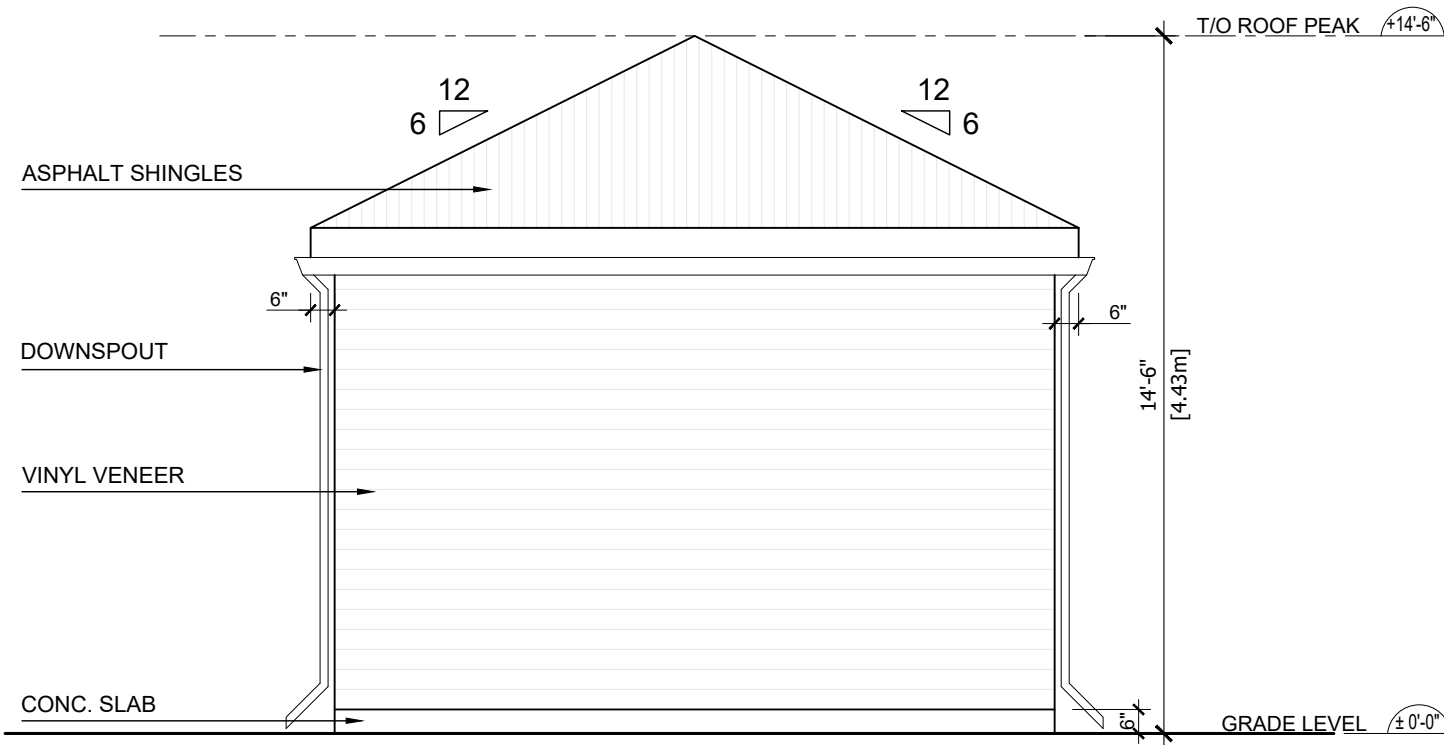
ADDRESS:
51 BERRY AVENUE, HAMILTON,
ON L8K 3E1

SHEET NAME
SHED FLOOR PLAN AND
ROOF PLAN

SHEET NO. **A1.01**



1 SHED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 SHED NORTH ELEVATION
Scale: 1/4" = 1'-0"

ARCHITECT/ENGINEER

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REVISIONS

NO.	DESCRIPTION	DATE
△	ISSUED FOR M.V	2024.11.01
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NORTH



FILE #

DRAWN BY: F.A. A.A.
 REVIEWED BY: R.K
 DATE:

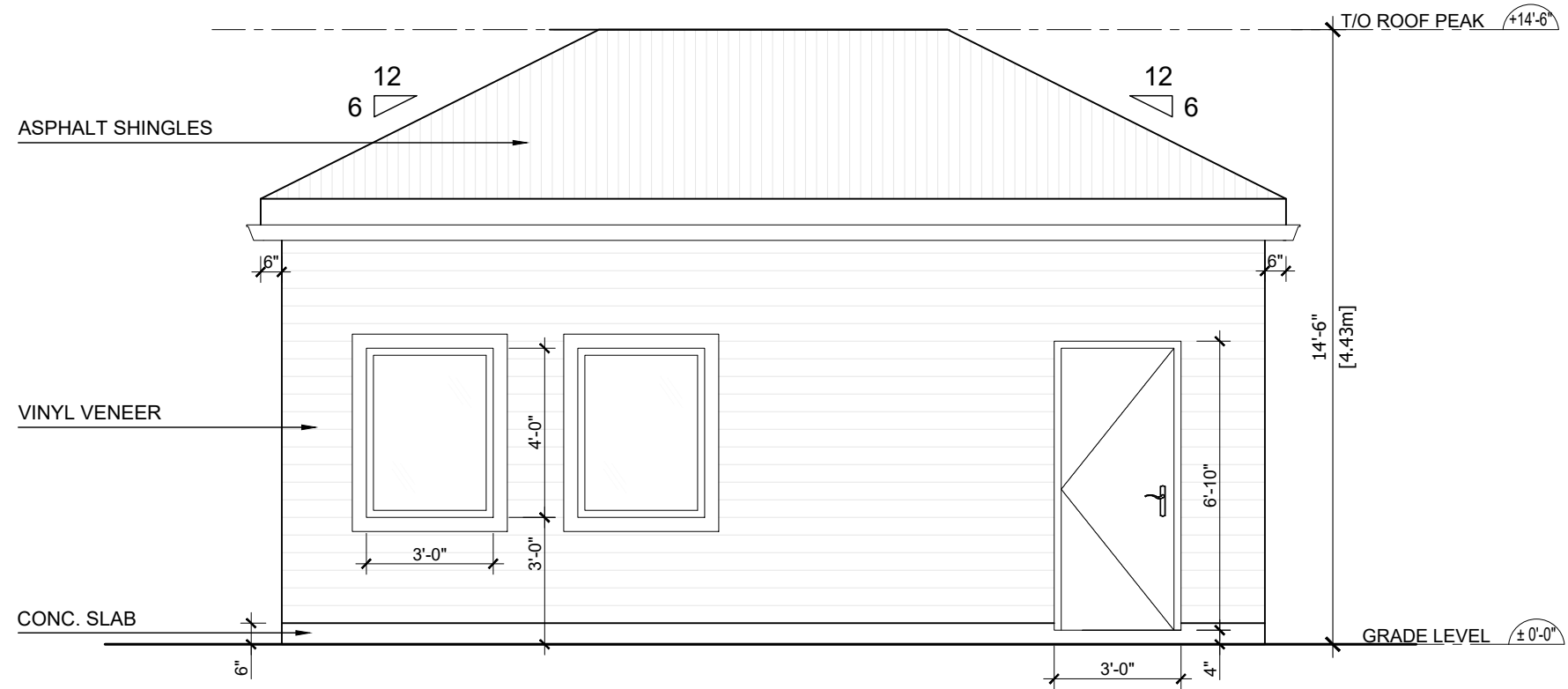
PROJECT NAME:

ADDRESS:
 51 BERRY AVENUE, HAMILTON,
 ON L8K 3E1

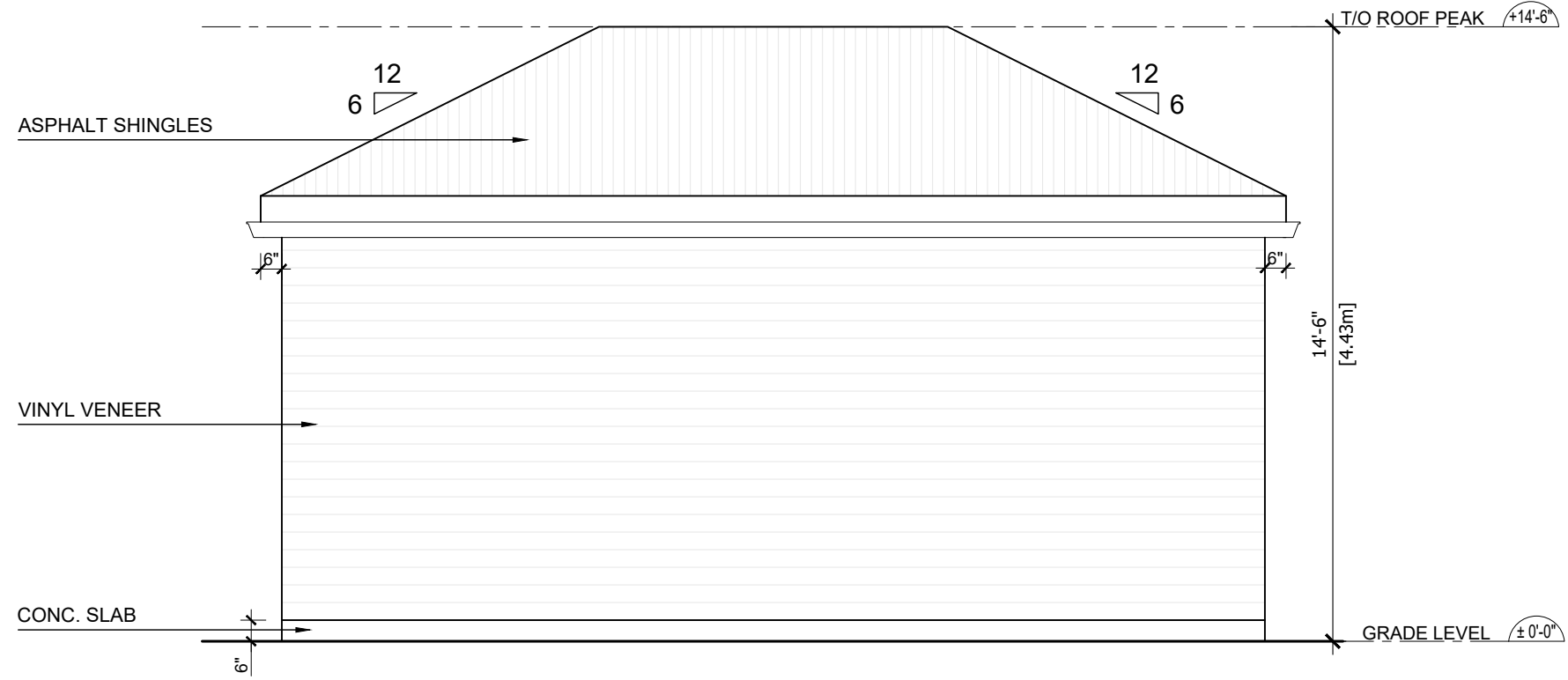
SHEET NAME

NORTH AND SOUTH
 ELEVATION

SHEET NO. **A1.02**



1 SHED EAST ELEVATION
Scale: 1/4" = 1'-0"



2 SHED WEST ELEVATION
Scale: 1/4" = 1'-0"

ARCHITECT/ENGINEER




R&R DESIGNS
92 Stapleton Ave.
Hamilton, ON L8H 3N6
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REVISIONS		
NO.	DESCRIPTION	DATE
△	ISSUED FOR M.V	2024.11.01
△		
△		
△		
△		

NORTH FILE #

 DRAWN BY: F.A. A.A.
REVIEWED BY: R.K
DATE:

PROJECT NAME:

ADDRESS:
51 BERRY AVENUE, HAMILTON,
ON L8K 3E1

SHEET NAME
EAST AND WEST ELEVATION

SHEET NO. **A1.03**



R&R DESIGNS

PURPOSE OF THE APPLICATION

TO: City Of Hamilton,
Committee of Adjustment

Minor Variance Application

Project Address: 51 BERRY AVENUE, HAMILTON (Proposed new shed on the rear yard)

Hello,

Please see the following list of nature and extent of relief applied and the reason for the Minor Variance Application for 51 Berry Avenue.

3.1 Nature and extent of relief applied for:

1. Existing building footprint is to remain. Setbacks are existing from the time building was built. We request variance for existing setback.
 - 0.58m existing setback on the left side yard from property line to the existing building. (To Remain)

2. We request a variance for proposed setback from the new shed to the property line.
 - 0.30m rear setback from the shed to the property line.
 - 0.30m right side setback from the shed to the property line.

3. We request a variance for a reduction from 1 to 0 required parking space due to insufficient available space for parking.

3.2 Reason why the provisions of the by law cannot be complied:

Reason for not being able to comply with the by-law.

1. The existing building setbacks have existed since the age of the building.
2. The Proposed new Shed will be designed in harmony with the existing structure and in such a way that backyard can be used. There is not enough space in the rear yard to relocate the shed as the lot is very tight.
3. Due to new proposed shed, there is not enough room for parking.

Thank you.



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)	JAMES GRUYTHUYZEN & SHANNA MARKLE		
Applicant(s)	RICHIE KHANNA R&R DESIGNS		
Agent or Solicitor		Phone:	
		E-mail:	

1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner AgentSolicitor

1.4 Request for digital copy of sign Yes*

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 Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	51 BERRY AVENUE, HAMILTON, ON L8K 3E1		
Assessment Roll Number	251804034308710		
Former Municipality	HAMILTON		
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:

PLEASE SEE ATTACHED - PURPOSE OF THE APPLICATION LETTER (ATTACHED AT THE END OF THIS FORM)

Second Dwelling Unit Reconstruction of Existing Dwelling

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

PLEASE SEE ATTACHED - PURPOSE OF THE APPLICATION LETTER (ATTACHED AT THE END OF THIS FORM)

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
10.67M (EAST&WEST)	28.97M (NORTH&SOUT)	309.03 SQ.M	APPROX. 7.5M

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
EX. 2-STOREY DWELLING	4.81 M	11.97 M	0.58M, 3.02 M	
EX. GAZEBO	21.27 M	4.71 M	0.14M, 7.92M	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
PROP. NEW SHED	24.09 M	0.3 M	3.28 M, 0.3 M	
EX. GAZEBO TO BE DEMOLISHED				

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
EX. 2-STOREY DWELLING	86.08 SQ.M	126.1 SQ.M	2	5.5 M
EX. GAZEBO	7.78 SQ.M	7.78 SQ.M	1	2.4 M

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
DEMOLISH EX. GAZEBO	7.78 SQ.M	7.78 SQ.M	1	2.4 M
PROP. SHED	32.4 SQ.M	32.4 SQ.M	1	4.43 M

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

publicly owned and operated sanitary sewage

system privately owned and operated individual

septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

provincial highway

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year _____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

RESIDENTIAL - 2 STOREY DWELLING WITH PROPOSED NEW SHED IN REAR YARD

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

RESIDENTIAL - 2 STOREY DWELLING

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2016 - AS PER SOME DOCUMENTS OBTAINED FROM THE OWNER.

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

SINGLE DETACHED DWELLING

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

SINGLE DETACHED DWELLING

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

APPROX. 1952 AS PER SOME DOCUMENTS OBTAINED FROM THE OWNER, AND MAYBE OLDER

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

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) NEIGHBORHOOD AS PER URB,

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

05-200 - ZONE R1 - LOW DENSITY RESIDENTIAL

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

7.8 Has the owner previously applied for relief in respect of the subject property?

(Zoning By-law Amendment or Minor Variance)

Yes

No

If yes, please provide the file number: R1

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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