



Hamilton

COMMITTEE OF ADJUSTMENT

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

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

APPLICANTS: Owner: Judy Hamilton
Agent: Pat Noyes

The following variances are requested:

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

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

Notes: N/A

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Tuesday, April 23, 2024
TIME:	2:35 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)

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. 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. Written comments must be received no later than noon April 19, 2024

Orally: If you would like to speak to this item at the hearing you may do so by attending in person. Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive no less than 10 minutes before the time of the Public Hearing, as per above.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:54, you must submit a written request to cofa@hamilton.ca 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: April 4, 2024

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



Hamilton

COMMITTEE OF ADJUSTMENT

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

E-mail: cofa@hamilton.ca

IN-PERSON PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca 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

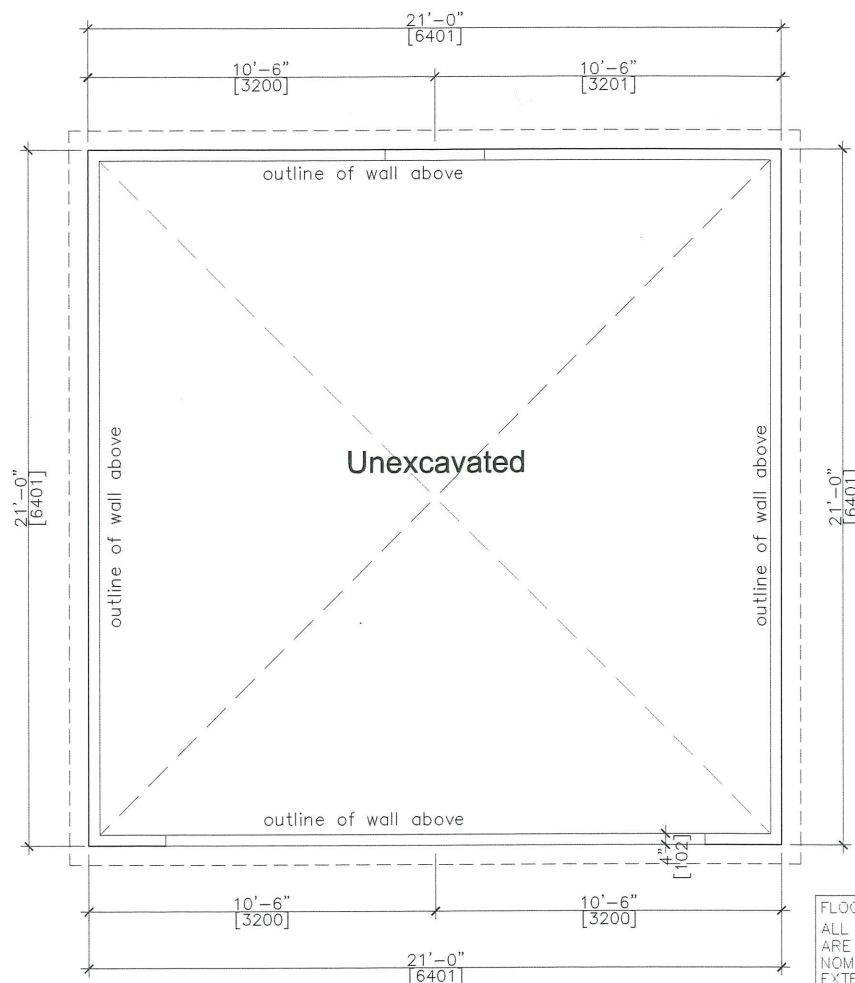
Oral Submissions

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

In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca



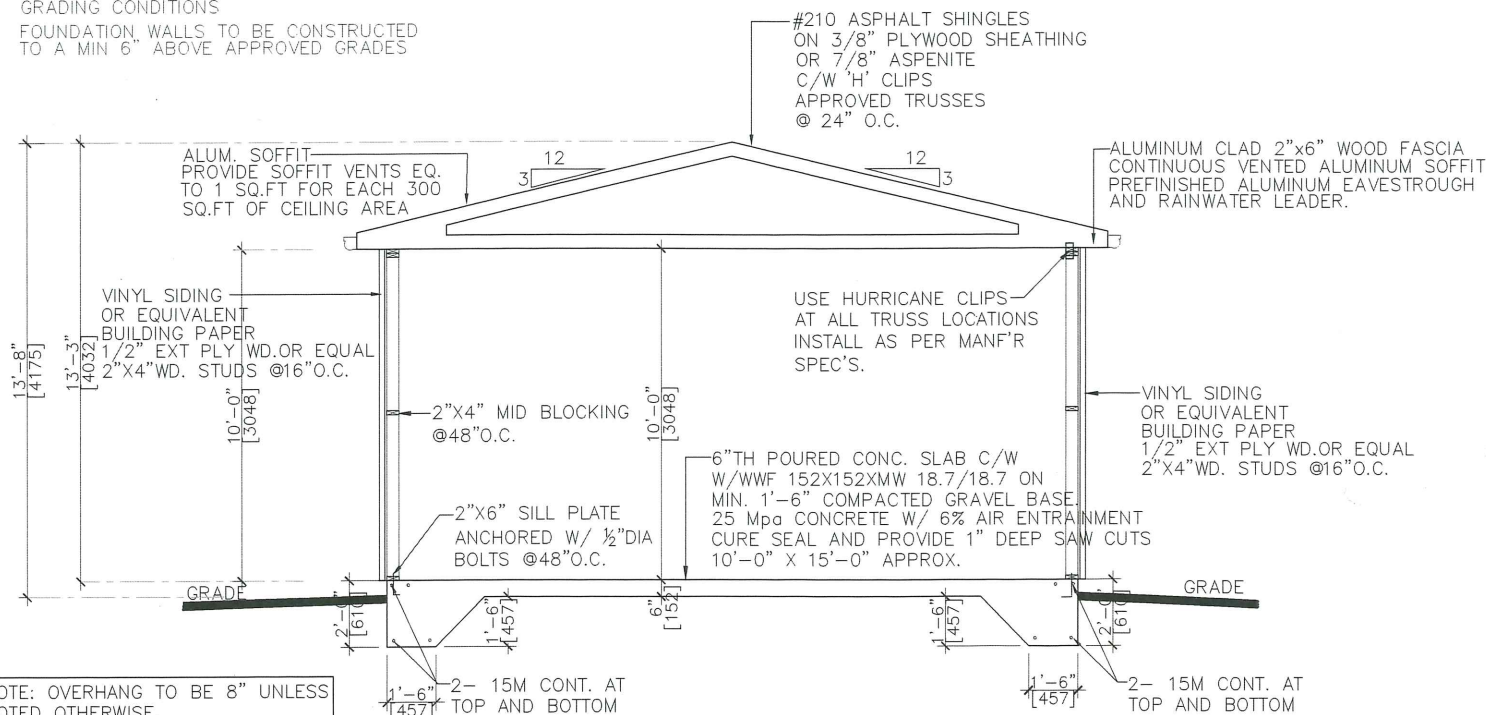
FOUNDATION PLAN

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

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

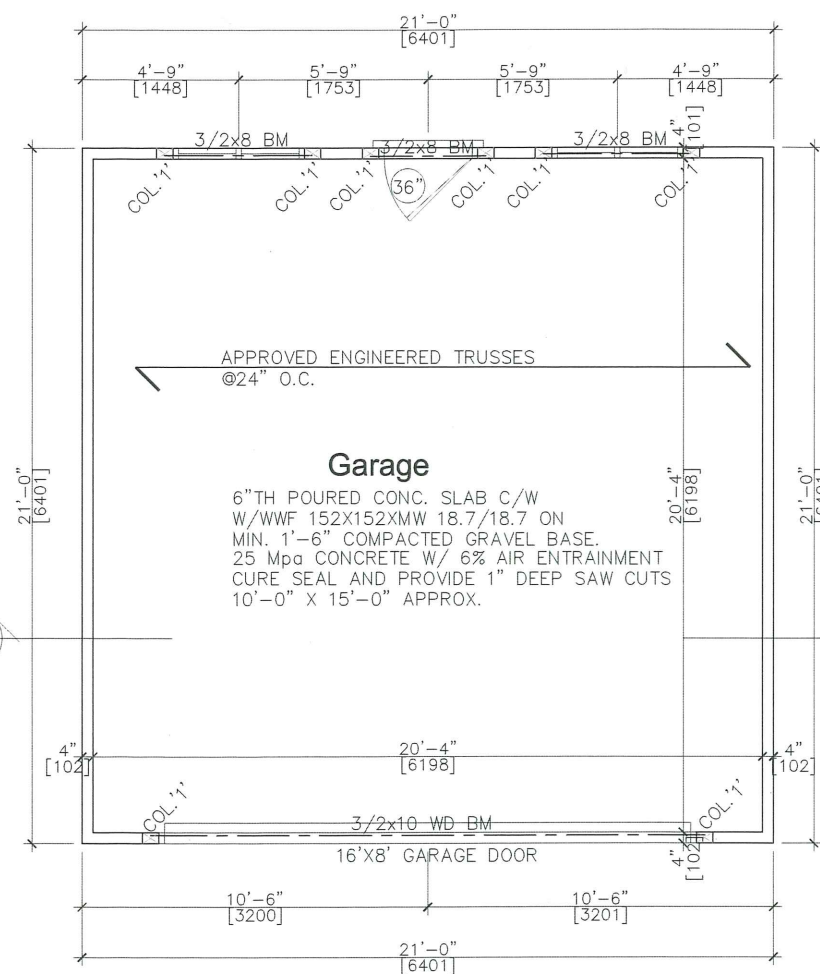
NOTE: VERIFY SOIL CONDITIONS AND ADJUST GRAVEL REQUIRED BELOW SLAB. WHERE SLAB SITS ON BED ROCK DIRECTLY POUR ON TOP.

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



TYP. CROSS SECTION

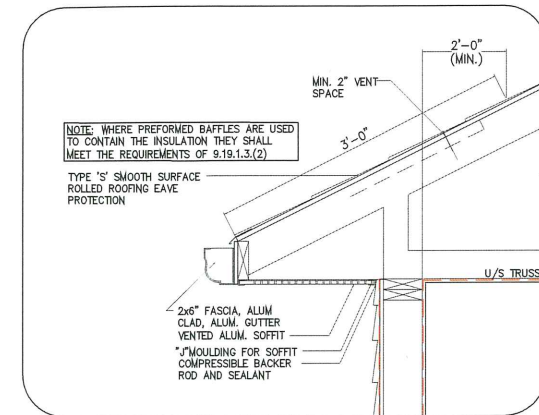
NOTE: OVERHANG TO BE 8" UNLESS NOTED OTHERWISE.
NOTE: EAVES TO BE NO CLOSER THAN 9" FROM PROPERTY LINE.



MAIN FLOOR PLAN

TOTAL: 441 SQ. FT.

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



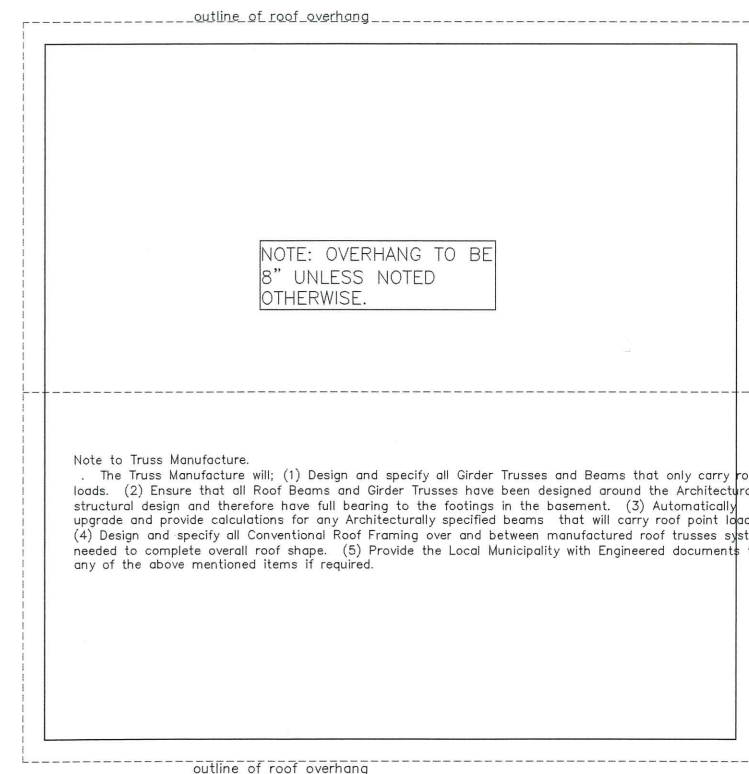
TYP. EAVES DETAIL

COLUMN SCHEDULE

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

USE ONLY WHERE 'LVL'S' ARE NOT SPECIFIED

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



ROOF PLAN

DO NOT SCALE DRAWINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
QUALIFICATION INFORMATION	
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code	
MAURO FORTUNATO	15084
Name	BCIN
Signature	
REGISTRATION INFORMATION	
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code	
UNIQUE DESIGNS INC.	31090
Firm Name	BCIN

UNIQUE DESIGNS INC.

UNIQUE DESIGNS INC.

19 EAST 21ST.,
HAMILTON, ONT.

JEFFERS
RESIDENCE

DETACHED
GARAGE

FLOOR PLAN
FOUNDATION PLAN
SECTION, DETAIL. NOTES

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

Drawn By

Scale

3/8"=1'-0"

A2

Date:

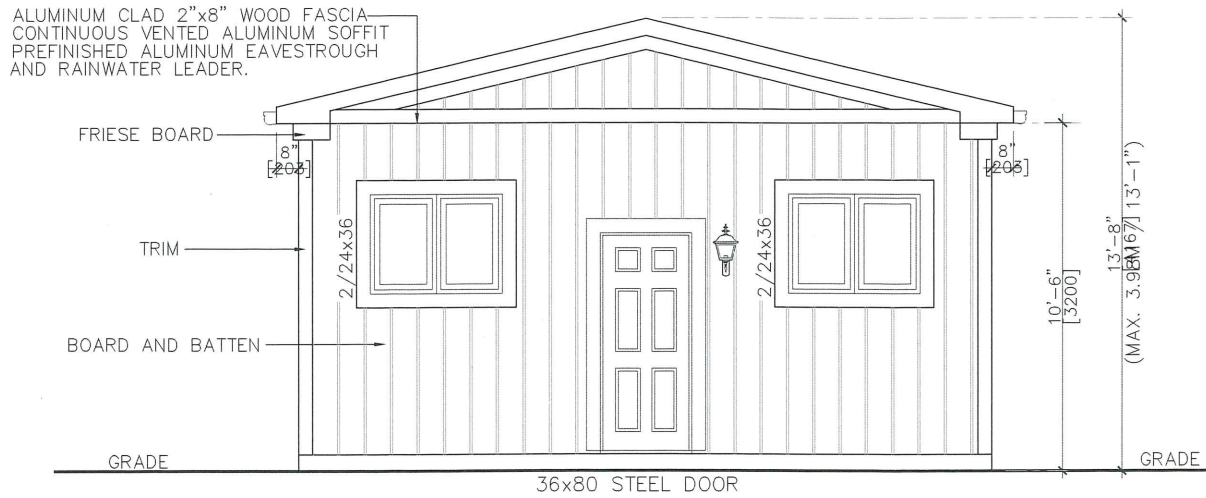
01.30.24

Job Number

012424

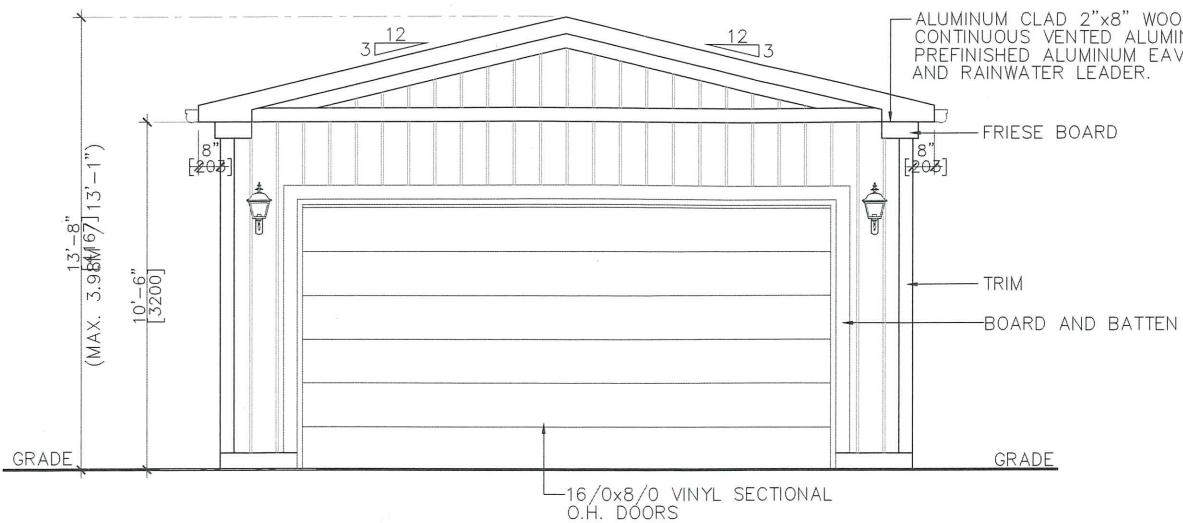
THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

THE USE OF THIS DRAWING OR PART THEREOF FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.



REAR ELEVATION

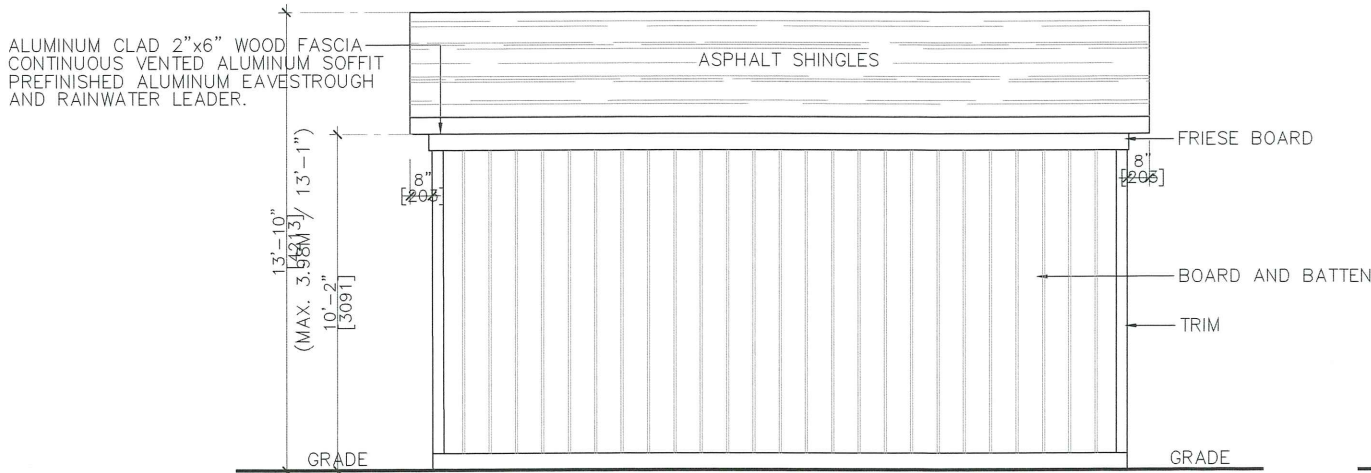
NOTE:
ALL SIZES, DIMENSIONS TO BE VERIFIED BY THE OWNER/
CONTRACTOR/BUILDER PRIOR TO AND DURING CONSTRUCTION.
IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR/
BUILDER TO FIELD VERIFY ALL EXISTING/ NEW DIMENSIONS
BEFORE ORDERING ANY MATERIALS.



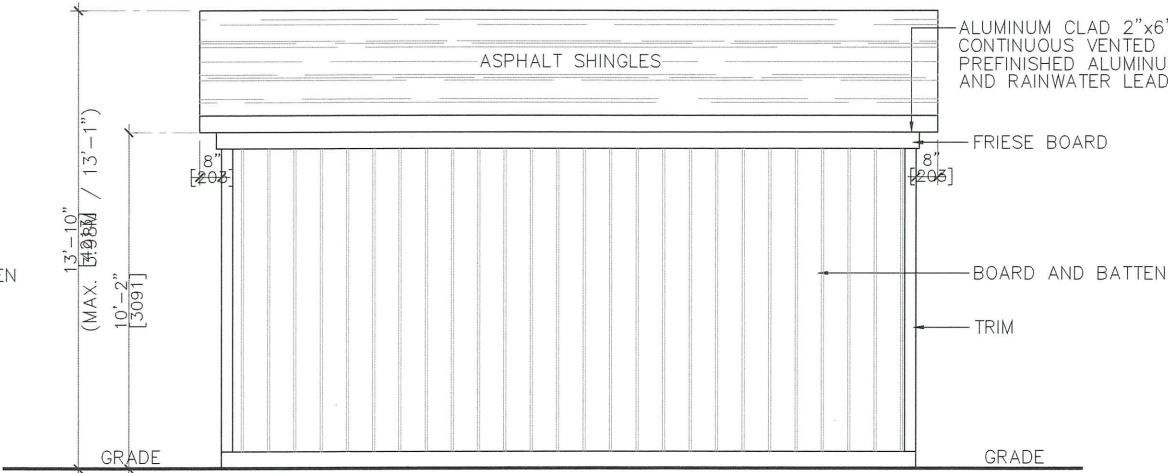
FRONT ELEVATION

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

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



LEFT ELEVATION



RIGHT ELEVATION

STRUCTURAL NOTES

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

NOTES:

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

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

ALL WINDOWS ARE DOUBLE GLAZED OR THERMOPANE

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

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

ROOF JOISTS (WHERE CEILING IS INSTALLED)

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

ROOF RAFTERS (WHERE NO CEILING IS INSTALLED)

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

ROOF SHEATHING

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

CEILING JOISTS

JOIST SIZE	JOIST SPACING
2x4	10'-2" 9'-3" 8'-1"
2x6	16'-0" 14'-7" 12'-9"
2x8	21'-1" 19'-2" 16'-9"
2x10	26'-11" 24'-6" 21'-4"

SUBFLOORING

FLOOR JOIST UP TO	SUBFLOORING		
	WAFER BD.	PLYWOOD	LUMBER
16" O.C.	5/8"	5/8"	11/16"
20" O.C.	5/8"	5/8"	3/4"
24" O.C.	3/4"	3/4"	3/4"

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

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

MAURO FORTUNATO 15084
Name Signature BCIN

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

UNIQUE DESIGNS INC. 31090
Firm Name BCIN

DO NOT SCALE DRAWINGS

UNIQUE DESIGNS INC.

UNIQUE DESIGNS
DRAWING DESIGN INC.

ELEVATIONS
DETAIL. NOTES

DETACHED
GARAGE

JEFFERS
RESIDENCE

19 EAST 21ST.,
HAMILTON, ONT.

Drawn By

Scale

3/8"=1'-0"

Date:

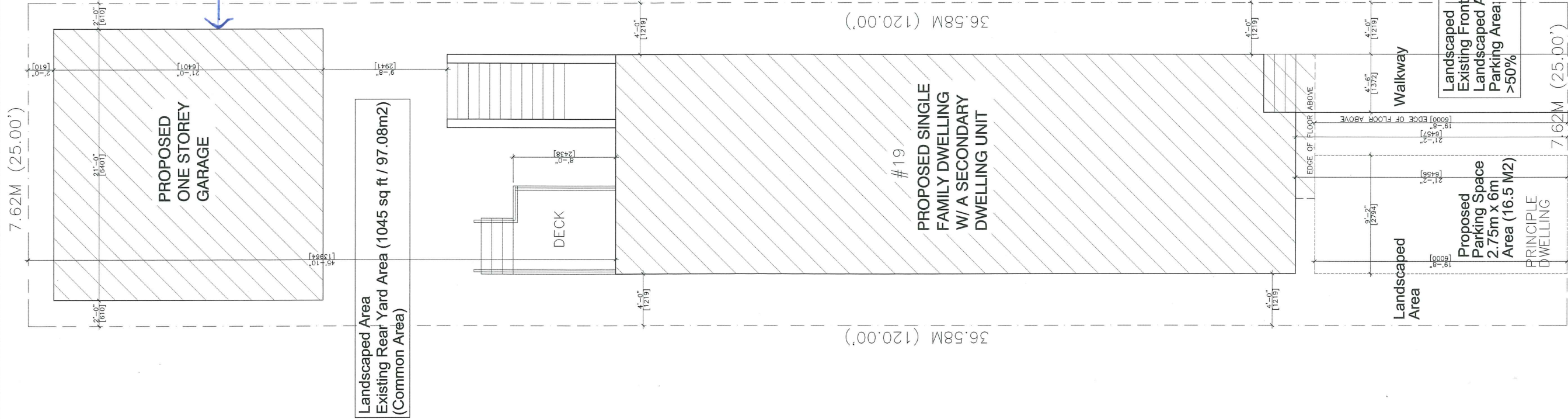
06.10.21

Job Number

060121

A1

THESE DRAWINGS ARE NOT TO BE
SCALED. CONTRACTOR MUST CHECK
AND VERIFY ALL DIMENSIONS AND
NOTES. ANY DISCREPANCIES
MUST BE REPORTED TO THE DESIGNER
BEFORE PROCEEDING WITH THE WORK.
THE USE OF THIS DRAWING OR PART
THEREOF IS FORBIDDEN WITHOUT THE
WRITTEN APPROVAL OF THE DESIGNER.



VARIANCE
APPLIED FOR

SITE STATISTICS

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

BUILDING CLASSIFICATION
RESIDENTIAL

ZONING
R1 - ZONE - LOW DENSITY RESIDENTIAL

REQUIREMENTS

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

LOT AREA
278.71 M2 (3000 SQ FT)

FRONT YARD - CLAUSE 19(1)(v)

TOTAL FRONT YARD	69.7 M2 (750 SQ FT)
LANDSCAPED AREA	36.05 M2 (388 SQ FT)
PARKING AT FRONT	33.0 M2 (355.20 SQ FT)

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

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

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



Landscaped
Existing Front yard Area (492.9 sq ft / 45.75 m2)
Landscaped Area: 315.30 sq ft / 29.29 m2
Parking Area: 177.60 sq ft / 16.50 m2
>50%

Proposed
Parking Space
2.75m x 6m
Area (16.5 M2)

PRINCIPLE
DWELLING

EAST 21ST STREET

PLOT PLAN

DO NOT SCALE DRAWINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

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

MAURO FORTUNATO
Name Signature 15084 BCON

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

UNIQUE DESIGNS INC.
Firm Name 31090 BCON

JEFFERS RESIDENCE		UNIQUE DESIGNS INC.		PLOT PLAN	
19 EAST 21ST., HAMILTON, ONT.		PROPOSED SINGLE FAMILY DWELLING W/ A SECONDARY DWELLING UNIT		PLOT PLAN	
Drawn By	Scale	No.	DATE	DESCRIPTION	ISSUED FOR PERMIT
	1/4"=1'-0"	1.	01.30.24		
Date:		2.			
07.12.23		3.			
Job Number		4.			
061323		5.			
		6.			
		7.			
		8.			

THESE DRAWINGS ARE NOT TO BE SCALE. CONTRACTORS MUST CHECK ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

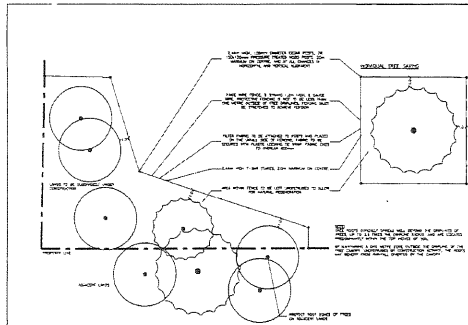
THE USE OF THIS DRAWING OF PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

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

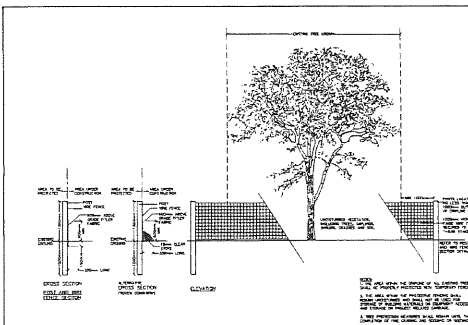
ZONE	REQUIRED	PROVIDED
LOT WIDTH	12.0 m (min)	7.62 m
LOT AREA	360.0 sq.m. (min)	278.7 sq.m.
FRONT YARD	6.0 m (min)	6.0 m
REAR YARD	7.5 m (min)	13.93 m
SIDE YARD	1.2 m (min)	1.22 m
BUILDING AREA	1.2 m (min)	85.3 sq.m.
LOT COVERAGE	N/A	30.6%
BUILDING HEIGHT	10.5 m (max)	8.68 m
GARAGE		
REAR YARD	1.2 m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

PROPOSED DWELLING = 2 STOREYS
PROPOSED GARAGE = 1 STOREYS

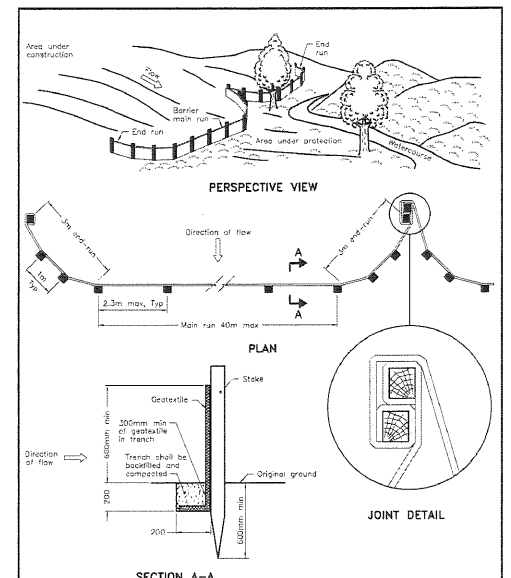
TEMPORARY TREE PROTECTION FENCING



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



SITE PLAN
GUIDELINES
October 2003
TEMPORARY TREE PROTECTION FENCING
(POST SECTION AND ELEVATION, NTS)



SECTION A-A
NOTE:
A All dimensions are in millimetres unless otherwise shown.

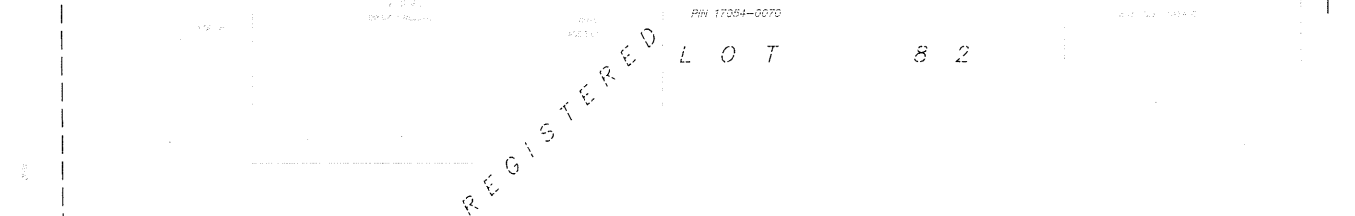
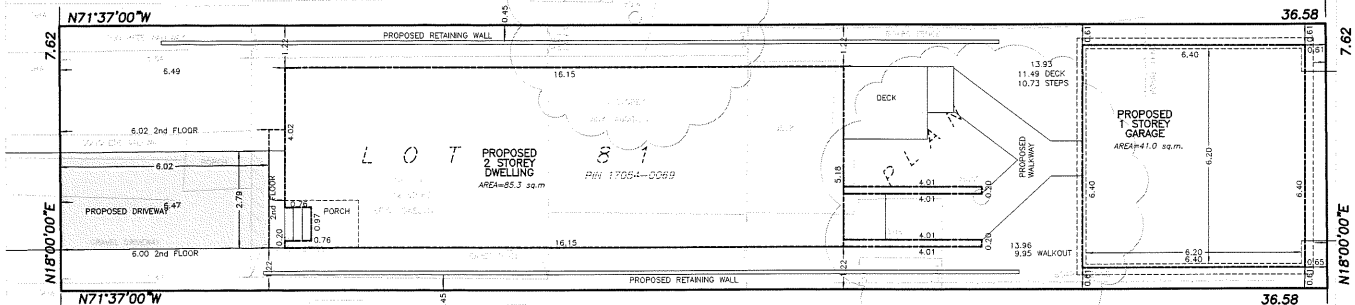
ONTARIO PROVINCIAL STANDARD DRAWING
Nov 2015 Rev 2
LIGHT-DUTY
SILT FENCE BARRIER
OPSD 219.110

SITE PLAN
SCALE 1:100

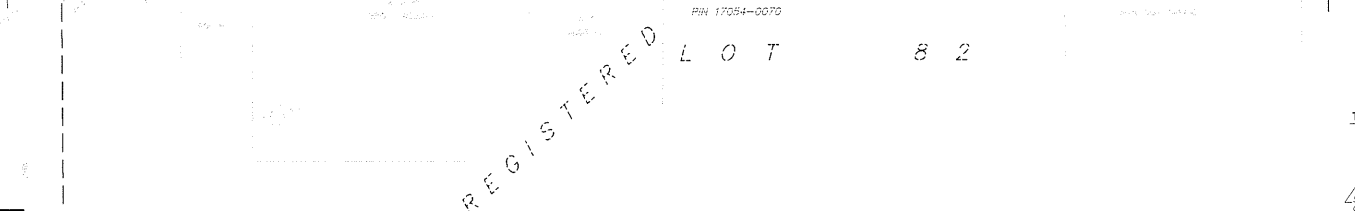
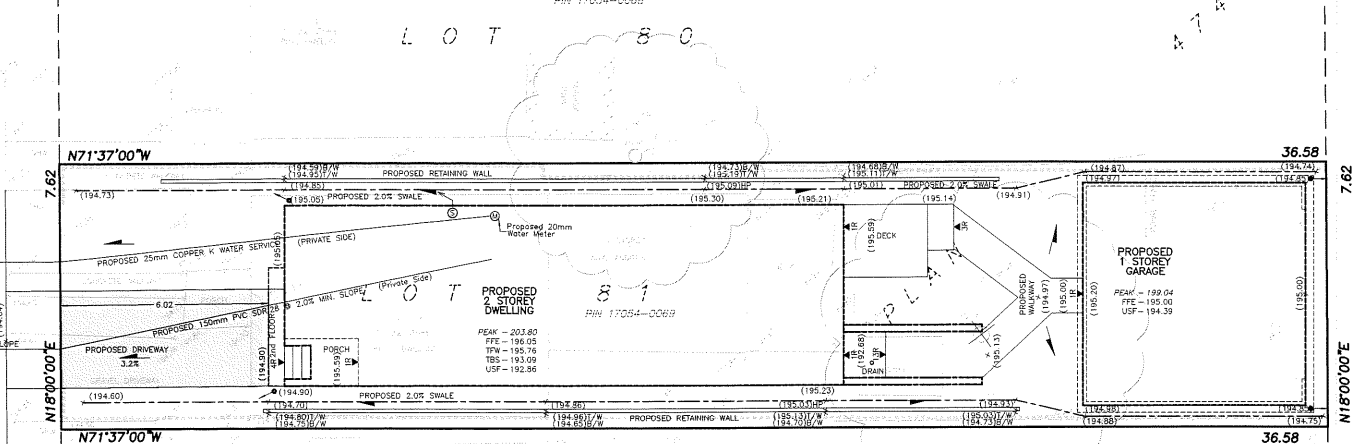
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EAST 21ST STREET
(FORMERLY ALAMEDA STREET BY REGISTERED PLAN 474)
PIN 17054-0318

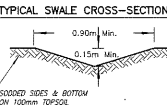
GRADING AND SERVICING PLAN
SCALE 1:100



AVERAGE GRADE-DWELLING				
POINT No.	BEGIN ELEV (m)	END ELEV (m)	LENGTH (L)	FACTORED LENGTH (L x 1.25)
A-B	194.90	195.05	3.82	744.80
B-C	195.05	195.05	1.36	265.27
C-D	195.05	195.30	12.13	2367.47
D-E	195.30	195.21	4.02	784.93
E-F	195.21	195.23	5.18	1011.24
F-A	195.23	194.90	16.18	3156.15
Total			42.69	8329.86
Average Grade				195.12

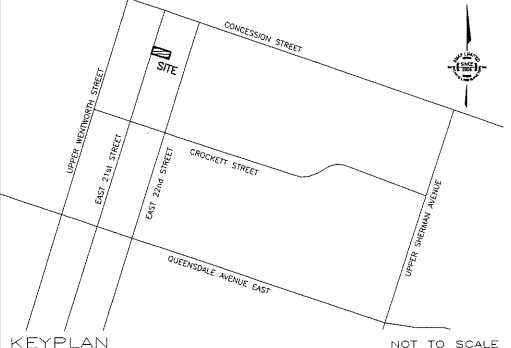


REGISTERED LOT 82



TYPICAL SWALE CROSS-SECTION
0.90m Min.
0.15m Min.
SLOPED SIDES & BOTTOM
ON 100mm TOPSOIL

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



KEY PLAN
NOT TO SCALE

GEOGRAPHIC LOCATION NOTE

LOT 81
REGISTERED PLAN 474
IN THE
CITY OF HAMILTON

SCALE 1 : 100

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

© 2024

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

COLOUR

BENCHMARK NOTE

CITY OF HAMILTON BENCHMARK No. 0011965U064
ELEVATION = 195.497 METRES (GVD28/78 ADJUSTMENT)

GEORGE L. ARMSTRONG SCHOOL ON SOUTH SIDE OF CONCESSION STREET BETWEEN EAST 18th AND EAST 19th STREETS, TABLET IN NORTH OR FRONT FOUNDATION WALL 0.61 METRES FROM NORTHWEST CORNER, 0.70 METRES BELOW BRICK 0.06 METRES BELOW CONCRETE BLOCKS

LEGEND

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

NOTES

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

CAUTION

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

CERTIFICATION NOTE

BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED

WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 2 STOREY DWELLING LOCATED AT 19 EAST 21st STREET AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES

PROPOSED BUILDING SETBACKS AS SHOWN
PROPOSED BUILDING HEIGHT AS SHOWN
PROPOSED LOT COVERAGE AS SHOWN
PROPOSED BUILDING SITE STATISTICS AS SHOWN

FEBRUARY 7, 2024

DATE

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

2 FEBRUARY 7, 2024 PROPOSED GARAGE ADDED
SEPTEMBER 5, 2023 SITE PLAN COMPLETED

No. DATE REVISIONS

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmplimited.com
mmplimited.com

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23-153-SP

1



Hamilton

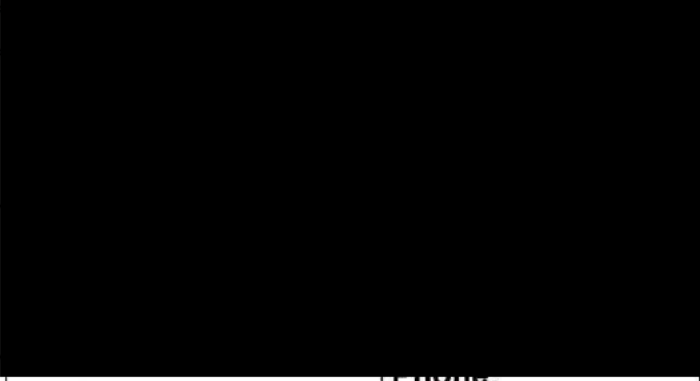
Committee of Adjustment

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)	JUDY HAMILTON	
Applicant(s)	PAT NOYES	
Agent or Solicitor		
		Phone:
		E-mail:

1.2 All correspondence should be sent to ☐ Purchaser ☒ Owner
☒ Applicant ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☒ Owner
☒ Applicant ☐ AgentSolicitor

1.4 Request for digital copy of sign ☒ Yes* ☐ No

If YES, provide email address where sign is to be sent

1.5 All correspondence may be sent by email ☒ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	19 EAST 21 ST		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☒ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

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

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

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

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

☐ Yes

☒ No

If yes, please provide an explanation:

(ALSO THERE IS NO STORAGE IN THE HOME)

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

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

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
TO BE	6.02	20.72	0.6/1.2	1970
DEMOLISHED (HOUSE)				

Proposed:

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

4.3 Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SINGLE/FAMILY	74.32	110.20	2	21'

Proposed:

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

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

- ☐ lake or other water body
- ☐ other means (specify)

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

- ☐ ditches
- ☐ other means (specify)

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

- ☒ publicly owned and operated sanitary sewage
☐ system privately owned and operated individual
☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- ☐ provincial highway
☐ municipal road, seasonally maintained
☒ municipal road, maintained all year
☐ right of way
☐ other public road

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

SINGLE DETACHED HOUSE / WITH AN SDU / AND A GARAGE AT BACK

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

SINGLE DETACHED

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

JUNE 2023

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

SINGLE DETACHED

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

—

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

?

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

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: NEIGHBOURHOODS

Urban Hamilton Official Plan designation (if applicable) ☒ L.N.

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

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

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

☐ Yes

☒ No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes

☒ No

If yes, please provide the file number: _____

7.10 If a site-specific Zoning By-law Amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?

☐ Yes

☒ No

7.11 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

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

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

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

11.4 Other Information Deemed Necessary

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