



**COMMITTEE OF ADJUSTMENT
REVISED NOTICE**

OF APPLICATION FOR MINOR VARIANCE

THE PLANNING ACT, R.S.O. 1990, SECTION 44 AND 45.

Name of Applicant **REGARDING AN APPLICATION BY** **JOHN RICOTTONE & ELIZABETH RICOTTONE
#25 FALCON RD. STONEY CREEK, ON L8E 5G3**

Brief Description **LOCATION OF PROPERTY** **LOT 5 REGISTERED PLAN 413
#52 GARDEN DRIVE, GRIMSBY, ONTARIO**

Revision resulting from the deferral of May 30/17 **PURPOSE OF APPLICATION:** TO ALLOW FOR THE RE-CONSTRUCTION OF A NEW 15.08 METRE WIDE x 21.0 METRE IN DEPTH TWO STOREY DWELLING WITH A LOT COVERAGE OF 32.2% IN A RESIDENTIAL DETACHED (RD3-25) ZONE AT #52 GARDEN DRIVE, GRIMSBY. (AS PER ATTACHED SCHEDULES)

Zoning Requirement BY-LAW 14-45, AS AMENDED SECTION 7 RESIDENTIAL DETACHED (RD3-25) ZONE
Maximum Lot Coverage – 25 %
Maximum Building Depth- 20 Metres

TAKE NOTICE that an Application under the above File Number will be heard by the Committee on the date, time and place shown below.

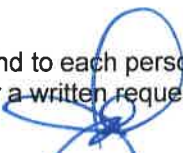
DATE: **Tuesday, June 13, 2017** **Time: 7:00 p.m.**
PLACE: **MUNICIPAL OFFICE, 160 LIVINGSTON AVENUE, GRIMSBY, ONTARIO L3M 4G3**

PUBLIC HEARING: You are entitled to attend this Public Hearing in person to express your views about this Application, or you may be represented by Council for that purpose. If you are aware of any person interested in or affected by this Application who has not received a copy of this Notice, you are requested to inform that person of this Hearing. If you wish to make written comments on this Application, please forward to the Secretary/Treasurer of the Committee at the address shown below.

FAILURE TO ATTEND HEARING: If you do not attend at the Hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings. Non-attendance of the Applicant and/or his authorized representative or agent may result in the denial of the Application in accordance with the Rules of Procedure of the Committee of Adjustment.

NOTICE OF DECISION: A copy of the Decision of the Committee will be sent to the Applicant and to each person who appeared in person or by Counsel at the Hearing and who has filed with the Secretary/Treasurer a written request for notice of the Decision.

DATED this 8th day of June, 2017


Secretary/Treasurer
Committee of Adjustment
Town of Grimsby
P.O. Box 159, 160 Livingston Avenue
Grimsby ON L3M 4G3
PLAN OVERLEAF/

SITE AND GRADING PLAN

OF
LOT 5
REGISTERED PLAN 413

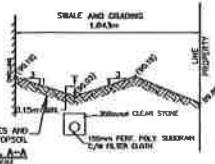
IN THE
TOWN OF GRIMSBY
REGIONAL MUNICIPALITY OF
NIAGARA

SCALE 1:200 METRIC

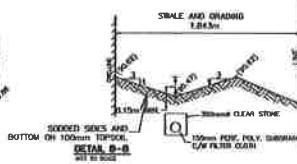


S.D. McLAREN, O.L.S. - 2017

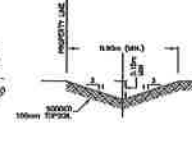
SWALE DETAIL A-A



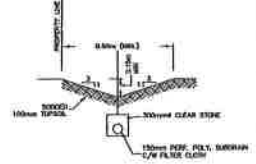
SWALE DETAIL B-B



TYPICAL SWALE DETAIL

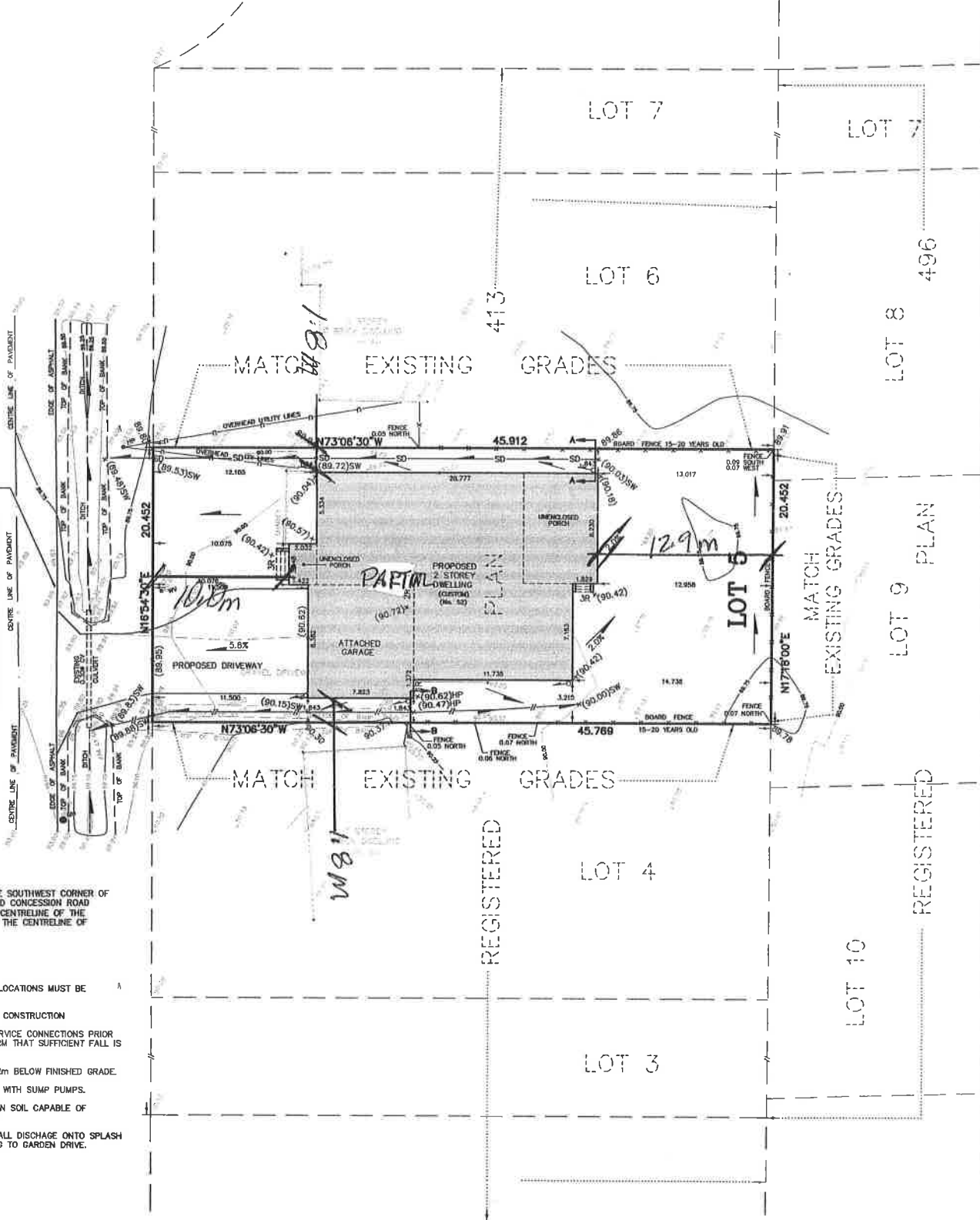


TYPICAL SWALE WITH SUBDRAIN



SITE BENCH MARK
NIAL
ELEVATION: 82.842

GARDEN DRIVE



HOUSE ELEVATIONS:

- GARAGE FLOOR = 90.62
- TOP OF FOUNDATION = 90.77
- FIRST FLOOR = 91.12
- BASEMENT FLOOR = 88.15
- U/S OF FOOTING = 87.92

LOT AREA = 937.6m²
LOT COVERAGE = 35.0%

BENCH MARK NOTE:

STATION: 07720030015

RIB WITH BRASS CAP LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF FIFTY ROAD AND CONCESSION ROAD (COKERS LANE), 12m SOUTH OF THE CENTRELINE OF THE CONCESSION ROAD AND 9m WEST OF THE CENTRELINE OF FIFTY ROAD.

ELEVATION - 102.344 metres

NOTE:

- UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION
- INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION
- BUILDER TO VERIFY ELEVATION OF SERVICE CONNECTIONS PRIOR TO BASEMENT EXCAVATION TO CONFIRM THAT SUFFICIENT FALL IS PROVIDED FOR GRAVITY SERVICES.
- U/S FOOTINGS TO BE MINIMUM OF 1.2m BELOW FINISHED GRADE.
- ALL DWELLINGS ARE TO BE EQUIPPED WITH SUMP PUMPS.
- BUILDER TO ENSURE FOOTINGS ARE ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
- ALL ROOFWATER LEADERS DRAINS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO SWALES DRAINING TO GARDEN DRIVE.

LEGEND:

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IP IRON BAR
- IP IRON PIPE
- NIAL NIAL
- SB STANDARD IRON BAR
- SSB SHORT STANDARD IRON BAR
- BA A.T. McLAREN, O.L.S.
- 1303 G.E. GIBSON, O.L.S.
- Md MEASURED
- HP HYDRO POLE
- MH MANHOLE
- WV WATER VALVE
- CV CULVERT
- Ø DIAMETER
- RIV RIVET
- P1 REGISTERED PLAN 413
- P2 PLAN BY G.E. GIBSON, O.L.S. DATED APRIL 10, 1995
- DIRECTION OF FLOW
- - - PROPOSED SWALE
- RSB REVERSE DIMENSION
- ⊙ SUMP PUMP

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN BY G.E. GIBSON, O.L.S. CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF GARDEN DRIVE AS SHOWN ON REGISTERED PLAN 413 AS BEING N16°54'30"E.

DATE: APRIL 24, 2017

S. DAN McLAREN, O.L.S.



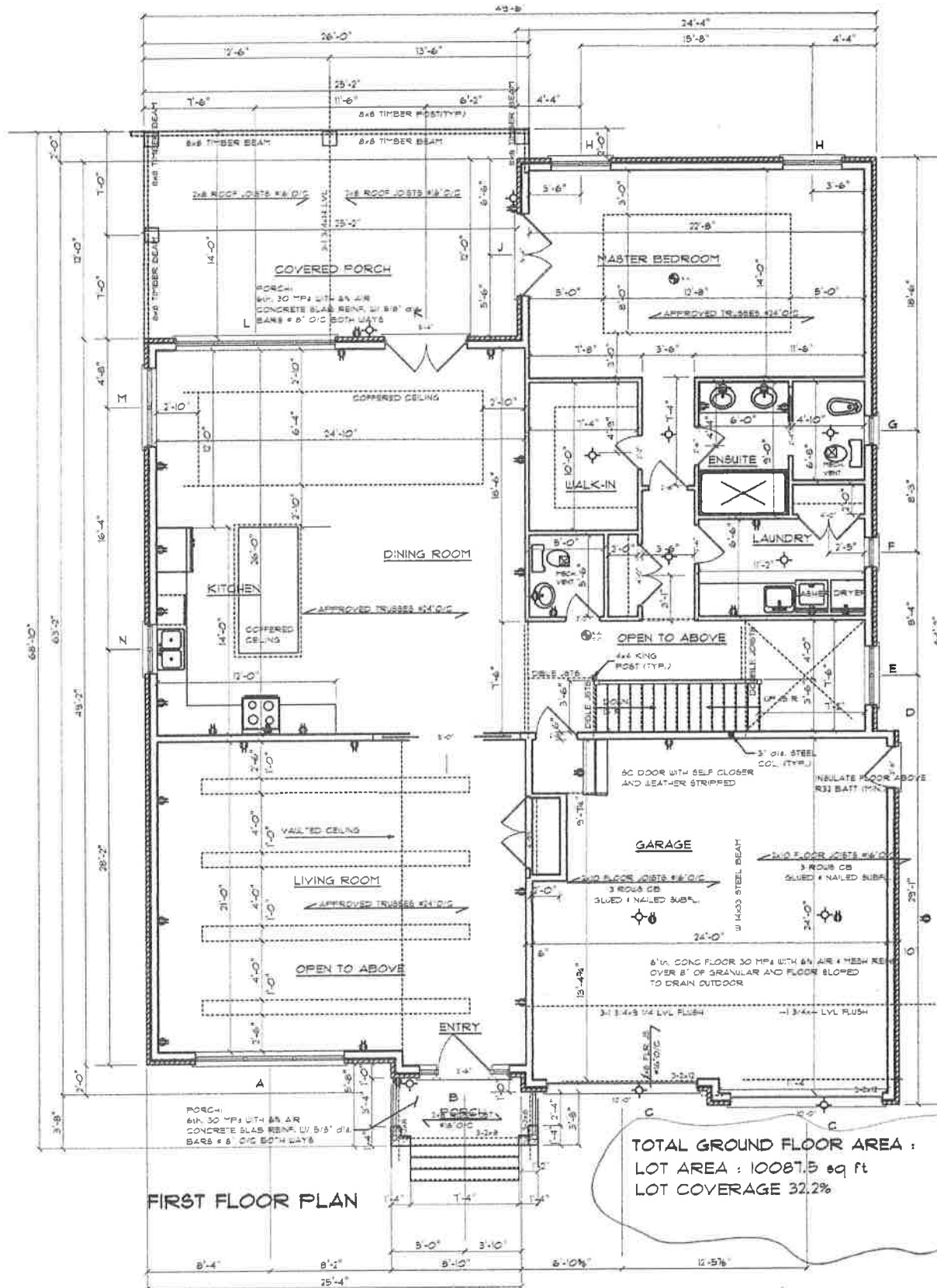
A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS

50 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2Z6
PHONE: (905) 827-1850 FAX: (905) 827-0639

Drawn: PS Checked: KM/SDM Scale: 1:200 Date: APR 24, 2017

Schedule A to Revised Notice A-10/17

#52 Garden Drive, Grimsby ON



Schedule B to Revised Notice A-10/17

#52 Garden Drive, Grimsby ON



FRONT ELEVATION
(REVISED)