



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221 Fax (905) 546-4202

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.: DN/A-20:31

APPLICANTS: Chris & Penny Collier, owners

SUBJECT PROPERTY: Municipal address **31 Helen Street (Dundas) City of Hamilton**

ZONING BY-LAW: Zoning By-law 3581-86, as Amended

ZONING: "R2" (Single-Detached Residential) Zone

PROPOSAL: To permit the establishment of an accessory apartment within the existing single detached dwelling, notwithstanding,

1. The existing northerly side yard is legally established non-conforming whereas an accessory apartment is only permit in an existing detached dwelling which conform with the requirements of the Zoning By-law.

2. Two (2) on-site parking spaces shall be provided instead of providing three (3) parking spaces which are required for a Dwelling Converted.

3. No on-site manoeuvring space shall be provided instead of a manoeuvring space with a minimum width of 6.0 metres required to be provided abutting each parking space.

NOTES:

1. A further variance may be required if any alterations are proposed for the exterior of the existing dwelling.

2. A further variance will be required if gravel or similar surface or suitable paving is not provided for the parking area.

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

DATE: Thursday, June 25th, 2020

TIME: 1:40p.m.

PLACE: Via video link or call in (see attached sheet for details)

**To be streamed at www.hamilton.ca/committeeofadjustment
for viewing purposes only**

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

Email Committee of Adjustment staff at cofa@hamilton.ca

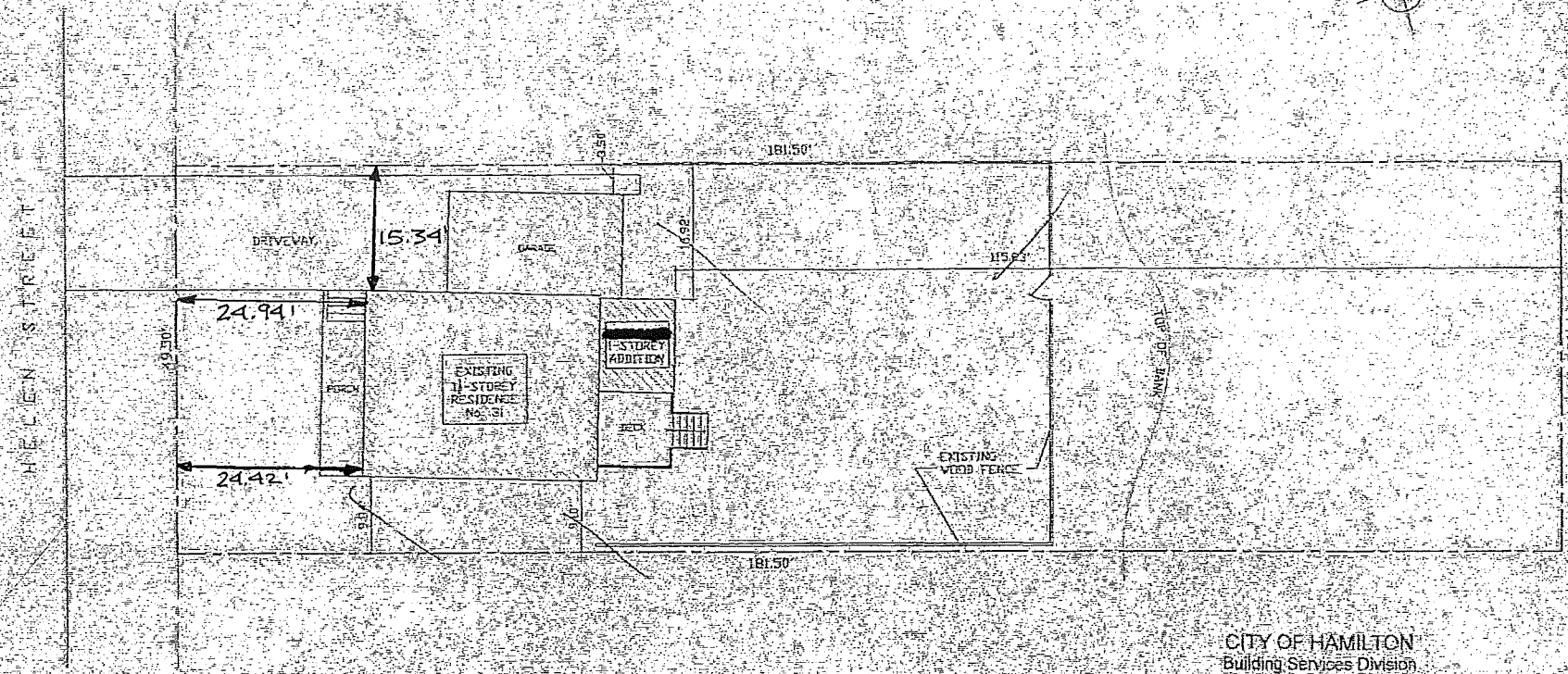
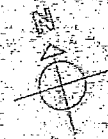
DATED: June 9th, 2020.

Original Signed

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.

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



SITE PLAN

CITY OF HAMILTON
BUILDING SERVICES DIVISION
Planning & Development Department

MAY 25 2009

REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Services Division

Permit No. **09-189636**

THESE STAMPED DOCUMENTS MUST BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and specifications have been prepared by

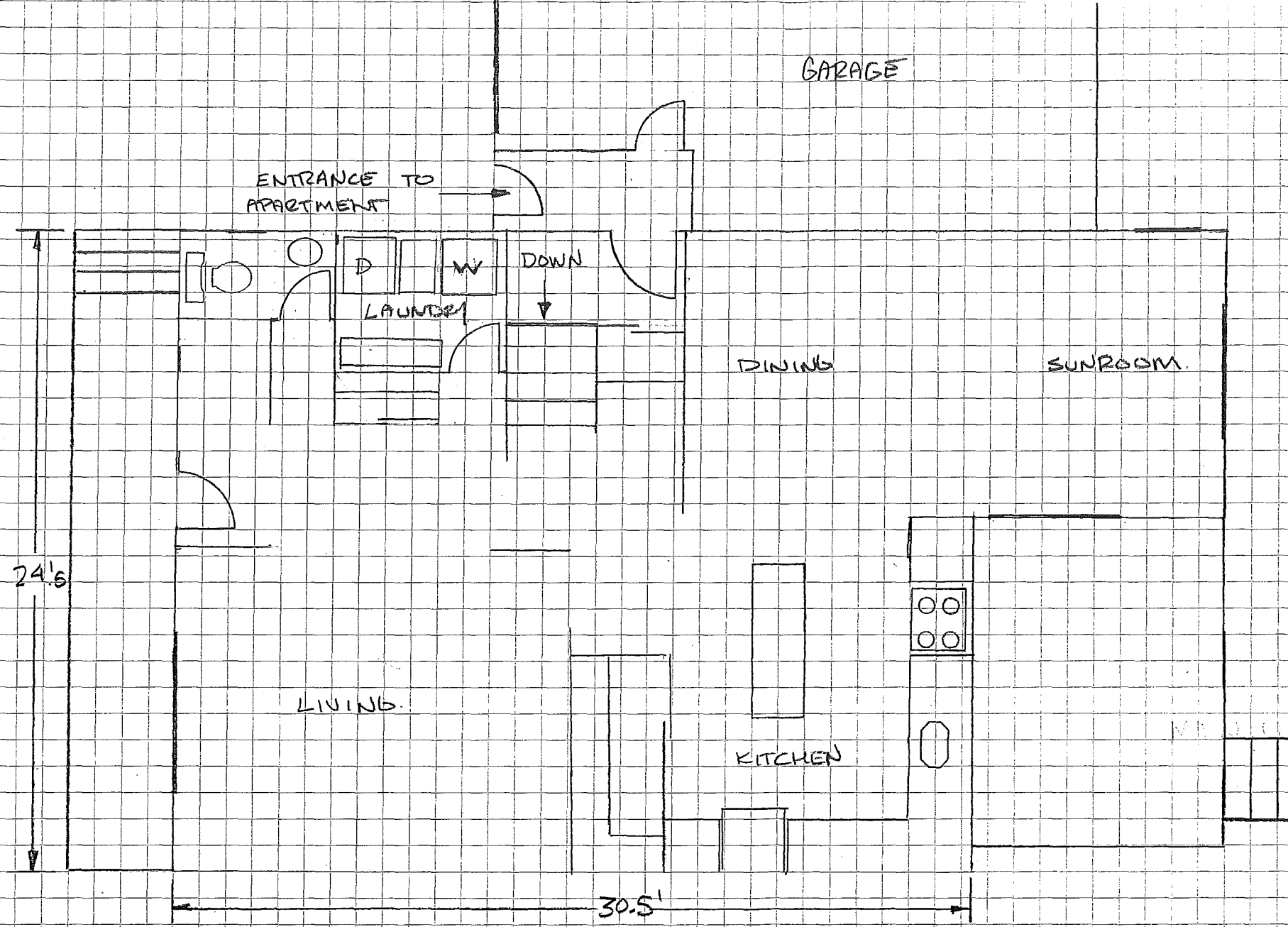
John Mokrycke DATE *June 16/09*

FORWARDED TO THIS OFFICE



<p>Architect</p> <p>John Mokrycke</p> <p>29 Rebecca Street Hamilton, ON L8R 3B3</p> <p>(905) 542-0353</p>	<p>Project: PROPOSED ADDITION 34 HELEN STREET DUNDAS, ONTARIO</p>	
	<p>Drawing Title: SITE PLAN</p>	
	<p>Date: May 25/09</p> <p>Drawn by: EM</p>	<p>Scale: 1/16" = 1'-0"</p> <p>Checked by: EM</p>
		<p>DWS NO. SP1</p>

DN/A 20:31
sketch 1



GARAGE

ENTRANCE TO
APARTMENT

D

W

DOWN

LAUNDRY

DINING

SUNROOM

24'6"

LIVING

KITCHEN

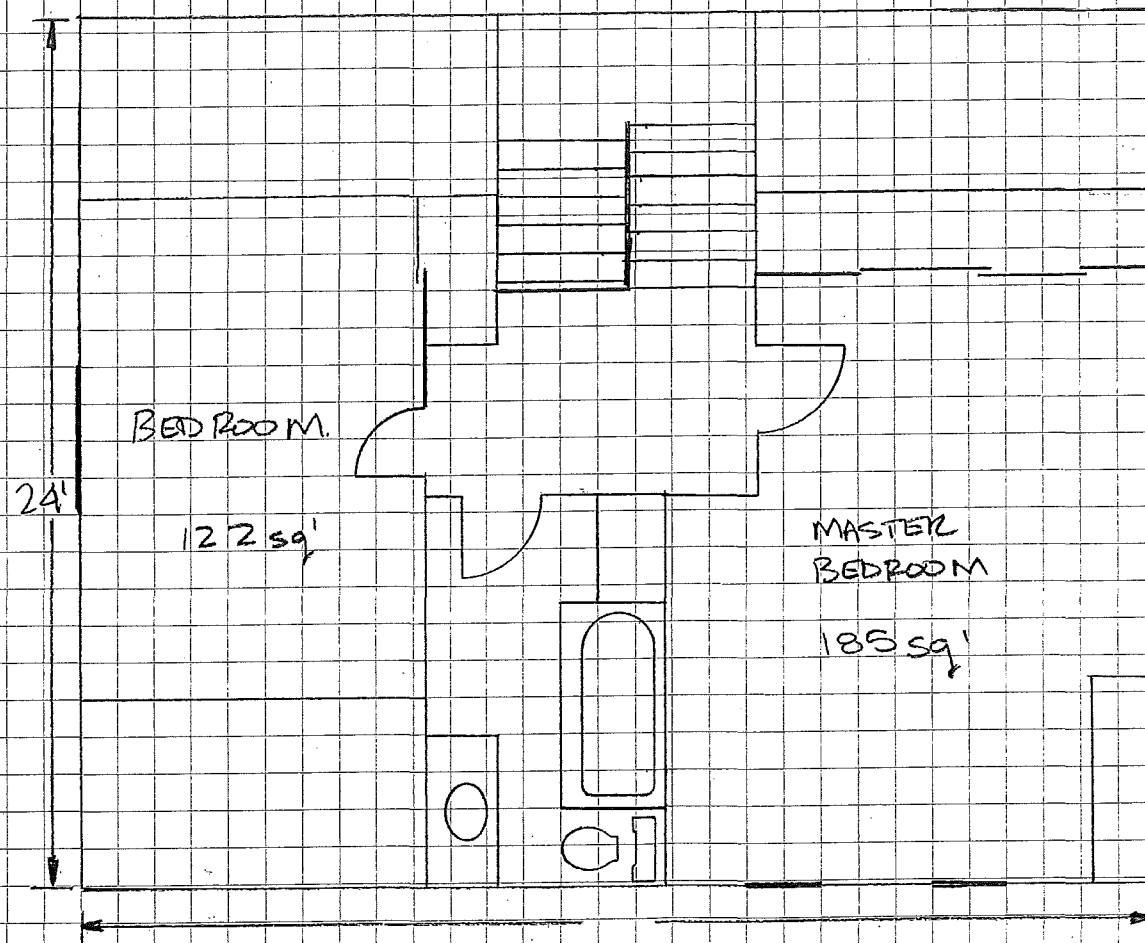
30'5"

MAIN FLOOR

DNA 20831

Sketch 2

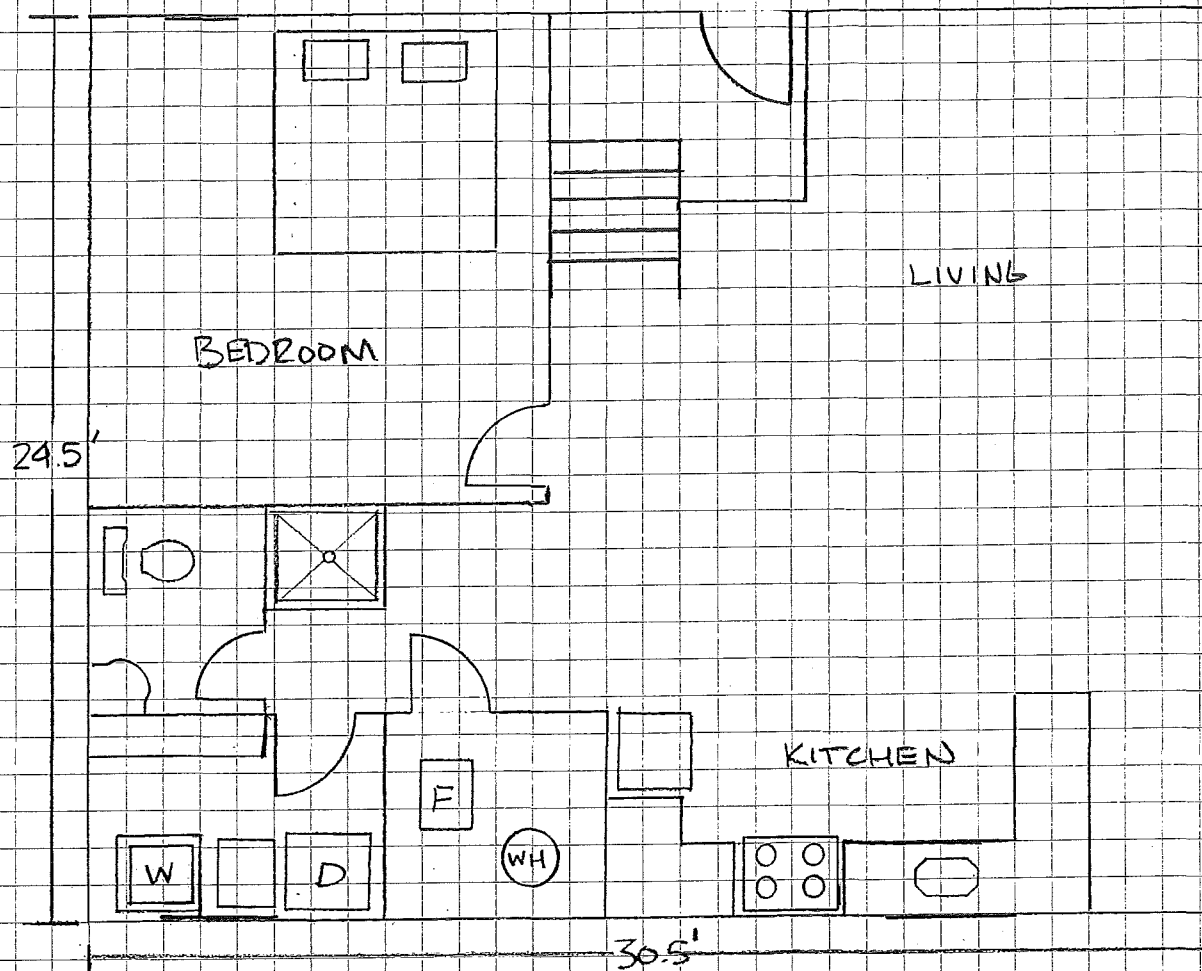
SCALE 1/4" = 1'



DN/A 20:31
Sketch 3

SECOND FLOOR

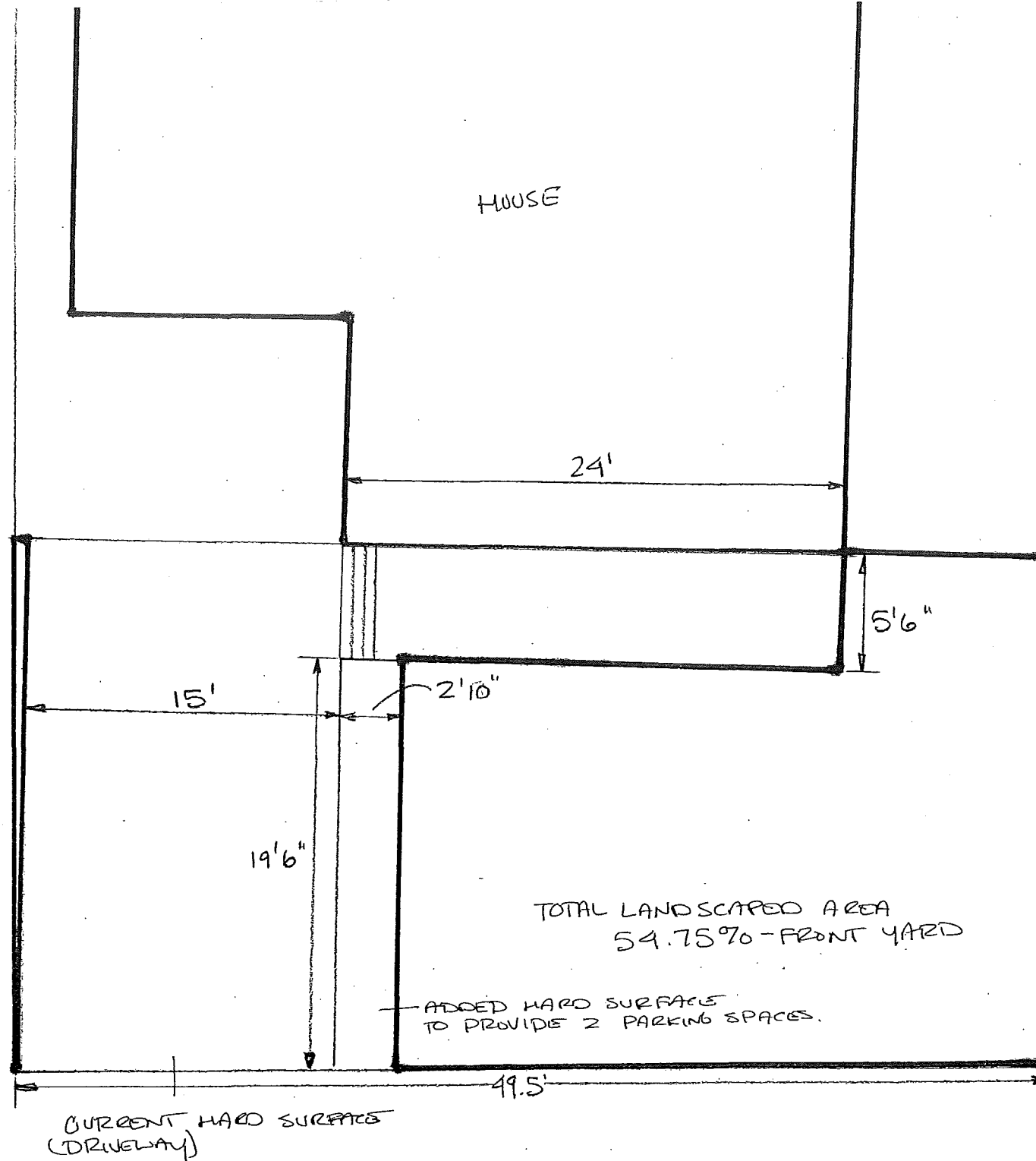
SCALE $\frac{1}{4}'' = 1'$



DN/A 20.3/
Sketch 4

ACCESSORY APARTMENT

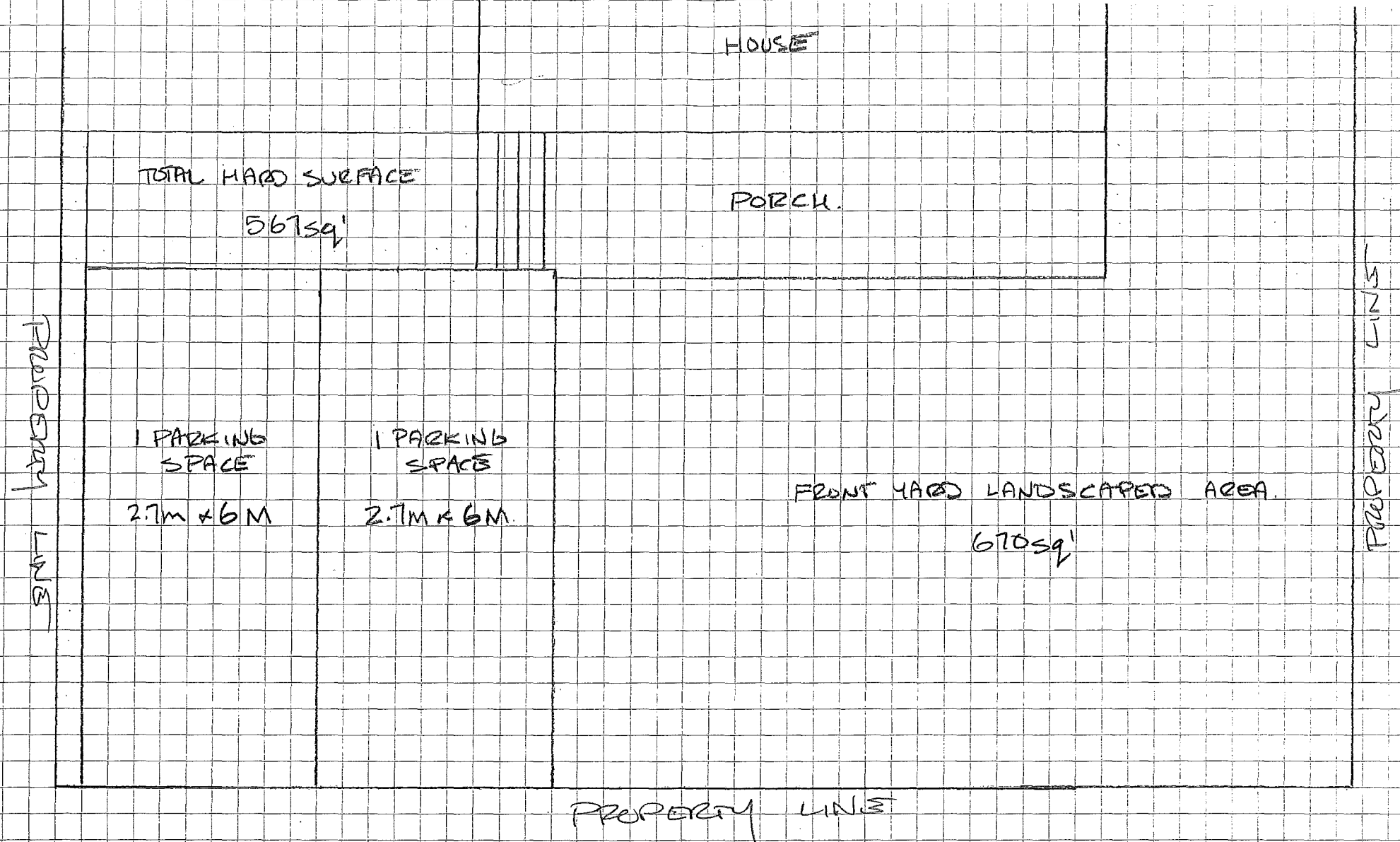
SCALE: 1/4" = 1'



TOTAL FRONT YARD
SQUARE FOOTAGE
 $49.5' \times 25' = 1238 \text{ sq'}$
TOTAL HARD SURFACE
PERMITTED $1238 \times 50\%$
 $= 619 \text{ sq'}$
TOTAL HARD SURFACE
WITH TWO PARKING
SPACES IS 561 sq'
TOTAL FRONT YARD
HARD SURFACE
PROVIDING 2 PARKING
SPACES - 45.25%.

DN/A 20:31
Sketch 5

31 HELEN ST.



DNIA 20131
sketch 6

HELEN

SCALE 1/4" = 1'