



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

Fax (905) 546-4202

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

## **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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
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**APPLICATION NO.:** DN/A-20:43

**APPLICANTS:** Morning Properties Inc. c/o Sam Mattina

**SUBJECT PROPERTY:** Municipal address **229 Hatt St., Dundas**

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

**ZONING:** RM2 district (Medium Density Multiple Dwelling)

**PROPOSAL:** To permit the expansion of the legally established non-conforming street townhouse dwelling by the addition of a new roofed-over unenclosed porch (steps and awning) at the front each street townhouse dwelling unit, notwithstanding,

1. The use of a Street Townhouse is not permitted at this location; and,
2. No front yard landscaping shall be provided instead of providing a minimum of 50% of the front yard as landscaped area.

**NOTES:**

1. Please be advised that the zoning regulations of the RM2 zone are applicable only to specific permitted uses. As the use of a Street Townhouse Dwelling is not permitted within the RM2 zone there are no applicable zoning regulations for such use within that zone (i.e. there is no minimum required front yard for a Street Townhouse Dwelling in the RM2 zone).

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

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**DATE:** Thursday, June 25<sup>th</sup>, 2020

**TIME:** 1:55 p.m.

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

**To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only**

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**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](http://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](mailto:cofa@hamilton.ca)

DATED: June 9th, 2020.

*Original Signed*

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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

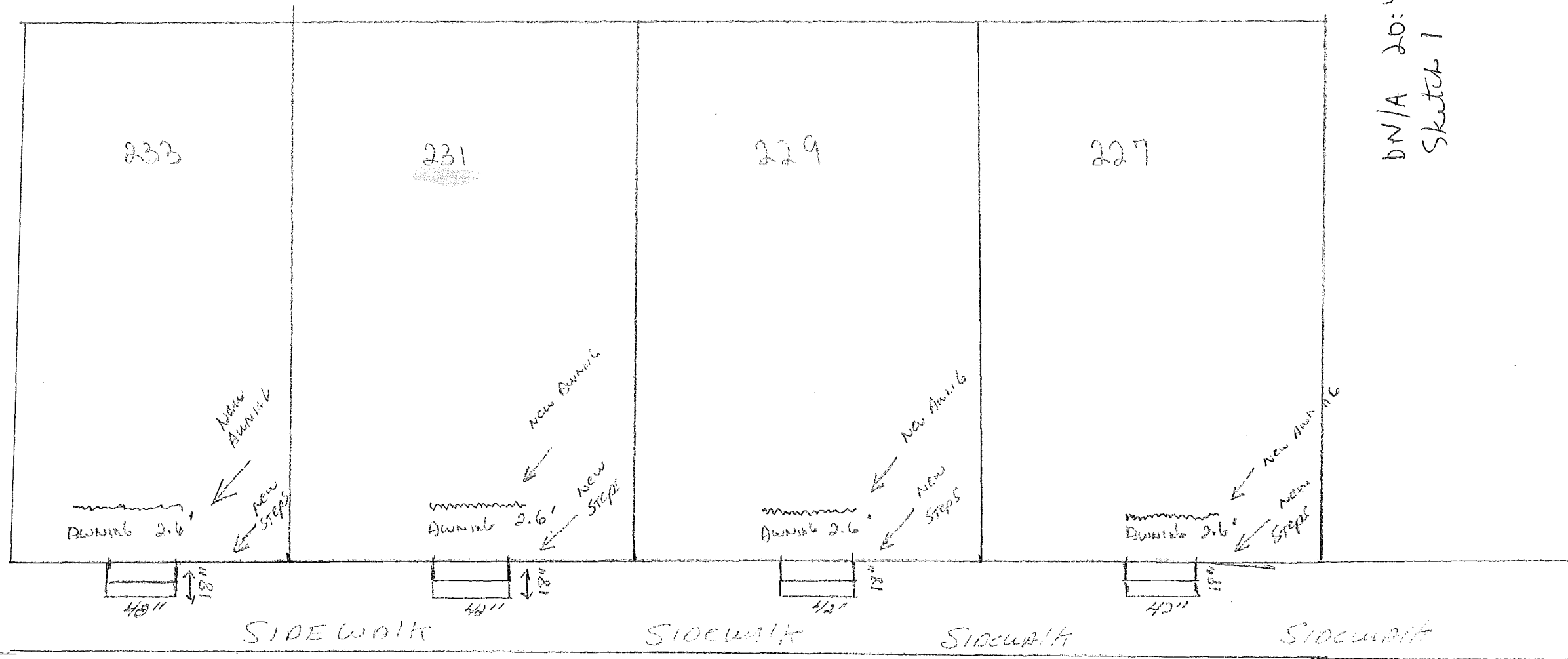
***Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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

W 1st St

Sidewalk

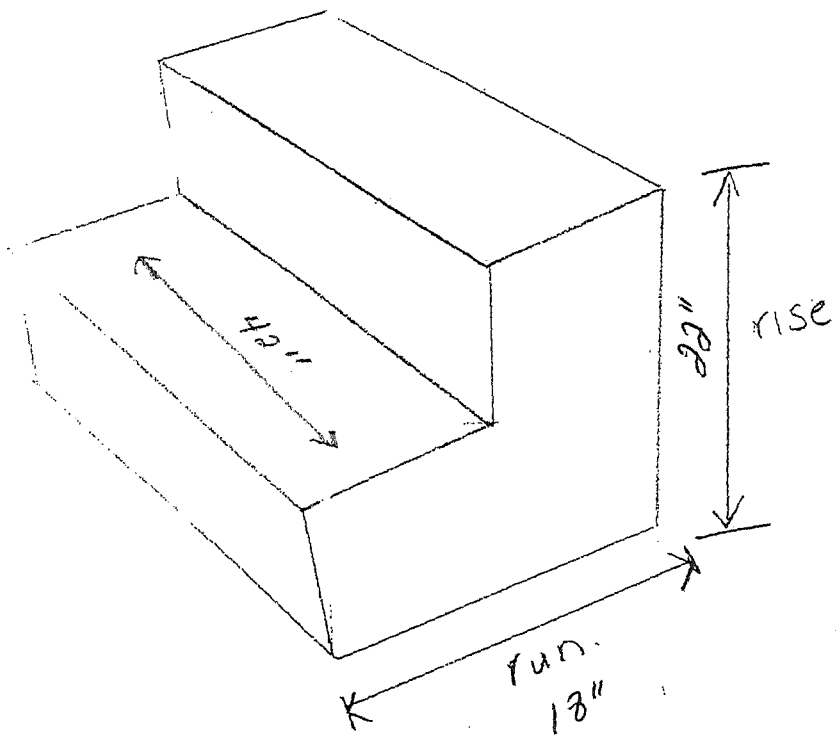
Sidewalk

Sidewalk

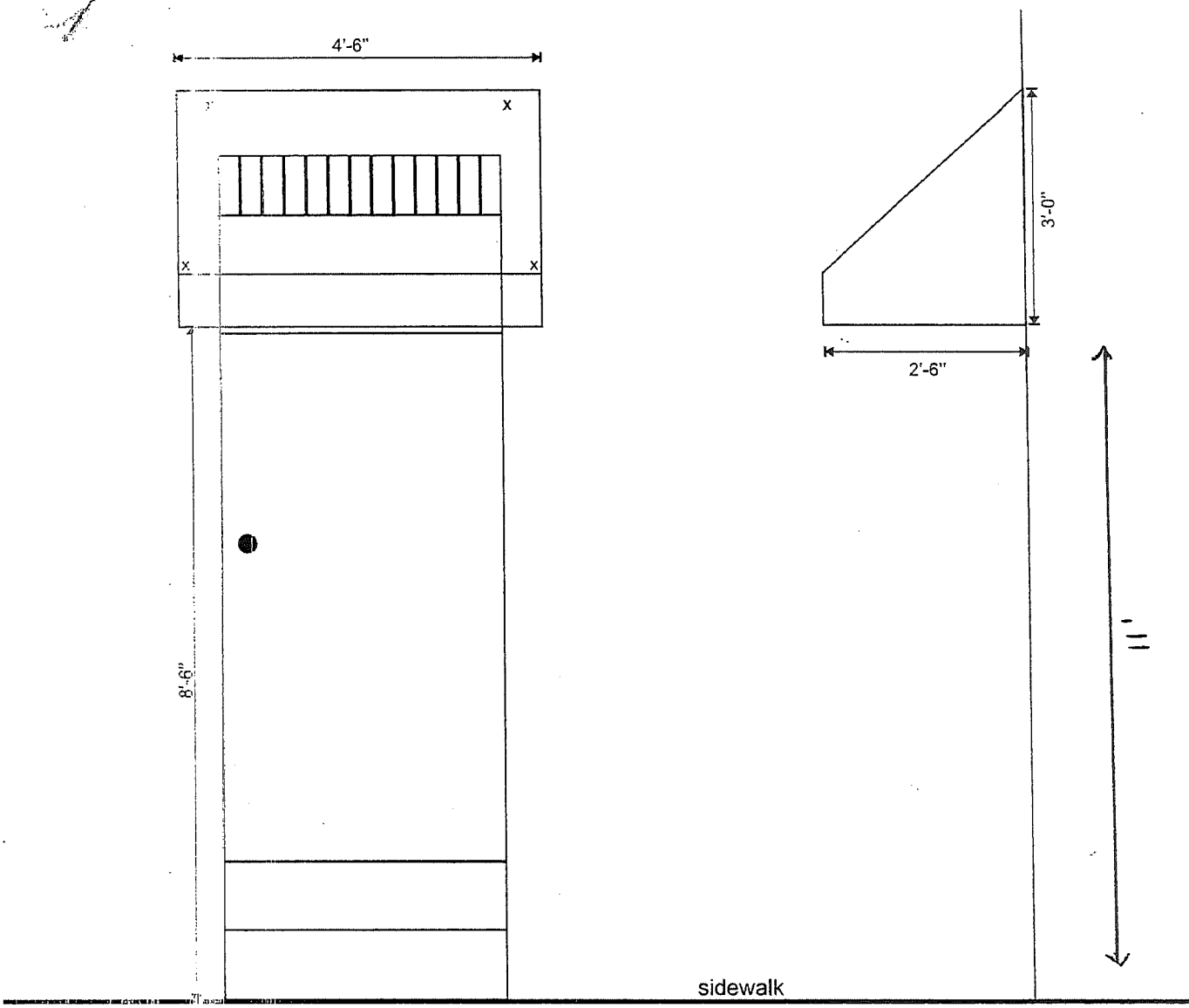


BN/A 20:43  
Sketch 1

HATT ST



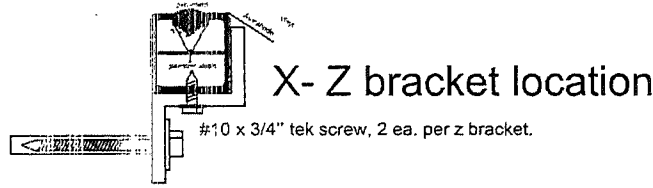
DNJA 20:43  
Sketch 2



1 ea. - Welded aluminum framed awnings with sunbrella fabric.

1/2" scale

DN/A 20:43  
Sketch 3



Frame 1" sq. Welded Aluminum extrusion, 6063 t6, 11 gauge or .120 wall  
Typical fastening: 2 1/2" x 5/16 lag with nylon shield, fastened to brick wall.

227 Hall St., Dundas, Ont.

**McHugh's**  
**Awnings**

859 Governor's Rd., Dundas, Ontario.  
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[chris@mchughsawnings.com](mailto:chris@mchughsawnings.com)  
Tel. 905-516-7924