



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 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-20:87

APPLICANTS: Owner: Luis Sanurio
Agent: Lisa Cockwell

SUBJECT PROPERTY: Municipal address **236 Old Guelph Rd., Dundas**

ZONING BY-LAW: Zoning By-law 3581-86, as Amended by By-law 4066-93

ZONING: RU/S-58 (Rural) district

PROPOSAL: To permit a 24 square metre 1-storey addition to the rear of an existing single detached dwelling notwithstanding that:

1. An addition to a legally existing single detached dwelling is not permitted in the RU/S-58 zone.
2. A minimum lot area of 0.19 hectares (1923 square metres) shall be permitted instead of the minimum lot area of 0.8 hectares (8000 square metres) required.

NOTE:

1. The rear deck noted on plans has not been reviewed for zoning compliance as insufficient details were provided for a full zoning review. Should the rear yard deck not be in compliance with Dunas Zoning By-law 3581-86, further variances will be required.

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

DATE: Thursday, August 6th, 2020

TIME: 1:15 p.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

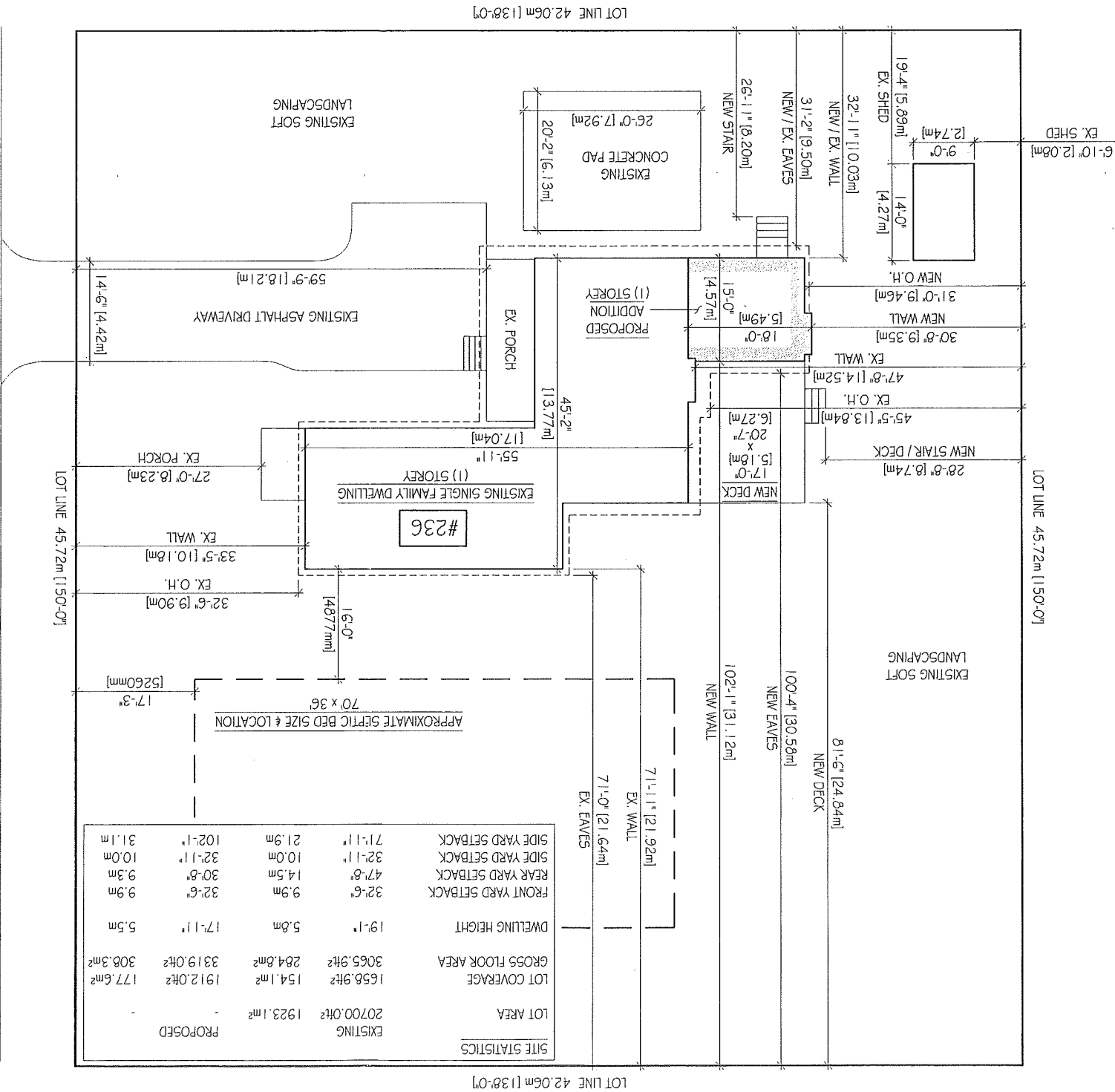
For more information on this matter, including access to drawings illustrating this request:

- 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: July 21st, 2020

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.



- OLD GUELPH ROAD -

CHARLES LINSEY & ASSOCIATES LIMITED		37 MAIN STREET SOUTH, P.O. BOX 1479, WATERDOWN, ON L0R 2H0		TEL: (905) 648-7607, INFO@CHARLESLINSEY.COM, WWW.CHARLESLINSEY.COM	
THIS DRAWING IS NOT TO BE USED AS PART OF A BUILDING PERMIT APPLICATION					
THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY					
REV. DESCRIPTION		DATE		0 FOR MINOR VARIANCE APPLICATION FEB. 26/20	
client					
project		HOME OWNER		236 OLD GUELPH ROAD DUNDAS, ONTARIO PROJECT No. XX-XXX	
title		PROPOSED SITE PLAN			
drawn	G.D.	checked	C.L.&A.	scale	1/16" = 1'-0"
date	FEBRUARY 2020	revision number	0	drawing number	2

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37 MAIN STREET SOUTH,
PO Box 1479
WATERDOWN, ON L0R 2H0

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INFO@CHARLESUNSEY.COM
WWW.CHARLESUNSEY.COM

PROJECT No. XX-XXX

REV.	DESCRIPTION	DATE
0	FOR MINOR VARIANCE APPLICATION	FEB. 26/20
title		
REAR (WEST) ELEVATION		
drawn	G.D.	checked C.L.&A.
date	FEBRUARY 2020	scale 1/4" = 1'-0"
revision number	0	drawing number 3

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project

236 OLD GUELPH ROAD
DUNDAS, ONTARIO

PROJECT No. XX-XXX

REV. DESCRIPTION		DATE
0	FOR MINOR VARIANCE APPLICATION	FEB. 26/20
title		
PARTIAL SIDE (SOUTH) ELEVATION		
drawn	G.D.	checked C.L.&A.
date	FEBRUARY 2020	scale 1/4" = 1'-0"
revision number	0	drawing number 4

20-157373



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment
City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.

RECEIVED

MAR 3 2020

FOR OFFICE USE ONLY.

APPLICATION NO. DN/A-20:87 DATE APPLICATION RECEIVED COM OF ADJUSTMENT

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner LUIS SANTURIO Telephone N

2. _____

3. Name of Agent LISA COCKWELL Telephone N

4. _____

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

N/A

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:
Applying to allow for an addition measuring 253.1ft² [23.5m²] to an existing single family dwelling

7. Why it is not possible to comply with the provisions of the By-law?
No additions are permitted to a legally existing Single Detached Dwelling in a RU/S-58 zone

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
236 OLD GUELPH ROAD, DUNDAS (PLEASANT VIEW)
RU/S-58 RURAL ZONE / EXCEPTION ZONE

9. PREVIOUS USE OF PROPERTY
- Residential X Industrial _____ Commercial _____
Agricultural _____ Vacant _____
Other _____
- 9.1 If Industrial or Commercial, specify use

- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes _____ No X Unknown _____
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes _____ No X Unknown _____
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes _____ No X Unknown _____
- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes _____ No X Unknown _____
- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
Yes _____ No X Unknown _____
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes _____ No X Unknown _____
- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
Yes _____ No X Unknown _____
- 9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
Yes _____ No X Unknown _____

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes _____ No X _____ Unknown _____

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

OWNER KNOWLEDGE AND GOOGLE MAPS

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes _____ No _____

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

MARCH-11-2020
Date


Signature Property Owner

LUIS F. SANTORIO
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>45.72m</u>
Depth	<u>42.06m</u>
Area	<u>1923.1m²</u>
Width of street	<u>6.75m</u>

11. Particulars of all buildings and structures on or proposed for the subject lands:
(Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: GROUND FLOOR AREA = 154.1m², GROSS FLOOR AREA = 284.8m²

(1) STOREY, 5.8m HEIGHT, 13.7m x 17.04m

EXISTING SHED = 2.74m x 4.27m, 2.3m HEIGHT

Proposed: GROUND FLOOR AREA = 177.6m²

GROSS FLOOR AREA = 308.3m²

ADDITION = (1) STOREY, 5.5m HEIGHT, 4.57m x 5.49m

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

Existing: EXISTING DWELLING: FRONT 10.18m, REAR 14.52m

SIDE (SOUTH) 10.03m, SIDE (NORTH) 21.92m

EXISTING SHED: REAR 2.08m, SIDE (SOUTH) 5.89m

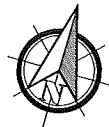
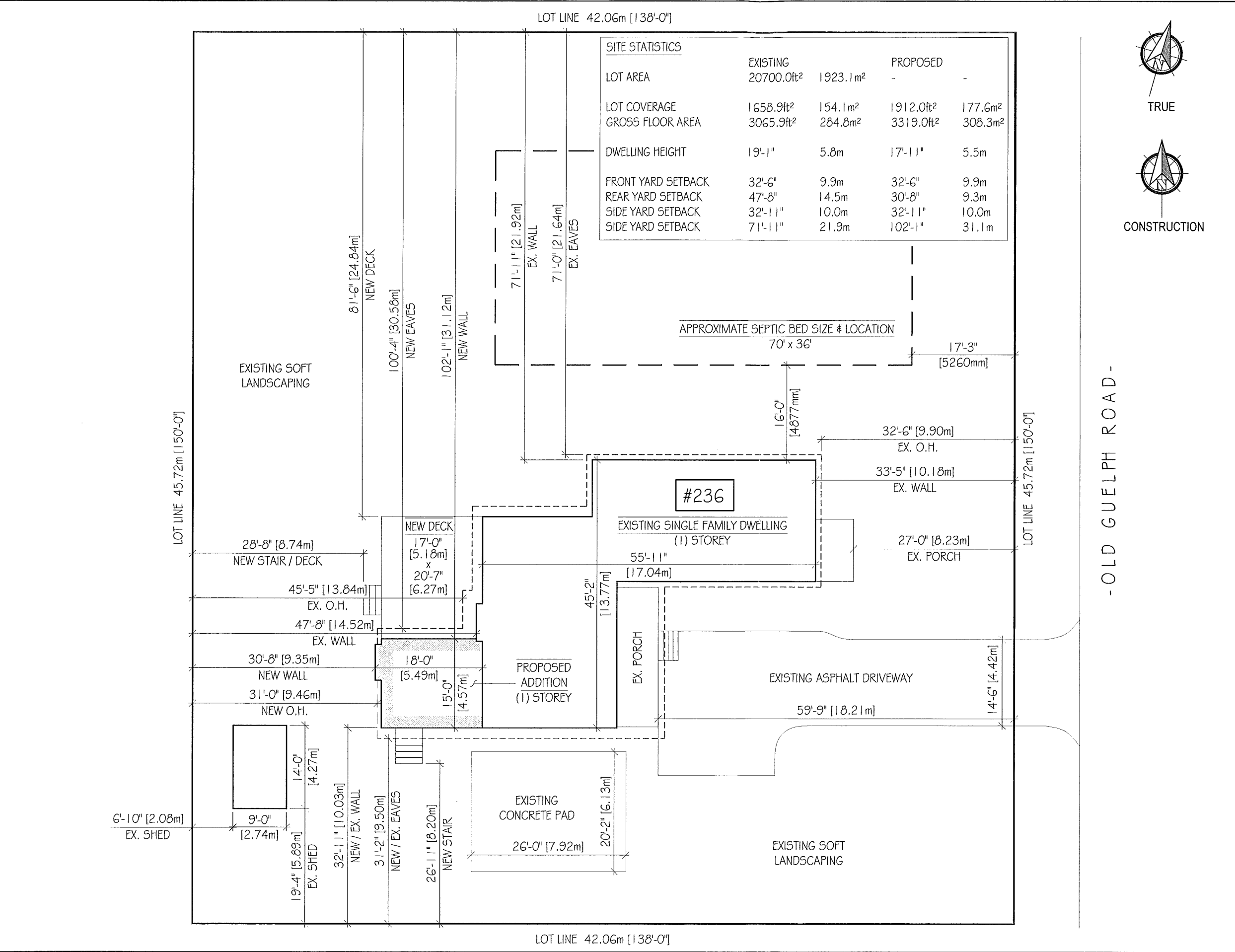
Proposed: PROPOSED ADDITION: FRONT 27.22m, REAR 9.35m

SIDE (SOUTH) 10.03m, SIDE (NORTH) 31.12m

13. Date of acquisition of subject lands:
AUGUST 29, 2019
14. Date of construction of all buildings and structures on subject lands:
PRIOR TO 1950
15. Existing uses of the subject property: SINGLE FAMILY DWELLING
16. Existing uses of abutting properties: SINGLE FAMILY DWELLINGS
17. Length of time the existing uses of the subject property have continued:
ASSUMED ALWAYS
18. Municipal services available: (check the appropriate space or spaces)
Water ✓ Connected _____
Sanitary Sewer _____ Connected _____
Storm Sewers _____
19. Present Official Plan/Secondary Plan provisions applying to the land:
RURAL - RURAL HAMILTON OFFICIAL PLAN
SCHEDULE D
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
RU/S-58 RURAL / EXCEPTION ZONE
21. Has the owner previously applied for relief in respect of the subject property?
Yes _____ (No)
If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes _____ (No)
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.



TRUE



CONSTRUCTION

- OLD GUELPH ROAD -

CHARLES LINSEY

& ASSOCIATES LIMITED

37 MAIN STREET SOUTH,
PO BOX 1479
WATERDOWN, ON LOR 2H0

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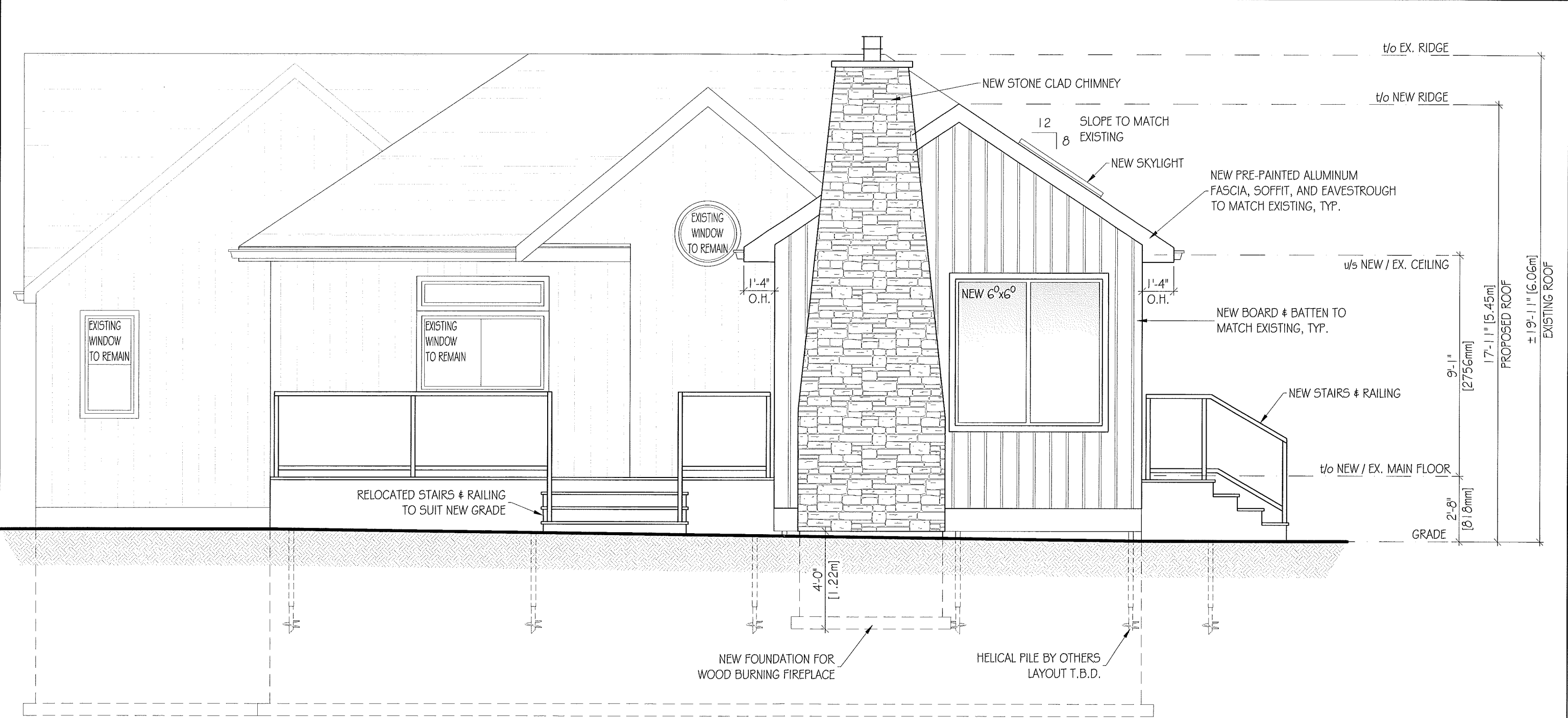
REV.	DESCRIPTION	DATE
0	FOR MINOR VARIANCE APPLICATION	FEB. 26/20

client
HOME OWNER

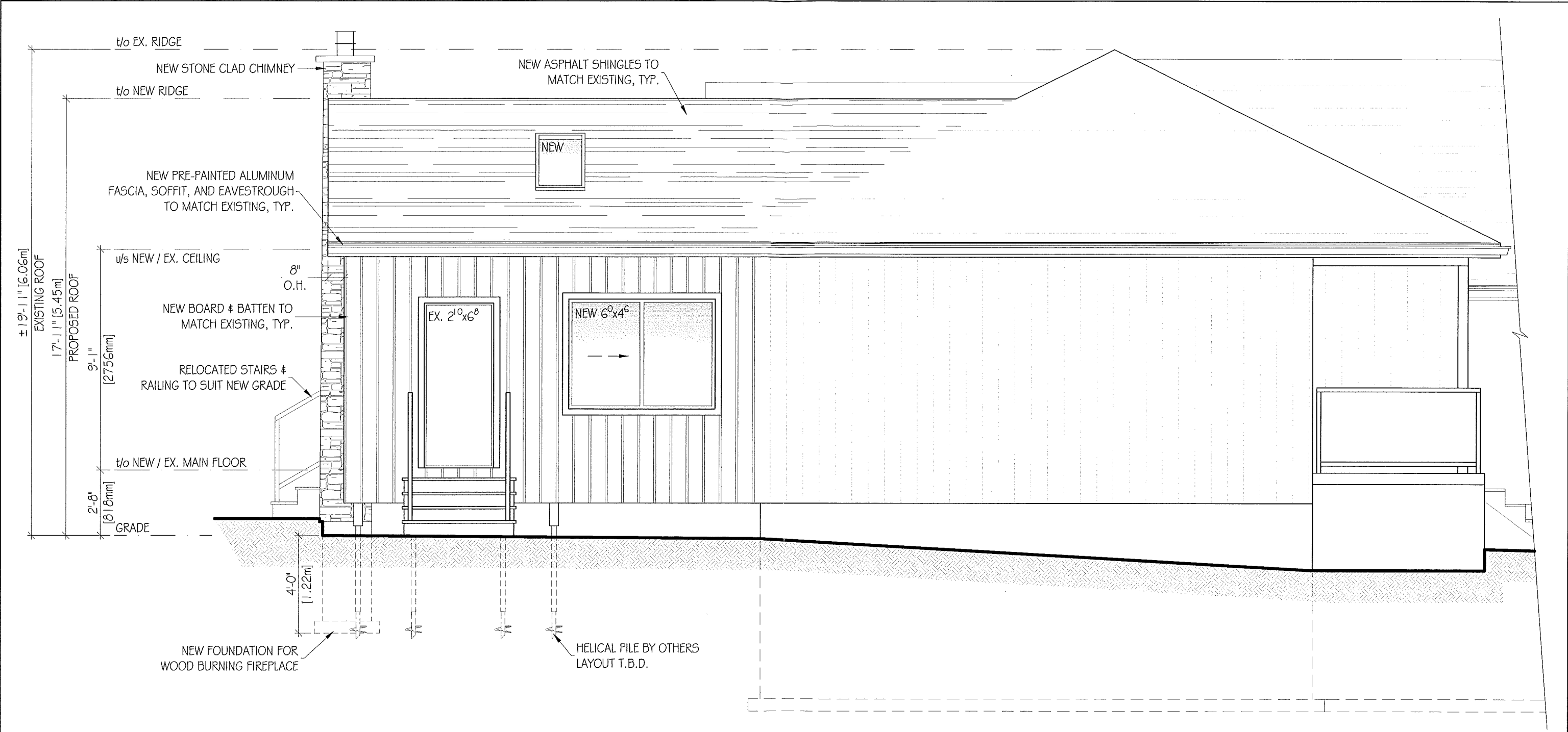
project
**236 OLD GUELPH ROAD
DUNDAS, ONTARIO
PROJECT No. XX-XXX**

title
PROPOSED SITE PLAN

drawn G.D.	checked C.L.&A.
date FEBRUARY 2020	scale 1/16" = 1'-0"
revision number 0	drawing number 2



	<div>THIS DRAWING IS NOT TO BE USED AS PART OF A BUILDING PERMIT APPLICATION</div> <div>THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY</div>	<div>CHARLES LINSEY</div> <div>& ASSOCIATES LIMITED</div> <div>37 MAIN STREET SOUTH, TEL: (905) 548-7607 PO BOX 1479 INFO@CHARLESLINSEY.COM WATERDOWN, ON L0R 2H0 WWW.CHARLESLINSEY.COM</div>		<div>REV. DESCRIPTION DATE</div> <div>0 FOR MINOR VARIANCE APPLICATION FEB. 26/20</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	
		clientHOME OWNER		titleREAR (WEST) ELEVATION	
		project236 OLD GUELPH ROAD DUNDAS, ONTARIO PROJECT No. XX-XXX		drawnG.D. checkedC.L.&A.	
				dateFEBRUARY 2020 scale1/4" = 1'-0"	
				revision number0 drawing number3	



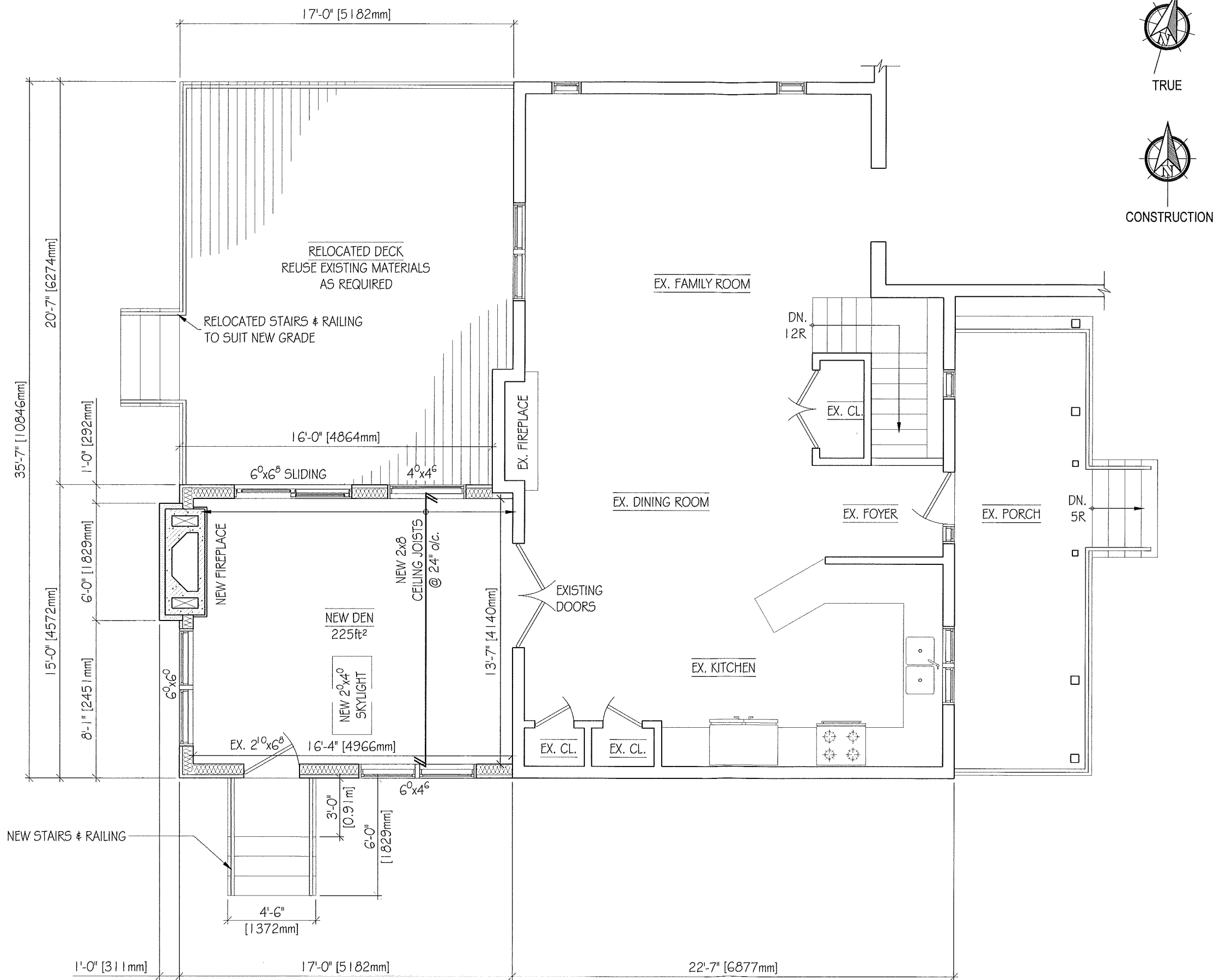
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			0	FOR MINOR VARIANCE APPLICATION	FEB. 26/20								
		client		HOME OWNER		title		PARTIAL SIDE (SOUTH) ELEVATION					
		project		236 OLD GUELPH ROAD DUNDAS, ONTARIO PROJECT No. XX-XXX		drawn		G.D.		checked		C.L.&A.	
						date		FEBRUARY 2020		scale		1/4" = 1'-0"	
						revision number		0		drawing number		4	



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			0	FOR MINOR VARIANCE APPLICATION	FEB. 26/20		
		client		title			
		HOME OWNER		PARTIAL SIDE (NORTH) ELEVATION			
		project		drawn	G.D.	checked	C.L.&A.
		236 OLD GUELPH ROAD DUNDAS, ONTARIO		date	FEBRUARY 2020	scale	1/4" = 1'-0"
		PROJECT No. XX-XXX		revision number	0	drawing number	5

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drawn G.D.	checked C.L.&A.
date FEBRUARY 2020	scale 3/16" = 1'-0"
revision number 0	drawing number 6



CHARLES LINSEY

& ASSOCIATES LIMITED

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REV.	DESCRIPTION	DATE
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client

HOME OWNER

project

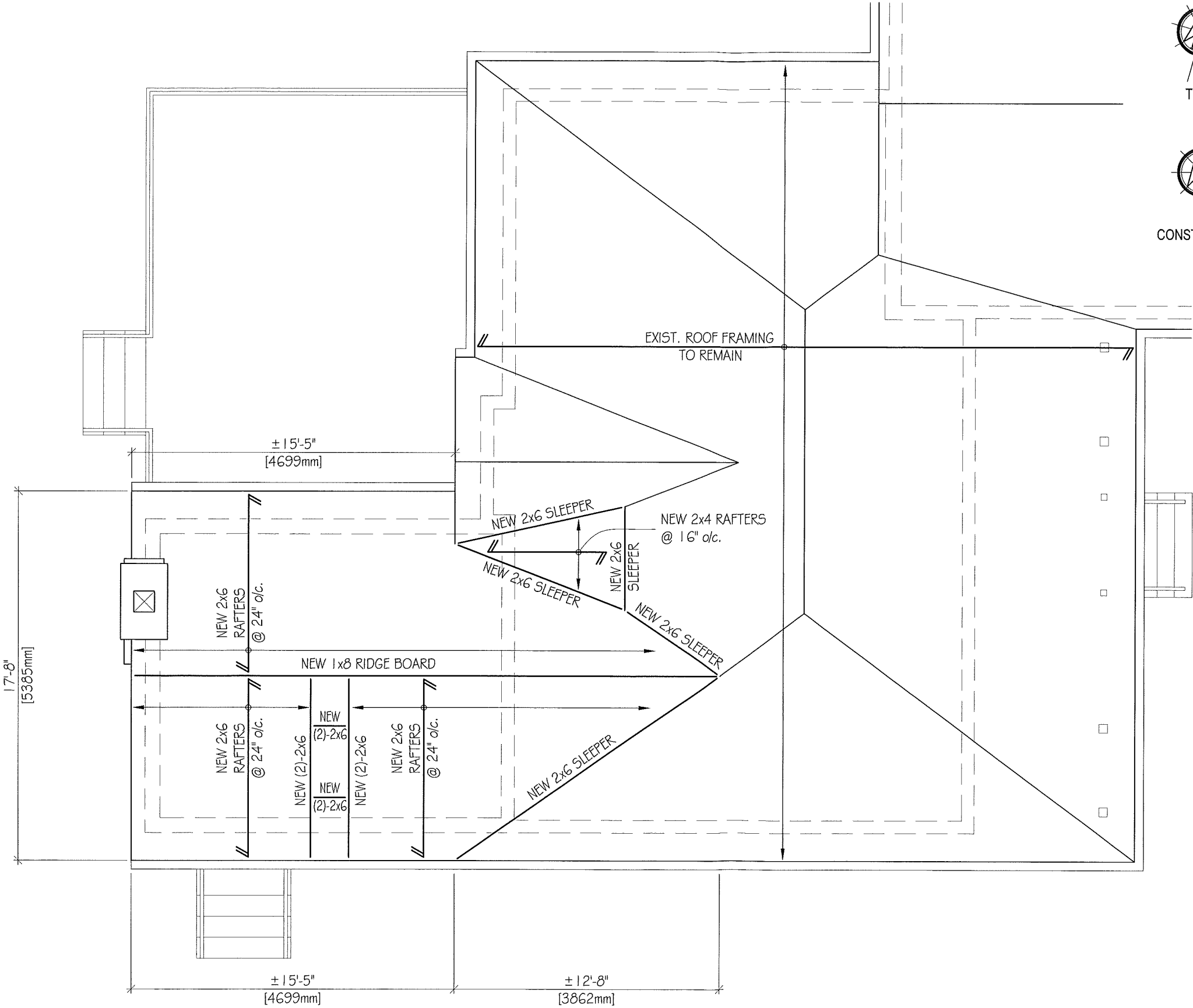
236 OLD GUELPH ROAD
DUNDAS, ONTARIO

PROJECT No. XX-XXX

title

PARTIAL MAIN FLOOR PLAN

drawn	G.D.	checked	C.L.&A.
date	FEBRUARY 2020	scale	3/16" = 1'-0"
revision number	0	drawing number	7



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client

HOME OWNER

project

236 OLD GUELPH ROAD
DUNDAS, ONTARIO
PROJECT No. XX-XXX

title

PARTIAL ROOF FRAMING PLAN

drawn	G.D.	checked	C.L.&A.
date	FEBRUARY 2020	scale	3/16" = 1'-0"
revision number	0	drawing number	8

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REV.	DESCRIPTION	DATE
0	FOR MINOR VARIANCE APPLICATION	FEB. 26/20
client		
HOME OWNER		
project		
236 OLD GUELPH ROAD DUNDAS, ONTARIO PROJECT No. XX-XXX		
title		
PARTIAL ROOF PLAN		
drawn G.D.		checked C.L.&A.
date FEBRUARY 2020		scale 3/16" = 1'-0"
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