



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.: HM/A-20:179

APPLICANTS: Agent Carrothers & Associates Inc. c/o David Carrothers
Owner Albert & Jane Ribbink

SUBJECT PROPERTY: Municipal address **460 Dundurn St., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-law 19-307

ZONING: C and C/S-1787 (Urban Protected Residential, etc.) district

PROPOSAL: To permit the conversion of the existing single family dwelling to a two family dwelling under Section 19 (Residential Conversion Requirements) of the Zoning By-law and to permit the construction of a one-storey addition to the rear of the existing dwelling, notwithstanding,

1. A minimum southerly side yard width of 0.8 metres shall be provided instead of the minimum required side yard width of 2.7 metres;
2. The eave and gutter shall be permitted to encroach the entire width of the required southerly side yard instead of the maximum permitted encroachment of one-half the width of the required side yard;
3. A minimum access driveway width of 2.3 metres shall be provided instead of the minimum required access driveway width of 2.8 metres; and,
4. The external appearance of the existing dwelling shall be permitted to be altered notwithstanding the external appearance and character of the dwelling is required to be preserved when converting an existing single family detached dwelling under Section 19 of the Zoning By-law.

NOTES:

1. A further variance will be required should the intent be to provide a parking space in the access driveway as shown on the submitted site plan.
2. A further variance will be required if a minimum of two (2) parking spaces with a minimum width of 2.7 metres and a minimum length of 6.0 metres is not provided.
3. A further variance will be required if an unobstructed manoeuvring space width of 6.0 metres is not provided abutting upon and accessory to each required parking space.

4. A further variance will be required if gravel or similar surface or other suitable paving is not provided for every parking space, manoeuvring space and access driveway.
5. As shown on the submitted elevation drawings, the existing dwelling is deemed to be three storeys; as such a minimum side yard of 2.7 metres is required, pursuant to Section 18(2) of the Zoning By-law.
6. Please be advised that By-law 19-307 amends Section 19 of the Zoning By-law to remove the requirement of Section 19(1)(i) which requires a minimum area to be contained within each dwelling unit.

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

DATE: Thursday, October 1st, 2020

TIME: 2:05 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

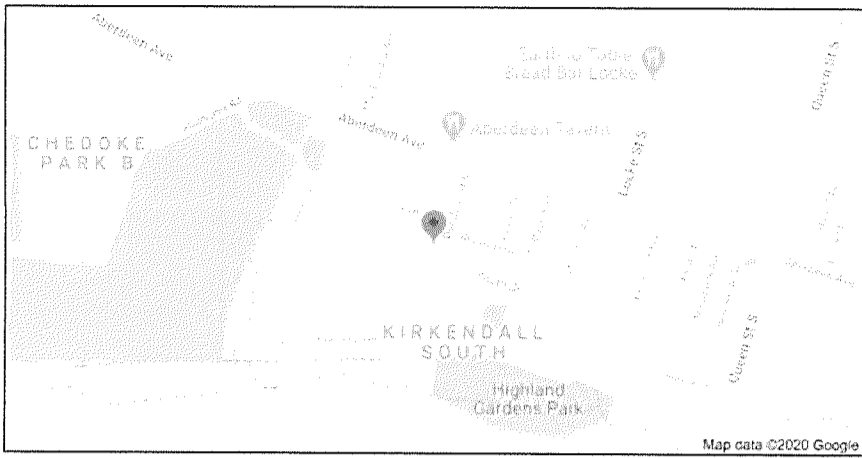
DATED: September 14th, 2020.

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.

PRIVATE RESIDENCE REAR YARD ADDITION AND INTERIOR RENOVATION

460 DUNDURN STREET SOUTH, HAMILTON, ONTARIO. L8P 4L9
ISSUED FOR COMMITTEE OF ADJUSTMENT



LOCATION MAP:

LIST OF DRAWINGS

- A1 COVER PAGE
- SP SITE PLAN & ZONING STATS.
- A2 BASEMENT / FOUNDATION PLAN
- A3 MAIN FLOOR PLAN
- A4 RIGHT SIDE ELEVATION
- A5 REAR SIDE ELEVATION
- A6 LEFT SIDE ELEVATION



EXISTING REAR ELEVATION (FOR REFERENCE ONLY):



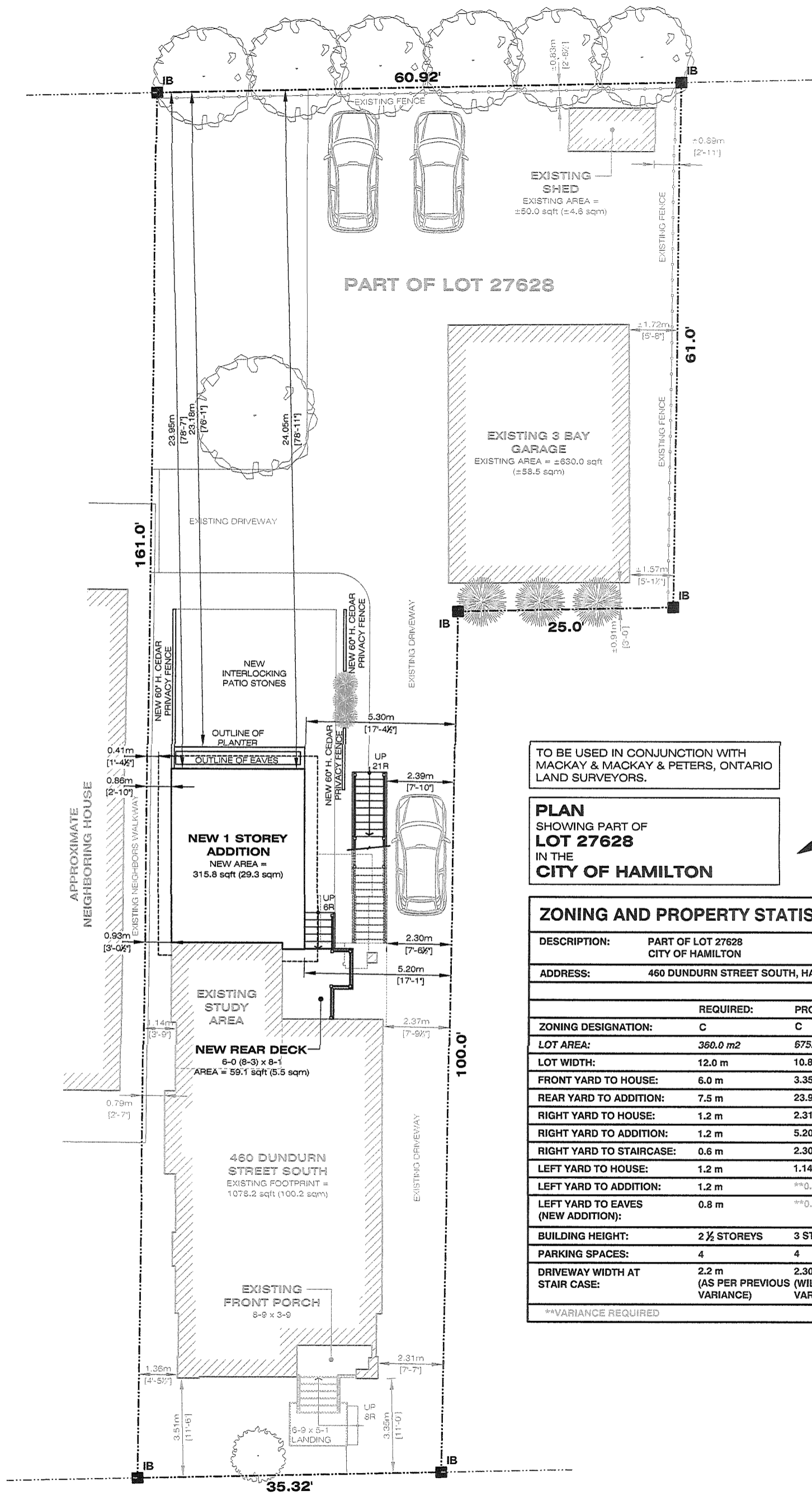
NEW REAR ELEVATION RENDERING (FOR REFERENCE ONLY):

**ISSUED FOR COMMITTEE OF
ADJUSTMENT**

Project Name:
**PRIVATE RESIDENCE
REAR YARD ADDITION &
INTERIOR RENOVATION**
460 DUNDURN STREET SOUTH
HAMILTON, ON. L8P 4L9

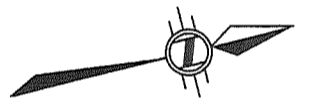
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COVER PAGE

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Checked By:	DC		
Scale:	N.T.S.		
Date:	AUG 2020		
Project No.:	2020-12		
A1			
No.	Date:	Issue/Revision	By:
3	AUG 28/20	ISSUED FOR MINOR VARIANCE	AB
1	AUG 25/20	ISSUED FOR DC REVIEW	AB



TO BE USED IN CONJUNCTION WITH
MACKAY & MACKAY & PETERS, ONTARIO
LAND SURVEYORS.

PLAN
SHOWING PART OF
LOT 27628
IN THE
CITY OF HAMILTON



ZONING AND PROPERTY STATISTICS			
DESCRIPTION:	PART OF LOT 27628 CITY OF HAMILTON		
ADDRESS:	460 DUNDURN STREET SOUTH, HAMILTON, ON.		
	REQUIRED:	PROPOSED:	
ZONING DESIGNATION:	C	C	(EXISTING)
LOT AREA:	360.0 m ²	675.2 m ²	(EXISTING)
LOT WIDTH:	12.0 m	10.8 m	(EXISTING)
FRONT YARD TO HOUSE:	6.0 m	3.35 m	(EXISTING)
REAR YARD TO ADDITION:	7.5 m	23.95 m	(PROPOSED)
RIGHT YARD TO HOUSE:	1.2 m	2.31 m	(EXISTING)
RIGHT YARD TO ADDITION:	1.2 m	5.20 m	(PROPOSED)
RIGHT YARD TO STAIRCASE:	0.6 m	2.30 m	(PROPOSED)
LEFT YARD TO HOUSE:	1.2 m	1.14 m	(EXISTING)
LEFT YARD TO ADDITION:	1.2 m	**0.86 m	(PROPOSED)
LEFT YARD TO EAVES (NEW ADDITION):	0.8 m	**0.41 m	(PROPOSED)
BUILDING HEIGHT:	2 1/2 STOREYS	3 STOREYS	(EXISTING)
PARKING SPACES:	4	4	(EXISTING)
DRIVEWAY WIDTH AT STAIR CASE:	2.2 m	2.30 m	(PROPOSED)
	(AS PER PREVIOUS VARIANCE)	(WILL VERIFY WITH CITY NEW VARIANCE ISN'T REQUIRED)	
**VARIANCE REQUIRED			

DUNDURN STREET SOUTH

**ISSUED FOR COMMITTEE OF
ADJUSTMENT**

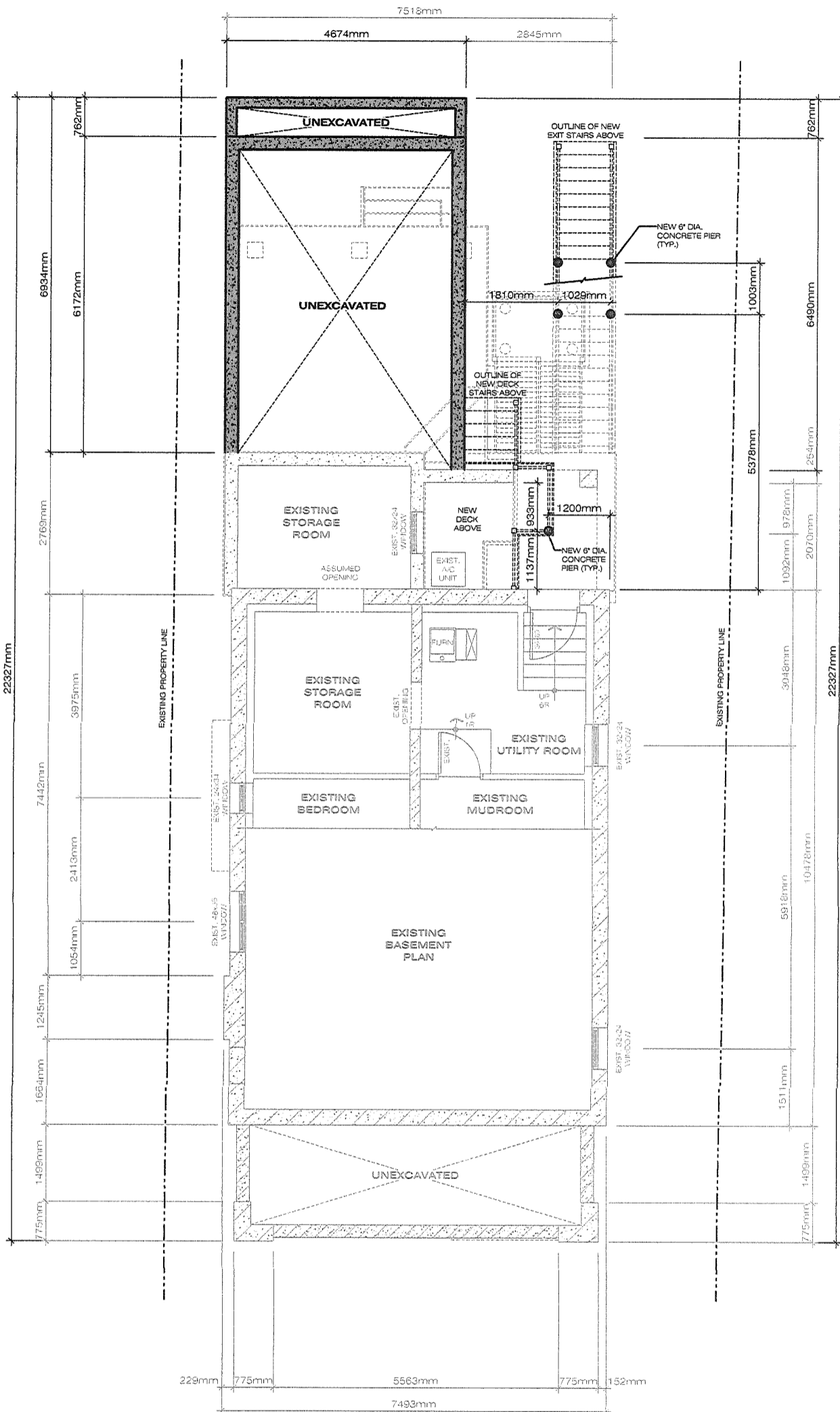
Project Name:
**PRIVATE RESIDENCE
REAR YARD ADDITION &
INTERIOR RENOVATION
460 DUNDURN STREET SOUTH
HAMILTON, ON. L8P 4L9**

Sheet Title:
SITE PLAN & ZONING STATS.

No.	Date	Issue/Revision	By
3	AUG 28/20	ISSUED FOR MINOR VARIANCE	AB
1	AUG 25/20	ISSUED FOR DC REVIEW	AB

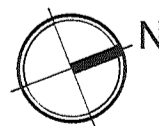
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Checked By: DC
Scale: 1:150
Date: AUG 2020
Project No: 2020-12

SP



FOUNDATION/BASEMENT PLAN

EXISTING AREA = 944.4 sqft (87.7 sqm)



WALL LEGEND	
	EXISTING FOUNDATION WALLS TO REMAIN
	NEW FOUNDATION WALLS
	EXISTING INTERIOR WALLS TO REMAIN

ISSUED FOR COMMITTEE OF ADJUSTMENT

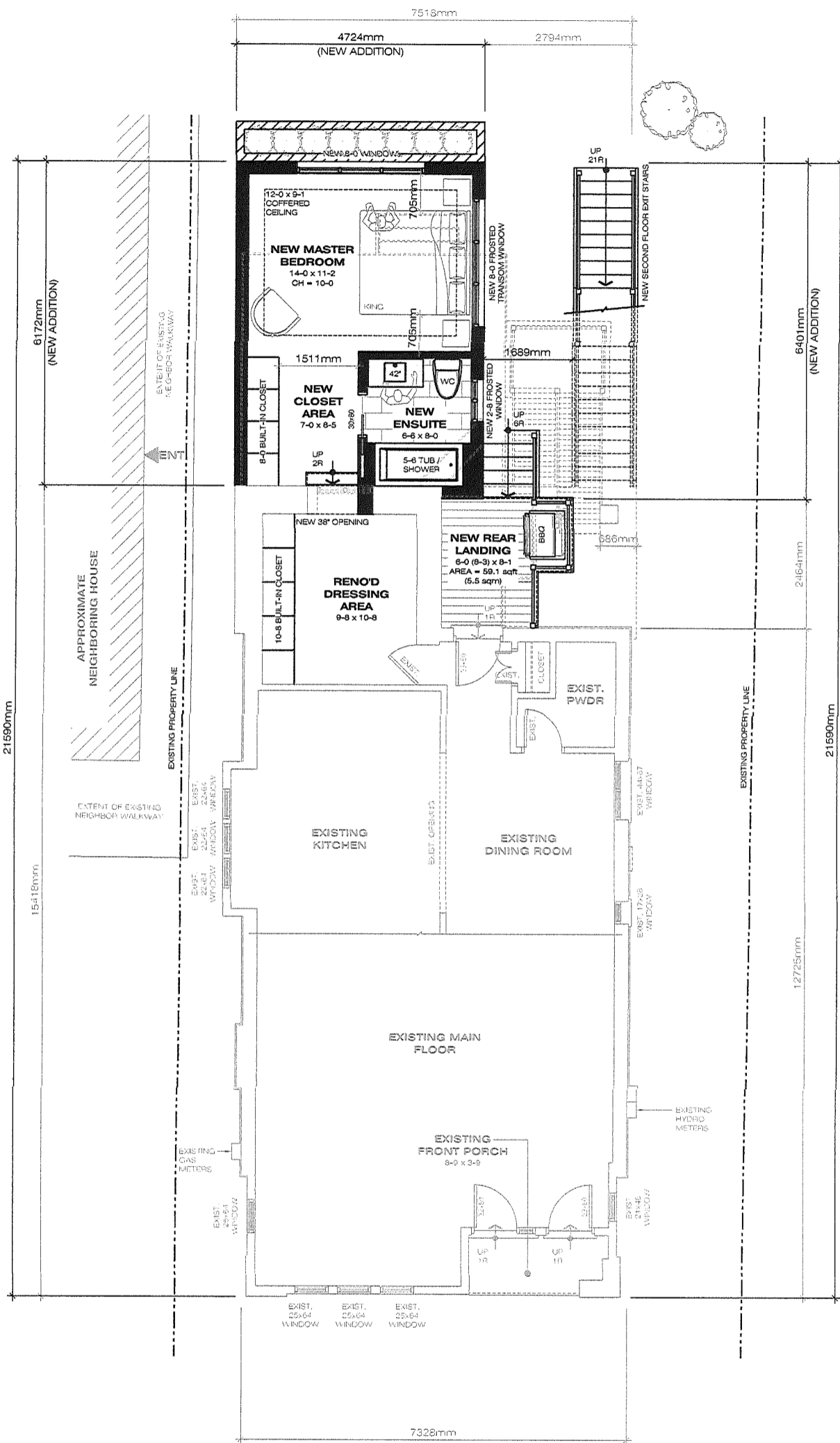
Project Name:
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 460 DUNDURN STREET SOUTH
 HAMILTON, ON. L8P 4L9

Sheet Title:
 BASEMENT FLOOR PLAN

Drawn By:	NY/AB
Checked By:	DC
Scale:	1:100
Date:	AUG 2020
Project No.:	2020-12

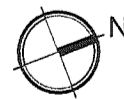
A2

No.	Date:	Issue/Revision	By:
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MAIN FLOOR PLAN

EXISTING AREA = 1087.1 sqft (101.0 sqm)
 NEW ADDITION = 315.8 sqft (29.3 sqm)
 NEW TOTAL FLOOR AREA = 1402.9 sqft (130.3 sqm)



WALL LEGEND	
	EXISTING WALLS TO REMAIN
	NEW INTERIOR / EXTERIOR WALLS
	EXISTING WALLS TO BE REMOVED
	NEW PLANTER WALL

<p>ISSUED FOR COMMITTEE OF ADJUSTMENT</p>	Project Name: PRIVATE RESIDENCE REAR YARD ADDITION & INTERIOR RENOVATION 460 DUNDURN STREET SOUTH HAMILTON, ON. L8P 4L9	Drawn By: NY/AB Checked By: DC Scale: 1:100 Date: AUG 2020 Project No. 2020-12												
	Shoot Title: MAIN FLOOR PLAN	<table border="1"> <tr> <td>No.</td> <td>Date</td> <td>Issue/Revision</td> <td>By</td> </tr> <tr> <td>3</td> <td>AUG 28/20</td> <td>ISSUED FOR MINOR VARIANCE</td> <td>AB</td> </tr> <tr> <td>1</td> <td>AUG 25/20</td> <td>ISSUED FOR DC REVIEW</td> <td>AB</td> </tr> </table>	No.	Date	Issue/Revision	By	3	AUG 28/20	ISSUED FOR MINOR VARIANCE	AB	1	AUG 25/20	ISSUED FOR DC REVIEW	AB
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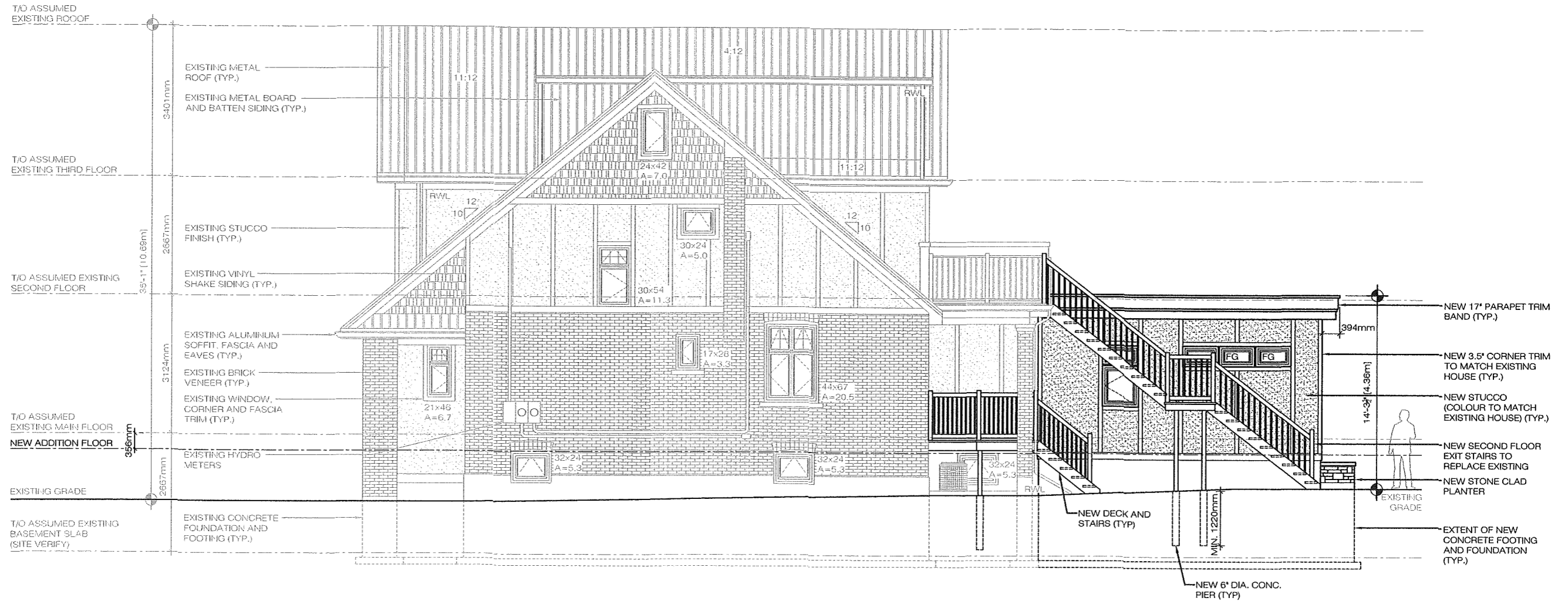
Project Name:
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RIGHT SIDE ELEVATION

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A4



RIGHT SIDE ELEVATION

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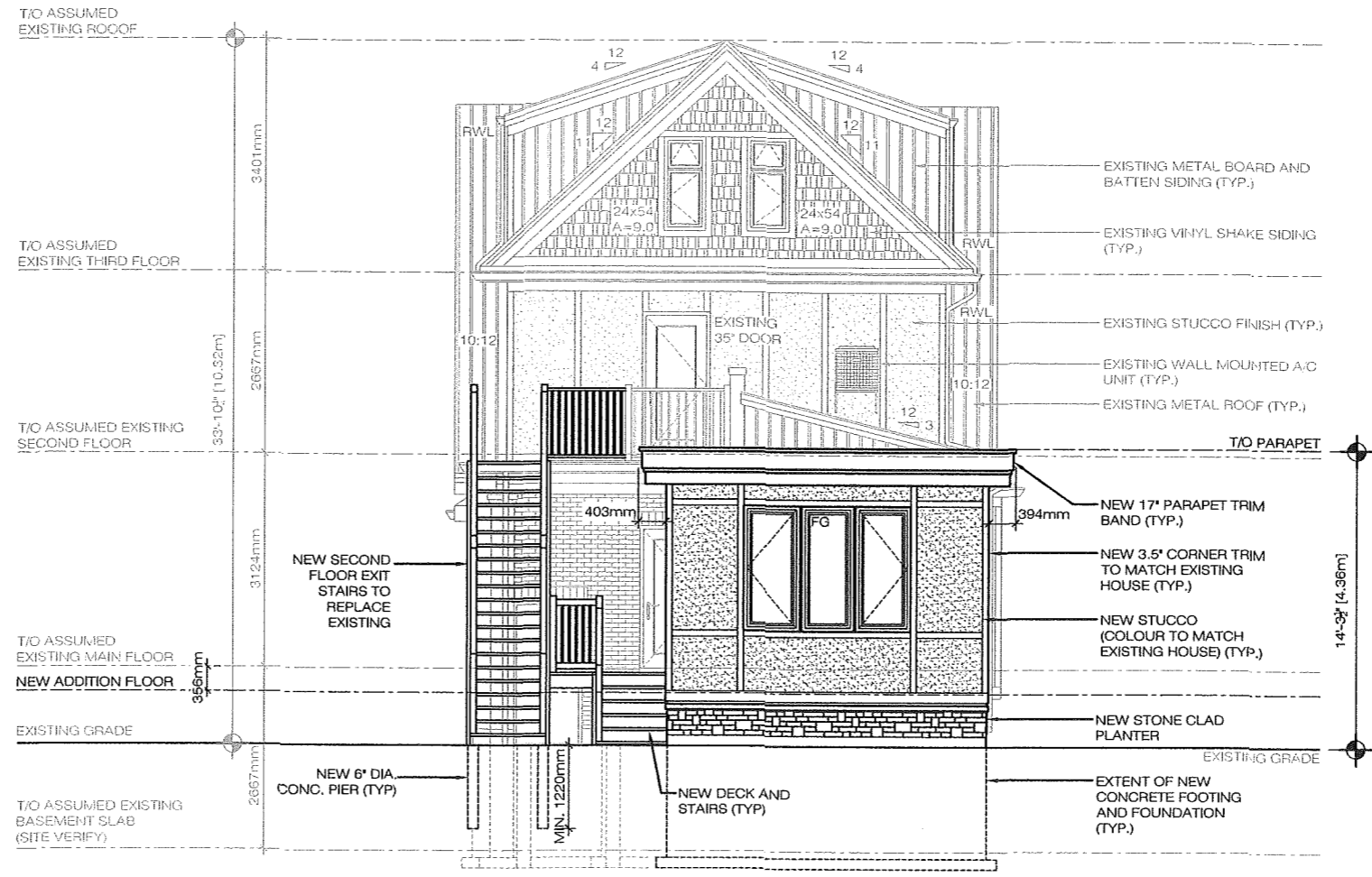
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Sheet Title:
REAR ELEVATION

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Drawn By: NY/AB
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A5



REAR ELEVATION

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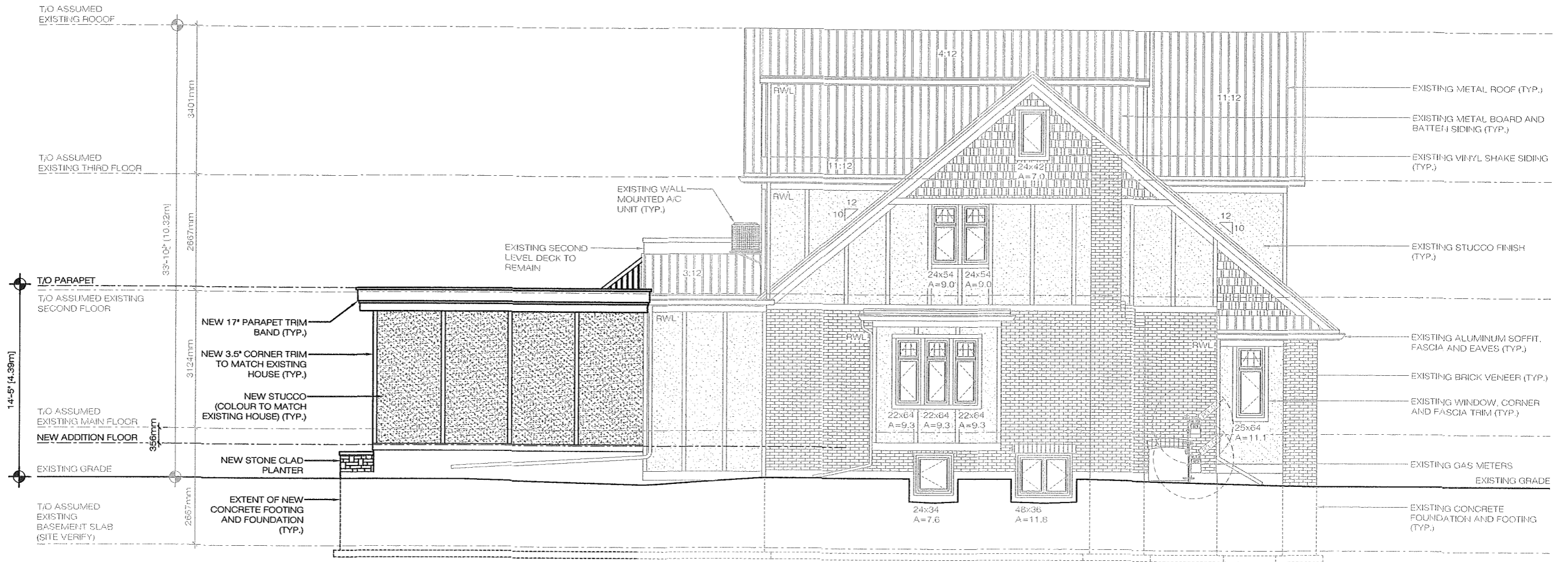
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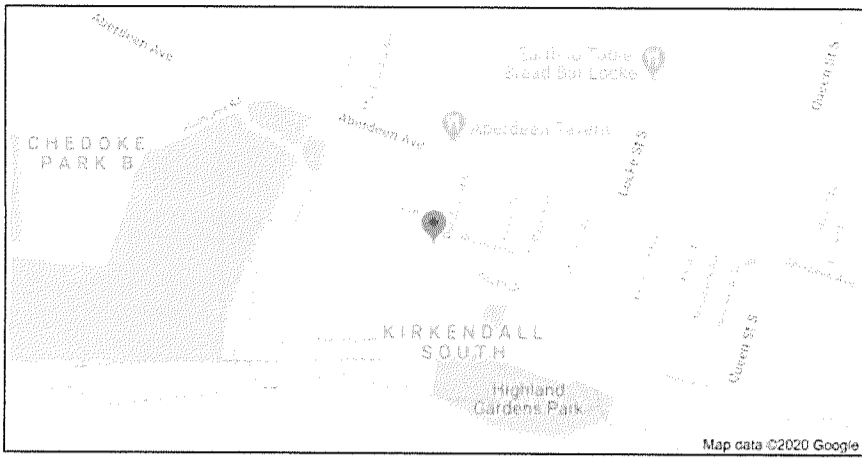
A6



LEFT SIDE ELEVATION

PRIVATE RESIDENCE REAR YARD ADDITION AND INTERIOR RENOVATION

460 DUNDURN STREET SOUTH, HAMILTON, ONTARIO. L8P 4L9
ISSUED FOR COMMITTEE OF ADJUSTMENT



LOCATION MAP:

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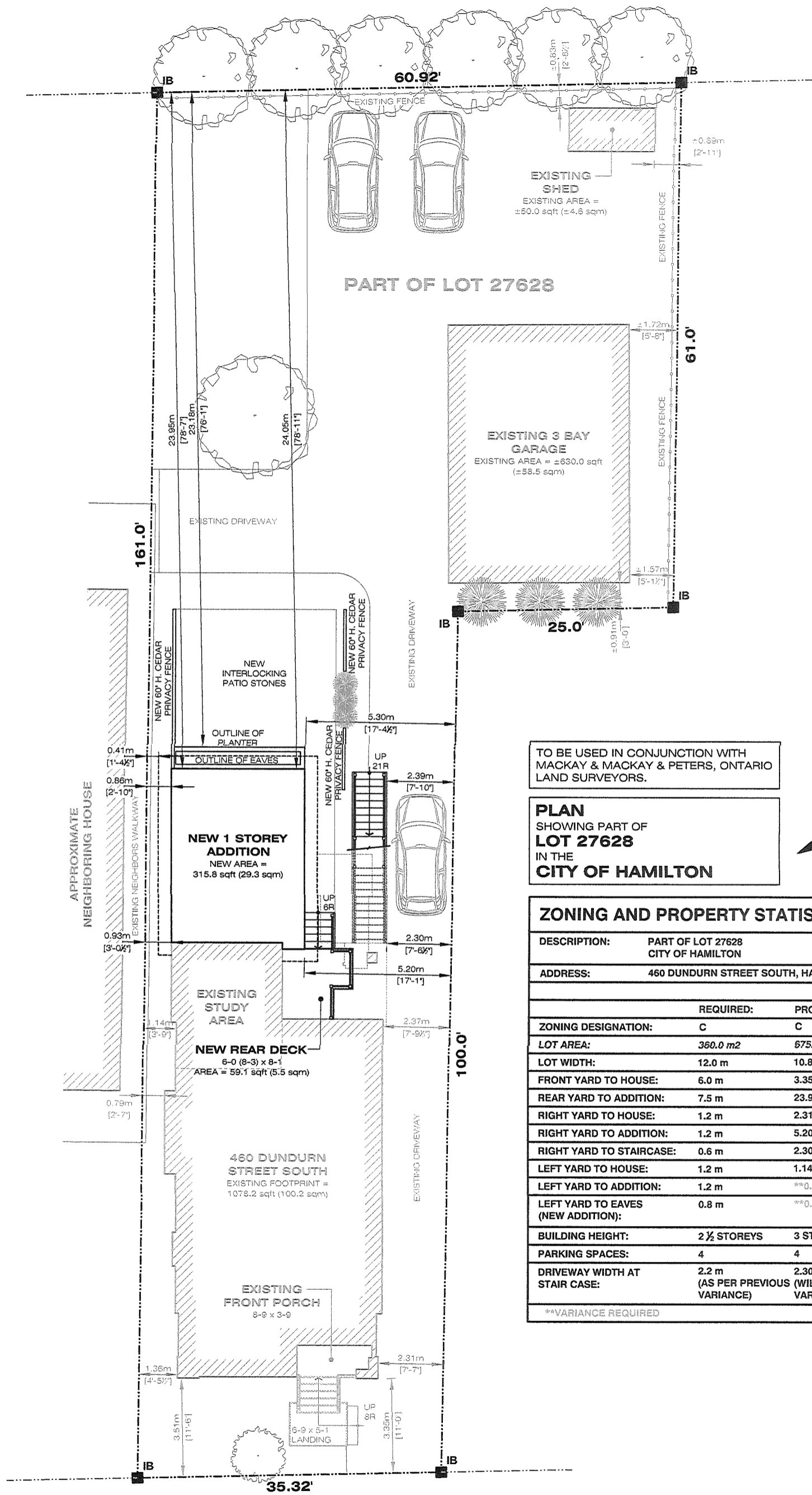
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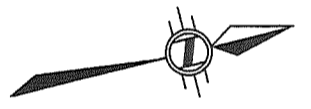
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TO BE USED IN CONJUNCTION WITH
MACKAY & MACKAY & PETERS, ONTARIO
LAND SURVEYORS.

PLAN
SHOWING PART OF
LOT 27628
IN THE
CITY OF HAMILTON



ZONING AND PROPERTY STATISTICS			
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DUNDURN STREET SOUTH

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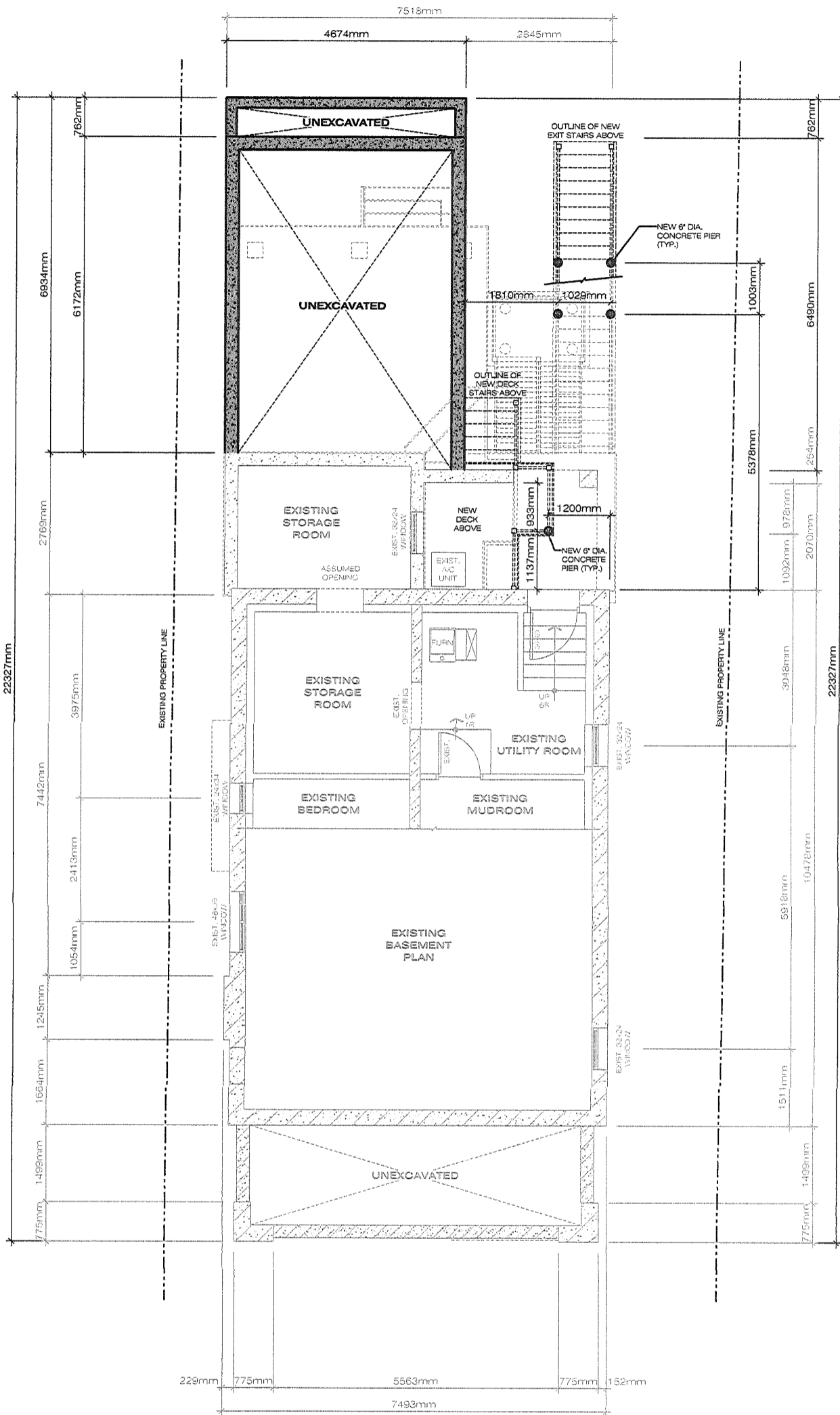
Project Name:
**PRIVATE RESIDENCE
REAR YARD ADDITION &
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460 DUNDURN STREET SOUTH
HAMILTON, ON. L8P 4L9**

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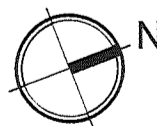
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Checked By: DC
Scale: 1:150
Date: AUG 2020
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SP



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	NEW FOUNDATION WALLS
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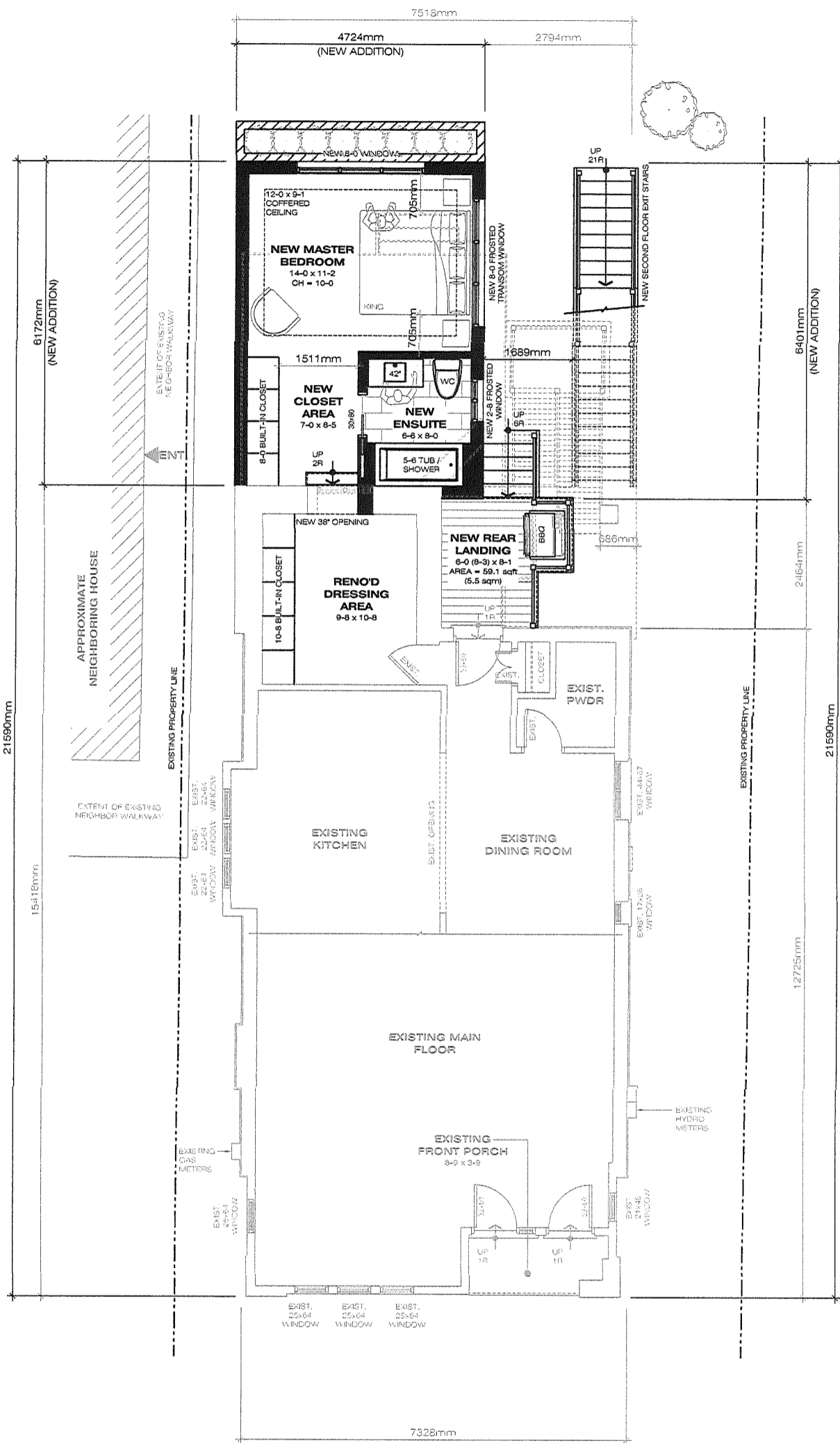
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Sheet Title:
BASEMENT FLOOR PLAN

Drawn By: NY/AB
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 Date: AUG 2020
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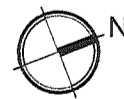
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A2



MAIN FLOOR PLAN

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	<p>Shoot Title: MAIN FLOOR PLAN</p>	<p style="text-align: center; font-size: 2em; font-weight: bold;">A3</p>

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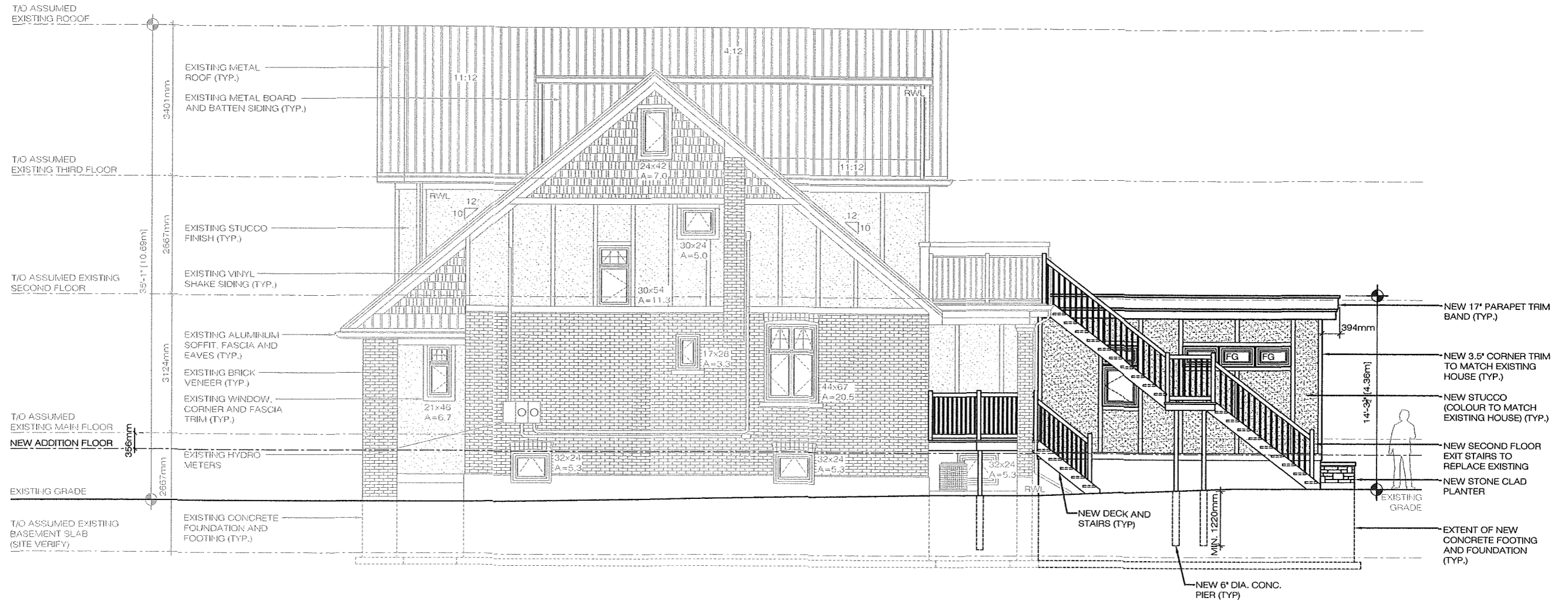
Project Name:
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460 DUNDURN STREET SOUTH
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RIGHT SIDE ELEVATION

No.	Date	Issued/Revision	By
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Drawn By: NY/AB
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Date: AUG 2020
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A4



RIGHT SIDE ELEVATION

ISSUED FOR COMMITTEE OF ADJUSTMENT

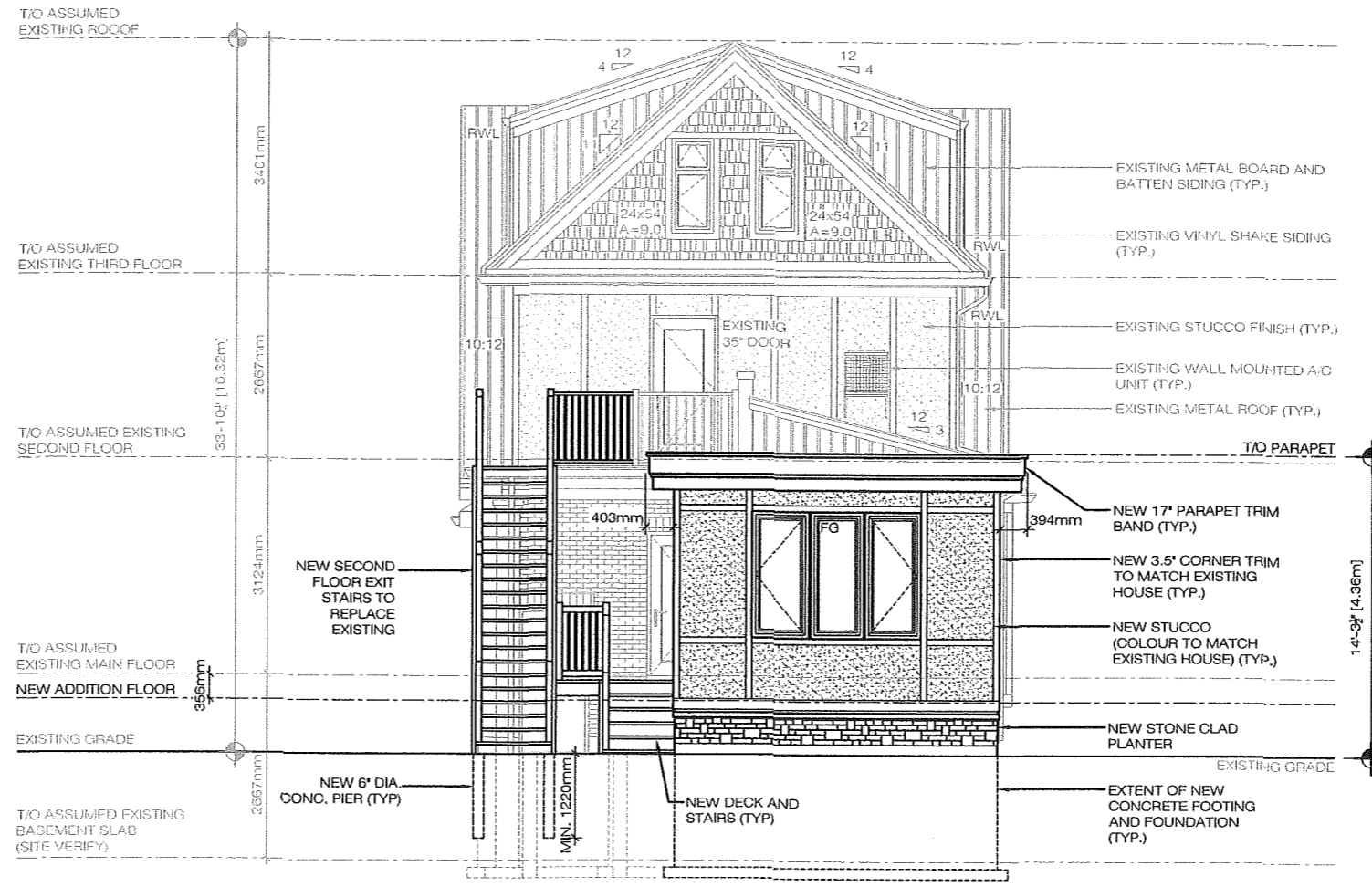
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 460 DUNDURN STREET SOUTH
 HAMILTON, ON, L8P 4L9

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A5



REAR ELEVATION

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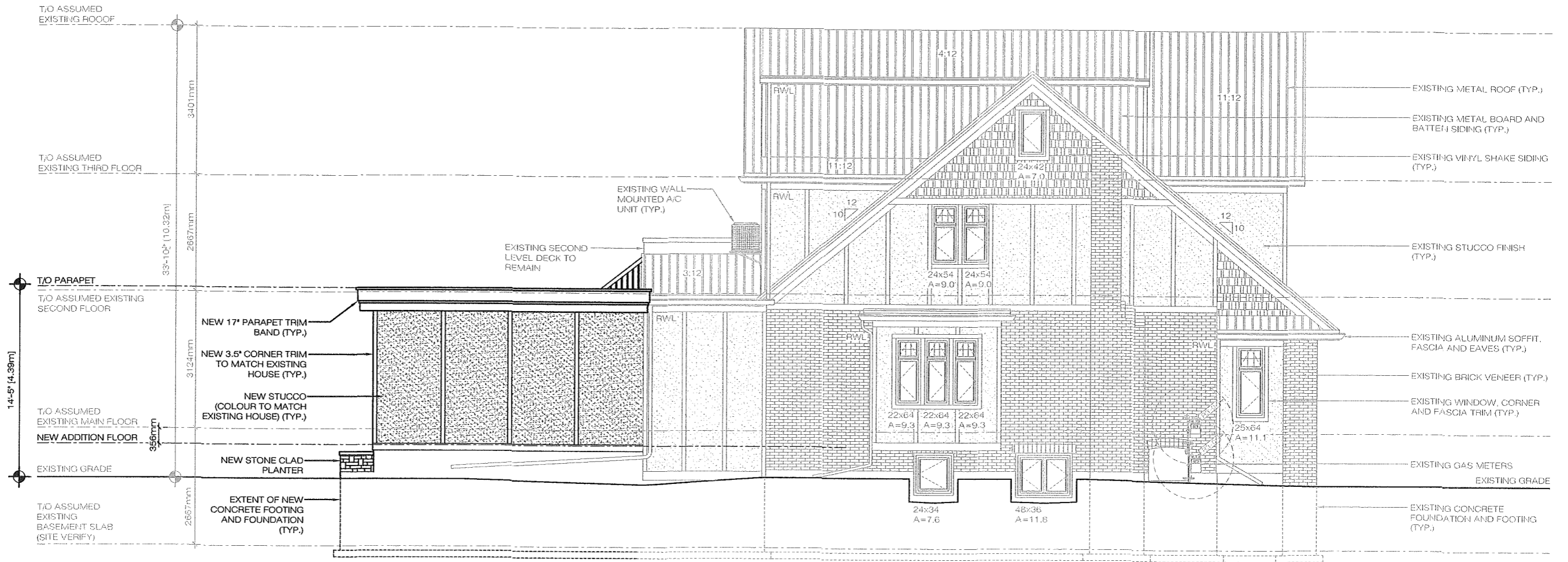
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Drawn By: NY/AB
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Date: AUG 2020
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A6



LEFT SIDE ELEVATION



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.**

20-180727

FOR OFFICE USE ONLY.	
APPLICATION NO. <u>Hm/A 20:179</u>	DATE APPLICATION RECEIVED <u>Aug 27/20</u>
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 Albert Ribbink Telephone No. [REDACTED]
- 2. [REDACTED]
- 3. Name of Agent DAVID CAROTHERS Telephone No. [REDACTED]
- 4. [REDACTED]

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:
Bank of Nova Scotia, 11 Argyle St. N.,
Caledonia, Ont. Postal Code N3W 1B6
- Postal Code _____

6. Nature and extent of relief applied for:
SIDE YARD SETBACK OF 0.8 m INSTEAD OF THE REQUIRED 1.2 m.
SIDE YARD EDGES SETBACK OF 0.4 m INSTEAD OF THE REQUIRED 0.6 m

7. Why it is not possible to comply with the provisions of the By-law?
EXISTING DWELLING SIDE YARD DOES NOT COMPLY

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
460 DUNDURN STREET SOUTH
LOT 28, PLAN 35

9. PREVIOUS USE OF PROPERTY
Residential 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 Unknown

9.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes No Unknown

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes No 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 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 Unknown

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes No 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 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 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 Unknown

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

OWNER'S INFORMATION

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

X **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.

July 24/20
Date


Signature Property Owner

Albert Ribbick
Print Name of Owner

10. Dimensions of lands affected:

Frontage 10.76 m
Depth 49.07 m
Area 675.2 m²
Width of street -

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 = 101.0 m² GROSS FLOOR AREA = +/- 240.2 m²
STORIES = 3 WIDTH = 7.7 m LENGTH = 15.4 m
HEIGHT = 10.69 m

Proposed: GROUND FLOOR AREA = 130.3 m² GROSS F.A. = +/- 269.5 m²
STORIES = 3 WIDTH = 7.7 m LENGTH = 21.6 m
HEIGHT = 10.69 m

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

Existing: FRONT = 3.35 m REAR = 30.12 m
L. SIDE = 0.93 m R. SIDE = 2.31 m

Proposed: FRONT = 3.35 m REAR = 23.95 m
L. SIDE = 0.86 m R. SIDE = 2.31 m

- 13. Date of acquisition of subject lands:
June 1/12
- 14. Date of construction of all buildings and structures on subject lands:
1913
- 15. Existing uses of the subject property: RESIDENTIAL
- 16. Existing uses of abutting properties: RESIDENTIAL
- 17. Length of time the existing uses of the subject property have continued:
Since 1913
- 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:
URBAN
- 20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
BY-LAW 6573
- 21. Has the owner previously applied for relief in respect of the subject property?
 Yes No
If the answer is yes, describe briefly.
APPLICATION A-75:ST TO SEVER THE PROPERTY WITH SETBACK VARIANCES
APPLICATION HM/A-12:294 TO CONSTRUCT A DETACHED GARAGE AND
ADDITIONS TO THE EXISTING DWELLING
- 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