



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-20:213

APPLICANTS: Jenny Bognar on behalf of the owner Christian Hardy

SUBJECT PROPERTY: Municipal address **24 Thorpe St., Dundas**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: "C5 & 581" (Mixed Use Medium Density) district

PROPOSAL: To the construction of a new southerly addition and carport to the existing legally established non-conforming single detached dwelling, notwithstanding that;

1. The carport and the new southerly addition will further reduce the existing 7.8m southerly side yard to 3.6m whereas the zoning By-law requires that the existing side yard are maintained for the addition.
2. The parking space is located a minimum setback of 1.3m from the street line instead of the minimum 5.8m setback required from a streetline.
3. No onsite manoeuvring shall be provided instead of the minimum 6.0m aisle width required for 90 degree parking.

Notes: The 3.6m southerly side yard shown on the plans cannot be recognized as the "existing side yard" as this yard was lost by discontinuance. The setback to the original dwelling is not shown; however, it appears to be approximately 7.8m. The applicant shall confirm that the setback of 7.8m to the original dwelling is correct.

The applicant requested a variance to permit a reduced front yard and southerly side yards; however, these yards are deemed to comply pursuant to the vacuum clause 4.12; as such, a variance is not required.

The construction of a deck, porches, hot tubs and accessory buildings does not constitute an expansion of a legally established non-conforming use provided that all other applicable zoning standards are met. The covered hot tub, rear deck, shed and front porch conform as shown.

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

DATE: Thursday, November 5th, 2020
TIME: 3:05 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

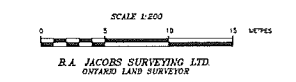
DATED: October 20th, 2020.



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.

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
PART OF BLOCK 66
 (ALSO REFERRED TO AS PART OF LOTS 3 & 4, BLOCK 66)
 REGISTERED PLAN 1465
 CITY OF HAMILTON

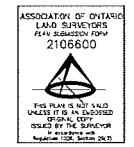


METRIC NOTE:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
 BEARINGS ARE ASTROMETRIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF DUNDAS STREET AS SHOWN ON PLAN 62R-16555, HAVING A BEARING OF N 77° 03' 00" E.

ELEVATION NOTE:
 ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO CITY OF HAMILTON BENCH MARK NO. 752004. LOCAL ONTARIO HYDRO AREA OFFICE, ALONG EAST SIDE OF CLYBURN DRIVE, NORTHWEST OF POWER HOUSE, 0.1 KM. NORTH OF INTERSECTION WITH HIGHWAY NO. 102 OR COOTES DRIVE, TABLE IN WEST CONCRETE FOUNDATION, 1.31 m. FROM SOUTHWEST CORNER, 30 CM. BELOW BRICKWORK, 2 m. ABOVE ROAD LEVEL.
 ELEVATION = 60.281 m.

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SP DENOTES STANDARD RGN BAR
 - SB DENOTES RGN BAR
 - SP DENOTES ROAD RGN BAR
 - CP DENOTES CONCRETE PIN
 - WT DENOTES WITNESS
 - (G) DENOTES SPESH WOODWAY
 - (P) DENOTES PLAN 62R-16555
 - (J) DENOTES PLAN BY YATES & YATES LTD (JULY 17, 1989)
 - (H) DENOTES FIELD NOTES BY THE CITY OF HAMILTON
 - (D) DATED: MAY 14, 2010
 - (I) DENOTES FIELD NOTES BY S.W. WOODS O.L.S. DATED: OCTOBER 24, 1952
 - (O) DENOTES NOTIFICATION NO. A8203762
 - (Y) DENOTES YATES & YATES LTD.



THIS REPORT WAS PREPARED FOR HARDY RENOVATIONS

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON FEBRUARY 13, 2020.

FEBRUARY 13, 2020
 DATE: BRYAN JACOBS
 ONTARIO LAND SURVEYOR

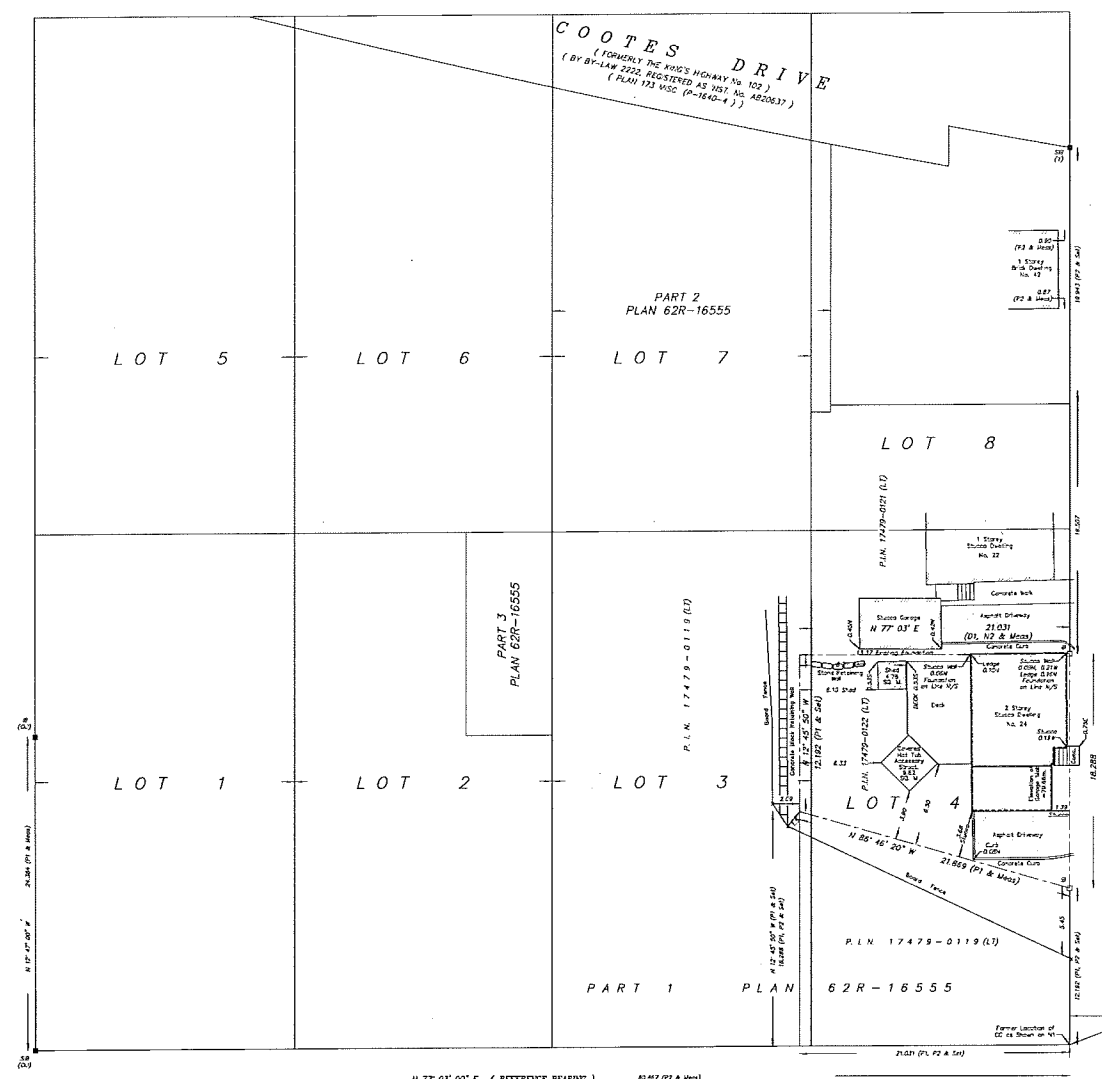
R.A. JACOBS SURVEYING LTD.
 152 JACOBSON STREET EAST, SUITE 102
 HAMILTON, ONTARIO (CAN 110)
 PHONE: 905-521-1535 b.jacobs@rajacobs.com

ADDITIONAL INFORMATION ADDED TO PLAN APRIL 29, 2020



COURT STREET

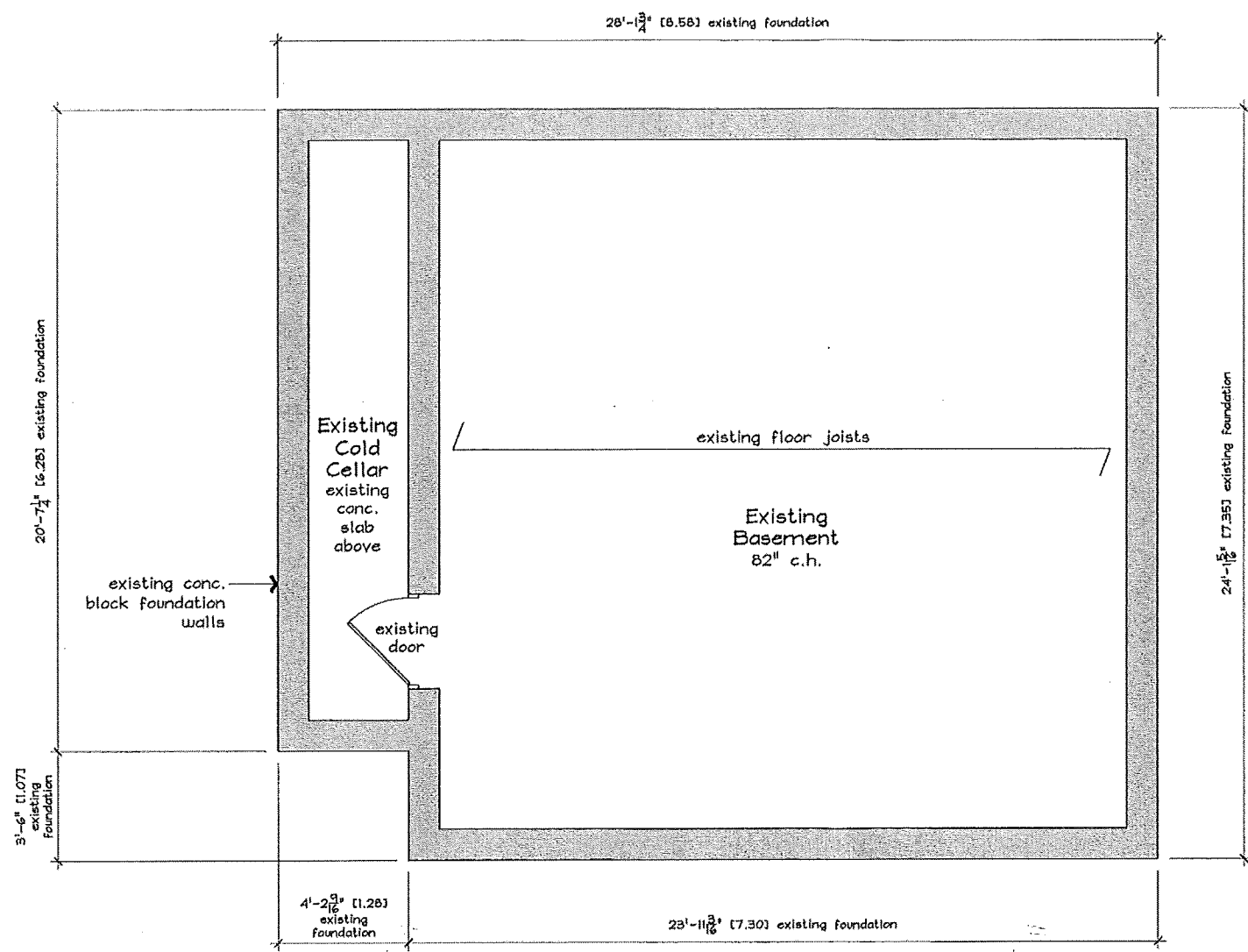
THORPE STREET
 (FORMERLY CHURCH STREET, BY REGISTERED PLAN 1465, P.L.N. 17477-003 (L.T.))



**SURVEYOR'S REAL PROPERTY REPORT
 PART 2 - REPORT SUMMARY**

DESCRIPTION OF LAND
BEGING PART OF BLOCK 66, (ALSO REFERRED TO AS PART OF LOTS 3 & 4, BLOCK 66), REGISTERED PLAN 1465 KNOWN AS MUNICIPAL NO. 24 THORPE STREET (DUNDAS), CITY OF HAMILTON.
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
NO EASEMENTS LISTED ON THE PARCEL REGISTER FOUND IN THE LAND REGISTRY OFFICE.
BOUNDARY FEATURES
NOTE LOCATION OF THE FENCES AS THEY RELATE TO THE BOUNDARIES OF THE SUBJECT PROPERTY. THE NORTHERLY STUCCO WALL AND THE LEDGE ATTACHED TO SAID WALL ARE BEYOND THE NORTHERLY BOUNDARY OF THE PROPERTY. THE NORTHERLY FOUNDATION WALL OF THE DABELING IS ON THE PROPERTY LINE. SURVEY RECORDS FROM 1852, SHOW THE NORTHERLY WALL OF THE ORIGINAL DABELING TO BE BEYOND THE BOUNDARY LINE.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT

DUNDAS STREET
 (BY REGISTERED PLAN 1465, P.L.N. 17479-0138 (L.T.))



24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design

- 193 East 43rd Street
- Hamilton, ON L8T 3C3
- jbdraftinganddesign@live.ca
- 905.517.6027

PRELIMINARY

09.25.20 signature required

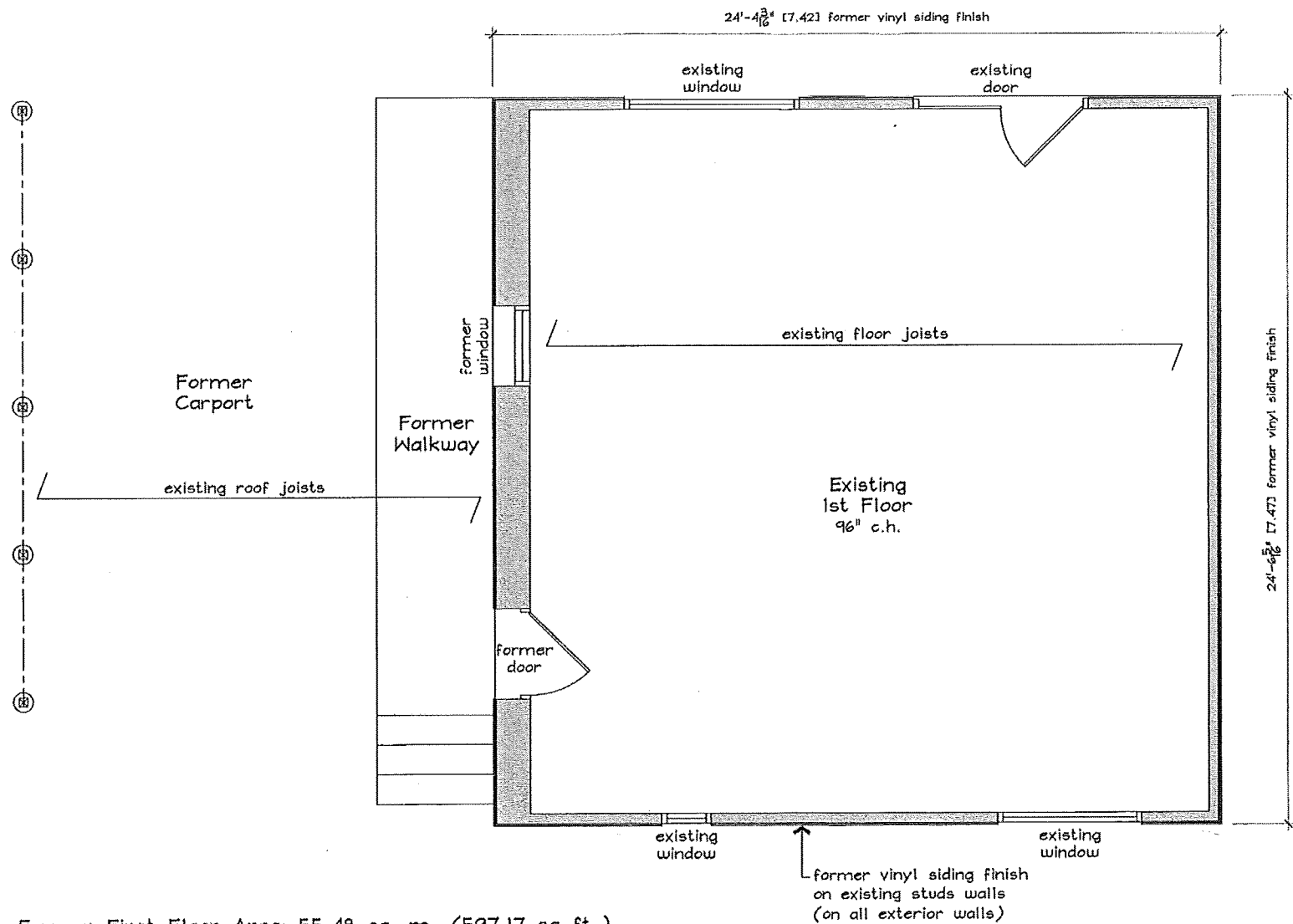
Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 • individual bcin 33001

DATE	ISSUE DESCRIPTION
10/10/20	ISSUE FOR CONSTRUCTION
10/10/20	ISSUE FOR CONSTRUCTION REVIEW
10/25/20	ISSUE FOR CONSTRUCTION

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS SHALL BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ENGINEER AND CONTRACTOR IMMEDIATELY UPON DISCOVERY. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS.

FORMER BASEMENT/
FOUNDATION PLAN
1/4" = 1'-0"

SHEET **A1** OF 8



Former First Floor Area: 55.48 sq. m. (597.17 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design
 ■ 193 East 43rd Street ■
 ■ Hamilton, ON ■ L8T 3C3 ■
 ■ jbdraftinganddesign@live.ca ■
 ■ 905.517.6027 ■

PRELIMINARY

09.25.20 signature required

Jennifer Bogner reviews and takes responsibility for the design work described in this document
 firm bcin 103416 ■ individual bcin 33001

DATE	ISSUE DESCRIPTION
09/25/20	PRELIMINARY DESIGN
09/25/20	PRELIMINARY DESIGN
09/25/20	PRELIMINARY DESIGN

ALL DIMENSIONS AND APPOINTMENT MARKS ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER IMMEDIATELY UPON DISCOVERY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND APPOINTMENT MARKS ON THESE DRAWINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND APPOINTMENT MARKS ON THESE DRAWINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND APPOINTMENT MARKS ON THESE DRAWINGS.

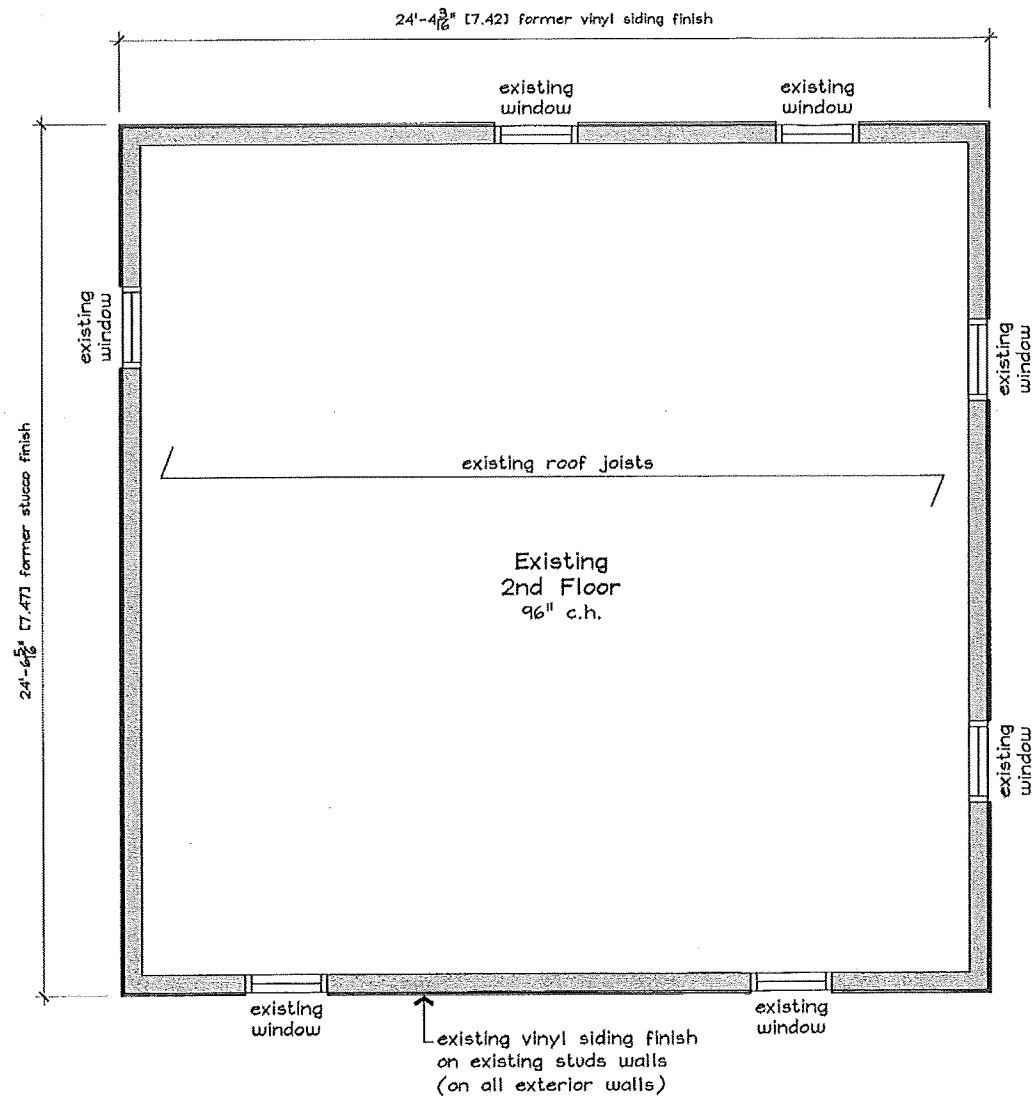
DESIGNER OF CONSTRUCTION NOT BEING REVIEWED AND APPROVED BY THE SAME CHARACTER AS THESE NOTES FOR SIMILAR CONSTRUCTION.

DESIGNER SPECIFICALLY NOTED ON THESE DRAWINGS, NO PROVISIONS FOR CONSTRUCTION SHALL BE MADE FOR ANY CONSTRUCTION WORKS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND APPOINTMENT MARKS ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND APPOINTMENT MARKS ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND APPOINTMENT MARKS ON THESE DRAWINGS.

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FORMER FIRST FLOOR PLAN
1/4" = 1'-0"

SHEET
A2
OF 8



Former Second Floor Area: 55.48 sq. m. (597.17 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

**drafting
+ design**
 ■ 193 East 43rd Street ■
 ■ Hamilton, ON ■ L8T 3C3 ■
 ■ jbdraftinganddesign@live.ca ■
 ■ 905.517.6027 ■

PRELIMINARY

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 firm bcfn 103416 ■ individual bcfn 33001

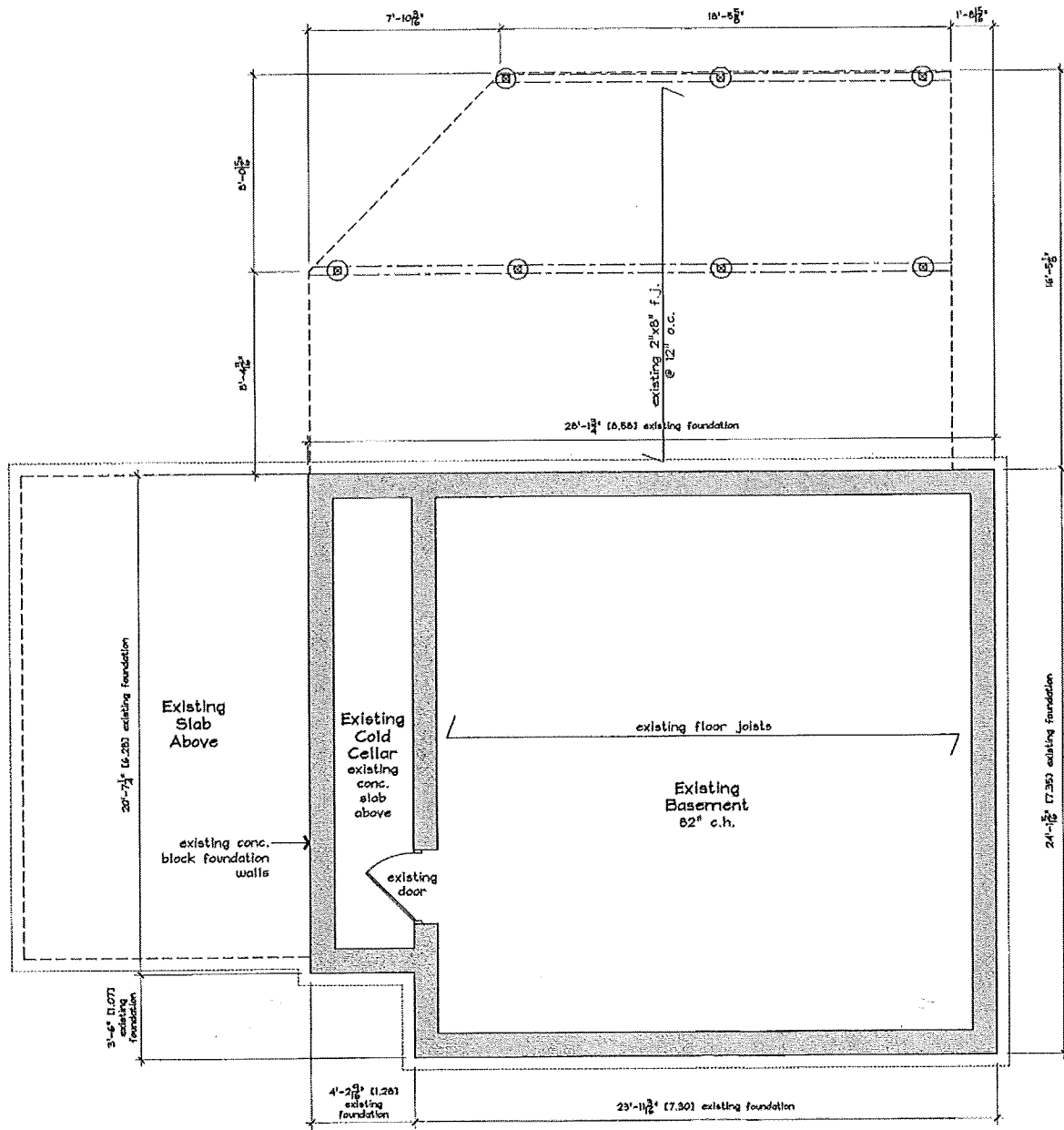
DATE	ISSUE DESCRIPTION
09.21.20	CONSTRUCTION PERMITS
09.25.20	CONSTRUCTION REVIEW
09.25.20	ISSUES LIST OF A

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE PROJECT. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PERSONS OF COMPETENCE MUST BE HELD RESPONSIBLE FOR THE SAME. CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

FORMER SECOND
FLOOR PLAN
1/4" = 1'-0"

SHEET
A3
OF 8



Current Basement Area: 61.67 sq. m. (663.77 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design
 ■ 193 East 43rd Street ■
 ■ Hamilton, ON ■ L8Y 3C3 ■
 ■ jbdraftinganddesign@live.ca ■
 ■ 905.517.6027 ■

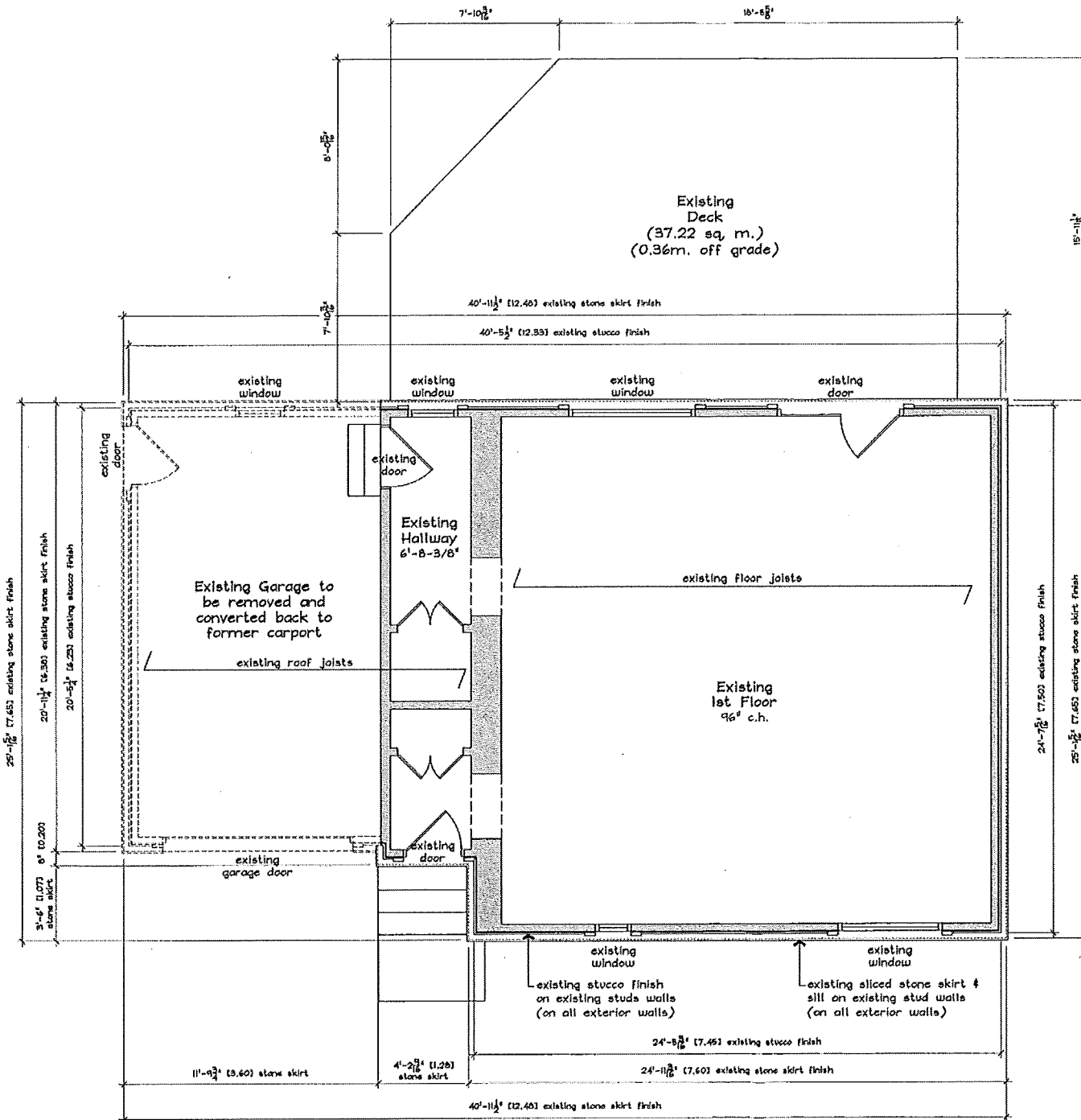
PRELIMINARY
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 Jennifer Bagnar reviews and takes responsibility for the design work described in this document
 firm bcfn 103416 ■ individual bcfn 33001

DATE	ISSUE DESCRIPTION
07-11-20	ISSUED FOR EXAMINATION
07-11-20	ISSUED FOR REVIEW
09-25-20	ISSUED FOR PERMITS

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS PERTAIN TO THE EXISTING AND NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS.

CURRENT BASEMENT/
FOUNDATION PLAN
3/16" = 1'-0"

SHEET
A4
OF 8



Current First Floor Area: 89.59 sq. m. (964.34 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

**drafting
+ design**

- 193 East 43rd Street
- Hamilton, ON L8T 3C3
- jbdraftinganddesign@live.ca
- 905.517.6027

PRELIMINARY

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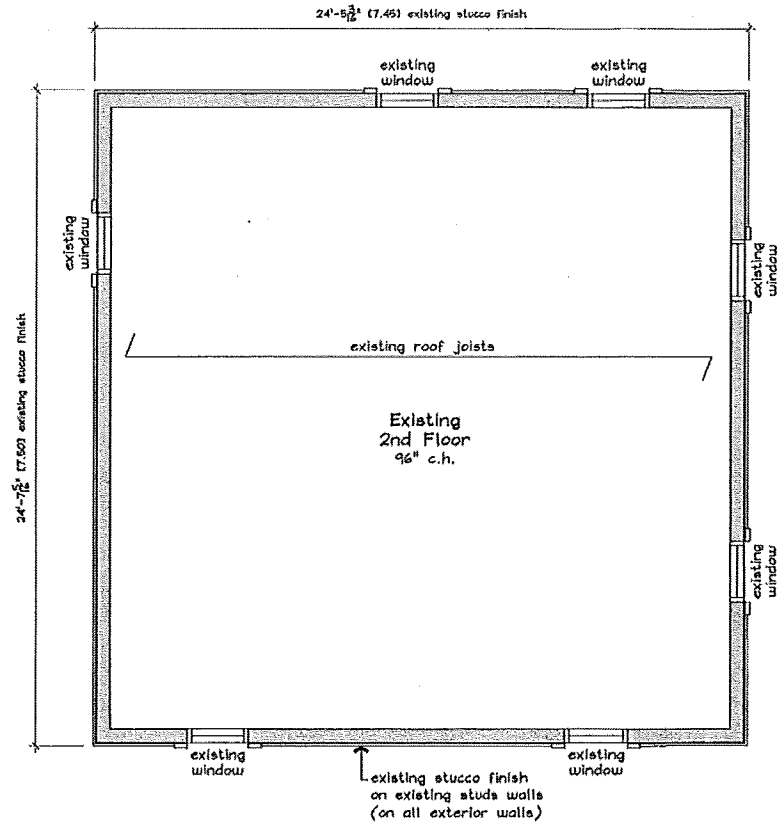
Jennifer Bognar reviews and takes responsibility for the design work described in this document from bcn 103416 ■ individual bcn 33001

DATE	ISSUE DESCRIPTION
09.25.20	ISSUE FOR PERMITTING
09.25.20	ISSUE FOR LAND ACQ.
09.25.20	ISSUE FOR O.P.A.

ALL INFORMATION AND REPRESENTATIONS ON THESE DRAWINGS MUST BE OBTAINED AND VERIFIED BY THE USER AND THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY REQUIREMENTS.

**CURRENT FIRST
FLOOR PLAN**
3/16" = 1'-0"

SHEET
A5
OF 8



Current Second Floor Area: 55.86 sq. m. (601.25 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

**drafting
+ design**

193 East 43rd Street #
Hamilton, ON L8T 3C3
jbdraftinganddesign@live.ca
905.517.6027

PRELIMINARY

09.25.20 signature required

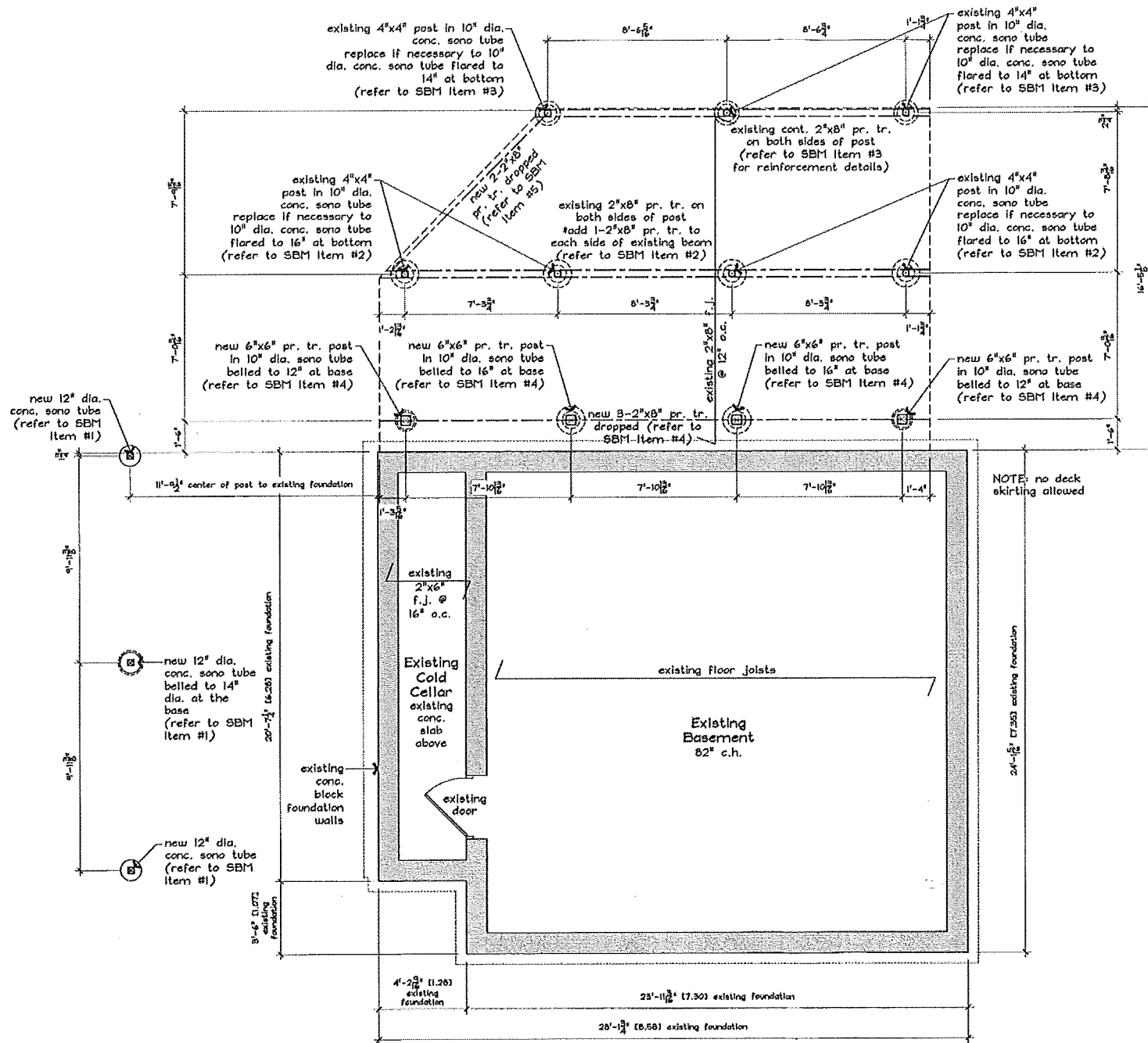
Jennifer Bogner reviews and takes responsibility for the design work described in this document
firm bcfn 103416 individual bcfn 33001

DATE	ISSUE DESCRIPTION
09.25.20	ISSUED FOR PERMITTING
09.25.20	ISSUED FOR PERMITTING
09.25.20	ISSUED FOR PERMITTING

ALL DIMENSIONS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS SHALL BE OBSERVED AND APPROVED BY THE CLIENT. ANY DIMENSIONS NOT SHOWN SHALL BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CURRENT SECOND
FLOOR PLAN
3/16" = 1'-0"

SHEET
A6
OF 8



Current Basement Area: 61.67 sq. m. (663.77 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design
 ■ 193 East 43rd Street ■
 ■ Hamilton, ON ■ L8T 3C3 ■
 ■ jbdraftinganddesign@live.ca ■
 ■ 905.517.6027 ■

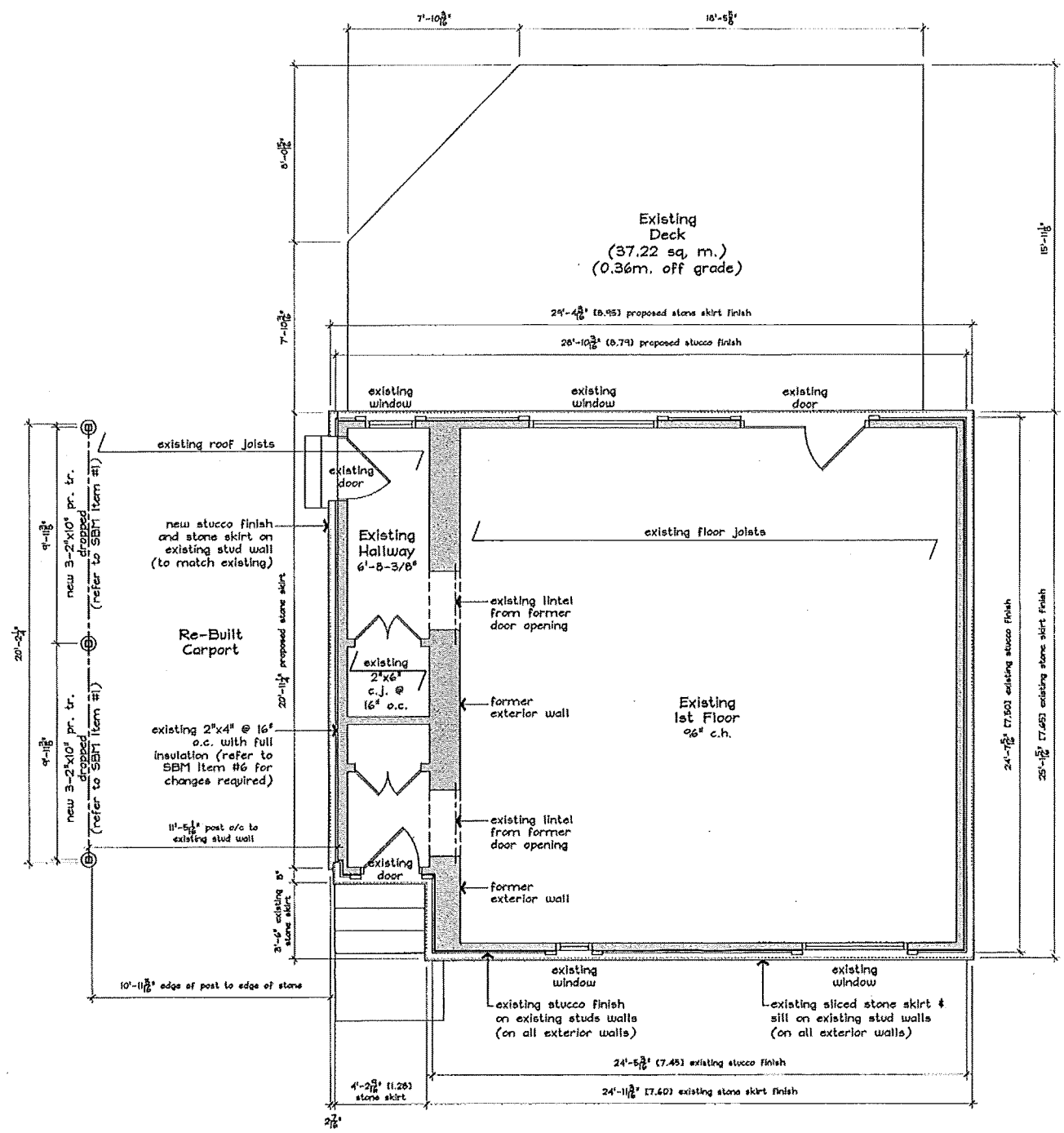
PRELIMINARY
 09.25.20 signature required
 Jennifer Bogner reviews and takes responsibility for the design work described in this document
 firm bcln 103416 ■ individual bcln 33001

DATE	ISSUE DESCRIPTION
09.21.20	ISSUE #1 PRELIMINARY
09.25.20	ISSUE #2 FOR CONSTRUCTION
09.25.20	ISSUE #3 FOR CONSTRUCTION

ALL OPERATIONS AND REPAIRS SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

**BASEMENT/FOUNDATION
REMEDATION PLAN**
 3/16" = 1'-0"

SHEET
A7
 OF 8



24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design

- 193 East 43rd Street
- Hamilton, ON N8T 3C3
- jbdraftinganddesign@live.ca
- 905.517.6027

PRELIMINARY

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firm bcfn 103416 individual bcfn 33001

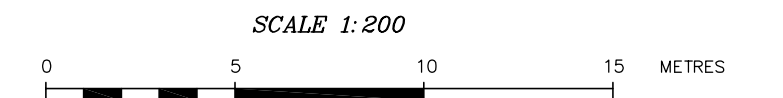
DATE	ISSUE DESCRIPTION
09.25.20	ISSUE FOR PROCEEDING
09.25.20	ISSUE FOR CIVIL REVIEW
09.25.20	ISSUE FOR PLAN REVIEW

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE DESIGNER IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

FIRST FLOOR
REMEDIATION PLAN
1/4" = 1'-0"

SHEET
A8
OF 8

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
PART OF BLOCK 66
 (ALSO REFERRED TO AS PART OF LOTS 3 & 4, BLOCK 66)
REGISTERED PLAN 1465
CITY OF HAMILTON



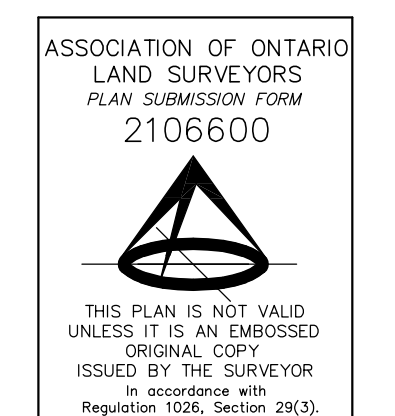
B.A. JACOBS SURVEYING LTD.
 ONTARIO LAND SURVEYOR

METRIC NOTE:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
 NORTHERLY LIMIT OF DUNDAS STREET AS SHOWN ON
 PLAN 62R-16555, HAVING A BEARING OF N 77° 03' 00" E.

ELEVATION NOTE:
 ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE
 REFERRED TO CITY OF HAMILTON BENCH MARK No. 75U004.
 LOCATION: ONTARIO HYDRO AREA OFFICE, ALONG EAST SIDE
 OF OLYMPIC DRIVE, NORTHWEST OF POWER HOUSE, 0.3 km.
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 DRIVE, TABLE IN WEST CONCRETE FOUNDATION, 1.31 m. FROM
 SOUTHWEST CORNER, 30 cm. BELOW BRICKWORK, 2 m. ABOVE
 ROAD LEVEL.
 ELEVATION = 80.281 m.

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 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IB# DENOTES ROUND IRON BAR
 - CP DENOTES CONCRETE PIN
 - WT. DENOTES WITNESS
 - (OU) DENOTES ORIGIN UNKNOWN
 - P1 DENOTES PLAN 62R-16555
 - P2 DENOTES PLAN BY YATES & YATES LTD (JULY 17, 1989)
 - N1 DENOTES FIELD NOTES BY THE CITY OF HAMILTON
 DATED: MAY 14, 2010
 - N2 DENOTES FIELD NOTES BY S.W. WOODS O.L.S.
 DATED: OCTOBER 24, 1952
 - D1 DENOTES INSTRUMENT No. AB209762
 - (Y) DENOTES YATES & YATES LTD.



THIS REPORT WAS PREPARED FOR HARDY RENOVATIONS

SURVEYOR'S CERTIFICATE

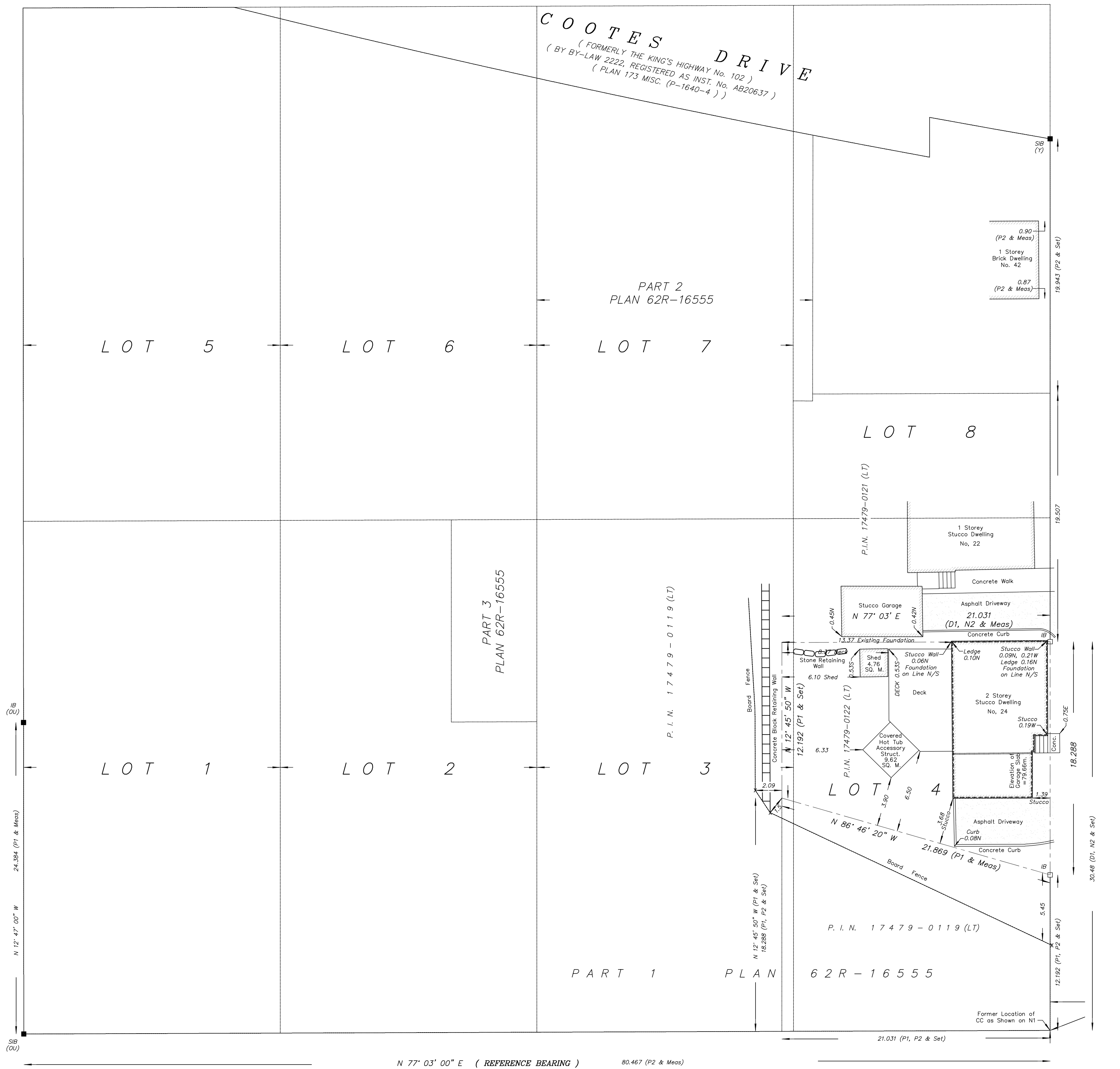
- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON FEBRUARY 13, 2020.

FEBRUARY 13, 2020.
 DATE

BRYAN JACOBS
 ONTARIO LAND SURVEYOR

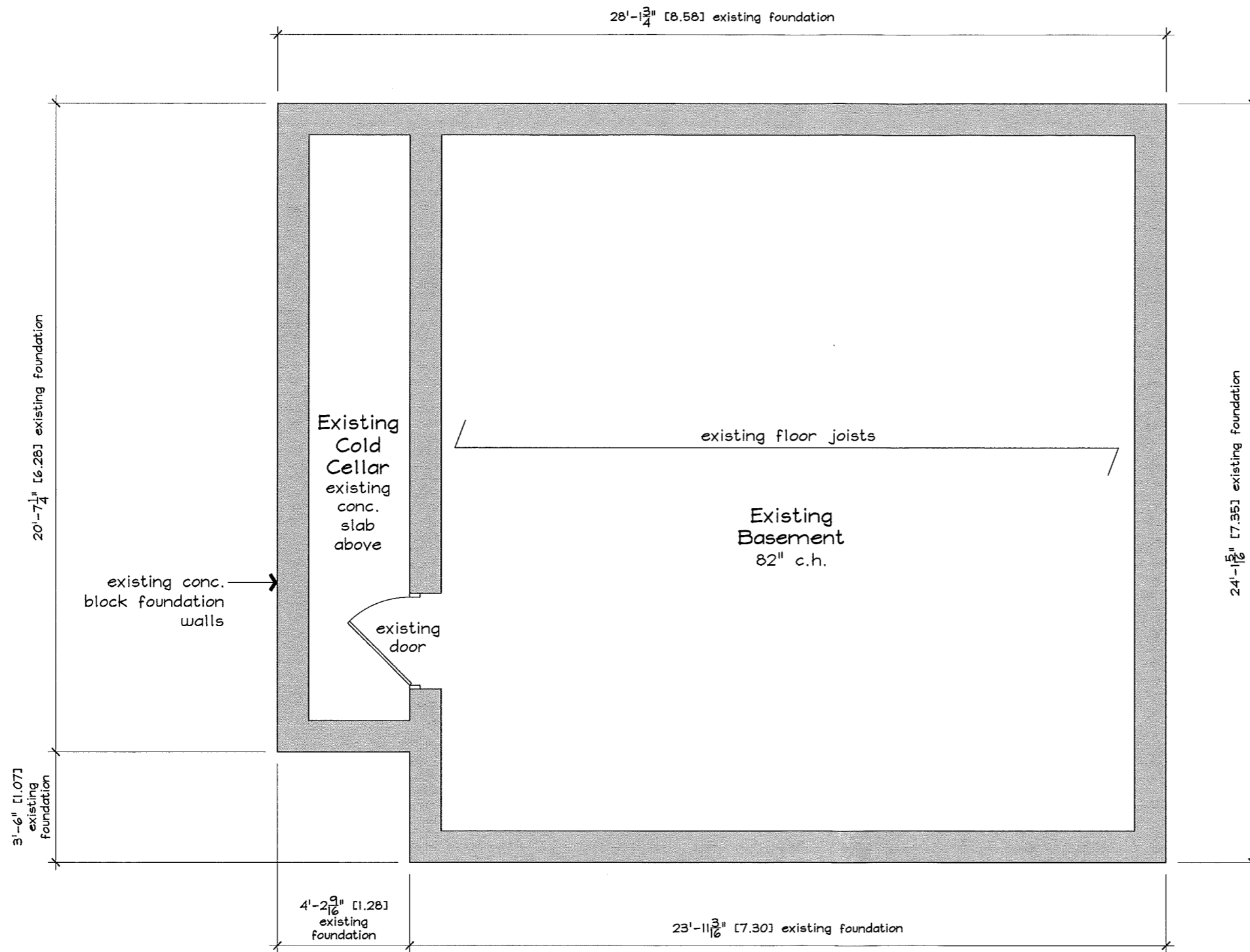
B.A. JACOBS SURVEYING LTD.
 152 JACKSON STREET EAST, SUITE 102
 HAMILTON, ONTARIO (L3N 1L3)
 PHONE 905-521-1535 ba.jacobs@rogers.com

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SURVEYOR'S REAL PROPERTY REPORT PART 2 - REPORT SUMMARY
DESCRIPTION OF LAND BEING PART OF BLOCK 66, (ALSO REFERRED TO AS PART OF LOTS 3 & 4, BLOCK 66), REGISTERED PLAN 1465 KNOWN AS MUNICIPAL No. 24 THORPE STREET (DUNDAS), CITY OF HAMILTON
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY NO EASEMENTS LISTED ON THE PARCEL REGISTER FOUND IN THE LAND REGISTRY OFFICE.
BOUNDARY FEATURES NOTE LOCATION OF THE FENCES AS THEY RELATE TO THE BOUNDARIES OF THE SUBJECT PROPERTY. THE NORTHERLY STUCCO WALL AND THE LEDGE ATTACHED TO SAID WALL ARE BEYOND THE NORTHERLY BOUNDARY OF THE PROPERTY. THE NORTHERLY FOUNDATION WALL OF THE DWELLING IS ON THE PROPERTY LINE. SURVEY RECORDS FROM 1952, SHOW THE NORTHERLY WALL OF THE ORIGINAL DWELLING TO BE BEYOND THE BOUNDARY LINE.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS NOT CERTIFIED BY THIS REPORT

DUNDAS STREET
 (BY REGISTERED PLAN 1465, P.I.N. 17479-0139 (L.T.))



Former Basement Area: 61.67 sq. m. (663.77 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design

- 193 East 43rd Street
- Hamilton, ON L8T 3C3
- jbdraftinganddesign@live.ca
- 905.517.6027

PRELIMINARY

09.25.20 signature required

Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 individual bcin 33001

DATE	ISSUE DESCRIPTION
06.11.20	ISSUED FOR ENGINEERING
07.02.20	ISSUED FOR CON'S REVIEW
09.25.20	ISSUED FOR C.O.F.A.

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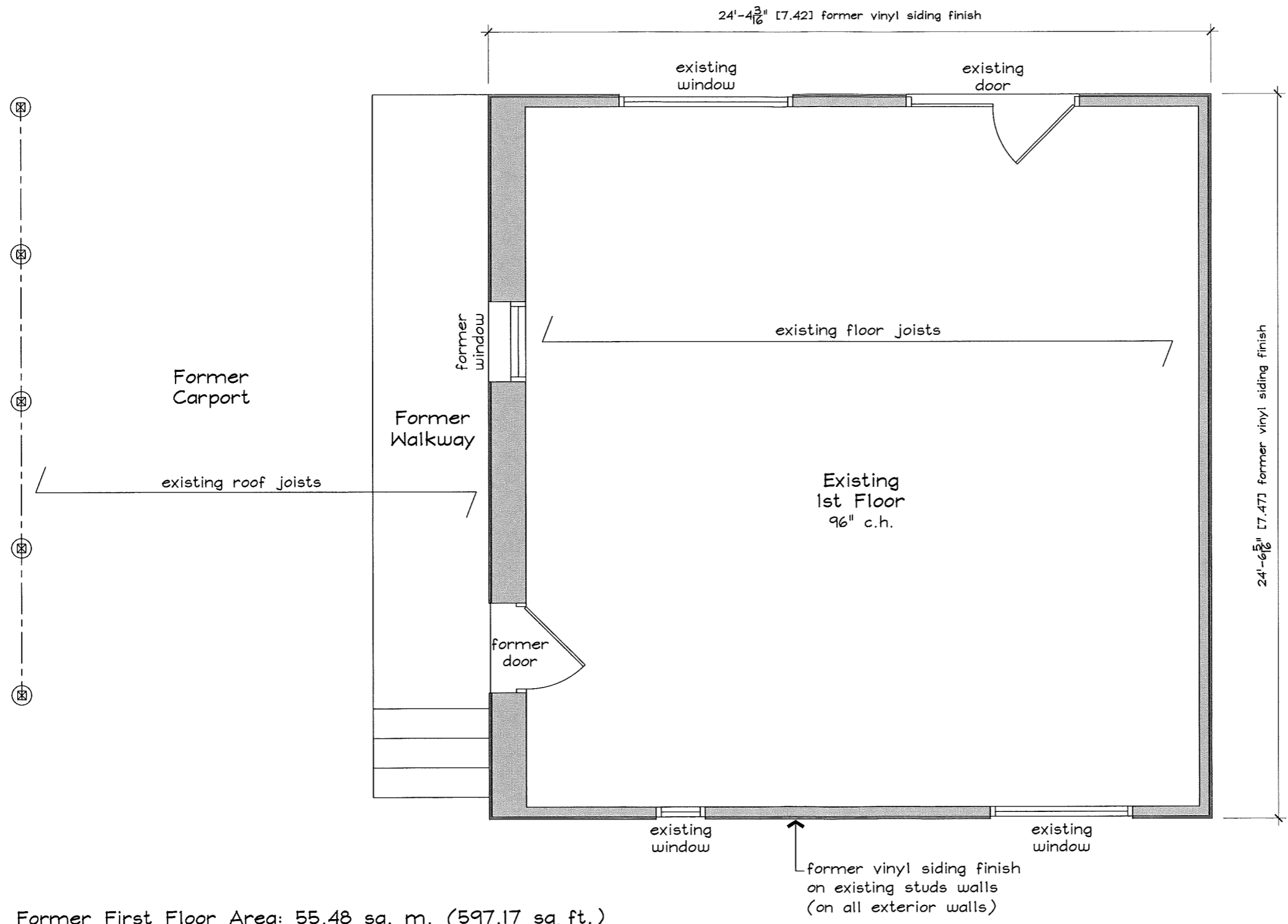
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FORMER BASEMENT/
FOUNDATION PLAN
1/4" = 1'-0"

SHEET
A1
OF 8



Former First Floor Area: 55.48 sq. m. (597.17 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design

- 193 East 43rd Street
- Hamilton, ON L8T 3C3
- jbdraftinganddesign@live.ca
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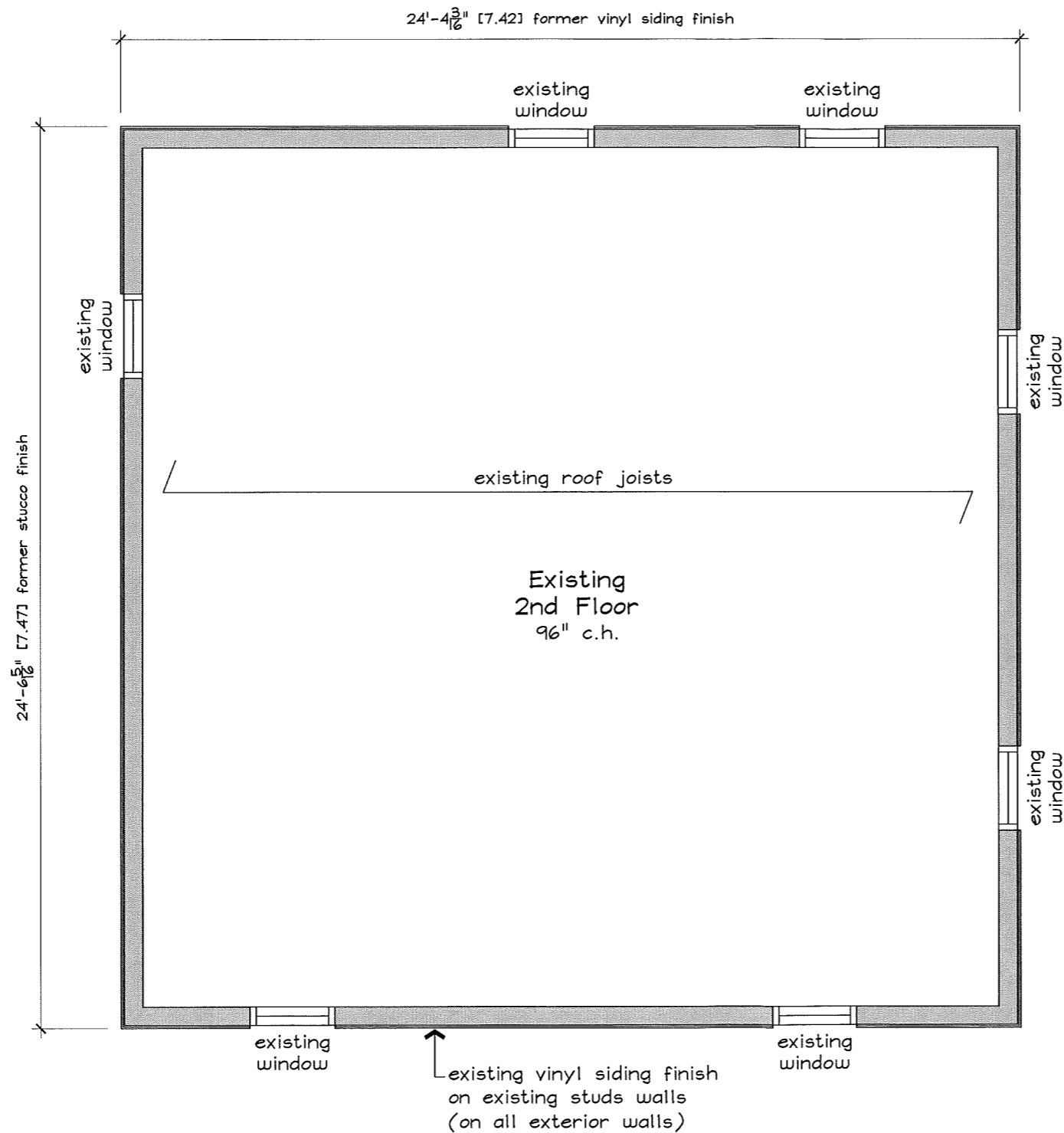
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FORMER FIRST FLOOR PLAN
1/4" = 1'-0"

SHEET **A2** OF 8



Former Second Floor Area: 55.48 sq. m. (597.17 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design

- 193 East 43rd Street ■
- Hamilton, ON ■ L8T 3C3 ■
- jbdraftinganddesign@live.ca ■
- 905.517.6027 ■

PRELIMINARY

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firm bcin 103416 ■ individual bcin 33001

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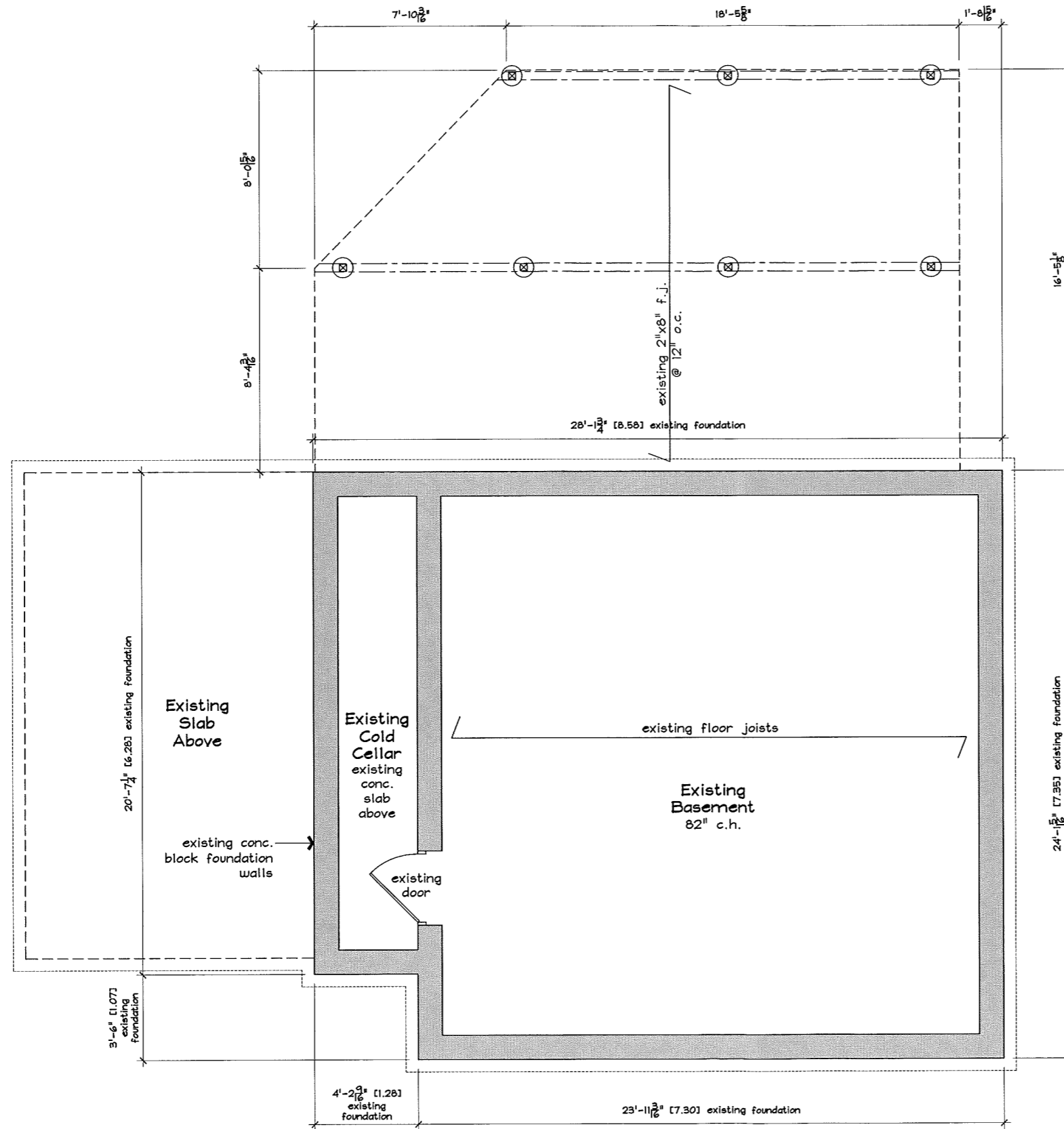
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FORMER SECOND
FLOOR PLAN
1/4" = 1'-0"

SHEET

A3

OF 8



Current Basement Area: 61.67 sq. m. (663.77 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design

- 193 East 43rd Street
- Hamilton, ON L8T 3C3
- jbdraftinganddesign@live.ca
- 905.517.6027

PRELIMINARY

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firm bcin 103416 individual bcin 33001

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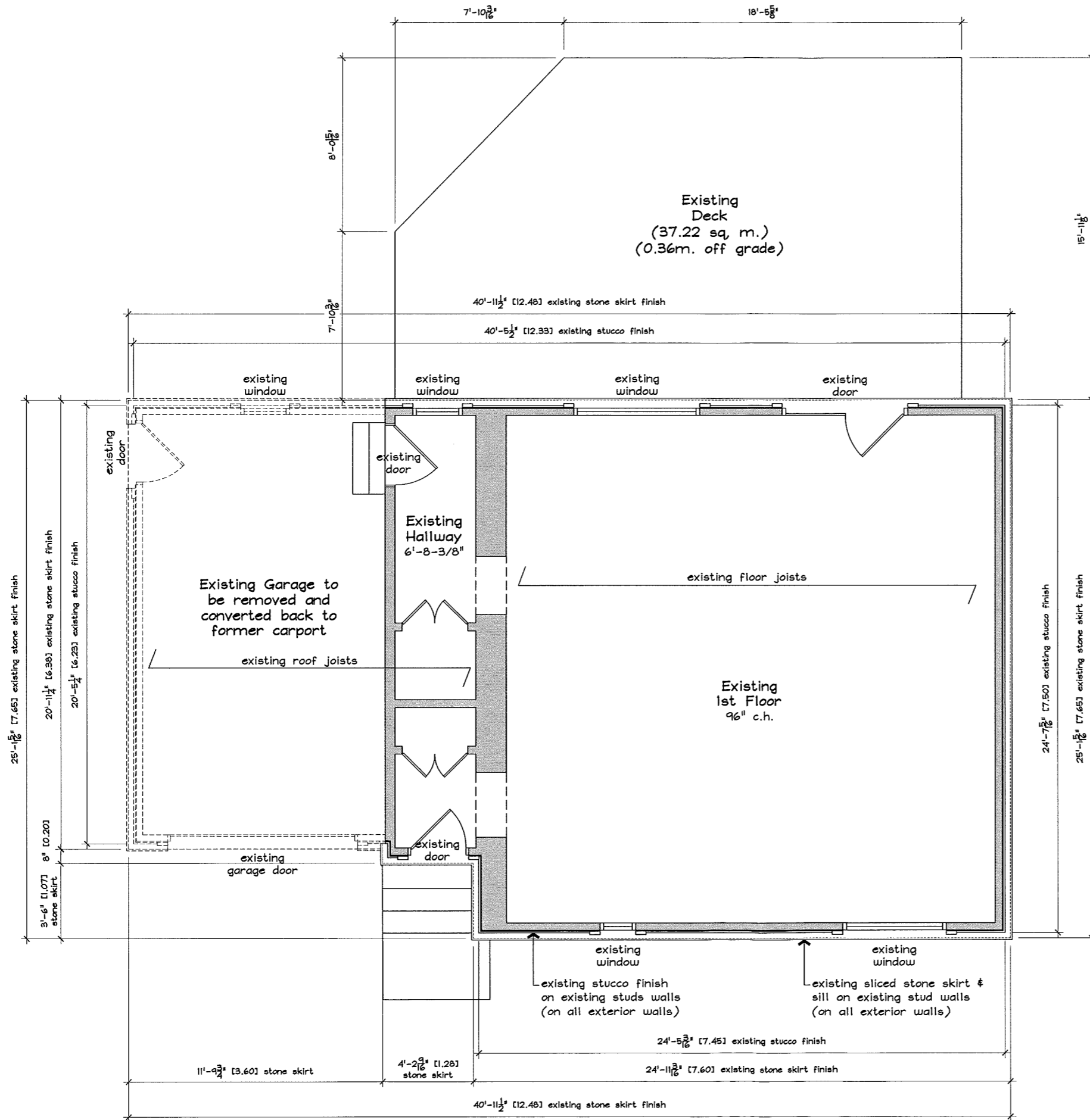
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CURRENT BASEMENT/
FOUNDATION PLAN
3/16" = 1'-0"

SHEET

A4

OF 8



Current First Floor Area: 89.59 sq. m. (964.34 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design

- 193 East 43rd Street
- Hamilton, ON L8T 3C3
- jbdraftinganddesign@live.ca
- 905.517.6027

PRELIMINARY
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firm bcin 103416 individual bcin 33001

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09.25.20	ISSUED FOR C.O.F.A.

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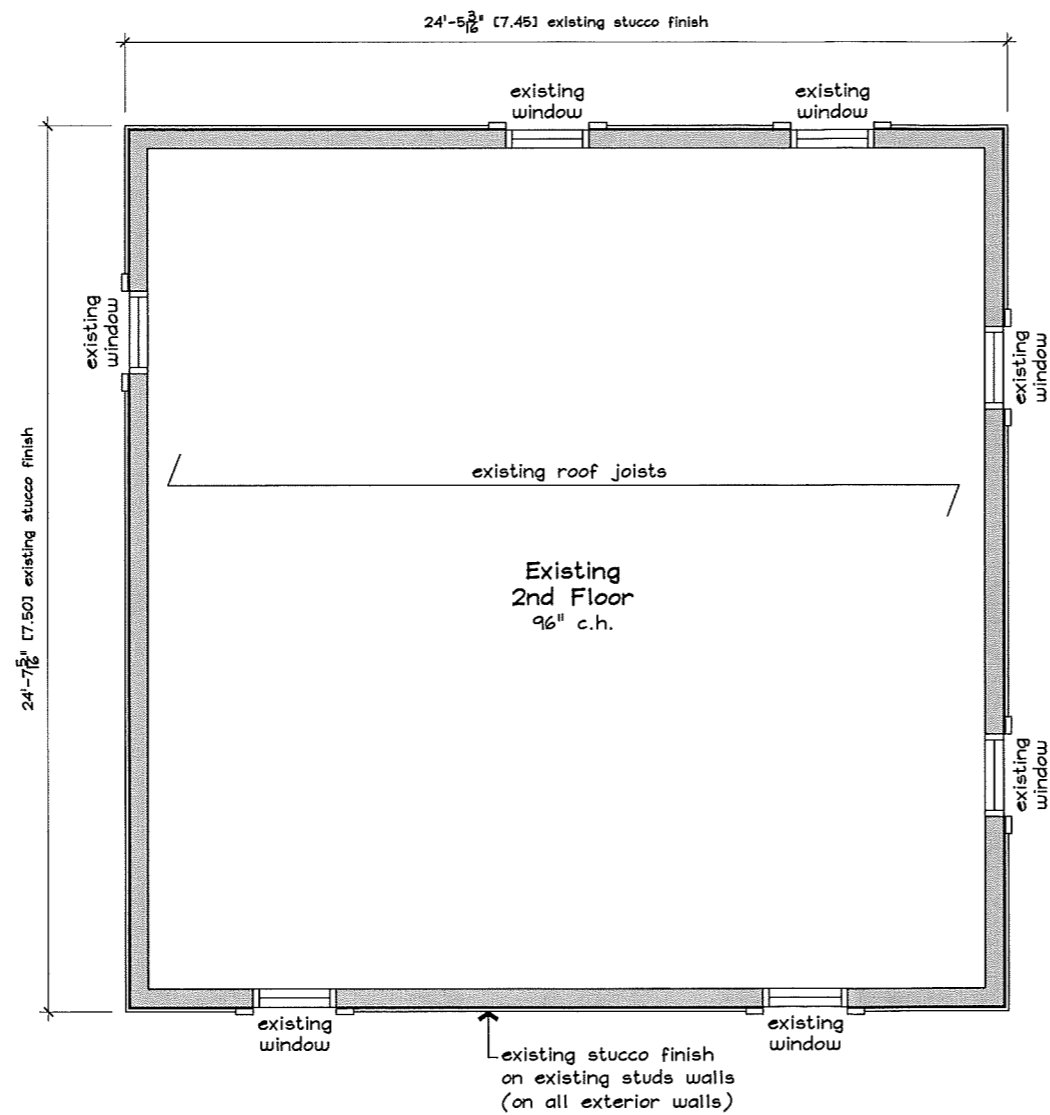
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CURRENT FIRST
FLOOR PLAN
3/16" = 1'-0"

SHEET
A5
OF 8



Current Second Floor Area: 55.86 sq. m. (601.25 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design

- 193 East 43rd Street ■
- Hamilton, ON ■ L8T 3C3 ■
- jbdraftinganddesign@live.ca ■
- 905.517.6027 ■

PRELIMINARY

09.25.20 signature required

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firm bcjn 103416 ■ individual bcjn 33001

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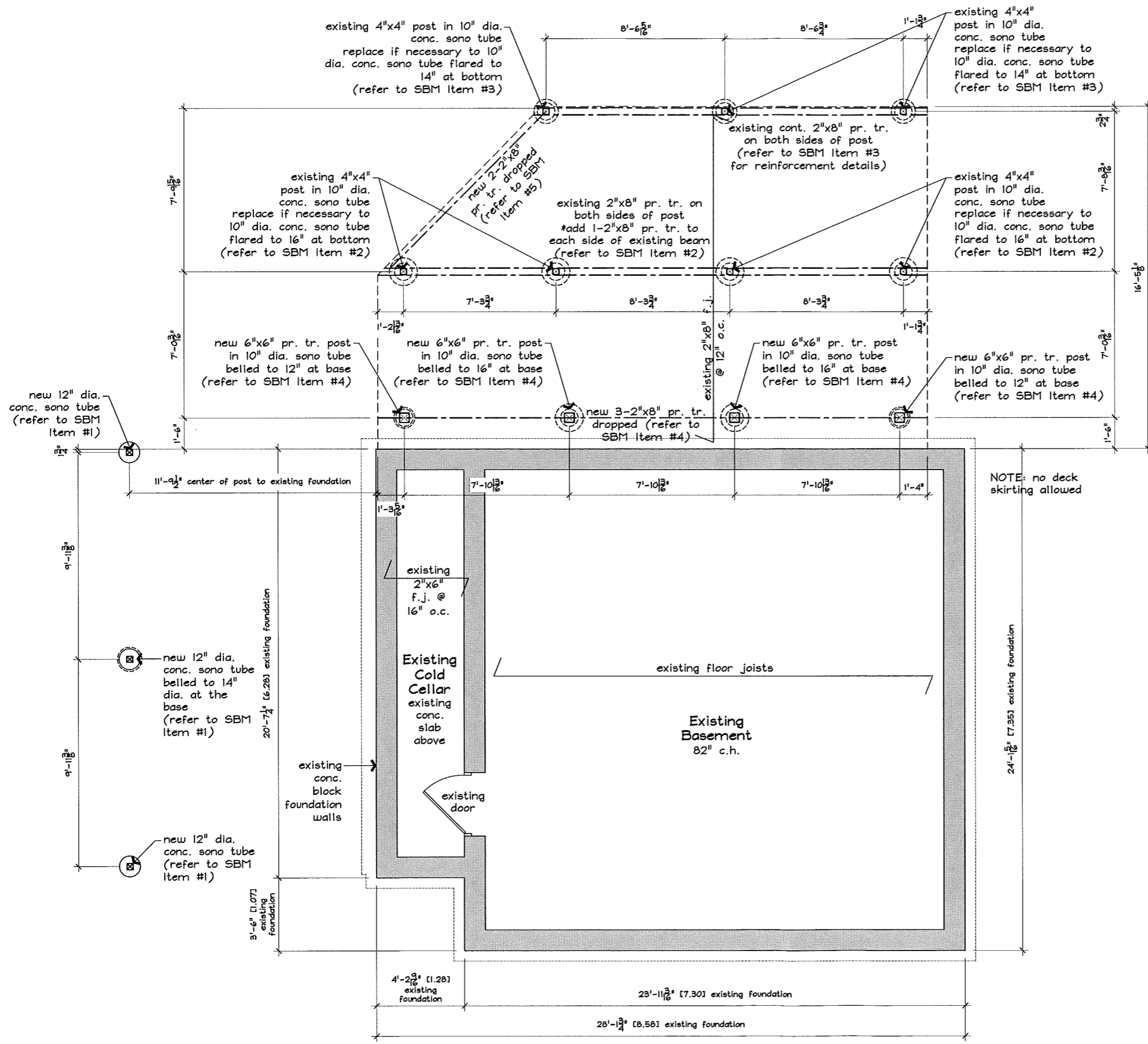
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CURRENT SECOND
FLOOR PLAN
3/16" = 1'-0"

SHEET

A6

OF 8



Current Basement Area: 61.67 sq. m. (663.77 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design

- 193 East 43rd Street
- Hamilton, ON L8T 3C3
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07.02.20	ISSUED FOR OWNER REVIEW
09.25.20	ISSUED FOR C.O.A.

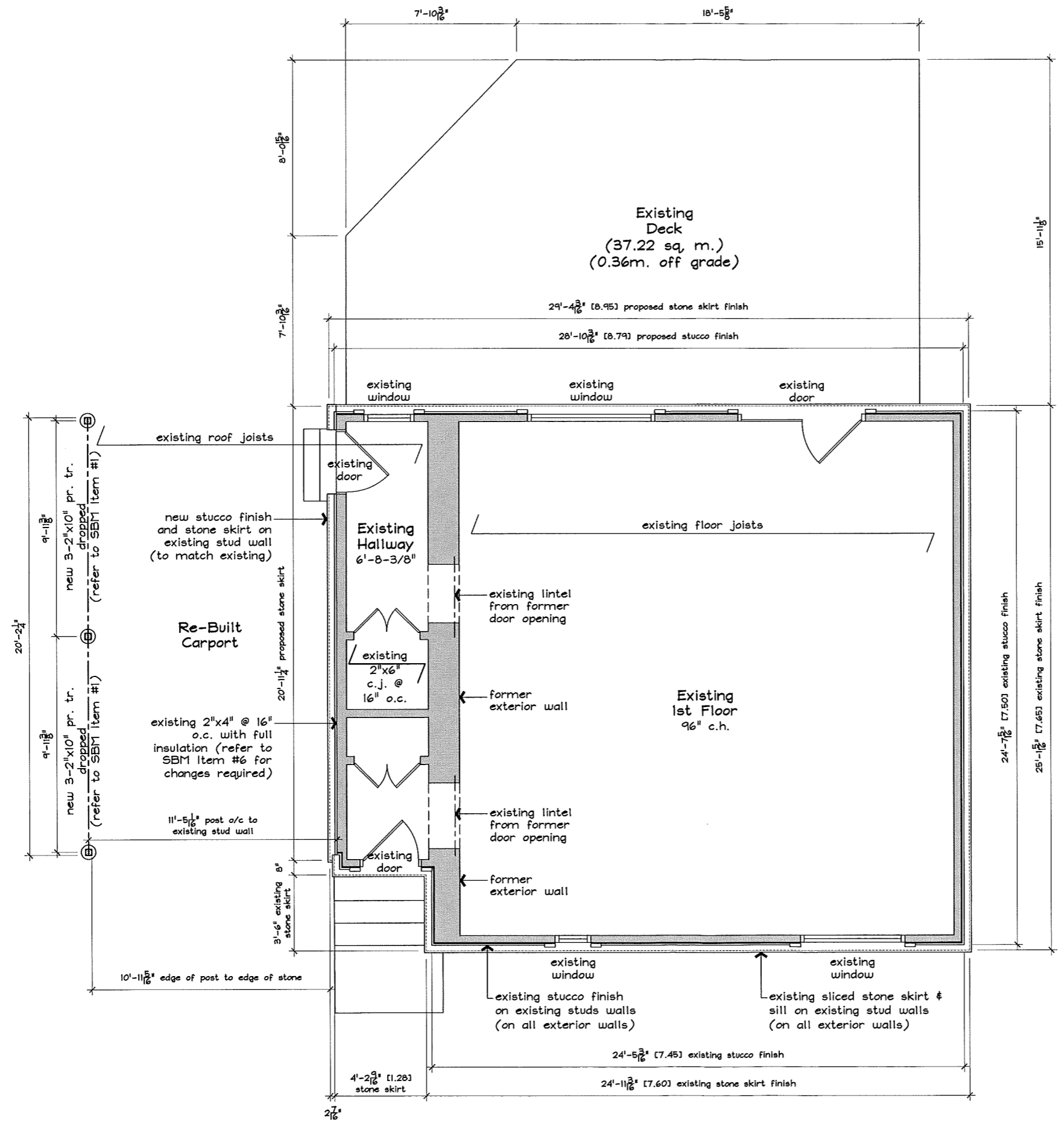
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**BASEMENT/FOUNDATION
REMEDICATION PLAN**
3/16" = 1'-0"



Proposed First Floor Area: 67.01 sq. m. (721.27 sq. ft.)

24 THORPE STREET
DUNDAS, ON
L9H 1K4

drafting + design

- 193 East 43rd Street
- Hamilton, ON L8T 3C3
- 905.517.6027

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FIRST FLOOR
REMEDIATION PLAN
1/4" = 1'-0"



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.**

20-187260

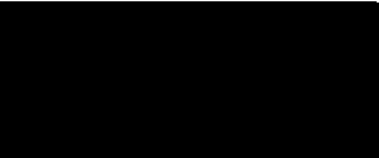

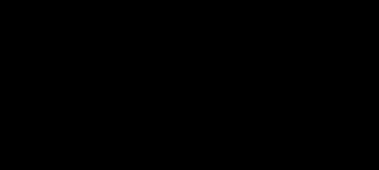

FOR OFFICE USE ONLY.	
APPLICATION NO. <u>PN/A-20:213</u>	DATE APPLICATION RECEIVED <u>Oct. 7/20</u>
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

**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.

- Name of Owner Christian Hardy 
- 
- Name of Agent Jenny Bognar 
- 

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

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

_____	None	_____	Postal Code	_____
_____		_____	Postal Code	_____

6. Nature and extent of relief applied for:
- Variance to allow exterior finish to encroach onto northern neighbors property by 0.16m.
- Variance to allow mud room extension onto former walkway onto left side of dwelling.
- Variance to allow new exterior finish of 0.09m. on front and rear walls.
- Variance to allow deck to encroach 4.93m. when only 1.5m. is allowed.
- Variance to allow to convert existing garage back to carport as required by Hamilton Conservation Auth.

7. Why it is not possible to comply with the provisions of the By-law?
- See attached.
- _____
- _____
- _____

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
- 24 Thorpe Street, Registered Plan No. 1465, Part of Block 66
- _____
- _____

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?

knowledge of history of area

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.

SEPT 16/20
Date


Signature Property Owner

CHRISTIAN HARDY
Print Name of Owner

10. Dimensions of lands affected:

Frontage 18.288 m.
Depth 21.031 m.
Area 320.43 sq. m.
Width of street 10.8 m.

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: Former Ground Floor Area = 55.48 sq. m., Former Gross Floor Area = 172.63 sq. m.
2 stories, 6.56 m. high, 7.42m. x 7.47 m.

Proposed: Remediated Ground Floor Area = 67.01 sq. m., Remediated Gross Floor Area = 184.54 sq. m.
2 stories, overall height to remain, 8.95m. x 7.65 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: Existing foundation right side 0.0m, Existing foundation left side 7.20m.,
Existing foundation front 0.27m., Existing foundation rear 13.37 m.

Proposed: Current stone skirt/ledge 0.16m over right property line, current stucco 0.09m.
over right property line, proposed skirt/ledge 6.98 m. from left property line, current
stone skirt/ledge 0.12m. from front lot line, current stucco 0.19m. from front lot line
current stone skirt/ledge 13.23m. from rear lot line, current stucco 13.30m. from rear lot line

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:

15. Existing uses of the subject property: single family residential

16. Existing uses of abutting properties: residential, commercial

17. Length of time the existing uses of the subject property have continued:
Always

18. Municipal services available: (check the appropriate space or spaces)

Water x Connected x

Sanitary Sewer x Connected x

Storm Sewers x

19. Present Official Plan/Secondary Plan provisions applying to the land:

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
 C5 Exception 581

21. Has the owner previously applied for relief in respect of the subject property?
 Yes x 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 x 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**

MINOR VARIANCE SUBMISSION

RE: 24 Thorpe Street

Many of the variances being requested are because of the long-standing location of the existing house on the lot. This dwelling been located here for as long as this area was developed, when single family dwellings were still allowed by the zoning bylaw. The north wall of the dwelling is located directly on the lot line, with the East wall very close to the lot line as well.

The zoning bylaw was changed and no longer allows a single-family dwelling.

There are regulations that allow the client to make renovations/revisions to the existing dwelling.

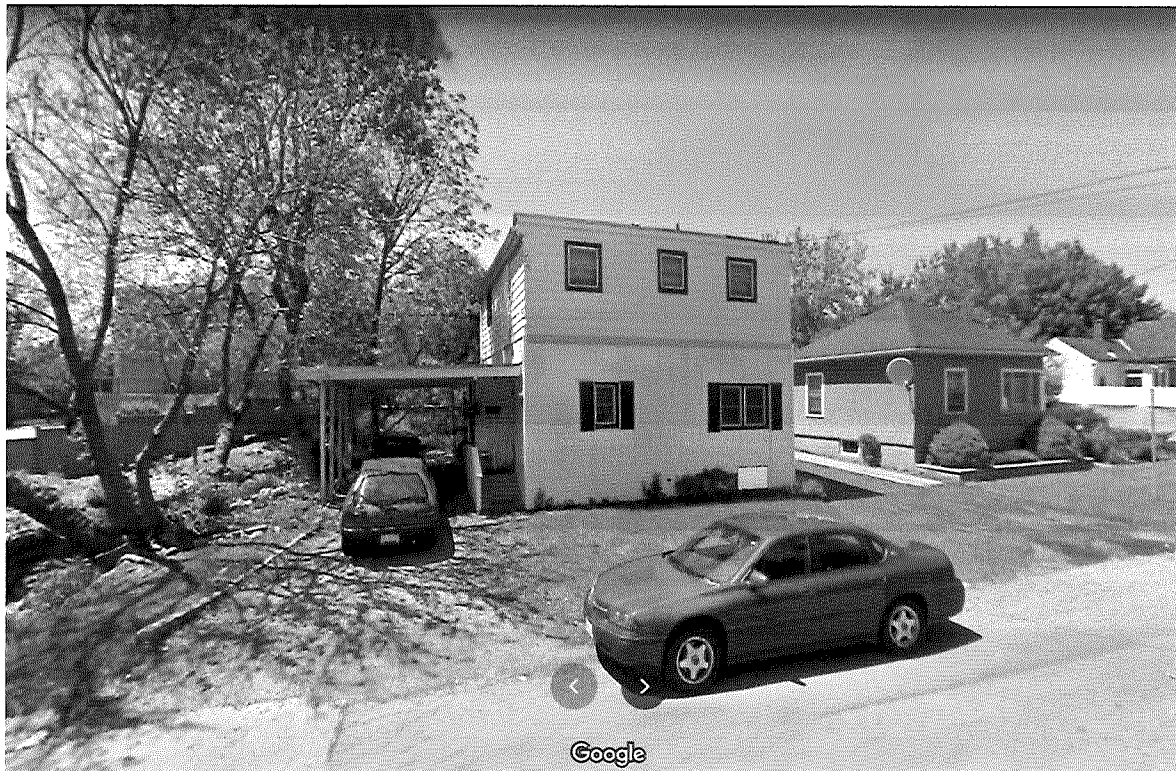
The home owner has made some revisions to the dwelling without knowing permits were needed for some of them.

We have also worked diligently with the Hamilton Conservation Authority (HCA) to get “pre-approvals” for the work that has been and will be done.

Some new exterior finishes have been added over time including a faux stone skirt and stucco finish. Variances are needed for these finishes on the north side as they overhang the lot line, encroaching on 22 Thorpe. The homeowner at this address is in support of allowing these encroachments. We feel this is minor in nature and does negatively impact the use of this neighbours property.

HCA does not review changes to the finishes to exterior walls of a dwelling.

The home owner also enclosed the former carport and walkway underneath it (as seen in the picture below - circa 2009).



A number of variances would be required for this change, however HCA cannot support the enclosure of this large of a space, as it's within the floodplain. They can however support the walkway that was changed into a mudroom, as it's raised enough off grade and smaller in size.

There for, we are proposing to keep the mudroom as built, and change the garage back into a carport. We will be reconstructing the structure to ensure that it meets HCA's flood proofing standards. With the future remediation, they are in support of this structure.

We feel that this change back to a carport is minor and reverts the lot use back to its original look and use.

A variance may also be needed for the existing deck on the rear of the dwelling. The zoning bylaw only allows a 1.5m encroachment into the allowable rear yard setback. Because dwellings are no longer allowed, the "allowable rear yard setback" is where the dwelling is currently situated. There for only a 1.5m. deep deck would be allowed as per the zoning bylaw. A deck this size would not be large enough to be used as needed. The current deck is 4.93m. deep so a variance is needed to encroach this distance. We feel this variance is minor in nature as it does not negatively impact any neighbours and still leaves a significant amount of useable landscaped backyard space.

HCA requires that this structure be self supporting so revisions are proposed to ensure that this structure is free standing and not attached to the dwelling at all. With the future remediation, they are in support of this structure.

Please note that the "covered hot tub area" is not attached to the dwelling and is smaller than 10 sq. m.

Overall, the variances are all needed because of the difficult site and the zoning changes that were applied to this lot, which no longer allows easy residential revisions/changes.

We appreciate your time and consideration in reviewing our proposal.