

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-20:253

APPLICANTS: Owner: Micky and Sharona Kent Agent: Park Eight Inc.

SUBJECT PROPERTY: Municipal address **34 Ann St., Dundas**

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

ZONING: R2 district Single-Detached Residential Zone

PROPOSAL: To permit the construction of a proposed 1 storey front addition including stairs to the existing single-detached dwelling notwithstanding that;

1. A minimum front yard setback of 0.4 m shall be provided instead of the minimum required 6.0 m front yard setback; and
2. Eaves and gutters shall be permitted to encroach the entire depth of the front yard and be 0.0 m from the front lot line instead of the maximum permitted encroachment of 1.5 m into a required front yard while providing a minimum distance of 1.5 m to the front lot line; and
3. A minimum of 49 % front yard landscaped area shall be provided instead of the minimum required 50 % landscaped area.
4. No parking shall be provided on site instead of the minimum required 1.0 space per dwelling unit.

Notes:

Variances # 1 & 4 have been written as requested on the application.

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

DATE: Thursday, January 21st, 2021

TIME: 1:20 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.

Important note: *If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.*

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: January 5th, 2021.

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.

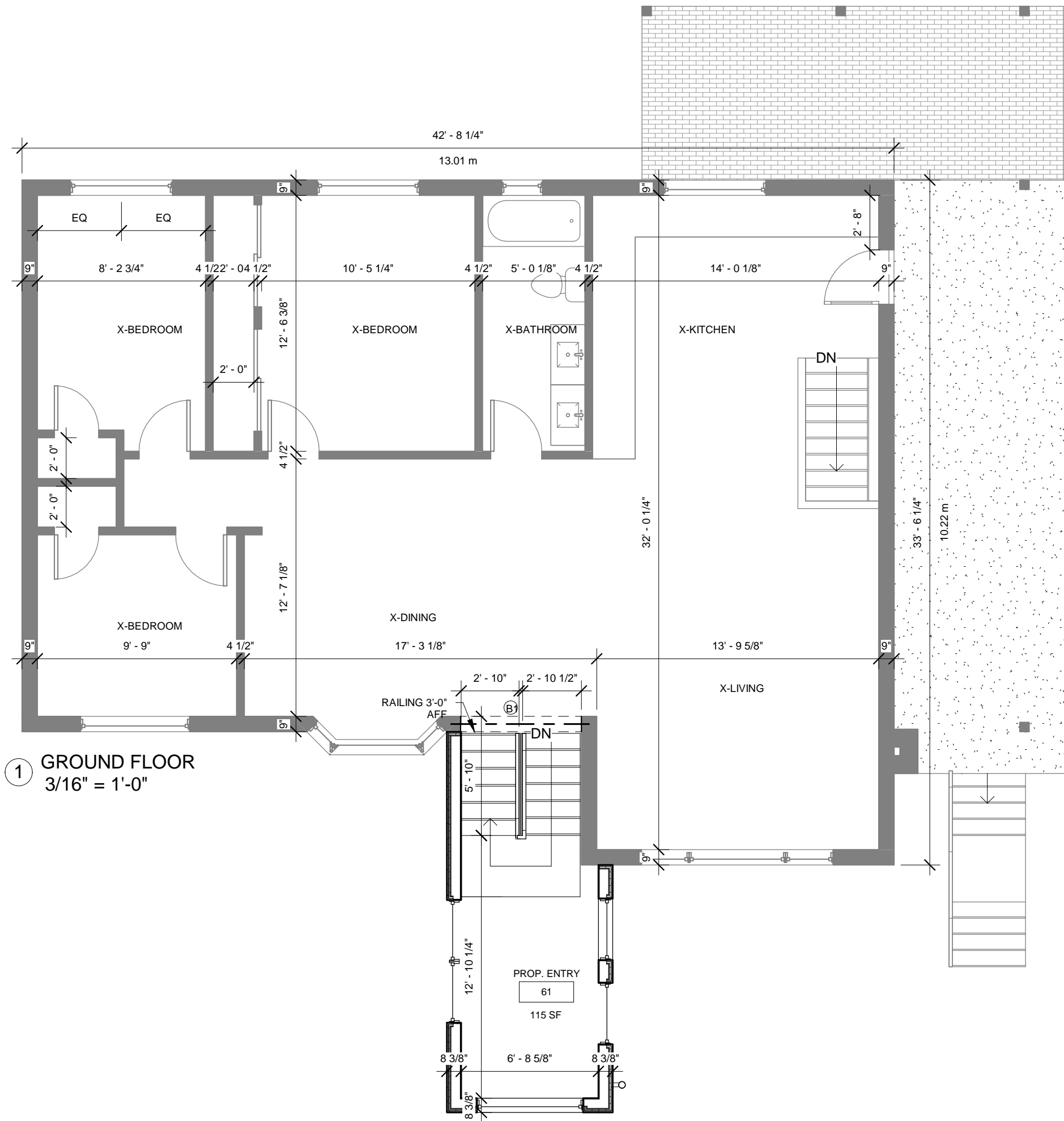


1 FRONT
3/16" = 1'-0"

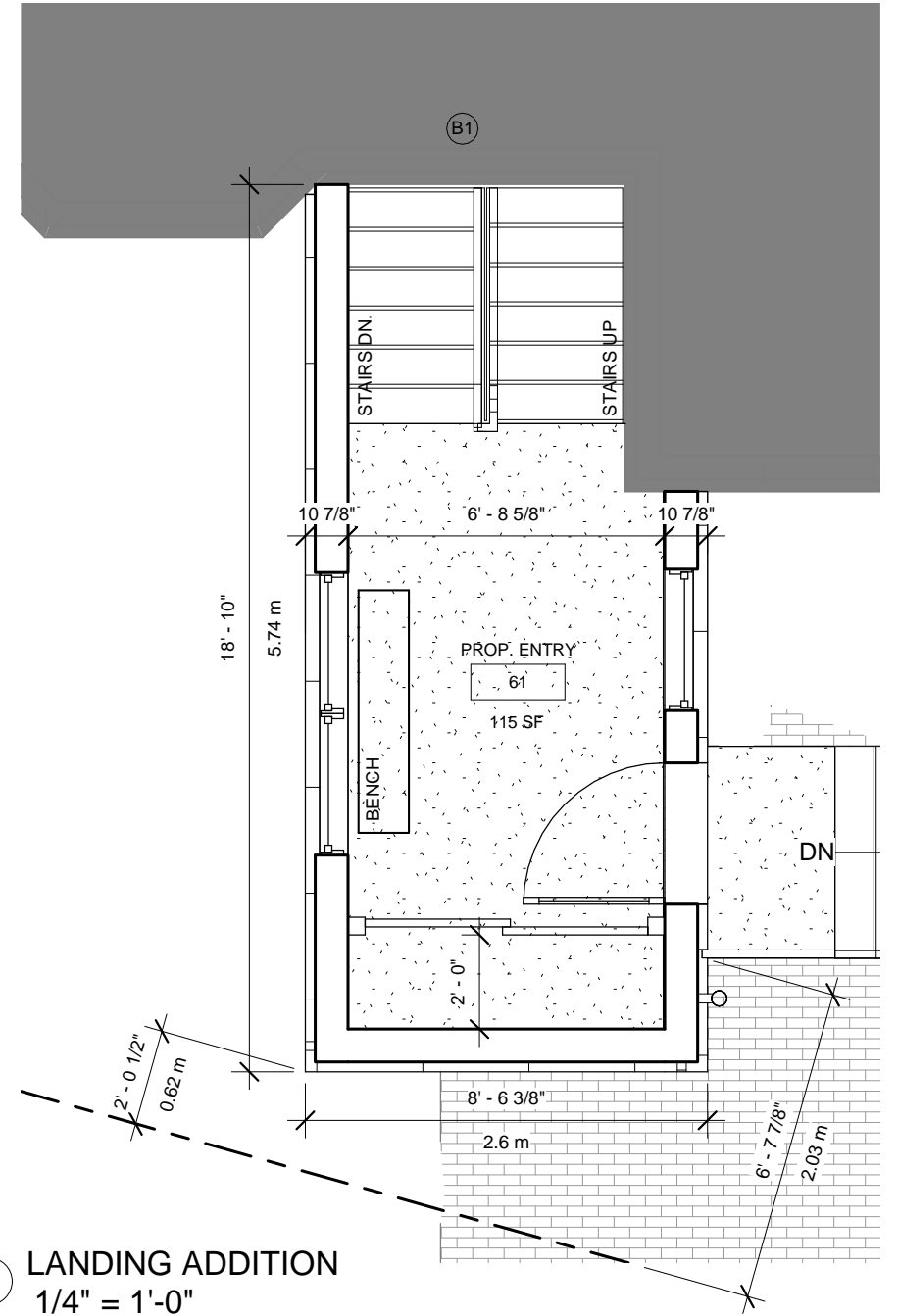


2 RIGHT SIDE
3/16" = 1'-0"

PROP. FRONT ENTRY AND STAIRS		
34 ANN ST. DUNDAS ON.		
DUNDAS VALLEY CONSTRUCTION		
ELEVATIONS		
Project number	20020	A2.01
Date	20/11/26	
Drawn by	B.M.W.	
Checked by	B.M.W.	Scale 3/16" = 1'-0"



1 GROUND FLOOR
3/16" = 1'-0"



2 LANDING ADDITION
1/4" = 1'-0"

PROP. FRONT ENTRY AND STAIRS

34 ANN ST. DUNDAS ON.

DUNDAS VALLEY CONSTRUCTION

FLOOR PLANS		
Project number	20020	A1.01
Date	20/11/26	
Drawn by	B.M.W.	Scale As indicated
Checked by	B.M.W.	



1 FRONT
3/16" = 1'-0"

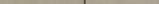


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Checked by	B.M.W.	Scale 3/16" = 1'-0"

SCALE 1:200 METRIC

0 5 10 15 METRES



UTM BEARING COMPARISONS	
PLAN	ROTATION
P1	00° 40' 00" COUNTER-CLOCKWISE
P2	00° 40' 00" COUNTER-CLOCKWISE

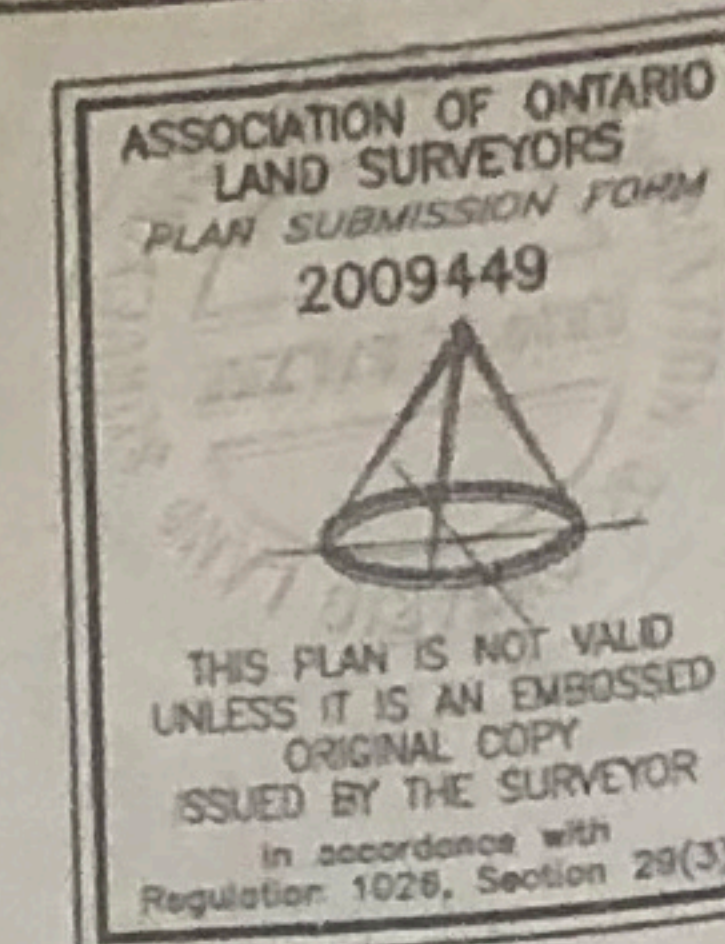
LEGEND:

□	DENOTES PLANTED MONUMENT
■	DENOTES FOUND MONUMENT
C.C.	DENOTES CUT CROSS
IB	DENOTES IRON BAR
SI/8	DENOTES STANDARD IRON BAR
0/U	DENOTES UNKNOWN
P1	DENOTES ORIGIN UNKNOWN
P2	DENOTES PLAN 62R-1281
P3	DENOTES PLAN BY S.W. WOODS OLS (1963)
P4	DENOTES PLAN 62R-1428
P5	DENOTES PLAN M-102
P6	DENOTES PLAN BY S.W. WOODS (AUGUST 1962)
D1	DENOTES PLAN 62M-311
0/U	DENOTES INSTRUMENT NO. HL251918
600	DENOTES ORIGIN UNKNOWN
D2	DENOTES S.W. WOODS OLS
WIT	DENOTES INSTRUMENT NO. HL234868
637	DENOTES WITNESS MONUMENT
	DENOTES H.B. ASHENHURST OLS

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON Feb 15/19

E.G. SALZER, O.L.S., O.L.T.P.

BEARINGS ARE UTM GRID BEARINGS AND ARE DERIVED FROM RTK OBSERVATIONS (CANNET) UTM ZONE 17 NORTH, NAD83 (CSRS) (1997.0)



DESCRIPTION OF LANDS
BEING PART OF PARK LOT 3, PLAN 1461
AS DESCRIBED IN P.I.N. 17482-0162 (LT)

REGISTERED EASEMENTS AND / OR RIGHT-OF-WAYS

REGISTERED EASEMENTS AND / OR RIGHT-OF-WAYS

N/A

N/A

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS- SEE PLAN

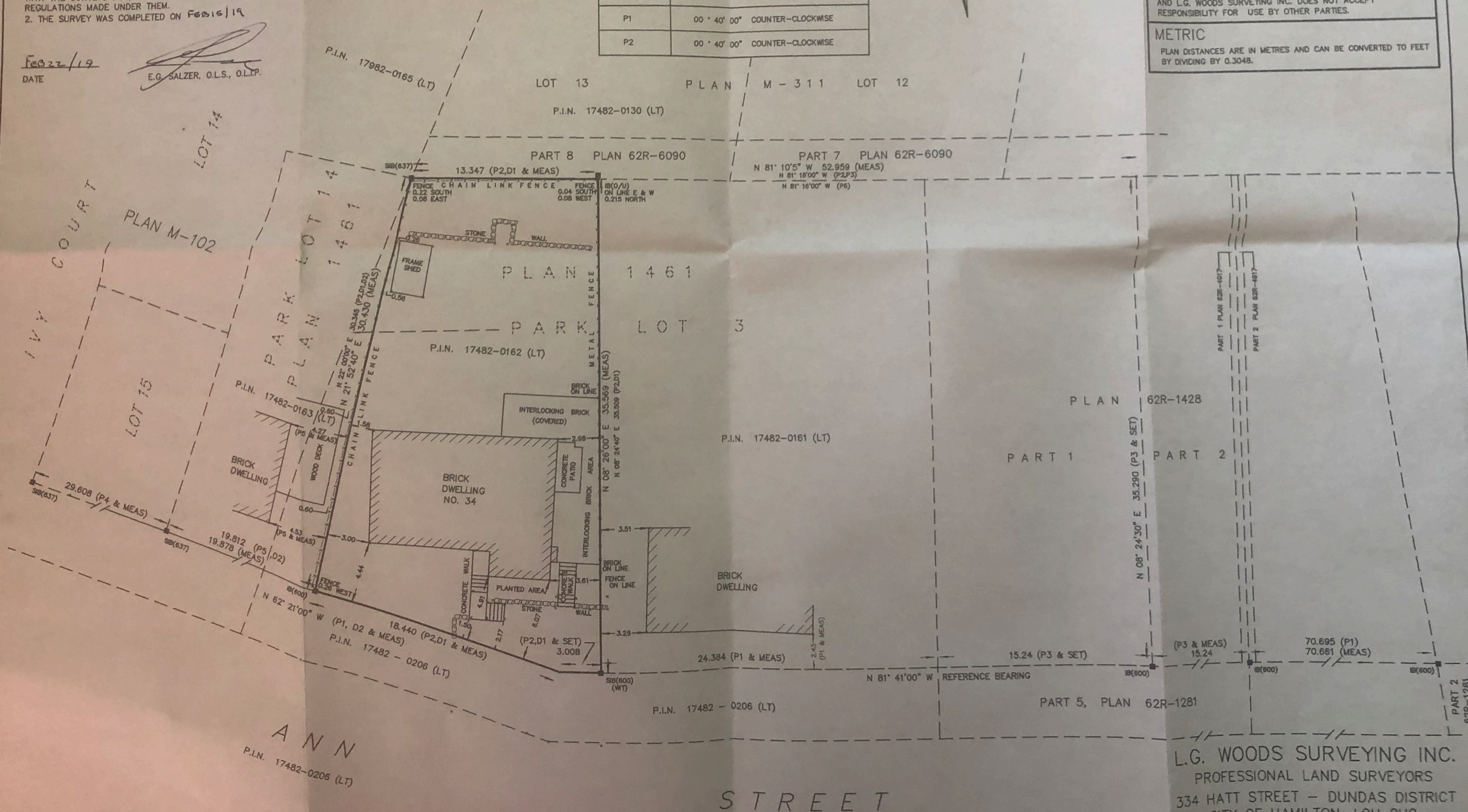
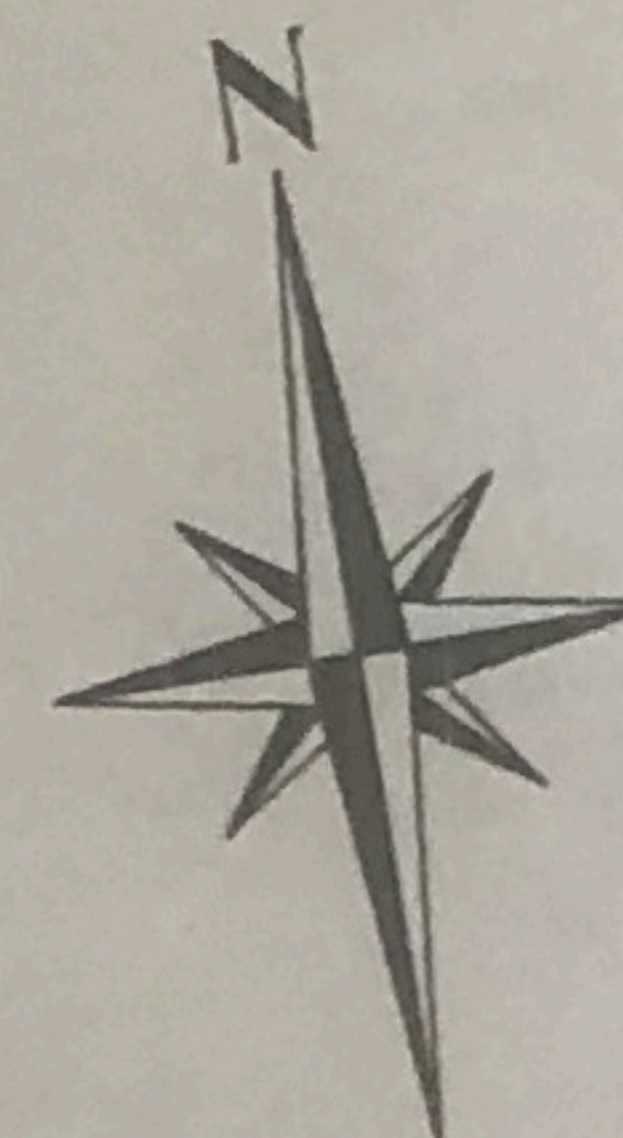
CONVERSION TO QUALIFIED LAND TITLES 1996/02/26

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THIS REPORT WAS PREPARED FOR MR. M. KENT
AND L.G. WOODS SURVEYING INC. DOES NOT ACCEPT
RESPONSIBILITY FOR USE BY OTHER PARTIES.

PLAN DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.



L.G. WOODS SURVEYING INC.

PROFESSIONAL LAND SURVEYORS

334 HATT STREET - DUNDAS DISTRICT
CITY OF HAMILTON, L9H 2H9

TEL (905) 627-0978 - FAX (905) 627-2818

PART 8 PLAN 62R-6090

PART 8 PLAN 62R-6090

SIB(637)7

13.347 (P2,D1 & MEAS)

FENCE C H
0.22 SOUTH
0.08 EAST

FENCE
0.04 SOUTH
0.08 WEST

IB(O/U)
ON LINE E & W
0.215 NORTH

STONE

WALL

FRAME
SHED

PLAN 1461

P A R K L O T

P.I.N. 17482-0162 (LT)

**BRICK
ON LINE**

INTERLOCKING BRICK
(COVERED)

BRICK
DWELLING
NO. 34

CONCRETE

INTERLOCKING BRICK AREA

BRICK
ON LINE

FENCE
ON LINE

PLANTED AREA

STONE

WALL

CONCRETE WALK

1

(P2,D1 & SET)
3.008

SIB(600)
(WIT)

P.I.N. 1748



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

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

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

Application for Minor Variance or for Permission

1. Name of Owner Micky and Sharona Kent Telephone No. [REDACTED]
FAX NO. [REDACTED] E-mail address. [REDACTED]

2. Address [REDACTED]
[REDACTED] Postal Code [REDACTED]

3. Name of Agent Park Eight Inc. Telephone No. [REDACTED]
FAX NO. [REDACTED] E-mail address. [REDACTED]

4. Address [REDACTED]
[REDACTED] Postal Code [REDACTED]

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

_____ Postal Code _____

_____ Postal Code _____

6. Nature and extent of relief applied for:
Proposed Front Entry and Stair
-
- Existing non conforming front yard set back - req'd 6m set back - prop. 0.45m setback
-
- Existing ~ No parking 2.7m X 6.0m space behind front yard setback
-
7. Why it is not possible to comply with the provisions of the By-law?
Existing house is built to close to the existing road and built on a hill
-
-
-
-
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
Part of Park Lot 3, plan 1461
-
-
-
9. PREVIOUS USE OF PROPERTY
- Residential ☒ Industrial ☐ Commercial ☐
- Agricultural ☐ Vacant ☐
- Other
- 9.1 If Industrial or Commercial, specify use
n/a
-
- 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 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?
existing residential neighborhood

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.

2020 - 10 - 29

Date

see attached signature pages

Signature Property Owner

Print Name of Owner

10. Dimensions of lands affected:

Frontage	21.448m
Depth	35.569m
Area	569.4 SM
Width of street	8.5m

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: _____
of stories - 1, height - 4.45m (average).
gross / ground floor area - 117 m2 (SFD) , width = 13.01m , length = 10.22m

Proposed: _____
number of stories - 1, height of addition - 4.77m (average) ground/gross area: 13.87 sm

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

Existing: House: front yard setback - 4.31m, rear yard set back - 18.28m, Side yard
setback - 1.58m / 2.98m

Rear Yard Covered Porch: Rear Yard setback - 16.29m , Side Yard setback - 0m

Proposed: Addition : front yard setback - 0.45m, rear yard n/a, side yard 10m, 8.11m

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:
1950 / 1960

15. Existing uses of the subject property: Residential - SFD

16. Existing uses of abutting properties: Residential - SFD

17. Length of time the existing uses of the subject property have continued:
60+ Years

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:
n/a

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
n/a

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

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Yes _____ No x Unknown _____

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2020 - 10 - 29

Date

Signature Property Owner

Michael Kent

Print Name of Owner

Sharon Kent

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