



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, 3935 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.:** HM/A-21:30

**APPLICANTS:** Agent Property Pathways Inc.  
Owner 2726300 Ontario Inc.

**SUBJECT PROPERTY:** Municipal address **54 West 4th St., Hamilton**

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

**ZONING:** C and C/S-1788 district (Urban Protected Residential)

**PROPOSAL:** To permit the reduction of the number of required parking spaces for the existing single family dwelling, notwithstanding,

1. A minimum of one (1) parking space shall be provided instead of providing a minimum of two (2) parking spaces required to be provided for a single family dwelling;
2. A minimum parking space size of 2.7 metres in width by 5.7 metres in length shall be permitted instead of providing the minimum required parking space size of 2.7 metres in width by 6.0 metres in length; and,
3. A minimum manoeuvring space width of 4.6 metres shall be permitted instead of providing the minimum required manoeuvring space width of 6.0 metres required to be provided abutting upon and accessory to each required parking spaces.

**NOTES:**

1. The applicant has not indicated that alterations to existing conditions are proposed. As such, the variance has been written based on existing conditions. Further variances shall be required should the intent be to change the use, renovate, convert, alter or add to the existing single family dwelling.
2. Details regarding the number of habitable rooms contained within the existing single family dwelling have not been provided. A further variance will be required should the existing single family dwelling provided greater than eight (8) habitable rooms.

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

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**DATE:** Thursday, February 18<sup>th</sup>, 2021  
**TIME:** 1:35 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:

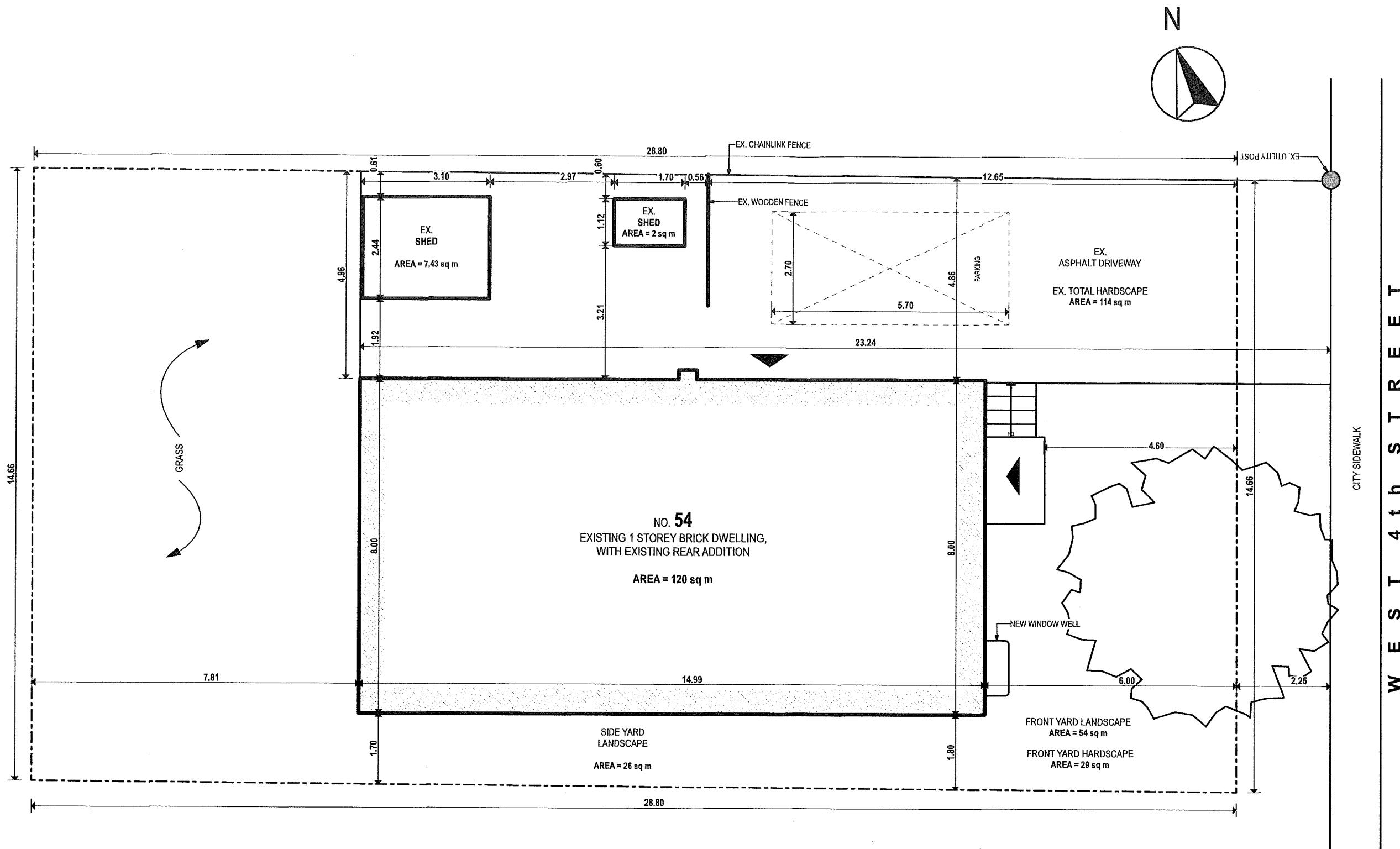
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: February 2<sup>nd</sup>, 2021.

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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.***



SITE STATISTICS	
ADDRESS:	54 West 4th Street,
MUNICIPALITY:	Hamilton,
POSTAL CODE:	L9C 3M4
ZONE:	C/S-1788
BYLAW:	19-307
MIN. LOT AREA:	372.36 sq m
MIN. LOT WIDTH (m):	14.66 m
MIN. LOT DEPTH (m):	28.80 m
MAX. LOT COVERAGE:	NO CHANGE
ACTUAL LOT COVERAGE:	NO CHANGE
MAX BUILDING HEIGHT (m):	NO CHANGE
SETBACKS (m):	
FRONT:	NO CHANGE
REAR:	NO CHANGE
SIDES:	NO CHANGE
PARKING:	2 PARKING SPACES
ACCESSORY BUILDINGS:	2 SHED

**1 Site Plan**  
SCALE: 1:100

<p>1. The Contractor shall check the drawings and verify all dimensions of the work and shall report promptly all discrepancies, errors and omissions to the Designer at least one week before ordering or installing construction materials or making any material changes to the work involving such discrepancies, errors or omissions. Should the Contractor fail to observe these conditions, the additional expense for remedial work shall not become the responsibility of the Designer under any circumstance.</p> <p>2. Read all drawings in conjunction with the General Notes and Specifications.</p> <p>3. Drawings are not to be scaled.</p>		<p><b>PROPERTY PATHWAYS</b> OUR PATH, YOUR WAY</p> <p>Designer: Ronald De Coteau Phone: (647) 870-1701 Email: assistant@propertypathwayz.com Website: propertypathwayz.com</p>		<p>The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p><b>QUALIFICATION INFORMATION</b></p> <p>Required unless design is exempt under 2.17.5.1. of the Ontario Building Code</p> <p>RONALD DE COTEAU 38419 NAME SIGNATURE BCIN</p>		<p><b>Site Plan</b></p> <table border="1"> <tr> <td>address:</td> <td>54 West 4th Street, Hamilton, ON L9C 3M4</td> <td>project no:</td> <td>2020-THBD-29</td> </tr> <tr> <td>date:</td> <td>2021-01-05</td> <td>project status:</td> <td>Permit Application</td> </tr> <tr> <td>drawn by:</td> <td>R. Wilson</td> <td>checked by:</td> <td>R. De Coteau</td> </tr> <tr> <td>scale:</td> <td>1:100</td> <td></td> <td></td> </tr> </table>		address:	54 West 4th Street, Hamilton, ON L9C 3M4	project no:	2020-THBD-29	date:	2021-01-05	project status:	Permit Application	drawn by:	R. Wilson	checked by:	R. De Coteau	scale:	1:100		
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				<p><b>SP1.01</b></p>																			



Hamilton

Planning and Economic Development Department  
Planning Division

Committee of Adjustment  
City Hall  
5<sup>th</sup> 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.

FOR OFFICE USE ONLY.

APPLICATION NO. \_\_\_\_\_ DATE APPLICATION RECEIVED \_\_\_\_\_

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 2726300 Ont. Inc. Telephone No. \_\_\_\_\_  
FAX NO. \_\_\_\_\_ E-mail address. \_\_\_\_\_
2. Address \_\_\_\_\_  
\_\_\_\_\_ Postal Code \_\_\_\_\_
3. Name of Agent Property Pathways Inc. Telephone No. \_\_\_\_\_  
FAX NO. \_\_\_\_\_ E-mail address \_\_\_\_\_
4. Address \_\_\_\_\_  
\_\_\_\_\_ Postal Code \_\_\_\_\_

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 - no mortgage Postal Code \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:  
To permit the reduction in the parking requirement as per Section 18A  
from two (2) parking space to one (1) parking space
7. Why it is not possible to comply with the provisions of the By-law?  
The existing frontyard depth is approximately 6.0 m. This is further reduced to  
approximately 4.0m where the driveway could be extended/widened to  
to accommodate a parking spot compliant with Section 18A. Further the existing  
tree canopy eliminate boulevard parking permission as an alternative.
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):  
54 West 4th Street, Hamilton, L9C 3M4
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?

Previous use of subject property aided in the determination of the answers

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.

Dec. 23/20  
Date

  
Signature Property Owner

2726300 Ont. Inc.  
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>15.0m</u>
Depth	<u>29.0m</u>
Area	<u>440 sq m</u>
Width of street	<u>8.2m (to be confirm by public works)</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 = 120 SQ M (1291 sq ft)  
Gross Floor Area = 240 SQ M (basement + main floor areas combined)  
Property Width = 14.66 M Property Length = 28.80 M  
Property Height = 5.69 M (18'-8") [top of Roof Ridge] Number of Storeys 1

Proposed: Ground Floor Area = 120 SQ M (1291 sq ft)  
Gross Floor Area = 240 SQ M (basement + main floor areas combined)  
Property Width = 14.66 M Property Length = 28.80 M Number of Stories 1  
Property Height = 5.69 M (18'-8") [top of Roof Ridge]

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

Existing: Side Yard Setback (N) 4.96m  
Side Yard Setback (S) 1.70m  
Rear Setback (W) 7.81m

Front Setback (E) 6.0m

Proposed: Same as existing

Same as existing

Same as existing

Same as existing

13. Date of acquisition of subject lands:  
Nov 2020
14. Date of construction of all buildings and structures on subject lands:  
1950's
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 date built
18. Municipal services available: (check the appropriate space or spaces)  
Water ☒ Connected  
Sanitary Sewer ☒ Connected  
Storm Sewers ☒ Connected
19. Present Official Plan/Secondary Plan provisions applying to the land:  
not applicable
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
6593 Former Hamilton, C/S-1788
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