



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-21:32

APPLICANTS: Steven Foster, owner

SUBJECT PROPERTY: Municipal address **100 Dunsmure Rd., Hamilton**

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

ZONING: "C" (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, notwithstanding,

1. A minimum lot area of 121 square metres shall be permitted instead of providing the minimum required lot area of 270 square metres; and,
2. No on-site parking shall be provided instead of providing a minimum of two (2) parking spaces required to be provided for a two-family dwelling.

NOTES:

1. The minimum lot area of 121 square metres has been obtained from GISNet.
2. A further variance will be required if a minimum floor area of 65 square metres is not contained within each dwelling unit.
3. The applicant shall ensure the minimum clear height as required by the Ontario Building Code is provided for the required floor area in each dwelling unit.
4. A further variance may be required should alterations to the external appearance and character of the existing dwelling be proposed.
5. A further variance may be required if a minimum of 50% of the gross area of the front yard is not provided as landscaped area calculated in accordance with Section 18(14) of the Zoning By-law.
6. A parking space that is not entirely contained within the property boundary cannot be considered a required parking space for the purpose of applying the Zoning By-law. The driveway area shown to be located at the front of the dwelling does not appear to be able to accommodate a parking space as required by 18A (Parking and Loading Requirements) of the Zoning By-law. A Residential Boulevard Parking Agreement with the Hamilton Municipal Parking Authority may be required for the parking space shown to encroach on the Dunsmure Road road allowance.

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

DATE: Thursday, March 4th, 2021
TIME: 2:20 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.

MORE INFORMATION

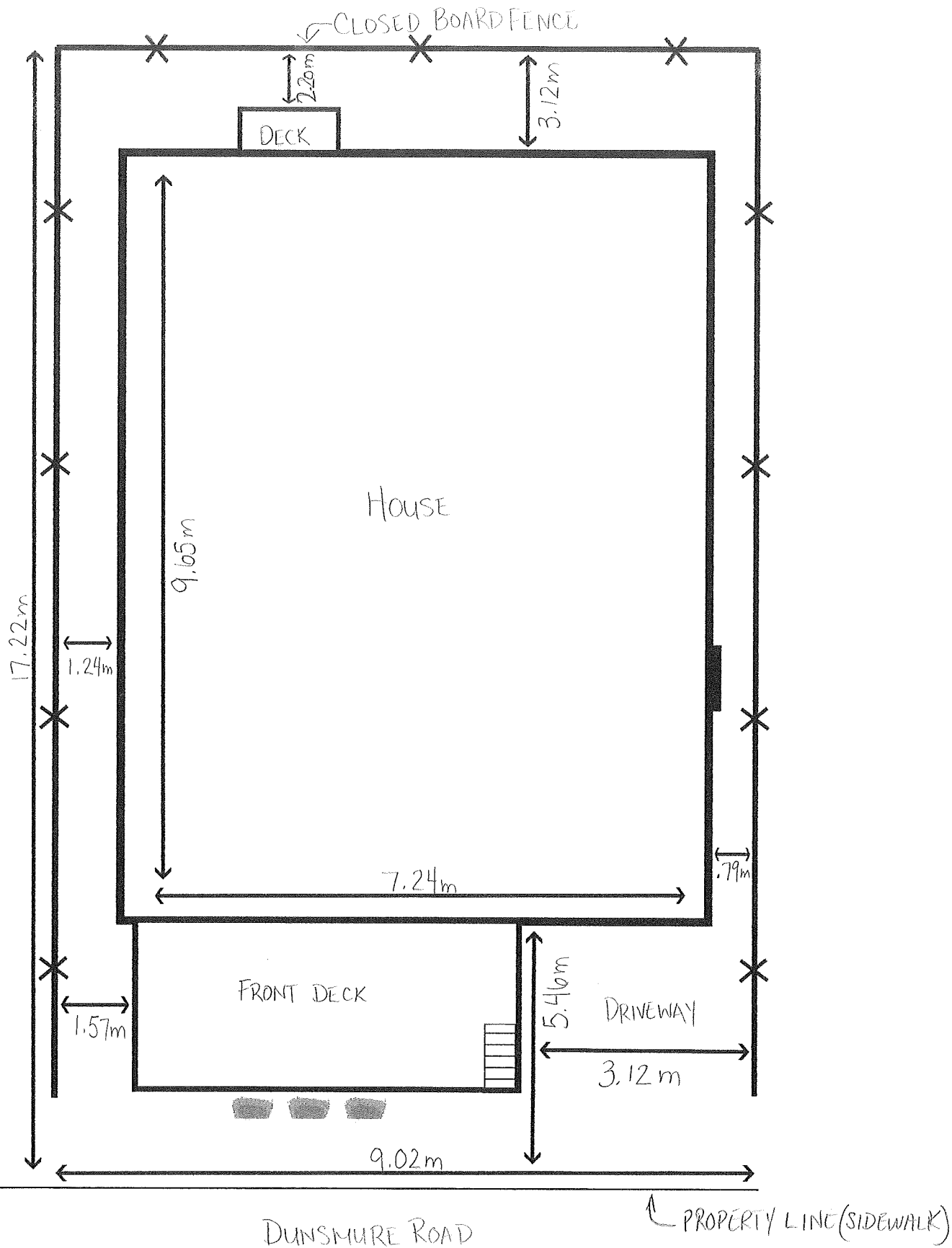
For more information on this matter, including access to drawings illustrating this request:

- 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

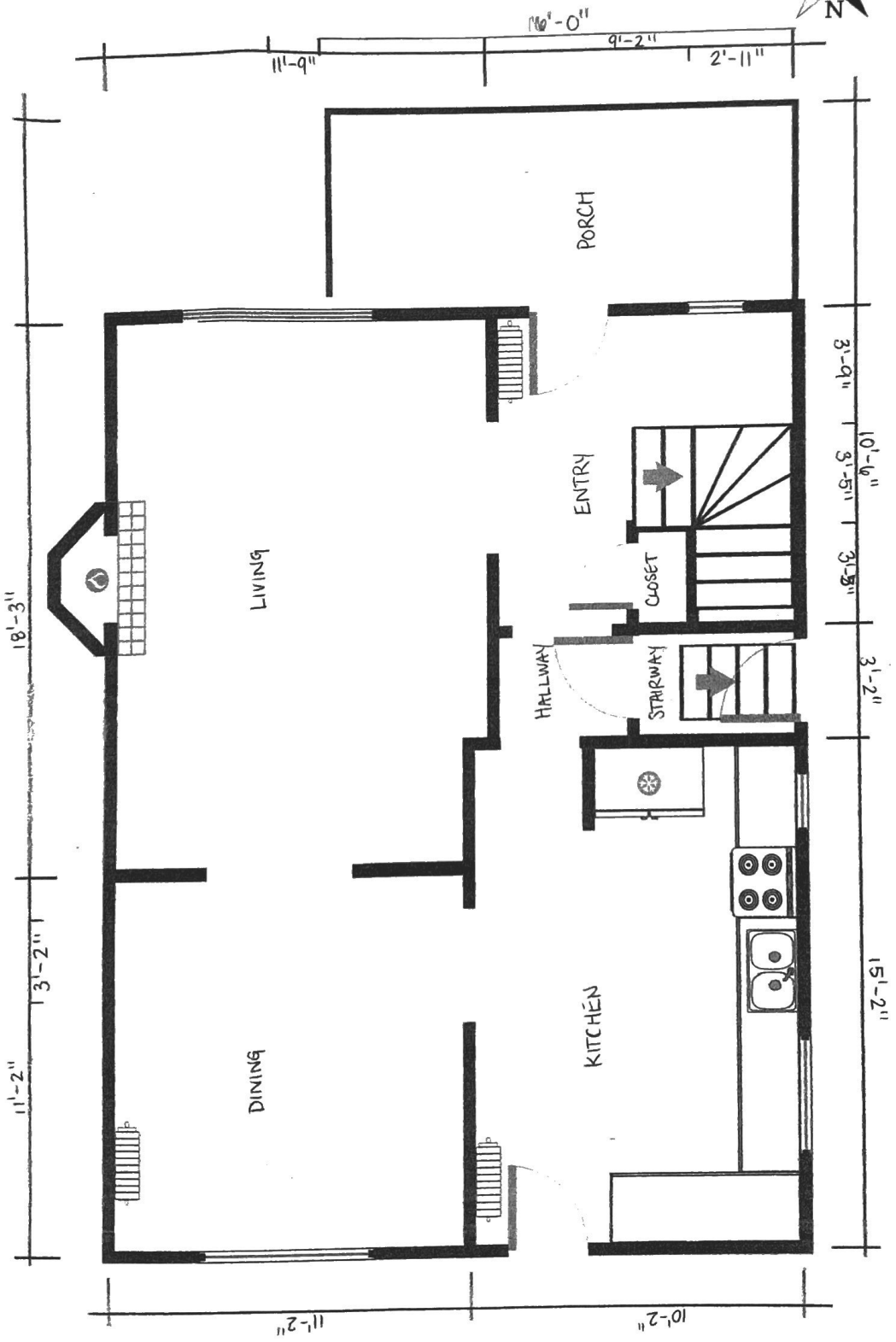
DATED: February 16th, 2021.

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.

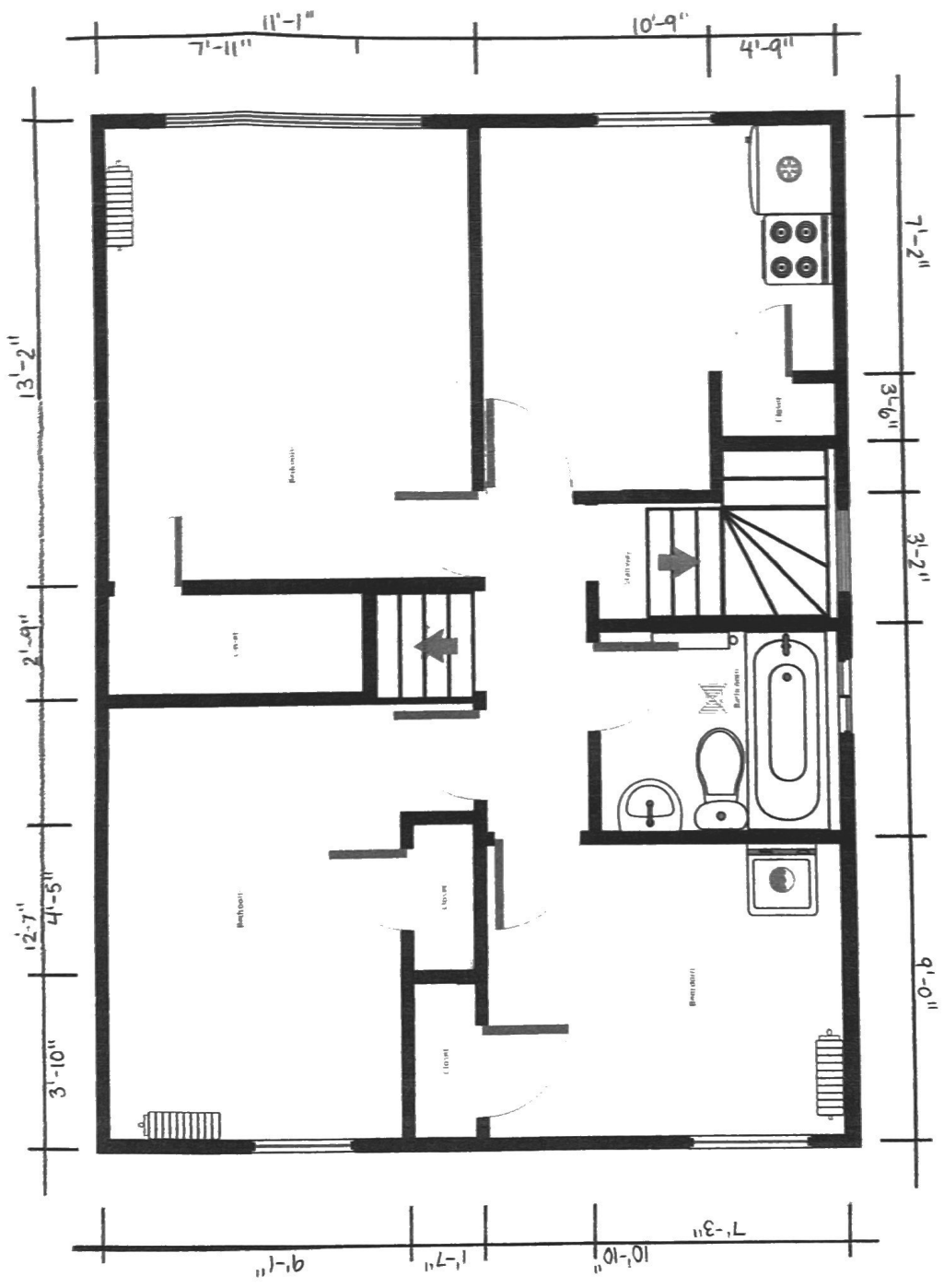


THIS FLOOR PLAN IS PROVIDED WITH GREAT CARE AND ACCURACY. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY AND ALL ERRORS OR OMISSIONS. WITHOUT LIMITATION, THE ARCHITECT'S QUALITY OR ACCURACY OF DIMENSIONS.



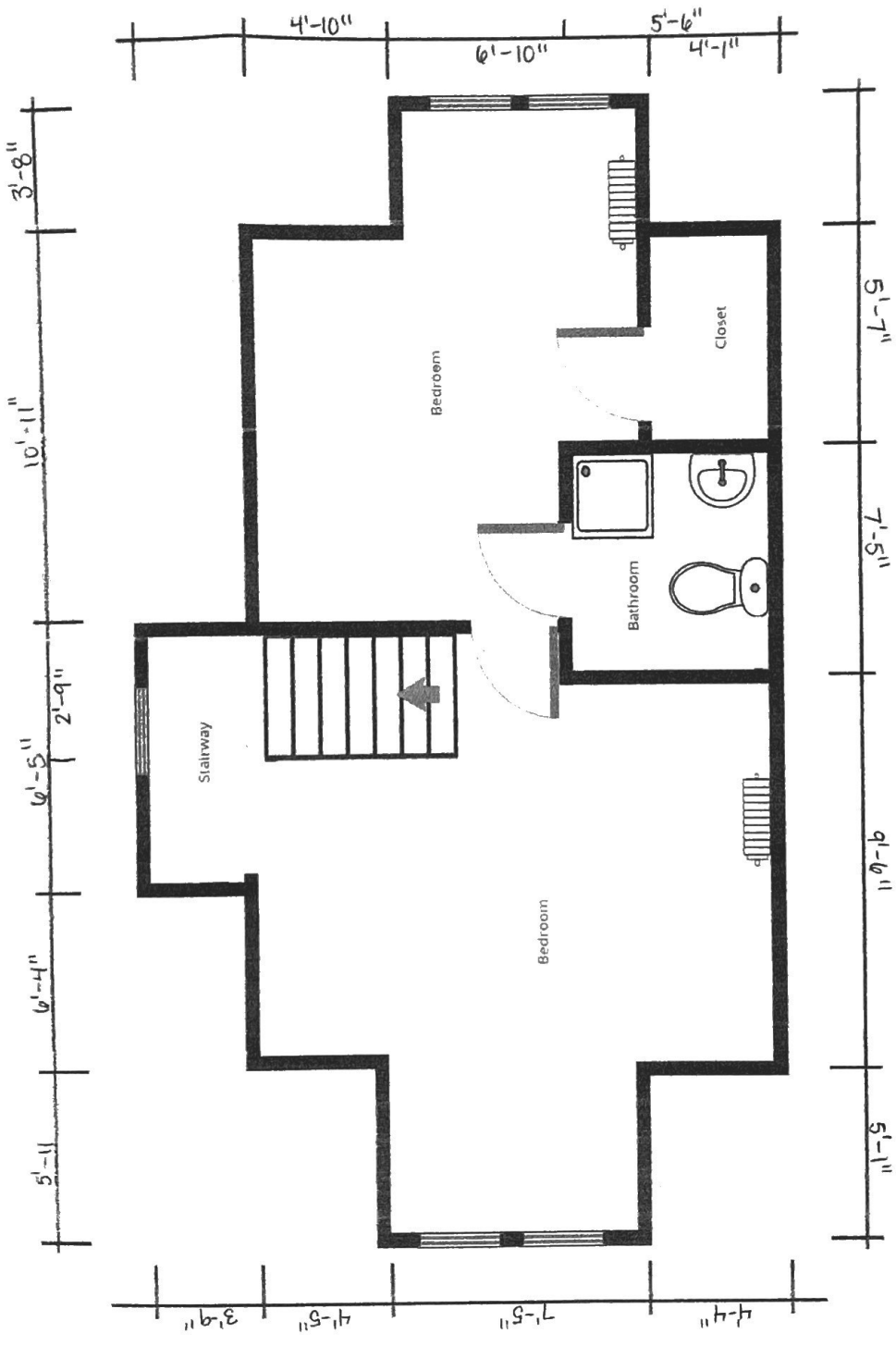
MAIN FLOOR (EXISTING)

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ARCHITECT.

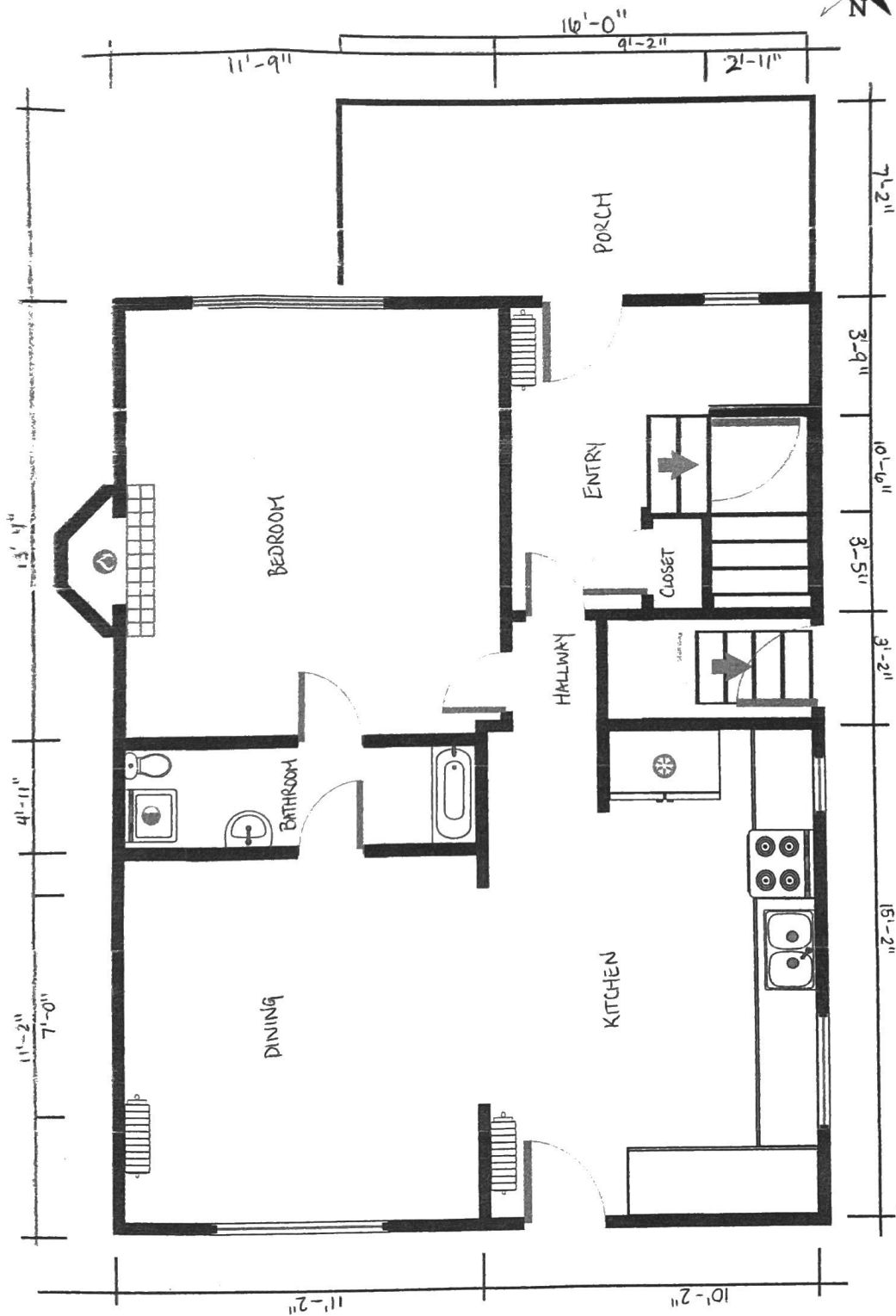


SECOND FLOOR (EXISTING)

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPHA DISCLAIMS ANY WARRANTY INCLUDING WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



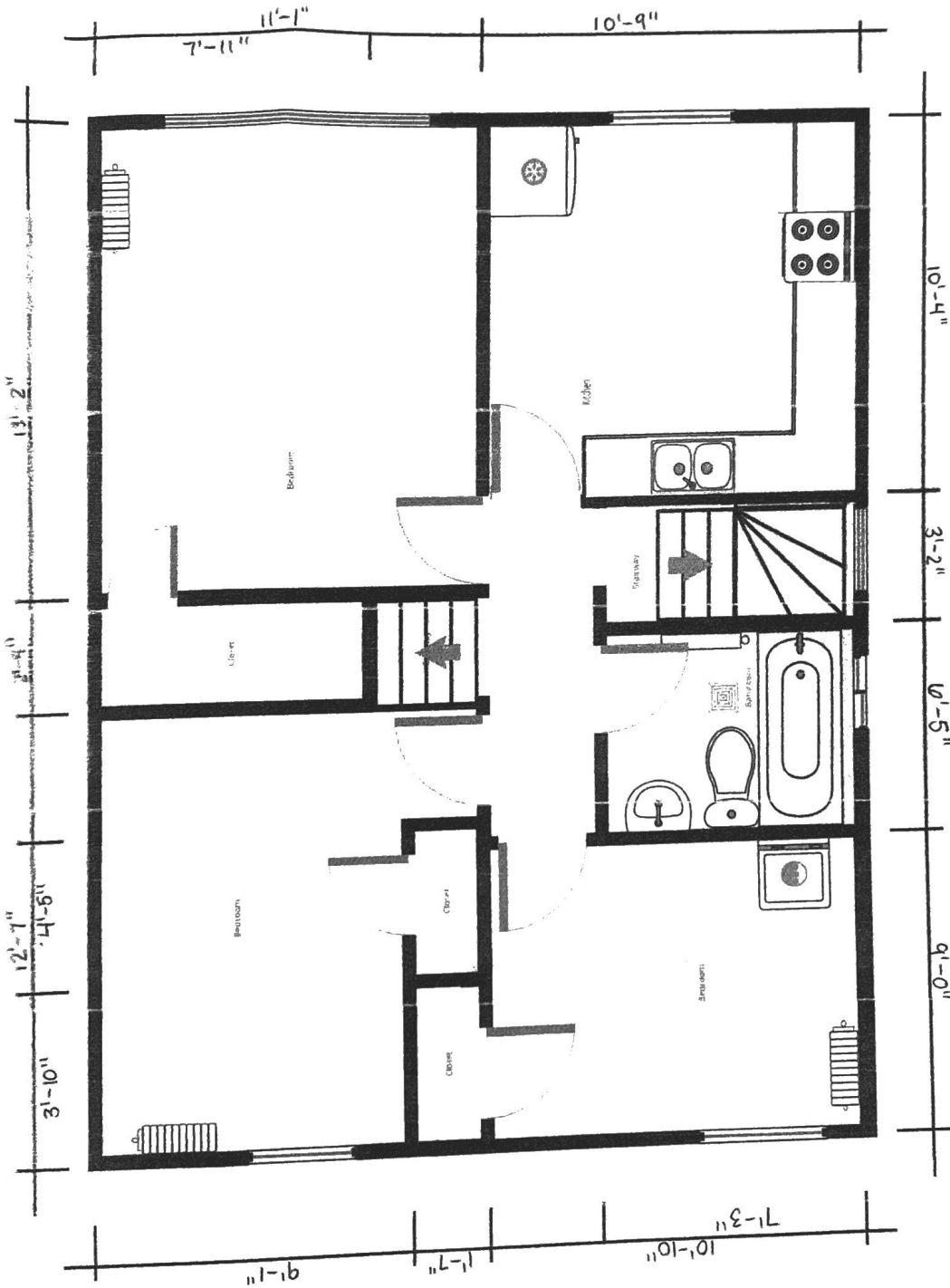
THIRD FLOOR (EXISTING)



MAIN FLOOR (PROPOSED)

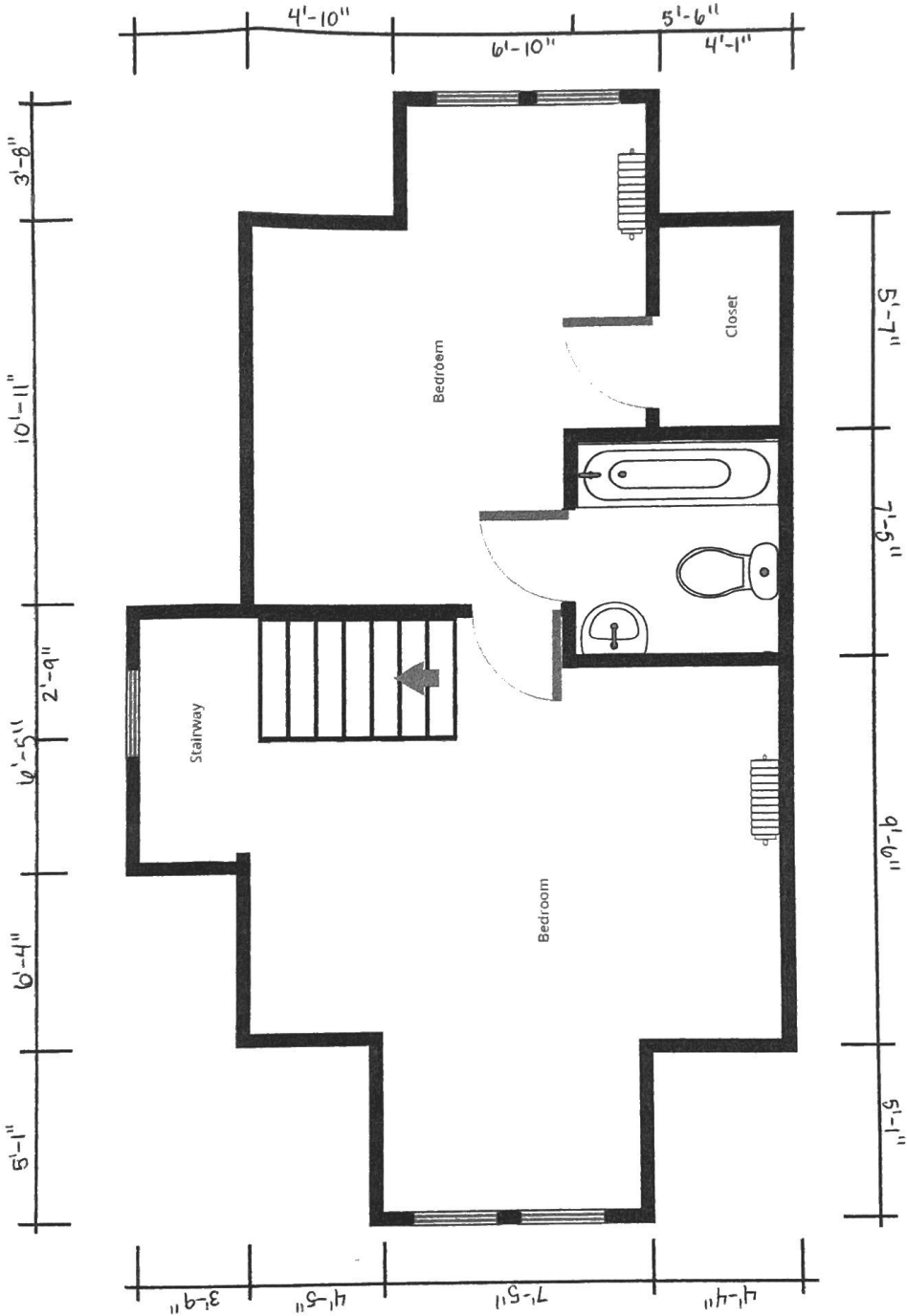
- PLAN
- BATHROOM ADDITION
 - DINING ROOM WALL ENLARGEMENT
 - BASEMENT ENTRANCE CLOSURE
 - ENTRANCE TO SECOND FLOOR

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSORIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTION, QUALITY OR ACCURACY OF DIMENSIONS.



SECOND FLOOR (PROPOSED)

PLAN
KITCHEN PLUMBING



5

THIRD FLOOR (PROPOSED)
PLAN
BATH ROOM SINK RELOCATION



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

Planning and Economic Development Department
Planning Division

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.**

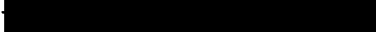

FOR OFFICE USE ONLY.	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

**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.

- Name of Owner Steven Foster 
- 
- Name of Agent N/A Telephone No. N/A
FAX NO. _____ E-mail address. _____
- Address _____
Postal Code _____

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:
Todd Karges - 16 Woodside Dr., Hamilton, ON
Postal Code L8T 1C3

Postal Code _____

6. Nature and extent of relief applied for:
Applying for a parking variance for the single family home that I have
applied to have converted into a duplex

7. Why it is not possible to comply with the provisions of the By-law?
My single family home has 13 rooms and one parking spot. According
to the by-law, more than one parking spot is needed for a duplex.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):
100 Dunsmure Rd., Hamilton
Part Lot 63, Plan 304

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?

Property and neighborhood are residential zone C. Property is also approx.
100 years old with no zoning interruption

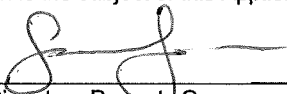
9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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.

January 12, 2021
Date


Signature Property Owner

Steven Foster
Print Name of Owner

10. Dimensions of lands affected:

Frontage 33ft

Depth 56ft

Area 1848 sqft

Width of street 2 lane residential with curbside parking

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: Detached residential structure
2.5 Floors, 12 rooms, 2000 sqft

Proposed: Detached residential structure
2.5 Floors, 13 rooms, 2000 sqft

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: 4ft from main house

Rear: 10ft from main house

Front: 18ft from main house

Proposed: - same as existing -

13. Date of acquisition of subject lands:
October 11, 2019
14. Date of construction of all buildings and structures on subject lands:
November 4, 2019 - February 4, 2020
15. Existing uses of the subject property: Single detached dwelling
16. Existing uses of abutting properties: Single detached dwelling
17. Length of time the existing uses of the subject property have continued:
130 years
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:
Neighborhoods
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Residential Zone C
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