

## **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
- 

**APPLICATION NO.:** HM/A-20:234

**APPLICANTS:** Owner K. & D. Wilkinson  
Agent G. Day

**SUBJECT PROPERTY:** Municipal address **18 Morden St., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended by By-Law 75-135 & 19-307

**ZONING:** "D"/S-1787district (Urban Protected Residential One and Two Family Dwellings)

**PROPOSAL:** To permit the construction of a full 3rd storey addition to the existing single-family dwelling notwithstanding that;

1. A minimum front yard depth of 1.8 m shall be provided to the proposed new addition instead of the minimum required 6.0 m; and
2. A 0.0 m side yard width shall be provided on the easterly side lot line instead of the minimum required side yard width of 2.7 m; and
3. A minimum rear yard depth of 4.3 m shall be provided instead of the minimum required rear yard of 10.5 m; and
4. Eaves and gutters shall be permitted to encroach the entire width of the south lot line for the proposed new 3rd storey addition instead of the maximum permitted encroachment into a required front yard not more than 1.5 m provided that no such projection shall be closer to a street line than 1.5 m

NOTE: The proposed addition does not exceed 8 habitable rooms; therefore, variances for parking have not been triggered.

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

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**DATE:** Thursday, April 22nd, 2021  
**TIME:** 2:00 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:

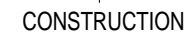
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: April 6th, 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.***



**& Associates Limited**  
37 Main Street South,  
PO Box 1479  
Waterdown, On L0R 2H0  
Tel: (905) 548-7607  
Info@charleslinsey.com  
www.charleslinsey.com

**THIS DRAWING IS NOT  
TO BE USED AS PART OF A  
BUILDING PERMIT  
APPLICATION**

**THIS DRAWING IS FOR  
DISCUSSION PURPOSES  
ONLY**

REV.	DESCRIPTION	DATE
0	FOR MINOR VARIANCE APPLICATION	OCT. 13/20
client		
HOME OWNER		
project		
18 MORDEN STREET HAMILTON, ONTARIO  PROJECT No. 20-100		
title		
SITE PLAN		
drawn	G.D.	checked C.M.
date	OCTOBER 2020	scale 1/8" = 1'-0"
revision number	0	drawing number A1

Charles Linsey

& Associates Limited

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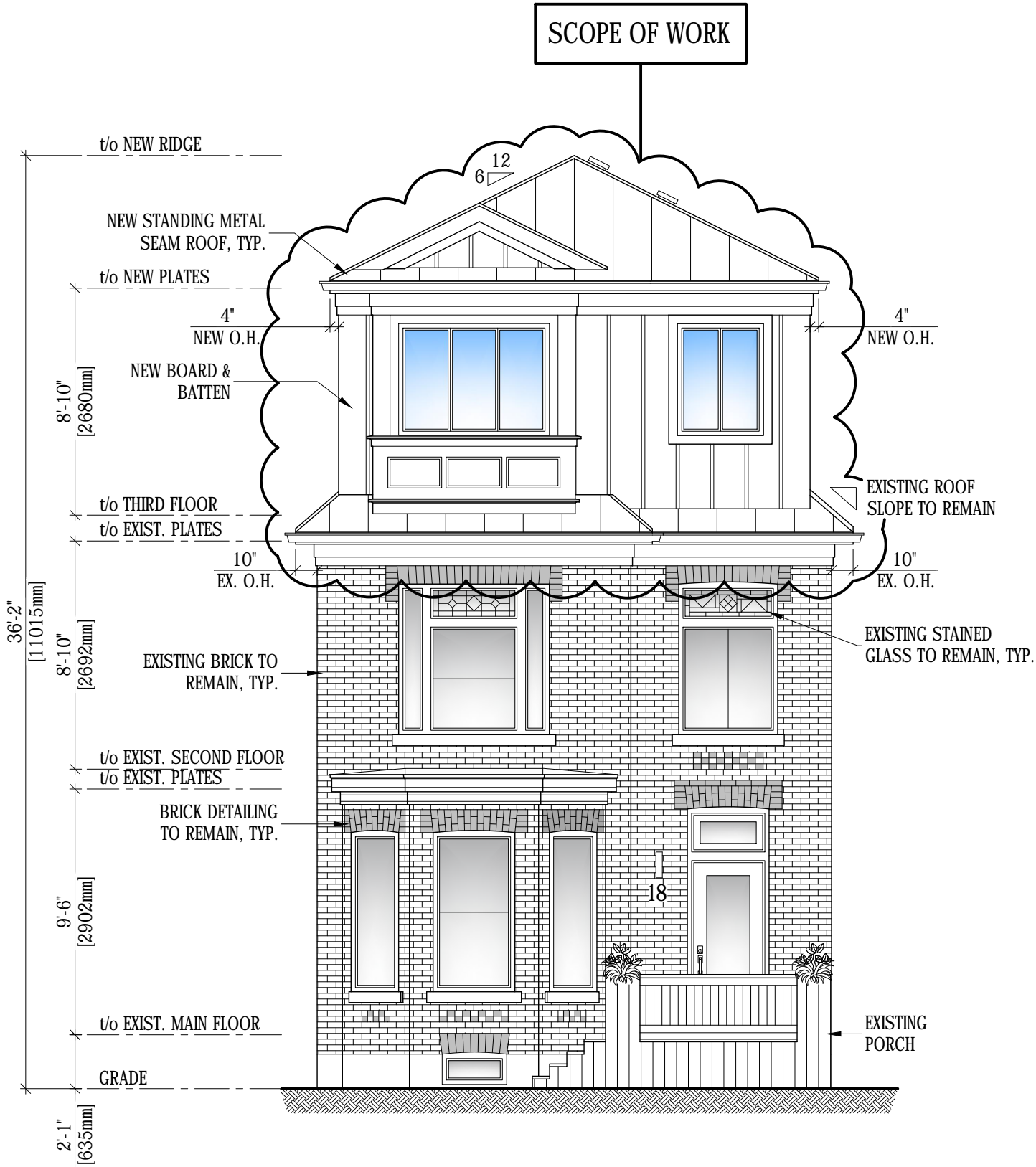
Info@charleslinsey.com

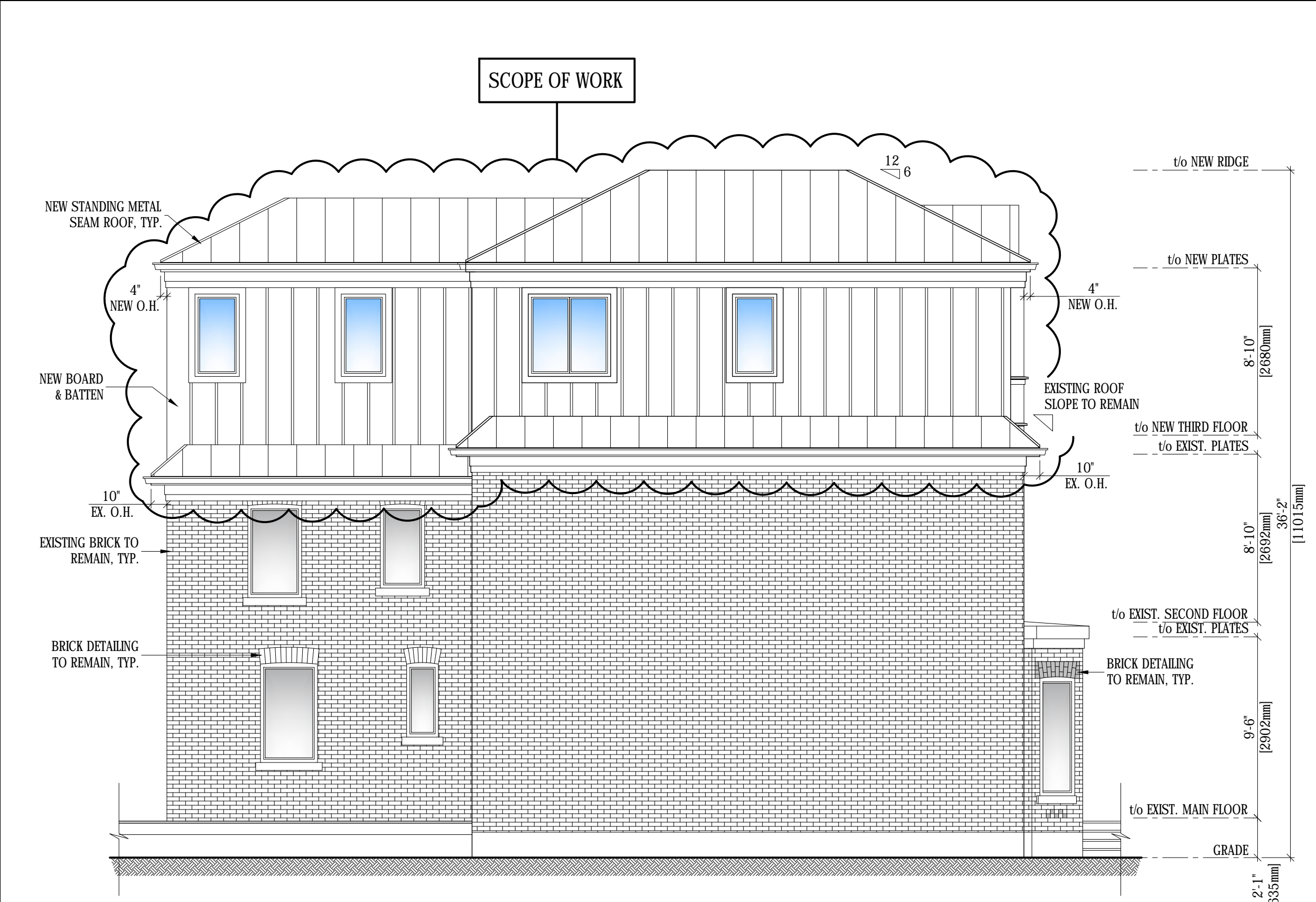
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REV.	DESCRIPTION	DATE
0	FOR MINOR VARIANCE APPLICATION	OCT. 13/20
1	REVISED PER HERITAGE COMMENTS	FEB. 24/21
client		
HOME OWNER		
project		
18 MORDEN STREET HAMILTON, ONTARIO		
PROJECT No. 20-100		
title		
FRONT (SOUTH) ELEVATION		
drawn	G.D.	checked C.M.
date	OCTOBER 2020	scale 3/16" = 1'-0"
revision number	1	drawing number A2





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1	REVISED PER HERITAGE COMMENTS	FEB. 24/21

client

HOME OWNER

project

18 MORDEN STREET  
HAMILTON, ONTARIO  
  
PROJECT No. 20-100

title

SIDE (WEST) ELEVATION

drawn	G.D.	checked	C.M.
date	OCTOBER 2020	scale	3/16" = 1'-0"
revision number	1	drawing number	A3

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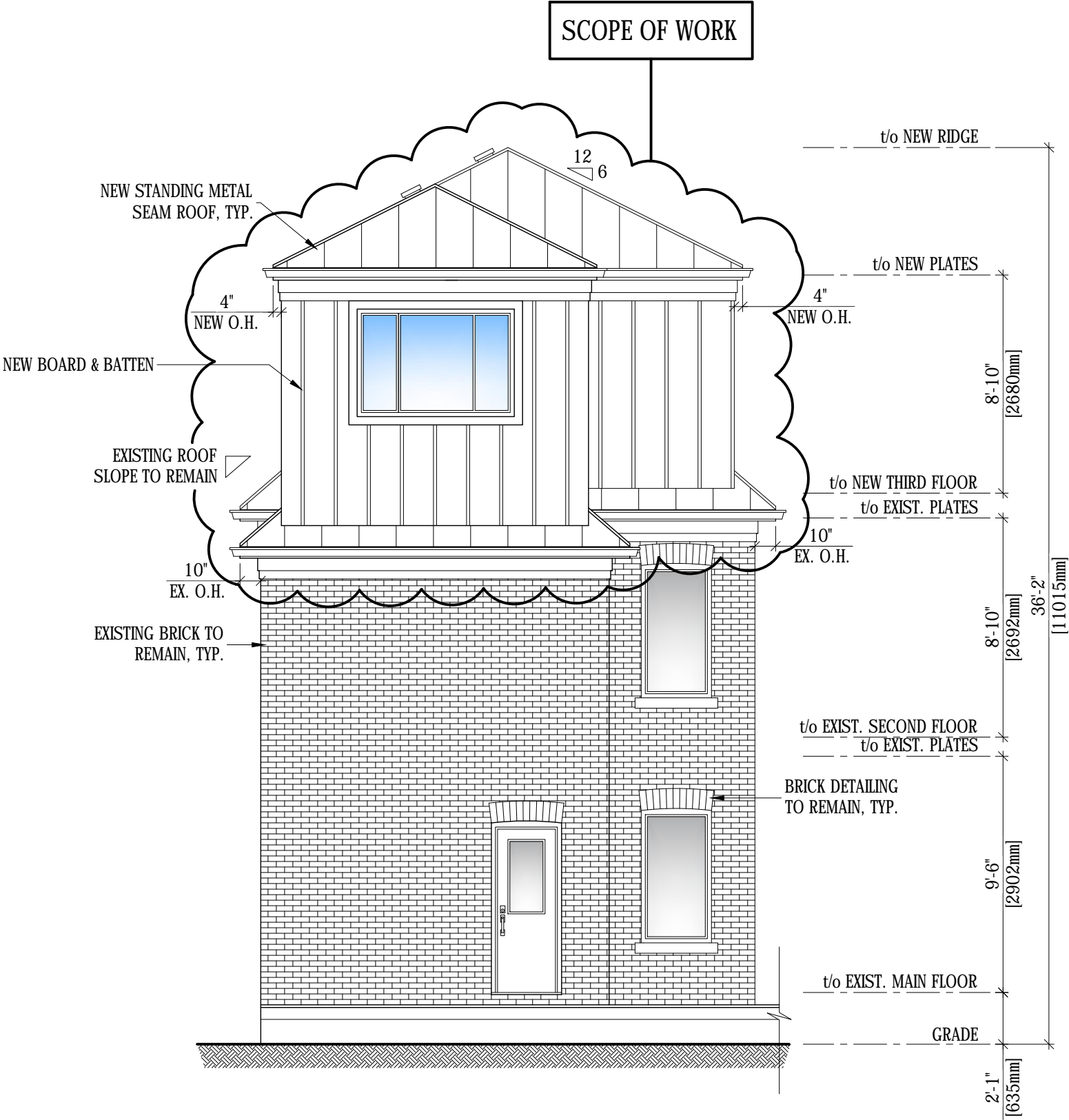
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client		
HOME OWNER		
project		
18 MORDEN STREET HAMILTON, ONTARIO		
PROJECT No. 20-100		
title		
REAR (NORTH) ELEVATION		
drawn	G.D.	checked C.M.
date	OCTOBER 2020	scale 3/16" = 1'-0"
revision number	1	drawing number A4



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1	REVISED PER HERITAGE COMMENTS	FEB. 24/21
client		
HOME OWNER		
project		
18 MORDEN STREET HAMILTON, ONTARIO		
PROJECT No. 20-100		
title		
SIDE (EAST) ELEVATION		
drawn	G.D.	checked C.M.
date	OCTOBER 2020	scale 3/16" = 1'-0"
revision number	1	drawing number A5

