

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-21:115

APPLICANTS: Owners R. & K. Leggat

SUBJECT PROPERTY: Municipal address **6 Pleasant Ave., Dundas**

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

ZONING: "R2" (Single Detached Residential) district

PROPOSAL: To permit the conversion of a single detached dwelling to allow for the creation of a second dwelling unit, notwithstanding that:

1. The required parking shall consist of two (2) two parking spaces instead of the required three (3) parking spaces for a converted dwelling;
2. Parking spaces shall be permitted within the required front yard, whereas no parking is permitted within the required front yard.
3. No manoeuvring spaces shall be provided for the required parking spaces, whereas the Zoning By-law requires 6.0 metre wide maneuvering spaces for 90 degree parking spaces which are to be provided entirely within the bounds of the parking areas within which such spaces are located.

NOTES:

1. The variance is written as requested by the applicant except an additional variance has been included to address the number of parking spaces.
2. The Dundas Zoning By-law requires the provision of three (3) parking spaces for a converted dwelling which consist of two (2) dwelling) units. Each parking space is required to be unobstructed and have a separate manoeuvring space.
3. The submitted site plan did not show the front property line correctly. The property line appears to be drawn to the sidewalk line instead of the actual lot line. The actual driveway does not provide sufficient depth for manoeuvring spaces based on the parking that is proposed.

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

DATE: Thursday, May 6th, 2021
TIME: 1:45 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: April 20th, 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.

PROJECT DESCRIPTION:
THIS PROJECT INVOLVES FINISHING THE BASEMENT OF THE EXISTING HOUSE, THIS PROPERTY IS LOCATED AT 6 Pleasant Ave. Dundas-Ontario L9H 3S7

GENERAL NOTES:

1. ALL REPAIR WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT, 2012, ONTARIO BUILDING CODE (OBC), WHERE APPLICABLE.
2. CONTRACTOR TO SUPPLY ALL LABOUR, TOOLS, EQUIPMENT, AND MATERIALS TO CARRY OUT THE REMOVAL AND REPLACEMENT OR REPAIR OF ALL DAMAGED COMPONENTS TO REINSTATE THE BUILDING TO MATCH (OR CLOSELY MATCH) THE PREVIOUS CONSTRUCTION OR CONDITION.
3. SELECTIVE DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH CSA S350-M1980 (R2003) AND MINISTRY OF LABOUR REQUIREMENTS.
4. THE CONTRACTOR IS TO PROVIDE SHORING WHERE NECESSARY IN COMPLIANCE WITH CSA S269.1.
5. ALL DIMENSIONS ARE IN IMPERIAL UNLESS OTHERWISE NOTED.
6. ALL DIMENSION LUMBER TO BE SPRUCE-PINE-FIR (S-P-F) NO.1 OR NO.2 EXTERIOR GRADE LUMBER.
- a. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS PER O.B.C. 6.2.12., 9.33.4 AND 11.5.1.1.
- b. SMOKE ALARMS SHALL BE INSTALLED ON EACH LEVEL, INCLUDING THE BASEMENT, PER O.B.C. 3.2.4.22., 9.10.19. AND 11.5.1.1.

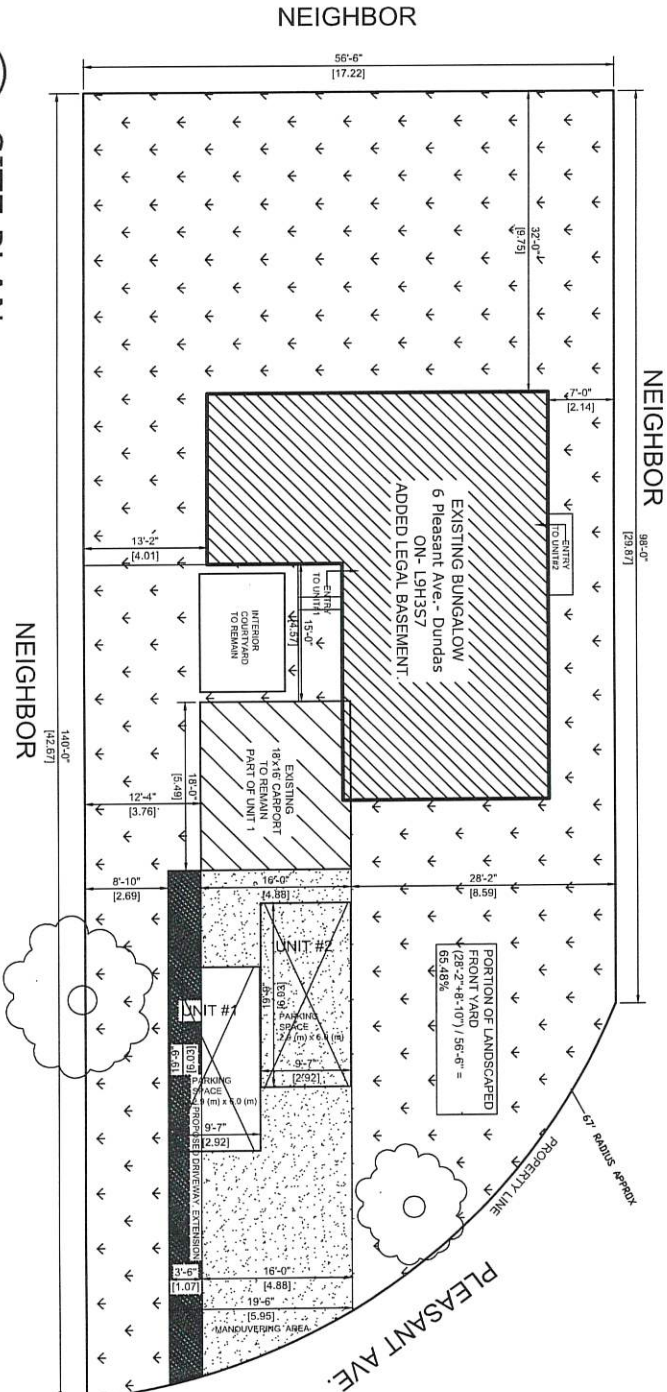
WALL TYPES	
PROPOSED INTERIOR WALLS (WI)	
INTERIOR NON-LOAD BEARING PARTITION WALLS FOR ROOMS - 2-1/2" NO. 5 STUDS @ 16" O.C. - 5/8" GYPSUM BOARD - SIDES (ON P.S.D.) @ 8" B.O.M. - UNITS NOTED OTHERWISE	BASEMENT PROPOSED EXTERIOR - 1/2" CONG BLOCK FINE WALL WITH CONTINUOUS STRIP FOOTING - 2" INSULATED CONCRETE - 2-1/2" NO. 5 STUDS @ 16" O.C. - 5/8" GYPSUM BOARD - 1/2" CONG FINISH W/ PRIMER & FINISH PAINT COATS

LEGEND:	
	MECHANICAL VENTILATION
	INTERCONNECTED ALARMS
	SMOKE ALARM (SAC)
	CARBON MONOXIDE ALARM (CO)

Alarms shall be interconnected w/ Existing Smoke in both dwelling floors of the existing House and New Basement Unit.

ENGINEER NOTES:
ALL WOOD MEMBERS TO BE SPF GRADE 1-2 UNO.
ALL NAILING OF MEMBERS SHALL BE COMPLIANT WITH 8.2.3 AS APPLICABLE
LYL MEMBERS SHALL BE GRADE 2.0E (IF USED)

SITE PLAN NOTES:
LOT SIZE:
45'-0" x 118'-0"



1 SITE PLAN
SP01 NOT TO SCALE

ENGINEER NOTES:
SITE PLAN BASED ON HAMILTON NAVIGATOR

REV	DATE	DESCRIPTION	BY	CHK
1	02/14/2021	ISSUED FOR PERMIT	AS	AS
2	02/14/2021	ISSUED FOR PERMIT	AS	AS
3	02/14/2021	ISSUED FOR PERMIT	AS	AS
4	02/14/2021	ISSUED FOR PERMIT	AS	AS
5	02/14/2021	ISSUED FOR PERMIT	AS	AS



DATE	BY	DESCRIPTION
02/14/2021	AS	AS
02/14/2021	AS	AS
02/14/2021	AS	AS
02/14/2021	AS	AS
02/14/2021	AS	AS

6 Pleasant Ave.
Dundas-Ontario
L9H 3S7

PROPOSED
SITE PLAN
PROJECT NOTES/WALL TYPES

SP0.01 0

6 Pleasant Site Plan

HATCH CODE:

NEW PARTITION WALL

1HR FIRE RATING

ITEM/WALL
TO BE REMOVED

POURED CONCRETE
FOUNDATION WALL
10" THICK

INTERCONNECTED ALARMS

SMOKE ALARM (SMK)

CARBON MONOXIDE ALARM (CO)

Alarms shall be interconnected w/ Flashing Strobes, in both dwelling floors of the existing house and New Basement Unit.

LEGEND:

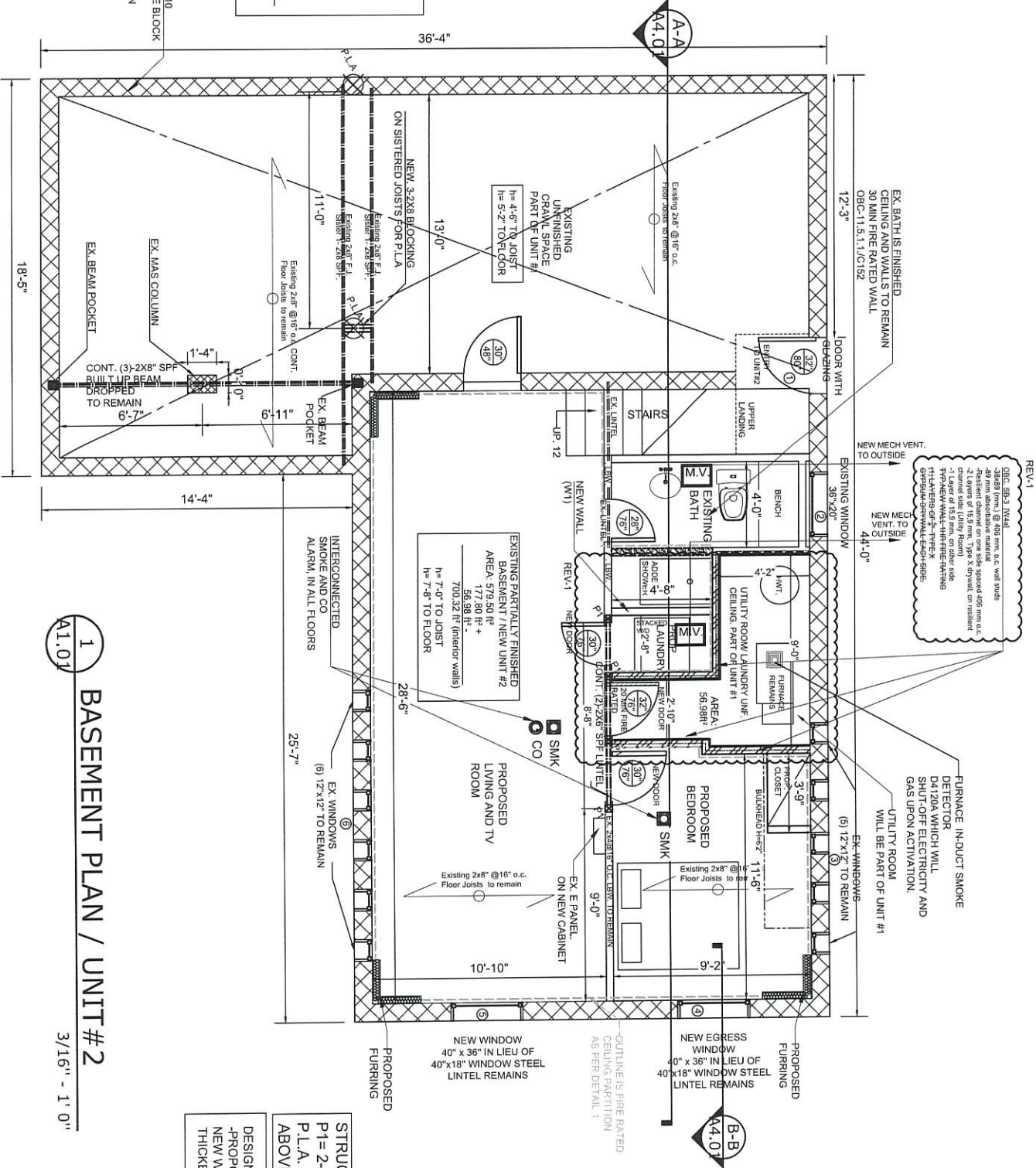
MECHANICAL VENTILATION

Glass Area

TYPE	ROUGH OPENING	GLASS AREA
1 Entry Door Area:	16.66 ft ²	9.05 ft ²
2 Window Area:	5.00ft ²	3.26 ft ²
3 Windows Area:	5.00 ft ²	3.26 ft ²
4 New Window Area:	12.00 ft ²	9.00 ft ²
5 Window Area:	12.00 ft ²	9.00 ft ²
6 Windows Area:	6.00 ft ²	3.91 ft ²
Total:	56.66 ft ²	37.48 ft ²

EGRESS WINDOW*
REQUIREMENT AS PER
OBC, 9.9.10.1.

EXISTING 10
CONCRETE BLOCK
WALL
TO REMAIN



REV-1
OBC, SPB3 (WALL)
-3x6x9 (mm.) @ 409 mm. o.c. wall studs
-30 mm. associative materials
-2 layers of 15.9 mm. Type X drywall, on resilient
channel side (Utility Room)
-2 layers of 15.9 mm. Type X drywall, on resilient
channel side (Bathroom)
-1/2\"/>

FURNACE IN-DUCT SMOKE
DETECTOR
D4120A WHICH WILL
SHUT-OFF ELECTRICITY AND
GAS UPON ACTIVATION.

UTILITY ROOM
WILL BE PART OF UNIT #1

EX. WINDOWS
(5) 12"x12" TO REMAIN

PROPOSED
FURNING

NEW EGRESS
WINDOW
40" x 36" IN LIEU OF
40"x18" WINDOW STEEL
LINTEL REMAINS

PROPOSED
FURNING

NEW EGRESS
WINDOW
40" x 36" IN LIEU OF
40"x18" WINDOW STEEL
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FURNING

NEW EGRESS
WINDOW
40" x 36" IN LIEU OF
40"x18" WINDOW STEEL
LINTEL REMAINS

Proposed Basement Unit

STRUCTURAL NOTES:
P1= 2-2X4 SPF POST.
P.L.A. = POINT LOAD
ABOVE

DESIGNER NOTES:
-PROPOSED CONSTRUCTION/
NEW WALLS AND ITEMS IN
THICKER LINE.



DATE	03/15/2021
BY	AS SHOWN
DATE	03/15/2021

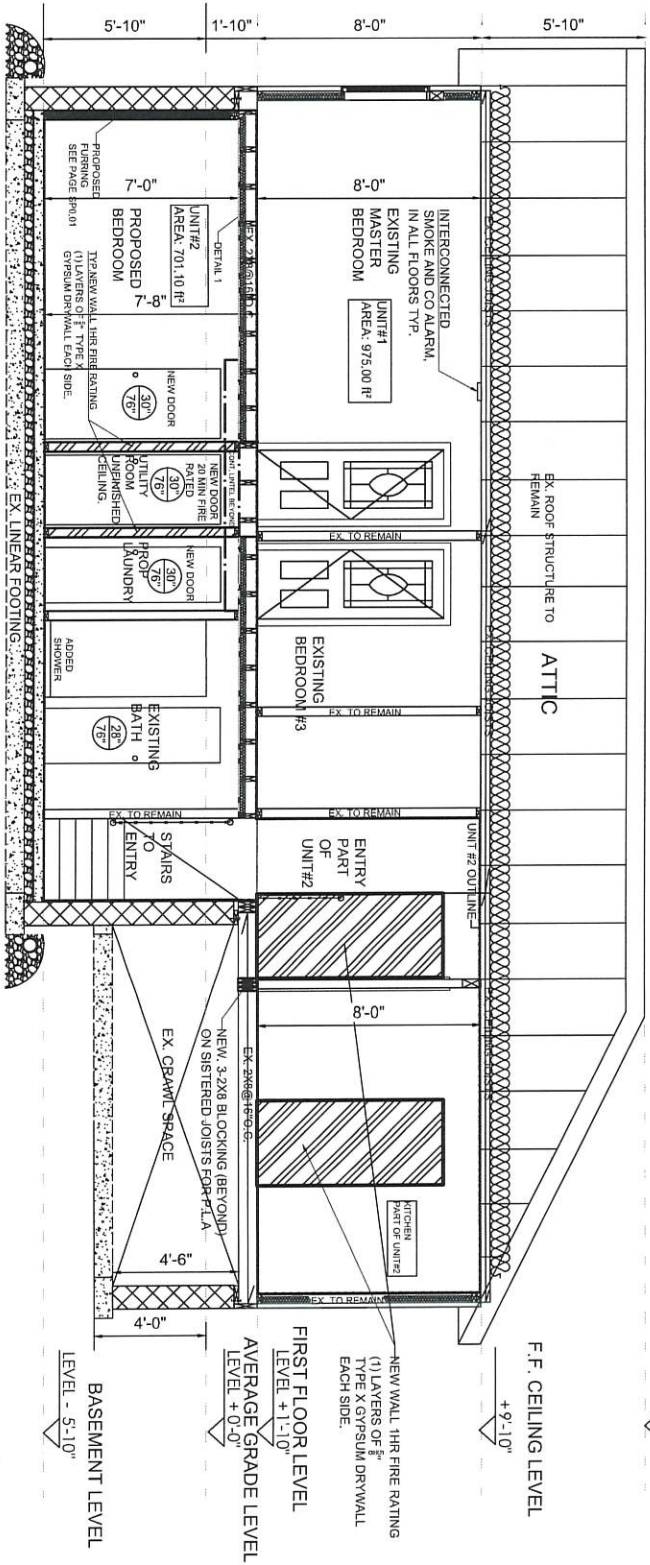
6 Pleasant Ave.
Dundas
L9H 3S7

PROPOSED
BASEMENT
LEGAL UNIT#2
A1.01



DATE	DESCRIPTION	BY	CHK
03/15/2021	BASEMENT UNIT #2	AS SHOWN	12/2

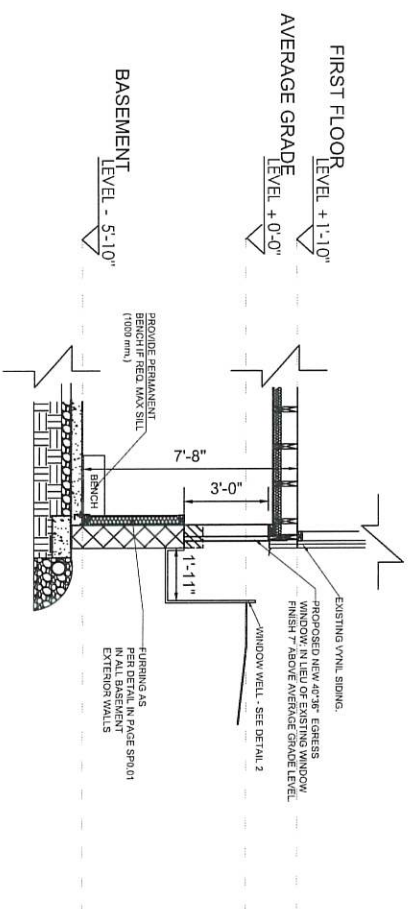
REV	DATE	DESCRIPTION	BY
0	2014-06-22	ISSUED FOR PUNCH	JAD



SECTION A-A

$$\frac{41.01}{100}$$

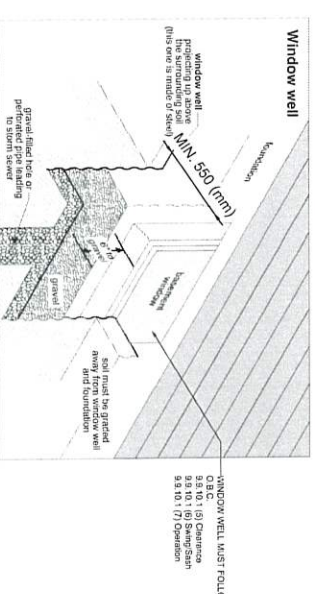
3/16" - 1' 0"



SECTION B-B

A4.1

3/16" - 1' 0"

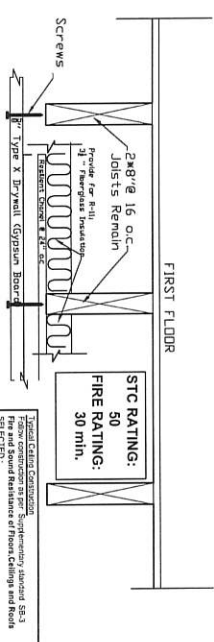


1
A4.1

"DETAIL 1" TYPICAL CEILING ASSEMBLY

NOT TO SCALE

NOT TO SCALE



CLAIM	DATE
AZD	AZD
DATE	DATE
AS SHOWN	02/14/2021

TITLE PROPOSED SECTION A-A SECTION B-B / DETAIL 1	D. PIERCEANT, AVE. Dundas-Ontario L9H 3S7
DRAWING NO. A4.01	REV. 0

NO.	DATE	REVISION
1	02/14/2021	ISSUED FOR PERMIT
2	02/14/2021	REVISED FOR REPORT
3		
4		
5		
6		
7		
8		
9		
10		



DATE	BY	APPROVED
02/14/2021	AZD	AZD
02/14/2021	AS SHOWN	

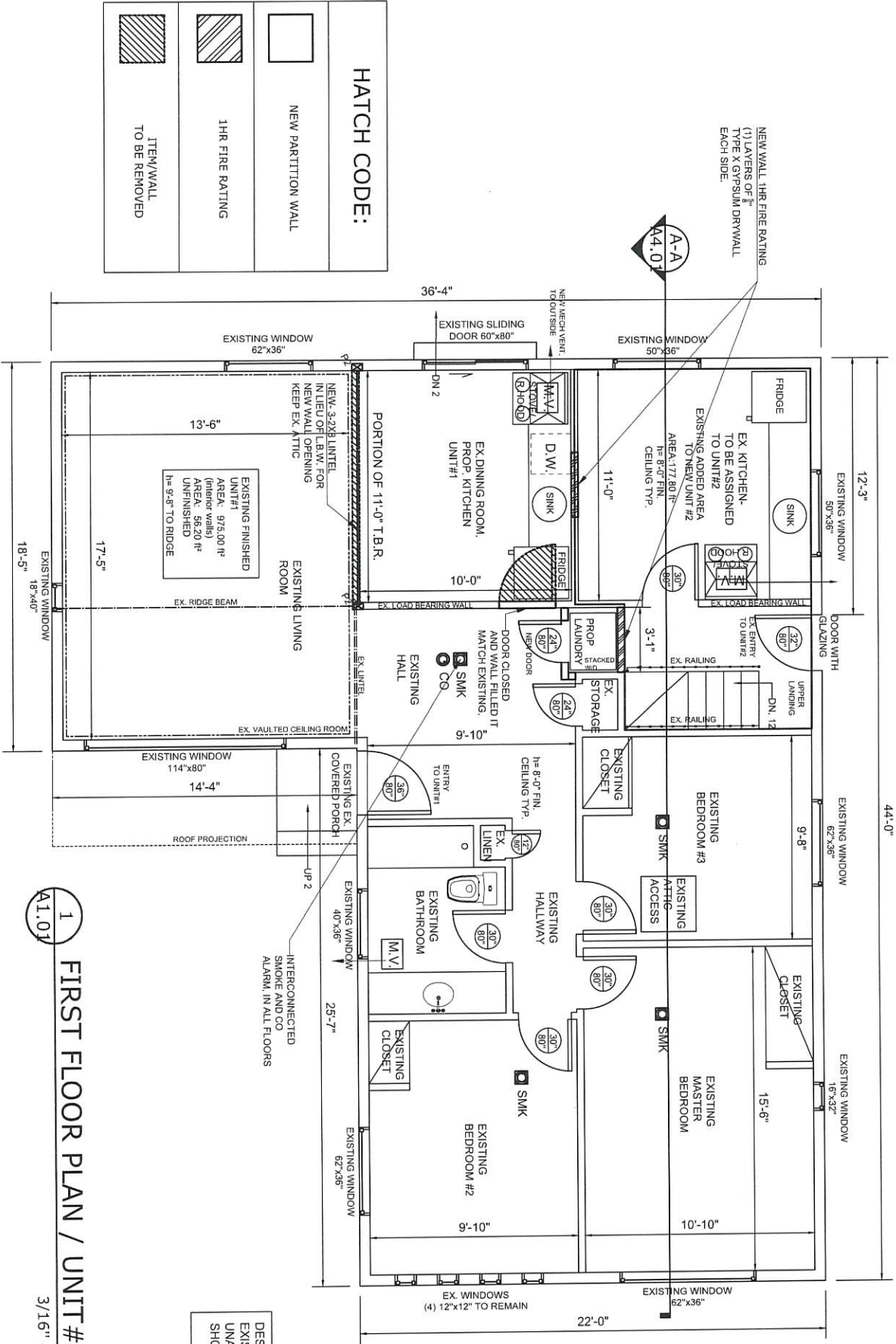
6 Pleasant Ave.
Dundas Square
L9N 3B7

PROJECT	PROPOSED FIRST FLOOR PLAN
UNIT #	UNIT #1
SCALE	A1.02
DATE	0

STRUCTURAL NOTES:
P2= 3-2X4 SPF POST.

DESIGNER NOTES:
EXISTING FIRST FLOOR TO REMAIN UNALTERED CHANGES PROPOSED ARE SHOWN IN THICKER LINEWEIGHT.

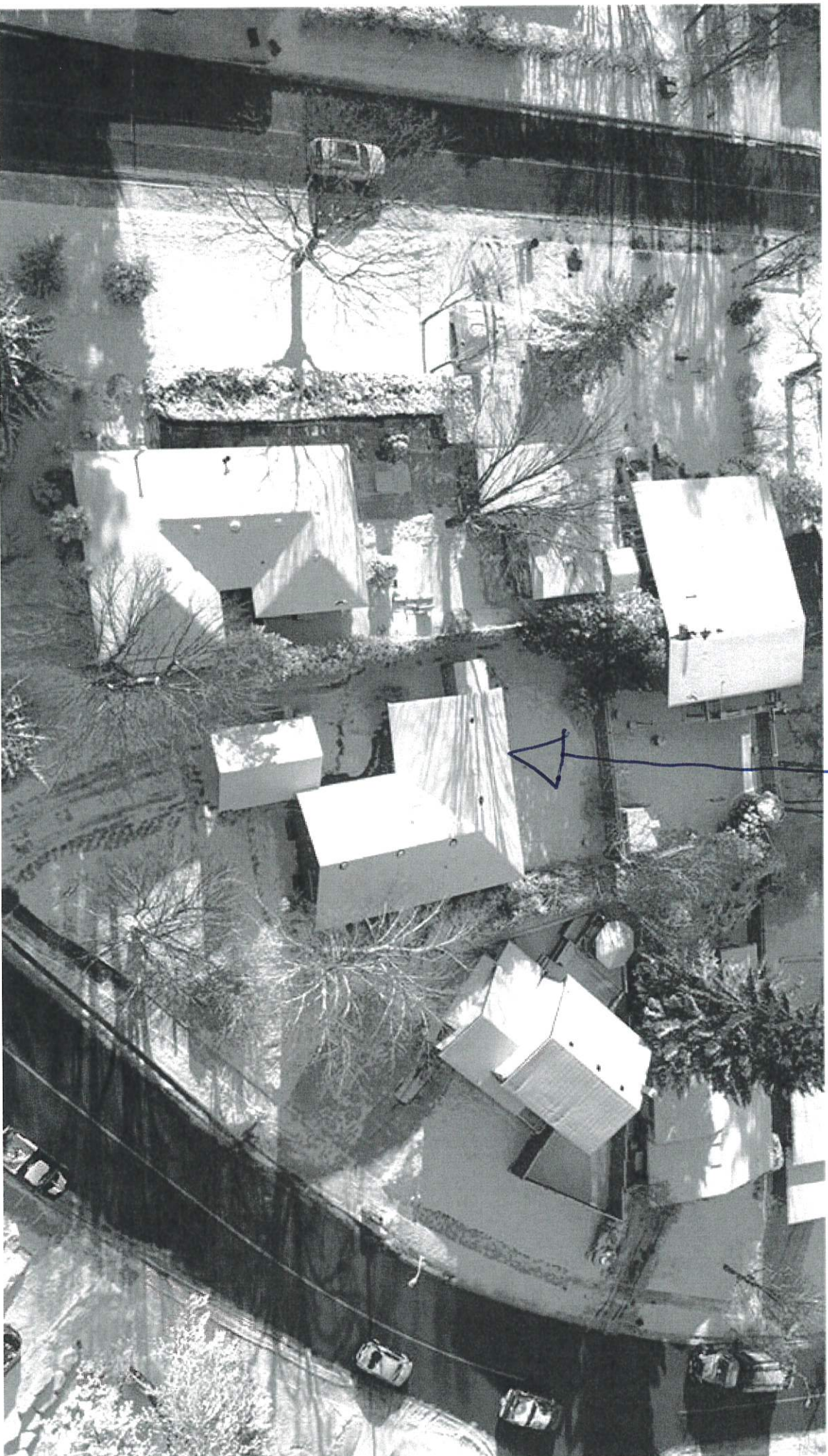
1 FIRST FLOOR PLAN / UNIT #1
3/16" - 1' 0"



HATCH CODE:	
	NEW PARTITION WALL
	1HR FIRE RATING
	ITEM/WALL TO BE REMOVED

Proposed Main floor Unit

Subject Property



SITE PLAN FROM ABOVE
to Pleasant Ave



6 Pleasant North side Upstairs Unit/Entry



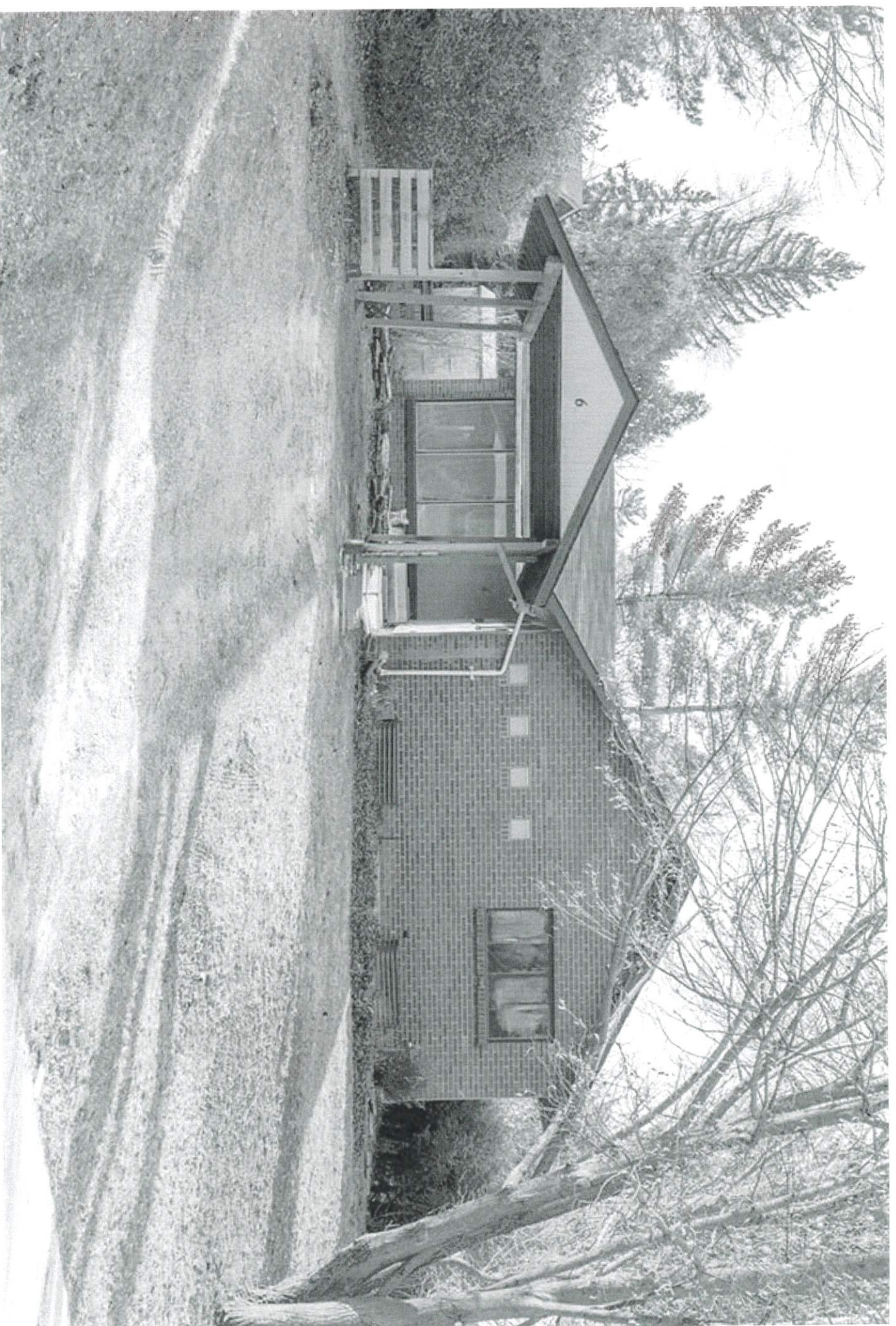
6 Pleasant Rear Yard East Side



6 Pleasant View from North Side Beside Private Pine Tree



View from Pleasant Ave Sidewalk Showing Existing Drive



6 Pleasant Front of Home

orkflow Review Changelogmark Viewer

Show 5 records

AGE	DEPARTMENT	CYCLE	UPDATED BY	FILE NAME	MARKUP NAME	CHANGEMARK SUBJECT	CHANGEMARK DETAILS
	<input type="text" value="Contains..."/>	<input type="text" value="Equals..."/>	<input type="text" value="Contains..."/>	<input type="text" value="Contains..."/>	<input type="text" value="Contains..."/>	<input type="text" value="Contains..."/>	<input type="text" value="Contains..."/>



Building Admin 1 Evan Inrig A1.01.pdf Cycle 1- A1.01 Changemark #02

The proposed wall assembly requires a STC rating of 50. Revise design to clearly identify the SB-3 wall assembly to achieve compliance to OBC Div. B Part 9.11.1.



Building Admin 1 Evan Inrig A1.01.pdf Cycle 1- A1.01 Changemark #03

The proposed utility room requires a 810mm (32") width door as per OBC Div. B Part 9.5.11. Revise Design to accommodate the require

Save

Cancel



Building Admin 1 Evan Inrig SP01.01.pdf Cycle 1- SP01.01 Changemark #01

The proposed parking design requires approval through Committee of Adjustment. Provide approval through Committee of Adjustment or Revise design to achieve compliance to bylaw 3581-86 (Dundas) Section 7. Note: no parking is permitted in the front yard. tandem parking is not permitted, 3 parking spaces sized at 2.7m x 6.0m each with 6.0m maneuvering space are required, etc.

Remarks from City Permit Review, Evan

6 Pleasant Ave, Hamilton, L9H3S7

[Suggest an address correction](#)



Owner Name

GLENDINNING,
DOROTHY;
GLENDINNING, DONALD



Last Sale

\$1
Aug 25, 1972



Lot Size

70.70 ft 140.87 ft
Frontage Depth

Measurements Available
(See Site & Structure)



Assessed Value

\$397,000
Based on Jan 1, 2016

Phased-In Value

\$397,000
2021 Tax Year

Legal Description

LT 6, PL 1194 ; S/T HL182264 DUNDAS CITY OF HAMILTON

Property Details



GeoWarehouse Address

6 PLEASANT AVE, HAMILTON, L9H3S7

Land Registry Office

Hamilton Wentworth (62)

Owner Names

GLENDINNING, DOROTHY; GLENDINNING, DONALD

Ownership Type

Freehold

Land Registry Status

Active

Registration Type

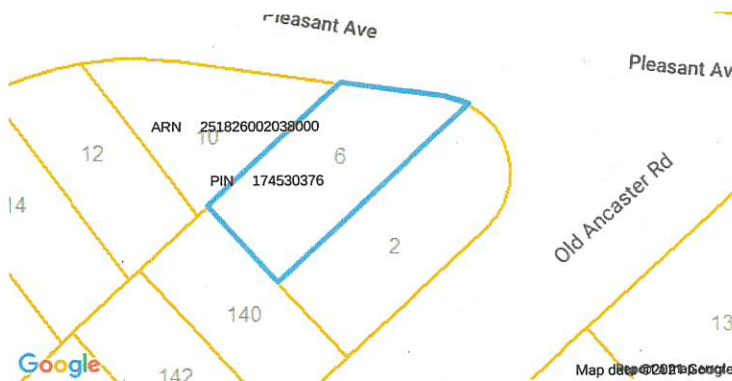
Certified (Land Titles)



PIN

174530376

LAND REGISTRY INFORMATION

Site & Structure



Lot Size Area: 6,781.26 ft² (0.156 ac) Perimeter: 364.17 ft
 Measurements: 7.02 ft x 63.96 ft x 98.01 ft x 56.11 ft x 141.13 ft 
 Lot Measurement Accuracy: HIGH 

Assessment 1 ARN : 251826002038000

Site Frontage: 70.71 ft Depth: 140.87 ft

Structure Property Description: Single-family detached (not on water) Property Code: 301

Total Floor Area (above grade): [Click to purchase](#)

Phased-In Value [Click to purchase the 4-year Phase-in Report](#)

Assessed Value
 \$397,000
 Based on Jan 1, 2016

Valuation & Sales

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Aug 25, 1972	\$1	Transfer	GLENDINNING, DOROTHY; GLENDINNING, DONALD;	

LAND REGISTRY OFFICE INFO



Hamilton

Committee of Adjustment

City Hall, 5th Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

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, 2	NAME	ADDRESS	
Registered Owners(s)	Robert Leggat Kristy Leggat	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]
Applicant(s)*	Robert Leggat Kristy Leggat	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]
Agent or Solicitor	Todd Leggat	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]

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

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

Scotiabank

100 Yonge St, Toronto, Ont M5C 2W1

X KL [Signature]

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:

Would like to change home from single family residential to a two family home. We are told the current Dundas Bylaw requires all parking for a two family home conversion to be in the rear yard as per Evan, Permit examiner. We would instead like to satisfy parking requirements in the front yard with a more

5. Why it is not possible to comply with the provisions of the By-law? traditional layout.

It may be possible to comply however parking and manoeuvring would be very difficult, the entire backyard would become parking only, and the front yard is very large, being a much more ideal place.

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):

Address: 6 Pleasant Ave, Dundas, Ont L9H-3S7

Legal Description:

LT 6, PL 1194; s/t HL182264 DUNDAS CITY OF HAMILTON

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other _____

8.1 If Industrial or Commercial, specify use _____

8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☐ No ☒ Unknown ☐

8.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐ No ☒ Unknown ☐

8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

8.6 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 ☐

8.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ☐ No ☒ Unknown ☐

8.8 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 ☐

8.9 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 ☐

X

KE

KE

8.10 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 ☐

8.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Conversation with previous owners.

8.12 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 ☒

9. 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.

March 18/21
Date

Signature Property Owner

Robert Leggat/Kristy Leggat
Print Name of Owner

10. Dimensions of lands affected:

Frontage 70.70 ft
Depth 140.87 ft
Area 6,781 ft² (0.156 Acre)
Width of street 30 FT ROAD ONLY, 43 FT SIDEWALKS ALSO

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: A DETACHED BUNGALOW, BUILT APPROX 1962. MPAC SQ FOOTAGE 1243 FT.

Proposed

SAME AS EXISTING, WITH 2 UNITS IN THE EXISTING HOME

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

Existing: 1243 FT BUNGALOW LOCATED 7'0" (2.14m) TO WEST BOUNDARY, 32'0" (9.75m) TO SOUTH BOUNDARY, 13'2" (4.01m) TO EAST BOUNDARY AND IRREGULAR DISTANCE TO NORTH BOUNDARY FROM 20'0" (6.09m) TO 57'0" (17.3m)

Proposed:

UNCHANGED

[Handwritten signature]

13. Date of acquisition of subject lands:
MARCH 1, 2021

14. Date of construction of all buildings and structures on subject lands:
EXISTING HOME BUILT APPROX 1962

15. Existing uses of the subject property:
SINGLE FAMILY HOME

16. Existing uses of abutting properties:
SINGLE FAMILY HOMES

17. Length of time the existing uses of the subject property have continued:
SINCE 1962.

18. Municipal services available: (check the appropriate space or spaces)
Water ✓ Connected Yes
Sanitary Sewer ✓ Connected Yes
Storm Sewers ✓

19. Present Official Plan/Secondary Plan provisions applying to the land:
Bylaw 3581-86 (Dundas) Section 7

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Bylaw 3581-86 (Dundas) Section 7

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. Additional Information

24. 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.
Yes.

X KCL

MR