

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-21:102

APPLICANTS: Owner Zakir Uddin
Agent Sarbraz Chaundhry

SUBJECT PROPERTY: Municipal address **51 Bond St. N., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 96-109 & 19-307

ZONING: "C/S-1361 & S-1788" (Urban Protected Residential) district

PROPOSAL: To permit the construction of a full 2nd storey addition to the existing single-family dwelling notwithstanding that;

1. A maximum floor area ratio of 0.64 shall be permitted instead of the maximum 0.45 floor area ratio permitted.

2. A minimum front yard depth of 4.5 m shall be provided instead of the minimum front yard depth required of 6.0 m; and

Notes:

Please note that the proposed addition does not trigger parking variances as the total number of habitable rooms does not exceed 8; therefore, existing parking conditions shall be maintained.

Eaves or gutters may project into a required front yard not more than 1.5 m provided that no such projection shall be closer to a street than 1.5 m, whichever is the lesser. Insufficient details were provided to confirm compliance; as such, additional variances may be required.

An eave/gutter may project a maximum of one half of a side yard or 1.0m whichever is the lesser amount; therefore, an eave/gutter may project a maximum of 0.60 m into the minimum 1.2 m required northerly and southerly side yard. Insufficient details were provided to confirm compliance; as such, additional variances may be required.

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

DATE: Thursday, May 6th, 2021
TIME: 3:20 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

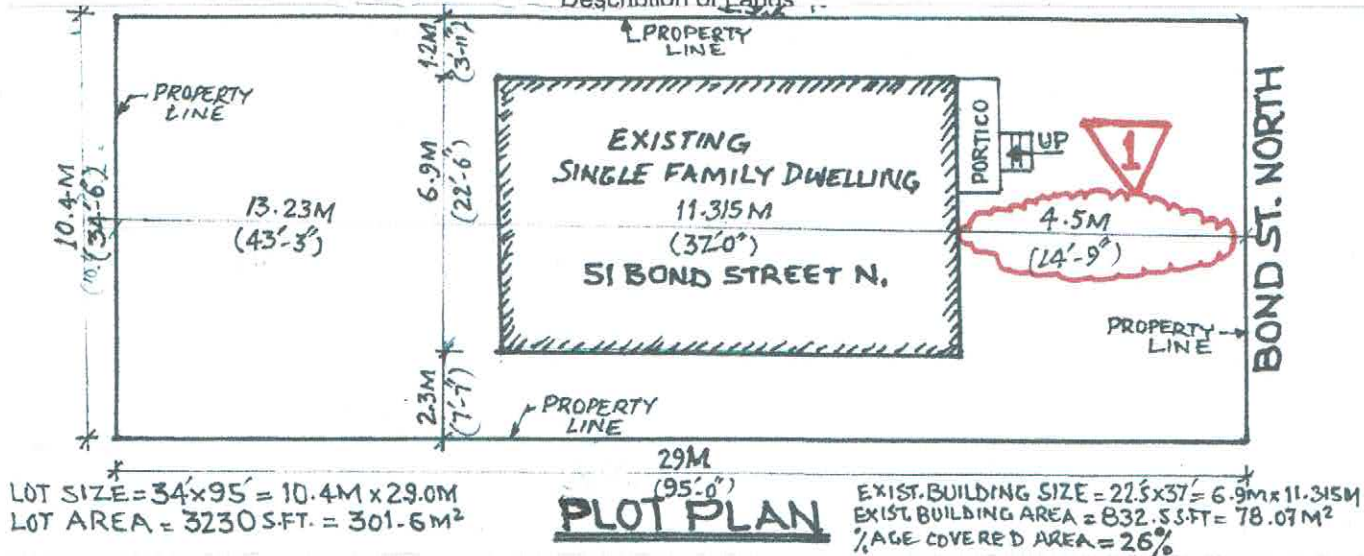
DATED: April 20th, 2021.

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.

SCHEDULE 'A'

Schedule "A"
Description of Lands



ISSUED FOR PERMIT	DATE
NO.	DESCRIPTION
PROJECT	
51-BOND ST. N. HAMILTON ON	
LOCATION PLOT PLAN	
CHECKED BY	DRAWING
DRAWN BY	SCALE
DATE	A-01

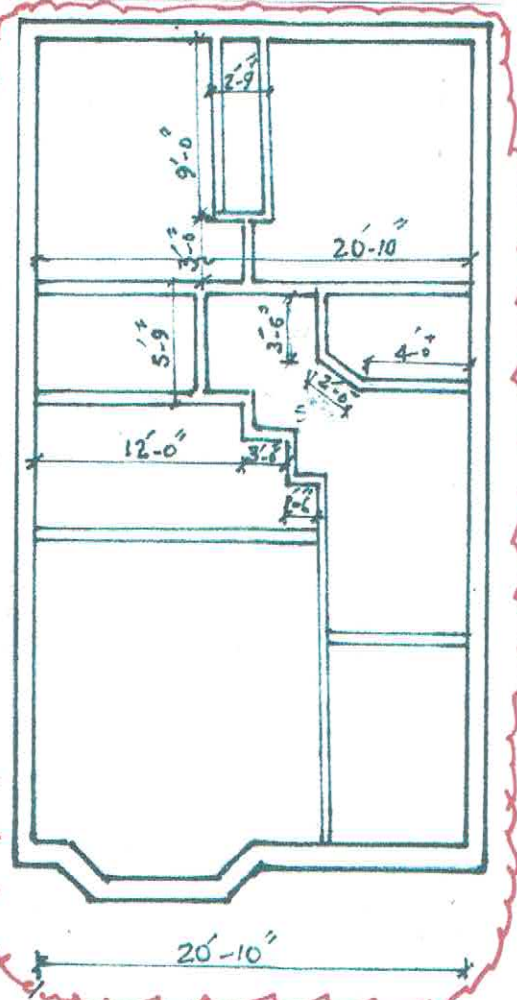
DETAILS OF VARIANCES

1. FRONT SET-BACK IS 4.5 METERS, 1.5 METER LESSER THAN 6.0 METERS AS REQUIRED BY ZONING.

2. GROSS FLOOR AREA OF AN ADDITIONAL FLOOR CAUSED A VARIANCE OF $607 FT^2 = 56.8 M^2$ IN PERMISSIBLE GROSS FLOOR AREA ON THIS LOT.

CALCULATIONS OF GROSS FLOOR AREA

LOT AREA = $34 \times 95 = 3230 FT^2 = 302.07 M^2$
EXIST. BASEMENT GROSS FLOOR AREA = $666.0 FT^2 = 62.3 M^2$
EXIST. FIRST FLOOR GROSS FLOOR AREA = $698.25 FT^2 = 65.3 M^2$
PROPOSED SECOND FLOOR GROSS FLOOR AREA = $696.0 FT^2 = 65.0 M^2$
TOTAL GROSS FLOOR AREA = $2060 FT^2 = 192.7 M^2$
ALLOWABLE % = $0.45 \times \text{LOT AREA} = 1453.5 FT^2$
EXCESSIVE G.F.A = $606.5 FT^2 = 56.8 M^2$



PROPOSED SECOND FLOOR PLAN

TOTAL FLOOR AREA = $20.83 \times 35.32 = 736.0 FT^2$
- WALL AREA = $(119.82) / 3 = 40.0 FT^2$
GROSS FLOOR AREA = $696.0 FT^2 = 65.0 M^2$



ISSUED FOR PERMIT	DATE
NO.	DESCRIPTION
PROJECT	
51 BOND ST. NORTH HAMILTON ON	
TITLE FLOOR PLANS GROSS FLOOR AREA	
CHECKED BY	DRAWING
DRAWN BY	SCALE
DATE	A-02

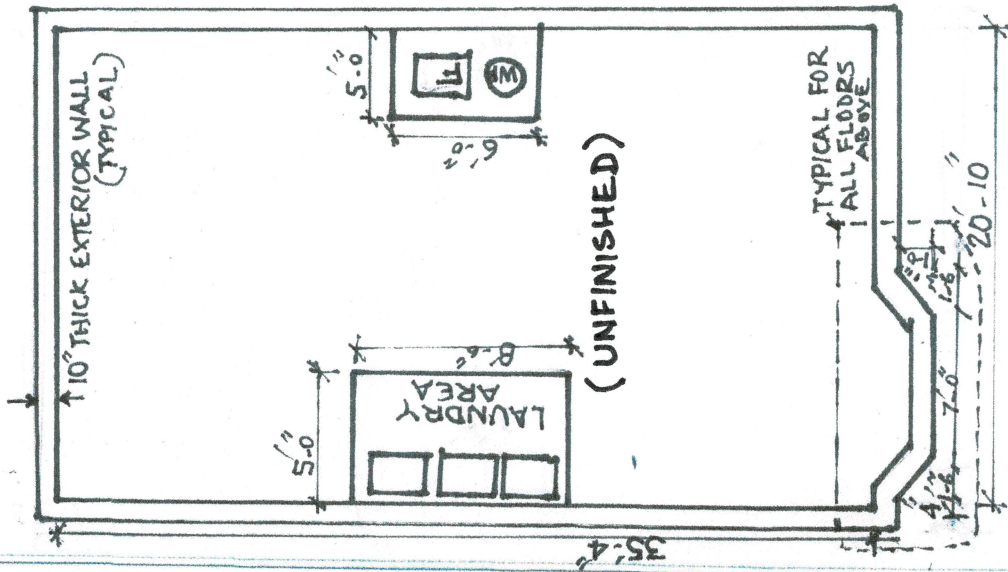


ISSUED FOR PERMIT	DATE
NO.	DESCRIPTION
PROJECT	
51 BOND ST. NORTH HAMILTON ON	
TITLE FLOOR PLANS GROSS FLOOR AREA	
CHECKED BY	DRAWING
DRAWN BY	SCALE
DATE	A-02

ISSUED FOR PERMIT	DATE
NO.	DESCRIPTION
PROJECT	
51 BOND ST. NORTH HAMILTON ON	
TITLE FLOOR PLANS GROSS FLOOR AREA	
CHECKED BY	DRAWING
DRAWN BY	SCALE
DATE	A-02

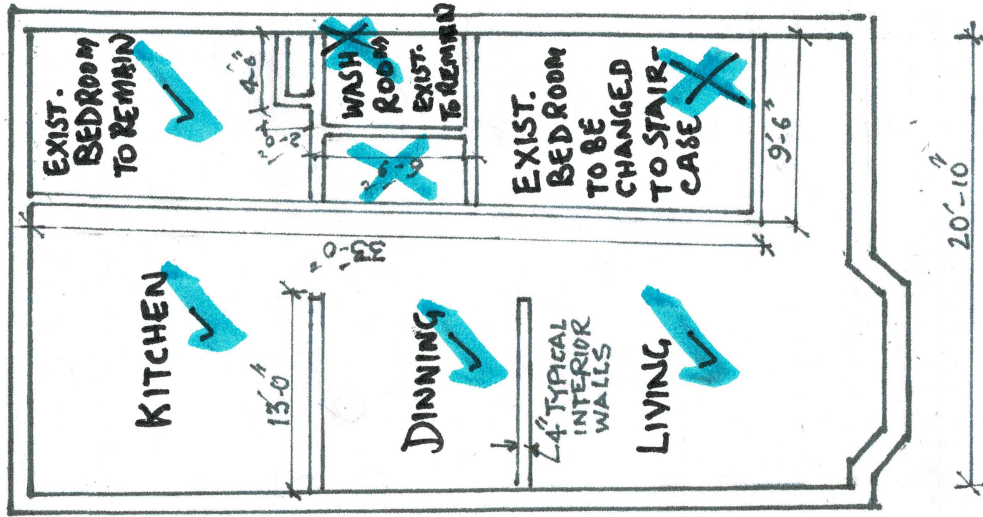
ISSUED FOR PERMIT	DATE
NO.	DESCRIPTION
PROJECT	
51 BOND ST. NORTH HAMILTON ON	
TITLE FLOOR PLANS GROSS FLOOR AREA	
CHECKED BY	DRAWING
DRAWN BY	SCALE
DATE	A-02

TOTAL HABITABLE ROOM = 7 NOS.



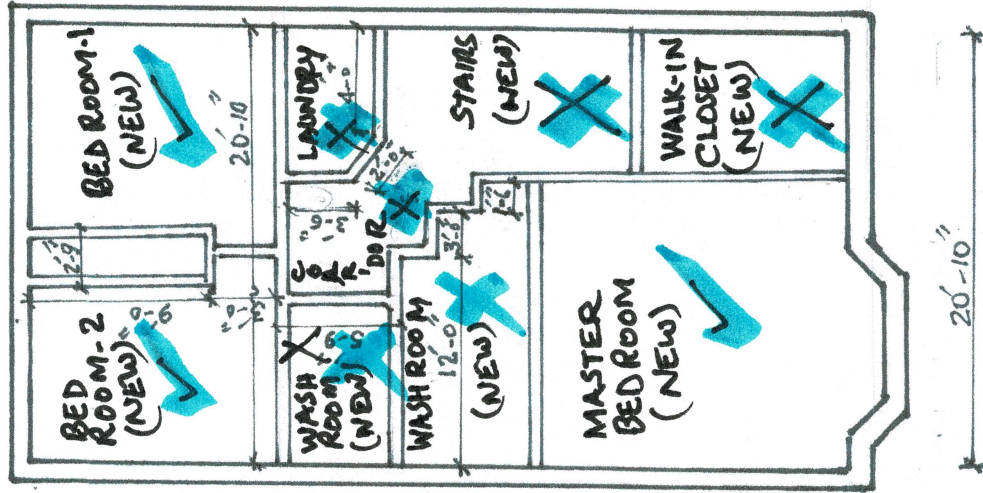
EXIST. BASEMENT PLAN

TOTAL FLOOR AREA = $20.83 \times 35.33 = 736 \text{ FT}^2$
 - LAUNDRY + F + HWY = 70 FT^2
 GROSS FLOOR AREA = $666.0 \text{ FT}^2 \approx 62.3 \text{ M}^2$



EXIST. FIRST FLOOR PLAN

TOTAL FLOOR AREA = $20.83 \times 35.33 = 736.0 \text{ FT}^2$
 - WALL AREA = $(113.25 \times 1/2) = 37.75 \text{ FT}^2$
 GROSS FLOOR AREA = $698.25 \text{ FT}^2 \approx 65.3 \text{ M}^2$
 TOTAL GROSS FLOOR AREA = $2060.5 \text{ FT}^2 \approx 192.7 \text{ M}^2$



PROPOSED SECOND FLOOR PLAN

TOTAL FLOOR AREA = $20.83 \times 35.33 = 736.0 \text{ FT}^2$
 - WALL AREA = $(119.8 \times 1/2) = 40.0 \text{ FT}^2$
 GROSS FLOOR AREA = $696.0 \text{ FT}^2 \approx 65.0 \text{ M}^2$



NO.	ISSUED FOR PERMIT	DATE
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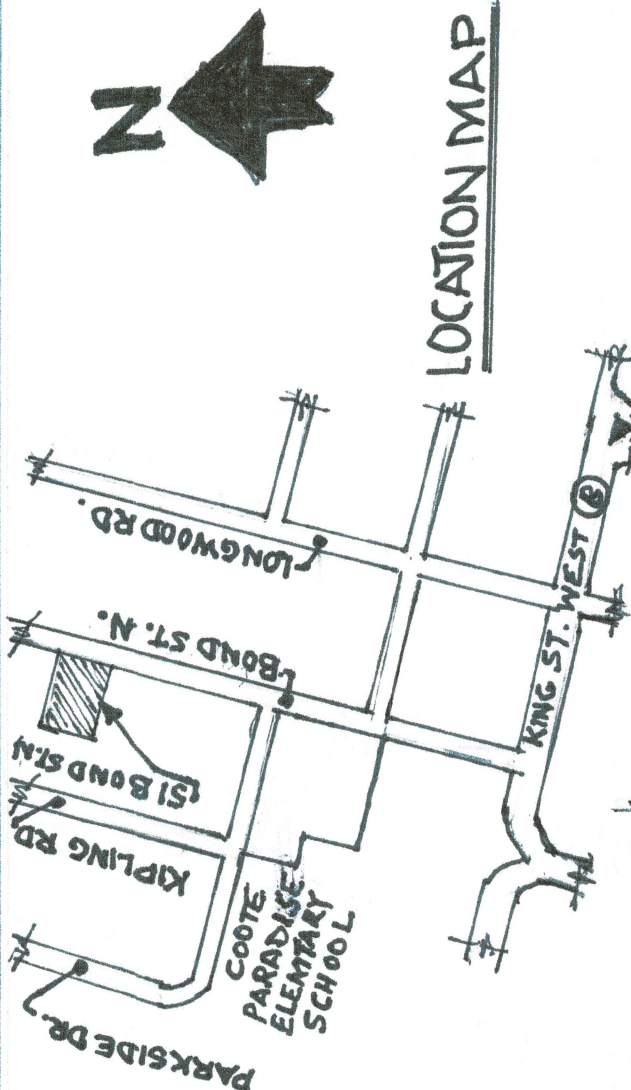


212,2156 LEANNE BOULEVARD
 MISSISSAUGA, ON L5K 2B8
 TEL: 947-570-7244 (SACH)

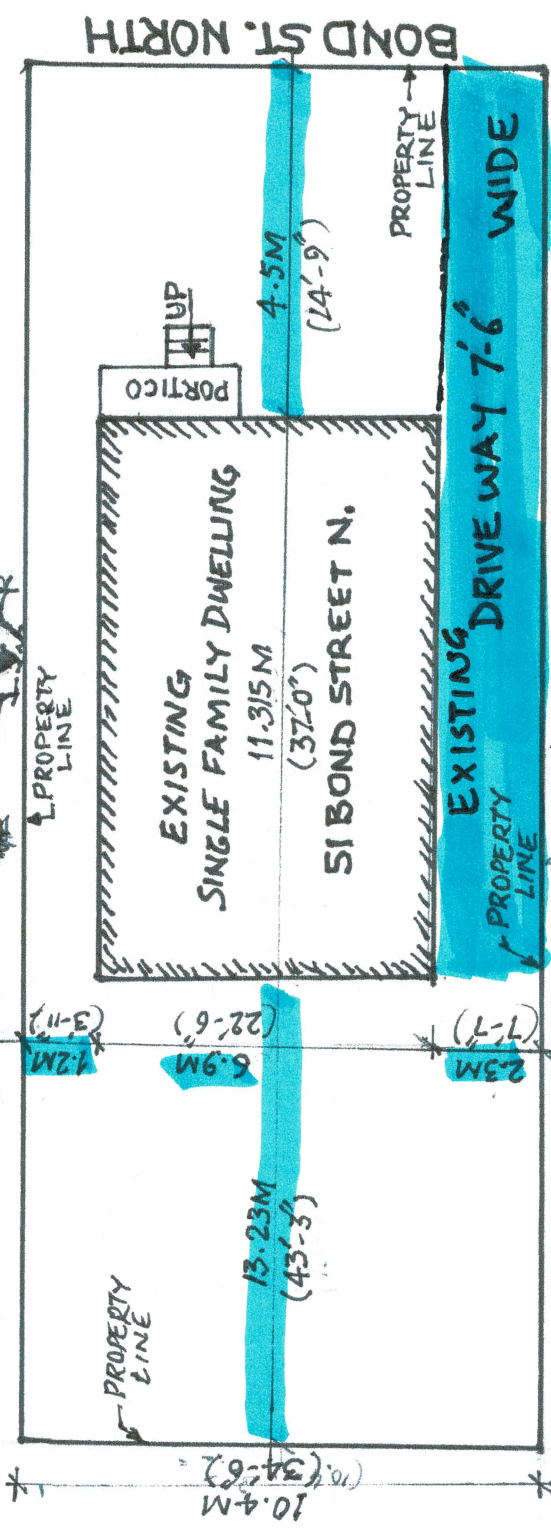
PROJECT
**51 BOND ST.
 NORTH
 HAMILTON ON**

TITLE **FLOOR PLANS**
 GROSS FLOOR AREAS
 DRAWING
 SCALE 3/8" = 1'-0"
 DATE
A-02

HEIGHT OF BUILDING From F.G.L To Crown of Truss (Highest Point)
 = 27'-4" = 8.33 METERS



LOCATION MAP

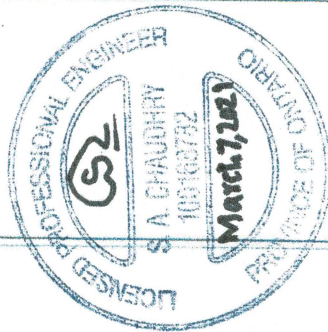


LOT SIZE = $34' \times 95' = 10.4M \times 29.0M$
 LOT AREA = $3230 \text{ S.F.} = 301.6M^2$

PLOT PLAN

EXIST. BUILDING SIZE = $22.5' \times 37' = 6.9M \times 11.315M$
 EXIST. BUILDING AREA = $832.5 \text{ S.F.} = 78.07M^2$
 %AGE COVERED AREA = 26%

DRIVEWAY WIDTH = $7'-6" = 2.3 \text{ METERS}$



NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	



212-2156 LAMAR BOULEVARD
 MISSISSAUGA, ON L5K 2B8
 TEL: 905-270-7224 (SACH)

PROJECT
 51-BOND ST. N.
 HAMILTON ON

TITLE	LOCATION
PLOT PLAN	
CHECKED BY	DRAWING
DRAWN BY	SCALE
DATE	A-01



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment

City Hall
5th 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 ZAKIR UDDIN Telephone No. [REDACTED]
FAX NO. _____ E-mail address. [REDACTED]
2. Address [REDACTED]

Postal Code [REDACTED]
3. Name of Agent SARFAT A. CHAUDHRY Telephone No. [REDACTED]
(P. Eng.)
FAX NO. _____ E-mail address [REDACTED]
4. Address [REDACTED]

Postal Code [REDACTED]

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:
TD TRUST CANADA
WESTDALE BRANCH HAMILTON Postal Code L8S 3W3

Postal Code _____

6. Nature and extent of relief applied for:

i) Front Set-back of Existing Property is 4-6 Meters, not 6 Meters as per Zone 'C'

ii) Gross Floor Area after addition of Second Floor exceeds by $607 \text{ Ft}^2 = 56.8 \text{ m}^2$

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

i) Zoning of existing property requires, a front set-back of 6 m, while as per measurements (by Mapping Tool), it is 4.5 Meters.

ii) As per Bylaw No. 6593, S-13.64, Gross Floor Area permitted is 45% of Lot Area. Gross Floor Area exceeds by $607.0 \text{ Ft}^2 = 56.8 \text{ m}^2$ (18.8%).

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

LOT 7 PLAN 705: HAMILTON

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 ☒ 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?
EXISTING PROPERTY HISTORY IN WESTDALE NORTH
NEIGHBOURHOOD.
- 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.

March 15, 2021
 Date

 x
 Signature Property Owner

ZAKIR UDDIN
 Print Name of Owner

10. Dimensions of lands affected:

Frontage 34 Ft. (10.4M)
 Depth 95 Ft. (29M)
 Area = 3,230 Ft² ≈ 301 M²
 Width of street 33 Ft ≈ 10 Metres (Minimum)

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: COVERED LOT AREA = 832.5 Ft² = 78.07 M² (EXISTING HOUSE)
EXISTING GROSS FLOOR AREA INCLUDING BASEMENT = 1364 Ft² = 127.6 M²
" " " " GROUND FLOOR (1st Floor) = 698.25 Ft² = 65.3 M²
" " " " BASEMENT = 666.0 Ft² = 62.3 M²
 Proposed: ADDITIONAL GROSS FLOOR AREA FOR SECOND FLOOR = 696.0 Ft² = 65.0 M²

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

Existing: Front Set-back = 14'-9" = 4.5 M
SOUTH-SIDE Set-back = 7'-7" = 2.3 M
NORTH-SIDE Set-back = 3'-11" = 1.2 M
Rear Set-back = 43'-3" = 13.23 M
 Proposed: Front Set-back = 14'-9" = 4.5 M
South-side Set-back = 7'-7" = 2.3 M
North-side Set-back = 3'-11" = 1.2 M
Rear Set-back = 43'-3" = 13.23 M

13. Date of acquisition of subject lands:
08/02/1991
14. Date of construction of all buildings and structures on subject lands:
09/03/1998
15. Existing uses of the subject property: SINGE FAMILY DWELLING
(RESIDENTIAL)
16. Existing uses of abutting properties: N.A
17. Length of time the existing uses of the subject property have continued:
From 09/03/1998 To-date: 22 Years
18. Municipal services available: (check the appropriate space or spaces)
Water ✓ Connected Gas ✓
Sanitary Sewer ✓ Connected Hydro ✓
Storm Sewers ✓
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 (No)
If the answer is yes, describe briefly.
N.A
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. N.A

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 referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.