

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-21:202

APPLICANTS: Owner Nancy Tunis
Agent Christine Brown

SUBJECT PROPERTY: Municipal address **11 Hunter St., Dundas**

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

ZONING: R2 district (Single Detached Residential Zone)

PROPOSAL: To permit the construction of a new 5.6m² roofed-over unenclosed porch in the front yard of the existing Single Detached Dwelling notwithstanding that:

1. The roofed-over unenclosed porch shall be permitted to project a maximum of 3.5m into the required front yard and provide a minimum setback of 2.5m from the front lot line instead of the maximum 3.0m projection permitted and minimum 4.0m setback required from the front lot line.

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

DATE: Thursday, July 8th, 2021
TIME: 3:30 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

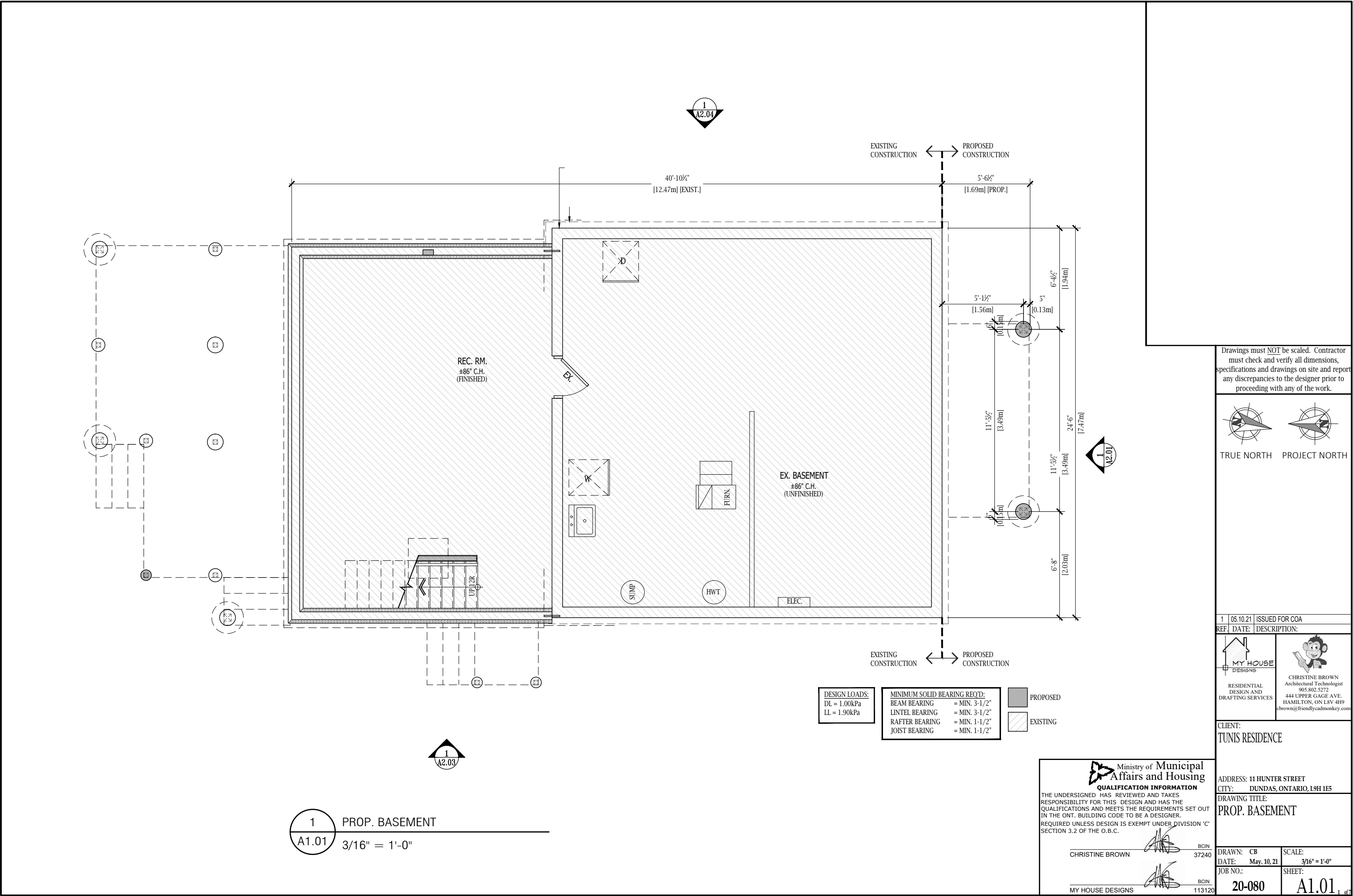
For more information on this matter, including access to drawings illustrating this request:

- 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

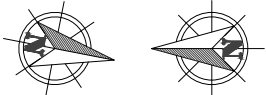
DATED: June 22nd, 2021.

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.




Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.




TRUE NORTH PROJECT NORTH

1 05.10.21 ISSUED FOR COA
REF. DATE: DESCRIPTION:



MY HOUSE
DESIGNS


RESIDENTIAL
DESIGN AND
DRAFTING SERVICES



CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 UPPER GAGE AVE.
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
TUNIS RESIDENCE

ADDRESS: 11 HUNTER STREET
CITY: DUNDAS, ONTARIO, L9H 1E5
DRAWING TITLE:
PROP. BASEMENT



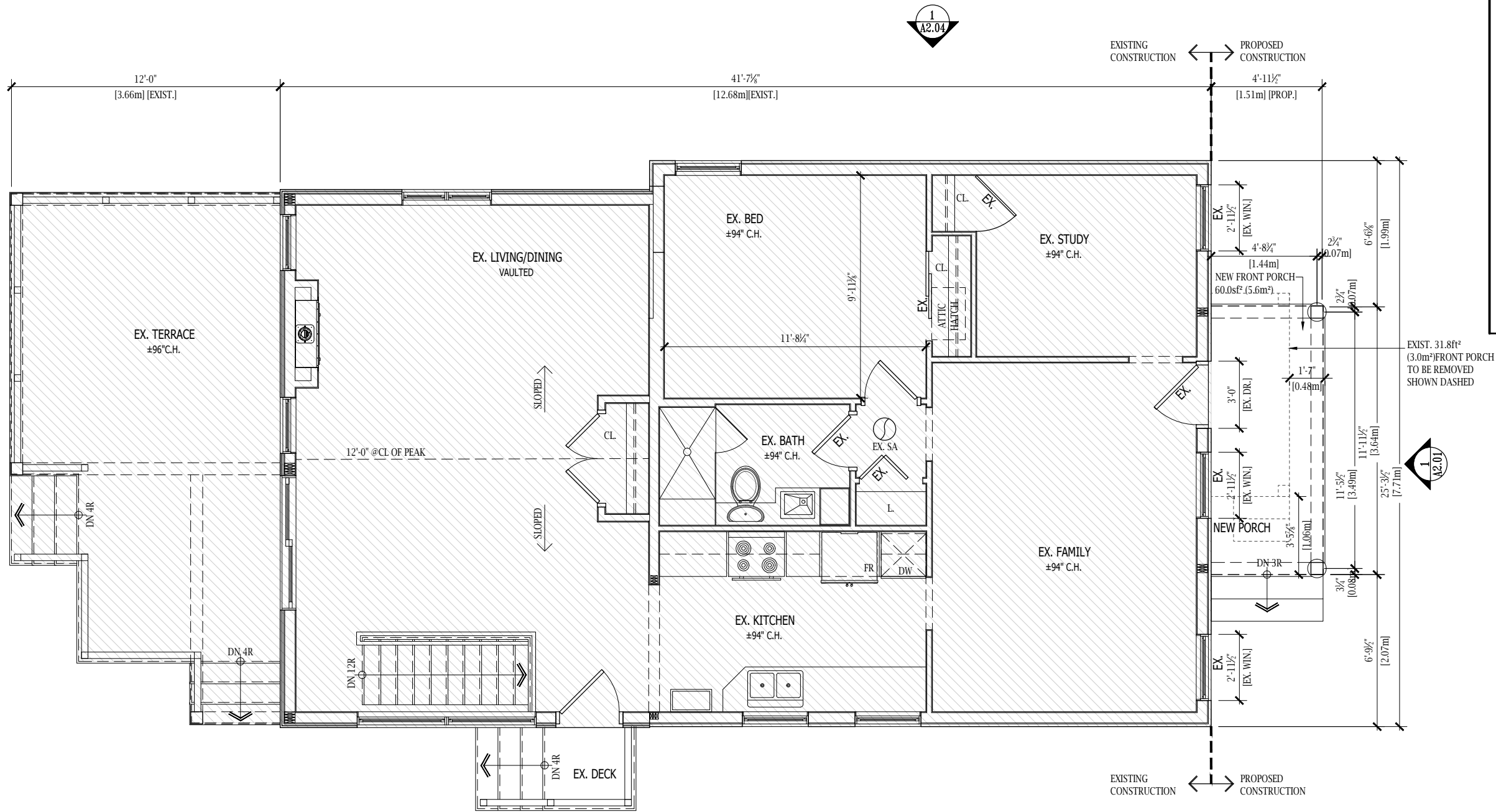
Ministry of Municipal
Affairs and Housing

QUALIFICATION INFORMATION

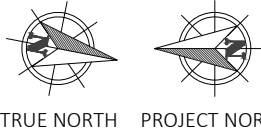
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER.
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

DRAWN: CB
DATE: May. 10, 21
JOB NO.: 20-080

SCALE:
3/16" = 1'-0"
SHEET: A1.01



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CLIENT:
TUNIS RESIDENCE

ADDRESS: 11 HUNTER STREET
CITY: DUNDAS, ONTARIO, L9H 1E5
DRAWING TITLE:
PROP. 1ST FLOOR

Ministry of Municipal
Affairs and Housing
QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES
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SECTION 3.2 OF THE O.B.C.

CHRISTINE BROWN
DATE: May. 10, 21
JOB NO.:
20-080

BCIN 37240
SCALE: 3/16" = 1'-0"
SHEET: A1.02

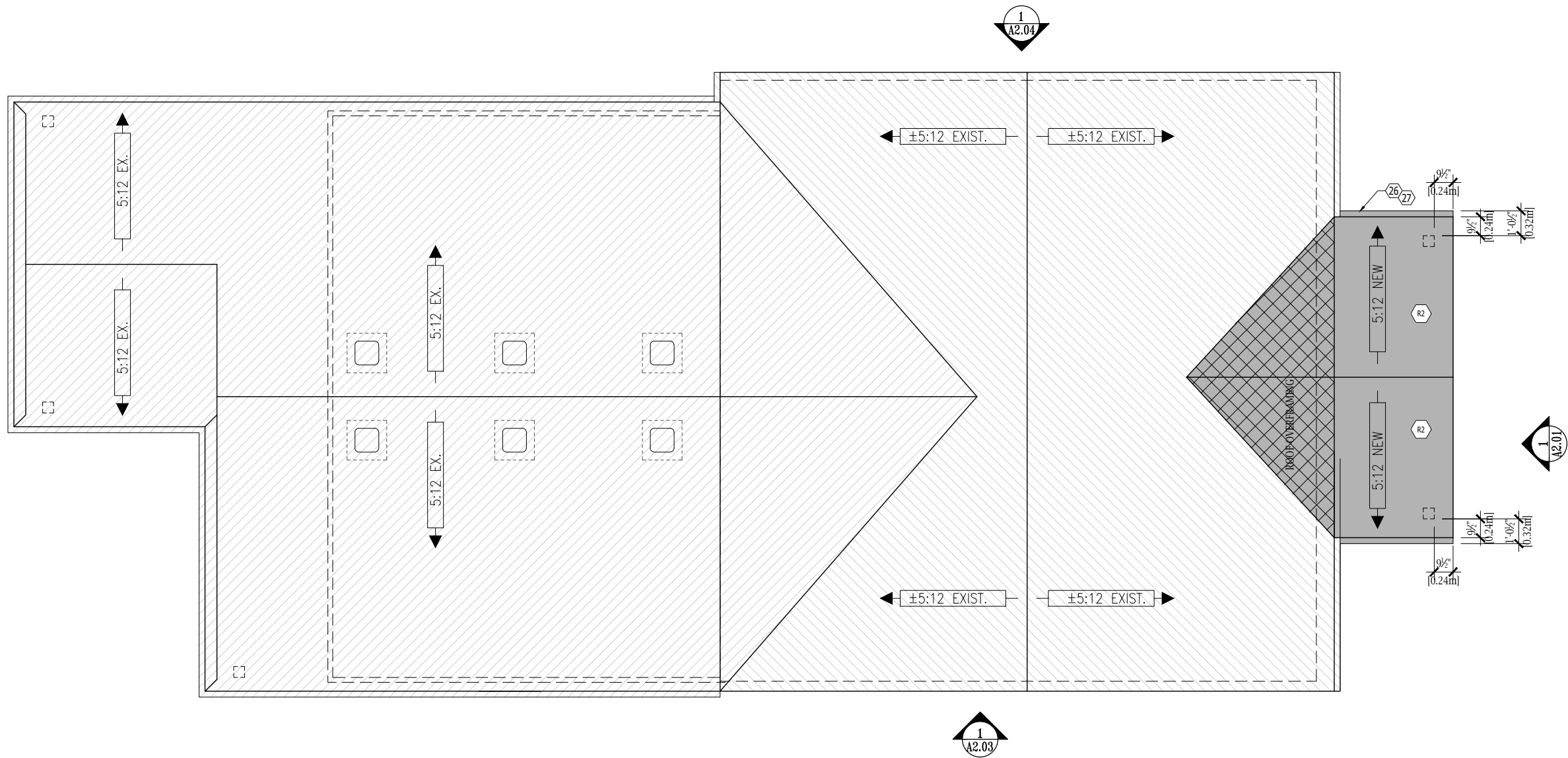
EXISTING 1ST FLOOR
AREA: 828.18ft² (76.94m²)

DESIGN LOADS:
DL = 1.00kPa
LL = 1.90kPa

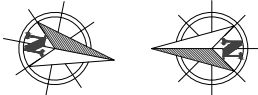
MINIMUM SOLID BEARING REQ'D:
BEAM BEARING = MIN. 3-1/2"
LINTEL BEARING = MIN. 3-1/2"
RAFTER BEARING = MIN. 1-1/2"
JOIST BEARING = MIN. 1-1/2"

PROPOSED
EXISTING

1 PROP 1ST FLOOR
A1.02 3/16" = 1'-0"




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TRUE NORTH PROJECT NORTH

REF.	DATE	DESCRIPTION
1	05.10.21	ISSUED FOR COA



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CLIENT:
TUNIS RESIDENCE

ADDRESS: 11 HUNTER STREET
CITY: DUNDAS, ONTARIO, L9H 1E5
DRAWING TITLE:
PROP. ROOF PLAN



Ministry of Municipal
Affairs and Housing

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CHRISTINE BROWN

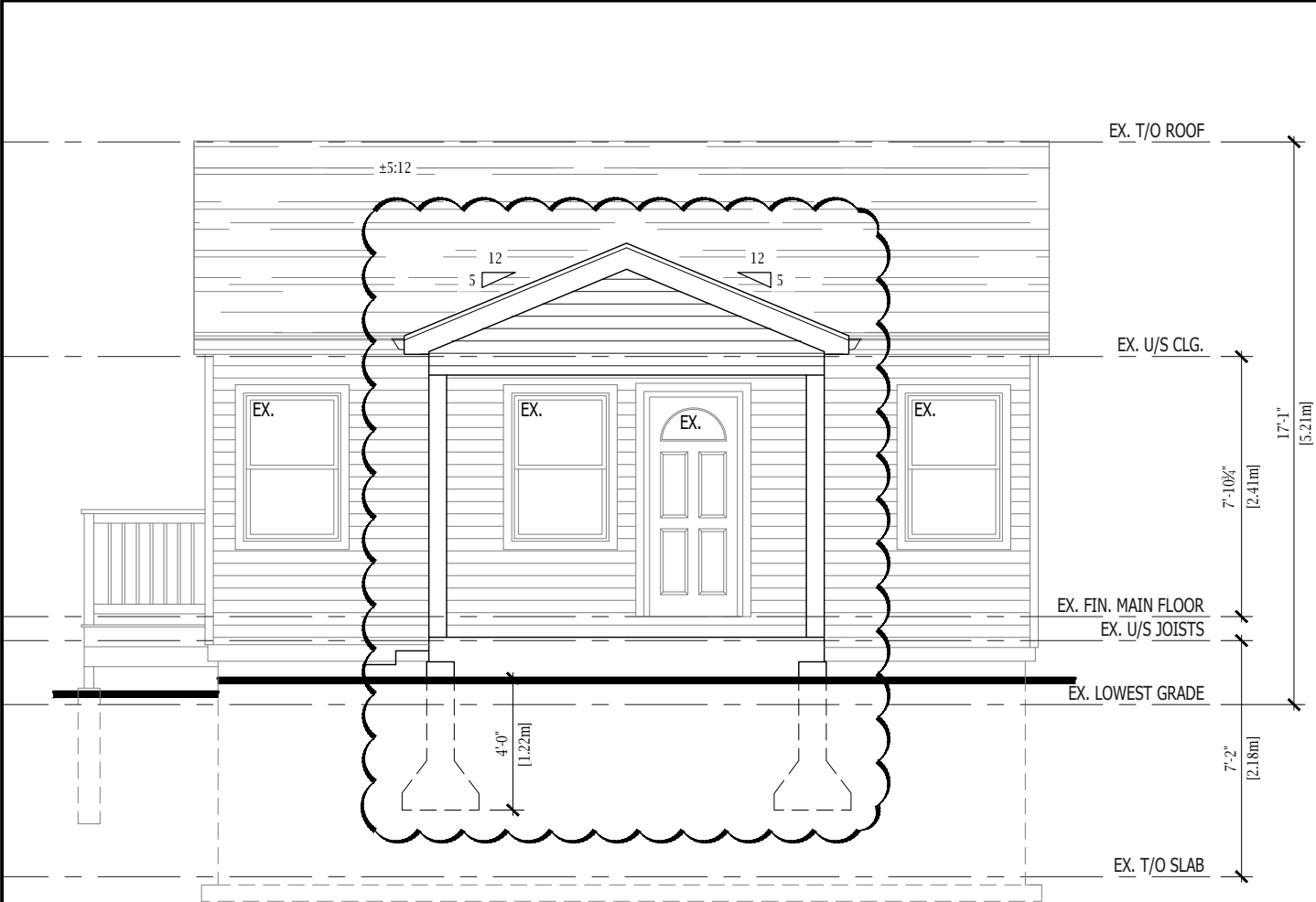
BCIN
37240



CHRISTINE BROWN

BCIN
113120

DRAWN: CB	SCALE:
DATE: May. 10, 21	3/16" = 1'-0"
JOB NO.: 20-080	SHEET: A1.03




1 PROP. FRONT ELEVATION
A2.01 3/16" = 1'-0"




2 EXIST. FRONT ELEVATION
A2.01 N.T.S.

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REF.	DATE:	DESCRIPTION:



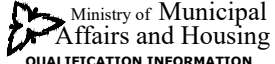
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CLIENT:
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ADDRESS: 11 HUNTER STREET
CITY: DUNDAS, ONTARIO, L9H 1E5
DRAWING TITLE:
FRONT ELEVATION



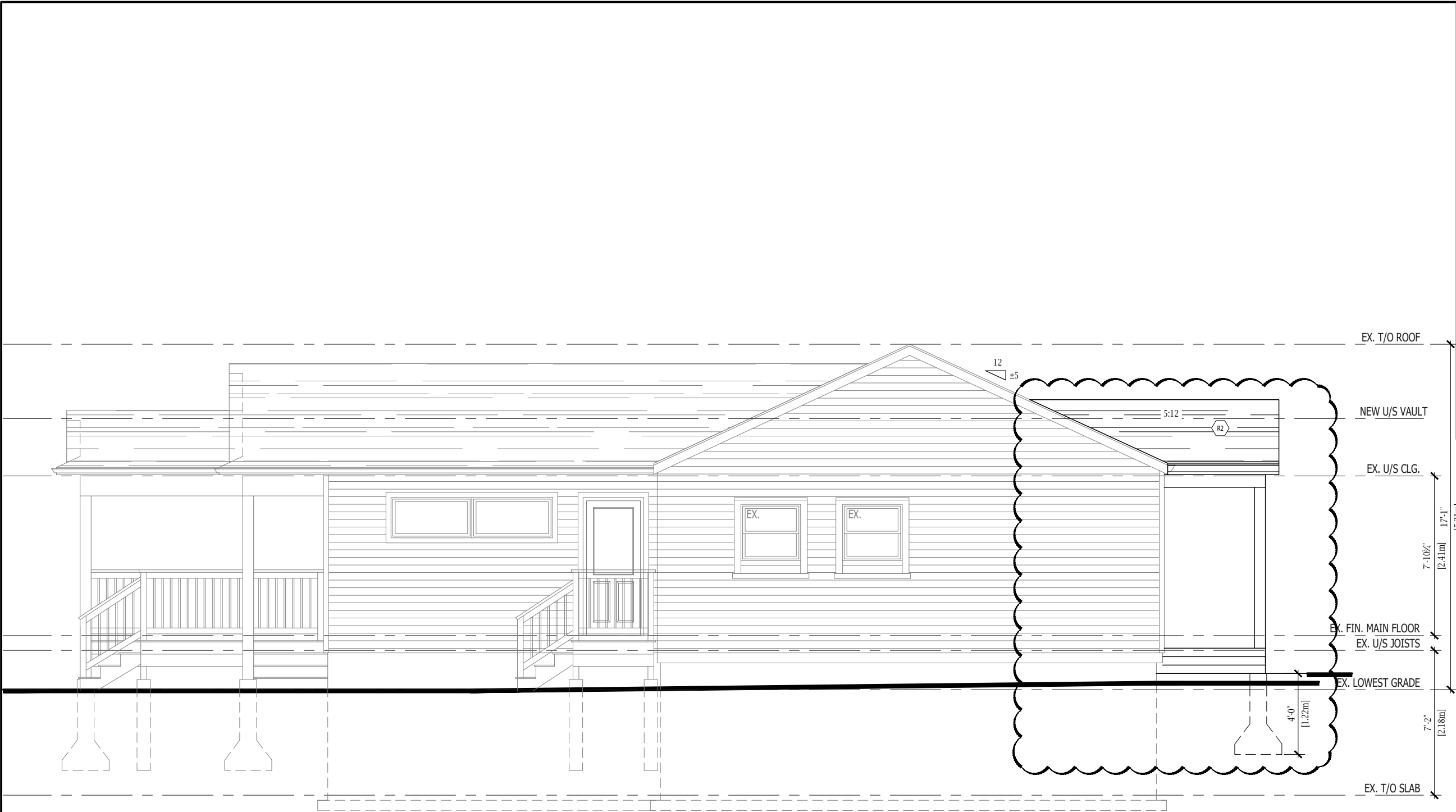
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CHRISTINE BROWN
BCIN 37240

MY HOUSE DESIGNS
BCIN 113120

DRAWN: CB
DATE: May. 10, 21
JOB NO.: 20-080


SCALE: 3/16" = 1'-0"
SHEET: A2.01 of 7



1 LEFT ELEVATION
A2.02 3/16" = 1'-0"


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REF.	DATE:	DESCRIPTION:



MY HOUSE
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CLIENT:
TUNIS RESIDENCE


ADDRESS: 11 HUNTER STREET
CITY: DUNDAS, ONTARIO, L9H 1E5
DRAWING TITLE:
LEFT ELEVATION



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Affairs and Housing


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CHRISTINE BROWN

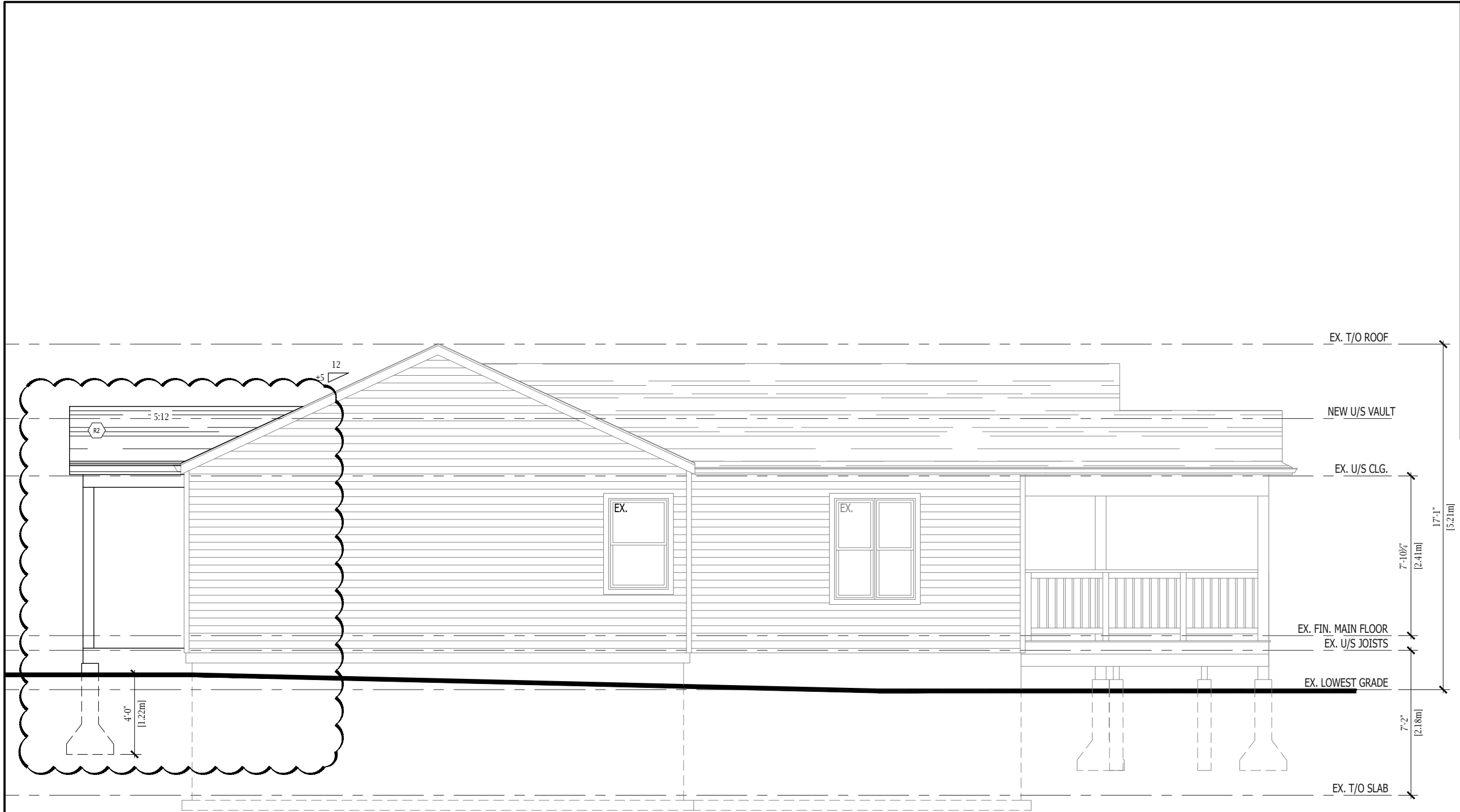
BCIN
37240



MY HOUSE DESIGNS


BCIN
113120

DRAWN: CB	SCALE:
DATE: May. 10, 21	3/16" = 1'-0"
JOB NO.: 20-080	SHEET: A2.02




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1	05.10.21	ISSUED FOR COA
REF.	DATE:	DESCRIPTION:



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CLIENT:
TUNIS RESIDENCE

ADDRESS: 11 HUNTER STREET
CITY: DUNDAS, ONTARIO, L9H 1E5
DRAWING TITLE:
RIGHT ELEVATION



Ministry of Municipal
Affairs and Housing

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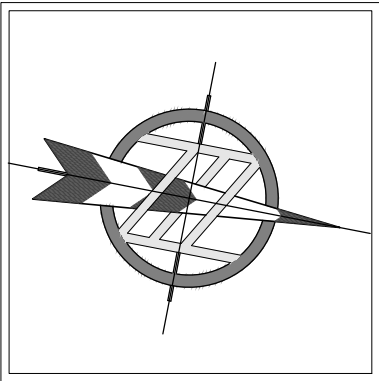
CHRISTINE BROWN

BCIN 37240

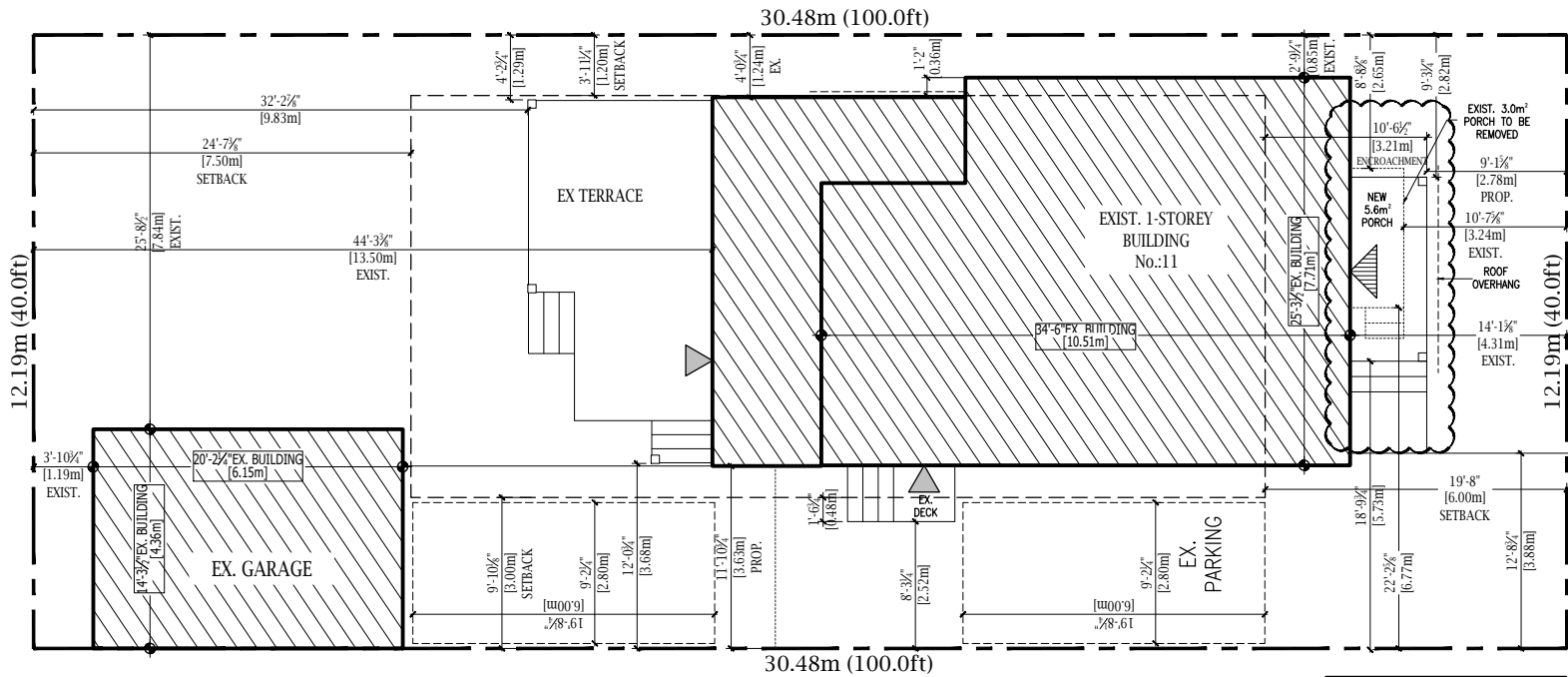
MY HOUSE DESIGNS

BCIN 113120

DRAWN: CB	SCALE:
DATE: May. 10, 21	3/16" = 1'-0"
JOB NO.: 20-080	SHEET: A2.03



SITE PLAN LEGEND:	
	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING TO BE REMOVED
	PROPOSED SOLID HOARDING
	PROPOSED FRAMED HOARDING
	NEW WATER LINE
	NEW SANITARY LINE
	NEW NATURAL GAS LINE
	NEW BURIED HYDRO VAULT
	NEW SUMP LINE TO GRADE
	CONSTRUCTION ACCESS
	EXISTING GRADE
	PROPOSED FINISHED GRADE
	MAIN ENTRY, FRONT DOOR
	SECONDARY ENTRANCE
	EXISTING BUILDING TO REMAIN
	PROPOSED NEW CONSTRUCTION
	PROPOSED NEW DRIVEWAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER LEADERS



FRONT YARD AREA: 52.33m²
PROPOSED LANDSCAPING:
27.44m² = 52.4%

1 SITE PLAN
SP1.01 1:150

Ministry of Municipal Affairs and Housing

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CHRISTINE BROWN

BCIN 37240

MY HOUSE DESIGNS

BCIN 113120

DRAWN: CB

DATE: May. 10, 21

JOB NO.: 20-080

SCALE: AS NOTED

SHEET: SP1.01

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RESIDENTIAL DESIGN AND DRAFTING SERVICES

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cbrown@friendlycadmonkey.com

CLIENT:
TUNIS RESIDENCE

ADDRESS: 11 HUNTER STREET
CITY: DUNDAS, ONTARIO, L9H 1E5
DRAWING TITLE:
SITE PLAN



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

(PLEASE SEND ORANGE SIGN TO THE HOMEOWNER)

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)	Nancy Tunis		
Applicant(s)*			
			Phone:
			E-mail:
Agent or Solicitor	Christine Brown		

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:

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:
to permit a front yard setback of 2.78m where the bylaw states a minimum 4.0m should be provided
5. Why it is not possible to comply with the provisions of the By-law?
The existing porch is 3.24m setback and the existing front portion of the house and porch is legal nonconforming. although we are permitted to encroach 3.0m into a front yard, we cannot maintain 4.0m to the front property line. we would like to re-build and increase the size of the porch by 18.6% to add value and usability of the porch. The existing porch is too small.
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**):
11 Hunter Street, Dundas, Zone R2

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 ☒

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?

Given the age and use of the neighbourhood it is unlikely that the answer to any of these questions is Yes. This is an old long standing residential neighbourhood.

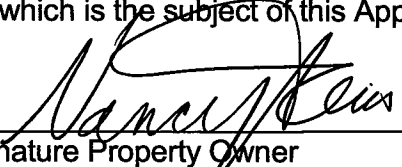
8.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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.

May 6, 2021
Date


Signature Property Owner

Nancy Tunis
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>12.19m</u>
Depth	<u>30.48m</u>
Area	<u>371.6s.m.</u>
Width of street	<u>9.0m</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/gross floor area: 76.94s.m.

1 storey

width: 7.71m, Length: 12.68m, Height: 5.21m

Proposed

ground/gross floor area: 76.94s.m. (no change)

1 storey (no change)

width: 7.71m (no change) , Length: 12.68m (no change), Height: 5.21m (no change)

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

Existing:

house front yard setback: 4.31m

porch front yard setback: 3.24m

left house: 3.63m left porch: 6.77m right house: 0.85m right porch: 2.65m

rear sideyard setback: 13.50m

Proposed:

house front yard setback: 4.31m (no change)

porch front yard setback: 2.78m

left house: 3.63m left porch: 5.73m right house: 0.85m right porch: 2.82m

rear sideyard setback: 13.50m (no change)

13. Date of acquisition of subject lands:
February 1992
-
14. Date of construction of all buildings and structures on subject lands:
1940's
-
15. Existing uses of the subject property:
single family residential
16. Existing uses of abutting properties:
single family residential
17. Length of time the existing uses of the subject property have continued:
approximately 80+ years
18. Municipal services available: (check the appropriate space or spaces)
Water Y Connected Y
Sanitary Sewer Y Connected Y
Storm Sewers Y
19. Present Official Plan/Secondary Plan provisions applying to the land:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Dundas - R2
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.