



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

# **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
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**APPLICATION NO.:** HM/A-21:22

**APPLICANTS:** Owner 1749534 Ontario Inc.  
Agent Raman Sandhu

**SUBJECT PROPERTY:** Municipal address **11 Grant Ave., Hamilton**

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

**ZONING:** D district (Urban Protected Residential - One and Two Family Dwellings, etc.)

**PROPOSAL:** To permit the construction a 0.99m (3'2<sup>7/8"</sup>) x 2.9m (9'6") third storey dormer addition, an uncovered front porch and rear fire escape onto an existing two (2) family dwelling notwithstanding that:

1. A minimum front yard depth of 5.5m shall be provided to the proposed dormer addition instead of the minimum required front yard depth of 6.0m.
2. The uncovered front porch at the first storey shall be permitted to be at least 0.9m from Grant Avenue street line instead of the requirement that a terrace, uncovered porch, platform or ornamental feature which does not extend more than 1.0 metre above the floor level of the first storey, may project into a required yard, if distant at least 1.5 metres from the nearest street line.
3. A minimum northerly side yard width of 0.0m shall be provided instead of the minimum required side yard width of 2.7m.
4. A minimum northerly side yard width of 0.9m shall be provided instead of the minimum required side yard width of 2.7m.
5. The rear open fire escape/open stairway shall be permitted to project into the required rear yard not more than 1.1m so that it shall be at least 6.4m from the rear lot line instead of the requirement that an open fire escape or open stairway may project into a required rear yard not more than 1.0 metre.

**NOTE:**

- i) The existing two family dwelling encroaches over the northerly lot line. The proposed third storey dormer addition is shown to be 0.0m front the northerly lot line and shall not project beyond this lot line.
- ii) Variances 3 and 4 are required as this building is now considered to be three (3) storeys in height due to the dormer addition.

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

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<b>DATE:</b>	<b>Thursday, August 26th, 2021</b>
<b>TIME:</b>	<b>2:15 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>To be streamed at</b>
	<b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>
	<b>for viewing purposes only</b>

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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)

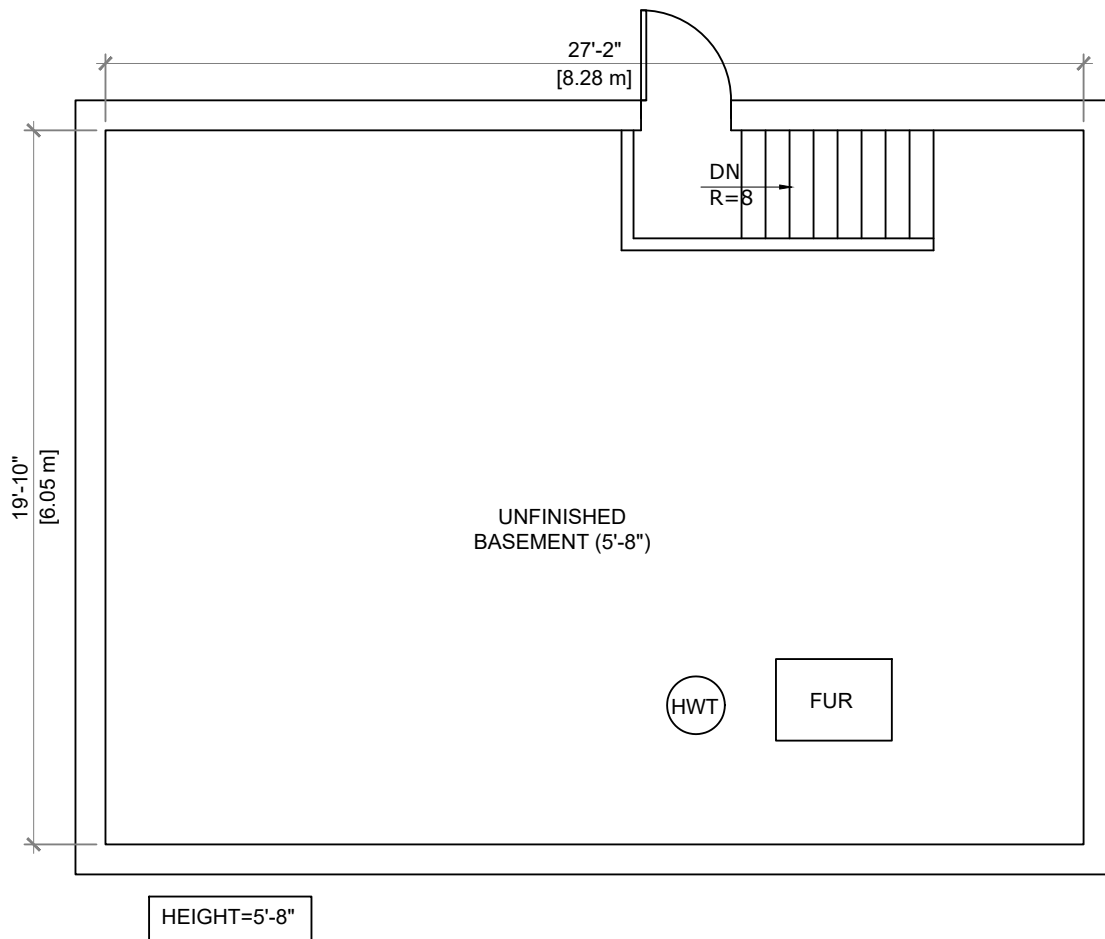
DATED: August 10th, 2021.

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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.***





General Notes

\* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.  
\* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.  
\* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.  
\* DRAWINGS ARE NOT TO BE SCALED.

P.ENG STAMP



No.	Revision/Issue	Date



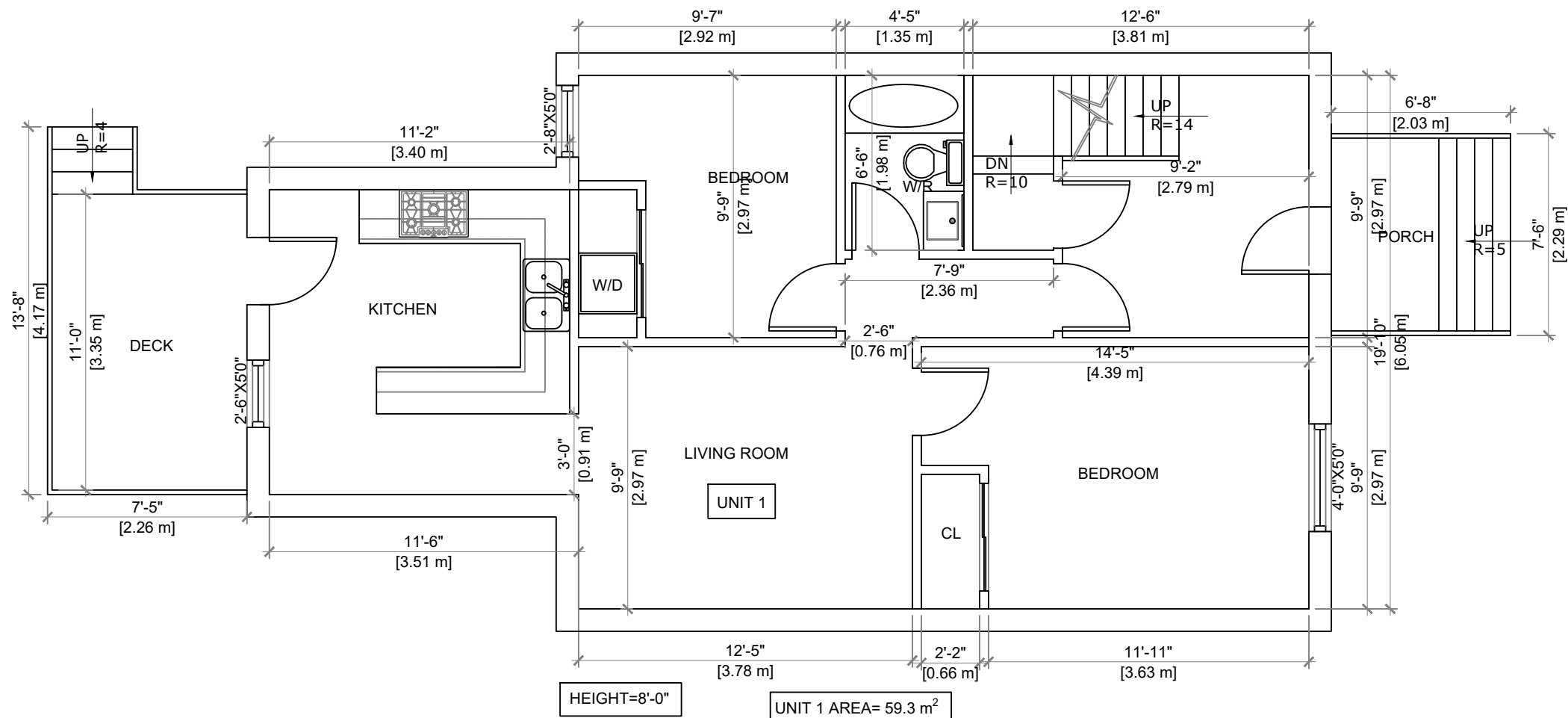
15 BURT DR  
BRAMPTON, ON, L6X 5H9  
289-700-0287  
Email:ramancivil@outlook.com

Project Name and Address

111 Grant Ave  
Hamilton, ON L8N 2X6

Drawing Title  
EX. BASEMENT FLOOR  
PLAN

Project SECOND UNIT	Sheet  <b>A1.01</b>
Date MAR 30, 2020	
Scale 3/16"=1'-0"	



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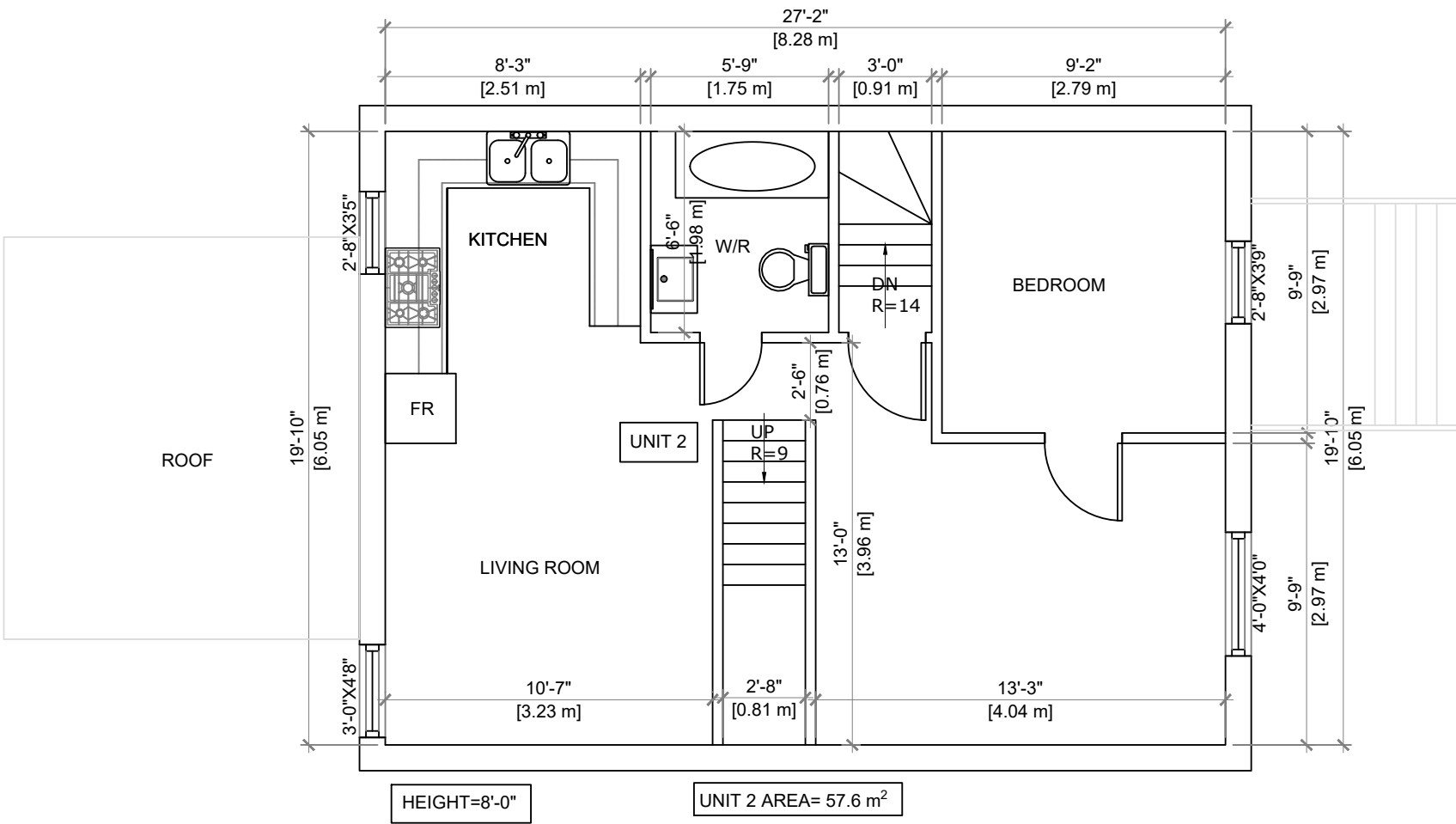
Project Name and Address

111 Grant Ave  
Hamilton, ON L8N 2X6

Drawing Title

EX. FIRST FLOOR PLAN

Project SECOND UNIT	Sheet  <b>A1.02</b>
Date MAR 30, 2020	
Scale 3/16"=1'-0"	



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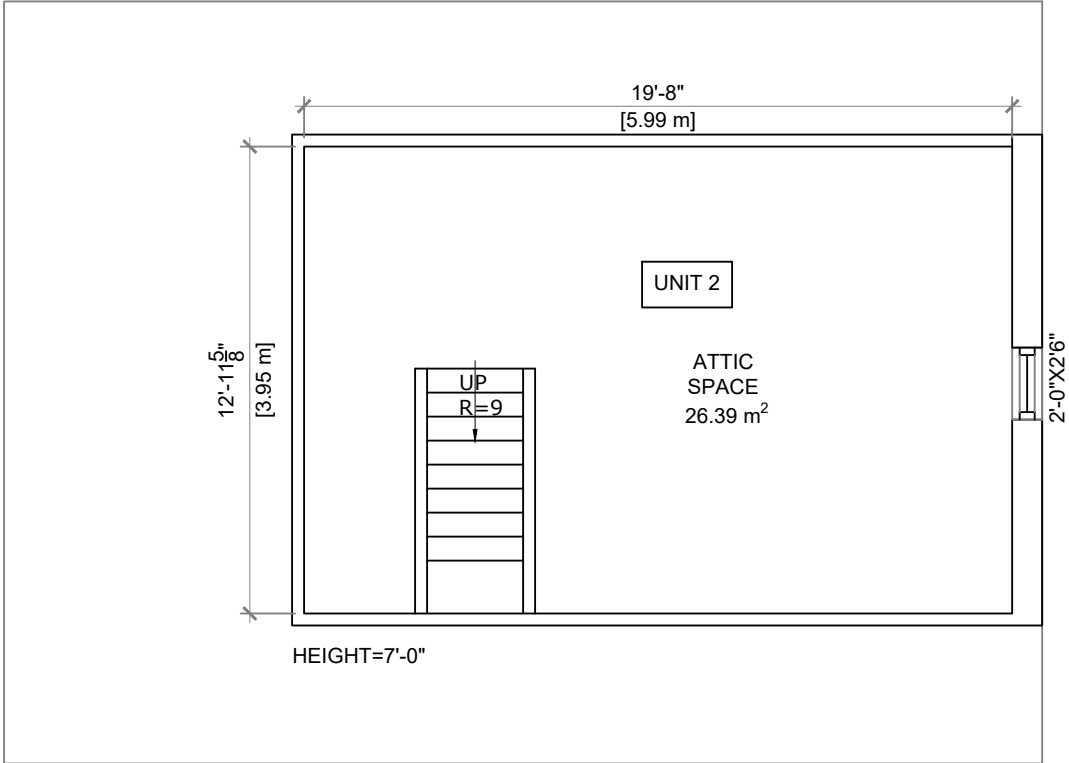


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Drawing Title  
  
EX. SECOND FLOOR PLAN

Project SECOND UNIT	Sheet  A1.03
Date MAR 30, 2020	
Scale 3/16"=1'-0"	



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MARVEL  
ENGINEERING

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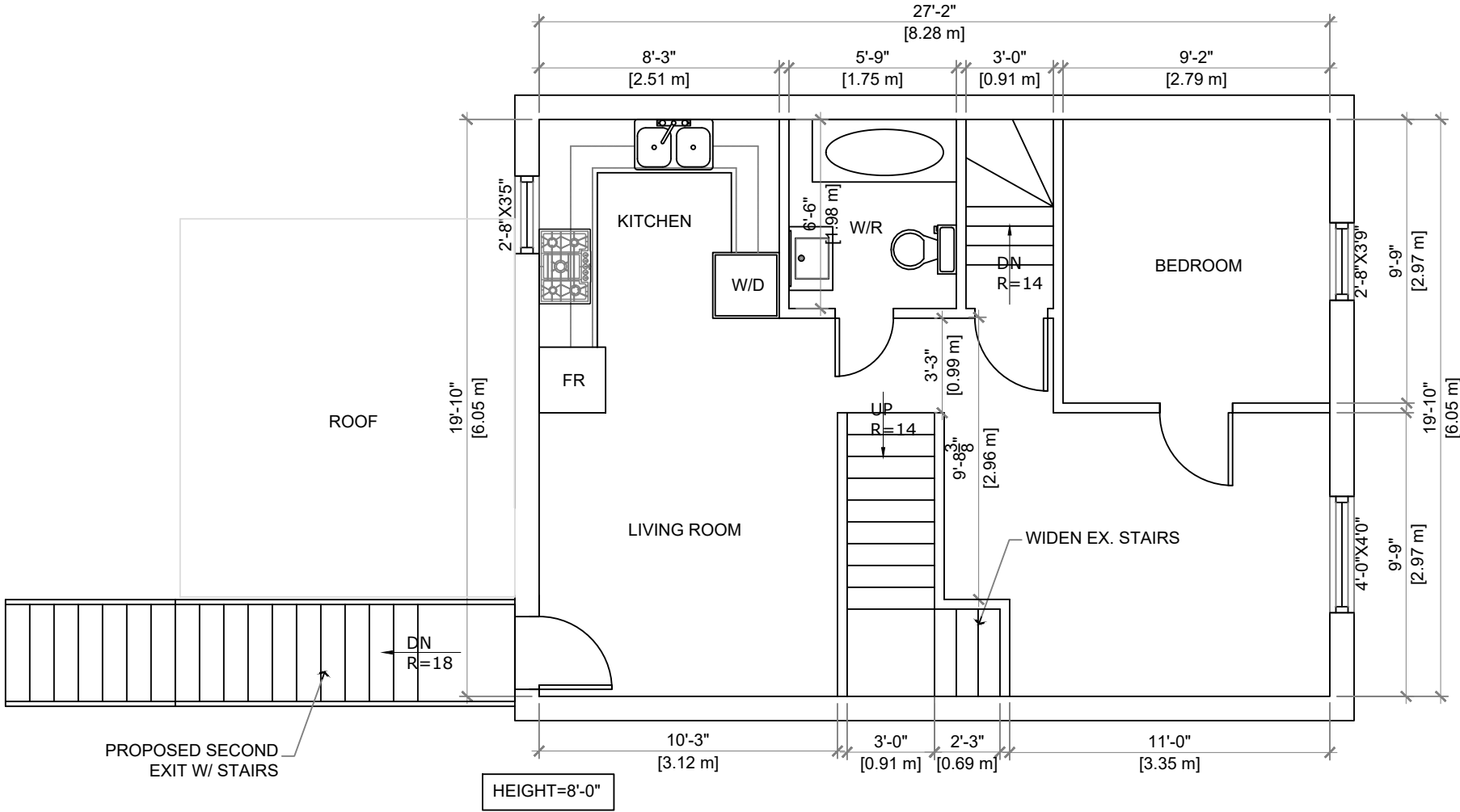
Project Name and Address

111 Grant Ave  
Hamilton, ON L8N 2X6

Drawing Title

EX. ATTIC FLOOR PLAN

Project SECOND UNIT	Sheet  A1.04
Date MAR 30, 2020	
Scale 3/16"=1'-0"	



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Project Name and Address

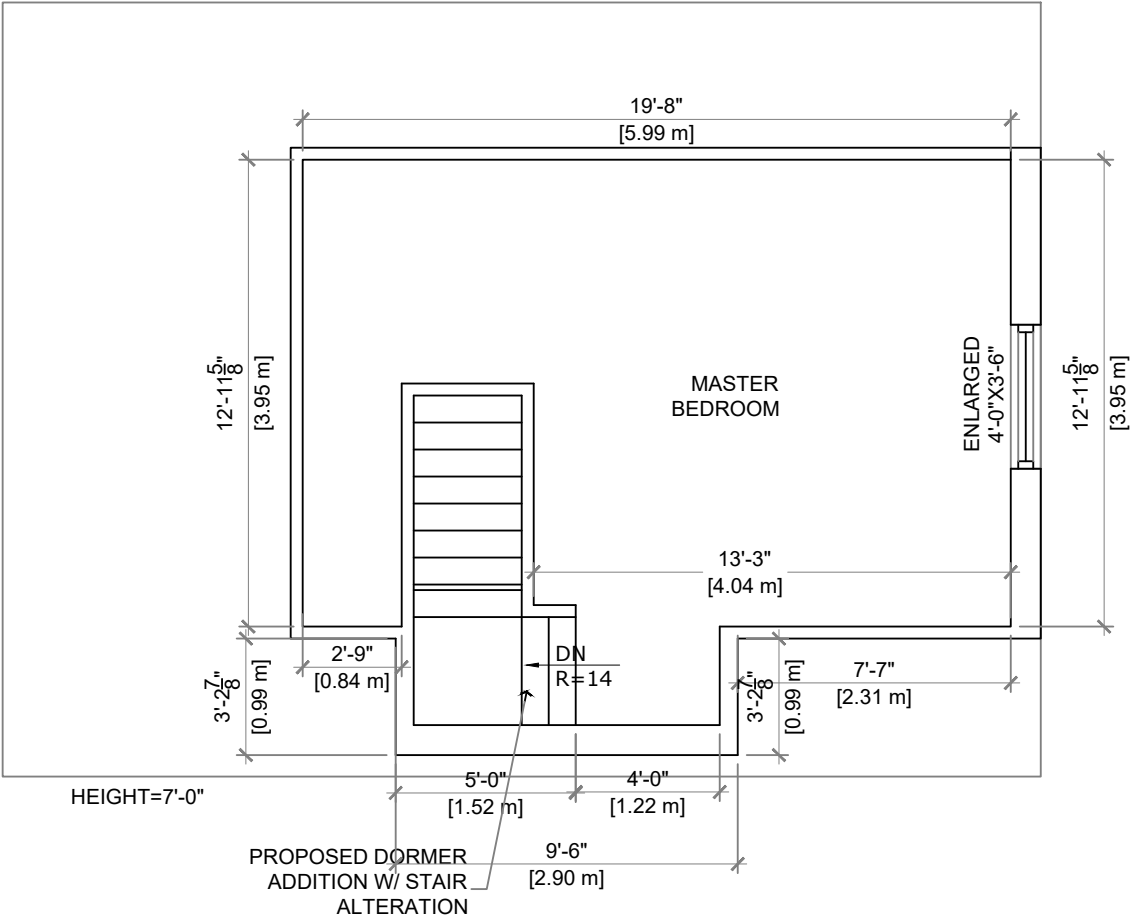
111 Grant Ave  
Hamilton, ON L8N 2X6

Drawing Title

PROP. SECOND FLOOR  
PLAN

Project	Sheet
SECOND UNIT	A1.05
Date MAR 30, 2020	
Scale 3/16"=1'-0"	





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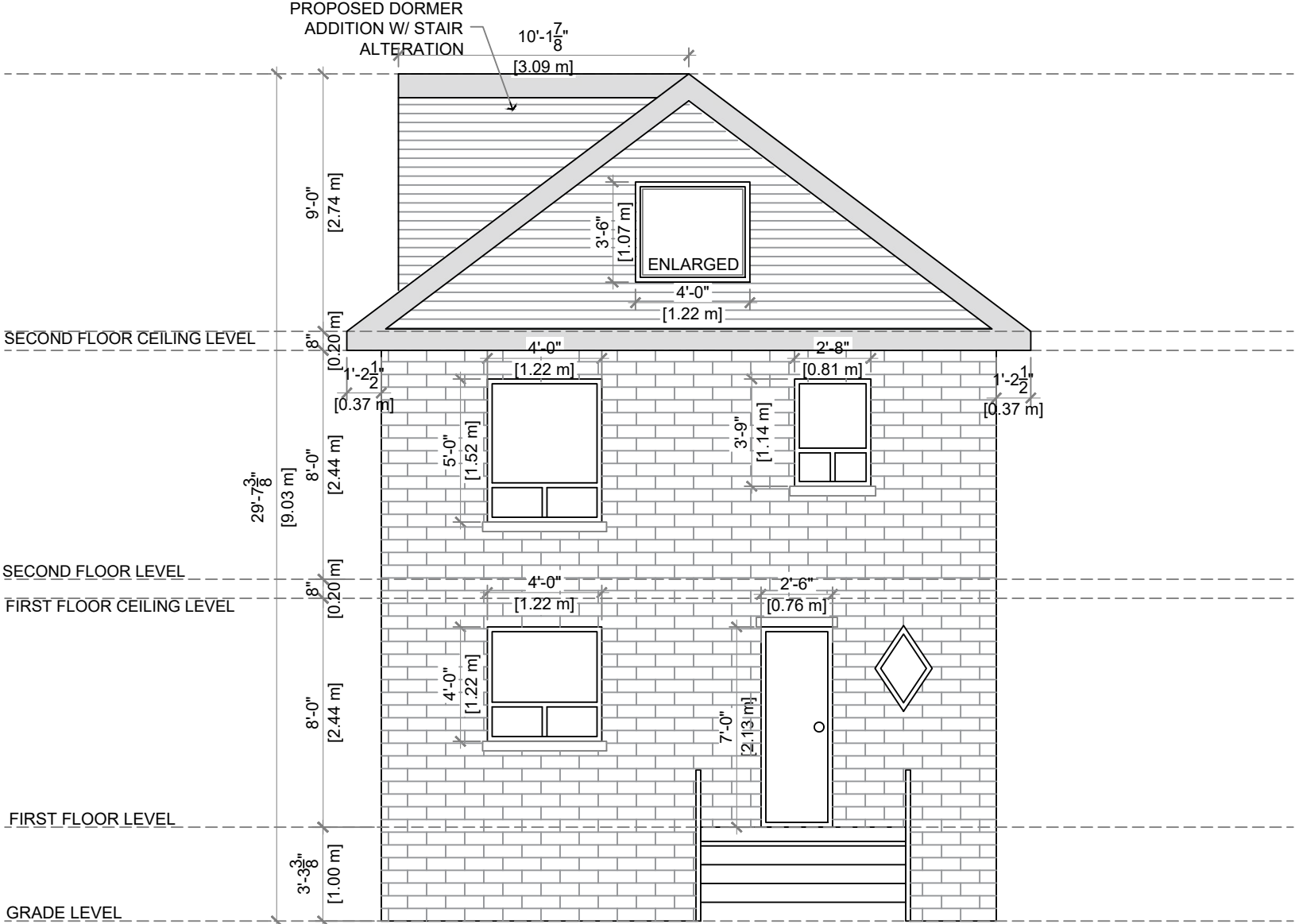
Project Name and Address

111 Grant Ave  
Hamilton, ON L8N 2X6

Drawing Title

PROP. ATTIC FLOOR PLAN

Project	Sheet
SECOND UNIT	A1.06
Date	
Scale	
MAR 30, 2020	
3/16"=1'-0"	



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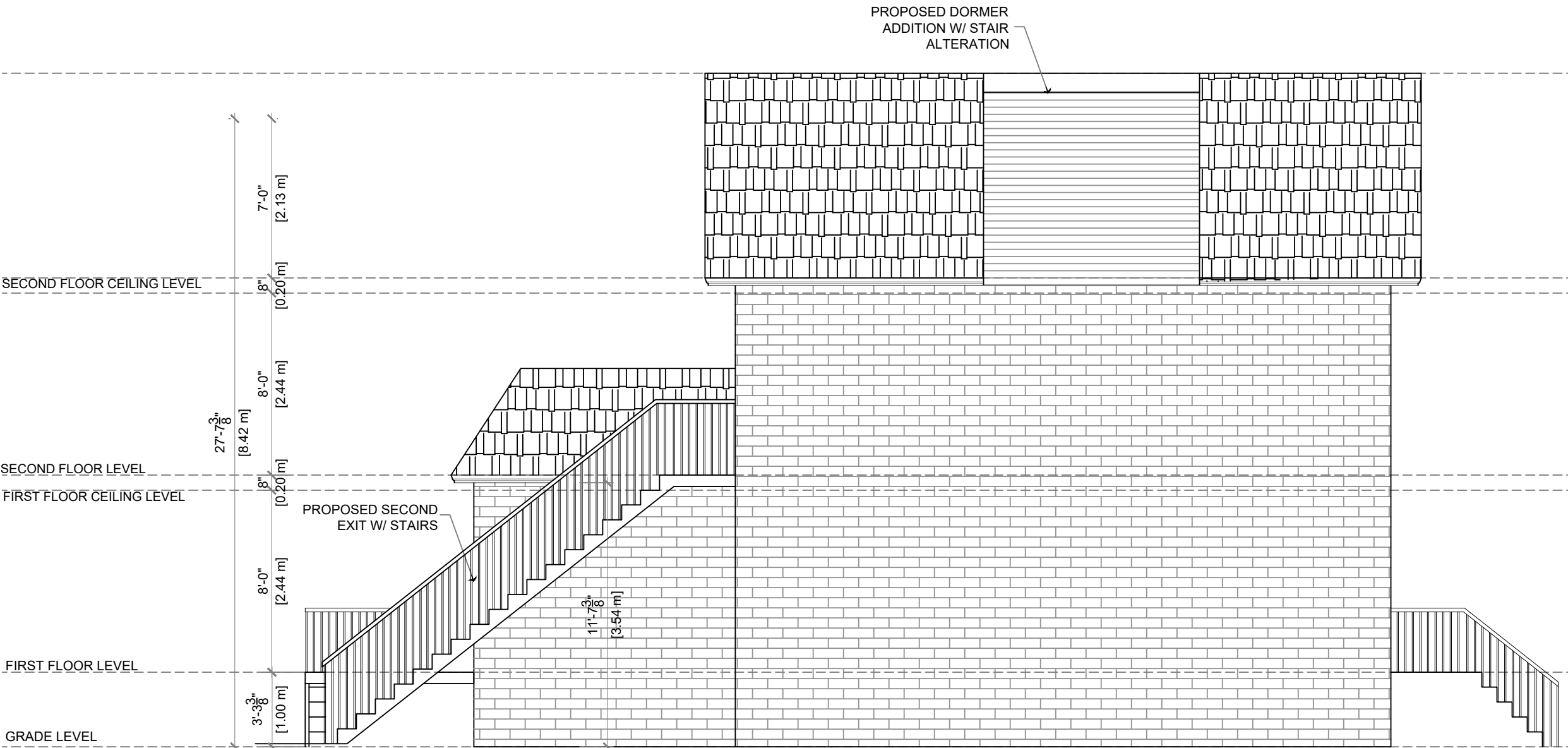


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Drawing Title  
**FRONT ELEVATION**

Project SECOND UNIT	A2.01
Date MAR 30, 2020	
Scale 3/16"=1'-0"	



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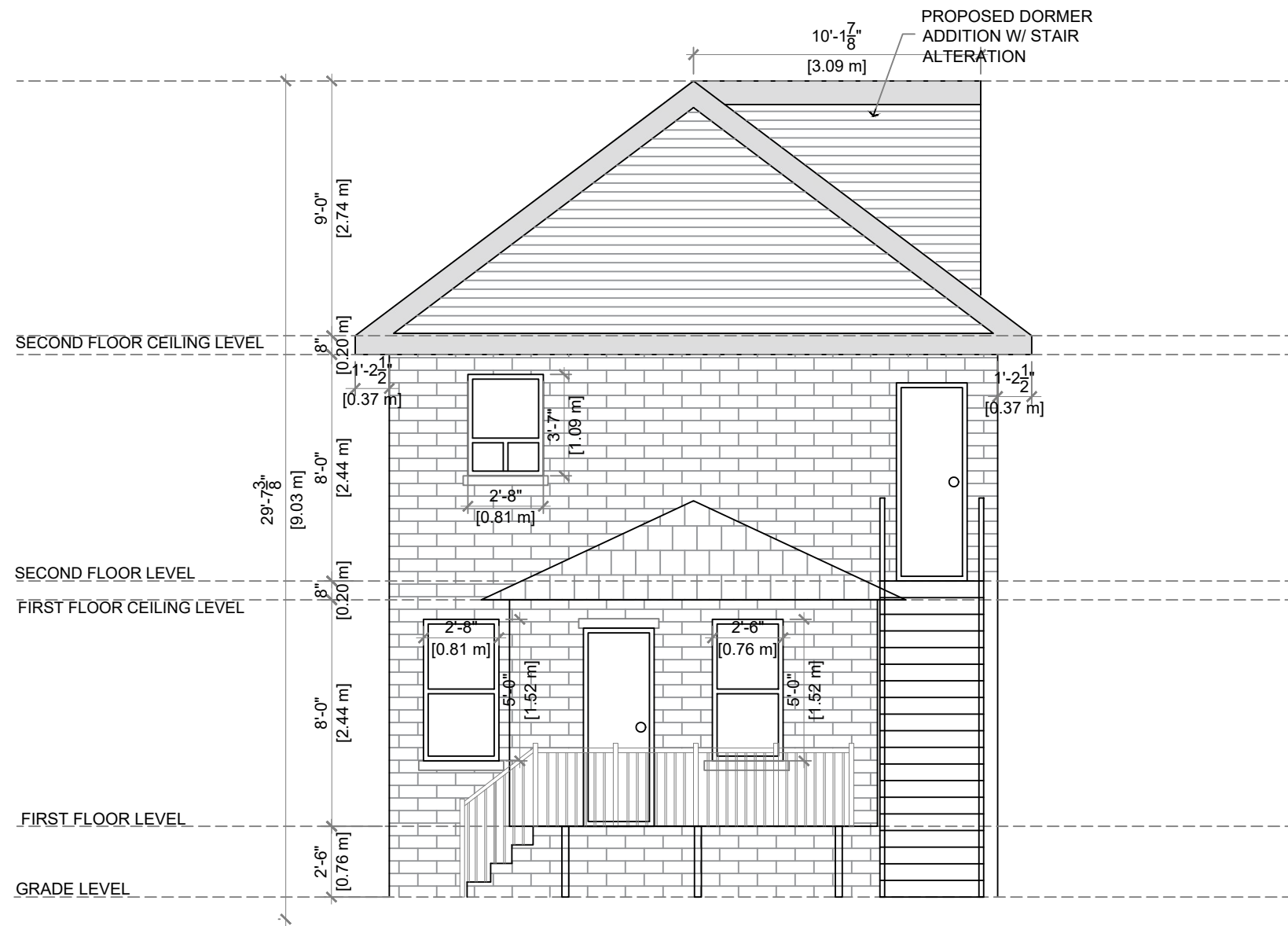
Project Name and Address

111 Grant Ave  
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Drawing Title

SIDE ELEVATION

Project	Sheet
SECOND UNIT	A2.02
Date MAR 30, 2020	
Scale 3/16"=1'-0"	



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Project Name and Address

111 Grant Ave  
Hamilton, ON L8N 2X6

Drawing Title

REAR ELEVATION

Project SECOND UNIT	Sheet  A2.03
Date MAR 30, 2020	
Scale 3/16"=1'-0"	





6. Nature and extent of relief applied for:
- Minimum floor area of a dwelling unit;
  - Minimum lot area;
  - Minimum number of parking spaces;
  - Encroachment of exterior stairs into a required side yard; and
  - Minimum side yard (for a dormer addition).

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

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

111 Grant Ave

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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?

BASED ON EXPERIENCE AND NEIGHBORHOOD

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.

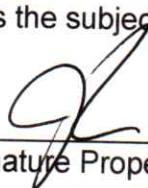
Is the previous use inventory attached? Yes ☐ No ☒

#### 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.

2020-12-16

Date

  
Signature Property Owner

JOHN KEMP  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 7.62 m

Depth 23.77 m

Area 181.16 sq.m

Width of street

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: GROSS FLOOR AREA- 143.3 sq.m

NO. OF STOREYS- 3

WIDTH- 6.45 m

LENGTH- 12.29 m

Proposed: GROSS FLOOR AREA- 143.3 sq.m

NO. OF STOREYS- 3

WIDTH- 6.45 m

LENGTH- 12.29 m

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 YARD SETBACK- 2.54 m

REAR YARD SETBACK- 6.69 m

SIDE YARD (LEFT)- 0.59 m



SIDE YARD (RIGHT)- 0.58 m

Proposed: FRONT YARD SETBACK- 2.54 m

REAR YARD SETBACK- 6.69 m

SIDE YARD (LEFT)- 0.59 m

SIDE YARD (RIGHT)- 0.58 m

13. Date of acquisition of subject lands:
14. Date of construction of all buildings and structures on subject lands:
15. Existing uses of the subject property: Residential SFD
16. Existing uses of abutting properties:
17. Length of time the existing uses of the subject property have continued:
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:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
ZONING CODE - D
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