



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th 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

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-21:294

APPLICANTS: Owner Sheelagh Wood
Agent Giancarlo Tari Mal Beham

SUBJECT PROPERTY: Municipal address **140 Hatt St., Dundas**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: C5 district (Mixed-Use Medium Density)

PROPOSAL: To permit the construction of a new 15.79m² addition in the rear yard of the legally established non-conforming Single Detached Dwelling notwithstanding that:

1. An increase of 15% of the existing gross floor area is intended whereas the by-law permits an addition up to a maximum of 10% of the existing gross floor area.

NOTES:

This variance has been written as requested by the applicant. Insufficient information has been submitted respecting the gross floor area of the existing building in order to confirm zoning compliance.

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

DATE: Thursday, September 9th, 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:

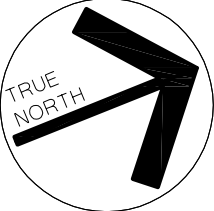
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: August 24th, 2021.

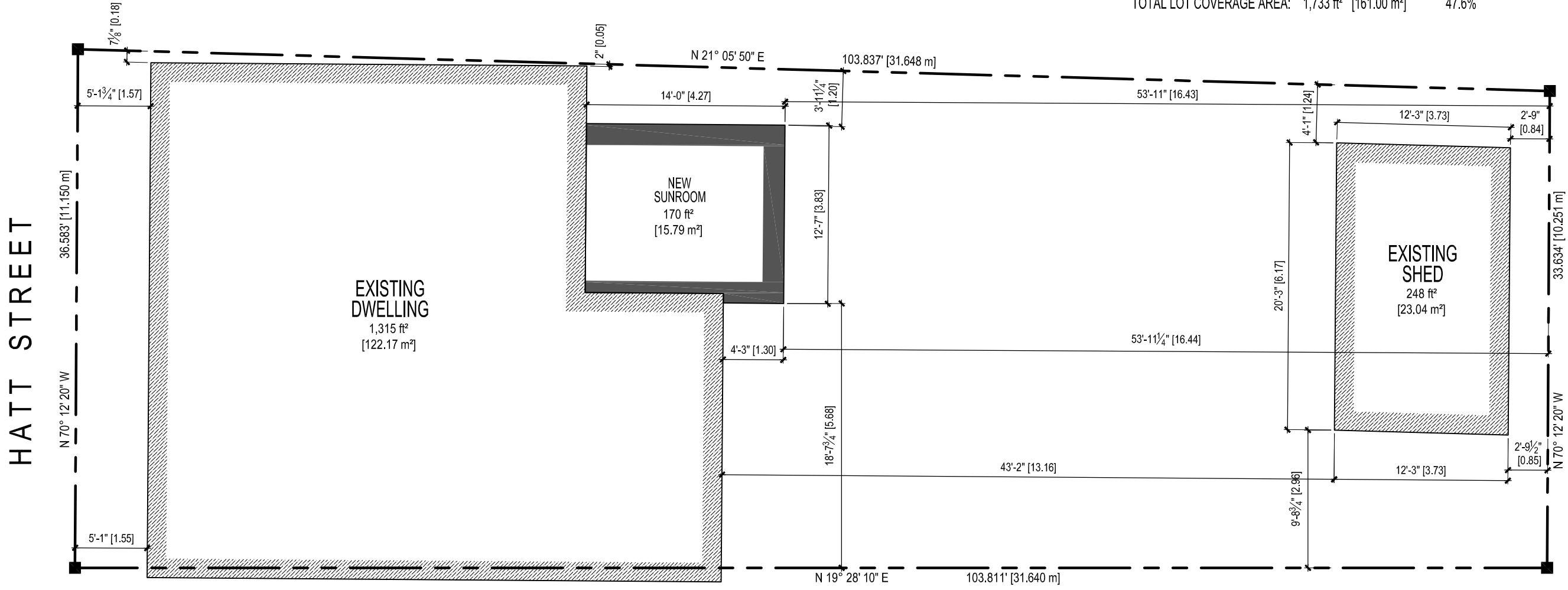
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.

140 HATT STREET
 LOT 16
 TOWN OF DUNDAS
 HAMILTON DIVISION



SITE AREA DATA:
 TOTAL SITE AREA: 3,644 ft² [338.54 m²] 100%
 TOTAL LOT COVERAGE AREA: 1,733 ft² [161.00 m²] 47.6%



SITE PLAN
 1/8" = 1'-0"

WOOD PROJECT
 140 HATT STREET, DUNDAS

SITE PLAN

Colin A Lee
 Engineering Ltd.
 Tel: 519-570-4120

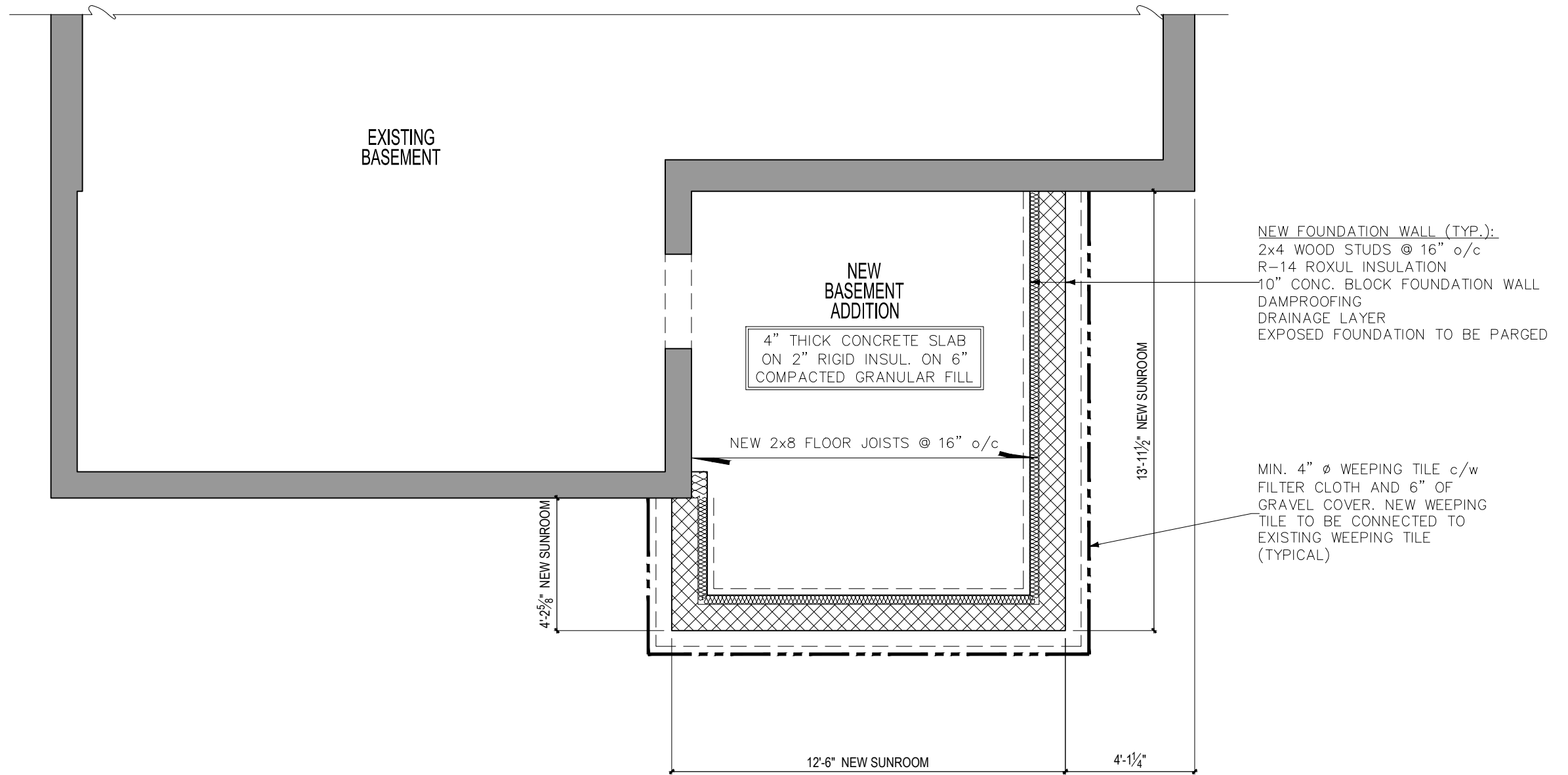
scale: AS SHOWN
 date: MAY 2021
 dwg No. L1





Tel: 519-624-1966
 1-877-624-1966
 Fax: 519-623-3994

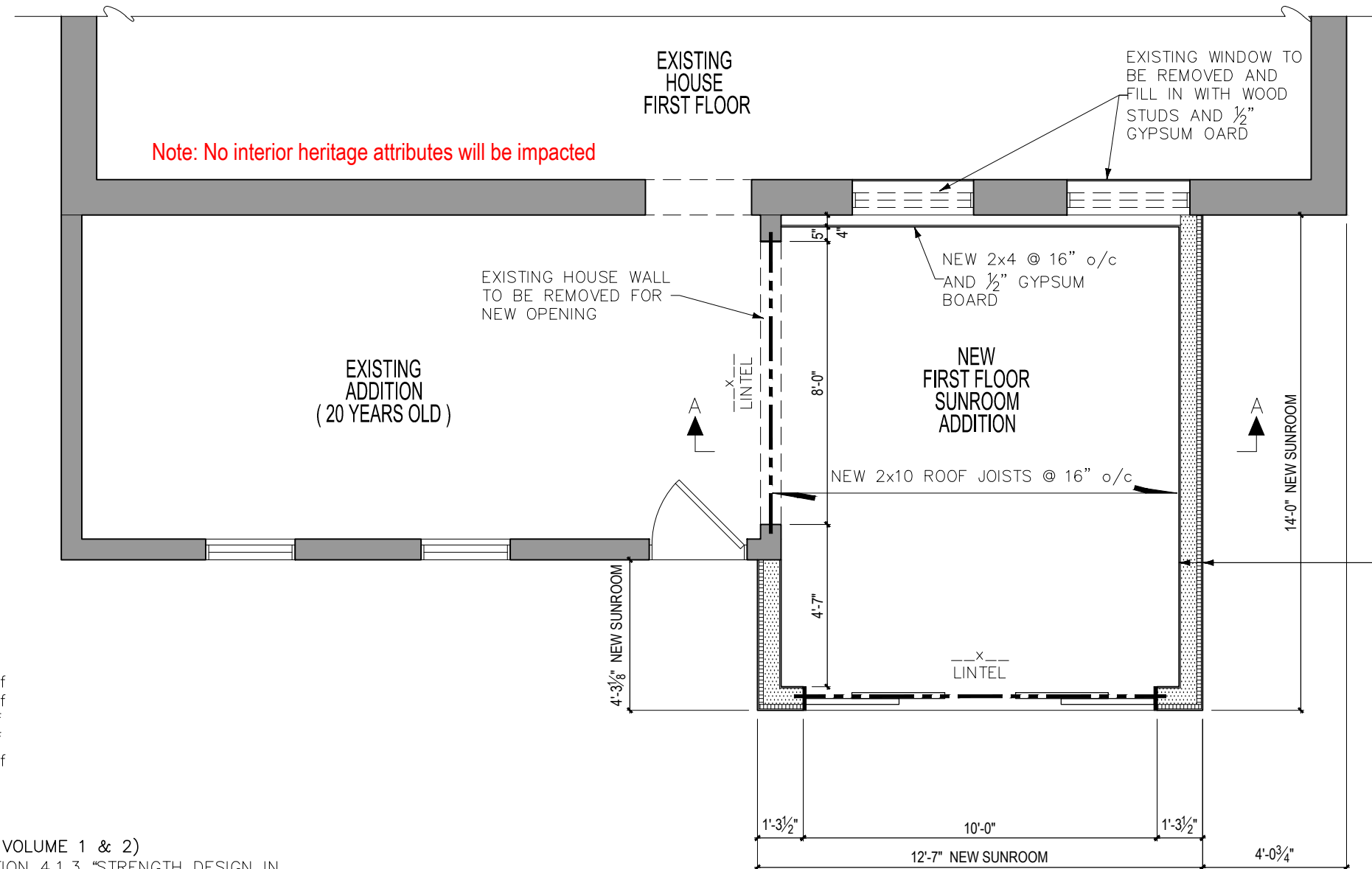
COMPLETE Home CONSTRUCTION Inc.
 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1

No.	DESCRIPTION	DATE
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PROPOSED NEW SUNROOM – DECK PLAN
 1/4" = 1'-0"

		No.	DESCRIPTION	DATE
WOOD PROJECT 140 HATT STREET, DUNDAS PROPOSED BASEMENT PLAN			 Colin A Lee Engineering Ltd. Tel: 519-570-4120	 Authorized Dealer Tel: 519-624-1966 1-877-624-1966 Fax: 519-623-3994
		scale: AS SHOWN	COMPLETE Home CONSTRUCTION Inc. 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1	
	date: MAY 2021			
	dwg No. S1			



- NOTES:**
- ROOF SNOW LOAD = --- psf
 - ROOF DEAD LOAD = --- psf
 - DECK LIVE LOAD = 40 psf
 - DECK DEAD LOAD = 20 psf
 - WIND LOAD (q 1/50) = --- psf

DESIGN STANDARDS

- (a) 2012 BUILDING CODE COMPENDIUM (VOLUME 1 & 2)
- (b) ALUMINUM: CAN-S157 - SUB-SECTION 4.1.3 "STRENGTH DESIGN IN ALUMINUM" AS PER OBC - DIV B, 4.3.5. ALUMINUM ALLOY TO BE 6061-T6 WITH A MINIMUM YIELD STRENGTH OF 240 MPA (35 KSI)
- (c) GLASS: CAN/CGSB - 12.20-M "STRUCTURAL DESIGN OF GLASS FOR BUILDINGS" AS PER OBC - DIV B, 4.3.6.
- (d) TIMBER: CAN/CSA - 086 "ENGINEERING DESIGN IN WOOD". ALL DIMENSION LUMBER TO BE NO. 2 SPF OR BETTER.

PROPOSED NEW SUNROOM - FIRST FLOOR PLAN
1/4"=1'-0"

No.	DESCRIPTION	DATE
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WOOD PROJECT
140 HATT STREET, DUNDAS

PROPOSED FIRST FLOOR PLAN

Colin A Lee Engineering Ltd.
Tel: 519-570-4120

scale: AS SHOWN

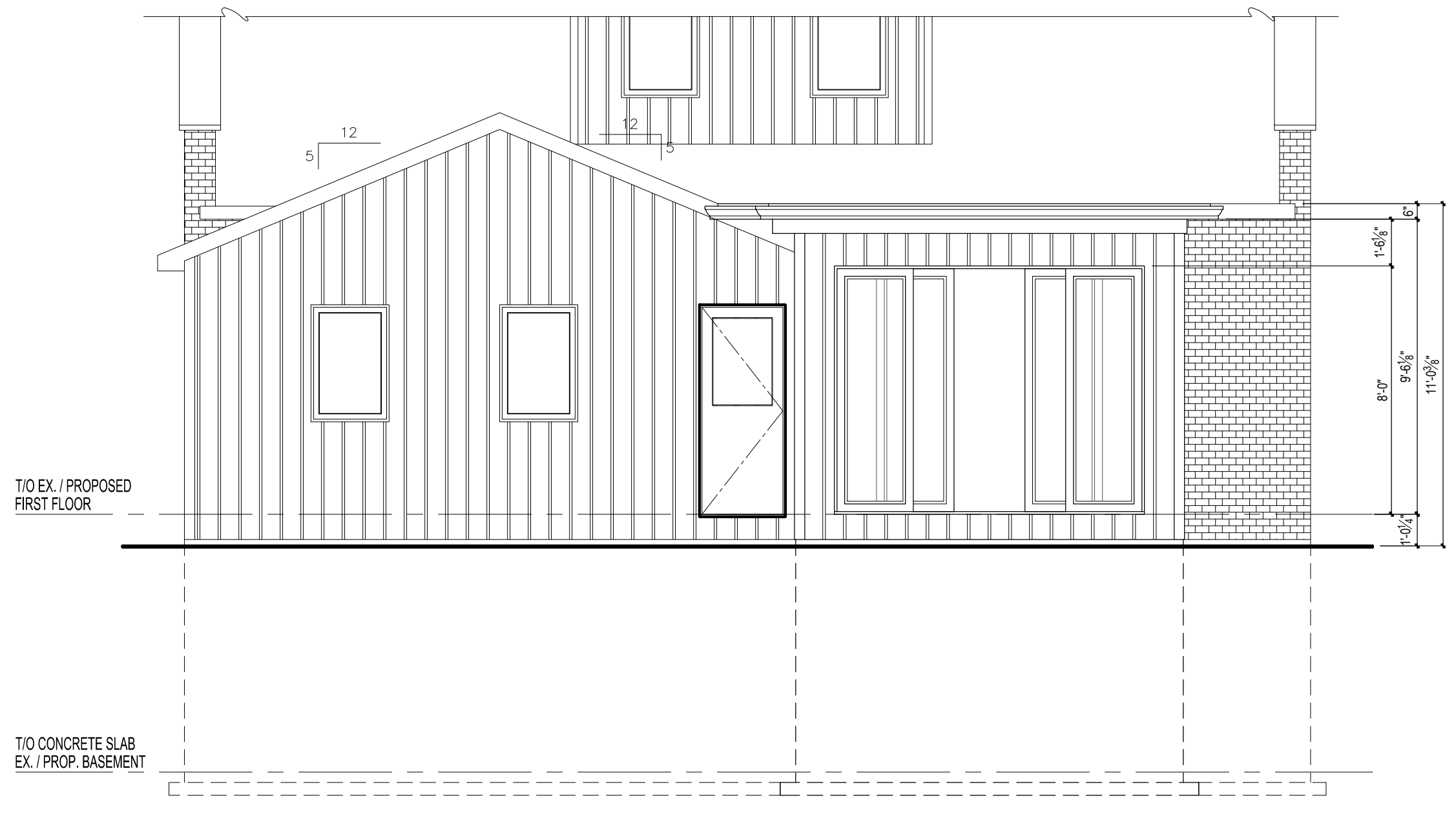
date: MAY 2021

dwg No. **S2**



Tel: 519-624-1966
1-877-624-1966
Fax: 519-623-3994

COMPLETE Home CONSTRUCTION Inc.
180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



PROPOSED REAR ELEVATION
 1/4" = 1'-0"

T/O EX. / PROPOSED
 FIRST FLOOR

T/O CONCRETE SLAB
 EX. / PROP. BASEMENT

WOOD PROJECT
 140 HATT STREET, DUNDAS

PROPOSED ELEVATION

**Colin A Lee
 Engineering Ltd.**
 Tel: 519-570-4120

scale: AS SHOWN

date: MAY 2021

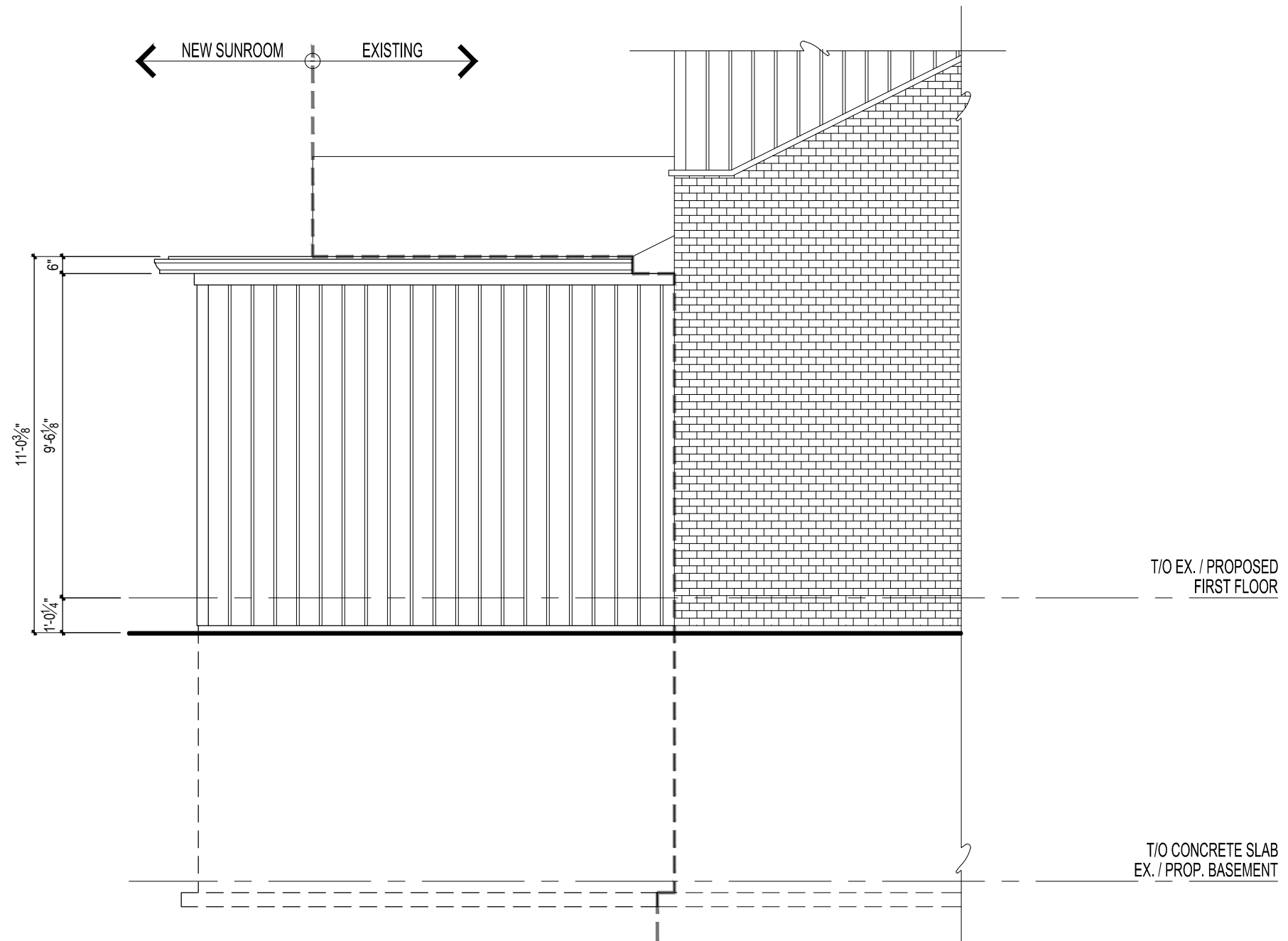
dwg No. **S5**

No.	DESCRIPTION	DATE
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Tel: 519-624-1966
 1-877-624-1966
 Fax: 519-623-3994

COMPLETE Home CONSTRUCTION Inc.
 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



PROPOSED PATIAL LEFT ELEVATION
 1/4" = 1'-0"

WOOD PROJECT
 140 HATT STREET, DUNDAS

PROPOSED ELEVATION

Colin A Lee
 Engineering Ltd.
 Tel: 519-570-4120

scale: AS SHOWN

date: MAY 2021

dwg No. **S6**

No.	DESCRIPTION	DATE



Tel: 519-624-1966
 1-877-624-1966
 Fax: 519-623-3994

COMPLETE Home CONSTRUCTION Inc.
 180 Sheldon Drive, Unit 2A, Cambridge ON N1R 6V1



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	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)*		
Agent or Solicitor		

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:

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

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**):

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial
Agricultural Vacant Other

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 8.1 to 8.10 above?

This was information relayed by the Real Estate Agent

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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.

July 19/21
Date


Signature Property Owner(s)

Sheerlagh Wood
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 11.15m
Depth 31.64m
Area 338.54 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: _

Home - 122.17sq.m. Gr fl area, 1.5 story, 11.15m x 10.96m, 4.72m high

Existing Shed- 23.04sq.m.Gr fl area, 3.73m x 2.6m, 3.9m high

Proposed

Sunroom Addition on rear of dwelling : 15.79 sq.m, 3.83m x 4.27m x 3.35m high

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

Existing:

Home - 122.17sq.m. Gr fl area, 1.5 story, 11.15m x 10.96m, 4.72m high

Existing Shed- 23.04sq.m.Gr fl area, 3.73m x 2.6m, 3.9m high

Proposed:

Sunroom Addition on rear of dwelling : 15.79 sq.m, 3.83m x 4.27m x 3.35m high

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 (single family, duplex, retail, factory etc.):
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
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:
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.