



Hamilton

SCCOMMITTEE 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.: SC/A-19:184

APPLICANTS: Owner Kuldip & Tej Renhsi

SUBJECT PROPERTY: Municipal address **501 Barton St., Stoney Creek**

ZONING BY-LAW: Zoning By-law 05-200, as Amended 18-219

ZONING: "M3" (Prestige Business Park) district

PROPOSAL: To permit the expansion of a legal non-conforming use by 26.3% to facilitate a rear addition consisting of 46.3 square metres of gross floor area on two floors for an existing 176.1 square metre two storey single detached dwelling, notwithstanding that:

1. A legal non-conforming single detached dwelling shall be expanded without requiring the restoration and repair of the dwelling and the dwelling shall be permitted to be increased in terms of its height, volume and lot coverage, whereas the Zoning By-law permits a legal non-conforming single detached dwelling to be repaired and restored to a safe condition and that such restoration and/or repair shall not increase the height, volume and lot coverage of the dwelling.

NOTES:

1. An Applicable Law Review undertaken July 4, 2018 and December 12, 2018 has identified the existing single detached dwelling as being a legally established non-conforming use. It is further noted that the existing 60 year old dwelling was initially constructed as a 1.5 storey single detached dwelling. Over time with dormer additions to the front and rear second floors, this use is now being recognized for the purpose of this application as a legal non-conforming two storey single detached dwelling.

2. The application has been revised for the October 2021 submission and new drawings have been provided based on a new proposed expansion for the legal non-conforming single detached dwelling. Accordingly, based on the information, it has been determined that the existing single detached dwelling comprises a gross floor area of 176.1 square metres on 2 floors. However, previously the gross floor area of this dwelling without the additions was incorrectly identified in the Notice as comprising 88.64 square metres of gross floor area.

3. Legal non-conforming uses are regulated in Section 1.1 of the Zoning By-law.

4. Site Plan Amendment application SPA-19-112 was submitted May 22, 2019 to address the former minor variance to expand the legal non-conforming single detached dwelling and to permit an expansion to the existing tradesperson's (machinist) shop. An updated site plan has not been submitted for the proposed expansion of the legal non-conforming single detached dwelling.

5. The M3 Zone identifies dwelling unit as a prohibited use, even as an accessory use. However, a legally established non-conforming single detached dwelling would be permitted to remain on a property in the M3 Zone.

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

DATE: Thursday, February 24th, 2022
TIME: 1:25 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: February 8th, 2022.

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.

SITE PLAN PREPARED ON THE BASE OF
SURVEY PLAN PREPARED BY:

MacKAY & MacKAY & PETERS.
LAND SURVEYOR'S
PLAN OF LOT 17 - CONCESSION 1
TOWNSHIP OF SALT FLEET

Bldg floor area

	Existing	Proposed
1st FLOOR	1072 sq.f. - 99.6 sq.m.	1219 sq.f. - 113.2 sq.m.
2nd FLOOR	823 sq.f. - 76.5 sq.m.	1174 sq.f. - 109.1 sq.m.

Addition floor area

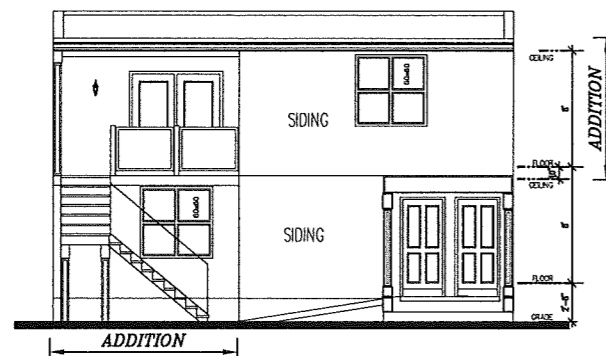
	Proposed
1st FLOOR	147 sq.f. - 13.7 sq.m.
2nd FLOOR	351 sq.f. - 32.6 sq.m.
TOTAL	498 sq.f. - 46.3 sq.m.

EXTERIOR STAIRS

MAX. RISE 200mm (7 7/8")
MIN. RUN 210mm (8 1/4")
MIN. TREAD 235mm (9 1/4")
NOSING 25mm (1")

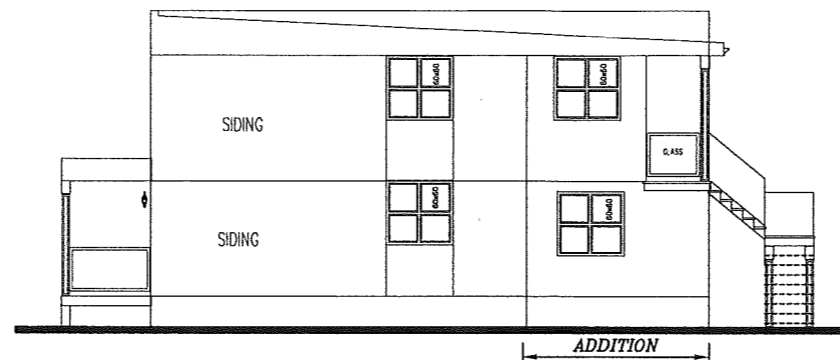
GUARD HEIGHT:

GREATER THAN 2'-0" ABOVE GRADE = 900mm (35")
GREATER THAN 5'-11" ABOVE GRADE = 1070mm (42")

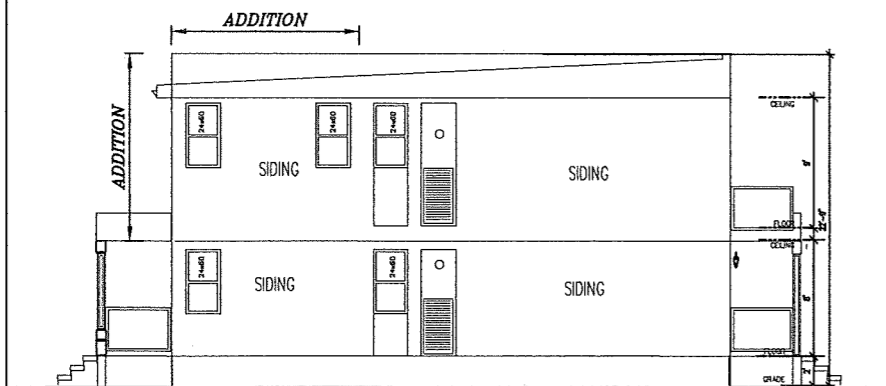


REAR ELEVATION

NOTE:
WINDOW SIZES SHOWN ARE APPROXIMATE.
EXACT ROUGH OPENINGS TO BE DETERMINED
BY WINDOW MANUFACTURERS SPECIFICATIONS.



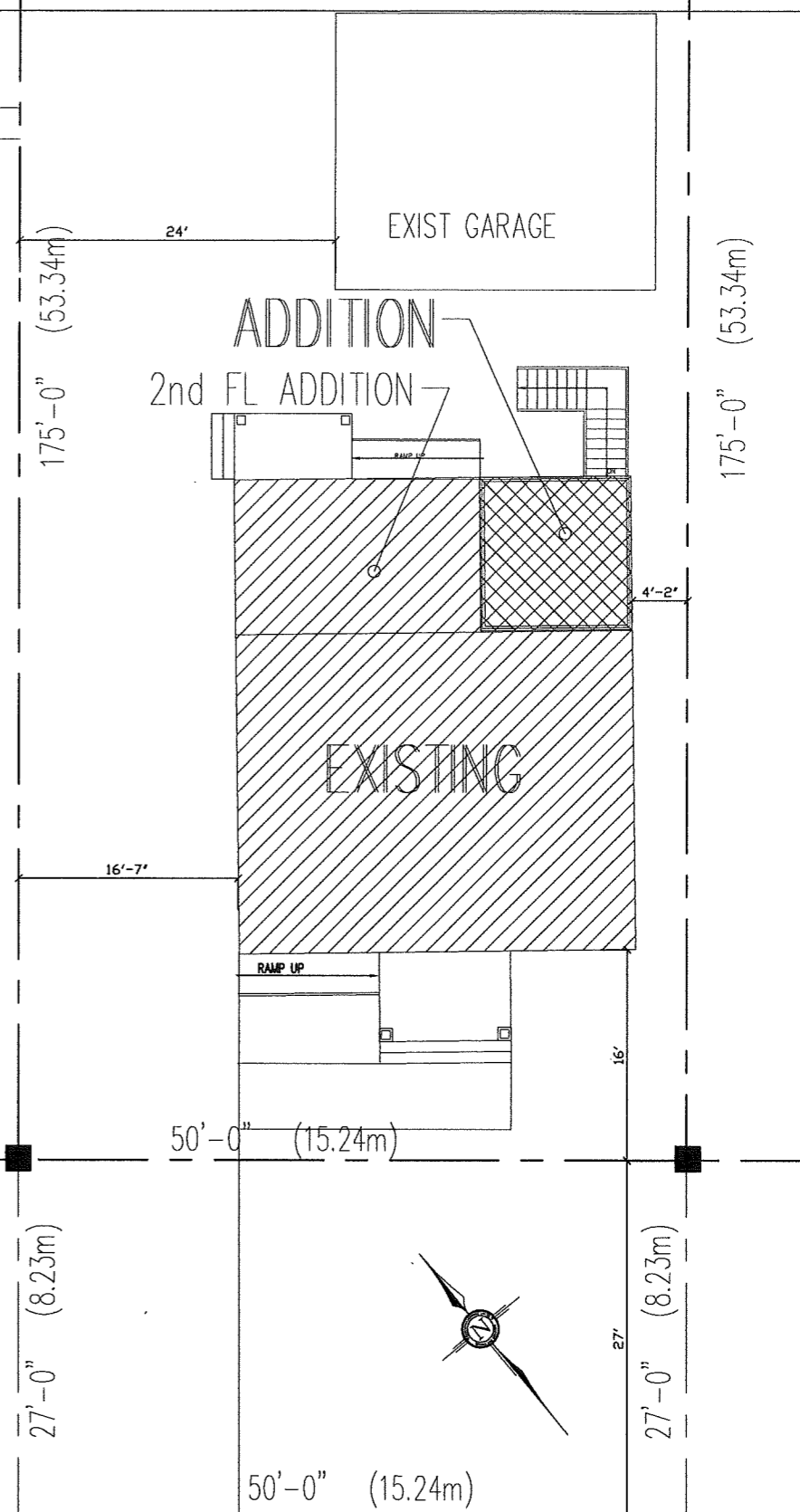
SIDE ELEVATION



SIDE ELEVATION



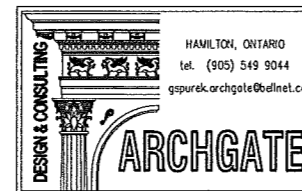
FRONT ELEVATION



BARTON Street

REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC. CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THIS DRAWING IS NOT TO BE SCALED.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 3.2.4 CS - 2012 O.B.C. to be a designer.
QUALIFICATION INFORMATION
Gregory Spurnik ARCHITECT 22220
NAME SIGNATURE BCN
REGISTRATION INFORMATION
Gregory Spurnik ARCHITECT 22220
FIRM NAME BCN



NO	DATE	DESCRIPTIONS
3.		
2.	Sept. 25, 2021	Bldg Permit Application comments Review Letter - September 3, 2021
1.	July 05 2021	Bldg Permit Application comments Review Letter - June 24, 2021

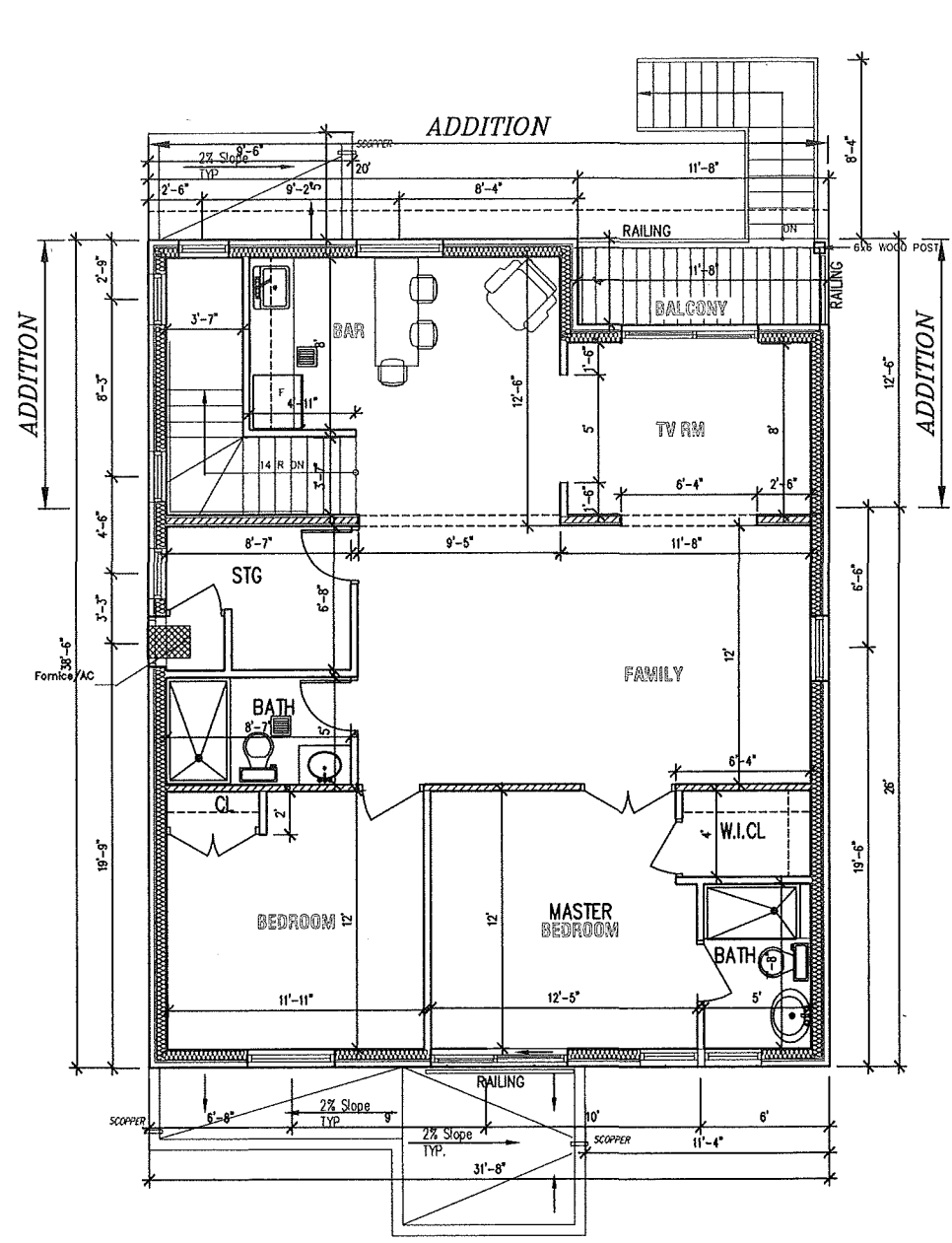
REVISIONS

PROJECT:
ALTERATION & ADDITION
501 BARTON Street
STONEY CREEK, Hamilton

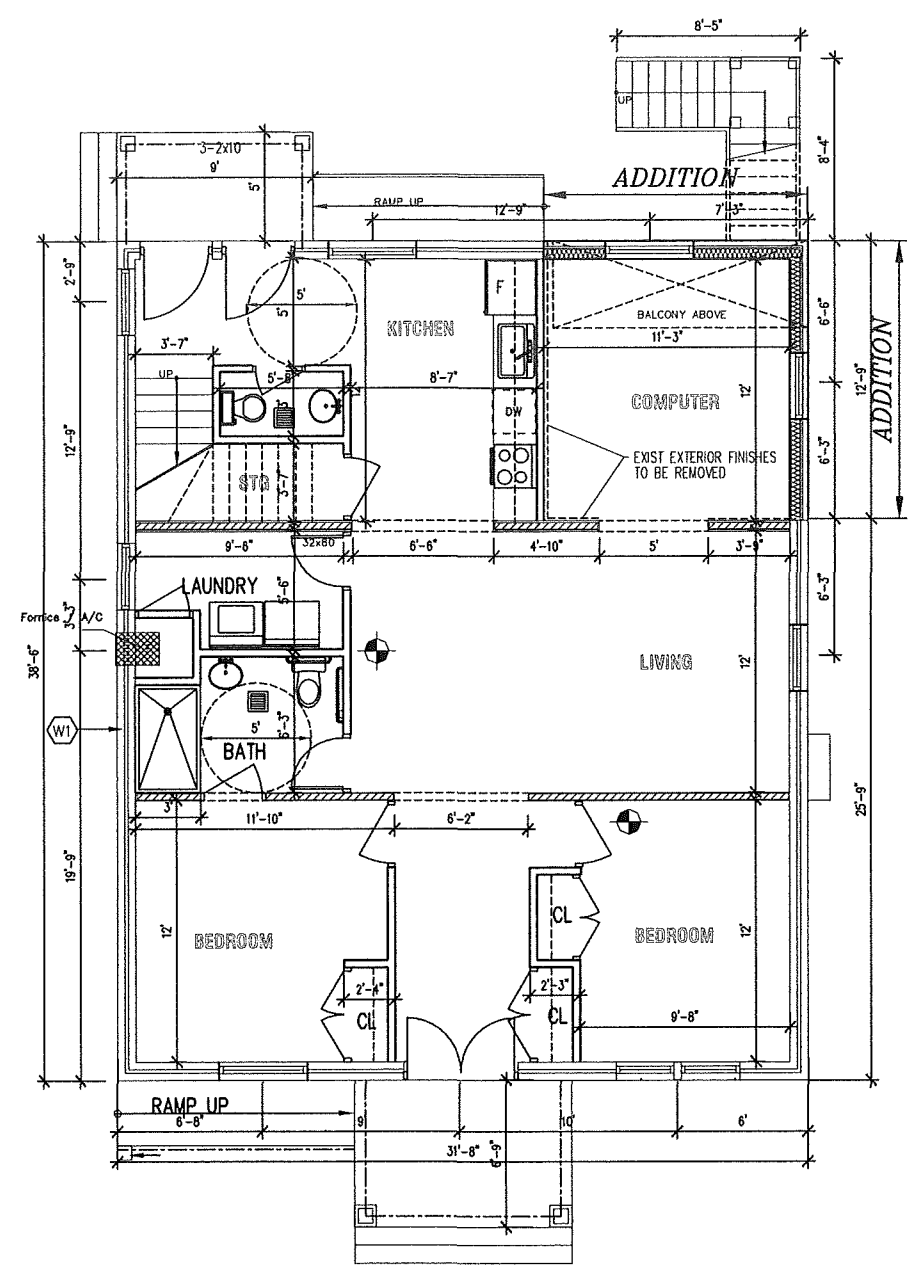
DATE: May, 2021
DESIGN: G.S.
DRAFTING: G.S.
ISSUED:
ACAD: SAM
SCALE: 1/8"=1'-0"

DRAWING:
-
SITE PLAN
ELEVATIONS

DRAWING No.
A-01



2nd FLOOR
1174 sq.f. – 109.1 sq.m.



1st FLOOR
1219 sq.f. – 113.2 sq.m.

REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC., CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK.
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The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the S.24 (3) - 2012 O.B.C. to be a designer.

QUALIFICATION INFORMATION
Gregory Sporek 22286
NAME SIGNATURE DC24

REGISTRATION INFORMATION
Gregory Sporek: aka ARCHGATE 22286
FIRM NAME DC24



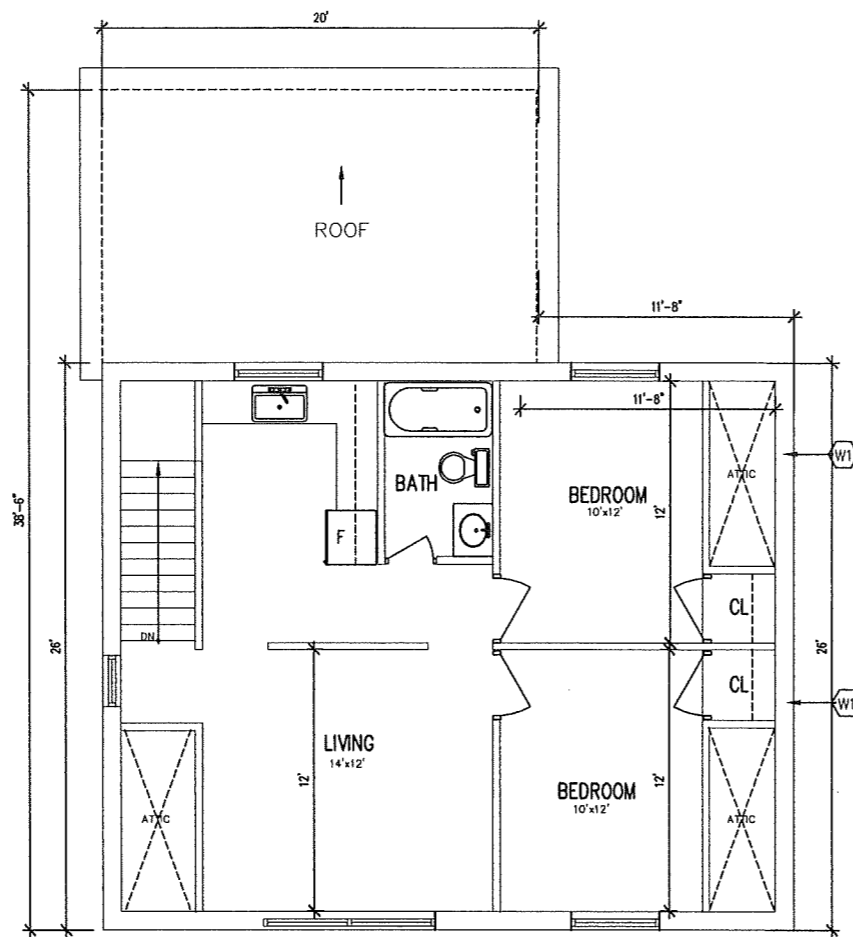
NO	DATE	DESCRIPTIONS
1.	July 05 2021	Bldg Permit Application comments Review Letter – June 24, 2021
2.		
3.		

PROJECT:
ALTERATION & ADDITION
501 BARTON Street
STONEY CREEK, Hamilton

DATE: May, 2021
DESIGN: G.S.
DRAFTING: G.S.
ISSUED:
ACAD: SAM
SCALE: 3/16"=1'-0"

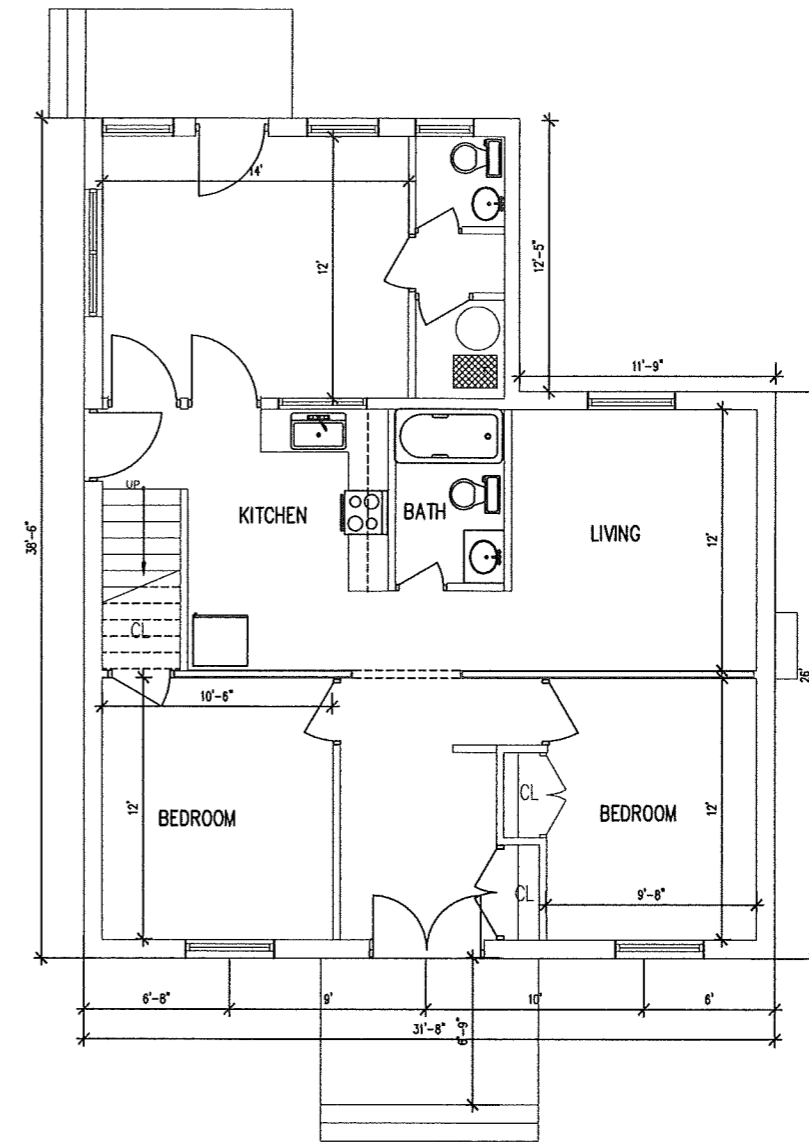
DRAWING:
-
FLOOR PLAN
-

DRAWING No.
A-02



2nd FLOOR

823 sq.f. - 76.5 sq.m.



1st FLOOR

1072 sq.f. - 99.6 sq.m.

REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC. CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK.
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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 1.2.4 O.S. - 2012 O.B.C. to be a designer.

QUALIFICATION INFORMATION
 Gregor Spurek 22286
 NAME SIGNATURE BORN

REGISTRATION INFORMATION
 Gregor Spurek, aka ARCHGATE 22222
 FIRM NAME BORN



NO	DATE	DESCRIPTIONS
1.	July 05 2021	Bldg Permit Application comments Review Letter - June 24, 2021
2.		
3.		

REVISIONS

PROJECT :
ALTERATION & ADDITION
 501 BARTON Street
 STONEY CREEK, Hamilton

DATE: May, 2021
 DESIGN: G.S.
 DRAFTING: G.S.
 ISSUED:
 ACAD: SAM
 SCALE: 1/8"=1'-0"

DRAWING:
EXISTING FLOOR PLAN

DRAWING No.
A-03