



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.: HM/A-22:81

APPLICANTS: Agent J. Bognar
Owner Z. Uddin

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

ZONING BY-LAW: Zoning By-law 6593, as Amended 96-125

ZONING: "C/S-1361" (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 factor of 0.80 shall be permitted instead of the maximum permitted floor area ratio factor of 0.45; and

2. A maximum building height of 9.1 m shall be permitted instead of the requirement in the site-specific By-Law 96- 125, which states that no building or structure shall exceed 2 storeys and 9.0 m in height; and

3. A minimum front yard depth of 4.1 m shall be provided to the closest part of the building instead of the maximum permitted 6.0 m front yard depth; and

4. To permit a roofed over unenclosed porch including stairs to encroach a maximum of 4.15 m into the required front yard instead of the requirement in the By- Law which states that roofed-over or screened but otherwise unenclosed one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard or rear yard to a distance of not more than 3.0 metres.

Notes:

Please note that the requested 0.97 m side yard width is not required at this time as this is a lot of record which requires a minimum side yard width of 0.9 m.

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

DATE: Thursday, April 28th, 2022

TIME: 2:40 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

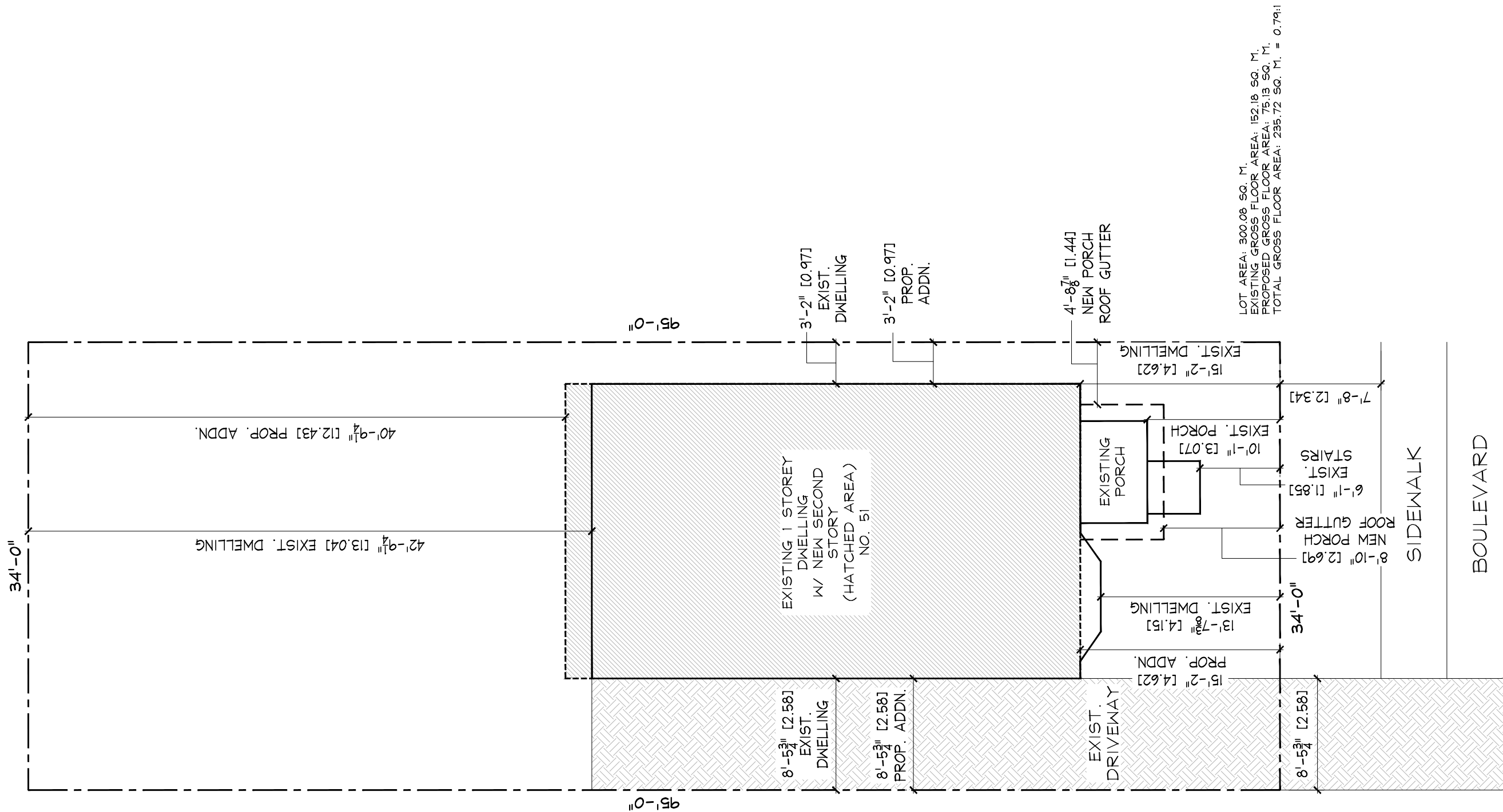
For more information on this matter, including access to drawings illustrating this request:

- 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 12th, 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.



THE UDDIN RESIDENCE
51 BOND STREET NORTH
HAMILTON, ON
L8S 3W3

drafting + design

- 193 East 43rd Street
- Hamilton, ON L8T 3C3
- jbdraftinganddesign@live.ca
- 905.517.6027

03.08.22 signature required
Jennifer Bognar reviews and takes responsibility for the design work described in this document
firm bcin 103416 individual bcin 33001

DATE	ISSUE DESCRIPTION
03-02-22	ISSUED FOR REVIEW
03-08-22	ISSUED FOR C.O.F.A.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNER'S KNOWLEDGE AND PERMISSION.

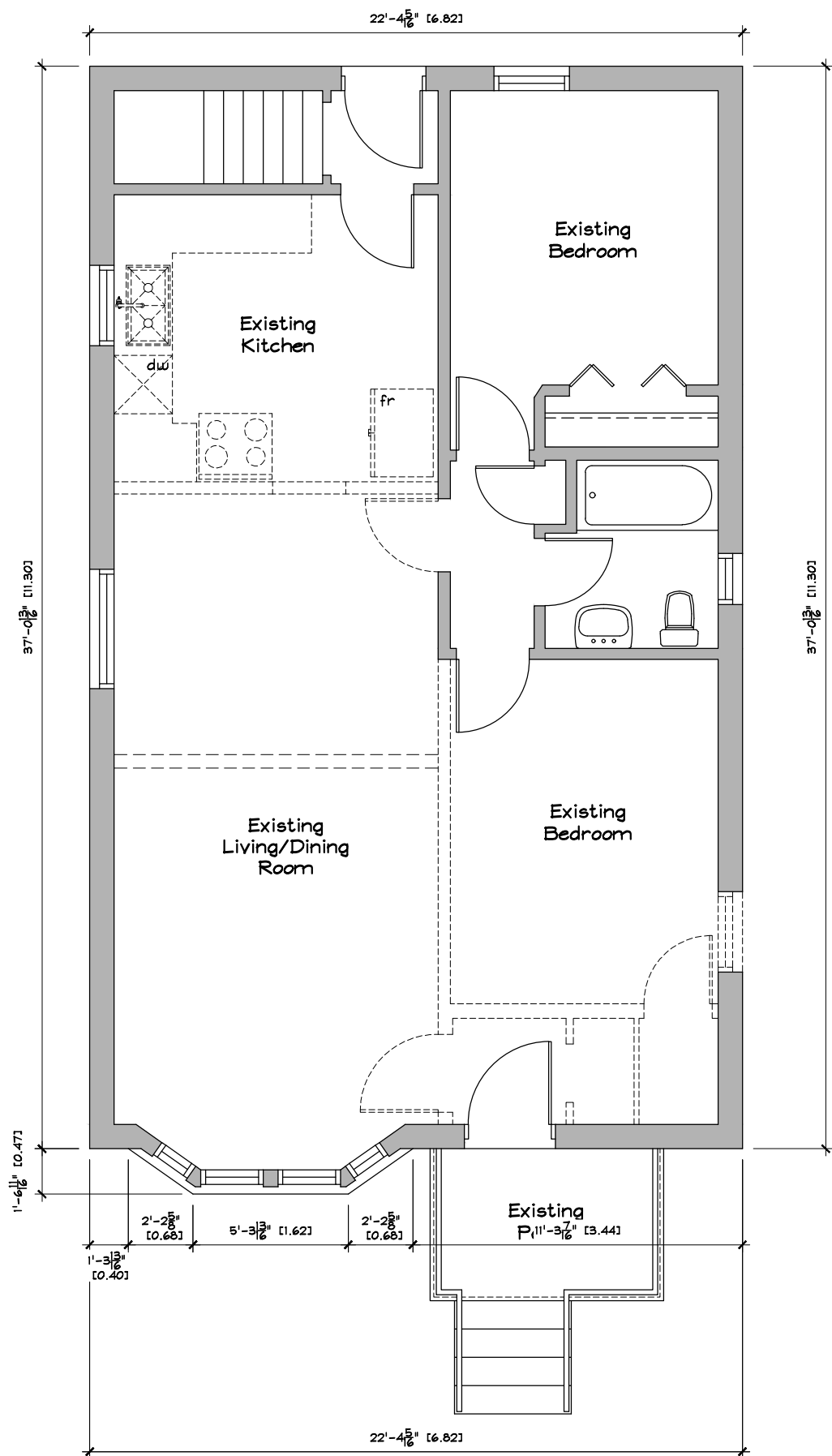
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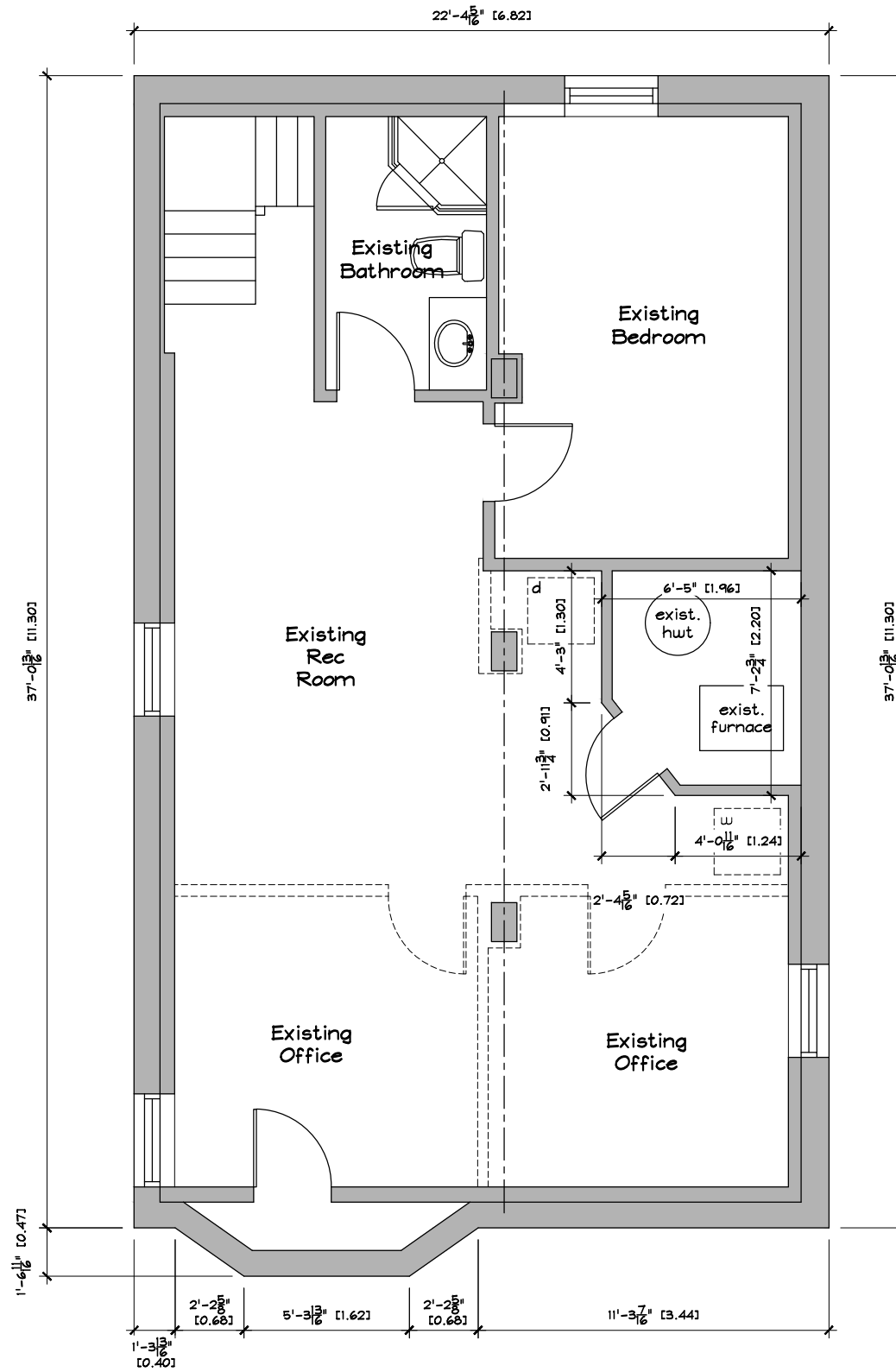
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SITE PLAN
1:100

SHEET **A1** OF 6



EXISTING GROSS FLOOR AREA: 78.08 SQ. M.



EXISTING GROSS FLOOR AREA
(MINUS FURNACE ROOM 3.98 SQ. M.): 74.10 SQ. M.

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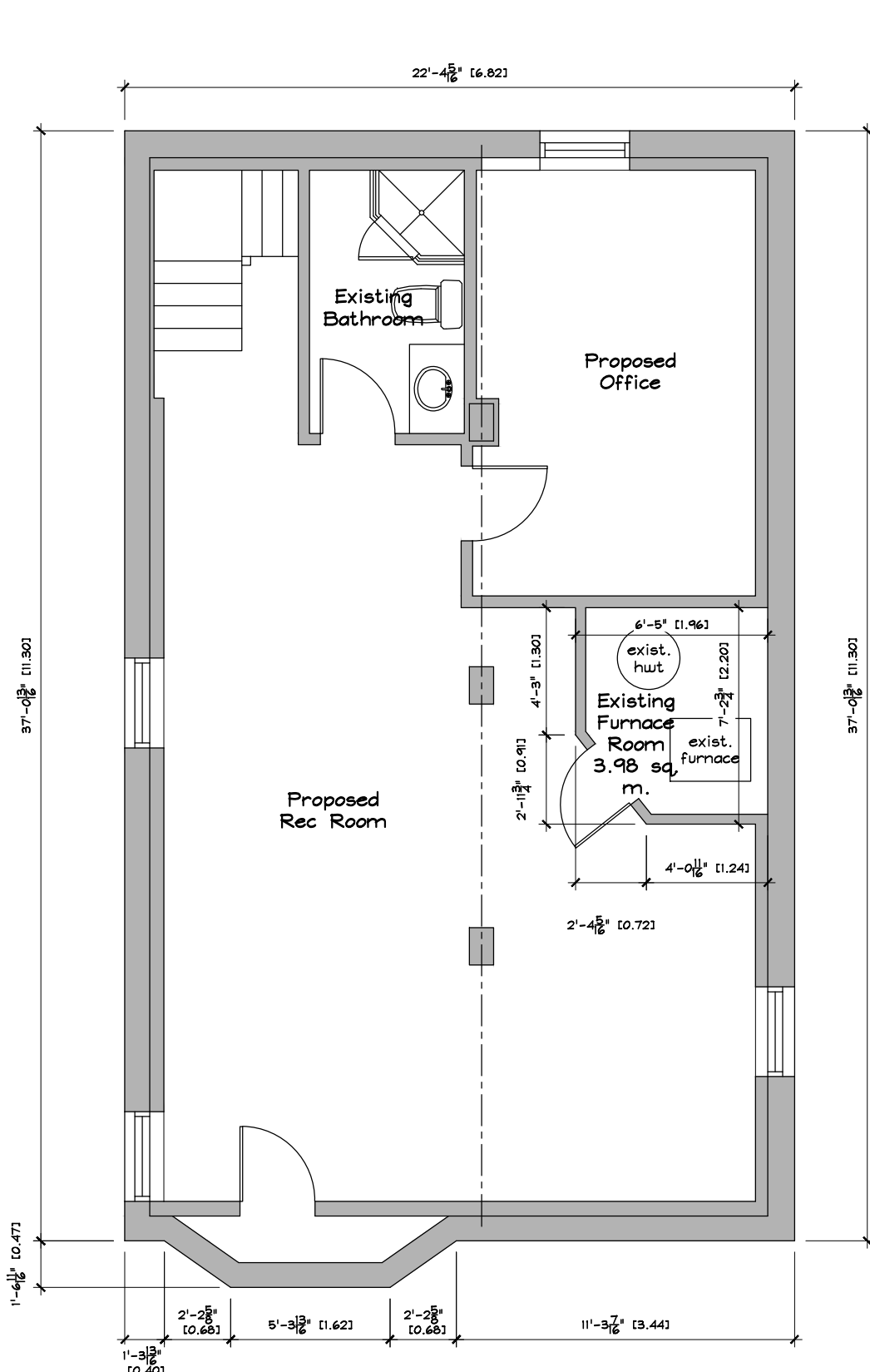
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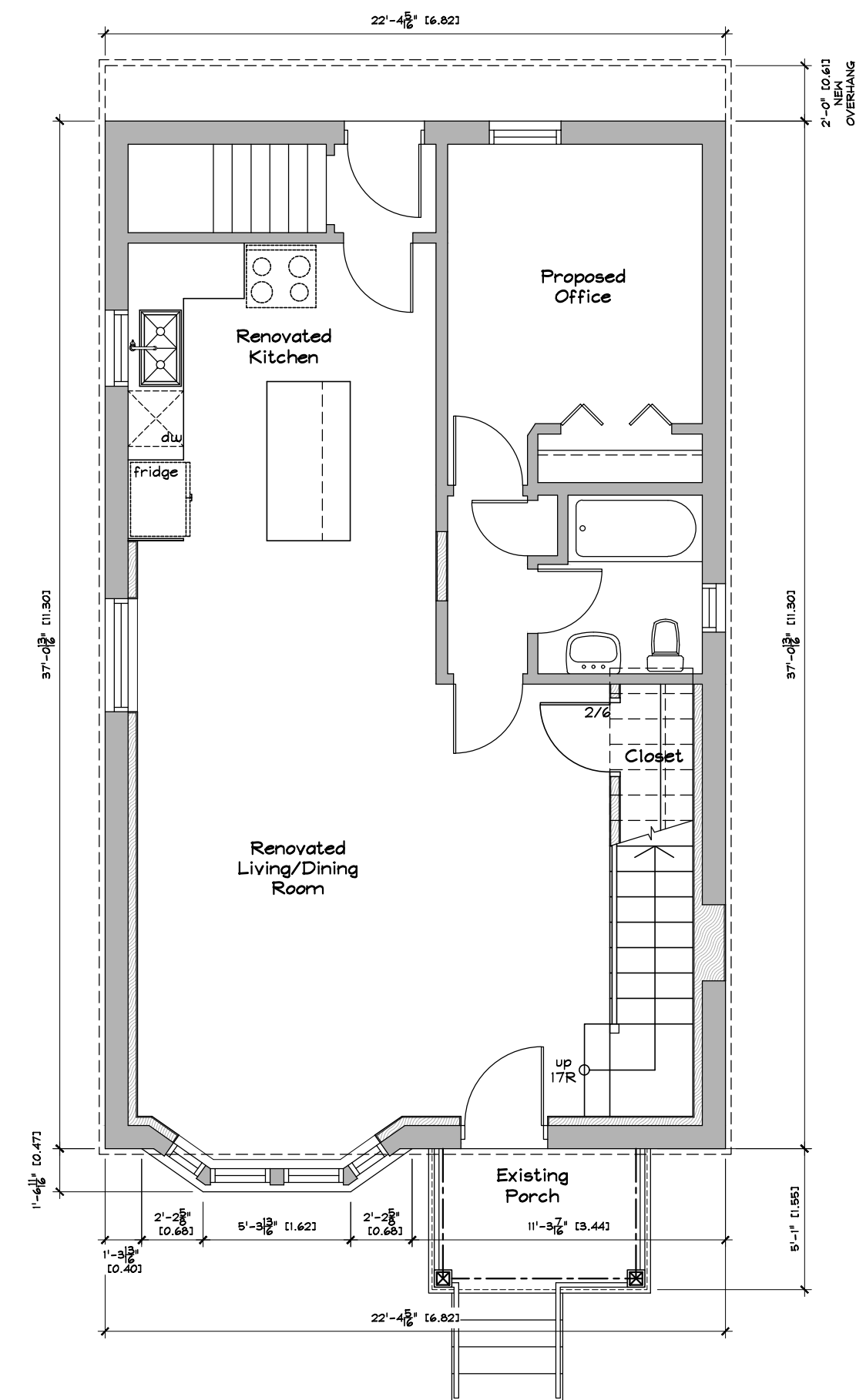
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EXISTING BASEMENT & FIRST FLOOR PLAN
3/16" = 1'-0"



EXISTING GROSS FLOOR AREA
(MINUS FURNACE ROOM 3.98 SQ. M.): 74.10 SQ. M.



EXISTING GROSS FLOOR AREA: 78.08 SQ. M.

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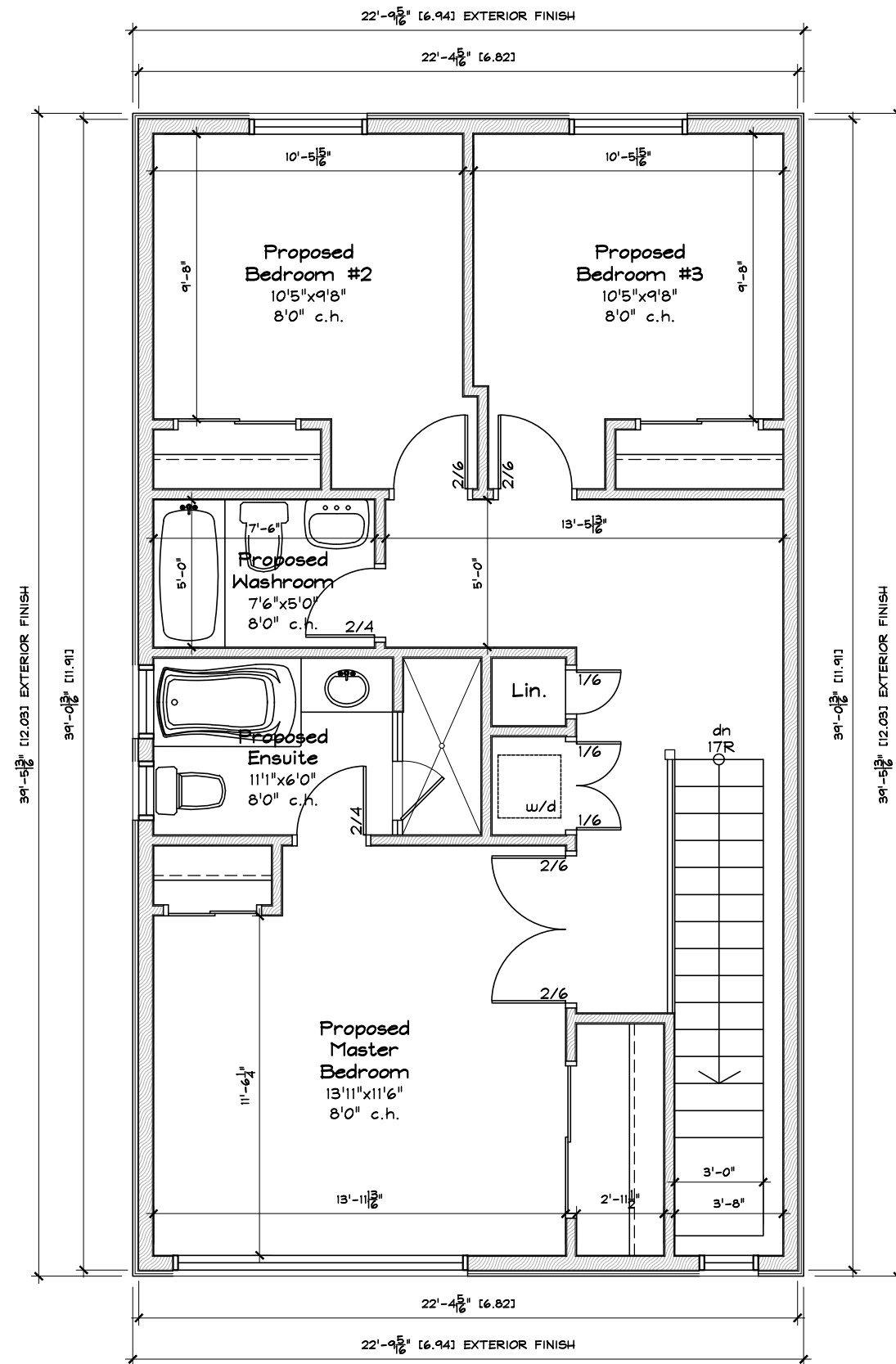
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PROPOSED BASEMENT & FIRST FLOOR PLAN
3/16" = 1'-0"



PROPOSED GROSS FLOOR AREA: 83.54 SQ. M.

**THE UDDIN
RESIDENCE**
51 BOND STREET NORTH
HAMILTON, ON
L8S 3W3

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+ design**

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**PROPOSED SECOND
FLOOR PLAN**
3/16" = 1'-0"



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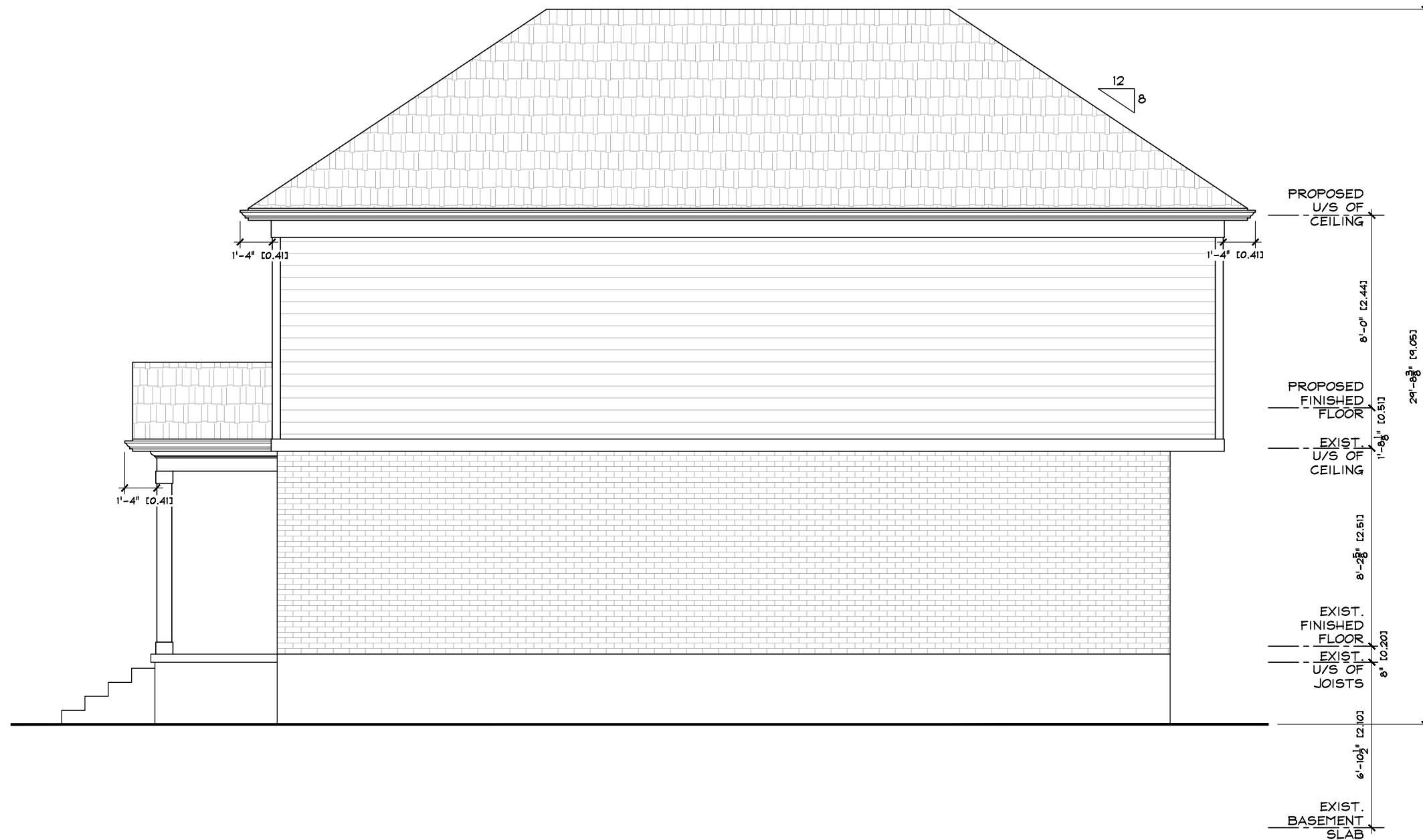
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PROPOSED
FRONT ELEVATION
3/16" = 1'-0"

SHEET
A5
OF 6



THE UDDIN
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PROPOSED RIGHT
SIDE ELEVATION
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SHEET
A6
OF 6



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
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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	
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:

TD Canada Trust, Westdale Branch Hamilton, L8S 3W3
--

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:

See attached

Second Dwelling Unit Reconstruction of Existing Dwelling

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

See attached

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**):

51 Bond Street North, Lot 7 Plan 705

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 8.1 to 8.10 above?

Knowledge of history of area.

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.

March 3, 2022

Date

Zakir Uddin

Signature Property Owner(s)

Zakir Uddin

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 10.36 m.

Depth 28.96 m.

Area 300.08 sq. m.

Width of street 20.0 m.

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:

Existing ground floor area = 78.08 sq. m., Existing gross floor area = 152.18 sq. m., 1 storey, 6.82 m. x 11.30 m., 5.80 m. height approx.

Proposed

Proposed ground floor area = 78.08 sq. m., Proposed gross floor area = 235.72 sq. m., Proposed 2 storey, 6.82m. x 11.91 m., 9.05 m. height

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

Existing:

Existing front = 4.15 m., Existing right side = 0.97 m., Existing rear yard = 13.04 m., Existing left side = 2.58 m.

Proposed:

Proposed front = 4.62 m., Proposed right side = 0.97 m., Proposed rear yard = 12.43 m., Proposed left side = 2.58 m.

13. Date of acquisition of subject lands:
08/02/1991
-
14. Date of construction of all buildings and structures on subject lands:
Unknown
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single family residential
-
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Residential
-
17. Length of time the existing uses of the subject property have continued:
Always
-
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:

6593 Former Hamilton - C/S-1364
-
21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)
 Yes No
If yes, please provide the file number:

HM/A-21:102
- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
 Yes No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.
-
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 (please include separate sheet if needed)
-
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.