



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

E-mail: [cofa@hamilton.ca](mailto: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

<b>APPLICATION NO.:</b>	<b>HM/A-22:94</b>	<b>SUBJECT PROPERTY:</b>	21 CLARE AVE, HAMILTON
<b>ZONE:</b>	"C/S-1436 & C/S-1436b" (Urban Protected Residential and etc.)	<b>ZONING BY-LAW:</b>	Zoning By-law 6593, as Amended 99-170 and 19-277

**APPLICANTS:** Agent Ken Bekendam  
**Owner 2782323 Ontario Inc. – King Management Group**

The following variances are requested:

1. A minimum front yard depth of 4.6m shall be permitted instead of the minimum required front yard depth of 6.0m.
2. A minimum easterly side yard width of 0.8m shall be permitted instead of the minimum required side yard width of 1.7m.

**PURPOSE & EFFECT:** So as to permit the construction of an entire second (2<sup>nd</sup>) storey addition onto an existing single family dwelling.

**Notes:**

- i) Pursuant to Variance # 1, as the brick and siding project 0.03m (1"), a front yard setback of 4.69m is actually provided.
- ii) Pursuant to Variance # 2, the direction of the north sign on the Site Plan submitted is incorrect and does not match a January 7, 1986 survey in Building Division records. As such, the direction shown on this variance matches the direction shown on the January 7, 1986 survey.

**This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.**

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

<b>DATE:</b>	<b>Thursday, June 9, 2022</b>
<b>TIME:</b>	<b>3:25 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

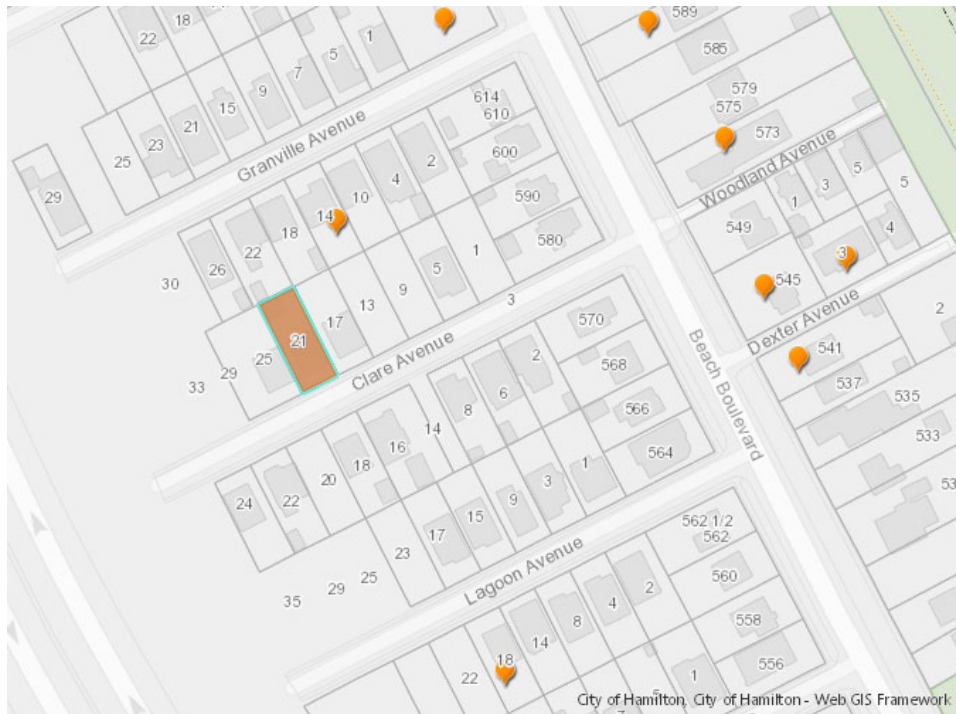
For more information on this matter, including access to drawings illustrating this request and other information submitted:

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

### 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.



 **Subject Lands**

DATED: May 24, 2022

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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, and may include posting electronic versions.



Hamilton

## COMMITTEE OF ADJUSTMENT

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## PARTICIPATION PROCEDURES

### Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

### Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

**SITE INFORMATION & STATISTICS**

ADDRESS	21 CLARE AVE. - HAMILTON - ON.
ZONING TYPE	D
LOT AREA	4000.00 SQ.FT (418.06 SQ.M)
LOT FRONTAGE	40.0' (12.9m)

**GENERAL NOTES:**

1. ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE 2012.
2. ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING OR TO MASONRY SURFACES UNLESS OTHERWISE NOTED.
3. ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS.
4. CONTRACTOR IS TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK.
5. READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
6. ELEVATION REFERENCES ARE BASED ON 100'-0" = 131.70m GEODETIC ELEVATIONS AS NOTED ON A1 SITE PLAN.
7. ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION. AND INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFIRM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
9. PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
10. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCING NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
11. REFER TO LANDSCAPING PLAN FOR PLANTING CONFIRM LAYOUT WITH LANDSCAPE CONTRACTOR
12. DESIGNER NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.

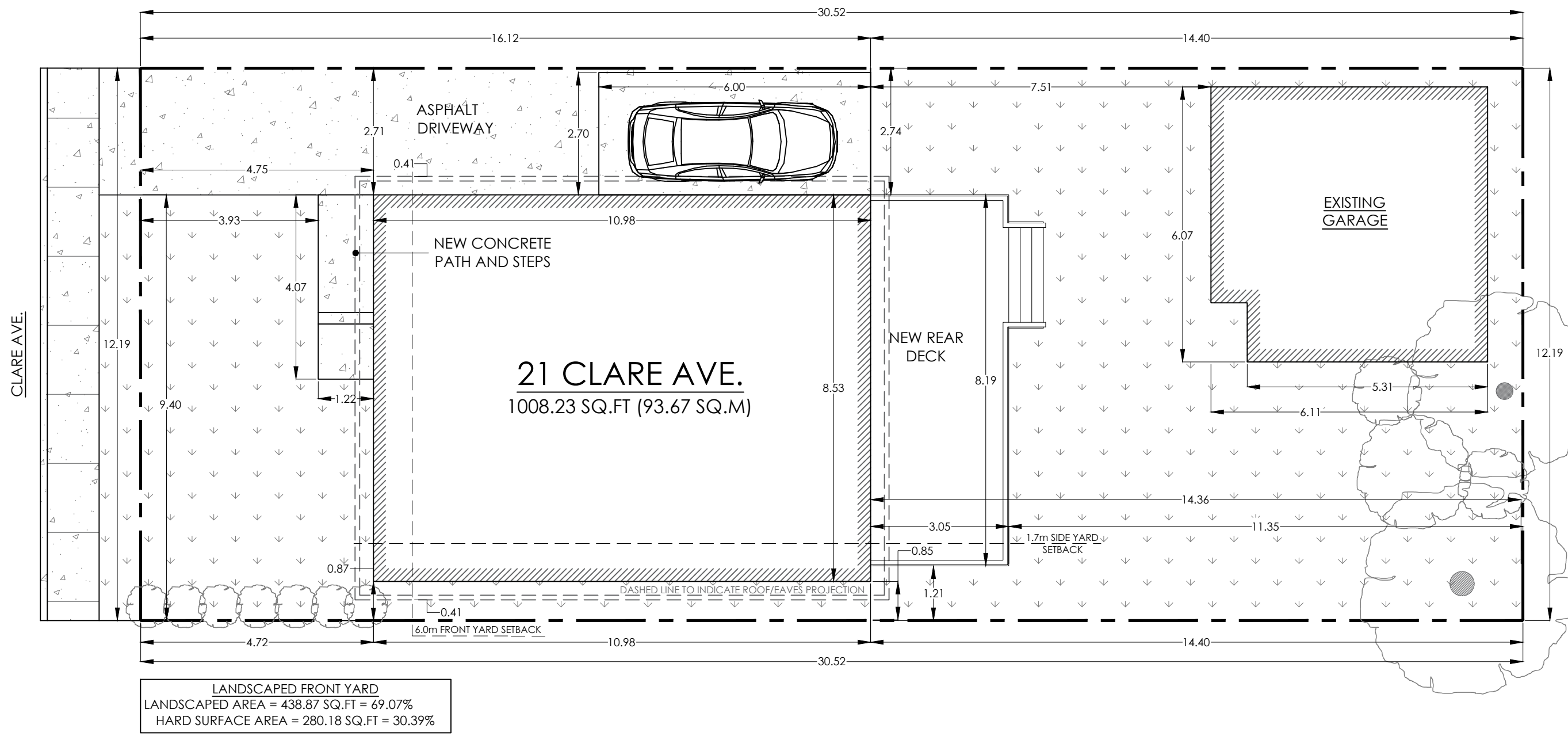
**EXISTING STRUCTURE NOTE:**

OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO ANY WORK, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER PRIOR TO ANY WORK, OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK.

**BUILDING CODE COMPLIANCE NOTE:**

THESE DRAWINGS DO NOT REPRESENT A COMPREHENSIVE AND EXHAUSTIVE GUIDE FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE. IT IS ASSUMED THAT THE CONTRACTOR HAS REASONABLY SUFFICIENT KNOWLEDGE OF THE ONTARIO BUILDING CODE IN ORDER TO PERFORM ALL WORK AS PER THESE DRAWINGS IN SUCH A WAY THAT WILL COMPLY WITH ALL ASPECTS OF THE O.B.C. AND WILL NOT CONTRAVENE ANY OTHER APPLICABLE LAWS.

ELECTRONIC STAMP



**SITE PLAN:**  
 BASED ON HAMILTON SITE MAPS AND MEASUREMENTS ON SITE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF HAMILTON MAPS. THIS SITE SHALL NOT BE USED FOR ANY OTHER PURPOSES. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES

**LEAD DESIGNER & CONSULTANT**  
 Ken Bekendam B.A. BUSCOM, L.T.  
 kenbekendam@gmail.com  
 office: 855.546.4467 cell: 905.961.0647

**LEAD ENGINEER**  
 Robert Mendez P. Eng 100054193  
 robertmendez@yahoo.com  
 cell: 416.807.1572

**NORTH POSITION:**

ADDRESS:	<b>21 CLARE AVE. HAMILTON, ON</b>	SCALE:	<b>1/8"</b>
SUBJECT:	<b>SITE PLAN</b>	SHEET#:	<b>SP 1.01</b>
PROJECT:	<b>INTERIOR ALTERATION AND ADDITION</b>	DATE:	<b>APR. 2022</b>

**SP 1.01**

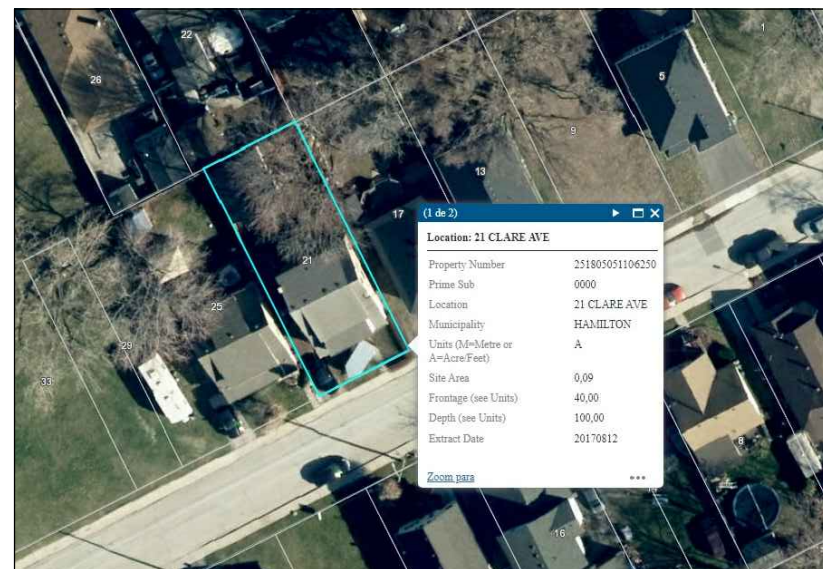


# 21 CLARE AVE. HAMILTON, ON.

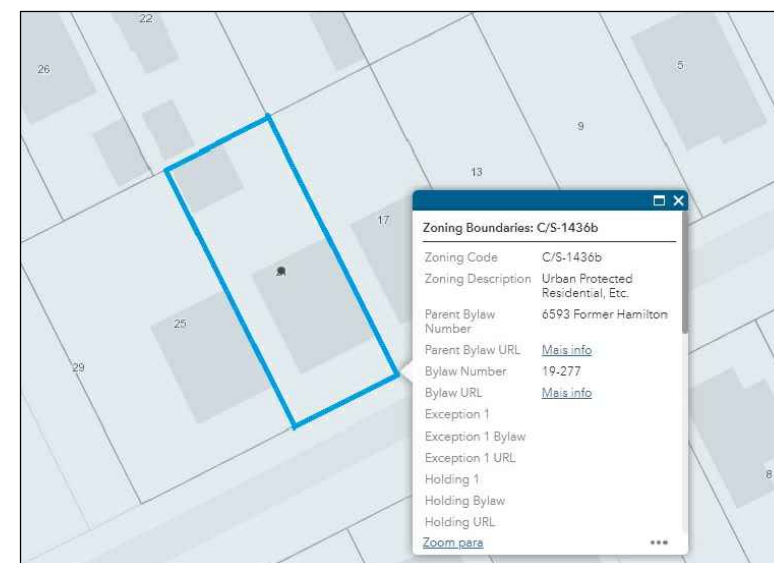
## INTERIOR ALTERATIONS AND SECOND FLOOR ADDITION



EXISTING BUILDING

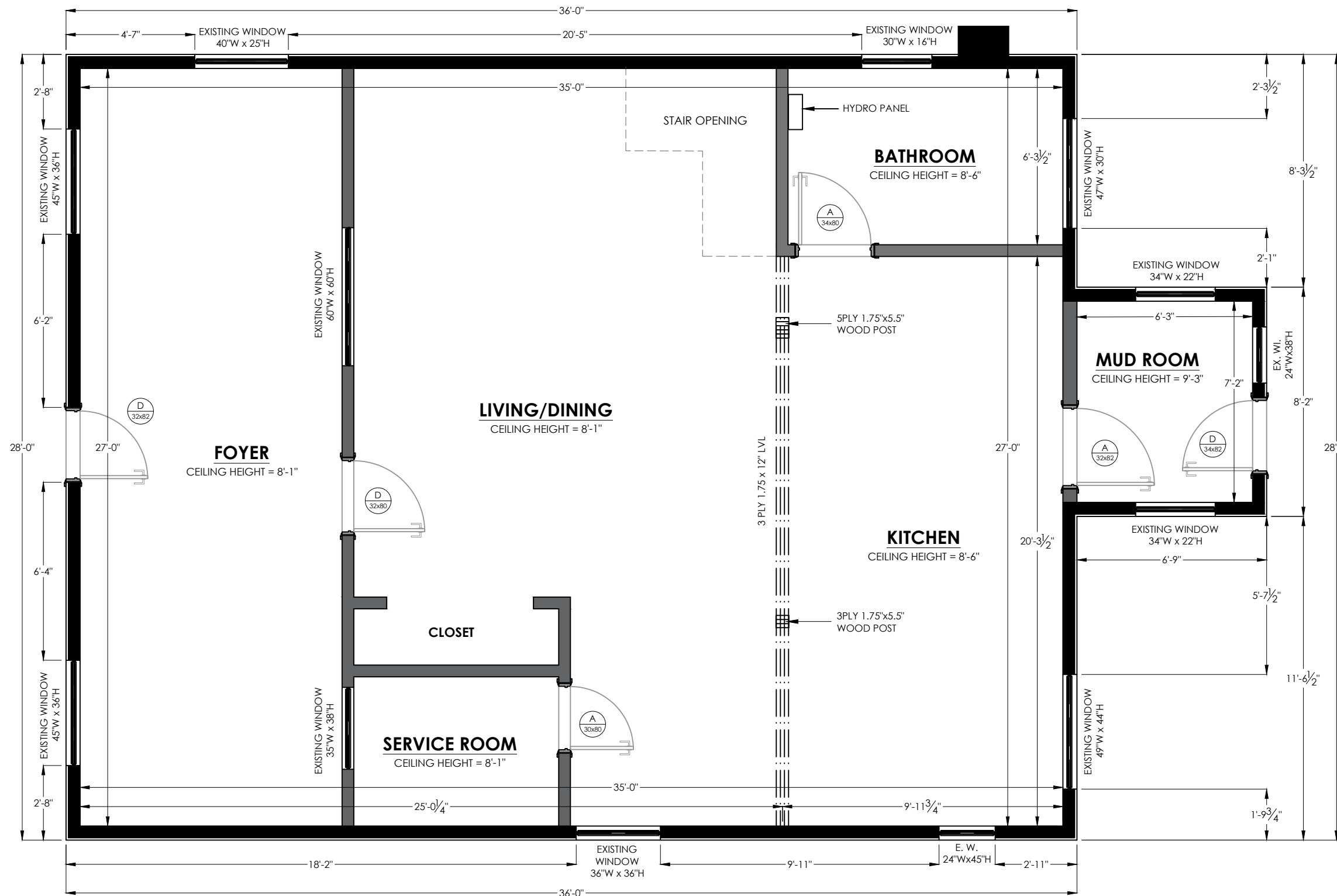


AERIAL MAP



ZONING MAP





PLANS LEGEND	
	BATH
	EXHAUST FAN
	SPECIFICATION TAG
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	C.E.I.L.I.N.G. H.E.I.G.H.T.
	PLUMBING STACK
	WATER METER
	FLOOR DRAIN
	STRUCTURAL BEAM OR WALL
	STRUCTURAL COLUMN
	FOUNDATION WALL
	EXISTING EXTERIOR WALLS
	NEW EXTERIOR WALLS
	EXISTING EXTERNAL WALLS
	EXISTING INTERIOR WALLS
	NEW INTERIOR WALLS
	STRUCTURAL WALLS
	WINDOWS

DOOR LEGEND	
	DOOR TYPE
	DOOR SIZE
	A. PANEL DOOR
	B. FIRE DOOR w/ SELF CLOSER (45 MIN)
	C. FIRE DOOR w/ SELF CLOSER (20 MIN)
	D. EXTERIOR DOOR
	E. BIFOLD CLOSET
	F. SLIDING DOOR
	G. POCKET DOOR

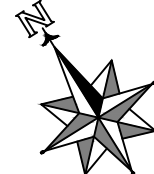
LEAD DESIGNER & CONSULTANT

Ken Bekendam B.A. BUSCOM, L.T.  
kenbekendam@gmail.com  
office: 855.546.4467 cell: 905.961.0647

LEAD ENGINEER

Robert Mendez P. Eng 100054193  
robertmendez@yahoo.com  
cell: 416.807.1572

NORTH POSITION:



ADDRESS: **21 CLARE AVE. HAMILTON, ON**

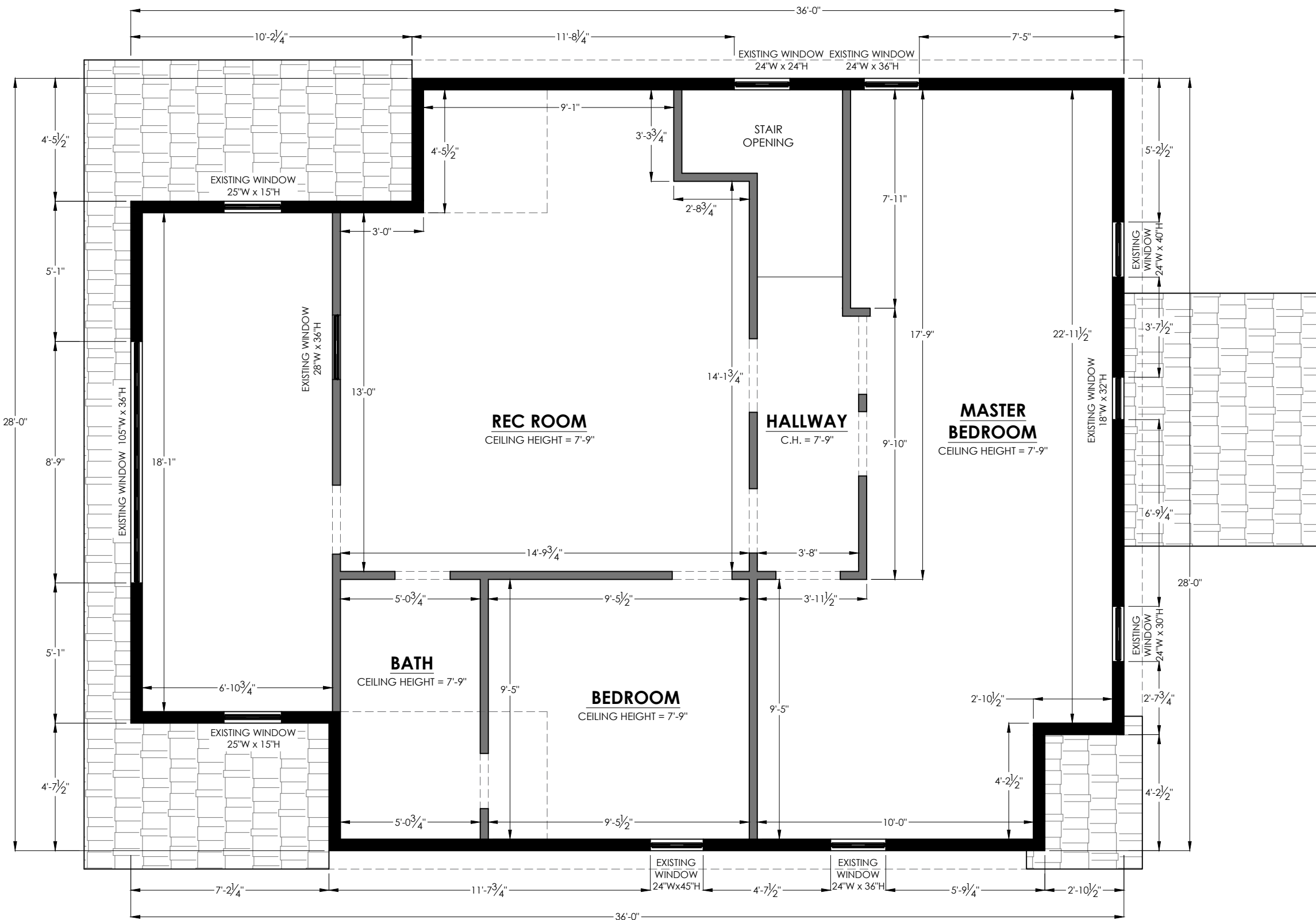
SUBJECT: **EXISTING GROUND FLOOR**

PROJECT: **INTERIOR ALTERATION AND ADDITION**

DATE: **APR. 2022**

SCALE: **1/4" = 1'-0"**

SHEET#: **A 1.01**



ELECTRONIC STAMP

PLANS LEGEND	
	BATH
	EXHAUST FAN
	SPECIFICATION TAG
	S.M.A. SMOKE ALARM
	C.M.A. CARBON MONOXIDE ALARM
	C.H. = 8'-10" CEILING HEIGHT
	P.S. PLUMBING STACK
	W.M. WATER METER
	F.D. FLOOR DRAIN
	STRUCTURAL BEAM OR WALL
	STRUCTURAL COLUMN
	FOUNDATION WALL
	EXISTING EXTERIOR WALLS
	NEW EXTERIOR WALLS
	EXISTING EXTERNAL WALLS
	EXISTING INTERIOR WALLS
	NEW INTERIOR WALLS
	STRUCTURAL WALLS
	WINDOWS

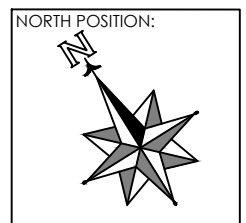
  

DOOR LEGEND	
	A. PANEL DOOR
	B. FIRE DOOR w/ SELF CLOSER (45 MIN)
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ADDRESS: **21 CLARE AVE. HAMILTON, ON**

SUBJECT: **EXISTING SECOND FLOOR**

PROJECT: **INTERIOR ALTERATION AND ADDITION**

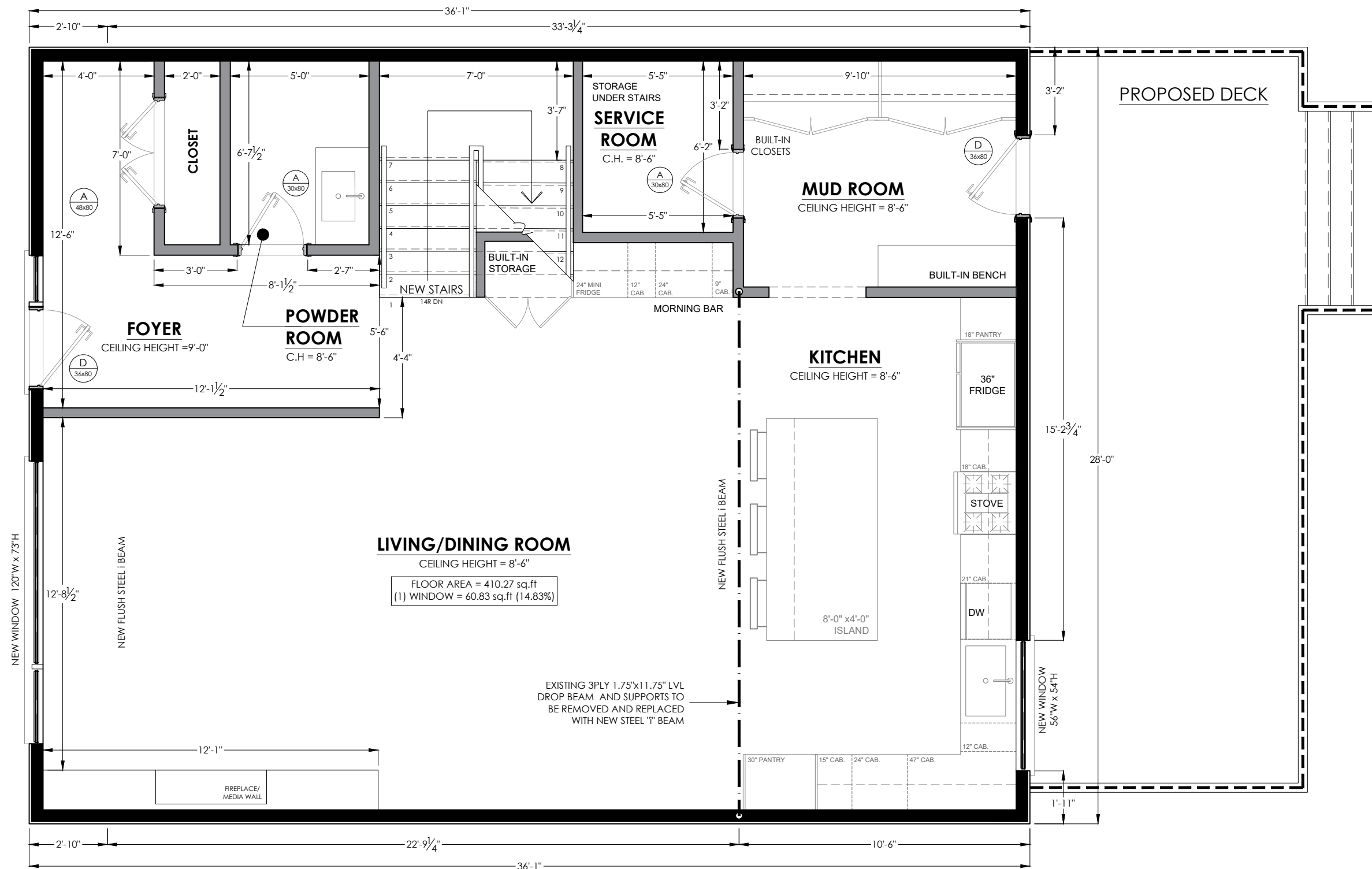
DATE: **APR. 2022**

SCALE: **1/4" = 1'-0"**

SHEET#: **A 1.02**

Legal Second Suites architectural and engineering service is owned by and operated in affiliation with King Homes Inc.





NOTE: ALL SMOKE ALARMS TO BE INTERCONNECTED

PLANS LEGEND	
	BATH
	EXHAUST FAN
	SPECIFICATION TAG
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	CEILING HEIGHT
	PLUMBING STACK
	WATER METER
	FLOOR DRAIN
	STRUCTURAL BEAM OR WALL
	STRUCTURAL COLUMN
	FOUNDATION WALL
	EXISTING EXTERIOR WALLS
	NEW EXTERIOR WALLS
	EXISTING EXTERNAL WALLS
	EXISTING INTERIOR WALLS
	NEW EXTERNAL WALLS
	NEW INTERIOR WALLS
	STRUCTURAL WALLS
	WINDOWS

DOOR LEGEND	
	A. PANEL DOOR
	B. FIRE DOOR w/ SELF CLOSER (45 MIN)
	C. FIRE DOOR w/ SELF CLOSER (20 MIN)
	D. EXTERIOR DOOR
	E. BIFOLD CLOSET
	F. SLIDING DOOR
	G. POCKET DOOR

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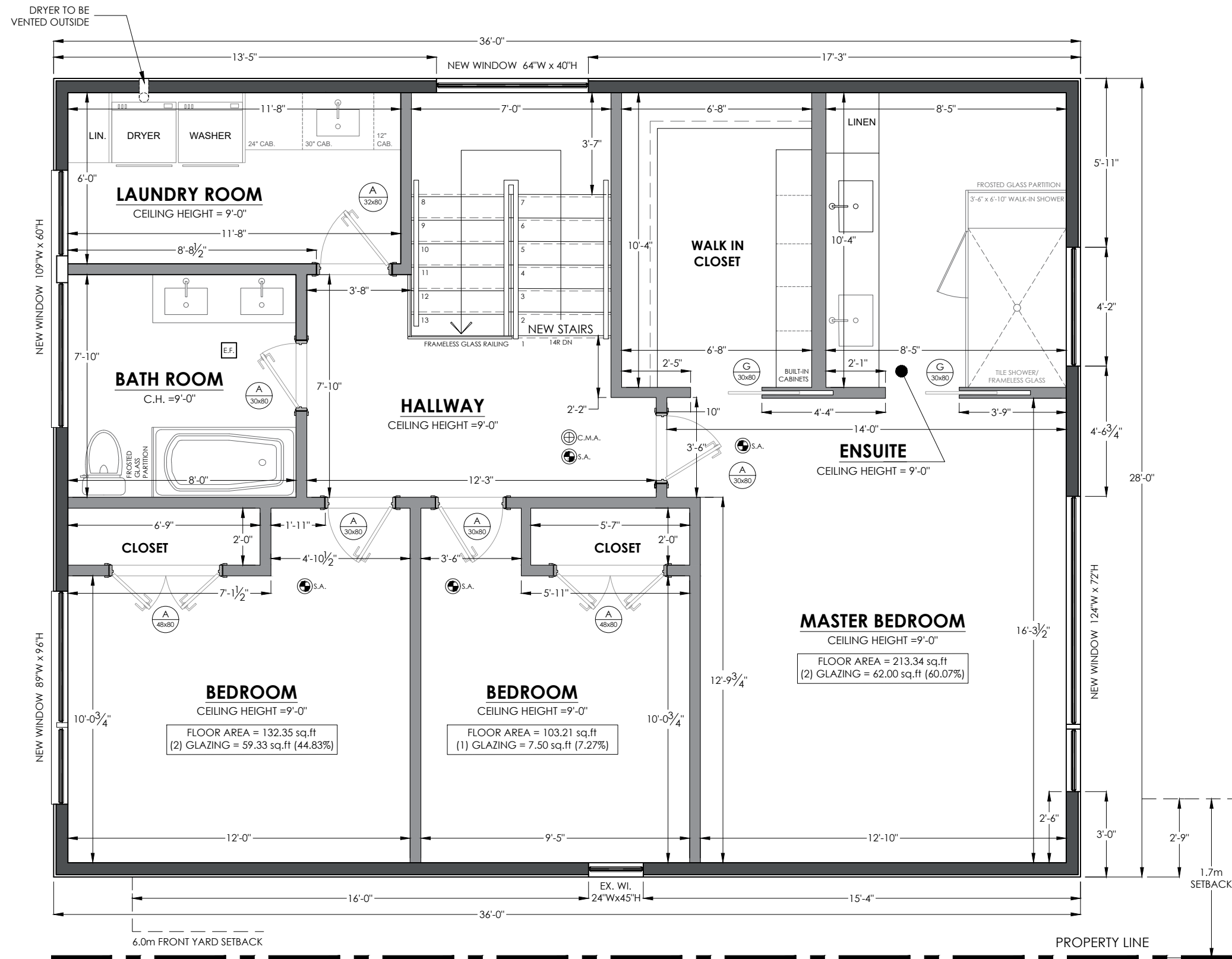
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**NORTH POSITION:**

ADDRESS:	<b>21 CLARE AVE. HAMILTON, ON</b>
SUBJECT:	<b>PROPOSED GROUND FLOOR</b>
PROJECT:	<b>INTERIOR ALTERATION AND ADDITION</b>
DATE:	<b>APR. 2022</b>

SCALE: **1/4" = 1'-0"**

SHEET#: **A 1.03**



NOTE: ALL SMOKE ALARMS TO BE INTERCONNECTED

ELECTRONIC STAMP

PLANS LEGEND	
	BATH
	EXHAUST FAN
	SPECIFICATION TAG
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	CEILING HEIGHT
	PLUMBING STACK
	WATER METER
	FLOOR DRAIN
	STRUCTURAL BEAM OR WALL
	STRUCTURAL COLUMN
	FOUNDATION WALL
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	EXISTING EXTERNAL WALLS
	EXISTING INTERIOR WALLS
	NEW EXTERNAL WALLS
	NEW INTERIOR WALLS
	STRUCTURAL WALLS
	WINDOWS
DOOR LEGEND	
	A. PANEL DOOR DOOR TYPE DOOR SIZE
	B. FIRE DOOR w/ SELF CLOSER (45 MIN)
	C. FIRE DOOR w/ SELF CLOSER (20 MIN)
	D. EXTERIOR DOOR
	E. BIFOLD CLOSET
	F. SLIDING DOOR
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NORTH POSITION:

ADDRESS: **21 CLARE AVE. HAMILTON, ON**

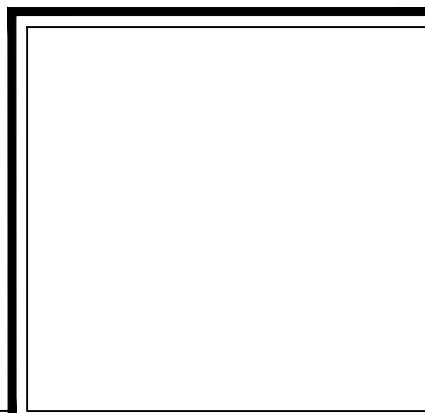
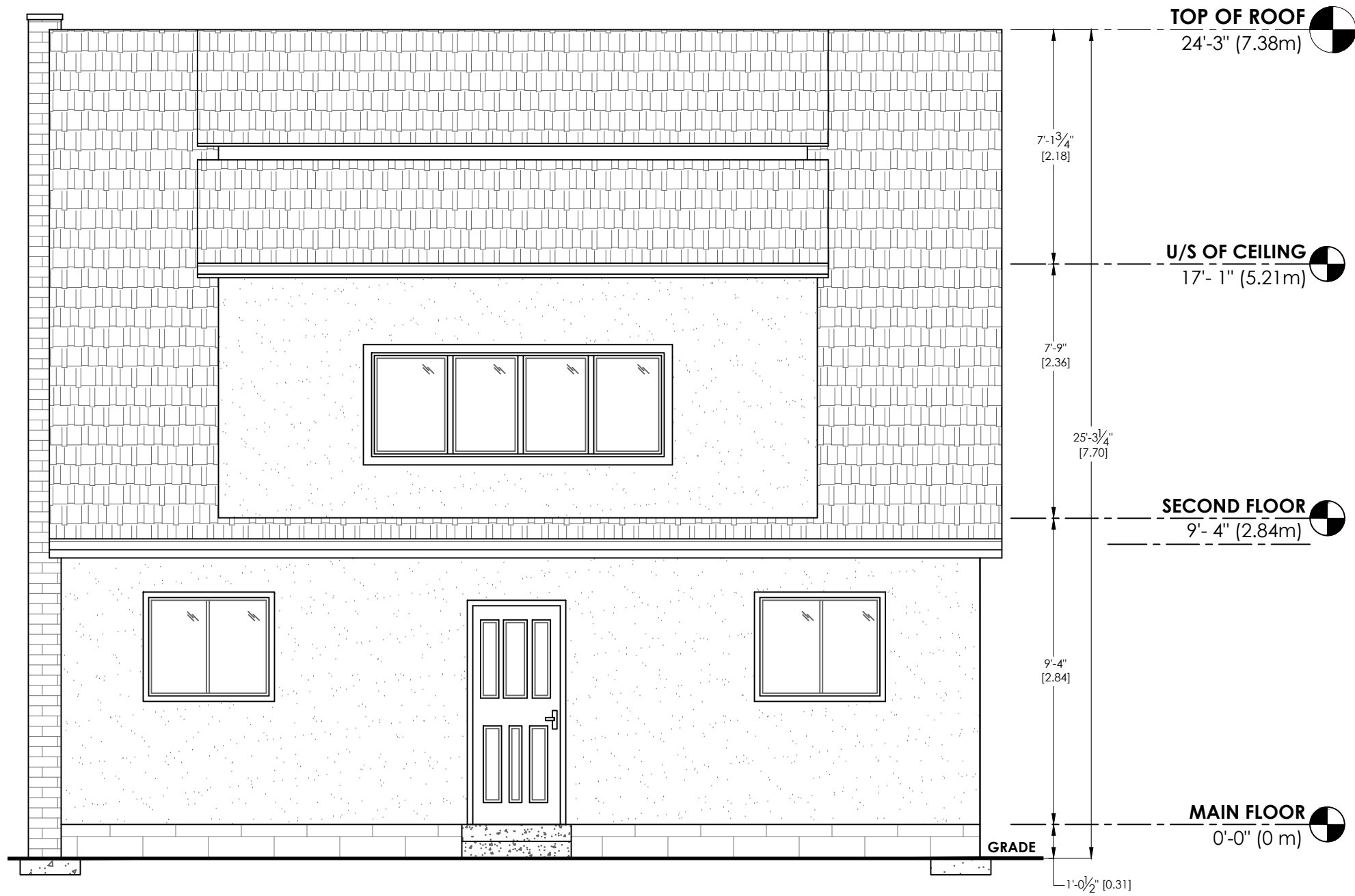
SUBJECT: **PROPOSED SECOND FLOOR**

PROJECT: **INTERIOR ALTERATION AND ADDITION**

DATE: **APR. 2022**

SCALE: **1/4" = 1'-0"**

SHEET#: **A 1.04**



**legal second suites.com**

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**KING HOMES INC.**

NORTH POSITION:

ADDRESS: **21 CLARE AVE. HAMILTON, ON**

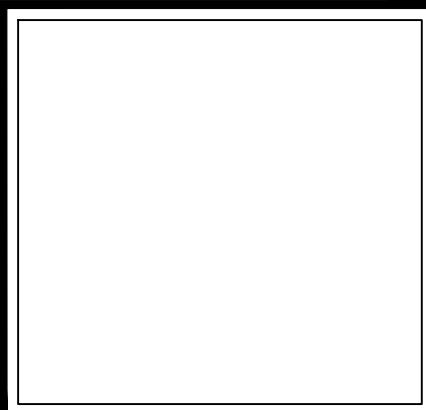
SUBJECT: **EXISTING NORTH ELEVATION**

PROJECT: **INTERIOR ALTERATION AND ADDITION**

DATE: **APR. 2022**

SCALE: -

SHEET#: **A 2.01**



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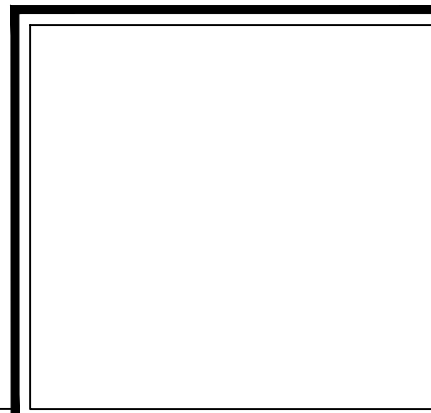
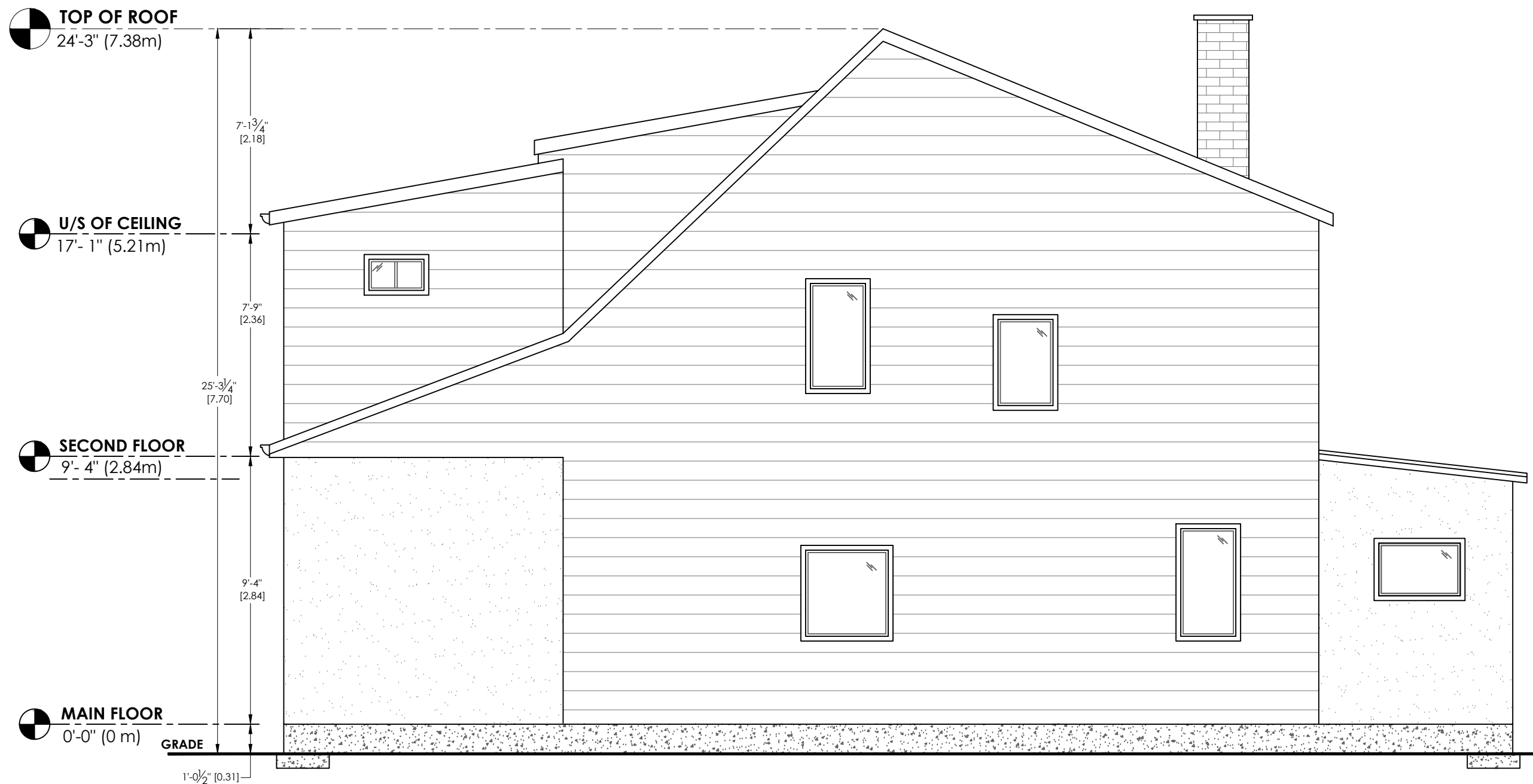
SUBJECT: **EXISTING SOUTH ELEVATION**

PROJECT: **INTERIOR ALTERATION AND ADDITION**

DATE: **APR. 2022**

SCALE: -

SHEET#: **A 2.02**



**LEAD DESIGNER & CONSULTANT**

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NORTH POSITION:



ADDRESS: **21 CLARE AVE. HAMILTON, ON**

SUBJECT: **EXISTING EAST ELEVATION**

PROJECT: **INTERIOR ALTERATION AND ADDITION**

DATE: **APR. 2022**

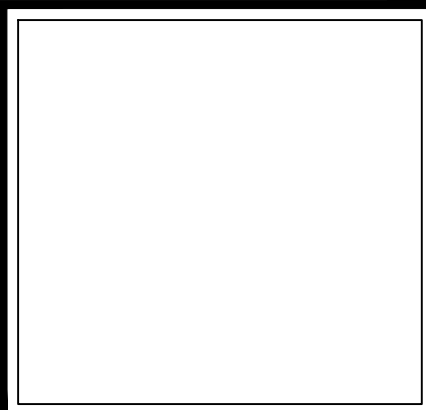
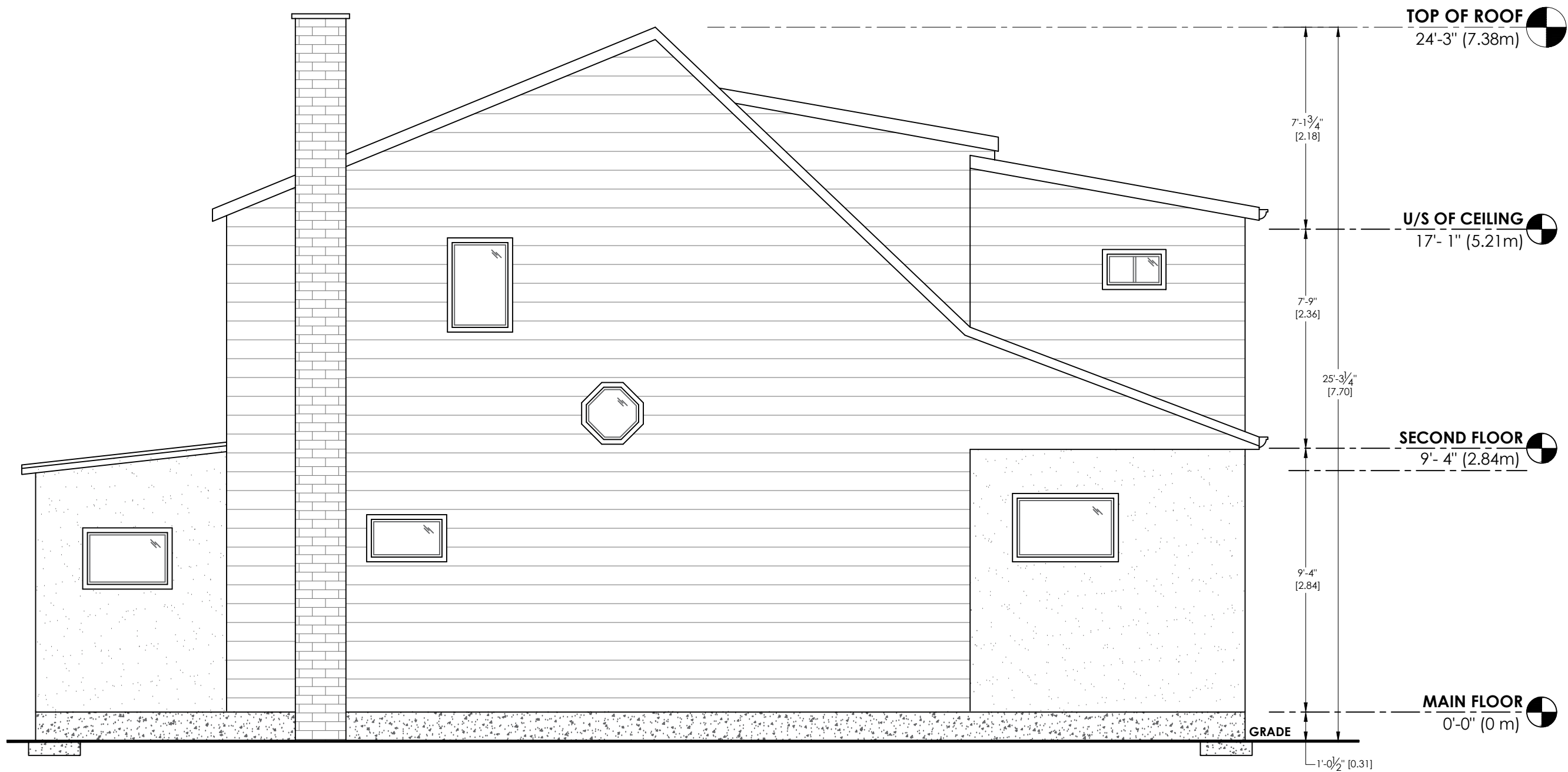
SCALE:



SHEET#:

**A 2.03**





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NORTH POSITION:



ADDRESS: **21 CLARE AVE. HAMILTON, ON**

SUBJECT: **EXISTING EAST ELEVATION**

PROJECT: **INTERIOR ALTERATION AND ADDITION**

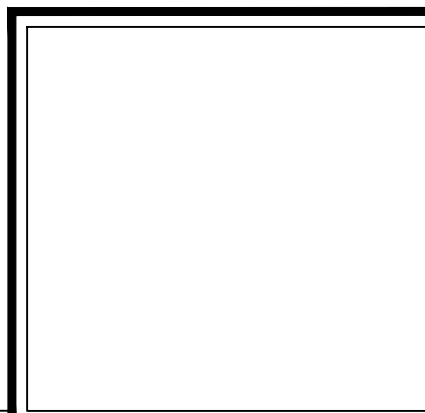
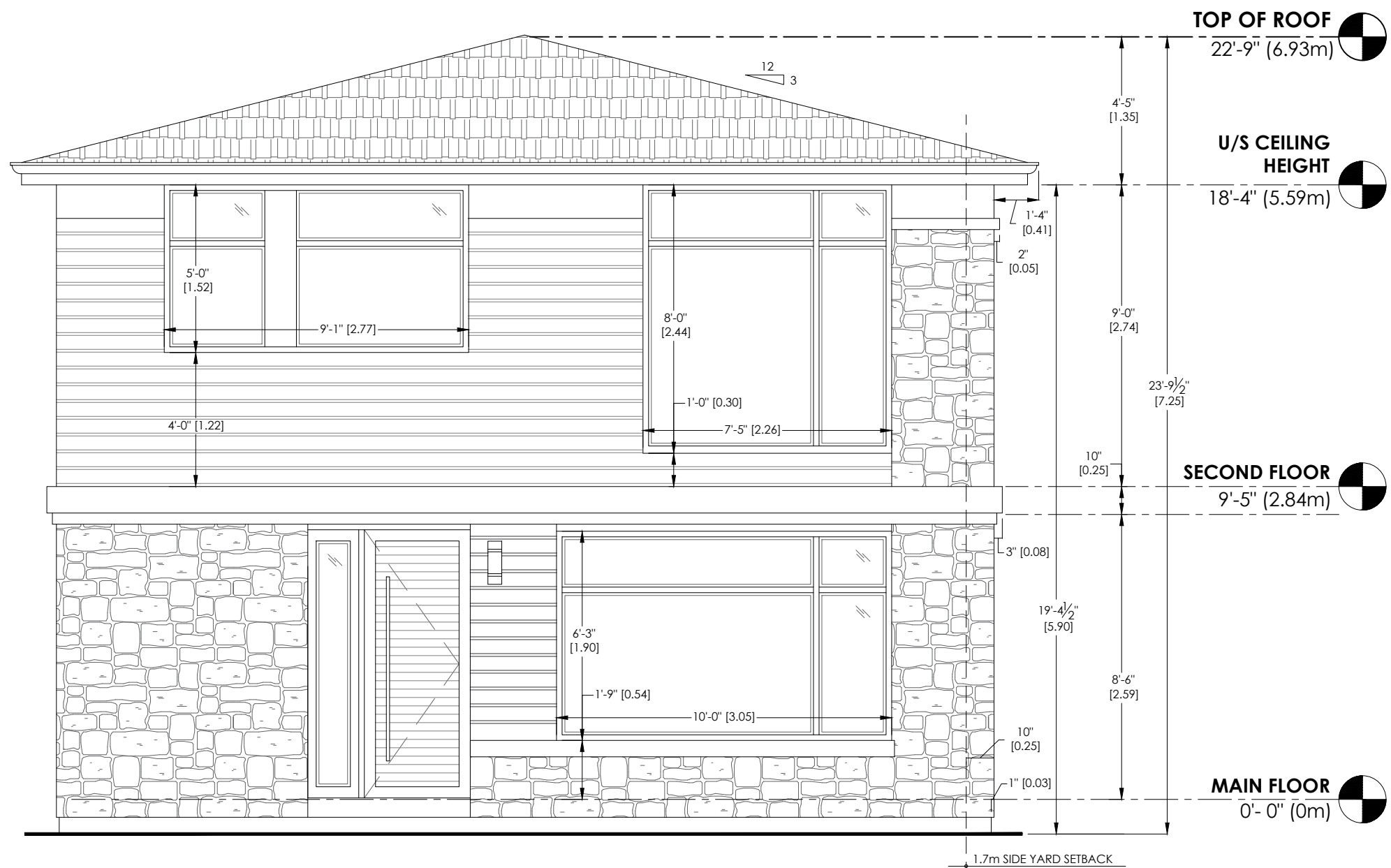
DATE: **APR. 2022**

SCALE:

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SHEET#:

**A 2.04**



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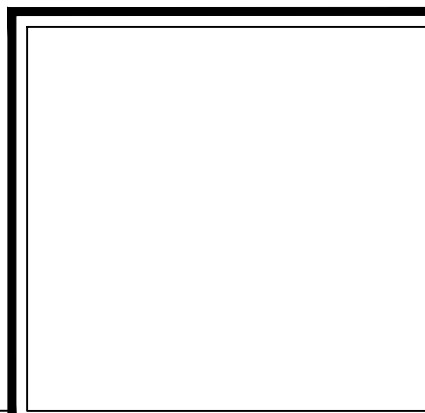
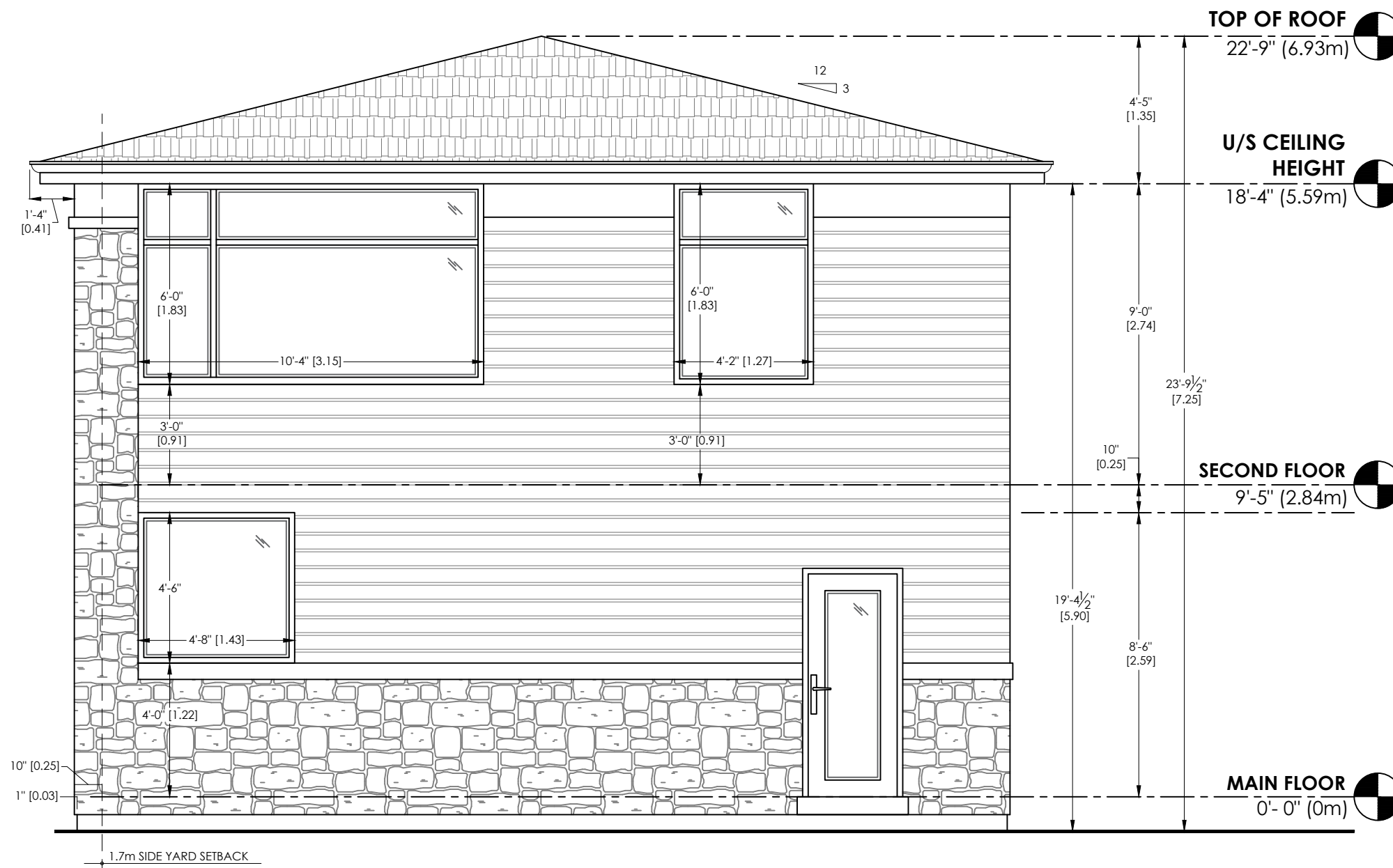
SUBJECT: **PROPOSED NORTH ELEVATION**

PROJECT: **INTERIOR ALTERATION AND ADDITION**

DATE: **APR. 2022**

SCALE: -

SHEET#: **A 2.05**



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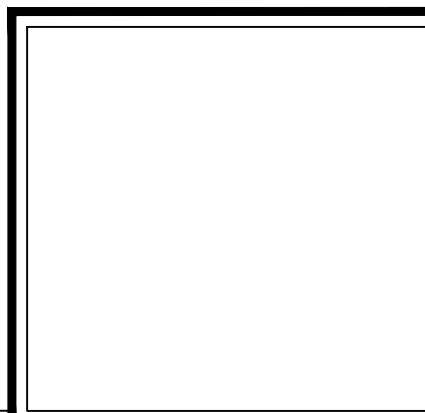
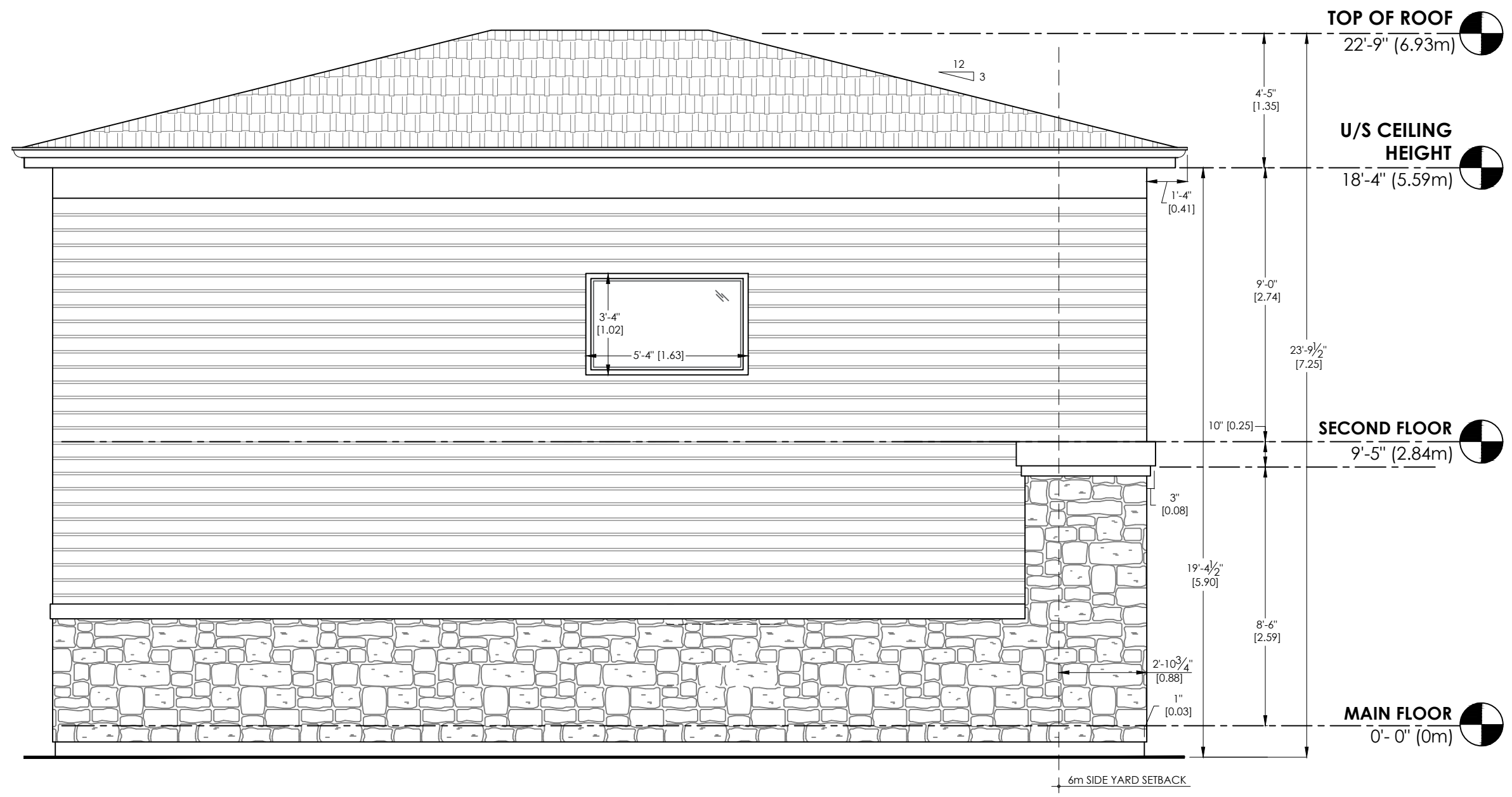
**LEAD ENGINEER**  
Robert Mendez P. Eng 100054193  
robertmendez@yahoo.com  
cell: 416.807.1572

Legal Second Suites architectural and engineering service is owned by and operated in affiliation with King Homes Inc. **KING HOMES INC.**

NORTH POSITION:

ADDRESS:	<b>21 CLARE AVE. HAMILTON, ON</b>
SUBJECT:	<b>PROPOSED SOUTH ELEVATION</b>
PROJECT:	<b>INTERIOR ALTERATION AND ADDITION</b>
DATE:	<b>APR. 2022</b>

SCALE:	-
SHEET#:	<b>A 2.06</b>



**LEAD DESIGNER & CONSULTANT**  
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 kenbekendam@gmail.com  
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 robertmendez@yahoo.com  
 cell: 416.807.1572

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NORTH POSITION:

ADDRESS: **21 CLARE AVE. HAMILTON, ON**

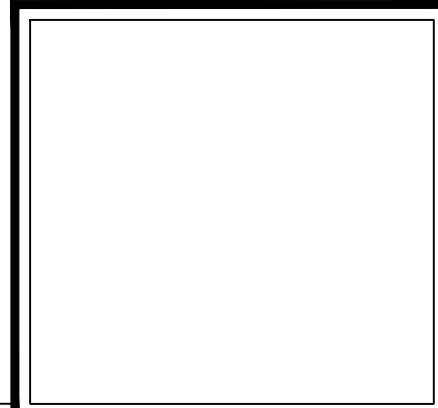
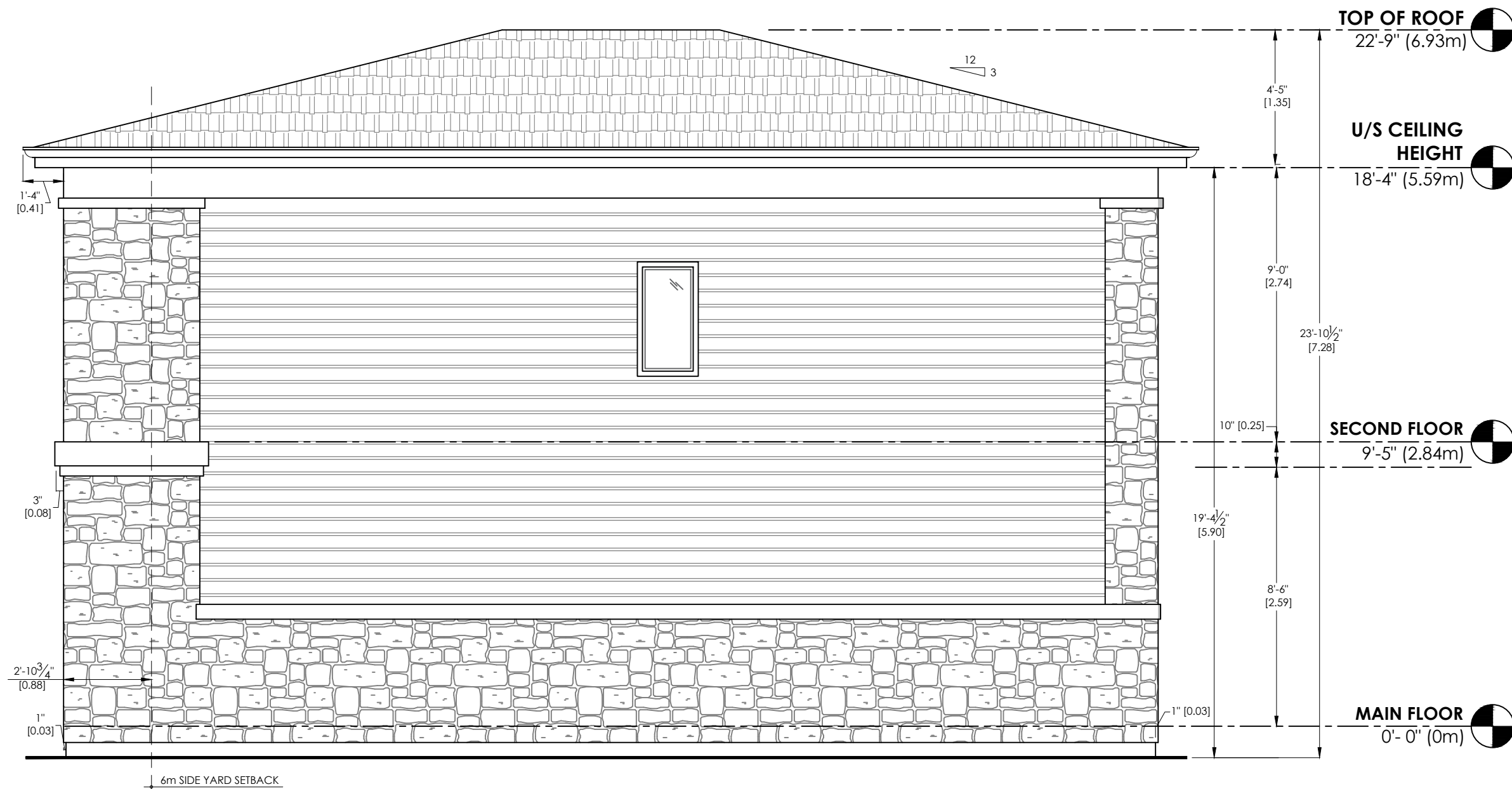
SUBJECT: **PROPOSED EAST ELEVATION**

PROJECT: **INTERIOR ALTERATION AND ADDITION**

DATE: **APR. 2022**

SCALE: -

SHEET#: **A 2.07**



**LEAD DESIGNER & CONSULTANT**  
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Legal Second Suites architectural and engineering service  
 is owned by and operated in affiliation with King Homes Inc.

NORTH POSITION:

ADDRESS: **21 CLARE AVE. HAMILTON, ON**

SUBJECT: **PROPOSED WEST ELEVATION**

PROJECT: **INTERIOR ALTERATION AND ADDITION**

DATE: **APR. 2022**

SCALE: -

SHEET#: **A 2.08**





Hamilton

**Committee of Adjustment**

City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto: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.

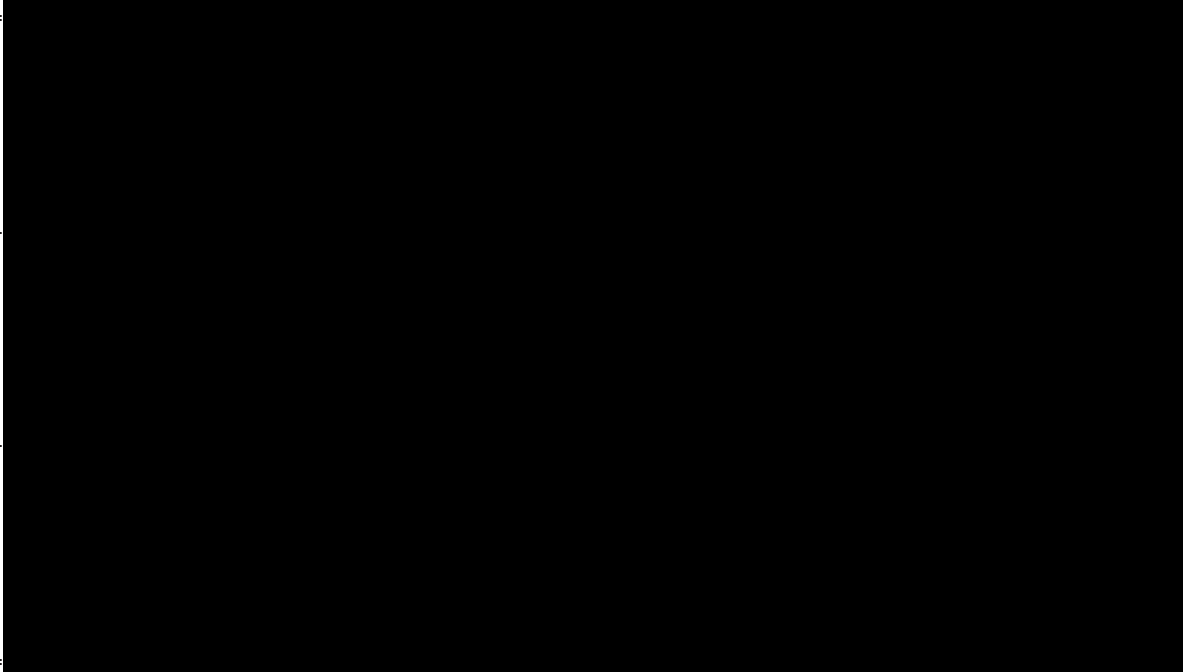
1, 2

	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:

n/a

**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:

Reduced front yard setback to 5m whereas the bylaw requires 6m  
Reduced side yard setback to 0.6m whereas the bylaw requires 1.7m as per amending bylaw 99-170

Second Dwelling Unit                       Reconstruction of Existing Dwelling

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

The second floor addition is to match the existing main floor walls. This is an existing condition.

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**):

21 Clare Ave, Hamilton

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?

Existing residential use

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.

Feb 28th 2022  
Date

*Ken Bekendam*  
Signature Property Owner(s)

Ken Bekendam  
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 40' (12.19m)  
Depth 100' (30.48m)  
Area 4000sqft (418.06sqm)  
Width of street unknown

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: \_

See site plan

Proposed

See site plan

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

Existing:

See site plan

Proposed:

See site plan

13. Date of acquisition of subject lands:  
Jan 31st 2022
- 
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
- 
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):  
Single family
- 
17. Length of time the existing uses of the subject property have continued:  
unknown
- 
18. Municipal services available: (check the appropriate space or spaces)  
Water Yes Connected Yes  
Sanitary Sewer Yes Connected Yes  
Storm Sewers Yes
19. Present Official Plan/Secondary Plan provisions applying to the land:  
Neighbourhoods
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
C/S-1436b - Urban Protected Residential
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:
- 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.