

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-22:385	SUBJECT PROPERTY:	118 PARK STREET WEST, DUNDAS
ZONE:	"R4" (Low Density Residential)	ZONING BY-LAW:	Zoning By-law former Town of Dundas 3581-86, as Amended

APPLICANTS: Owner: Philip Hendriks & Deborah Sloboda

The following variances are requested:

1. A minimum distance of 3.4 metres shall be permitted between the projecting steps and the front lot line instead of the required distance of 4.0 metres from the front lot line.

PURPOSE & EFFECT: To permit the construction of steps attached to an existing unenclosed front porch.

Notes: N/A

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:

DATE:	Thursday, February 2, 2023
TIME:	4:20 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

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.

FURTHER NOTIFICATION

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



Jamila Sheffield,
Secretary-Treasurer
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 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.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

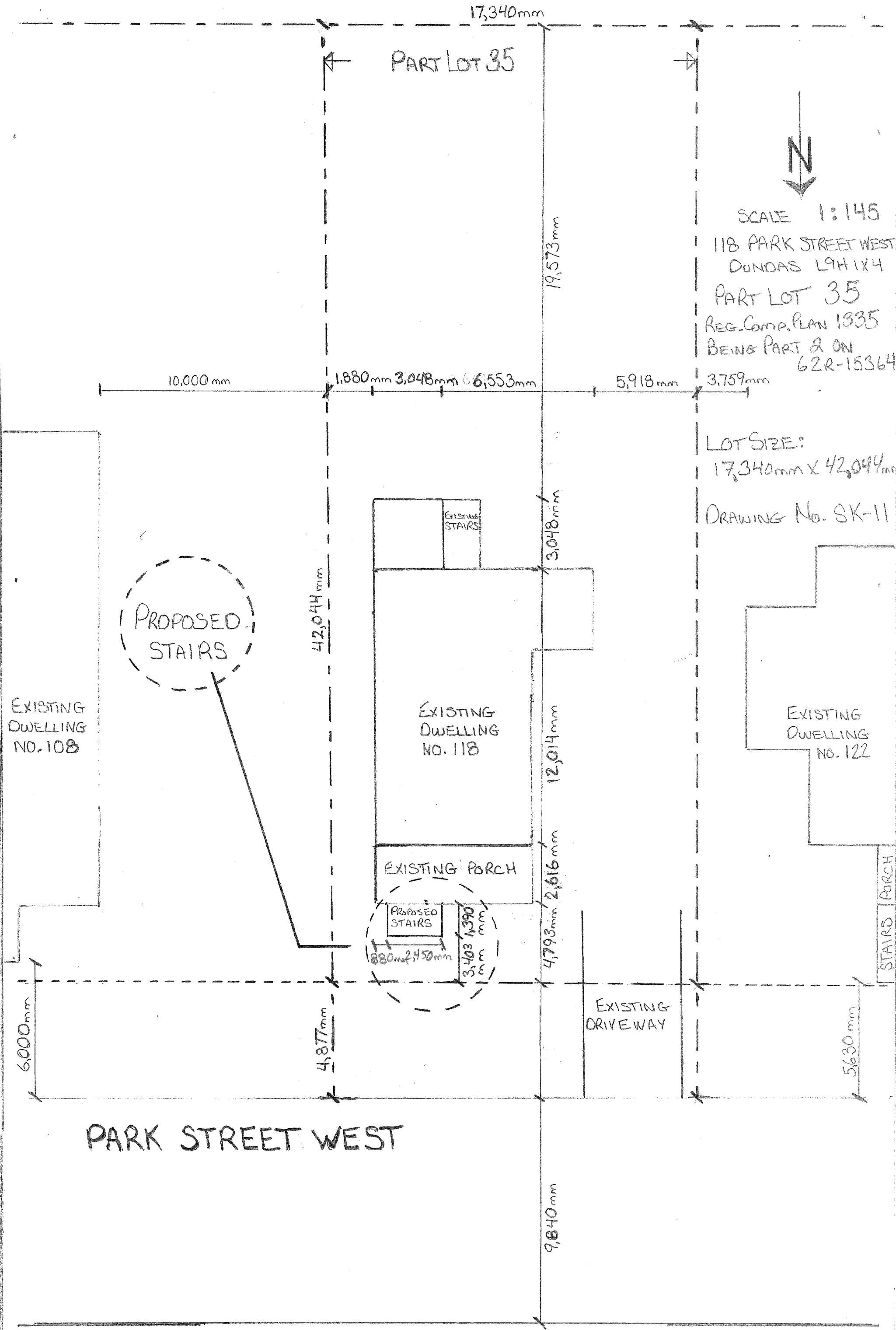
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email 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.



PART LOT 35



SCALE 1:145

118 PARK STREET WEST
DUNDAS L9H 1X4
PART LOT 35
REG. Comp. PLAN 1335
BEING PART 2 ON
62R-15364

LOT SIZE:
17,340mm X 42,044mm

DRAWING No. SK-11

PROPOSED
STAIRS

EXISTING
DWELLING
NO. 108

EXISTING
DWELLING
NO. 118

EXISTING
DWELLING
NO. 122

EXISTING PORCH

PROPOSED
STAIRS

EXISTING
DRIVEWAY

STAIRS
PORCH

PARK STREET WEST



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/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	Philip Hendriks Deborah Sloboda	
Applicant(s)		
Agent or Solicitor		

1.2 All correspondence should be sent to

☒ Owner
☐ Agent/Solicitor

☐ Applicant

1.2 All correspondence should be sent to

☐ Purchaser
☐ Applicant

☒ Owner
☐ Agent/Solicitor

1.3 Sign should be sent to

☐ Purchaser
☐ Applicant

☒ Owner
☐ Agent/Solicitor

1.4 Request for digital copy of sign

☒ Yes* ☐ No

If YES, provide email address where sign is to be sent hendriksmessage@gmail.com

1.5 All correspondence may be sent by email

☐ Yes* ☒ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	118 PARK STREET WEST DUNDAS L9H 1X4		
Assessment Roll Number			
Former Municipality			
Lot	PART LOT 35	Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☒ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for: BUILD A NEW STAIRS OFF OF AN EXISTING PORCH ON THE FRONT OF THE HOUSE. I AM REQUESTING 3.4m AND I AM REQUESTED TO BE 4m. FROM THE FRONT LOT LINE

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

* 3.2 Why it is not possible to comply with the provisions of the By-law?

FOR SAFETY AND IN KEEPING WITH THE NEIGHBOURING HOMES WE WOULD LIKE TO INSTALL STREET FACING STAIRS.

* 3.3 Is this an application 45(2) of the Planning Act.

☒ Yes

☐ No

If yes, please provide an explanation:

THE PROPOSED STAIRS FALL WITHIN THE NON-ALLOWABLE LIMITS TO THE STREET FACING PROPERTY LINE.

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

* 4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
17,340 mm	42,044 mm	729.04 m ²	9,840 mm

- * 4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
EXISTING DWELLING	4,793 mm	22,621 mm	1,880 mm / 5,918 mm	1822

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
STAIRS	3,403 mm	22,621 mm	1880 mm / 5,918 mm	MARCH 2023

- * 4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
See attached drawing No. SK-11				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
See attached drawing No. SK-11				

- 4.4 Type of water supply: (check appropriate box)

☒ publicly owned and operated piped water system
☐ privately owned and operated individual well

☐ lake or other water body
☐ other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)

☒ publicly owned and operated storm sewers
☐ swales

☐ ditches
☐ other means (specify)

- 4.6 Type of sewage disposal proposed: (check appropriate box)

- ☒ publicly owned and operated sanitary sewage system
☐ privately owned and operated individual septic system
☐ other means (specify) _____

4.7 Type of access: (check appropriate box)

- ☐ provincial highway
☐ municipal road, seasonally maintained
☒ municipal road, maintained all year
- ☐ right of way
☐ other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

SINGLE DETACHED DWELLING.

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

WEST ABUTTING: SINGLE DETACHED DWELLING EAST ABUTTING: C2-DANCE STUDIO

7 HISTORY OF THE SUBJECT LAND

* 7.1 Date of acquisition of subject lands:

AUGUST 29, 2014.

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

SINGLE DETACHED DWELLING.

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

SINGLE DETACHED DWELLING.

7.4 Length of time the existing uses of the subject property have continued:

101 years.

* 7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) NEIGHBOURHOOD

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? R4

7.8 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: