



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

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-23:136	SUBJECT PROPERTY:	61 York Road, Dundas
ZONE:	"R2" (Single Detached Residential)	ZONING BY-LAW:	Zoning By-law former Town of Dundas 3581-86, as Amended

APPLICANTS: Owner: Julianna Petrovich

The following variances are requested:

1. To permit an accessory building (shed) in the front yard.
2. To permit a maximum accessory building height of 2.44 metres instead of the permitted 2.0 metres.
3. To permit the balcony to encroach into the front yard and be no closer to the street line than 0.82 metres instead of the minimum permitted distance to the street line of 1.5 metres.

PURPOSE & EFFECT: To facilitate the replacement and enlargement of the existing legal non-complying front yard shed and front yard balcony.

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, June 29, 2023
TIME:	12:05 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

DN/A-23:136

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

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- 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, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding DN/A-23:136, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

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.



 **Subject Lands**

DATED: June 13, 2023

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

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

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.

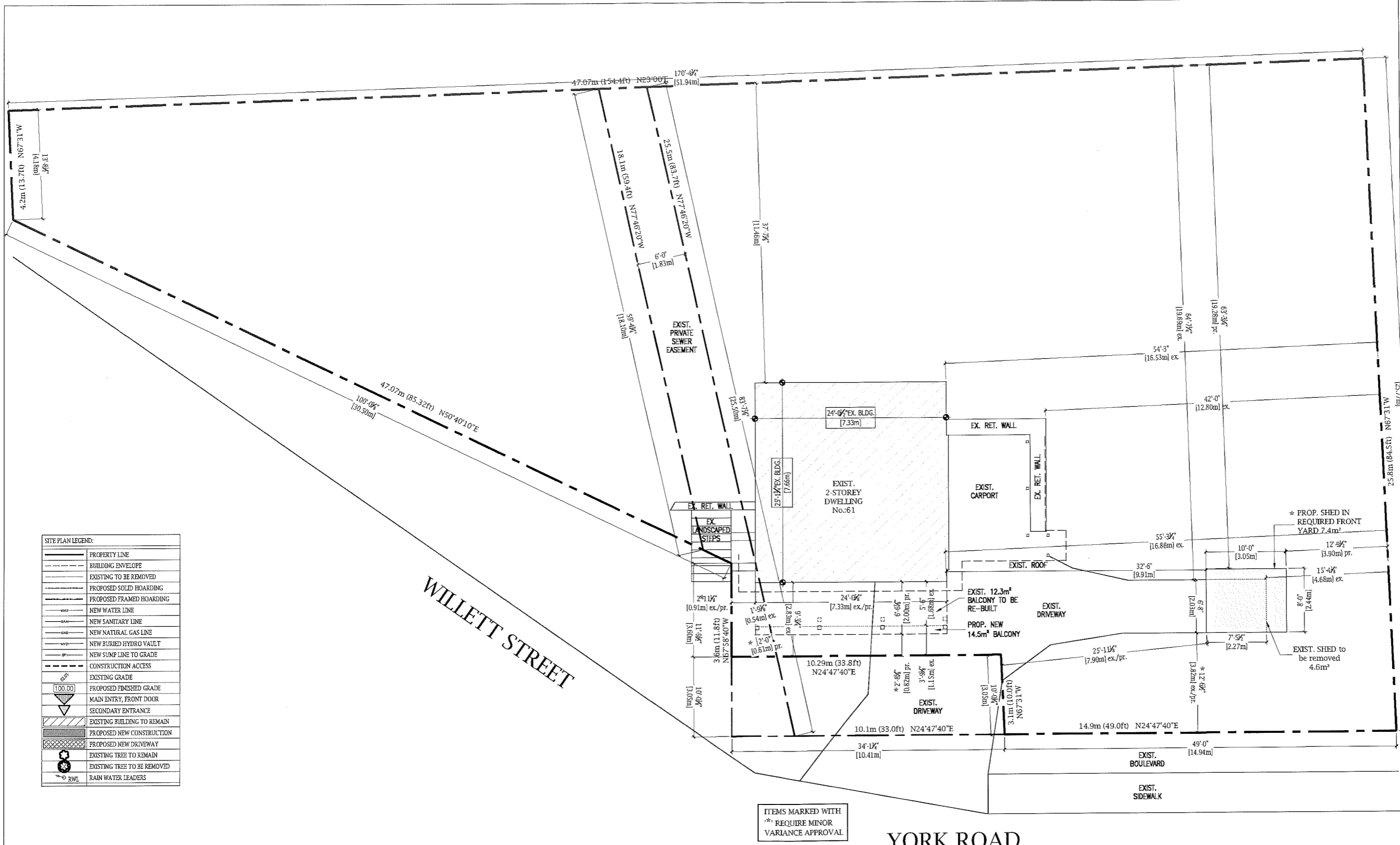
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

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.



SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING TO BE REMOVED
	PROPOSED SOLID HOARDING
	PROPOSED FRAMED HOARDING
	NEW WATER LINE
	NEW SANITARY LINE
	NEW NATURAL GAS LINE
	NEW BURIED HYDRO VAULT
	NEW SUMP LINE TO GRADE
	CONSTRUCTION ACCESS
	EXISTING GRADE
	PROPOSED FINISHED GRADE
	MAIN ENTRY, FRONT DOOR
	SECONDARY ENTRANCE
	EXISTING BUILDING TO REMAIN
	PROPOSED NEW CONSTRUCTION
	PROPOSED NEW DRIVEWAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER LEADERS

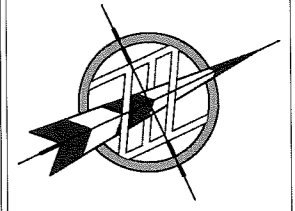
WILLETT STREET

YORK ROAD

1 SITE PLAN
SP1.01 1:150

ITEMS MARKED WITH * REQUIRE MINOR VARIANCE APPROVAL

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.



5	05.08.23	ISSUED FOR VARIANCE
4	03.15.23	ISSUED FOR PERMIT
3	03.08.23	ISSUED FOR REVIEW
2	03.07.23	ISSUED FOR ASBUILTS
1	03.02.23	SITE MEASURE

MY HOUSE DESIGNS
RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 UPPER GAGE AVE.
HAMILTON, ON L8V 4H9
cbrown@friendlycmonkey.com

CLIENT:
PETROVICH RESIDENCE

ADDRESS: 61 YORK ROAD
CITY: DUNDAS, ONTARIO, L9H 1L9
DRAWING TITLE:
SITE PLAN - OVERVIEW

Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

BCIN 37240
CHRISTINE BROWN

BCIN 113120
MY HOUSE DESIGNS

DRAWN: CB
DATE: May, 9, 23
JOB NO.: 23-012

SCALE: AS NOTED
SHEET: SP1.01

PROJECT ADDRESS	DESIGNER
JULIANNA PETROVICH	CHRISTINE BROWN
61 YORK ROAD	MY HOUSE DESIGNS
DUNDAS, ONTARIO	444 UPPER GAGE AVENUE
L9H 1L9	HAMILTON, ONTARIO, L8V 4H9
	PH: (905)901-1183

SITE STATISTICS:	By-Law: DUNDAS 3581-86
ZONING:	R2

LOT INFORMATION:	%	METRIC	IMPERIAL
MIN. LOT AREA AS PER DEFINITION:		450.00	4843.76
ACTUAL LOT AREA:		907.76	9771.04
MIN. LOT FRONTAGE:		15.00	49.21
ACTUAL LOT FRONTAGE:		25.00	82.02
ACTUAL LOT DEPTH:		22.25	73.00

SETBACK INFORMATION (HOUSE/DECK):			
MINIMUM FRONT YARD SETBACK (to house):		6.00	19.69
EXISTING FRONT YARD SETBACK (to house):		2.83	9.28
MINIMUM FRONT YARD SETBACK (to deck):		3.00	9.84
EXISTING FRONT YARD SETBACK (to deck):		1.16	3.81
PROPOSED:	*COA*	0.82	2.69
MINIMUM REAR YARD SETBACK:		7.50	24.61
EXISTING REAR YARD SETBACK:		11.46	37.60

MINIMUM L SIDEYARD SETBACK:		3.50	11.48
EXISTING L SIDEYARD:		0.91	2.99
PROPOSED L SIDEYARD:	*COA*	0.91	2.99
MINIMUM R SIDEYARD SETBACK:		1.52	4.99
EXISTING R SIDEYARD:		16.53	54.23

SETBACK INFORMATION (ACCESSORY BLDG.):			
NOT PERMITTED IN FRONT YARD. EXISTING AND PROPOSED IN REQUIRED FRONT YARD			
EXISTING FRONT SETBACK:		3.82	12.53
PROPOSED FRONT SETBACK:	*COA*	3.82	12.53
MINIMUM R SIDEYARD SETBACK:		1.00	3.28
EXISTING R SIDEYARD SETBACK:		4.68	15.35
PROPOSED R SIDEYARD SETBACK:		3.90	12.80
MINIMUM REAR SETBACK:		1.00	3.28
EXISTING R SIDEYARD SETBACK:		19.69	64.60
PROPOSED R SIDEYARD SETBACK:		19.28	63.25

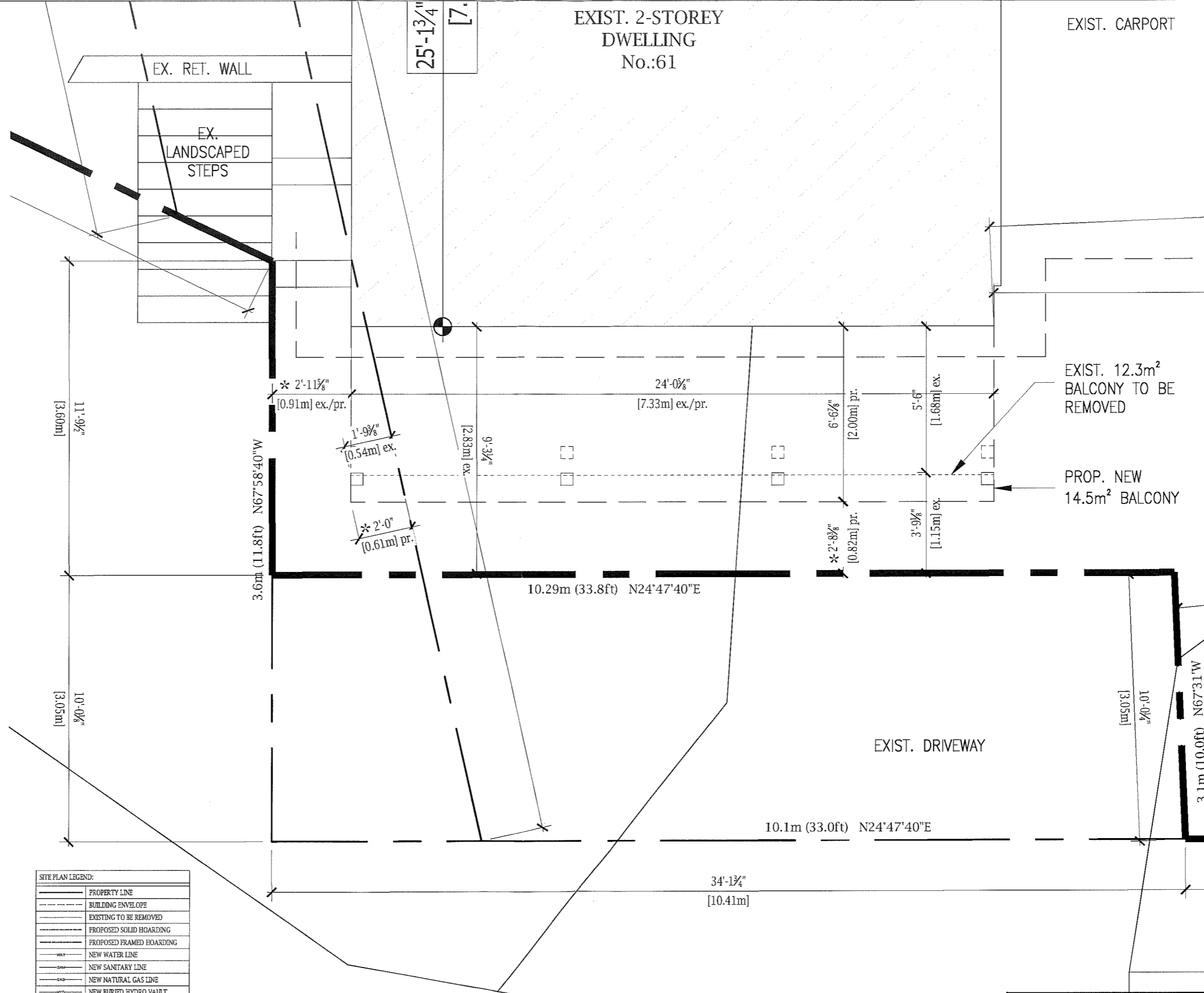
GROSS FLOOR AREA	%	METRIC	IMPERIAL
EXIST. GROUND FLOOR AREA:		56.59	609.10
EXIST. 2ND FLOOR AREA:		45.52	490.00
PROPOSED TOTAL GROSS FLOOR AREA:		6.31	67.88

EXIST. BALCONY AREA:	12.30	132.40
PROP. BALCONY AREA:	14.50	156.10
EXIST. SHED AREA:	4.60	49.52
PROP. SHED AREA:	7.40	79.66

HEIGHT CALCULATIONS	%	METRIC	IMPERIAL
MAX. ALLOWABLE HEIGHT (house):		10.50	34.45
EXISTING HEIGHT (house):		5.23	17.16

MAX. ALLOWABLE HEIGHT (accessory bldg.):		2.00	6.56
EXISTING HEIGHT (accessory bldg.):		1.82	5.97
PROPOSED HEIGHT (accessory bldg.):	*COA*	2.44	8.01

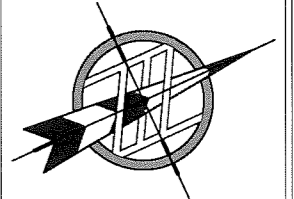
2 SITE STATS
SP1.02 N.T.S.



SITE PLAN LEGEND:	
	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING TO BE REMOVED
	PROPOSED SOLID HOARDING
	PROPOSED FRAMED HOARDING
	NEW WATER LINE
	NEW SANITARY LINE
	NEW NATURAL GAS LINE
	NEW BURIED HYDRO VAULT
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	SECONDARY ENTRANCE
	EXISTING BUILDING TO REMAIN
	PROPOSED NEW CONSTRUCTION
	PROPOSED NEW DRIVEWAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER LEADERS

1 SITE PLAN-BLOW UP
SP1.02 1:50

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.



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2	03.07.23	ISSUED FOR ASBUILTS
1	03.02.23	SITE MEASURE

REF. DATE: DESCRIPTION:

MY HOUSE
DESIGNS

RESIDENTIAL
DESIGN AND
DRAFTING SERVICES

CHRISTINE BROWN
Architectural Technologist
905.802.5372
444 UPPER GAGE AVE.
HAMILTON, ON L8V 4H9
cbrown@friendlycatmonkey.com

CLIENT:
PETROVICH RESIDENCE

Ministry of Municipal
Affairs and Housing

QUALIFICATION INFORMATION

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CHRISTINE BROWN

BCIN 37240

SCALE:
AS NOTED

MY HOUSE DESIGNS

BCIN 113120

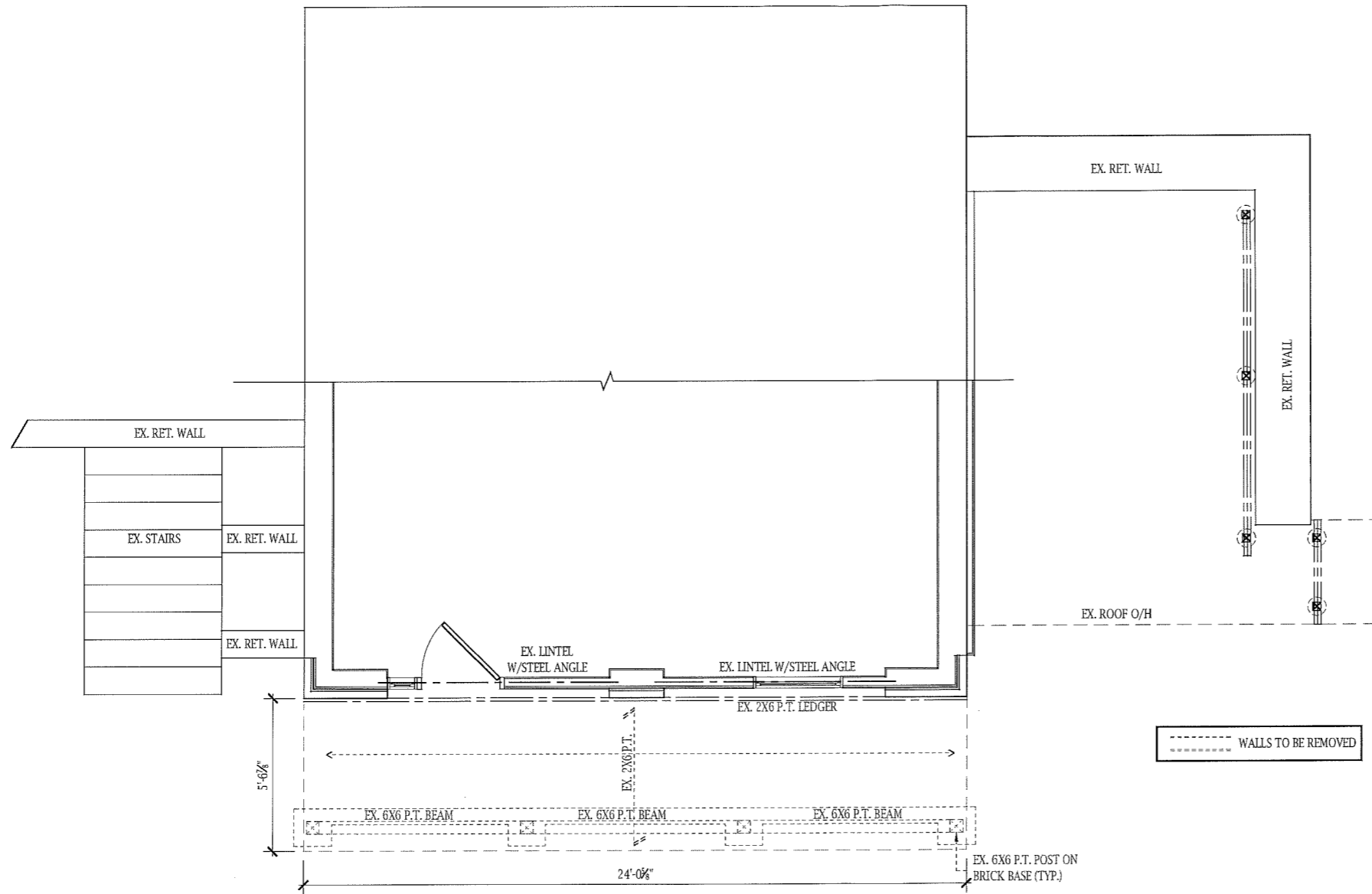
23-012

SHEET:
SP1.02

ADDRESS: 61 YORK ROAD
CITY: DUNDAS, ONTARIO, L9H 1L9

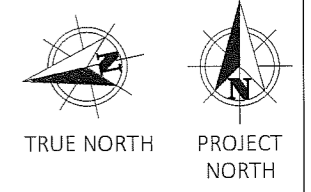
DRAWING TITLE:
SITE PLAN-BLOW UP
& SITE STATS

DRAWN: CB	SCALE: AS NOTED
DATE: May, 9, 23	SHEET: SP1.02
JOB NO.: 23-012	



1 EXIST./DEMO LOWER FLOOR PLAN
 A1.01 3/16" = 1'-0"

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RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
 Architectural Technologist
 905.802.5272
 444 UPPER GAGE AVE.
 HAMILTON, ON L8V 4H9
 cbrown@friendlycatmonkey.com

CLIENT:
 PETROVICH RESIDENCE

ADDRESS: 61 YORK ROAD
 CITY: DUNDAS, ONTARIO, L9H 1L9

DRAWING TITLE:
 EXIST./DEMO. LOWER FL. PLAN

Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

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CHRISTINE BROWN	BCIN 37240
MY HOUSE DESIGNS	BCIN 113120

DRAWN: CB	SCALE: AS NOTED
DATE: May, 9, 23	SHEET: A1.01
JOB NO.: 23-012	3 of 11

DUNDAS BYLAW NO.3581-86

SECTION SIX GENERAL REGULATIONS OF BY-LAW

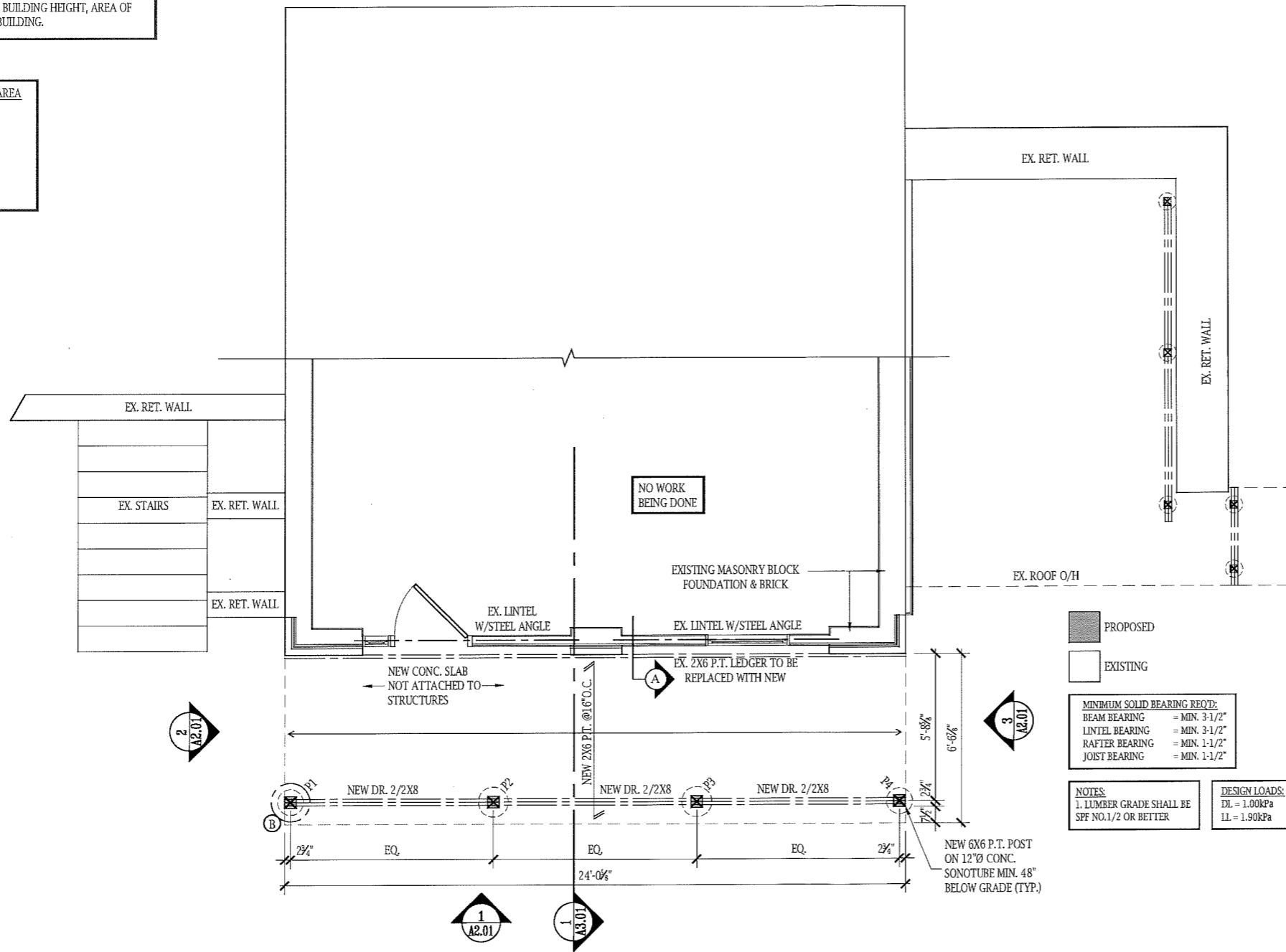
6.15 - NON-CONFIRMING USES

6.15.2:
NOTHING IN THIS BY-LAW SHALL PREVENT THE STRENGTHENING OR RESTORATION TO A SAFE CONDITION OF ANY BUILDING OR STRUCTURE OR PART THEREOF PROVIDED THAT THE STRENGTHENING OR RESTORATION DOES NOT INCREASE THE BUILDING HEIGHT, AREA OF BUILDING OR CHANGE THE USE OF THE BUILDING.

PIERS	SUPPORTED DECK AREA
P1 = 12"Ø	26.8ft² (2.5m²)
P2 = 14"Ø	50.7ft² (4.7m²)
P3 = 14"Ø	50.7ft² (4.7m²)
P4 = 12"Ø	26.8ft² (2.5m²)

ALL CONC. SONOTUBES MIN. 4'-0" BELOW GRADE (TYP.)

ALL NEW FOOTINGS TO BEAR ON UNDISTURBED SOIL



PROPOSED
EXISTING

MINIMUM SOLID BEARING REQ'D:

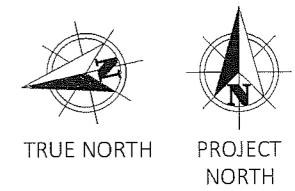
BEAM BEARING	= MIN. 3-1/2"
LINTEL BEARING	= MIN. 3-1/2"
RAFTER BEARING	= MIN. 1-1/2"
JOIST BEARING	= MIN. 1-1/2"

NOTES:
1. LUMBER GRADE SHALL BE SPF NO.1/2 OR BETTER

DESIGN LOADS:
DL = 1.00kPa
LL = 1.90kPa

1 PROPOSED UPPER FL. PLAN
A1.02 3/16" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.



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2	03.07.23	ISSUED FOR ASBUILTS
1	03.02.23	SITE MEASURE

RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 UPPER GAGE AVE.
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

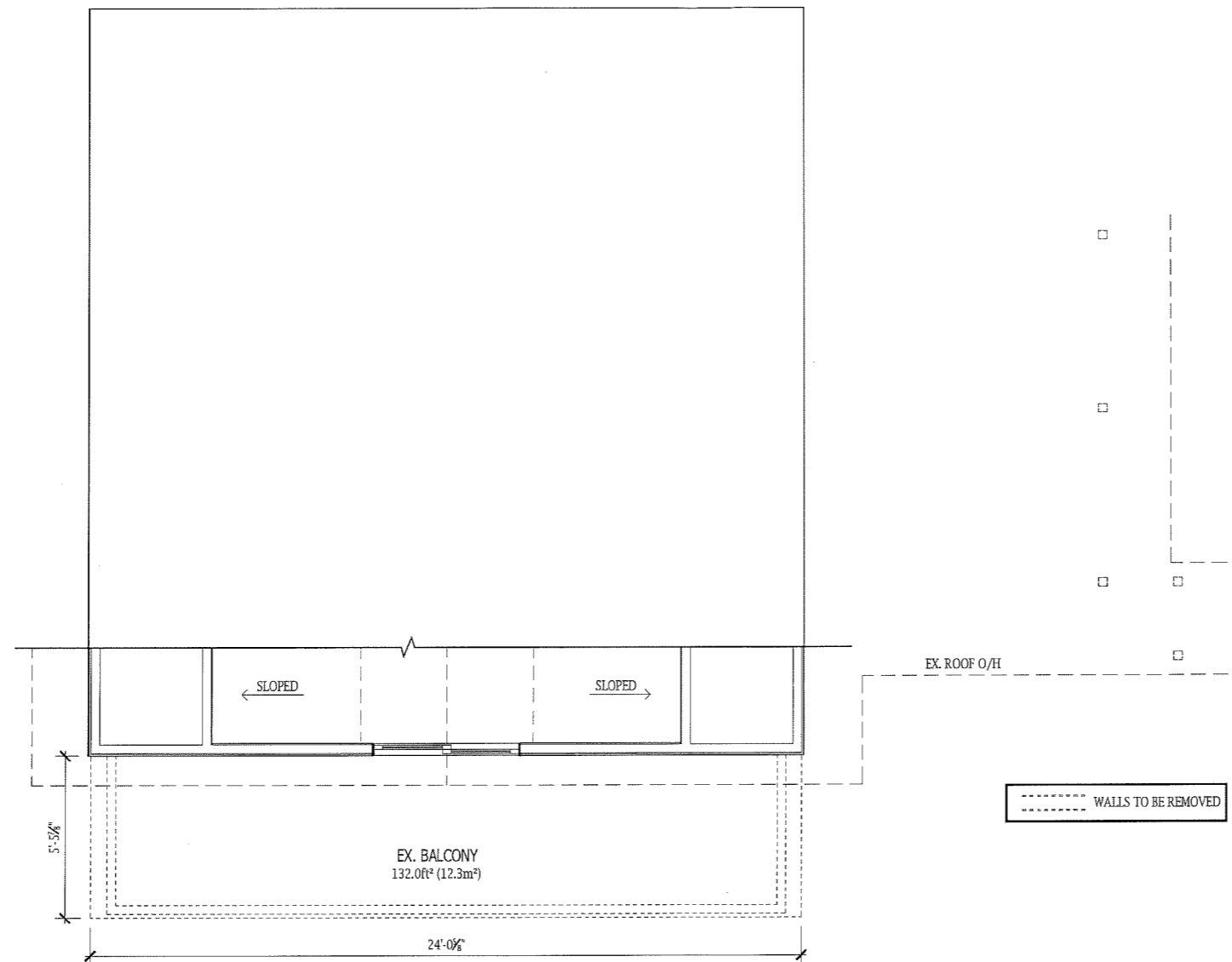
CLIENT:
PETROVICH RESIDENCE

Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION
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ADDRESS: 61 YORK ROAD
CITY: DUNDAS, ONTARIO, L9H 1L9
DRAWING TITLE:
PROPOSED UPPER FL. PLAN

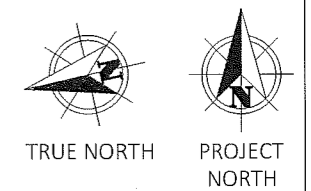
BCIN 37240
CHRISTINE BROWN
BCIN 113120
MY HOUSE DESIGNS

DRAWN: CB
DATE: May, 9, 23
JOB NO.: 23-012
SCALE: AS NOTED
SHEET: A1.02 of 11



1 EXIST./DEMO UPPER FLOOR PLAN
 A1.03 Custom

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cbrown@friendlyadmonkey.com

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Ministry of Municipal Affairs and Housing
 QUALIFICATION INFORMATION

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BCIN 37240
 CHRISTINE BROWN

BCIN 113120
 MY HOUSE DESIGNS

ADDRESS: 61 YORK ROAD
 CITY: DUNDAS, ONTARIO, L9H 1L9

DRAWING TITLE:
 EXIST./DEMO UPPER FLOOR PLAN

DRAWN: CB
 DATE: May, 9, 23
 JOB NO.: 23-012

SCALE: AS NOTED
 SHEET: A1.03 5 of 11

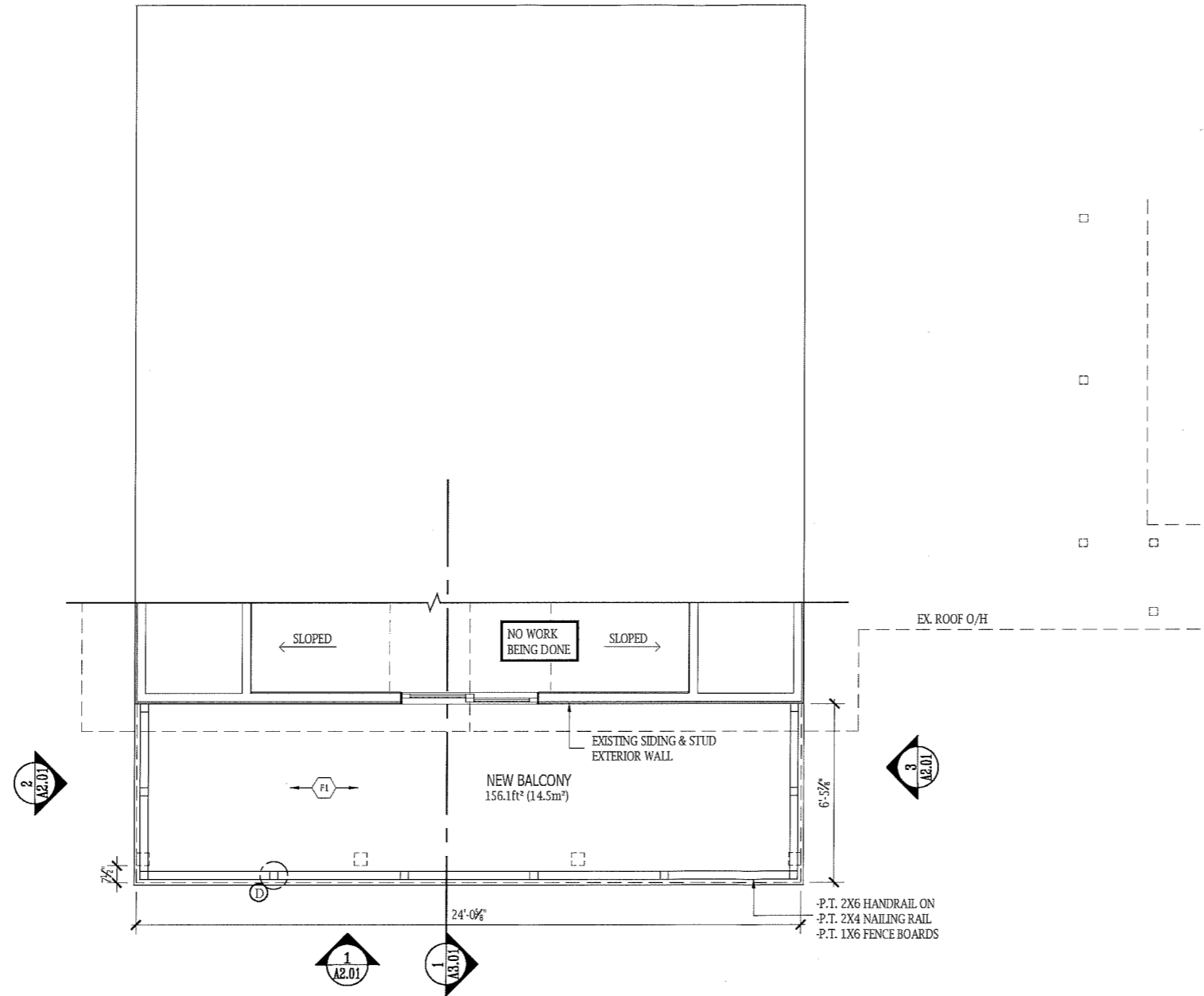
DUNDAS BYLAW NO.3581-86

SECTION SIX GENERAL REGULATIONS OF BY-LAW

6.15 - NON-CONFIRMING USES

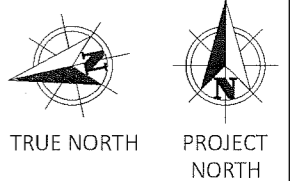
6.15.2:

NOTHING IN THIS BY-LAW SHALL PREVENT THE STRENGTHENING OR RESTORATION TO A SAFE CONDITION OF ANY BUILDING OR STRUCTURE OR PART THEREOF PROVIDED THAT THE STRENGTHENING OR RESTORATION DOES NOT INCREASE THE BUILDING HEIGHT, AREA OF BUILDING OR CHANGE THE USE OF THE BUILDING.



1 PROPOSED UPPER FL. PLAN
A1.04 Custom

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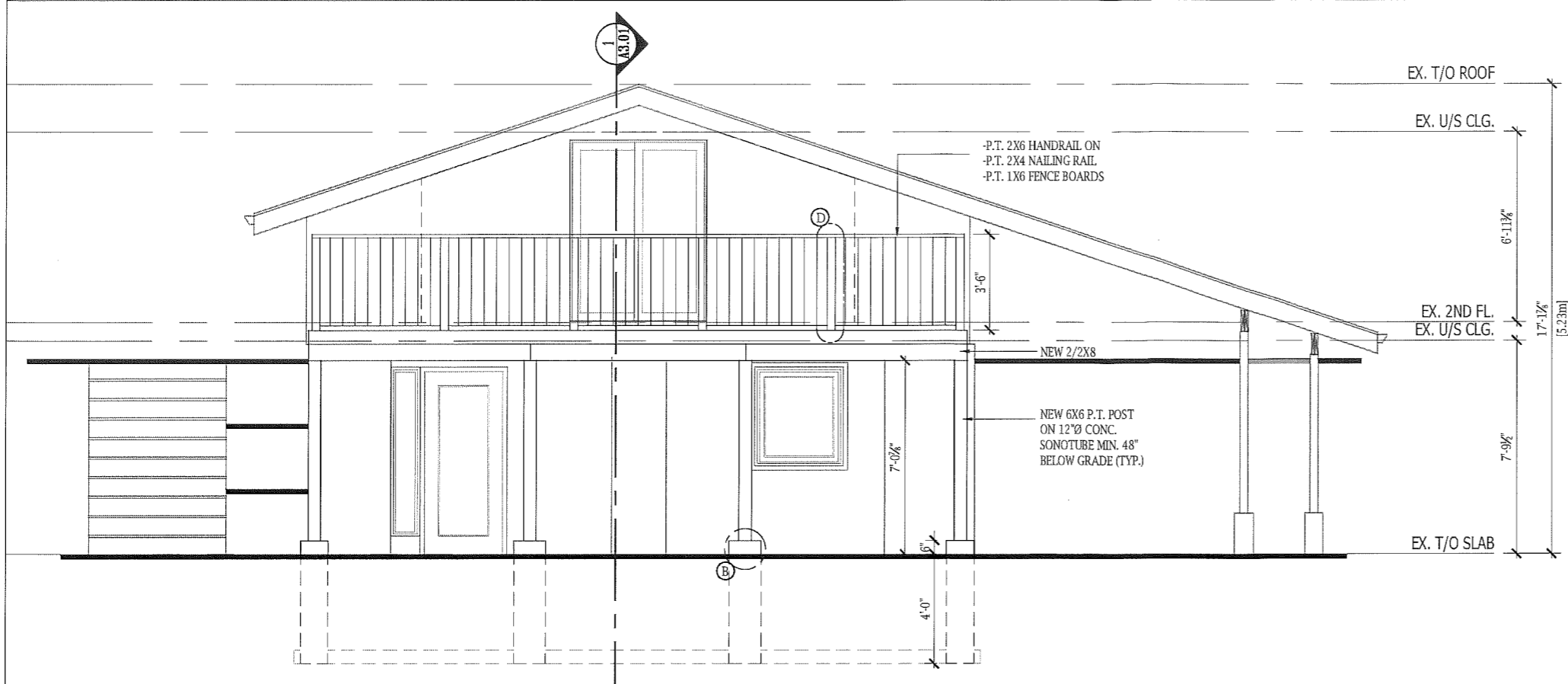
CLIENT:
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ADDRESS: 61 YORK ROAD
CITY: DUNDAS, ONTARIO, L9H 1L9
DRAWING TITLE:
PROP. UPPER FL. PLAN

CHRISTINE BROWN BCIN 37240
MY HOUSE DESIGNS BCIN 113120

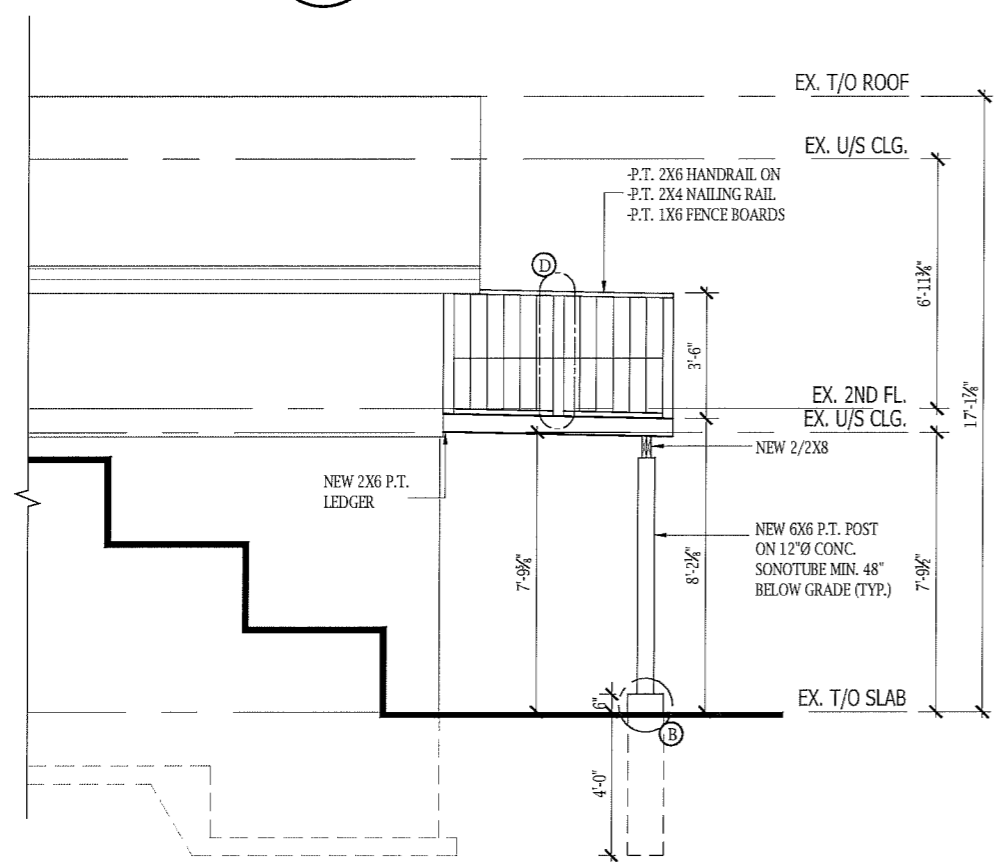
DRAWN: CB
DATE: May, 9, 23
JOB NO.: 23-012
SCALE: AS NOTED
SHEET: A1.04
6 of 11



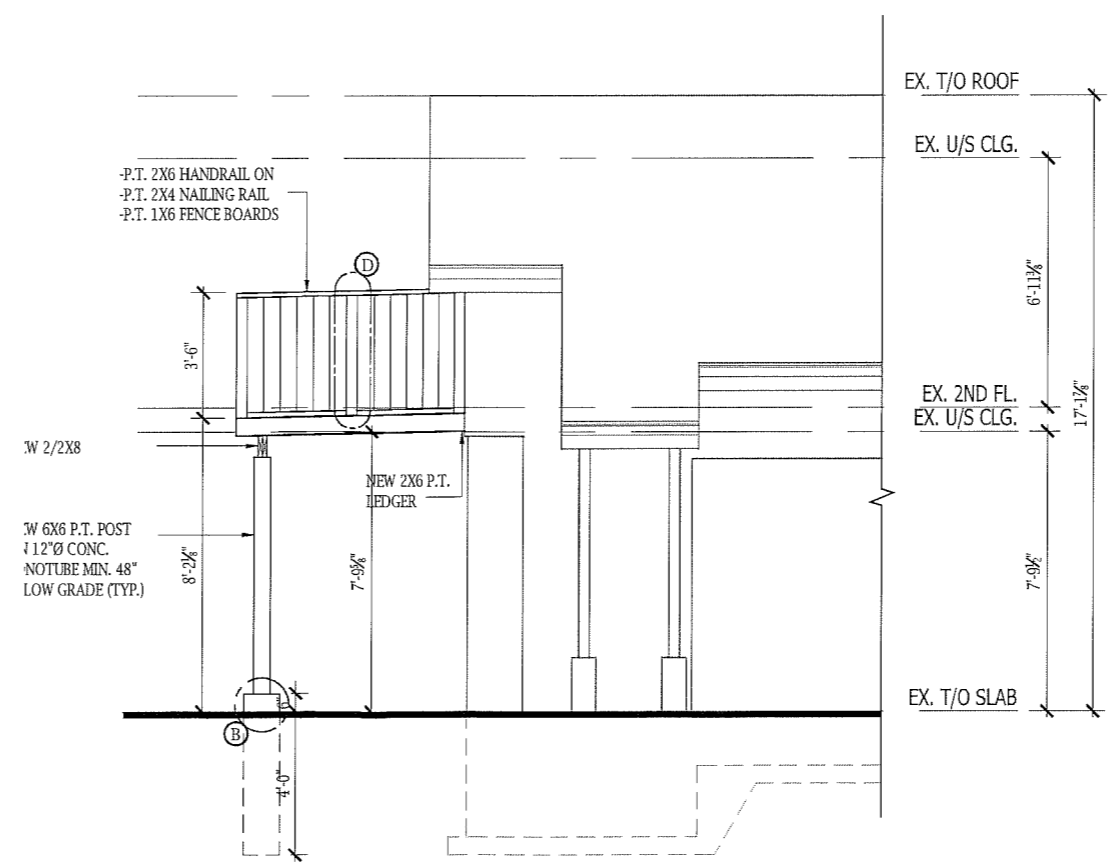
1 PROPOSED FRONT ELEVATION
 A2.01 3/16" = 1'-0"

DUNDAS BYLAW NO.3581-86
 SECTION SIX GENERAL REGULATIONS OF BY-LAW
 6.15 - NON-CONFIRMING USES
 6.15.2:
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2 PROPOSED PART LEFT SIDE ELEV.
 A2.01 3/16" = 1'-0"



3 PROPOSED PART RIGHT SIDE ELEV.
 A2.01 3/16" = 1'-0"

Ministry of Municipal Affairs and Housing
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CHRISTINE BROWN
 BCIN 37240
 MY HOUSE DESIGNS
 BCIN 113120

REF.	DATE	DESCRIPTION
5	05.08.23	ISSUED FOR VARIANCE
4	03.15.23	ISSUED FOR PERMIT
3	03.08.23	ISSUED FOR REVIEW
2	03.07.23	ISSUED FOR ASBUILTS
1	03.02.23	SITE MEASURE

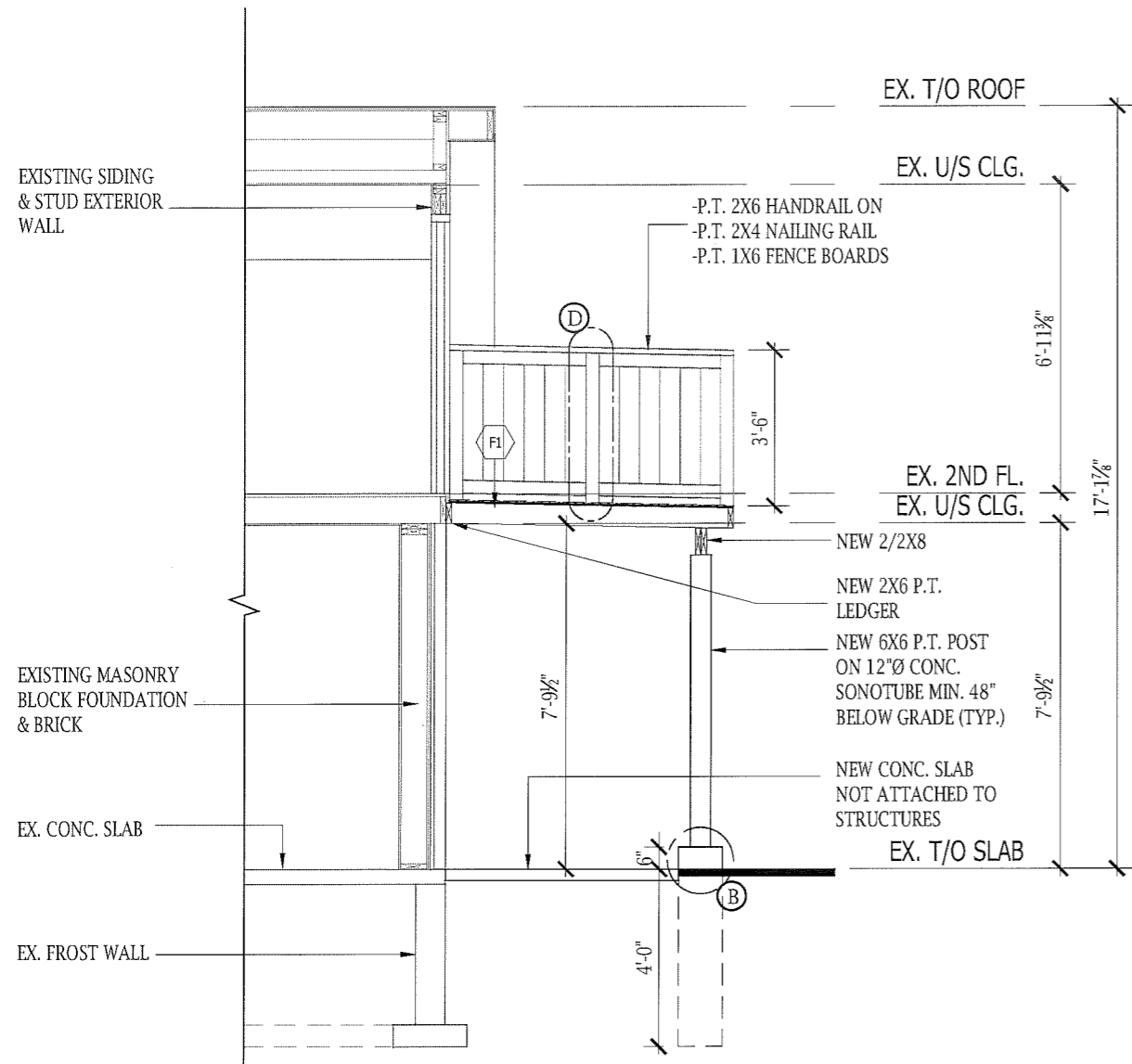
RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
 Architectural Technologist
 905.802.5272
 444 UPPER GAGE AVE.
 HAMILTON, ON L8V 4H9
 cbrown@friendlycadmonkey.com

CLIENT:
 PETROVICH RESIDENCE

ADDRESS: 61 YORK ROAD
 CITY: DUNDAS, ONTARIO, L9H 1L9
 DRAWING TITLE:
 PROPOSED ELEVATIONS


DRAWN: CB	SCALE: AS NOTED
DATE: May, 9, 23	SHEET: A2.01
JOB NO.: 23-012	7 of 11




1 CROSS-SECTION
A3.01 1/4" = 1'-0"

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

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Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION
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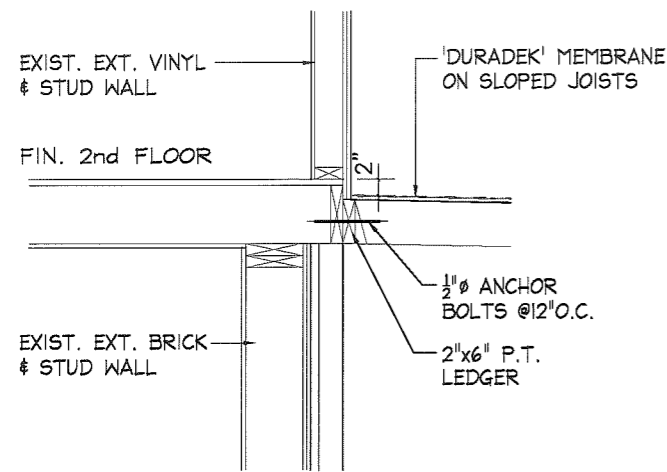
BCIN 37240
CHRISTINE BROWN

BCIN 113120
MY HOUSE DESIGNS

ADDRESS: 61 YORK ROAD
CITY: DUNDAS, ONTARIO, L9H 1L9

DRAWING TITLE:
CROSS-SECTION

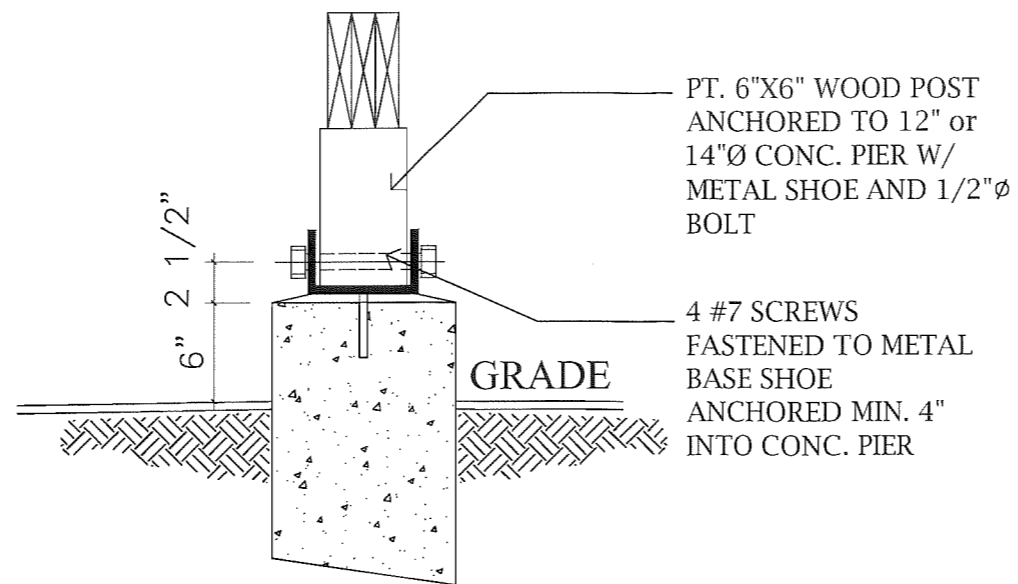
DRAWN: CB	SCALE: AS NOTED
DATE: May, 9, 23	SHEET:
JOB NO.: 23-012	A3.01



NOTE: FASTENING OF DECK & DECK GUARDS TO BE IN ACCORDANCE W/ SB-7 OF THE 2012 ONTARIO BUILDING CODE

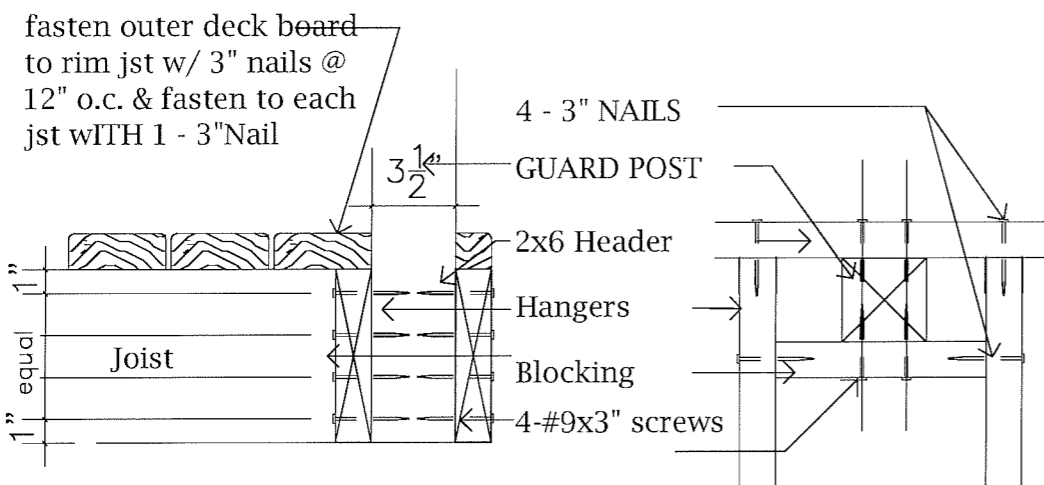
DETAIL A

SCALE: n.t.s.



DETAIL B

SCALE: n.t.s.



SECTION

PLAN

Intermediate Post Detail

Intermediate Post Section


DETAIL D

SCALE: n.t.s.


NOTE:
Posts to have a max.spacing of 5'-1"o.c. as per SB-7 detail EB-2 of the O.B.C.

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DRAWING TITLE:
DETAILS

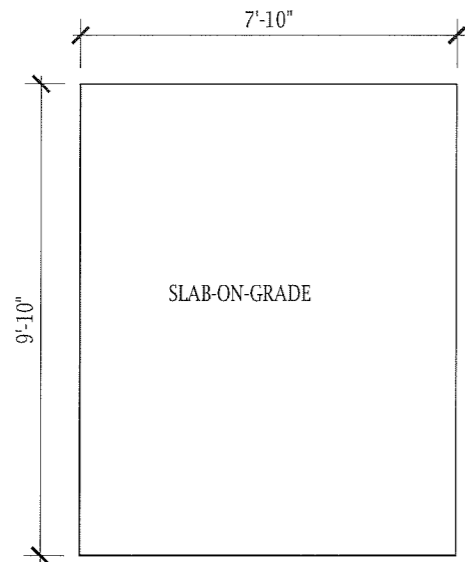
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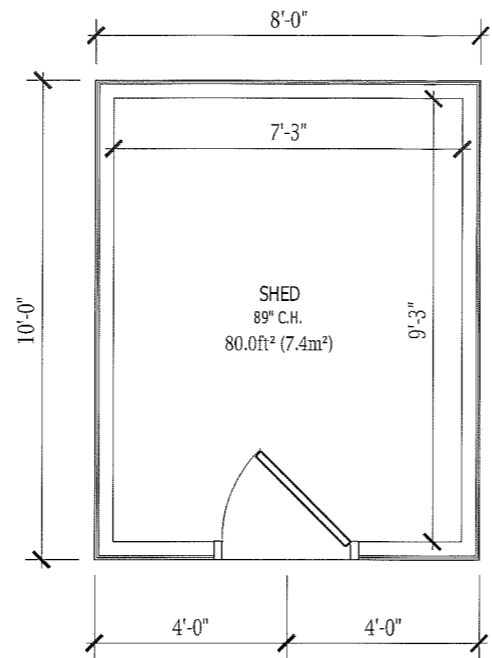
BCIN 113120
MY HOUSE DESIGNS

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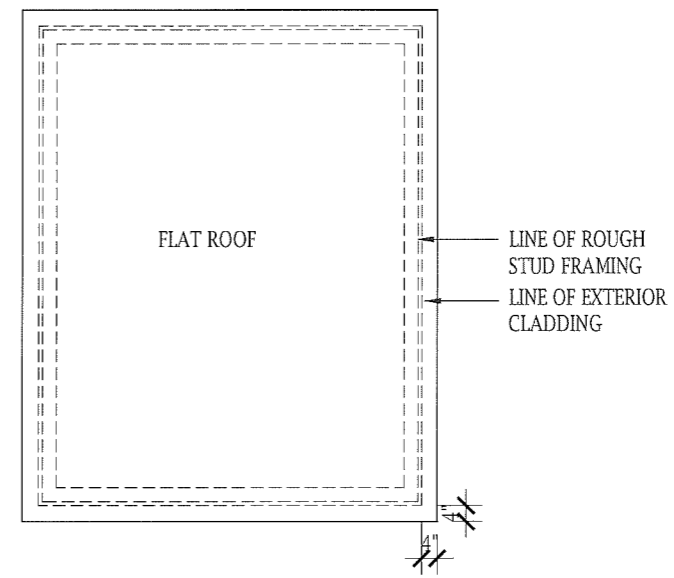
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SHEET: A4.01



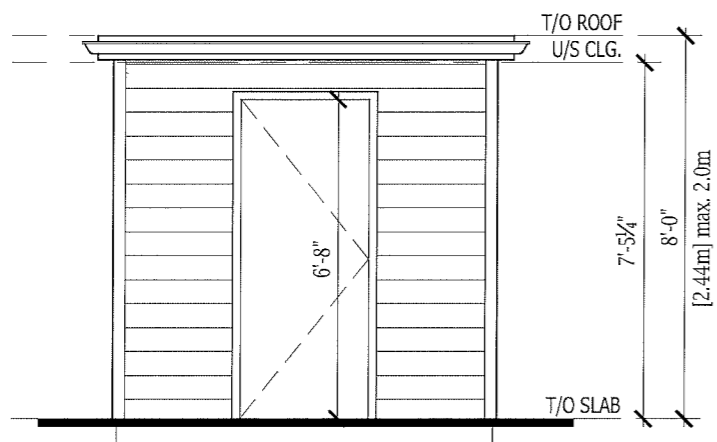
1 FOUNDATION PLAN
A1.01 1/4" = 1'-0"



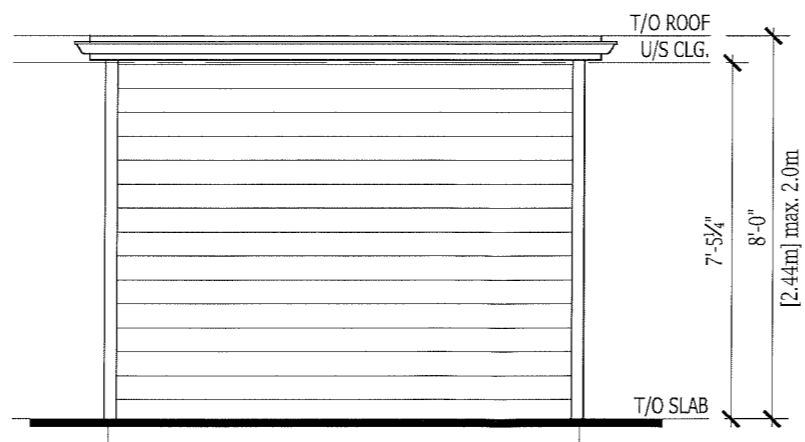
2 SHED PLAN
A1.01 1/4" = 1'-0"



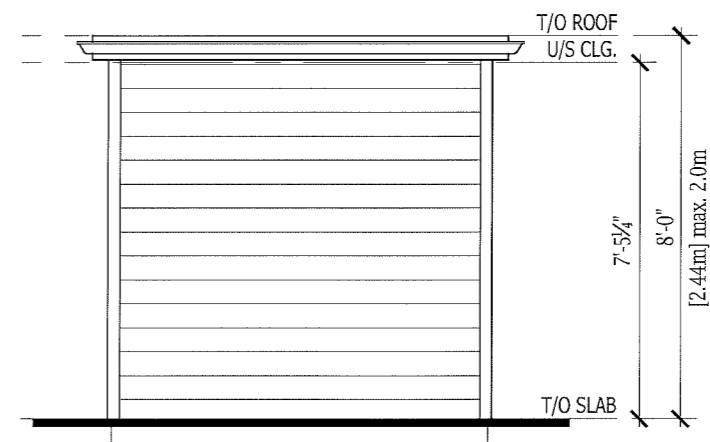
3 ROOF PLAN
A1.01 1/4" = 1'-0"



4 FRONT ELEVATION
A1.01 1/4" = 1'-0"



5 R&L SIDE ELEVATIONS
A1.01 1/4" = 1'-0"



6 REAR ELEVATION
A1.01 1/4" = 1'-0"

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CLIENT:
PETROVICH RESIDENCE SHED

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CITY: DUNDAS, ONTARIO, L9H 1L9

DRAWING TITLE:
SHED DRAWINGS

Ministry of Municipal Affairs and Housing
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BCIN 37240
CHRISTINE BROWN

BCIN 113120
MY HOUSE DESIGNS

DRAWN: CB	SCALE: NO SCALE
DATE: May 9, 23	SHEET: A1.01 of 11
JOB NO.: 23-012	



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)	[REDACTED]		
Applicant(s)			
Agent or Solicitor			Phone:
			E-mail:

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 [REDACTED]

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	61 York Road		
Assessment Roll Number			
Former Municipality	Dundas		
Lot	pt. 15, 17	Concession	
Registered Plan Number	1455	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:

1.82 sewer easement through the middle of the property see MMP survey drawing attached to drawing submission

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:

-existing shed in front yard to be replaced with newer, bigger one in same location. Height requested at 2.44m where max allowed is 2.0m. Location front yard, not permitted in front yard.
 -rebuild existing front balcony. existing front yard setback to balcony is 1.16m. proposed requested 0.82m

Second Dwelling Unit Reconstruction of Existing Dwelling

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

existing legal non conforming conditions

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

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
25.0m	22.25m	907.76s.m.	10.0m

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
dwelling	2.83m	11.46	0.91m/16.86m	1970's
balcony	1.16m	n/a	0.91m/16.86m	late 1980's
shed	3.82m	19.69m	4.68m/7.9m	late 1980's

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
dwelling	no change	no change	no change	n/a
balcony	0.82m	no change	no change	summer 2023
shed	3.82m	19.28m	3.9m/7.9m	summer 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
dwelling	56.59s.m.	67.9s.m.	2	5.23m
balcony	12.6s.m.	-	-	-
shed	4.6s.m.	-	1	1.82

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
dwelling	no change	no change	no change	no change
balcony	14.5s.m.	-	-	-
shed	7.4s.m.	-	no change	2.44m

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.):
single detached dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2017

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
accessory building/garage/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:
since 1970's

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) Neighbourhoods

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

Existing residential dwelling

7.6 What is the existing zoning of the subject land? dundas - 3581-86 Zone R2

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: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

If yes, please provide the file number: _____

7.10 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

7.11 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.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: _____

8.3 Additional Information (please include separate sheet if needed):

The existing dwelling built in the 1970's was once a detached accessory building (garage). the property was later severed and the building was converted to single family dwelling. Sometime in the late 80's the legal non-conforming balcony was built and we assume so was the existing legal non-conforming shed.

The owner would like to demolish the existing shed (4.6s.m.) which is located legally non-conforming in the front yard as a result of the significant grade on the rest of the lot and nowhere else to easily build a shed. The owner would like to build a slightly larger one (7.4s.m.) that is under the maximum allowed floor area in the same location and at a height of 2.44m where 2.0m is permitted. same front yard setback of 3.82m as the existing shed.

The owner would like to reconstruct the existing legally non-conforming front balcony (12.6s.m.) in the same location but 0.3m deeper than what's there now for a proposed area of 14.5s.m. The existing structure is integral to the character of the house and unfortunately it is in very poor structural condition. (unsafe and unusable currently) . The existing balcony setback is 1.16m and we are requesting 0.82m. The length will remain and the height will remain the same. The existing front corner of the balcony projects into the existing sewer easement by 0.54m and with the slightly larger balcony proposed it will encroach into the existing easement by 0.61m.

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study
