



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-23:138	SUBJECT PROPERTY:	50 Cayley Street, Dundas
ZONE:	“R2” (Single Detached Residential)	ZONING BY-LAW:	Zoning By-law former Town of Dundas 3581-86, as Amended

APPLICANTS: Owner: Joe & Lindsey Mrav

The following variances are requested:

1. A minimum westerly side yard setback of 0.0m shall be permitted instead of the minimum 1.2m side yard setback required.

PURPOSE & EFFECT: To facilitate the construction of a proposed addition;

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:	12:10 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:

DN/A-23:138

- 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

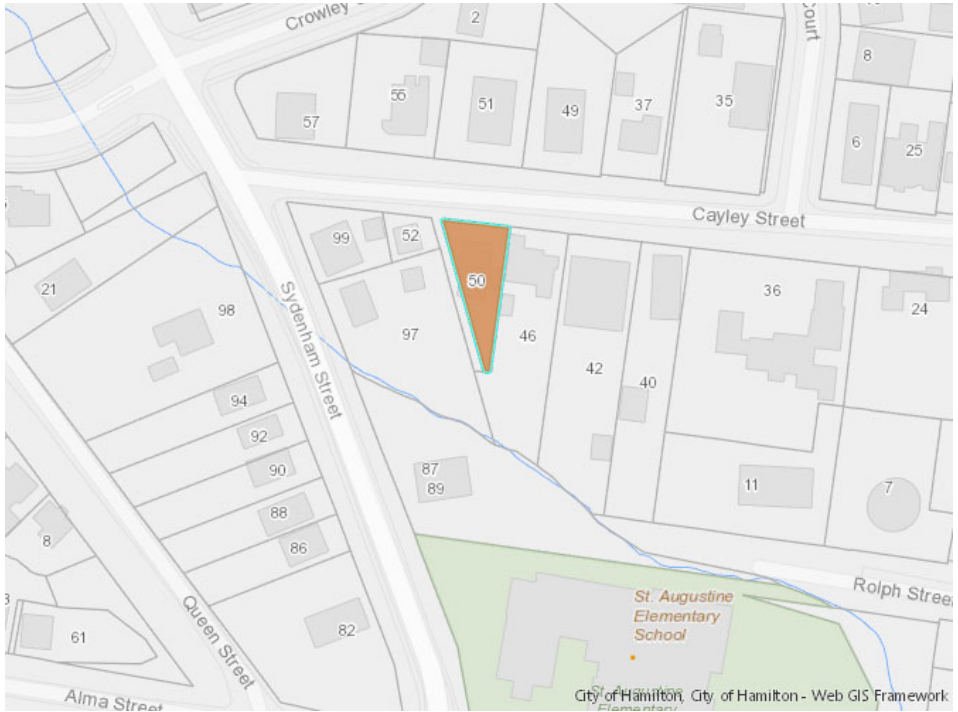
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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-23:138, 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.



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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.

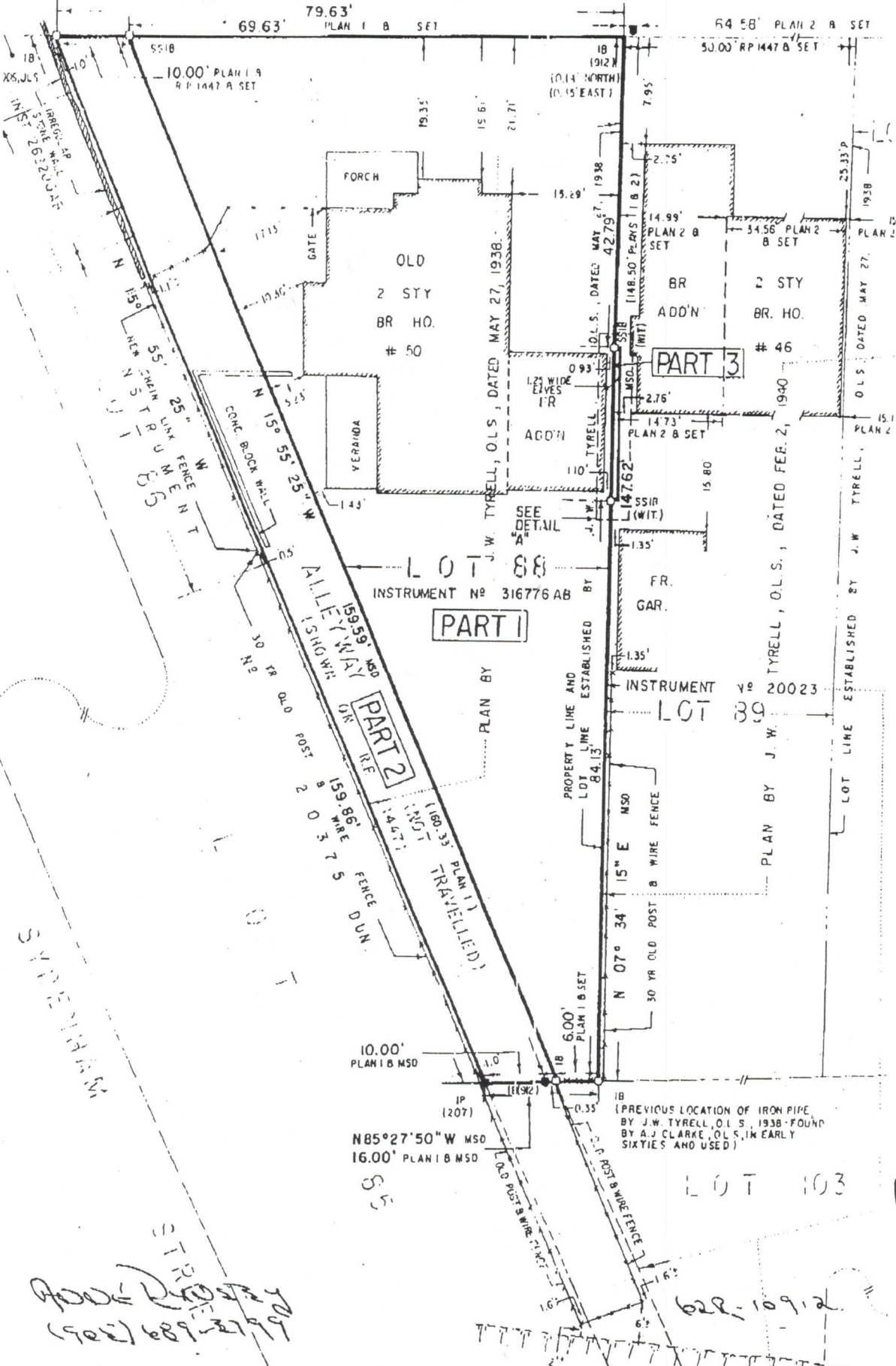
(GOVERNING HEARING)

N 83° 44' 05" W 79.63' PLANS 62R-6043 & 62R-8635

69.63' PLAN 1 B SET

64.58' PLAN 2 B SET

53.00' RP 1447 B SET



STAIRS

ADD. CROSSING
(902) 689-2190

62R-1447

62R-10912



NOTE SCHEDULE	
ALL INTERIOR AND EXTERIOR FINISHES TO BE SPECIFIED BY OWNER, UNLESS NOTED ON DRAWINGS.	
GENERAL:	
1.	ALL CONSTRUCTION TO CONFORM TO THE MOST CURRENT VERSION OF THE O.B.C..
2.	DO NOT SCALE DRAWINGS - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3.	ALL 3D VIEWS ARE SUPPLEMENTAL TO THE REFERRING 2D DOCUMENTS AND ARE PROVIDED FOR INFORMATION ONLY.
4.	PROVIDE ADEQUATE TEMPORARY SHORING AS REQ'D DURING CONSTRUCTION AND OR DEMOLITION
STAIR / RAILINGS:	
5.	STAIRS DIMENSIONS - MAX RISE 7 7/8", MIN. RUN 10", MIN. HEADROOM 6'-9", MIN. WIDTH 3'-0" AS PER O.B.C. 9.8.3.
6.	HANDRAIL - 31" ABOVE STAIR AND INT. LANDINGS & 36" AT MAIN LANDINGS AS PER O.B.C. 9.8.7.
7.	GUARDS - REQ'D IF BALCONY / PORCH IS OVER 23 5/8", MIN. HEIGHT IS 36" AFF, GUARDS TO COMPLY W/ O.B.C. 9.8.8. & SB-7, W/ MAX 4" SPACE BETWEEN PICKETS & NO HORIZ. MEMBER BETWEEN 4" AFF
VENTILATION:	
8.	MECHANICAL VENTILATION AS PER O.B.C. 9.32.3
9.	ROOF VENTILATION AS PER 9.32. OF O.B.C. - INSTALL COLOURED PLASTIC MUSHROOM TYPE VENTS OR EQ. TO PROVIDE A VENT AREA OF 1/300 OF THE INSULATED CEILING AREA, OR 1/150 WHERE ROOF SLOPE IS LESS THAN 1 IN 6.
10.	RANGE/COOKTOP TO VENT DIRECTLY TO EXTERIOR
11.	DRYER TO VENT DIRECTLY TO EXTERIOR
12.	MECHANICALLY VENTED EXHAUST FANS TO EXTERIOR W/ MIN. 1 AIRCHANGE PER HOUR
DOORS / WINDOWS:	
13.	WINDOW AND DOOR SIZES ARE APPROX., EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURER SPECIFICATIONS
14.	CONTRACTOR OR OWNER TO VERIFY QUANTITY AND IS RESPONSIBLE FOR ORDERING.
15.	DOORS BETWEEN GARAGE AND DWELLING SHALL BE TIGHT FITTING, WEATHERSTRIPPED, INSULATED AND PROVIDED w/ SELF CLOSING DEVICE. DOOR MUST NOT OPEN DIRECTLY INTO A ROOM INTENDED FOR SLEEPING
16.	GLASS TO BE DOUBLE-GLAZED THERMALLY BROKEN W/ LOW 'E' & ARGON GAS FILLED
CABINETS / MILLWORK:	
17.	KITCHEN / BATHROOM CABINETS AND MILLWORK AS PER MANUFACTURERS AND OWNERS LAYOUT
18.	BUILT - IN CABINETS AS PER INTERIOR DESIGNER, IF NO INTERIOR DESIGNER, CONSULT W/ OWNER FOR REQUIREMENTS

PARK EIGHT
 ENG // ARCH

INTR RENO & ADDITION

50 CAYLEY ST, DUNDAS

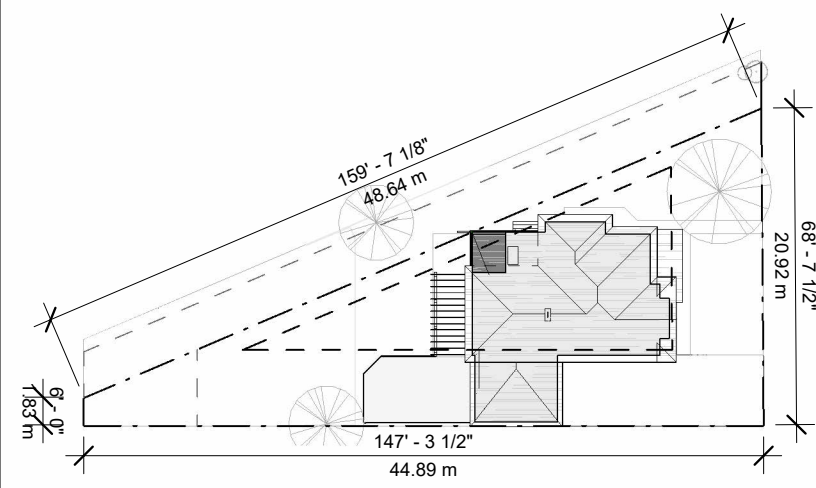
Project No. 23013
Revisions

Scale 3/4" = 1'-0"

COVER

A0.01

Sheet No. ©2021



2 SITE PLAN KEY
1 : 500

SITE PLAN LEGEND

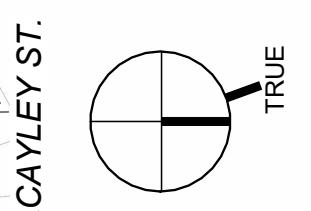
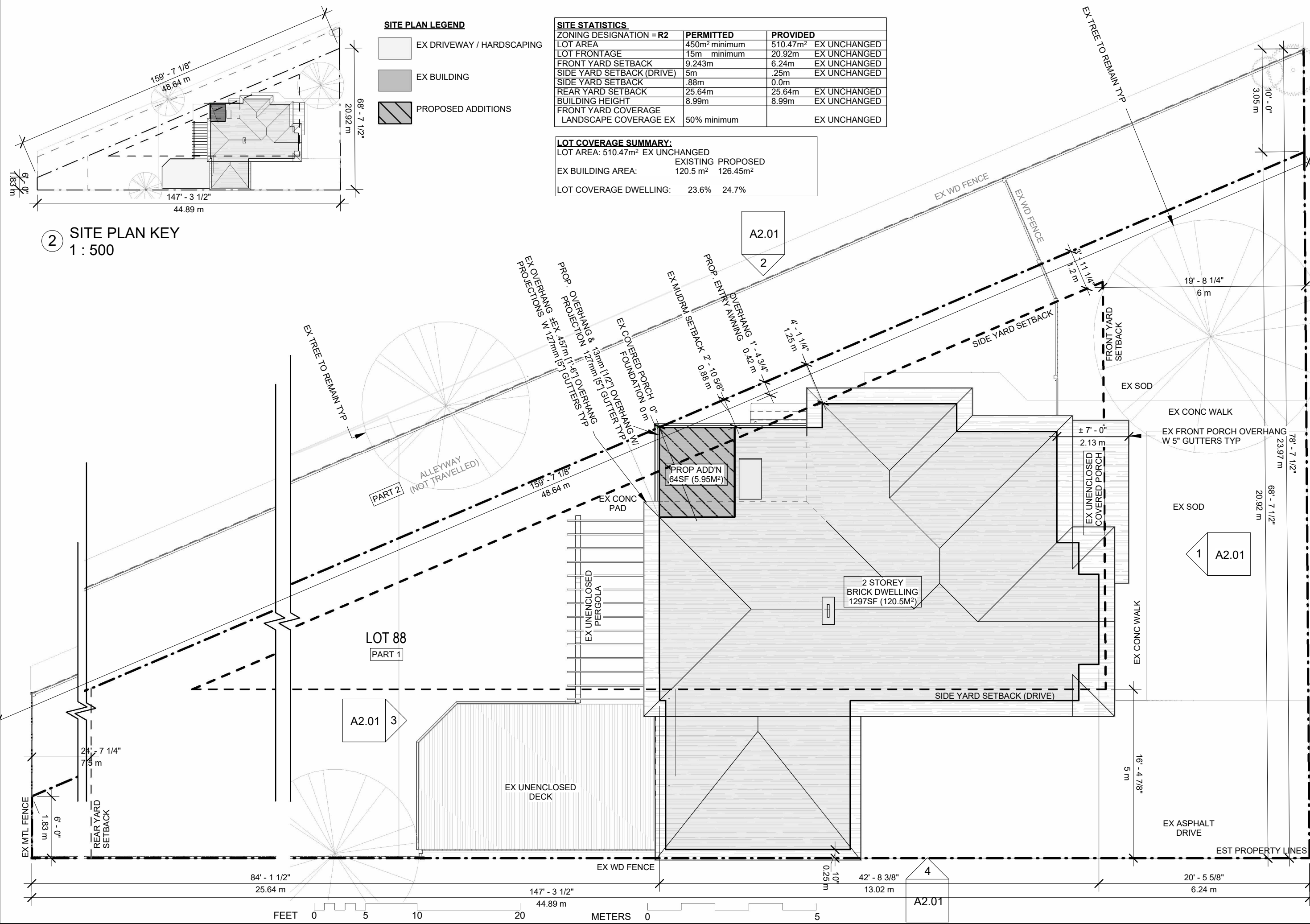
- EX DRIVEWAY / HARDSCAPING
- EX BUILDING
- PROPOSED ADDITIONS

SITE STATISTICS

ZONING DESIGNATION = R2	PERMITTED	PROVIDED	
LOT AREA	450m ² minimum	510.47m ²	EX UNCHANGED
LOT FRONTAGE	15m minimum	20.92m	EX UNCHANGED
FRONT YARD SETBACK	9.243m	6.24m	EX UNCHANGED
SIDE YARD SETBACK (DRIVE)	5m	.25m	EX UNCHANGED
SIDE YARD SETBACK	.88m	0.0m	EX UNCHANGED
REAR YARD SETBACK	25.64m	25.64m	EX UNCHANGED
BUILDING HEIGHT	8.99m	8.99m	EX UNCHANGED
FRONT YARD COVERAGE			
LANDSCAPE COVERAGE EX	50% minimum		EX UNCHANGED

LOT COVERAGE SUMMARY:

LOT AREA:	510.47m ²	EX UNCHANGED
EX BUILDING AREA:	120.5 m ²	EXISTING PROPOSED
LOT COVERAGE DWELLING:	23.6%	24.7%



PARK EIGHT
ENG // ARCH

INTR RENO & ADDITION
50 CAYLEY ST, DUNDAS

Project No. 23013

Revisions

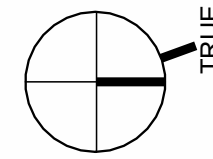
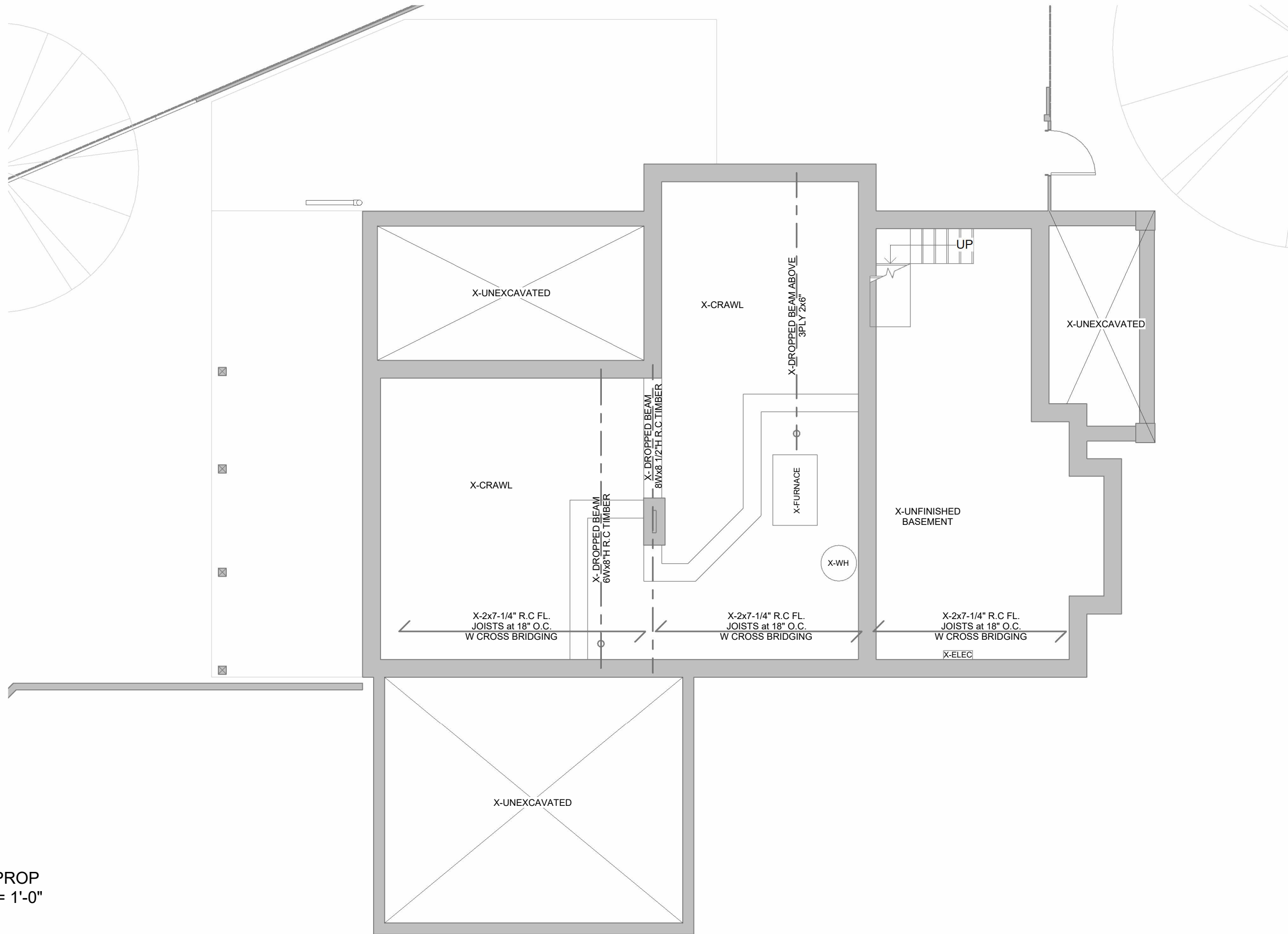
Scale As indicated

SITE PLAN

SP1.01

Sheet No. ©2021

① LVL0 PROP
3/16" = 1'-0"



**PARK
EIGHT**
ENG // ARCH

INTR RENO & ADDITION

50 CAYLEY ST, DUNDAS

Project No. 23013
Revisions

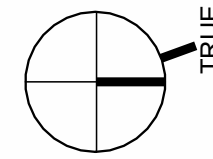
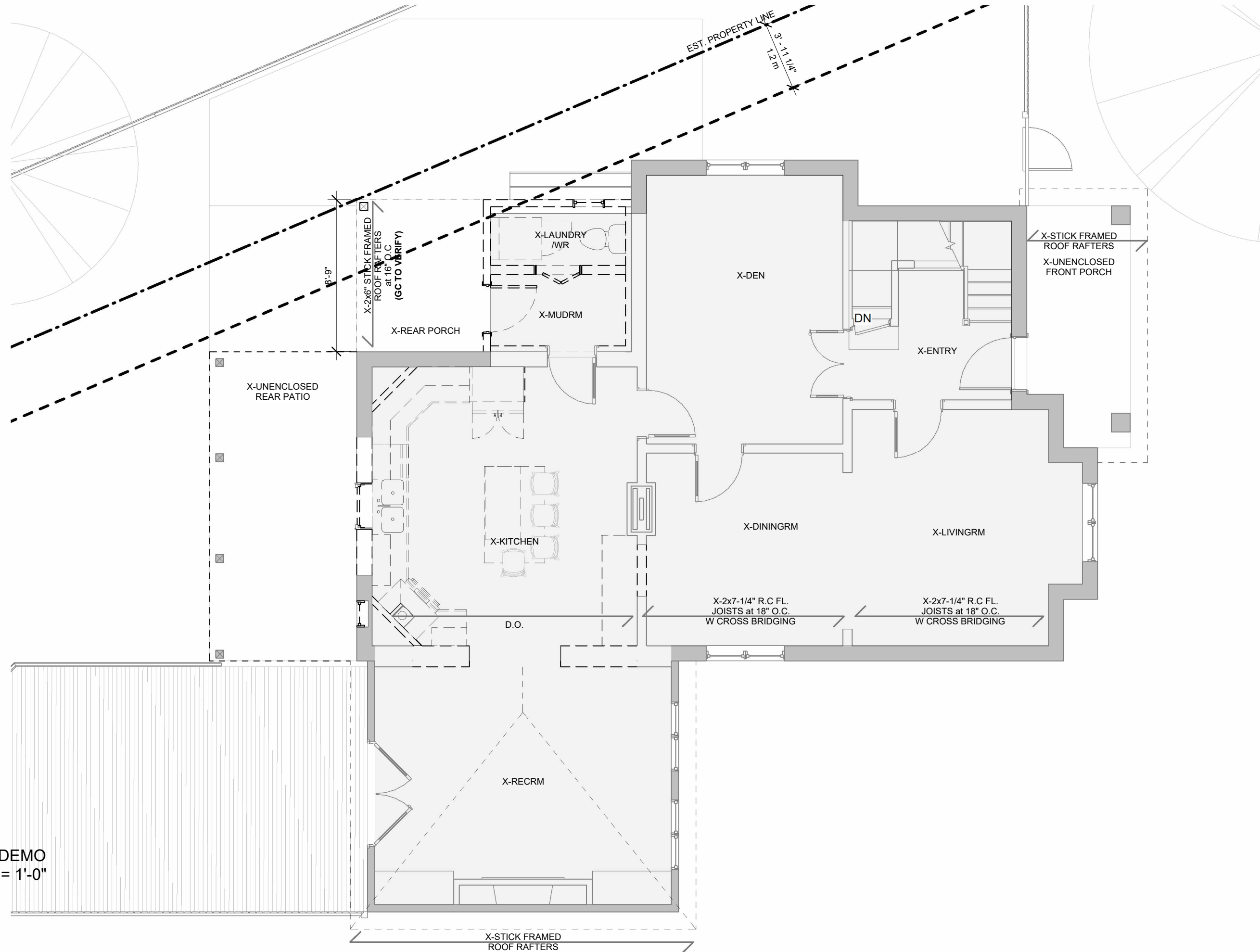
Scale 3/16" = 1'-0"

FLOOR PLANS

A1.02

Sheet No. ©2021

① LVL1 DEMO
3/16" = 1'-0"



PARK EIGHT
ENG // ARCH

INTR RENO & ADDITION

50 CAYLEY ST, DUNDAS

Project No. 23013
Revisions

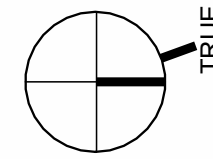
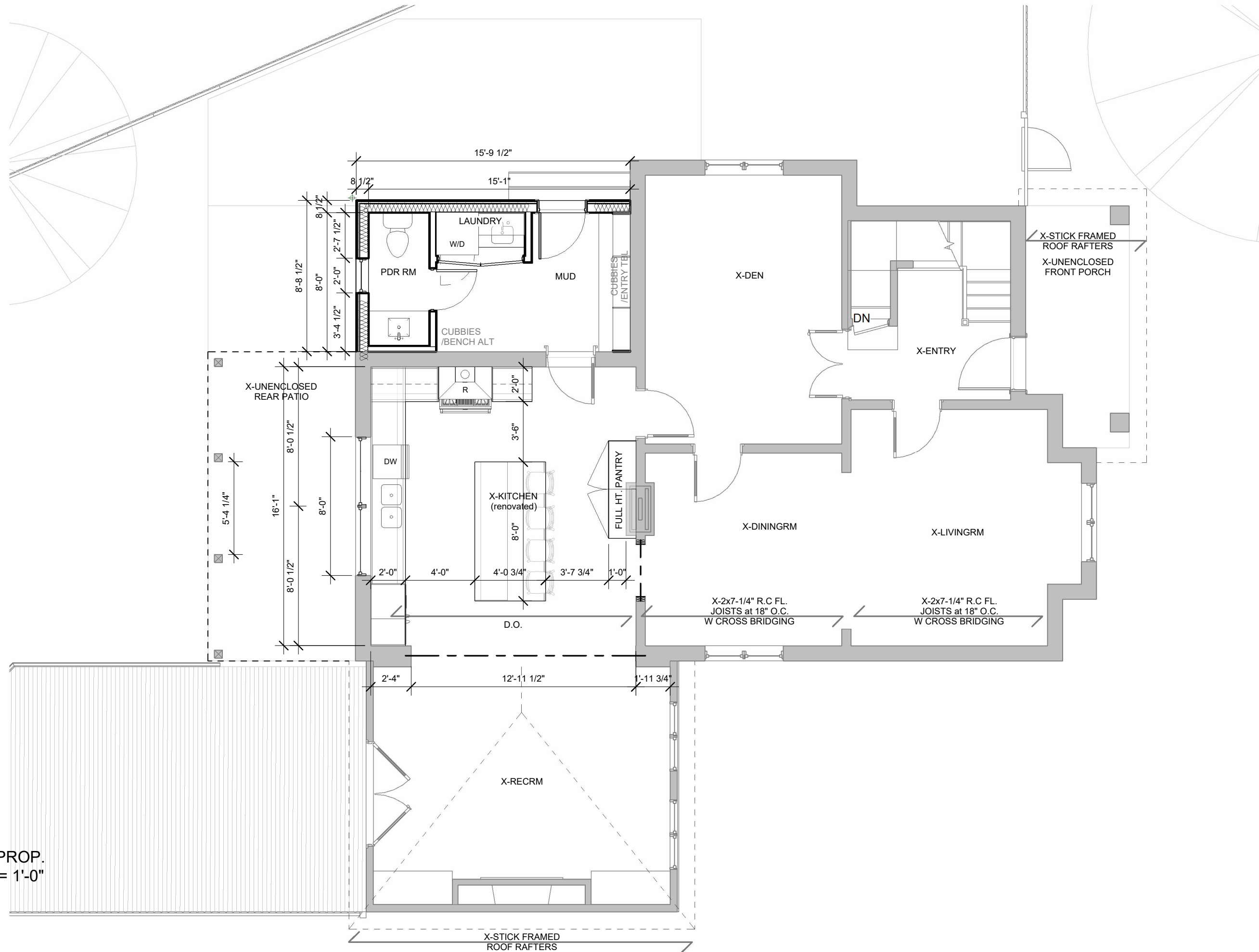
Scale 3/16" = 1'-0"

FLOOR PLANS

A1.11

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① LVL1 PROP.
3/16" = 1'-0"



PARK EIGHT
ENG // ARCH

INTR RENO & ADDITION

50 CAYLEY ST, DUNDAS

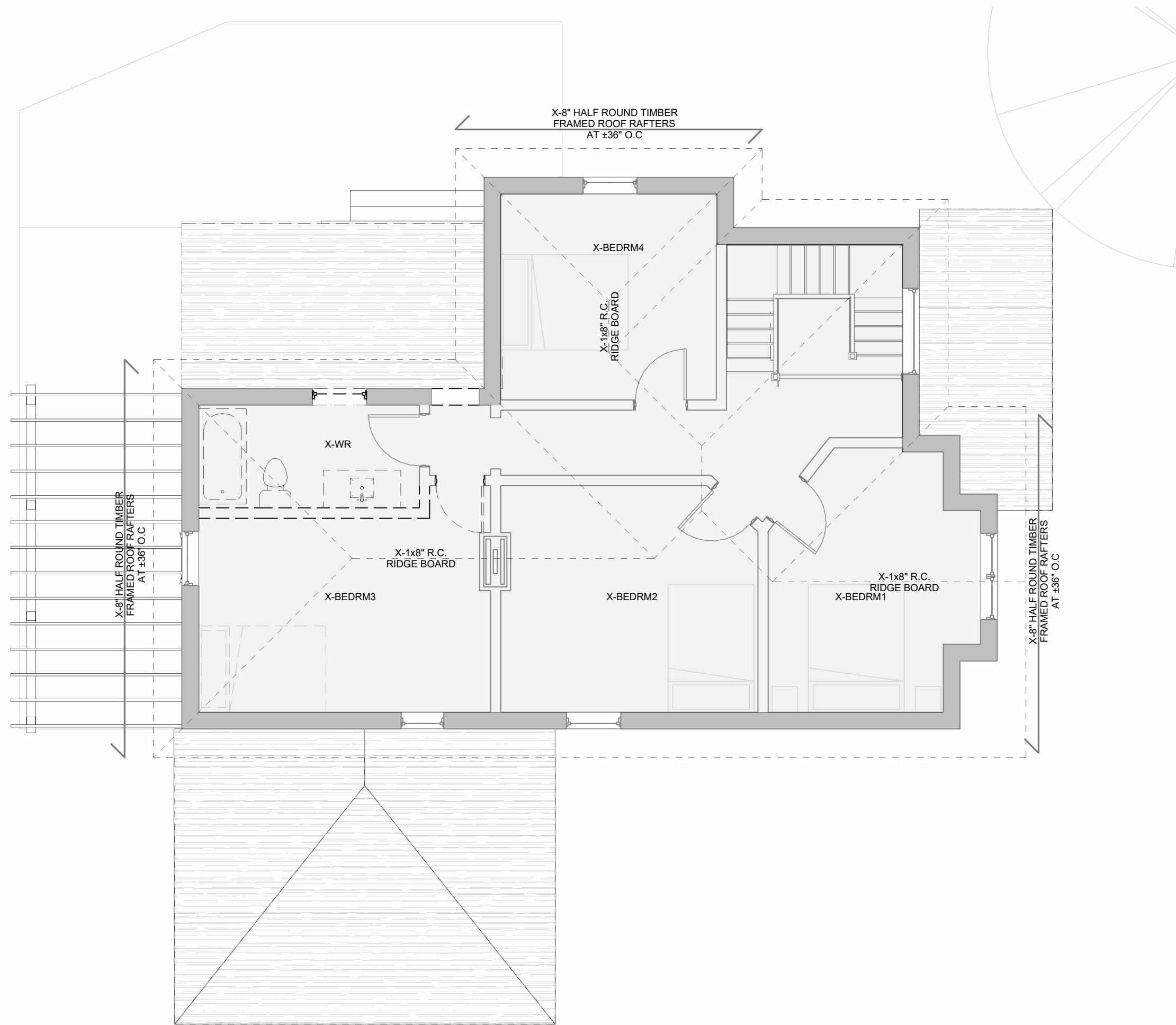
Project No. 23013
Revisions

Scale 3/16" = 1'-0"

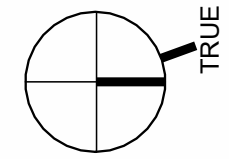
FLOOR PLANS

A1.12

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① LVL2 EXISTING
3/16" = 1'-0"



PARK EIGHT
ENG // ARCH

INTR RENO & ADDITION

50 CAYLEY ST, DUNDAS

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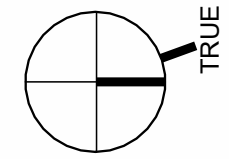
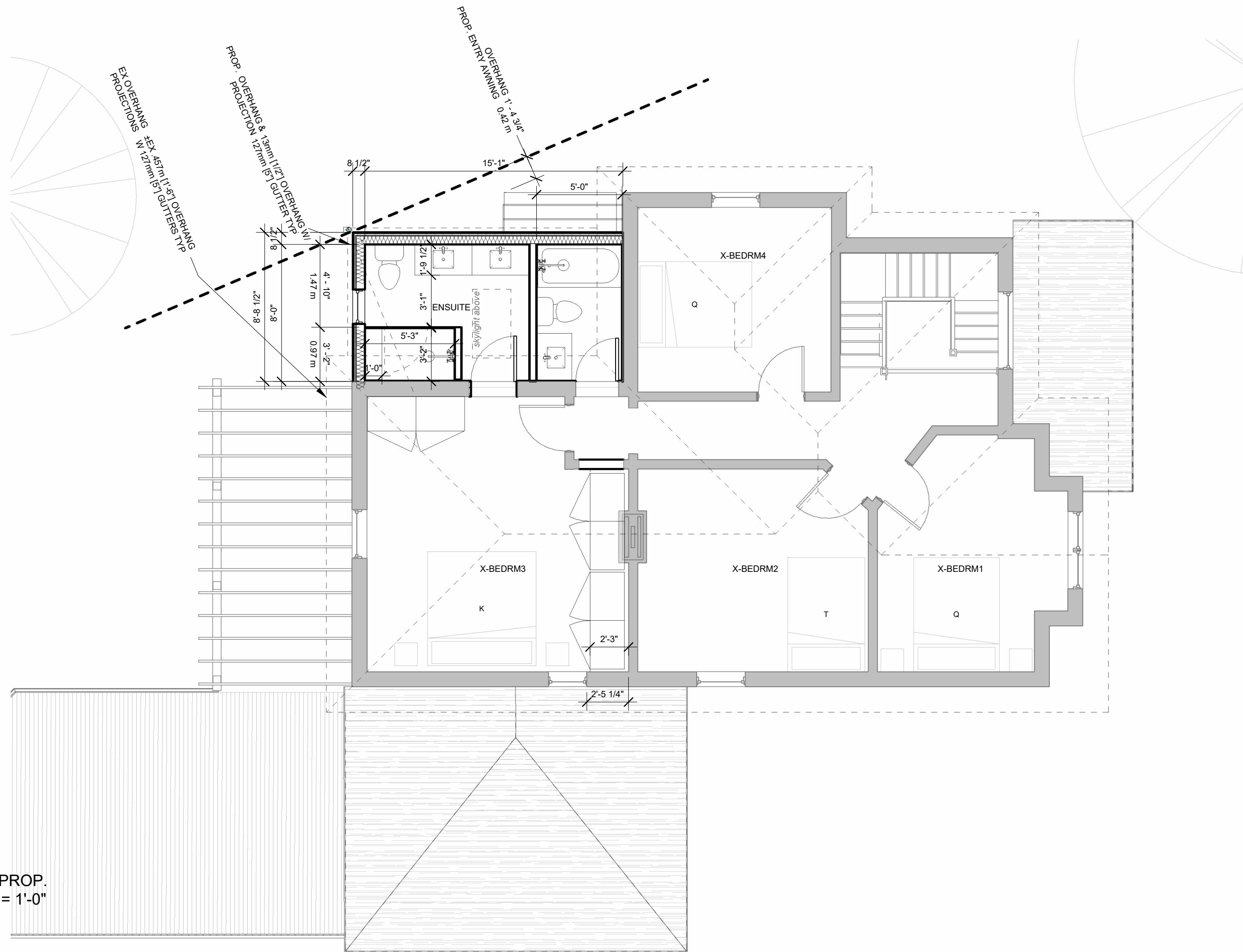
Scale 3/16" = 1'-0"

FLOOR PLAN

A1.21

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① LVL2 PROP.
3/16" = 1'-0"



PARK EIGHT
ENG // ARCH

INTR RENO & ADDITION

50 CAYLEY ST, DUNDAS

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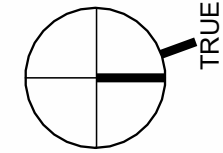
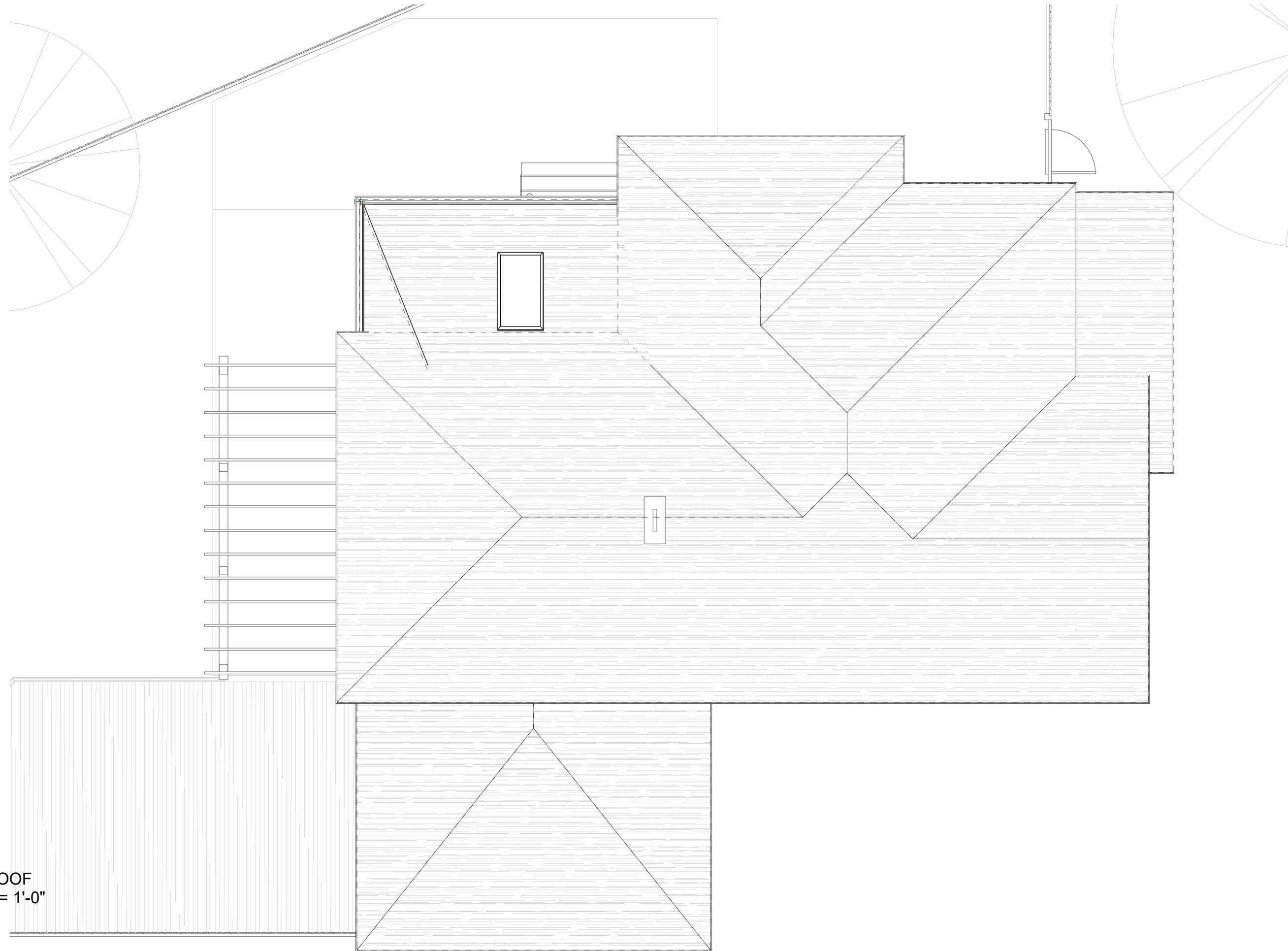
Scale 3/16" = 1'-0"

FLOOR PLANS

A1.22

Sheet No. ©2021

① T/O ROOF
3/16" = 1'-0"



PARK
EIGHT
ENG // ARCH

INTR RENO & ADDITION

50 CAYLEY ST, DUNDAS

Project No. 23013

Revisions

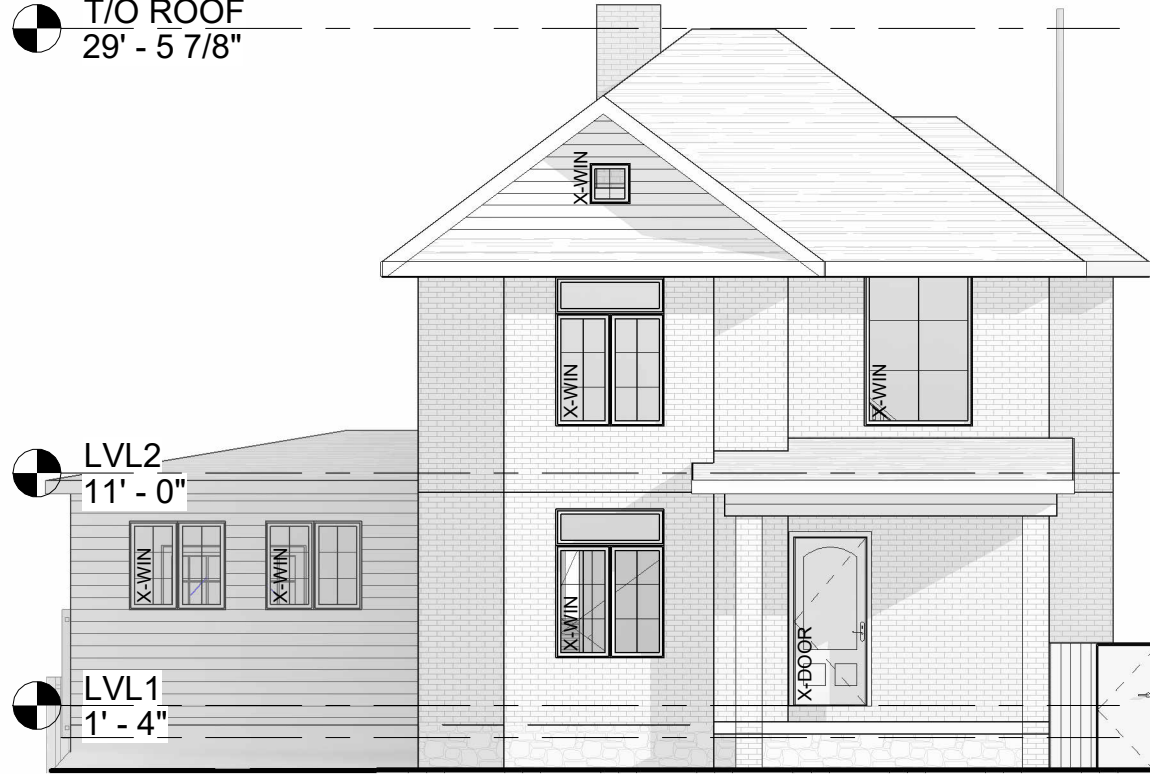
Scale 3/16" = 1'-0"

FLOOR PLANS

A1.30

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T/O ROOF
29' - 5 7/8"



1 EXTR FRONT
1/8" = 1'-0"

T/O ROOF
29' - 5 7/8"

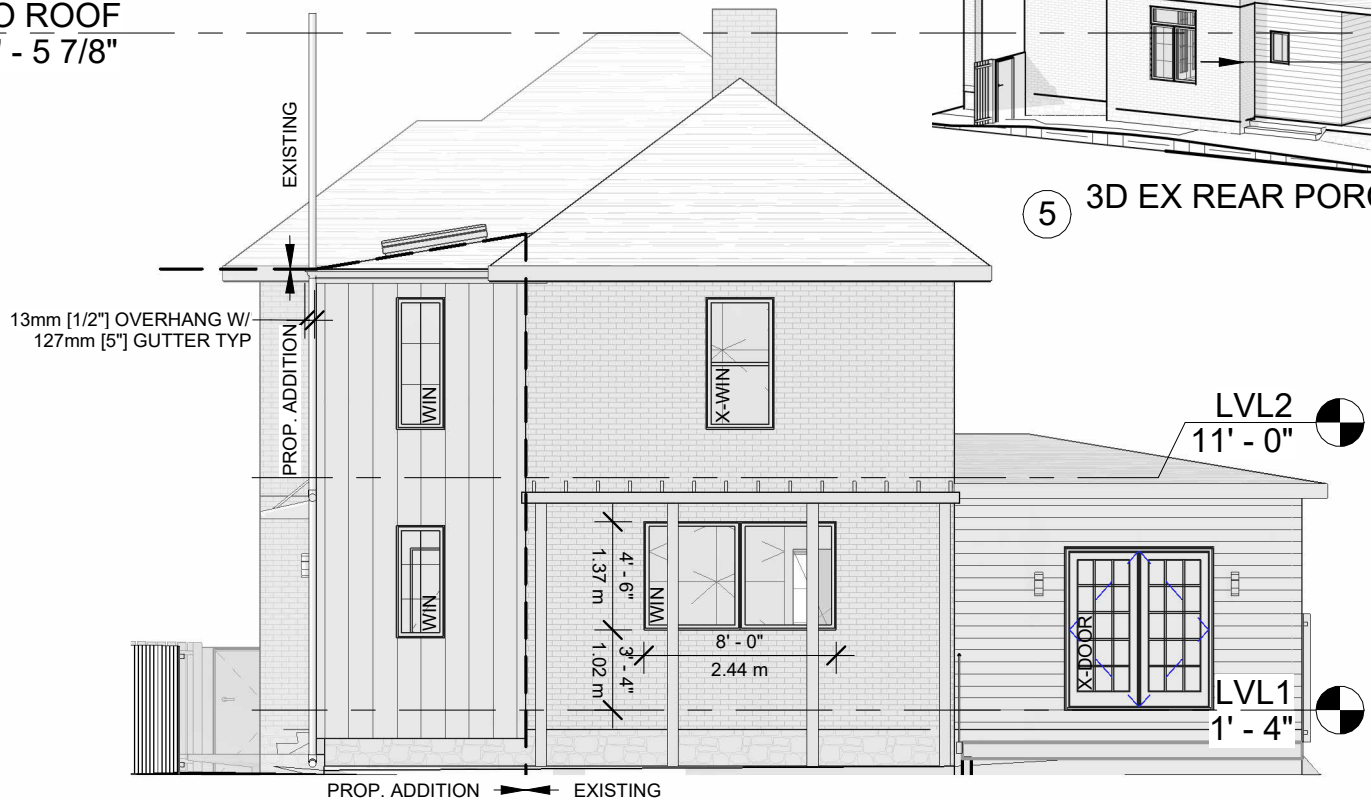


2 EXTR ELEV SIDE
1/8" = 1'-0"



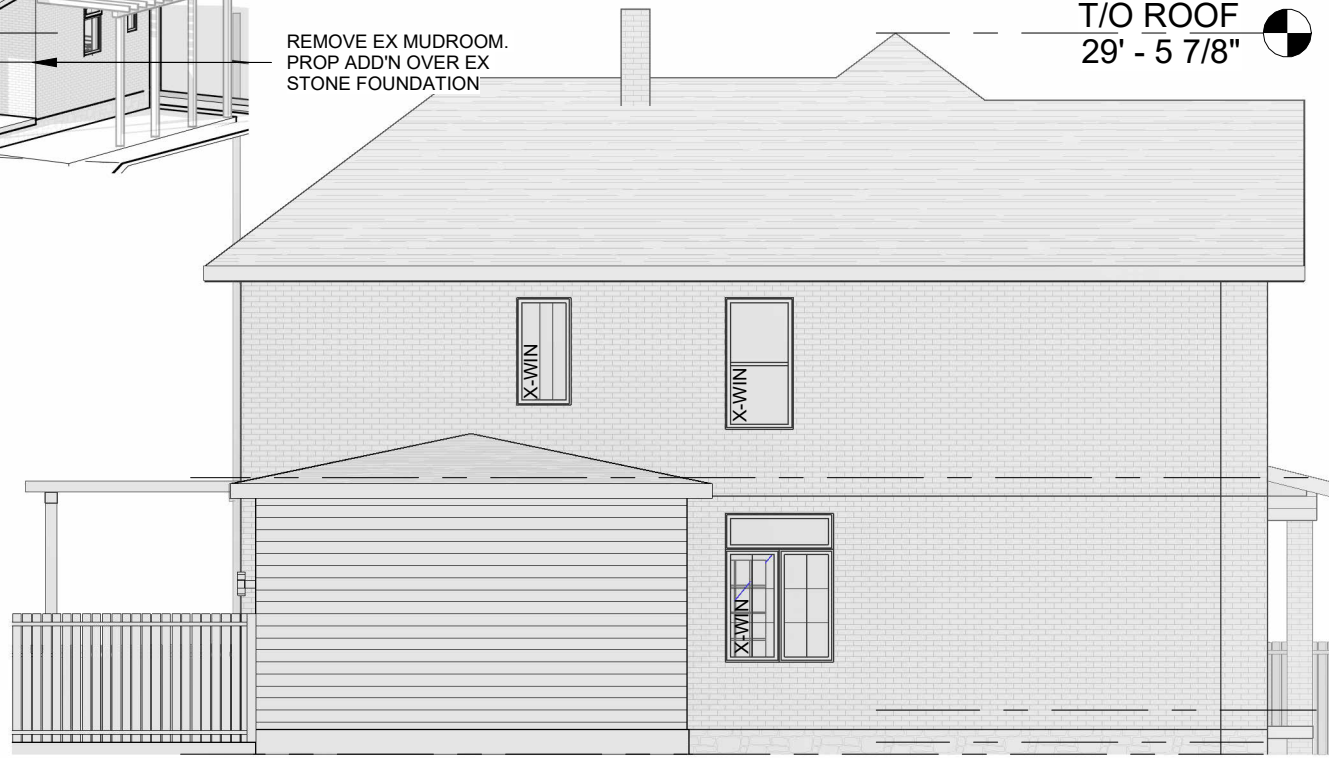
5 3D EX REAR PORCH

T/O ROOF
29' - 5 7/8"



3 EXTR ELEV REAR
1/8" = 1'-0"

T/O ROOF
29' - 5 7/8"



4 EXTR ELEV SIDE (DRIVE)
1/8" = 1'-0"

PARK
EIGHT
ENG // ARCH

INTR RENO & ADDITION

50 CAYLEY ST, DUNDAS

Project No. 23013

Revisions

Scale 1/8" = 1'-0"

ELEVATIONS

A2.01

Sheet No. ©2021

23013 - 50 Cayley st Dundas - Dev Permit exemption request

Elizabeth Reimer <ereimer@conservationhamilton.ca>
To: Pete VandenArend <pete@parkeight.ca>
Cc: Brent Wybenga <brent@parkeight.ca>

Wed, May 3, 2023 at 11:50 AM

Hello Pete,

HCA staff have reviewed the site plan submitted for the proposed addition (as per plans by Park Eight, dated), as well as available information relating to the site. A portion of the subject property is regulated by the Hamilton Conservation Authority pursuant to *Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)* made under the *Conservation Authorities Act, R.S.O. 1990* due to the proximity of Sydenham Creek and the associated hazards. However, based on HCA mapping the development is outside of the HCA's regulated area; therefore, written permission is not required from the HCA. The HCA has no objection to the municipality issuing a permit.

You may share a copy of this email with the municipality to demonstrate your consultation with the HCA in this matter. If you have any further questions or concerns, feel free to call or email.

Regards,

Elizabeth Reimer

Conservation Planner
Hamilton Conservation Authority
838 Mineral Springs Road, P.O. Box 81067
Ancaster, ON L9G 4X1
Phone: 905-525-2181 Ext. 165
Email: ereimer@conservationhamilton.ca
www.conservationhamilton.ca



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

1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant 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	50 Cayley St, Dundas, ON L9H 2E7		
Assessment Roll Number	26020024200		
Former Municipality	Dundas		
Lot	88	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:

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

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
20.92m	44.89m	510.47m ²	8.5m

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	6.24m	25.64m	.25 / 0.88m	1901

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Dwelling	6.24m	25.64m	.25m / 0.0m	-

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	1297sf [120.5m ²]	2529sf [235m ²]	2	±29'-6" [8.99m]

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Dwelling	1361sf [126.45m ²]	2787.8sf [259m ²]	2	±29'-6" [8.99m]

- 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 (unchanged)

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2012

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

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

7.4 Length of time the existing uses of the subject property have continued:
100+ 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) - Dundas - neighbourhood designation _____

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

7.6 What is the existing zoning of the subject land? R2 Residential - Dundas

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: 1

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

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
- _____
- _____