

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-23:209	SUBJECT PROPERTY:	44 HOPKINS COURT, DUNDAS
ZONE:	"R2" (Single Detached Residential)	ZONING BY-LAW:	Zoning By-law former Town of Dundas 3581-86, as Amended 4575-00

APPLICANTS: **Owner:** DARRYL TEEFY & JODI NICHOLSON
 Agent: N-CUBED SERVICES INC C/O DUY NGUYEN

The following variances are requested:

1. A minimum front yard of 6.0 metres shall be provided instead of the required minimum front yard of 7.5 metres;
2. A minimum rear yard of 2.0 metres shall be provided for the accessory building (shed) instead of the required minimum rear yard of 7.5 metres.

PURPOSE & EFFECT: So as to permit a garage addition to the single detached dwelling and accessory building (shed) in the rear yard notwithstanding that:

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, September 7, 2023
TIME:	10:00 a.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
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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-23:209, 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: August 22, 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.

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.

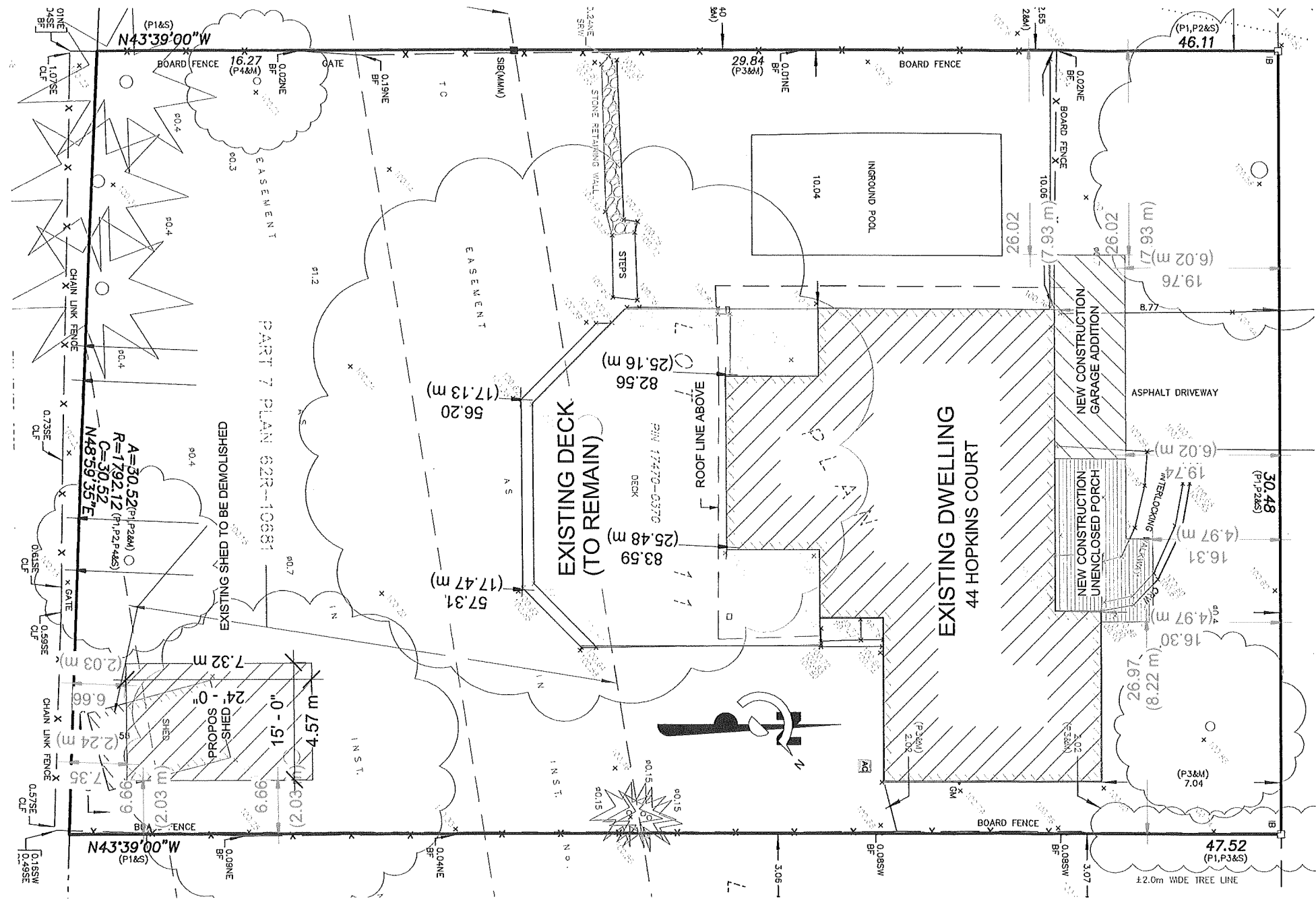
2. In person Oral Submissions

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.

No.	Description	Date
1	Minor Variance	2023-07-27



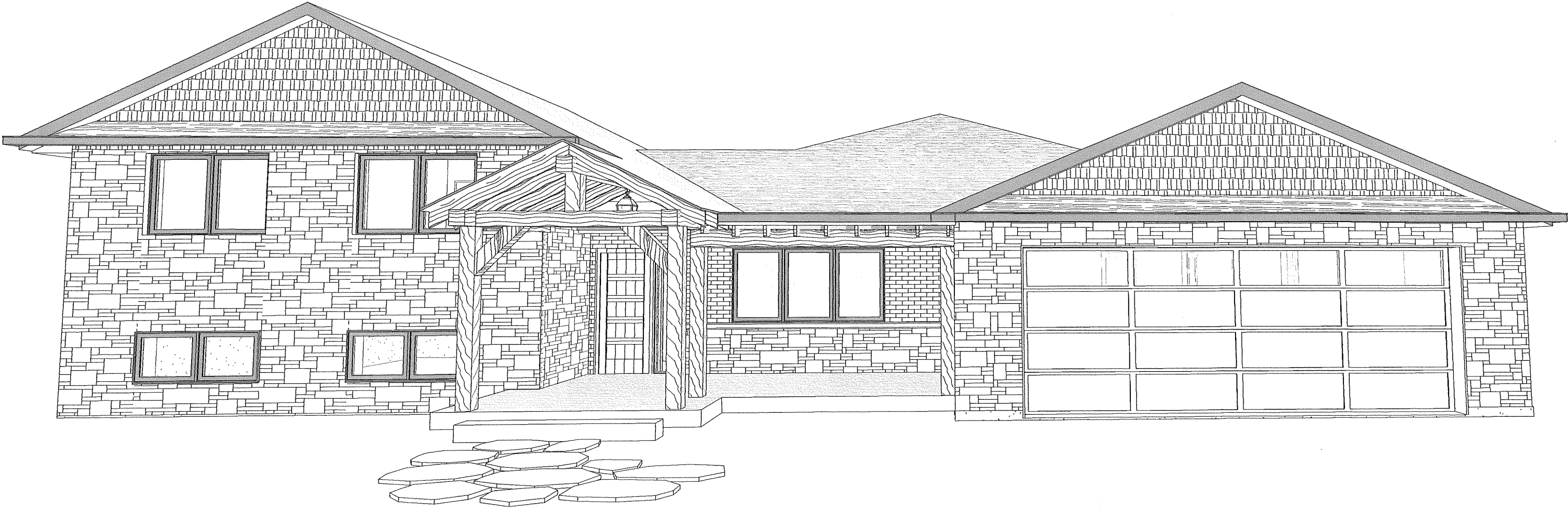
1 44 Hopkins Site Plan
1 : 200

44 Hopkins Court, Dundas, ON, Zoning By-Law 3581-86 - Exception S-98

Building Information			Area				
			Existing		Proposed		
			SF	SM	SF	SM	
Lot Area			15444.51	1434.84	NC	NC	
Lot Coverage			2061.58	191.53	2306.27	214.26	
Basement Floor Area		Basement	520.67	48.37	NC	NC	
Gross Floor Area		Ground	1032.33	95.91	NC	NC	
		Second Floor	535.33	49.73	NC	NC	
		GFA Subtotal	1567.66	145.54	NC	NC	
Maximum lot coverage: 30%		Existing: 13.35%	Proposed: 17.26% (including accessory building)				
Maximum Floor Area: 240 sqm		Existing: 145.54 sqm	Proposed: NC (garage not inclusive)				
Building		Allowed	Existing		Proposed		
Storeys		-	1.5		1.5		
GFA Ratio		Allowed	Existing		Proposed		
GFA		-	10.15%		NC		
Distances		Allowed		Existing		Proposed	
		(ft)	(m)	(ft)	(m)	(ft)	(m)
Building Height		24.61	7.50	19.09	5.82	NC	NC
South - Rear Yard Setback		24.61	7.50	82.87	25.26	NC	NC
North - Front Yard Setback		24.61	7.50	23.10	7.04	19.75	6.02
East - Side Yard Setback		3.94	1.20	6.63	2.02	NC	NC
West - Side Yard Setback		3.94	1.20	32.94	10.04	26.02	7.93

FROM 3581-86 ENTRY 6.6.9: AN UNENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT YARD OR REAR YARD TO A DISTANCE OF NOT MORE THAN 3.0 m. (7.5 m - 3.0 m = 4.5 m MINIMUM SET BACK | PROPOSED = 4.97 m)

Backyard Shed							
Distances		Allowed		Existing		Proposed	
		(ft)	(m)	(ft)	(m)	(ft)	(m)
Accessory Structure Height		13.12	7.50	-	-	17.81	5.23
South - Rear Yard Setback		24.61	7.50	1.97	0.60	6.66	2.03
East - Side Yard Setback		6.56	2.00	6.63	2.00	6.66	2.03
Maximum lot coverage: 5%		Existing: 1.08%	Proposed: 2.33%				



N-CUBED

designs

ENGINEERING + CONSTRUCTION

897 KING ST W

NCUBEDDESIGNS.COM

833-628-2333

A0.01

Scale

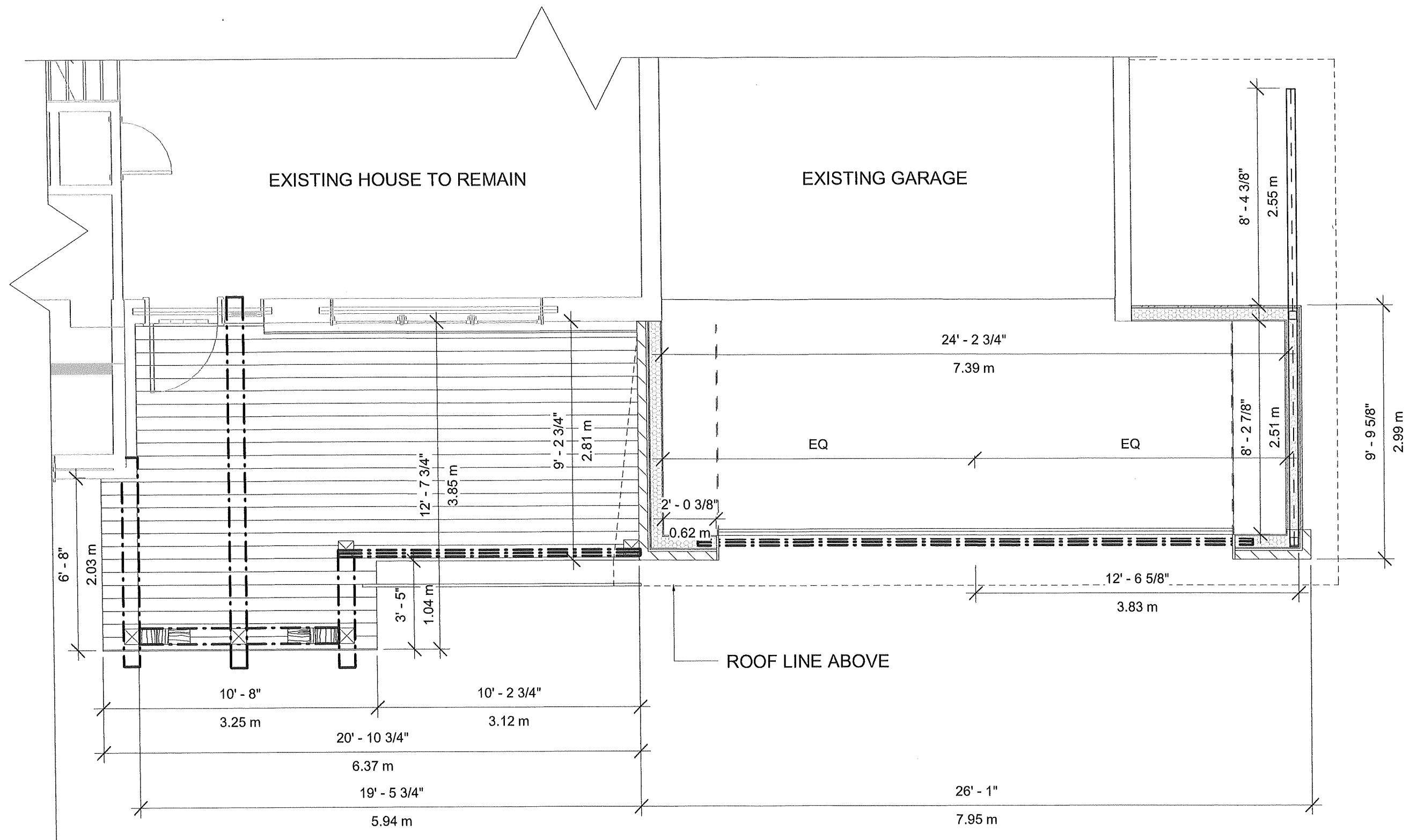
Front Addition

44 HOPKINS COURT

3D VIEWS

No.	Description	Date
1	Minor Variance	2023-07-27

Drawings have been approved and meet the minimum requirements of the Ontario Building Code



1 First Floor Level
1/4" = 1'-0"

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designs
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NORFOLK, ONTARIO
905-628-2323

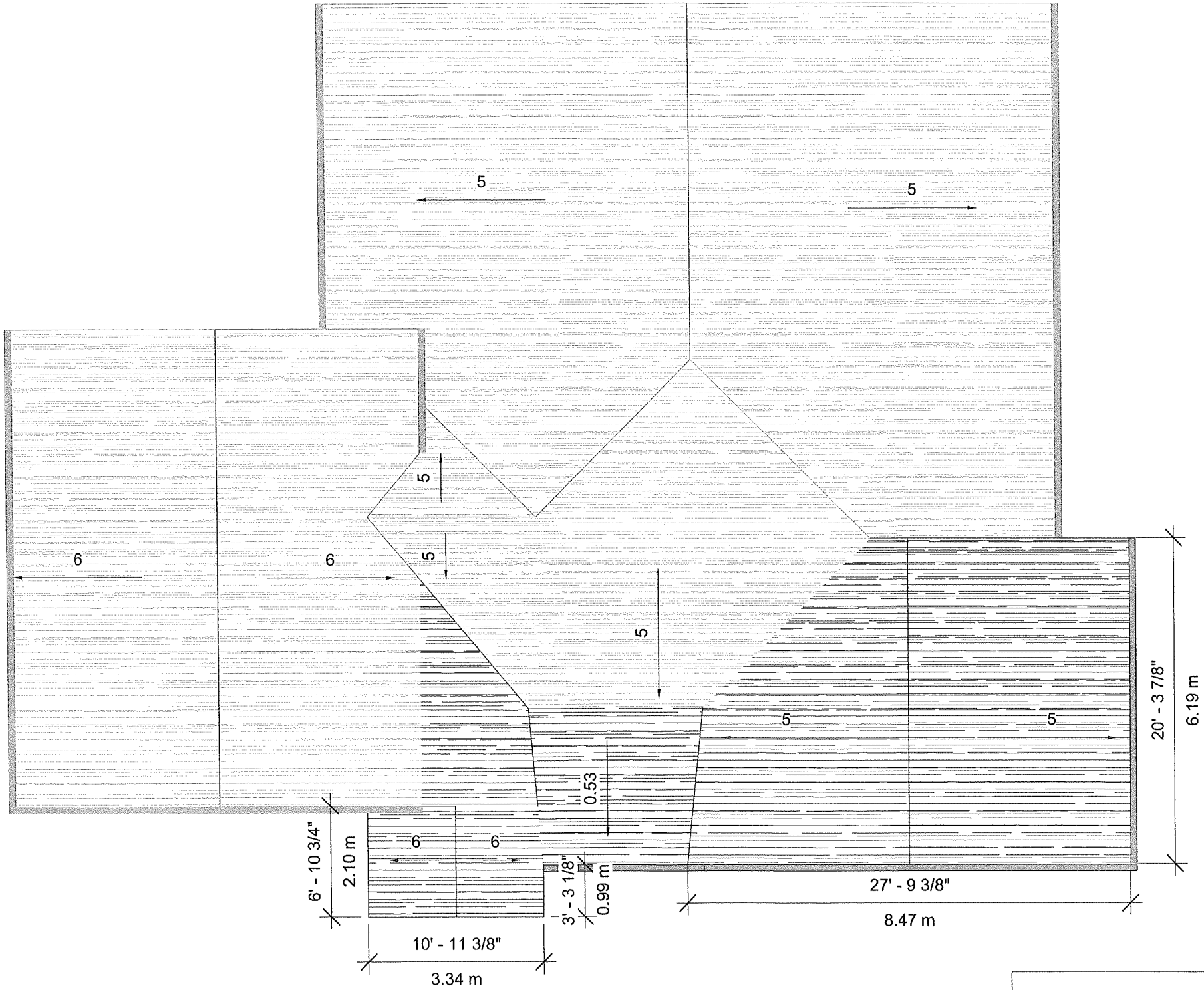
A1.02

Scale 1/4" = 1'-0"

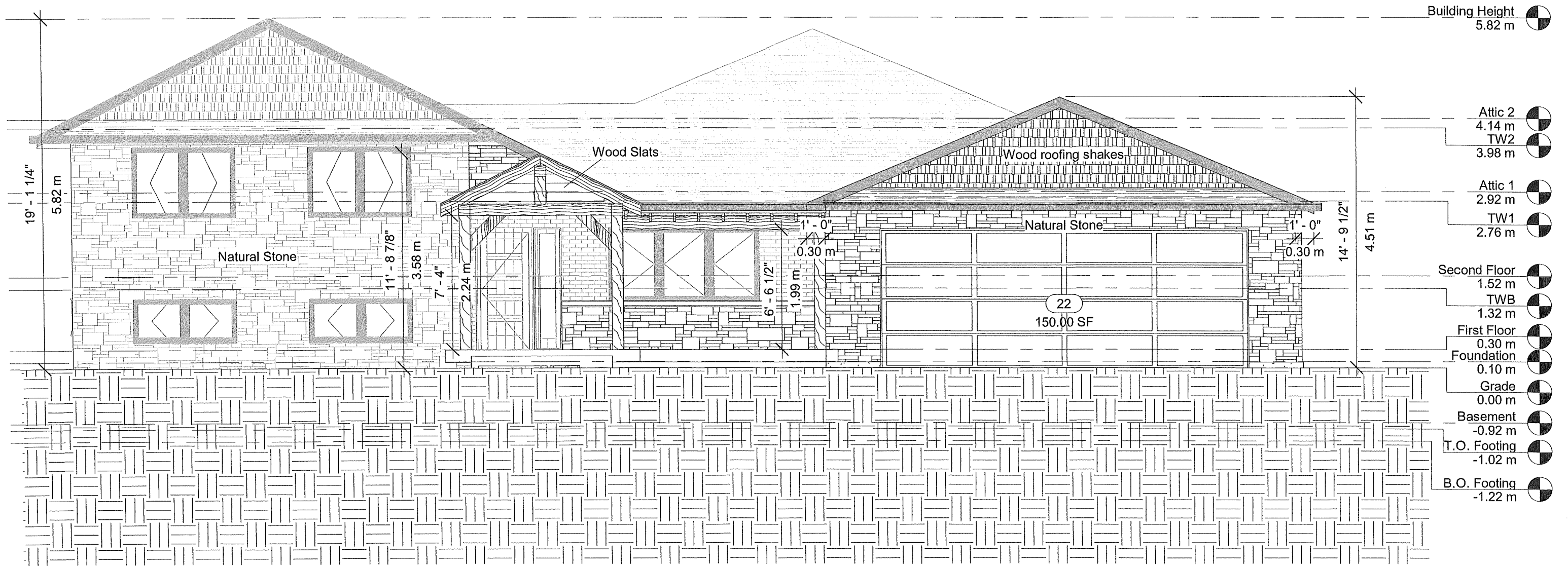
Front Addition
44 HOPKINS COURT
FIRST FLOOR PLAN

No.	Description	Date
1	Minor Variance	2023-07-27

Drawings have been approved and meet the minimum requirements of the Ontario Building Code

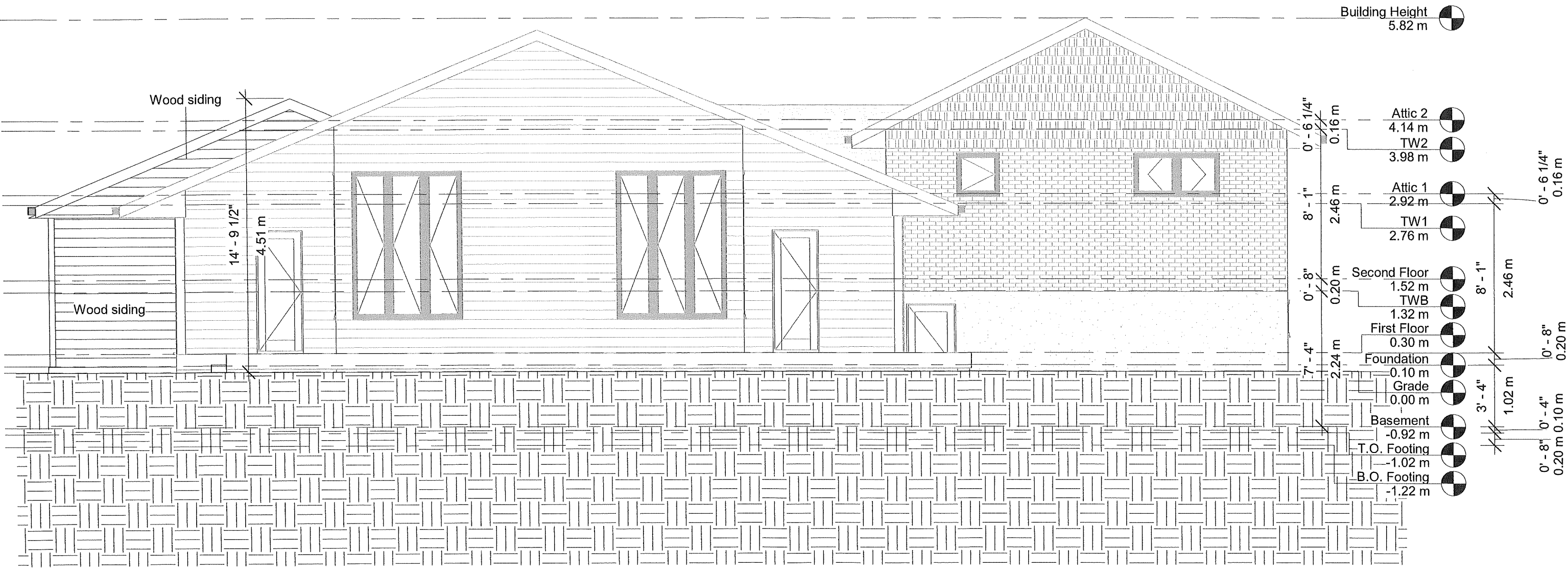


No.	Description	Date
1	Minor Variance	2023-07-27




1 Front-North
3/16" = 1'-0"

No.	Description	Date
1	Minor Variance	2023-07-27



1 Rear-South
3/16" = 1'-0"



ENGINEERING + CONSTRUCTION

897 King St W
NCUBEDDESIGNS.COM
833-628-2333

A2.02

Scale 3/16" = 1'-0"

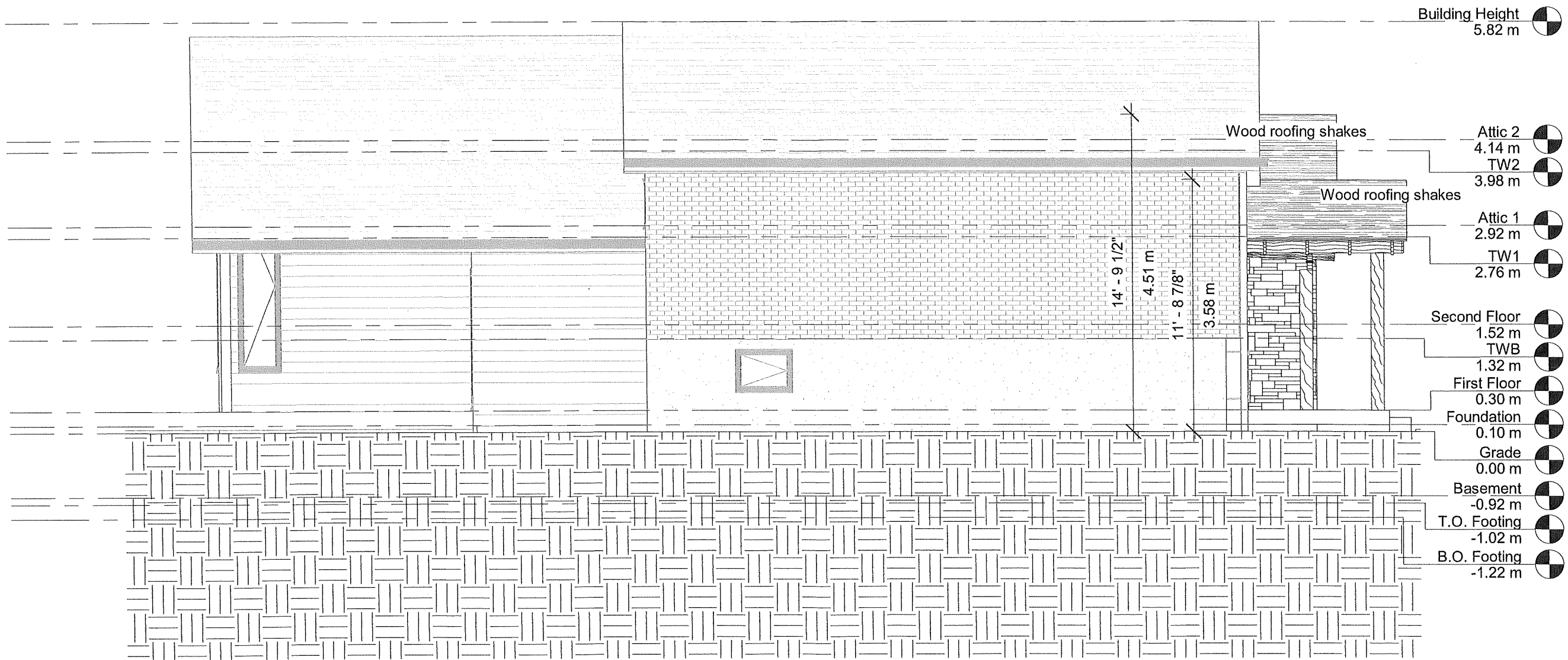
Front Addition

44 HOPKINS COURT

ELEVATIONS

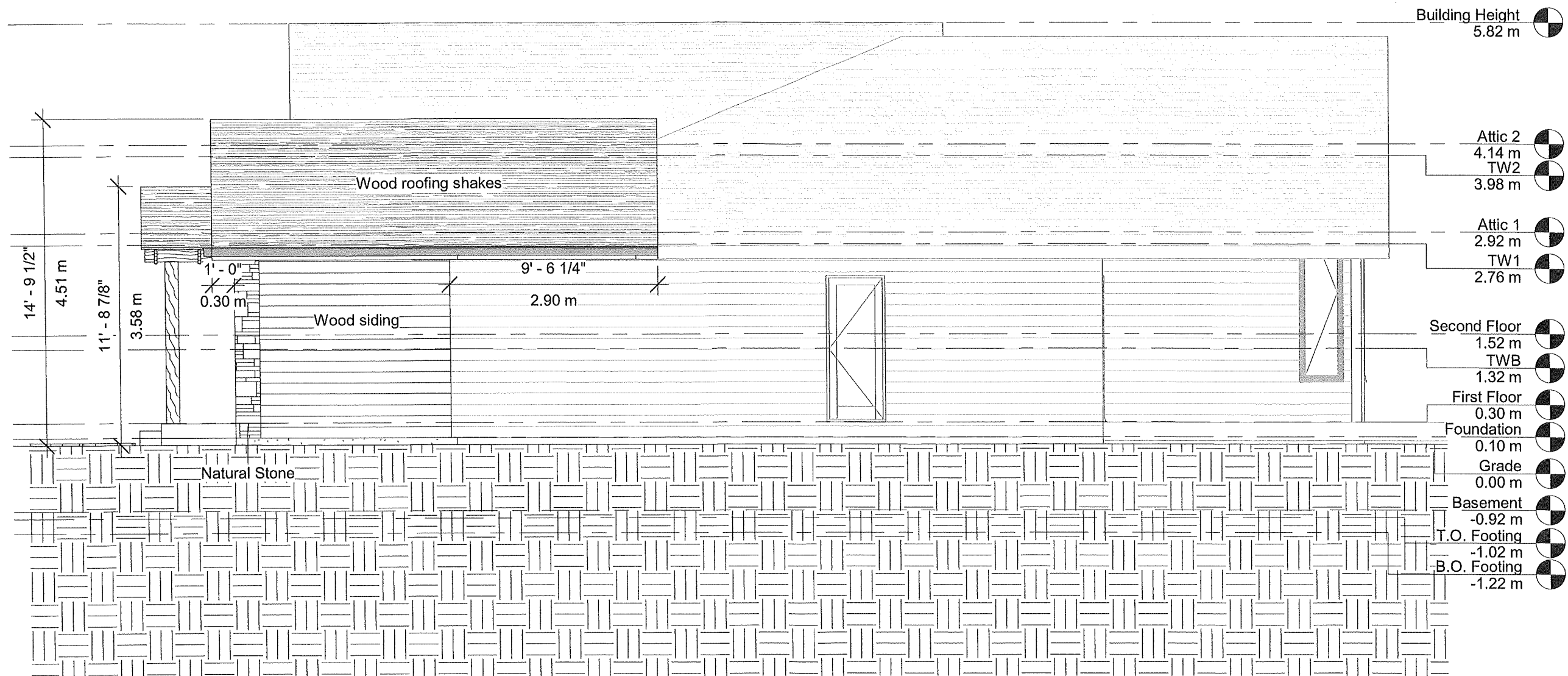
No.	Description	Date
1	Minor Variance	2023-07-27

Drawings have been approved and meet the minimum requirements of the Ontario Building Code



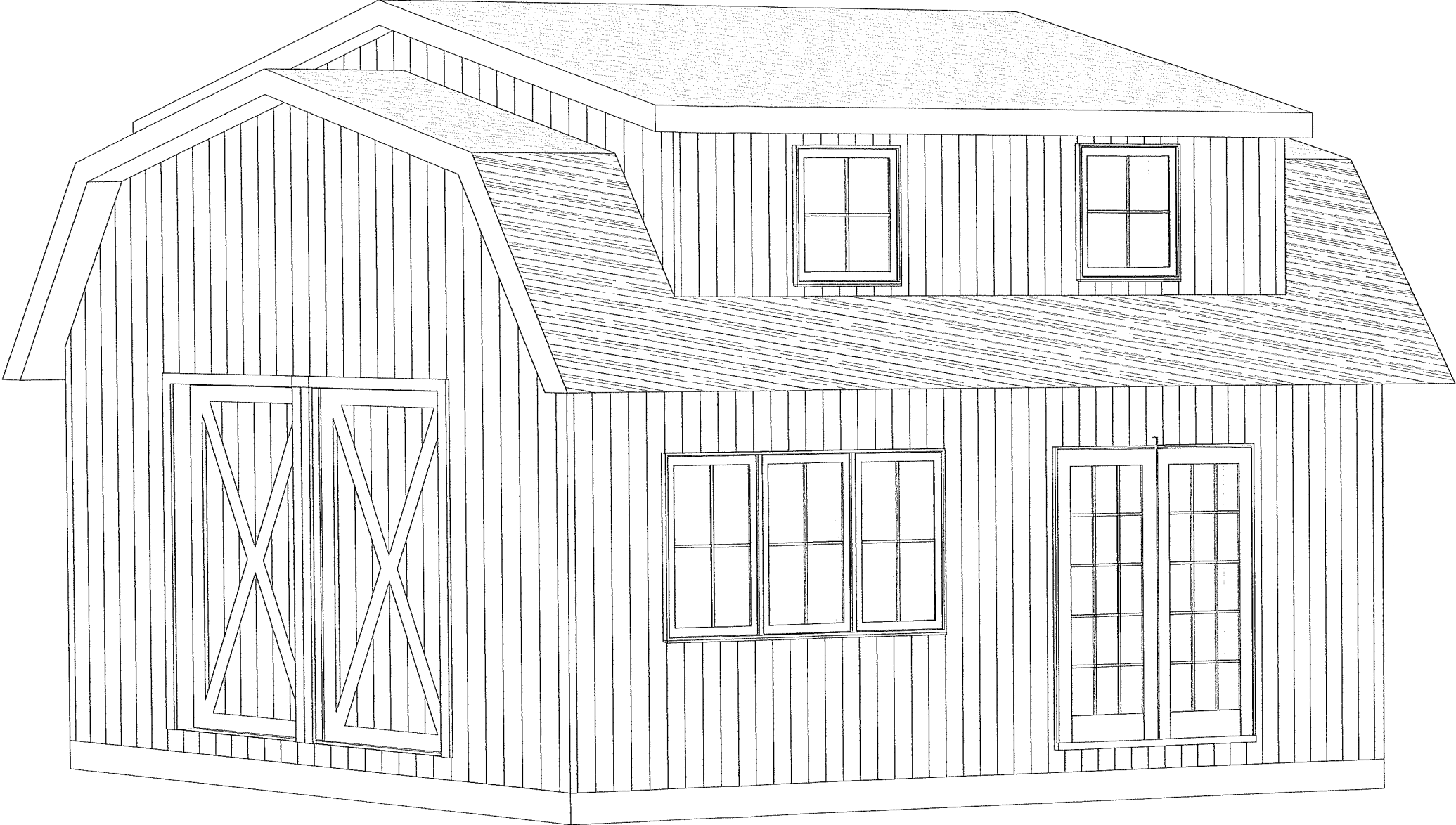
① Side-East
3/16" = 1'-0"

No.	Description	Date
1	Minor Variance	2023-07-27



① Side-West
3/16" = 1'-0"

No.	Description	Date
1	Minor Variance	2023-07-27



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833-628-2333

A0.01

Scale

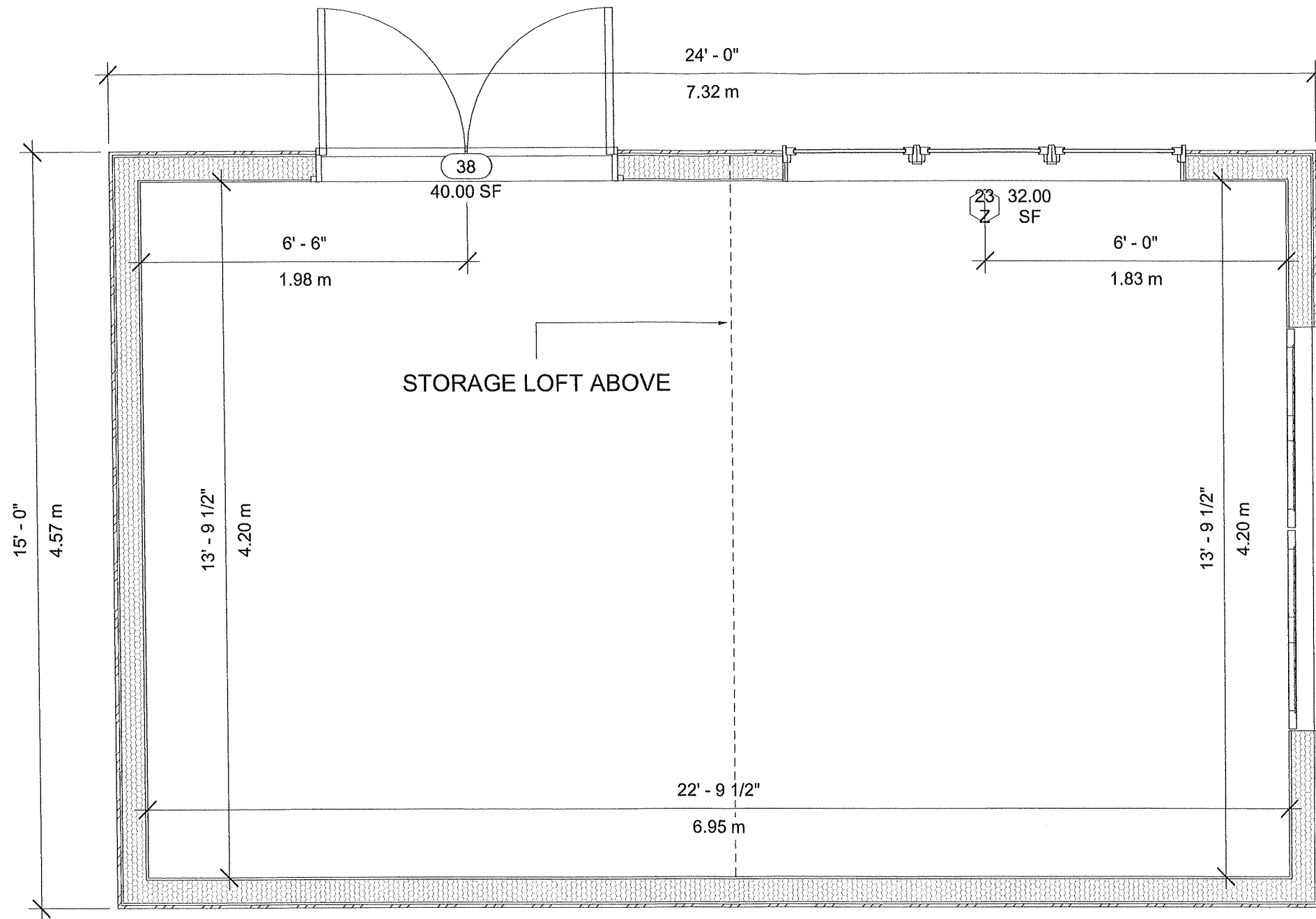
Backyard Shed

44 HOPKINS COURT

3D VIEWS

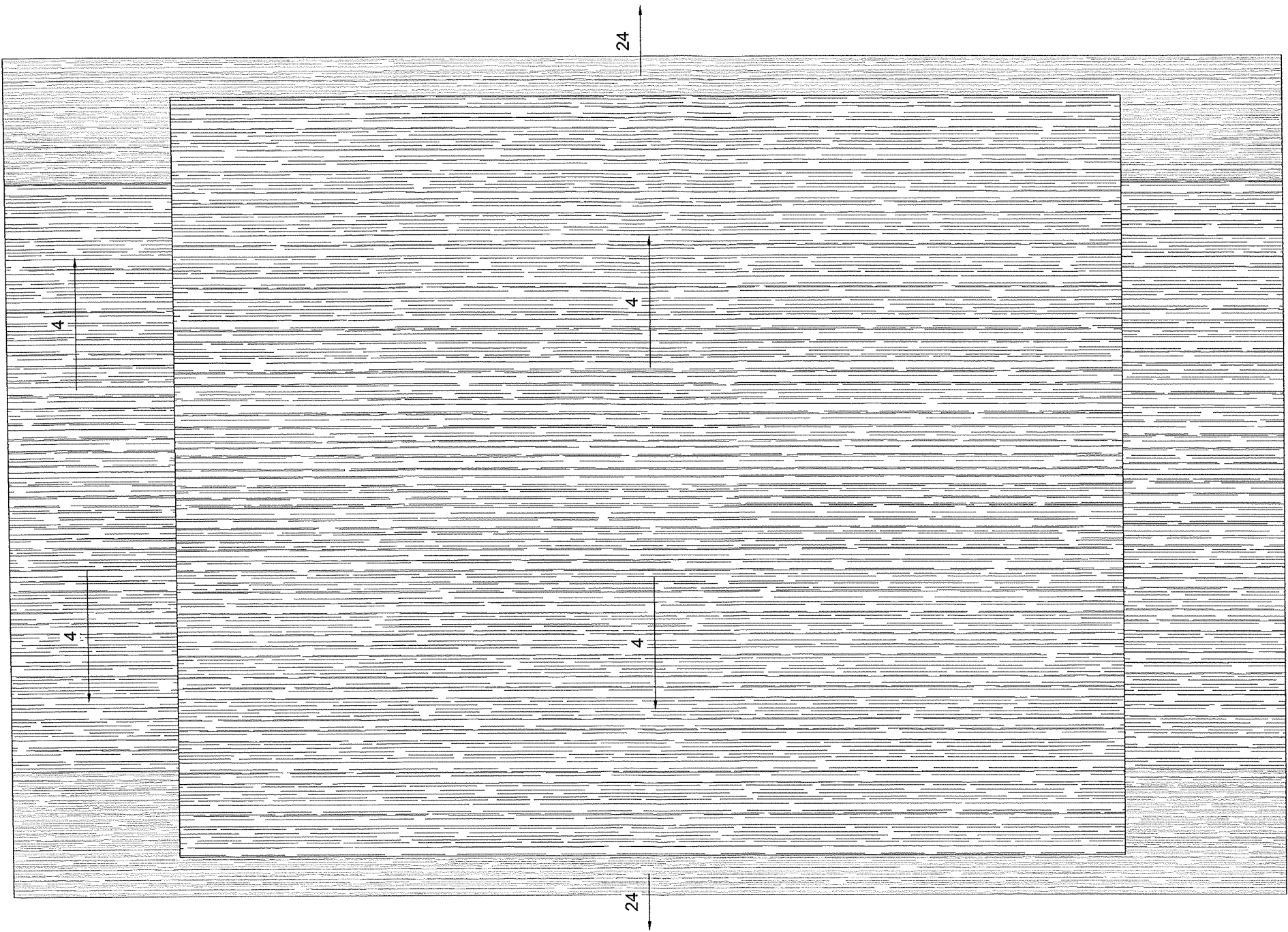
No.	Description	Date
1	Minor Variance	2023-07-27

Drawings have been approved and meet the minimum requirements of the Ontario Building Code



① First Floor Level
3/8" = 1'-0"

No.	Description	Date
1	Minor Variance	2023-07-27



① Roof Plan Level
3/8" = 1'-0"

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A1.04

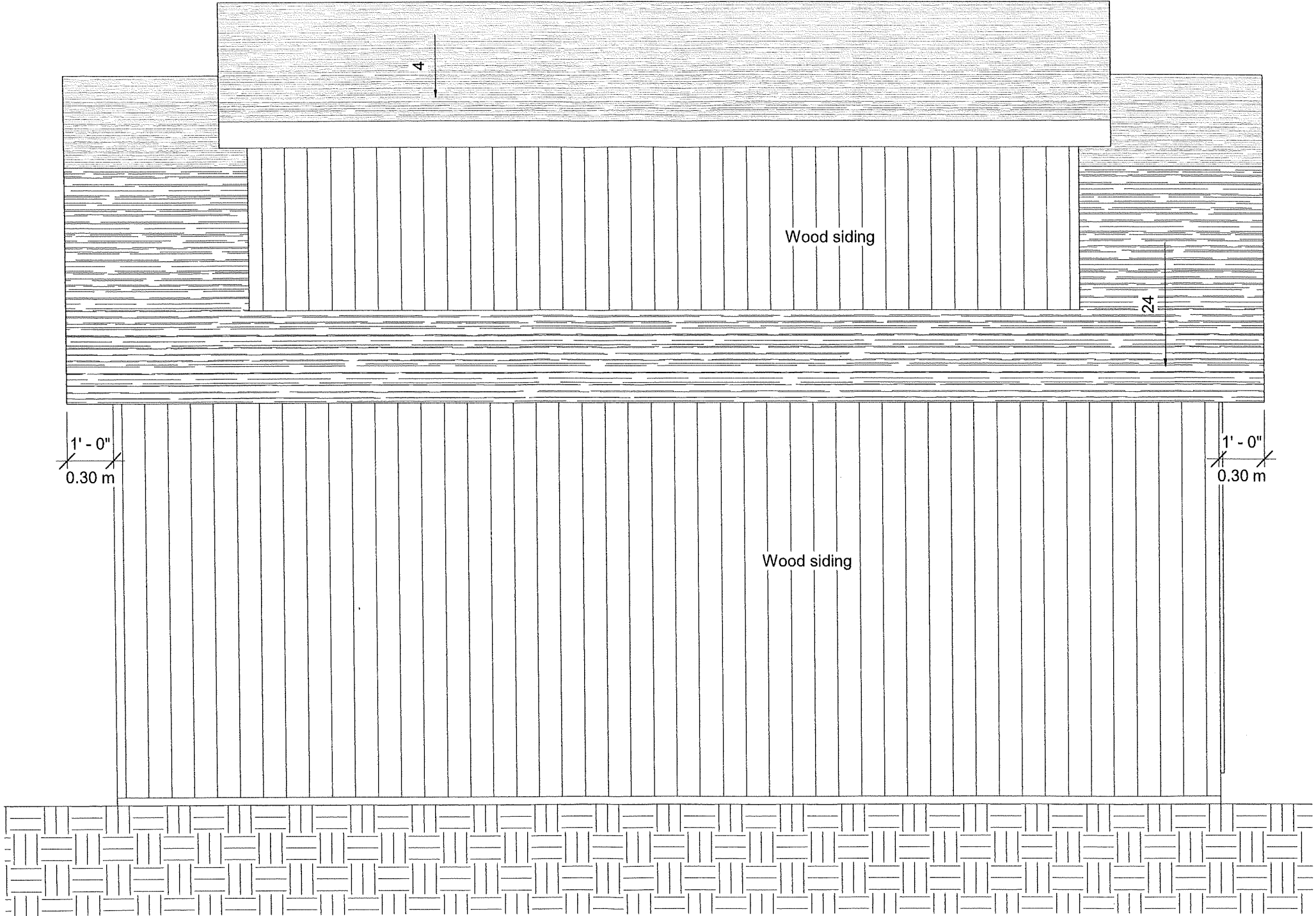
Scale 3/8" = 1'-0"

Backyard Shed

44 HOPKINS COURT

ROOF PLAN

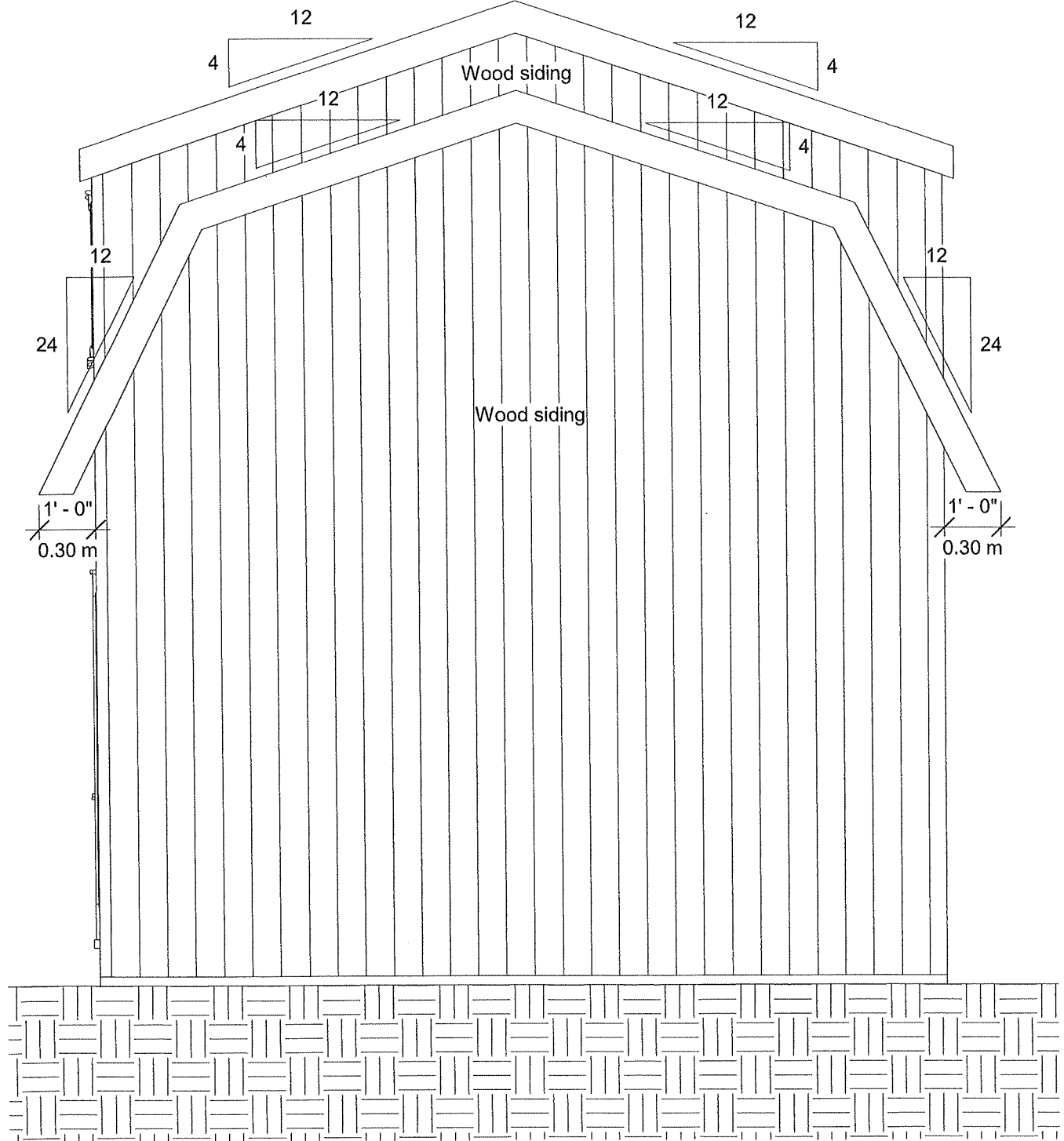
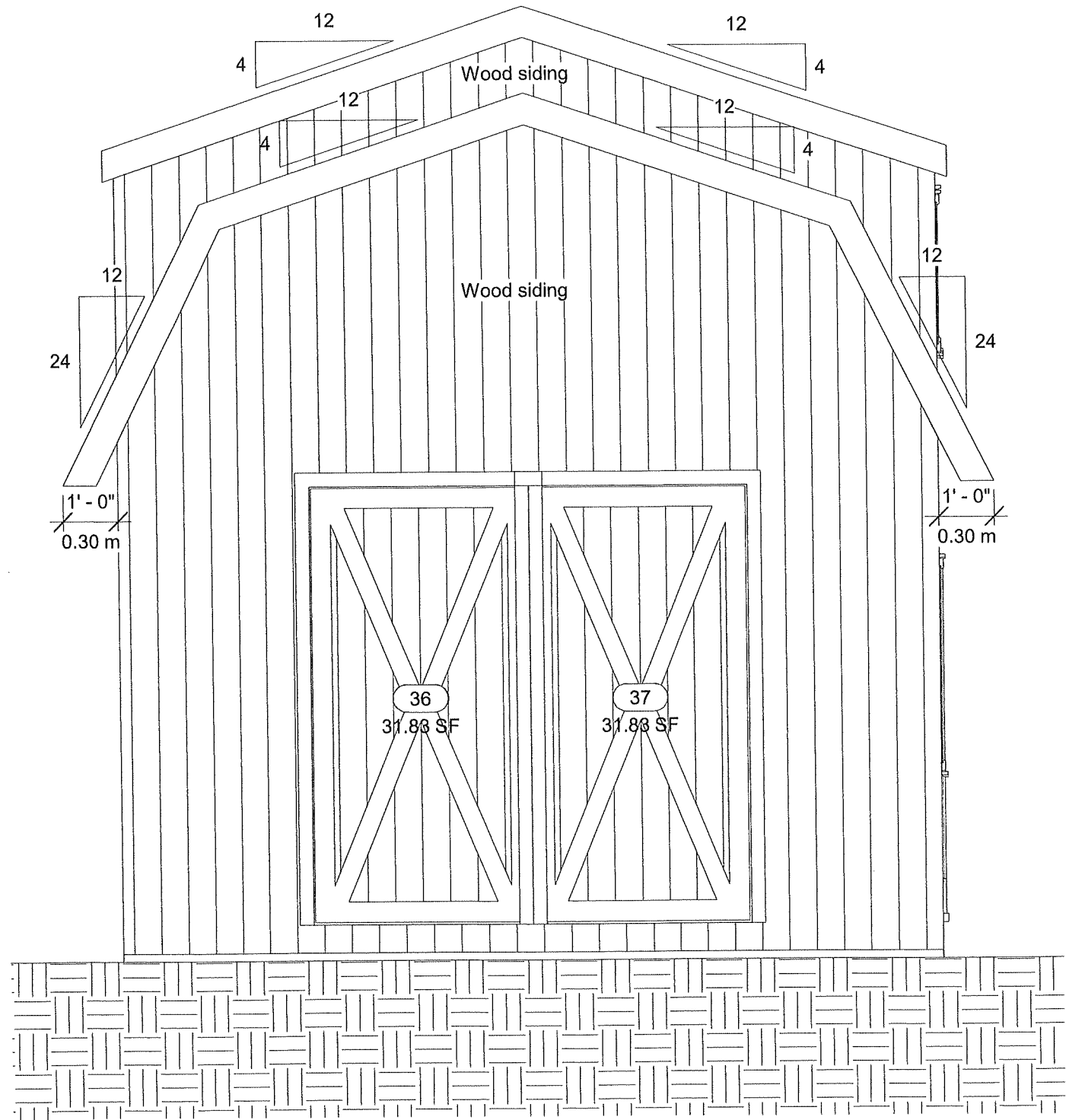
No.	Description	Date
1	Minor Variance	2023-07-27



① Front-North
3/8" = 1'-0"

No.	Description	Date
1	Minor Variance	2023-07-27

Drawings have been approved and meet the minimum requirements of the Ontario Building Code.	



1 Side-West
3/8" = 1'-0"

2 Side-East
3/8" = 1'-0"

No.	Description	Date
1	Minor Variance	2023-07-27



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
Registered Owners(s)	Darryl Teefy Jodi Nicholson
Applicant(s)	Darryl Teefy Jodi Nicholson
Agent or Solicitor	Duy Nguyen

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

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	44 Hopkins Cr, Dundas, ON L9H 5M5		
Assessment Roll Number	251826026027800		
Former Municipality	Dundas		
Lot	11	Concession	
Registered Plan Number	967	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:

Nos. HL82886 and WF19664. City and Hydro

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:

1. Provide a front yard set back to principle dwelling of 6.0m rather than the 7.5m defined in 3581-86 (S-98)
2. Provide a rear yard set back to shed accessory structure of 2.0m rather than the 7.5m defined in section 9.5 c) of by law 3581-86

☐ Second Dwelling Unit

☒ Reconstruction of Existing Dwelling

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

Garage to be extended, can not extend back.

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
30.48m	47.71m	0.14 hectares	20m

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
Free Standing Dwelling	7.04m	25.26m	2.02m E and 10.04m W	1961
Shed	//	0.60m	2.00m E	Unknown (1990's)

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Garage Addition	6.02m	//	7.93m W	
Unenclosed Porch	4.97m	//	8.22m E	
Shed	//	2.03m	2.03m E	

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
Free Standing Dwelling	95.91 m ²	145.54 m ²	1.5	5.82 m
Shed	15.50 m ²	//	1	

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Garage Addition	20.52 m ²	//	1	4.51m
Unenclosed Porch	22.73 m ²	//	1	3.58m
Shed	33.45 m ²	//	1.5	5.23m

- 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 both sides

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
September 2008
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Single Detached
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Single Detached
- 7.4 Length of time the existing uses of the subject property have continued:
Since 1961 (~63 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) _____

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/S-98
- 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. R2/S-98

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):

1. Front yard set back to garage addition is 6.02m. However, exception S-98 of by law 3581-86 states that the allowed front yard set back is to be 7.50 m rather than the 6.0 m stated in section R2.

2. Rear yard set back to shed accessory structure is 2.03m. However, entry 9.5 c) of by law 3581-86 states the rear yard set back to be 7.5 m (or same as principle structure).

Note: as per section 6.6.9 of by law 3581-86, an enclosed porch may project not more than 3.0m into required front yard ($7.5\text{m} - 3.0 = 4.5\text{m}$ minimum. 4.97 proposed)

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
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