



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

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.:	A-24:164	SUBJECT PROPERTY:	16 McKay Road, Dundas
ZONE:	Single Detached Residential (R2)	ZONING BY-LAW:	Zoning By-law former Town of Dundas 3581-86, as Amended 24-051

APPLICANTS: Owner: Laura Cole
 Agent: Jonathan Lensink, P.Eng

The following variances are requested:

1. A minimum side yard of 3.2 metres on one side for a interior lot which there is no garage or carport instead of 5.0 metres required.
2. To permit a (1) required parking space to be permitted in the required front yard instead of no required parking spaces permitted in the required front yard required.

PURPOSE & EFFECT: To permit the construction of a addition to a existing single detached dwelling.

Notes:

- i) Please be advised this property was apart by-law 24-051 which was approved by Council April 10th 2024. The property is proposed to be zoned Low Density Residential (R1) in Hamilton Zoning By-law 05-200.
- ii) As per note above the regulations of the R1 Zone in 05-200 were reviewed and zoning is unable to determine compliance of a minimum landscaped area of 30% as per Section 15.1.2.1 h).
- iii) Additional variance is required for proposed parking space size as per by-law 05-200 a width of 2.8 metres is required and a width of 2.7 metres is proposed.

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:	Tuesday, August 6, 2024
TIME:	2:30 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

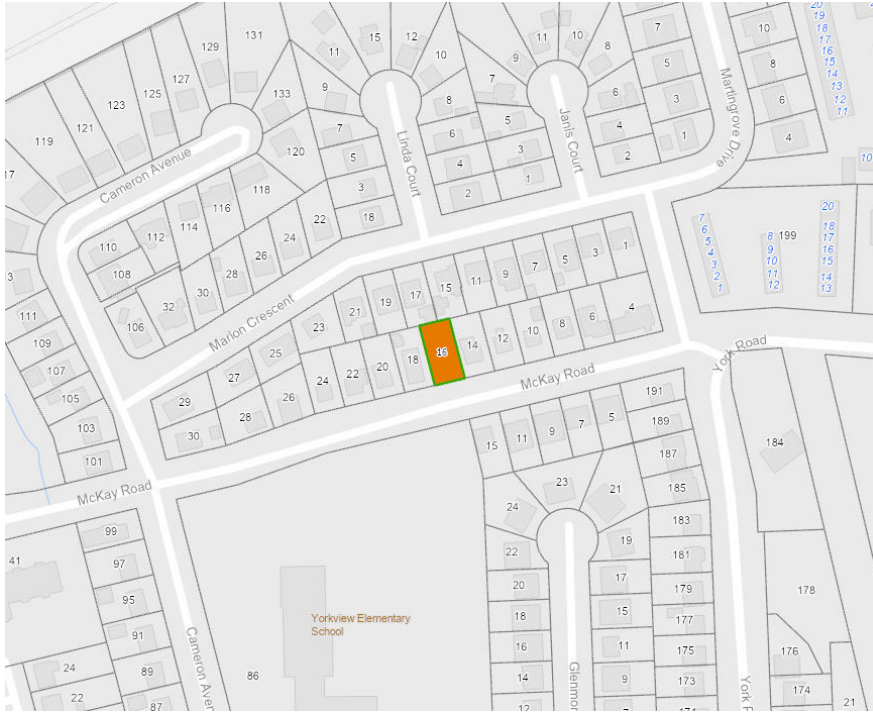
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

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, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:164, 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: July 18, 2024

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

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 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 on the date listed on the Notice of Public Hearing.**

Comments are available the Friday 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 on the day listed on the Notice of Public 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.

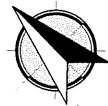
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **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.

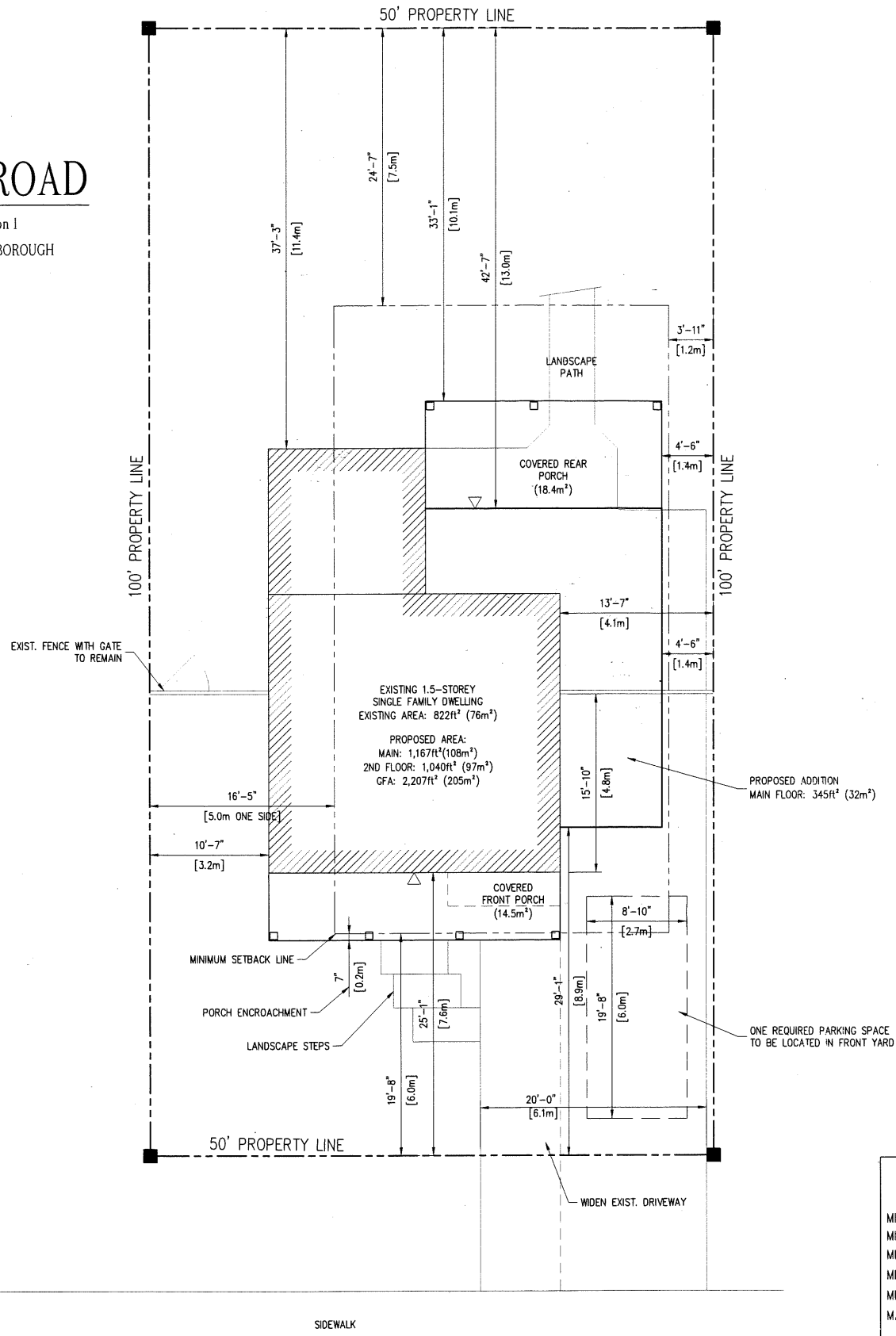
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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



NORTH

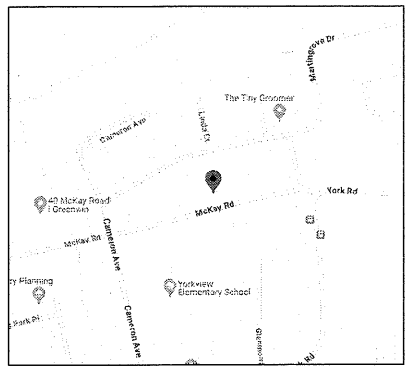
16 MCKAY ROAD

Part 59, Lot 18, Concession 1
TOWNSHIP OF WEST FLAMBOROUGH



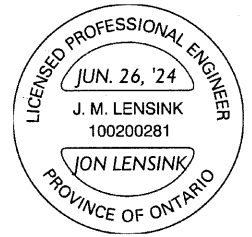
16 MCKAY ROAD - ZONING CHART (R2, DUNDAS 3581-86)

ITEM	ZONING BY-LAW	EXISTING	PROPOSED	COMPLIANCE
MINIMUM LOT FRONTAGE	15.0m	15.2m	15.2m	YES
MINIMUM LOT AREA	450m²	464.5m²	464.5m²	YES
MINIMUM FRONT YARD	6.0m	7.6m	7.6m	YES
MINIMUM INTERIOR SIDE YARD	1.2m & 5.0m	4.1m & 3.2m	1.4m & 3.2m	NO
MINIMUM REAR YARD	7.5m	11.4m	11.4m	YES
MAXIMUM BUILDING HEIGHT	10.5m	6.6m	8.4m	YES
REQUIRED PARKING	1 SPACE	1 SPACE	1 SPACE	YES
PARKING LOCATION	NOT IN FRONT YARD	PARTIALLY FRONT YARD	FRONT YARD	NO
FRONT PORCH PROJECTION	3.0m MAX. 4.0m SETBACK MIN.	-	0.2m ENCROACH. 5.8m SETBACK	YES



KEY MAP

REV.	DATE	REMARKS
2	26JUNE24	VARIANCE
1	12JUNE24	CONCEPTS
0	04APR24	CONCEPTS



JONATHAN LENSINK, P. ENG.
JONLENSINK@GMAIL.COM
(905) 807-0191
CERT. OF AUTH. 100565231

PROJECT TITLE

COLE RESIDENCE
16 MCKAY ROAD
DUNDAS, ON

DRAWING TITLE

LOT PLAN &
ZONING INFORMATION

SCALE AS NOTED
DATE 26JUNE24

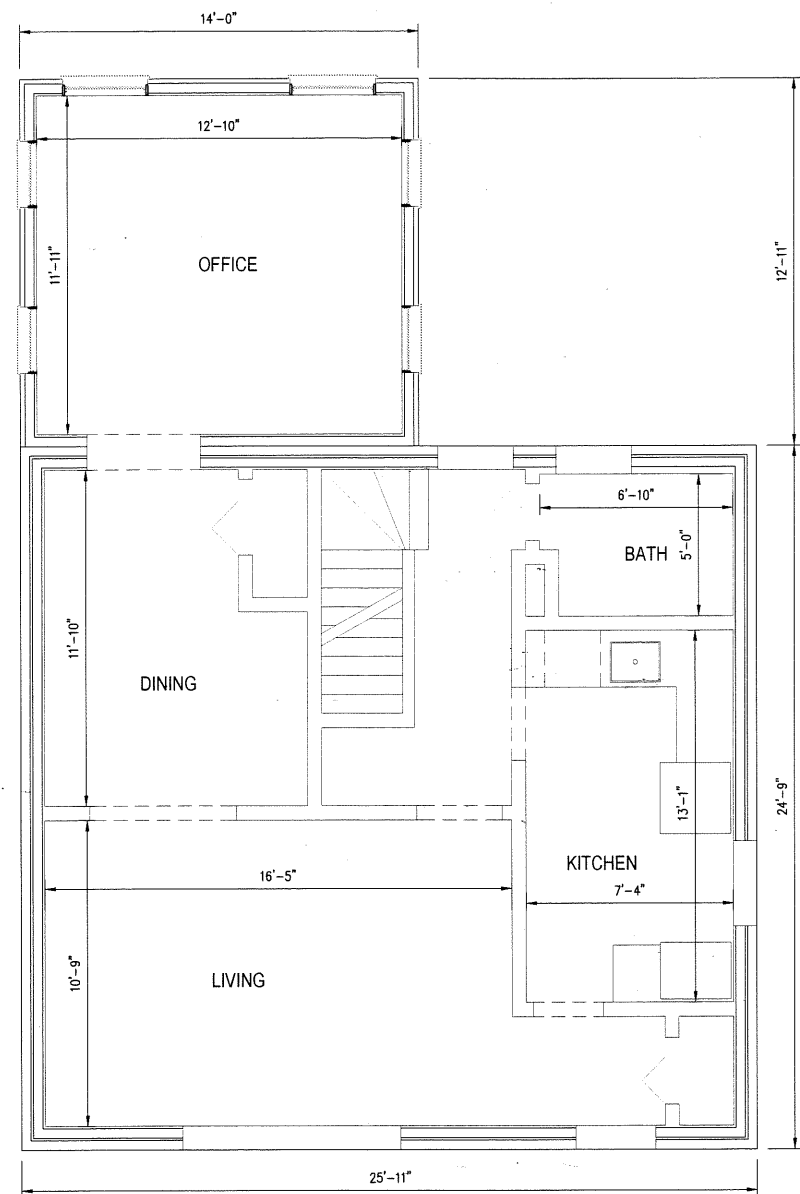
SHEET No.

LP1

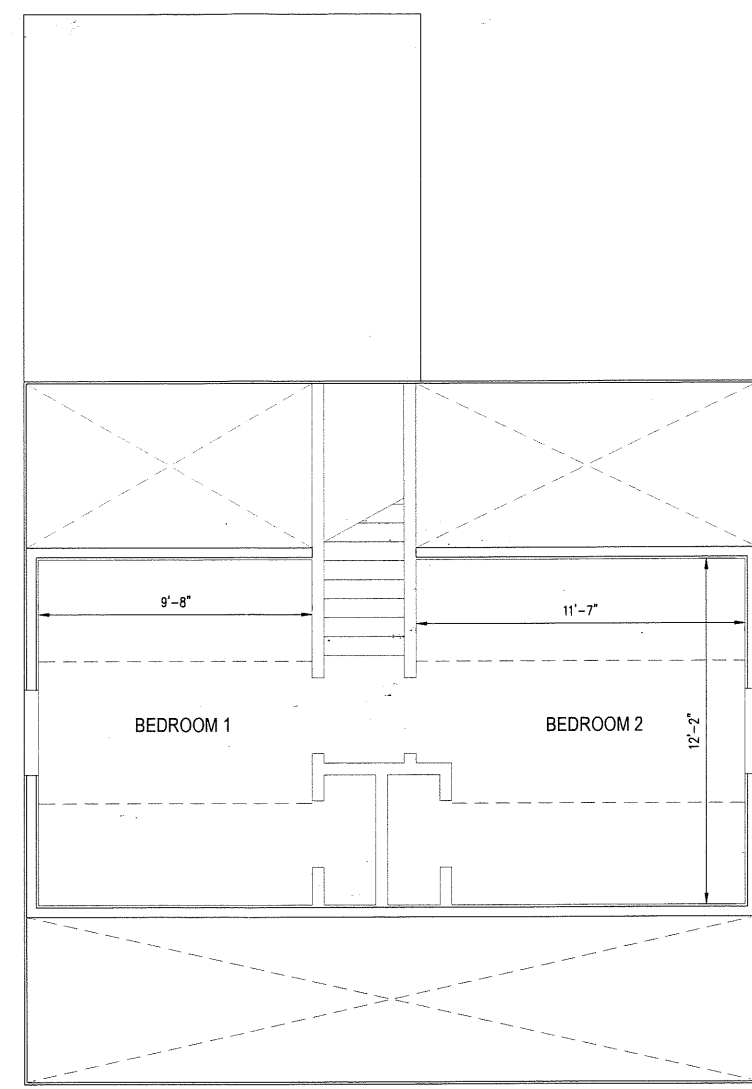
2

1 LOT PLAN
Scale: 1/8"=1'-0"

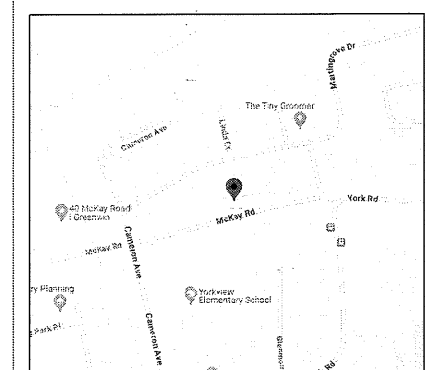
MCKAY RD.



1 MAIN FLOOR PLAN (EXISTING)
Scale: 1/4":1'-0"

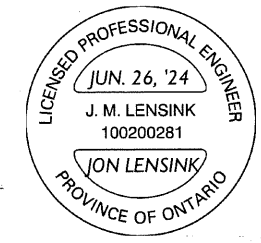


2 2ND FLOOR PLAN (EXISTING)
Scale: 1/4":1'-0"



KEY MAP

REV.	DATE	REMARKS
2	26JUNE24	VARIANCE
1	12JUNE24	CONCEPTS
0	04APR24	CONCEPTS



JONATHAN LENSINK P. ENG.
JMLENSINK@GMAIL.COM
3653 807-9191
CERT. OF AUTH. 100565231

PROJECT TITLE

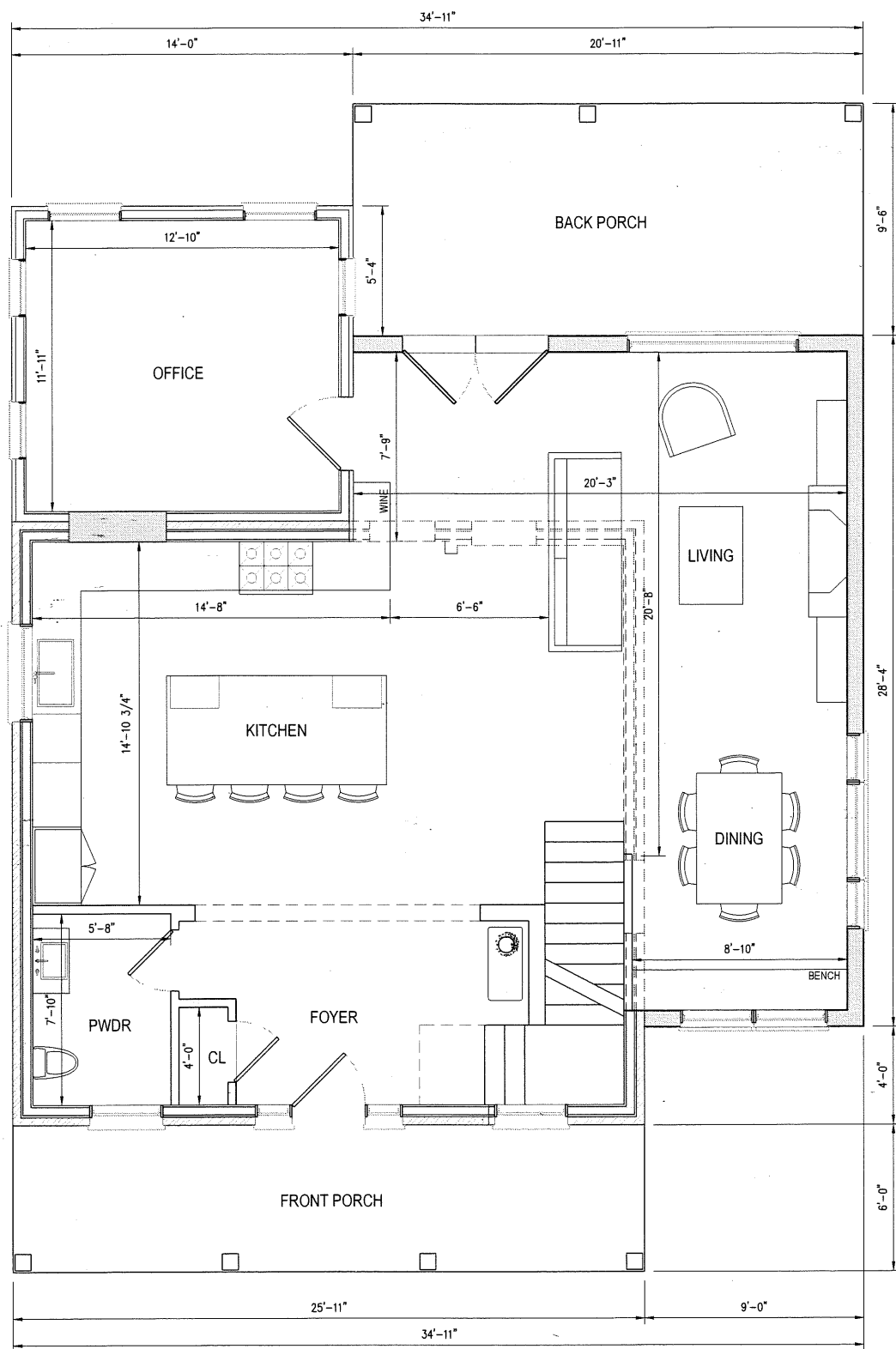
COLE RESIDENCE
16 MCKAY ROAD
DUNDAS, ON

DRAWING TITLE

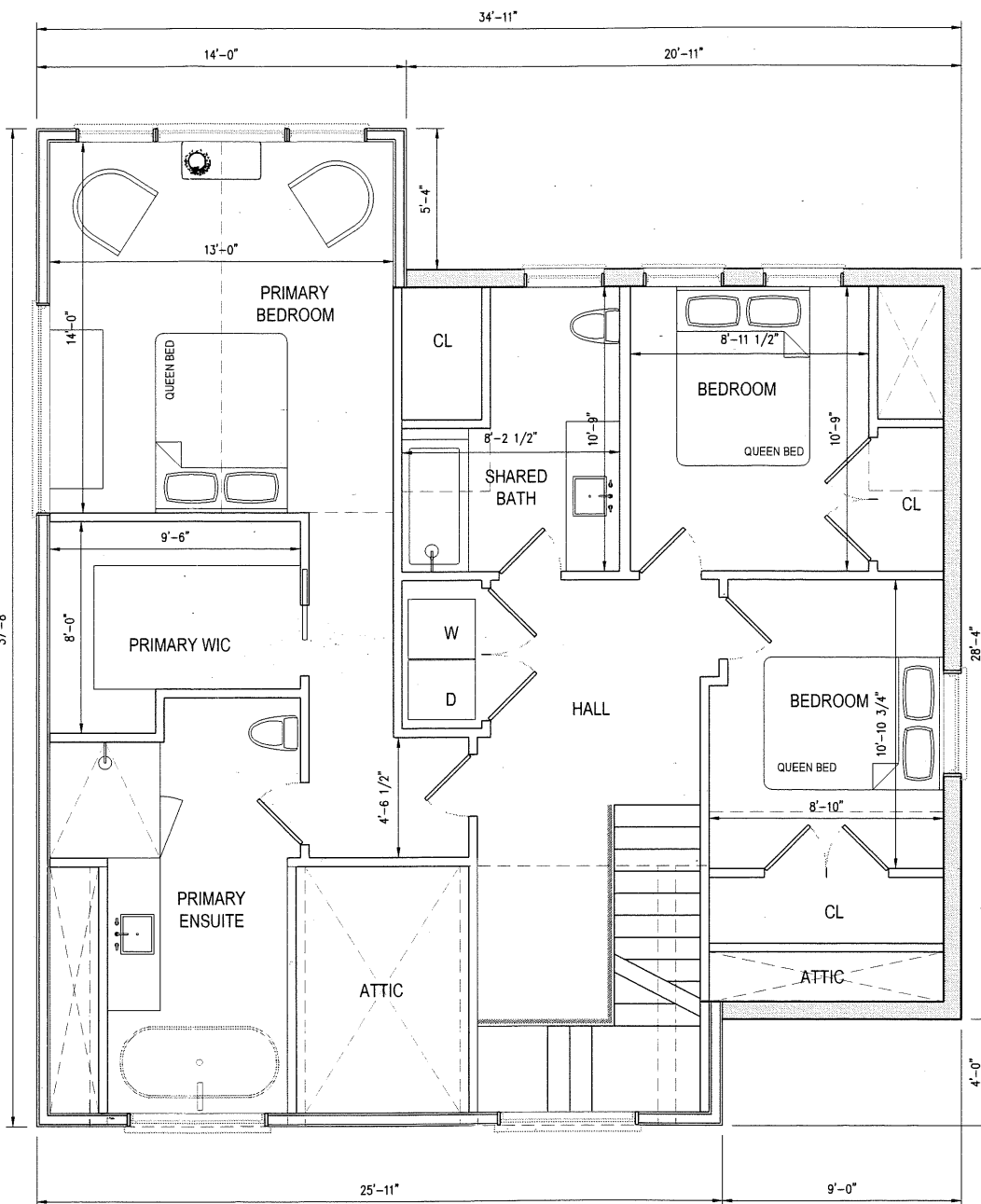
EXISTING FLOOR PLANS

SCALE AS NOTED
DATE 26JUNE24

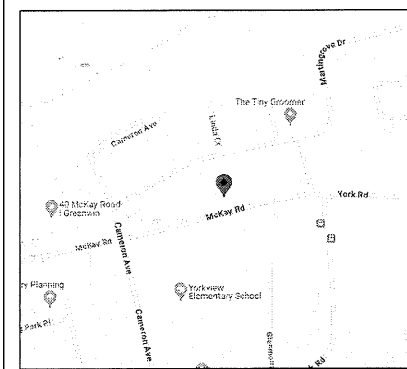
SHEET No.
A1.01



1 MAIN FLOOR PLAN (PROPOSED)
Scale: 1/4":1'-0"



2 SECOND FLOOR PLAN (PROPOSED)
Scale: 1/4":1'-0"



KEY MAP

REV.	DATE	REMARKS
2	26JUNE24	VARIANCE
1	12JUNE24	CONCEPTS
0	04APR24	CONCEPTS



JONATHAN LENSINK, P. ENG.
JONLENSINK@GMAIL.COM
(905) 807-6191
CERT. OF AUTH: 100565231

PROJECT TITLE

COLE RESIDENCE
16 MCKAY ROAD
DUNDAS, ON

DRAWING TITLE

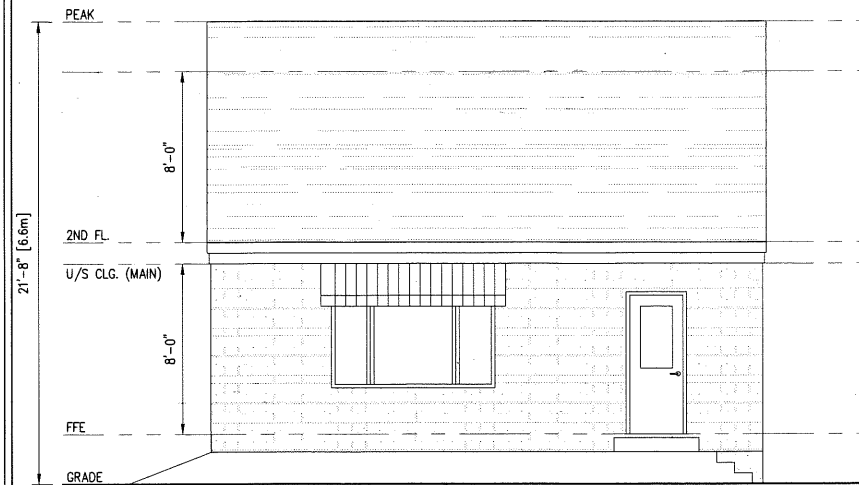
PROPOSED FLOOR PLANS

SCALE AS NOTED
DATE 26JUNE24

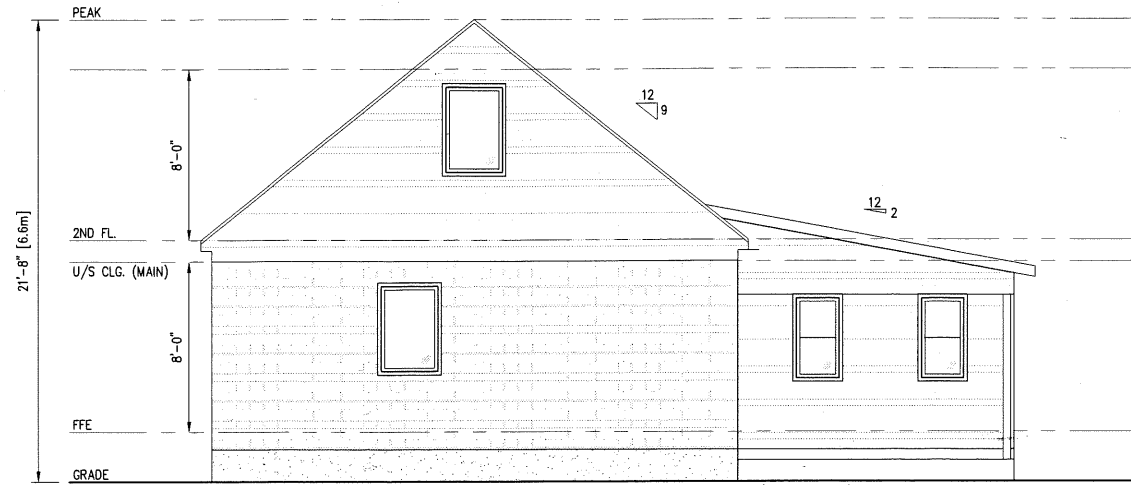
SHEET No.

A1.02





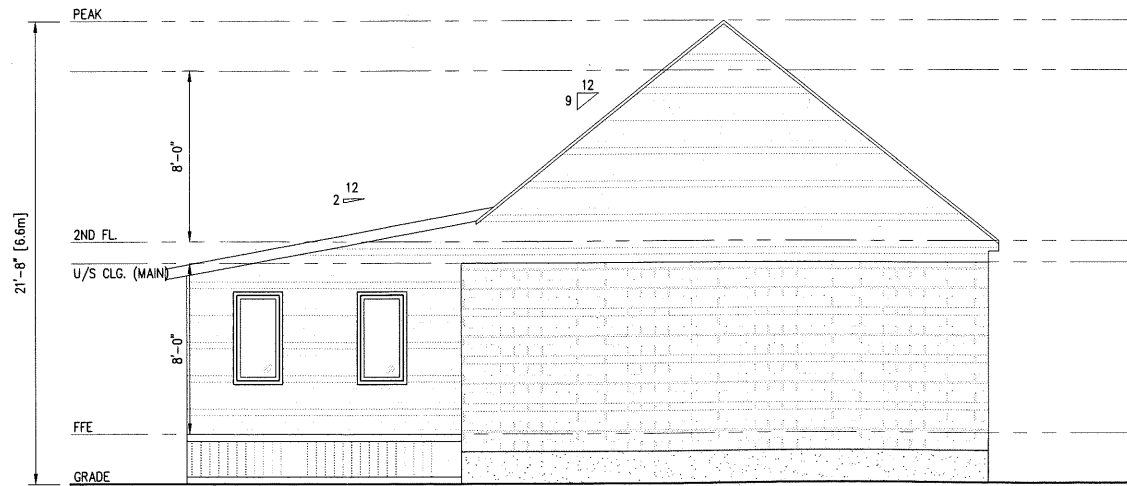
1 FRONT ELEVATION
Scale: 3/16":1'-0"



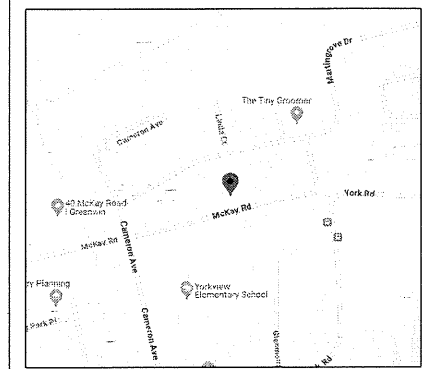
2 RIGHT SIDE ELEVATION
Scale: 3/16":1'-0"



3 REAR ELEVATION
Scale: 3/16":1'-0"



4 LEFT SIDE ELEVATION
Scale: 3/16":1'-0"



KEY MAP

REV.	DATE	REMARKS
2	26JUNE24	VARIANCE
1	12JUNE24	CONCEPTS
0	04APR24	CONCEPTS



JONATHAN LENSINK, P. ENG.
JONLENSINK@GMAIL.COM
(905) 807-0191
CERT. OF AUTH: 100565231

PROJECT TITLE

COLE RESIDENCE
16 MCKAY ROAD
DUNDAS, ON

DRAWING TITLE

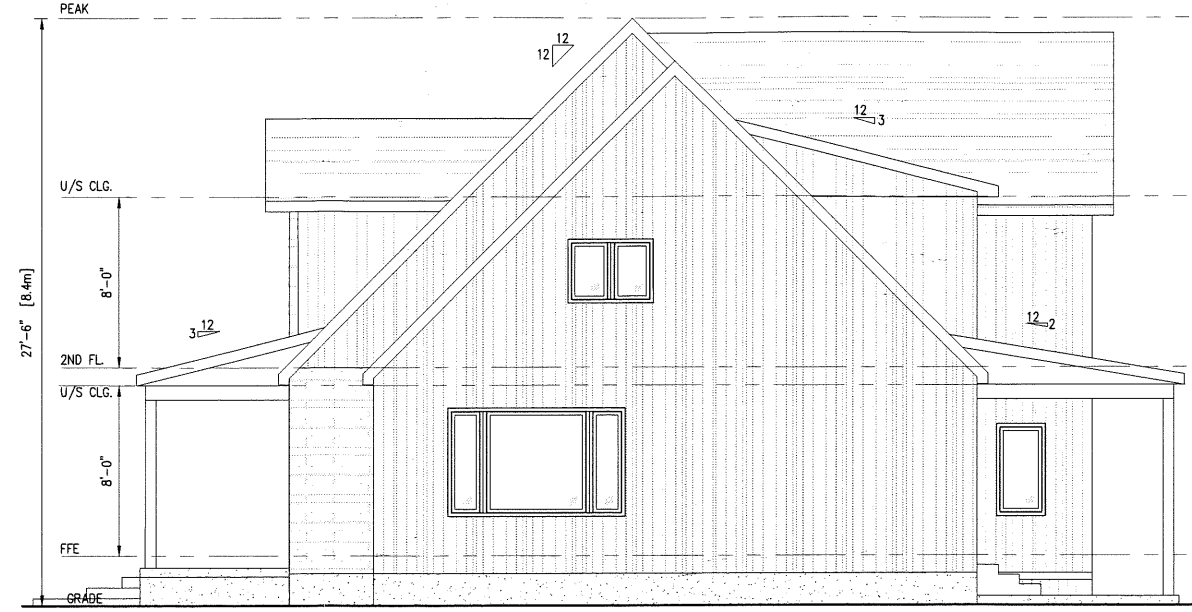
EXISTING ELEVATIONS

SCALE AS NOTED
DATE 26JUNE24

SHEET No.
A2.01



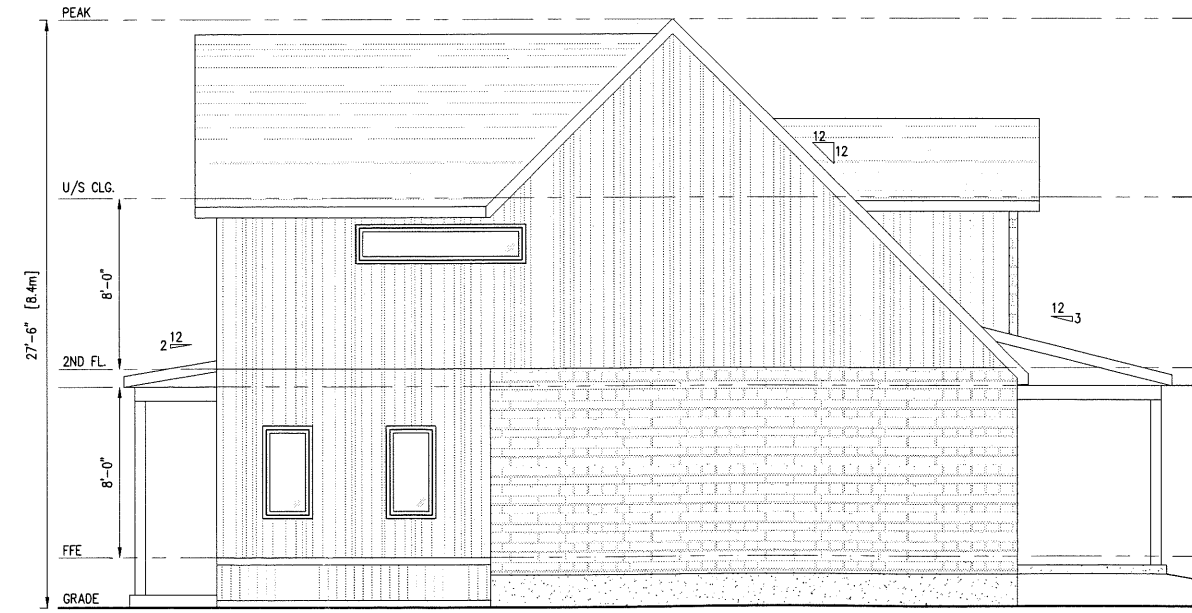
1 FRONT ELEVATION
Scale: 3/16":1'-0"



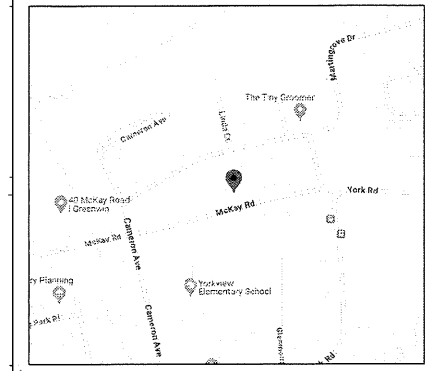
2 RIGHT SIDE ELEVATION
Scale: 3/16":1'-0"



3 REAR ELEVATION
Scale: 3/16":1'-0"



4 LEFT SIDE ELEVATION
Scale: 3/16":1'-0"



KEY MAP

REV.	DATE	REMARKS
2	26 JUNE 24	VARIANCE
1	12 JUNE 24	CONCEPTS
0	04 APR 24	CONCEPTS



JONATHAN LENSINK, P. ENG.
JONLENSINK@GMAIL.COM
(905) 807-0191
CERT. OF AUTH: 100585231

PROJECT TITLE

COLE RESIDENCE
16 MCKAY ROAD
DUNDAS, ON

DRAWING TITLE

PROPOSED ELEVATIONS

SCALE AS NOTED
DATE 26 JUNE 24

SHEET No.
A2.02



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)	Laura Cole
Applicant(s)	Jonathan Lensink, P.Eng.
Agent or Solicitor	
	Phone:
	E-mail:

1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner AgentSolicitor

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.

1.6 Payment type In person Credit over phone* Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	16 McKay Road		
Assessment Roll Number	260220152000000		
Former Municipality	Dundas		
Lot	18	Concession	1 (TWP of W. FLAMBOURNE)
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	59

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:

To permit a side yard of 3.2m instead of the required 5.0m where there is no garage.
To permit 1 required parking space to be located in the front yard of the dwelling.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Existing dwelling does not meet the 5.0m side yard. Owner is enlarging the house to accommodate a blended family and would like to use the existing side yard.

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
50' (15.2m)	100' (30.4m)	464.5sq.m.	

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
House	7.6m	11.4m	3.2m & 4.1m	1960's

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
House	7.6m	11.4m	3.2m & 1.4m	2024 Add'n

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
House	76sq.m.	103sq.m.	1.5	6.6m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
House	110sq.m.	205sq.m.	2	8.4m

- 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 on 3 sides, school across the road.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
2022

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:
+/- 60 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) Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.
This will provide a fuller use of the property for the current family.

7.6 What is the existing zoning of the subject land? R2 R2 JL

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 JL

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: _____

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
- _____
- _____