### **COMMITTEE OF ADJUSTMENT**



City Hall, 5<sup>th</sup> 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	A-24:139	SUBJECT	178 Hatt Street, Dundas
NO.:		PROPERTY:	
ZONE:	"C5" (Mixed Use Medium	ZONING BY-	Zoning By-law City of Hamilton 05-
	Density)	LAW:	200, as Amended

**APPLICANTS:** Owner: Sandra Hunt

Agent: Tomasz Goral

The following variances are requested:

- 1. To permit a aggregate Gross Floor Area of all Accessory Buildings shall be 32.87m2 (9.7%) lot coverage instead of 7.5% lot coverage required.
- 2. To permit a building setback from a rear lot line for a accessory structure greater then 18m2 to be 0.61m instead of 1.2 meters required.
- 3. To permit a building setback from a side lot line for a accessory structure greater then 18m2 to be 0.61m instead of 1.2 meters required.

**PURPOSE & EFFECT:** To permit the construction a garage (32.87m2) accessory to a existing Single

Detached Dwelling.

Notes:

i) As per zoning policy ZON-020 the garage does not constitute a expansion of a legally established non-conforming use.

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, July 23, 2024
TIME:	2:30 p.m.

### A-24:139

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 5<sup>th</sup> 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 July 19, 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 July 22, 2024

### **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:139, you must submit a written request to <a href="mailton.ca">cofa@hamilton.ca</a> 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 <a href="mailton.ca">cofa@hamilton.ca</a> or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



**DATED:** July 4, 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.



### COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> 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 <a href="mailton.ca">cofa@hamilton.ca</a> 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 <a href="mailton.ca">cofa@hamilton.ca</a>. 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.

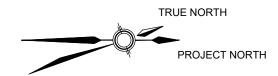
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

# 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.

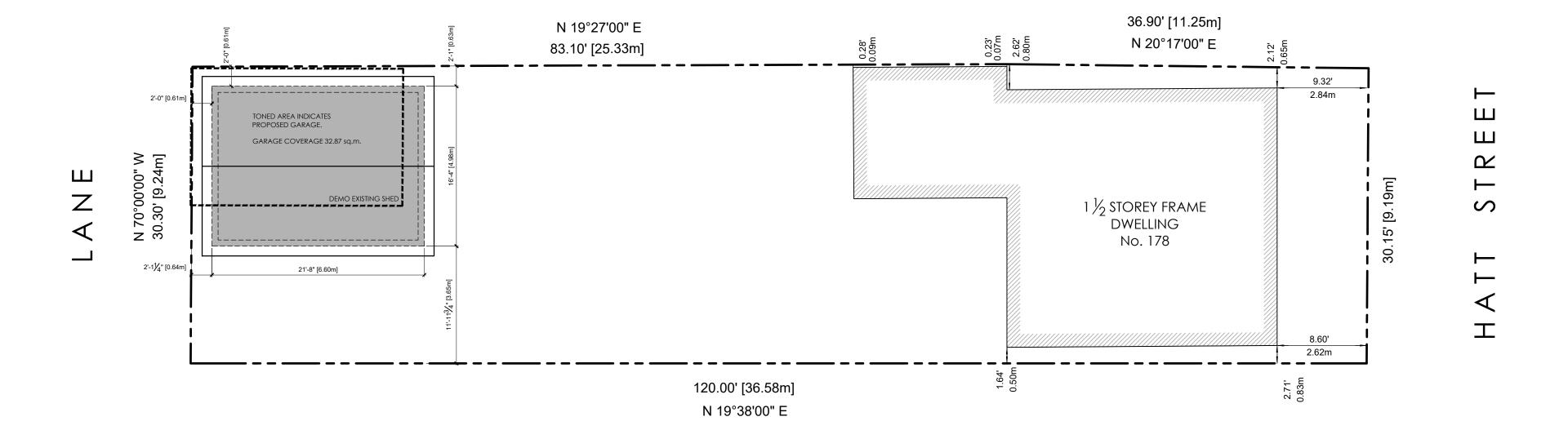
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

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.



TOWN OF DUNDAS HAMILTON BY: EDWARD BARICH O.L.S. - 24 SEPT. 1992

SITE PLAN INFORMATION TAKEN FROM: REGISTERED PLAN 1443



LOT AREA: 339.01 m<sup>2</sup> (3,649.03 ft<sup>2</sup>) HOUSE FOOTPRINT: 86.88 m<sup>2</sup> (935.16 ft<sup>2</sup>) PROPOSED GARAGE: 32.87 m<sup>2</sup> (353.81 ft<sup>2</sup>) THIS DRAWING IS NOT TO BE SCALED.
REFER TO APPROPRIATE SURVEY, STRUCTURAL,
MECHANICAL, ELECTRICAL, LANDSCAPE, ETC.
CONSULTANT DRAWINGS BEFORE PROCEEDING
WITH THE WORK.
CONSTRUCTION MUST CONFORM TO ALL
APPLICABLE CODES AND REQUIREMENTS OF
AUTHORITIES HAVING JURISDICTION.
THE CONTRACTOR WORKING FROM DRAWINGS NOT
SPECIFICALLY MARKED 'FOR
PERMITICONSTRUCTION' MUST ASSUME FULL
RESPONSIBILITY AND BEAR COSTS FOR ANY
CORRECTIONS OR DAMAGES RESULTING FROM
THEIR WORK.
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS
PROVIDED BY AND IS THE PROPERTY OF THE
DESIGNER 'GORAL DESIGN' AND ENGINEER' ON FILE'
THE CONTRACTOR SHALL VERIEY AND ACCEPT
RESPONSIBILITY FOR ALL DIMENSIONS AND
CONDITIONS ON SITE AND SHALL NOTIFY THE
APPROPRIATE CONSULTANT OF ANY VARIATIONS
FROM THE SUPPLIED INFORMATION.

FROM THE SUPPLIED INFORMATION.

THESE DRAWINGS HAVE BEEN PREPARED FOR BUILDING PERMIT PURPOSES ONLY. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION UNLESS A SEPARATE AGREEMENT IS MADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING AND ASSUMED STRUCTURAL CONDITIONS. IN THE EVENT THAT THE CONTRACTOR FINDS A DISCREPANCY WITH THE APPROVED PERMIT CONSTRUCTION DRAWINGS AND/OR THE ASSUMED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE WINE OF THE PROJECT AND/OR THE APPROPRIATE CONTRACTOR SHALL NOTIFY THE APPROPRIATE CONSULTANTS WHO ARE RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION. THE DESIGNER AND THE ENGINEER WHO HAVE SEALED THESE DRAWINGS ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION.

THE AS-BUILT INFORMATION PROVIDED IN THESE DRAWINGS IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS ARE CALCULATED FROM ON SITE OBSERVATIONS REPRESENTING EXISTING CONDITIONS. THE INFORMATION PROVIDED MUST BE CONFIRMED PRIOR TO CONSTRUCTION, ENLARGEMENT OR ALTERATION OF ANY PART, OR IN WHOLE, OF THE EXISTING BUILDING, THE OWNER OF THE PROPERTY WILL NOT HOLD THE DESIGNER AND ENGINEER LIABLE FOR THE WORK DONE BY OTHERS.

No.	DATE	SUBMISSION	ISSUED BY
1.	22.FEB.2024	ISSUED FOR PERMIT	TG
H			
_			





RAWING TITLE	
SITE PLAN	

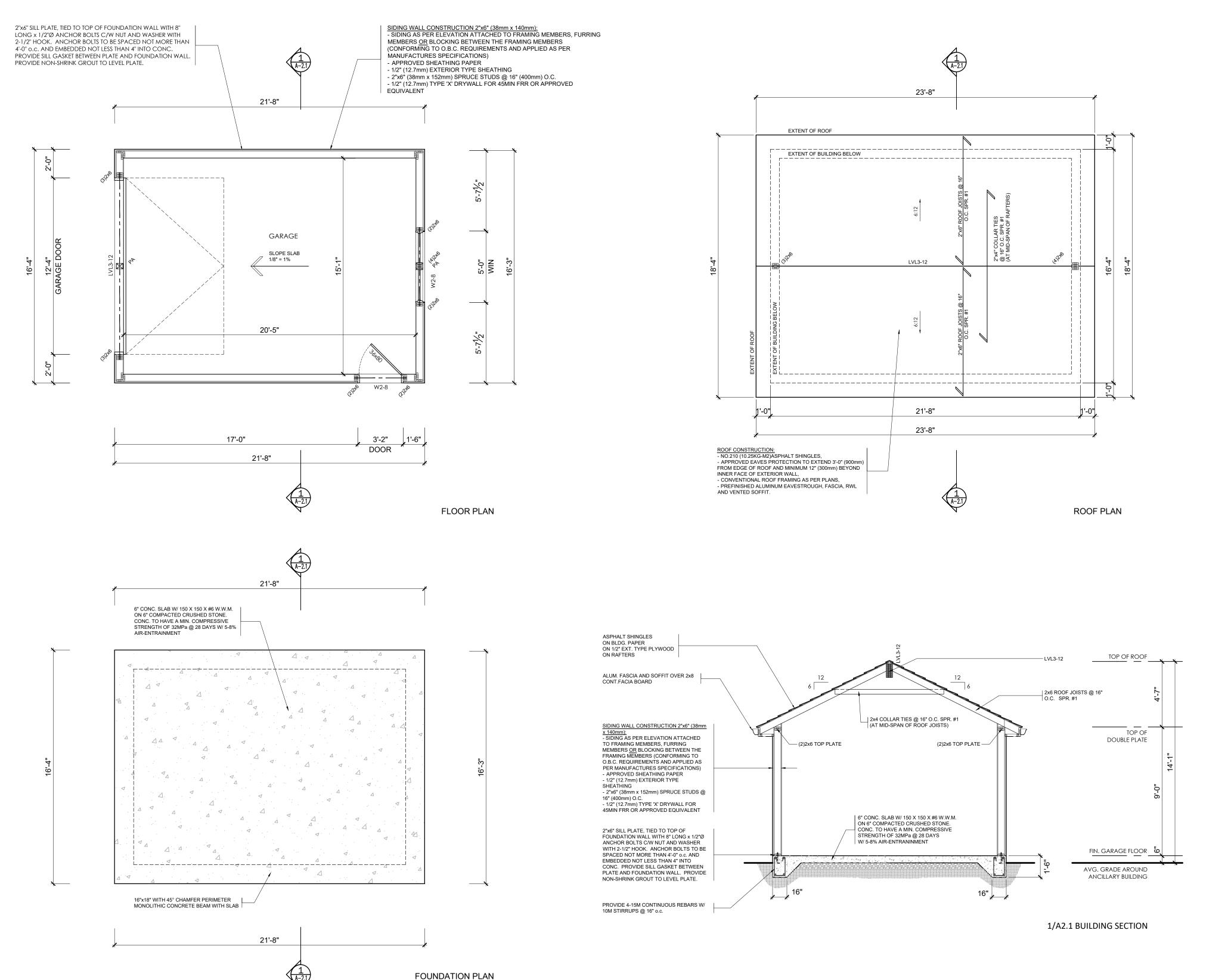
# HATT **RESIDENCE**

178 HATT STREET DUNDAS, ONT., L9H 5G3

DRAWN BY	
	TG
CHECKED BY	
SCALE	
	1/8" - 1'-0"
DATE	
	15 JAN 2024
PROJECT NUMBER	
	2413

DRAWING NUMBER

**A-1.1** 



THIS DRAWING IS NOT TO BE SCALED.
REFER TO APPROPRIATE SURVEY, STRUCTURAL,
MECHANICAL, ELECTRICAL, LANDSCAPE, ETC.
CONSULTANT DRAWINGS BEFORE PROCEEDING
WITH THE WORK.
CONSTRUCTION MUST CONFORM TO ALL
APPLICABLE CODES AND REQUIREMENTS OF
AUTHORITIES HAVING JURISDICTION.
THE CONTRACTOR WORKING FROM DRAWINGS NOT
SPECIFICALLY MARKED "FOR
PERMITICONSTRUCTION" MUST ASSUME FULL
RESPONSIBILITY AND BEAR COSTS FOR ANY
CORRECTIONS OR DAMAGES SRESULTING FROM
THEIR WORK.
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS
PROVIDED BY AND IS THE PROPERTY OF THE
DESIGNER "GORAL DESIGN" AND ENGINEER "ON FILE"
THE CONTRACTOR SHALL VERIEY AND ACCEPT
RESPONSIBILITY FOR ALL DIMENSIONS AND
CONDITIONS ON SITE AND SHALL NOTIFY THE
APPROPRIATE CONSULTANT OF ANY VARIATIONS
FROM THE SUPPLIED INFORMATION.

THESE DRAWINGS HAVE BEEN PREPARED FOR BUILDING PERMIT PURPOSES ONLY. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION UNLESS A SEPARATE AGREEMENT IS MADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING AND ASSUMED STRUCTURAL CONDITIONS. IN THE EVENT THAT THE CONTRACTOR FINDS A DISCREPANCY WITH THE APPROVED PERMIT CONSTRUCTION DRAWINGS AND/OR THE ASSUMED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER OF THE PROJECT AND/OR THE APPROPRIATE CONSULTANTS WHO ARE RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION. THE DESIGNER AND THE ENGINEER WHO HAVE SEALED THESE DRAWINGS ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION. THE DESIGNER AND THE

THE AS-BUILT INFORMATION PROVIDED IN THESE DRAWINGS IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS ARE CALCULATED FROM ON SITE OBSERVATIONS REPRESENTING EXISTING CONDITIONS. THE INFORMATION PROVIDED MUST BE CONFIRMED PRIOR TO CONSTRUCTION. ENLARCEMENT OR ALTERATION OF ANY PART, OR IN WHOLE, OF THE EXISTING BUILDING. THE OWNER OF THE PROPERTY WILL NOT HOLD THE DESIGNER AND ENGINEER LIABLE FOR THE WORK DONE BY OTHERS.

No.	DATE	SUBMISSION	ISSUED BY
1.	22.FEB.2024	ISSUED FOR PERMIT	TG





DRAWING TITLE FLOOR PLANS AND

BUILDING SECTION

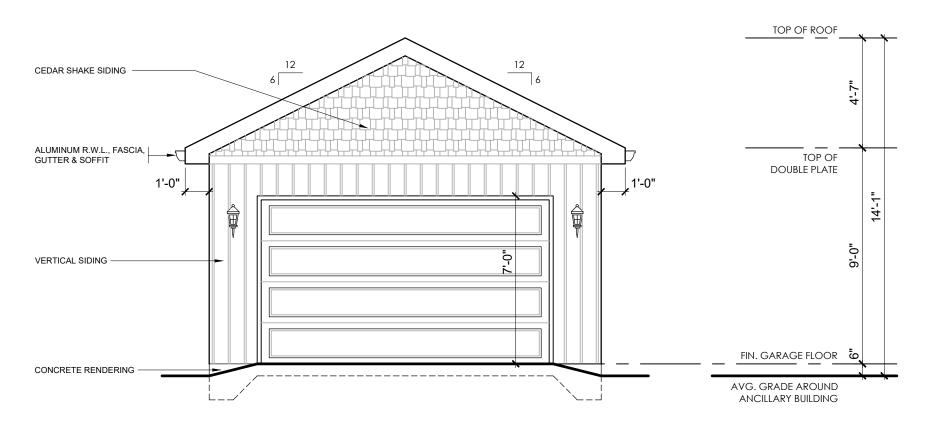
# HATT **RESIDENCE**

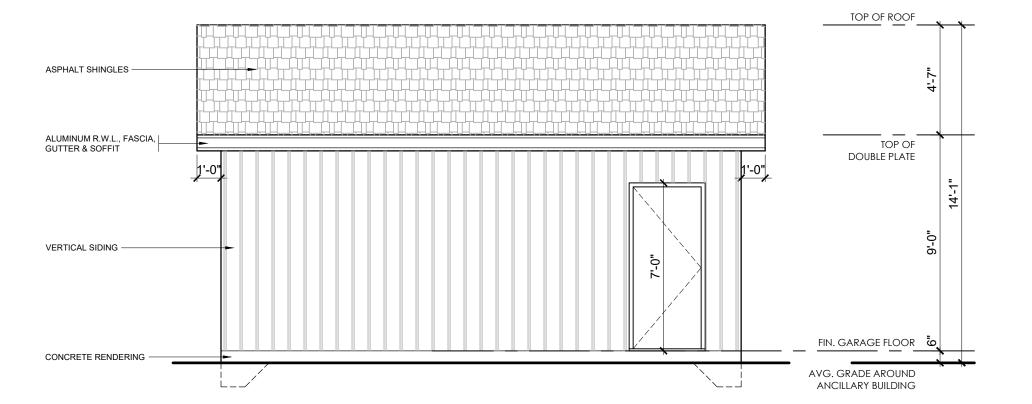
178 HATT STREET DUNDAS, ONT., L9H 5G3

		TG
	CHECKED BY	
ı	SCALE	
		1/4" - 1'-0"
ı	DATE	
		15 JAN 2024
ı	PROJECT NUMBER	

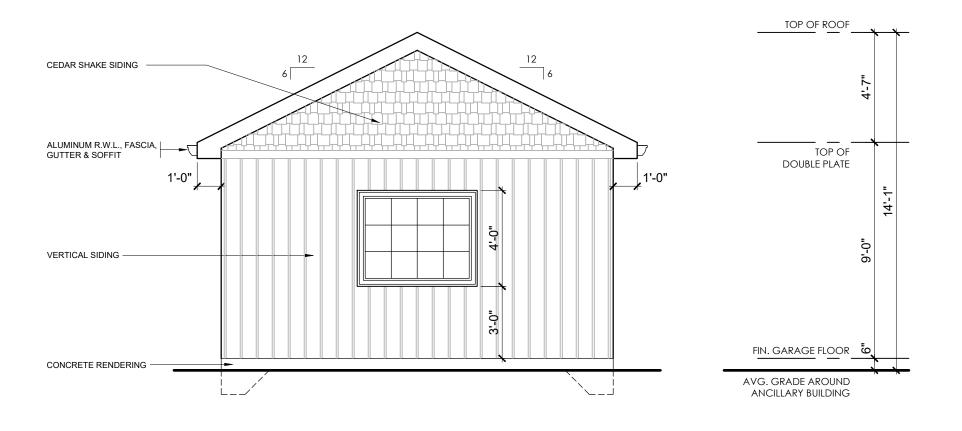
DRAWING NUMBER

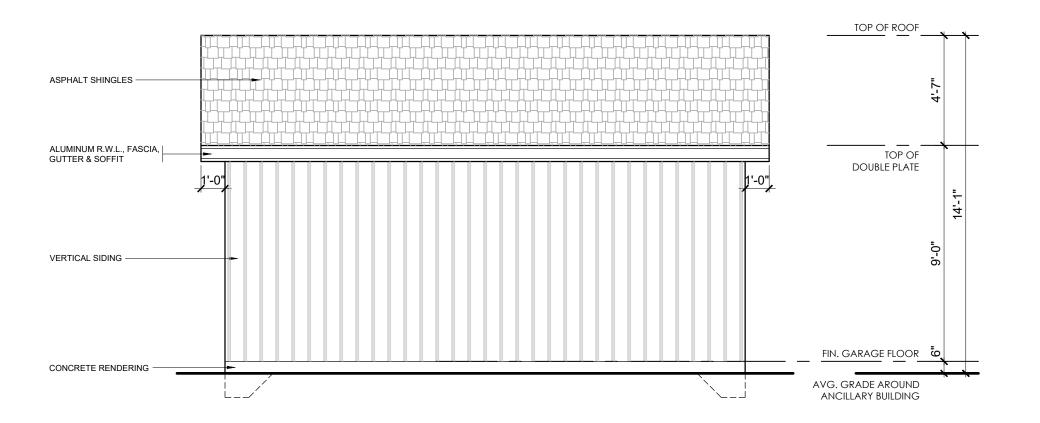
A-2.1





#### SOUTH (REAR) ELEVATION EAST (LEFT SIDE) ELEVATION





NORTH (FRONT) ELEVATION WEST (RIGHT SIDE) ELEVATION THIS DRAWING IS NOT TO BE SCALED.
REFER TO APPROPRIATE SURVEY, STRUCTURAL,
MECHANICAL, ELECTRICAL, LANDSCAPE, ETC.
CONSULTANT DRAWINGS BEFORE PROCEEDING
WITH THE WORK.
CONSTRUCTION MUST CONFORM TO ALL
APPLICABLE CODES AND REQUIREMENTS OF
AUTHORITIES HAVING JURISDICTION.
THE CONTRACTOR WORKING FROM DRAWINGS NOT
SPECIFICALLY MARKED 'FOR
PERMITICONSTRUCTION' MUST ASSUME FULL
RESPONSIBILITY AND BEAR COSTS FOR ANY
CORRECTIONS OR DAMAGES RESULTING FROM
THEIR WORK.
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS
PROVIDED BY AND IS THE PROPERTY OF THE
DESIGNER 'GORAL DESIGN' AND ENGINEER 'ON FILE.
THE CONTRACTOR SHALL VERIEY AND ACCEPT
RESPONSIBILITY FOR ALL DIMENSIONS AND
CONDITIONS ON SITE AND SHALL NOTIFY THE
APPROPRIATE CONSULTANT OF ANY VARIATIONS
FROM THE SUPPLIED INFORMATION.

THESE DRAWINGS HAVE BEEN PREPARED FOR BUILDING PERMIT PURPOSES ONLY. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION UNLESS A SEPARATE AGREEMENT IS MADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING AND ASSUMED STRUCTURAL CONDITIONS. IN THE EVENT THAT THE CONTRACTOR FINDS A DISCREPANCY WITH THE APPROVED PERMIT CONSTRUCTION DRAWINGS AND/OR THE ASSUMED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE WENT OF THE PROJECT AND/OR THE APPROPRIATE CONTRACTOR ON SULTANTS WHO ARE RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION. THE DESIGNER AND THE ENGINEER WHO HAVE SEALED THESE DRAWINGS ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION.

THE AS-BUILT INFORMATION PROVIDED IN THESE DRAWINGS IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS ARE CALCULATED FROM ON SITE OBSERVATIONS REPRESENTING EXISTING CONDITIONS. THE INFORMATION PROVIDED MUST BE CONFIRMED PRIOR TO CONSTRUCTION, ENLARGEMENT OR ALTERATION OF ANY PART, OR IN WHOLE, OF THE EXISTING BUILDING, THE OWNER OF THE PROPERTY WILL NOT HOLD THE DESIGNER AND ENGINEER LIABLE FOR THE WORK DONE BY OTHERS.

No.	DATE	SUBMISSION	ISSUED BY
1.	22.FEB.2024	ISSUED FOR PERMIT	TG





DRAWING TITLE ELEVATIONS

> HATT **RESIDENCE**

178 HATT STREET DUNDAS, ONT., L9H 5G3

DRAWN BY CHECKED BY SCALE 1/4" - 1'-0" 15 JAN 2024

PROJECT NUMBER

DRAWING NUMBER

A-3.1

2413



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

	NAME			
Registered Dwners(s)	SANDRA HUNT			
Applicant(s)	TOMASZ GORAL			
Agent or Solicitor		,		E-mail:
2 All corresponder	nce should be sent to	☐ Purcha ☑ Applica		☐ Owner ☐ Agent/Solicitor
3 Sign should be s	sent to	☐ Purcha ☐ Applica		<ul><li>✓ Owner</li><li>☐ AgentSolicitor</li></ul>
4 Request for digit	al copy of sign	✓ Yes*	□ No	
If YES, provide	email address where si	gn is to be s	ent	
5 All corresponder	respondence may be sent by email		☑ Yes*	□No
(if applicable). O	nail must be included fo nly one email address es not guarantee all cor	submitted w	ill result in the	AND the Applicant/Agent voiding of this service.
LOCATION OF S	UBJECT LAND			

2.1 Complete the applicable sections:

Municipal Address	178 Hatt St			
Assessment Roll Number	26012023400			
Former Municipality	Hamilton			
Lot	43	Concession		
Registered Plan Number	14431	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:

DEMO EXISTING DETTACH ASKING FOR REAR AND SI ASKING FOR GARAGE COV		
☐ Second Dwelling Unit	☐ Reconstruction of Existing Dwelling	
Why it is not possible to comply with the provisions of the By-law?		
WOULD LIKE TO BUILD W	TH SAME SETBACKS	

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:

3.2

Lot Frontage	Lot Depth	Lot Area	Width of Street
9.19	36.58	339.01	

	buildings and structur ice from side, rear and		r the subject lands:	
Existing:				
Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
DETTACHED GARAGE	30.02	-0.03	0.05	
SFD	2.62	20.54	0.07	
Proposed:	4.5			
Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
DETTACHED GARAGE	29.37	0.61	0.61	
sheets if neces	ssary):		for the subject lands (a	
Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
DETTACHED GARAGE	28	28	1	5.5
SFD	86	95	2	4
Proposed:				
Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
DETTACHED GARAGE	32.87	32.87	1	4.29
publicly ow	supply: (check approp ned and operated pip wned and operated ir	oed water system	☐ lake or other ☐ other means	
	drainage: (check app ned and operated st		☐ 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)  Type of access: (check appropriate box) ☐ provincial highway ☐ municipal road, seasonally maintained ☐ right of way ☐ other public road
4.8	municipal road, maintained all year  Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):  SFD
4.9 7	Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.): SFD HISTORY OF THE SUBJECT LAND
7.1	Date of acquisition of subject lands: APRIL 2023
7.2	Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
7.3	Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
7.4	Length of time the existing uses of the subject property have continued: 1848
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) Mixed Use - Medium Density
	Please provide an explanation of how the application conforms with the Official Plan.
7.6	What is the existing zoning of the subject land? C5
7.8	Has the owner previously applied for relief in respect of the subject property?  (Zoning By-lawAmendment or Minor Variance)  ☐ Yes ☑ No
	If yes, please provide the file number: C5

7.9	Is the subject property the subject of a current application for consent under Section 53 of Planning Act?			
	☐ Yes ☑ No			
	If yes, please provide the file number:			
142300000				
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:			
8.2	Number of Dwelling Units Proposed:			
8.3	Additional Information (please include separate sheet if needed):			

# 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

COMPLETE APPLICATION REQUIREMENTS