



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-24:186	SUBJECT PROPERTY:	50 East Street North, Dundas
ZONE:	R2 (Single Detached Residential)	ZONING BY-LAW:	Zoning By-law former Town of Dundas 3581-86, as Amended

APPLICANTS: Owner: Shujin Du, Xiujun Jiao, Guangyu Du
Agent: Shujin Du, Xiujun Jiao

The following variances are requested:

1. A minimum Lot Area of 249.2 square metres shall be provided instead of the minimum required lot area of 450.0 square metres.
2. A minimum 1.2 metre Front Yard setback shall be permitted instead of the minimum required 6.0 metre setback.
3. A minimum 1.54 metre Rear Yard setback shall be permitted instead of the minimum required 7.5 metre setback.

PURPOSE & EFFECT: To create two residential lots for single detached dwellings.

Notes:

- i. Minor variances will facilitate severance application B.24.13.

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, September 10, 2024
TIME:	3:00 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

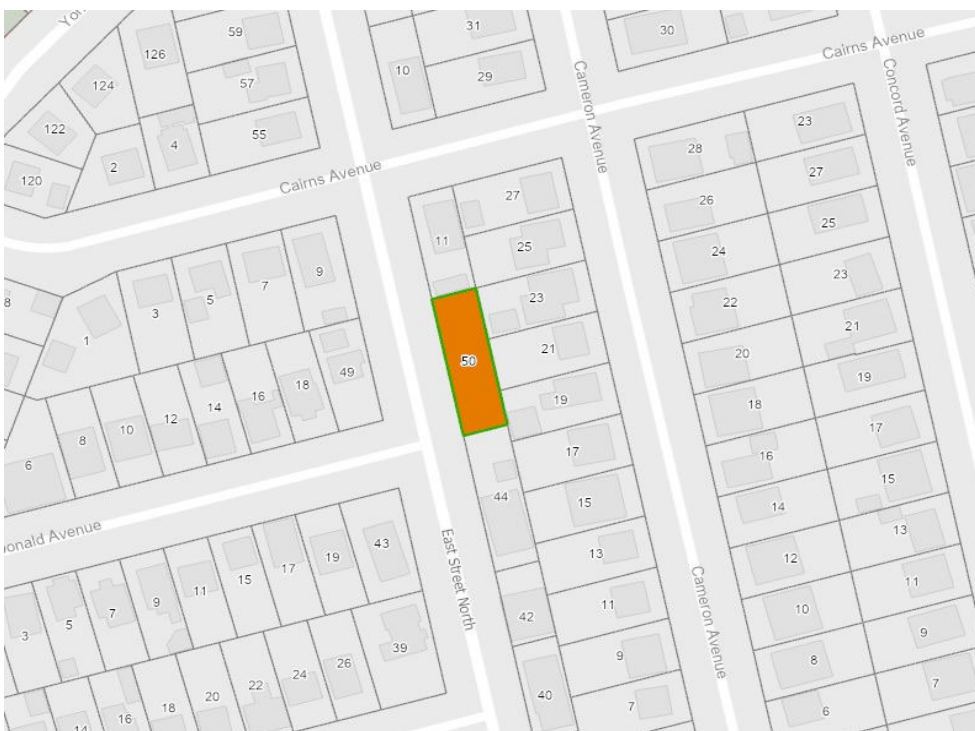
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 6, 2024

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 September 9, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:186, 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, 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.



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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

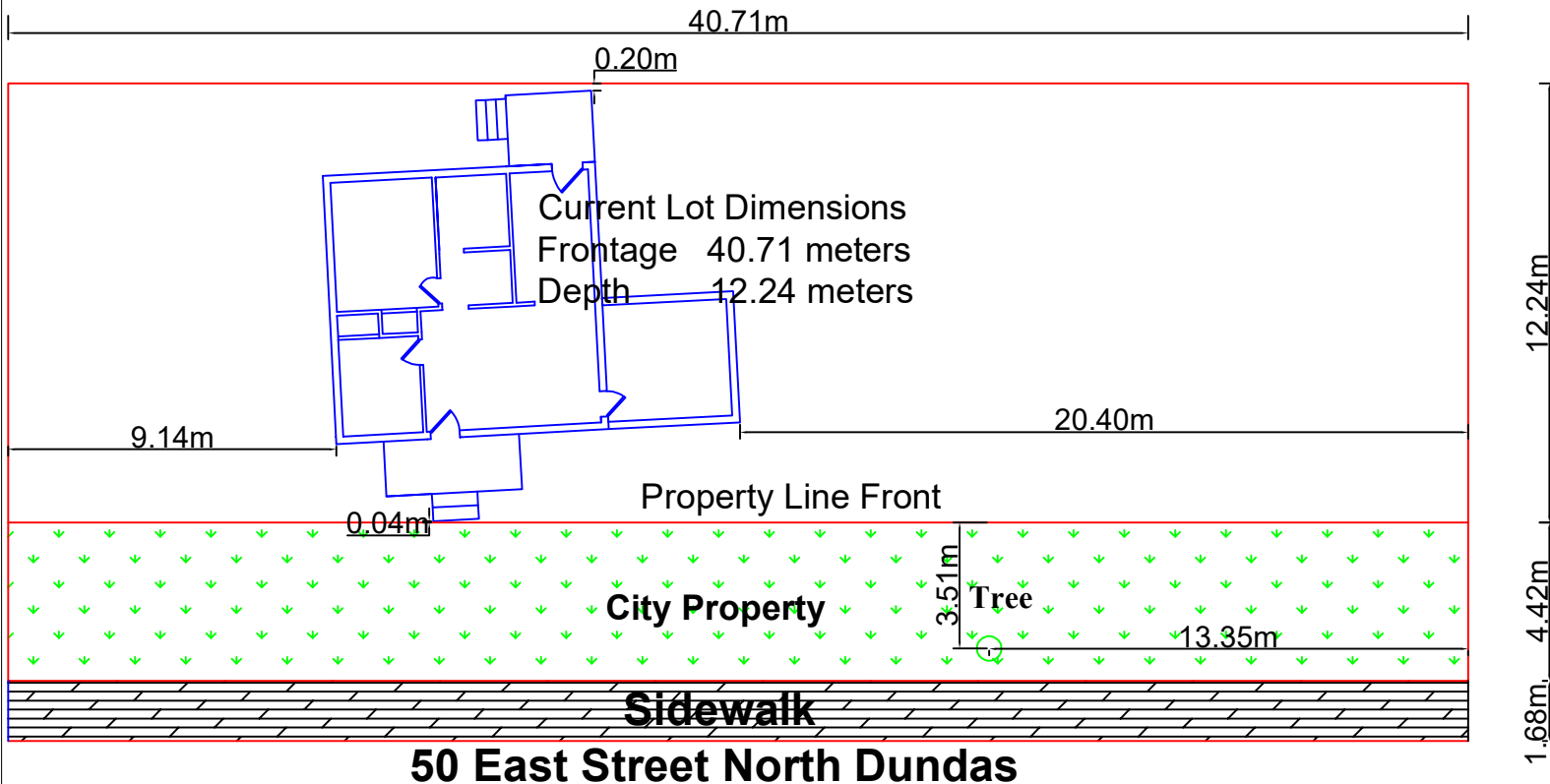
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 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.

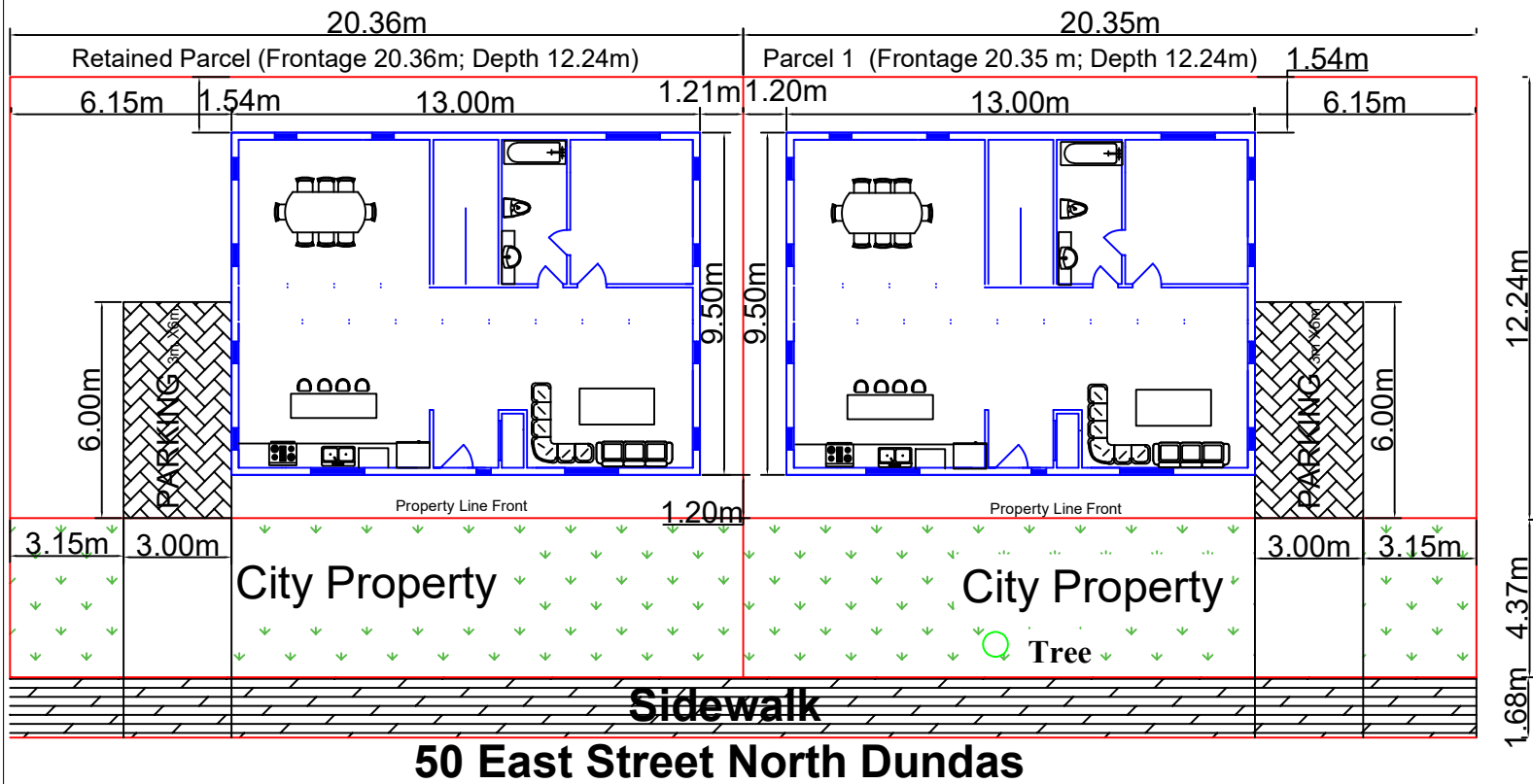
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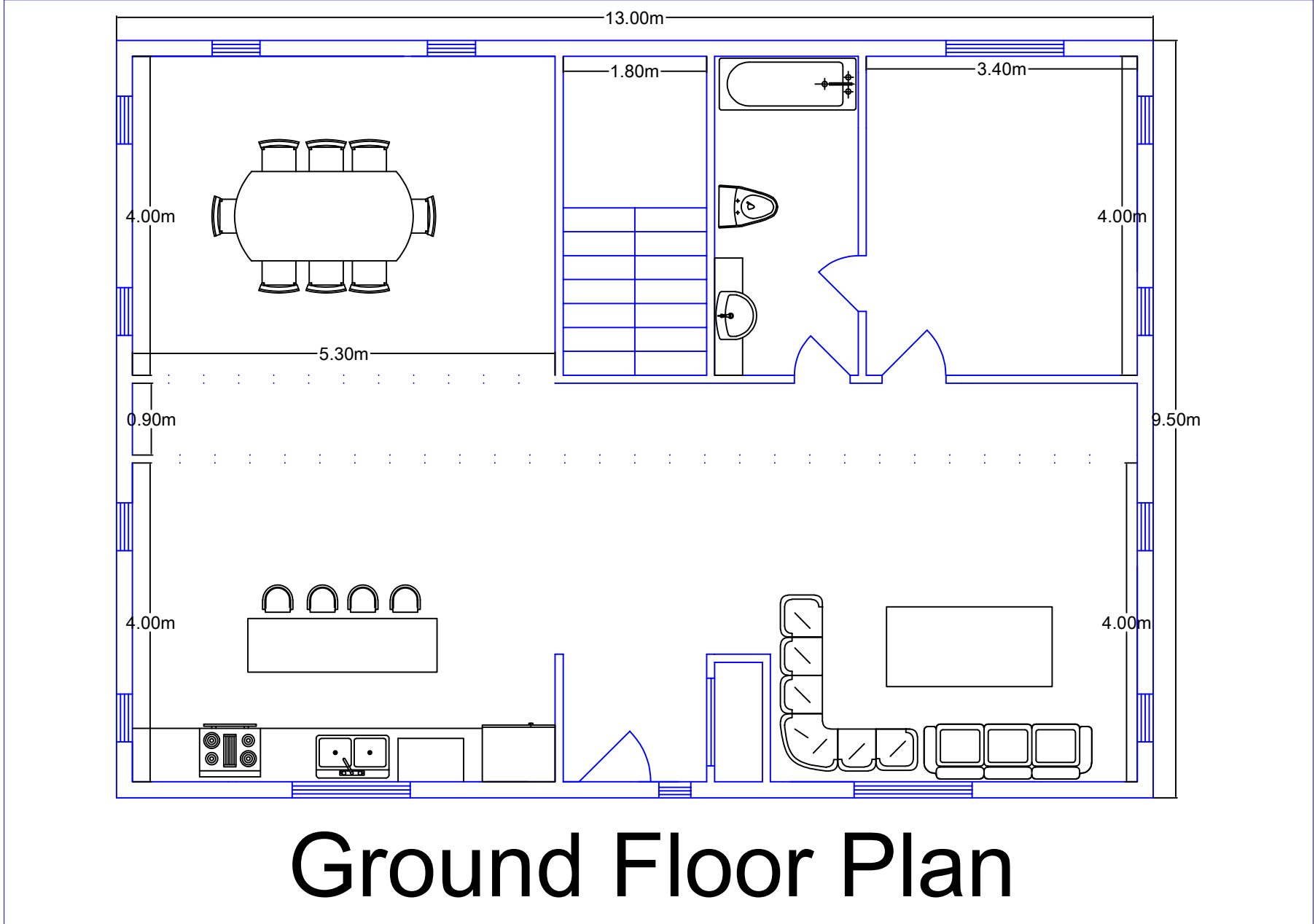
Existing Site Sketch With Old House



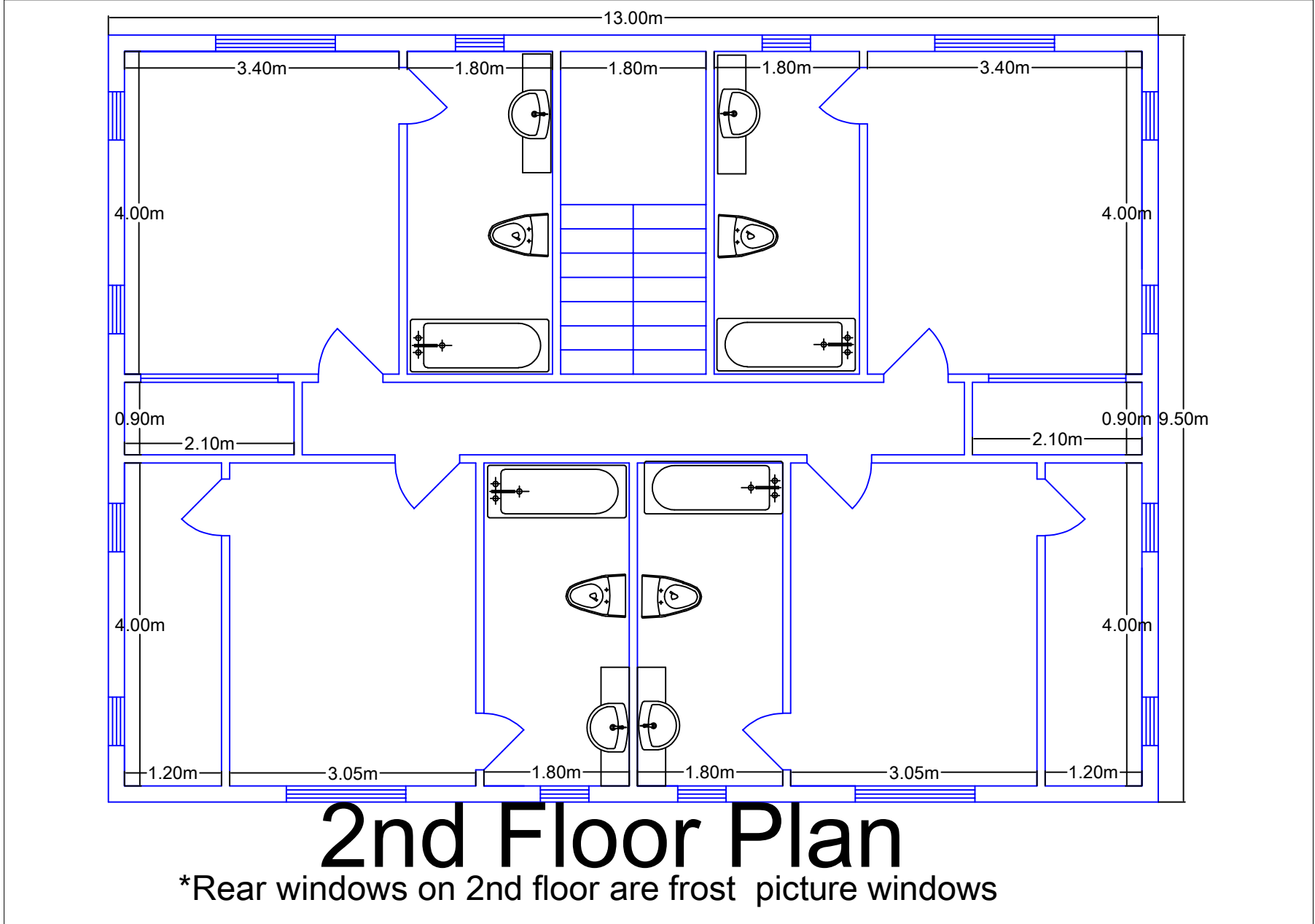
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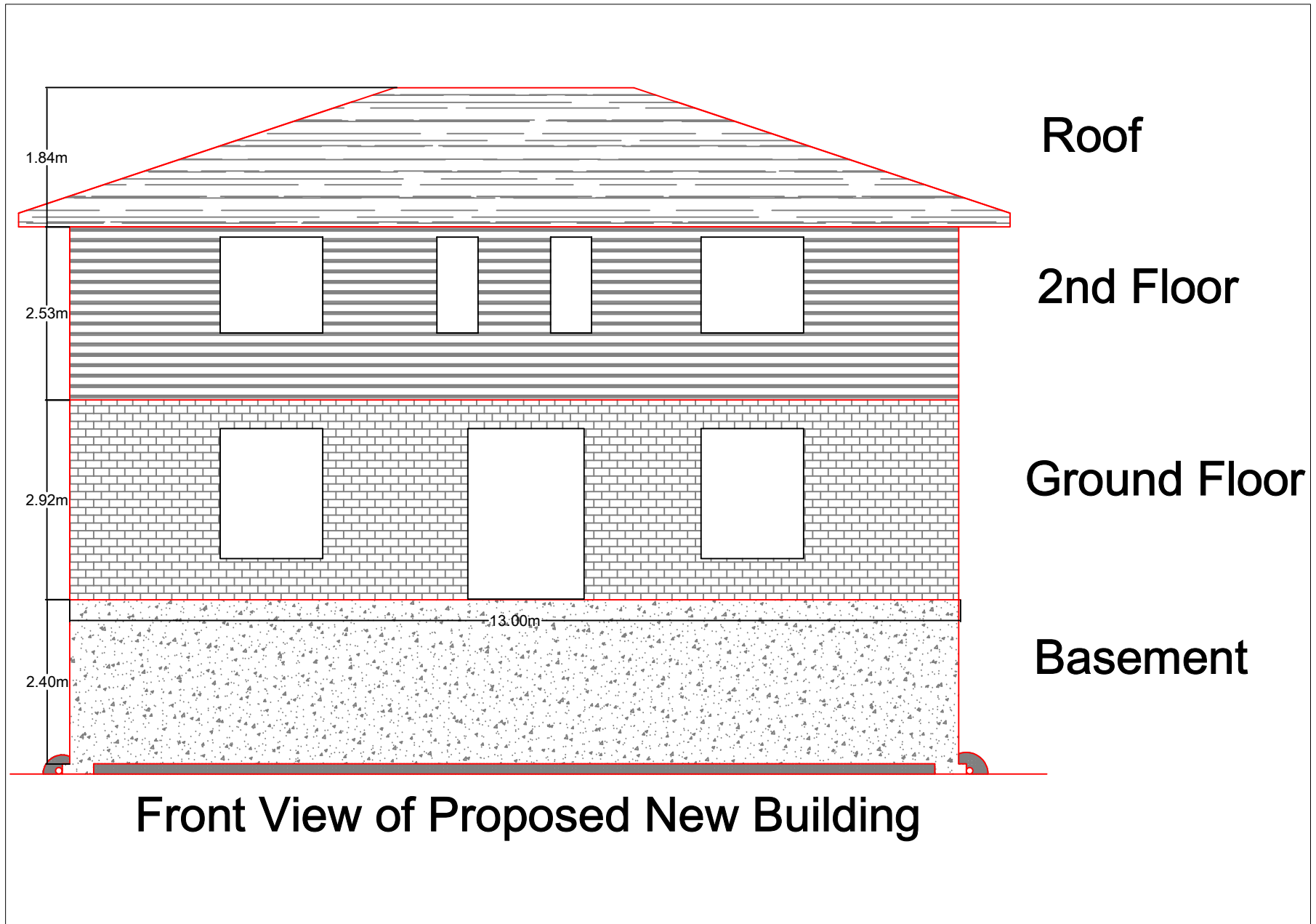
Proposed New House Site Sketch



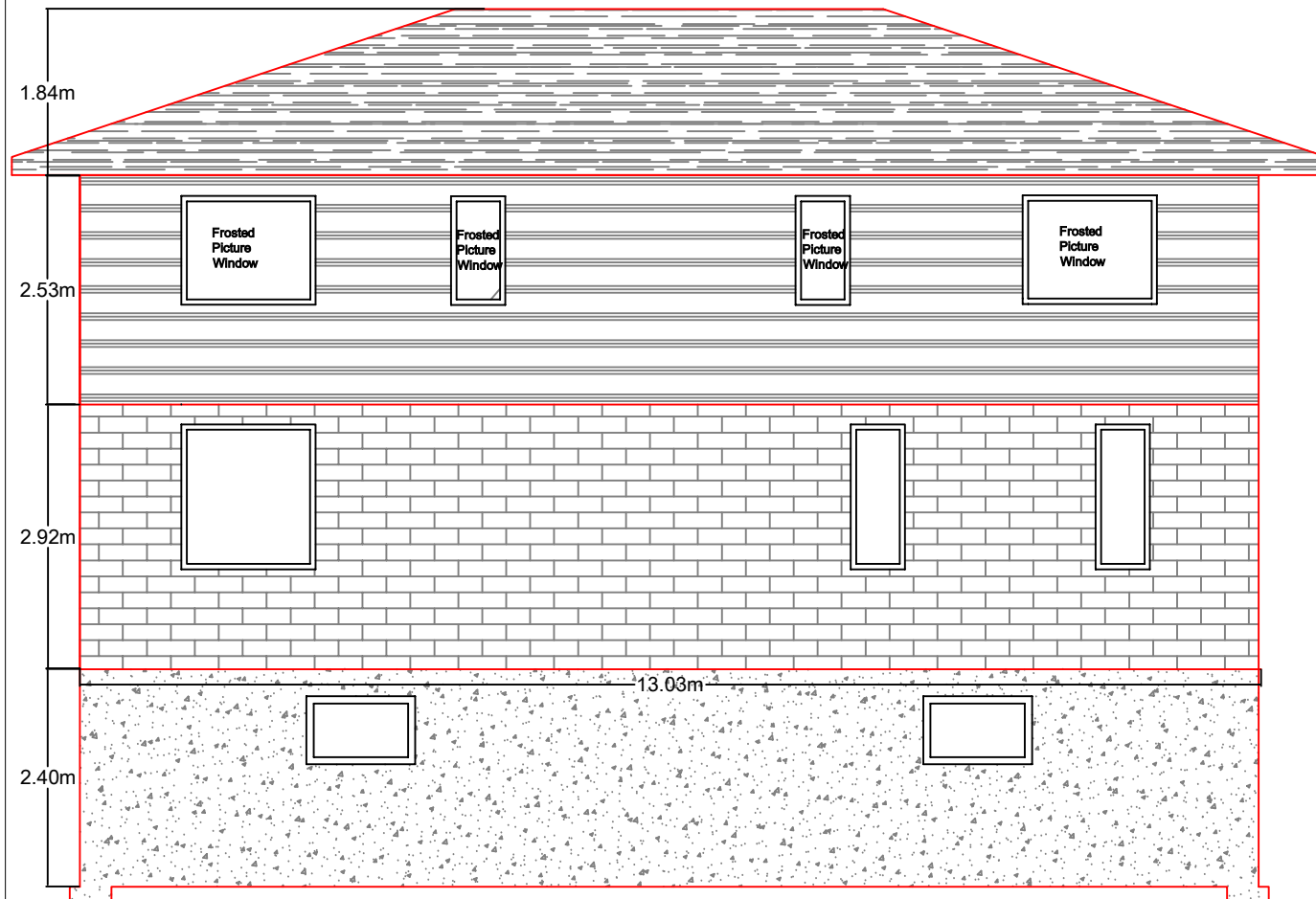


Ground Floor Plan





Front View of Proposed New Building



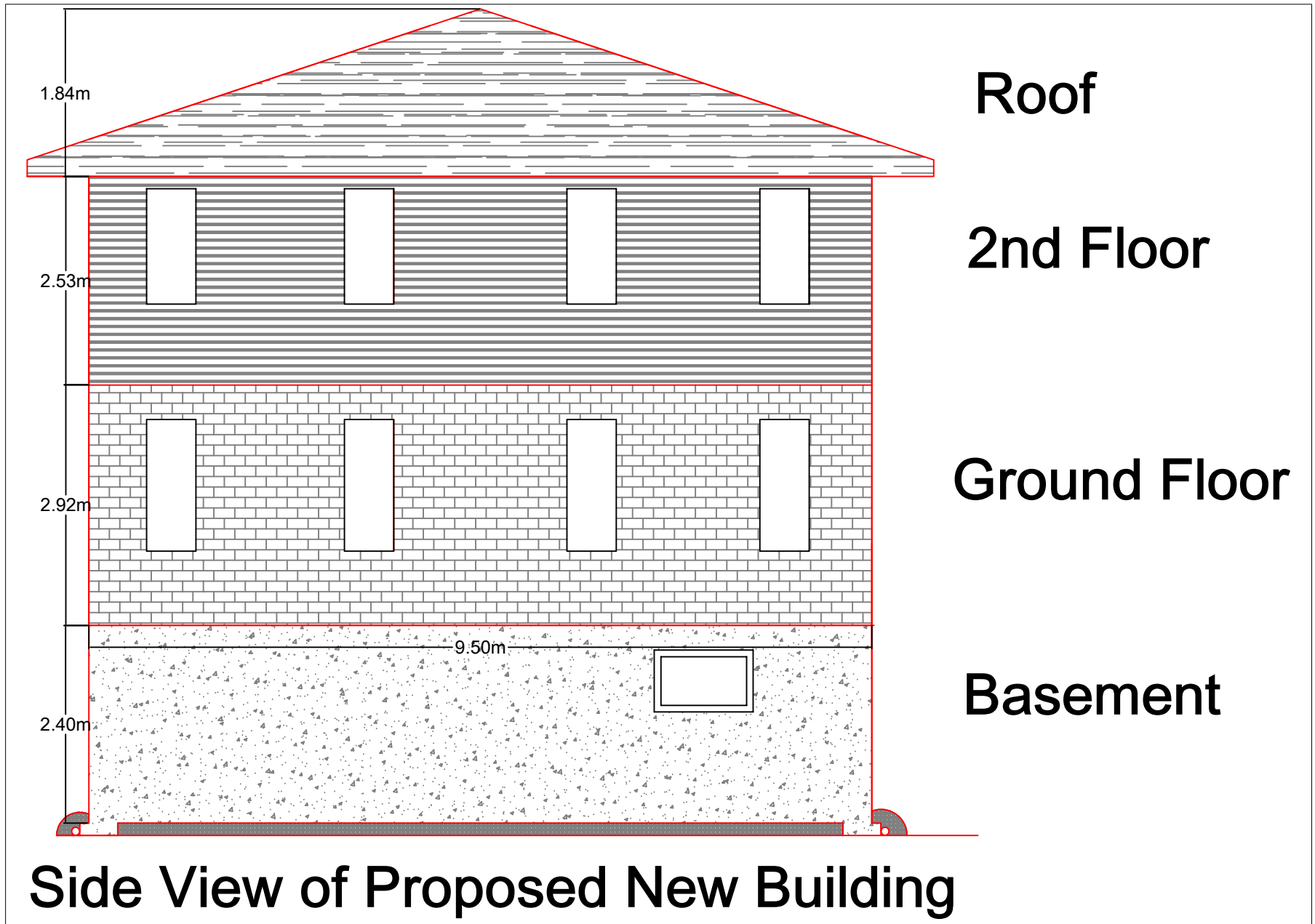
Roof

2nd Floor

Ground Floor

Basement

Rear View of Proposed New Building





Proposed New House Location Compares with Neighbourhood

July 31, 2024

Dear City Planning Department Staff,

I should begin by expressing my gratitude to the city planning staff. I have never worked with any government office in so close and collaborative of a capacity as I have with Spencer Skidmore's, and I owe him my wholehearted thanks. It was with his expert eye and hard work that we were able to, in both our opinions, meet the applicable rules and regulations, all while respecting feedback and interests of the city and neighbourhood my family and I have grown to love. Spencer has guided me through countless revisions, and without our back and forth, I couldn't have possibly navigated the nuances of all the aforementioned regulations.

I am applying for Minor Variance for Newly Proposed Severance Lots (including the Retained lot and New Created lot).

The retained New lot:

Facts: Lot frontage 20.36 Meters ; Lot depth 12.24 Meters;

Non-Compliance Items:

Lot area is 249.20 square meters.

Front Yard Setback 1.20 Meters;

Rear Yard Setback 1.54 Meters.

City By-law requirements:

Lot area 450 square meters;

Front Yard Setback 6.0 Meters;

Rear Yard Setback 7.5 Meters

Minor Variance applying for: Lot Area; Front Yard Setback; and Rear Yard Setback.

The new Created lot:

Facts: Lot frontage 20.35 Meters ; Lot depth 12.24 Meters;

Non-Compliance Items:

Lot area 249.08 square meters;

Front Yard Setback 1.20 Meters;

Rear Yard Setback 1.54 Meters

City By-law requirements:

- Lot area 450 square meters;
- Front Yard Setback 6.0 Meters;
- Rear Yard Setback 7.5 Meters

Minor Variance applying for: Lot Area; Front Yard Setback; and Rear Yard Setback.

Supporting Documents attached to this Minor Variance Application:

1. This Cover Letter;
2. Current Site Sketch;
3. Proposed House Site Plans;
4. Ground Floor Plan;
5. Second Floor Plan;
6. Front View of Proposed House;
7. Rear View of Proposed House;
8. Side View of Proposed House;
9. Google Map View of Proposed House Location.

If you have any questions, or you want more documents, please let me know.

Regards

Shujin Du *Shujin Du*
Xiujun Jiao *Xiujun Jiao*
Guangyu Du *Guangyu Du*

July 31, 2024



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)	Shujin Du;Xiujun Jiao;Guang	[REDACTED]
Applicant(s)	Shujin Du; Xiujun Jiao	
Agent or Solicitor		

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

[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.

1.6 Payment type

In person

Credit over phone*

Cheque

[REDACTED]
*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	50 East Street N, Dundas, ON L9H 1N8		
Assessment Roll Number	251826023019200		
Former Municipality	Dundas		
Lot	LOT 48, PLAN 750	Concession	
Registered Plan Number	PLAN 750	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:

Minor Variance for New Severance Lots (Retained Lot and New Created Lot)
Proposed New Houses as: Front Yard setback 1.20 Meters; Rear Yard setback 1.54Meters; with Lot area 249.20 Squire Meters.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Shallow Lots

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
40.71m	12.24m	498 m ²	7.20m

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
Bungalow	0.04m	0.20m	9.14m / 20.40m	04/21/1942

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
2 Storey House	1.20m	1.54m	1.20m / 6.15m	05/20/2025
2 Storey House	1.20m	1.54m	1.21m / 6.15m	10/10/2026

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
Bungalow	74 m ²	74 m ²	1	5.20m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
2 Storey House	123.5m ²	247 m ²	2	8.90m
2 Storey House	123.5m ²	247 m ²	2	8.90m

- 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

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year _____

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:

May 01, 2023

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:

82 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(Cootes Parads)

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

Confirms with Neighbourhoods Designation and R2 zoning

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

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: 2

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

This application involves Land Severance Application (File: B-24:13) and this Minor Variance Application.

This application is applying for New Severance Lots (Retained Lot and New Lot) Proposed New Houses as: Front Yard setback 1.20 Meters; Rear Yard setback 1.54Meters; with Lot area 249.20 Squire Meters.

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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