

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

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**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
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<b>APPLICATION NO.:</b>	<b>A-25:138</b>	<b>SUBJECT PROPERTY:</b>	235 Bold Street, Hamilton
<b>ZONE:</b>	E (Multiple Dwellings, Lodges, Clubs, etc.) District	<b>ZONING BY-LAW:</b>	Hamilton Zoning By-law 6593, as Amended

**APPLICANTS:**      Owner: Scott Reycraft and Kristin Denby  
                             Agent: Brandon Martin Sprucewood Homes Ltd

The following variances are requested:

1. Less than 50% of the gross area of the front yard shall be provided as landscaped area instead of providing a minimum of 50% of the gross area of the front yard as landscaped area.

**PURPOSE & EFFECT:**      To permit alterations to the front yard of the existing building.

**Notes:**

- i. In accordance with Section 3(2c) of the Zoning By-law, where the location of a single family dwelling or any accessory building or structure thereto is legally established non-conforming, the strengthening, restoration or reconstruction is permitted where the strengthening, restoration or reconstruction does not increase the height or the area or the volume. As the proposed exterior stairs are not shown to be increased by the height or the area or the volume beyond which is existing, the requested variance to replace the existing open stair within a front yard and side yard is not required.
- ii. A Boulevard Parking Agreement will be required for the parking of vehicles on the Bold Street road allowance.
- iii. As any parking spaces to be provided on the proposed asphalt driveway will be primarily located on the Bold Street road allowance, such parking space will not be deemed to be parking spaces for the purpose of applying the regulations of the Zoning By-law and have not been reviewed for zoning compliance.

**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:

<b>DATE:</b>	<b>Thursday, August 14, 2025</b>
<b>TIME:</b>	<b>2:00 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

## **PUBLIC INPUT**

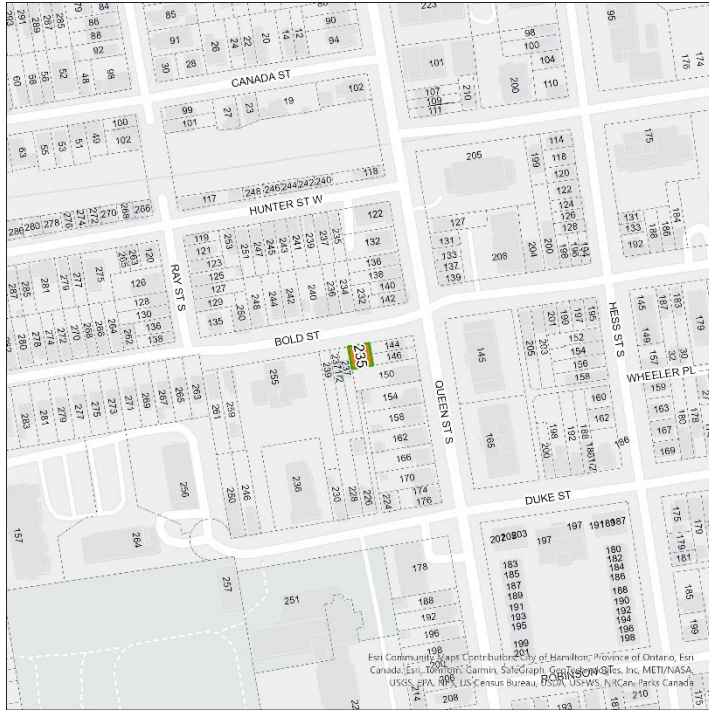
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 12, 2025

**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 13, 2025

## **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:138, you must submit a written request to [cofa@hamilton.ca](mailto: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](mailto: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 28, 2025

Justin Leung,  
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, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

## PARTICIPATION PROCEDURES

### Written Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing.

### How to Submit Written Comments:

#### By Email:

Send to: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

#### By Mail:

Committee of Adjustment  
City of Hamilton  
71 Main Street West, 5th Floor  
Hamilton, Ontario  
L8P 4Y5

All written comments received will be made available to the Committee and the public by the Tuesday prior to the Hearing.

### Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

#### Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

### In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.



## **Virtual Oral Submissions**

To participate virtually, you must register by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing. To register, email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) with the following information:

- Committee of Adjustment file number
- Hearing date
- Name and mailing address of each person wishing to speak
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

## **Presentations**

All presentations are permitted at the discretion of the Committee.

### **Virtual Presentations:**

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) no later than 12:00 p.m. (noon) on the business day prior to the Hearing. The submission must be one document in PDF format only.

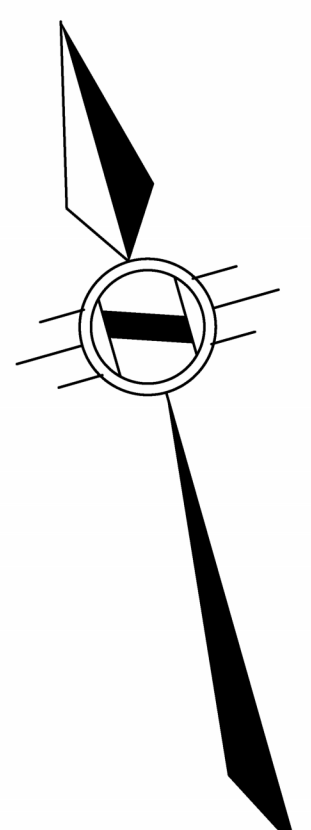
### **In-Person Presentations:**

Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) by 12:00 p.m. (noon) on the business day prior to the Hearing in PDF format as a single document. Handouts are permitted only if the same content can be displayed on the presentation screen.

## **Additional Notes**

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

**For any questions, contact staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or call 905-546-2424 ext. 4221.**



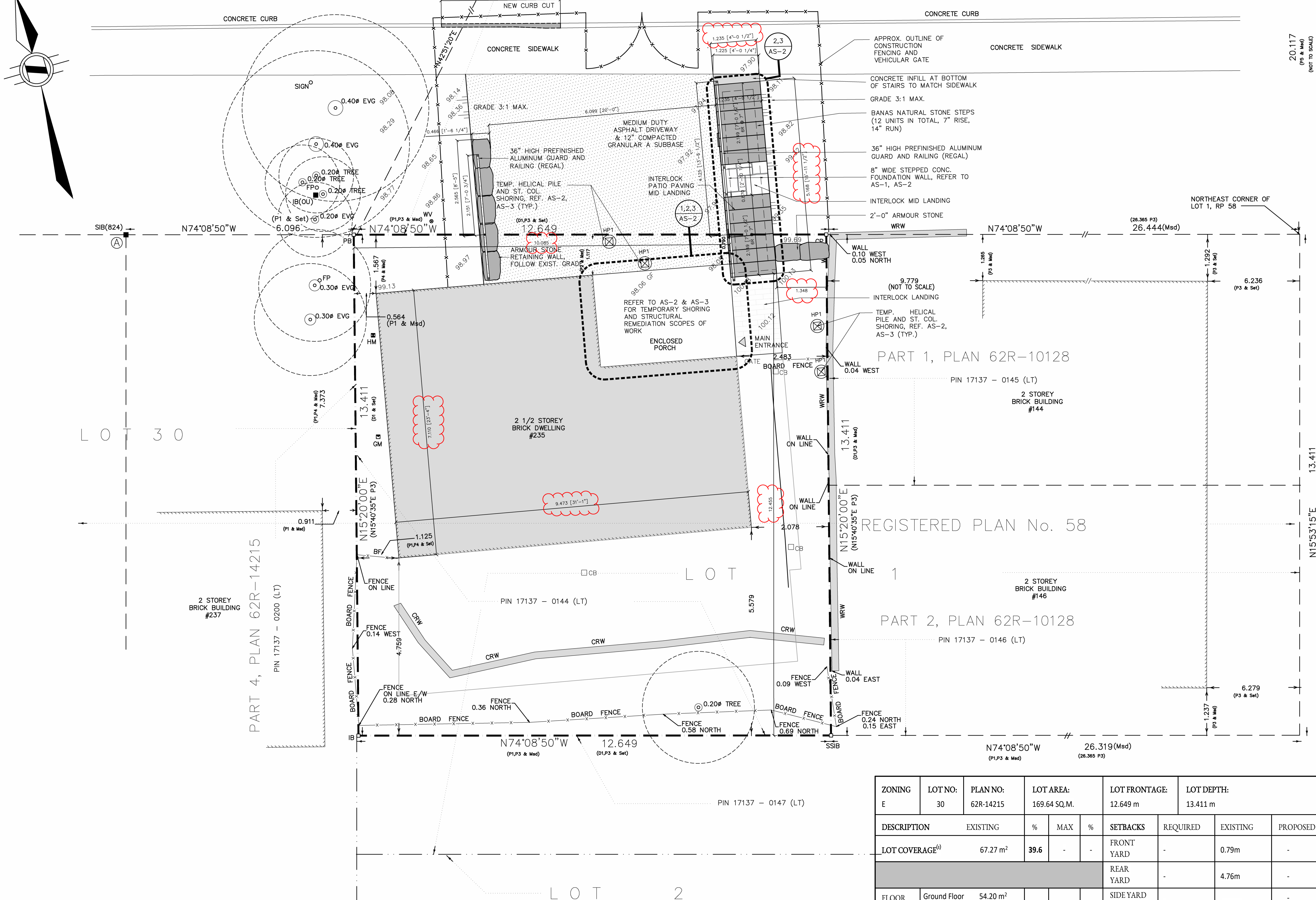
SITE BENCHMARK:  
ELEVATION=97.80  
CUT STAR

CENTRE LINE OF PAVEMENT

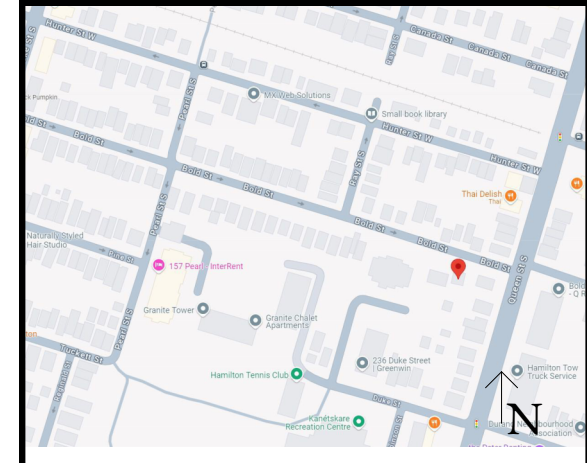
# BOLD STREET

(FORMERLY ROBERT STREET, ESTABLISHED BY REGISTERED PLAN No. 58)  
(REPUTED TO HAVE BEEN ESTABLISHED BY JAMES MILLS SURVEY (UNREGISTERED))

PIN 17140 - 0014 (LT)



20.117  
(P3 & Msd)  
(NOT TO SCALE)



KEY PLAN

3	MINOR VARIANCE APPLICATION	25/06/30
2	ISSUED FOR PERMIT	25/04/14
1	ISSUED FOR BUILDING PERMIT	24/10/18
NO.	DISCUSSION	DATE

DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH THE WORK. THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANTS.



STRUCTURAL  
MODIFICATIONS TO 235  
BOLD STREET  
235 Bold Street  
Hamilton, ON

LEGAL DESCRIPTION

## SITE PLAN (PROPOSED)



info@sprucewoodhomes.ca (519) 797-7474

SCALE: As indicated PROJECT: 24039

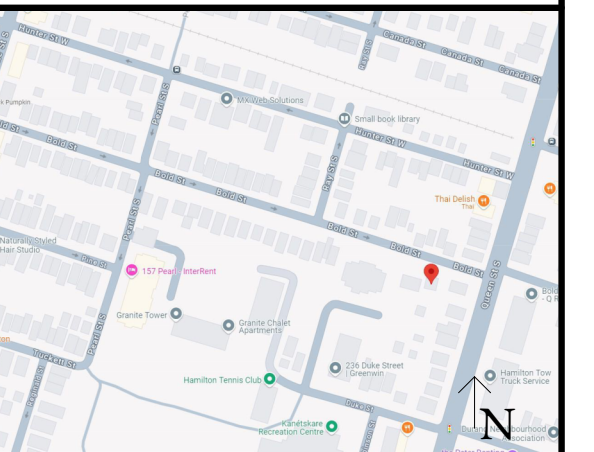
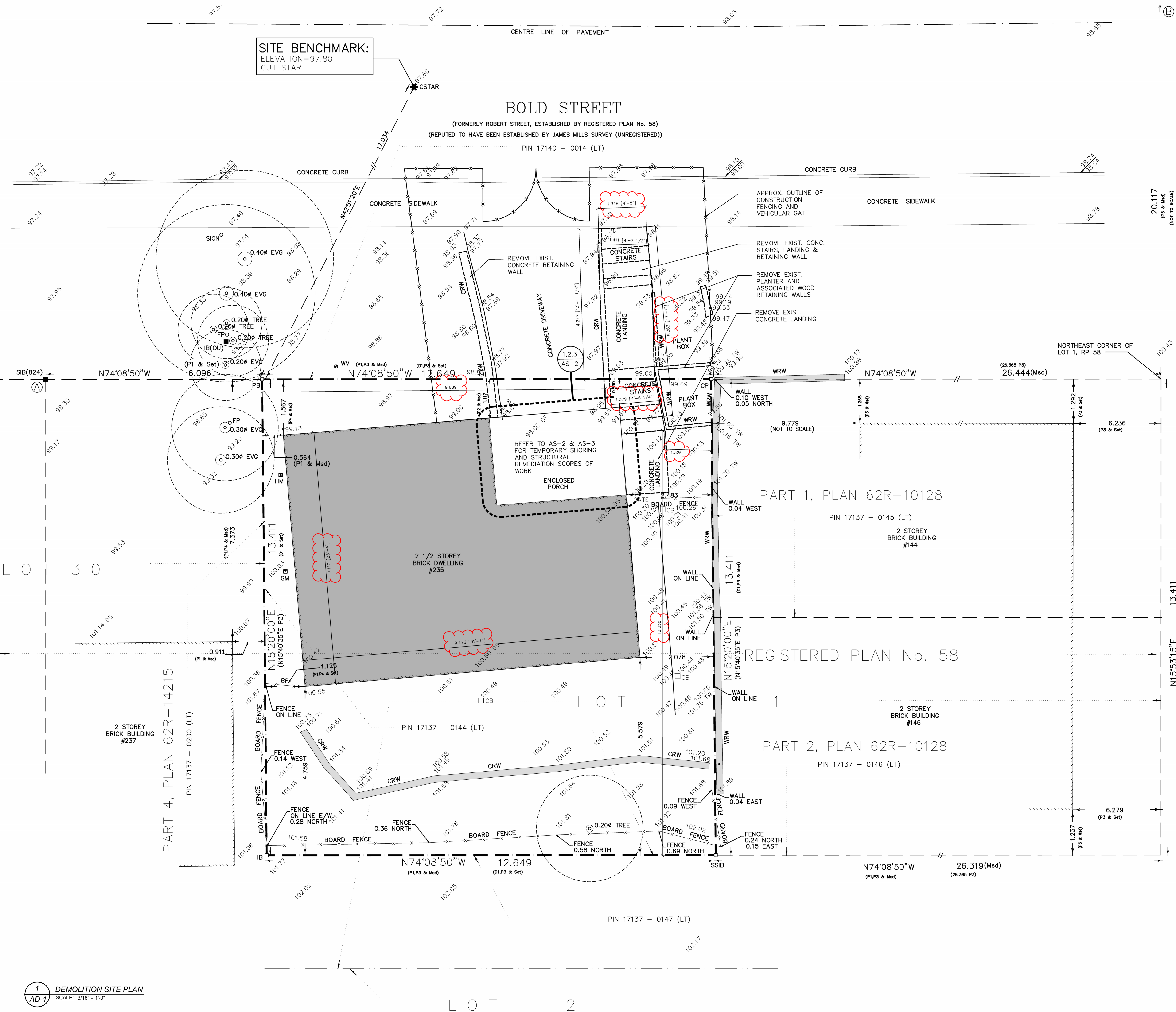
DATE: 2025-06-30

DRAWN: BCM DRAWING: AS-1

CHECKED: AZ

ZONING	LOT NO:	PLAN NO:	LOT AREA:	LOT FRONTAGE:	LOT DEPTH:	MINOR VARIANCE:		
E	30	62R-14215	169.64 SQ.M.	12.649 m	13.411 m			
DESCRIPTION		EXISTING	%	MAX	%	SETBACKS	REQUIRED	EXISTING
LOT COVERAGE <sup>(a)</sup>		67.27 m <sup>2</sup>	39.6	-	-	FRONT YARD	-	0.79m
						REAR YARD	-	4.76m
FLOOR AREA <sup>(a)</sup>	Ground Floor	54.20 m <sup>2</sup>				SIDE YARD (EAST)	-	2.08m
	Second Floor	54.20 m <sup>2</sup>				SIDE YARD (WEST)	-	0.56m
	Attic	22.35 m <sup>2</sup>						
TOTAL		130.75 m <sup>2</sup>	-	-	-			
(a) COVERAGE CALCULATION INCLUDES COVERED PORCHES		NO. OF STOREYS		BUILDING HEIGHT				
(b) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS		MAX	-	EXISTING	2.5	2.5 STOREYS	2.5 STOREYS	-





## KEY PLAN

[illegible]

STRUCTURAL  
MODIFICATIONS TO 235  
BOLD STREET  
235 Bold Street  
Hamilton, ON

### LEGAL DESCRIPTION

SITE PLAN  
(DEMOLITION)



SPRUCEWOOD HOMES  
DESIGN | RENOVATE | BUILD

info@sprucewoodhomes.ca

9) 797-7474

SCALE	P
$z/2C'' = z'/z''$	

PROJECT

DATE \_\_\_\_\_

4039

DRAWN	D
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DRAWING

DCM
CHECKED

D-I





Hamilton

**Committee of Adjustment**

City Hall, 5<sup>th</sup> Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto: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)	Scott Reycraft & Kristin Denby	
Applicant(s)	Sprucewood Homes Limited	
Agent or Solicitor	Sprucewood Homes Limited  Brandon Martin	

**1.2 Primary contact**

☒ Applicant

☐ Owner

☐ Agent/Solicitor

**1.3 Sign should be sent to**

☐ 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.

**1.6 Payment type**

☐ In person

☐ Cheque

☒ Credit over phone\*

\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	235 Bold Street, Hamilton, ON		
Assessment Roll Number			
Former Municipality			
Lot	1	Concession	
Registered Plan Number	58	Lot(s)	
Reference Plan Number (s)	62R-14215	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:

To permit the replacement of an existing open stair within a front yard and side yard.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

The primary entrance to the residence is located 1 storey above grade with no practical, traversable means to access the main floor of the dwelling.

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
12.649	13.411	169.635sq.m	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
Single Detached Dwelling	0.79m	4.759m	0.56m/ 2.078m	01/01/1890
Exterior Open Stair	0m	12.058m	9.689m/ 1.326m	unknown

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Exterior Open Stair	0m	12.455m	10.085m/ 1.348m	

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
Single Detached Dwelling	54.20sq.m	130.75sq.m	2	7.95m
Exterior Open Stair	8.152sq.m	8.152sq.m	1	2.2m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Exterior Open Stair	6.370sq.m	6.370sq.m	1	2.2m

- 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 dwellings, town houses

## 7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands: August 9, 2016
- 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:  
135 years, constructed in 1890
- 7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

There is no part of the application that impacts or changes the official plan designation

- 7.6 What is the existing zoning of the subject land? E
- 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: E

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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: 0

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
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