

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-25:166	SUBJECT PROPERTY:	119-121 Hatt Street, Dundas
ZONE:	C5 (Mixed Use Medium Density)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: McDonough Dentistry Professional Corp
Agent: WEBB Planning Consultants

The following variances are requested:

1. Eight (8) parking spaces shall be provided instead of the minimum required 21 parking spaces.

PURPOSE & EFFECT: To construct a 2 storey addition onto an existing medical clinic on the first floor and a dwelling unit on the second floor.

Notes:

1. This variance application is to facilitate Site Plan application DA-25-010.

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 4, 2025
TIME:	2:35 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

A-25:166

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

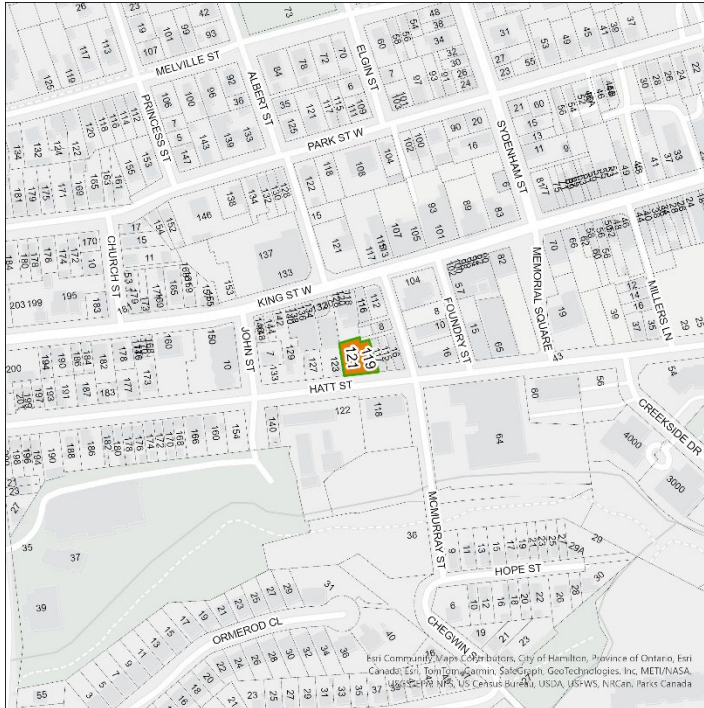
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 2, 2025

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 September 3, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:166, 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 18, 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, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATING PROCEDURES

1. 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 deadline date for written comment submissions listed on the Notice of Public Hearing.

How to Submit Written Comments:

By Email:

Send to: 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.

2. 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.

3. 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.

4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is listed on the Notice of Public Hearing.

- 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.

5. 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 **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only.

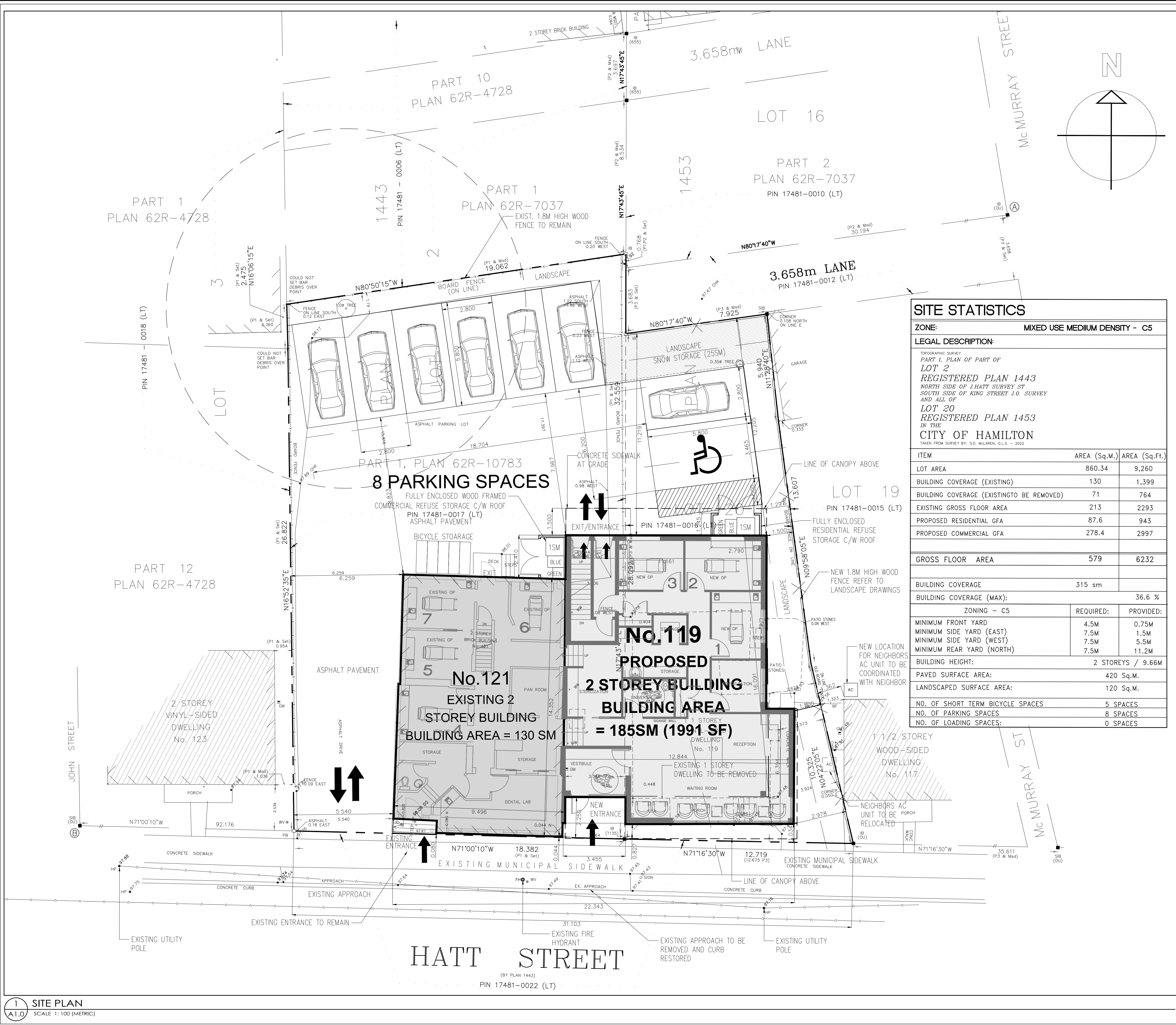
In-Person Presentations:

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 **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

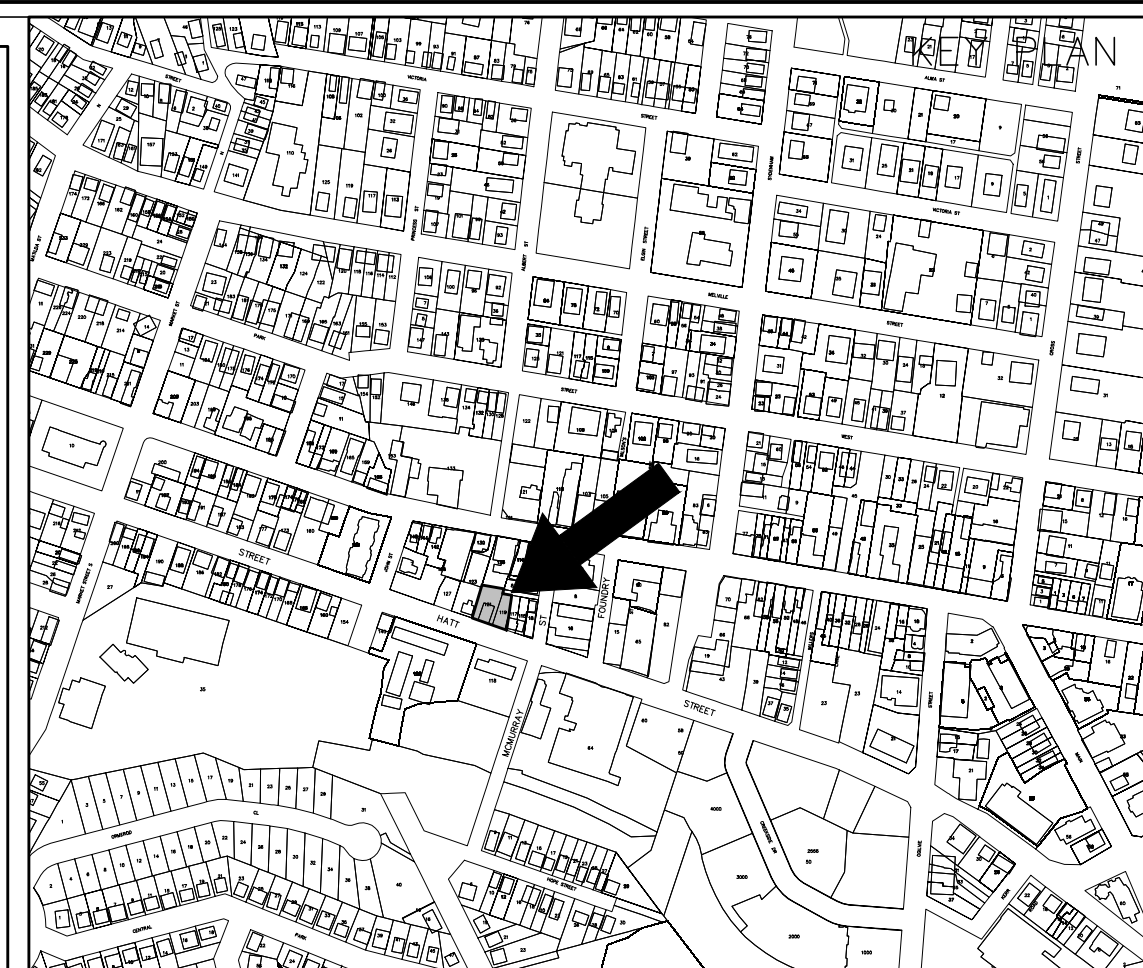
6. Additional Notes

- 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 or call 905-546-2424 ext. 4221.



SITE STATISTICS		
ZONE:	MIXED USE MEDIUM DENSITY - C5	
LEGAL DESCRIPTION:		
TOPOGRAPHIC SURVEY PART 1, PLAN OF PART OF LOT 2 REGISTERED PLAN 1443 NORTH SIDE OF J.HATT SURVEY ST SOUTH SIDE OF KING STREET J.O. SURVEY AND ALL OF LOT 20 REGISTERED PLAN 1453 IN THE CITY OF HAMILTON TAKEN FROM SURVEY BY: S.D. McLAREN, O.L.S. - 2022		
ITEM	AREA (Sq.M.)	AREA (Sq.Ft.)
LOT AREA	860.34	9,260
BUILDING COVERAGE (EXISTING)	130	1,399
BUILDING COVERAGE (EXISTING TO BE REMOVED)	71	764
EXISTING GROSS FLOOR AREA	213	2293
PROPOSED RESIDENTIAL GFA	87.6	943
PROPOSED COMMERCIAL GFA	278.4	2997
GROSS FLOOR AREA	579	6232
BUILDING COVERAGE	315 sm	
BUILDING COVERAGE (MAX):		36.6 %
ZONING - C5	REQUIRED:	PROVIDED:
MINIMUM FRONT YARD	4.5M	0.75M
MINIMUM SIDE YARD (EAST)	7.5M	1.5M
MINIMUM SIDE YARD (WEST)	7.5M	5.5M
MINIMUM REAR YARD (NORTH)	7.5M	11.2M
BUILDING HEIGHT:	2 STOREYS / 9.66M	
PAVED SURFACE AREA:	420 Sq.M.	
LANDSCAPED SURFACE AREA:	120 Sq.M.	
NO. OF SHORT TERM BICYCLE SPACES	5 SPACES	
NO. OF PARKING SPACES	8 SPACES	
NO. OF LOADING SPACES:	0 SPACES	



- SITE PLAN NOTES**
1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
 2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
 3. MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 M UNLESS OTHERWISE STATED.
 4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
 5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - SEWER AND WATER PERMIT
 - ROAD CUT PERMITS
 - RELOCATION OF SERVICES
 - APPROACH APPROVAL PERMITS
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
 - COMMITTEE OF ADJUSTMENT
 - SIGN PERMITS
 6. ABANDONED ACCESSSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
 7. SIGNAGE IS NOT APPROVED THROUGH THE SITE PLAN PROCESS. ALL SIGNS MUST COMPLY WITH HAMILTON SIGN BY-LAW NO. 10-197.
 8. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.
 9. DO NOT EXCAVATE WITHIN TWO METRES OF HYDRO POLES AND ANCHORS.
 10. EXCAVATION WITHIN ONE METRE OF UNDERGROUND HYDRO PLANT IS NOT PERMITTED UNLESS APPROVAL IS GRANTED BY AN ELECTRA UTILITIES REPRESENTATIVE AND IS PRESENT TO PROVIDE DIRECT SUPERVISION. COST ASSOCIATED WITH THIS TASK SHALL BE AT THE OWNER'S EXPENSE.
 11. ELECTRA UTILITIES MUST BE CONTACTED IF THE REMOVAL, ISOLATION OR RELOCATION OF EXISTING PLANT IS REQUIRED, ALL COST ASSOCIATED WITH THIS WORK WILL BE AT THE OWNER'S EXPENSE.
 12. CALL BEFORE YOU DIG, ARRANGE FOR UNDERGROUND HYDRO CABLE LOCATE(S) BEFORE BEGINNING CONSTRUCTION BY CONTACTING ONTARIO ONE CALL @ 1-800-400-2255.
 13. CLEARANCES FROM OVERHEAD AND UNDERGROUND EXISTING ELECTRICAL DISTRIBUTION SYSTEM ON OUR ADJACENT TO THE PROPERTY MUST BE MAINTAINED IN ACCORDANCE TO:
 - ONTARIO BUILDING CODE (1997) SECTION 3.1 (3.1.18.1)
 - ELECTRICAL SAFETY CODE RULE 75-312
 - OCCUPATIONAL HEALTH AND SAFETY ACT (OH&SA) - CONSTRUCTION PROJECTS (ELECTRICAL HAZARDS)
 - CSA STANDARD C22.3 NO. 1:20, OVERHEAD SYSTEM
 - CSA STANDARD C22.3 NO. 7:20, UNDERGROUND SYSTEMS

UNDERTAKING FILE No. SPA-25-010

RE: _____ FILE NO. SPA-25-010

I, (WE) _____, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION, (A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM;

(B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 4(1)(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED MARCH 14, 2025;

(C) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 4(1)(7)(B) OF THE SAID ACT, SHOWN IN THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS;

(D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____, THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.

(E) THAT THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER OR FULL ADDRESS TO THE BUILDING OR ON A SIGN IN ACCORDANCE WITH THE CITY'S SIGN BY-LAW, NEAR THE ENTRANCE IN A MANNER THAT IS VISIBLE FROM THE STREET.

(F) THAT THE OWNER SHALL INDICATE IN THE AGREEMENT, IN WORDS SATISFACTORY TO BELL CANADA, THAT IT WILL GRANT TO BELL CANADA ANY EASEMENTS THAT MAY BE REQUIRED, WHICH MAY INCLUDE A BLANKET EASEMENT, FOR COMMUNICATION/TELECOMMUNICATION INFRASTRUCTURE, IN THE EVENT OF ANY CONFLICT WITH EXISTING BELL CANADA FACILITIES OR EASEMENTS, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF SUCH FACILITIES OR EASEMENTS.

(G) ENBRIDGE GAS INC. DOES HAVE SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE PROPOSED SITE PLAN. SHOULD THE PROPOSED SITE PLAN IMPACT THESE SERVICES, IT MAY BE NECESSARY TO TERMINATE THE GAS SERVICE AND RELOCATE THE LINE ACCORDING TO THE NEW PROPERTY BOUNDARIES. ANY SERVICE RELOCATION REQUIRED WOULD BE AT THE COST OF THE OWNER.

(H) THE DEVELOPER IS RESPONSIBLE FOR ALL WASTE REMOVAL UNTIL THE TIME THAT AN "AGREEMENT FOR ON-SITE COLLECTION OF SOLID WASTE" IS FINALIZED, AND MUNICIPAL COLLECTION SERVICES ARE APPROVED AND INITIATED.

(I) PRIOR TO THE START OF MUNICIPAL WASTE COLLECTION SERVICE, THE DEVELOPMENT MUST BE SUBSTANTIALLY COMPLETE AND BE FREE OF CONSTRUCTION DEBRIS AND CONSTRUCTION RELATED ACTIVITIES.

DATED THIS _____ DAY OF _____, 20____

WITNESS (SIGNATURE) OWNER(S) (SIGNATURE) _____

WITNESS (PRINT) OWNER(S) (PRINT) _____

ADDRESS OF WITNESS _____

"Caution: Notwithstanding current surface conditions, the property has been determined to be on an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-0036). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)."

NOT TO BE USED FOR CONSTRUCTION

LINTACK ARCHITECTS
I N C O R P O R A T E D
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • F: 905.522.2209 • E: info@lntack.com
www.lntack.com

FOR SITE PLAN APPROVAL

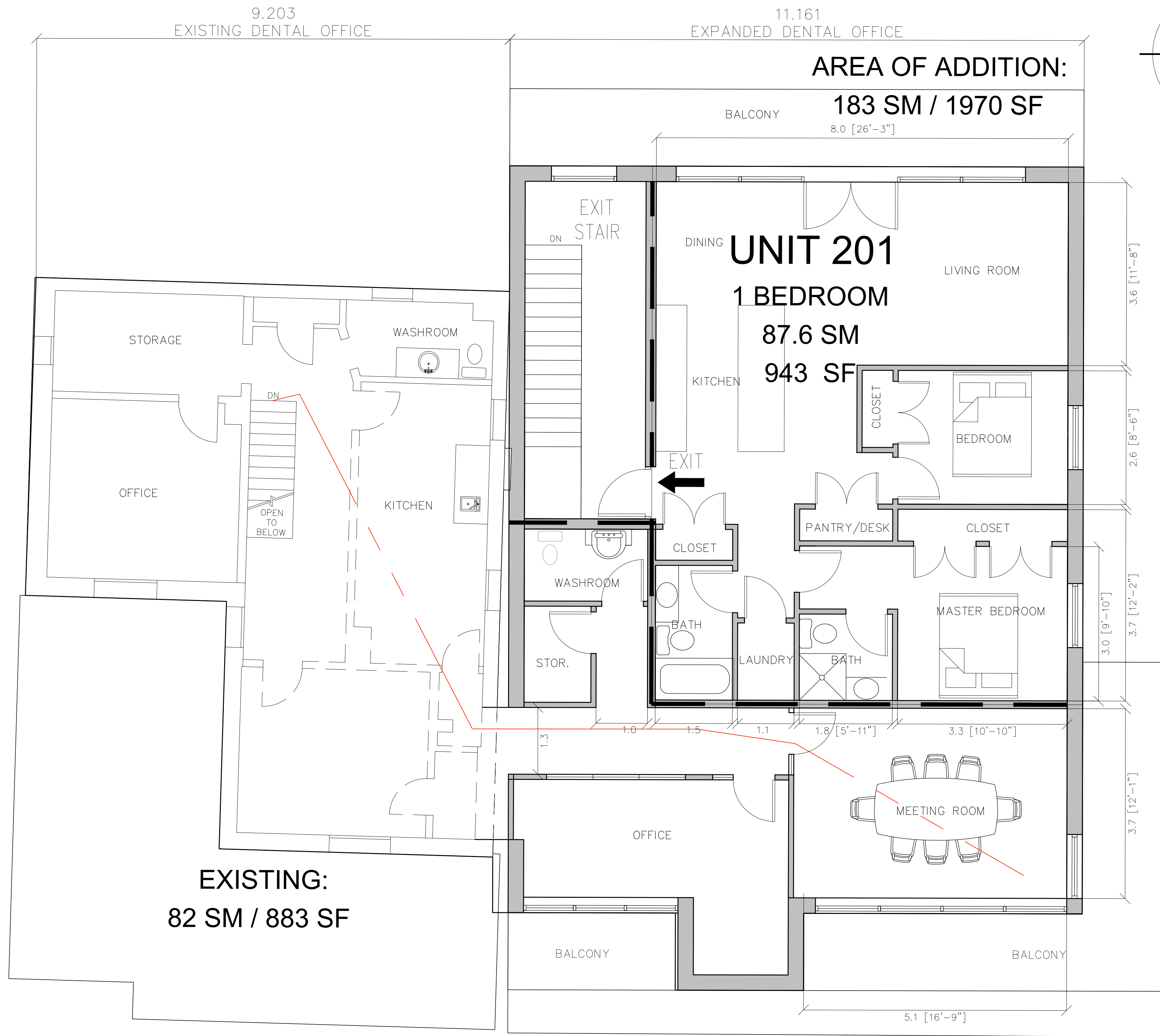
This drawing must not be scaled. General Contractor shall verify all dimensions, datum and levels prior to commencement of the work. All errors and omissions are to be reported immediately to the Architect.

No.	Revisions	Date
1.0	STAFF COMMENTS	MAR. 27 2025
2.0	STAFF COMMENTS	JUNE 18 2025
2.0	SPA APPLICATION	DEC. 17 2024
1.0	FC APPLICATION	MAR. 14 2024
No.	Issue	Date

PART 1, PLAN OF PART OF
LOT 2
REGISTERED PLAN 1443
NORTH SIDE OF HATT SURVEY ST
SOUTH SIDE OF KING STREET J.O. SURVEY
AND ALL OF
LOT 20
REGISTERED PLAN 1453
IN THE
CITY OF HAMILTON

**PROPOSED ADDITION TO:
MCDONOUGH DENTAL
DUNDAS**
119 / 121 DUNDAS STREET
DUNDAS, ONTARIO

job no.	22.090
dwg. file	119&121
dwn. by	JD
scale	AS NOTED
date	JAN. 2024
dwg. title	SPA-25-010 SITE PLAN
dwg.	A1.0



121 HATT STRET
McDONOUGH DENTAL OFFICE

2ND FLOOR - OPTION 3B
FLOOR AREA = 247 SM / 2658 SF

WALL TYPE SCHEDULE

GENERAL NOTES:

LINTACK ARCHITECTS

I N C O R P O R A T E D

244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6165 • E: info@lntack.com
www.lntack.com

FOR SITE PLAN
APPROVAL



This drawing must not be scaled.
General Contractor shall verify all
dimensions, details and levels prior
to commencement of the work.
All errors and omissions are to be
reported immediately to the Architect.

No.	Revisions	Date

2.0	SPA APPLICATION	DEC. 17, 2024
1.0	FC APPLICATION	MAR. 14, 2024
No.	Issue	Date

PROPOSED ADDITION TO:

MCDONOUGH DENTAL
DUNDAS

119 / 121 DUNDAS STREET
DUNDAS, ONTARIO

job no. 22.090

dwg. file 119&121

dwn. by JD

scale AS NOTED

date JAN. 2024

dwg. title
SECOND
FLOOR PLAN

dwg. A2.2

NOT TO BE USED
FOR CONSTRUCTION



1 SOUTH ELEVATION
A3.1 SCALE 1: 50 (METRIC)



2 NORTH ELEVATION
A3.1 SCALE 1: 50 (METRIC)

LINTACK ARCHITECTS

I N C O R P O R A T E D

244 JAMES STREET SOUTH • HAMILTON, ONTARIO L8P 3B3
T: 905.522.2209 • F: 905.522.6165 • E: information@lntack.com
www.lntack.com

FOR SITE PLAN
APPROVAL

ONTARIO ASSOCIATION
OF
ARCHITECTS

Richard F. Lintack

RICHARD F. LINTACK
LICENCE
4148

This drawing must not be scaled.
General Contractor shall verify all dimensions, datums and levels prior to commencement of the work.
All errors and omissions are to be reported immediately to the Architect.

[illegible]

PROPOSED ADDITION TO:
MCDONOUGH DENTAL
DUNDAS
119 / 121 DUNDAS STREET
DUNDAS, ONTARIO

job no.	22.09
dwg. file	119&12
dwn. by	JL
scale	AS NOTED
date	JAN. 202

dwg. title
NORTH +
SOUTH
ELEVATIONS

dwg. A3.1



EXTERIOR FINISH LEGEND:	
(A)	NEW BRICK/STONE VENEER (LIMESTONE)
(B)	LONGBOARD SIDING (FAUX CHERRY WOOD)
(C)	NEW JAMES HARDIE SIDING (LIGHT WARM GREY)
(D)	NEW THERMALLY BROKEN DOUBLE GLAZED WINDOWS & DOOR ASSEMBLIES (BLACK)
(E)	ARCYLIC STUCCO FINISH SYSTEM (EIFS) (GREY)
(F)	PREFINISHED METAL FASCIA/GUTTER (LIGHT GREY)
(G)	PREFINISHED METAL ROOFING (LIGHT GREY)
(H)	EXISTING MASONRY TO REMAIN
(J)	PREFINISHED METAL SIDING (LIGHT GREY)
NOTES ON ELEVATION PLAN: DOOR AND WINDOW LOCATIONS, DIMENSIONS, DETAILS AND BUILDING MATERIALS MAY VARY DEPENDING ON FINAL BUILDING LAYOUT, AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.	

1 EAST ELEVATION
A3.1 SCALE 1: 50 (METRIC)



2 WEST ELEVATION
A3.1 SCALE 1: 50 (METRIC)

NOT TO BE USED
FOR CONSTRUCTION

No.	Revisions	Date
0	SPA APPLICATION	DEC. 17 2024
0	FC APPLICATION	MAR. 14 2024
No.	Issue	Date



No.	Revisions	Date
2.0	SPA APPLICATION	DEC. 17, 2024
1.0	FC APPLICATION	MAR. 14, 2024
No.	Issue	Date

PROPOSED ADDITION TO:
MCDONOUGH DENTAL
DUNDAS
119 / 121 DUNDAS STREET
DUNDAS, ONTARIO

job no. 22.090

dwg. file 119&121

dwn. by JD

scale AS NOTED

date JAN. 2024

dwg. title

**SOUTH
ELEVATION**

dwg. A3.3

JANUARY 2024

PART 1, PLAN OF PART OF
LOT 2
REGISTERED PLAN 1443
NORTH SIDE OF J. HATT SURVEY ST
SOUTH SIDE OF KING STREET J.O. HATT'S SURVEY
AND ALL OF
LOT 20
REGISTERED PLAN 1453
IN THE
CITY OF HAMILTON

A horizontal number line with tick marks at 2, 1, 0, 2, 4, and 6. The word "metres" is written at the right end. The segment between the first 2 and 1 is shaded.

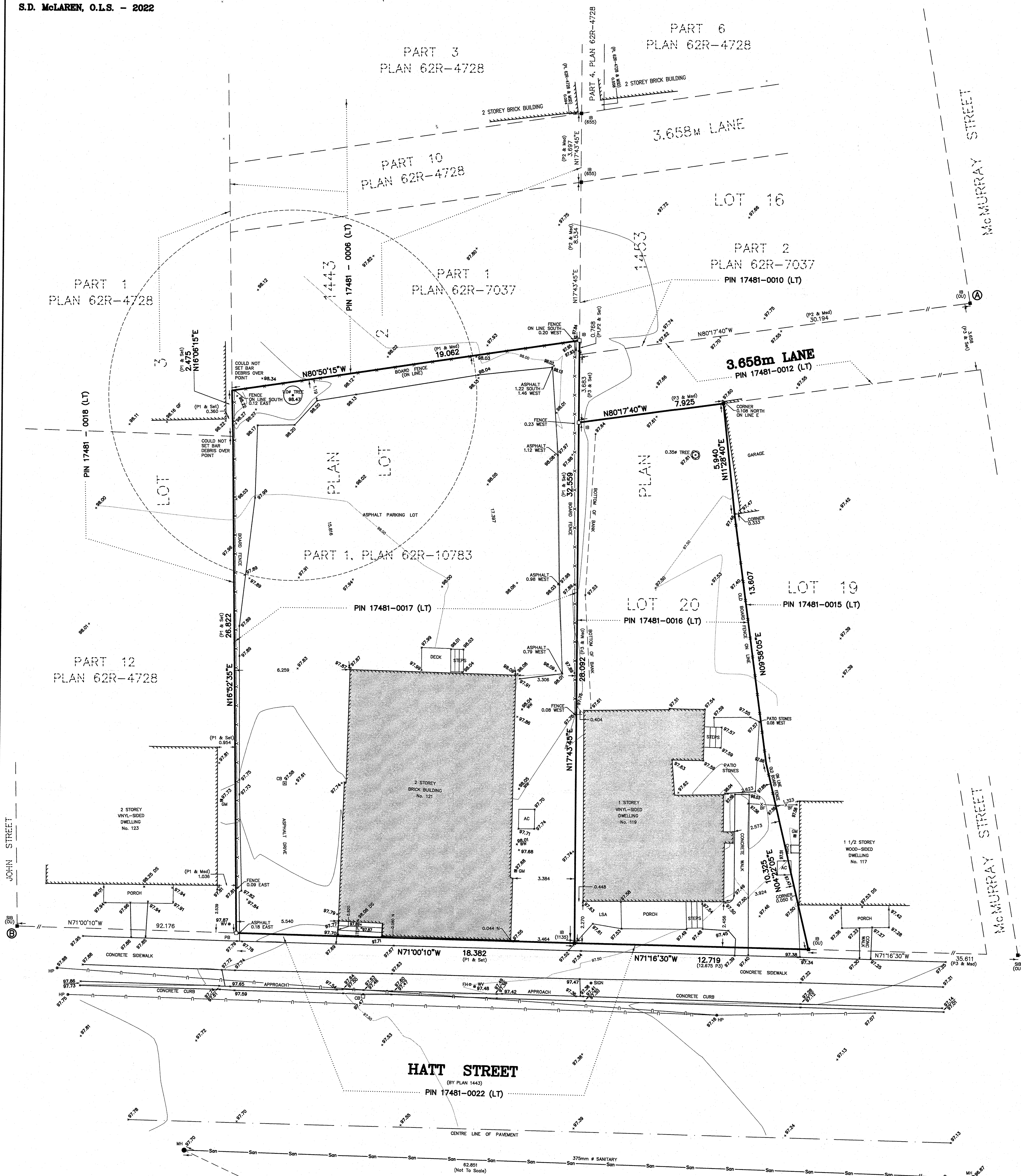


**THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR**
In accordance with
Regulation 1026, Section 29(3).

(PART 2)
PART OF LOT 2, PLAN 1443
NORTH SIDE OF J. HATT SURVEY ST
SOUTH SIDE OF KING STREET J.O. HATT'S SURVEY
AND ALL OF LOT 20, PLAN 1453
AS ILLUSTRATED ON THE PLAN.

THIS PLAN DOES NOT CERTIFY COMPLIANCE
WITH ZONING BY-LAWS.

THIS PLAN WAS PREPARED FOR
PATRICK McDONOUGH



█	DENOTES	MONUMENT SET
■		MONUMENT FOUND
IR		IRON BAR
CB		PLASTIC BAR
CC		CUT CROSS
SS		STANDARD IRON BAR
SSB		SHORT STANDARD IRON BAR
6515		J.T. PETERS, O.L.S.
1024		A.T. McHAREN, O.L.S.
1135		G. WOODS, O.L.S.
UN		ORIGIN UNKNOWN
P		MEASURED
P1		PLAN 62R-10783
P2		PLAN 62R-7037
P3		PLAN 1463
L		LANDSCAPED AREA
CHM		CHIMNEY
GA		GAZ METER
AC		AIR CONDITIONER
FR		FIRE HYDRANT
WF		WATER VALVE
DS		DOOR SILL
GF		GARAGE FLOOR
BF		BOARD FENCE
CONC		CONCRETE
LANDSC		LANDSCAPED AREA
HY		HYDRO POLE
U		OVERHEAD UTILITIES
MH		MANHOLE
CB		CATCH BASIN
WW		WINDOW WELL
DIAMETER		DIAMETER
/		NOT TO SCALE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED
REFERENCE POINTS A AND B, BY REAL TIME NETWORK
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999677970

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF OREG. 218/10		
POINT ID	NORTHING	EASTING
ORP (A)	4790907.354	584504.437
ORP (B)	4790912.190	584377.871
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

MONUMENT 07720020091
ROUND IRON BAR WITH BRASS CAP
LOCATED IN DUNDAS 5m EAST OF
CENTRELINE OF WINEGARDEN TRAIL ALONG
DAVIDSON BLVD 11m NORTH OF
CENTRELINE OF DAVIDSON BLVD 700m
NORTH OF GOVERNOR'S ROAD 0.5m WEST
AND 18m SOUTHWEST OF PORCH CORNER
AT HOUSE #1 WINEGARDEN TRAIL
NORTHEAST CORNER OF DAVIDSON BLVD
& WINEGARDEN TRAIL
ELEVATION: 140.044 metres CGVD-1928:1978

UNDERGROUND SERVICE AND UTILITY LOCATIONS
MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO
CONSTRUCTION

DISTANCES AND COORDINATES
SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE
CONVERTED TO FEET
BY DIVIDING BY 0.3048

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF MAY, 2022

May 18 2022

© S.D. McLAREN, O.L.S. - 2022. NO PERSON MAY COPY REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLAREN, O.L.S.



A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9

Drawn JB	Checked RBM	Crew Chief MW/r	Scale 1:100	Dwg.No. 36927
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July 28, 2025

City of Hamilton
Planning & Economic Development
Committee of Adjustment
71 Main Street West
Hamilton ON L8P 4Y5

Attention: Justin Leung
Secretary Treasurer

Dear Mr. Leung,

Re: Application for Minor Variance,
121 Hatt Street, Dundas, City of Hamilton

WEBB Planning Consultants are retained by McDonough Dentistry Professional Corporation to facilitate the municipal planning approvals required to implement the development of the subject property. This letter and materials are provided in support of an application for Minor Variance that is necessary to achieve compliance with the Regulations of the City's Zoning By-law as a pre-requisite to final approval of an Application for Site Plan Approval.

As illustrated by the Photograph below, the property is comprised of two abutting properties. The west parcel, 121 Hatt Street, is currently in use as a dental office operated by the Applicants. The east parcel, 119 Hatt Street, was recently acquired by the Applicant for the purpose of facilitating an expansion of the dental practice, the existing single detached dwelling intended to be demolished.



Site Photograph: Existing Conditions

The two parcels of land have separate PIN's but have identical ownership – “McDonough Dentistry Professional Corporation”. The parcels are not intended to be merged in title and will be developed under the Consolidated Lot Regulations of Zoning By-law 05-200.

Lintack Architects have prepared the architectural plans for the development which have been submitted to the City in support of an Application for Site Plan Approval, assigned File No. SPA-25-010. The Plans illustrate the retention of the existing building at 121 Hatt Street and construction of a two storey addition on the additional lands that will accommodate the expansion of the dental practice and a single dwelling unit located on the second floor of the new building. The total gross floor area (GFA) of the addition is 366 square metres which will result in combined GFA for the existing and proposed building of 579 square metres.

City staff have processed the Application for Site Plan Approval and granted Conditional Approval of the Plans and issued the standard scope of Conditions of Approval. The consulting team is presently working to satisfy the Conditions of Approval in anticipation of submitting a Building Permit Application.

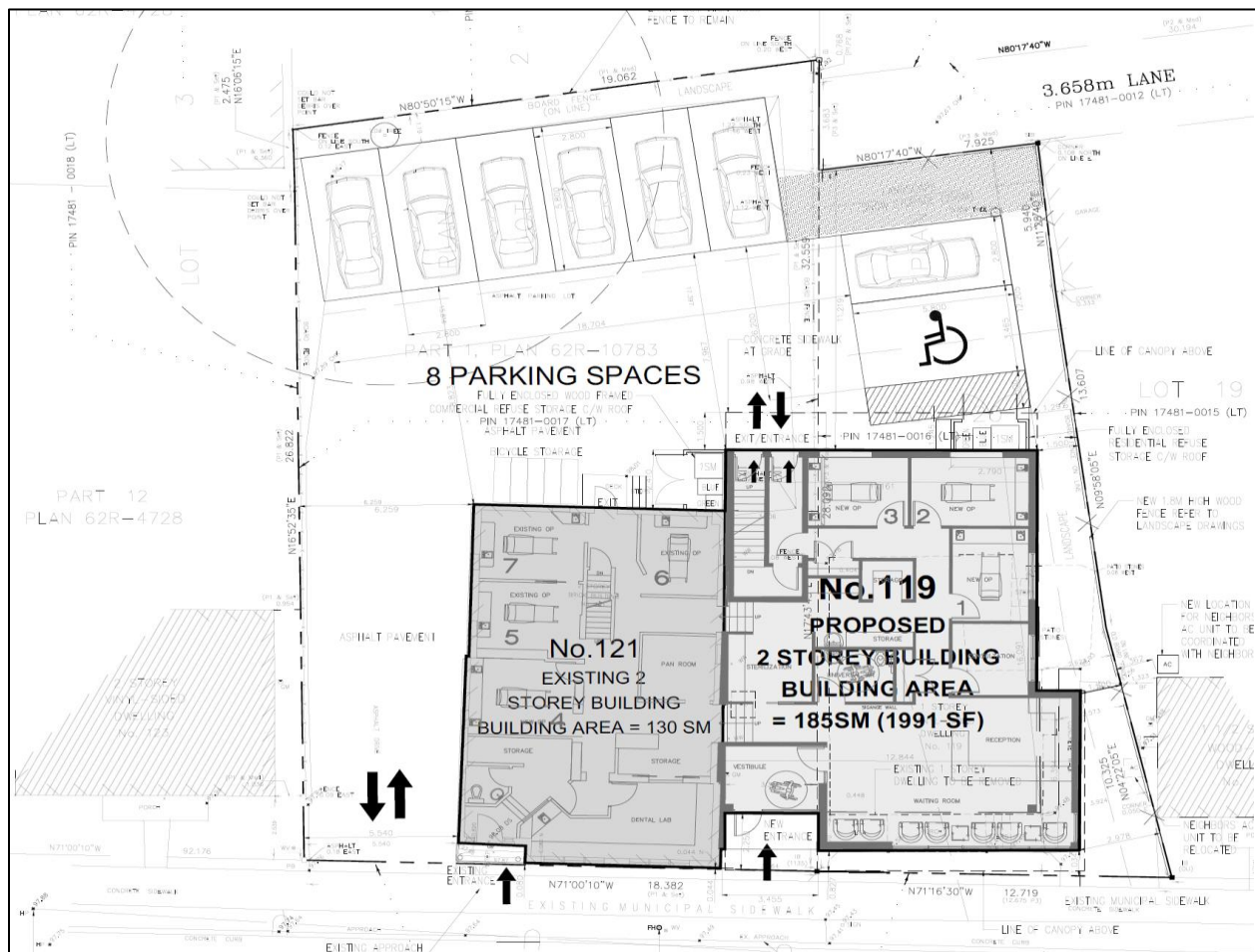


FIGURE ONE: CONDITIONALLY APPROVED SITE PLAN

A fulsome Zoning Analysis has been completed through the Site Plan Approval process and confirms limited non-compliance with Regulations of the City's comprehensive Zoning By-law 05-200, specifically, the number of parking spaces that are being provided. As detailed by the Zoning comment letter dated May 26, 2025, the proposal is deficient with respect to on-site parking necessitating a Variance as below:

1. Notwithstanding Section 5.6.(c) - Minimum Number of Required Parking Spaces, a total of 8 parking spaces are provided whereas a total of 21 parking spaces are required for the combined commercial GFA and the single dwelling unit.

ANALYSIS OF VARIANCES

We have undertaken an analysis of the proposal and it is our opinion that the Variance is appropriate for the proposed development of the lands. As summarized below, the Variance has been considered in the context of the four tests outlined by Section 45 (1) of the Planning Act and in all respects comply.

The Variance has been considered in the context of the Official Plan and in our opinion maintains the general purpose and intent.

The subject lands are identified as "Community Node" on Schedule E – Urban Structure and are designated "Mixed Use – Medium Density" on Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Policies E.4.6.5 and E.4.6.27, amongst others, are applicable and permits the proposed mixed use – commercial combined with residential development. There is no Secondary Plan in effect for the area.

Policy E.4.6.27 states that reduced parking requirements shall be considered to encourage a broader range of uses and to take advantage of a higher level of transit service. It is noted that Hamilton Street Railway Bus Route 5 – Delaware University, runs along King Street West, stops located in close proximity to the subject lands. The Variance maintains the general intent of the Urban Hamilton Official Plan Policy based on proximity of public transit.

The Urban Design Policies of the UHOP, Section 3.3, include Policy direction with respect to parking. Specific to circumstances where a reduction in the minimum number of required parking spaces is proposed, Policy 3.3.10.11 states the City requirement to provide a Parking Analysis as part of a complete application. This Policy has been addressed by way of an inventory of the existing public parking located in immediate proximity to the subject property – parking located within a 250 metre radius and less than a 5 minute walk.

As illustrated by the Figure appended to this letter, the subject area is well served by existing municipal paid parking lots and on-street parking, the latter a combination of metered and time-limit parking. With respect to municipal parking lots, there are 5 paid-parking lots (Lot 2D, Lot 3D, Lot 4D, Lot 6D and Lot 7D) having a combined total of 288 spaces, this in addition to

public parking located at the Dundas Arena/Aquatic Centre which provides an additional 146 spaces.

On-street parking is located on the Hatt Street directly opposite the subject property, as well as, on adjoining side streets including John Street, McMurray Street and Foundry Street.

The inventory of available public parking confirms the area has a significant supply to accommodate the deficiency of on-site parking for the expanded dental clinic.

Specific Policies for Parking and Loading are outlined in Volume One of the UHOP, Sections 4.5.15 – 4.5.19 - Transportation Policies. Directly relevant is Policy 4.5.19 which states that new development on properties adjacent to collector roads (Hatt Street a Collector Road per Schedule C of the UHOP), shall include provisions for sufficient parking, loading, maneuvering and off-street parking. Based on the on-site supply of 8 parking spaces complemented by the significant number of public parking spaces in the immediate area, it is our opinion that there is a sufficient supply of parking to support the subject lands and the existing businesses and residents of the adjoining downtown Dundas Community Node.

With respect to Policies that encourage active transportation and cycling, it is noted that the development does provide the necessary cycling infrastructure with short term bicycle parking spaces and at-grade design considerations to create an active and safe pedestrian environment within the public realm of Hatt Street to encourage walking.

The Variance has been considered in the context of the Zoning By-law and in our opinion maintains the general purpose and intent.

The intent of the Parking Regulations of the Zoning By-law is to ensure adequate parking is provided for patients and staff of the expanded dental clinic and new dwelling, and secondly, to ensure no conflicts with the parking requirements of businesses and residents within the Dundas Community Node.

Having regard for the Minimum Required Parking Rate Schedule, Section 5.7.1. of the By-law, the required number of parking spaces for the expansion to the existing commercial use and single dwelling requires a total of 21 parking spaces, including one accessible parking space. This requirement is documented in a letter issued by Zoning Staff on May 26th, 2025.

The Conditionally Approved Site Plan to implement the expansion to the existing building provides a total of 8 parking spaces. As documented above, the on-site parking supply is supplemented by the significant supply of public parking that is available within immediate proximity to the subject property, a combination of on-street and municipal parking lots.

Recognizing the importance of accommodating patients with accessibility requirements, the on-site parking has been configured to meet the Zoning By-law requirements for accessible parking – one space located at the rear of the property and the building designed to meet the accessibility requirements of the Building Code and AODA Guidelines.

It is noted that the proposed design does implement the Zoning By-law objectives to active transportation, meeting the minimum requirements for both short bicycle parking. No long-term bicycle parking is required based on the scale of the development although the tenant of the upper storey dwelling unit will have the ability to store a bicycle within the unit or the basement of the building.

The Variance is Minor.

The appropriate test to establish that the Variance is minor is to consider if any adverse or negative impacts arise from the development.

In this context of this development proposal, the potential impacts would include over-flow parking to the surrounding area and the convenience for staff and patients to find parking within proximity to the expanded clinic.

This potential impact is mitigated by the abundance of public parking that is located within close proximity to the site as well as the ability to utilize public transit. Further, the Dundas core area has developed as a complete and compact community which encourages access to the clinic via alternative transportation including cycling and walking.

It is our opinion that the Variance does not permit an over-intensification of the site or reduction in the performance criteria that are otherwise intended to provide for good urban design and the appropriate supply of on-site parking.

The proposed development is desirable for the appropriate development of the lands.

It is our opinion that the Variance will provide for the desirable and appropriate development of the lands.

The Conditionally Approved Site Plan demonstrates that a portion of the parking requirement can be met on-site, including the provision of accessible parking and short term bicycle parking. Anecdotally, the owner of the clinic has confirmed that staff and patients have in fact relied heavily upon transit and alternative transportation to access the existing clinic, an example of efficient use of multi-modal alternatives available at this location. This is not anticipated to decline with the expanded facility.

It is noted that the scale of the expansion could meet the Zoning By-law requirement for on-site parking by a significantly reduced floor area. However, it is our opinion this would result in a suburban character of built form with significant areas of the site used for parking and reduced scale of development. This is not a desirable outcome for a property within downtown Dundas, identified as a "Community Node" on Schedule E – Urban Structure, an area intended for higher intensity of development and complementary built form.

The proposal is desirable for the appropriate development based on the resulting built form which locates on-site parking to the existing area at the rear of the site utilizing an existing

driveway. The resulting built form of the expanded building extends across the full Hatt Street frontage, a desirable urban design condition and compatible with the established character of Hatt Street.

In summary, it is our opinion that the Variance required to implement the proposal meets the four tests of the Planning Act and will provide for the appropriate development of the site as a mixed use project that promotes expands a needed public health use and provides a marginal increase in urban living, promoting existing businesses and the viability of the Dundas Community Node.

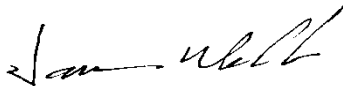
To facilitate the City's review of the proposed development, the following materials are being submitted to advance the Application for Minor Variance:

- Completed Application for Minor Variance;
- Planning Brief prepared by WEBB Planning Consultants;
- Application fee of \$4,065.00, to be paid via credit card;
- Site Plan and Building Elevations prepared by Lintack Architects
- Topographic and Boundary Survey, prepared by A. T. McLaren.;

We trust that you will find the enclosed materials complete and suitable for the purpose of processing this Application for Minor Variance. Please contact our office immediately should you have any questions or require additional information in support of this submission.

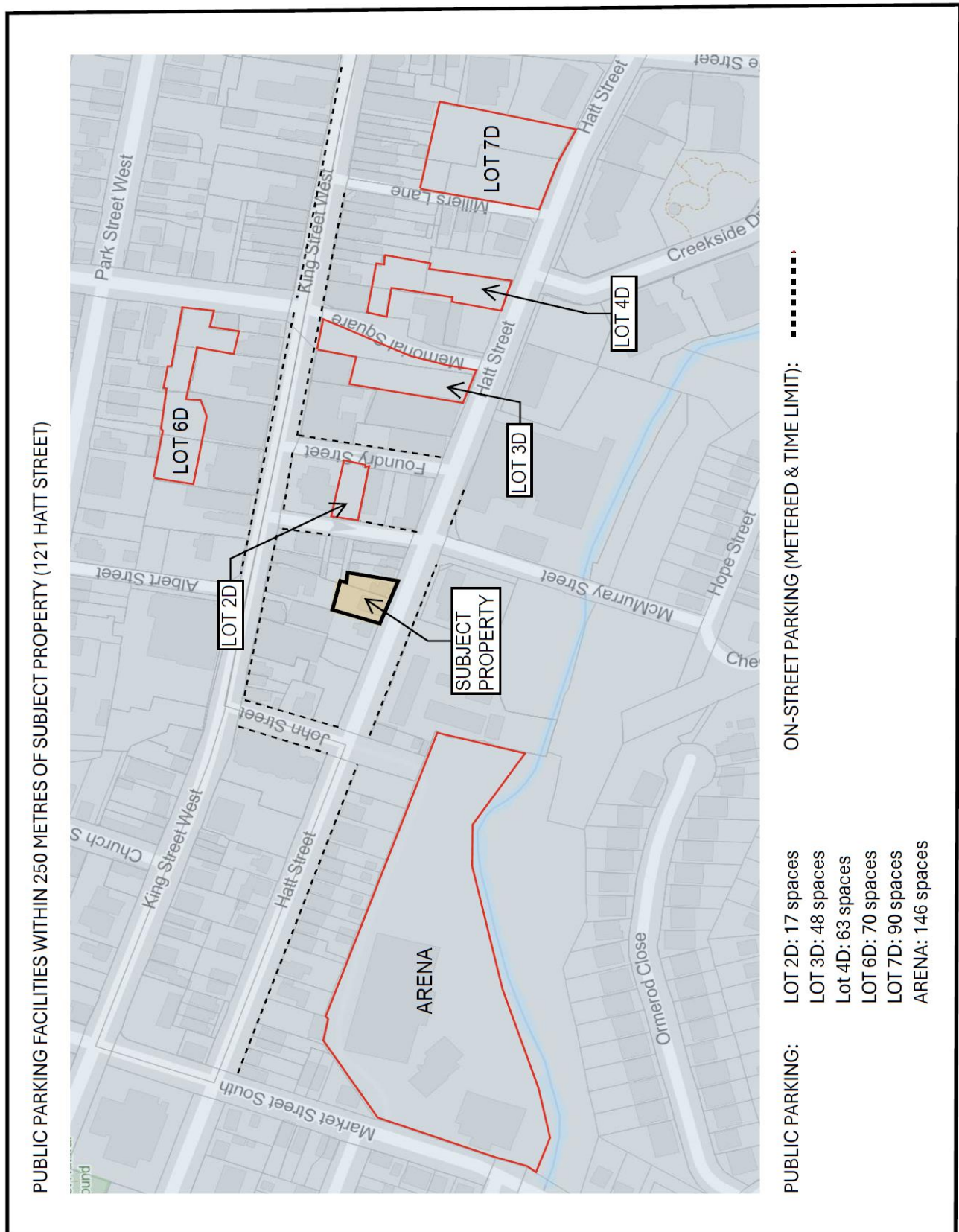
Yours truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP

cc: McDonough Dentistry Professional Corporation
Lintack Architects



APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	McDonough Dentistry Professional Corporation	
Applicant(s)	McDonough Dentistry Professional Corporation	
Agent or Solicitor	WEBB Planning Consultants	

1.2 Primary contact

☐ Applicant ☐ Owner
☐ Agent

1.3 Sign should be sent to

☐ Applicant ☐ Owner
☐ Agent

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	119 & 121 Hatt Street		
Assessment Roll Number			
Former Municipality	Town of Dundas		
Lot		Concession	
Registered Plan Number	1443 & 1453	Lot(s)	Pt Lot 2, all of Lot 20
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:

Per Section 5.7.1 of By-law 05-200, a total of 8 parking spaces, including one accessible parking space, shall be provided notwithstanding the requirement for 21 spaces

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Undersized parcel of land with downtown core of old Dundas, physical limitation

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
31.0 metres	26.8 metres (irregular)	860 sq. metres	20.0 m (Hatt Street)

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
2 storey commercial	0.04 m	15.8 m	5.5 m (W) 3.3 m (E)	01/01/1900
1 1/2 St. single detached	2.2 m	15.8	0.4 (W) 2.5 m (E)	01/01/1880
(1 1/2 St to be demolished)				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
2 storey addition	2.2 m	11.2 m	1.5 m (East)	10/01/2025

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
2 storey commercial	130 sq m	213 sq m	2	9.6 m
1 1/2 St single detached	71 sq m	110 sq m	1 1/2	5.7 m
(1 1/2 St to be demolished)				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
2 storey addition	185 sq m	366 sq m	2	7.8 m

- 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.):

Expansion to existing dental clinic, one multiple dwelling proposed on second floor of addition

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Mix of low density residential and commercial uses

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

119 Hatt - acquired September 2021, 121 Hatt - acquired September 2017

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

121 Hatt - Commercial (Clinic), 119 Hatt - Single detached residential

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

121 Hatt - Dental clinic. 119 Hatt - Single detached residential

7.4 Length of time the existing uses of the subject property have continued:

121 Hatt in use as a dental clinic in excess of 25 years. 119 Hatt dwelling construction unknown.

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: _____

Urban Hamilton Official Plan designation (if applicable) Mixed Use Medium Density

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

Existing dental clinic and addition to clinic and the proposed multiple dwelling are permitted uses, site is connected to full municipal services, matters of urban design considered through City review of Application for Site Plan Approval

7.6 What is the existing zoning of the subject land? C5 Zone, By-law 05-200

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: C5 Zone, By-law 05-200

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):

Please refer to cover letter prepared by WEBB Planning Consultants

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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