



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)

**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

<b>APPLICATION NO.:</b>	<b>A-25:173</b>	<b>SUBJECT PROPERTY:</b>	46 East Bend Avenue North, Hamilton
<b>ZONE:</b>	R1a – (Low Density Residential – Small Lot)	<b>ZONING BY-LAW:</b>	Hamilton Zoning By-law 05-200

**APPLICANTS:**      Owner: Veeru Khanna  
                                 Applicant: Rohit Kumar

The following variances are requested:

1. A minimum setback from a Side Lot Line of 0.6 metres shall be provided whereas the By-law requires a minimum of 1.2 metres.
2. A minimum setback from the Rear Lot Line of 4.6 metres shall be provided whereas the By-law required a minimum of 7.5 metres.

**PURPOSE & EFFECT:**      To facilitate the construction of an addition to an existing single detached dwelling.

**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, September 25, 2025</b>
<b>TIME:</b>	<b>2:25 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> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

## A-25:173

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**

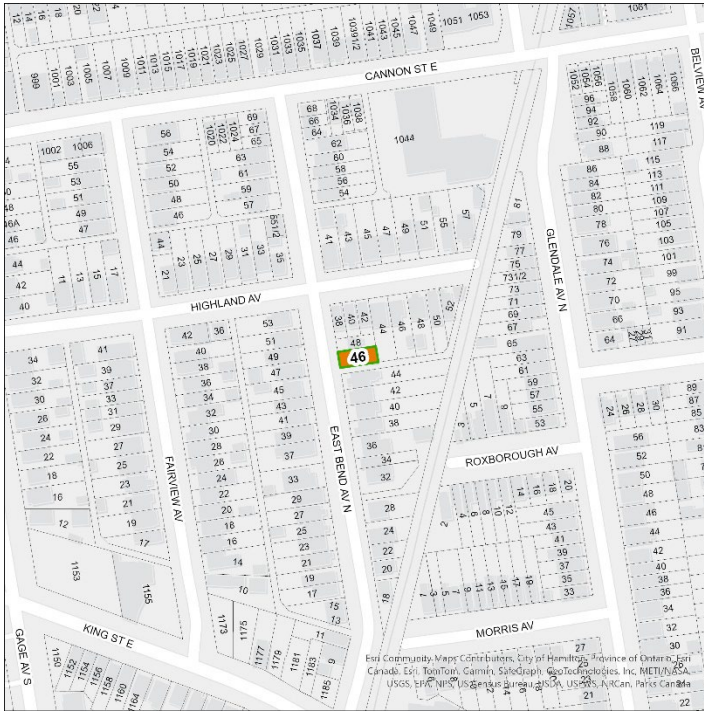
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 23, 2025

**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 24, 2025

### **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:173, 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.



DATED: September 8, 2025

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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.



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## 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](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.

### 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. 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.

#### 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](mailto: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](mailto: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](mailto:cofa@hamilton.ca) or call 905-546-2424 ext. 4221.

# HIGHLAND AVENUE

**SURVEYOR'S REAL PROPERTY REPORT,  
PART 1**  
**PART OF LOTS 93 & 94**  
**REGISTERED PLAN 386**  
IN THE  
**CITY OF HAMILTON**  
(REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH)

**SCALE & NOTES**

SCALE: 1:100



THOMAS GONDO  
ONTARIO LAND SURVEYOR  
© COPYRIGHT 2025

**LEGEND**

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
IB	IRON BAR
SIB	STANDARD IRON BAR
RIB	ROUND IRON BAR
IP	IRON PIN
CC	CUT CROSS
OU	NOTES ORIGIN UNKNOWN
N-E-W-S	NOTES NORTH - EAST - WEST - SOUTH
S	NOTES SET
M	NOTES MEASURED
P1	NOTES PLAN BY A.J. CLARKE, O.L.S. DATE: OCTOBER 12, 1988
RP	NOTES REGISTERED PLAN 386
D1	NOTES INSTRUMENT No. AB396581
D2	NOTES INSTRUMENT No. CD312220
BR	NOTES BRICK
DS	NOTES SUBJECT LANDS BOUNDARY
---	NOTES DEED LINE
---	NOTES LOT LINE
---	NOTES LIMIT OF STREET
X	NOTES FENCE LINE
OH	NOTES OVER HEAD WIRE

**METRIC**

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

**BEARING NOTE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF EAST BEND AVENUE, HAVING A BEARING OF N18°00'00"E AS SHOWN ON REGISTERED PLAN 386.

**BENCH MARK**

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO COSINE BENCHMARK No. 07720030007 HAVING AN ELEVATION OF 89.089 Metres, DATUM:CGVD28:78.

THIS PLAN WAS SIGNED WITH A SCANNED SIGNATURE AS A RESULT OF THE EMERGENCY ORDER RELATED TO THE COVID-19 PANDEMIC

**PART 2 - SURVEY REPORT**

**REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:**

- THERE WERE NO REGISTERED RIGHT OF WAY LISTED ON THE PARCEL REGISTER FOUND AT THE LAND REGISTRY OFFICE
- THERE WERE NO REGISTERED EASEMENTS LISTED ON THE PARCEL REGISTER FOUND AT THE LAND REGISTRY OFFICE

**REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:**

- THERE WERE NO BOUNDARY FEATURES OBSERVED TO SUGGEST AN UNREGISTERED EASEMENT

**COMPLIANCE WITH MUNICIPAL BY-LAWS**

- THE PLAN DOES NOT CERTIFY ZONING COMPLIANCE

**OTHERS**

- THE FENCES ARE NOT ALWAYS ON THE PROPERTY LINES
- THE GARAGE ON THE SUBJECT LAND IS ENCRANCHING THE SOUTH PROPERTY LIMIT AS SHOWN ON THE PLAN

THIS SURVEY IS PREPARED EXCLUSIVELY FOR DENNIS KHANNA AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHERS.

**SURVEYOR'S CERTIFICATE**

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 MAY 21, 2025.

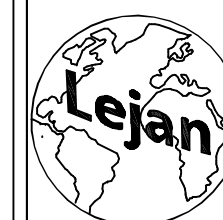
DATE: MAY 22, 2025

THOMAS GONDO  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-103717



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



Lejan land surveying inc.

572 Barton Street  
Stoney Creek, ON L8E 5N3  
Phone: 905-643.6131  
Email: info@lejansurveying.ca

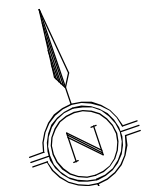
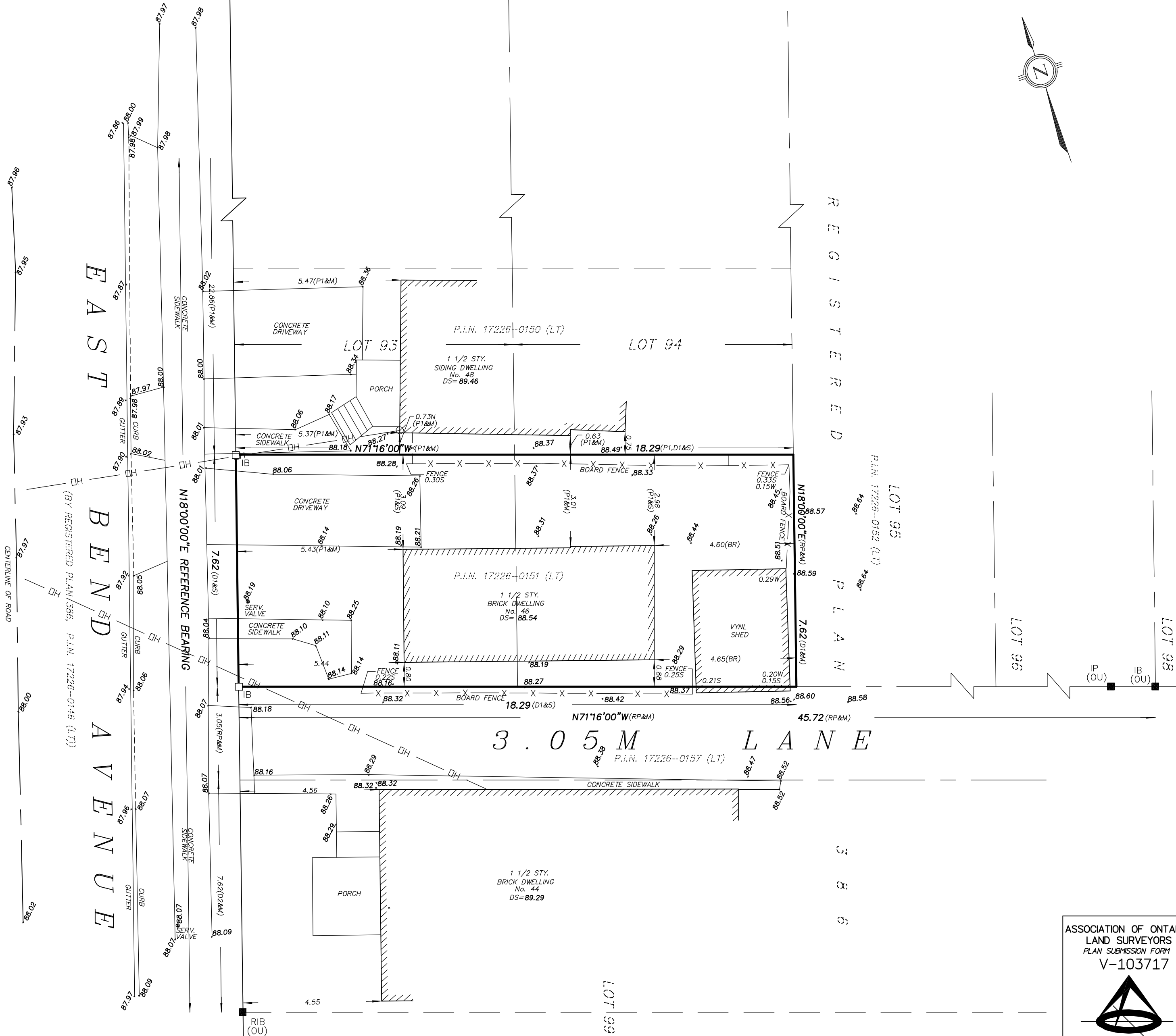
DWN BY: KC

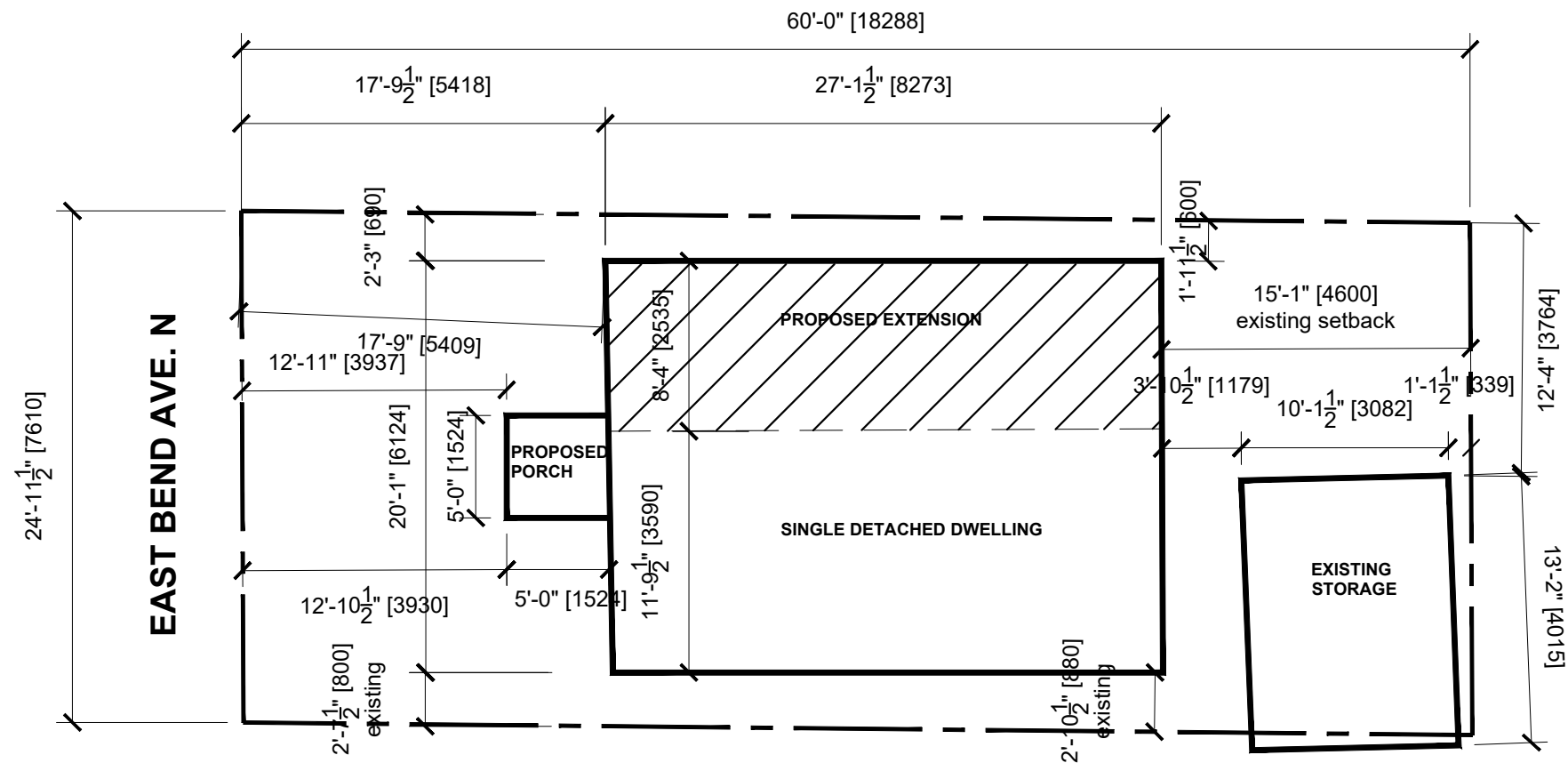
CHK BY: TG

JOB No. 25-057\_REV1

15.24(RP,P1&S)

SIB (OU)





**ZONING STATEMENT**

ZONE R1A

**FRONT SETBACK**

ALLOWED = 4.0M  
 PROPOSED = 3.9M (MINOR VARIANCE REQUIRED)

**RIGHT SIDE SETBACK (EXISTING SETBACK)**

ALLOWED = 1.2M  
 EXISTING SETBACK = .8M (EXISTING BUILDING SETBACK)

**RIGHT SIDE SETBACK (EXISTING SETBACK)**

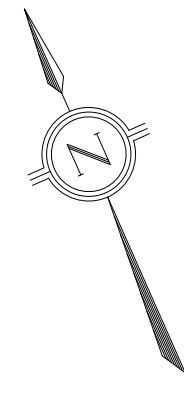
ALLOWED = 7.5M  
 EXISTING SETBACK = 4.6M (EXISTING BUILDING SETBACK)

**BUILDING HT.**

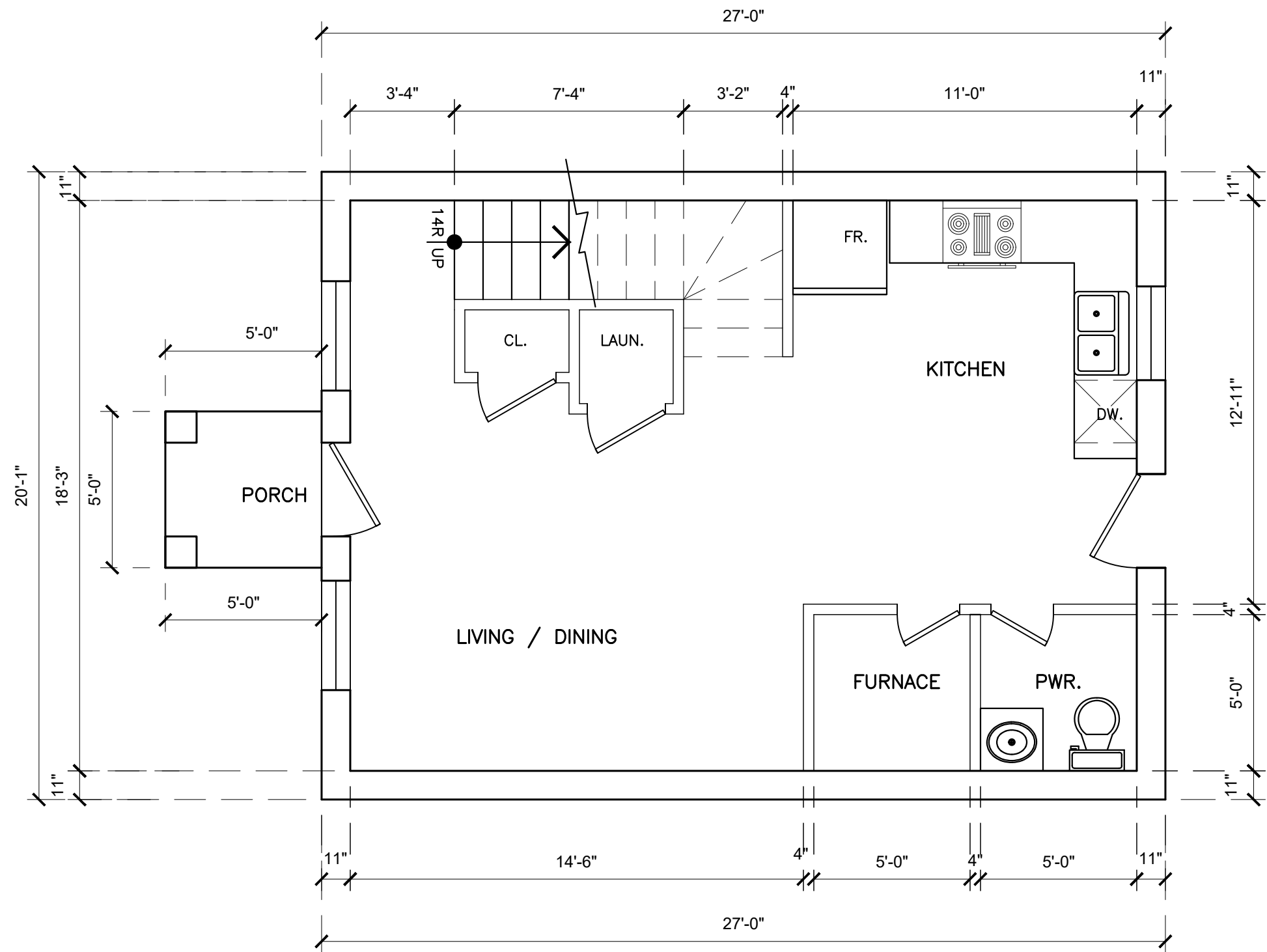
ALLOWED = 10.5M  
 PROPOSED = 8.03M

**NOTE**

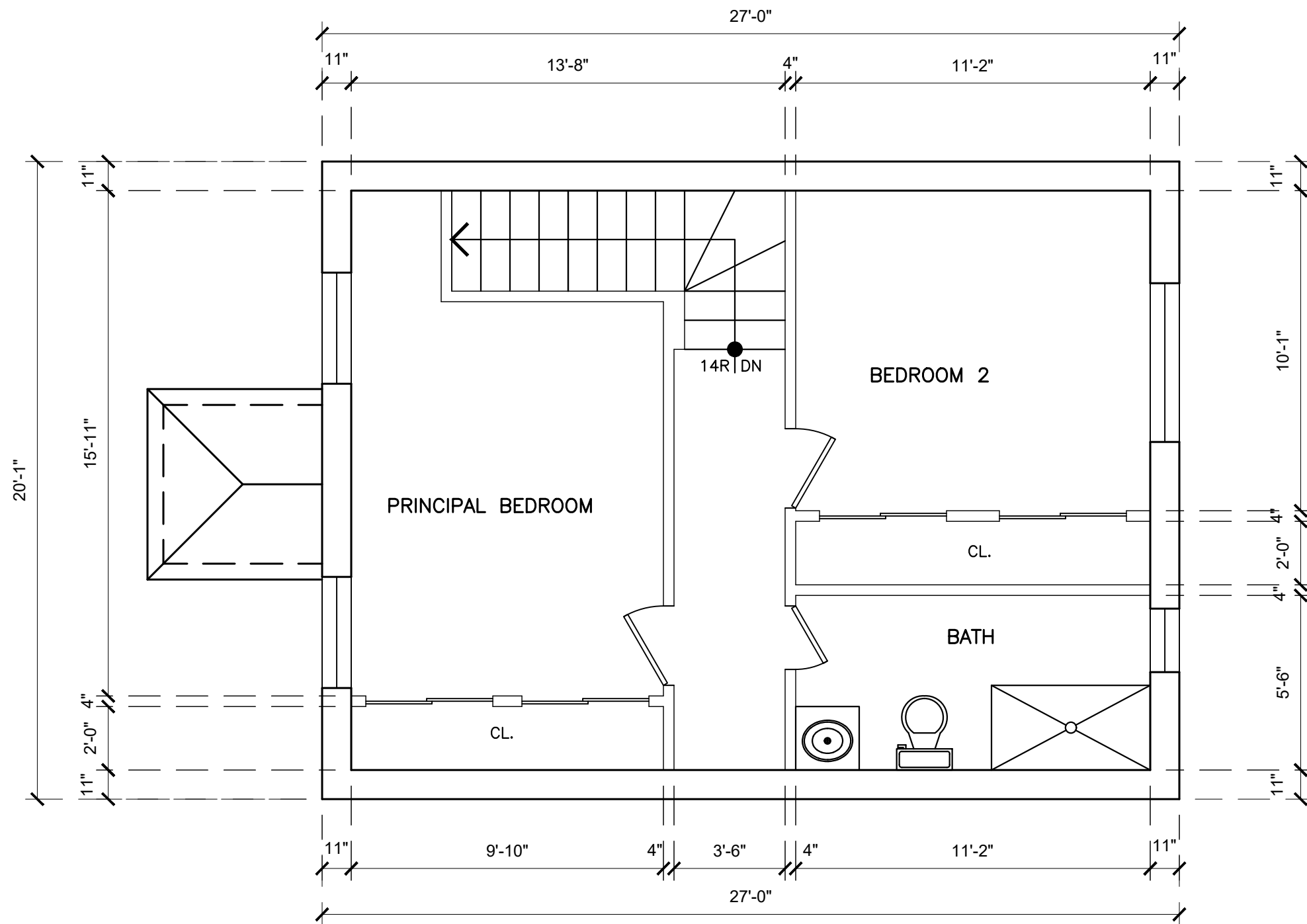
SITE PLAN AND SETBACKS  
 AS/SETBACKS FROM ATTACHED SURVEY  
 PLAN



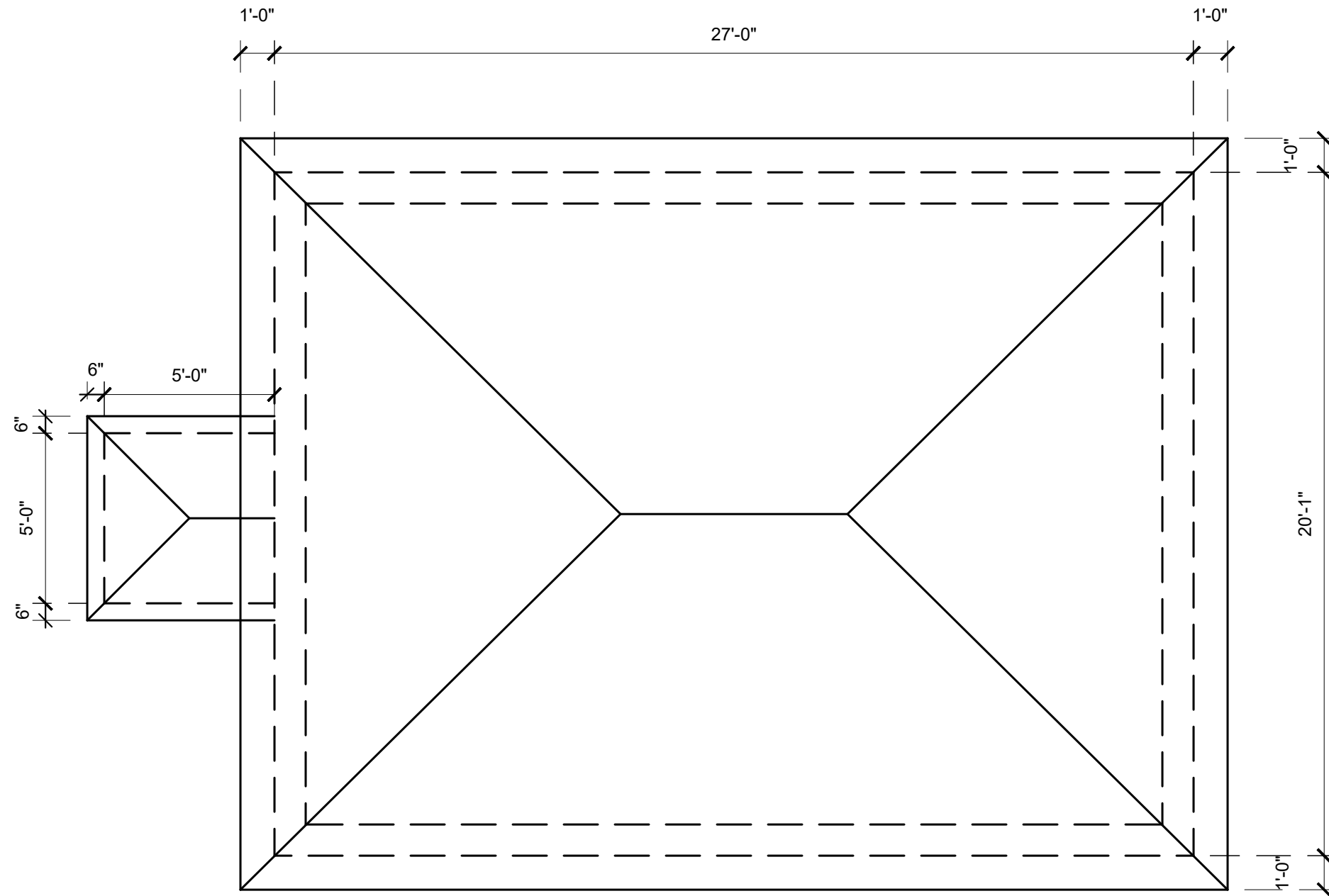
NO.	REVISIONS	BY	DATE
<b>RK ARCHITECTS INC.</b> 2565 Steeles Ave, East, Unit-14, Suite-201, Brampton, ON, L6T 4L6 Ph: 647-996-7621 Email: rkarch77@outlook.com			
<b>HOUSE EXTENSION AT 46 EAST BEND AVE. N</b> HAMILTON, ONTARIO			
CLIENT: -----			DATE:
DRW BY: RK	CHK BY: RK	SCALE: 1:100	PAPER SIZE: 11 x 17
SITE PLAN			DWG. NO: SP



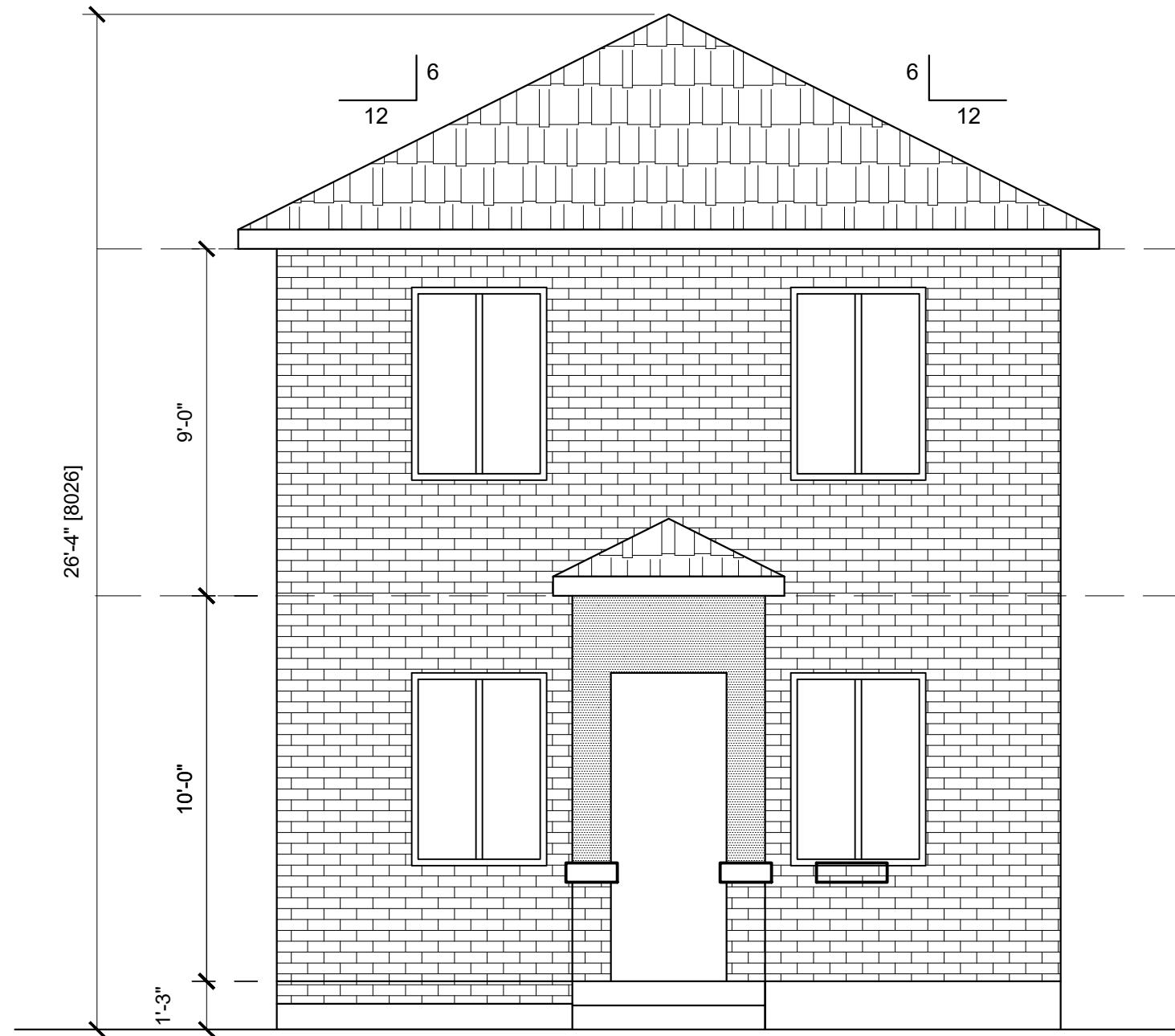
NO.	REVISIONS	BY	DATE
<b>RK ARCHITECTS INC.</b> 2565 Steeles Ave, East, Unit-14, Suite-201, Brampton, ON, L6T 4L6 Ph: 647-996-7621 Email: rkarch77@outlook.com			
<b>HOUSE EXTENSION AT 46 EAST BEND AVE. N</b> HAMILTON, ONTARIO			
CLIENT: -----			DATE:
DRW BY: RK	CHK BY: RK	SCALE: 1/4"=1'-0"	PAPER SIZE: 11 x 17
GROUND FLOOR PLAN			DWG. NO: PL-1



NO.	REVISIONS	BY	DATE
<p><b>RK ARCHITECTS INC.</b>            2565 Steeles Ave, East, Unit-14, Suite-201, Brampton, ON, L6T 4L6            Ph: 647-996-7621 Email: rkarch77@outlook.com</p>			
<p><b>HOUSE EXTENSION AT 46 EAST BEND AVE. N</b>            HAMILTON, ONTARIO</p>			
CLIENT: -----			DATE:
DRW BY: RK	CHK BY: RK	SCALE: 1/4"=1'-0"	PAPER SIZE: 11 x 17
SECOND FLOOR PLAN			DWG. NO: PL-2



NO.	REVISIONS	BY	DATE
<b>RK ARCHITECTS INC.</b> 2565 Steeles Ave, East, Unit-14, Suite-201, Brampton, ON, L6T 4L6 Ph: 647-996-7621 Email: rkarch77@outlook.com			
<b>HOUSE EXTENSION AT 46 EAST BEND AVE. N</b> HAMILTON, ONTARIO			
CLIENT: -----			DATE:
DRW BY: RK	CHK BY: RK	SCALE: 1/4"=1'-0"	PAPER SIZE: 11 x 17
ROOF PLAN			DWG. NO: PL-3



NO.	REVISIONS	BY	DATE
<p><b>RK ARCHITECTS INC.</b>            2565 Steeles Ave, East, Unit-14, Suite-201, Brampton, ON, L6T 4L6            Ph: 647-996-7621 Email: rkarch77@outlook.com</p>			
<p><b>HOUSE EXTENSION AT 46 EAST BEND AVE. N</b>            HAMILTON, ONTARIO</p>			
CLIENT: -----			DATE:
DRW BY: RK	CHK BY: RK	SCALE: 1/4"=1'-0"	PAPER SIZE: 11 x 17
FRONT ELEVATION			DWG. NO: EL-1



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)	VEERU KHANNA	[REDACTED]	
Applicant(s)	ROHIT KUMAR		
Agent or Solicitor			Phone:
			E-mail:

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 be sent by email.

1.6 Payment type

In person

Cheque

Credit over phone\*  
[REDACTED]

\_\_\_\_\_  
\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	46 EAST BEND AVE. N. HALILTON, ON, L8L 7E2		
Assessment Roll Number	040281577900000		
Former Municipality			
Lot	94	Concession	
Registered Plan Number	386	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:

1. Left side yard Allowed = 1.2m Proposed = 0.6m
2. Front setback for porch Allowed = 4.0m Proposed = 3.9m

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

THE SETBACKS ARE REQUIRED TO FIT THE BASIC REQUIREMENTS

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
7.62m	18.29m	139.4 sq.mt.	7.4m

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
DETACHED HOUSE	5.43m	4.60m	.80m , 3.09m	1910
EXISTING SHED	1.24	.29m	0m, 3.72m	1910

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
DETACHED HOUSE	3.9m	4.60m	.80m , .60m	

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
DETACHED HOUSE	30.68 sq.mt	61.37 sq.mt.	1.5	5.5m
SHED	12.36 sq.mt	12.36 sq.ft	1	2.7m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
DETACHE HOUSE	52.6 sq.mt	101.67 sq.mt	2	8.03m

- 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 HOUSE

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

SINGLE DETACHED

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2025

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

SINGLE DEATCHED

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

SINGLE DETACHED

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

SINCE BUILT

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Rural Settlement Area: \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) NEIGHBOURHOODS

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

7.6 What is the existing zoning of the subject land? R1A

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: R1A

---

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

If yes, please provide the file number: \_\_\_\_\_

## **8 ADDITIONAL INFORMATION**

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

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

## 11 COMPLETE APPLICATION REQUIREMENTS

### 11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

### 11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
  - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
  - Minimum Distance Separation Formulae (data sheet available upon request)
  - Hydrogeological Assessment
  - Septic Assessment
  - Archeological Assessment
  - Noise Study
  - Parking Study
- 
-