



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-26:051	SUBJECT PROPERTY:	65 Murray Street West, Hamilton
ZONE:	D (Urban Protected Residential – One and Two Family Dwelling, Etc)	ZONING BY-LAW:	Hamilton Zoning By-law 6593

APPLICANTS: Owner: Katherine Schwenger & Jono Yach
 Applicant: Katherine Schwenger & Jono Yach
 Agent: Lauren Boyer Architect

The following variances are requested:

1. A Rear Yard depth of at least 1.2m shall be permitted instead of the minimum required 7.5 metre Rear Yard depth.
2. A minimum of 33% of the gross area of the side yard shall be used for a landscape area whereas the by-law requires a minimum of 50% of the gross area of the side yard shall be used for a landscaped area
3. One (1) parking space shall be provided instead of the minimum required two (2) parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room.

PURPOSE & EFFECT: To facilitate a proposed two storey rear yard addition onto an existing Single Family 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:

DATE:	Thursday, April 30, 2026
TIME:	9:55 a.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

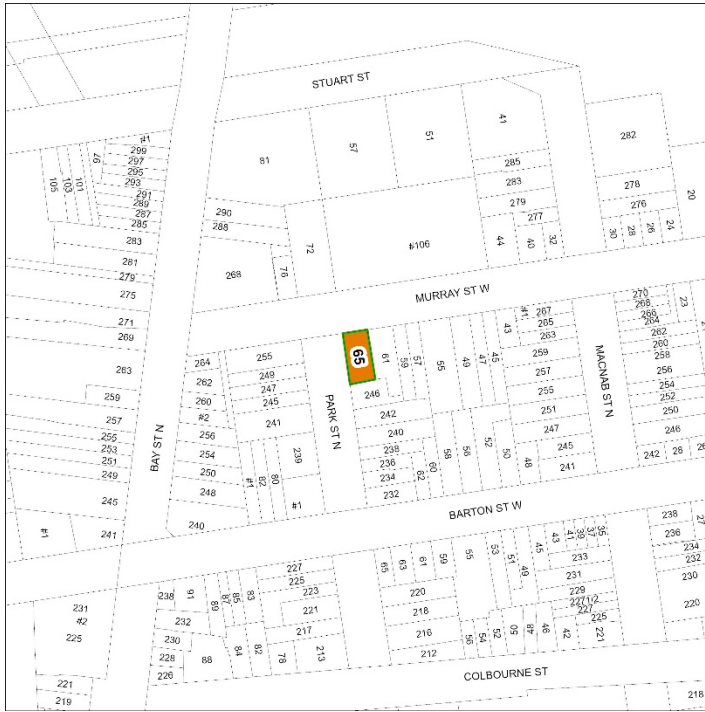
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:051, 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: April 13, 2026

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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Telephone (905) 546-2424, ext. 4221

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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

By Mail:

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All written comments received by the deadline 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 with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

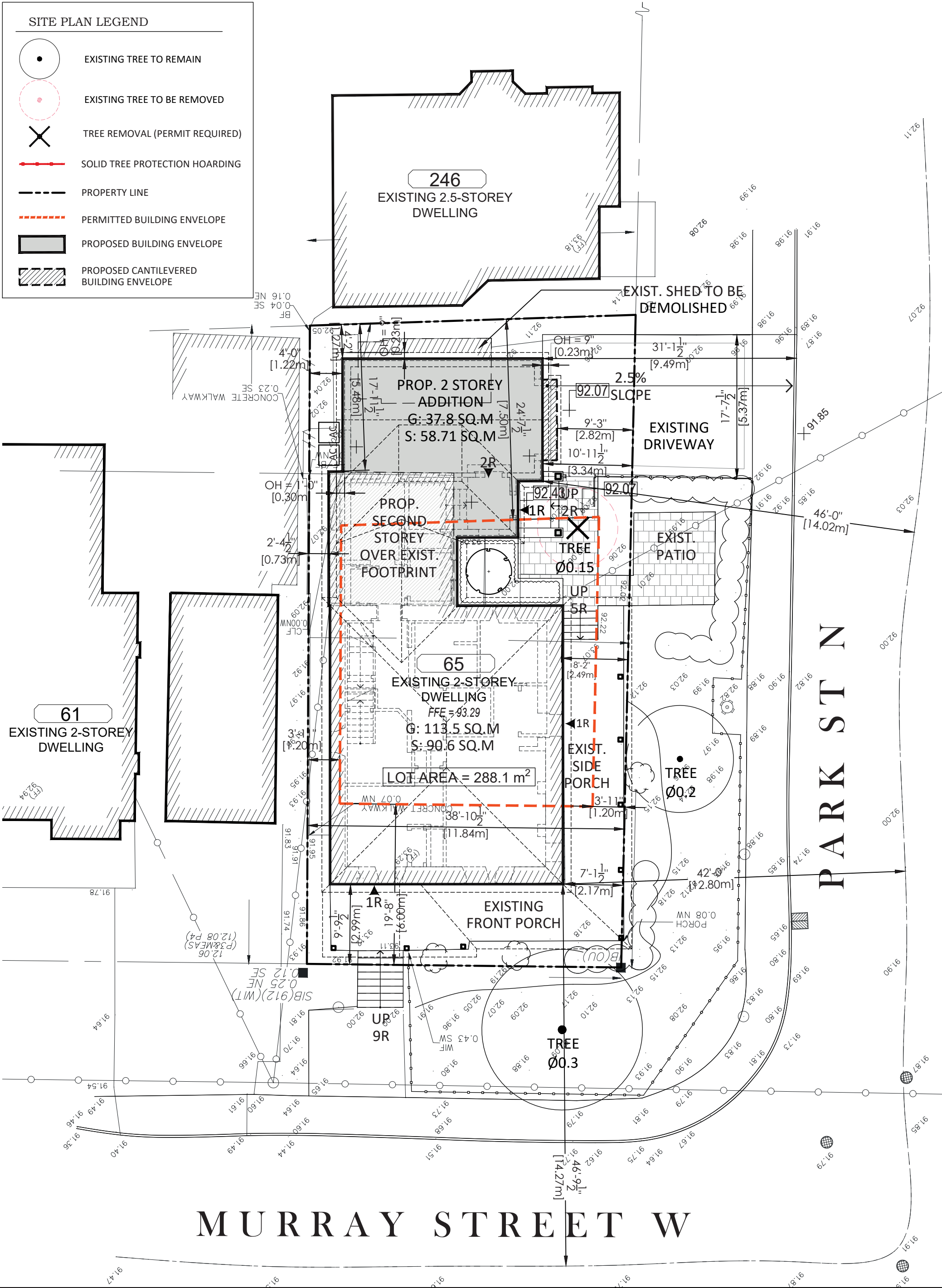
6. Additional Notes

- 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 PLAN LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  TREE REMOVAL (PERMIT REQUIRED)
-  SOLID TREE PROTECTION HOARDING
-  PROPERTY LINE
-  PERMITTED BUILDING ENVELOPE
-  PROPOSED BUILDING ENVELOPE
-  PROPOSED CANTILEVERED BUILDING ENVELOPE



MURRAY STREET W

PARK ST N

LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

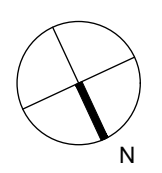
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3/32" = 1'-0"

DRAWN BY/CHECK BY:
LA / LB

ISSUED FOR/REV #
COMMITTEE OF ADJUSTMENT

PLOT DATE
MARCH 05, 2026

PROJECT No:
25-04



PROJECT/ADDRESS:
SCHWENGER YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING No:
A101

SCHEDULE 1: ZONING PARAMETERS AND STATISTICS (PAGE 1)

CITY OF HAMILTON ZONING AND DEVELOPMENT STATISTICS (URBAN PROTECTED RESIDENTIAL)						ZONING REFERENCE	
65 MURRAY STREET WEST HAMILTON, ON			ZONING BY-LAW 6593 'D' DISTRICT			PART 10	
			LOT WIDTH (12m min.) 11.84 m	LOT AREA (360 m ² min.) 288.1 m ²		10-1(4)	
			DEEMED STREET WIDTH TBD m	ACTUAL STREET WIDTH TBD m		2.27	
SETBACKS			PERMITTED	EXISTING	PROPOSED	10-1(3)	
	FRONT (N)	HOUSE	6.0m	2.99m	2.99m		
	REAR (S)	HOUSE	7.5m	5.48m	1.27m		
	STREET SIDE (E)	HOUSE	1.2m	2.49m	2.49m		
	SIDE (W)	HOUSE	1.2m	0.73m	0.73m		
<p>*WHERE A BUILDING OR STRUCTURE IS TO BE ERECTED ON AN INTERIOR LOT BETWEEN TWO EXISTING BUILDINGS OR STRUCTURES LOCATED NOT MORE THAN 30.0M FROM THE PROPOSED BUILDING OR STRUCTURE, SUCH BUILDING OR STRUCTURE MAY BE ERECTED CLOSER TO THE FRONT LOT LINE THAN REQUIRED BY THE DISTRICT IN WHICH THE LOT IS SITUATED, PROVIDED THAT:</p> <p>(a) THE MINIMUM FRONT YARD SHALL BE EQUAL TO THE AVERAGE DEPTH OF THE TWO ADJOINING FRONT YARDS, AND</p> <p>(b) THE REDUCTION OF THE MINIMUM FRONT YARD AS PERMITTED BY THIS PROVISION SHALL NOT EXCEED THIRTY PERCENT (30%) OF THE DEPTH ORDINARILY REQUIRED BY THE DISTRICT PROVISIONS IN WHICH THE LOT IS SITUATE.</p>						18-3 (3iii)	
BUILDING HEIGHT			PERMITTED		PROPOSED		10-1 (2)
HEIGHT SHALL MEAN THE ELEVATION OF CURB LEVEL OPPOSITE THE HIGHEST POINT OF THE BUILDING OR STRUCTURE, ON A LINE PERPENDICULAR TO THE STREET LINE			PEAKED	FLAT	PEAKED	FLAT	
MAX. 3 STOREY		14 M	10.10M				
ENCROACHMENTS			PERMITTED		PROPOSED		18-6 (vi)
CHIMNEY, SILL, BELT COURSE, LEADER, PILASTER, LINTELS, & DECORATIVE PROJECTIONS		SIDE	0.5m				(a)
		FRONT, REAR, STREET	1.0m				
CANOPY, CORNICE, EAVE OR GUTTER		SIDE	< OF 1/2" WIDTH OF YARD OR 1.0M				(b)
* MUST BE 1.5M FROM LOT LINE		FRONT, REAR, STREET	1.5m*				
OPEN FIRE ESCAPE OR OPEN STAIRWAY		REAR	1.0m				(c)
		SIDE	< OF 1/3" WIDTH OF YARD OR 1.0M				
A BAY, BALCONY, OR DORMER		FRONT, REAR, STREET	1.0m*				(cc)
*MUST BE 1.5M FROM STREET LOT LINE		SIDE	< OF 1/3" WIDTH OF YARD OR 1.0M				
VESTIBULE		FRONT, REAR, STREET	1.2M*				(ccc)
*MUST BE 1.5M FROM STREET LOT LINE		SIDE	< OF 1/3" WIDTH OF YARD OR 1.2M				
		PROVIDED THAT THE SUM OF THE LENGTHS OF SUCH PROJECTIONS SHALL NOT EXCEED 1/3 OF THE WIDTH OF THE FRONT YARD OR REAR YARD NOR 1/3 THE LENGTH OF THE SIDE YARD INTO WHICH THEY PROJECT, BUT NO CASE SHALL EXCEED 3.0m					
ROOFED OVER OR SCREENED 1-STOREY PORCH AT 1ST STOREY, INCLUDING EAVES AND GUTTERS		FRONT, REAR, STREET	3.0M *				(d)
		*MUST BE 1.5M FROM STREET LOT LINE - SEE CONDITIONS (d)					
CARRIAGE PORCH (PORTE-COCHERE)		FRONT, STREET	1.5M MIN. FROM LOT LINE				(dd)
PEDESTRIAN RAMP		ANY YARD	NO LIMIT				(ddd)
TERRACE, UNCOVERED PORCH, PLATFORM < 1.0M ABOVE 1ST STOREY		FRONT, REAR, STREET	1.5m FROM STREET LINE				(E)
		SIDE	0.5M FROM LOT LINE				
PARKING (FOR HOMES BUILT PRIOR TO 1971)			PERMITTED		EXIST./PROPOSED		18A TABLE 1
PARKING SPACE: 2.7m WIDE X 6.0M LONG			2 SPACES *		1 SPACE		
*ONLY ONE OF THE REQUIRED PARKING SPACES MAY BE LOCATED IN THE FRONT YARD (SINGLE FAMILY DWELLING)						14(h)	
ONLY THE ACCESSIBILITY TO ONE OF THE REQUIRED PARKING SPACES MAY BE OBSTRUCTED BY ANOTHER REQUIRED PARKING SPACE							
REFER TO 14(D) FOR GROSS AREA OF FRONT YARD CALCULATIONS/							
SECONDARY DWELLINGS						SECTION 19	
REFER TO SECTION 19 OF THE BYLAW							
UNITARY EQUIPMENT			PERMITTED		PROPOSED		18-12 (V)
MUST BE SCREENED (ENCLOSURE OR LANDSCAPING) WHEN LOCATED IN FRONT YARD		REAR	0.6m				
		SIDE	0.6m				
		FRONT	3.0M				

LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

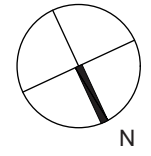
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COMMITTEE OF ADJUSTMENT

PLOT DATE
MARCH 05, 2026

PROJECT No:
25-04

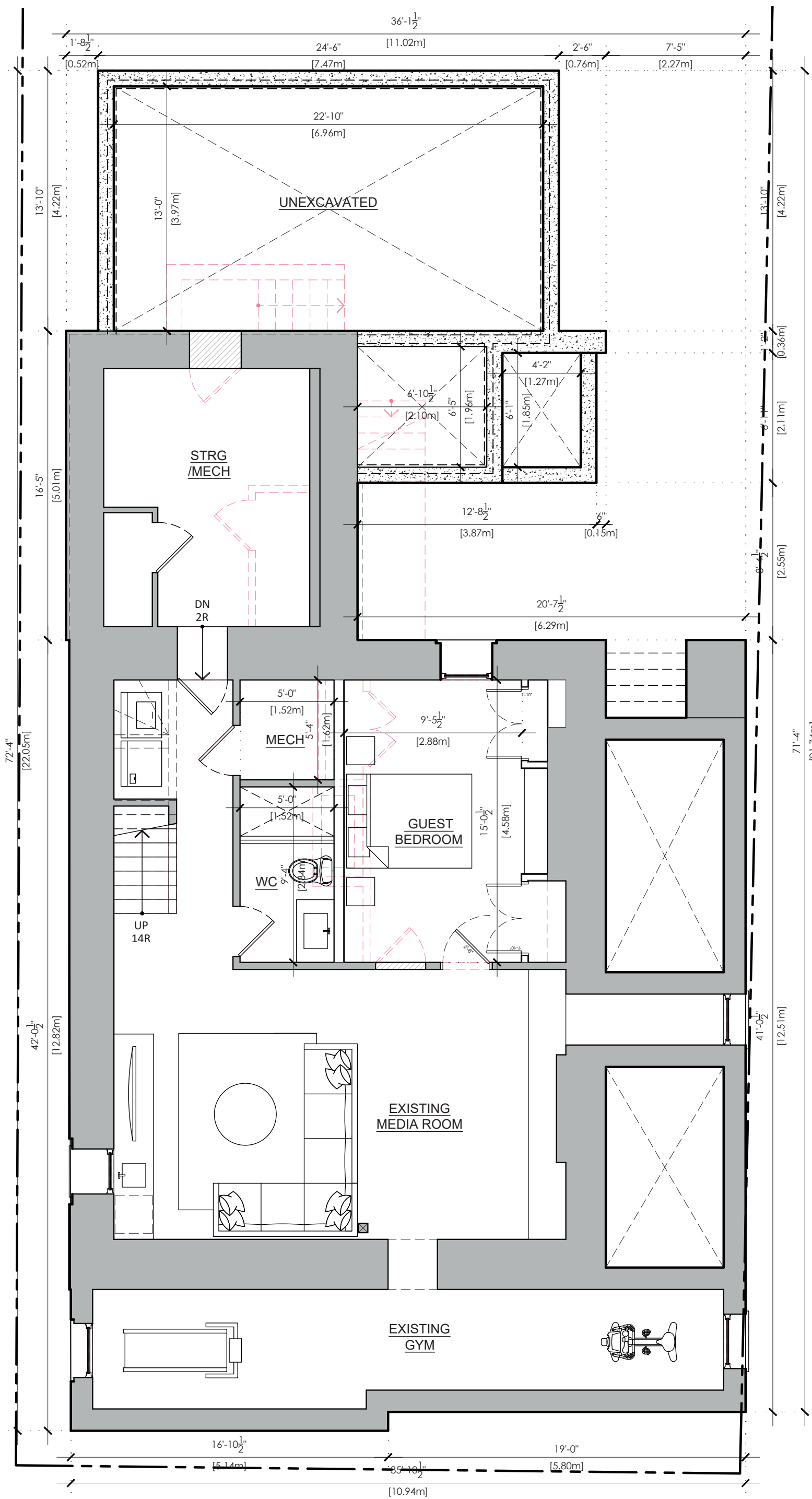


PROJECT/ADDRESS:
SCHWENGER YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:
ZONING STATISTICS

DRAWING No:
A102



- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- PROPOSED INTERIOR WALL
- FILL EXISTING WINDOW OR DOOR OPENING

EXISTING BASEMENT AREA:
1716.24 SQ. FT.

PROPOSED NEW FOUNDATION AREA (UNEXCAVATED):
442.47 SQ. FT.

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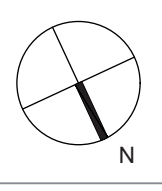
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LA / LB

ISSUED FOR/REV #
COMMITTEE OF ADJUSTMENT

PLOT DATE
MARCH 05, 2026

PROJECT No:
25-04




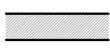


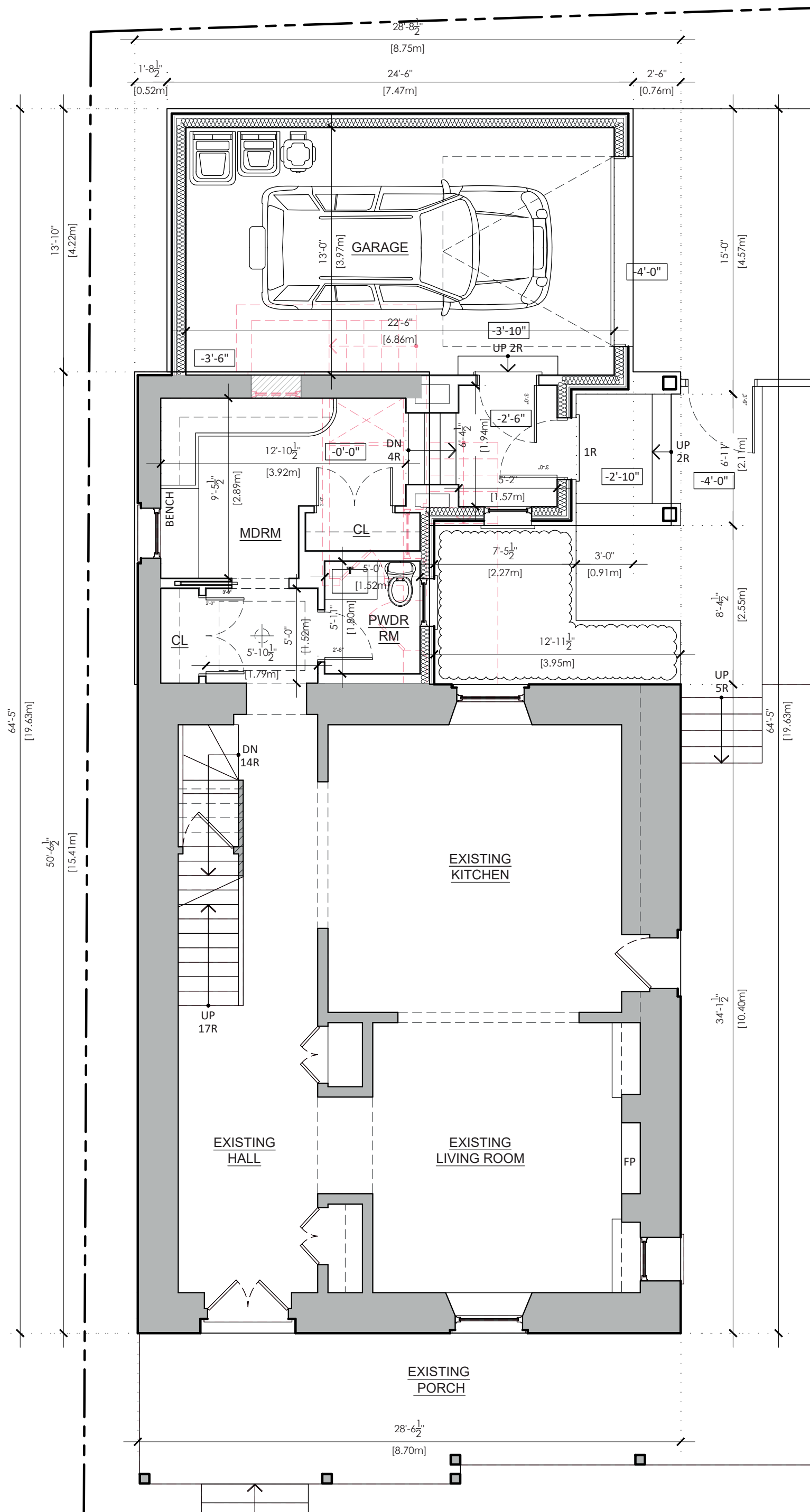
PROJECT/ADDRESS:
SCHWENGER YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:
PROPOSED BASEMENT PLAN

DRAWING No:
A200

-  EXISTING WALL
-  EXISTING WALL TO BE DEMOLISHED
-  PROPOSED INTERIOR WALL
-  FILL EXISTING WINDOW OR DOOR OPENING



EXISTING GROUND FLOOR AREA:
1228.69 SQ. FT.

PROPOSED NEW GROUND FLOOR AREA:
442.47 SQ. FT.

LAUREN BOYER
ARCHITECT

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BURLINGTON, ON L7N 1L5
(T) 289 242 2116

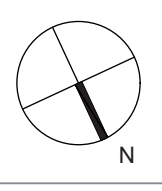
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3/16" = 1'-0"

DRAWN BY/CHECK BY:
LA / LB

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COMMITTEE OF ADJUSTMENT

PLOT DATE
MARCH 05, 2026

PROJECT No:
25-04

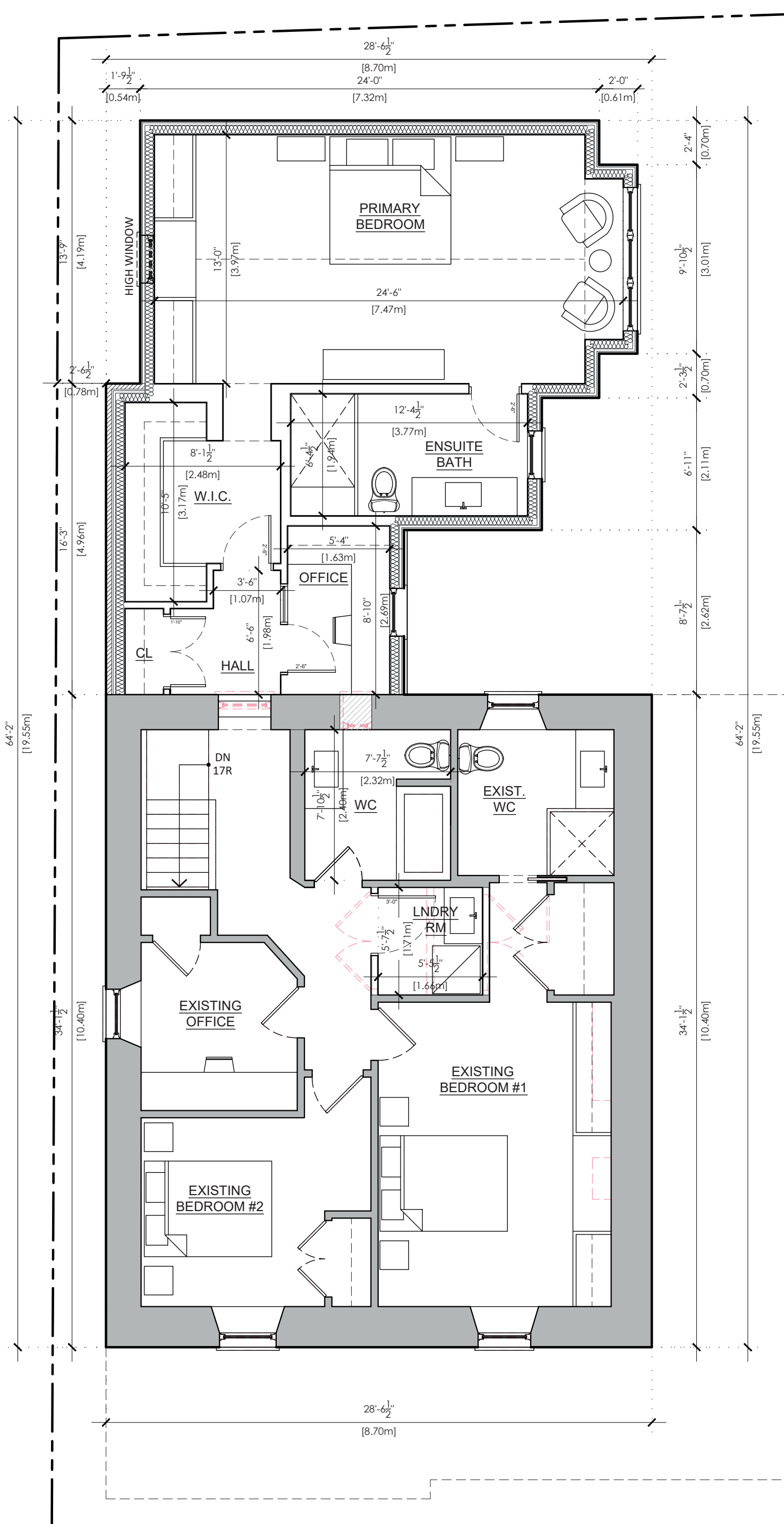


PROJECT/ADDRESS:
SCHWENGER YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

DRAWING No:
A201



- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- PROPOSED INTERIOR WALL
- FILL EXISTING WINDOW OR DOOR OPENING

EXISTING SECOND FLOOR AREA:
973.98 SQ. FT.

PROPOSED NEW SECOND FLOOR AREA:
662.47 SQ. FT.

LAUREN BOYER
ARCHITECT

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BURLINGTON, ON L7N 1L5
(T) 289 242 2116

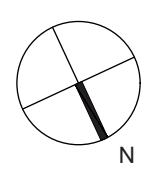
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COMMITTEE OF ADJUSTMENT

PLOT DATE
MARCH 05, 2026

PROJECT No:
25-04



PROJECT/ADDRESS:
SCHWENGER YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

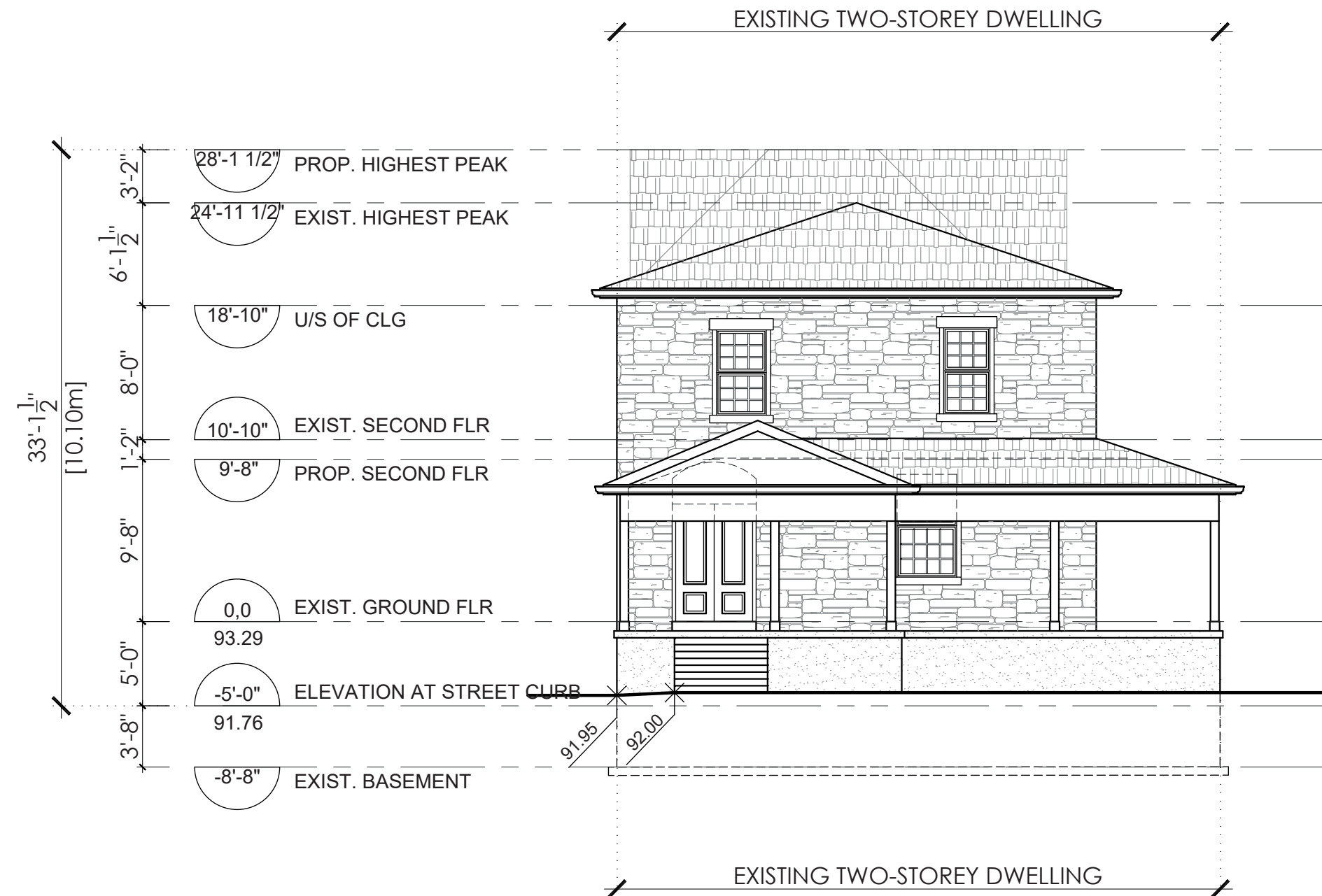
DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

DRAWING No:
A202

LAUREN
BOYER

ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116



PROJECT/ADDRESS:

SCHWENGER
YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

PROPOSED
FRONT ELEVATION

SCALE:

1/8" = 1'-0"

DRAWN BY/CHECK BY:
LA / LB

PLOT DATE

MAR 05, 2026

PROJECT No:

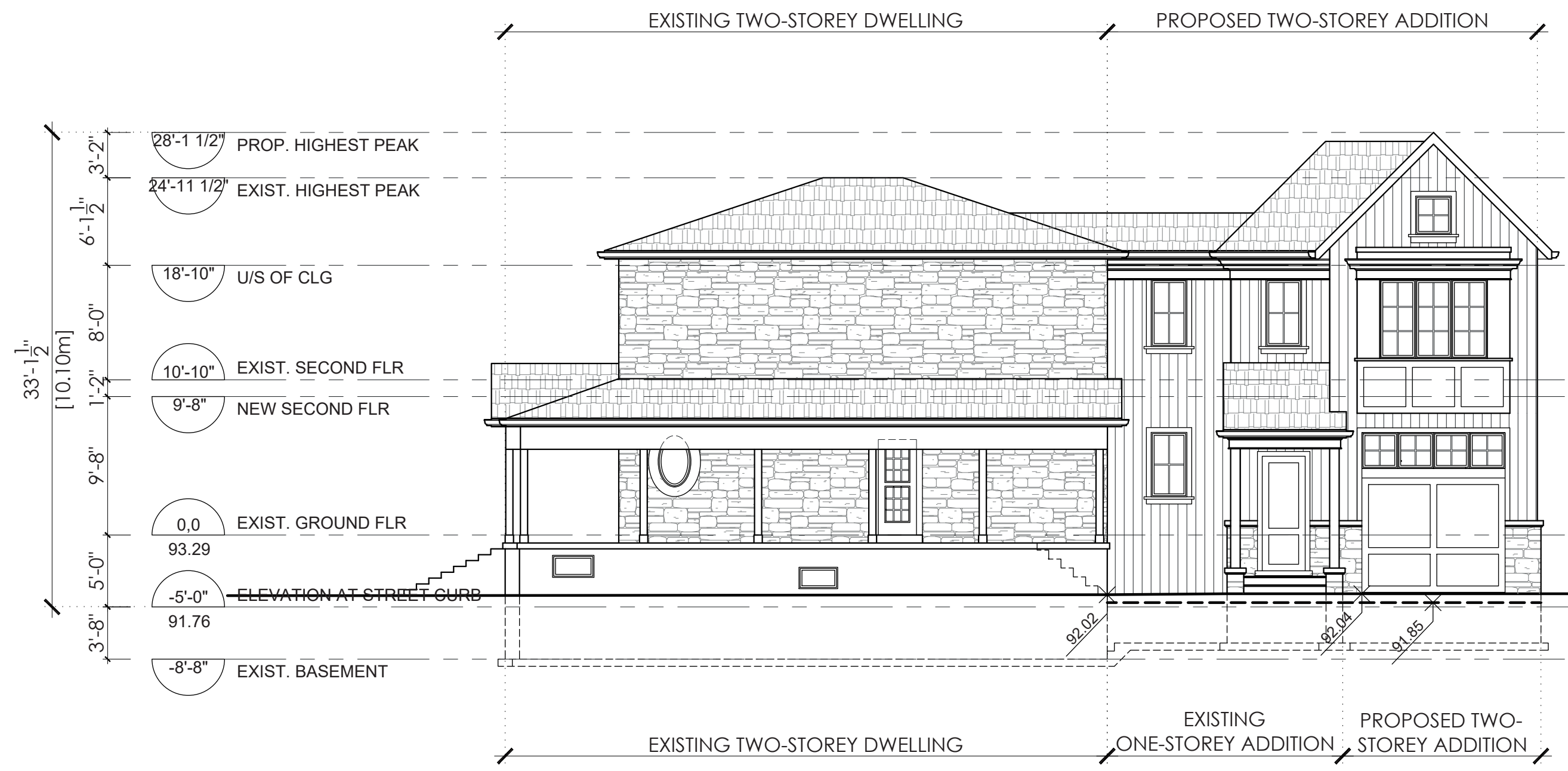
25-04

DRAWING No:

A301

**LAUREN
BOYER**
ARCHITECT

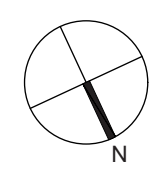
3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116



PROJECT/ADDRESS:
**SCHWENGER
YACH RESIDENCE**
65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:
**PROPOSED
STREET SIDE
ELEVATION**

SCALE:
1/8" = 1'-0"
DRAWN BY/CHECK BY:
LA / LB



PLOT DATE
MAR 05 , 2026
PROJECT No:
25-04

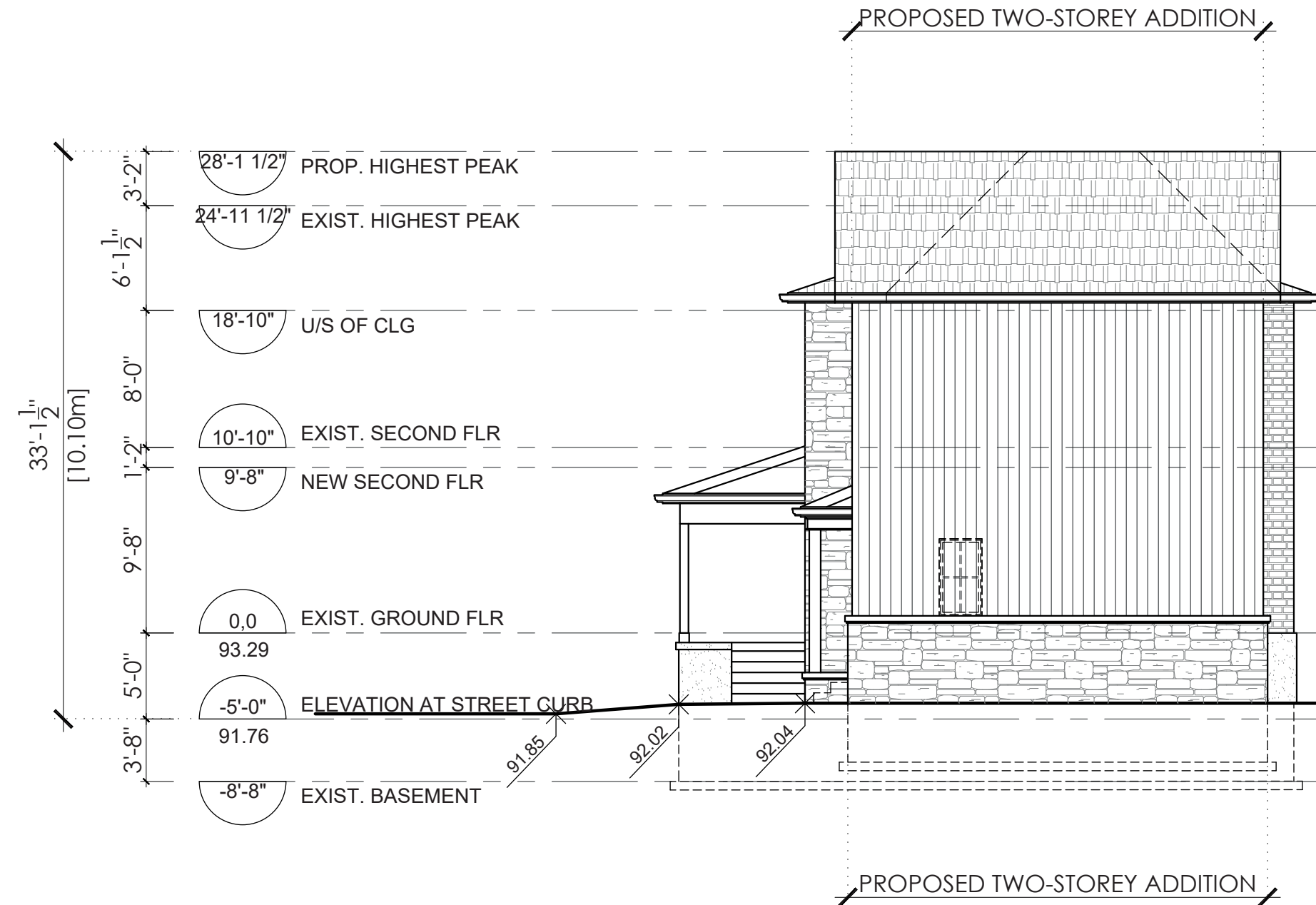
DRAWING No:

A302

LAUREN
BOYER

ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116



PROJECT/ADDRESS:

SCHWENGER
YACH RESIDENCE

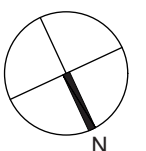
65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

PROPOSED
REAR ELEVATION

SCALE:
1/8" = 1'-0"

DRAWN BY/CHECK BY:
LA / LB



PLOT DATE
MAR 05, 2026

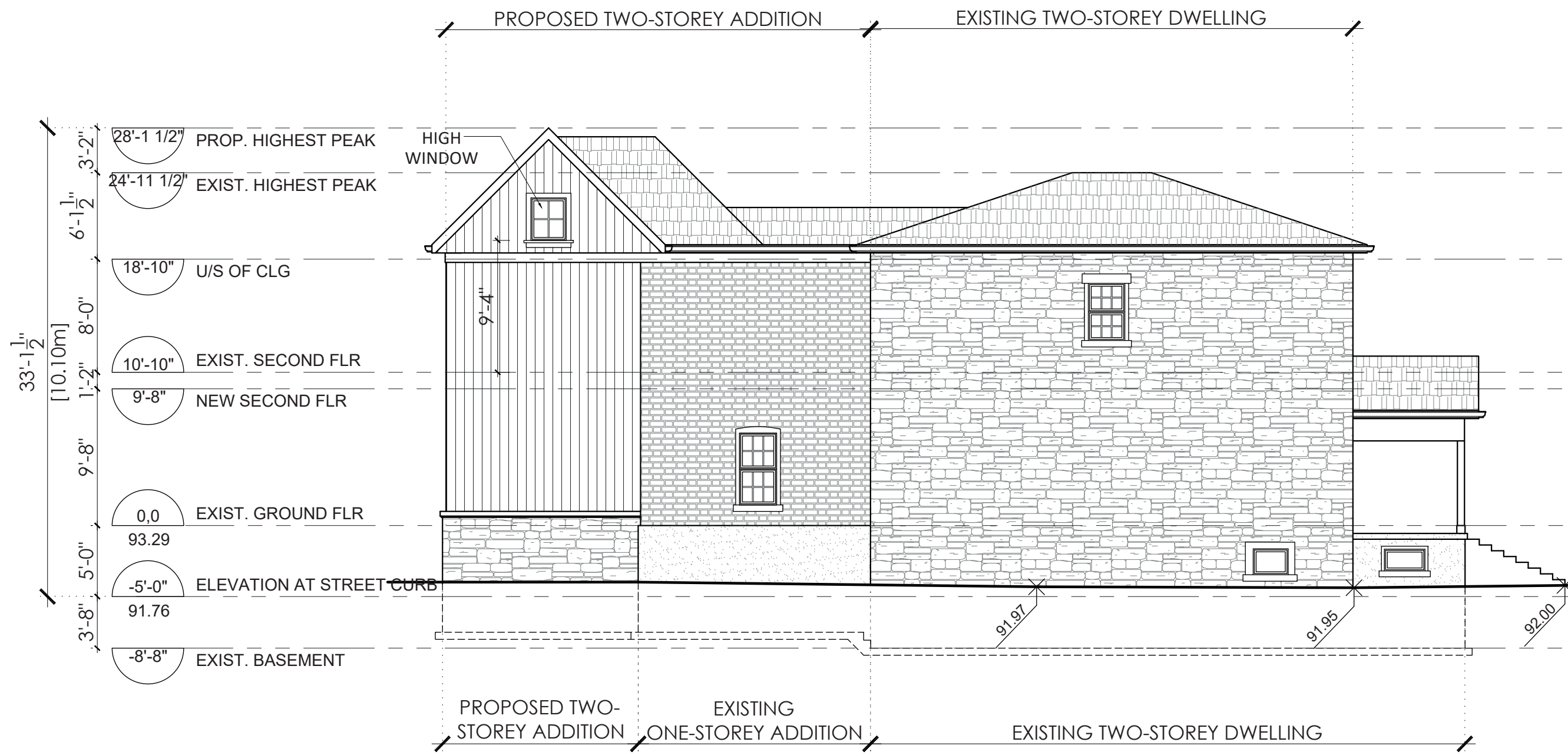
PROJECT No:
25-04

DRAWING No:

A303

**LAUREN
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ARCHITECT

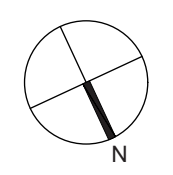
3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116



PROJECT/ADDRESS:
**SCHWENGER
YACH RESIDENCE**
65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:
**PROPOSED
INTERIOR SIDE
ELEVATION**

SCALE:
1/8" = 1'-0"
DRAWN BY/CHECK BY:
LA / LB



PLOT DATE
MAR 05 , 2026
PROJECT No:
25-04

DRAWING No:

A304

**LAUREN
BOYER**

— ARCHITECT —

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116



PROJECT/ADDRESS:

**SCHWENGER
YACH RESIDENCE**

65 MURRAY STREET WEST
HAMILTON, ON

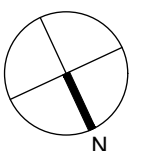
DRAWING TITLE:

**3D VIEW - STREET
SIDE ELEVATION 1**

SCALE:

1/8" = 1'-0"

DRAWN BY/CHECK BY:
LA / LB



PLOT DATE

MAR 05 , 2026

PROJECT No:

25-04

DRAWING No:

A305

**LAUREN
BOYER**

— ARCHITECT —

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
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PROJECT/ADDRESS:

**SCHWENGER
YACH RESIDENCE**

65 MURRAY STREET WEST
HAMILTON, ON

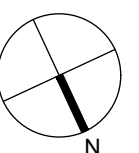
DRAWING TITLE:

**3D VIEW - STREET
SIDE ELEVATION 2**

SCALE:
1/8" = 1'-0"

DRAWN BY/CHECK BY:
LA / LB

PLOT DATE
MAR 05 , 2026



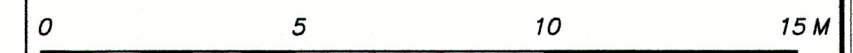
PROJECT No:
25-04

DRAWING No:

A306

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF
PART OF LOTS 11, 12, BLOCK 21
REGISTERED PLAN 127
CITY OF HAMILTON



SCALE 1 : 150

J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor

2025

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SURVEYOR'S REAL PROPERTY REPORT - PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
 None

NOTABLES

Note the Location of the Fences around the Subject Property.
 Note the Location of the Porch along the Westerly limit of the Subject Property.
 Note the Location of the Concrete walkway along the Easterly limit of the Subject Property.
 Note the Location of the Overhead wires crossing the neighbour property at the Northeastly limit.

LEGEND

- Survey Monument Found
- Survey Monument Set
- SIB Standard Iron Bar
- IB Iron Bar
- RIB Round Iron Bar
- (OU) Origin Unknown
- 912 Alvis James Clarke, O.L.S.
- P1 Registered Plan 127
- P2 Plan of Survey by Mackay Mackay&Peters Ltd., O.L.S. dated September 14, 2011
- P3 Plan of Survey by Mackay Mackay&Peters Ltd., O.L.S. dated August 18, 2023
- P4 Plan of Survey by A.J.Clarke&Associates Ltd., O.L.S. dated August 25, 1992
- P5 Plan of Survey by A.J.Clarke&Associates Ltd., O.L.S. dated December 23, 2003
- P6 Plan of Survey by B.A. Jacobs Surveying Ltd., O.L.S. dated September 14, 2023
- CLF Chain Link Fence
- BF Board Fence
- WIF Wrought Iron Fence
- UP Utility Pole
- MH Maintenance Hole
- CB Catch Basin
- DEC. Deciduous
- CON. Coniferous
- FF Finished Floor
- MPG Mid Point Grade
- HYD. Hydrant
- OHW Overhead Wires
- WIT Witness
- N Denotes North
- S Denotes South
- E Denotes East
- W Denotes West

BENCHMARK

Elevations are Referred to the City of Hamilton Benchmark 001965U666, having an Elevation of 85.048 m (CGVD 2013)

NOTE

This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.
 All building ties are perpendicular to property lines unless otherwise noted.

This REPORT was prepared for Katherine Schwenger and the undersigned accepts no responsibility for use by other parties.

NOTE

Distances 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 southerly limit of Murray Street as shown on Plan 20R-Plan 62R-9550, having a Bearing of N 72° 09' 30" W.

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 the 11th day of June 11, 2025.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-104384



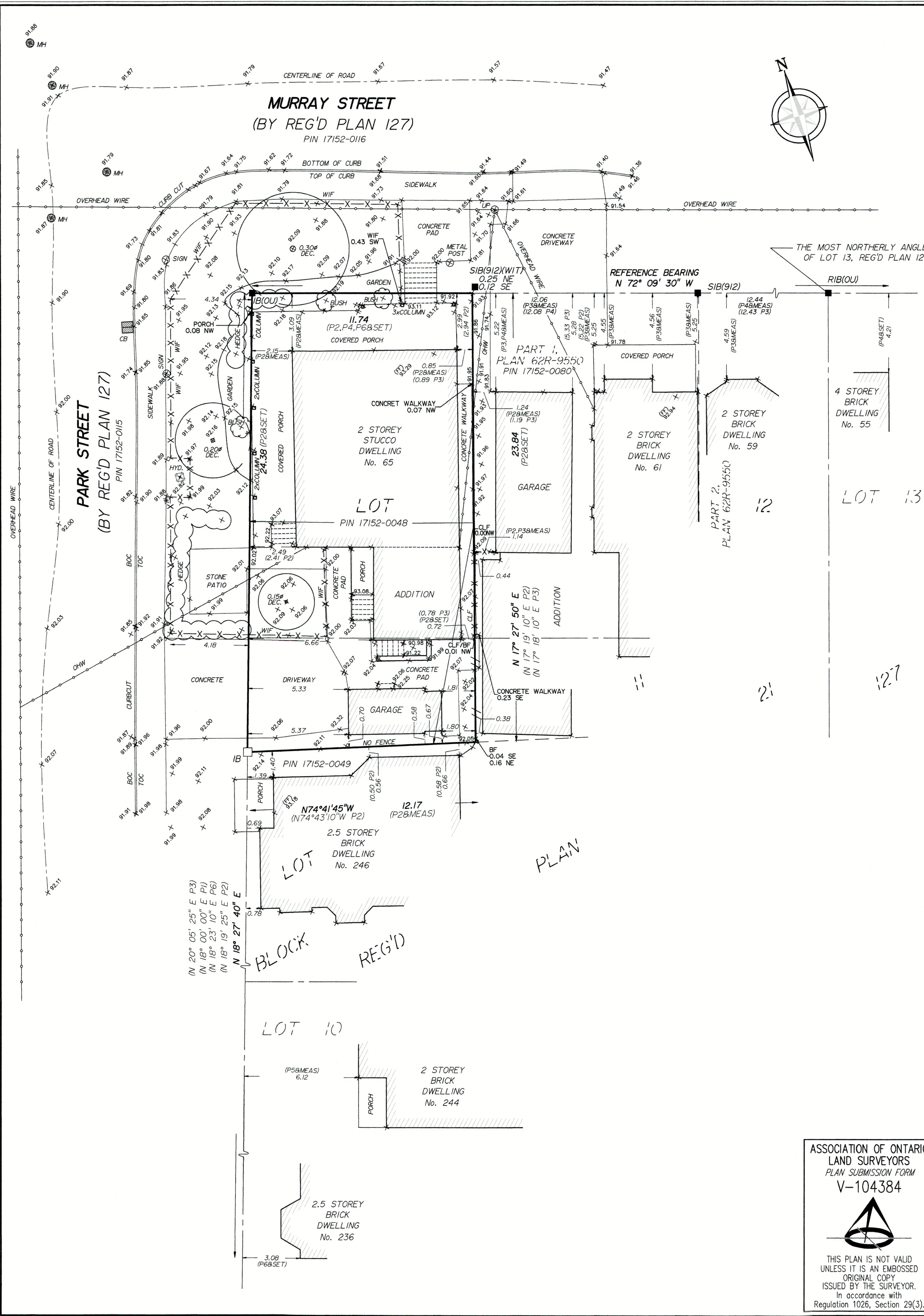
THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR.
 In accordance with
 Regulation 1026, Section 29(3).

June 16, 2025
 Date

Ashraf Rizk
 Ashraf Rizk, O.L.S.

Party Chief: Y.S.	Drawn By: S.A.	Checked By: J.G.	Project: 25-083
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J. H. Gelbloom Surveying Limited
 Ontario Land Surveyor
 476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4
 office@jhgsurveying.ca
 Phone:(905) 338-8210



PLAN

BLOCK REG'D

LOT 10

2.5 STOREY BRICK DWELLING No. 244

2.5 STOREY BRICK DWELLING No. 236

LOT 11

2 STOREY STUCCO DWELLING No. 65

2 STOREY BRICK DWELLING No. 61

4 STOREY BRICK DWELLING No. 55

LOT 12

2 STOREY BRICK DWELLING No. 59

GARAGE

LOT 13

4 STOREY BRICK DWELLING No. 55

MURRAY STREET (BY REG'D PLAN 127)

PARK STREET (BY REG'D PLAN 127)

REFERENCE BEARING N 72° 09' 30" W

THE MOST NORTHERLY ANGLE OF LOT 13, REG'D PLAN 127



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)	Katherine Schwenger, Jono	[REDACTED]
Applicant(s)	Katherine Schwenger, Jono Yach	
Agent or Solicitor	Lauren Boyer Architect	

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 Credit over phone* Cheque [REDACTED]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	65 Murray Street West		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot		Concession	
Registered Plan Number	127	Lot(s)	11 & 12
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. To allow a rear yard depth of 1.27m, where 7.5m is required.
2. To allow for 1 provided parking space, where 2 spaces are required.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The existing dwelling is a heritage building and is not conforming with the current zoning bylaw. The proposed addition and parking spaces matches current conditions.

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
11.74m	24.38m	288.1 sq.m	

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
HOUSE	2.99m	5.48m	2.17m (West), 0.73m (East)	
SHED	n/a	0.58m	5.33m (West), 1.80m (East)	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
2-STOREY ADDITION	n/a	1.27m	2.82m (West), 1.22m (East)	

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
HOUSE	113.5 sq.m	204.1	2	9.13m
SHED	11.72 sq.m	11.72 sq.m	1	

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
2-STOREY ADDITION	37.8 sq.m	96.51 sq.m	2	10.10m

- 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 family detached and semi-detached dwellings.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

November 2nd, 2020

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

Single family detached dwelling

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

Single family detached dwelling

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

100+ 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

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

Single family dwellings are compatible with the neighbourhood designation of the official plan. The existing character and scale of the neighbourhood is being maintained.

7.6 What is the existing zoning of the subject land? "D" District

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: "D" District

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
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