

**McPhail, Delia**

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**From:** Ghislain Bellehumeur  
**Sent:** April-25-14 6:14 PM  
**To:** Johnson, Brenda; McPhail, Delia  
**Subject:** RE: 228 Seneca Avenue, Glanbrook Zoning request (file ZAR-13-015)

Brenda

Would like to know why the remaining zoning request remains open and NOT DENIED to once and for all close this file. Do I need to get a lawyer involved? This is a residential area and not something that....hmmm.... one day I wake up and decide to build a second property just because I feel like it. Awaiting a serious reply to confirm this will be resolved and close soon.

Ghislain

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**Subject:** RE: 228 Seneca Avenue, Glanbrook Zoning request (file ZAR-13-015)  
**Date:** Fri, 28 Jun 2013 15:53:42 -0400  
**From:** [Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)  
**To:** [Delia.McPhail@hamilton.ca](mailto:Delia.McPhail@hamilton.ca)

Thank you for your email  
Delia, can we be sure to include with the staff report?  
Thanks  
Brenda

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**From:** Ghislain Bellehumeur  
**Sent:** June 23, 2013 9:55 PM  
**To:** McPhail, Delia  
**Cc:** Johnson, Brenda  
**Subject:** 228 Seneca Avenue, Glanbrook Zoning request (file ZAR-13-015)

Dear Delia

It is with surprise that I rec a notice with regards to a request to change the zoning for the property located at 228 Seneca Avenue, Glanbrook. Up until this time I was not please of the transformation, but assumed all was pre-approved especially from a business owner (Bar Hydraulic). I would expect from a business owner that one should understand a building permit is required before construction starts.

When I purchased my property in this neighborhood, the attraction was country living just on the city boundary. This feeling was created by SINGLE homes situated on large lots and in my case the added benefit NO HOME in front of my lot. Now we have an owner that has completely ignored all building permits wanting to change this landscape to meet his personal requirements. Add cars to the street and difficulty pulling our of my driveway especially at night due to lack of lighting on the roadway.

It is my understand that the property in question has already had the following investigations:

1- police cars (2-3) to the property some 6 years ago to deal with a tenant issue in the garage turned rental. This was the word on the street following personal viewing of these police cars.

2- about 4 years ago the property was investigated for big renovations taking place on a garage being turned into some type of extra dwelling. Understood from recent inquiry to zoning department that no this was not the case and no breach of city by-law had taken place. Would have expected this should have been the trigger to a property owner/business owner that a permit would be required going forward.

3- now for the last couple years, this property is housing a 2nd family without the proper building permits as evidence from the recent posting to change the zoning. Appears only reason the zoning request is taking place, someone inquired to the validity of this 2nd home on a SINGLE dwelling property.

If the city zoning department grants this request you will support the behavior to ignore city by-laws and permit home owners to do as they please. From my inquiries, enough warning moments have been provided for this home owner to have respect the city by-laws before getting to the current situation.

I do hope you will deny this request and maintain the uniqueness of this neighborhood and not set a precedent for other home owners. On top of maintaining the country living atmosphere, you will enforce your by-laws and not let them pass as a suggestion.

Regards

Ghislain Bellehumeur

owner - 76 Spalding Drive