

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

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**You are receiving this notice because you are either:**

- Assessed owner of a property located within 60 metres of the subject property
  - Applicant/agent on file, or
  - Person likely to be interested in this application
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**APPLICATION NO.:** SC/A-20:110

**APPLICANTS:** Owner: Bruno Ruberto

**SUBJECT PROPERTY:** Municipal address **53 Blenheim Dr., Stoney Creek**

**ZONING BY-LAW:** Zoning By-law 3692-92, as Amended

**ZONING:** R7 (Residential) district

**PROPOSAL:** To accommodate cantlevered bump-outs along the front facade and rear wall for a two (2) storey dwelling under construction notwithstanding that:

1. The minimum front yard shall be 2.3 metres instead of the minimum required 2.6 metres.
2. The minimum rear yard shall be 4.2 metres instead of the minimum required 4.5 metres.
3. The minimum width of manoeuvring spaces for the separate driveways accessible from Blenheim Drive shall be 2.6 metres instead of the minimum required 6.0 metres.

**NOTES:**

1. The variances are written as requested by the applicant.
2. The property was the subject of Minor Variance Application SC/A-18:163 and was created through Consent Application SC/B-18:62. Application SC/A-18:163 allowed for the reduction of the front yard and rear yard. The current application is required to address additional variances that were identified.
3. As the proposed bump-outs will create additional gross floor area, they are considered part of the dwelling rather than projections.
4. The plans did not show the parking spaces. The owner has confirmed that the parking will be within the garage and the second driveway within the southerly side yard.
5. Elevations were not provided for the application. Additional photos to illustrate the nature if the variances were provided by the owner.

This application will be heard by the Committee as shown below:

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**DATE:** Thursday, July 23rd, 2020  
**TIME:** 1:40 p.m.

**PLACE:** Via video link or call in (see attached sheet for details)  
**To be streamed at** [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
**for viewing purposes only**

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## 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, including deadlines for submitting to be seen by the Committee.

**Orally:** If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

## MORE INFORMATION

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

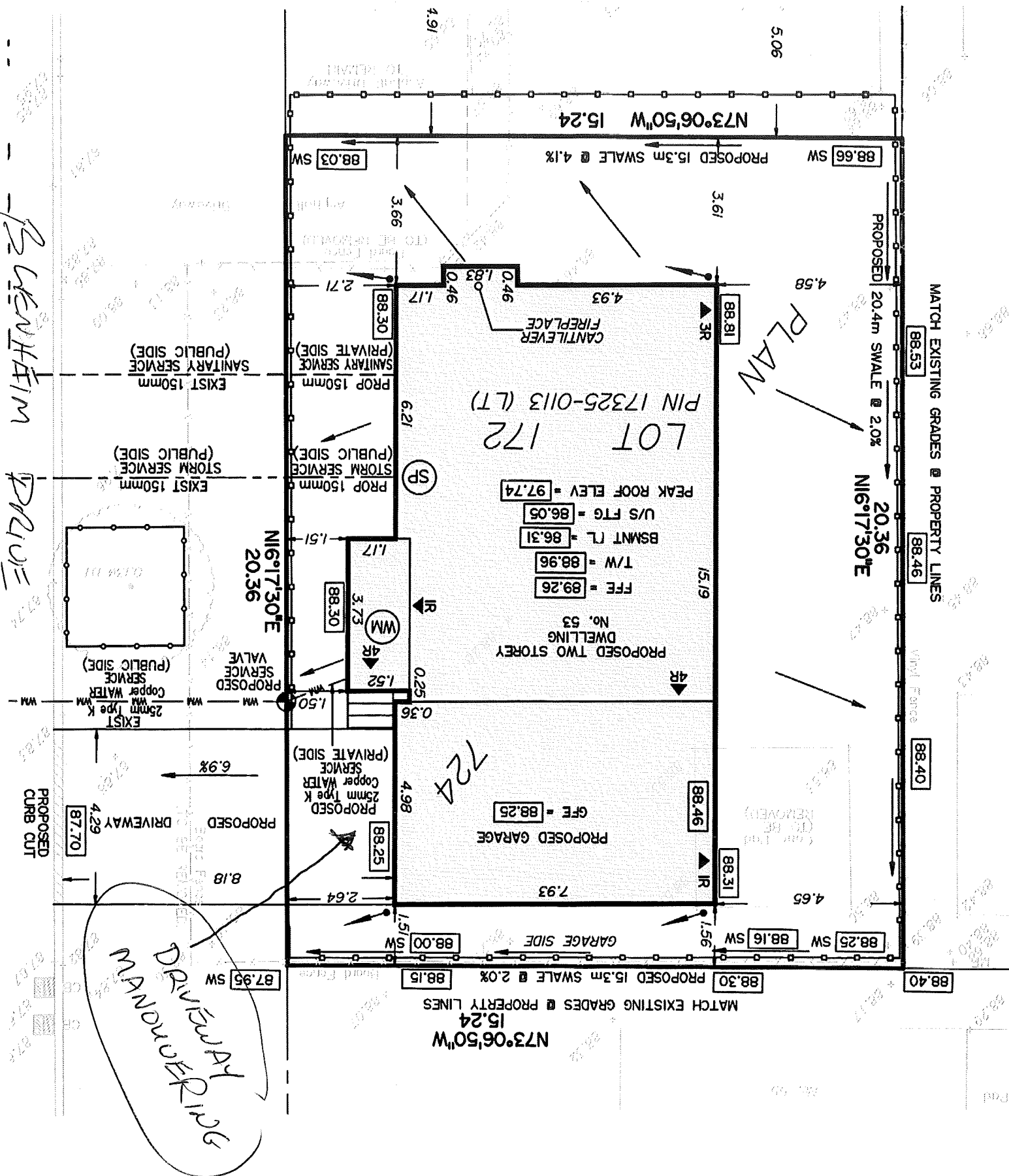
DATED: July 7<sup>th</sup>, 2020.

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Jamila Sheffield,  
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.***

CEDARDALE AVE



The floor plan shows two bedrooms, labeled "Bedroom #2" and "Bedroom #3", separated by a central hallway. The plan includes a large curved boundary on the right side, possibly representing a driveway or a large window. The layout is detailed with walls, doors, and a central corridor.





**Hamilton**

Planning and Economic Development Department  
Planning Division

**Committee of Adjustment**  
City Hall  
5<sup>th</sup> floor 71 Main Street West  
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221  
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND  
RETURN TO THE CITY OF HAMILTON PLANNING  
DEPARTMENT.**

RECEIVED

MAY 29 2020

**FOR OFFICE USE ONLY.**

APPLICATION NO. \_\_\_\_\_ DATE APPLICATION RECEIVED COM OF ADJUSTMT

PAID \_\_\_\_\_ DATE APPLICATION DEEMED COMPLETE \_\_\_\_\_

SECRETARY'S  
SIGNATURE \_\_\_\_\_

**CITY OF HAMILTON  
COMMITTEE OF ADJUSTMENT  
HAMILTON, ONTARIO**

***The Planning Act***

**Application for Minor Variance or for Permission**

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner BRUNO RUBERTA Telephone No. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

**Note:** Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

\_\_\_\_\_  
Postal Code \_\_\_\_\_

\_\_\_\_\_  
Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:

① DRIVEWAY MANOUEVERING SPACE  
② ALLOW FOR WINDOW CANTILEVERING

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

LOT WILL NOT MEET MINIMUM  
LAND REQUIREMENT

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

53 BLENDHEIM DRIVE  
STONE CREEK, ONTARIO, L5E 1W3

9. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐  
Agricultural ☐ Vacant ☐  
Other ☐

- 9.1 If Industrial or Commercial, specify use

- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☐ No ☒ Unknown ☐

- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐ No ☒ Unknown ☐

- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes ☐ No ☒ Unknown ☐

- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ☐ No ☒ Unknown ☐

- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes ☐ No ☒ Unknown ☐

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes \_\_\_\_\_ No \_\_\_\_\_

#### ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature Property Owner

\_\_\_\_\_  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 20.36 METRES  
Depth 15.24 METRES  
Area \_\_\_\_\_  
Width of street 8.8392 METRES

11. Particulars of all buildings and structures on or proposed for the subject lands:  
(Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: EMPTY LOT

\_\_\_\_\_  
\_\_\_\_\_

Proposed: 2- STOREY HOUSE

\_\_\_\_\_  
\_\_\_\_\_

12. Location of all buildings and structures on or proposed for the subject lands;  
(Specify distance from side, rear and front lot lines)

Existing: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Proposed: 2 - STOREY FAMILY HOME

13. Date of acquisition of subject lands:

SEPTEMBER, 2019

14. Date of construction of all buildings and structures on subject lands:

15. Existing uses of the subject property: VACANT LOT

16. Existing uses of abutting properties: RESIDENTIAL

17. Length of time the existing uses of the subject property have continued:

60 YEARS

18. Municipal services available: (check the appropriate space or spaces)

Water

☒

Connected

☒

Sanitary Sewer

☒

Connected

☒

Storm Sewers

☒

19. Present Official Plan/Secondary Plan provisions applying to the land:

NEIGHBORHOODS SCHEDULE E-1 E-1  
LOW DENSITY RESIDENTIAL

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

RG STONEY CREEK ZONING BYLAW

21. Has the owner previously applied for relief in respect of the subject property?

Yes

No

If the answer is yes, describe briefly.

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

Yes

No

23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

**NOTE:** It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps