

## **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-21:299

**APPLICANTS:** Owner 261360 Ontario Inc.  
Agent David Premi

**SUBJECT PROPERTY:** Municipal address **1174 Ridge Rd., Stoney Creek**

**ZONING BY-LAW:** Zoning By-law 05-200, as Amended

**ZONING:** A1 district (Agricultural)

**PROPOSAL:** To permit the construction of a new single detached dwelling notwithstanding that:

1. A building height of 12.4m shall be provided instead of the maximum permitted building height of 10.5m

**NOTES:**

- i. Parking shall be provided in accordance with Section 5 of Hamilton Zoning By-law 05-200.

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

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**DATE:** Thursday, September 9th, 2021  
**TIME:** 1:35 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:

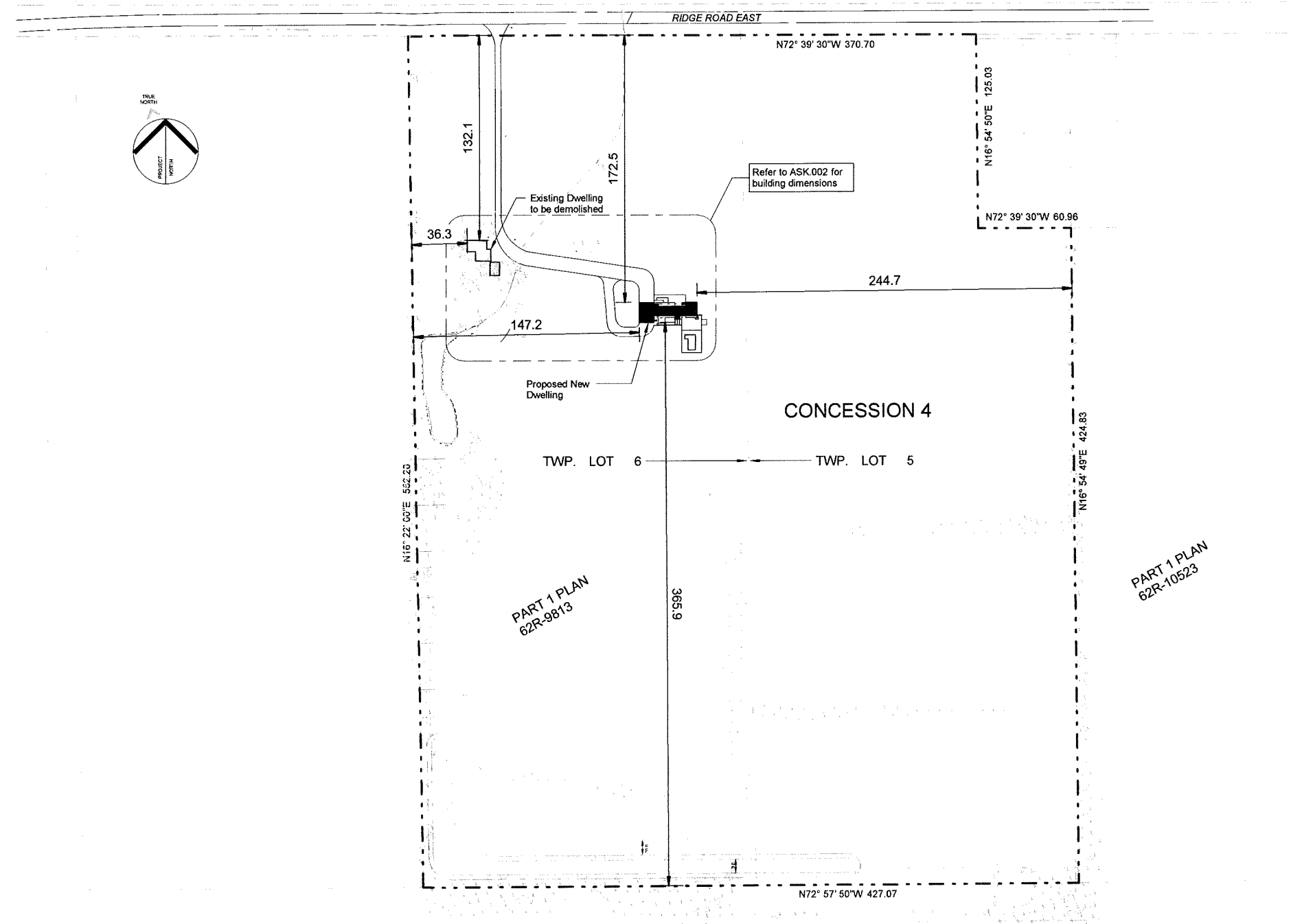
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: August 24th, 2021.

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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

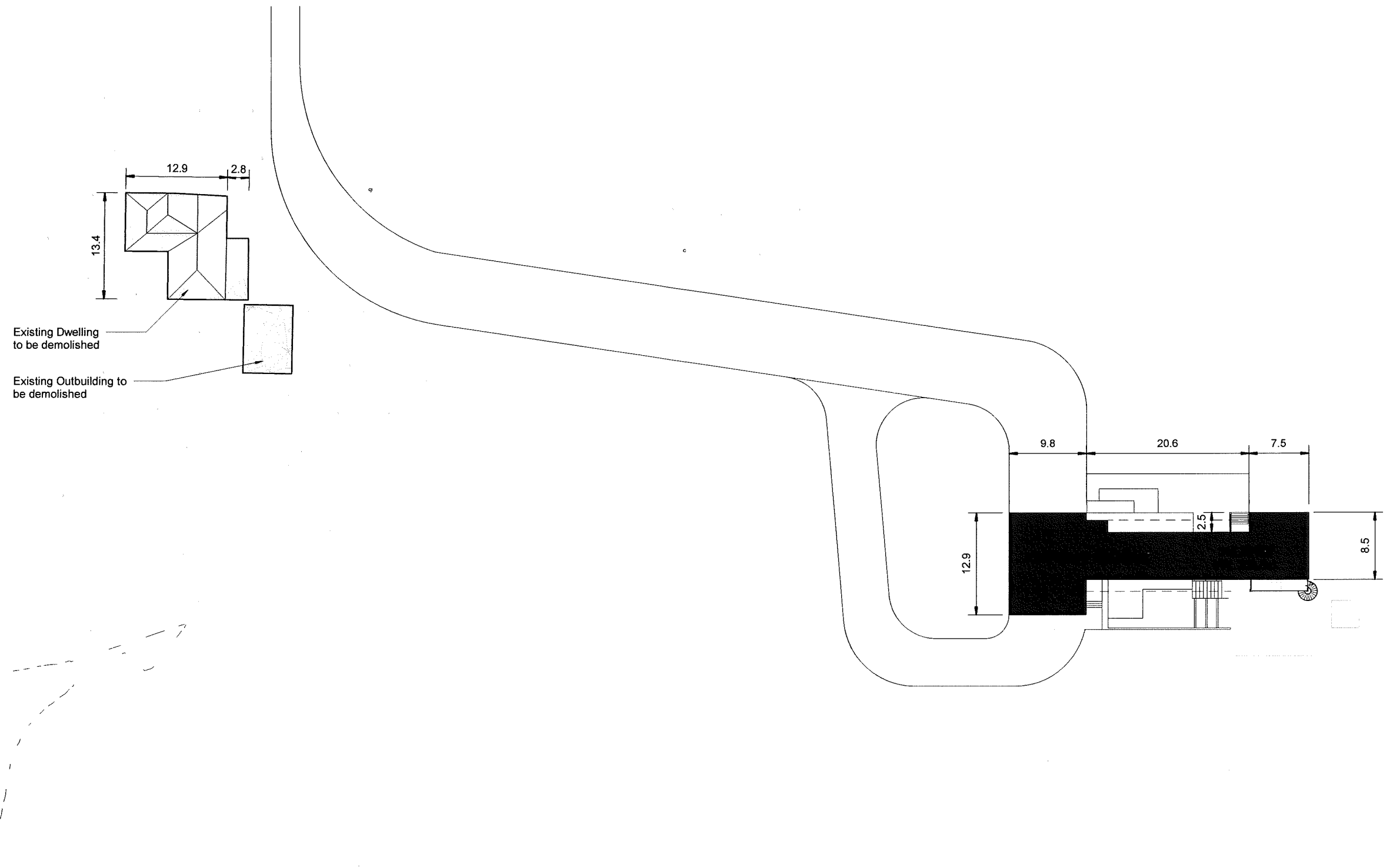
***Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.***



Ridge Road Residence + Future Greenhouse  
12103  
OVERALL SITE PLAN

Scale: 1 : 3000  
Date: 07/22/21





Ridge Road Residence + Future Greenhouse

12103

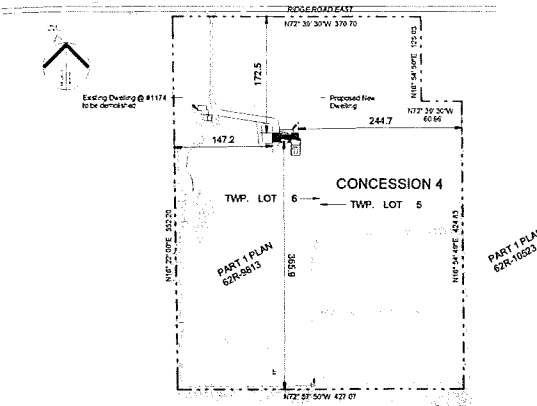
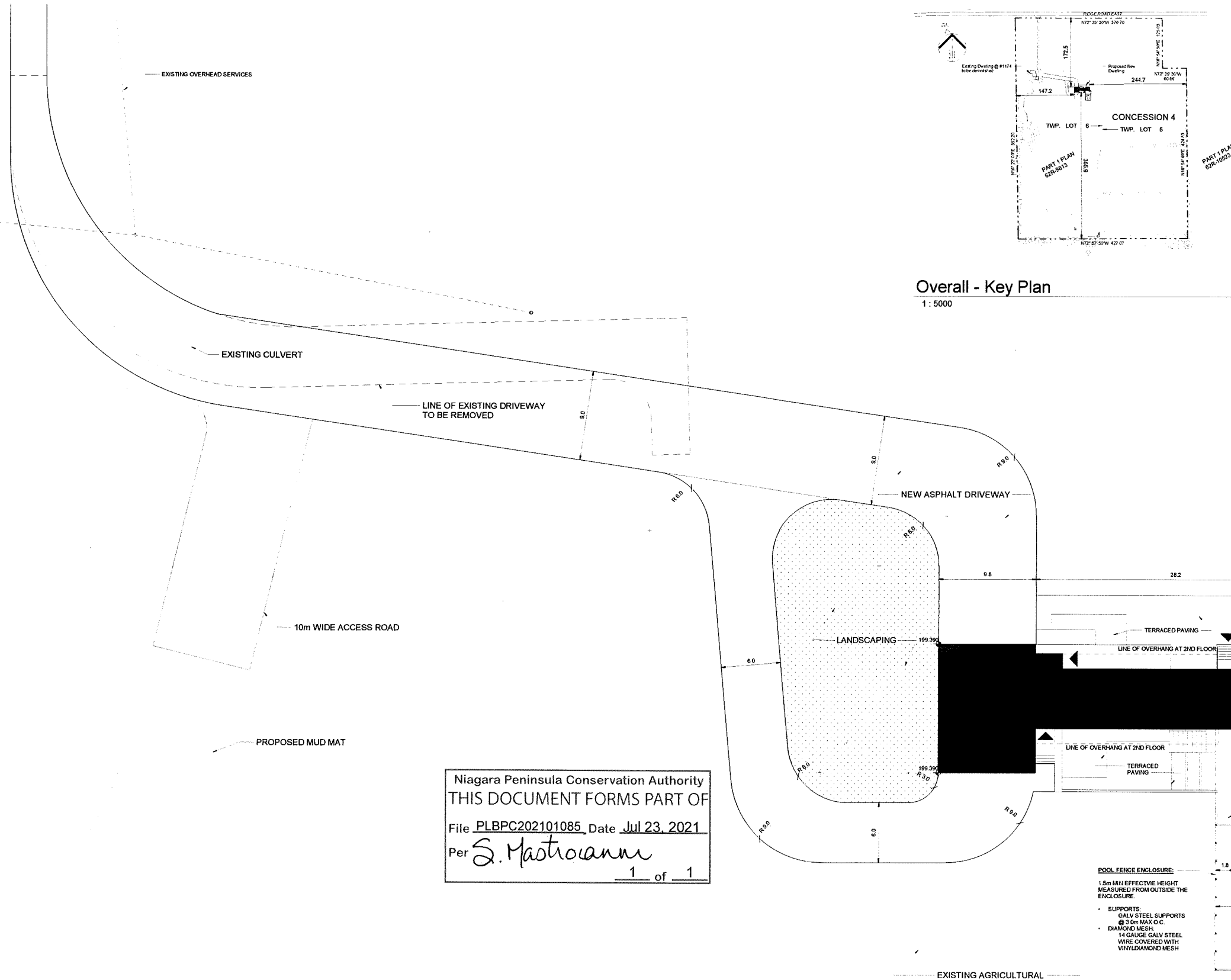
DETAIL SITE PLAN

Scale: 1 : 500

Date: 07/22/21







Overall - Key Plan  
1:5000

DESCRIPTION OF PROPERTY

1174 RIDGE ROAD EAST  
PART OF LOT 6, CONCESSION 4  
GEOGRAPHIC TOWNSHIP OF SALT FLEET IN THE  
CITY OF HAMILTON  
THE TOPOGRAPHICAL AND SURVEY INFORMATION ON THIS  
DRAWING WAS OBTAINED FROM A SURVEY PREPARED BY:  
ASHEHARST NOUMENS + ASSOCIATES INC.  
PLAN DATED: SEPTEMBER 17, 2016

SITE PLAN INFORMATION

ZONING:	A1
BUILDING USE:	CONFORMS
PROPOSED: RESIDENTIAL	YES
LOT FRONTAGE:	33.3 m
NET LOT AREA:	4063 sqm
BUILDING AREA:	318.2 sqm
GROSS FLOOR AREA:	
LEVEL 0.5	78.3 sqm
LEVEL 1.0	238.2 sqm
LEVEL 1.5	78.3 sqm
LEVEL 2.0	379.8 sqm
LEVEL 2.5	91.0 sqm
TOTAL	866.6 sqm
BUILDING HEIGHT	
PROPOSED	12 m

Ridge Road Residence +  
Future Greenhouse

1174 Ridge Road East  
Stoney Creek, Ontario L8J 2X5



25 Main Street West  
Hamilton, Ontario  
L8P 1H1 Canada

T: 905-522-0220

Drawings are not to be scaled.  
Contractor must verify all dimensions on the job and report any  
discrepancy to architects before proceeding with work.  
All drawings and specifications are the property of the architect  
and must be returned at the completion of the work.  
This drawing is not to be used for construction until  
countersigned.  
Date:

Seals

Niagara Peninsula Conservation Authority  
THIS DOCUMENT FORMS PART OF  
File PLBPC202101085 Date Jul 23, 2021  
Per S. Mastromanni  
1 of 1

Site Plan  
1:200

A	Issued for Coordination	2021-04-28
No.	Issues/Revisions	Date

Drawing Title:

Site Plan

Issue Date:	2021-04-28		
Drawn By:	Author	Checked By:	Checker
Project No.:	12103	Scale:	As indicated

Drawing No.:



SP1.01

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. \_\_\_\_\_ DATE APPLICATION RECEIVED \_\_\_\_\_

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

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

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, 2	NAME	MAILING ADDRESS
Registered Owners(s)	2616360 Ontario Inc	
Applicant(s)*	David Premi DPAI Architecure Inc	
Agent or Solicitor	David Premi DPAI Architecture Inc	

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

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

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:

12.2 M height limit in lieu of 10.5 M  
Zoning requirement.  
Only part of two rooflines encroach above the  
10.5 M Limit.

☐ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

The house is to replace a residence that was  
destroyed in a catastrophic fire in 2020.  
The former residence was approx 11m in height.  
There are many barns/silos and similar

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

Part of Lot 6, Concession 4  
Geography Township of Saltfleet  
in the City of Hamilton.  
1174 Ridge Road, Stoney Creek

7. PREVIOUS USE OF PROPERTY

Residential ☐ Industrial ☐ Commercial ☐

Agricultural ☒ Vacant ☐ Other ☐

Other \_\_\_\_\_

- 8.1 If Industrial or Commercial, specify use \_\_\_\_\_

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

Yes ☐ No ☒ Unknown ☐

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

Yes ☐ No ☒ Unknown ☐

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

Yes ☐ No ☒ Unknown ☐

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

Yes ☐ No ☐ Unknown ☒

- 8.6 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 ☒

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

Yes ☐ No ☒ Unknown ☐

- 8.8 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 ☐

- 8.9 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 ☐



8.10 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 ☐

8.11 What information did you use to determine the answers to 8.1 to 8.10 above?

owners testament and DSS report.

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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 ☒

### 9. 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.

July 20 2021  
Date

Signature Property Owner(s)

Print Name of Owner(s)

RAIKO SOUTIKU 2618360 NOTARIO INC.  
I CAN BIND COOPERATION - RS

10. Dimensions of lands affected:

Frontage 370.70 m  
Depth 552.20 m  
Area 22.8 Ha  
Width of street \_\_\_\_\_

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: \_

Existing Abandoned farm house to be demolished.

Proposed

Gross Floor Area. 318 SM  
Gross Floor Area, 866.6 SM  
# of storeys: 3  
width 28.2 m  
length 12.9 m  
height 12.2 m

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

Existing:

Existing Abandoned farm house to be demolished.  
Existing side yard setback  
Existing front yard setback

Proposed:

13. Date of acquisition of subject lands:  
January 26 2010
14. Date of construction of all buildings and structures on subject lands:  
Late 1960's early 1970's (estimated)
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):  
single family residential, agricultural.
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):  
single family residential, agricultural
17. Length of time the existing uses of the subject property have continued:
18. Municipal services available: (check the appropriate space or spaces)
- |                |                          |           |                          |
|----------------|--------------------------|-----------|--------------------------|
| Water          | <input type="checkbox"/> | Connected | <input type="checkbox"/> |
| Sanitary Sewer | <input type="checkbox"/> | Connected | <input type="checkbox"/> |
| Storm Sewers   | <input type="checkbox"/> |           |                          |
19. Present Official Plan/Secondary Plan provisions applying to the land:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
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. Additional Information
24. 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.  
Attached.