

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.: DN/A-21:363

APPLICANTS: Agent Rinaldo Divincenzo
Owner Lesa Divincenzo

SUBJECT PROPERTY: Municipal address **28 Robinhood Dr., Dundas**

ZONING BY-LAW: Zoning By-law 3581-86, as Amended

ZONING: "R1" (Single Detached Residential) district

PROPOSAL: To permit the construction of a one (1) storey front garage addition to the existing single family dwelling notwithstanding that;

1. A minimum front yard setback of 3.6 m shall be provided instead of the minimum required front yard setback of 6.0 m;

Note:

No such required parking shall be located in a required front yard, except for the access driveway leading to the required parking space.

Where there are five or less parking spaces shall have not less than one access driveway or one mutual driveway, having a width of at least 2.8 metres. No details provided; therefore, further variances may be required.

The parking space size within the proposed garage has not been provided. A minimum parking space size of 2.7 m x 6.0 m is required to be provided. Otherwise, further variances may be required

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

DATE: Thursday, November 4th, 2021
TIME: 1:45 p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at
www.hamilton.ca/committeeofadjustment
for viewing purposes only

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

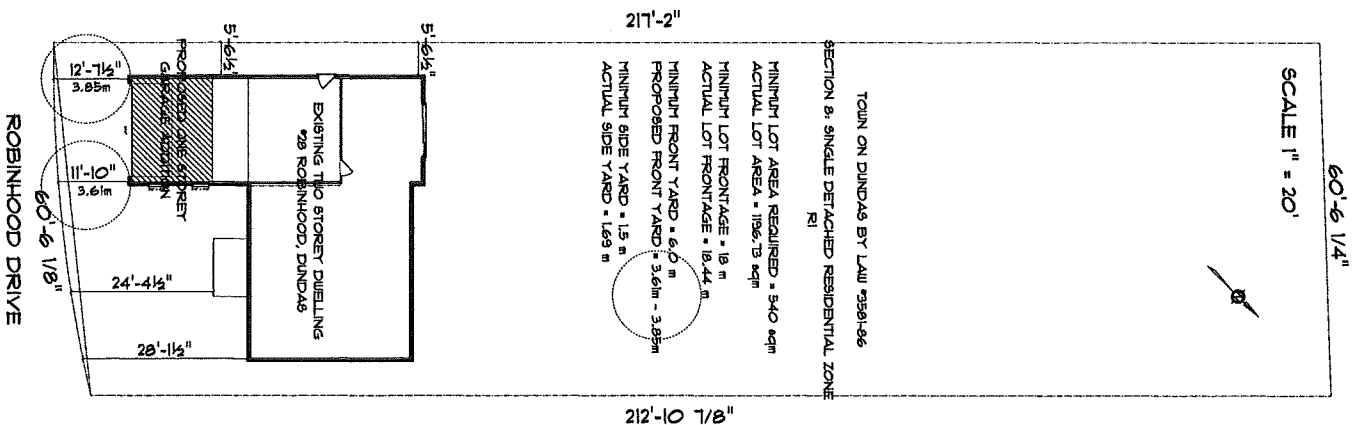
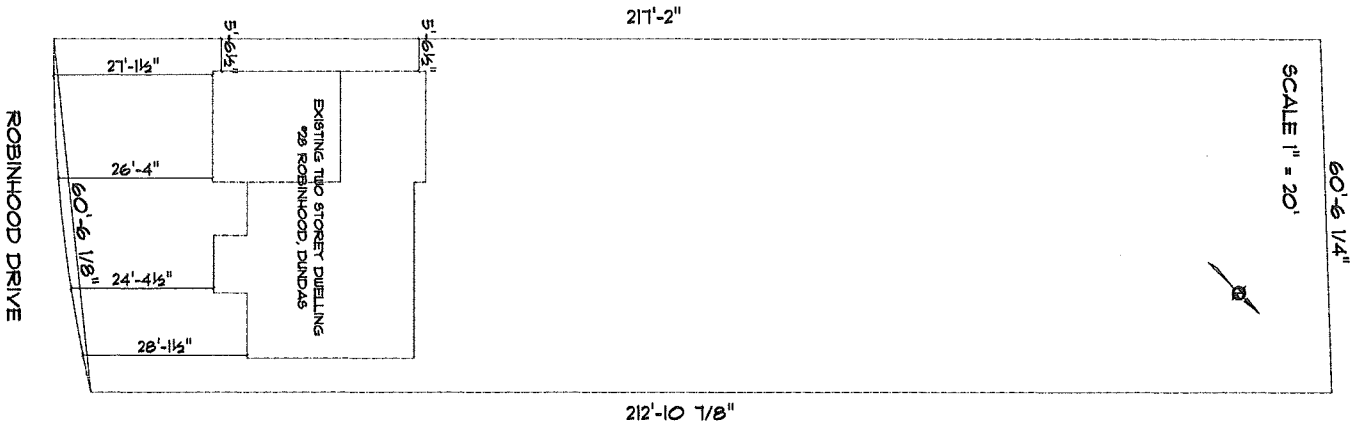
For more information on this matter, including access to drawings illustrating this request:

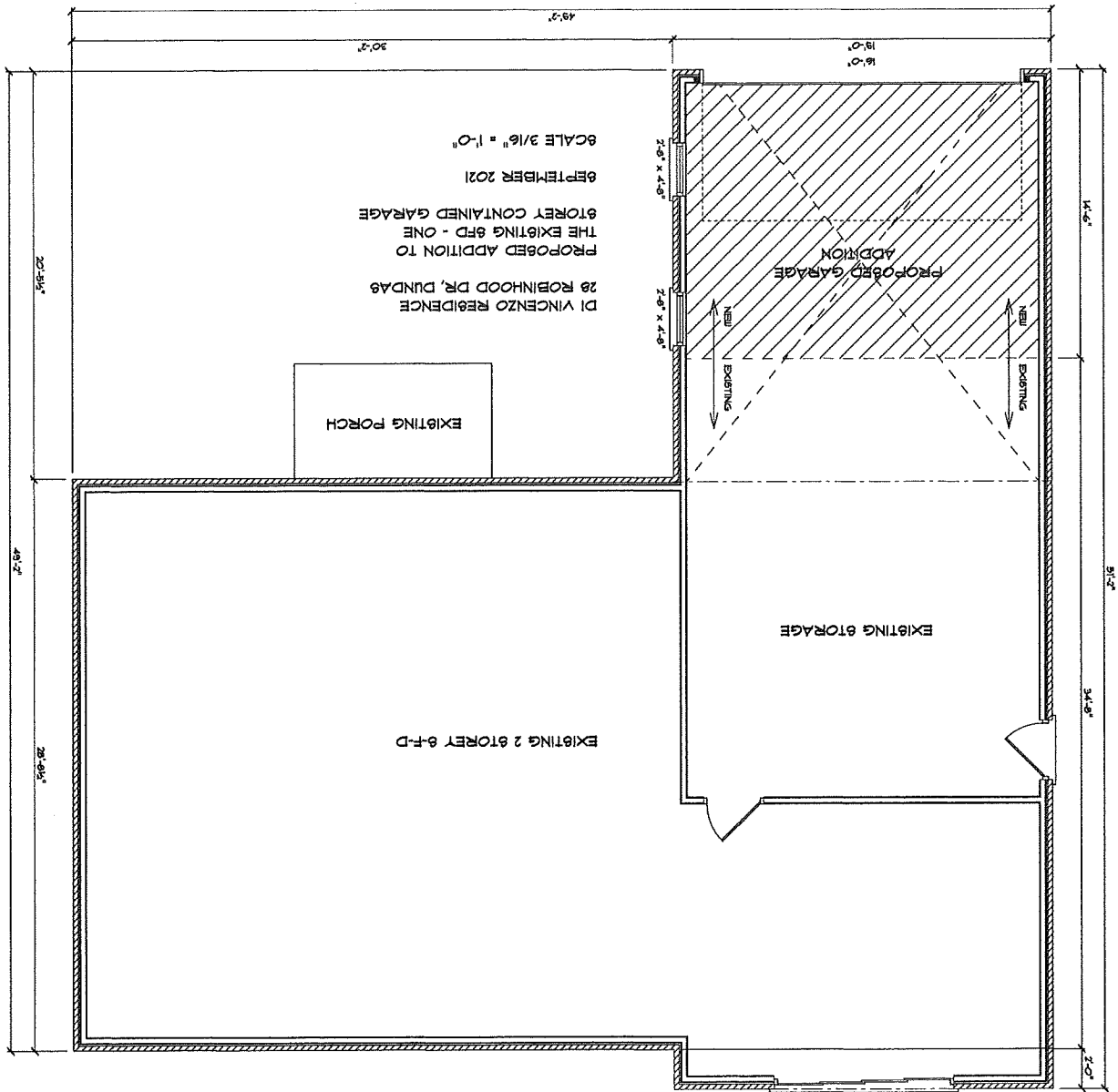
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

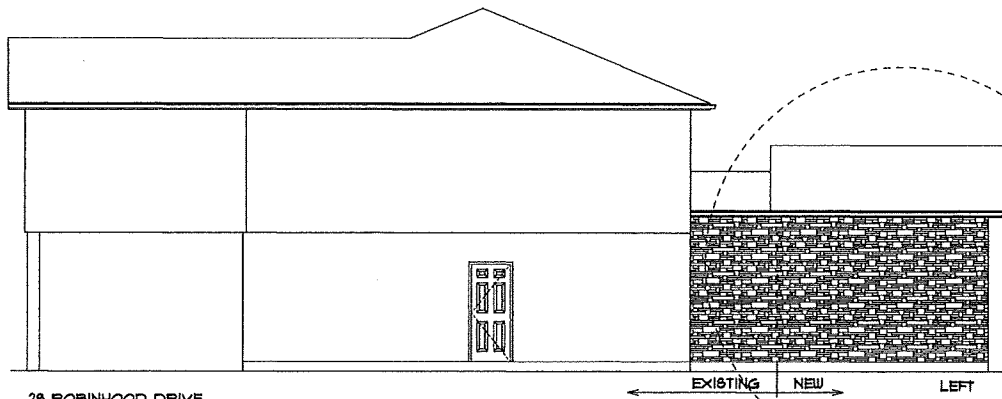
DATED: October 19th, 2021.

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.





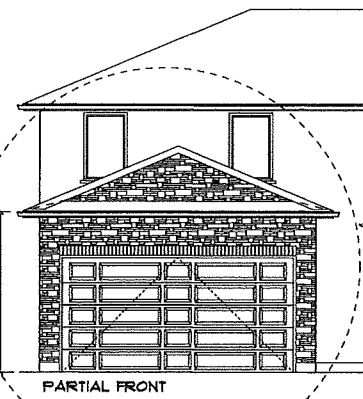


28 ROBINHOOD DRIVE
DUNDAS, ONTARIO

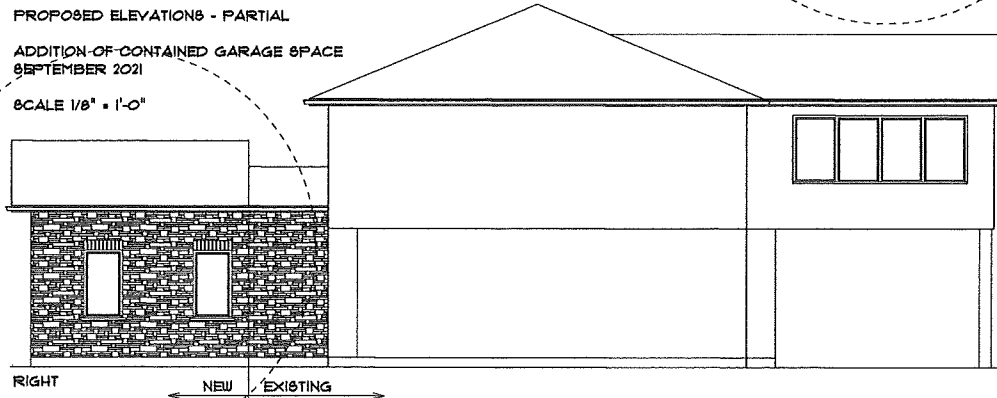
PROPOSED ELEVATIONS - PARTIAL

ADDITION OF CONTAINED GARAGE SPACE
SEPTEMBER 2021

SCALE 1/8" = 1'-0"

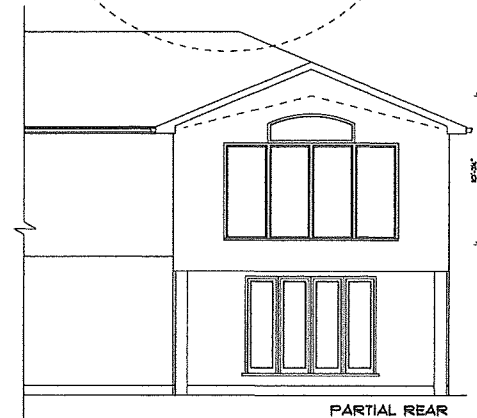


PARTIAL FRONT



RIGHT

NEW EXISTING



PARTIAL REAR



Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: ca@cityhamilton.ca

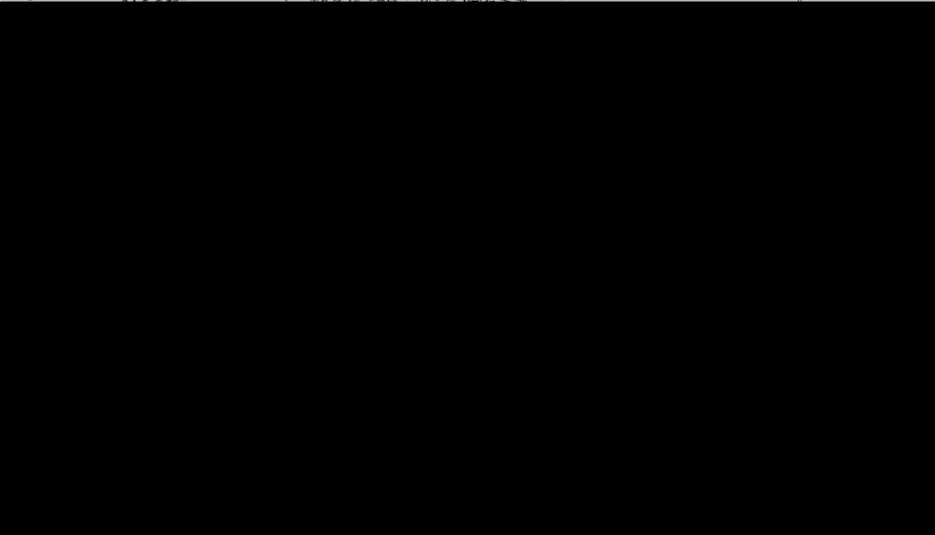
APPLICATION FOR A MINOR VARIANCE

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)		
Applicant(s)*		
Agent or Solicitor		

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:
N/A

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:

To allow for a reduced minimum front yard setback from the required 6.0 metres to an average setback of 3.73 metres (3.61m to 3.85m). This 2.15m to 2.39m encroachment will allow for an addition to the existing single family dwelling, namely, the attached **garage**.

- ☐ Secondary Dwelling Unit ☒ Reconstruction of Existing Dwelling

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

Currently, personal vehicles are being parked in the driveway and in the front yard of the existing home and attached garage. The existing garage is being used primarily for storage and it's size does not allow for vehicle parking. The additional garage space would allow for contained parking and clear the driveway and front yard of vehicles and open storage. This will also eliminate "visual clutter" in the front yard and avoid potential

6. Legal description and Address of subject lands (Legal description and address of the subject lands, other legal description and where applicable, street and street number).

28 Robinhood Drive, Dundas, Ontario, L9H 4G1

LT194, PL 1327 AB 16886

7. PREVIOUS USE OF PROPERTY

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

8.1 If Industrial or Commercial, specify use N/A

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?

Personal knowledge of the home and neighbourhood of over 28 years.

- 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.

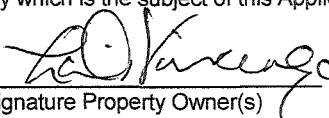
Is the previous use inventory attached? Yes ☐ No ☒

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.

September 20, 2021

Date


Signature Property Owner(s)

Lesla DiVincenzo

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>60'-6" (18.44m)</u>
Depth	<u>212'-11" (64.90m)</u>
Area	<u>12,882 sqft (1196.73sqm)</u>
Width of street	<u>30' +/- (9.0m +/-)</u>

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 2 storey single family dwelling, complete attached garage. Overall width of 49'-2" and overall depth of 34'-8". Building footprint area is 1564 sqft and the gross floor area is 2900 sqft. the overall building height is 25' or 7.62m.

Proposed

Construction of the proposed contained garage addition will increase the overall depth of the home to 51'-2" from 34'-8" and the building footprint area to 1954 sqft from 1564 sqft. No other changes to the existing building stats.

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

Existing:

See Plot Plan attached

Proposed:

See Plot Plan attached

13. Date of acquisition of subject lands: **February 28, 2003**
-
14. Date of construction of all buildings and structures on subject lands:
approx 1967
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single Family Residential
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single Family Residential
17. Length of time the existing uses of the subject property have continued:
54 years
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input checked="" 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:
Town of Dundas Zoning By Law #3581-86 - Section 8: Single Detached Residential zone - R1
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.