



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
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.: HM/A-22:92

APPLICANTS: Agent Jenny Bognar
Owners P. Farrauto & M. Fischbyett

SUBJECT PROPERTY: Municipal address **230 Bendamere Ave., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended

ZONING: "C" (Urban Protected Residential and etc.) district

PROPOSAL: To permit the expansion of an existing garage to provide one (1) additional parking space notwithstanding that:

1. To provide 4.62 metres of maneuvering space for parking where 6.0 metres of maneuvering space is required

Notes:

1. Insufficient information was provided to confirm minimum finished level of garage floor as per Section 18A(7b) of Hamilton Zoning By-law 6593

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

DATE: Thursday, April 28th, 2022
TIME: 2:25 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

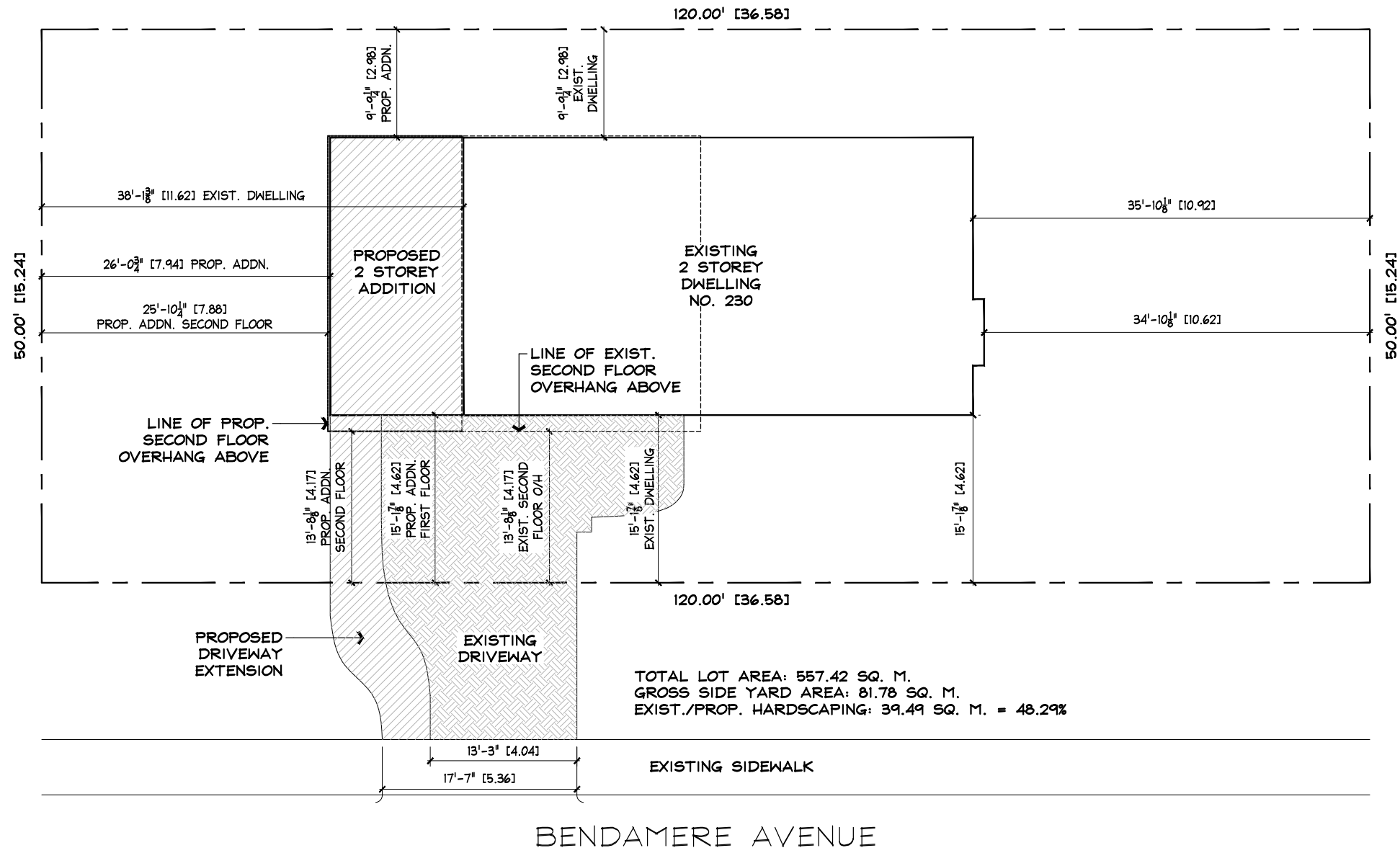
For more information on this matter, including access to drawings illustrating this request:

- 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: April 12th, 2022.

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.



THE FARRAUTO
 RESIDENCE
 230 BENDAMERE AVE.
 HAMILTON, ON
 L9C 1P4

drafting + design

193 East 43rd Street
 Hamilton, ON L8T 3C3
 jbdraftinganddesign@live.ca
 905.517.6027

03.08.22 *Jay Bognar* signature required
 Jennifer Bognar reviews and takes responsibility for the design work described in this document
 firm bcin 103416 individual bcin 33001

DATE	ISSUE DESCRIPTION
02.23.22	ISSUED FOR REVIEW
03.05.22	ISSUED FOR REVIEW
03.08.22	ISSUED FOR C.O.A.

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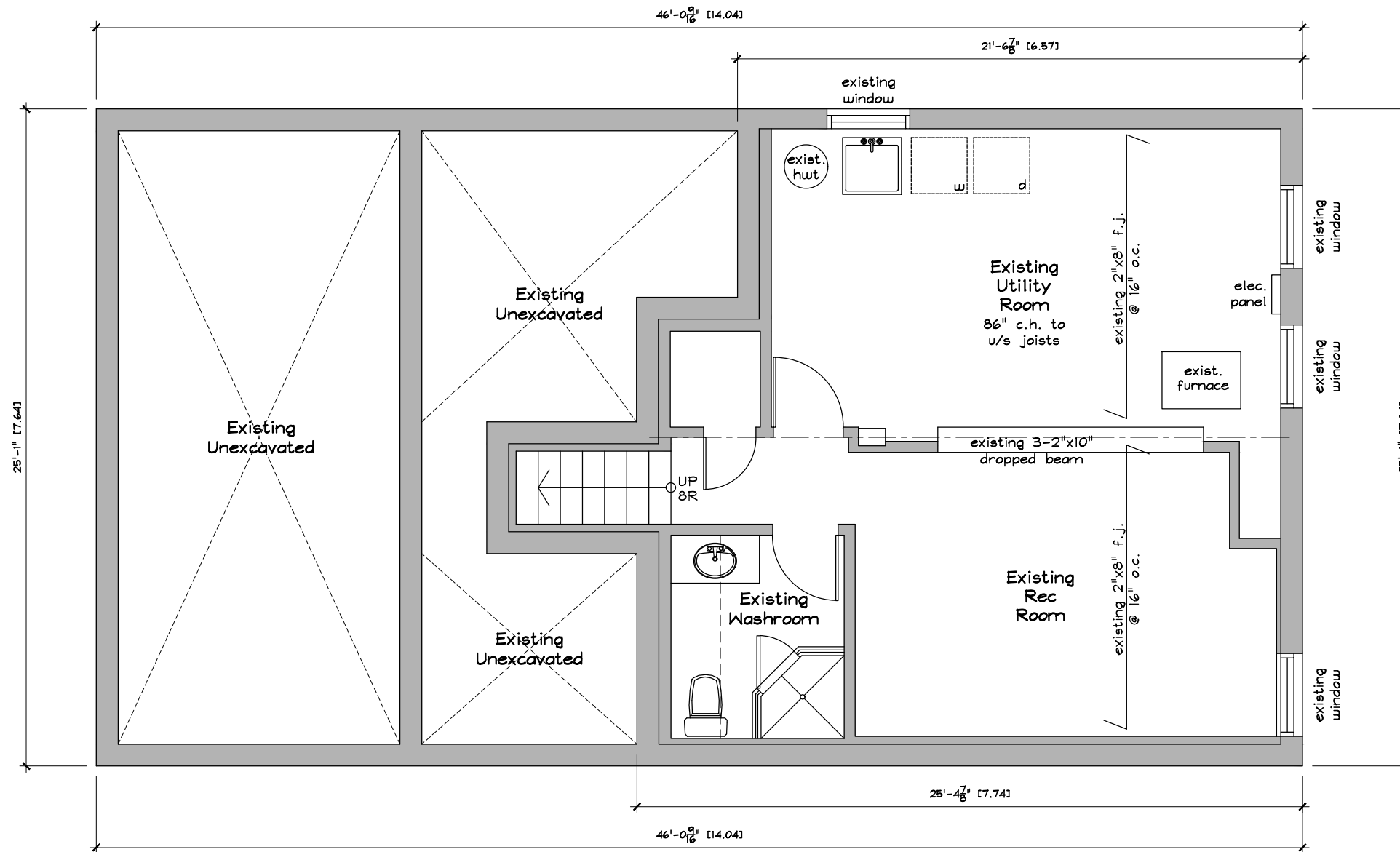
SITE PLAN

1:150

SHEET

A1

of 10



Existing Basement Floor Area: 59.33 sq. m.

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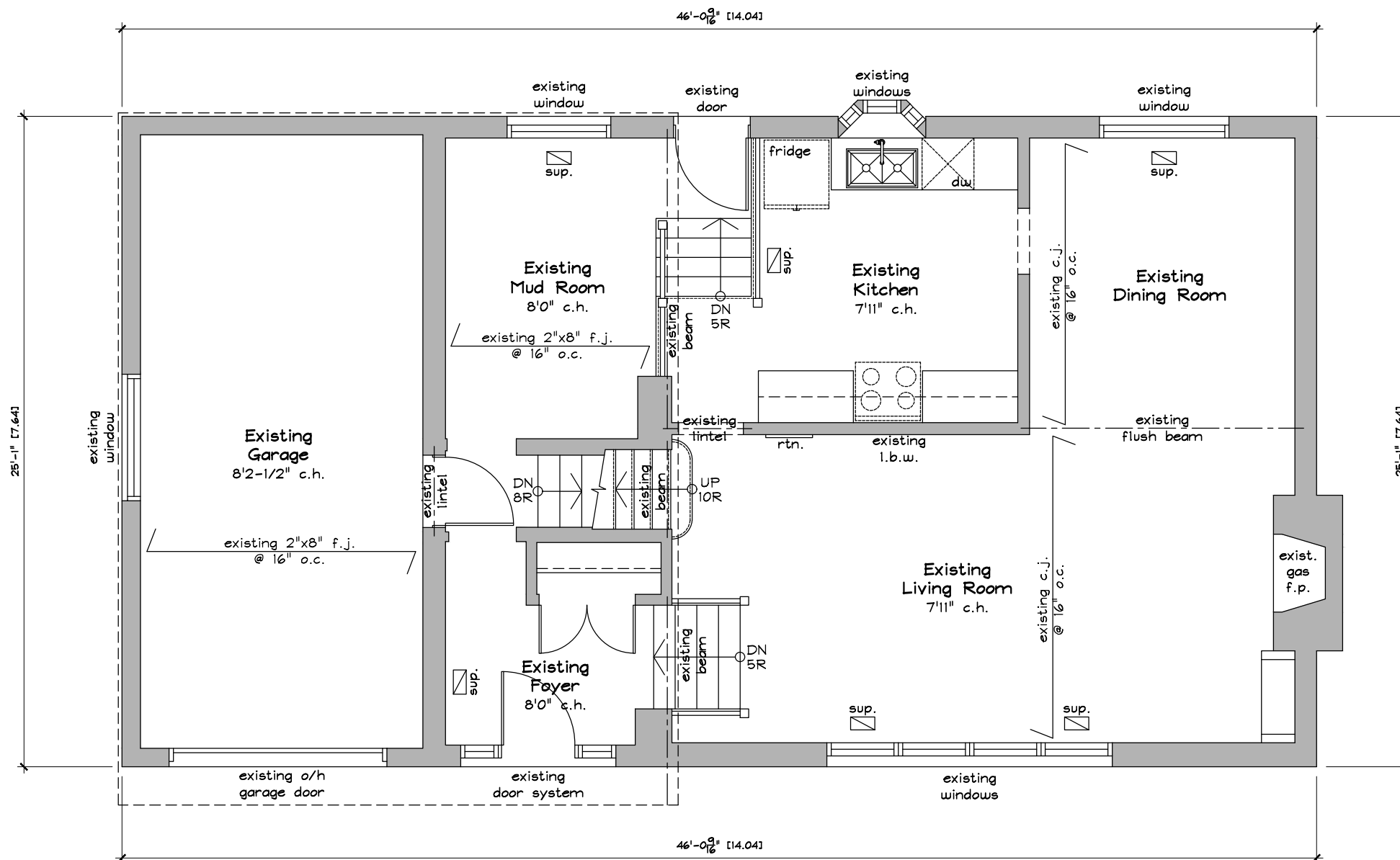
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**EXISTING
BASEMENT PLAN**
3/16" = 1'-0"

SHEET **A2** OF 10



Existing Ground & First Floor Area: 108.00 sq. m.

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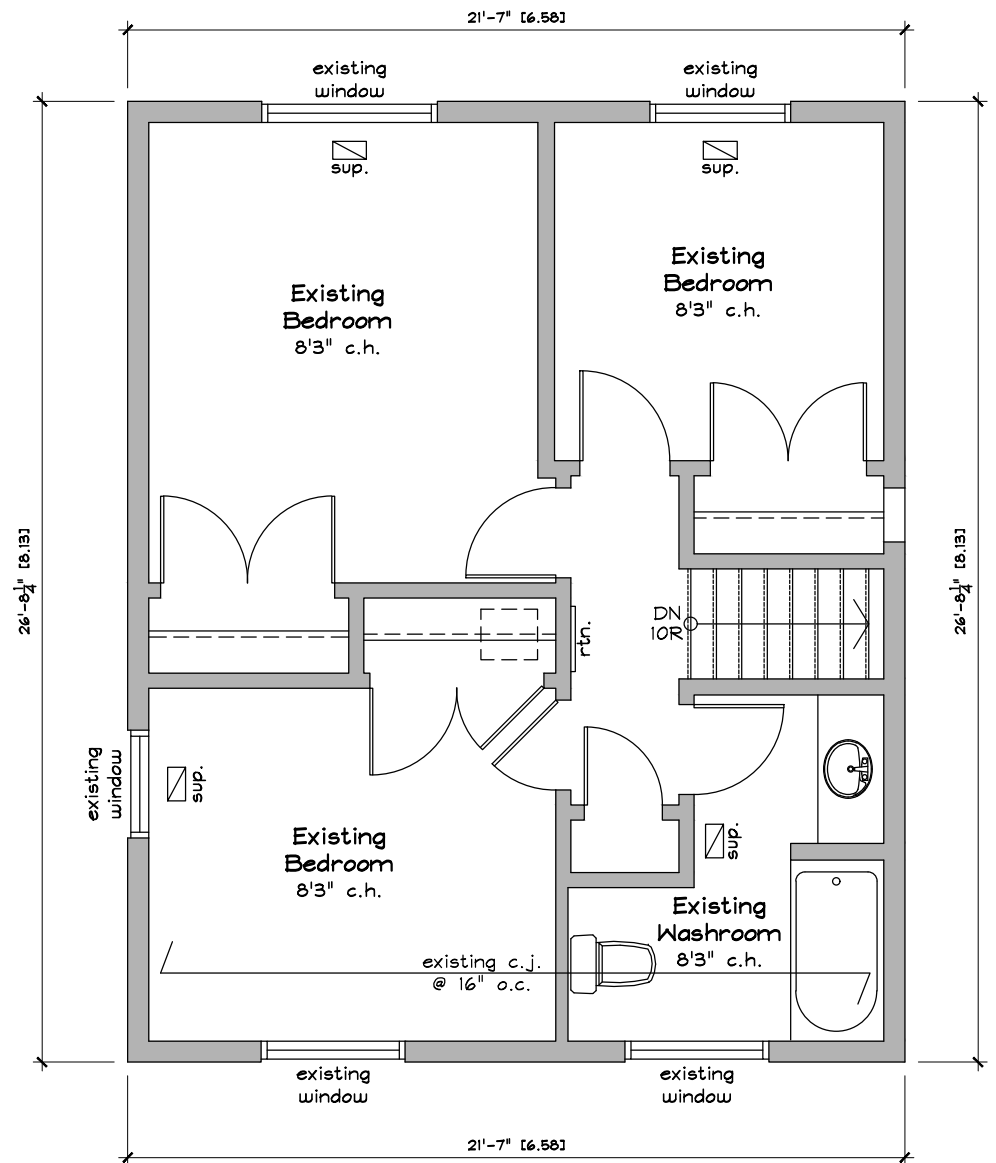
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EXISTING FIRST
FLOOR PLAN
3/16" = 1'-0"

SHEET **A3** of 10



Existing Second Floor Area: 53.51 sq. m.

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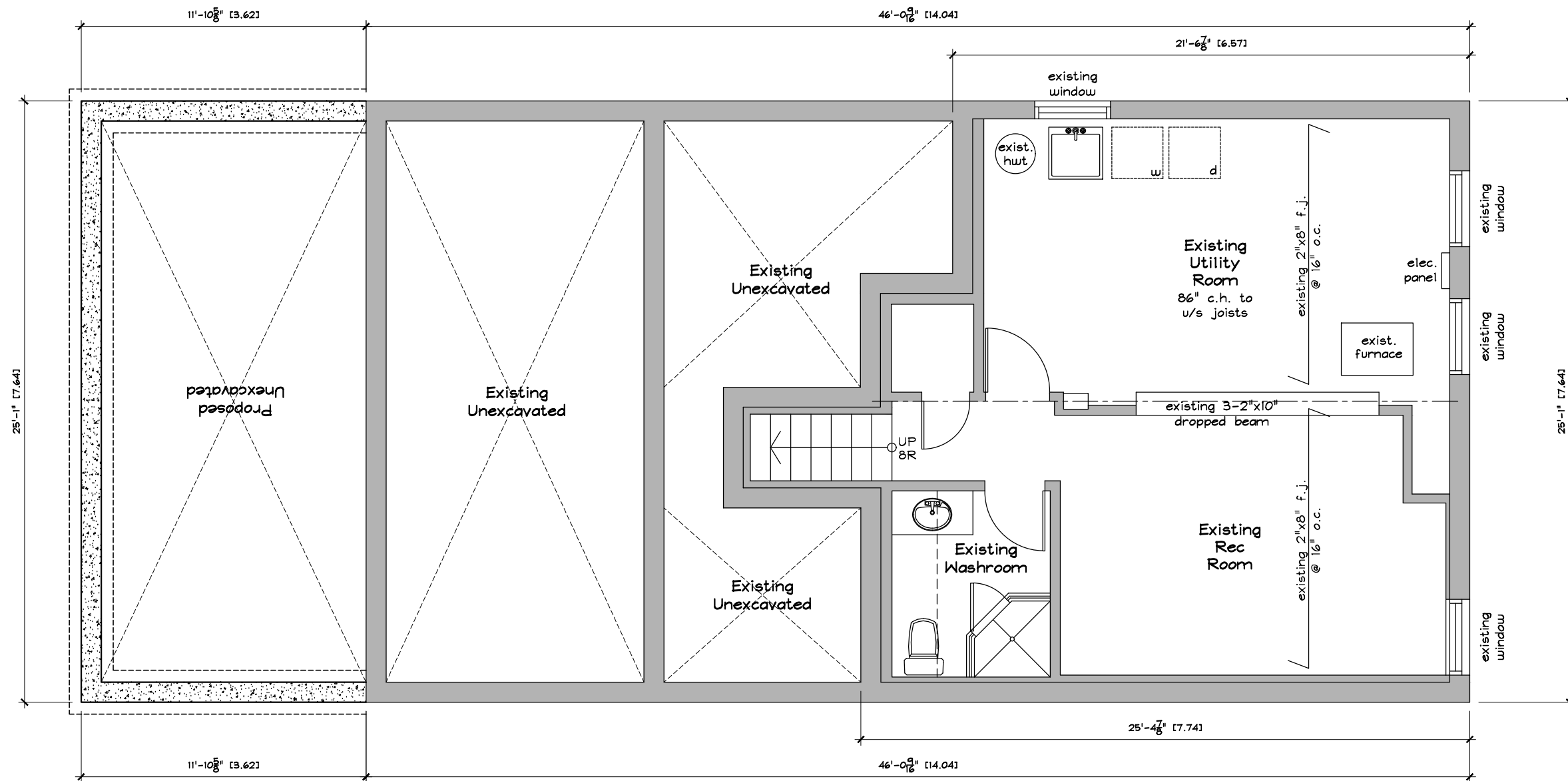
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EXISTING SECOND
FLOOR PLAN
3/16" = 1'-0"

SHEET **A4** of 10



Existing Basement Floor Area: 59.33 sq. m.

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L9C 1P4

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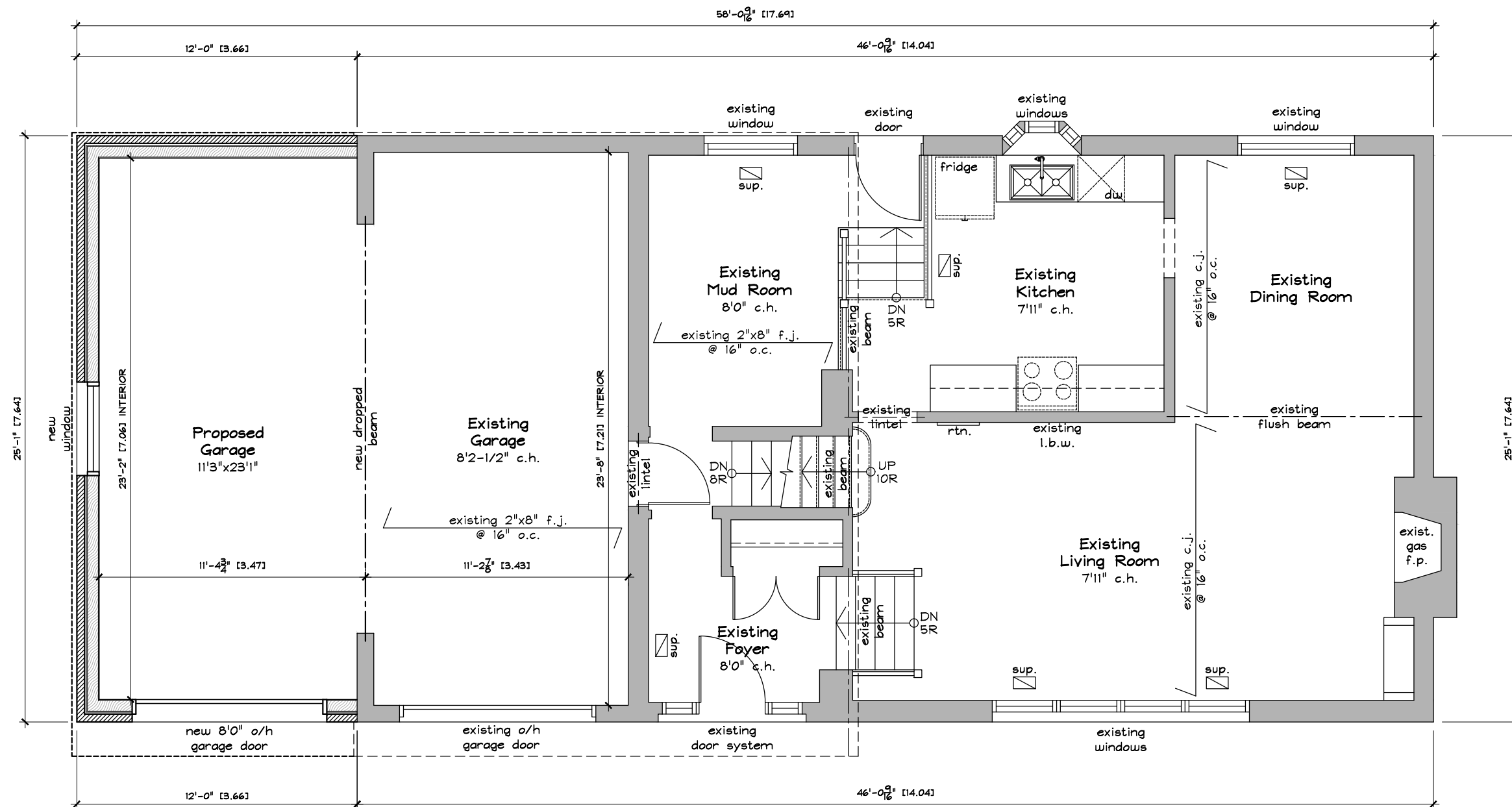
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PROPOSED
FIRST FLOOR
3/16" = 1'-0"

SHEET **A5** of 10



Proposed Total Ground & First Floor Area: 135.95 sq. m.

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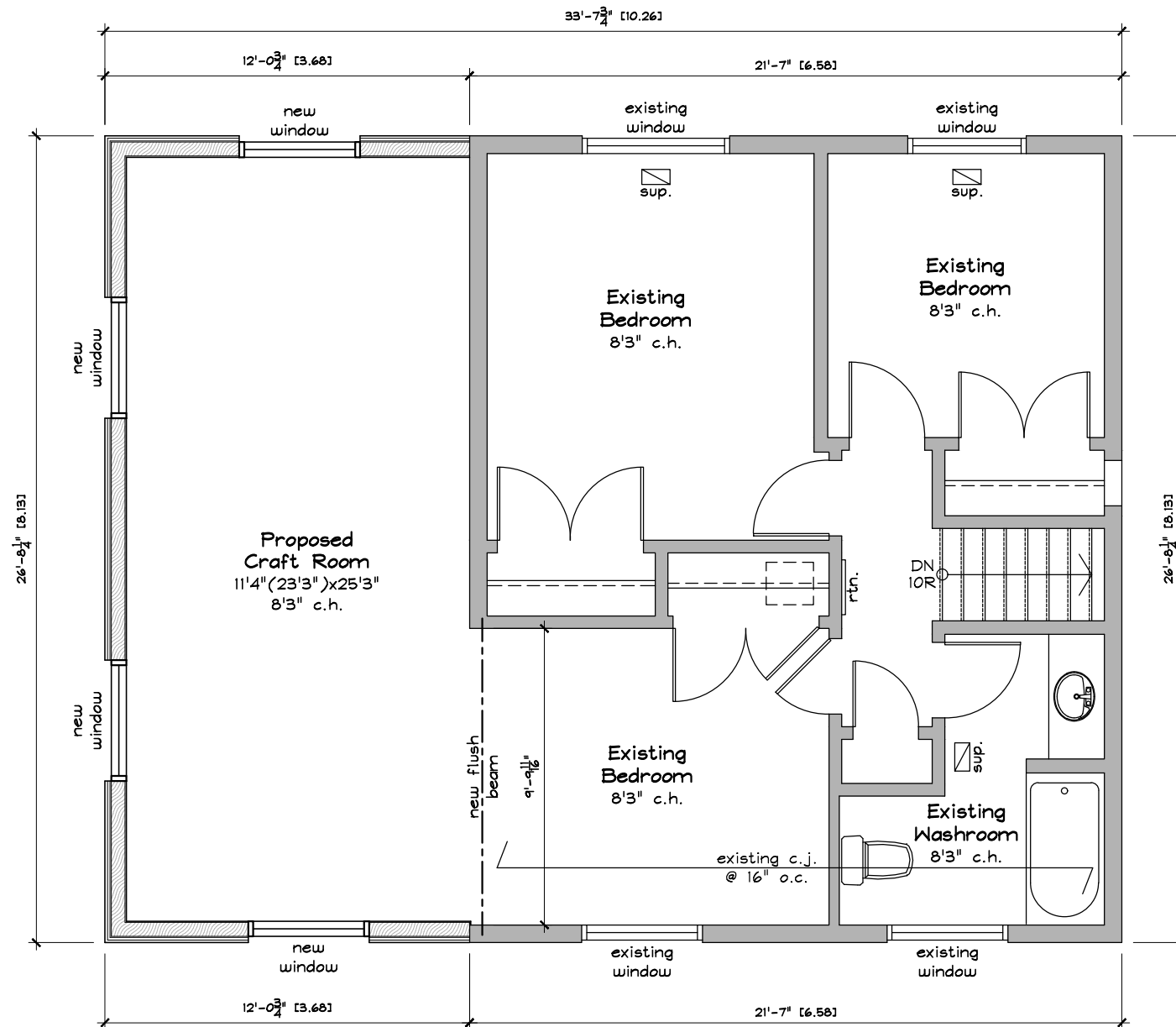
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**PROPOSED
FIRST FLOOR**
3/16" = 1'-0"

SHEET

A6

of 10



Proposed Total Second Floor Area: 83.41 sq. m.

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**PROPOSED SECOND
FLOOR PLAN**
3/16" = 1'-0"

SHEET **A7** OF 10



THE FARRAUTO
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DATE	ISSUE DESCRIPTION
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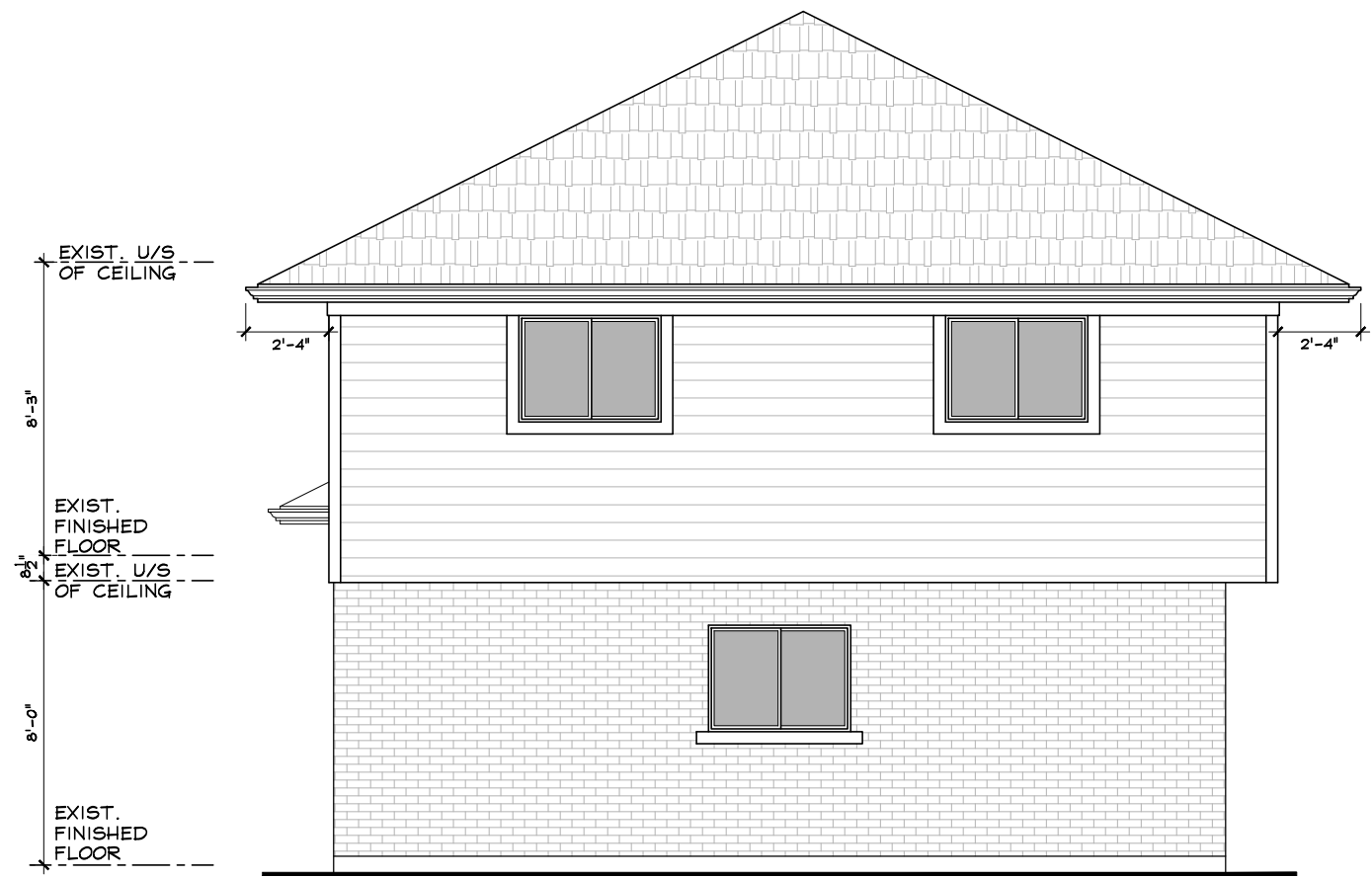
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PROPOSED FRONT
ELEVATION
3/16" = 1'-0"

SHEET **A8** of 10



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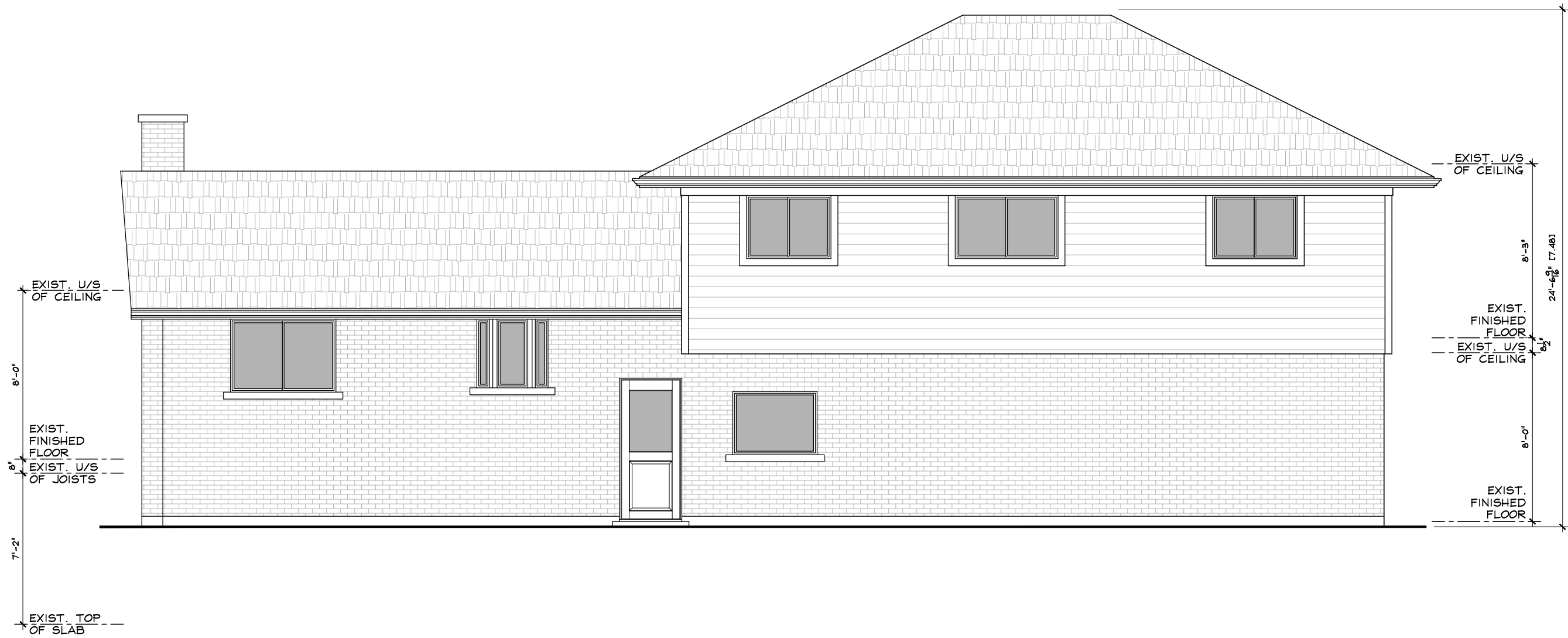
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PROPOSED SIDE
ELEVATION
3/16" = 1'-0"

SHEET **A9** of 10



THE FARRAUTO
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PROPOSED REAR
ELEVATION
3/16" = 1'-0"

SHEET
A10
of 10



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

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:

FIRST FINANCIAL,

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:

See attached

Second Dwelling Unit Reconstruction of Existing Dwelling

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

See attached

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**):

230 Bendamere Avenue

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

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?

Knowledge of history of area.

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.

MAR 8 / 22
Date

Paul Fisher M. Fischbuch
Signature Property Owner(s)

March 17 / 22

PAYI FARRAUTO M. Fischbuch
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 15.24 m.
Depth 36.58 m.
Area 557.42 sq. m.
Width of street 20.0 m.

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:

Ground Floor Area = 108.00 sq. m., Gross Floor Area = 161.51 sq. m., 2 stories, 7.64 m x 14.04 m., 7.09 m. high

Proposed

Ground Floor Area = 135.95 sq. m., Gross Floor Area = 219.36 sq. m., 2 stories, 7.64 m. x 17.69 m., 7.39 m. high

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

Existing:

Front = 10.62m., Right Side = 2.98 m., Rear = 11.62 m., Left Side (Flankage) = 4.17 m.

Proposed:

Front = 10.62m., Right Side = 2.98 m., Rear = 7.88 m., Left Side (Flankage) = 4.17 m.

13. Date of acquisition of subject lands:
DEC 15 / 21
14. Date of construction of all buildings and structures on subject lands:
 Unknown 1958
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.):
Residential
17. Length of time the existing uses of the subject property have continued:
Always
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:

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
6593 Former Hamilton - C Zone
21. 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:

- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
 Yes No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.
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 (please include separate sheet if needed)

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.