



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

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.:	GL/A-22:148	SUBJECT PROPERTY:	87 KAUFMAN DR., GLANBROOK
ZONE:	“R4-191” (Residential 4)	ZONING BY-LAW:	Zoning By-law 464, as Amended 04-336

APPLICANTS: Agent Harleen Sidhu
Owner Karen Sidhu

The following variances are requested:

1. Two (2) parking spaces shall be provided, instead of the minimum required four (4) parking spaces.
2. No planting strip shall be provided, instead of the requirement that a planting strip having a minimum width of 1.5 metres shall be provided adjacent to the required parking area of the home occupation.

PURPOSE & EFFECT: To permit a home occupation within the existing single family dwelling.

Notes:

1. Please note that the dimensions of the two (2) parking spaces to be provided on the lot were not indicated on the Site Plan provided to confirm zoning compliance; therefore, the variances have been written as requested by the applicant. It is noted that from the dimensions provided on the Site Plan, one (1) parking space can be accommodated in the attached garage, and one (1) parking space can be accommodated in the existing driveway. Additional variances may be required if compliance with Section 7.35(a)(vii) cannot be achieved.
2. Please note that apart from the variances requested to Section 11.9(i) and (j), insufficient information was provided as part of the submitted application to confirm compliance with Section 11.9 and the regulations applicable to Home Occupations. Additional variances may be required if compliance with Section 11.9 cannot be achieved.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, June 9, 2022
TIME:	3:35 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

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

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.



 **Subject Lands**

DATED: May 24, 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, and may include posting electronic versions.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

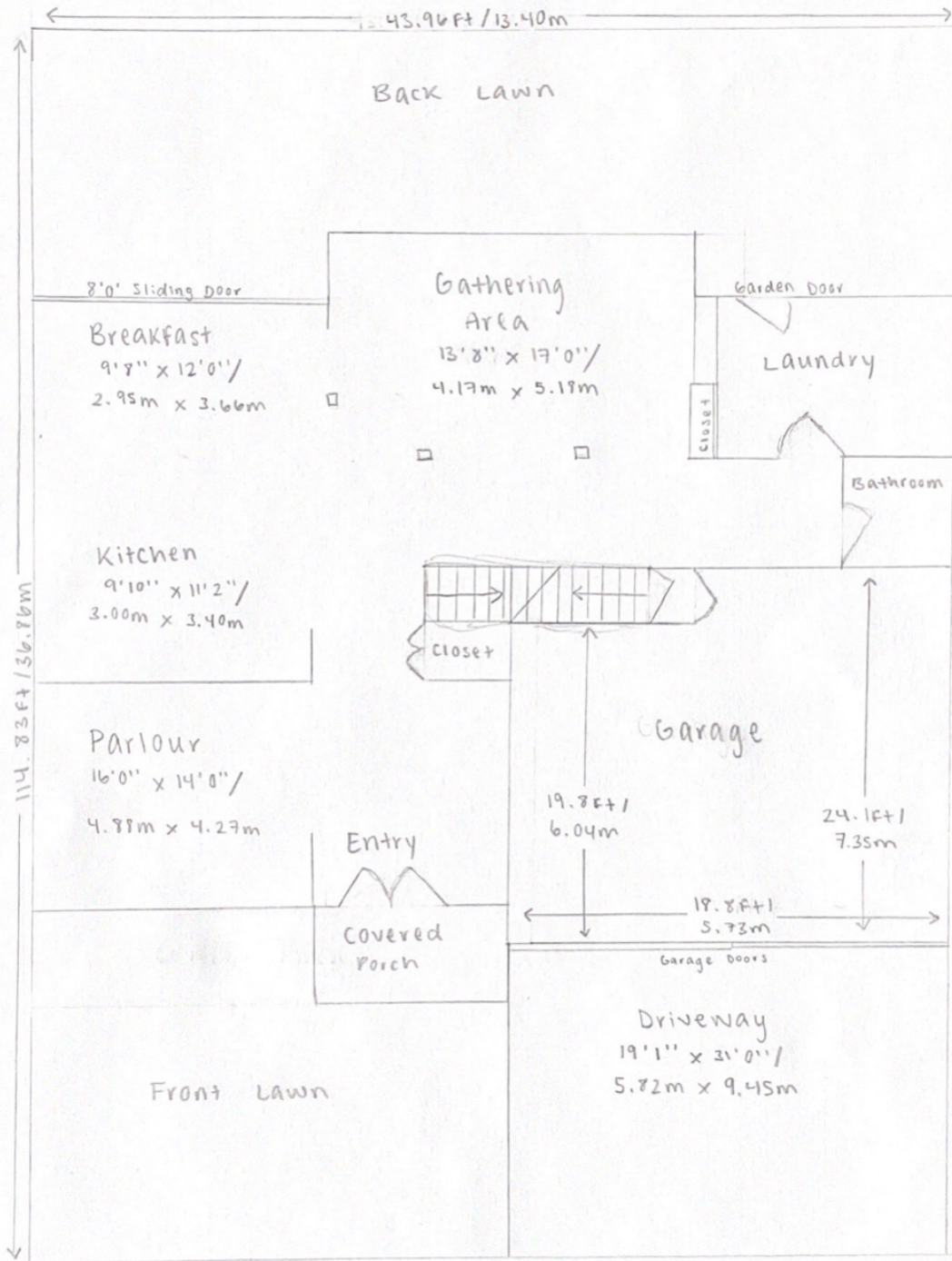
To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

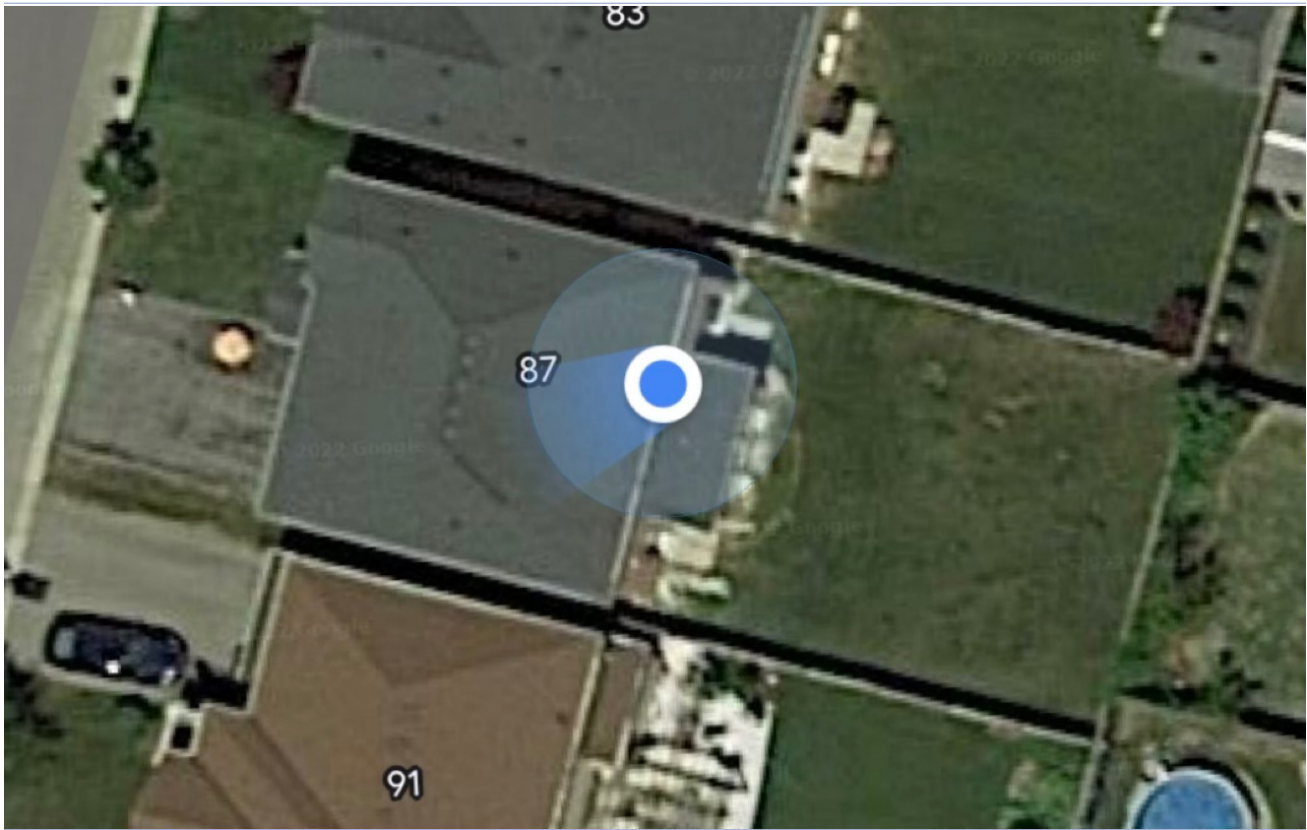
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

Sweets by Harleen
 97 Kaufman Drive
 Binbrook, Ontario
 L0R 1C0



Area: 5047.93 ft² / 1538.61 m²

Width of Street: 65.62 ft / 20.00 m





13 April 2022

Dear Committee Members,



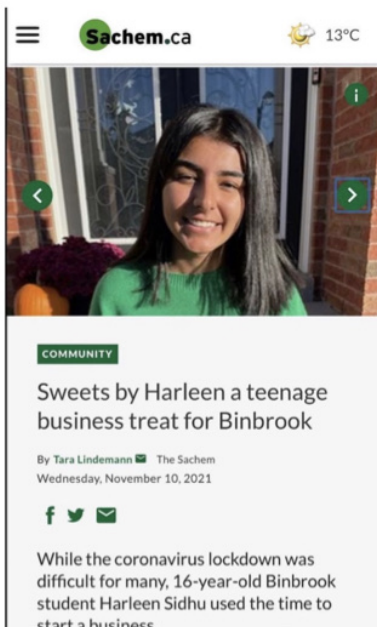
My name is Harleen Sidhu and I am a sixteen year old high school student. I started my own home based bakery business, Sweets by Harleen, in February 2021 and I have been serving the Binbrook community ever since. I specialize in creating chocolate covered strawberries, cakepops and cakesicles and I love every aspect of my business.

I have worked very hard during my first year in business and I have learned a lot along the way. I've also received a tremendous amount of support from my community.



I have a public health certified home kitchen that I work out of, for which I am considered low risk. Additionally, I participated in the city of Hamilton's Summer Company Program after being selected from the many applications that they received. Most recently, I completed my largest catering order of 150 cakesicles for HWDSB's Showcase of HeARTS which was hosted by the Hamilton Foundation for Student Success.

I have proven to be an active member of my community and I hope to continue to run my business. With this cover letter, you will find my application for the variance process that I need in order to continue to operate my business.



I was informed by the City of Hamilton that due to bylaw zoning requirements, my residence does not meet the required amount of parking spaces for a catering business. This is not something that I had anticipated. However, with the support of Brenda Johnson and members of other staff at the city of Hamilton, I was advised that this is a necessary step in order to comply and receive my license from the city of Hamilton.

Thank you for taking the time to review my application. I look forward to hearing back from you soon.

Sincerely,

Harleen Sidhu

Owner of Sweets by Harleen
Email: sweetsbyharleen@gmail.com
Linktree: linktr.ee/sweetsbyharleen
Social Media: @sweetsbyharleen



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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)	Karen Sidhu		
Applicant(s)*	Harleen Sidhu		
Agent or Solicitor			Phone:
			E-mail:

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:

Karen Sidhu
87 Kaufman Drive
Binbrook, Ontario
L0R 1C0

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:

I, Harleen Sidhu, operate a home based bakery business. I was provided a temporary license in order to participate in the city of Hamilton's Summer Company to operate my business, Sweets by Harleen. According to bylaws, my current residence does not meet the requirements for parking spaces. I have a double garage and double driveway (allowing space for four vehicles), however according to zoning I need to go through this process to gain compliance. My family only owns 1 vehicle and we only have 1 licensed driver in the home (I am learning). We share one vehicle which is 100% parked in our garage at all times, meaning that customers always have easy access to my double driveway, should they choose to park there. There is also parking on my street.

Secondary Dwelling Unit

Reconstruction of Existing Dwelling

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

Zoning compliance requirements for parking spaces (two additional parking spaces are required).

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**):

87 Kaufman Drive
Binbrook, Ontario
L0R 1C0

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?

My home is a new construction. Karen is the only owner and we have lived here for twelve 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.

01/18/22
Date

Karen Sidhu
Signature Property Owner(s)

Karen Sidhu
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>43.96ft/13.40m</u>
Depth	<u>114.83ft/35m</u>
Area	<u>5047.93ft squared/1538.61m squared</u>
Width of street	<u>65.62ft/20m</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: _

Single family dwelling - no change

Proposed

Single family dwelling - no change
Home occupation

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

Existing:

Single family dwelling - no change

Proposed:

Single family dwelling - no change
Home occupation

13. Date of acquisition of subject lands:
2008
-
14. Date of construction of all buildings and structures on subject lands:
2008
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single family
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single family dwelling
17. Length of time the existing uses of the subject property have continued:
2008 - Present
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:
Schedule E and Schedule E1 Neighborhood
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
R4-191
Bylaw 464 as amended by bylaw 04-336
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.