



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

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-23:333	SUBJECT PROPERTY:	40 RAVENSCLIFFE AVENUE, HAMILTON
ZONE:	"C/S-1822" (Urban Protected Residential & Etc.)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended

APPLICANTS: Owners: LAUREN BALE and MICHAEL BORDIN
Applicants: MATTHEW KOVACS and STEPHANIE ALLEN

The following variances are requested:

1. To permit a balcony to encroach 3.7 metres into the rear yard whereas the zoning by-law requires a balcony to encroach 1.0 metre into the rear yard.

PURPOSE & EFFECT: The application is to permit the construction of a second storey balcony.

Notes: N/A

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:	Tuesday, February 13, 2024
TIME:	1:25 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)
	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:

HM/A-23:333

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221

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, written comments must be received no later than February 9, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than February 12, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/A-23:333, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.



 Subject Lands

DATED: January 25, 2024

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 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 on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

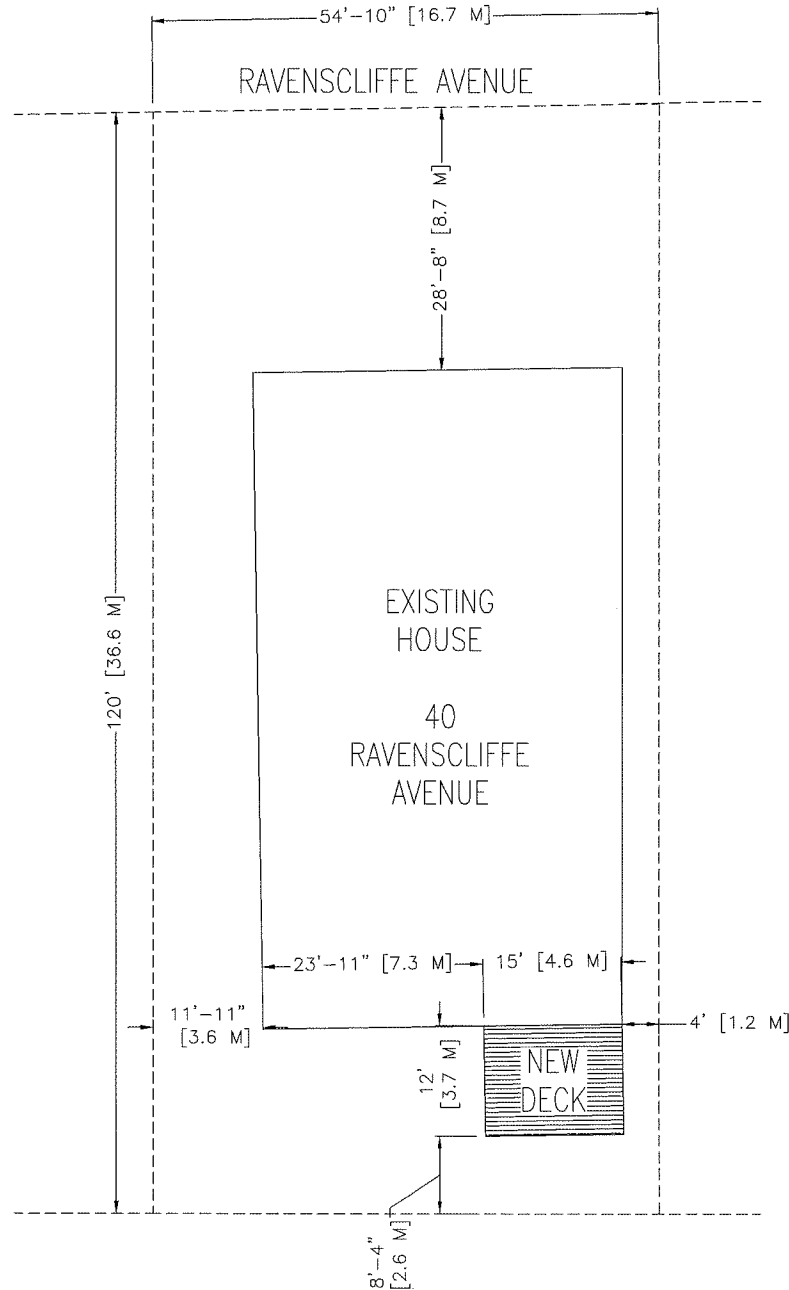
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

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.



1 SITE PLAN
NOT TO SCALE

Hickory Dickory Decks
Head Office
115 Dundas St W (Highway #5)
Dundas, On L9H 7L6
P: 905-689-4774
E: hddoffice@gmail.com

Project Name:
**LAUREN & MICHAEL
BORDIN**

Project Address:
**40 RAVENSCLIFFE AVE
HAMILTON, ON L8P 3M4**


I have reviewed and take responsibility for the design and am qualified in the appropriate category as a designer under subsection 3.2.5 of Division C of the Ontario Building Code.

Name: Brad Arnold (BCIN # 24758)
Signature:

Drawn By: MATTHEW KOVACS	SP1 01
Date: SEPTEMBER 22, 2023	SP1 01

GENERAL NOTES

- ① A MINIMUM LIVE LOAD OF 1.9 kPA APPLIED IN ALL LOCATIONS
- ② THE PRESCRIBED SNOW LOAD FOR SELECTED ONTARIO LOCATIONS IS INDICATED IN TABLE 1.2 IN SUPPLEMENTARY GUIDELINE SB-1 OF THE ONTARIO BUILDING CODE. THE SNOW LOAD SHALL BE APPLIED AS THE MINIMUM LIVE LOAD WHERE IT IS GREATER THAN 1.9 kPA
- ③ LUMBER NO. 2 SPF OR BETTER TO BE USED ALONG WITH CORROSION RESISTANT SPIRAL NAILS OR SCREWS
- ④ CANTILEVERED JOISTS AND BEAMS ARE LIMITED TO 1/6 THE MEMBERS LENGTH
- ⑤ CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION
- ⑥ HELICAL PILES SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND BE INSTALLED BY CERTIFIED INSTALLER. HELICAL CONFORMITY REPORT TO BE RECEIVED FROM INSTALLER/ENGINEER.
- ⑦ JOISTS SPANNING MORE THAN 6'-0" TO HAVE BRIDGING AT LEAST EVERY 6'-0"
- ⑧ MAXIMUM BEAM & JOIST CANTILEVERS:
 - 2"X6" MEMBERS = NOT PERMITTED
 - 2"X8" MEMBERS = 1'-4"
 - 2"X10" MEMBERS = 2'-0"
 - 2"X12" MEMBERS = 2'-0"
- ⑨ MINIMUM BEARING FOR BEAMS & JOISTS:
 - MIN. BEAM BEARING = $3\frac{1}{2}$ "
 - MIN. JOIST BEARING = $1\frac{1}{2}$ "
- ⑩ INSTALLATION OF MANUFACTURED LOW MAINTENANCE DECK BOARDS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
- ⑪ INSTALLATION OF PRE-FABRICATED COMPONENTS (RAILING SYSTEMS, ETC.) TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
- ⑫ EXTERIOR STAIRS:
 - MIN. RISE = $4\frac{7}{8}$ "
 - MAX. RISE = $7\frac{7}{8}$ "
 - MIN. RUN = 10"
 - MAX. RUN = 14"
 - MIN. WIDTH = 34"
 - MIN. HEADROOM = 6'-5"
- ⑬ EXTERIOR GUARDS:
 - DECK TO GRADE > 5'-11" = 3'-6" HEIGHT
 - DECK TO GRADE < 5'-11" = 3'-0" HEIGHT
 - STAIRS = 3'-0" HEIGHT
 - MAX. BETWEEN PICKETS = 4"
 - NO MEMBER OR ATTACHMENT BETWEEN 5 $\frac{1}{2}$ " - 3'-0" HIGH SHALL FACILITATE CLIMBING

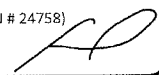


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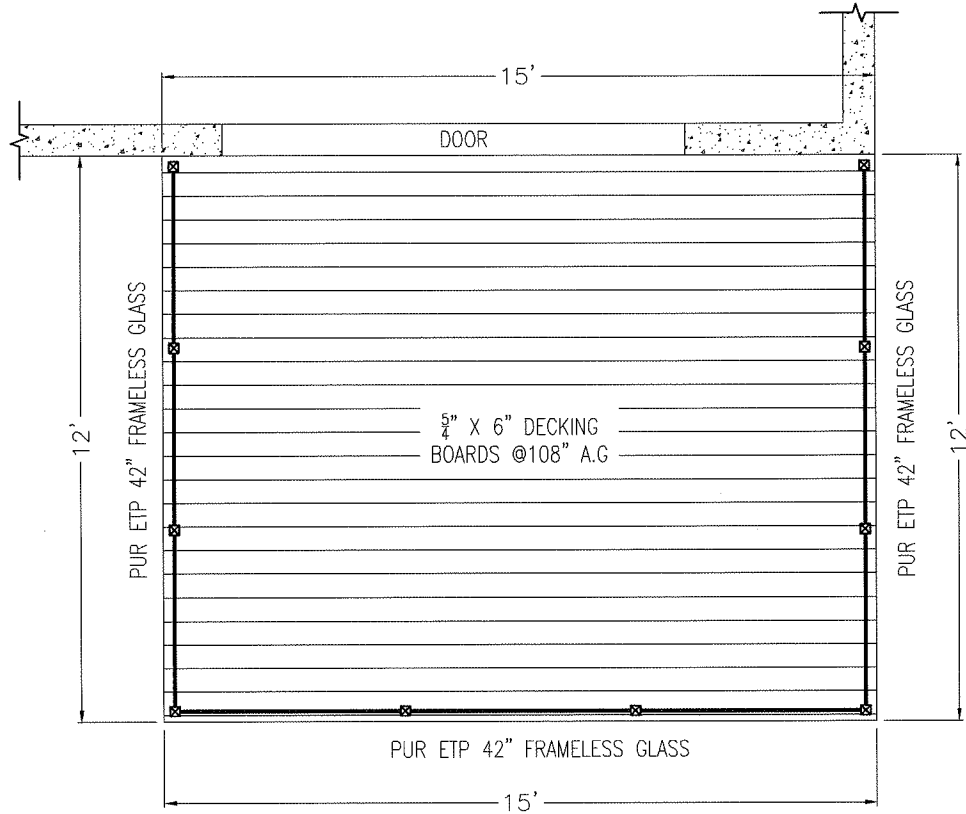
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Project Address:
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Name: Brad Arnold (BCIN # 24758)
 Signature: 

Drawn By: MATTHEW KOVACS	AO 01
Date: SEPTEMBER 22, 2023	AO



1 DECK FLOOR PLAN
 SCALE: 1/4" = 1'

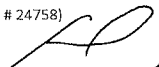


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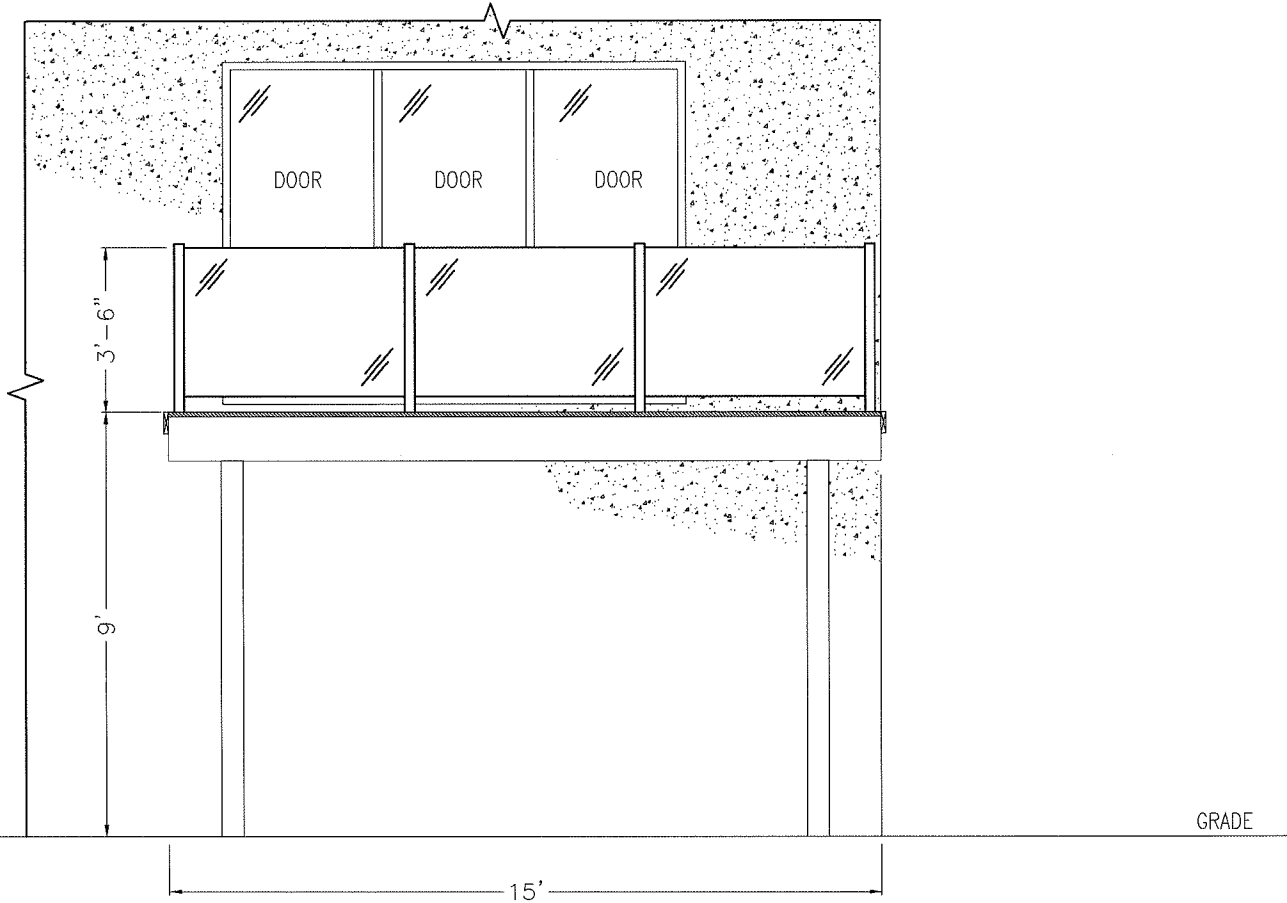
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Name: Brad Arnold (BCIN # 24758)
 Signature: 


Drawn By: MATTHEW KOVACS	A1 01
Date: SEPTEMBER 22, 2023	A1



1

EAST ELEVATION

SCALE: 1/4" = 1'

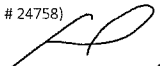


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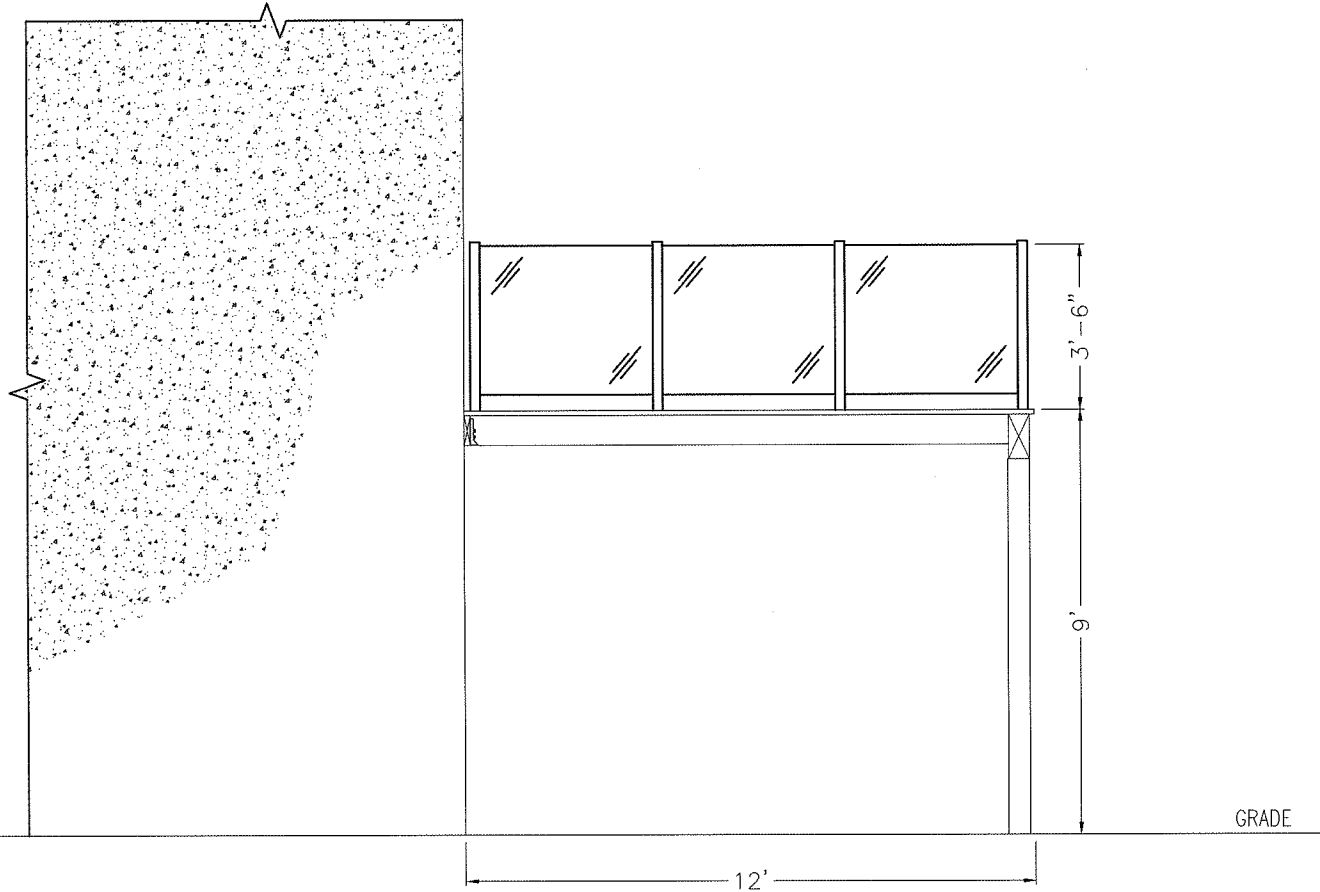
Project Name:
LAUREN & MICHAEL BORDIN

Project Address:
**40 RAVENSCLIFFE AVE
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I have reviewed and take responsibility for the design and am qualified in the appropriate category as a designer under subsection 3.2.5 of Division C of the Ontario Building Code.

Name: Brad Arnold (BCIN # 24758)
 Signature: 

Drawn By: MATTHEW KOVACS	01
Date: SEPTEMBER 22, 2023	A2



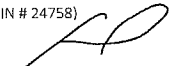
1 SOUTH ELEVATION
SCALE: $\frac{1}{4}'' = 1'$

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Project Name:
**LAUREN & MICHAEL
BORDIN**

Project Address:
**40 RAVENSLIFFE AVE
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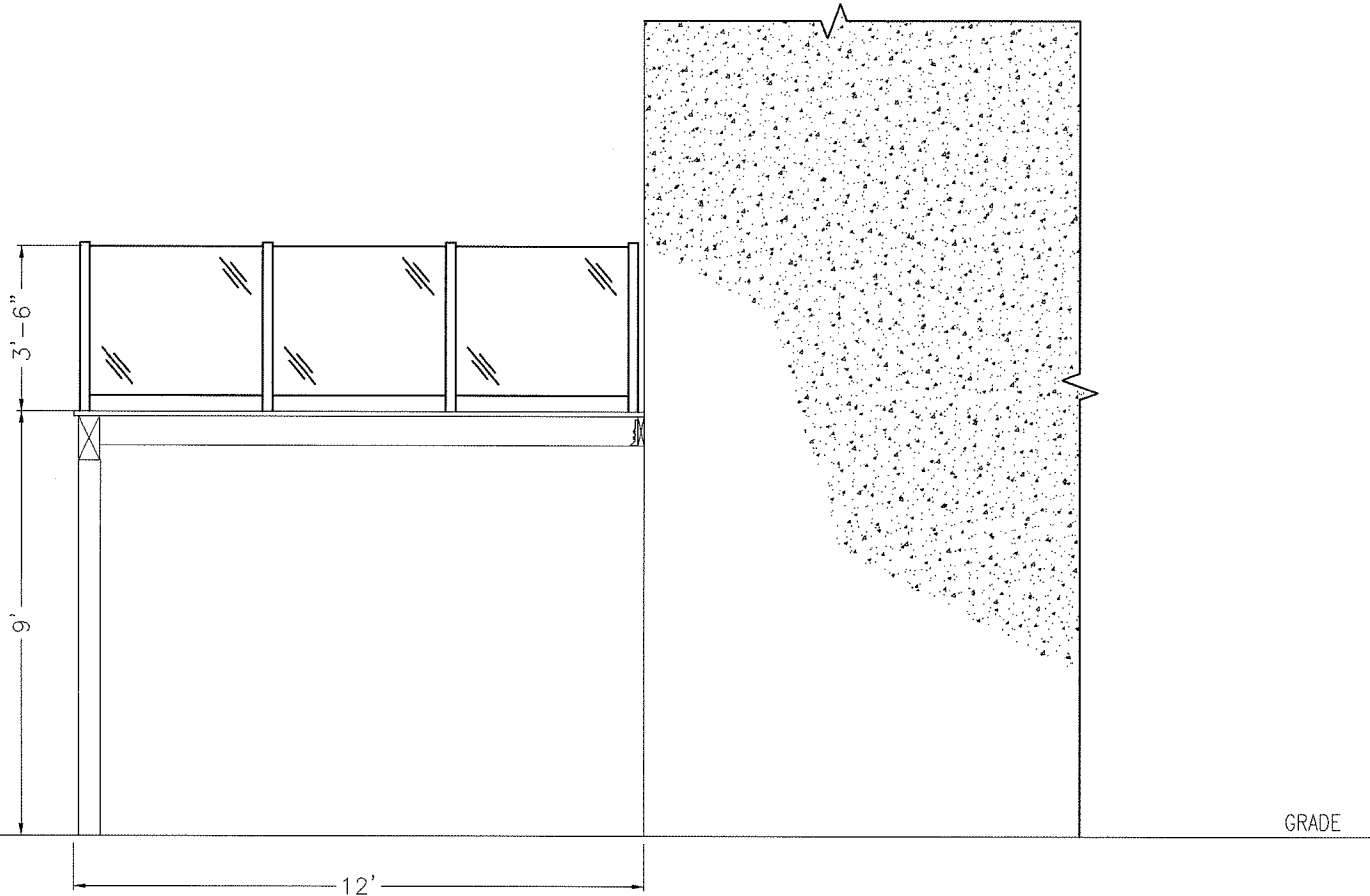
I have reviewed and take responsibility for the design and am qualified in the appropriate category as a designer under subsection 3.2.5 of Division C of the Ontario Building Code.

Name: Brad Arnold (BCIN # 24758)
Signature: 

Drawn By:
MATTHEW KOVACS

Date:
NOVEMBER 15, 2023


A2 02



1

NORTH ELEVATION

SCALE: 1/4" = 1'

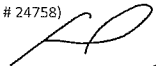


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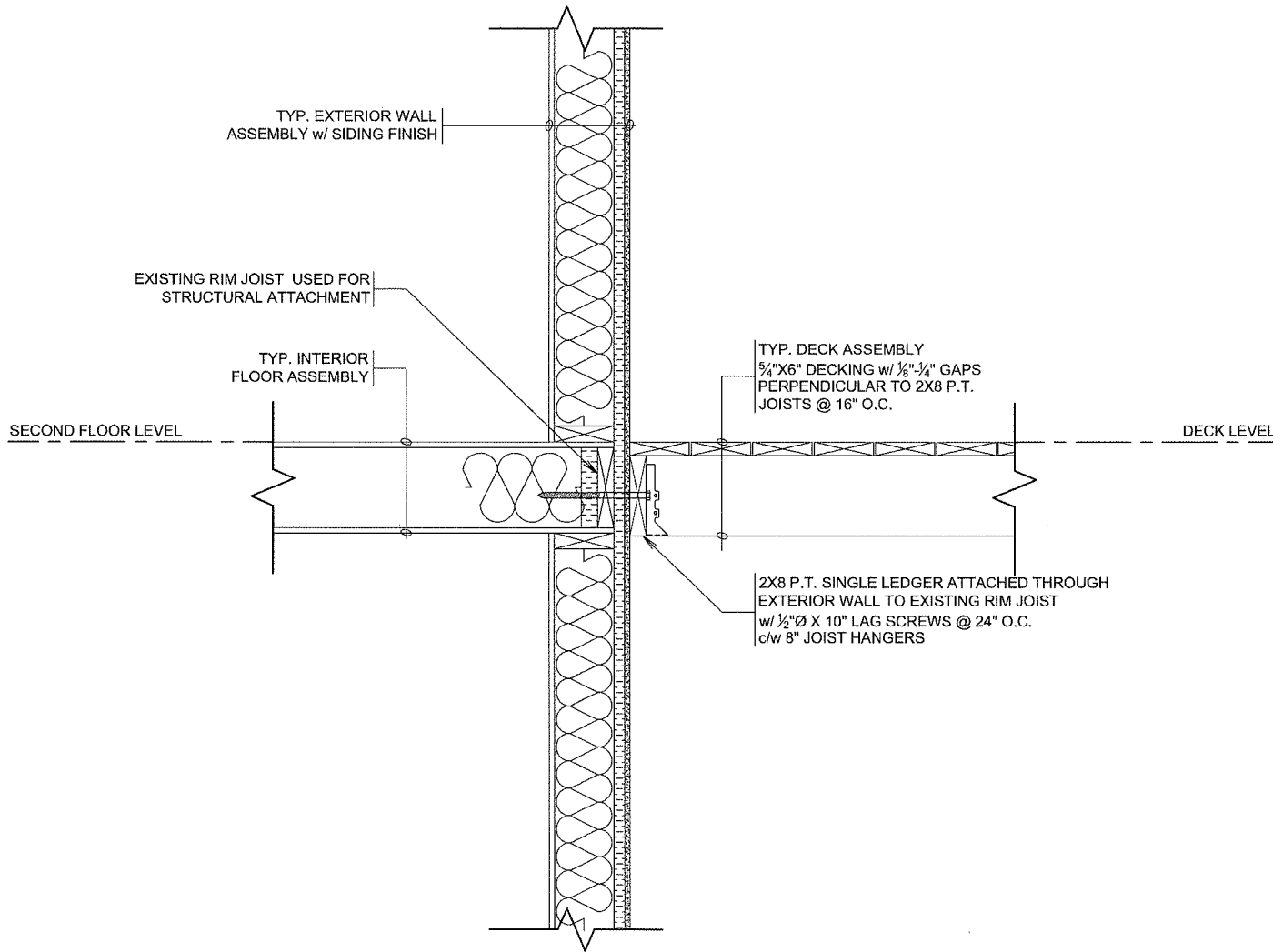
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Name: Brad Arnold (BCIN # 24758)
 Signature: 

Drawn By: MATTHEW KOVACS	03
Date: NOVEMBER 15, 2023	A2

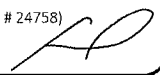


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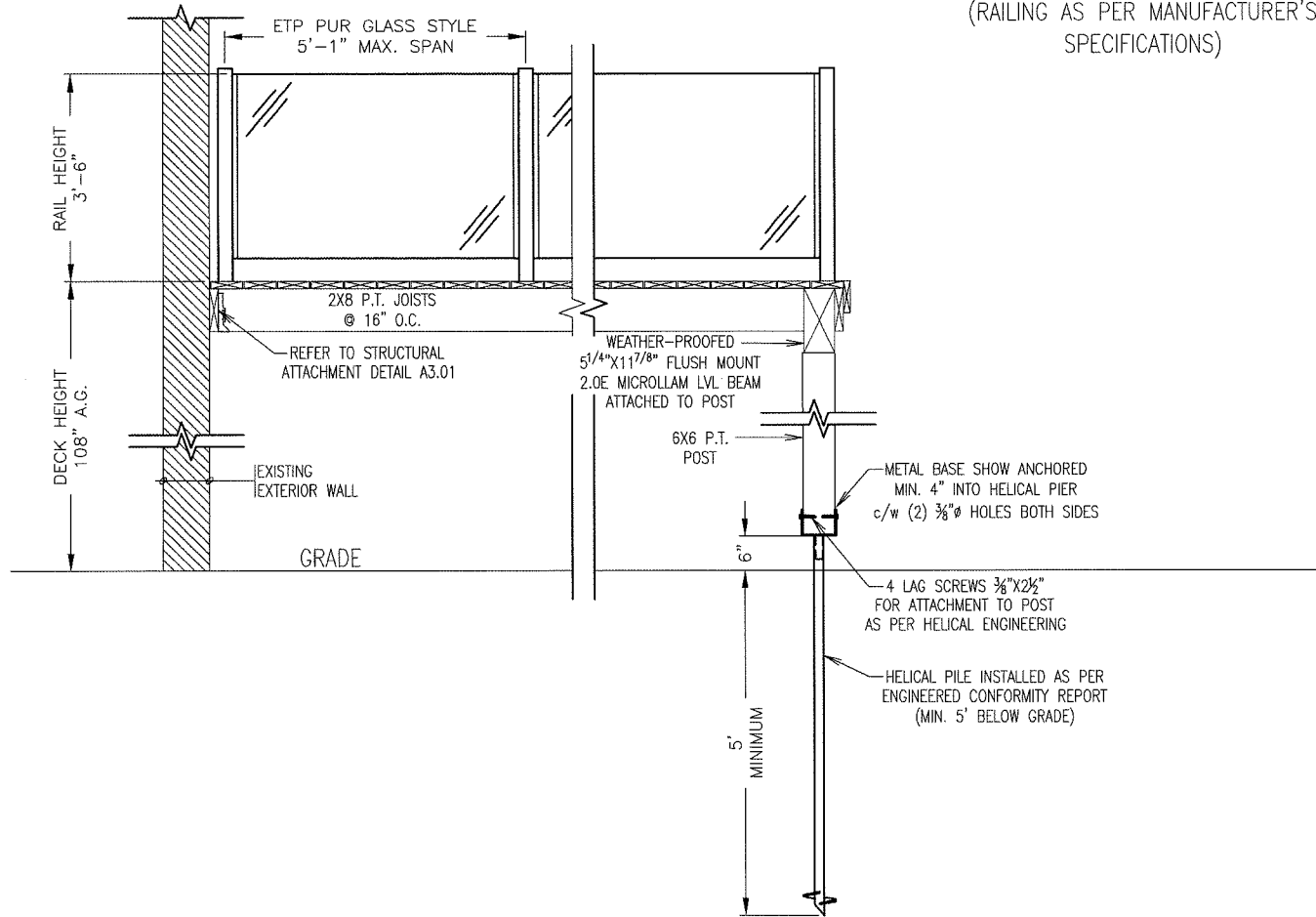
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Name: Brad Arnold (BCIN # 24758)
 Signature: 

Drawn By: MATTHEW KOVACS	101
Date: SEPTEMBER 22, 2023	A3

1 **STRUCTURAL ATTACHMENT**
 SCALE: 3/4" = 1'

CROSS SECTION VIEW
 FRAMELESS GLASS RAIL
 (RAILING AS PER MANUFACTURER'S SPECIFICATIONS)



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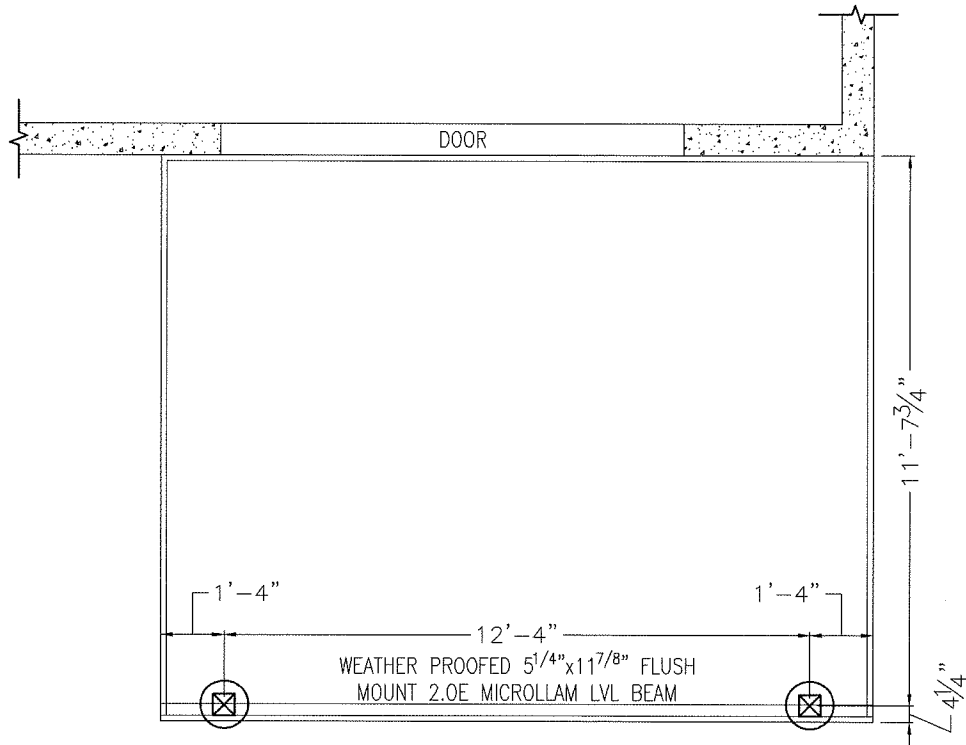
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 Name: Brad Arnold (BCIN # 24758)
 Signature: *AP*

Drawn By: MATTHEW KOVACS	A4 01
Date: REVISED NOVEMBER 13, 2023	A4 01

1 TYPICAL DECK CROSS SECTION
 SCALE: 3/8" = 1'




1

FOUNDATION PLAN

SCALE: 1/4" = 1'

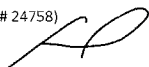
⊗ 6x6 P.T. POST ON HELICAL PILES
(5' BELOW GRADE)



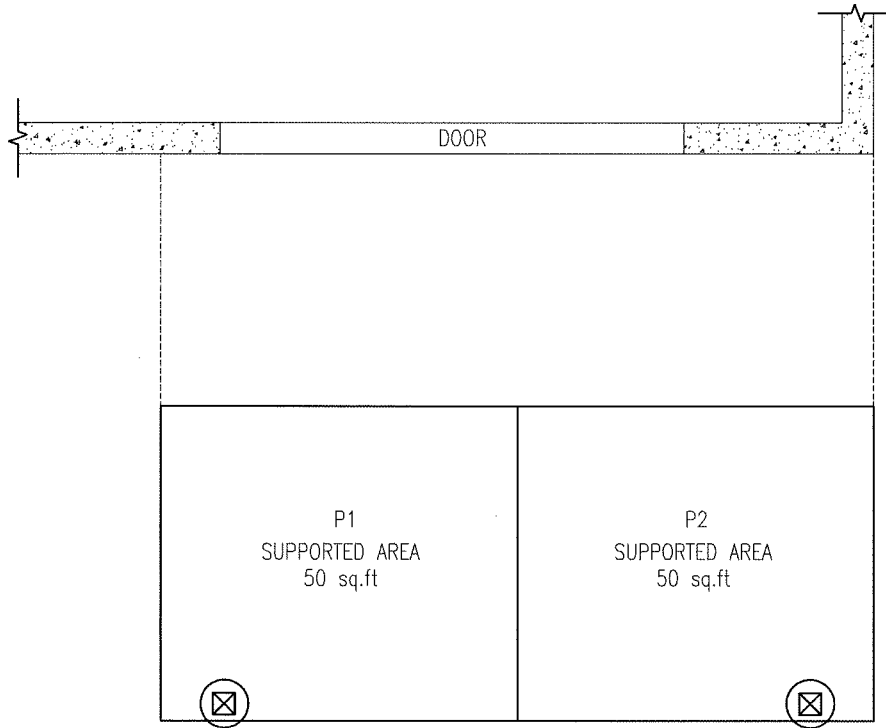
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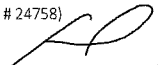
Drawn By: MATTHEW KOVACS	10
Date: NOVEMBER 13, 2023	11



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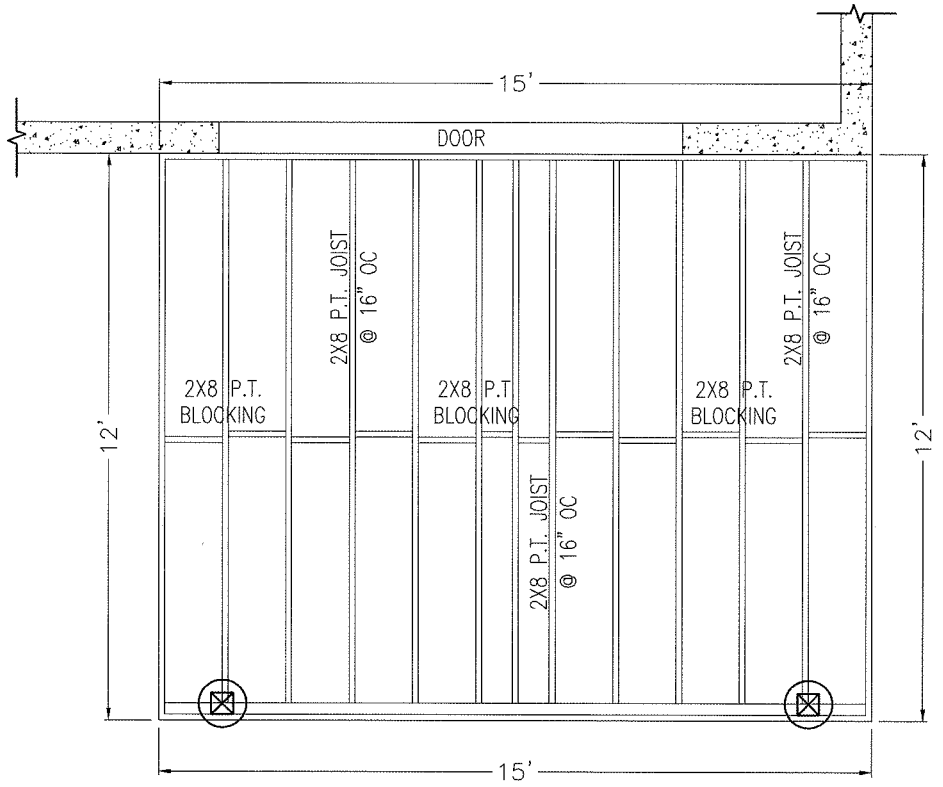
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 Name: Brad Arnold (BCIN # 24758)
 Signature: 

Drawn By: MATTHEW KOVACS	02
Date: SEPTEMBER 22, 2023	11

1 HELICAL PLAN
 SCALE: 1/4" = 1'

 6x6 P.T. POST ON HELICAL PILES
 (5' BELOW GRADE)



1 SUBSTRUCTURE PLAN
SCALE: 1/4" = 1'

⊗ 6x6 P.T. POST ON HELICAL PILES
(5' BELOW GRADE)

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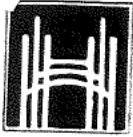
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 Name: Brad Arnold (BCIN # 24758)
 Signature: *BA*

Drawn By:
MATTHEW KOVACS

Date:
SEPTEMBER 22, 2023

101
 151



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/PERMISSION UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	Lauren Bale/Michael Bordi
Applicant(s)	Matthew Kovacs & Stephanie Allen
Agent or Solicitor	
	E-mail:

- 1.2 All correspondence should be sent to
 Purchaser Owner
 Applicant Agent/Solicitor
- 1.3 Sign should be sent to
 Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	40 Ravenscliffe Avenue		
Assessment Roll Number	25180201311270		
Former Municipality	Hamilton		
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

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

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

To encroach into the required rear yard setback of 4.5m by 1.9m.

Rear yard setback to be 2.6m from the rear property line to the proposed balcony.

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

The full yard setback from the house is only 6.3m. A 4.5m setback doesn't leave room for a deck that's of much use to enjoy in this property.

3.3 Is this an application 45(2) of the Planning Act.

Yes

No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
15.2m	36.6m	556.3m ²	7.5m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single family dwelling	8.7m	6.2m	1.2m/3.7m	1984

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Rear Balcony	30.6m	2.6m	1.2m/10.9m	01/04/2024

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single family dwelling	262.4m ²	656m ²	3	~9m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Rear Balcony	16.7m ²	16.7m ²	1	2.7m

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system
 - privately owned and operated individual well

- lake or other water body
- other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers
 - swales

- ditches
- other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
 system privately owned and operated individual
 septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- provincial highway
 municipal road, seasonally maintained
 municipal road, maintained all year
 right of way
 other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Single detached family dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Single detached family dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands: AUGUST 2014

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Single detached family dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Single detached family dwelling

7.4 Length of time the existing uses of the subject property have continued: SINCE CONSTRUCTION OF THE DWELLING

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhood

Please provide an explanation of how the application conforms with the Official Plan.
Fits in with surrounding residential accessory structures and their existing setbacks.

7.6 What is the existing zoning of the subject land? C/S-1822

7.8 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: C/S-1822

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

Yes

No

If yes, please provide the file number: _____

7.10 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

7.11 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.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
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