

**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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<b>APPLICATION NO.:</b>	<b>A-25:168</b>	<b>SUBJECT PROPERTY:</b>	51 Galbraith Drive, Stoney Creek
<b>ZONE:</b>	'R1' (Low Density Residential)	<b>ZONING BY-LAW:</b>	Hamilton Zoning By-law 05-200

**APPLICANTS:**      Owner: Valeriano DiPietro  
                             Applicant: Julianna Beckett

The following variances are requested:

1. A maximum height of 5.7 metres shall be provided for an accessory building instead of the maximum permitted accessory building height of 4.5 metres.
2. A combined lot coverage of 73.0 square metres shall be provided for all accessory buildings instead of the maximum permitted lot coverage of 45 square metres or 7.5% of the lot area, whichever is the lesser.
3. A minimum setback of 3.4m from the Front Lot Line shall be provided instead of the minimum required setback of 4.0 metres.
4. An exterior staircase may encroach into the required front yard to a maximum of 2.3 metres whereas the zoning by-law does not permit fire escapes or exterior staircases to encroach into a required front yard.

**PURPOSE & EFFECT:**      To permit the construction of a new addition in the front yard of the existing Single Detached Dwelling and a new accessory building (garage) in the rear yard.

**Notes:**

- i. The proposed covered front porch has been determined to be enclosed. Therefore, it is considered part of the principal building and has been reviewed as such.

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- ii. Dimensions for the eaves and gutters of the front yard addition have not been provided. As such, additional Variances may be required if compliance cannot be achieved.
- iii. The Landscaped area in the Front Yard has not been provided. As such, additional Variances may be required.
- iv. A single area within the required landscaped area for tree protection and/or tree planting has not been indicated. As such, additional Variances may be required.
- v. Information regarding additions to Parking have not been provided. As such, additional Variances may be required.

**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:

<b>DATE:</b>	<b>Thursday, September 4, 2025</b>
<b>TIME:</b>	<b>3:30 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

## 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 noon September 2, 2025

**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 noon September 3, 2025

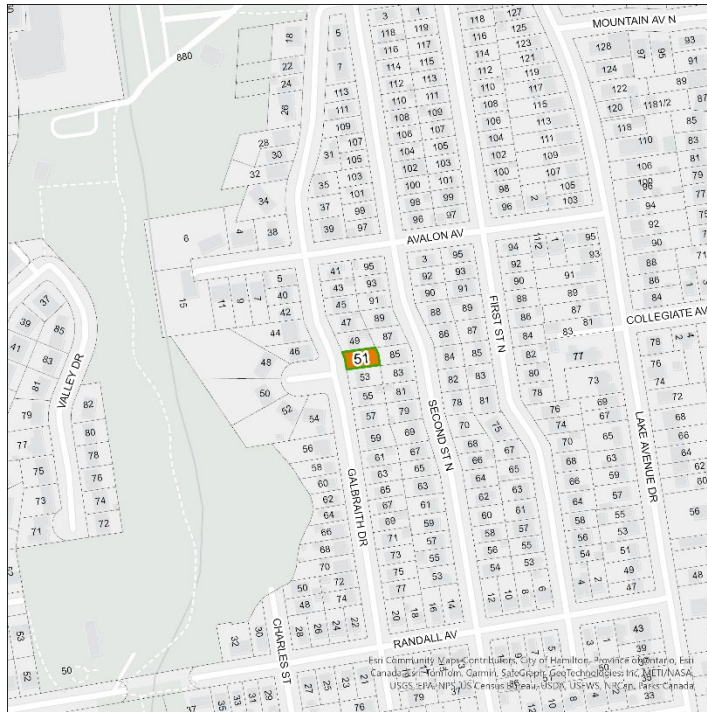
## FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:168, you must submit a written request to [cofa@hamilton.ca](mailto: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

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request with the Secretary-Treasurer by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: August 18, 2025

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Justin Leung,  
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.



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

## PARTICIPATING PROCEDURES

### 1. Written Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by 12:00 p.m. (noon) on the deadline date for written comment submissions listed on the Notice of Public Hearing.

#### How to Submit Written Comments:

##### By Email:

Send to: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

##### By Mail:

Committee of Adjustment  
City of Hamilton  
71 Main Street West, 5th Floor  
Hamilton, Ontario  
L8P 4Y5

All written comments received will be made available to the Committee and the public by the Tuesday prior to the Hearing.

### 2. Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

#### Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

### 3. In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.

#### 4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is listed on the Notice of Public Hearing.

- Committee of Adjustment file number
- Hearing date
- Name and mailing address of each person wishing to speak
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

#### 5. Presentations

All presentations are permitted at the discretion of the Committee.

##### **Virtual Presentations:**

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only.

##### **In-Person Presentations:**

Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

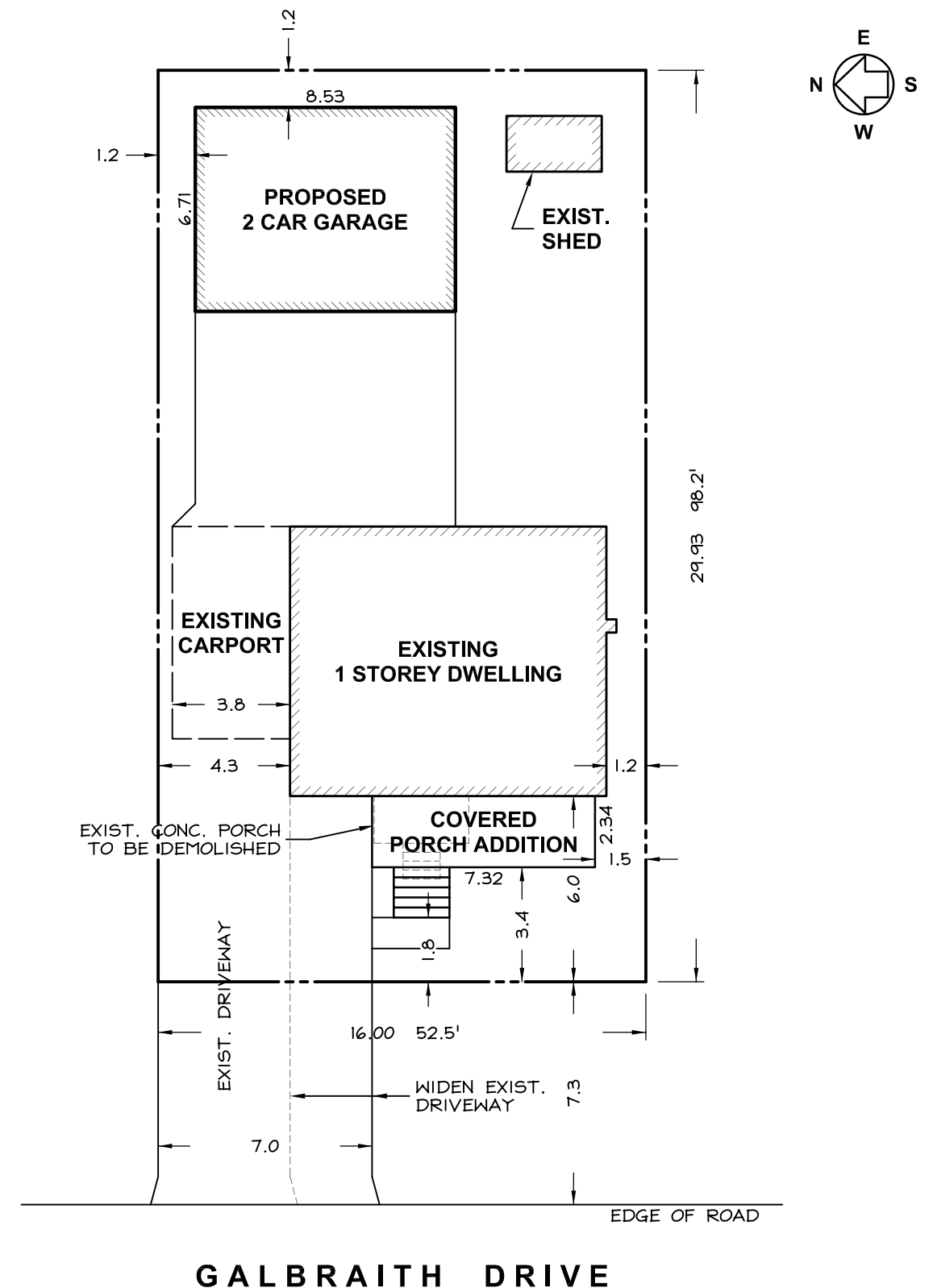
#### 6. Additional Notes

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

**For any questions, contact staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or call 905-546-2424 ext. 4221.**

## SITE AND BUILDING STATISTICS

1. LOT AREA	-	479.0 SM.	5,156 SFT.
2. EXISTING GROSS BUILDING FOOTPRINT AREA:			
EXISTING DWELLING	-	92.0 SM.	990 SFT.
EXISTING CARPORT	-	27.0 SM.	290 SFT.
EXISTING PORCH	-	4.8 SM.	52 SFT.
EXISTING SHED	-	5.7 SM.	62 SFT.
GROSS BUILDING FOOTPRINT AREA	-	129.5 SM.	1,394 SFT.
3. PROPOSED BUILDING FOOTPRINT AREA:			
EXISTING DWELLING	-	92.0 SM.	990 SFT.
EXISTING CARPORT	-	27.0 SM.	290 SFT.
NEW PORCH	-	17.1 SM.	184 SFT.
NEW DETACHED GARAGE	-	57.3 SM.	616 SFT.
EXISTING SHED	-	5.7 SM.	62 SFT.
GROSS BUILDING FOOTPRINT AREA	-	199.1 SM.	2,142 SFT.
4. GROSS ACCESSORY BUILDING AREA:			
NEW DETACHED GARAGE	-	57.3 SM.	616 SFT.
EXISTING SHED	-	5.7 SM.	62 SFT.
GROSS ACCESSORY BUILDING AREA	-	63.0 SM.	678 SFT.
5. ACCESSORY BUILDING LOT COVERAGE:			
PROPOSED LOT COVERAGE	-	14%	
MAXIMUM LOT COVERAGE	-	7.5%	
6. ACCESSORY BUILDING HEIGHT:			
PROPOSED GARAGE HEIGHT	-	5.5m	
MAXIMUM GARAGE HEIGHT	-	4.5m	
7. LANDSCAPED AREA:			
PROPOSED LANDSCAPED AREA	-	34%	
MINIMUM LANDSCAPED AREA	-	30%	



## SITE PLAN

Scale: 1:200

NOTE:  
SITE PLAN DIMENSIONS  
ARE IN METERS

NOTE:  
A SURVEY IS NOT AVAILABLE  
FOR THIS PROPERTY,  
ALL DIMENSIONS ARE BASED  
ON SITE MEASUREMENTS  
AND ARE APPROXIMATE.



**Prassas Design**

57 SHADE FOREST TRAIL HAMILTON, ONTARIO L9B 0E5  
PHONE: 905-318-0452 FAX: 905-318-7649

**BECKETT RESIDENCE**

51 GALBRAITH DR., HAMILTON, ONTARIO

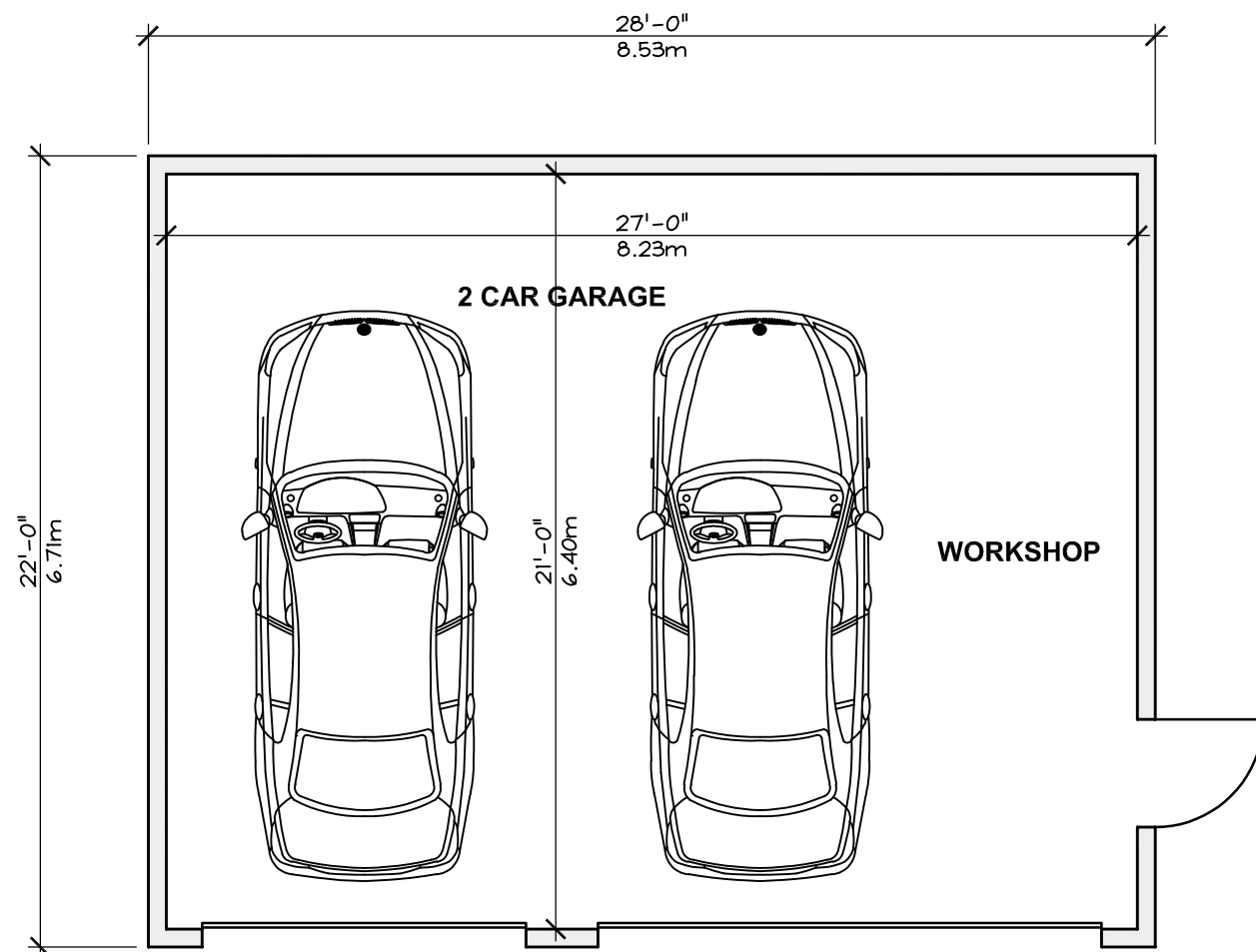
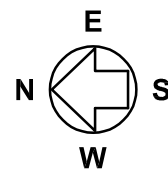
**PORCH & DETACHED GARAGE**

Scale  
AS NOTED

Date  
FEBRUARY 24/25

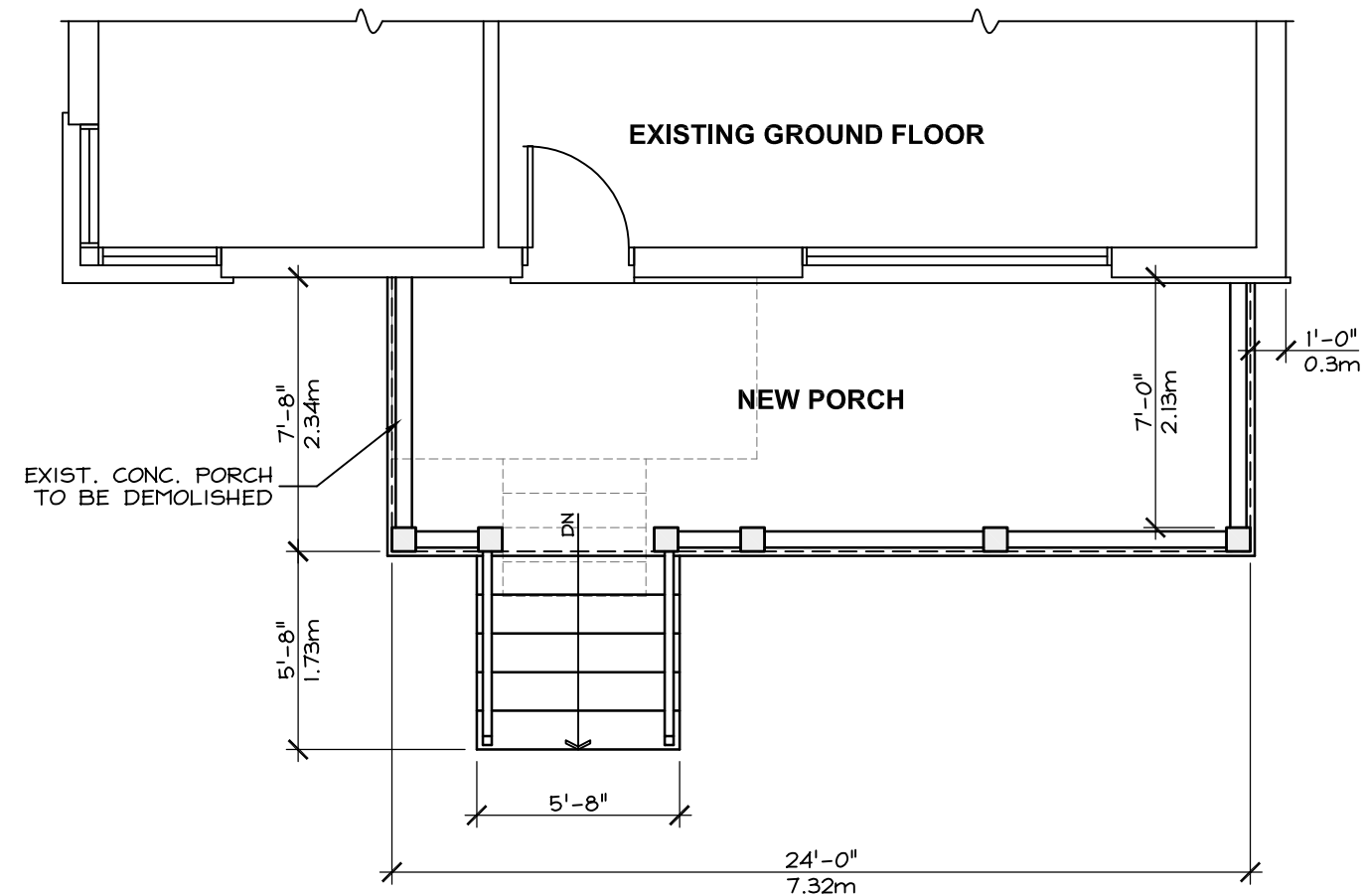
Drawing No.

1



### **GARAGE PLAN**

Scale: 3/16" = 1'-0"



### **FRONT PORCH PLAN**

Scale: 3/16" = 1'-0"



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**PORCH & DETACHED GARAGE**

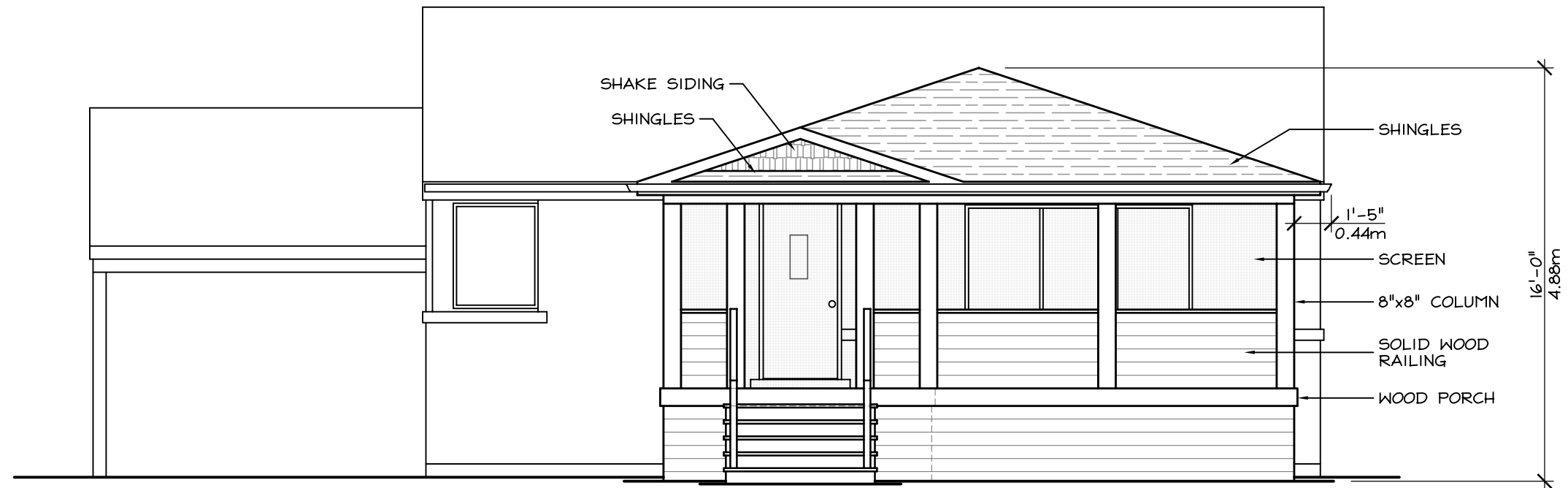
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Date  
FEBRUARY 24/25

Drawing No.

**2**





## WEST FRONT ELEVATION

Scale: 3/16" = 1'-0"

FRONT PORCH



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**BECKETT RESIDENCE**

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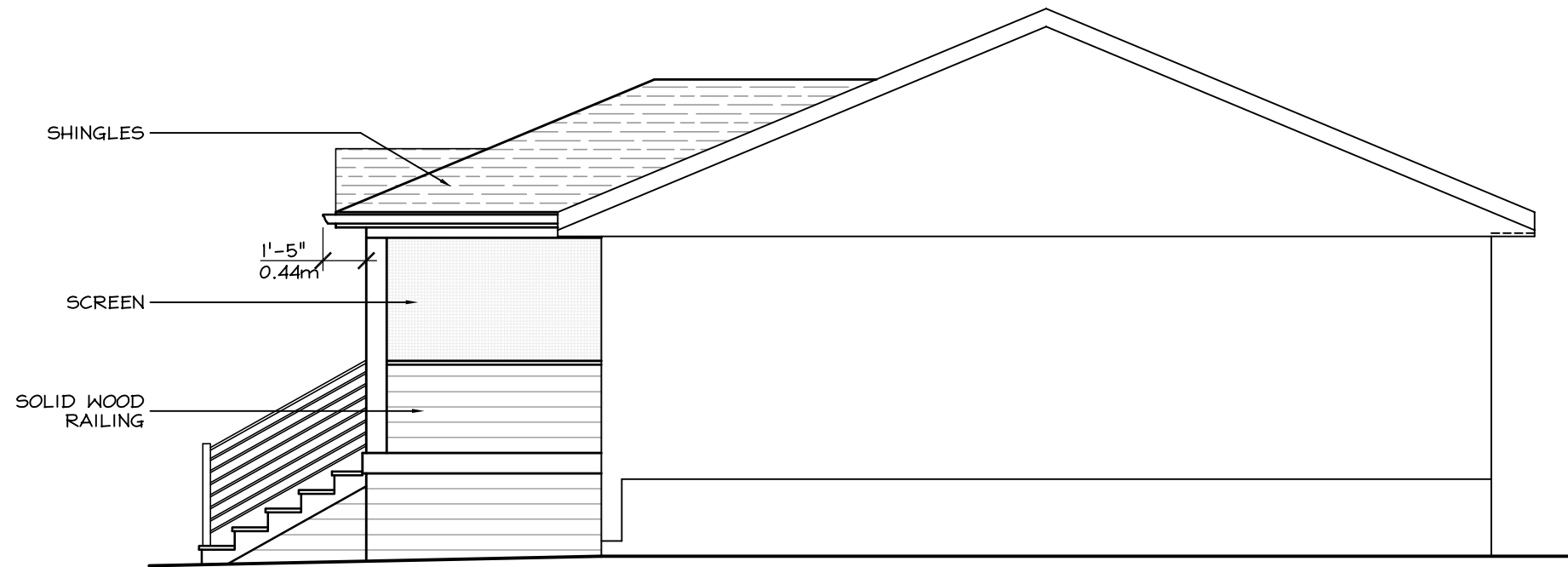
**PORCH & DETACHED GARAGE**

Scale  
AS NOTED

Date  
FEBRUARY 24/25

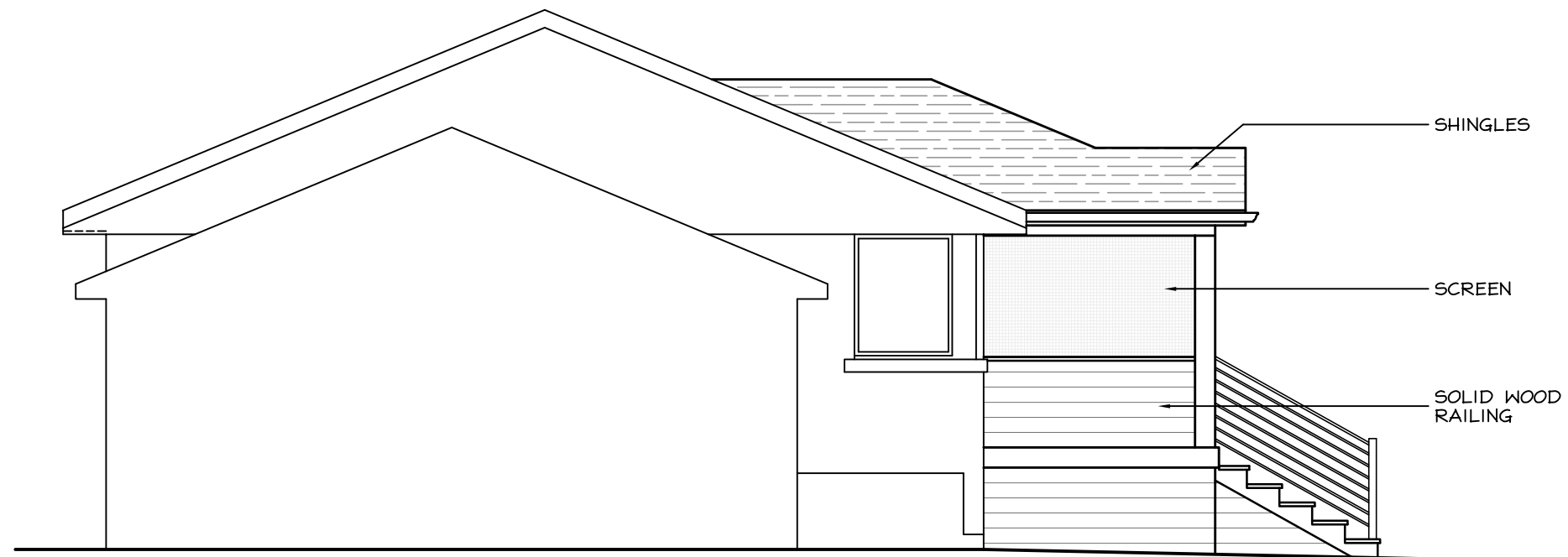
Drawing No.

**3**



### **SOUTH SIDE ELEVATION**

Scale:  $\frac{3}{16}" = 1'-0"$



### **NORTH SIDE ELEVATION**

Scale:  $\frac{3}{16}" = 1'-0"$

FRONT PORCH



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**BECKETT RESIDENCE**

51 GALBRAITH DR., HAMILTON, ONTARIO

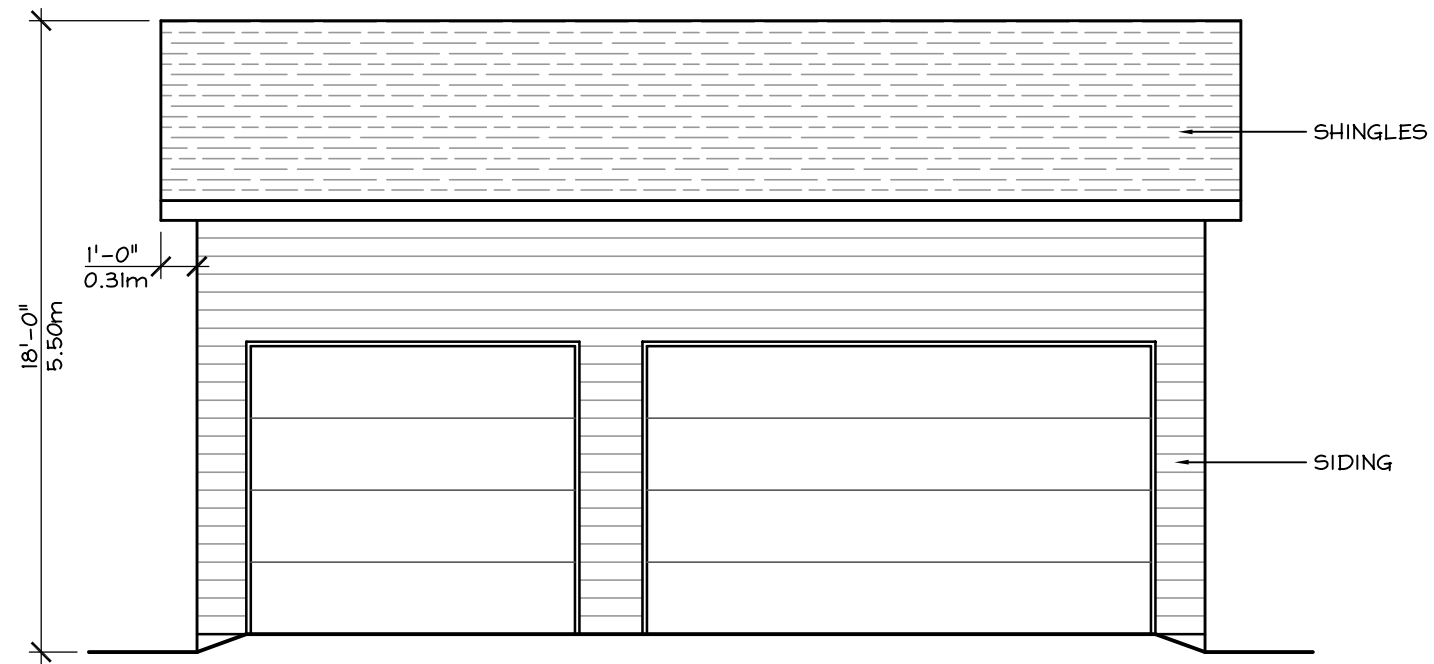
**PORCH & DETACHED GARAGE**

Scale  
AS NOTED

Date  
FEBRUARY 24/25

Drawing No.

**4**



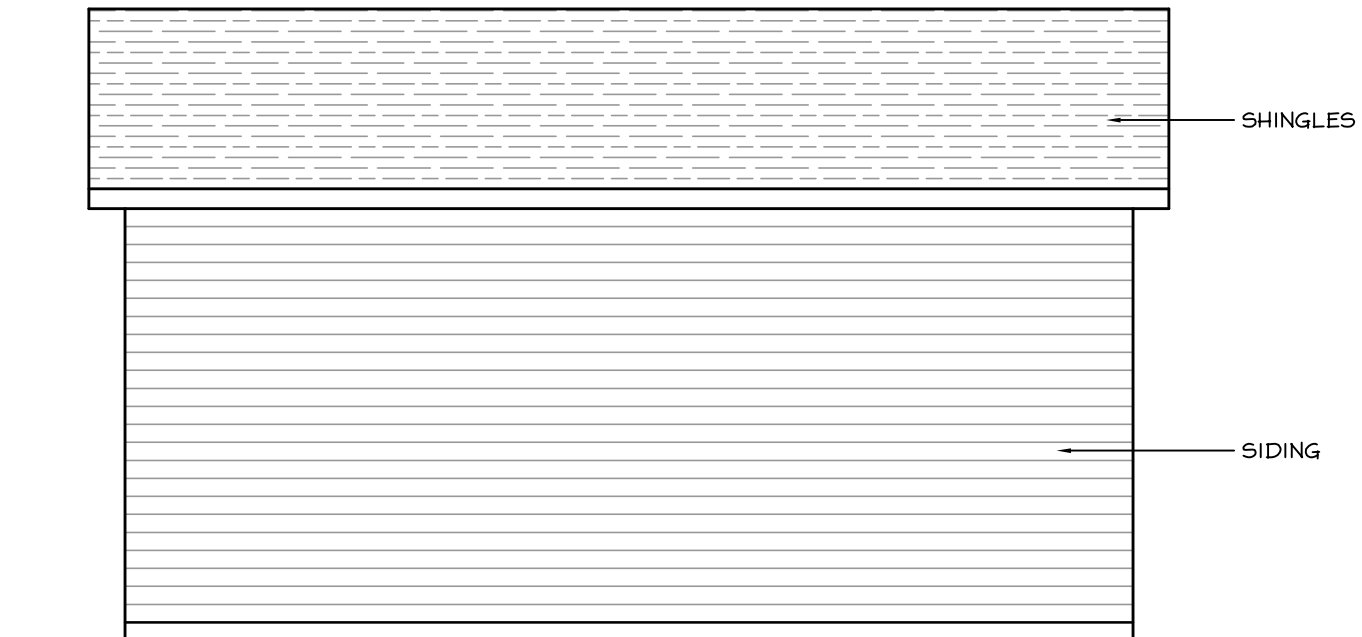
### **WEST FRONT ELEVATION**

Scale: 3/16" = 1'-0"



### **SOUTH SIDE ELEVATION**

Scale: 3/16" = 1'-0"



### **EAST REAR ELEVATION**

Scale: 3/16" = 1'-0"



### **NORTH SIDE ELEVATION**

Scale: 3/16" = 1'-0"

DETACHED GARAGE



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**BECKETT RESIDENCE**

51 GALBRAITH DR., HAMILTON, ONTARIO

**PORCH & DETACHED GARAGE**

Scale  
AS NOTED

Date  
FEBRUARY 24/25

Drawing No.

**5**



Hamilton

**Committee of Adjustment**

City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR A MINOR VARIANCE/PERMISSION**  
UNDER SECTION 45 OF THE *PLANNING ACT*

**1. APPLICANT INFORMATION**

	NAME	MAILING ADDRESS	
Registered Owners(s)	Valeriano DiPietro		
Applicant(s)	Julianna Beckett		
Agent or Solicitor			Phone:
			E-mail:

**1.2 Primary contact**

☒ Applicant

☒ Owner

☐ Agent/Solicitor

**1.3 Sign should be sent to**

☒ Applicant

☒ Owner

☐ 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.

**1.6 Payment type**

☒ In person

☐ Cheque

☐ Credit over phone\*

\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	51 Galbraith Dr. Hamilton, ON L8G 2A1		
Assessment Roll Number	003385124000000		
Former Municipality	Stoney Creek		
Lot	45	Concession	
Registered Plan Number	973	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:

1. Front yard setback for the new porch stair – 1.8m.
2. Accessory building lot coverage for the new garage and existing shed – 14%.
3. Accessory building height of the new garage – 5.5m.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

To add to the enjoyment of use of our property, we propose building a covered porch at the front, which will require moving the stairs forward. The stairs are planned at a functional elevation, so requires a greater depth.

To add to the enjoyment of use of our property, we propose building a garage, which will serve as storage for vehicles, but also provide a workshop area for our family to work on our vehicles. I have a personal interest in automobile mechanics and being able to service my own vehicles. For this reason, we propose building a garage that has enough square footage for a workshop, as well as enough height for a lift to be installed.

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
16 m	29.93 m	479.0 sqm	

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
Dwelling	6.0m	14.9m	1.2m	1957
Porch	4.5m	n/a	5.7m	1957
Carport	7.9m	14.9m	0.45m	unknown
Shed	n/a	1.4m	1.4m	unknown

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Porch	3.4m	n/a	1.5m	08/30/2025
Porch stair	1.8m	n/a	n/a	08/30/2025
Detached garage	n/a	1.2m	1.2m	08/30/2025

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
House	92.0 sqm	184.0 sqm	1 (+ basement)	5.5m
carport	27.0 sqm	27.0 sqm	1	4.3m
shed	5.7 sqm	5.7 sqm	1	1.5 m
Porch	unknown	<del>unknown</del> 4.8 sqm	1	5 ft

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
covered porch	17.1 sqm	17.1 sqm	1	4.88 m
garage	57.3 sqm	57.3 sqm	1	5.5 m

- 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 dwelling.

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

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

January 31, 2013

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

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

7.4 Length of time the existing uses of the subject property have continued:  
Since the house was built.

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

Rural Hamilton Official Plan designation (if applicable): n/a

Rural Settlement Area: n/a

Urban Hamilton Official Plan designation (if applicable) ~~Residential~~ Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.  
n/a

7.6 What is the existing zoning of the subject land? R1

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: R1

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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: \_\_\_\_\_

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

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

Drawings of property and existing and proposed changes are provided attached.



## 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
- 
-