City of Hamilton
COMMITTEE OF ADJUSTMENT
AGENDA

Meeting #:	26-5
Date:	April 30, 2026
Time:	9:30 a.m.
Location:	Council Chambers Hamilton City Hall 71 Main Street West

Justin Leung, Secretary Treasurer (905) 546-2424 ext. 4144
cofa@hamilton.ca

Pages

1. PREVIOUSLY TABLED

1.1 9:40 a.m. Minutes ratification

2. WEST DEVELOPMENT

2.1 9:45 a.m. A-26:052 1237 Main Street West, Hamilton (Ward 1) — 7

Owner: F. Tayyab
Applicant: L. Angelici

2.2 9:50 a.m. A-26:049 94 Limeridge Road East, Hamilton (Ward 8) — 23

Owner: S. Maddalena, D. Blaylock
Applicant: L. Angelici

2.3 9:55 a.m. A-26:051 65 Murray Street West, Hamilton (Ward 2) — 39

Owner: K. Schwenger, J. Yach
Applicant: K. Schwenger, J. Yach
Agent: Lauren Boyer Architect

2.4 10:00 a.m. B-26:008 237 Springbrook Avenue, Ancaster (Ward 12) 63

Owner: 1000072010 Ontario Inc. - A. Crowe
Applicant: 1000072010 Ontario Inc. - A. Crowe
Agent: Landwise - K. Gillis

2.5 10:00 a.m. A-26:053 237 Springbrook Avenue, Ancaster (Ward 12) 93

Owner: 1000072010 Ontario Inc. - A. Crowe
Applicant: 1000072010 Ontario Inc. - A. Crowe
Agent: Landwise - K. Gillis

2.6 10:05 a.m. A-26:056 1247 Sheffield Road, Flamborough (Ward 12) 123

Owner: J. Fritsch, E. Fereber
Applicant: J. Fritsch, E. Fereber

2.7 10:10 a.m. A-26:055 3142 Jerseyville Road West, Ancaster (Ward 12) 137

Owner: J. & A. Kroesbergen
Applicant: A. Kroesbergen

2.8 10:15 a.m. A-26:028 21 Dundas Street, Dundas (Ward 13) 149

Owner: M. Peetz, P. Peetz

2.9 BREAK

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2.10 10:35 a.m. A-25:120 52 Purnell Drive, Hamilton (Ward 14) 175

Owner: L. & S. Lauricella
Applicant: J. Bognar
Agent: J. Bognar

2.11 10:40 a.m. A-26:050 5 Alger Court, Flamborough (Ward 15) 193

Owner: T. Sarson, A. Sarson
Applicant: T. Sarson

2.12 10:45 a.m. A-26:060 335 Carisle Road, Flamborough (Ward 15) 209

Owner: A. Venturin, M. Pankratz

2.13 10:50 a.m. B-26:014 364 & 368 Mill Street, Dundas (Ward 15) 231

Owner: Acacia Realty Holdings Inc.
Agent: D. Robertson

2.14 10:55 a.m. B-26:015 1 Westview Crescent, Flamborough (Ward 15) 245

Owner: M. Desrochers, M. Lafferty

2.15 11:00 a.m. A-26:061 26 Cattail Crescent, Flamborough (Ward 15) 259

Owner: M. Patel, C. Patel
Applicant: S. Tarika
Agent: S. Tarika

3. EAST DEVELOPMENT

3.1 11:05 a.m. A-26:054 77 Parkdale Avenue North, Hamilton (Ward 4) 271

Owner: O. Bozur
Applicant: J. Garnet

3.2 11:10 a.m. A-26:058 141 Cole Street, Flamborough (Ward 15) 295

Owner: Parskide Hills Inc. - J. Nesbitt
Applicant: Parskide Hills Inc.
Agent: WEBB Planning Consultants

3.3 11:15 a.m. B-24:30 1007 Beach Boulevard, Hamilton (Ward 5) 327

Owner: S. Clark
Agent: M. Sabelli

3.4 11:15 a.m. A-24:112 1007 Beach Boulevard, Hamilton (Ward 5) 353

Owner: S. Clark
Agent: M. Sabelli

3.5 11:20 a.m. B-26:013 1 Rosscliffe Avenue, Hamilton (Ward 7) 377

Owner: 16112277 Canada Inc. B. Chohan

3.6 BREAK

———

3.7 11:40 a.m. A-26:062 718 Rymal Road East, Hamilton (Ward 7) 401

Owner: 16931618 Canada Inc. - K. Alli
Applicant: Bright Hope Childcare Centre In. - K. Alli

3.8 11:45 a.m. B-26:009 128 Slinger Avenue, Stoney Creek (Ward 9) 419

Owner: I. Stanic, I. Stanic
Applicant: Barich Grenkie Surveying Ltd. G. Favaedi, D. Jakovina
Agent: Barich Grenkie Surveying Ltd. G. Favaedi, D. Jakovina

3.9 11:50 a.m. A-26:042 37 Eleventh Road East, Stoney Creek (Ward 9) 461

Owner: K. Simpson, C. Simpson
Applicant: R. Lachapelle
Agent: R. Lachapelle

3.10 11:55 a.m. B-26:007 486 Glover Road, Stoney Creek (Ward 10) 475

Owner: 2452593 Ontario Inc. - M. Abou-Hussein
Applicant: 2452593 Ontario Inc. - M. Abou-Hussein
Agent: Zelinka Priamo Ltd. - D. Elsenbruch

3.11 12:00 p.m. B-26:010 8 Shoreview Place, Stoney Creek (Ward 10) 507

Owner: Seasons Retirement Communities (Stoney Creek) GP Inc.
Applicant: Seasons Retirement Communities (Stoney Creek) GP Inc.
Agent: UrbanSolutions Planning & Land Development Consultants Inc. - M. Johnston

3.12 12:00 p.m. A-26:057 8 Shoreview Place, Stoney Creek (Ward 10) 533

Owner: Seasons Retirement Communities (Stoney Creek) GP Inc.
Applicant: Seasons Retirement Communities (Stoney Creek) GP Inc.
Agent: UrbanSolutions Planning & Land Development Consultants Inc. - M. Johnston

3.13 12:05 p.m. A-26:059 5398 White Church Road East, Glanbrook (Ward 11) 559

Owner: L. & S. Zahorodni
Applicant: A. Zahorodni
Agent: A. Bepple

3.14 12:10 p.m. Chair and staff announcements.

4. CLOSED

5. ADJOURNMENT

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.:	A-26:052	**SUBJECT PROPERTY:**	1237 Main Street West, Hamilton
ZONE:	'TOC1' (Transit Oriented Corridor Mixed Use Medium Density) Zone	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Faraz Tayyab
Applicant: Len Angelici
Agent:

The following variances are requested:

1. An expansion of a legal non-conforming use in the form a 230.6 square meter addition (being 98.5% of the existing Gross Floor Area) shall be permitted whereas the by-law permits a maximum expansion of 10% of the existing Gross Floor Area.

2. A Duplex Dwelling shall be permitted to contain a maximum of two (2) Additional Dwelling Units whereas the by-law permits a maximum of one (1) Additional Dwelling Unit within a Duplex.

PURPOSE & EFFECT: To permit the expansion of a Legal Non-Conforming Duplex Dwelling in the form of a rear yard addition and to establish two (2) Additional Dwelling Units.

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, April 30, 2026**
TIME:	**9:45 a.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)

A-26:052

	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
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:052, 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.

A-26:052

DATED: April 13, 2026

_____

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

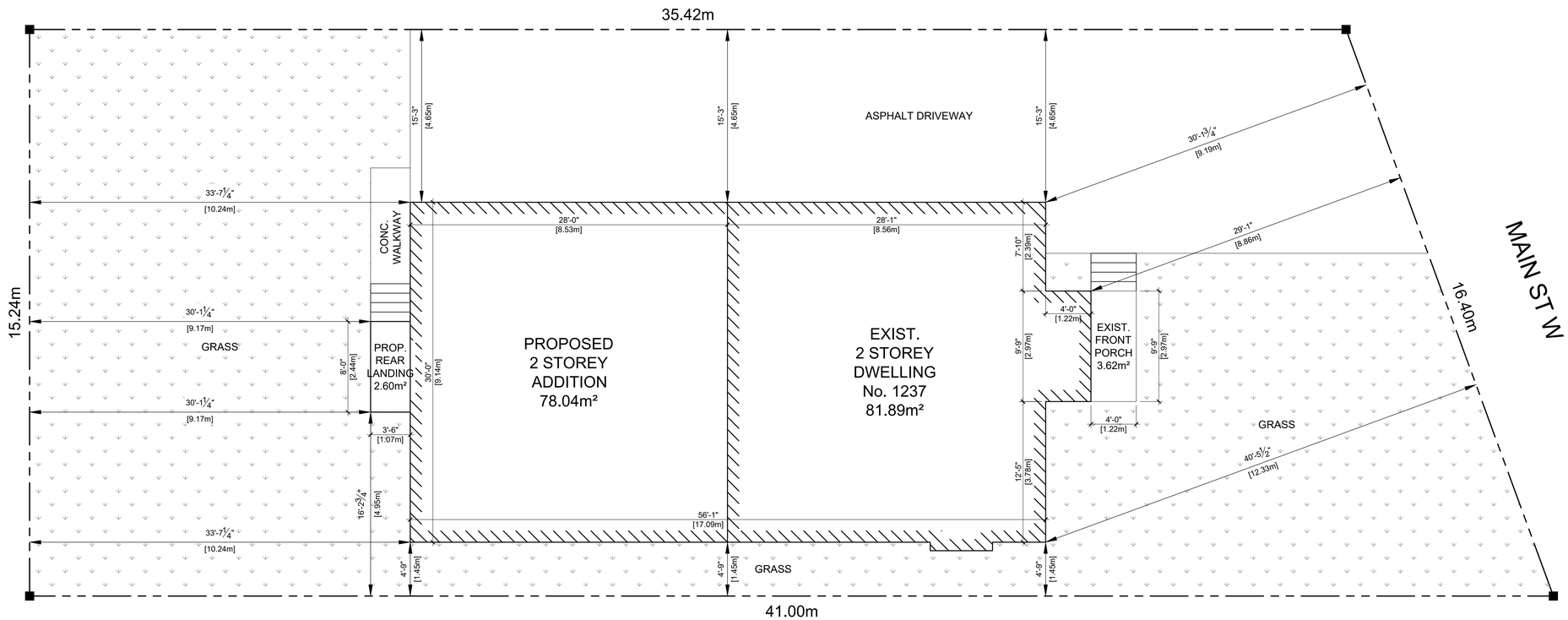
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



LANDSCAPING

FRONT YARD AREA:	147.10m²
LANDSCAPED AREA:	94.28m²
	=**64.09%**
LOT AREA:	583.20m²
TOTAL LANDSCAPED AREA:	274.10m²
	=**47.00%**

SITE DATA

ZONE:	TOC1
LOT AREA:	583.20m²
EXISTING DWELLING FOOTPRINT:	81.89m²
PROPOSED ADDITION:	78.04m²
EXISTING FRONT PORCH:	3.62m²
PROPOSED REAR LANDING:	2.60m²
LOT COVERAGE:	27.42%
BUILDING HEIGHT	
No. of STOREYS:	2
SETBACKS	
FRONT:	8.86m
REAR:	10.24m
LEFT SIDE:	1.45m
RIGHT SIDE:	4.65m

NOTE:
NO CHANGE TO GRADES AT PROPERTY LINES AND NO EXISTING DEVELOPMENT FEATURES WILL BE ALTERED OR REMOVED

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR VARIANCE	03/05/2026

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
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8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

LEONARD ANGELICI	42391
NAME	BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN	43162
NAME	BCIN

03/05/2026
DATE SIGNATURE

Len Angelici Design
270 SHERMAN AVE N, UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

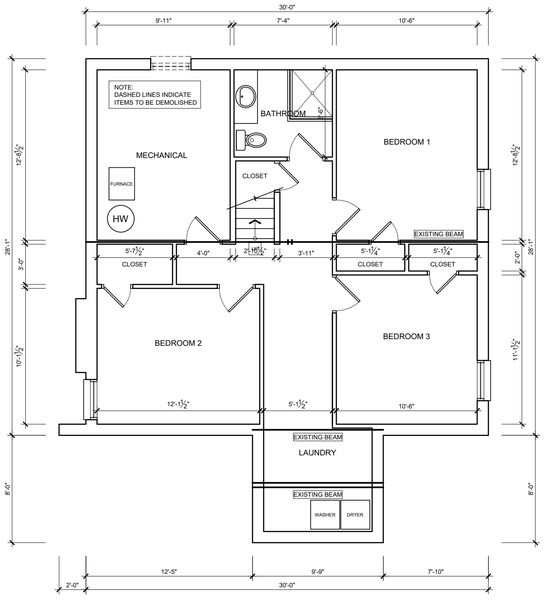
1237 MAIN ST W
HAMILTON, ON

SHEET TITLE

SITE PLAN

DRAWN BY	
L. ANGELICI	
DATE	
03/05/2026	
SCALE	
3/16"=1'-0"	
PROJECT No.	
25018	

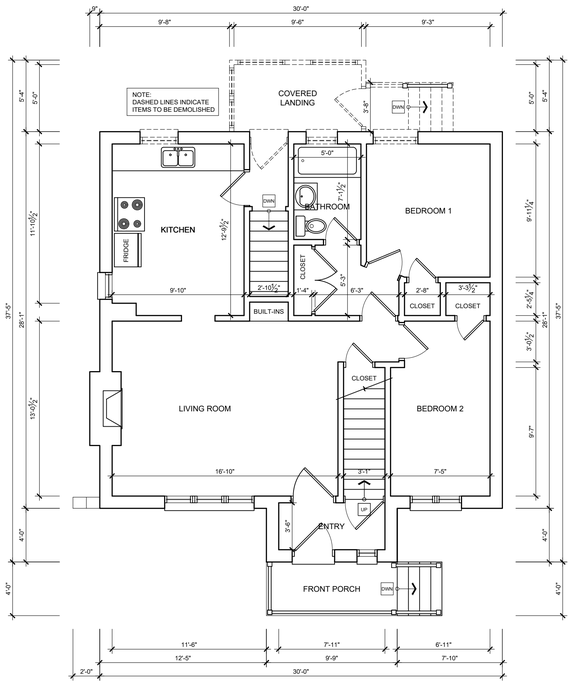
SP1



EXISTING FOUNDATION PLAN - UNIT A

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

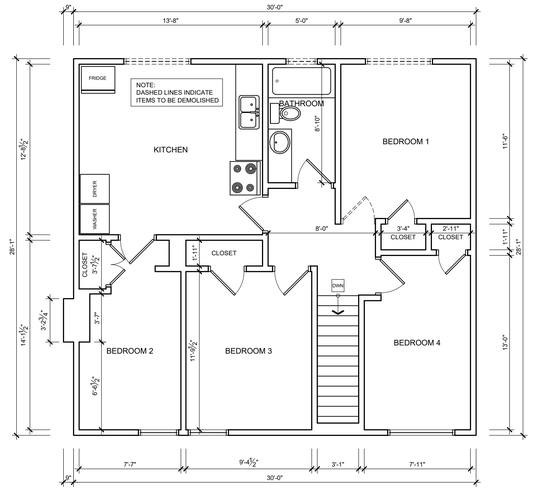
MECHANICAL: 126.02sqft (11.71m²)
FLOOR AREA: 794.48sqft (73.81m²)



EXISTING MAIN FLOOR PLAN - UNIT A

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

FLOOR AREA: 881.50sqft (81.89m²)
TOTAL FLOOR AREA: 2518.48sqft (233.97m²)



EXISTING SECOND FLOOR PLAN - UNIT B

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

FLOOR AREA: 842.50sqft (78.27m²)

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
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SEAL

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QUALIFICATION INFORMATION

LEONARD ANGELICI — 42391
NAME — BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN — 43162
NAME — BCIN

03/05/2026
DATE — SIGNATURE

Len Angelici Design
270 SHERMAN AVE N, UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

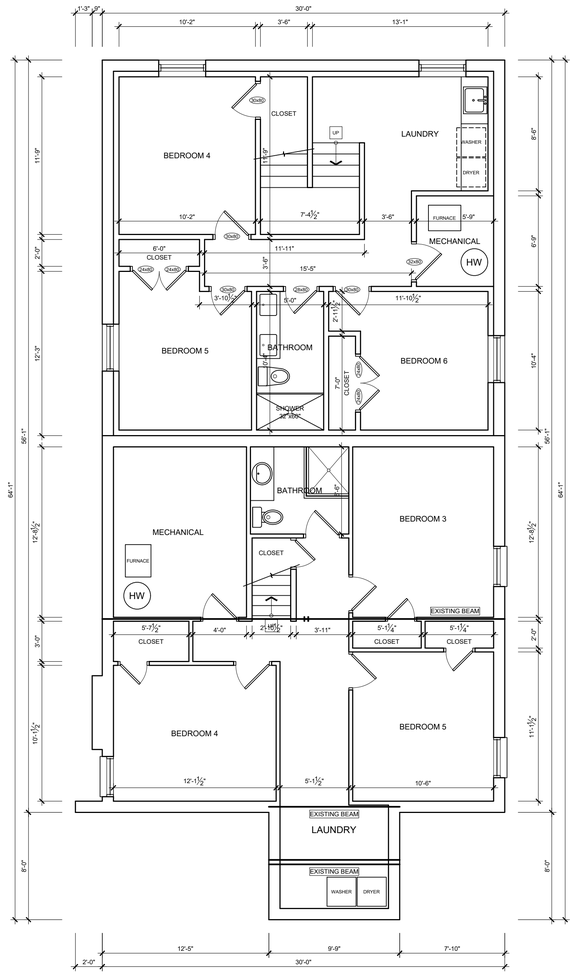
1237 MAIN ST W
HAMILTON, ON

SHEET TITLE

EXISTING FLOOR PLANS

DRAWN BY	
L. ANGELICI	
DATE	
03/05/2026	
SCALE	
3/16"=1'-0"	
PROJECT No.	
25018	

A1



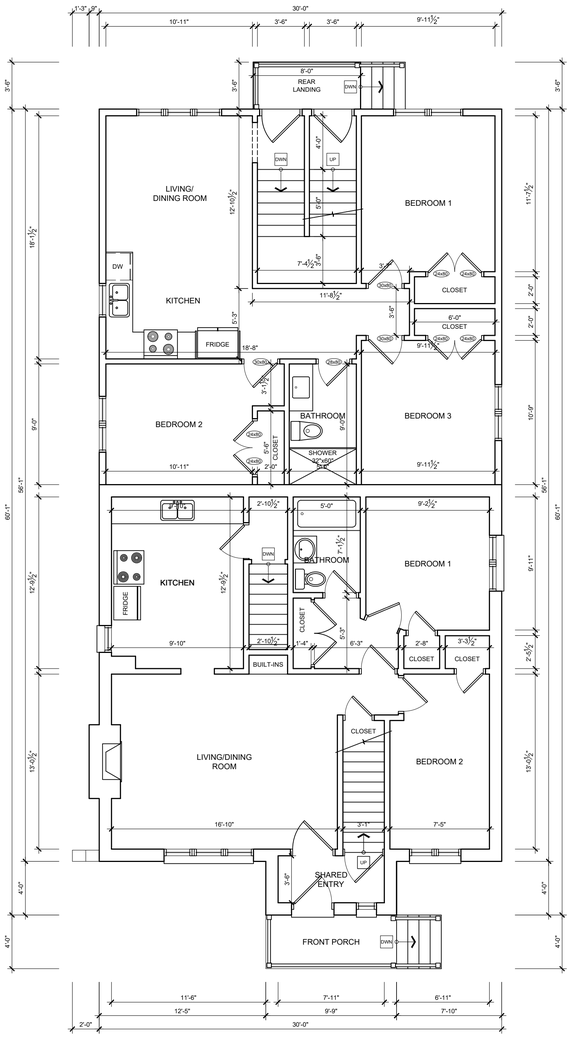
PROPOSED FOUNDATION PLAN - UNITS A & B

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

EXIST. MECHANICAL: 126.02sqft (11.71m²)
EXIST. FLOOR AREA: 794.48sqft (73.81m²)

NEW MECHANICAL: 38.81sqft (3.61m²)
NEW FLOOR AREA: 801.19sqft (74.43m²)

TOTAL BASEMENT FLOOR AREA: 1595.67sqft (148.24m²)



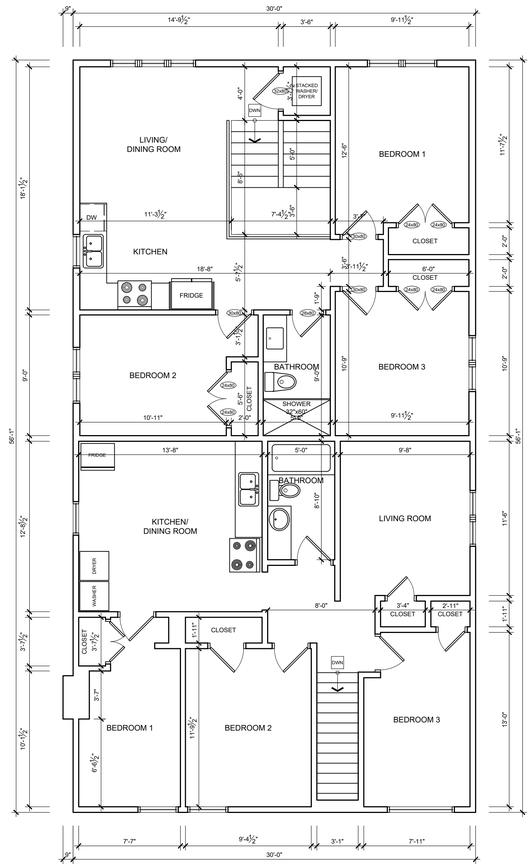
PROPOSED MAIN FLOOR PLAN - UNITS A & B

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

EXIST. FLOOR AREA: 881.50sqft (81.89m²)

NEW FLOOR AREA: 840.00sqft (78.04m²)

TOTAL MAIN FLOOR AREA: 1721.50sqft (159.93m²)



PROPOSED SECOND FLOOR PLAN - UNITS C & D

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

EXIST. FLOOR AREA: 842.50sqft (78.27m²)

NEW FLOOR AREA: 840.00sqft (78.04m²)

TOTAL 2ND FLOOR AREA: 1682.50sqft (156.31m²)

EXIST. FLOOR AREA: 2518.48sqft (233.97m²)
NEW FLOOR AREA: 2481.19sqft (230.51m²) (98.52%)
TOTAL GROSS FLOOR AREA: 4999.67sqft (464.48m²)

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
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QUALIFICATION INFORMATION

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NAME — BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN — 43162
NAME — BCIN

03/05/2026
DATE — SIGNATURE

Len Angelici Design
270 SHERMAN AVE N, UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

1237 MAIN ST W
HAMILTON, ON

SHEET TITLE

PROPOSED FLOOR PLANS

DRAWN BY	L. ANGELICI
DATE	03/05/2026
SCALE	3/16"=1'-0"
PROJECT No.	25018

A2

FRONT ELEVATION

SCALE 3/16" = 1' - 0"

LEFT SIDE ELEVATION

SCALE 3/16" = 1' - 0"

WALL AREA: 108.86m²
WALL SETBACK: 1.45m
UNPROTECTED OPENINGS AREA: 7.02m² = 6.45%
MAXIMUM ALLOWABLE OPENINGS: 7%

REAR ELEVATION

SCALE 3/16" = 1' - 0"

RIGHT SIDE ELEVATION

SCALE 3/16" = 1' - 0"

WALL AREA: 108.86m²
WALL SETBACK: 4.65m
UNPROTECTED OPENINGS AREA: 7.83m² = 7.19%
MAXIMUM ALLOWABLE OPENINGS: 12%

EXTERIOR FINISH INDEX

- A STONE VENEER
- B BRICK VENEER
- C VINYL SIDING
- D WOOD SIDING
- E ASPHALT SHINGLES
- F 5" PRE-FIN. ALUM. EAVETROUGH ON 8" WITH PRE-FIN. ALUM. FASCIA C/W PRE-FIN. ALUM. DOWNSPOUT

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SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

LEONARD ANGELICI — 42391
NAME — BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN — 43162
NAME — BCIN

03/05/2026
DATE — SIGNATURE

Len Angelici Design
270 SHERMAN AVE N, UNIT OF-269
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

1237 MAIN ST W
HAMILTON, ON

SHEET TITLE

ELEVATIONS

DRAWN BY	L. ANGELICI
DATE	03/05/2026
SCALE	3/16"=1'-0"
PROJECT No.	25018

A3

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)	FARAZ TAYYAB	[redacted]	
Applicant(s)	LEN ANGELICI		
Agent or Solicitor			**Phone:**
			E-mail:

1.2 Primary contact ☑ Applicant ☐ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☑ Applicant ☑ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

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* [redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1237 MAIN ST W		
Assessment Roll Number			
Former Municipality			
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:

RELIEF FROM 11.1.4 i) THE INCREASE SHALL NOT EXCEED A MAXIMUM OF 10% OF THE GROSS FLOOR AREA OF THE BUILDING EXISTING AT THE DATE OF PASSING OF THE BY-LAW

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

THE PROPOSED ADDITION WILL RESULT IN A 98.52% IN GROSS FLOOR AREA IN ORDER TO FACILITATE A 4 UNIT DWELLING FOR STUDENT HOUSING

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
16.40m	41.00m	583.20m2	N/A

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	9.19m	18.78m	1.45m, 4.65m	UNKNOWN
FRONT PORCH	7.72m	N/A	5.23m, 7.04m	UNKNOWN

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
DWELLING	9.19m	10.24m	1.45m, 4.65m	SUMMER 2026
REAR LANDING	N/A	9.17m	4.95m, 7.85m	SUMMER 2026

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
DWELLING	81.89m2	233.97m2	2	7.76m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
DWELLING	159.93m2	464.48m2	2	7.76m

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)

- [x] 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
- [x] 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 - FOURPLEX

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

SINGLE DETACHED DWELLING, MULTI UNIT RESIDENTIAL BUILDING

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

AUGUST 5, 2015

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 DUPLEX, STUDENT HOUSING

7.4 Length of time the existing uses of the subject property have continued:

SINCE CONSTRUCTION

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) MIXED USE - MEDIUM DENSITY

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

SURROUNDING PROPERTIES ARE MULTI-UNIT DWELLINGS

7.6 What is the existing zoning of the subject land? TOC1

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

- [ ] Yes
- [ ] No

If yes, please provide the file number: _____

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: 2

8.2 Number of Dwelling Units Proposed: 4

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] 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

_____

_____

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.:	A-26:049	**SUBJECT PROPERTY:**	94 Limeridge Road East, Hamilton
ZONE:	'R1' (Low Density Residential – Small Lot) Zone	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Shieleen Maddalena & Doug Blaylock
Applicant: Len Angelici
Agent:

The following variances are requested:

1. A Maximum Gross Floor Area of 115.2m² shall be permitted for an Additional Dwelling Unit – Detached instead of the requirement that the maximum gross floor area of an Additional Dwelling Unit – Detached shall not exceed the lesser of 75.0 square metres or the Gross Floor Area of the principal dwelling.

PURPOSE & EFFECT: To permit the construction of a new Additional Dwelling Unit – Detached within the rear yard of the existing Single Detached Dwelling.

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, April 30, 2026**
TIME:	**9:50 a.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

A-26:049

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

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:049, 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.

A-26:049

Subject Lands

DATED: April 13, 2026

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

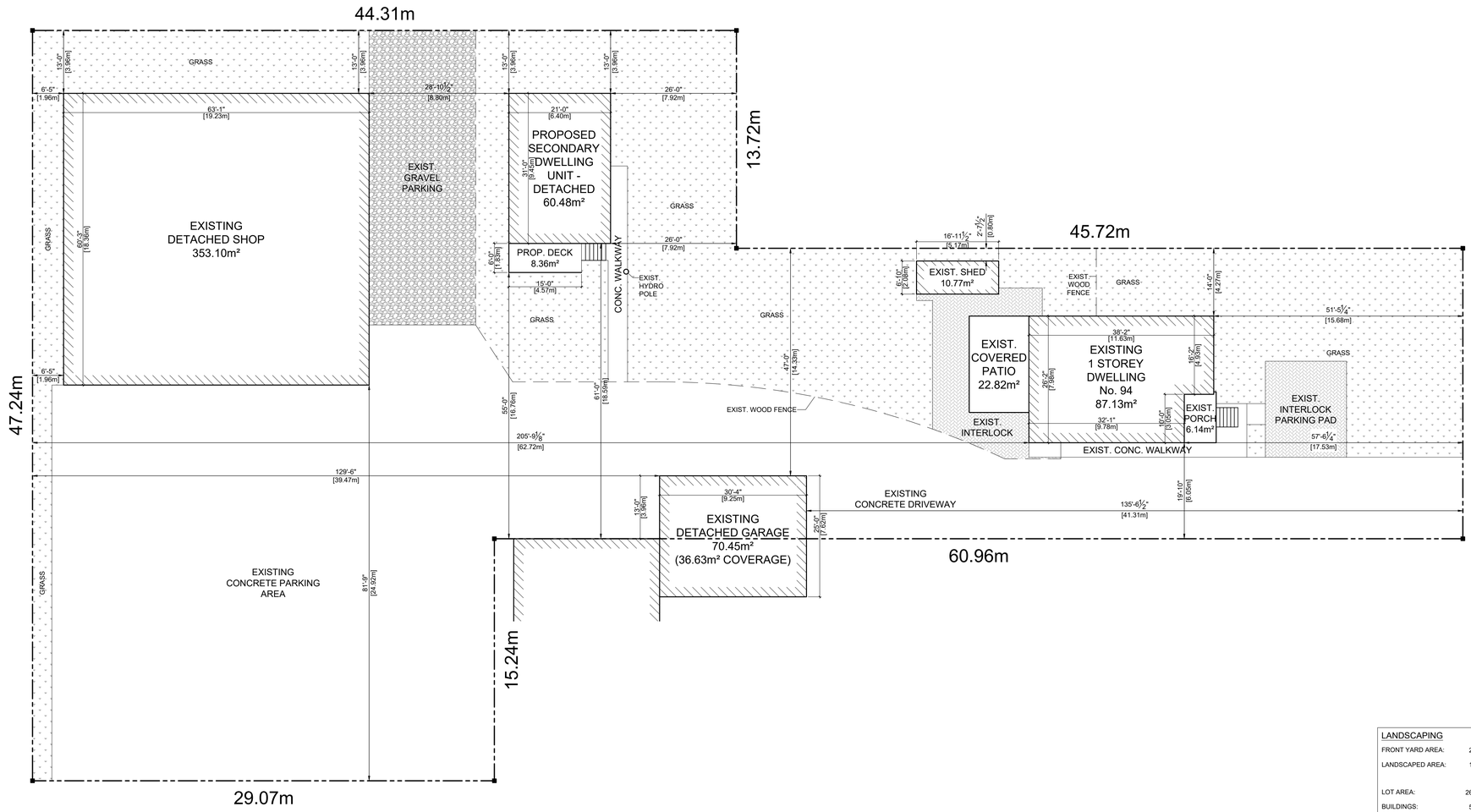
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



N

LIMERIDGE RD E

LANDSCAPING	
FRONT YARD AREA:	286.74m²
LANDSCAPED AREA:	175.43m²
	=61.18%
LOT AREA:	2697.19m²
BUILDINGS:	548.11m²
DRIVEWAY/PARKING:	1272.89m²
TOTAL LANDSCAPED AREA:	876.19m²
	=32.49%

NOTE:
NO CHANGE TO GRADES AT PROPERTY LINES AND NO EXISTING DEVELOPMENT FEATURES WILL BE ALTERED OR REMOVED

SITE DATA	
ZONE:	R1
LOT AREA:	2697.19m²
EXISTING DWELLING FOOTPRINT:	87.13m²
EXISTING FRONT PORCH:	6.14m²
EXISTING REAR COVERED PATIO:	22.82m²
EXISTING SHED:	10.77m²
EXISTING DETACHED GARAGE:	70.45m² (36.63m² COVERAGE)
EXISTING SHOP:	353.10m²
PROPOSED SECONDARY DWELLING UNIT: DETACHED:	60.48m²
PROPOSED DECK:	8.36m²
LOT COVERAGE:	20.32%
BUILDING HEIGHT	
No. of STOREYS:	1
SECONDARY DWELLING SETBACKS	
WEST:	3.69m
EAST:	18.59m
SOUTH:	8.80m
NORTH:	7.92m

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR VARIANCE	03/04/2026

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QUALIFICATION INFORMATION

LEONARD ANGELICI	42391
NAME	BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN	124457
NAME	BCIN

03/04/2026
DATE SIGNATURE

Len Angelici Design
270 SHERMAN AVE N, UNIT MILL-125
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

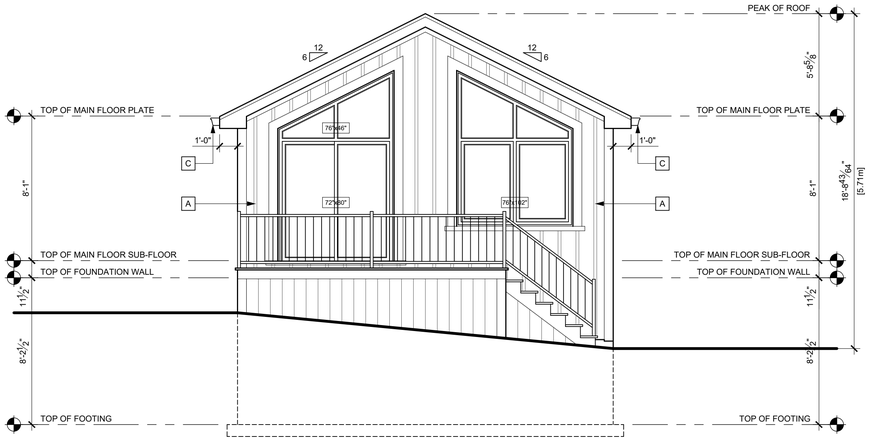
94 LIMERIDGE RD E
GARDEN SUITE
HAMILTON, ON

SHEET TITLE

SITE PLAN

DRAWN BY	
L. ANGELICI	
DATE	
03/04/2026	
SCALE	
1:150	
PROJECT No.	
25071	

SP1



EAST ELEVATION

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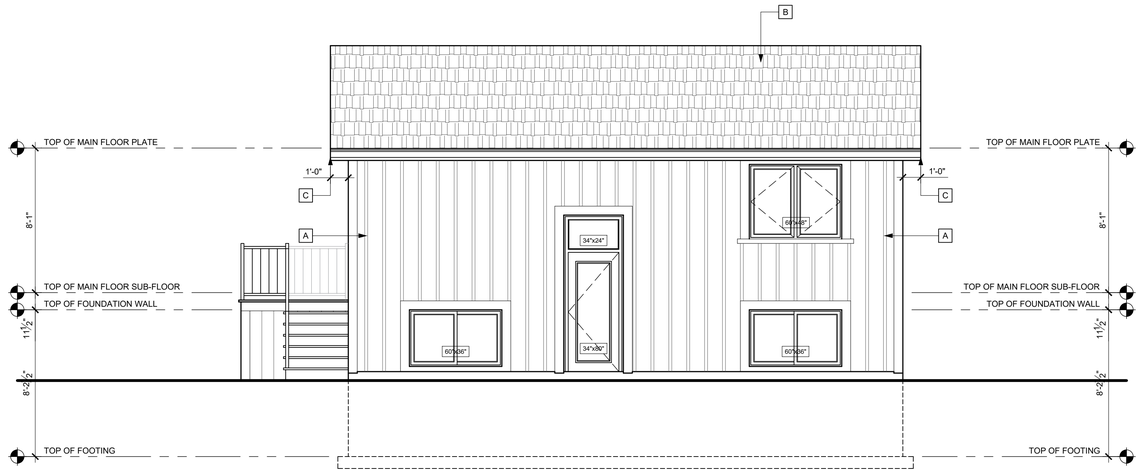

NORTH ELEVATION

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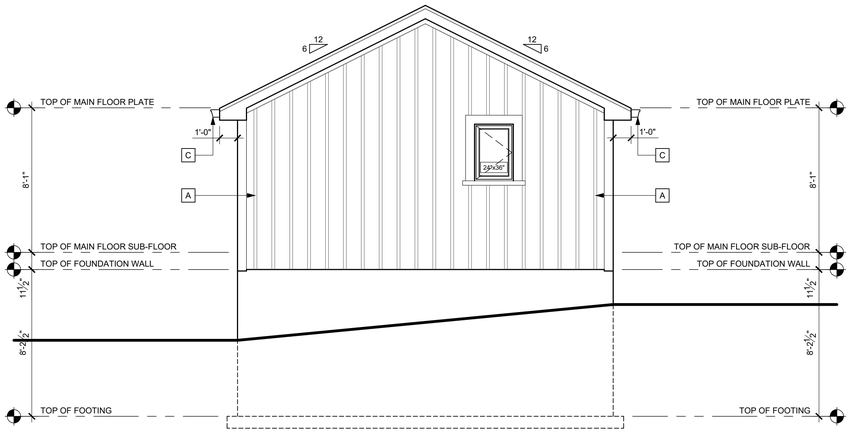

WEST ELEVATION

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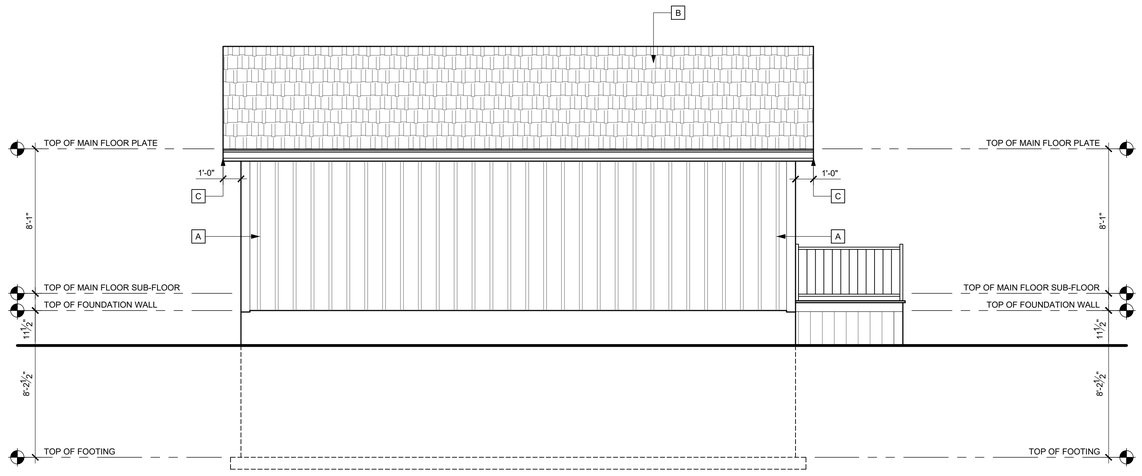

SOUTH ELEVATION

SCALE: ¼"=1'-0"

EXTERIOR FINISH INDEX

- A PRE-FIN. BOARD & BATTEN WOOD SIDING
- B ASPHALT SHINGLES
- C 5" PRE-FIN. ALUM. EAVETROUGH ON 8" WITH PRE-FIN. ALUM. FASCIA C/W PRE-FIN. ALUM. DOWNSPOUT

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
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NAME	BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN	124457
NAME	BCIN

03/04/2026

DATE SIGNATURE

Len Angelici Design
270 SHERMAN AVE N, UNIT MILL-125
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

94 LIMERIDGE RD E
GARDEN SUITE
HAMILTON, ON

SHEET TITLE

ELEVATIONS

DRAWN BY	A1
L. ANGELICI	
DATE	
03/04/2026	
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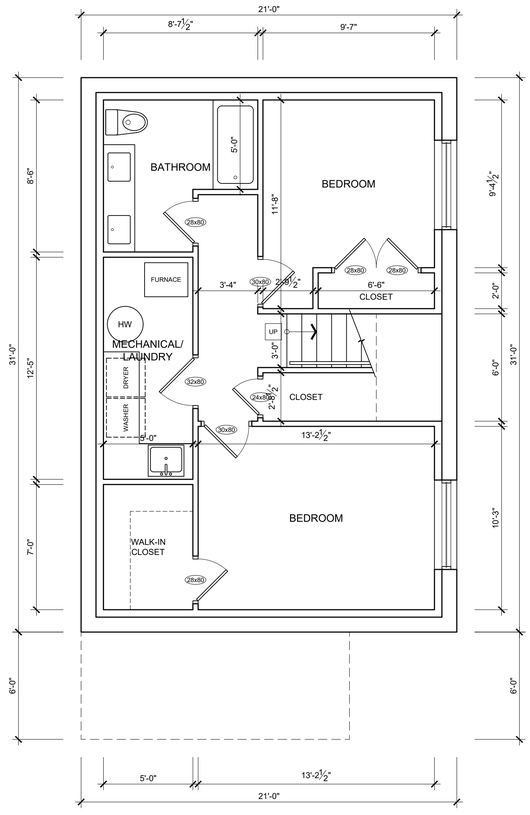
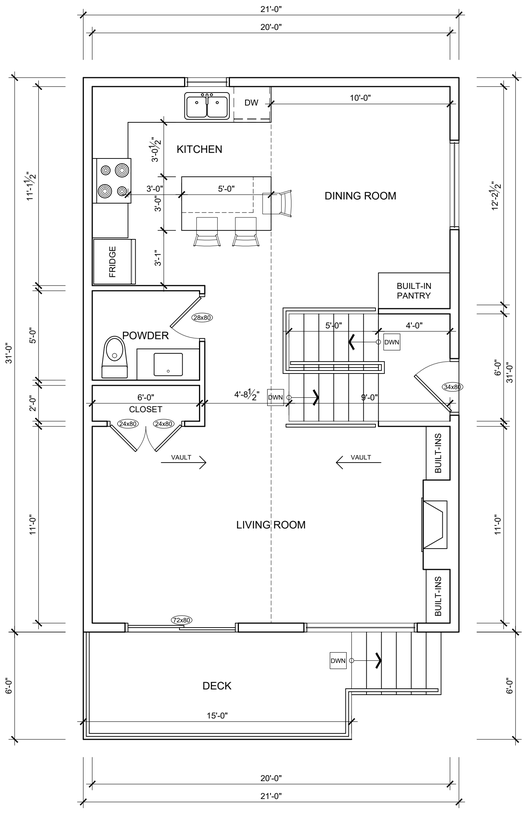


FOUNDATION PLAN

SCALE ¼"=1'-0"

LAUNDRY/ MECHANICAL FLOOR AREA: 62.08sqft (5.77m²)
REMAINING FLOOR AREA: 588.92sqft (54.71sqft)



MAIN FLOOR PLAN

SCALE ¼"=1'-0"

MAIN FLOOR AREA: 651.00sqft (60.48m²)
(69.41% OF PRINCIPAL DWELLING)

GROSS FLOOR AREA: 1239.92sqft (115.19m²)
(MAX. ALLOWED: 807.29sqft (75.00m²))

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
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Len Angelici Design
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PROJECT

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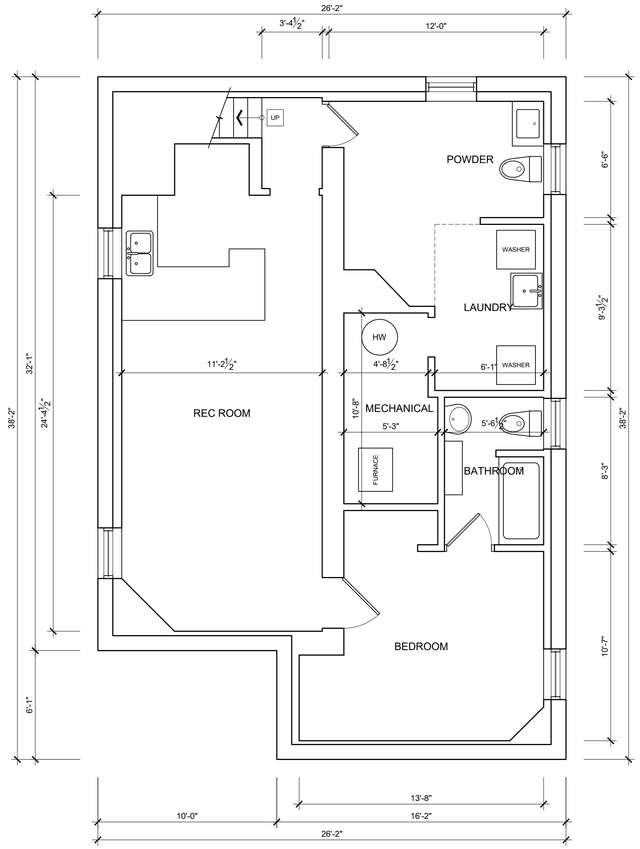
HAMILTON, ON

SHEET TITLE

FLOOR PLANS &
SECTION A

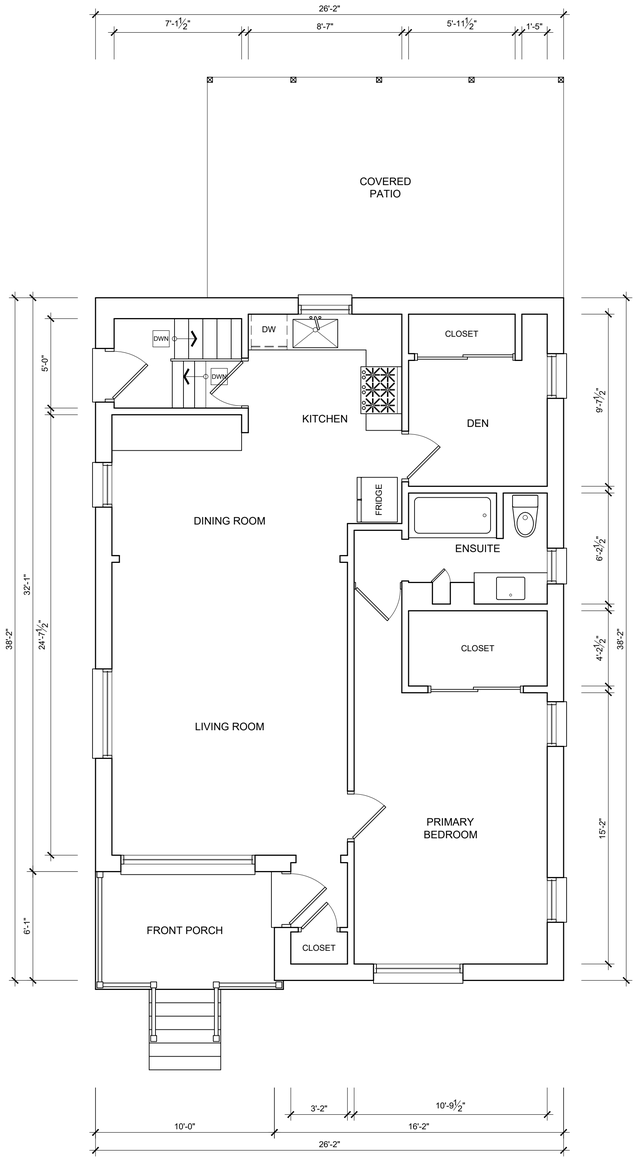
DRAWN BY	A2
L. ANGELICI	
DATE	
03/04/2026	
SCALE	
¼"=1'-0"	
PROJECT No.	
25071	



PRINCIPAL DWELLING - BASEMENT PLAN

SCALE ¼"=1'-0"

LAUNDRY & MECHANICAL FLOOR AREA: 111.80sqft (10.39m²)
REMAINING FLOOR AREA: 826.06sqft (76.74m²)



PRINCIPAL DWELLING - MAIN FLOOR PLAN

SCALE ¼"=1'-0"

FLOOR AREA: 937.86sqft (87.13m²)
TOTAL FLOOR AREA: 1763.92sqft (163.87m²)

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR VARIANCE	03/04/2026

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

LEONARD ANGELICI — 42391
NAME — BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN — 124457
NAME — BCIN

03/04/2026
DATE — SIGNATURE

Len Angelici Design
270 SHERMAN AVE N, UNIT MILL-125
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

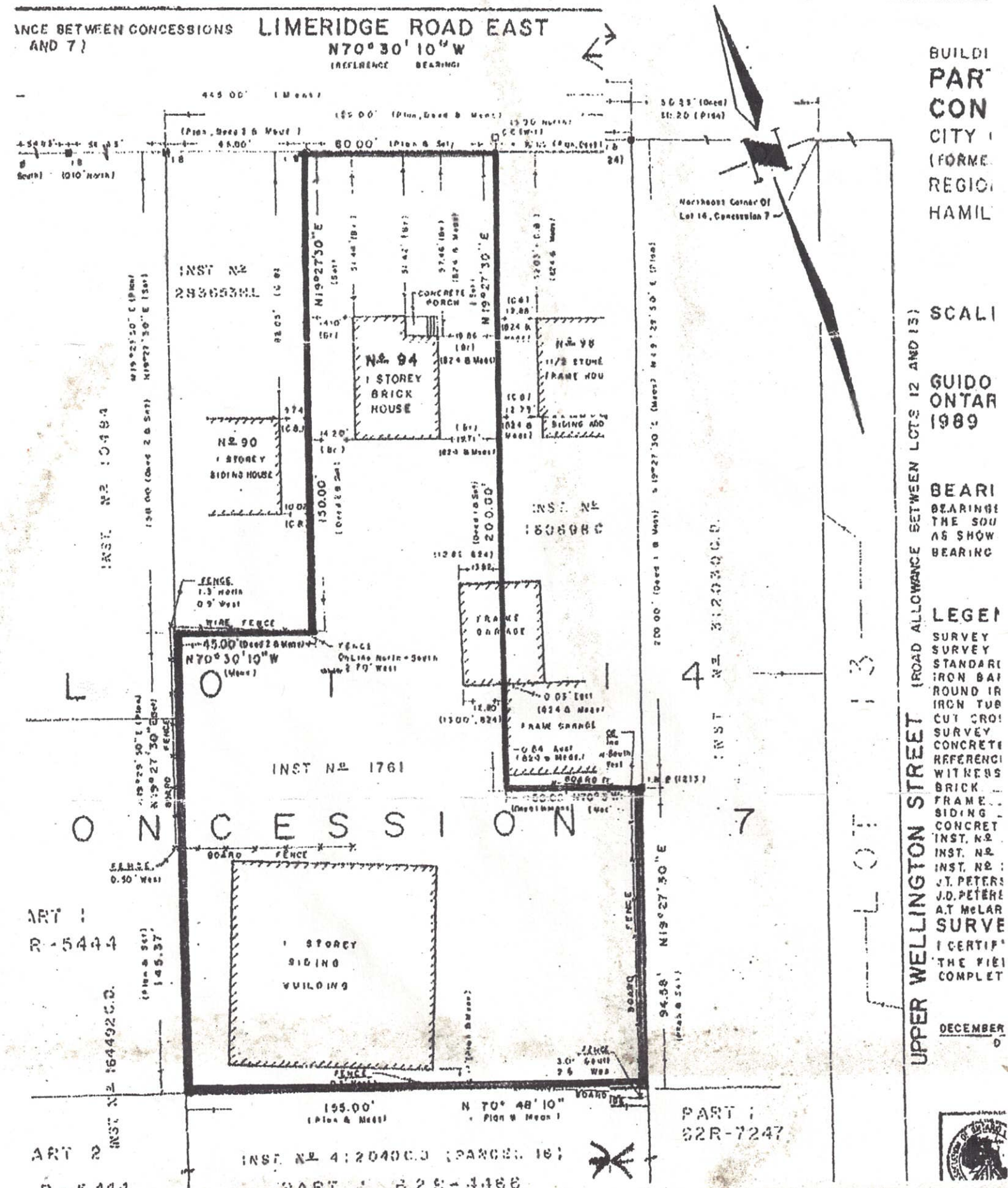
94 LIMERIDGE RD E
GARDEN SUITE
HAMILTON, ON

SHEET TITLE

PRINCIPAL DWELLING
EXISTING FLOOR
PLANS

DRAWN BY	L. ANGELICI
DATE	03/04/2026
SCALE	¼"=1'-0"
PROJECT No.	25071

A3


ANCE BETWEEN CONCESSIONS AND 7)
LIMERIDGE ROAD EAST
N70° 30' 10" W
(REFERENCE BEARING)
60.00' (Plan & Set)
INST № 2936538
№ 94
1 STOREY BRICK HOUSE
№ 90
1 STOREY SIDING HOUSE
№ 98
1 1/2 STOREY FRAME HOU
CONCRETE PORCH
SIDING ADD
INST № 1606980
200.00'
150.00'
FENCE 1.3' North 0.9' West
WIRE FENCE
45.00' (Deed & Meas)
N70° 30' 10" W (Meas)
FENCE On Line North - South 2.70' West
FRAME GARAGE
INST № 1761
LOT 4
CONCESSION 7
BOARD FENCE
0.50' West
1 STOREY SIDING BUILDING
FENCE
BOARD
3.0' South 2.6' West
195.00' (Plan & Meas)
N 70° 48' 10" (Plan & Meas)
94.58'
N19°27'30"E
INST № 1644925 C.D.
INST № 1049184
INST № 312040 C.D.
PART 1 R-5444
145.37'
PART 2
INST № 412040 C.D. (PARCEL 16)
PART 1 62R-4466
PART 1 62R-7247
Northeast Corner Of Lot 14, Concession 7
UPPER WELLINGTON STREET (ROAD ALLOWANCE BETWEEN LOTS 12 AND 13)
LOT 13
BUILDI
PAR
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CUT CRO
SURVEY
CONCRETE
REFERENCI
WITNESS
BRICK
FRAME
SIDING
CONCRET
INST. №
INST. №
INST. №
J.T. PETERS
J.D. PETERS
A.T. McLAR
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DECEMBER
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Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)	SHIELEEN MADDALENA DOUG BLAYLOCK	[redacted]	
Applicant(s)	LEN ANGELICI		
Agent or Solicitor			**Phone:**
			E-mail:

1.2 Primary contact ☑ Applicant ☐ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☑ Applicant ☑ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

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* [redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	94 LIMERIDGE RD E		
Assessment Roll Number			
Former Municipality	HAMILTON		
Lot	14	Concession	7
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:

RELIEF FROM 4.33.2 i) THE MAXIMUM GROSS FLOOR AREA SHALL NOT EXCEED THE LESSER OF 75 SQUARE METERS OR THE GROSS FLOOR AREA OF THE PRINCIPAL DWELLING TO PROPOSED GROSS FLOOR AREA OF 115.19m2

☑ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

IT IS NOT POSSIBLE TO PROVIDE A 2 STOREY, 2 BEDROOM DWELLING OF COMFORTABLE SIZE WITHIN 75m2 GROSS FLOOR AREA LIMIT

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
18.29m	90.03	2697.19m2	N/A

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	15.68m	62.72m	4.27m, 6.05m	1954
DETACHED SHOP	68.85m	1.96m	3.96m, 24.92m	UNKNOWN
DETACHED GARAGE	41.31m	39.47m	0m, 14.33m	UNKNOWN
GARDEN SHED	29.22m	55.64m	0.80m, 15.41m	UNKNOWN

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
DETACHED ADU	53.64m (7.92m)	29.98m (8.80m)	3.69m, 18.59m	SUMMER 2026
DECK	55.47m (9.75m)	29.98m (8.80m)	13.41m, 16.76m	SUMMER 2026

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
DWELLING	87.13m2	163.87m2	1	5.37m
DETACHED SHOP	353.10m2	353.10m2	1	3.18m
DETACHED GARAGE	70.45m2	70.45m2	1	4.32m
GARDEN SHED	10.77m2	10.77m2	1	3.28m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
DETACHED ADU	60.48m2	115.19m2	1	5.71m
DECK	8.36m2	8.36m2	1	N/A

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 FAMILY DETACHED DWELLING, SECONDAY DWELLING UNIT - DETACHED

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

SINGLE FAMILY DETACHED DWELLINGS

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

NOVEMBER 2020

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

SINGLE FAMILY DETACHED DWELLING

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

SINGLE FAMILY DETACHED DWELLING

7.4 Length of time the existing uses of the subject property have continued:

SINCE CONSTRUCTION

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) NEIGHBOURHOODS

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

The development of the land and building and is consistent with the general intent and purpose of the By-laws and the Official Plan

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-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: _____

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: 2

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] 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

_____

_____

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.:	A-26:051	**SUBJECT PROPERTY:**	65 Murray Street West, Hamilton
ZONE:	D (Urban Protected Residential – One and Two Family Dwelling, Etc)	**ZONING BY-LAW:**	Hamilton Zoning By-law 6593

APPLICANTS: Owner: Katherine Schwenger & Jono Yach
Applicant: Katherine Schwenger & Jono Yach
Agent: Lauren Boyer Architect

The following variances are requested:

1. A Rear Yard depth of at least 1.2m shall be permitted instead of the minimum required 7.5 metre Rear Yard depth.

2. A minimum of 33% of the gross area of the side yard shall be used for a landscape area whereas the by-law requires a minimum of 50% of the gross area of the side yard shall be used for a landscaped area

3. One (1) parking space shall be provided instead of the minimum required two (2) parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room.

PURPOSE & EFFECT: To facilitate a proposed two storey rear yard addition onto an existing Single Family Dwelling

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:

A-26:051

DATE:	**Thursday, April 30, 2026**
TIME:	**9:55 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

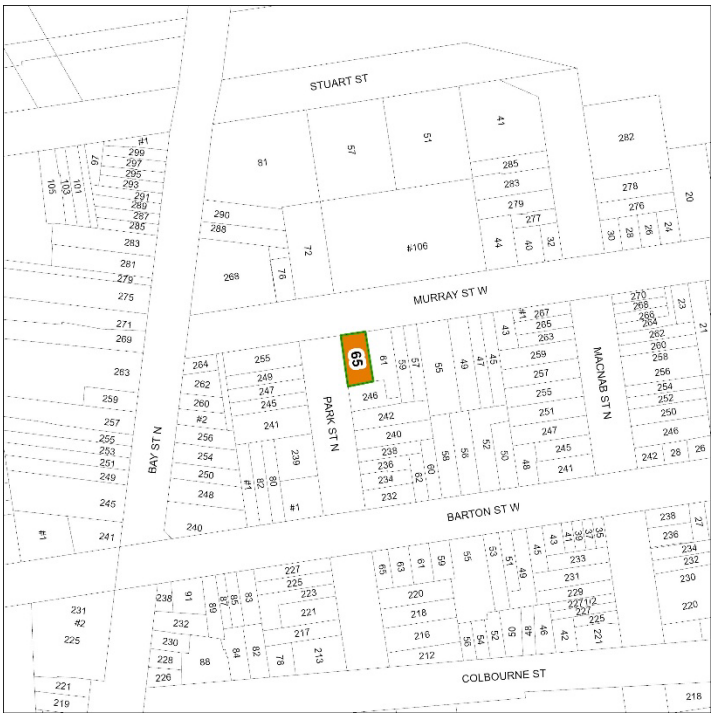
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:051, 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.

A-26:051



Subject Lands

DATED: April 13, 2026

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

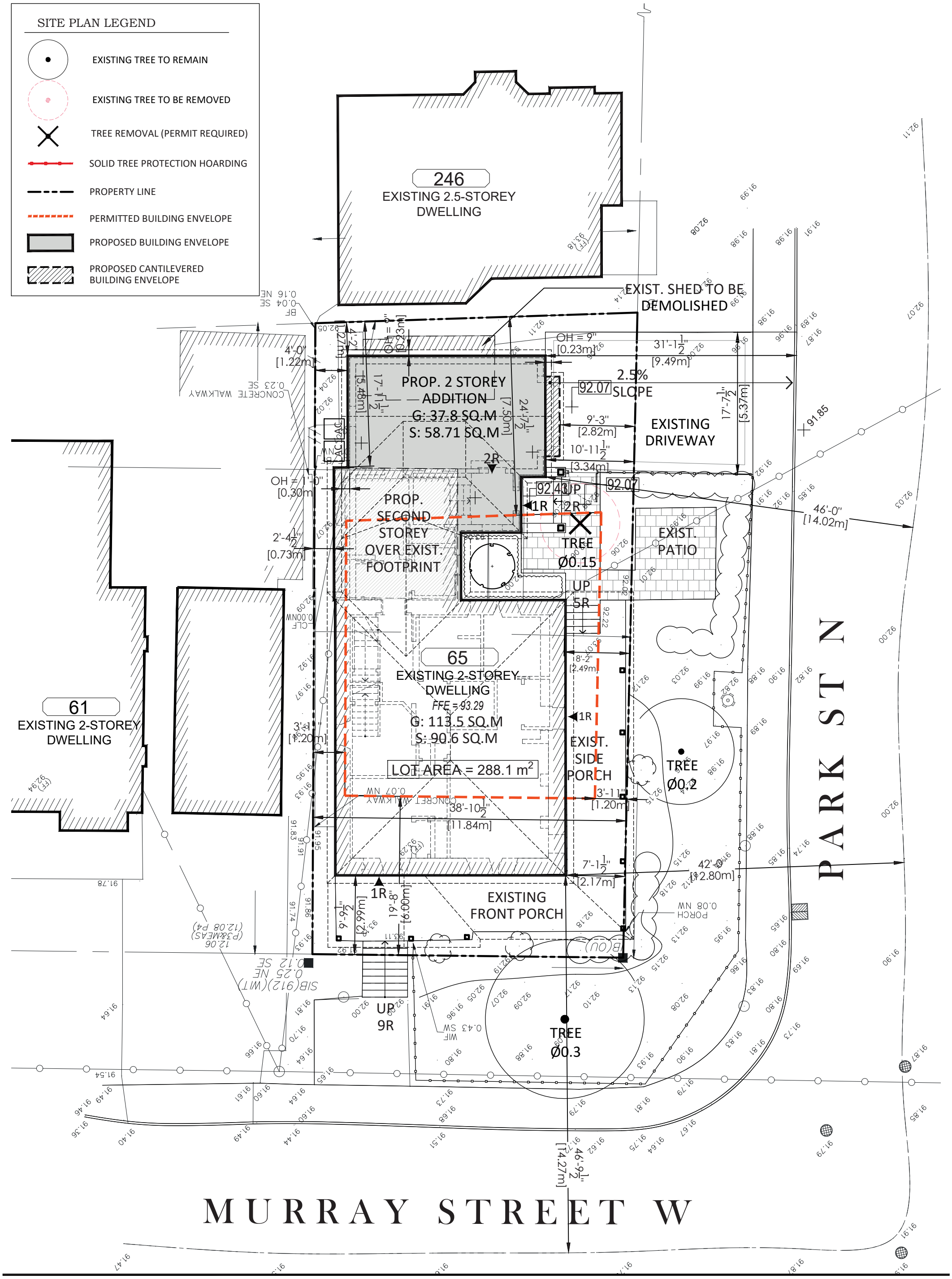
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

SCALE: 3/32" = 1'-0"

DRAWN BY/CHECK BY: LA / LB

N

ISSUED FOR /REV #
COMMITTEE OF ADJUSTMENT

PLOT DATE: MARCH 05, 2026

PROJECT No: 25-04

PROJECT/ADDRESS:

SCHWENGER YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

PROPOSED SITE PLAN

DRAWING No:

A101

SCHEDULE 1: ZONING PARAMETERS AND STATISTICS (PAGE 1)

CITY OF HAMILTON ZONING AND DEVELOPMENT STATISTICS (URBAN PROTECTED RESIDENTIAL)						ZONING REFERENCE
65 MURRAY STREET WEST **HAMILTON, ON**			ZONING BY-LAW 6593 **'D' DISTRICT**			PART 10
			LOT WIDTH (12m min.) 11.84 m	LOT AREA (360 m² min.) 288.1 m^2		10-1(4)
			DEEMED STREET WIDTH TBD m	ACTUAL STREET WIDTH TBD m		2.27
SETBACKS			PERMITTED	EXISTING	PROPOSED	10-1(3)
	FRONT (N)	HOUSE	6.0m	2.99m	2.99m	
	REAR (S)	HOUSE	7.5m	5.48m	1.27m	
	STREET SIDE (E)	HOUSE	1.2m	2.49m	2.49m	
	SIDE (W)	HOUSE	1.2m	0.73m	0.73m	
*WHERE A BUILDING OR STRUCTURE IS TO BE ERECTED ON AN INTERIOR LOT BETWEEN TWO EXISTING BUILDINGS OR STRUCTURES LOCATED NOT MORE THAN 30.0M FROM THE PROPOSED BUILDING OR STRUCTURE, SUCH BUILDING OR STRUCTURE MAY BE ERECTED CLOSER TO THE FRONT LOT LINE THAN REQUIRED BY THE DISTRICT IN WHICH THE LOT IS SITUATED, PROVIDED THAT, (a) THE MINIMUM FRONT YARD SHALL BE EQUAL TO THE AVERAGE DEPTH OF THE TWO ADJOINING FRONT YARDS, AND (b) THE REDUCTION OF THE MINIMUM FRONT YARD AS PERMITTED BY THIS PROVISION SHALL NOT EXCEED THIRTY PERCENT (30%) OF THE DEPTH ORDINARILY REQUIRED BY THE DISTRICT PROVISIONS IN WHICH THE LOT IS SITUATE.						18-3 (3iii)
BUILDING HEIGHT HEIGHT SHALL MEAN THE ELEVATION OF CURB LEVEL OPPOSITE THE HIGHEST POINT OF THE BUILDING OR STRUCTURE, ON A LINE PERPENDICULAR TO THE STREET LINE		PERMITTED		PROPOSED		10-1 (2)
		PEAKED	FLAT	PEAKED	FLAT	
	MAX. 3 STOREY	14 M		10.10M		
ENCROACHMENTS		PERMITTED		PROPOSED		18-6 (vi)
CHIMNEY, SILL, BELT COURSE, LEADER, PILASTER, , LINTELS, & DECORATIVE PROJECTIONS	SIDE	0.5m				(a)
	FRONT, REAR, STREET	1.0m				
CANOPY, CORNICE, EAVE OR GUTTER * *MUST BE 1.5M FROM LOT LINE*	SIDE	< OF 1/2" WIDTH OF YARD OR 1.0M				(b)
	FRONT, REAR, STREET	1.5m*				
OPEN FIRE ESCAPE OR OPEN STAIRWAY	REAR	1.0m				(c)
	SIDE	< OF 1/3" WIDTH OF YARD OR 1.0M				
A BAY, BALCONY, OR DORMER **MUST BE 1.5M FROM STREET LOT LINE*	FRONT, REAR, STREET	1.0m*				(cc)
	SIDE	< OF 1/3" WIDTH OF YARD OR 1.0M				
VESTIBULE **MUST BE 1.5M FROM STREET LOT LINE*	FRONT, REAR, STREET	1.2M*				(ccc)
	SIDE	< OF 1/3" WIDTH OF YARD OR 1.2M				
	PROVIDED THAT THE SUM OF THE LENGTHS OF SUCH PROJECTIONS SHALL NOT EXCEED 1/3 OF THE WIDTH OF THE FRONT YARD OR REAR YARD NOR 1/3 THE LENGTH OF THE SIDE YARD INTO WHICH THEY PROJECT, BUT NO CASE SHALL EXCEED 3.0m					
ROOFED OVER OR SCREENED 1-STOREY PORCH AT 1ST STOREY, INCLUING EAVES AND GUTTERS	FRONT, REAR, STREET	3.0M *				(d)
	**MUST BE 1.5M FROM STREET LOT LINE - SEE CONDITIONS (d)*					
CARRIAGE PORCH (PORTE-COCHERE)	FRONT, STREET	1.5M MIN. FROM LOT LINE				(dd)
PEDESTRIAN RAMP	ANY YARD	NO LIMIT				(ddd)
TERRACE, UNCOVERED PORCH, PLATFORM < 1.0M ABOVE 1ST STOREY	FRONT, REAR, STREET	1.5m FROM STREET LINE				(E)
	SIDE	0.5M FROM LOT LINE				
PARKING (FOR HOMES BUILT PRIOR TO 1971)		PERMITTED		EXIST./PROPOSED		18A TABLE 1
PARKING SPACE: 2.7m WIDE X 6.0M LONG		2 SPACES *		1 SPACE		
*ONLY ONE OF THE REQUIRED PARKING SPACES MAY BE LOCATED IN THE FRONT YARD (SINGLE FAMILY DWELLING)						14(h)
ONLY THE ACCESSIBILTY TO ONE OF THE REQUIRED PARKING SPACES MAY BE OBSTRUCTED BY ANOTHER REQUIRED PARKING SPACE						
REFER TO 14(D) FOR GROSS AREA OF FRONT YARD CALCULATIONS/						
SECONDARY DWELLINGS						SECTION 19
REFER TO SECTION 19 OF THE BYLAW						
UNITARY EQUIPMENT MUST BE SCREENED (ENCLOSURE OR LANDSCAPING) WHEN LOCATED IN FRONT YARD		PERMITTED		PROPOSED		18-12 (V)
	REAR	0.6m				
	SIDE	0.6m				
	FRONT	3.0M				

LAUREN BOYER
ARCHITECT
3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

SCALE: NTS

DRAWN BY/CHECK BY: LA / LB

N

ISSUED FOR /REV #
COMMITTEE OF ADJUSTMENT

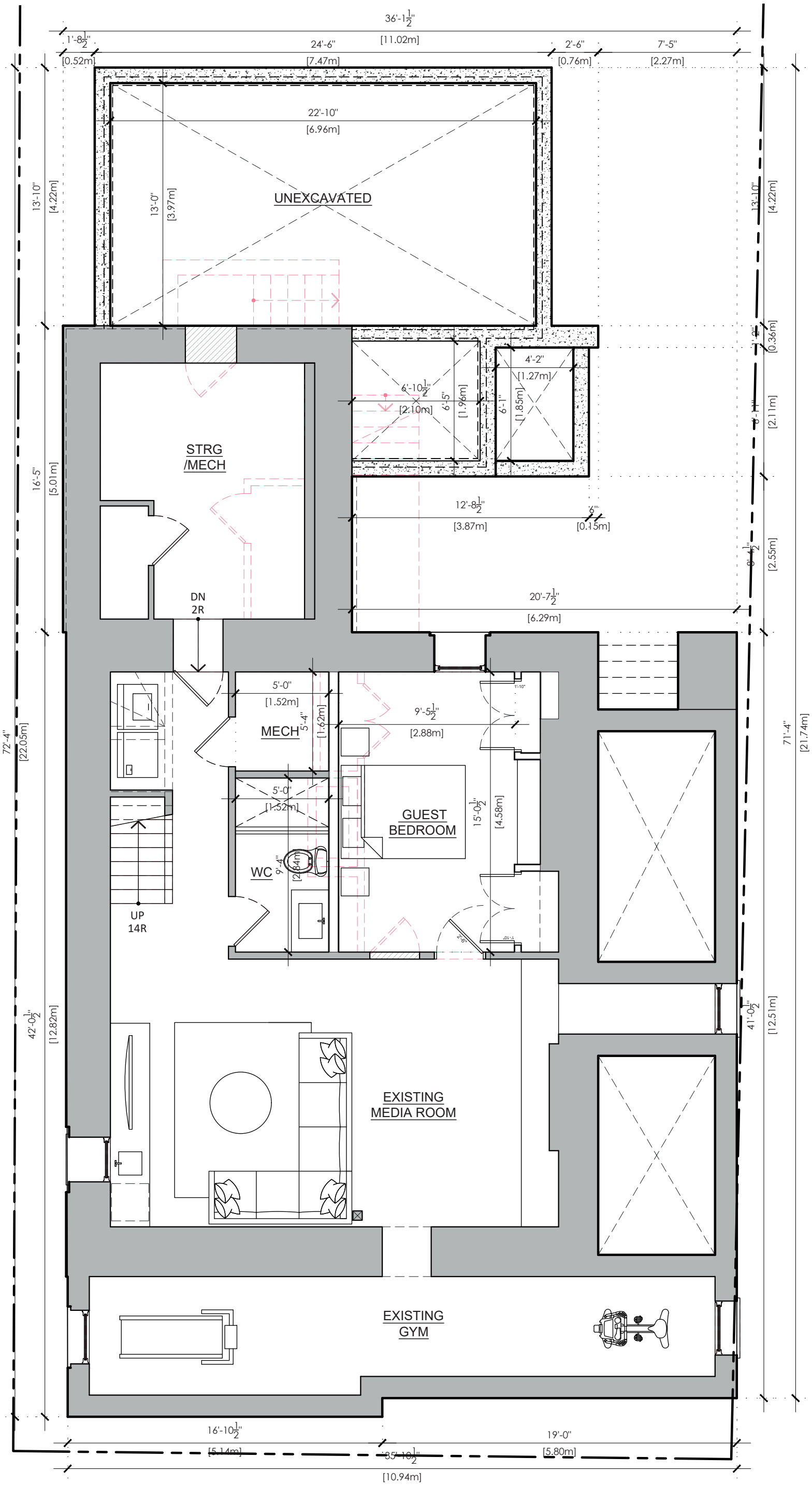
PLOT DATE
MARCH 05, 2026

PROJECT No:
25-04

PROJECT/ADDRESS:
SCHWENGER YACH RESIDENCE
65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:
ZONING STATISTICS

DRAWING No:
A102



EXISTING WALL

EXISTING WALL TO BE DEMOLISHED

PROPOSED INTERIOR WALL

FILL EXISTING WINDOW OR DOOR OPENING

EXISTING BASEMENT AREA:
1716.24 SQ. FT.

PROPOSED NEW FOUNDATION AREA (UNEXCAVATED):
442.47 SQ. FT.

LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

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

N

DRAWN BY/CHECK BY: LA / LB

ISSUED FOR /REV #
COMMITTEE OF ADJUSTMENT

PLOT DATE
MARCH 05, 2026

PROJECT No:
25-04

PROJECT/ADDRESS:

SCHWENGER YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

PROPOSED BASEMENT PLAN

DRAWING No:

A200

EXISTING WALL

EXISTING WALL TO BE DEMOLISHED

PROPOSED INTERIOR WALL

FILL EXISTING WINDOW OR DOOR OPENING

28'-8½" [8.75m]

1'-8½" [0.52m] | 24'-6" [7.47m] | 2'-6" [0.76m]

13'-10" [4.22m]

15'-0" [4.57m]

GARAGE

13'-0" [3.97m]

-4'-0"

22'-6" [6.86m]

-3'-10"

UP 2R

-3'-6"

-2'-6"

12'-10½" [3.92m]

-0'-0"

DN 4R

6'-4½" [1.94m]

1R

UP 2R

-2'-10"

-4'-0"

6'-1" [2.11m]

9'-5½" [2.89m]

BENCH

MDRM

CL

5'-2" [1.57m]

7'-5½" [2.27m]

3'-0" [0.91m]

5'-0" [1.52m]

PWDR RM

5'-1" [1.80m]

5'-0" [1.52m]

CL

5'-10½" [1.79m]

8'-4½" [2.55m]

12'-11½" [3.95m]

UP 5R

64'-5" [19.63m]

DN 14R

UP 17R

50'-6½" [15.41m]

EXISTING KITCHEN

34'-1½" [10.40m]

EXISTING HALL

EXISTING LIVING ROOM

FP

EXISTING PORCH

28'-6½" [8.70m]

EXISTING GROUND FLOOR AREA:
1228.69 SQ. FT.

PROPOSED NEW GROUND FLOOR AREA:
442.47 SQ. FT.

LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

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

N

DRAWN BY/CHECK BY: LA / LB

ISSUED FOR /REV #
COMMITTEE OF ADJUSTMENT

PLOT DATE: MARCH 05, 2026

PROJECT No: 25-04

PROJECT/ADDRESS:

SCHWENGER YACH RESIDENCE

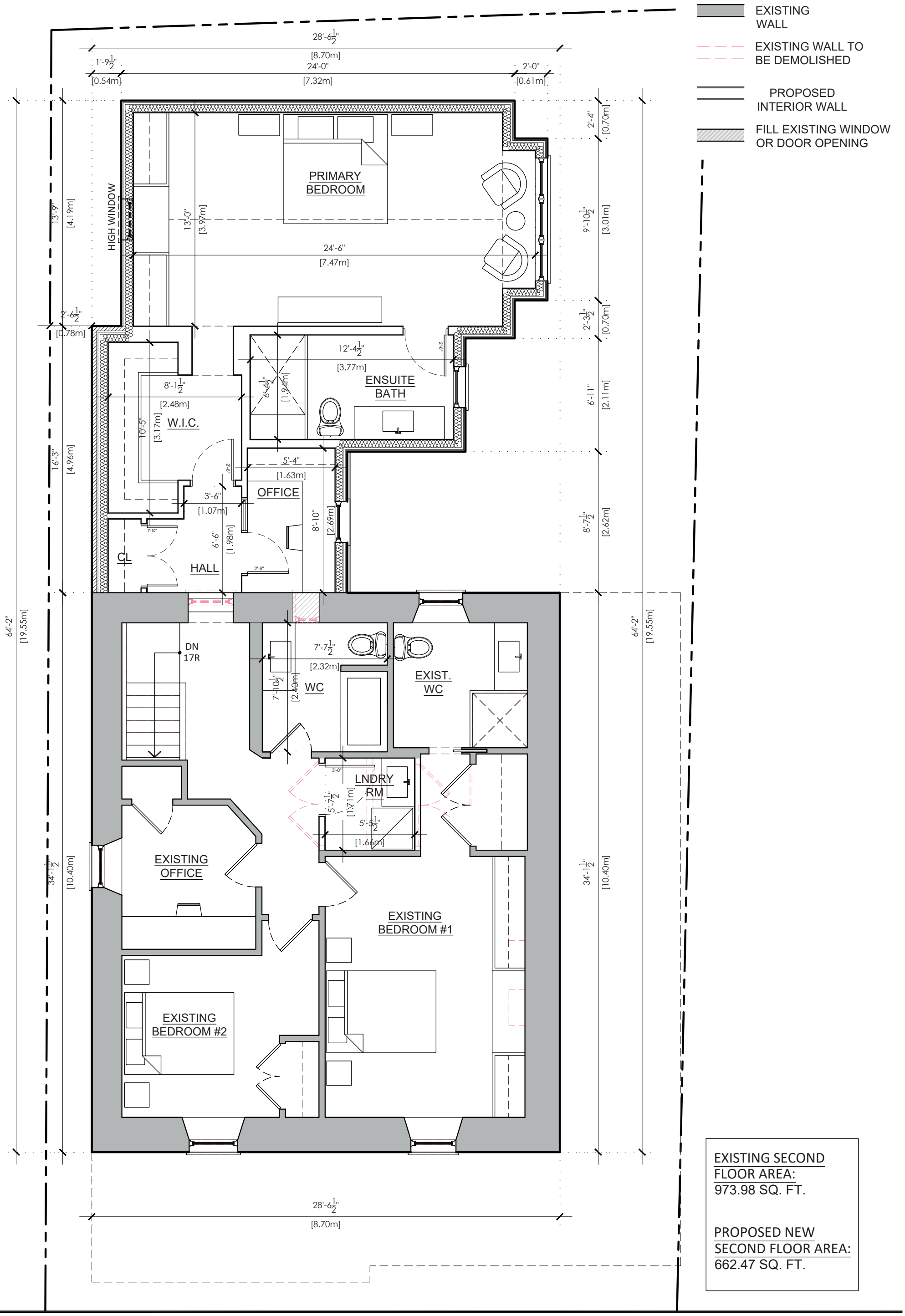
65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

PROPOSED GROUND FLOOR PLAN

DRAWING No:

A201



EXISTING SECOND FLOOR AREA:
973.98 SQ. FT.

PROPOSED NEW SECOND FLOOR AREA:
662.47 SQ. FT.

LAUREN BOYER
ARCHITECT
3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

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

DRAWN BY/CHECK BY: LA / LB

N

ISSUED FOR /REV #
COMMITTEE OF ADJUSTMENT

PLOT DATE: MARCH 05, 2026

PROJECT No: 25-04

PROJECT/ADDRESS:

SCHWENGER YACH RESIDENCE

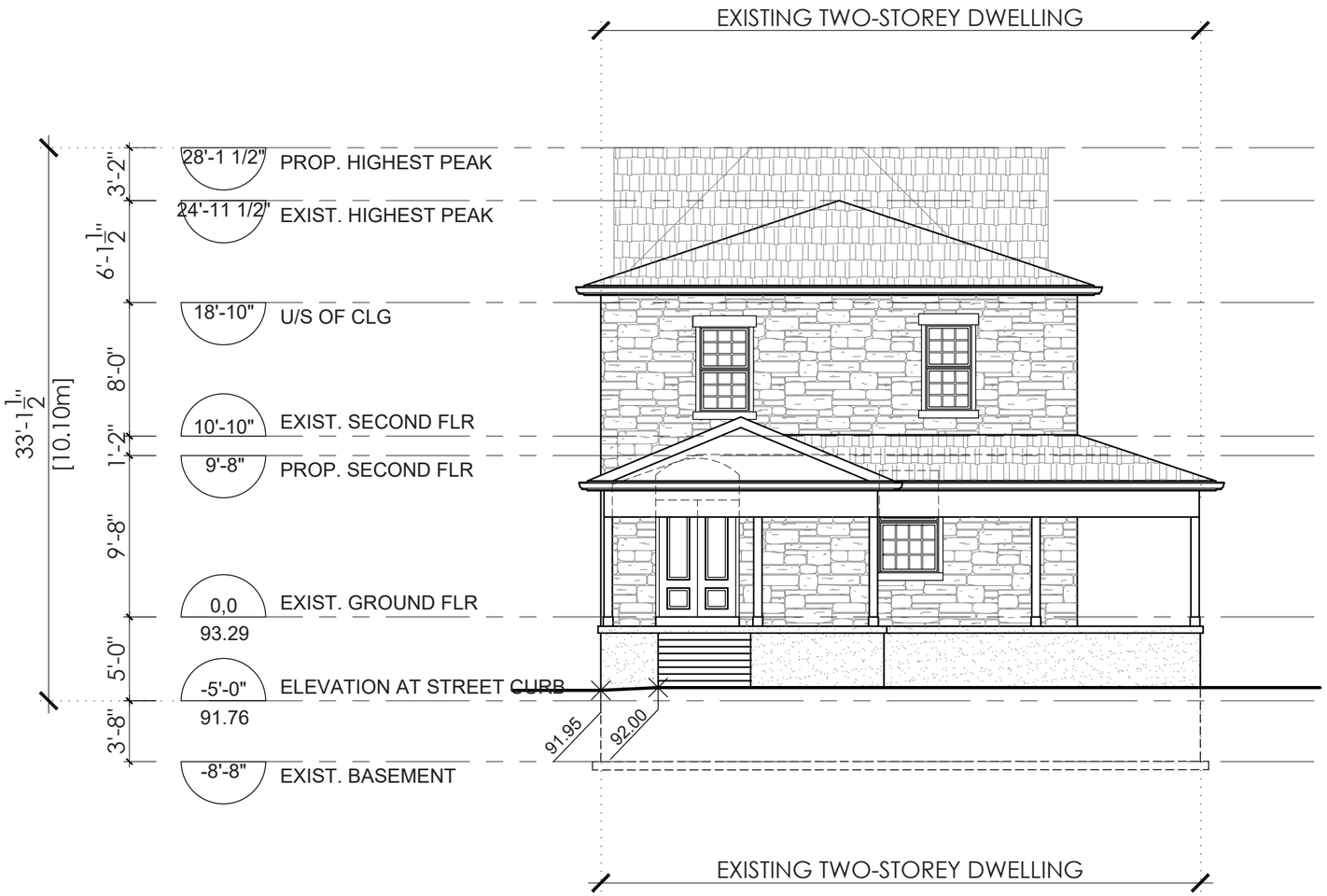
65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN

DRAWING No:

A202



LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

PROJECT/ADDRESS:

SCHWENGER
YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

PROPOSED
FRONT ELEVATION

SCALE:
1/8" = 1'-0"

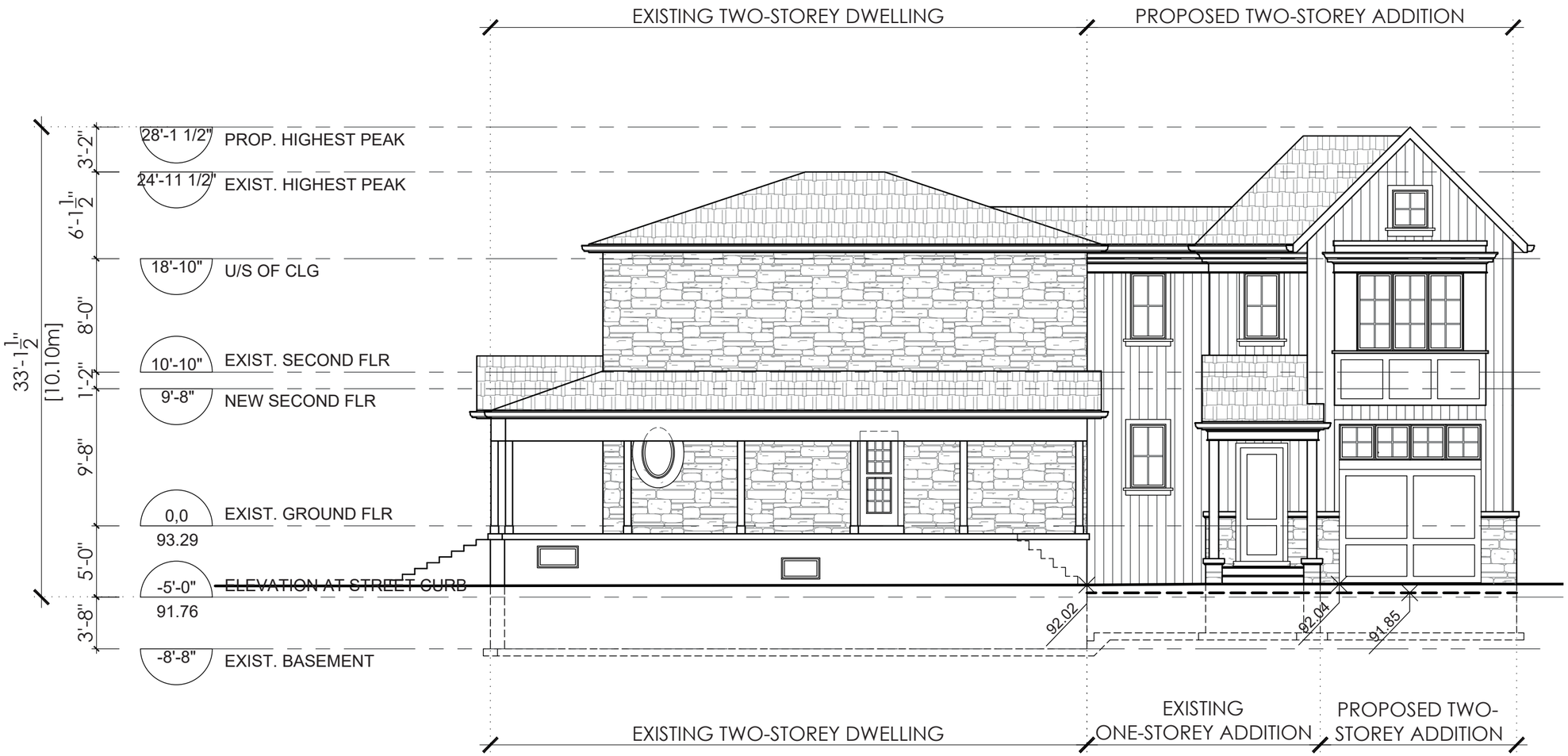
DRAWN BY/CHECK BY:
LA / LB

PLOT DATE
MAR 05 , 2026

PROJECT No:
25-04

DRAWING No:

A301



LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

PROJECT/ADDRESS:

SCHWENGER YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

PROPOSED STREET SIDE ELEVATION

SCALE: 1/8" = 1'-0"

DRAWN BY/CHECK BY: LA / LB

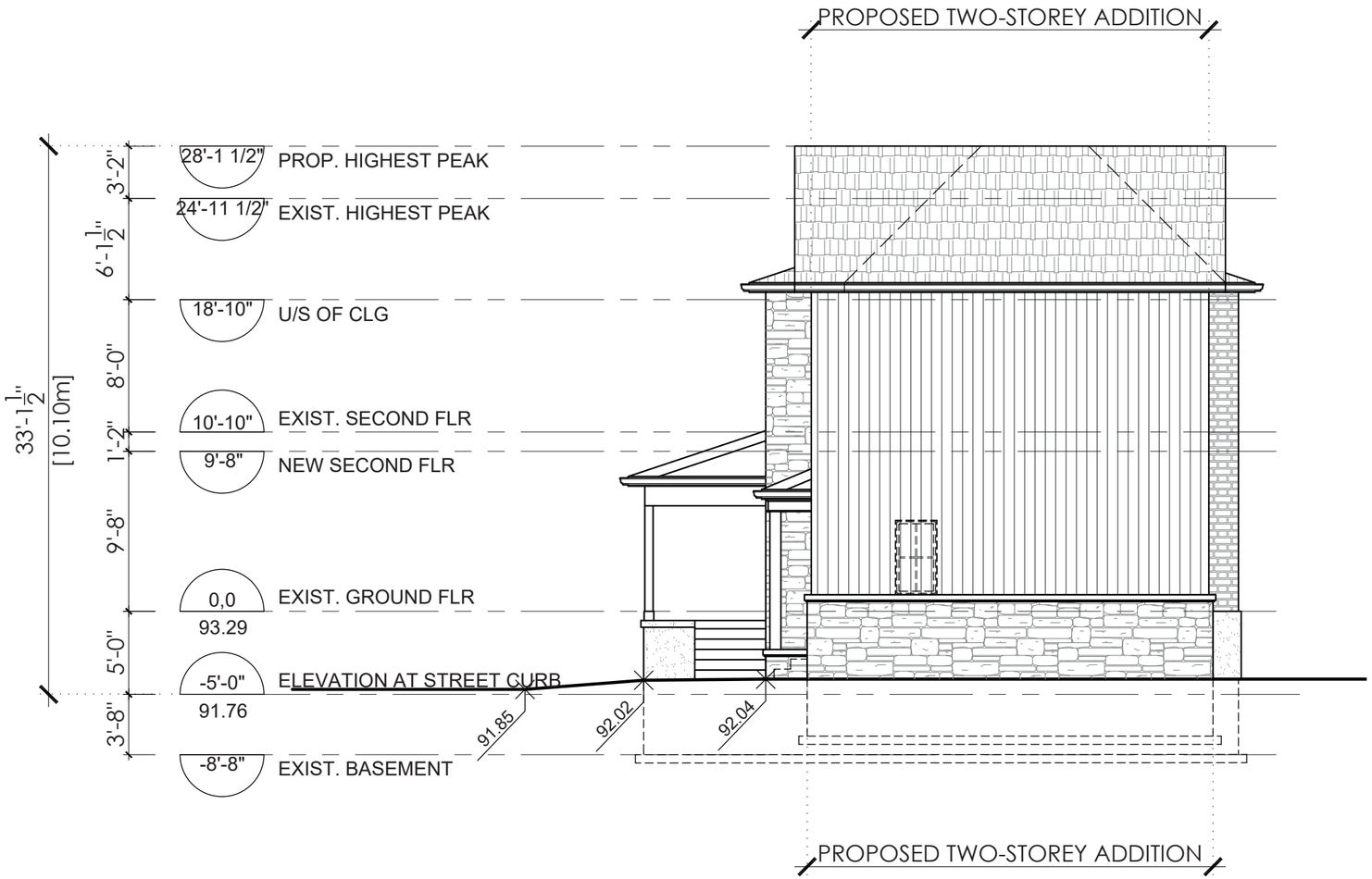
N

PLOT DATE: MAR 05 , 2026

PROJECT No: 25-04

DRAWING No:

A302



LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

PROJECT/ADDRESS:

SCHWENGER
YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

PROPOSED
REAR ELEVATION

SCALE:
1/8" = 1'-0"

DRAWN BY/CHECK BY:
LA / LB

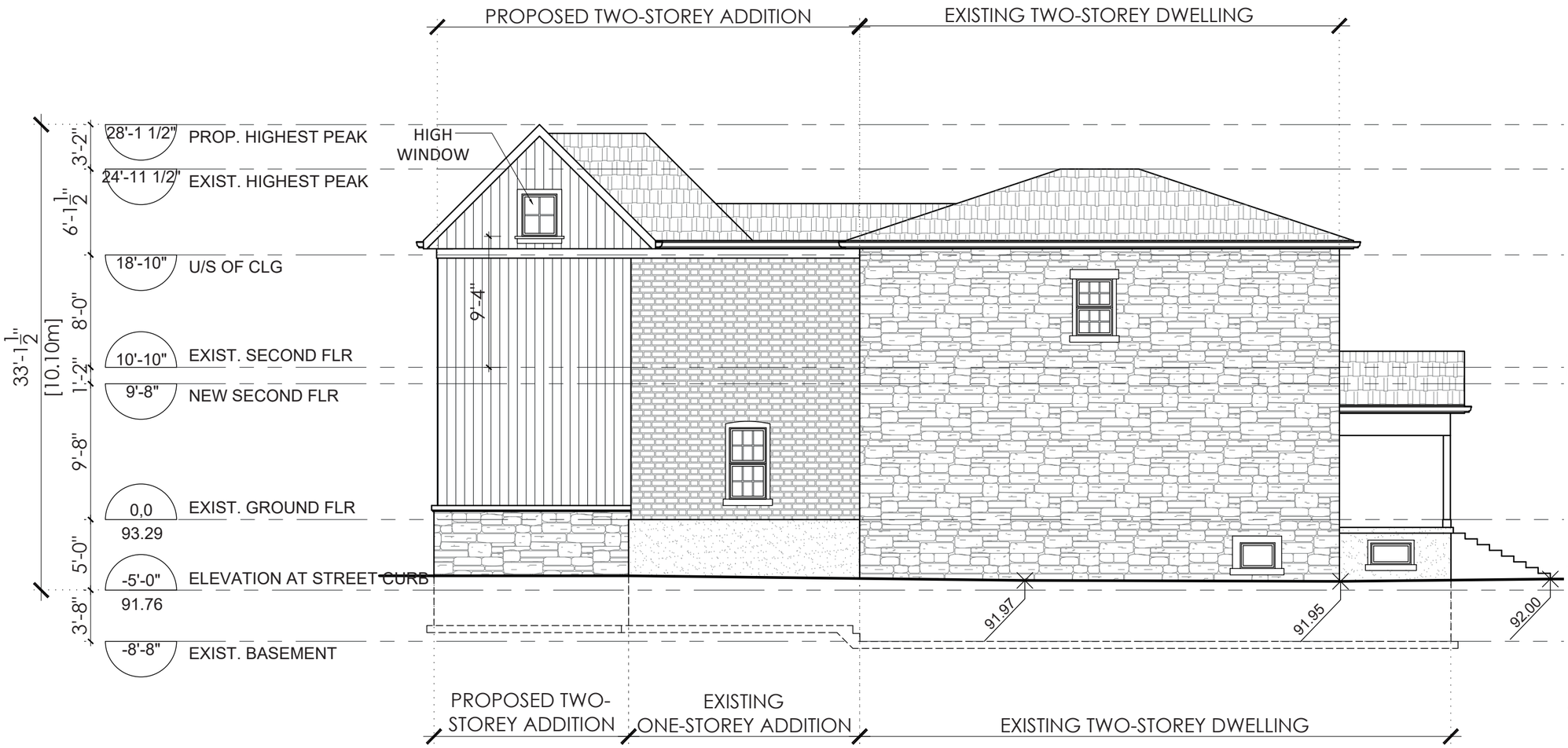
N

PLOT DATE
MAR 05 , 2026

PROJECT No:
25-04

DRAWING No:

A303



LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

PROJECT/ADDRESS:

SCHWENGER YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

PROPOSED INTERIOR SIDE ELEVATION

SCALE: 1/8" = 1'-0"

DRAWN BY/CHECK BY: LA / LB

N

PLOT DATE: MAR 05 , 2026

PROJECT No: 25-04

DRAWING No:

A304

LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

PROJECT/ADDRESS:

SCHWENGER YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

3D VIEW - STREET SIDE ELEVATION 1

SCALE: 1/8" = 1'-0"

DRAWN BY/CHECK BY: LA / LB

N

PLOT DATE: MAR 05 , 2026

PROJECT No: 25-04

DRAWING No:

A305

LAUREN BOYER
ARCHITECT

3378 GUILDWOOD DRIVE
BURLINGTON, ON L7N 1L5
(T) 289 242 2116

PROJECT/ADDRESS:

SCHWENGER
YACH RESIDENCE

65 MURRAY STREET WEST
HAMILTON, ON

DRAWING TITLE:

3D VIEW - STREET
SIDE ELEVATION 2

SCALE:
1/8" = 1'-0"

DRAWN BY/CHECK BY:
LA / LB

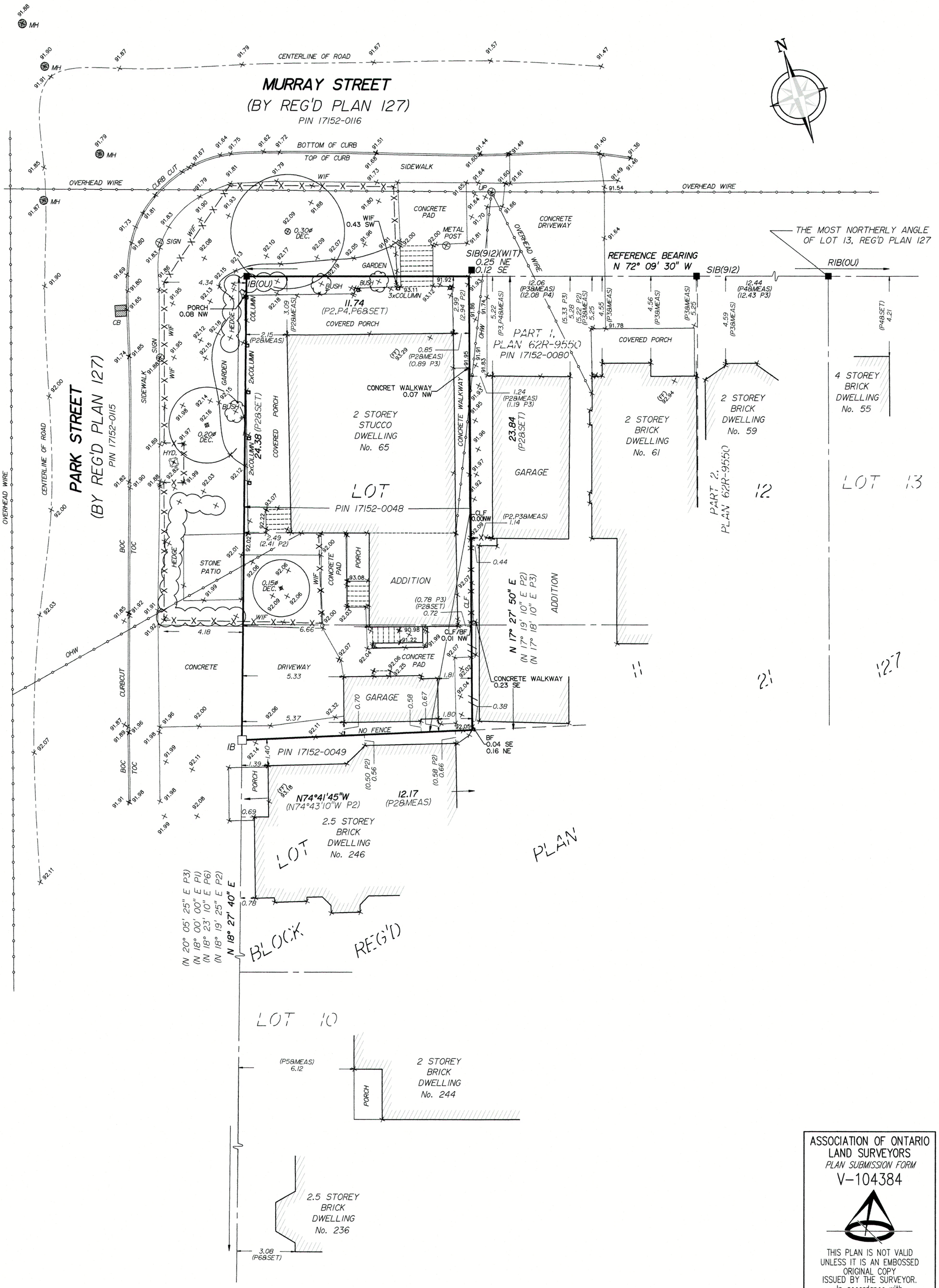
N

PLOT DATE
MAR 05 , 2026

PROJECT No:
25-04

DRAWING No:

A306



SURVEYOR'S REAL PROPERTY REPORT – PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF

PART OF LOTS 11, 12, BLOCK 21
REGISTERED PLAN 127
CITY OF HAMILTON

0 5 10 15 M

SCALE 1 : 150

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor

2025

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SURVEYOR'S REAL PROPERTY REPORT – PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY
None

NOTABLES
Note the Location of the Fences around the Subject Property.
Note the Location of the Porch along the Westerly limit of the Subject Property.
Note the Location of the Concrete walkway along the Easterly limit of the Subject Property.
Note the Location of the Overhead wires crossing the neighbour property at the Northeasterly limit.

LEGEND

■	Survey Monument Found
□	Survey Monument Set
SIB	Standard Iron Bar
IB	Iron Bar
RIB	Round Iron Bar
(OU)	Origin Unknown
912	Alvis James Clarke, O.L.S.
PI	Registered Plan 127
P2	Plan of Survey by Mackay Mackay&Peters Ltd., O.L.S. dated September 14, 2011
P3	Plan of Survey by Mackay Mackay&Peters Ltd., O.L.S. dated August 18, 2023
P4	Plan of Survey by A.J.Clarke&Associates Ltd., O.L.S. dated August 25, 1992
P5	Plan of Survey by A.J.Clarke&Associates Ltd., O.L.S. dated December 23, 2003
P6	Plan of Survey by B.A. Jacobs Surveying Ltd., O.L.S. dated September 14, 2023
CLF	Chain Link Fence
BF	Board Fence
WIF	Wrought Iron Fence
UP	Utility Pole
MH	Maintenance Hole
CB	Catch Basin
DEC.	Deciduous
CON.	Coniferous
FF	Finished Floor
MPG	Mid Point Grade
HYD.	Hydrant
OHW	Overhead Wires
WIT	Witness
N	Denotes North
S	Denotes South
E	Denotes East
W	Denotes West

BENCHMARK
Elevations are Referred to the City of Hamilton Benchmark 0011965U666, having an Elevation of 85.048 m (CGVD 2013)

NOTE
This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.
All building ties are perpendicular to property lines unless otherwise noted.

This REPORT was prepared for Katherine Schwenger and the undersigned accepts no responsibility for use by other parties.

NOTE
Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

BEARING NOTE
Bearings are Astronomic, and are Referred to the southerly limit of Murray Street as shown on Plan 20R-Plan 62R-9550, having a Bearing of N 72° 09' 30" W.

SURVEYOR'S CERTIFICATE
I certify that:
1: This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, and the Regulations made under them.
2: The survey was completed on the 11th day of June 11, 2025.

June 16, 2025
Date

Ashraf Rizk, O.L.S.

Party Chief:	Drawn By:	Checked By:	Project:
Y.S.	S.A.	J.G.	25-083

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-104384

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR.
In accordance with Regulation 1026, Section 29(3).

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4
office@jhgsurveying.ca
Phone:(905) 338-8210

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	Katherine Schwenger, Jono	[redacted]
Applicant(s)	Katherine Schwenger, Jono Yach	
Agent or Solicitor	Lauren Boyer Architect	

1.2 Primary contact ☐ Applicant ☑ Owner ☑ Agent/Solicitor

1.3 Sign should be sent to ☐ Applicant ☐ Owner ☑ AgentSolicitor

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* [redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	65 Murray Street West		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot		Concession	
Registered Plan Number	127	Lot(s)	11 & 12
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. To allow a rear yard depth of 1.27m, where 7.5m is required.
2. To allow for 1 provided parking space, where 2 spaces are required.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

The existing dwelling is a heritage building and is not conforming with the current zoning bylaw. The proposed addition and parking spaces matches current conditions.

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
11.74m	24.38m	288.1 sq.m	

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
HOUSE	2.99m	5.48m	2.17m (West), 0.73m (East)	
SHED	n/a	0.58m	5.33m (West), 1.80m (East)	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
2-STOREY ADDITION	n/a	1.27m	2.82m (West), 1.22m (East)	

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	113.5 sq.m	204.1	2	9.13m
SHED	11.72 sq.m	11.72 sq.m	1	

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
2-STOREY ADDITION	37.8 sq.m	96.51 sq.m	2	10.10m

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 family detached and semi-detached dwellings.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

November 2nd, 2020

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

Single family detached dwelling

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

Single family detached dwelling

7.4 Length of time the existing uses of the subject property have continued:

100+ years

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) Neighbourhoods

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

SIngle family dwellings are compatible with the neighbourhood designation of the official plan. The existing character and scale of the neighbourhood is being maintained.

7.6 What is the existing zoning of the subject land? "D" District

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: "D" District

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: 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

_____

_____

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
Consent/Land Severance

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.:	**B-26:008**	**SUBJECT PROPERTY:**	237 Springbrook Avenue, Ancaster

APPLICANTS: Owner: 1000072010 Ontario Inc c/o Andrew Crowe
Applicant: 1000072010 Ontario Inc c/o Andrew Crowe
Agent: Landwise c/o Katelyn Gillis

PURPOSE & EFFECT: To permit the conveyance of seven (7) parcels of land, and to retain one (1) parcel of land, resulting in a total of eight (8) residential lots. Each lot will contain one half of a proposed Semi-detached Dwelling. The existing dwelling and sheds will be removed to facilitate this application.

	Frontage	**Depth**	**Area**
SEVERED LANDS (SEVERED Parcel 1):	7.62 m±	45.65 m±	358.66 m^2 ±
SEVERED LANDS (SEVERED Parcel 2):	7.62 m±	45.7 m±	348.18 m^2 ±
SEVERED LANDS (CONCURRENT LOT Parcel 3):	7.74 m±	45.70 m±	341.55 m^2 ±
SEVERED LANDS (CONCURRENT LOT Parcel 4):	7.65 m±	44.99 m±	329.43 m^2 ±
SEVERED LANDS (CONCURRENT LOT Parcel 5):	7.65 m±	44.99 m±	344.87 m^2 ±
SEVERED LANDS (CONCURRENT LOT Parcel 6):	7.65 m±	44.99 m±	344.42 m^2 ±
SEVERED LANDS (CONCURRENT LOT Parcel 7):	7.53 m±	44.99 m±	355.73 m^2 ±
RETAINED LANDS (RETAINED):	7.62 m±	45.65 m±	348.03 m^2 ±

Associated Planning Act File(s): A-26:053

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.

B-26:008

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

DATE:	**Thursday, April 30, 2026**
TIME:	**10:00 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 **April 28, 2026**.

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 **April 29, 2026**.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding this matter, 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 the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.

B-26:008

Subject Lands

DATED: April 13, 2026

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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

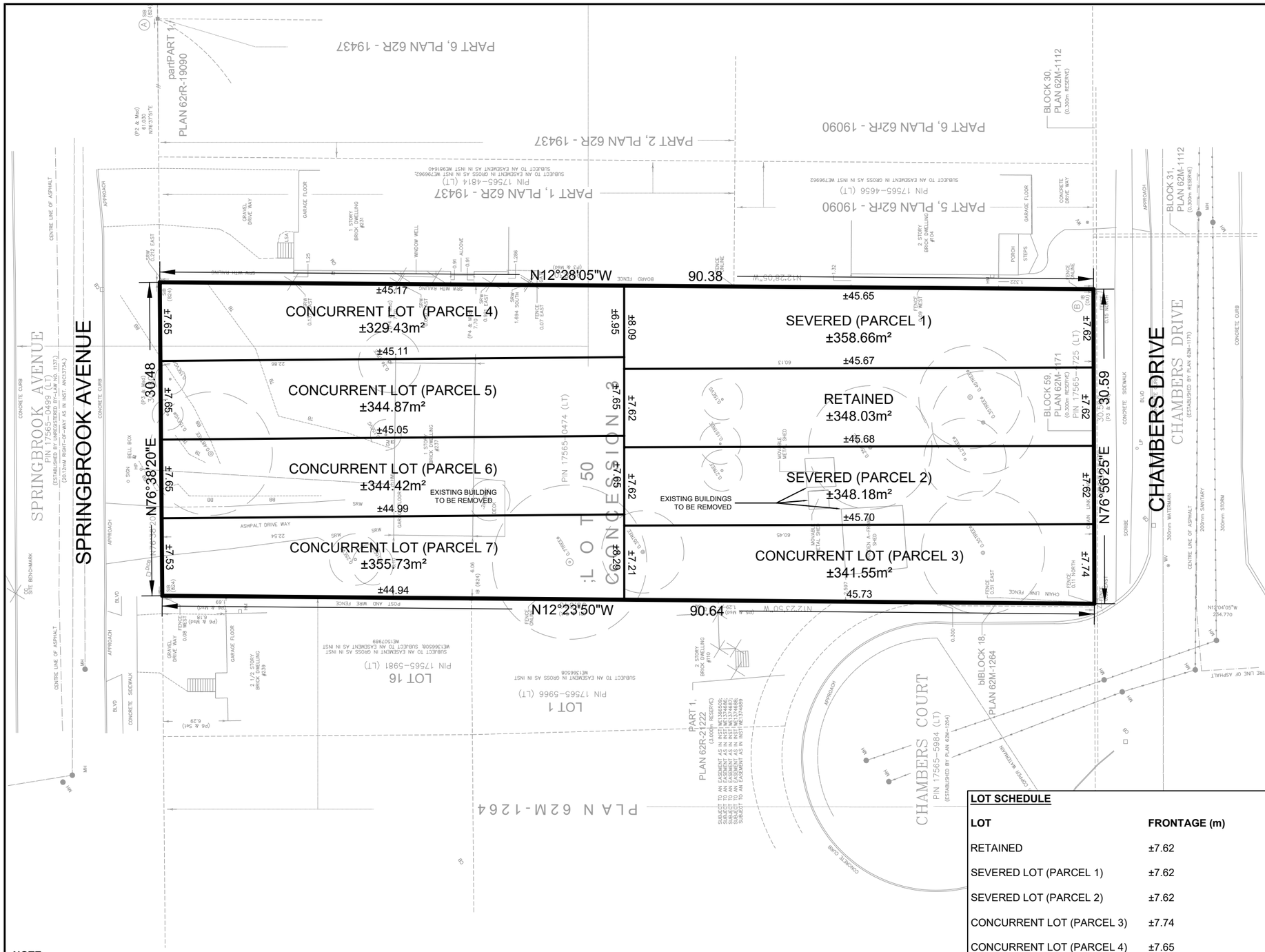
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



NOTE:

1. DIMENSIONS ARE SHOWN IN METERS.
2. FINAL LOT AREA AND FRONTAGE TO BE DETERMINED VIA FINAL SURVEY PLAN.
3. DIMENSIONS SHOWN ARE BASED ON A SURVEY
4. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
5. ALL BUILDING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
6. DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.

LOT SCHEDULE

LOT	FRONTAGE (m)	AREA (m²)	DEPTH (m)
RETAINED	±7.62	±348.03	±45.68
SEVERED LOT (PARCEL 1)	±7.62	±358.66	±45.65
SEVERED LOT (PARCEL 2)	±7.62	±348.18	±45.68
CONCURRENT LOT (PARCEL 3)	±7.74	±341.55	±45.70
CONCURRENT LOT (PARCEL 4)	±7.65	±329.43	±45.11
CONCURRENT LOT (PARCEL 5)	±7.65	±344.87	±45.05
CONCURRENT LOT (PARCEL 6)	±7.65	±344.42	±44.99
CONCURRENT LOT (PARCEL 7)	±7.65	±355.73	±44.94

LEGAL DESCRIPTION

REVISIONS

REV.	DESCRIPTION	DATE	INIT.
A	SUBMISSION TO CofA	12-MAR-2026	JS

DISCLAIMER

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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.

PROJECT TITLE

237 SPRINGBROOK AVENUE

HAMILTON, ONTARIO

landwise
PLAN • DESIGN • MANAGE
310 LIMERIDGE ROAD WEST, SUITE 6
HAMILTON ONTARIO, L9C 2V2
P 905-574-1993
W LANDWISE.CA

DRAWING TITLE

CONSENT SKETCH

PRINT DATE	DRAWN BY
12-MAR-2026	JS
REVISION	DESIGNED BY
A	JS
SCALE	DRAWING NUMBER
1:400	CS1-1

Plotted by: Justin Soldo; 12-MAR-2026; 3:2PM

File Location: D:\Landwise Dropbox\SERVER\PROJECTS_INDEPENDENTS\237 Springbrook Ave, Ancaster\Drawings\Planning\237 Springbrook Ave_Consent Sketch.dwg

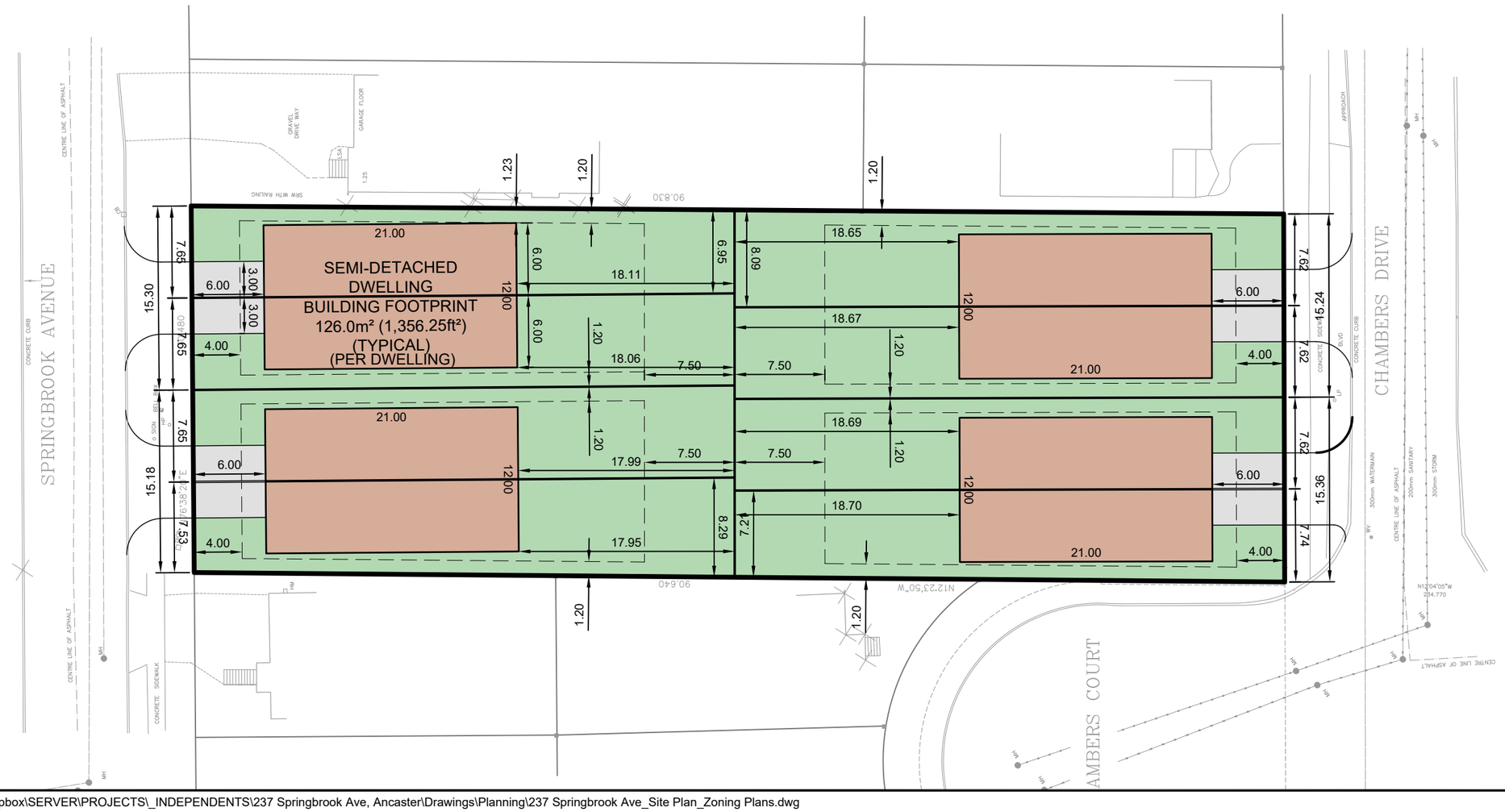
ZONING CHART
HAMILTON ZONING BY-LAW NO. 05-200 - LOW DENSITY RESIDENTIAL (R1) ZONE
EXCEPTION 888 - HOLDING: H166

SEMI-DETACHED DWELLING

PROVISION	REQUIRED	PROPOSED
MIN LOT AREA	270.0m²	329.43m²
MIN LOT WIDTH FOR EACH DWELLING UNIT	9.0m	7.53m (NON-CONFORMING)
MIN SETBACK FROM FRONT LOT LINE	4.0m	6.0m
MIN SETBACK FROM A SIDE LOT LINE	1.2m	1.23m
MIN REAR YARD SETBACK	7.5m	17.95m
MAX BUILDING HEIGHT	10.5m	Max. 10.5m (TBD)
MAX LOT COVERAGE	40.0%	38.2%
MIN LANDSCAPED AREA	30.0%	56.17%
MIN FRONT YARD LANDSCAPE AREA	50.0%	56.2%

ZONING CHART
HAMILTON ZONING BY-LAW NO. 05-200 - LOW DENSITY RESIDENTIAL (R1) ZONE
EXCEPTION 888 - HOLDING: H166

PROVISION	REQUIRED	PROPOSED
REQUIRED PARKING SPACES	1 PER UNIT	2 PER UNIT
MIN PARKING SPACE SIZE	2.8m x 6.0m	3.0m x 6.0m
MIN DRIVE AISLE WIDTH	6.0m	6.0m
MIN ACCESS DRIVEWAY WIDTH	2.7m	2.7m



LEGAL DESCRIPTION

REVISIONS

REV.	DESCRIPTION	DATE	INIT.
B	REVIEW	3-MAR-2026	JS
A	REVIEW	12-JAN-2026	JS

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PROJECT TITLE

237 SPRINGBROOK AVENUE

HAMILTON, ONTARIO

landwise
PLAN • DESIGN • MANAGE
310 LIMERIDGE ROAD WEST, SUITE 6
HAMILTON ONTARIO, L9C 2V2
P 905-574-1993
W LANDWISE.CA

DRAWING TITLE

ZONING SKETCH
(SEMI-DETACHED)

PRINT DATE	DRAWN BY
03-MAR-2026	JS
REVISION	DESIGNED BY
B	JS
SCALE	DRAWING NUMBER
1:400	CSP1-1

Plotted by: Justin Soldo; 03-MAR-2026; 9:24AM

File Location: D:\Landwise Dropbox\SERVER\PROJECTS_INDEPENDENTS\237 Springbrook Ave, Ancaster\Drawings\Planning\237 Springbrook Ave_Site Plan_Zoning Plans.dwg

TOPOGRAPHIC SURVEY

OF PART OF

LOT 50

CONCESSION 3

GEOGRAPHIC

TOWNSHIP OF ANCASTER

IN THE

CITY OF HAMILTON

SCALE 1:200 METRIC

4 2 0 4 8 16 metres

R.A. McLAREN, O.L.S. – 2022

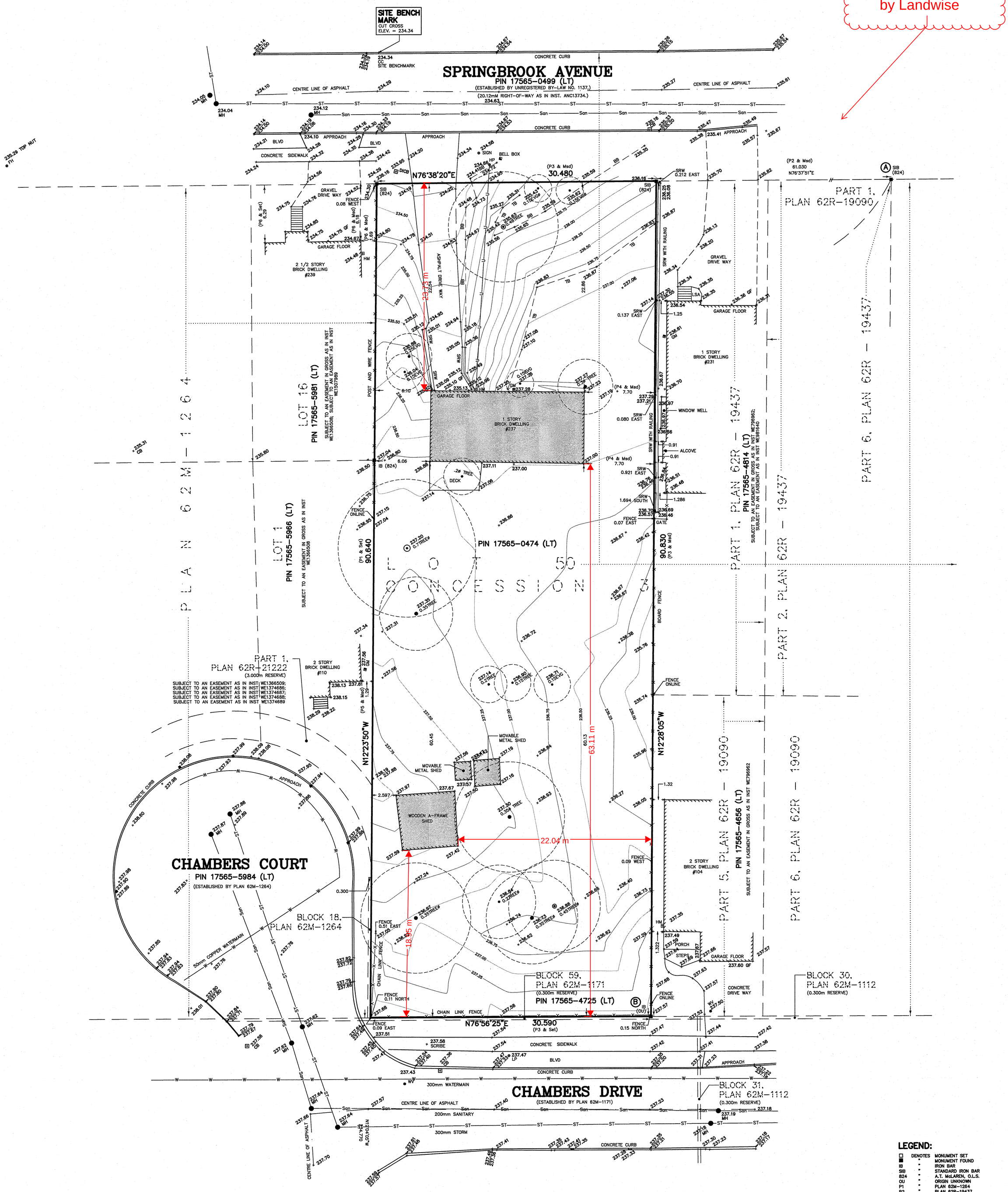
BENCHMARK:

STATION: 0011975U075

HAMILTON–WENTWORTH DEEP BENCH MARK IN MANHOLE AT GARNERS CEMETERY, ALONG SOUTHCOTE ROAD 0.2 KM NORTH OF INTERSECTION OF HIGHWAY NO. 53, 11.6 M WEST OF CENTRE LINE OF SOUTHCOTE ROAD, 21.9 M NORTHWEST OF HYDRO POLE ON EAST SIDE OF ROADWAY, 1.8 M SOUTH OF FENCE, AT ROAD LEVEL.

ELEVATION: 246.851 CGVD28: 78

Dimensions in red are added by Landwise



BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996586837365

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4785480.372	585642.148
ORP B	4785377.644	585602.365

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTE:

UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE LOCATED BY CITY OF HAMILTON DRAWING No. 11–S–21, SHEET No. 01R2 & CITY OF HAMILTON DRAWING No. 19–S–16, SHEET No. 01

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

LEGEND:

□	DENOTES	MONUMENT SET
■	"	MONUMENT FOUND
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
824	"	A.T. McLAREN, O.L.S.
OU	"	ORIGIN UNKNOWN
P1	"	PLAN 62M–1264
P2	"	PLAN 62R–19437
P3	"	PLAM 62R–17492
P4	"	A.T. McLAREN LTD PLAN 32713, DATED MAR 25, 2009
P5	"	ASHENHURST NOUWENS & ASSOCIATES PLAN 18044 SRPR(110) DATED DEC 21, 2021
P6	"	ASHENHURST NOUWENS & ASSOCIATES PLAN 18044 SRPR(239) DATED APR 6, 2021
Msd	"	MEASURED
DICB	"	DITCH CATCH BASIN
SRW	"	STONE RETAINING WALL
HM	"	HYDRO METRE
MH	"	MANHOLE
CB	"	CATCH BASIN
DS	"	DOOR SILL
GM	"	GAS METER
HP	"	HYDRO POLE
LSA	"	LANDSCAPED AREA
U	"	OVERHEAD UTILITIES
TB	"	TOP OF BANK
BB	"	BOTTOM OF BANK
ø	"	DIAMETER

METRIC NOTE:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF JANUARY 2022

18FEB22
DATE

R.A. McLAREN, O.L.S.

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A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527–8559 FAX (905) 527–0032

Drawn	Checked	Crew Chief	Scale	Dwg.No.
MM	KM	DW	1:200	36871

March 17, 2026
Via Digital Submission

ATTN: Justin Leung, Secretary-Treasurer

Committee of Adjustment
Planning and Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

RE: 237 Springbrook Avenue, Hamilton
Consent to Sever & Minor Variance Applications

Landwise has been retained by 100072010 Ontario Inc., the landowner of 237 Springbrook Avenue, Ancaster ("subject lands") to submit the enclosed Consent to Sever and Minor Variance applications on their behalf.

Consent to Sever

The Consent to Sever application is required to implement the approved Zoning By-law Amendment ZAC-24-003 via By-law No. 24-037. However, a modification to the original proposal reviewed through ZAC-24-003 has been made; a total of eight (8) residential lots is proposed instead of six (6) residential lots. The revised proposal includes a total of eight (8) semi-detached dwellings with a frontage of ±7.6 metres per dwelling instead of four (4) semi-detached dwellings with a frontage of 9.1 metres to 9.3 metres and two (2) single detached dwellings with a frontage of 12.20 metres.

The Consent to Sever application seeks to establish the following:

1. Retained Lot
2. Severed Lot (Parcel 1)
3. Severed Lot (Parcel 2)
4. Concurrent Lot (Parcel 3)
5. Concurrent Lot (Parcel 4)
6. Concurrent Lot (Parcel 5)
7. Concurrent Lot (Parcel 6)
8. Concurrent Lot (Parcel 7)

Refer to the submitted application form, consent sketch and planning rationale for additional details.

Minor Variance

Relief from Zoning By-law No. 05-200 is required to implement the proposed severances. The proposed lots require a Minor Variance to vary regulation 15.1.2.2.b) to reduce the required lot width for each Semi-Detached Dwelling from 9.0 metres to 7.6 metres.

310 Limeridge Road West, Suite 6
Hamilton, ON L9C 2V2
www.landwise.ca

Refer to the submitted Planning Rationale for further information and analysis.

Submission

Landwise requests the circulation of this letter along with the enclosed documents to all relevant departments in support of the Consent to Sever and Minor Variance Applications.

Please find the enclosed:

- Consent to Sever application form with signatures;
- Minor Variance application form with signatures;
- Survey Plan;
- Consent Sketch;
- Conceptual Site Plan;
- Planning Rationale prepared by Landwise dated February 2026.

Note that the application fee will be paid via credit card. The **total application fee is $18,725.00** based on the following:

- Minor Variance fee: $4,135.00
- Consent to Sever (Fully Serviced Lot): $3,565.00
- Concurrent Lot Creation (5 lots): $2,205.00 X 5 = $11,025.00

Should you have any questions or require additional information, please do not hesitate to contact Katelyn Gillis at Katelyn.Gillis@landwise.ca or 905-574-1993 ext. 207.

Respectfully submitted,
LANDWISE

Katelyn Gillis
Senior Planner

Cc: 100072010 Ontario Inc. c/o Mr. A. Crowe

310 Limeridge Road West, Suite 6
Hamilton, ON L9C 2V2
www.landwise.ca

Landwise has been retained by 100072010 Ontario Inc. to prepare the following Planning Rationale in support of the Consent to Sever and Minor Variance applications for 237 Springbrook Avenue in Ancaster.

DESCRIPTION OF SUBJECT LANDS

237 Springbrook Avenue ("subject lands") is located within the Meadowlands Neighbourhood in Ancaster. The subject lands are legally described as Part of Lot 50, Concession 3, as In HL 156061; Ancaster in the City of Hamilton. The subject lands are a through lot with dual lot frontages, with approximately 30.5 metres along Chambers Drive and approximately 30.4 metres along Springbrook Avenue. The subject lands have a lot depth of approximately 90.9 metres and a lot area of approximately 2,768 square metres (0.68 acres).

The subject lands have a varied topography, sloping downwards towards Springbrook Avenue. It has frontage upon two roads, which have a full complement of municipal and utility services (gas, electricity, municipal water supply and sanitary and storm sewers).

The subject lands are outlined by a board fence along the eastern property line, and a chain link fence along the southern property line. It currently consists of a one storey single detached brick dwelling positioned approximately in the center of the property, with an asphalt driveway from Springbrook Avenue. There is a wooden A-frame shed and two moveable sheds located in the south-west portion of the property.

Figure 1 – Site Location Map

PLANNING STATUS

Urban Hamilton Official Plan

The subject lands are designated "Neighbourhoods" on Schedule E – Urban Structure and Schedule E-1 – Urban Land Use in the *Urban Hamilton Official Plan* ("UHOP"). Within the "Neighbourhoods" designation, low density residential uses with frontage onto local streets are permitted. Appropriate residential intensification is encouraged throughout the Neighbourhoods designation with a use and form that is compatible with the surrounding land use context.

Meadowlands Neighbourhood IV Secondary Plan

The subject lands are within the *Meadowlands Neighbourhood IV Secondary Plan* and are designated "Low Density Residential 2b" per Land Use Plan Map B.2.6-1. Single detached dwellings, duplex and semi-detached dwellings are permitted uses and are envisioned as the predominant housing form in the Neighbourhood (Vol.2, B.2.6.1.4.a.ii).

City of Hamilton Zoning By-law No. 05-200

The subject lands are zoned "Low Density Residential (R1, 888, H166) Zone" in *Zoning By-law No. 05-200*. A Zoning By-law Amendment was approved via By-law No. 24-037 on March 27, 2024. Semi-detached dwellings are a permitted use subject to site specific regulations. Holding Provision No. 166 prohibits development on the subject lands until a number of conditions are satisfied including an archaeological assessment, tree protection plan, payment for new municipal street trees, payment of cost recoveries and hydrant flow testing.

Concurrent Consent to Sever Application

A Consent to Sever with Concurrent Lot Creation application has been submitted concurrently with a Minor Variance application. The intent of the consent application is to retain 1 lot and create 7 new lots for a total of 8 residential lots; 4 new lots fronting Springbrook Avenue and 4 new lots fronting Chambers Drive.

PROPOSED DEVELOPMENT

A Zoning By-law Amendment application (ZAC-24-003) was approved on March 27, 2024 which contemplated a total of six new residential lots; three lots fronting Springbrook Avenue and three lots fronting Chambers Drive. The lots on each frontage were planned to accommodate 2 semi-detached dwellings with 9.1 metre to 9.3 metre frontage and 1 single detached dwelling with 12.2 metre frontage for a total of 6 new dwellings representing 21.7 units per hectare.

The proposed minor variance and associated consent to sever application seeks to add an additional two new lots and develop a total of eight semi-detached dwellings; four units fronting Chambers Drive and four units fronting Springbrook Avenue. This proposal represents a density of 28.9 units per net residential hectare.

Each semi-detached dwelling is proposed to be accessed by a private driveway, with two parking spaces on each lot. Holding Provision 166 would be required to be lifted to permit development on any of the lots.

SEVERANCE

The proposed consent to sever application to establish 7 new residential lots and retain 1 residential lot have been reviewed against the policies of UHOP Volume 1 F.1.14.3.1. The proposed lots comply to the policies of the UHOP including the Meadowlands Neighbourhood IV Secondary Plan. The consent to sever for a total of eight lots does require a minor variance which has been applied for concurrently with the Consent to Sever to reduce the required lot width per semi-detached dwelling. The proposed lotting pattern is logical and reflects the general scale and character of the neighbourhood's fabric in terms of lot frontage and areas, building height, coverage, massing, setbacks, privacy and overlook. The proposed lots front onto a public road and can be fully serviced by municipal water and wastewater systems. Holding 166 requires additional confirmation to confirm there is sufficient capacity prior to development. The proposed lotting pattern is generally in keeping with the previously approved Zoning By-law Amendment ZAC-24-003.

NATURE AND EXTENT OF RELIEF APPLIED FOR:

One Minor Variance is being sought from the Low Density Residential (R1, 888, H166) Zone to facilitate the proposed development. The requested Minor Variance is as follows:

	Zoning By-law No. 05-200 (as amended by By-law No. 24-037)	Purpose
1	15.1.2.2.b)	To allow a Minimum Lot Width of 7.6 metres for each Dwelling Unit whereas 9.0 metres is required.

PLANNING RATIONALE

Why is it not possible to comply with the provision of the by-law?

Both the in-effect Official Plan land use designation and Zoning By-law permit semi-detached dwellings on the subject lands. The subject lands are an existing lot of record with a large site area. The proposed lot reduction is required to facilitate a net gain of two additional units from what was originally contemplated through ZAC-24-003. The proposed semi-detached dwellings would more efficiently use the existing urbanized and serviced lot. The existing lot frontages of 30.5 metres on Chambers Avenue and 30.4 metres on Springbrook Avenue cannot accommodate a lot width of 9.0 metres per dwelling unit. Instead, a minimum lot width of 7.6 metres is proposed.

Planning Rationale to Support the Variance:

1. Urban Hamilton Official Plan & Meadowlands Neighbourhood IV Secondary Plan

The Urban Hamilton Official Plan (UHOP) "Neighbourhoods" designation permits low density residential uses within the interior of existing neighbourhoods, with frontage on a local road and with a maximum height of 3-storeys (Vol.1, E.3.4). The subject lands are appropriate for low density residential forms.

The Meadowlands Neighbourhood IV Secondary Plan supports UHOP Volume 1 by permitting 3-storey low density residential forms (Vol.2, B.2.6.a). The neighbourhood is intended to provide a

mix and diversity of housing opportunities in terms of lot size, unit size, style and tenure that are suitable for different age levels, income groups, lifestyles and household structures (Vol.2, B.2.6.b). To support this, the secondary plan encourages increased density through the provision of smaller lots in interior locations (Vol.2, B.2.6.c). The proposed lots provide a compatible lot width that is present in the neighbourhood, including an average lot frontage of approximately 12.0 metres for a single detached lot and approximately 7.0 metres for townhouse dwelling unit.

The existing "Low Density Residential 2b" land use designation plans for a density between 1 to 30 units per hectare with a predominant built form that includes single detached dwellings, semi-detached dwellings, and duplexes (Vol.2, B.2.6.1.3). The proposed eight (8) semi-detached dwellings on 0.277 hectares represents a density of approximately 28.9 units per net residential hectare. Holding Provision No.166 will require that the applicant demonstrate that sufficient water pressure is available to support the proposed density. The proposed development will introduce semi-detached dwellings to add more variety of housing options into the neighbourhood, where most homes are single detached dwellings or townhouses. The proposed lots can accommodate appropriately sized dwellings that are proportionate to surrounding dwellings while accommodating all other applicable zoning regulations of the Low Density Residential (R1, 888, H166) Zone and Holding Provision No. 166 will require a tree protection plan to be approved prior to development (Vol.2, B.2.6.5).

Accordingly, the requested lot width reduction maintains the intent and purpose of the UHOP and Secondary Plan by more efficiently utilizing urban, serviced lands to provide a mix of housing options.

2. Zoning By-law No. 05-200

The general intent of minimum lot widths is to establish a lot pattern to create a neighbourhood character and rhythm while ensuring adequate lot sizes to accommodate safe and functional setbacks and building envelopes. The R1 Zone requires a 9.0 metre lot width for semi-detached dwellings whereas 7.6 metres is proposed. Semi-detached dwellings are a permitted use within the neighbourhood however, upon review of the existing development, no semi-detached dwellings are present in the area. The surrounding area is mostly made up of single detached dwellings with an average lot width of approximately 12.0 metres and a façade width of 10 metres. Townhouses are present in the area, including along the Chambers Avenue frontage, with an average lot width of 7.0 metres.

The proposed reduction in lot width does not negatively impact the function of the proposed semi-detached lot. The standard front yard elements of a residential lot can be accommodated including a single width driveway and porch while providing over 55% front yard landscaping. Recognizing that the single detached dwellings in the area are larger, the inherent design principles of a semi-detached dwelling (i.e. two dwellings with a common interior wall) will create a massing that is similar to the existing detached dwellings so as to not interrupt the rhythm of the streetscape. The proposed reduced lot width accommodates a dwelling width of 6.0 metres. The total width of the semi-detached dwellings will be 12.0 metres wide. The proposed lot pattern and configuration can accommodate all applicable zoning regulations of Zoning By-law No. 05-200, as amended.

The proposed lot width reduction maintains the intent of the Zoning By-law.

3. Is the variance minor?

The variance is considered minor as the proposed lot width reduction does not create a material impact to the function and safety of the proposed lots which will accommodate the required setbacks, lot coverage and landscaping requirements of the Zoning By-law. The proposed lot width reduction will maintain the general scale and character of the neighbourhood while accommodating two additional family-sized dwellings.

Is the variance desirable for the development of the property?

The variance is desirable as it will have the impact of creating a net gain of two (2) additional family-sized dwellings for a total of eight (8) dwellings on a lot that is fully serviced. The proposed variance will support the City's goal of providing more housing choice throughout the various communities.

CONCLUSION

The requested consent to sever application is generally in keeping with the lotting pattern as approved through ZAC-24-003 and maintains the intent of UHOP policy F.1.14.3.1. The requested variance will facilitate maximum efficiency and establish compact and efficient urban development within the neighbourhood. The proposed development maintains the intent of the Low Density Residential (R1, 888, H166) Zone and will contribute to the mix of housing options in the area without interrupting the rhythm of the existing streetscape. The proposed minor variance maintains the intent of the UHOP, the Meadowlands Neighbourhood IV Secondary Plan and Zoning By-law No. 05-200, as amended, is minor in nature, and is desirable. The requested variance is appropriate for the subject lands and represents good land use planning.

Respectfully Submitted,

LANDWISE

Katelyn Gillis, BA
Senior Planner

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owner(s)	1000072010 Ontario Inc. c/o Andrew Crowe	[redacted]	
Applicant(s)	Same as Registered Owner		
Agent or Solicitor	Landwise c/o Katelyn Gillis		

Please include contact person's name if applying as a company or organization.

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 [redacted]

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 card over phone* [redacted]

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	237 Springbrook Avenue		
Assessment Roll Number	140280224000000		
Former Municipality	Ancaster		
Lot	50	Concession	3
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:

15.1.2.2.b) Permit a Minimum Lot Width for each Semi-Detached Dwelling Unit of 7.6m whereas 9.0m is required.

☐ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Existing lot frontages.

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 (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
30.48 m	90.83 m	3,050 m2	20.12 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
1 storey brick dwelling	23.54 m	63.11 m	6.06 m, 7.70 m	unkown
Wooden A-frame shed	n/a	19 m	2.60 m, 22.08m	unkown

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Semi-detached dwelling	6 m	18.11 m	1.2 m	TBD
Semi-detached dwelling	6 m	17.99 m	1.2 m	TBD
Semi-detached dwelling	6 m	18.67 m	1.2 m	TBD
Semi-detached dwelling	6 m	18.70 m	1.2 m	TBD

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
1 storey brick dwelling	142 m^2	unkown	1	~6m
Wooden A-frame shed	41.45 m^2	41.45 m2	1	unkown

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Semi-detached dwelling	±126.0 m^2	±300.0 m^2	3	Max. 10.5m
Semi-detached dwelling	±126.0 m^2	±300.0 m^2	3	Max. 10.5m
Semi-detached dwelling	±126.0 m^2	±300.0 m^2	3	Max. 10.5m
Semi-detached dwelling	±126.0 m^2	±300.0 m^2	3	Max. 10.5m

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)

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

4.7 Type of access: (check appropriate box)

- [ ] provincial highway
- [ ] municipal road, seasonally maintained
- [x] 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.):

Residential semi-detached dwellings

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

Residential single detached dwellings

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

January 2022

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

Unknown

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

Single Detached Dwelling

5.4 Length of time the existing uses of the subject property have continued:

Unknown.

5.5 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) Neighbourhoods
Low Density Residential 2b

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

Mix of residential uses are permitted.

5.6 What is the existing zoning of the subject land? ZBL 05-200: R1,888,H166

5.7 Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)

- [x] Yes
- [ ] No

If yes, please provide the file number: By-law 24-037 passed March 27, 2024

5.8 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: Unknown. Application submitted concurrently with minor variance

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 1

6.2 Number of Dwelling Units Proposed: 8

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

Refer to concurrent consent application, consent sketch, concept plan, planning rationale and cover letter.

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

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

7.2 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

_____

_____

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

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

Hamilton

APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Purchaser*		[redacted]
Registered Owner(s)	1000072010 Ontario Inc. c/o Andrew Crowe	
Applicant(s)**	Same as Registered Owner	
Agent or Solicitor	Landwise c/o Katelyn Gillis	

Please include contact person's name if applying as a company or organization.
*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
**Owner's authorization required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ 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 [redacted]

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 card over phone* [redacted]
*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	237 Springbrook Avenue		
Assessment Roll Number	140280224000000		
Former Municipality	Ancaster		
Lot	50	Concession	3
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

3.1 Type and purpose of proposed transaction: (check appropriate box)

☑ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9)
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:
Unknown

3.3 If a lot addition, identify the lands to which the parcel will be added:
N/A

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land (including any proposed easements):
All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:					
Type of Transfer					
Frontage					
Depth					
Area					
Existing Use	REFER TO ATTACHED PAGE				
Proposed Use					
Existing Buildings/ Structures					
Proposed Buildings/ Structures					
Buildings/ Structures to be Removed					

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)
- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

b) Type of water supply proposed: (check appropriate box)
- ☑ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

c) 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) _____

4.3 Other Services: (check if the service is available)

☑ electricity ☑ telephone ☑ school bussing ☑ garbage collection

5 CURRENT LAND USE

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION 237 SPRINGBROOK ROAD

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Parcel 7
Identified on Sketch as:	"Retained"	Severed	Severed	Concurrent Lot	Concurrent Lot	Concurrent Lot	Concurrent Lot	Concurrent Lot
Type of transfer	N/A	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot
Frontage (+/-)	7.62 m	7.62 m	7.62 m	7.74 m	7.65 m	7.65 m	7.65 m	7.53 m
Depth (+/-)	45.65 m	45.65 m	45.7 m	45.70 m	44.99 m	44.99 m	44.99 m	44.99 m
Area (+/-)	348.03 m^2	358.66 m^2	348.18 m^2	341.55 m^2	329.43 m^2	344.87 m^2	344.42 m^2	355.73 m^2
Existing Use	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Proposed Use	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Existing Buildings/ Structures	1-storey brick dwelling (part of)	1-storey brick dwelling (part of)	1-storey brick dwelling (part of)	1-storey brick dwelling (part of)	n/a	n/a	n/a	Wooden A-frame shed
Proposed Buildings/ Structures	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling
Buildings/ Structures to be Removed	1 storey brick dwelling	1 storey brick dwelling	1 storey brick dwelling	1 storey brick dwelling	n/a	n/a	n/a	Wooden A-frame shed

*Note that all dimensions shall be confirmed upon a Reference Plan prepared by an OLS.

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Low Density Residential 2b Meadowlands Neighbourhood IV Secondary Plan

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

The proposed land use and form are permitted within the applicable land use designations.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.3 What is the existing zoning of the subject land? ZBL 05-200: R1,888, H166

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

N/A

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☐	
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☐ Yes ☐ No ☑ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☑ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

January 2022

6.5 Does the applicant own any other land in the City? ☐ Yes ☑ No

If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☑ Yes ☐ No (Provide explanation)

Proposal is consistent with Provincial plans.

7.2 Is this application consistent with the Provincial Planning Statement (PPS)?

☑ Yes ☐ No (Provide explanation)

Within existing settlement area with services.

7.3 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☑ No (Provide explanation)

7.4 Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☑ No (Provide explanation)

7.5 Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☑ No (Provide explanation)

7.6 Are the subject lands within an area of land designated under any other provincial plan or plans?
☐ Yes ☑ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☐ Site Sketch
- ☐ Complete Application Form
- ☐ Signatures Sheet

11.2 Validation of Title

- ☐ All information documents in Section 11.1
- ☐ Detailed history of why a Validation of Title is required
- ☐ All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- ☐ All information documents in Section 11.1
- ☐ Detailed history of when the previous consent took place.
- ☐ All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

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.:	A-26:053	**SUBJECT PROPERTY:**	237 Springbrook Avenue, Ancaster
ZONE:	Low Density Residential, Exception 888, Holding 166(R1, 888, H166) Zone	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200 as amended by By-law 24-037

APPLICANTS: Owner: 1000072010 Ontario Inc c/o Andrew Crowe
Applicant: 1000072010 Ontario Inc c/o Andrew Crowe
Agent: Landwise c/o Katelyn Gillis

The following variances are requested:

1. A minimum lot width for 7.6 metres shall be provided for each dwelling unit instead of the minimum required lot width of 9.0 metres for each dwelling unit.

PURPOSE & EFFECT: To permit the creation of new residential lots for the construction of Semi-Detached Dwellings.

Notes:

1. The requested variance is required to facilitate Land Severance application B-26:008 to be heard in conjunction with this application.

2. Holding provision “H166” is assigned to this property. The holding contains specific conditions required to be satisfied before development can occur on the subject lands.

3. Details regarding the proposed construction have not been provided; therefore, the proposed dwellings have not been reviewed for zoning compliance. Further variances may be required at such time the proposed construction is reviewed for zoning compliance.

4. Lot width, as defined in the Zoning By-law, has not been indicated on the submitted sketch. Proposed “parcel 7” is shown to provide a lot width of +/- 7.53 metres at the street line. A

further variance shall be required if the requested variance for a reduced lot width is not provided when measured in accordance with Lot Width as defined in the Zoning By-law.

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, April 30, 2026**
TIME:	**10:00 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:053, 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.

A-26:053

Subject Lands

DATED: April 13, 2026

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

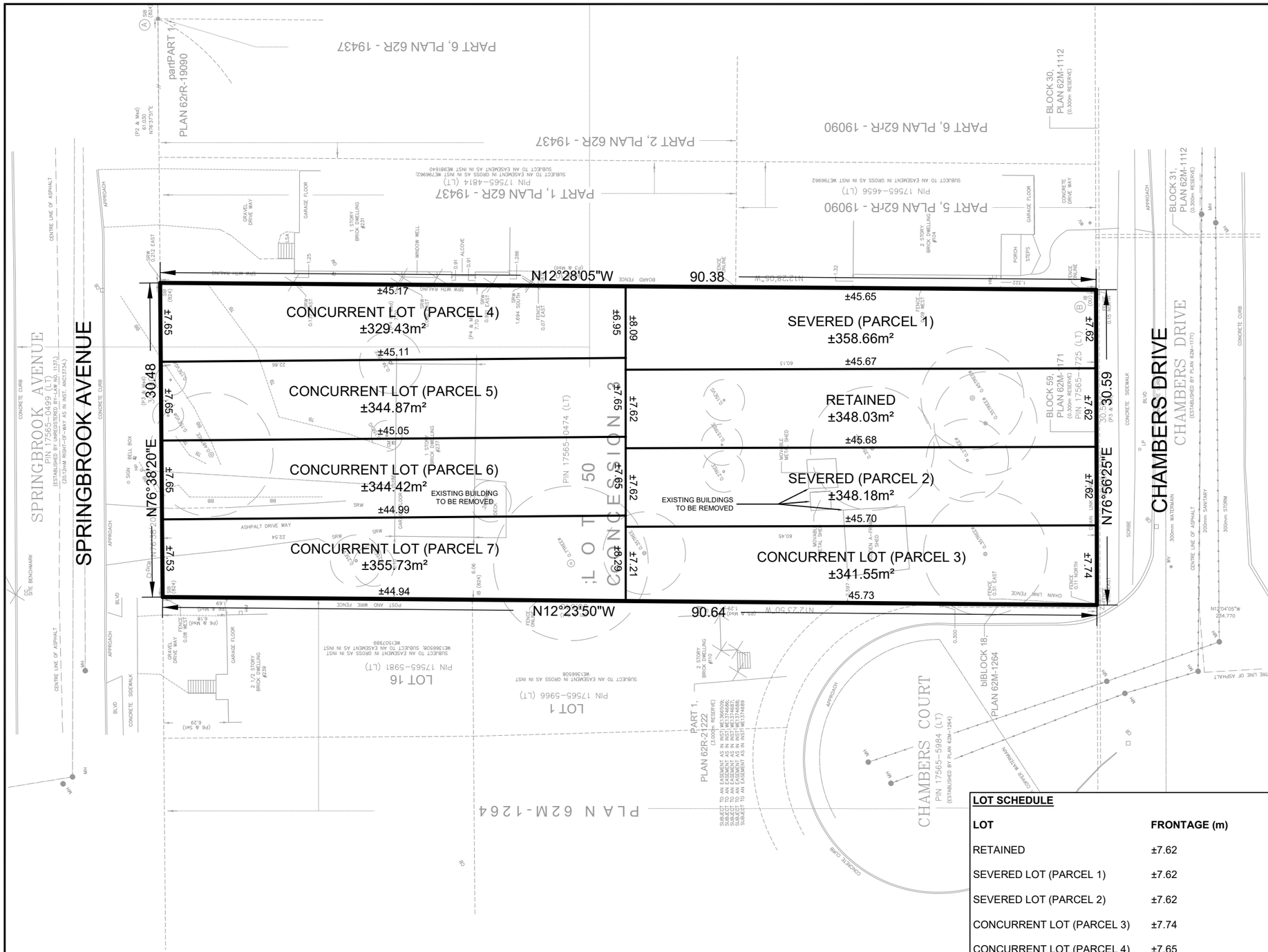
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



NOTE:

1. DIMENSIONS ARE SHOWN IN METERS.
2. FINAL LOT AREA AND FRONTAGE TO BE DETERMINED VIA FINAL SURVEY PLAN.
3. DIMENSIONS SHOWN ARE BASED ON A SURVEY
4. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
5. ALL BUILDING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
6. DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.

LOT SCHEDULE

LOT	FRONTAGE (m)	AREA (m²)	DEPTH (m)
RETAINED	±7.62	±348.03	±45.68
SEVERED LOT (PARCEL 1)	±7.62	±358.66	±45.65
SEVERED LOT (PARCEL 2)	±7.62	±348.18	±45.68
CONCURRENT LOT (PARCEL 3)	±7.74	±341.55	±45.70
CONCURRENT LOT (PARCEL 4)	±7.65	±329.43	±45.11
CONCURRENT LOT (PARCEL 5)	±7.65	±344.87	±45.05
CONCURRENT LOT (PARCEL 6)	±7.65	±344.42	±44.99
CONCURRENT LOT (PARCEL 7)	±7.65	±355.73	±44.94

LEGAL DESCRIPTION

REVISIONS

REV.	DESCRIPTION	DATE	INIT.
A	SUBMISSION TO CofA	12-MAR-2026	JS

DISCLAIMER

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PROJECT TITLE

237 SPRINGBROOK AVENUE

HAMILTON, ONTARIO

landwise
PLAN • DESIGN • MANAGE
310 LIMERIDGE ROAD WEST, SUITE 6
HAMILTON ONTARIO, L9C 2V2
P 905-574-1993
W LANDWISE.CA

DRAWING TITLE

CONSENT SKETCH

PRINT DATE	DRAWN BY
12-MAR-2026	JS
REVISION	DESIGNED BY
A	JS
SCALE	DRAWING NUMBER
1:400	CS1-1

Plotted by: Justin Soldo; 12-MAR-2026; 3:2PM

File Location: D:\Landwise Dropbox\SERVER\PROJECTS_INDEPENDENTS\237 Springbrook Ave, Ancaster\Drawings\Planning\237 Springbrook Ave_Consent Sketch.dwg

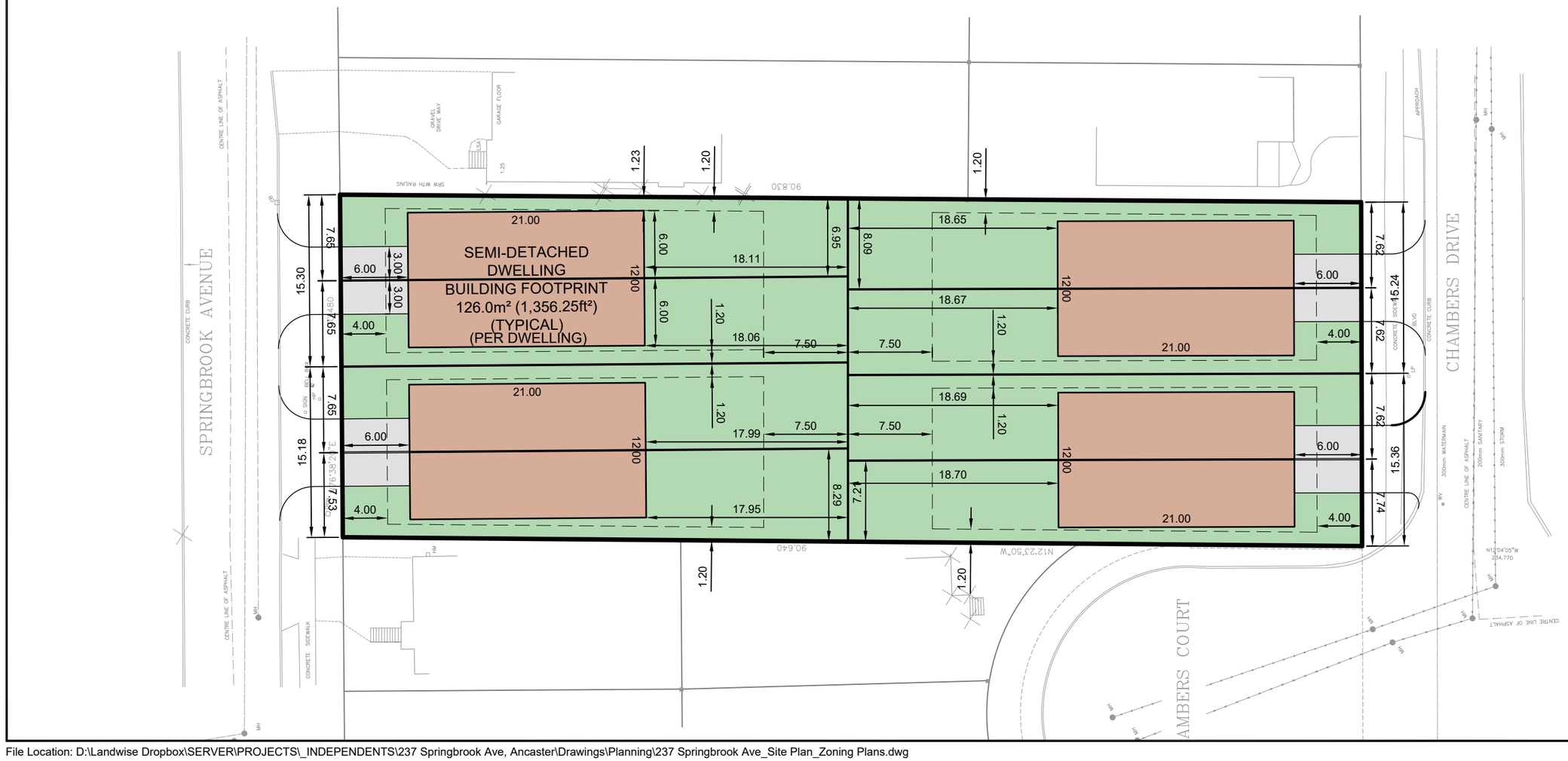
ZONING CHART
HAMILTON ZONING BY-LAW NO. 05-200 - LOW DENSITY RESIDENTIAL (R1) ZONE
EXCEPTION 888 - HOLDING: H166

SEMI-DETACHED DWELLING

PROVISION	REQUIRED	PROPOSED
MIN LOT AREA	270.0m²	329.43m²
MIN LOT WIDTH FOR EACH DWELLING UNIT	9.0m	7.53m (NON-CONFORMING)
MIN SETBACK FROM FRONT LOT LINE	4.0m	6.0m
MIN SETBACK FROM A SIDE LOT LINE	1.2m	1.23m
MIN REAR YARD SETBACK	7.5m	17.95m
MAX BUILDING HEIGHT	10.5m	Max. 10.5m (TBD)
MAX LOT COVERAGE	40.0%	38.2%
MIN LANDSCAPED AREA	30.0%	56.17%
MIN FRONT YARD LANDSCAPE AREA	50.0%	56.2%

ZONING CHART
HAMILTON ZONING BY-LAW NO. 05-200 - LOW DENSITY RESIDENTIAL (R1) ZONE
EXCEPTION 888 - HOLDING: H166

PROVISION	REQUIRED	PROPOSED
REQUIRED PARKING SPACES	1 PER UNIT	2 PER UNIT
MIN PARKING SPACE SIZE	2.8m x 6.0m	3.0m x 6.0m
MIN DRIVE AISLE WIDTH	6.0m	6.0m
MIN ACCESS DRIVEWAY WIDTH	2.7m	2.7m



LEGAL DESCRIPTION

REVISIONS			
B	REVIEW	3-MAR-2026	JS
A	REVIEW	12-JAN-2026	JS
REV.	DESCRIPTION	DATE	INIT.

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PROJECT TITLE
237 SPRINGBROOK AVENUE
HAMILTON, ONTARIO

landwise
PLAN • DESIGN • MANAGE
310 LIMERIDGE ROAD WEST, SUITE 6
HAMILTON ONTARIO, L9C 2V2
P 905-574-1993
W LANDWISE.CA

DRAWING TITLE
ZONING SKETCH
(SEMI-DETACHED)

PRINT DATE	DRAWN BY
03-MAR-2026	JS
REVISION	DESIGNED BY
B	JS
SCALE	DRAWING NUMBER
1:400	CSP1-1

TOPOGRAPHIC SURVEY

OF PART OF

LOT 50

CONCESSION 3

GEOGRAPHIC

TOWNSHIP OF ANCASTER

IN THE

CITY OF HAMILTON

SCALE 1:200 METRIC

4 2 0 4 8 16 metres

R.A. McLAREN, O.L.S. – 2022

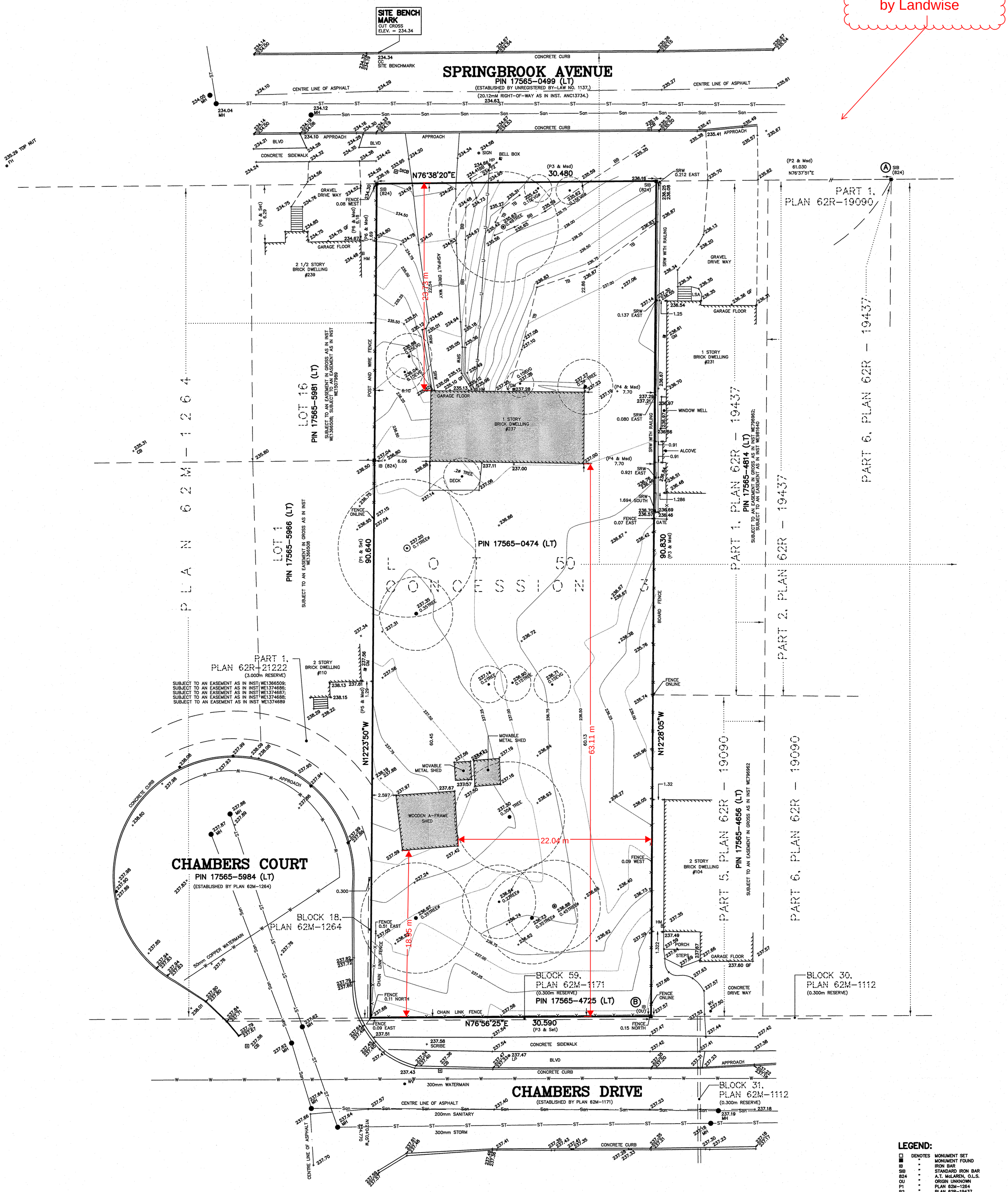
BENCHMARK:

STATION: 0011975U075

HAMILTON–WENTWORTH DEEP BENCH MARK IN MANHOLE AT GARNERS CEMETERY, ALONG SOUTHCOTE ROAD 0.2 KM NORTH OF INTERSECTION OF HIGHWAY NO. 53, 11.6 M WEST OF CENTRE LINE OF SOUTHCOTE ROAD, 21.9 M NORTHWEST OF HYDRO POLE ON EAST SIDE OF ROADWAY, 1.8 M SOUTH OF FENCE, AT ROAD LEVEL.

ELEVATION: 246.851 CGVD28:78

Dimensions in red are added by Landwise



BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996586837365

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4785480.372	585642.148
ORP B	4785377.644	585602.365

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTE:

UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE LOCATED BY CITY OF HAMILTON DRAWING No. 11–S–21, SHEET No. 01R2 & CITY OF HAMILTON DRAWING No. 19–S–16, SHEET No. 01

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

LEGEND:

□	DENOTES	MONUMENT SET
■	"	MONUMENT FOUND
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
824	"	A.T. McLAREN, O.L.S.
OU	"	ORIGIN UNKNOWN
P1	"	PLAN 62M–1264
P2	"	PLAN 62R–19437
P3	"	PLAM 62R–17492
P4	"	A.T. McLAREN LTD PLAN 32713, DATED MAR 25, 2009
P5	"	ASHENHURST NOUWENS & ASSOCIATES PLAN 18044 SRPR(110) DATED DEC 21, 2021
P6	"	ASHENHURST NOUWENS & ASSOCIATES PLAN 18044 SRPR(239) DATED APR 6, 2021
Msd	"	MEASURED
DICB	"	DITCH CATCH BASIN
SRW	"	STONE RETAINING WALL
HM	"	HYDRO METRE
MH	"	MANHOLE
CB	"	CATCH BASIN
DS	"	DOOR SILL
GM	"	GAS METER
HP	"	HYDRO POLE
LSA	"	LANDSCAPED AREA
U	"	OVERHEAD UTILITIES
TB	"	TOP OF BANK
BB	"	BOTTOM OF BANK
ø	"	DIAMETER

METRIC NOTE:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF JANUARY 2022

18FEB22
DATE

R.A. McLAREN, O.L.S.

© R.A. McLAREN, O.L.S. – 2022. NO PERSON MAY COPY REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527–8559 FAX (905) 527–0032

Drawn	Checked	Crew Chief	Scale	Dwg.No.
MM	KM	DW	1:200	36871

March 17, 2026
Via Digital Submission

ATTN: Justin Leung, Secretary-Treasurer

Committee of Adjustment
Planning and Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

RE: 237 Springbrook Avenue, Hamilton
Consent to Sever & Minor Variance Applications

Landwise has been retained by 100072010 Ontario Inc., the landowner of 237 Springbrook Avenue, Ancaster ("subject lands") to submit the enclosed Consent to Sever and Minor Variance applications on their behalf.

Consent to Sever

The Consent to Sever application is required to implement the approved Zoning By-law Amendment ZAC-24-003 via By-law No. 24-037. However, a modification to the original proposal reviewed through ZAC-24-003 has been made; a total of eight (8) residential lots is proposed instead of six (6) residential lots. The revised proposal includes a total of eight (8) semi-detached dwellings with a frontage of ±7.6 metres per dwelling instead of four (4) semi-detached dwellings with a frontage of 9.1 metres to 9.3 metres and two (2) single detached dwellings with a frontage of 12.20 metres.

The Consent to Sever application seeks to establish the following:

1. Retained Lot
2. Severed Lot (Parcel 1)
3. Severed Lot (Parcel 2)
4. Concurrent Lot (Parcel 3)
5. Concurrent Lot (Parcel 4)
6. Concurrent Lot (Parcel 5)
7. Concurrent Lot (Parcel 6)
8. Concurrent Lot (Parcel 7)

Refer to the submitted application form, consent sketch and planning rationale for additional details.

Minor Variance

Relief from Zoning By-law No. 05-200 is required to implement the proposed severances. The proposed lots require a Minor Variance to vary regulation 15.1.2.2.b) to reduce the required lot width for each Semi-Detached Dwelling from 9.0 metres to 7.6 metres.

310 Limeridge Road West, Suite 6
Hamilton, ON L9C 2V2
www.landwise.ca

Refer to the submitted Planning Rationale for further information and analysis.

Submission

Landwise requests the circulation of this letter along with the enclosed documents to all relevant departments in support of the Consent to Sever and Minor Variance Applications.

Please find the enclosed:

- Consent to Sever application form with signatures;
- Minor Variance application form with signatures;
- Survey Plan;
- Consent Sketch;
- Conceptual Site Plan;
- Planning Rationale prepared by Landwise dated February 2026.

Note that the application fee will be paid via credit card. The **total application fee is $18,725.00** based on the following:

- Minor Variance fee: $4,135.00
- Consent to Sever (Fully Serviced Lot): $3,565.00
- Concurrent Lot Creation (5 lots): $2,205.00 X 5 = $11,025.00

Should you have any questions or require additional information, please do not hesitate to contact Katelyn Gillis at Katelyn.Gillis@landwise.ca or 905-574-1993 ext. 207.

Respectfully submitted,
LANDWISE

Katelyn Gillis
Senior Planner

Cc: 100072010 Ontario Inc. c/o Mr. A. Crowe

310 Limeridge Road West, Suite 6
Hamilton, ON L9C 2V2
www.landwise.ca

Landwise has been retained by 100072010 Ontario Inc. to prepare the following Planning Rationale in support of the Consent to Sever and Minor Variance applications for 237 Springbrook Avenue in Ancaster.

DESCRIPTION OF SUBJECT LANDS

237 Springbrook Avenue ("subject lands") is located within the Meadowlands Neighbourhood in Ancaster. The subject lands are legally described as Part of Lot 50, Concession 3, as In HL 156061; Ancaster in the City of Hamilton. The subject lands are a through lot with dual lot frontages, with approximately 30.5 metres along Chambers Drive and approximately 30.4 metres along Springbrook Avenue. The subject lands have a lot depth of approximately 90.9 metres and a lot area of approximately 2,768 square metres (0.68 acres).

The subject lands have a varied topography, sloping downwards towards Springbrook Avenue. It has frontage upon two roads, which have a full complement of municipal and utility services (gas, electricity, municipal water supply and sanitary and storm sewers).

The subject lands are outlined by a board fence along the eastern property line, and a chain link fence along the southern property line. It currently consists of a one storey single detached brick dwelling positioned approximately in the center of the property, with an asphalt driveway from Springbrook Avenue. There is a wooden A-frame shed and two moveable sheds located in the south-west portion of the property.

Figure 1 – Site Location Map

PLANNING STATUS

Urban Hamilton Official Plan

The subject lands are designated "Neighbourhoods" on Schedule E – Urban Structure and Schedule E-1 – Urban Land Use in the *Urban Hamilton Official Plan* ("UHOP"). Within the "Neighbourhoods" designation, low density residential uses with frontage onto local streets are permitted. Appropriate residential intensification is encouraged throughout the Neighbourhoods designation with a use and form that is compatible with the surrounding land use context.

Meadowlands Neighbourhood IV Secondary Plan

The subject lands are within the *Meadowlands Neighbourhood IV Secondary Plan* and are designated "Low Density Residential 2b" per Land Use Plan Map B.2.6-1. Single detached dwellings, duplex and semi-detached dwellings are permitted uses and are envisioned as the predominant housing form in the Neighbourhood (Vol.2, B.2.6.1.4.a.ii).

City of Hamilton Zoning By-law No. 05-200

The subject lands are zoned "Low Density Residential (R1, 888, H166) Zone" in *Zoning By-law No. 05-200*. A Zoning By-law Amendment was approved via By-law No. 24-037 on March 27, 2024. Semi-detached dwellings are a permitted use subject to site specific regulations. Holding Provision No. 166 prohibits development on the subject lands until a number of conditions are satisfied including an archaeological assessment, tree protection plan, payment for new municipal street trees, payment of cost recoveries and hydrant flow testing.

Concurrent Consent to Sever Application

A Consent to Sever with Concurrent Lot Creation application has been submitted concurrently with a Minor Variance application. The intent of the consent application is to retain 1 lot and create 7 new lots for a total of 8 residential lots; 4 new lots fronting Springbrook Avenue and 4 new lots fronting Chambers Drive.

PROPOSED DEVELOPMENT

A Zoning By-law Amendment application (ZAC-24-003) was approved on March 27, 2024 which contemplated a total of six new residential lots; three lots fronting Springbrook Avenue and three lots fronting Chambers Drive. The lots on each frontage were planned to accommodate 2 semi-detached dwellings with 9.1 metre to 9.3 metre frontage and 1 single detached dwelling with 12.2 metre frontage for a total of 6 new dwellings representing 21.7 units per hectare.

The proposed minor variance and associated consent to sever application seeks to add an additional two new lots and develop a total of eight semi-detached dwellings; four units fronting Chambers Drive and four units fronting Springbrook Avenue. This proposal represents a density of 28.9 units per net residential hectare.

Each semi-detached dwelling is proposed to be accessed by a private driveway, with two parking spaces on each lot. Holding Provision 166 would be required to be lifted to permit development on any of the lots.

SEVERANCE

The proposed consent to sever application to establish 7 new residential lots and retain 1 residential lot have been reviewed against the policies of UHOP Volume 1 F.1.14.3.1. The proposed lots comply to the policies of the UHOP including the Meadowlands Neighbourhood IV Secondary Plan. The consent to sever for a total of eight lots does require a minor variance which has been applied for concurrently with the Consent to Sever to reduce the required lot width per semi-detached dwelling. The proposed lotting pattern is logical and reflects the general scale and character of the neighbourhood's fabric in terms of lot frontage and areas, building height, coverage, massing, setbacks, privacy and overlook. The proposed lots front onto a public road and can be fully serviced by municipal water and wastewater systems. Holding 166 requires additional confirmation to confirm there is sufficient capacity prior to development. The proposed lotting pattern is generally in keeping with the previously approved Zoning By-law Amendment ZAC-24-003.

NATURE AND EXTENT OF RELIEF APPLIED FOR:

One Minor Variance is being sought from the Low Density Residential (R1, 888, H166) Zone to facilitate the proposed development. The requested Minor Variance is as follows:

	Zoning By-law No. 05-200 (as amended by By-law No. 24-037)	Purpose
1	15.1.2.2.b)	To allow a Minimum Lot Width of 7.6 metres for each Dwelling Unit whereas 9.0 metres is required.

PLANNING RATIONALE

Why is it not possible to comply with the provision of the by-law?

Both the in-effect Official Plan land use designation and Zoning By-law permit semi-detached dwellings on the subject lands. The subject lands are an existing lot of record with a large site area. The proposed lot reduction is required to facilitate a net gain of two additional units from what was originally contemplated through ZAC-24-003. The proposed semi-detached dwellings would more efficiently use the existing urbanized and serviced lot. The existing lot frontages of 30.5 metres on Chambers Avenue and 30.4 metres on Springbrook Avenue cannot accommodate a lot width of 9.0 metres per dwelling unit. Instead, a minimum lot width of 7.6 metres is proposed.

Planning Rationale to Support the Variance:

1. Urban Hamilton Official Plan & Meadowlands Neighbourhood IV Secondary Plan

The Urban Hamilton Official Plan (UHOP) "Neighbourhoods" designation permits low density residential uses within the interior of existing neighbourhoods, with frontage on a local road and with a maximum height of 3-storeys (Vol.1, E.3.4). The subject lands are appropriate for low density residential forms.

The Meadowlands Neighbourhood IV Secondary Plan supports UHOP Volume 1 by permitting 3-storey low density residential forms (Vol.2, B.2.6.a). The neighbourhood is intended to provide a

mix and diversity of housing opportunities in terms of lot size, unit size, style and tenure that are suitable for different age levels, income groups, lifestyles and household structures (Vol.2, B.2.6.b). To support this, the secondary plan encourages increased density through the provision of smaller lots in interior locations (Vol.2, B.2.6.c). The proposed lots provide a compatible lot width that is present in the neighbourhood, including an average lot frontage of approximately 12.0 metres for a single detached lot and approximately 7.0 metres for townhouse dwelling unit.

The existing "Low Density Residential 2b" land use designation plans for a density between 1 to 30 units per hectare with a predominant built form that includes single detached dwellings, semi-detached dwellings, and duplexes (Vol.2, B.2.6.1.3). The proposed eight (8) semi-detached dwellings on 0.277 hectares represents a density of approximately 28.9 units per net residential hectare. Holding Provision No.166 will require that the applicant demonstrate that sufficient water pressure is available to support the proposed density. The proposed development will introduce semi-detached dwellings to add more variety of housing options into the neighbourhood, where most homes are single detached dwellings or townhouses. The proposed lots can accommodate appropriately sized dwellings that are proportionate to surrounding dwellings while accommodating all other applicable zoning regulations of the Low Density Residential (R1, 888, H166) Zone and Holding Provision No. 166 will require a tree protection plan to be approved prior to development (Vol.2, B.2.6.5).

Accordingly, the requested lot width reduction maintains the intent and purpose of the UHOP and Secondary Plan by more efficiently utilizing urban, serviced lands to provide a mix of housing options.

2. Zoning By-law No. 05-200

The general intent of minimum lot widths is to establish a lot pattern to create a neighbourhood character and rhythm while ensuring adequate lot sizes to accommodate safe and functional setbacks and building envelopes. The R1 Zone requires a 9.0 metre lot width for semi-detached dwellings whereas 7.6 metres is proposed. Semi-detached dwellings are a permitted use within the neighbourhood however, upon review of the existing development, no semi-detached dwellings are present in the area. The surrounding area is mostly made up of single detached dwellings with an average lot width of approximately 12.0 metres and a façade width of 10 metres. Townhouses are present in the area, including along the Chambers Avenue frontage, with an average lot width of 7.0 metres.

The proposed reduction in lot width does not negatively impact the function of the proposed semi-detached lot. The standard front yard elements of a residential lot can be accommodated including a single width driveway and porch while providing over 55% front yard landscaping. Recognizing that the single detached dwellings in the area are larger, the inherent design principles of a semi-detached dwelling (i.e. two dwellings with a common interior wall) will create a massing that is similar to the existing detached dwellings so as to not interrupt the rhythm of the streetscape. The proposed reduced lot width accommodates a dwelling width of 6.0 metres. The total width of the semi-detached dwellings will be 12.0 metres wide. The proposed lot pattern and configuration can accommodate all applicable zoning regulations of Zoning By-law No. 05-200, as amended.

The proposed lot width reduction maintains the intent of the Zoning By-law.

3. Is the variance minor?

The variance is considered minor as the proposed lot width reduction does not create a material impact to the function and safety of the proposed lots which will accommodate the required setbacks, lot coverage and landscaping requirements of the Zoning By-law. The proposed lot width reduction will maintain the general scale and character of the neighbourhood while accommodating two additional family-sized dwellings.

Is the variance desirable for the development of the property?

The variance is desirable as it will have the impact of creating a net gain of two (2) additional family-sized dwellings for a total of eight (8) dwellings on a lot that is fully serviced. The proposed variance will support the City's goal of providing more housing choice throughout the various communities.

CONCLUSION

The requested consent to sever application is generally in keeping with the lotting pattern as approved through ZAC-24-003 and maintains the intent of UHOP policy F.1.14.3.1. The requested variance will facilitate maximum efficiency and establish compact and efficient urban development within the neighbourhood. The proposed development maintains the intent of the Low Density Residential (R1, 888, H166) Zone and will contribute to the mix of housing options in the area without interrupting the rhythm of the existing streetscape. The proposed minor variance maintains the intent of the UHOP, the Meadowlands Neighbourhood IV Secondary Plan and Zoning By-law No. 05-200, as amended, is minor in nature, and is desirable. The requested variance is appropriate for the subject lands and represents good land use planning.

Respectfully Submitted,

LANDWISE

Katelyn Gillis, BA
Senior Planner

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

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

Hamilton

APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Purchaser*		[redacted]
Registered Owner(s)	1000072010 Ontario Inc. c/o Andrew Crowe	
Applicant(s)**	Same as Registered Owner	
Agent or Solicitor	Landwise c/o Katelyn Gillis	

Please include contact person's name if applying as a company or organization.
*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
**Owner's authorization required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ 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 [redacted]

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 card over phone* [redacted]
*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	237 Springbrook Avenue		
Assessment Roll Number	140280224000000		
Former Municipality	Ancaster		
Lot	50	Concession	3
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

3.1 Type and purpose of proposed transaction: (check appropriate box)

☑ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9)
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:
Unknown

3.3 If a lot addition, identify the lands to which the parcel will be added:
N/A

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land (including any proposed easements):
All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:					
Type of Transfer					
Frontage					
Depth					
Area					
Existing Use	REFER TO ATTACHED PAGE				
Proposed Use					
Existing Buildings/ Structures					
Proposed Buildings/ Structures					
Buildings/ Structures to be Removed					

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)
- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

b) Type of water supply proposed: (check appropriate box)
- ☑ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

c) 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) _____

4.3 Other Services: (check if the service is available)

☑ electricity ☑ telephone ☑ school bussing ☑ garbage collection

5 CURRENT LAND USE

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION 237 SPRINGBROOK ROAD

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Parcel 7
Identified on Sketch as:	"Retained"	Severed	Severed	Concurrent Lot	Concurrent Lot	Concurrent Lot	Concurrent Lot	Concurrent Lot
Type of transfer	N/A	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot	Creation of New Lot
Frontage (+/-)	7.62 m	7.62 m	7.62 m	7.74 m	7.65 m	7.65 m	7.65 m	7.53 m
Depth (+/-)	45.65 m	45.65 m	45.7 m	45.70 m	44.99 m	44.99 m	44.99 m	44.99 m
Area (+/-)	348.03 m^2	358.66 m^2	348.18 m^2	341.55 m^2	329.43 m^2	344.87 m^2	344.42 m^2	355.73 m^2
Existing Use	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Proposed Use	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Existing Buildings/ Structures	1-storey brick dwelling (part of)	1-storey brick dwelling (part of)	1-storey brick dwelling (part of)	1-storey brick dwelling (part of)	n/a	n/a	n/a	Wooden A-frame shed
Proposed Buildings/ Structures	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling	Semi-detached Dwelling
Buildings/ Structures to be Removed	1 storey brick dwelling	1 storey brick dwelling	1 storey brick dwelling	1 storey brick dwelling	n/a	n/a	n/a	Wooden A-frame shed

*Note that all dimensions shall be confirmed upon a Reference Plan prepared by an OLS.

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Low Density Residential 2b Meadowlands Neighbourhood IV Secondary Plan

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

The proposed land use and form are permitted within the applicable land use designations.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.3 What is the existing zoning of the subject land? ZBL 05-200: R1,888, H166

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

N/A

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☐	
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☐ Yes ☐ No ☑ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☑ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

January 2022

6.5 Does the applicant own any other land in the City? ☐ Yes ☑ No

If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☑ Yes ☐ No (Provide explanation)

Proposal is consistent with Provincial plans.

7.2 Is this application consistent with the Provincial Planning Statement (PPS)?

☑ Yes ☐ No (Provide explanation)

Within existing settlement area with services.

7.3 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☑ No (Provide explanation)

7.4 Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☑ No (Provide explanation)

7.5 Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☑ No (Provide explanation)

7.6 Are the subject lands within an area of land designated under any other provincial plan or plans?
☐ Yes ☑ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☐ Site Sketch
- ☐ Complete Application Form
- ☐ Signatures Sheet

11.2 Validation of Title

- ☐ All information documents in Section 11.1
- ☐ Detailed history of why a Validation of Title is required
- ☐ All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- ☐ All information documents in Section 11.1
- ☐ Detailed history of when the previous consent took place.
- ☐ All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owner(s)	1000072010 Ontario Inc. c/o Andrew Crowe	[redacted]	
Applicant(s)	Same as Registered Owner		
Agent or Solicitor	Landwise c/o Katelyn Gillis		

Please include contact person's name if applying as a company or organization.

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 [redacted]

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 card over phone* [redacted]

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	237 Springbrook Avenue		
Assessment Roll Number	140280224000000		
Former Municipality	Ancaster		
Lot	50	Concession	3
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:

15.1.2.2.b) Permit a Minimum Lot Width for each Semi-Detached Dwelling Unit of 7.6m whereas 9.0m is required.

☐ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Existing lot frontages.

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 (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
30.48 m	90.83 m	3,050 m2	20.12 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
1 storey brick dwelling	23.54 m	63.11 m	6.06 m, 7.70 m	unkown
Wooden A-frame shed	n/a	19 m	2.60 m, 22.08m	unkown

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Semi-detached dwelling	6 m	18.11 m	1.2 m	TBD
Semi-detached dwelling	6 m	17.99 m	1.2 m	TBD
Semi-detached dwelling	6 m	18.67 m	1.2 m	TBD
Semi-detached dwelling	6 m	18.70 m	1.2 m	TBD

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
1 storey brick dwelling	142 m^2	unkown	1	~6m
Wooden A-frame shed	41.45 m^2	41.45 m2	1	unkown

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Semi-detached dwelling	±126.0 m^2	±300.0 m^2	3	Max. 10.5m
Semi-detached dwelling	±126.0 m^2	±300.0 m^2	3	Max. 10.5m
Semi-detached dwelling	±126.0 m^2	±300.0 m^2	3	Max. 10.5m
Semi-detached dwelling	±126.0 m^2	±300.0 m^2	3	Max. 10.5m

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)

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

4.7 Type of access: (check appropriate box)

- [ ] provincial highway
- [ ] municipal road, seasonally maintained
- [x] 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.):

Residential semi-detached dwellings

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

Residential single detached dwellings

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

January 2022

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

Unknown

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

Single Detached Dwelling

5.4 Length of time the existing uses of the subject property have continued:

Unknown.

5.5 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) Neighbourhoods
Low Density Residential 2b

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

Mix of residential uses are permitted.

5.6 What is the existing zoning of the subject land? ZBL 05-200: R1,888,H166

5.7 Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)

- [x] Yes
- [ ] No

If yes, please provide the file number: By-law 24-037 passed March 27, 2024

5.8 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: Unknown. Application submitted concurrently with minor variance

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 1

6.2 Number of Dwelling Units Proposed: 8

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

Refer to concurrent consent application, consent sketch, concept plan, planning rationale and cover letter.

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

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

7.2 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

_____

_____

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.:	A-26:056	**SUBJECT PROPERTY:**	1247 Sheffield Road, Flamborough
ZONE:	Settlement Residential (S1) Zone	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: James Fritsch and Emily Ferber
Applicant: James Fritsch and Emily Ferber
Agent:

The following variances are requested:

1. A maximum building height of 6.0 metres shall be permitted instead of the maximum permitted building height of 4.5 metres.

2. A maximum combined lot coverage of 228.0 square metres shall be permitted for all accessory buildings instead of the maximum permitted combined lot coverage of 45.0 square metres for all accessory buildings.

PURPOSE & EFFECT: To permit the construction of an accessory building.

Notes:

i) Elevation drawings have not been submitted. The applicant shall ensure the variance requested for the maximum building height has been calculated in accordance with “Height” and “Grade” as defined within the Zoning By-law.

ii) It is indicated that the “existing garage” is to remain until such time construction of the proposed accessory building is complete. As such, the variance requested for the maximum permitted lot coverage has been altered to include both the existing and proposed accessory buildings.

iii) It is indicated that the proposed accessory building is to be used for the storage of vehicles, however, a driveway providing access to the proposed accessory building is not shown to be

provided. Should the intent be to provide an access driveway leading to the proposed accessory building, such access driveway shall be subject to zoning compliance and further 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:

DATE:	**Thursday, April 30, 2026**
TIME:	**10:05 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:056, 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.

A-26:056

Subject Lands

DATED: April 13, 2026

_____

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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 **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 **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 or call 905-546-2424 ext. 4221.

James Fritsch & Emily Ferber

1247 Sheffield Rd

Sheffield Ont Canada

L0R 1Z0

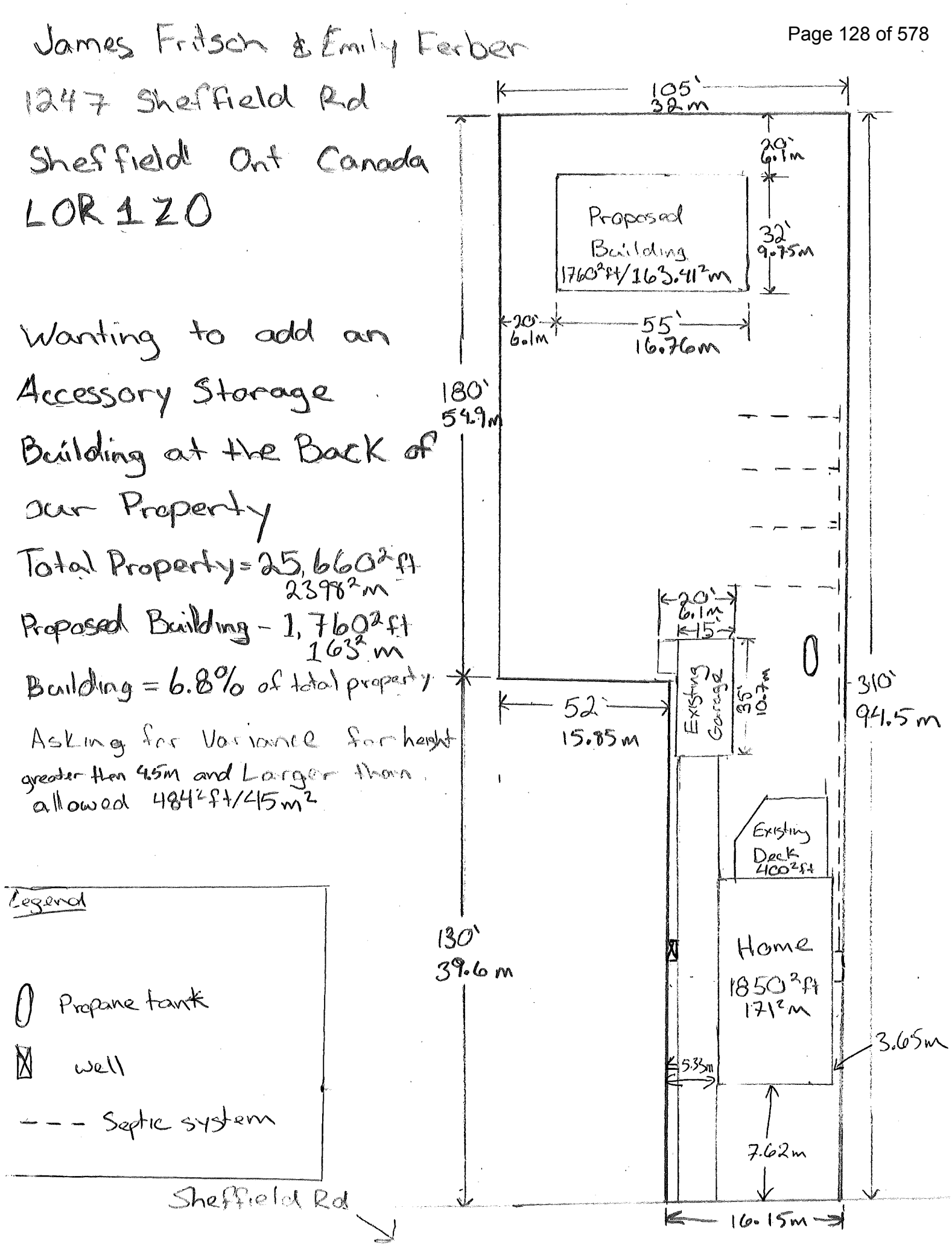
Wanting to add an Accessory Storage Building at the Back of our Property

Total Property = 25,660^{2}ft
2398^{2}m

Proposed Building - 1,760^{2}ft
163^{2}m

Building = 6.8% of total property

Asking for Variance for height greater than 4.5m and Larger than allowed 484^{2}ft/45m^2



Legend

- Propane tank
- well
- --- Septic system

James Fritsch & Emily Ferber

1247 Sheffield Road
Sheffied, Ontario, L0R 1Z0

[redacted]

March 23, 2026

Committee of Adjustments

City of Hamilton

Dear Committee Members

We are requesting to build an accessory storage building at the back of our rural property in the town of Sheffield Ontario.

We are wanting to build our building 55'(16.76m) x 32'(9.75m) for an area of 1760sq/ft (163.4sq/m). With a total height no larger than 6m.

The total footprint of this building is less than 7% of our total lot size.

The purpose for this building is to use it for storage purposes only. We want to store our camper trailer, other utility trailers, vehicles and seasonal equipment.

If this gets approved, we plan on removing the existing accessory building once the new proposed building is built.

Thank you for your time and consideration.

James & Emily

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owner(s)	James Fritsch Emily Ferber	[redacted]	
Applicant(s)	James Fritsch Emily Ferber		
Agent or Solicitor			**E-mail:**

Please include contact person's name if applying as a company or organization.

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 mail please

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 card over phone* [redacted]

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1247 Sheffield Rd, Sheffield Ont, L0R 1Z0		
Assessment Roll Number	301.610.06000.0000		
Former Municipality	Beverly / Flamborough		
Lot	7	Concession	6
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 add a accessory Storage building to Store our camper trailer (the reason we are requesting a taller building) and to store our seasonal equipment, trailers & vehicles (why we are requesting a Larger area)

☐ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Taller then the allowed 4.5m (asking for 6.0m max)
Greater area then the allowed 45m² (asking 163.41m²/6.8% of total lot size)

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 (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
16.15 m (53 feet)	94.5m (310 FT)	2398²m	

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
House	7.7	69.6m	5.3m / 3m	Approx 1926
Garage	33.5m	50.3m	1m / 10.6m	Approx 1950

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Storage Building	78.65m	6.1m	6.1m / 9.14	Spring 2026

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
House		171 m^2	2	6.1m
Garage	64 m^2	64 m^2	1	3.5m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Storage Building	163 m^2	163 m^2	1	6.0m

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
☒ 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 dwellings

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:
Oct 20 2023

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

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

5.4 Length of time the existing uses of the subject property have continued:

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

Rural Hamilton Official Plan designation (if applicable): Rural Settlement Area

Rural Settlement Area: Sheffield

Urban Hamilton Official Plan designation (if applicable) _____

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

5.6 What is the existing zoning of the subject land? S1

5.7 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: _____

5.8 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: _____

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 1

6.2 Number of Dwelling Units Proposed: 1

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

We are not planning on putting utilities to the proposed building.

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

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

7.2 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

_____

_____

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.:	A-26:055	**SUBJECT PROPERTY:**	3142 Jerseyville Road West, Ancaster
ZONE:	A1 (Agriculture)	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Julia and Andrew Kroesbergen
Applicant: Julia and Andrew Kroesbergen
Agent:

The following variances are requested:

1. A maximum Building Height of 7.2 metres shall be permitted for a building accessory to the Single Detached Dwelling instead of a maximum permitted Building Height of 6.0 metres.

PURPOSE & EFFECT: To construct an Accessory Building in the rear yard of a Single Detached Dwelling

Notes:

i. Please note an eave or gutter of any Accessory Building may encroach into any required yard to a maximum of 0.45 metres.

ii. Elevations have not provided as such the proposed building height cannot be confirmed. The applicant shall ensure that building height is measured in accordance with the definition of Height and Grade below.

> "**Building Height** Shall mean the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appurtenance, or a flagpole, display sign, ornamental figure, parapet, bell tower or other similar structure. Provided, however, where this By-law requires building height to be calculated to determine a minimum rear yard or a

minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such required yard at that point closest to the building and the horizontal extension of the uppermost point of the building.

Grade Shall mean the average level of the proposed or finished ground adjoining a building calculated along the perimeter of all exterior walls."

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, April 30, 2026**
TIME:	**10:10 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

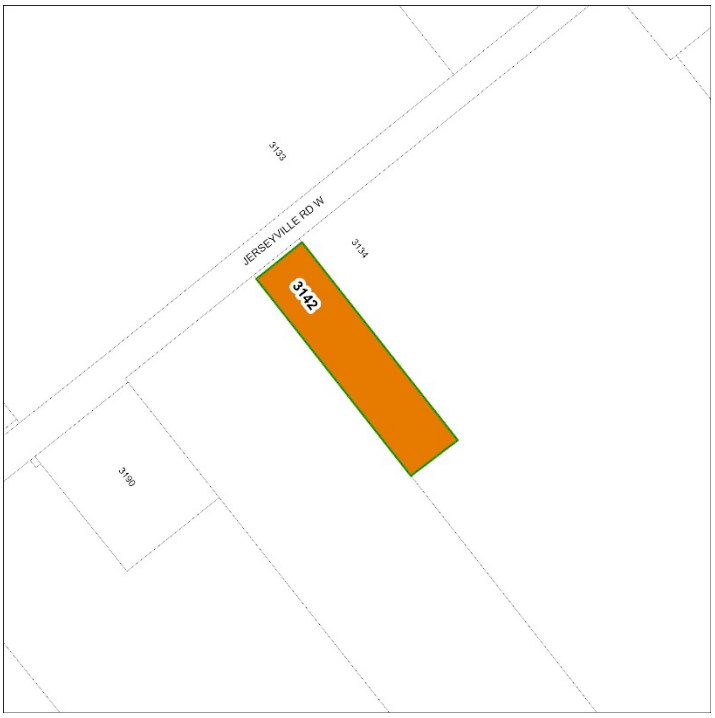
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:055, 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.

A-26:055



Subject Lands

DATED: April 13, 2026

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

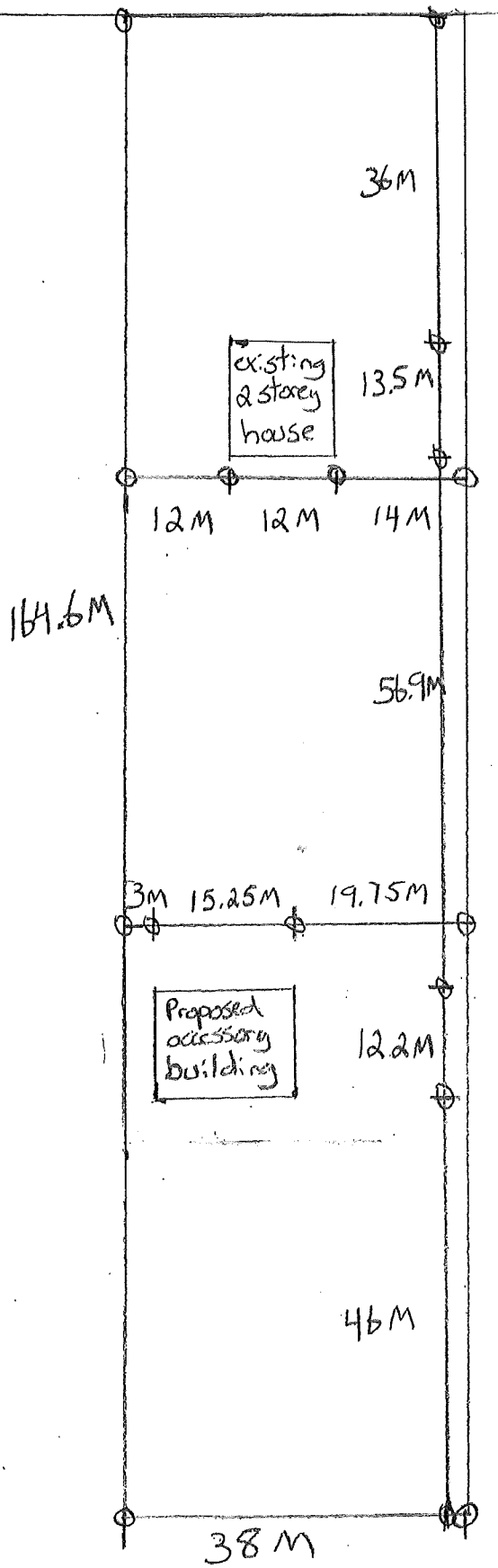
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



Site Plan

Scale 1:75

Zoning: A1

Sketch of Survey of:

3142 Jerseyville Rd. W. Hamilton

Con 3 pt lot 14 RP 62R19550 Part 2

Lot Size	Setback for Proposed Accessory building	
Frontage 38M	Frontyard	106.4M
	rear yard	46 M
Depth 164.6M	interior side West	3 M
	interior side East	19.75

Drawn by: Andrew Kraesbergen March 14, 2026

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owner(s)	Julia + Andrew Kroesbergen	[redacted]	
Applicant(s)	Andrew Kroesbergen		**E-mail:**
Agent or Solicitor			**Phone:**
			E-mail:

Please include contact person's name if applying as a company or organization.

1.2 Primary contact ☑ Applicant ☐ Agent/Solicitor ☑ Owner

1.3 Sign should be sent to ☑ Applicant ☐ Agent/Solicitor ☑ Owner

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 card over phone*

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	3142 Jerseyville rd W		
Assessment Roll Number	140310026100000		
Former Municipality	Ancaster		
Lot	14	Concession	3
Registered Plan Number	62R19550	Lot(s)	
Reference Plan Number (s)		Part(s)	2

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:

Bylaw 4.8.1.2 : accessory building Max height 6M, would like to build an accessory building with height of 7.1 M.

☐ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

It is not possible to comply because need a big door to get big equipment in therefore the walls need to be higher to accomodate this.

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 (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
38 M	164.6 M	0.6 Ha	26.2 M

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
dwelling	36 M	115.1M	12 M West	1870
			13.5M East	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Storage Shed	106.4 M	46 M	3 M West	June 2026
			19.75 M East	

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
~~house~~	~~[illegible] m2~~	~~[illegible] m2~~	~~2~~	~~8.3 M~~
house	162 m2	278 m2	2	8.3 M

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
~~Shed~~				
Accessory building	~~2000 sq ft~~ 185 m2	~~2000 sq ft~~ 185 m2	1	7.1 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
- ☑ 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

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

July 31, 2024

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

Single detached dwelling

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

Single detached dwelling

5.4 Length of time the existing uses of the subject property have continued:

12 years

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

Rural Hamilton Official Plan designation (if applicable): Agricultural

Rural Settlement Area: Jerseyville

Urban Hamilton Official Plan designation (if applicable) _____

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

5.6 What is the existing zoning of the subject land? A1

5.7 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: _____

5.8 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: _____

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 1

6.2 Number of Dwelling Units Proposed: 0

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

- The additional height required for the building
1) will still be lower than the peak of the house
2) won't block any views from neighbouring houses
3) matches the style/height of other buildings in the neighbourhood

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

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

7.2 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

_____

_____

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.:	A-26:028	**SUBJECT PROPERTY:**	21 Dundas Street, Dundas
ZONE:	R3 (Low Density Residential)	**ZONING BY-LAW:**	Dundas Zoning By-law 3581-86

APPLICANTS: Owner: Michael Peetz and Patricia Peetz
Applicant:
Agent:

The following variances are requested:

1. The construction of a new dormer and an additional 32.0 square metres of Gross floor area shall be permitted whereas the by-law prohibits an expansion of a legally established non-conforming use.

PURPOSE & EFFECT: To construct an addition onto a legal non-conforming Apartment Building

Notes:

i. Our records indicate the use to be a Legally Established Non-Conforming Apartment Building containing six (6) dwelling units.

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, April 30, 2026**
TIME:	**10:15 a.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

A-26:028

	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
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:028, 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.

A-26:028

Subject Lands

DATED: April 13, 2026

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.

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

PARTICIPATING PROCEDURES

1. Written Submission Ahead of the Meeting

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Send to: cofa@hamilton.ca

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

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- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

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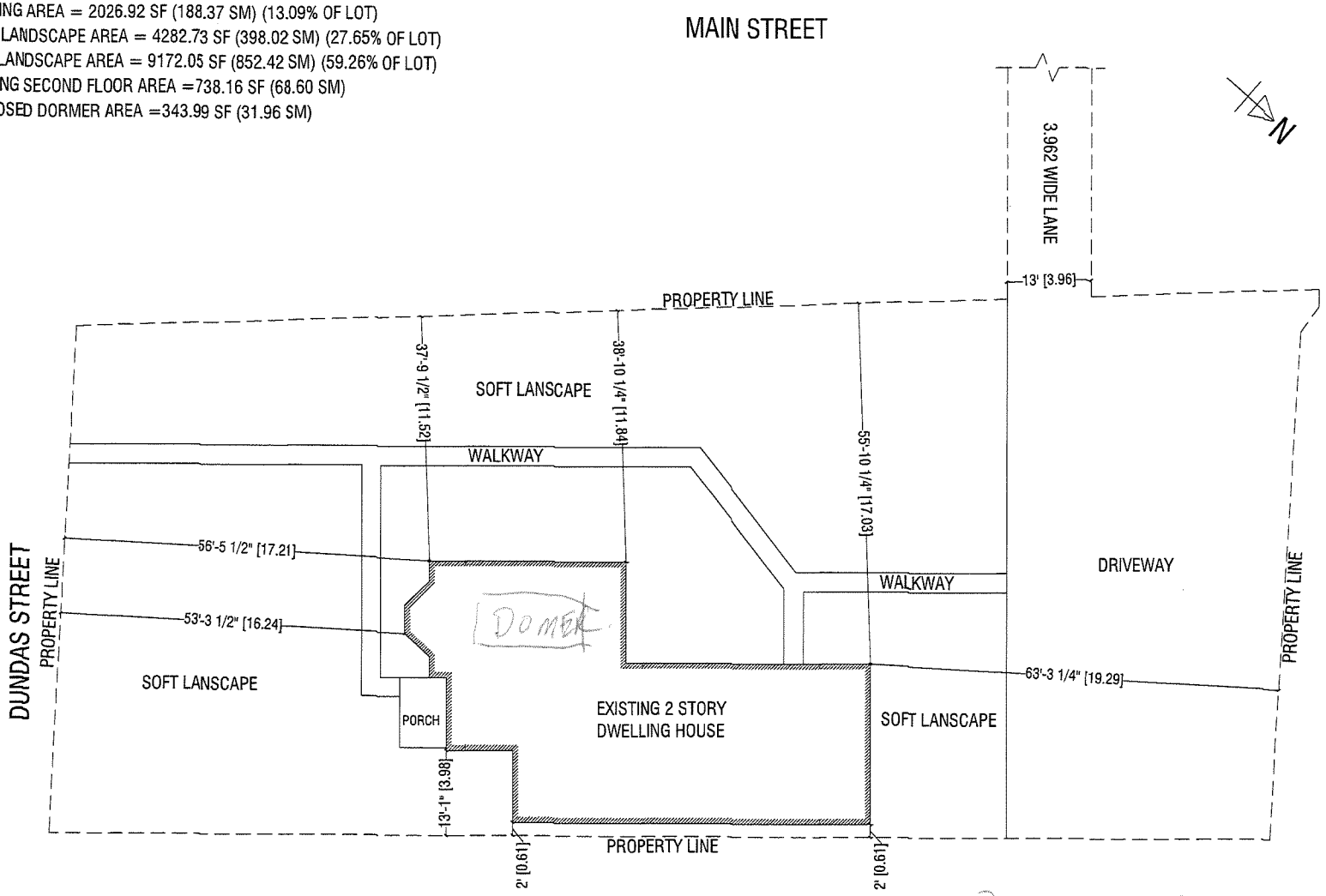
- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.

LOT AREA= 15460.53 SF (1,436.85 SM)
BUILDING AREA = 2026.92 SF (188.37 SM) (13.09% OF LOT)
HARD LANDSCAPE AREA = 4282.73 SF (398.02 SM) (27.65% OF LOT)
SOFT LANDSCAPE AREA = 9172.05 SF (852.42 SM) (59.26% OF LOT)
EXISTING SECOND FLOOR AREA =738.16 SF (68.60 SM)
PROPOSED DORMER AREA =343.99 SF (31.96 SM)



GENERAL NOTES:
- ALL EXISTING SITE CONDITIONS AND ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED T THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.
- ALL THE WORK SHALL BE CARRIED OU IN ACCORDANCE WITH THE LATEST VERSION OF ONTARIO BUILDING CODE AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- ALL FIRE SAFETY SYSTEM TO BE ACTI DURING AND AFTER CONSTRUCTION.
- IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATC EXISTING.
- DO NOT SCALE THE DRAWING.
- THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER/ENGINEER AND MAY NO BE REPRODUCED, REUSED OR ALTERE WITHOUT WRITTEN PERMISSION OF THI DESIGNER/ENGINEER.

STAMP:

10/29/25

PROJECT:
21 DUNDAS ST,
DUNDAS, ON

TITLE:
SITE PLAN

CONSULTANT:

DRAWN BY: A.B.K
DATE: 25.10.2025
SCALE: 1/16"=1'-0"
DRAWING NO: A-1

Attic/Roof Renovation

21 DUNDAS ST, DUNDAS, ONTARIO

A-0(a) = OBC MATRIX
A-1 = SITE PLAN
A-2 = EXISTING SECOND FLOOR PLAN
A-3 = EXISTING ATTIC FLOOR PLAN
A-4 = PROPOSED DORMER FLOOR PLAN
A-5 = EXISTING FRONT ELEVATION
A-6 = PROPOSED FRONT ELEVATION
A-7 = EXISTING REAR ELEVATION
A-8 = PROPOSED REAR ELEVATION
A-9 = EXISTING RIGHT ELEVATION
A-10= PROPOSED RIGHT ELEVATION
A-11 = LEFT ELEVATION
A-12 = SECTION A-A
A-13 = SECTION B-B
A-14 = VINYL SIDDING WALL DETAIL
A-15 = BRICK VENEER WALL DETAIL
A-16 = ATTIC SECTION DETAIL

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STAMP:

10/29/25

PROJECT:
21 DUNDAS ST,
DUNDAS, ON

TITLE:
COVER SHEET

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 25.10.2025	DRAWING NO:
SCALE: N.T.S.	A-0

BLE - 3, OBC 9.7.2.3 OR 11.5.1.1.

ROOMS	REQD. WINDOW AREA	WINDOW AREA
DORMER	5% OF 343.99 SF=17.19 SF	25.63 SF

RMER VENTILATION COMPLIES WITH OBC
24, DIV. B, 9.32.3.3. NO ADDITIONAL
CHANICAL VENTILATION IS REQUIRED.

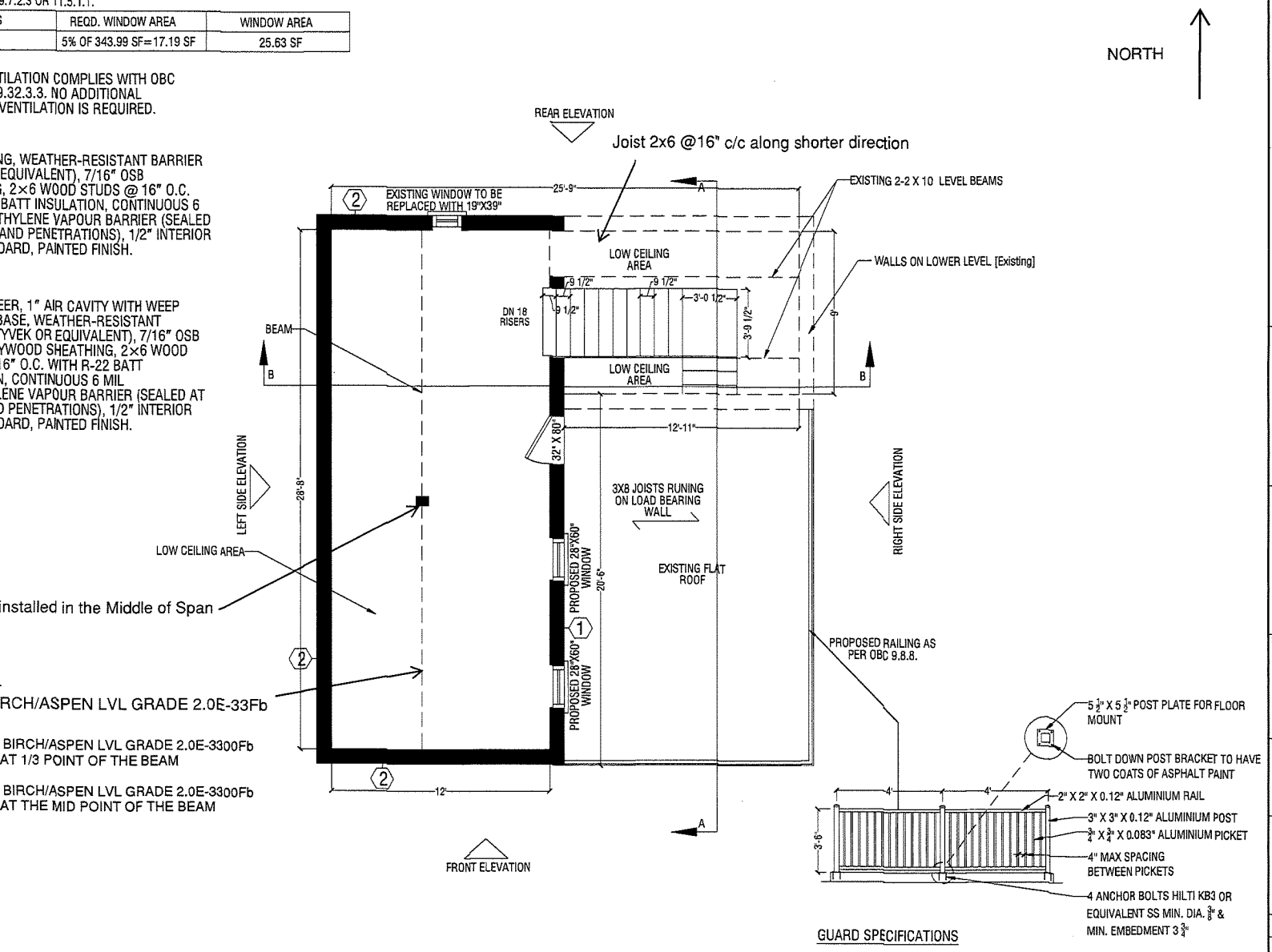
VINYL SIDING, WEATHER-RESISTANT BARRIER (TYVEK OR EQUIVALENT), 7/16" OSB SHEATHING, 2×6 WOOD STUDS @ 16" O.C. WITH R-22 BATT INSULATION, CONTINUOUS 6 MIL POLYETHYLENE VAPOUR BARRIER (SEALED AT JOINTS AND PENETRATIONS), 1/2" INTERIOR GYPSUM BOARD, PAINTED FINISH.

BRICK VENEER, 1" AIR CAVITY WITH WEEP HOLES AT BASE, WEATHER-RESISTANT BARRIER (TYVEK OR EQUIVALENT), 7/16" OSB OR 1/2" PLYWOOD SHEATHING, 2×6 WOOD STUDS @ 16" O.C. WITH R-22 BATT INSULATION, CONTINUOUS 6 MIL POLYETHYLENE VAPOUR BARRIER (SEALED AT JOINTS AND PENETRATIONS), 1/2" INTERIOR GYPSUM BOARD, PAINTED FINISH.

e Beam -
75x9.5 BIRCH/ASPEN LVL GRADE 2.0E-33Fb

::
4-1.75X9.5 BIRCH/ASPEN LVL GRADE 2.0E-3300Fb
3x8 POST AT 1/3 POINT OF THE BEAM

3-1.75X9.5 BIRCH/ASPEN LVL GRADE 2.0E-3300Fb
3x8 POST AT THE MID POINT OF THE BEAM



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STAMP:

10/29/25

PROJECT:
21 DUNDAS ST,
DUNDAS, ON

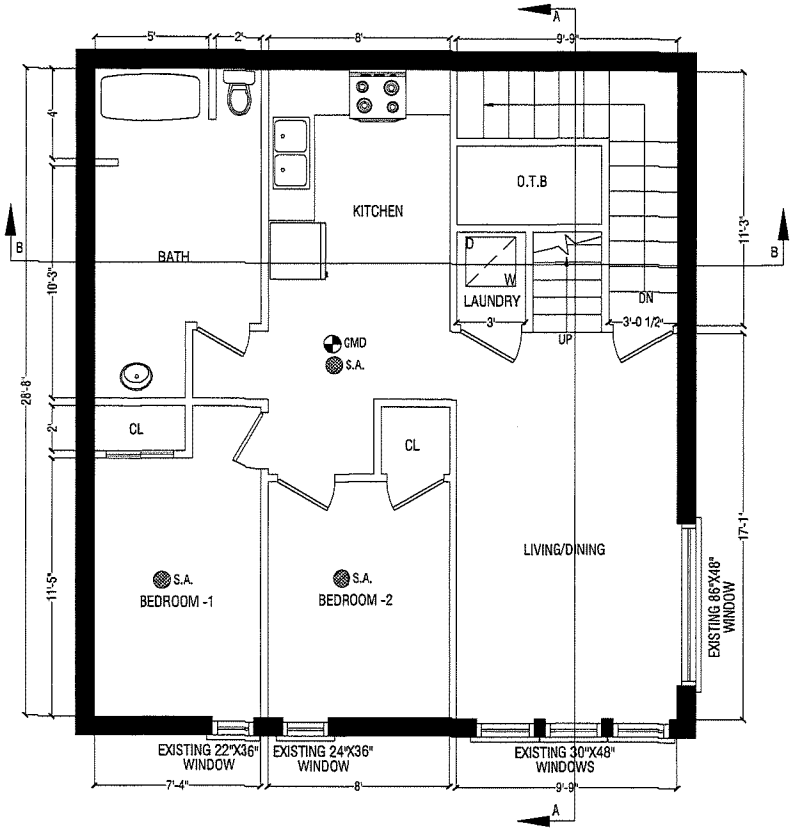
TITLE:
PROPOSED DORMER
FLOOR PLAN

CONSULTANT:

DRAWN BY: A.B.K
DATE: 25.10.2025
SCALE: 3/16"=1'-0"
DRAWING NO: A-4

HEIGHT = 10'-0"

NORTH



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STAMP:

10/29/25

PROJECT:

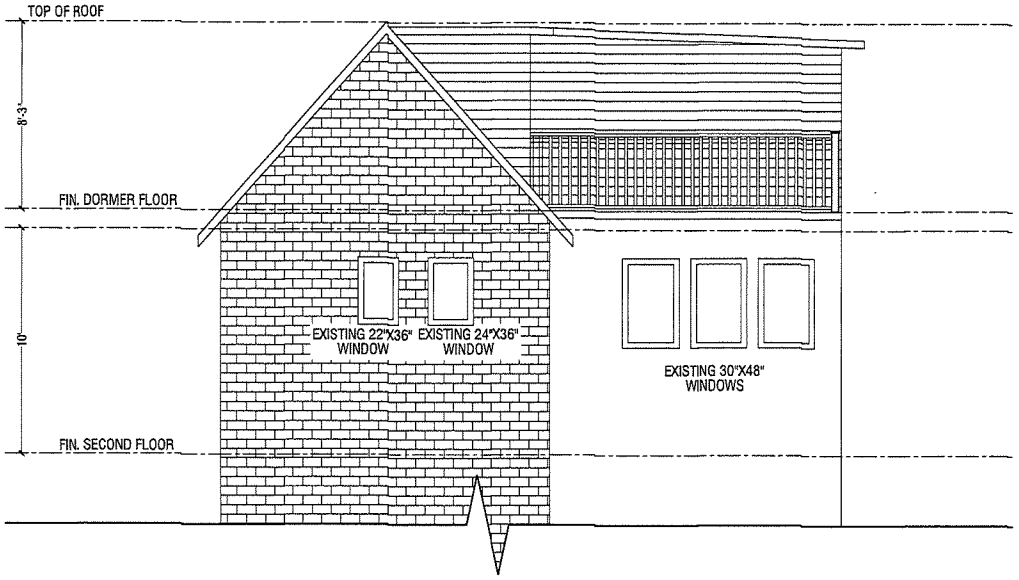
21 DUNDAS ST,
DUNDAS, ON

TITLE:

EXISTING SECOND FLOOR PLAN

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 25.10.2025	DRAWING NO: A-2
SCALE: 3/16"=1'-0"	



PROPOSED FRONT ELEVATION

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STAMP:

10/29/25

PROJECT:

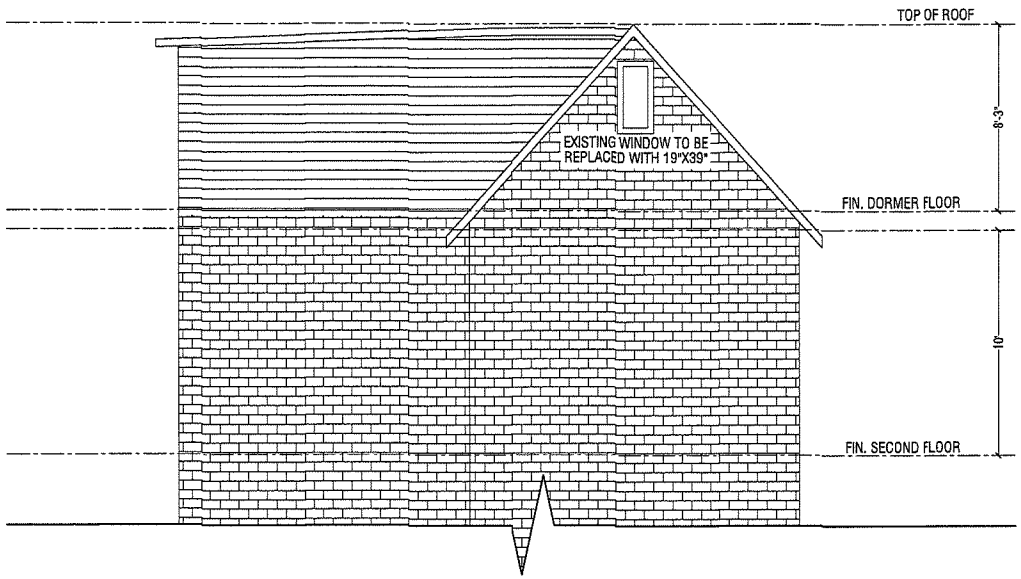
21 DUNDAS ST,
DUNDAS, ON

TITLE:

PROPOSED FRONT ELEVATION

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 25.10.2025	DRAWING NO: A-6
SCALE: 3/16"=1'-0"	



PROPOSED REAR ELEVATION

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STAMP:

10/29/25

PROJECT:

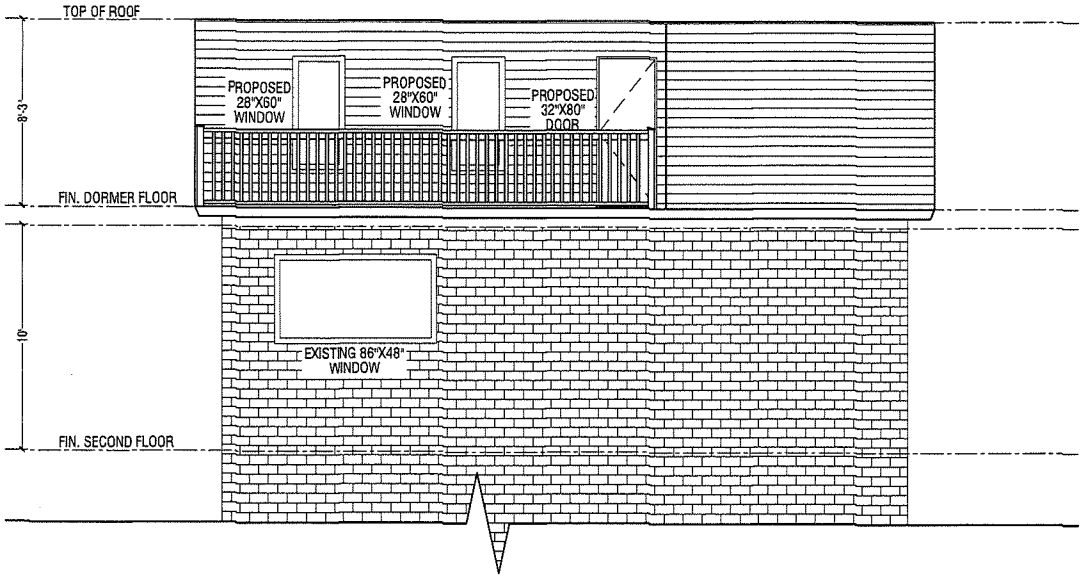
21 DUNDAS ST,
DUNDAS, ON

TITLE:

PROPOSED REAR ELEVATION

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 25.10.2025	DRAWING NO: A-8
SCALE: 3/16"=1'-0"	



PROPOSED RIGHT ELEVATION

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STAMP:

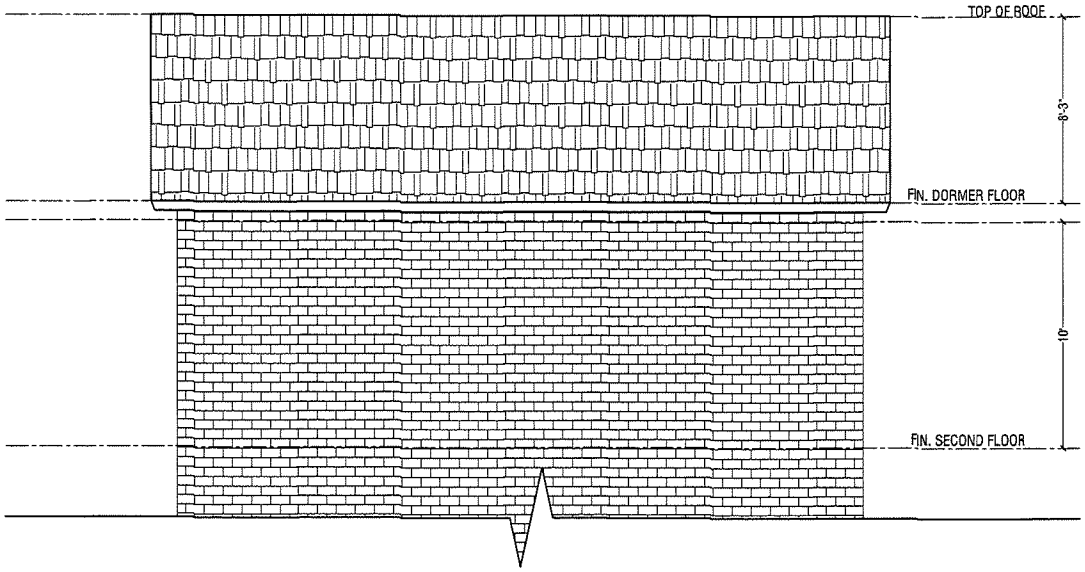
10/29/25

PROJECT:
21 DUNDAS ST,
DUNDAS, ON

TITLE:
PROPOSED RIGHT ELEVATION

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 25.10.2025	DRAWING NO: A-10
SCALE: 3/16"=1'-0"	



LEFT ELEVATION

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STAMP:

10/29/2

PROJECT:

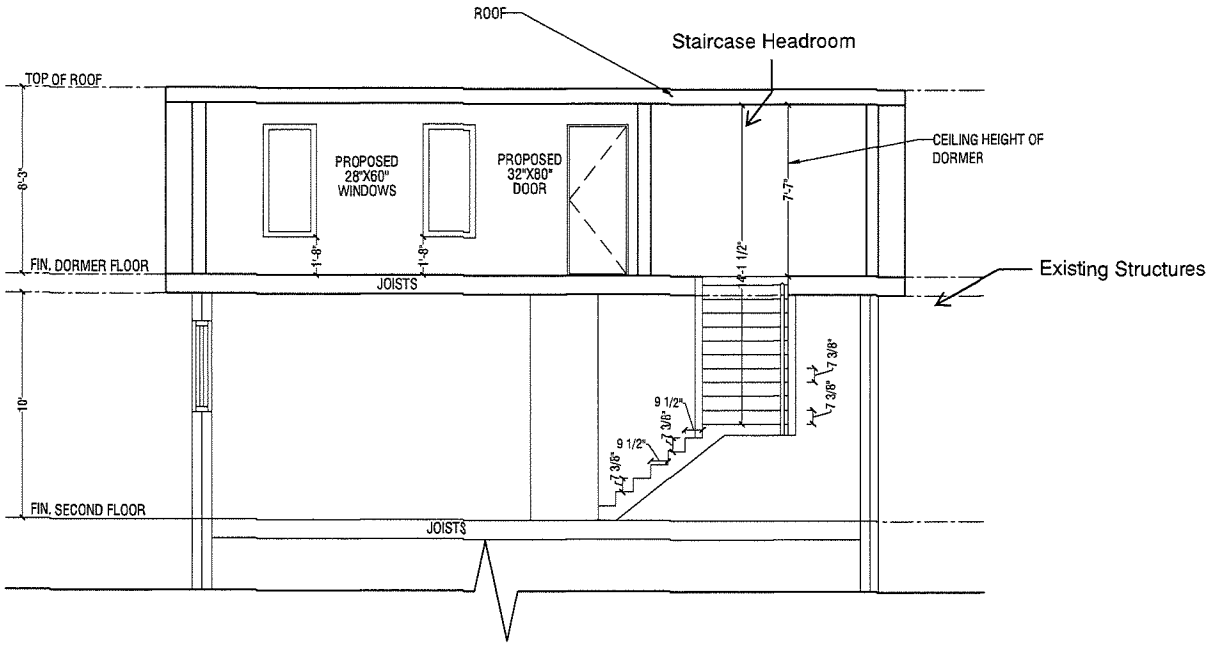
21 DUNDAS ST,
DUNDAS, ON

TITLE:

LEFT ELEVATION

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 25.10.2025	DRAWING NO: A-11
SCALE: 3/16"=1'-0"	



SECTION A-A

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STAMP:

10/29/25

PROJECT:

21 DUNDAS ST,
DUNDAS, ON

TITLE:

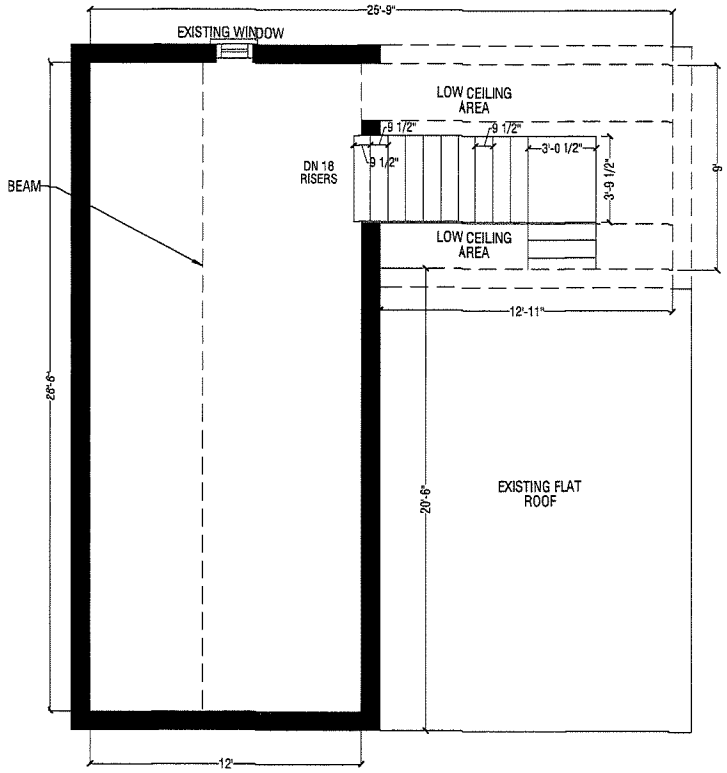
SECTION A-A

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 25.10.2025	DRAWING NO: A-12
SCALE: 3/16"=1'-0"	

CEILING HEIGHT = 10'-0"

NORTH



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STAMP:

10/29/25

PROJECT:

21 DUNDAS ST,
DUNDAS, ON

TITLE:

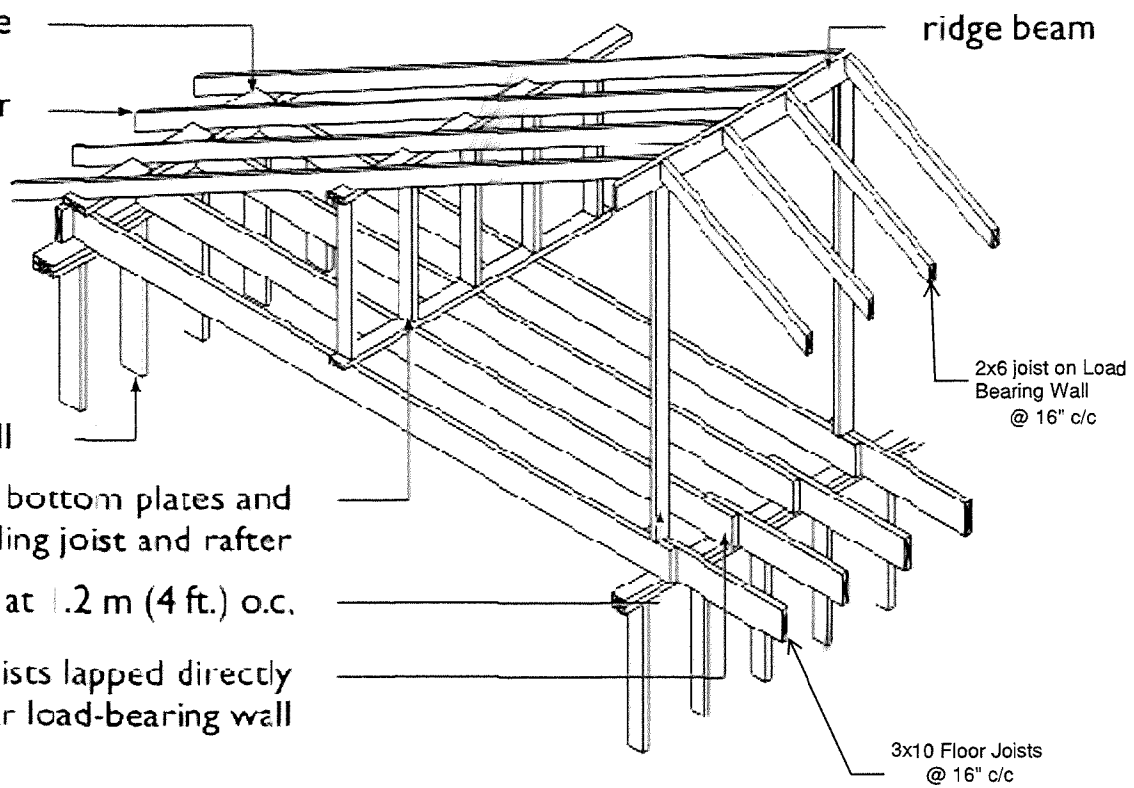
EXISTING ATTIC
FLOOR PLAN

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 25.10.2025	DRAWING NO:
SCALE: 3/16"=1'-0"	A-3

Rafter heel supported on a rafter plate

Rafter plate nailed to top of each ceiling joist with at least two 100 mm (4 in.) nails



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STAMP:

10/29/25

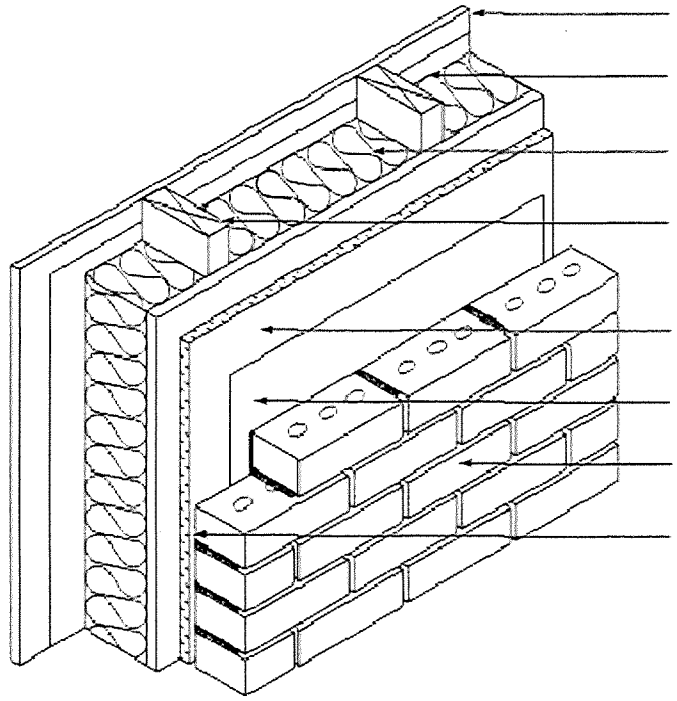
PROJECT:
21 DUNDAS ST,
DUNDAS, ON

TITLE:
ROOF DETAIL

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 13.08.2025	DRAWING NO: A-16
SCALE: 1/4"=1'-0"	

Brick veneer cladding with insulation in the framing space and outboard



12.7 mm (½ in.) gypsum board

polyethylene sheet

batt insulation

38 x 140 mm (2 x 6 in.) framing

rigid insulation sheathing

sheathing membrane (air barrier)

100 mm (4 in.) clay brick

25 mm (1 in.) air space

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STAMP:

10/29/2

PROJECT:

21 DUNDAS ST,
DUNDAS, ON

TITLE:

BRICK VENEER WALL DETAIL

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 13.08.2025	DRAWING NO: A-15
SCALE: 1/4" = 1'-0"	

)BC DATA MATRIX
'ROJECT: ATTIC STOCK RENOVATION
.DDRESS: 21 DUNDAS STREET, DUNDAS, ON
:EFERENCE CODE: OBC 2024

ITEM	DATA / DESCRIPTION
MAJOR OCCUPANCY	GROUP C – RESIDENTIAL (SINGLE DWELLING UNIT)
BUILDING TYPE	PART 9 – COMBUSTIBLE WOOD FRAME
STOREYS	2 STOREYS EXISTING
DWELLING UNITS	6 Plex (Existing)
SCOPE OF WORK	Attic Renovation by creating more headroom
SPRINKLER / FIRE ALARM	NOT REQUIRED (SMOKE ALARMS PER 9.10.19)
FIRE SEPARATION	NOT REQUIRED WITHIN SINGLE DWELLING
SPATIAL SEPARATION	COMPLIES (> 1.2 m FROM PROPERTY LINE)
STRUCTURE	EXISTING WOOD JOISTS & RAFTERS & RIDGE BEAM
NSULATION VALUES	WALL R-22 (RSI 3.87) – ROOF R-31 (RSI 5.46)
HEATING / VENTILATION	EXISTING CENTRAL SYSTEM; NATURAL VENTILATION IN ATTIC (9.32.3.3)
GUARDS / HANDRAILS	1070 mm HEIGHT – MAX 100 mm OPENING
BARRIER-FREE DESIGN	NOT APPLICABLE
CLIMATIC DATA (HAMILTON)	JAN –18 °C – JUL 30 °C – Ss=1.0 kPa – Sr=0.4 kPa – q=0.46 kPa

IOTES:
.LL WORK TO COMPLY WITH OBC 2024 AND CITY OF HAMILTON REQUIREMENTS.
.LL DIMENSIONS TO BE VERIFIED ON SITE. DO NOT SCALE DRAWINGS.
:OPYRIGHT © A.B.K 2025.

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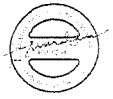
STAMP:



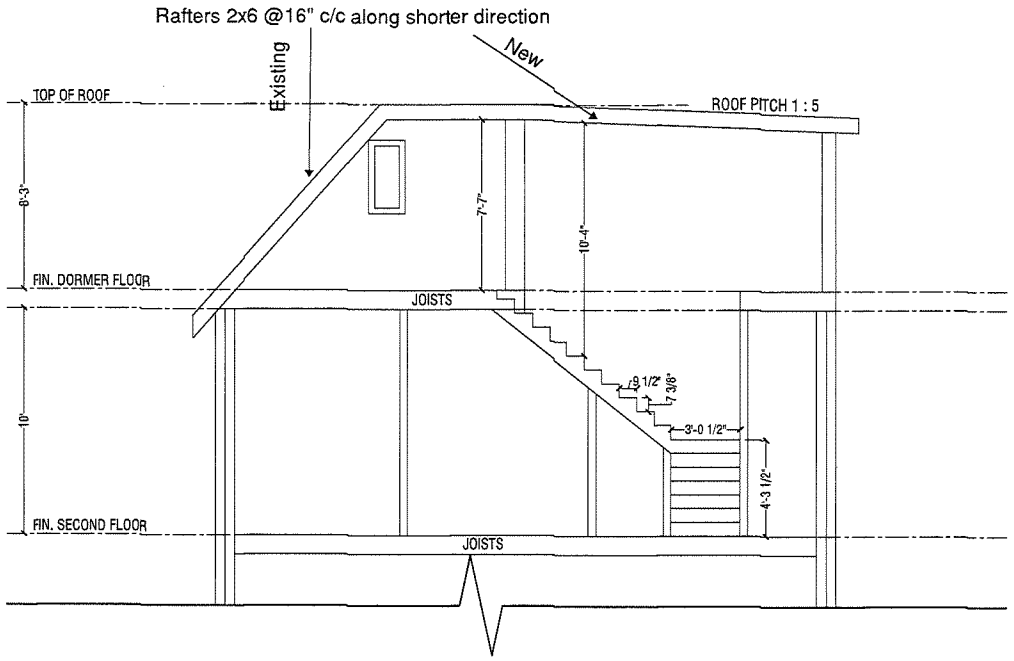
10/29/25

PROJECT:
21 DUNDAS ST,
DUNDAS, ON

TITLE:
DATA MATRIX

CONSULTANT:

DRAWN BY: A.B.K
DATE: 25.10.2025
SCALE: N.T.S.
DRAWING NO: A-0(a)



SECTION B-B

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STAMP:

10/29/2

PROJECT:

21 DUNDAS ST,
DUNDAS, ON

TITLE:

SECTION B-B

CONSULTANT:

DRAWN BY: A.B.K	
DATE: 25.10.2025	DRAWING NO: A-13
SCALE: 3/16"=1'-0"	

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Building Division
71 Main Street West
Hamilton, Ontario, Canada, L8P 4Y5
Phone: 905.546.2720 Fax: 905.546.2764
www.hamilton.ca

January 21st, 2026

FOLDER: ALR 21-132992
ATTENTION OF: Morgan Gowans
EMAIL: morgan.gowans@hamilton.ca

Patti Peetz
[redacted]

Attention:

Re: Applicable Law Review – Determination of a Legally Established Non-Conforming Use
Zoning District: Low Density Residential (R3)
Zoning By-law: Dundas Zoning By-law No. 3581-86
Address: 21 Dundas Street

An Applicable Law Review respecting zoning by-law compliance pursuant to determine a legally established non-conforming use.

COMMENTS:

1. The application is to determine if "Six-plex" which is considered a Apartment Building in Zoning By-law 3581-86 is a legally established non-conforming use on the property.

2. Submitted supporting evidence includes copies of Tax Assessment from 1960, 1971, 1980, 1993, 2000,2005, 2010, 2015.

3. The Dundas Zoning By-law 3581-86 was passed May 22, 1986, the previous Dundas Zoning By-law 1964 passed May 7, 1962 prior to this no zoning or building permits where required. The Tax Assessment record from 1960 shows it was established prior to the Zoning By-law 1964 coming into effect.

4. The submitted Tax Assessment from 1971, 1980, 1993, 2000,2005, 2010, 2015. show continuity of the Apartment Building use.

5. There has been no building permit for change of use, conversions, renovations, alterations, additions or new buildings since 2015 from City of Hamilton Records.

6. Therefore, based on the submitted evidence and property file records this division deems the use of a Apartment Building (6 units) to be a legally established non-conforming use as it was established prior to the passing of Dundas Zoning By-law 1964 on May 7, 1962 and has continued since.

Yours truly

Morgan Gowans

for the Manager of Zoning and Committee of Adjustment

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)	MICHAEL PEETZ PATRICIA PEETZ	[redacted]	
Applicant(s)			**Phone:**
			E-mail:
Agent or Solicitor			**Phone:**
			E-mail:

1.2 Primary contact ☐ Applicant ☒ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Applicant ☒ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☐ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

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 ☐ Credit over phone* ☐ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	21 DUNDAS ST, DUNDAS ON L9H 1A1		
Assessment Roll Number	2602500480000000		
Former Municipality			
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:

EXPANDING THE GROSS FLOOR AREA 31.96 SM ADDING A DOMER.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

DOMER TO MAKE AREA MORE USEFULL.

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

☒ Yes ☐ No

If yes, please provide an explanation:

LEGAL NON CONFORMING USE FOR A DOMER

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
24.3 m	58.9 m	1436.85 SM.	26.6 m

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
SIX PLEX	16.24 m	19.29 m	2 m 6.1 m 11.52 m	1840

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
DOMER	16.24 m	19.29 m	2m . 61m 11.52 m	

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
6 PLEX	185.375M	256.975M	2	7.10 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
DOMER	31.96 sm	SAME	1	2.4 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)

- [x] 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
- [x] 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.):

RESIDENTIAL 6 PLEX

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

RESIDENTIAL 6 PLEX

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands: 2005

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

6 PLEX

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

6 PLEX

7.4 Length of time the existing uses of the subject property have continued:

60 YEARS

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) WIEBOROHOOD

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

7.6 What is the existing zoning of the subject land? R-3

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

- [ ] Yes
- [x] No

If yes, please provide the file number: _____

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: 6

8.2 Number of Dwelling Units Proposed: _____

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

_____

_____

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.:	A-25:120	**SUBJECT PROPERTY:**	52 Purnell Drive, Hamilton
ZONE:	Low Density Residential (R1) Zone	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Luigi Lauricella & Sheri Lauricella
Applicant: Jenny Bognar
Agent: Jenny Bognar

The following variances are requested:

1. A minimum setback of 0.4 metres shall be provided from the side lot line instead of the minimum required setback of 1.2 metres from a side lot line.

2. A minimum setback of 2.4 metres shall be provided from the flankage lot line instead of the minimum required setback of 3.0 metres from a flankage lot line.

3. A roof overhang shall be permitted to encroach 0.3 metres into a required yard instead of the maximum permitted encroachment of 0.2 metres (one-half the distance of the required yard).

PURPOSE & EFFECT: To permit the construction of two (2) additions to the existing Single Detached Dwelling.

Notes:

i. A further variance will be required if a single area within the required landscaped area is not maintained for tree protection and/or tree planting which provides a minimum length of 3.75 metres on each side and which does not contain hard landscaping or structures.

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.

A-25:120

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

DATE:	**Thursday, April 30, 2026**
TIME:	**10:35 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:120, 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.

A-25:120

Subject Lands

DATED: April 13, 2026

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

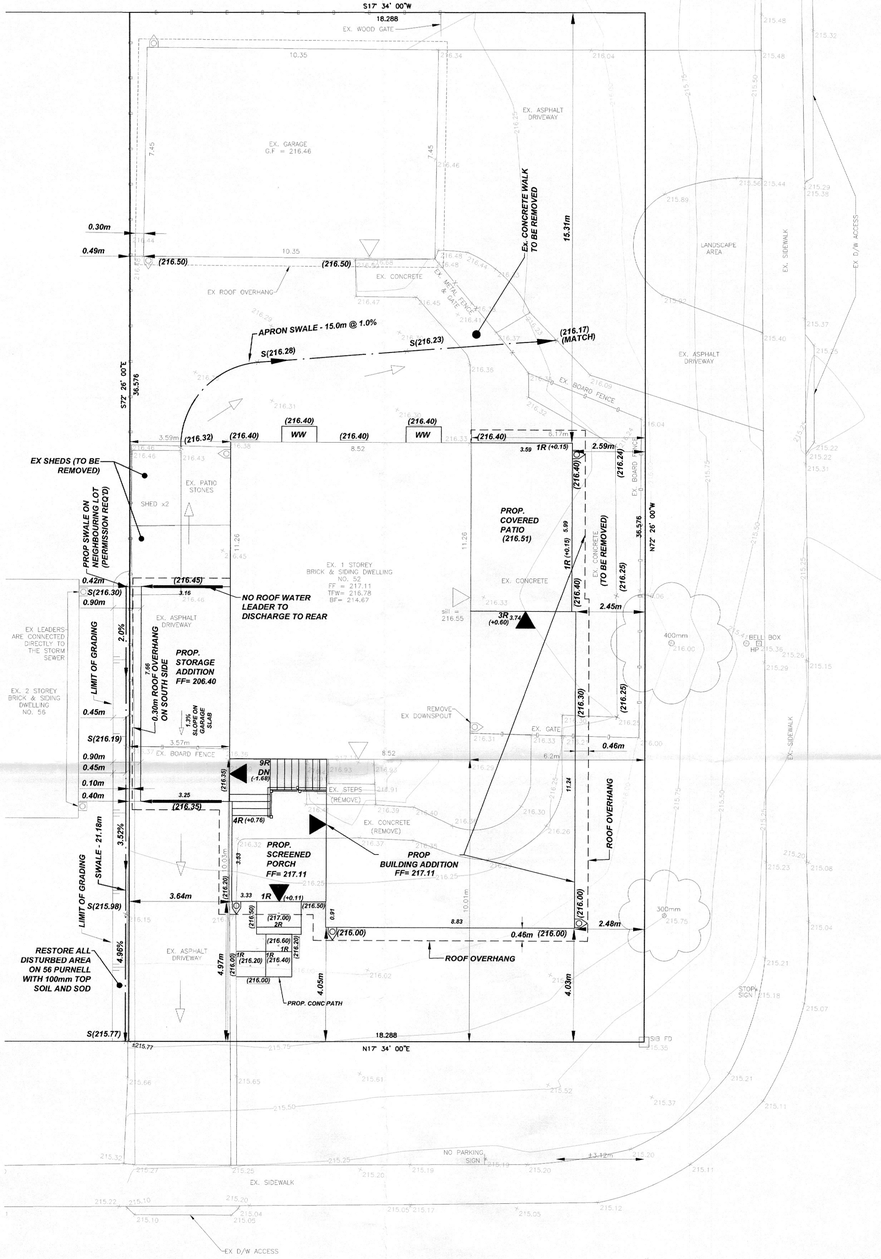
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



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1:100

DEVELOPMENT STATISTICS			
ADDRESS: 52 PURNELL DRIVE, HAMILTON			
ZONING BY-LAW: 05-200, 24-051 (R1)	MINIMUM / MAXIMUM	PROVIDED	OK
MINIMUM LOT AREA:	360.0 sq.m (min)	668.9sq.m	✓
MINIMUM LOT WIDTH:	12.0m (min)	18.3m	✓
MINIMUM SETBACK FROM THE FRONT LOT LINE:	4.0m (max)	4.03m	✓
MINIMUM SETBACK FROM A SIDE LOT LINE:	1.2m (min)	0.40m	✳
MINIMUM SETBACK FROM A FLANKAGE LOT LINE:	3.0m (min)	2.45m	✳
MINIMUM SETBACK FROM THE REAR LOT LINE:	7.5m (min)	15.31m	✓
MAXIMUM BUILDING HEIGHT:	10.5m (max)	5.27m	✓
MINIMUM LANDSCAPED AREA (FRONT,57.35 SQM/74.02 SQM):	50% (min)	77.5%	✓
MINIMUM LANDSCAPED AREA (FLANKAGE,28.32 SQM/42.02 SQM):	50% (min)	66.3%	✓
MINIMUM LANDSCAPED AREA:	30% (min)	30.3%	✓

✳ =MINOR VARIANCE REQUIRED

LEGEND

- ×100.50 EXISTING ELEVATION
- ×100.00 EXISTING ELEVATION (CALCULATED)
- 0.00% EXISTING SLOPE
- ×(100.00) PROPOSED ELEVATION
- (100.00) PROPOSED APRON ELEVATION
- ×S(100.00) PROPOSED SWALE ELEVATION
- 0.00% PROPOSED SLOPE
- EXISTING DOWNSPOUT
- PROPOSED DOWNSPOUT
- PROPOSED SWALE
- PROPOSED SILT FENCE
- PROPOSED ENTRANCE LOCATION
- SP PROPOSED SUMP PUMP

GRADING PERMISSION

I, Dan Johnson Kim Johnson (Print Name) am the current owner of [redacted] in the City of Hamilton.

I have reviewed the information contained on this plan and have no objection to the completion of the shared swale above the south limit of my property as described this Grading Plan.

[redacted] Signature

March 26 2026 Date

GENERAL GRADING NOTES:

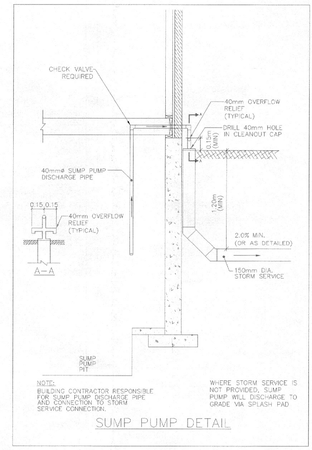
1. MATCH EXISTING GRADE AT PROPERTY / DEVELOPMENT LIMITS WITH SODDED SLOPES OF MAXIMUM 3:1 AND/OR RETAINING WALLS AS SPECIFIED.
2. SLOPES OF SWALES FOR BOTH "BACK-TO-FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% AND NO GREATER THAN 33% (3:1).
3. MINIMUM GRADE FOR APRON "WRAP-AROUND" SWALE AT THE REAR OF THE UNIT SHALL BE 1.0%.
4. WHEN MATCHING TO EXISTING GRADE AT THE LIMITS OF THE DEVELOPMENT / PROPERTY WHERE 2.0% SLOPE CANNOT BE REASONABLY ACHIEVED A 1.5% GRADE IS PERMITTED PROVIDED A 150MM SUB-DRAIN IS INSTALLED WITH THE SWALE AS PER RD-121 AND CONNECTED TO A SUITABLE OUTLET.
5. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2.0% AND SHALL NOT BE MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS ARE NOT ALLOWED FOR ANY NEW CONSTRUCTION.
6. GARAGE FLOOR ELEVATION SHALL BE SET A MINIMUM OF 0.30M HIGHER THAN THE BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
7. THE TOP OF FOUNDATION WALL FOR THE DWELLING UNIT SHALL BE A MINIMUM 150MM (6") ABOVE FINISHED GRADE.
8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS SHALL BE GRADED AS A STRAIGHT LINE.
9. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE PROPERTY / DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER, OTHERWISE RETAINING WALLS MUST BE USED.
10. ALL RETAINING WALLS SHALL BE PLACED A MINIMUM 0.45M FROM PROPERTY LINES.
11. ANY WALL OF GREATER HEIGHT THAN 1.0M MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
12. TOP OF RETAINING WALL ELEVATIONS SHALL BE SET A MINIMUM OF 150MM ABOVE THE PROPOSED SIDE-YARD SWALES.
13. RETAINING WALLS 0.60M AND HIGHER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. SUCH FENCES OR GUARD RAILS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
14. ALL FILL COMPACTED ON THE LOT(S) SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER). MATERIALS SHALL BE PLACED IN LIFTS NOT EXCEEDING 300MM DEPTH.
15. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS, AND PROTECTION SCHEMATICS REFER TO THE TREE PROTECTION PLAN (IF APPLICABLE).

BACKYARD GRADING NOTES:

1. "REQUIRED BACKYARD" SHALL BE A MINIMUM OF 6.0 METRES UNLESS OTHERWISE DEFINED IN THE APPLICABLE ZONING BY-LAW.
2. THE MAXIMUM SLOPE IN THE BACKYARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACKYARD SHALL BE 5% EXCEPT FOR SIDE OR REAR YARD SWALES AND RETAINING WALLS.
3. WHERE THE 5% RESTRICTION ON THE BACKYARD'S GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN ADJACENT PROPERTIES, RETAINING WALL SHALL BE CONSTRUCTED ALONG THE SIDES AND BACK OF THE LOT.
4. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
5. THE 5% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARDS PROVIDING THE TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT ABOVE. THE INTENTION OF THIS PROVISION IS TO PROVIDE FOR FLEXIBILITY OF HOUSE CONSTRUCTION.
6. BACK TO FRONT DRAINAGE SHALL ONLY BE PERMITTED WHERE THE COMBINED SIDE YARD SETBACK IS 2.0m OR MORE, PROVIDING A MINIMUM OF 2.0m BETWEEN FOUNDATION WALLS FOR DRAINAGE SWALES. A 1.2m SETBACK IS REQUIRED ON THE GARAGE SIDE OF THE LOT.

SILTATION AND EROSION CONTROL NOTES:

1. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED ON THE PLAN ACCORDING TO OPSD 219.110 (SEE DETAIL ON THIS SHEET).
2. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL EVENT TO THE SATISFACTION OF THE CITY OF HAMILTON.
3. CATCH BASIN SEDIMENT CONTROL DEVICES SHALL BE SILTSACK BY ACF ENVIRONMENTAL OR APPROVED EQUIVALENT, TO BE PLACED AS PER THE MANUFACTURER'S RECOMMENDATIONS (IF APPLICABLE).
4. ADDITIONAL SILTATION CONTROL MEASURES MAY BE REQUIRED AS PER FIELD CONDITIONS AS DETERMINED BY THE CITY.



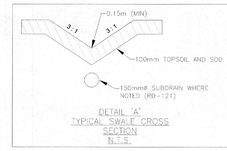
SUMP PUMP DETAIL

ROOFWATER LEADERS/SUMP PUMPS

ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6M FROM THE BUILDING FACE.
SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEEPING TILES TO THE STORM PRIVATE DRAIN. THE SUMP OUTLET SHALL EXTEND A MINIMUM OF 150mm ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN

FOUNDATION DRAINS

WEEPING TILES SHALL DRAIN TO SUMP PIT AND BE PUMPED TO STORM SEWER VIA PUMP SUMP WITH BACK-FLOW PREVENTOR (SEE DETAIL). MIN ½ HP PUMP WITH BACK-UP POWER REQUIRED.



DETAIL 'A'
TYPICAL SWALE CROSS SECTION
N.T.S.

NOTES:

1. LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ANY DISCREPANCIES BETWEEN SERVICE LOCATIONS AND THESE ENGINEERING DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.

KEY PLAN N.T.S.

BENCHMARK NOTE:

ELEVATION = 214.006m

DESCRIPTION: B.M No. 713WEST FACE OF BRICK HOUSE #517 ON THE SOUTH SIDE OF MOHAWK RD., SOUTH EAST CORNER MOHAWK & ASHTON RD.. PLAQUE IS SET IN THE 2ND ROW OF BLOCKS FROM THE TOP OF THE FOUNDATION, TWO BLOCKS SOUTH OF THE NORTH WEST CORNER OF THE HOUSE.

SITE BENCHMARK :

ELEVATION = 215.02m

EXISTING SANITARY MANHOLE TOP GRATE TO THE NORTH EAST OF THE SITE AS INDICATED ON THE PLAN.

GENERAL NOTES:

1. TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
2. ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMAINS, PRIVATE DRAINS AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC AT START OF CONSTRUCTION.

NO:	DATE:	DESCRIPTION:
6	2026-03-12	UPDATED PER REVISED BUILDING PLANS
5	2025-11-18	ISSUED FOR MINOR VARIANCE REVIEW
4	2025-10-22	REVISED PER UPDATED SITE PLAN
3	2025-07-28	LANDSCAPING CALCULATIONS
2	2025-06-17	ISSUED FOR BUILDING PERMIT SUBMISSION
1	2025-03-24	FIRST SUBMISSION

REVISIONS

NORTH

LICENSED PROFESSIONAL ENGINEER A. P. SMITH 100193971 2026-03-26 PROVINCE OF ONTARIO

SEAL

LandSmith ENGINEERING & CONSULTING LTD.
LANDSMITH ENGINEERING & CONSULTING LTD.
1059 UPPER JAMES STREET, SUITE 207
HAMILTON, ON L9C 3A6
ANDREW@LANDSMITHEC.COM
289-309-3632

CLIENT:

LUIGI LAURICELLA

MUNICIPALITY:

CITY OF HAMILTON

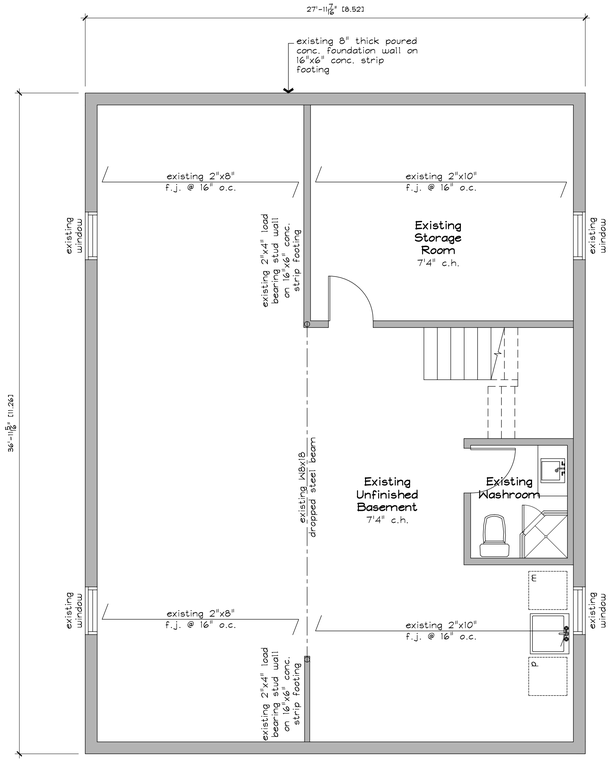
PROJECT NAME:

52 PURNELL DR.

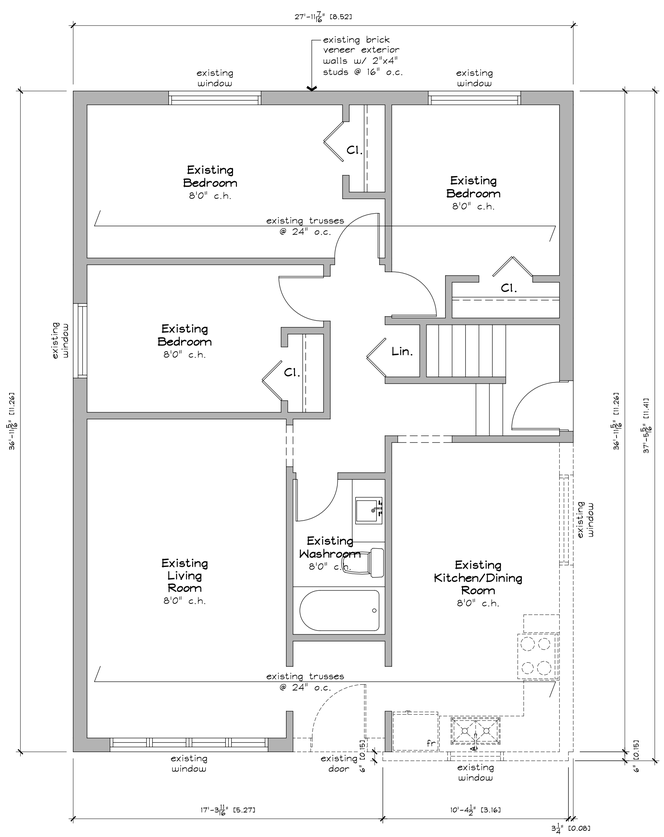
TITLE:

GRADING PLAN

SCALE: 1:100	DATE: 2025-03-17
CHECKED BY: AS	DESIGNED BY: CJ
DWG No: 25007-AU	SHEET No: G1



1 / A1 EXIST. BASEMENT PLAN
1/4" = 1'-0"



1 / A1 EXIST. FIRST FLOOR PLAN
1/4" = 1'-0"

THE LAURICELLA RESIDENCE

52 PURNELL DRIVE
HAMILTON, ON
L9C 4Y3

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

FOR MINOR VARIANCE
03.27.26 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
11.20.24	ISSUED FOR REVIEW
01.16.25	ISSUED FOR REVIEW
02.18.25	ISSUED FOR REVIEW
03.18.25	ISSUED FOR REVIEW
06.15.25	ISSUED FOR MV
10.22.25	ISSUED FOR MV CONSULT
02.21.26	ISSUED FOR REVIEW
03.04.26	ISSUED FOR REVIEW
03.04.26	ISSUED FOR REVIEW
03.27.26	RE-ISSUED FOR MV

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF CONDITIONS, DIMENSIONS, DETAILS, MATERIALS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY. THE DESIGNER IS NOT LIABLE FOR ANY CHANGES MADE BY THE CONTRACTOR WITHOUT THE DESIGNERS KNOWLEDGE AND PERMISSION.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

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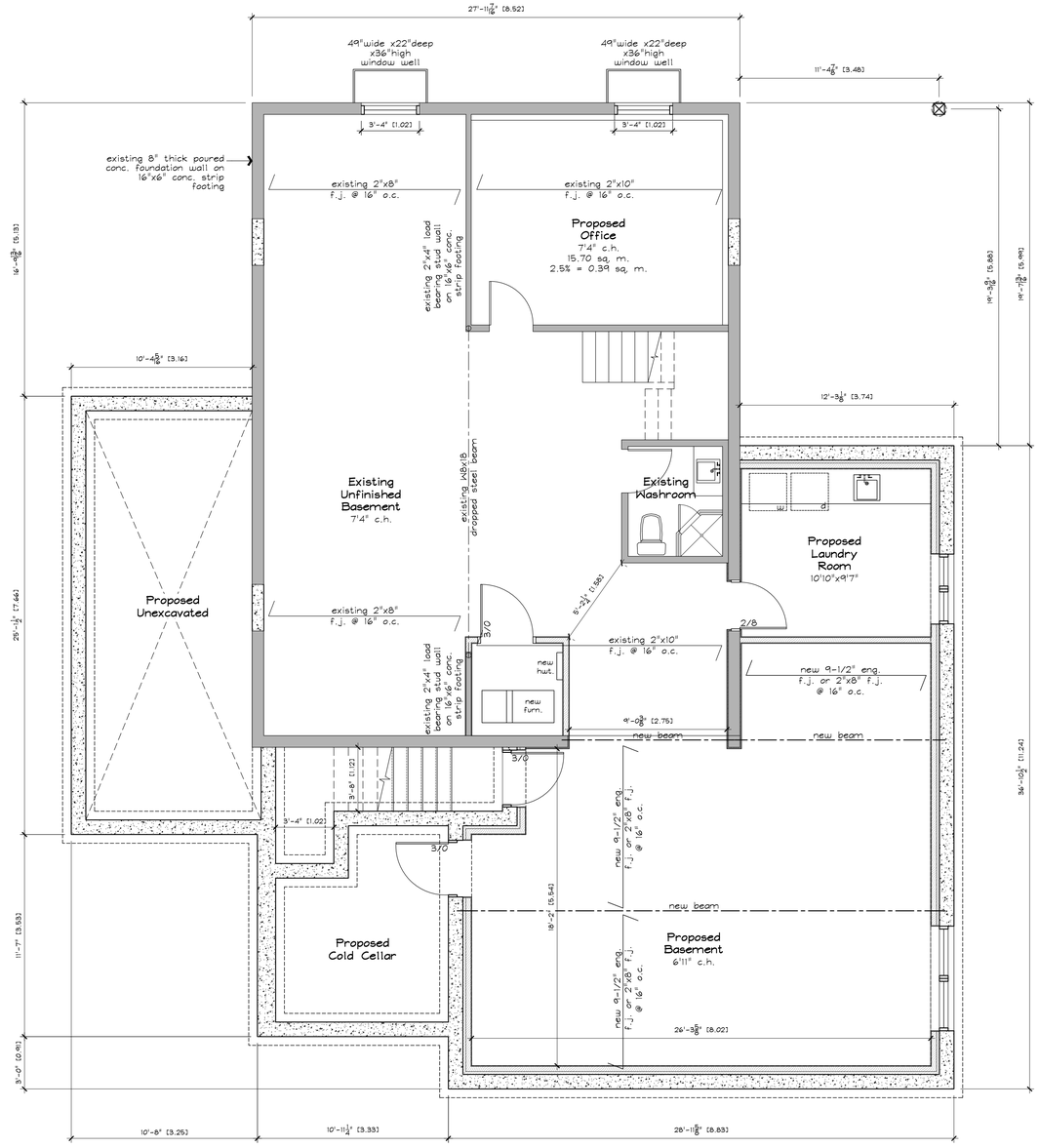
EXISTING
FLOOR PLANS

SHEET
A1
OF 4



1 / A2 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

THE LAURICELLA RESIDENCE

52 PURNELL DRIVE
HAMILTON, ON
L9C 4Y3

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

FOR MINOR VARIANCE
03.27.26 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
11.20.24	ISSUED FOR REVIEW
12.06.24	ISSUED FOR REVIEW
01.16.25	ISSUED FOR REVIEW
02.26.25	ISSUED FOR REVIEW
03.18.25	ISSUED FOR REVIEW
06.15.25	ISSUED FOR MV
10.22.25	ISSUED FOR MV CONSULT
02.23.26	ISSUED FOR REVIEW
03.01.26	ISSUED FOR REVIEW
03.04.26	ISSUED FOR REVIEW
03.27.26	RE-ISSUED FOR MV

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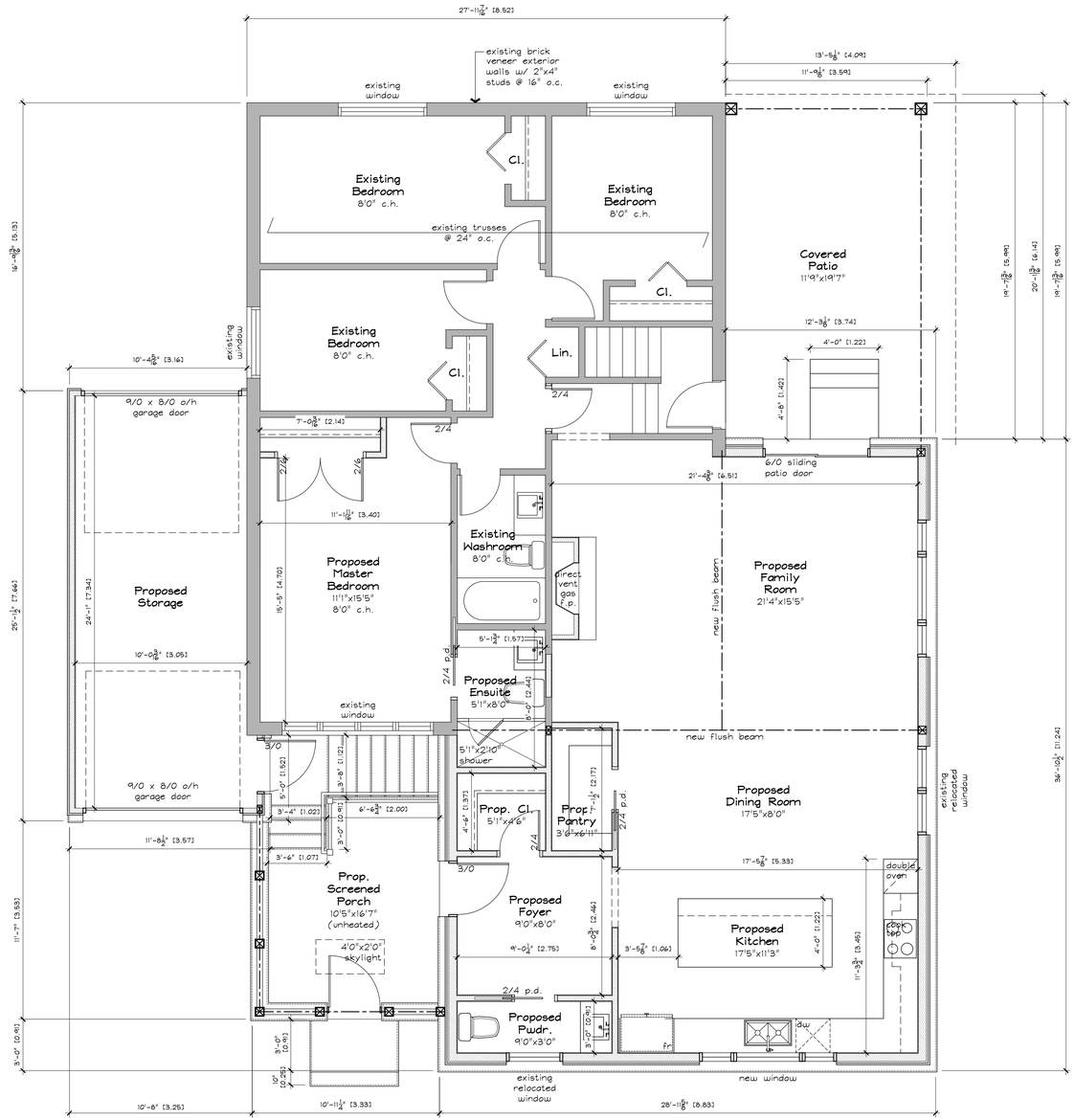
PROPOSED
BASEMENT PLAN

SHEET
A2
OF 4



Existing Floor Area: 1032.58 sq. ft. (95.93 sq. m.)
Proposed Addition Area (including front porch): 1227.09 sq. ft. (114.00 sq. m.)
Proposed Rear Covered Patio Area: 180.84 sq. ft. (16.80 sq. m.)

1 / A3 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

THE LAURICELLA RESIDENCE
52 PURNELL DRIVE
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L9C 4Y3

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03.18.25	ISSUED FOR REVIEW
06.12.25	ISSUED FOR MV
10.24.25	ISSUED FOR MV CONSULT
12.04.25	ISSUED FOR REVIEW
03.01.26	ISSUED FOR REVIEW
03.03.26	ISSUED FOR REVIEW
03.27.26	RE-ISSUED FOR MV

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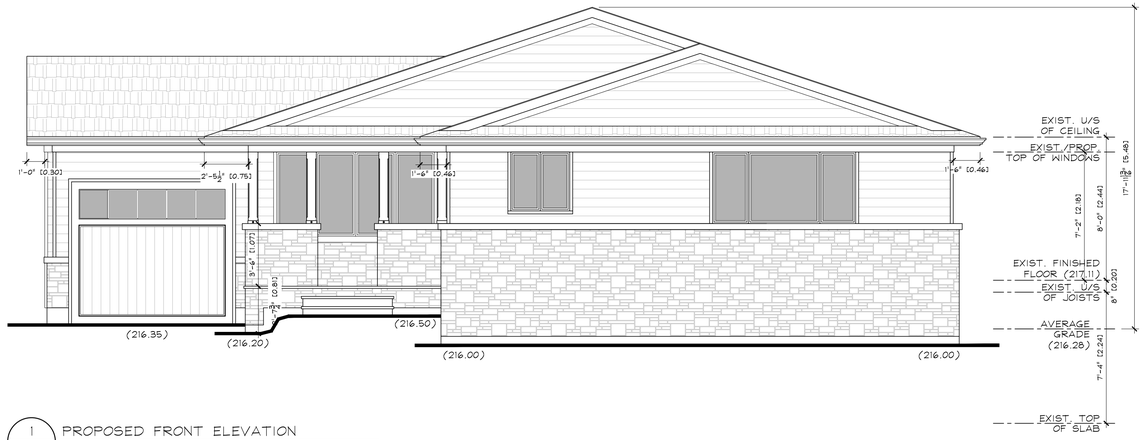
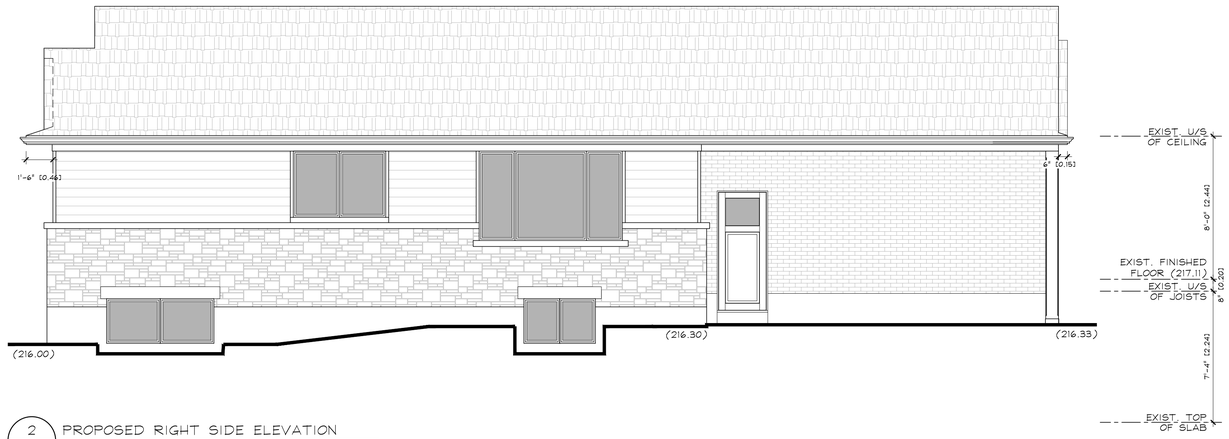
PROPOSED FIRST FLOOR PLAN

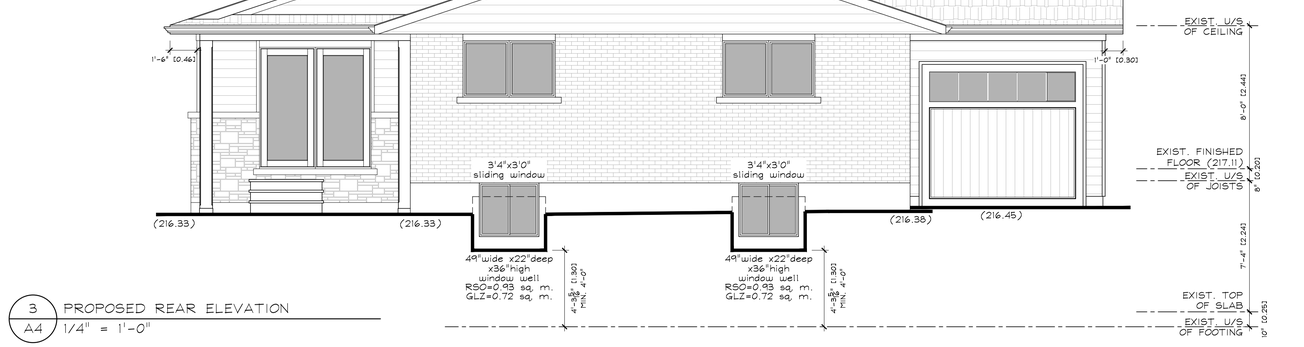
SHEET A3 OF 4



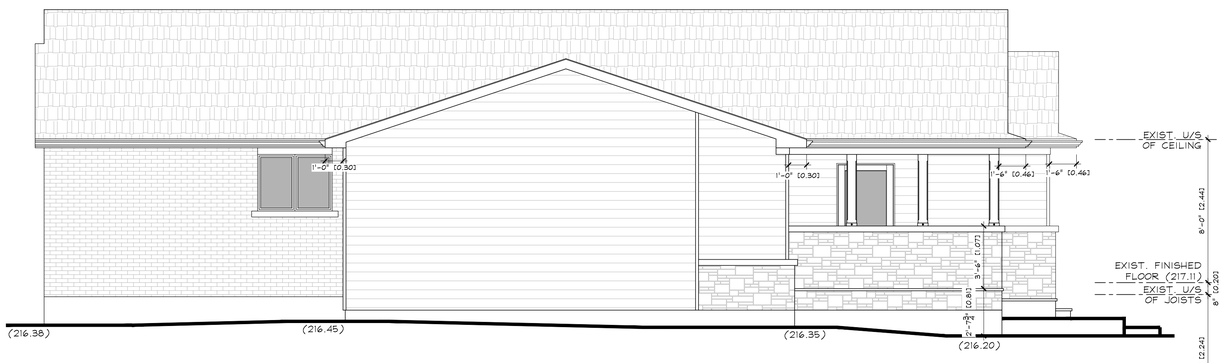
1 A4 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



2 A4 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



3 A4 PROPOSED REAR ELEVATION
1/4" = 1'-0"



4 A4 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

THE LAURICELLA RESIDENCE
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FOR MINOR VARIANCE
03.27.26 signature required

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PROPOSED ELEVATIONS

SHEET A4 OF 4

Minor Variance Application – Re-Submission After Deferral

Project: 52 Purnell Drive

To whom it may concern,

We are kindly requesting consideration for a number of minor variances to facilitate the construction of an addition to the existing single-family dwelling.

Variances Required

1. To permit a flankage yard setback of 2.45m. instead of the required 3.0m. for a proposed 1 story addition.

The homeowner requires more living space for their growing kids. They are outgrowing the 3 small bedrooms they currently have and would like to ensure all living spaces are on the main level so they can stay in this house as they age and be close to their kids and the living space while they're small.

We feel this reduced setback will have very little impact on Bentley Place street as there is an extra large boulevard of 5.0m on this side. We have also met the required front yard setback which ensures great visibility from the corner of Bentley Place and Purnell Drive.

2. To permit a South side lot line of 0.40m. instead of the required 1.20m. for a proposed 1 story addition.

The variance requested with the first submission was 0.33m. to the side yard. After the first meeting we met with staff (from planning and site engineering) on site to discuss the changes and what setbacks they could support. After lengthy discussions it was agreed upon that the 0.40m. side yard setback would be sufficient for accessibility on the side of the addition. The existing detached garage has roughly the same setback and it was shown that the side of the structure is easily accessible.

The neighbouring property owner has signed a letter in support of this addition (see below) and is more than happy to have their property accessed when needed to ensure everything is built and graded appropriately. They have also signed the proposed site plan to show that they are in agreement with the shared swale that is being proposed, which was a condition set by the site engineering department.

3. To permit a 0.10m. eave setback instead of the required encroachment of one-half the width of the required interior side yard.

We have ensured that the roof overhang does not encroach the full width of the proposed side yard. The overhang does follow the roof line and does not present any obstructions from an accessibility standpoint and will not have any negative impacts on the neighboring property.

We feel we have worked with staff to address their major concerns from our first proposal and are happy to come back to the table with a revised plan that we hope will please everyone. We have reduced the number of variances from 4 to 3 and have also reduced the severity of 2 of the remaining 3 variances.

Overall, we feel these additions are in keeping with the neighborhood and surrounding homes and poses no negative impact to the streetscape or neighbors.

We appreciate your time and consideration in this manner.

June 1, 2025

To Whom it May Concern,

This letter is to acknowledge our support of the proposed plans to the property of 52 Purnell Drive, Hamilton ON.

Luigi and Sheri Lauricella have been our next door neighbours since the summer of 2012. They have personally discussed their intention of putting an addition onto the house and placement of a side garage that would sit between our houses. The area in question is already fully hardscaped from the previous owners and to date, we have not had any issues with water pooling or drainage in our side yard. Also, they have identified that should this be approved, they may require access to our property to excavate and we are ok with this as well.

In addition, we appreciate the fact that they have opted not to push out a proposed garage/addition and rather set it back between the houses so as not to impede our view when we sit on our front porch.

To reiterate, we are in support of their proposed plans.

Thank you,

[redacted]

June 3, 2025

Don and Kim Jonnson

[redacted]

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	MAILING ADDRESS
Registered Owners(s)	Luigi Lauricella & Sheri Lauricella (nee Spolnik)	[redacted]
Applicant(s)	Jenny Bognar	
Agent or Solicitor	As per applicant	

1.2 Primary contact ☐ Applicant ☐ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Applicant ☑ Owner ☐ AgentSolicitor

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* [redacted]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	52 Purnell Drive		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	83	Concession	
Registered Plan Number	M-29	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:

Part 99 Plan WHR 58 4' Easement (off rear property line)

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:

See attached

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

See attached

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
18.288 m.	36.576 m.	668.90 sq. m.	20.0 m.

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
Existing Dwelling	10.01 m.	15.28 m.	6.17 m./3.57 m.	1980's appr.
Existing Detached Garage	n/a	1.22 m.	0.61 m./7.32 m.	2020

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Dwelling Additions	4.03 m.	16.75 m.	2.45 m./0.40 m.	ASAP

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
Existing Dwelling	95.93 sq. m.	95.93 sq. m.	1	4.69 m.
Existing Detached Garage	77.06 sq. m.	77.06 sq. m.	1	4.5 m.

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Dwelling w/ Additions	209.93 sq. m.	209.93 sq. m.	1	5.48 m.
including front porch				

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 dwellings

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
August 15, 2012

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:
Always

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) Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.
See attached

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-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: _____

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):

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

_____

_____

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.:	A-26:050	**SUBJECT PROPERTY:**	5 Alger Court, Flamborough
ZONE:	S1 (Settlement Residential)	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Todd Sarson & Ashley Sarson
Applicant: Todd Sarson & Ashley Sarson
Agent:

The following variances are requested:

1. A maximum Gross Floor Area of 66.0 square metres shall be permitted for all buildings accessory to the Single Detached Dwelling instead of the requirement that all buildings accessory to a Single Detached Dwelling shall not exceed 45.0 square metres or 7.5% of the lot area, whichever is the lesser.

PURPOSE & EFFECT: To construct an accessory building in the rear yard of an existing Single Detached Dwelling

Notes:

i. Please be advised that a portion of this property is within an area regulated by Conservation Halton. Please contact (905) 336-1158 or envserv@hrca.on.ca prior to any development.

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, April 30, 2026**
TIME:	**10:40 a.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)

A-26:050

	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
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:050, 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.

A-26:050

Subject Lands

DATED: April 13, 2026

_____

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

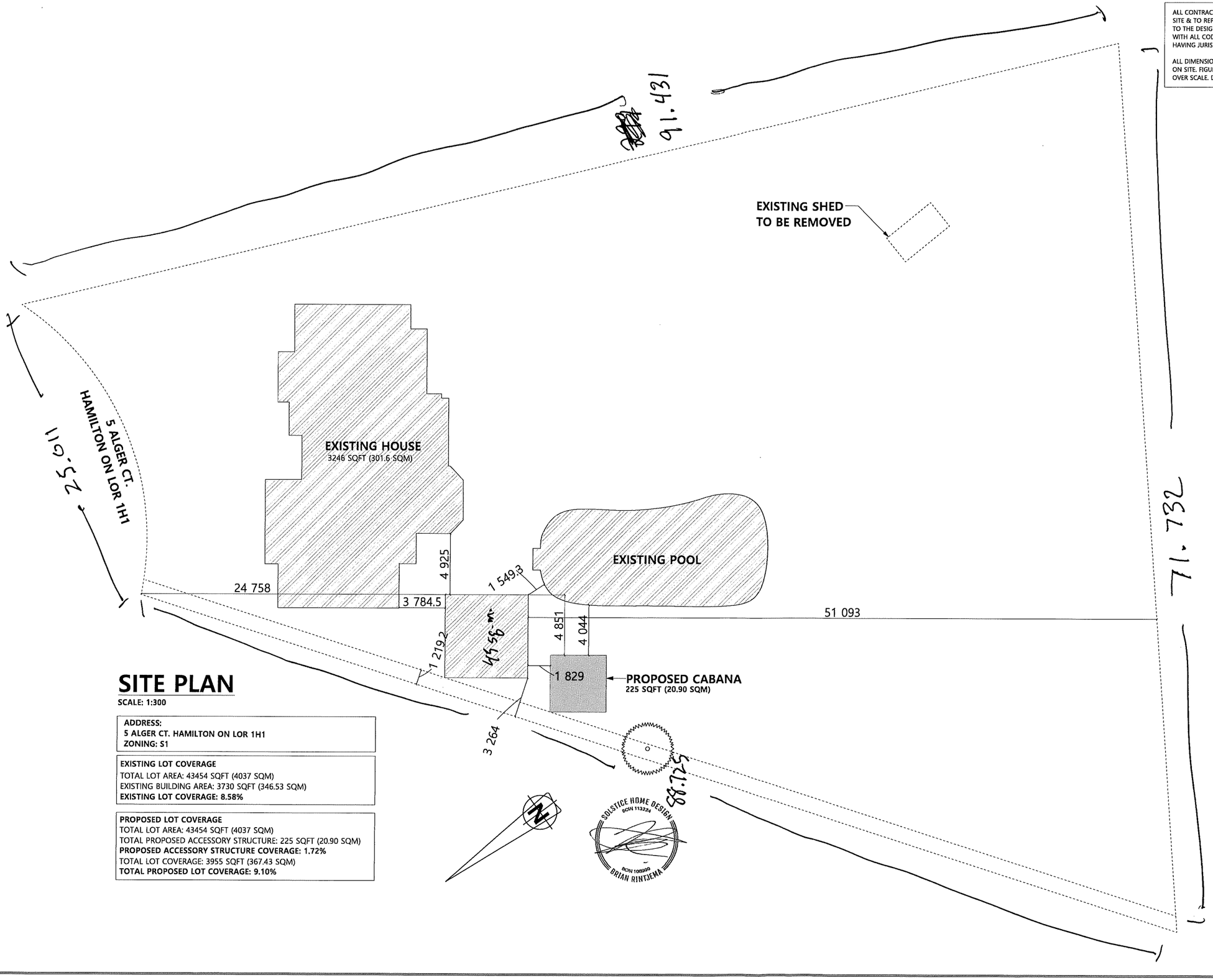
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



SITE PLAN

SCALE: 1:300

ADDRESS:
5 ALGER CT. HAMILTON ON L0R 1H1
ZONING: S1

EXISTING LOT COVERAGE
TOTAL LOT AREA: 43454 SQFT (4037 SQM)
EXISTING BUILDING AREA: 3730 SQFT (346.53 SQM)
EXISTING LOT COVERAGE: 8.58%

PROPOSED LOT COVERAGE
TOTAL LOT AREA: 43454 SQFT (4037 SQM)
TOTAL PROPOSED ACCESSORY STRUCTURE: 225 SQFT (20.90 SQM)
PROPOSED ACCESSORY STRUCTURE COVERAGE: 1.72%
TOTAL LOT COVERAGE: 3955 SQFT (367.43 SQM)
TOTAL PROPOSED LOT COVERAGE: 9.10%

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER. ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS

SOLSTICE
HOME DESIGN

77 Seabreeze Crescent
Stoney Creek, ON L8E 0A2

(289) 680-7480

brian.rintjema@gmail.com

BRIAN'S DRAFTING SERVICE
BCIN 113224
BCIN 106999
BRIAN RINTJEMA

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

Qualification Information

Brian Rintjema		106999
Name	Signature	BCIN

Registration Information

Brian's Drafting Service	113224
Firm	BCIN

5 ALGER CT. COVERED AREA

5 Alger Ct. Hamilton, ON L0R 1H1

PAGE TITLE:
SITE PLAN

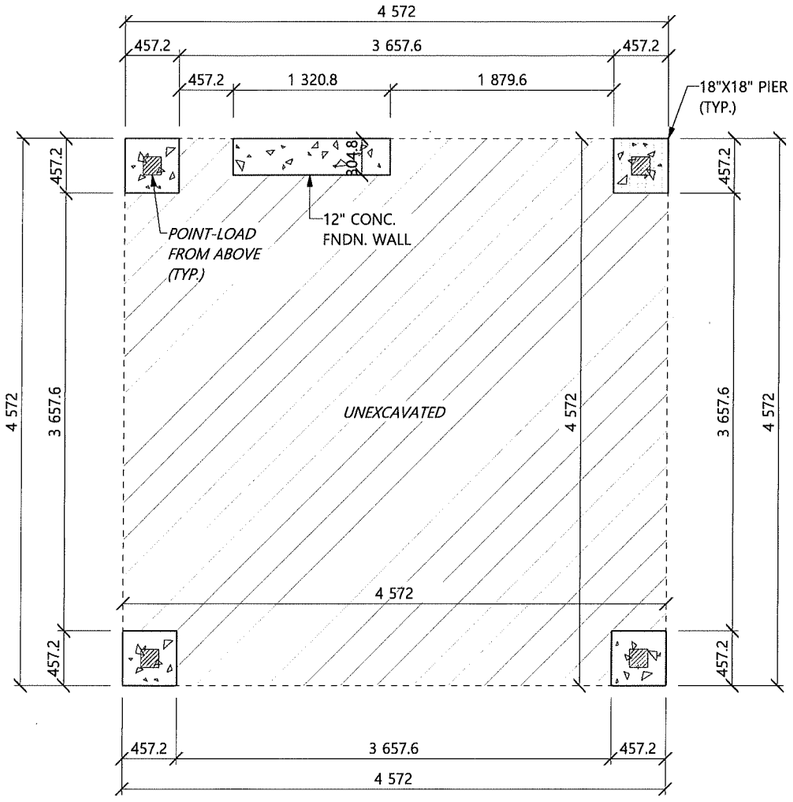
PLOT FORMAT SIZE:
11 X 17

DATE:
FEB. 23, 2026

DRAWN BY:
Brian Rintjema

SHEET NO.
4 OF 4

SCALE:
As Noted

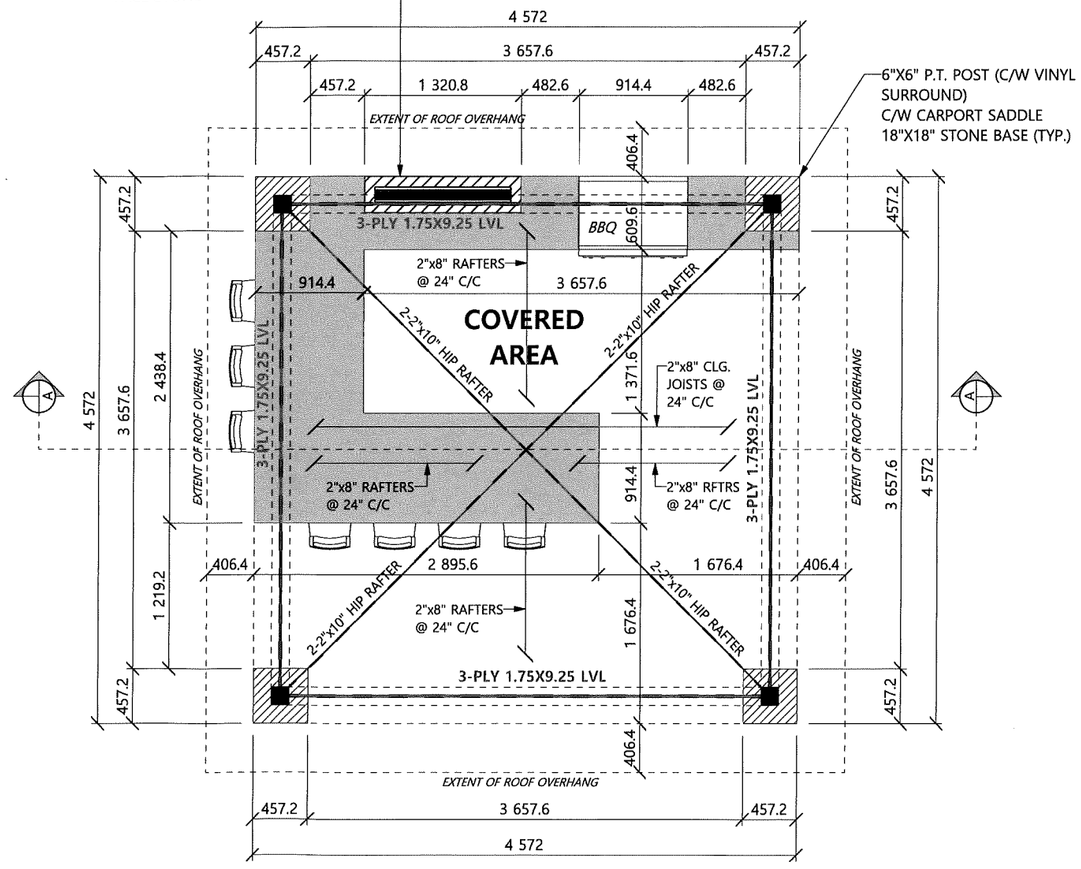


FOUNDATION PLAN

SCALE: 1:50

W1 TYPICAL 2x6 STONE EXTERIOR WALL:

FACE STONE
7 GAUGE CORRUGATED
GALVANIZED METAL BRICK TIES
2x6 STUDS @ 16" o.c.
7 GAUGE CORRUGATED
GALVANIZED METAL BRICK TIES
FACE STONE



MAIN FLOOR PLAN

SCALE: 1:50
AREA:

FLOOR AREA: 225 SQFT (20.90 SQM)

PRE-ENG. LVL HDR. **PRE-ENGINEERED LVL:**
ALL PRE-ENG. LVLS TO BE DESIGNED AND SIZED ACCORDING TO APPROVED THRID PARTY CALCULATIONS

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER. ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

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5 ALGER CT. COVERED AREA

5 Alger Ct. Hamilton, ON L0R 1H1

PAGE TITLE:

FOUNDATION PLAN & MAIN FLOOR PLAN

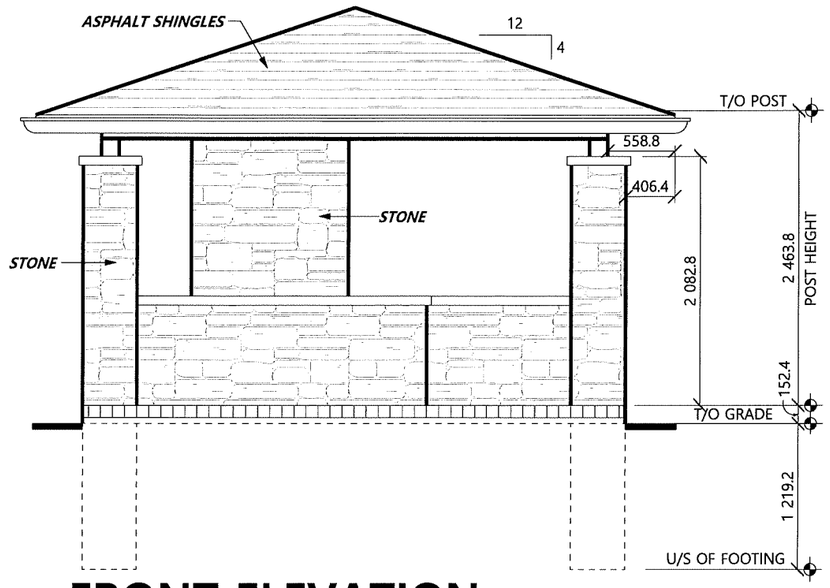
PLOT FORMAT SIZE: **11 X 17**

DATE: **FEB. 23, 2026**

DRAWN BY: **Brian Rintjema**

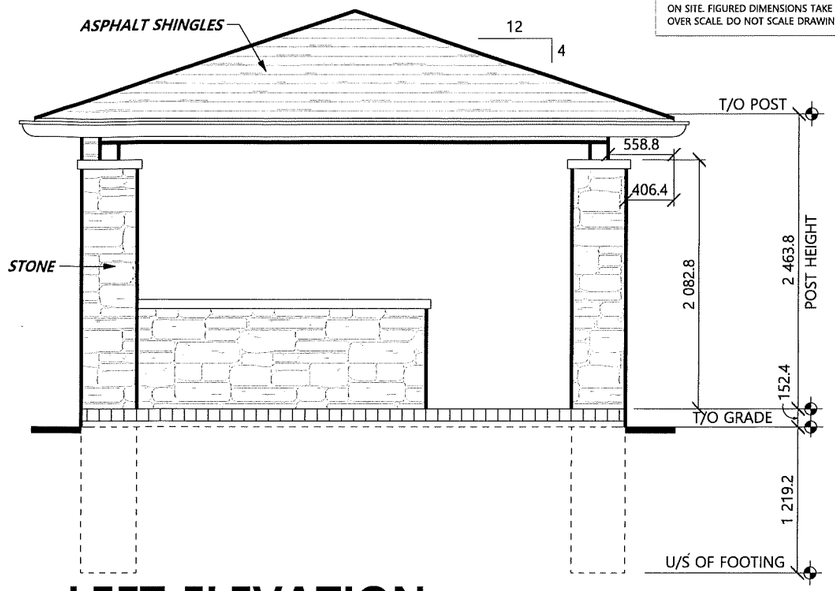
SCALE: **As Noted**

SHEET NO. 1 OF 4



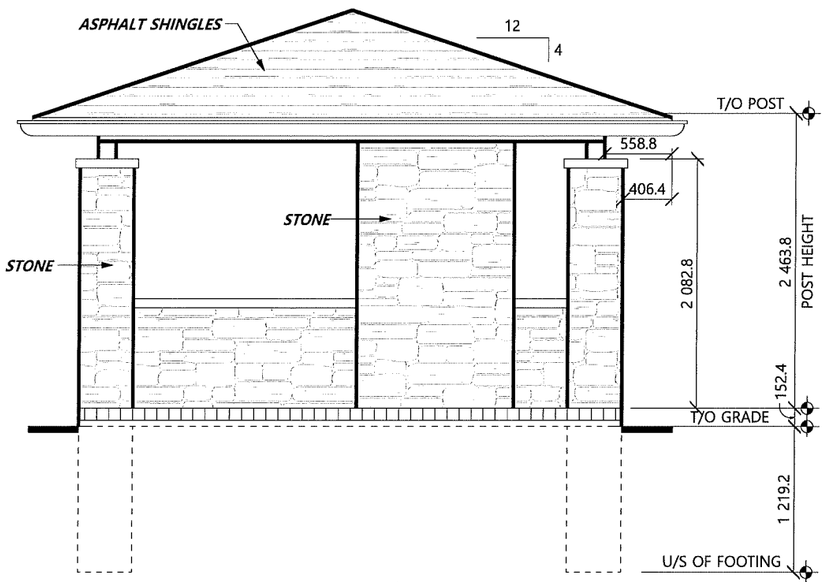
FRONT ELEVATION

SCALE: 1:50



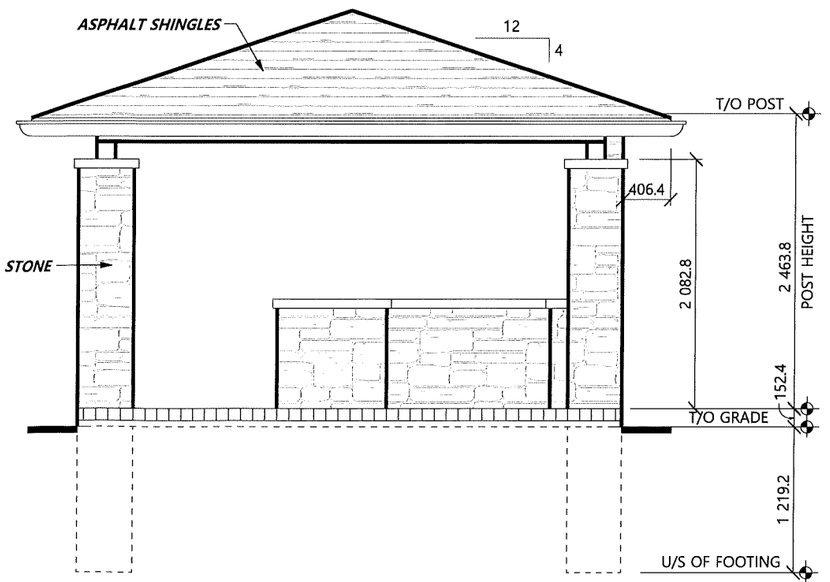
LEFT ELEVATION

SCALE: 1:50



REAR ELEVATION

SCALE: 1:50



RIGHT ELEVATION

SCALE: 1:50

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5 ALGER CT. COVERED AREA

5 Alger Ct. Hamilton, ON L0R 1H1

PAGE TITLE:

ELEVATIONS

PLOT FORMAT SIZE:

11 X 17

DATE:

FEB. 23, 2026

DRAWN BY: **Brian Rintjema**

SCALE: **As Noted**

SHEET NO.

2 OF 4

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER. ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

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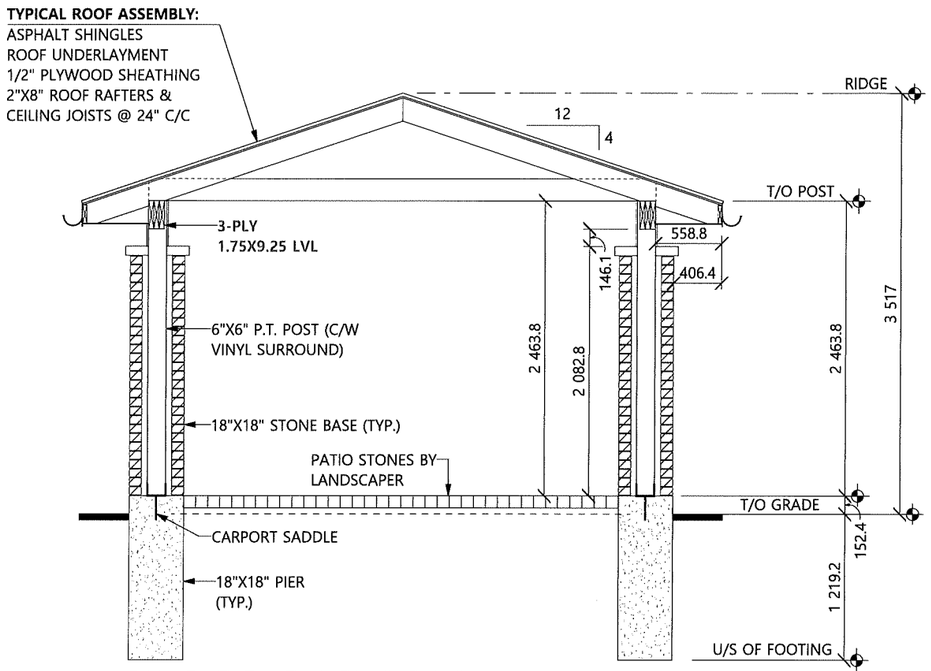
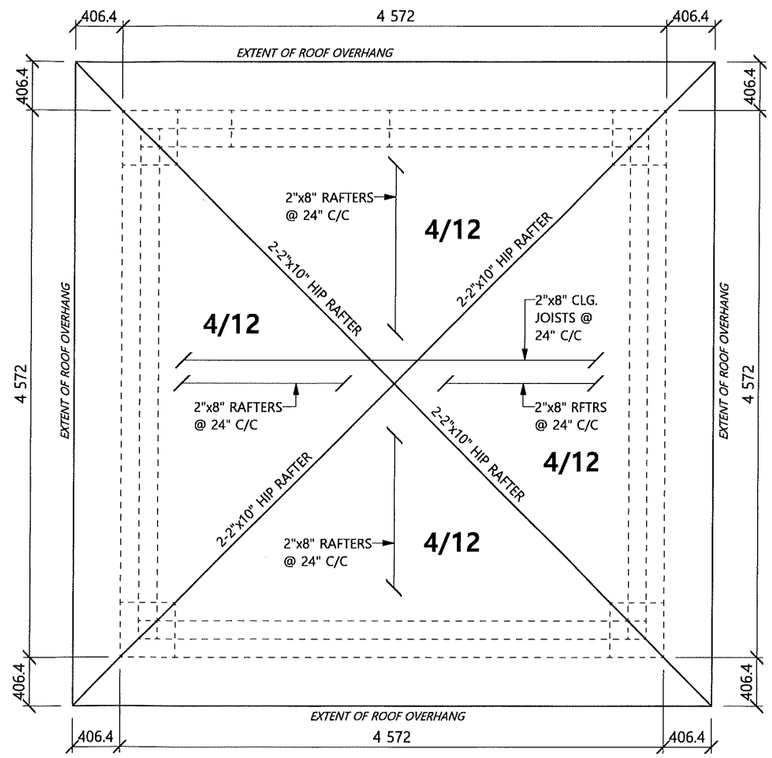


CROSS SECTION A

SCALE: 1:50



ROOF PLAN

SCALE: 1:50

SOLSTICE
HOME DESIGN

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Name	Signature	BCIN

Registration Information

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Firm	BCIN

5 ALGER CT. COVERED AREA

5 Alger Ct. Hamilton, ON L0R 1H1

PAGE TITLE:

CROSS SECTION & ROOF PLAN

PLOT FORMAT SIZE: **11 X 17**

DATE: **FEB. 23, 2026**

DRAWN BY: **Brian Rintjema**

SCALE: **As Noted**

SHEET NO. **3** OF **4**

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owner(s)	Todd Sarson Ashley Sarson	5 Alger Crt Hamilton, ON L0R 1H1	[redacted]
Applicant(s)	Todd Sarson	5 Alger Crt Hamilton, ON L0R 1H1	
Agent or Solicitor			**Phone:** **E-mail:**

Please include contact person's name if applying as a company or organization.

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 [redacted]

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 card over phone* [redacted]

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	5 Alger Crt Hamilton Ontario		
Assessment Roll Number	303810665250000		
Former Municipality			
Lot	3	Concession	
Registered Plan Number	62M931	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:

Expand total lot coverage for allowable accessory bldg. from 45 sqm to add a 21 sqm structure

☐ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

lot coverage is already at 45 sqm wanting to add covered roof structure of 21 sqm

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

☑ Yes ☐ No

If yes, please provide an explanation:

Require a minor variance to exceed allowable lot coverage for accessory building permit.

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
18m	82m	4037 SQM	10 M

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
House	12m	56 M	3.2 M	2001
Pool Cabana	25 M	50 m	1.2 M	2025

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Roof Structure	25 M	51 M	1.2 m	2026

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
House	305 SqM	500 Sqm	2	8.25 m
Cabana	45 SqM	45 Sqm	1	4.5 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Roof Structure	21 Sqm	21 Sqm	1	4 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
- ☑ 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

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

2020

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

Single detached dwelling

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

Single detached dwelling

5.4 Length of time the existing uses of the subject property have continued:

25 years

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

Rural Hamilton Official Plan designation (if applicable): Rural Settlement Area

Rural Settlement Area: Carlisle

Urban Hamilton Official Plan designation (if applicable) _____

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

5.6 What is the existing zoning of the subject land? Residential

5.7 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: _____

5.8 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: _____

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 1

6.2 Number of Dwelling Units Proposed: 0

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

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

7.2 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

_____

_____

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.:	A-26:060	**SUBJECT PROPERTY:**	335 Carlisle Road, Flamborough
ZONE:	S1 (Settlement Residential)	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Angelo Venturin, Michele Pankcatz
Applicant:
Agent:

The following variances are requested:

1. A maximum Gross Floor Area of 68.0 square metres shall be permitted for buildings accessory to the Single Detached Dwelling instead of the requirement that all buildings accessory to a Single Detached Dwelling shall not exceed 45.0 square metres or 7.5% of the lot area, whichever is the lesser.

2. A maximum Building Height of 5.1 metres shall be permitted for all buildings accessory to the Single Detached Dwelling instead of the requirement that all buildings accessory to a Single Detached Dwelling shall have a maximum Building Height of 4.5 metres.

PURPOSE & EFFECT: To construct a detached garage in the rear yard of a Single Detached Dwelling

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, April 30, 2026**
TIME:	**10:45 a.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)

A-26:060

	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
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

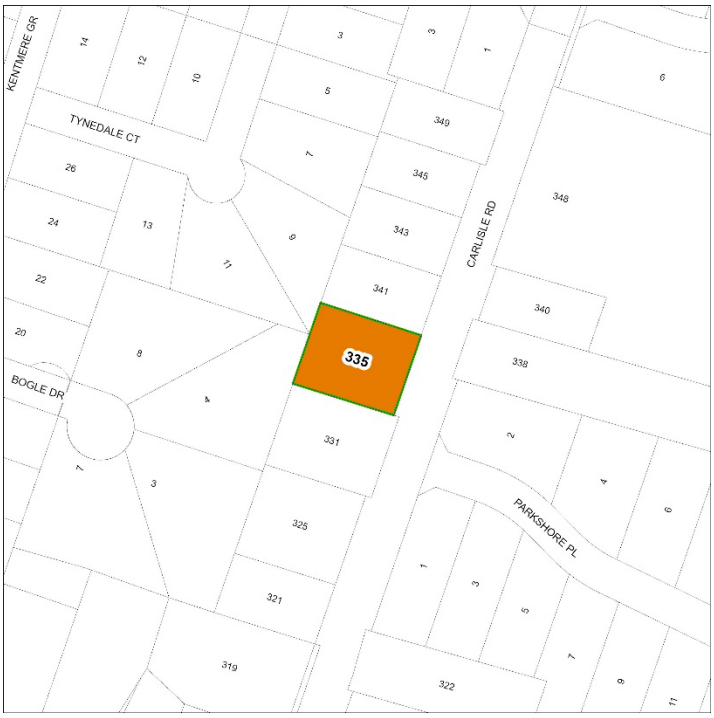
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:060, 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.

A-26:060



Subject Lands

DATED: April 13, 2026

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

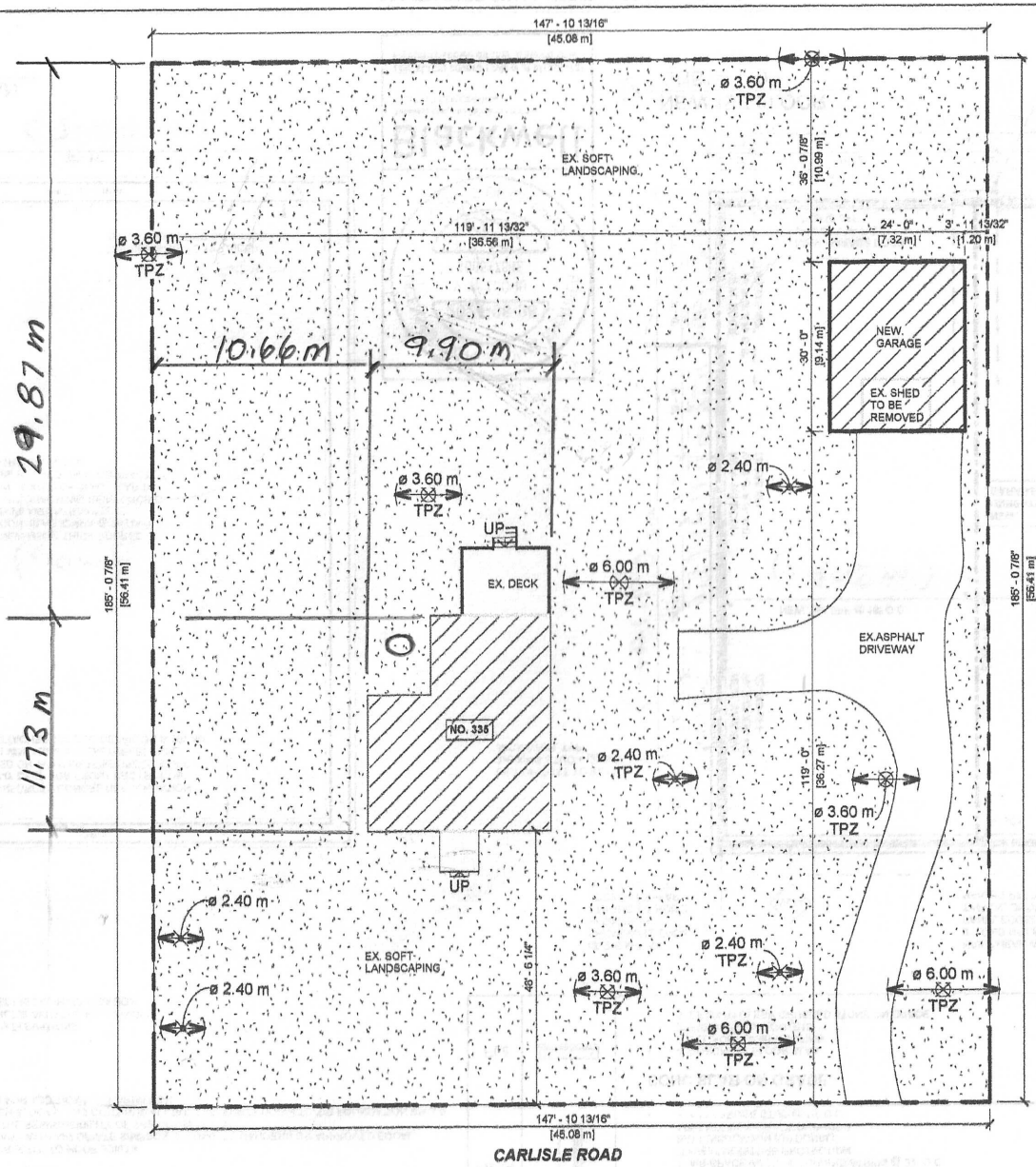
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



1 SITE PLAN
1 : 250

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CONTRACTOR SHALL VERIFY SITE DIMENSIONS

PROPOSED DETACHED GARAGE

335 CARLISLE ROAD

HAMILTON, ONTARIO L0R 1H1

Permit Works
Approvals Made Easy
3575 14TH AVE - UNIT 18
MARKHAM, ON L3R 0H6
email: info@permitworks.ca
mobile: 416-989-8900

KCCL Architect

Drawn by	DHC
Date	2024-08-27
Scale	1 : 250
Project Number	24094

DRAWING NAME
SITE PLAN

SHEET NUMBER
A1.1

ONTARIO ASSOCIATION OF ARCHITECTS
KELVIN CHUN CHUNG LO
LICENCE
9250

3
26

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PROPOSED DETACHED GARAGE

335 CARLISLE ROAD

HAMILTON. ONTARIO L0R 1H1

KCCL Architect

LICENSED ARCHITECT BY ONTARIO ARCHITECT ASSOCIATION

348 Hemlock Drive, Whitchurch Stouffville, Ontario Canada L4A 5A7/
Tel: 416 881 9898. Mobile: 416 602 9616
Email: Info@kcclarchitect.ca
Web: https://www.kcclarchitect.ca

OAA - Licence # 9250. Certificate of Practice # 6195

GENERAL NOTES 1.0

Drawings:
1. Owner and contractor is fully responsible for verifying all existing structural condition prior to any work. Any and all discrepancies shall be reported to KCCL Architect Inc. Prior to any work. Owner and contractor is fully responsible for shoring existing structure prior to any work.
2. DO NOT SCALE DRAWINGS
3. If any conflict of discrepancy exists in the drawings documents, the following priority squence is to be followed:
- Drawings of a later date supersede drawings of an earlier date
- Larger scales drawings supersede those of a smaller scale
- the specifications supersede the drawings

5. Mechanical and electrical contractos are to cross reference the architectural and engineering drawings through-out the course of the project and report any discrepancies to the architect before proceeding

Permits & Inspections:

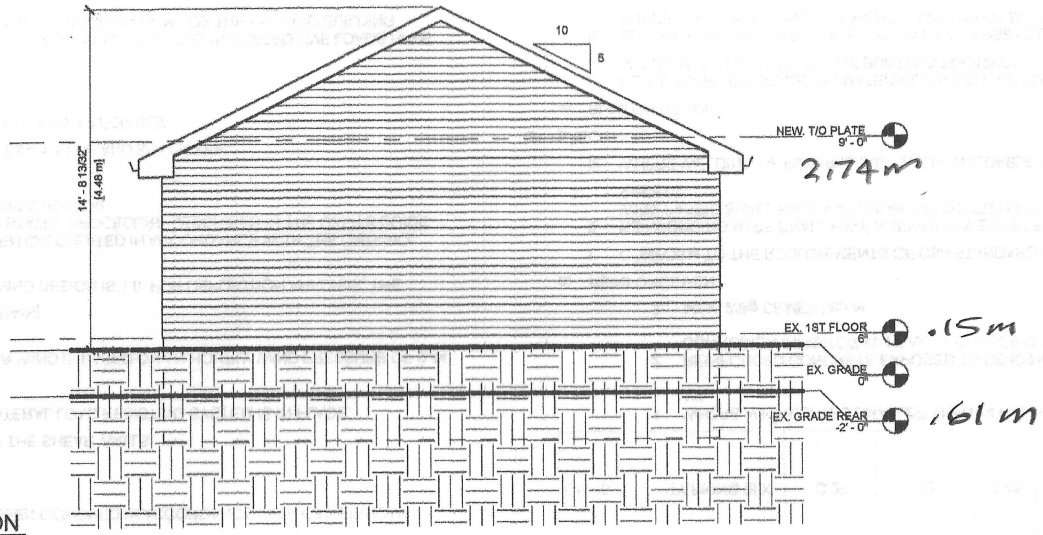
1. **NO DEMOLITION OR CONSTRUCTION IS TO START WITHOUT ISSUANCE OF A VALID BUILDING PERMIT.**
2. Upon completion of the work, the contractors shall pay for and obtain a signed release from the municipality having jurisdiction indicating that the work is complete and the permit is signed off.
3. The contractor shall give all required notices for inspections as required by the building permit and all authorities having jursidiction.
4. The architect will abide by the mechanic's lien act in his/her review of all progress invoices on the project.

Cooperation & Protection:
1. Each contractor is responsible for all necessary cutting and patching required by their respective trades.
2. Protection: The general contractor shall protect all finished work from construction any damage arising from any cause shall be made good by the general contractor to the satisfaction of the architect.
3. Protection: Contractor to provide protection over any base building equipment during all phases of construction.

Substitutions:
1. No substitution for any product or material will be accepted unless authorized by the architect in the form of an addendum.

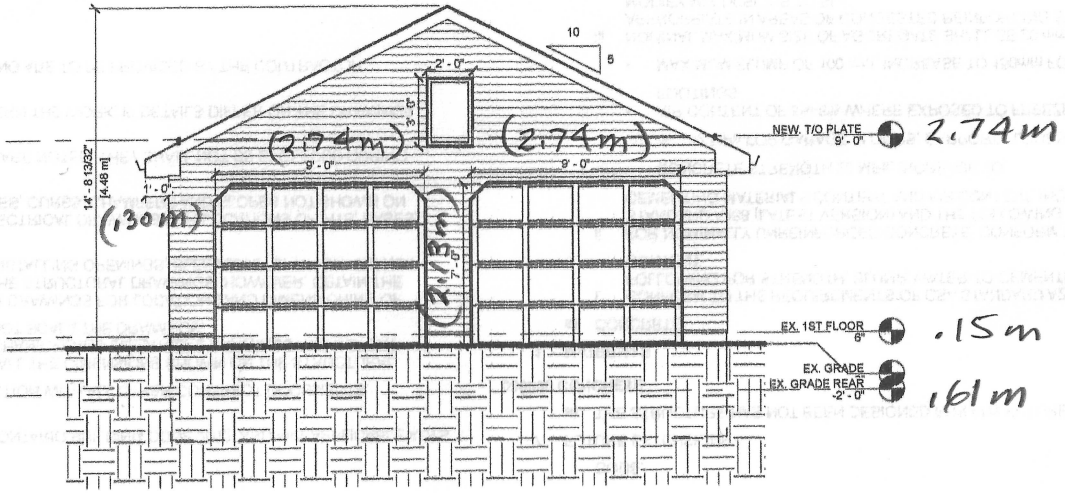
Building Code Compliance Note:
1. These drawings do not represent a comprehensive and exhaustive guide for compliance with the Ontario Building Code. It is assumed that the contractor has reasonably sufficient knowledge of the Ontario Building Code in order to perform all work as per these drawings in such a way that will comply with all aspects of the OBC and will not contravene any other applicable laws.

Legal:
Drawings issued by KCCL Architect Inc are for illustration and design intent purposes only. All Architectural, Mechanical, Electrical, Plumbing, Structural, Sprinkler, Suppression system and life safety items are to be as per outlined in municipal permit approved drawings as per issued by associated professional engineer and respective trades.



1 NEW. ELEVATION
3/16" = 1'-0"

(4.77mm = 304.8mm)



2 NEW. ELEVATION
3/16" = 1'-0"

(4.77mm = 304.8mm)

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

PROPOSED DETACHED GARAGE

335 CARLISLE ROAD

HAMILTON. ONTARIO L0R 1H1

Permit Works
Approvals Made Easy
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mobile: 416-989-8900

KCCL Architect

Drawn by	DHC
Date	2024-08-27
Scale	3/16" = 1'-0"
Project Number	24094

DRAWING NAME
NEW. ELEVATIONS

SHEET NUMBER
A3.2

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2024-08-28
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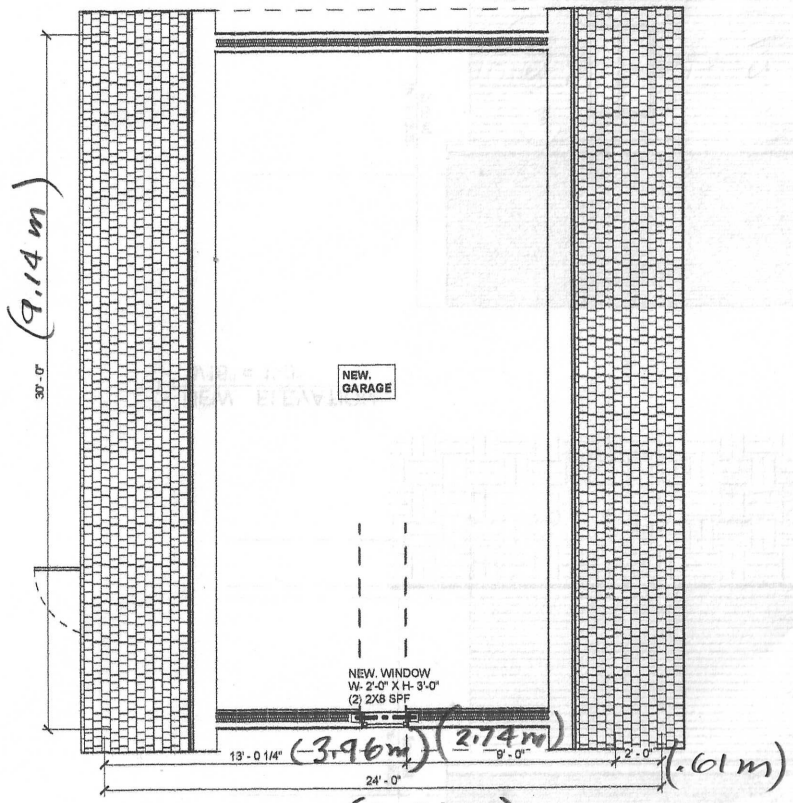
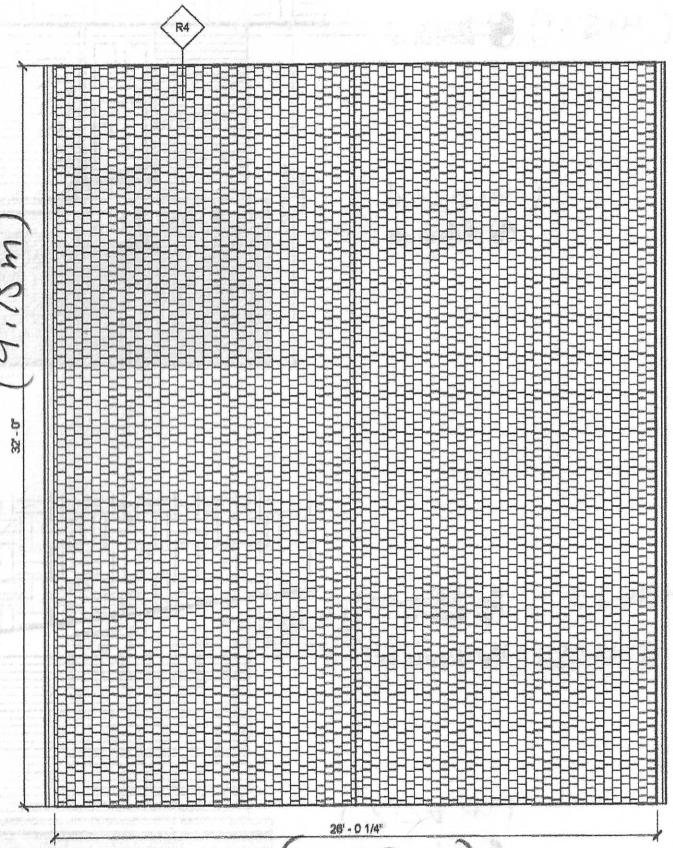
R4		**SLOPED FINISHED CEILING (VAULT CEILING)** • ASPHALT SHINGLES - 30 YEAR, 3 TAB. UNDERLAY ICE AND WATER SHIELD FOR A VERTICAL DIMENSION OF 5'-0" MIN. UP ROOF SLOPE FROM EAVES. • ROOF RAFTER AND SPACING AS PER PLANS • MIN. R31 SPRAY FOAM INSULATION (OPTIONAL) • 1/2" GYPSUM, CEILING BOARD (1.54 m)



3 NEW 1ST FLOOR UPPER
3/16" = 1'-0"



1 NEW ROOF PLAN
3/16" = 1'-0"
(4.77mm = 304.8mm)

NOTE: EXISTING FLOOR PLAN FOR REFERENCE ONLY

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

PROPOSED DETACHED GARAGE
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HAMILTON. ONTARIO L0R 1H1

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Project Number	24094

DRAWING NAME
NEW. FLOOR PLAN

SHEET NUMBER
A2.2

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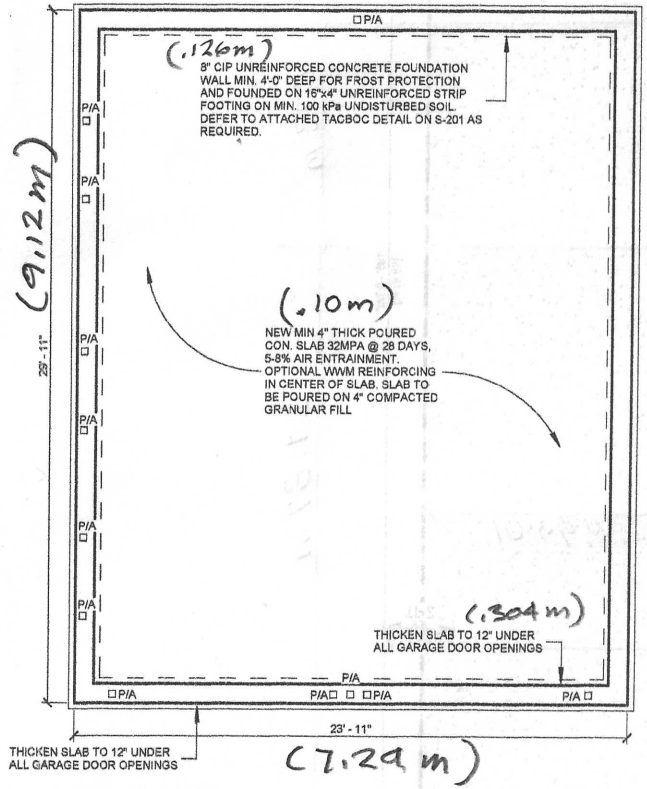
ROOF
1. ROOF LOADS USED IN THE DESIGN:

SNOW: 1.28 kPaa (HAMILTON)
SUPERIMPOSED DEAD LOAD 0.7 kPa

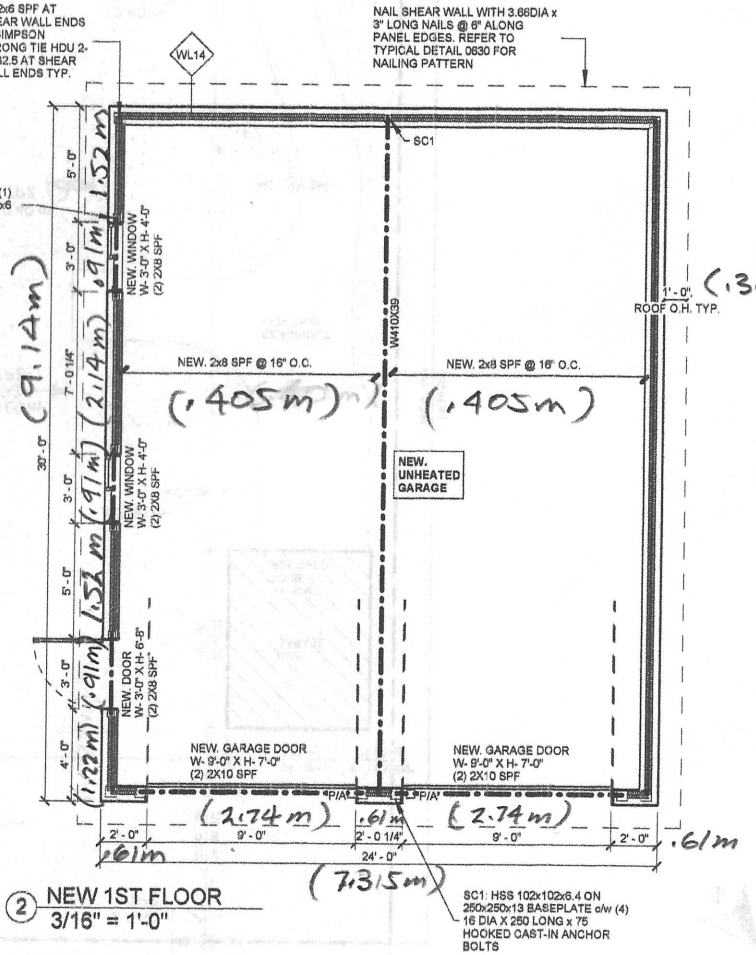
2.ALL ROOF SHEATHING TO BE 5/8" T&G FASTENED DIRECTLY TO ROOF JOISTS.
3. ALL WOOD-TO-WOOD CONNECTIONS ARE TO BE MADE WITH APPORIATE SIMPSON STRONG TIE GANGERS OR APPROVED EQUAL.
4. ALL TEMPORARY WORKS, INCLUDING SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. PROVIDE SOLID BLOCKING IN JOIST SPACE (SQUASH BLOCKS) AND CONTINUE ALL BUILT UP POSTS DOWN TO T/O FOUNDATION WALLS
6. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
7. DO NOT SCALE STRUCTURAL DRAIWNGS.

FOUNDATION PLAN NOTES
1. REFER TO ARCHITECTURAL DRAWINGS FOR DATUM ELEVATIONS.
2. FOUND ALL FOOTINGS ON NATIVE UNDISTURBED SOILS WITH THE FOLLOING:
BEARING CAPACITES CONFIRMED ON SITE BY GEOTECHNICAL INVESTIGATION.
100 kPa (SLS), 150 kPa (ULS).

WL14		**WOOD SIDING WALL (GARAGE)** • VERTICAL/HORIZONTAL WOOD SIDING (REFER TO MANUFACTURE'S SPEC. FOR DETAILS) TO BE APPROVED BY OWNER OR ARCHITECT • 1" AIR SPACE W/ 1"X 3" FURRING STRIPS @ 32" O.C. • "TYVEK" MOISTURE PROTECTION • BATT INSULATION (OPTIONAL) • 1/2" EXTERIOR GRADE PLYWOOD • 2" X 6" SPRUCE STUD @ 16" O.C.
FL6		**CONC SLAB ON GRADE** • 4" CONCRETE FLOOR SLAB • 6 MILL POLY DAMPROOFING • 2" RIGID INSULATION (R10) • 5" CF 3/4 "Ø CLEAR CRUSHED STONE ON GRADE



1 FOUNDATION PLAN
3/16" = 1'-0"



2 NEW 1ST FLOOR
3/16" = 1'-0"

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Drawn by	DHC
Date	2024-08-27
Scale	As indicated
Project Number	24094
DRAWING NAME	NEW. FLOOR PLAN
SHEET NUMBER	A2.1

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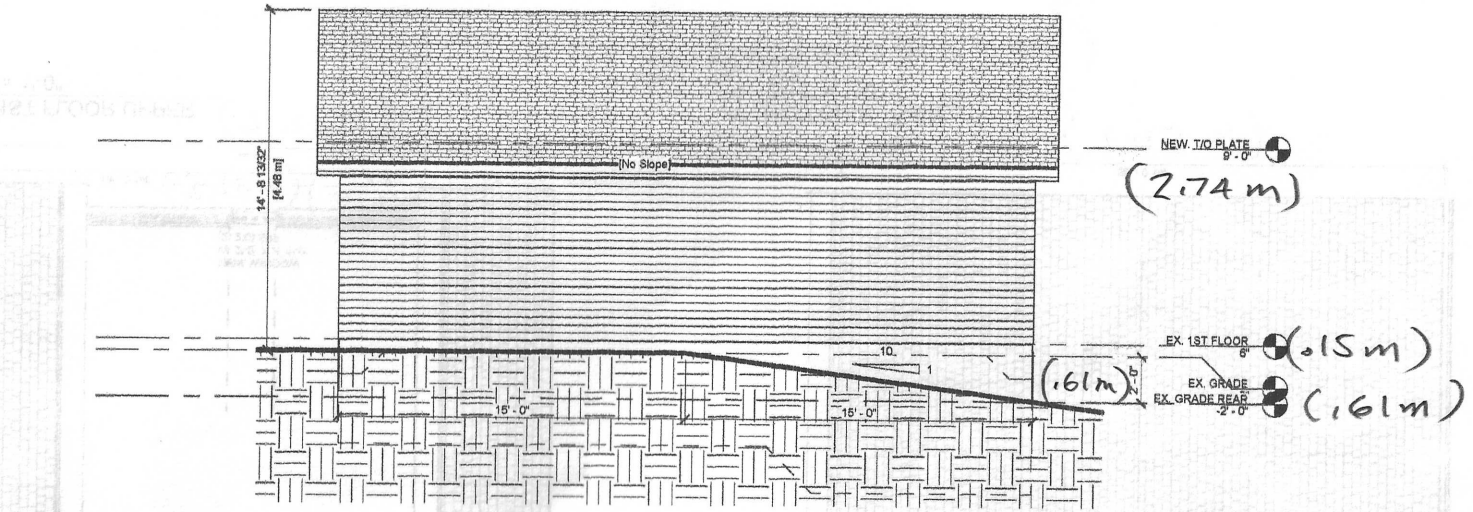
CONTRACTOR SHALL VERIFY SITE DIMENSIONS



1 NEW. ELEVATION
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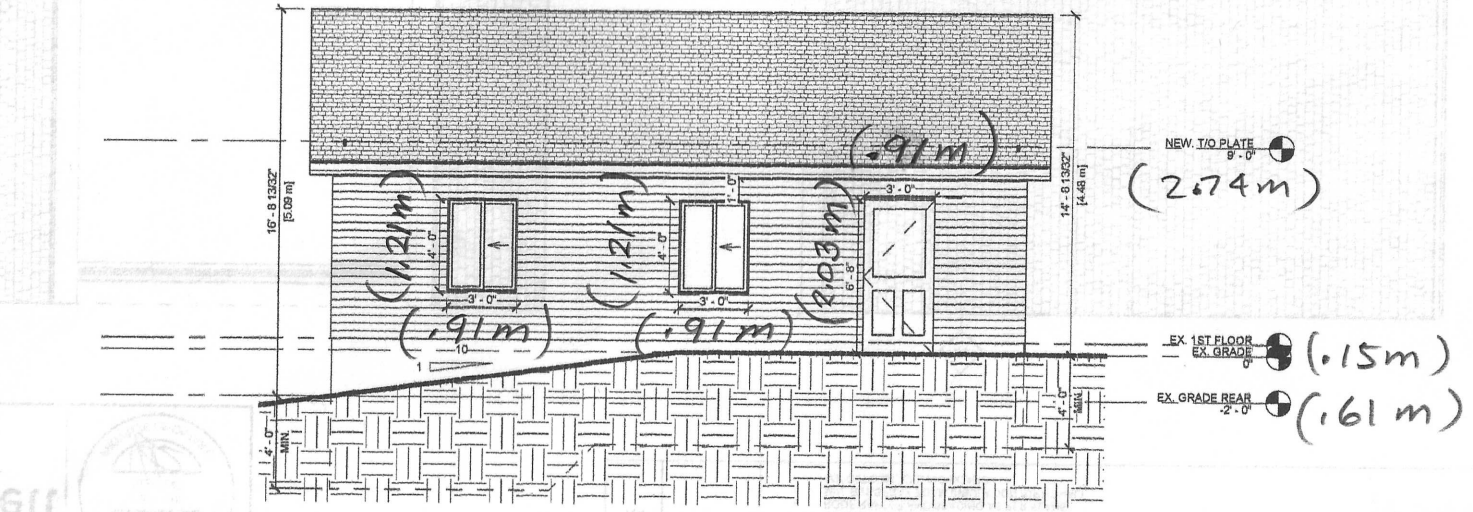

2 NEW. ELEVATION
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DRAWING NAME
NEW. ELEVATIONS

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010000 GENERAL

1. CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012, AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
3. BEFORE PROCEEDING WITH WORK, CHECK ALL THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND REPORT DISCREPANCIES TO THE CONSULTANT. DO NOT SCALE THE DRAWINGS.
4. REFER TO THE ARCHITECTURAL AND OTHER DRAWINGS FOR LOCATIONS AND DIMENSIONING OF OPENINGS AND SLEEVES NOT SHOWN ON THE STRUCTURAL DRAWINGS. HOWEVER, OBTAIN THE CONSULTANT'S PRIOR APPROVAL BEFORE INSTALLING OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PITS, BASES, SUMPS, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON STRUCTURAL DRAWINGS.
6. HORIZONTAL AND VERTICAL DESIGN LOADS ARE NOTED. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
7. TYPICAL STRUCTURAL DETAILS SHALL GOVERN THE WORK. IF DETAILS DIFFER ON THE DRAWINGS, THE MOST STRINGENT SHALL GOVERN.
8. ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR.

010001 DESIGN NOTES

1. THE BUILDING IS DESIGNATED AS BELONGING TO THE NORMAL IMPORTANCE CATEGORY, AS DEFINED IN THE OBC 2012.
2. ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD A23.3.
3. ALL STRUCTURAL TIMBER ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD O86.
4. LATERAL FORCES ON STRUCTURAL FRAME
   a) THE LATERAL FORCES ARE RESISTED BY THE SHEAR WALLS.
   b) THE FRAME IS NOT STABLE UNTIL THE LATERAL LOAD RESISTING SYSTEM IS IN PLACE.
   c) WIND:
      i. THE DESIGN OF THE STRUCTURE FOR WIND IS BASED ON AN HOURLY WIND PRESSURE OF 0.44 kPa (BASED ON 1/50 YEAR RETURN).
      ii. EXPOSURE CONDITION: ROUGH TERRAIN]
      iii. THE IMPORTANCE FACTOR, Iw, FOR WIND DESIGN IS 1.0. FOR DEFLECTION ANALYSIS, THE FACTOR IS 0.75.
      iv. THE DESIGN WIND FORCES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 AND WITH THE "STATIC" PROCEDURE DESCRIBED IN THE USER'S GUIDE - NBC 2010 - STRUCTURAL COMMENTARIES (PART 4).
5. SNOW LOADS ON ROOFS
   a) THE ROOFS HAVE BEEN DESIGNED WITH Ss = 1.1 kPa AND Sr = 0.4 kPa.
   b) THE IMPORTANCE FACTOR, I_S, IS 1.0 FOR ULS AND 0.9 FOR SLS.
6. LIVE AND OTHER LOADS
   a) SEE NOTES BELOW FLOOR PLANS.
   b) IN THE DESIGN OF COLUMNS, WALLS, BEAMS, FLAT SLABS ETC. THE INDICATED LIVE LOADS HAVE NOT BEEN REDUCED AS PER TRIBUTARY AREA CONSIDERATIONS OF THE ONTARIO BUILDING CODE.
7. FUTURE EXTENSIONS
   a) THE STRUCTURE HAS NOT BEEN DESIGNED FOR ANY FUTURE EXTENSIONS.

030000 CONCRETE

1. MATERIALS
   a) CONCRETE
      i. CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, WATER-TO-CEMENTING MATERIALS CONTENT AND AIR CONTENT.
      ii. FOR NOMINALLY UNREINFORCED CONCRETE; CONFORM TO THE REQUIREMENTS OF CSA STANDARD A438 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, WATER-TO-CEMENTING MATERIALS CONTENT AND AIR CONTENT, INCLUDING THE FOLLOWING;
         - CONCRETE STRENGTH 20 MPa, INCREASE TO;
            - 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK.
         - AIR CONTENT OF 5%-8% WHERE EXPOSED TO FREEZE-THAW, REDUCE TO 3%-6% FOR FOOTINGS.
         - MAXIMUM SLUMP OF 100 mm, INCREASE TO 150mm FOR CONVENTIONAL FOUNDATIONS.
      iii. NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL BE 20 mm. USE SMALLER AGGREGATES AS APPROPRIATE IN AREAS OF CONGESTED REINFORCING STEEL OR TO IMPROVE WORKABILITY. MODIFY MIX DESIGNS TO SUIT.

CATEGORY	DESCRIPTION	EXPOSURE CLASS PER A23.1	CONCRETE STRENGTH f'c (MPa)	MAX. W/C RATIO	AIR CONTENT[1]	SCOPE
CM 10	PARKING MIX	C-2[2]	32	0.45	5%-8%	SLAB ON GRADE IN PKG GARAGE, EXPOSED TO DE-ICING CHEMICALS AND/OR TO FREEZE THAW.

1. WHERE AGGREGATES SMALLER THAN 14 mm ARE USED, INCREASE AIR CONTENT BY 1%
2. REINFORCED CONCRETE EXPOSED TO DE-ICING CHEMICALS TO HAVE DCI CORROSION INHIBITOR @ 11L/cu.m. DOSAGE OR APPROVED EQUIVALENT
3. *MAX. 25kg CEMENT/cu.m.*

   a) REINFORCEMENT:
      i. CONFORM TO THE REQUIREMENTS OF CSA STANDARD G30 SERIES.
      ii. REINFORCING BARS SHALL HAVE A MINIMUM YIELD STRENGTH fy = 400 MPa, AND WELDED WIRE FABRIC SHALL HAVE A MINIMUM YIELD STRENGTH OF fy = 386 MPa, SUPPLY IN FLAT SHEETS.
      iii. WHERE WELDING OF REBAR IS INDICATED, WELDABLE GRADE REBAR SHALL BE USED.
2. EXECUTION
   a) SLAB ON GRADE
      i. PLACE SLABS ON GRADE ON MATERIAL CAPABLE OF SUSTAINING 24 kPa WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOOTINGS.
      ii. BEFORE PLACING SLAB, PLACE 100 mm OF COARSE CLEAN GRANULAR MATERIAL OVER THE SUBGRADE, CONTAINING NOT MORE THAN 10% OF MATERIAL THAT WILL PASS A 4 mm SIEVE.

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01	2024-05-23	ISSUED FOR PERMIT
MK	DATE	DESCRIPTION

Drawn by: VC
Checked by: VC
Date: 2024-05-22
Scale: NTS
Project #: 240276

Project Name: 335 CARLISLE RD DETACHED GARAGE
Sheet Title: GENERAL NOTES

S-001

b) CONCRETE AND REINFORCEMENT

i. PROVIDE DOWELS TO WALLS AND COLUMNS SIMILAR IN NUMBER, SIZE, AND SPACING TO THE VERTICAL STEEL IN THE WALL OR COLUMN EXCEPT WHEN NOTED OTHERWISE.

ii. CONSTRUCTION JOINTS:

- HORIZONTAL CONSTRUCTION JOINTS SHALL NOT BE MADE IN BEAMS OR JOISTS, UNLESS SHOWN OR REVIEWED BY THE CONSULTANT.
- VERTICAL CONSTRUCTION JOINS MAY BE MADE ONLY AT MID-SPAN OF BEAMS, JOISTS, AND SLABS UNLESS OTHERWISE SHOWN OR DIRECTED AND THEIR LOCATION SHALL BE REVIEWED BY THE CONSULTANT.
- PROVIDE 38x89 KEYS AT CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.

iii. WELDING OF REBAR SHALL BE DONE IN ACCORDANCE WITH CSA W186.

c) CONCRETE COVER TO REINFORCEMENT:

i. CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) AND THE FOLLOWING FOR COVER TO REINFORCEMENT (mm):

ii. ADDITIONAL COVER REQUIREMENTS AS APPLICABLE:

- CONCRETE EXPOSED TO CHLORIDES (C-1, C-3) (DOES NOT INCLUDE CONCRETE PROTECTED BY A WATERPROOFING MEMBRANE):
  - 30M BARS AND SMALLER: 60mm
- EXPOSED TO EARTH OR WEATHER (F-1, F-2)
  - 25M AND SMALLER: 40mm

d) WATERSTOPS

i. PROVIDE WATERSTOPS AT ALL CONCRETE JOINTS MORE THAN 600 MM BELOW GRADE.

060000 WOOD

1. MATERIALS

a) SAWN LUMBER

i. CONFORM TO THE REQUIREMENTS OF CSA-O141

ii. SPECIES - SPRUCE-PINE-FIR

iii. GRADE - [No.1/No.2]

b) PLYWOOD SHEATHING

i. CONFORM TO THE REQUIREMENTS OF CSA O121 AND CSA O151

ii. FLOOR AND ROOF SHEATHING TO BE TONGUE AND GROOVE.

c) CONNECTIONS

i. ALL WOOD TO WOOD CONNECTIONS OR WOOD TO STEEL CONNECTIONS, UNLESS OTHERWISE NOTED, ARE TO BE THE APPROPRIATE SIMPSON STRONG-TIE HANGER OR APPROVED EQUIVALENT, SIZED FOR THE CONNECTION FORCE AND MEMBER CONFIGURATION INDICATED.

ii. NAILS ARE TO BE COMMON STEEL WIRE NAILS CONFORMING TO THE REQUIREMENTS OF ASTM F1667 OR CSA B111. NAILS SHALL HAVE A MINIMUM DIAMETER (CORRESPONDING TO NAIL LENGTH) AS FOLLOWS: 2.87mm (FOR 57mm LONG NAILS); 3.25mm (62mm LONG); 3.66mm (76mm AND 82mm LONG); 4.88mm (102mm LONG).

iii. WOOD SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.6.1. REFER TO CSA O86 FOR DIAMETER AND MINIMUM YIELD STRENGTH INFORMATION.

iv. BOLTS, NUTS AND WASHERS: ASTM A307 OR SAE J429 GRADE 2.

v. UNLESS OTHERWISE APPROVED BY THE CONSULTANT, ALL NAILS ARE TO HAVE FULL ROUND HEADS; CLIPPED HEAD NAILS ARE NOT ACCEPTABLE. NAILS ARE TO BE DRIVEN FLUSH; DO NOT OVERDRIVE NAILS.

vi. HOLD DOWNS SHALL BE INSTALLED IN DOUBLE STUDS AT THE END OF THE SHEARWALL UNLESS NOTED OTHERWISE. SHOULD THE HOLD DOWN BE LOCATED INWARD FROM THE WALL END DUE TO FIELD CONDITIONS, THE SHEATHING SHALL BE NAILED TO THE DOUBLE STUDS CARRYING THE HOLD DOWN WITH EDGE NAIL SPACING.

2. EXECUTION

a) PROTECT ALL WOOD PRODUCTS FROM DAMAGE AND STAINING DUE TO WETTING AND MOISTURE.

b) PROTECT INSTALLED DECKING AND SHEATHING FROM EXCESSIVE MOISTURE UNTIL FINAL WATERPROOFING IS COMPLETE. ENSURE SURFACES THAT ARE TO RECEIVE FINISHES MEET MANUFACTURERS REQUIREMENTS FOR MAXIMUM MOISTURE CONTENT FOR THE FINISH SPECIFIED.

c) DIMENSION LUMBER WITH SMALLER NOMINAL DIMENSION OF 2 INCHES (“2-BY- “) PRESERVATIVE TREATED FOR EXTERIOR APPLICATIONS SHALL NOT BE INCISED. IF INCISED LUMBER IS TO BE USED, CONFIRM MEMBER SIZES WITH THE ENGINEER PRIOR TO CONSTRUCTION.

d) ALL JOISTS, LINTELS AND BUILT-UP BEAMS COMPRISED OF “2-BY- “ SAWN LUMBER MUST BEAR FULLY 38mm MINIMUM ON THE SUPPORT SURFACE. IF HANGERS ARE USED, THEY MUST ADEQUATELY SUPPORT THE FULL SHEAR CAPACITY OF THE MEMBER, UNLESS NOTED OTHERWISE.

e) PROVIDE SIMPSON STRONG-TIE CONNECTORS OR EQUIVALENT AT ALL JOIST TO JOIST, JOIST TO BEAM, AND BEAM TO POST CONNECTIONS UNLESS NOTED OTHERWISE.

f) NAIL ALL OTHER FRAMING IN ACCORDANCE WITH OBC CLAUSE 9.23.3 AND OBC TABLE 9.23.3.4.

310000 FOUNDATIONS

1. FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING AN ULTIMATE BEARING VALUE OF 150 kPa ULS BEARING CAPACITY AND AN ALLOWABLE BEARING VALUE OF 100 kPa SLS BEARING CAPACITY.
2. THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10. AT STEPS CONSTRUCT LOWER FOOTINGS PRIOR TO CONSTRUCTING HIGHER FOOTINGS.

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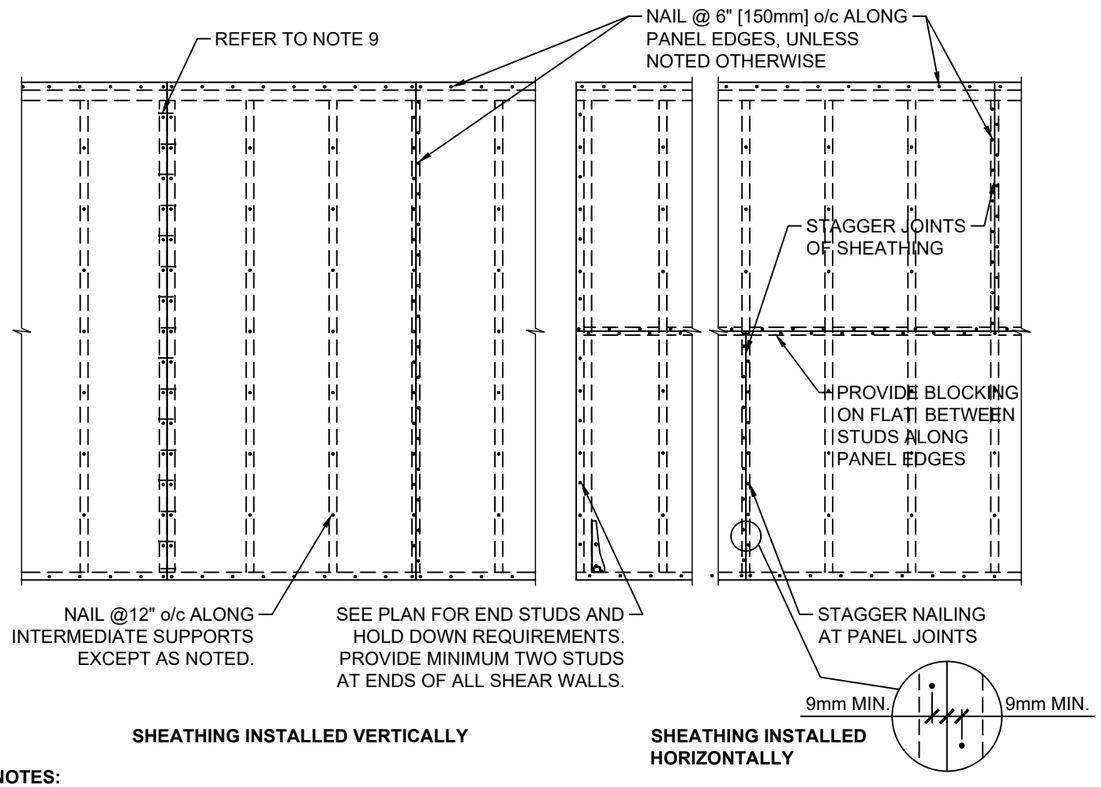
335 CARLISLE RD
DETACHED GARAGE

Sheet Title
GENERAL NOTES

S-002

WOOD FRAMED SHEAR WALLS — TD0630



SHEATHING INSTALLED VERTICALLY

SHEATHING INSTALLED HORIZONTALLY

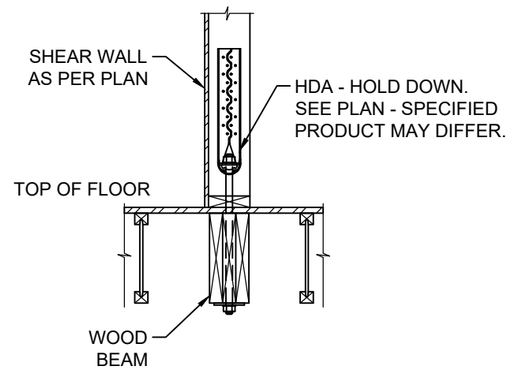
NOTES:

1. ALL PANEL EDGES ARE TO BE BACKED WITH MINIMUM 1½" [38] WIDE FRAMING MEMBERS.
2. SHEATHING IS TO BE PLYWOOD, OSB, OR WAFERBOARD. CONFORM TO CSA O121 FOR DOUGLAS FIR PYWOOD, OR CSA O151 FOR CANADIAN SOFTWOOD PLYWOOD. CONFORM TO CSA O437 OR CSA O452 FOR OSB AND WAFERBOARD. PANELS ARE TO BE 1200x2400 [4'x8'] OR LARGER EXCEPT WHERE SMALLER SHEETS ARE NEEDED NEAR BOUNDARIES.
3. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL SHEAR WALLS ARE TO BE SHEATHED WITH MINIMUM 11mm [7/16"] THICK SHEATHING ON ONE SIDE, NAILED IN ACCORDANCE WITH THE PATTERNS SHOWN ABOVE.
4. NAIL LENGTHS ARE TO CONFORM TO THE FOLLOWING, U/N:

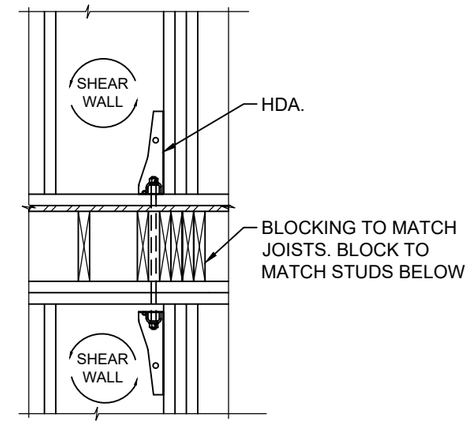
SHEATHING THICKNESS	NAIL LENGTH	NAIL DIA. (MIN.)
11mm [7/16"]	2½"	3.25mm [0.128"]
12.5mm [½"] OR GREATER	3" U/N	3.66mm [0.144"]

   NOTE: REDUCE NAIL SPACING BY ⅓ IF USING 3.05mm (0.120") DIAMETER, POWER-DRIVEN NAILS. i.e. REDUCE SPACING TO 100mm o/c AROUND PANEL EDGES.
5. CLIPPED HEAD NAILS ARE NOT PERMITTED; NAILS MUST HAVE CONCENTRIC, FULL ROUND HEADS.
6. NAIL HEADS ARE TO BE DRIVEN FLUSH WITH FACE OF SHEATHING. DO NOT OVER-DRIVE NAILS MORE THAN 15% OF THE THICKNESS OF THE SHEATHING.
7. INTERMEDIATE NAILING IS TO BE AT 12" [300] o/c (AS SHOWN).
8. NAILS ARE TO BE SPACED NO CLOSER THAN 9mm TO PANEL EDGES.
9. WHERE PANELIZED WALLS WITH PRE-INSTALLED SHEATHING ARE USED, AND WHERE THE SHEATHING DOES NOT OVERLAP AND IS NOT NAILED TO ADJACENT PANELS, PROVIDE EQUIVALENT NAIL SIZE AND SPACING BETWEEN STUDS OF ADJACENT PANELS AS IS USED AROUND PANEL PERIMETER TO ENSURE CONTINUITY OF SHEARWALL.

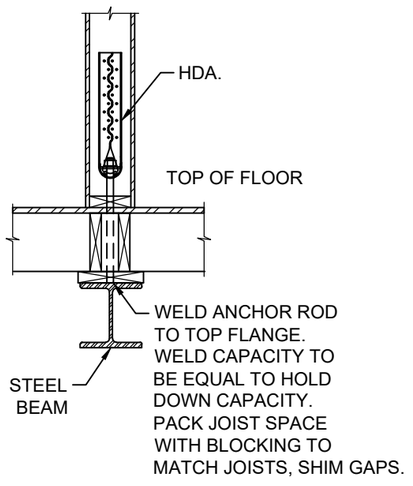
SHEAR WALL - HOLD DOWN DETAILS — TD0631



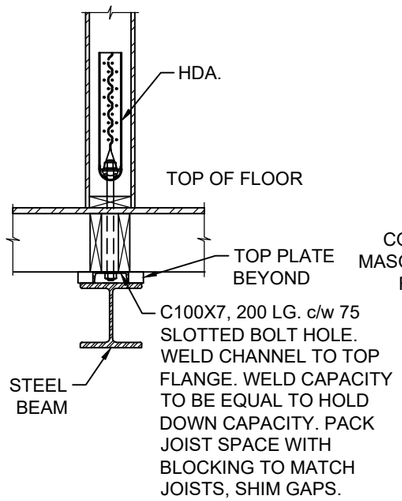
DETAIL OF HOLD DOWN ANCHOR AT WOOD BEAM



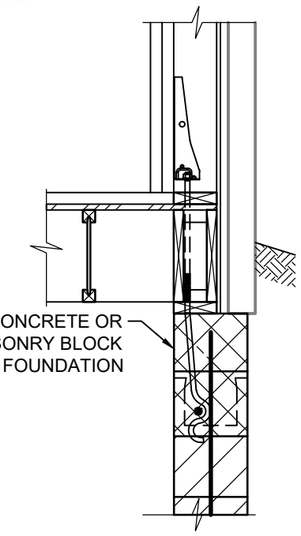
DETAIL OF HOLD DOWN ANCHOR THROUGH FLOOR SPACE



DETAIL OF HOLD DOWN ANCHOR AT STEEL BEAM OPTION 1



DETAIL OF HOLD DOWN ANCHOR AT STEEL BEAM OPTION 2



DETAIL OF HOLD DOWN ANCHOR INTO FOUNDATION WALL

Blackwell
LICENSED PROFESSIONAL ENGINEER
V. W. L. CHU
100617848
PROVINCE OF ONTARIO
Toronto 416.593.5300 | Waterloo 519.616.0895 | Victoria 778.817.1010 | Halifax 902.593.0125 | blackwell.ca

01	2024-05-22	ISSUED FOR PERMIT	
MK	DATE	DESCRIPTION	

Drawn by: VC
Date: 2024-05-22
Checked by: VC
Scale: NTS
Project #: 240276

Project Name: 335 CARLISLE RD DETACHED GARAGE
Sheet Title: TYPICAL DETAILS

S-003

S-201

Project Name
335 CARLISLE RD
DETACHED GARAGE

Sheet Title
SECTION DETAILS
(TACBOC)

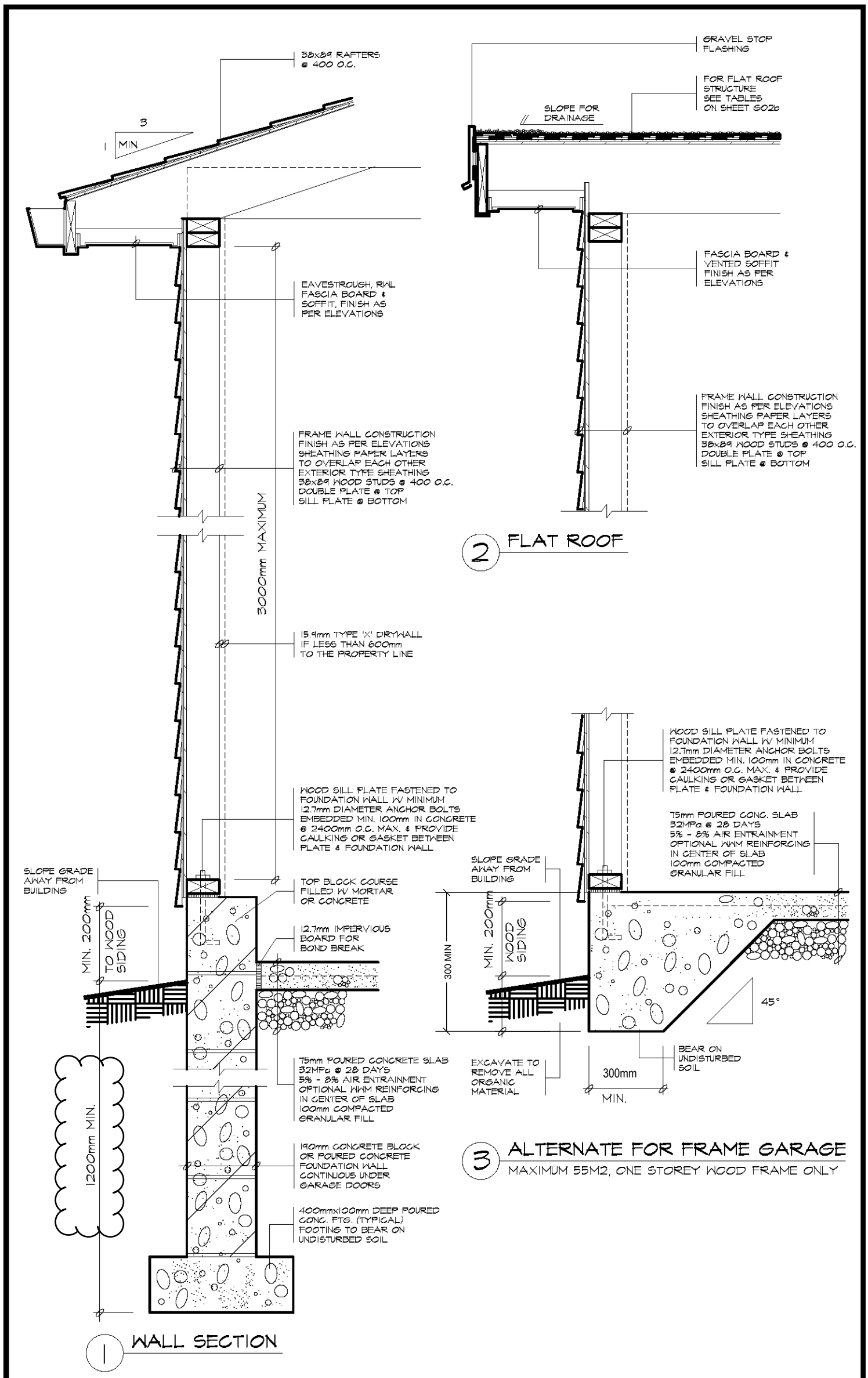
Checked by	Drawn by
VC	VC
Scale	Date
NTS	2024-05-22
Project #	
240276	

01	2024-05-23	ISSUED FOR PERMIT
MK	DATE	DESCRIPTION

LICENSED PROFESSIONAL ENGINEER
V. W. L. CHU
100617848
PROVINCE OF ONTARIO

Blackwell

Toronto 416.593.5300 | Waterloo 519.616.0895 | Victoria 778.817.1010 | Halifax 902.593.0125 | blackwell.ca



TACBOC
STANDARD DETAIL

TITLE
DETACHED GARAGE
FRAME DETAILS

DWG. NO.
G02c
2007

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	MAILING ADDRESS	
Registered Owners(s)	Angelo Venturin, Michele Pa PANKRATZ	[redacted]	
Applicant(s)			**E-mail:**
Agent or Solicitor			**Phone:**
			E-mail:

1.2 Primary contact ☐ Applicant ☑ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Applicant ☑ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

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 ☐ Credit over phone* ☐ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	335 Carlisle Road, Hamilton, ON, L0R 1H1		
Assessment Roll Number			
Former Municipality			
Lot	Part of lot 6	Concession	9
Registered Plan Number	62R-7418	Lot(s)	
Reference Plan Number (s)		Part(s)	1

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:

Interior Sideyard Setback Required 3m / Proposed 1.2m (For the proposed garage)
Lot Coverage Permitted 45 sq m / Proposed 66.9 sq m

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Proposing a Detached Garage in the Rear Yard

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
45.08m	56.41m	2542.96 sq m	8.5 m

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	14.8 m	30m	24m, 11m	01/01/1890

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Detached Garage	36.27m	10.99m	1.20m	6/1/2025

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
Dwelling	102 sq m	176 sq m	2	7.62m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Detached Garage	66.9 sq m	66.9 sq m	1	4.48m

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 Family Dwelling

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
May 21, 2024

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

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

7.4 Length of time the existing uses of the subject property have continued:
Since Built

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

Rural Hamilton Official Plan designation (if applicable): RURAL SETTLEMENT AREA

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

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

7.6 What is the existing zoning of the subject land? S1

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: _____

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: 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

_____

_____

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
Consent/Land Severance

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.:	**B-26:014**	**SUBJECT PROPERTY:**	364 & 368 Mill Street, Dundas

APPLICANTS: Owner: Acacia Realty Holdings Inc
Applicant:
Agent: Don Robertson

PURPOSE & EFFECT: To permit the conveyance of an industrial parcel of land being the land known as 368 Mill Street, Dundas and to retain a parcel of land known municipally as 364 Mill Street, Dundas. The existing structures will remain. These properties inadvertently merged in title and the owner wishes to recreate the two original lots.

	Frontage	**Depth**	**Area**
SEVERED LANDS (368 MILL):	35.58 m±	73.37 m±	2626 m^2 ±
RETAINED LANDS (364 MILL):	40.93 m±	Irregular	6559 m^2 ±

Associated Planning Act File(s): 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:	**Thursday, April 30, 2026**
TIME:	**10:50 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 **April 28, 2026**.

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 **April 29, 2026**.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding this matter, 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 the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.

B-26:014

Subject Lands

DATED: April 13, 2026

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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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 **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 **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 or call 905-546-2424 ext. 4221.

KEY MAP
N.T.S.

BENCH MARK NOTE:
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE DERIVED FROM MUNICIPAL BENCH MARK NUMBER AS NO. 841-76 LOCATION: TWO-STOREY FRAME HOUSE NO. 2 FLAMBOROUGH 46yds. FROM SOUTHEAST CORNER AND 10cm. BELOW WOOD AND STAKE NORTH, AT CORNER OF KING STREET WEST, THAT IS SOUTH CONCRETE WALKWAY NORTH-EAST CORNER OF KING STREET WEST AND MILL STREET
ELEVATION=102.85cm

APPROVALS

STAMP

DESIGN	JP	CHK'D	SL	DATE Oct. 29, '15
DRAWN	JP	CHK'D	SL	

1:300

NO.	DATE	BY	REVISIONS
1.	MAR/26	MC	REMOVED SHIPPING CONTAINERS
10.	SEP1/19	MC	REVISED PER CITY COMMENTS
9.	MAR/19	MC	REVISED PER CITY COMMENTS
8.	OCT/18	MC	REVISED PER CITY COMMENTS
7.	SEP1/18	MC	REVISED PER CITY COMMENTS
6.	APR1/18	MC	REVISED PER CITY COMMENTS
5.	JULY/17	MC	REMOVED BUILDING ADDITION

S. ILCHCLIAN & ASSOCIATES LIMITED CONSULTING ENGINEERS
3228 South Service Road, Suite #105 East Wing, Burlington, Ont. L7N 3H8
Tel (905) 631-6578
Fax (905) 631-8627
email burlington@sia.on.ca

CLIENT
WINDMILL POWER EQUIPMENT
368 MILL STREET, DUNDAS ON L9H 2M1

PROJECT NAME
WINDMILL POWER EQUIPMENT
368 MILL STREET
CITY OF HAMILTON

TITLE
SITE PLAN
SPA-15-113

PROJECT No. 15014 DRAWING No. C102

DWG No.: 15014-C100
SITE PLAN
S:\15\01\Working\DRAWINGS\15014-Site Plan & Grading Plan.dwg

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 CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			**Phone:**
			E-mail:
Registered Owner(s)	ACACIA REALTY HOLDINGS INC.	[redacted]	
Applicant(s)**			
Agent or Solicitor	Don Robertson		

Please include contact person's name if applying as a company or organization.
*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
**Owner's authorization required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ 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 [redacted]

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 ☐ Credit card over phone*
☐ Cheque

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	364 & 368 Mill Street Dundas L9H2M1		
Assessment Roll Number	251826011011100		
Former Municipality	Dundas		
Lot	Part Lot 23	Concession	
Registered Plan Number	1370	Lot(s)	1,6,&7
Reference Plan Number (s)	62R11763	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:

I can't find any

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

☑ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9)
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Vince Borgdorff

3.3 If a lot addition, identify the lands to which the parcel will be added:

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land (including any proposed easements):
All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Retained Lands	Severed			
Type of Transfer					
Frontage	40.93M	35.8M			
Depth	Iregg	73.37			
Area	6559 sq m	.2626 sq m			
Existing Use	office storage	furniture Mgn			
Proposed Use	same	same			
Existing Buildings/ Structures	as per sketch 279M	as per sketch 463M			
Proposed Buildings/ Structures	364 Pin # 1748200236	368 Pin # 174820007			
Buildings/ Structures to be Removed	n/a	n/a			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)
- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

b) Type of water supply proposed: (check appropriate box)
- ☑ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

c) 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)

4.3 Other Services: (check if the service is available)

☑ electricity ☑ telephone ☐ school bussing ☑ garbage collection

5 CURRENT LAND USE

5.1 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) M6

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

_____

5.3 What is the existing zoning of the subject land? M6

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

_____

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

_____

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☑	
A provincially significant wetland within 120 metres	☑	
A flood plain	☑	
An industrial or commercial use, and specify the use(s)	☑	
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

no

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☑ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

24 years

6.5 Does the applicant own any other land in the City? ☑ Yes ☐ No

If YES, describe the lands below or attach a separate page.

151 Hwy West Hamilton (Flamborough)

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☑ Yes ☐ No (Provide explanation)

7.2 Is this application consistent with the Provincial Planning Statement (PPS)?

☑ Yes ☐ No (Provide explanation)

7.3 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☑ No (Provide explanation)

Unknown

7.4 Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☑ No (Provide explanation)

7.5 Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☑ No (Provide explanation)
Urban

7.6 Are the subject lands within an area of land designated under any other provincial plan or plans?
☐ Yes ☑ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☑ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☑ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☑ Yes ☐ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☑ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☑ Application Fee
- ☑ Site Sketch
- ☑ Complete Application Form
- ☑ Signatures Sheet

11.2 Validation of Title

- ☐ All information documents in Section 11.1
- ☐ Detailed history of why a Validation of Title is required
- ☐ All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- ☐ All information documents in Section 11.1
- ☐ Detailed history of when the previous consent took place.
- ☐ All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

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
Consent/Land Severance

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.:	**B-26:015**	**SUBJECT PROPERTY:**	1 Westview Crescent, Flamborough

APPLICANTS: Owner: Mike Desrochers and Maevanne Lafferty

PURPOSE & EFFECT: To sever the existing residential lot into three (3) residential parcels. Each lot will contain a proposed dwelling. The existing dwelling will be removed to facilitate this application.

	Frontage	**Depth**	**Area**
SEVERED LANDS (Lot 3):	15.24 m±	48.768 m±	743.22 m^2 ±
SEVERED LANDS (Lot 2):	24.384 m±	31.394 m±	765.52 m^2 ±
RETAINED LANDS (Retained Lot):	24.384 m±	31.394 m±	765.52 m^2 ±

Associated Planning Act File(s): 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:	**Thursday, April 30, 2026**
TIME:	**10:55 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 **April 28, 2026**.

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 **April 29, 2026**.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding this matter, 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 the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.

B-26:015

Subject Lands

DATED: April 13, 2026

_____

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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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 **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 **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 or call 905-546-2424 ext. 4221.

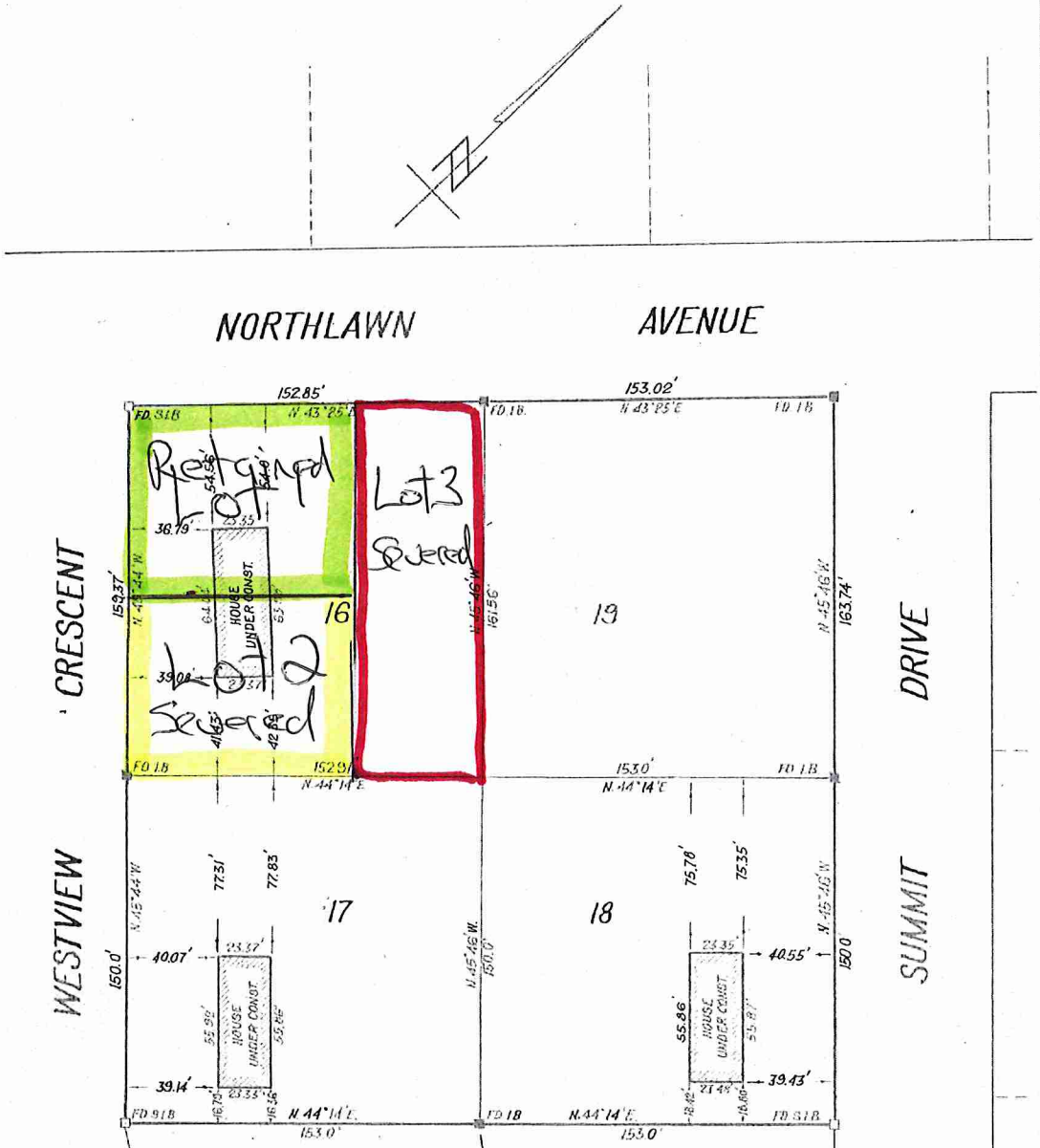
PLAN SHOWING

LOTS 16 17 18 & 19
HUNTER PARK ANNEX REG. PLAN No. 1310

IN THE

TOWNSHIP OF EAST-FLAMBOROUGH

SCALE 1"=60'



HUNTER PARK SURVEY
REG PLAN No. 1261

Lot 1 — 24.384 x 31.394

Lot 2 — 24.384 x 31.394

Lot 3 — 15.24 x 48.768

Lot 1 80 x 103

Lot 2 80 x 103

Lot 3 50 x 160

D.R. HARRINGTON
ONTARIO LAND SURVEYOR
HAMILTON ONTARIO

PLAN N. 422

DECEMBER 27TH 1965

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 CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			**Phone:**
			E-mail:
Registered Owner(s) mike desrochers maevanne lafferty	mike desrochers maevanne lafferty	[redacted]	
Applicant(s)**			**Phone:**
			E-mail:
Agent or Solicitor			**Phone:**
			E-mail:

Please include contact person's name if applying as a company or organization.
*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
**Owner's authorization required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ Purchaser ☐ Applicant ☒ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☐ 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 [redacted]

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 ☐ Credit card over phone*
☐ Cheque

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1 westview cresent waterdown ontario L8B-0E4		
Assessment Roll Number	303 410 17000 0000		
Former Municipality	east flambourgh		
Lot	16	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

3.1 Type and purpose of proposed transaction: (check appropriate box)

☒ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9)
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:
mike desrochers and maevanne lafferty

3.3 If a lot addition, identify the lands to which the parcel will be added:

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land (including any proposed easements):
All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	lot 1	lot 2	lot 3		
Type of Transfer	Lot Creation	Lot Creation	Lot Creation		
Frontage	24.384	24.384	15.24		
Depth	31.394	31.394	48.768		
Area	765.52	765.52	743.22		
Existing Use	residental	residental	residental		
Proposed Use	residental	residental	residental		
Existing Buildings/ Structures	yes 1 house	yes 1 house	no		
Proposed Buildings/ Structures	yes 1 house	yes 1 house	yes 1 house		
Buildings/ Structures to be Removed	yes	yes	no		

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)
- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☒ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

b) Type of water supply proposed: (check appropriate box)
- ☒ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

c) 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) _____

4.3 Other Services: (check if the service is available)

☒ electricity ☒ telephone ☒ school bussing ☒ garbage collection

5 CURRENT LAND USE

5.1 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) X Neighbourhoods

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

_____

5.3 What is the existing zoning of the subject land? R1-14

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

_____

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

_____

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☐	
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?
☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?
☐ Yes ☒ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?
6 months

6.5 Does the applicant own any other land in the City? ☒ Yes ☐ No
If YES, describe the lands below or attach a separate page.

193 mill street south waterdown ontario L0R-2H0

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?
☒ Yes ☐ No (Provide explanation)

7.2 Is this application consistent with the Provincial Planning Statement (PPS)?
☒ Yes ☐ No (Provide explanation)

7.3 Are the subject lands subject to the Niagara Escarpment Plan?
☐ Yes ☒ No (Provide explanation)

7.4 Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☒ No (Provide explanation)

7.5 Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☒ No (Provide explanation)

7.6 Are the subject lands within an area of land designated under any other provincial plan or plans?
☐ Yes ☒ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☒ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☒ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☒ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☒ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☐ Site Sketch
- ☐ Complete Application Form
- ☐ Signatures Sheet

11.2 Validation of Title

- ☐ All information documents in Section 11.1
- ☐ Detailed history of why a Validation of Title is required
- ☐ All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- ☐ All information documents in Section 11.1
- ☐ Detailed history of when the previous consent took place.
- ☐ All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

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.:	A-26:061	**SUBJECT PROPERTY:**	26 Cattail Crescent, Flamborough
ZONE:	R1-64 (Urban Residential Single Detached – Special Exception 64 Zone)	**ZONING BY-LAW:**	Flamborough Zoning By-law 90-145-Z

APPLICANTS: Owner: Mayur Kumar Patel, Chetna Ben Patel
Applicant: Shivang Tarika
Agent: Shivang Tarika

The following variances are requested:

1. A deck shall be permitted in a required interior side yard (easterly) whereas the Zoning By-law does not permit a deck to be located in any required interior side yard.

2. A deck shall be permitted to be located a minimum of 0.3 metres from an interior side lot line instead of the minimum required setback of 1.0 metre from an interior side lot line or rear lot line.

PURPOSE & EFFECT: To permit the construction of a deck for an existing Single Detached Dwelling.

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, April 30, 2026**
TIME:	**11:00 a.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

A-26:061

	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
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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 April 28, 2026.

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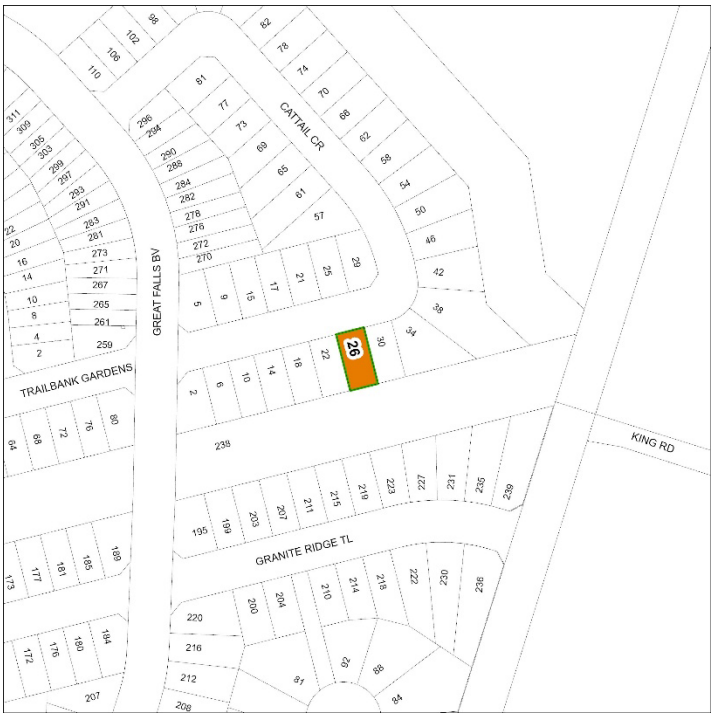
FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:061, 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.

A-26:061



Subject Lands

DATED: April 13, 2026

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.

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

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

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- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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

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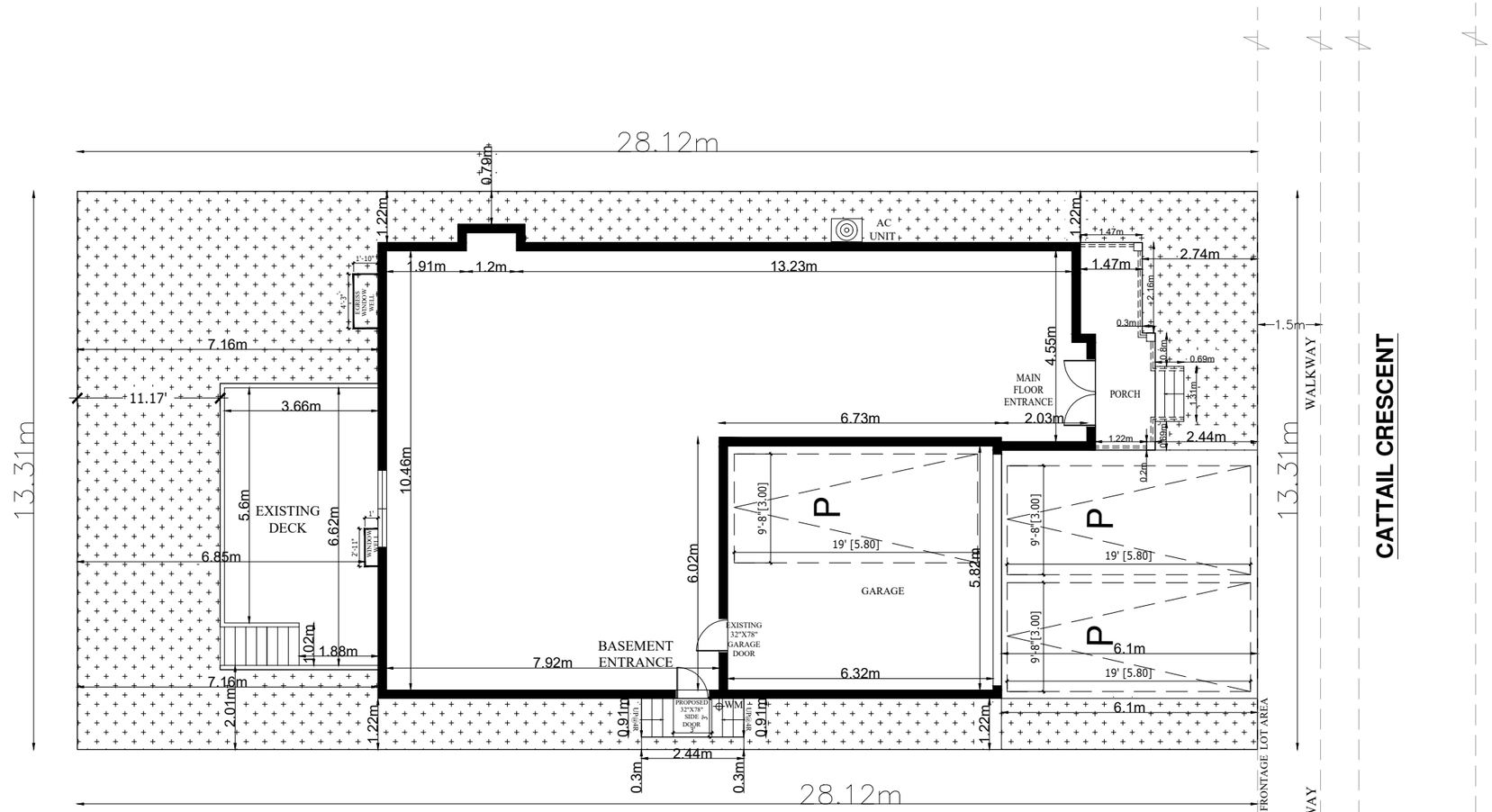
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.



FRONT YARD AREA = 737.86 SQFT / 68.57 SQM
LOT AREA= 4028.25 SQFT/ 374.37 SQM
LOT COVERAGE= 2210.20 SQMT/ 205.40 SQM

26 CATTAIL CRESCENT

SITE PLAN
SCALE 3/32"=1'-0"

GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
BG CONSTRUCTION DESIGN
ANY REPRODUCTION IN WHOLE OR IN PART UNDER THE RULES AND BY-LAWS OF THE CORPORATION IS STRICTLY FORBIDEN.
ANY REPRODUCTIONS MUST BE AUTHORIZED BY
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO CONSTRUCT SECONDARY UNIT AND SIDE DOOR.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2.5.1 OF THE BUILDING CODE

SHIVANG TARIKA		106440
NAME	SIGNATURE	BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : HAMILTON

26 CATTAIL CRESCENT

EXISTING DWELLING

PROJECT	SHEET
MAY 2025	A1
SCALE 3/32"=1'-0"	

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owner(s)	Mayur Kumar Patel , Chetna Ben Patel	[redacted]
Applicant(s)	Shivang Tarika	
Agent or Solicitor	Shivang Tarika	

Please include contact person's name if applying as a company or organization.

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 card over phone* [redacted]

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	26 Cattail Crescent, Hamilton, ON, L8B 1Z6		
Assessment Roll Number			
Former Municipality	Flamborough		
Lot	349	Concession	
Registered Plan Number	PLAN 62M1266	Lot(s)	
Reference Plan Number (s)	PLAN 62M1266	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:

We are seeking a relief from the requirements of the Zoning By-law to the construction of a proposed deck within the interior side yard.

☑ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

By-law Not with standing subsection 5.2.3 (a), no deck shall be permitted in any required interior side yard. The deck is necessary to provide safe and functional access to the side entrance, which serves as the primary access point for the secondary dwelling unit.

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 (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
13.31m	28.12 m	374.24 sqm	8.2 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential	2.44 m	7.16 m	1.22 m ,1.22m	03/03/2021

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential	2.44 m	7.16 m	1.22 m ,0.3m	03/03/2026

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential	205.40 SQ.M	451.90 SQ.M	2	6.19 M

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential	207.16 SQ.M	454.13SQ.M	2	6.19 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
- ☐ 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.):
Secondary Dwelling Unit

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

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:
2024

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

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

5.4 Length of time the existing uses of the subject property have continued:
4 year

5.5 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) Neighbourhoods

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

5.6 What is the existing zoning of the subject land? R1-64

5.7 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: _____

5.8 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: _____

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 1

6.2 Number of Dwelling Units Proposed: 2

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

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

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

7.2 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

_____

_____

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.:	A-26:054	**SUBJECT PROPERTY:**	77 Parkdale Avenue North, Hamilton
ZONE:	C5 (Mixed Use Medium Density)	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Otto Bozur
Applicant: Joey Garnett
Agent:

The following variances are requested:

1. The construction of a building with a Gross Floor Area of 238.0 square metres associated with an existing Motor Vehicle Dealership shall be permitted, whereas the By-law prohibits the expansion of a Legally Established Non-Conforming Use.

PURPOSE & EFFECT: To facilitate the construction a new building and the expansion of a Legally Established Non-Conforming Use of a Motor Vehicle Dealership.

Notes:

i. Our records indicate the use to be a Legally Established Non-Conforming Motor Vehicle Dealership.

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, April 30, 2026**
TIME:	**11:05 a.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	City Hall Council Chambers (71 Main St. W., Hamilton)

A-26:054

	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
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

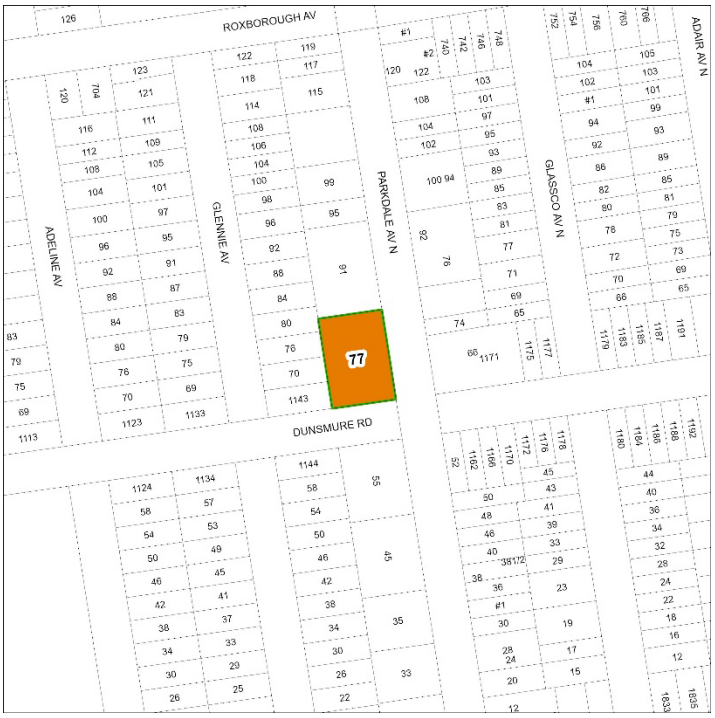
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:054, 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.

A-26:054



Subject Lands

DATED: April 13, 2026

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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.

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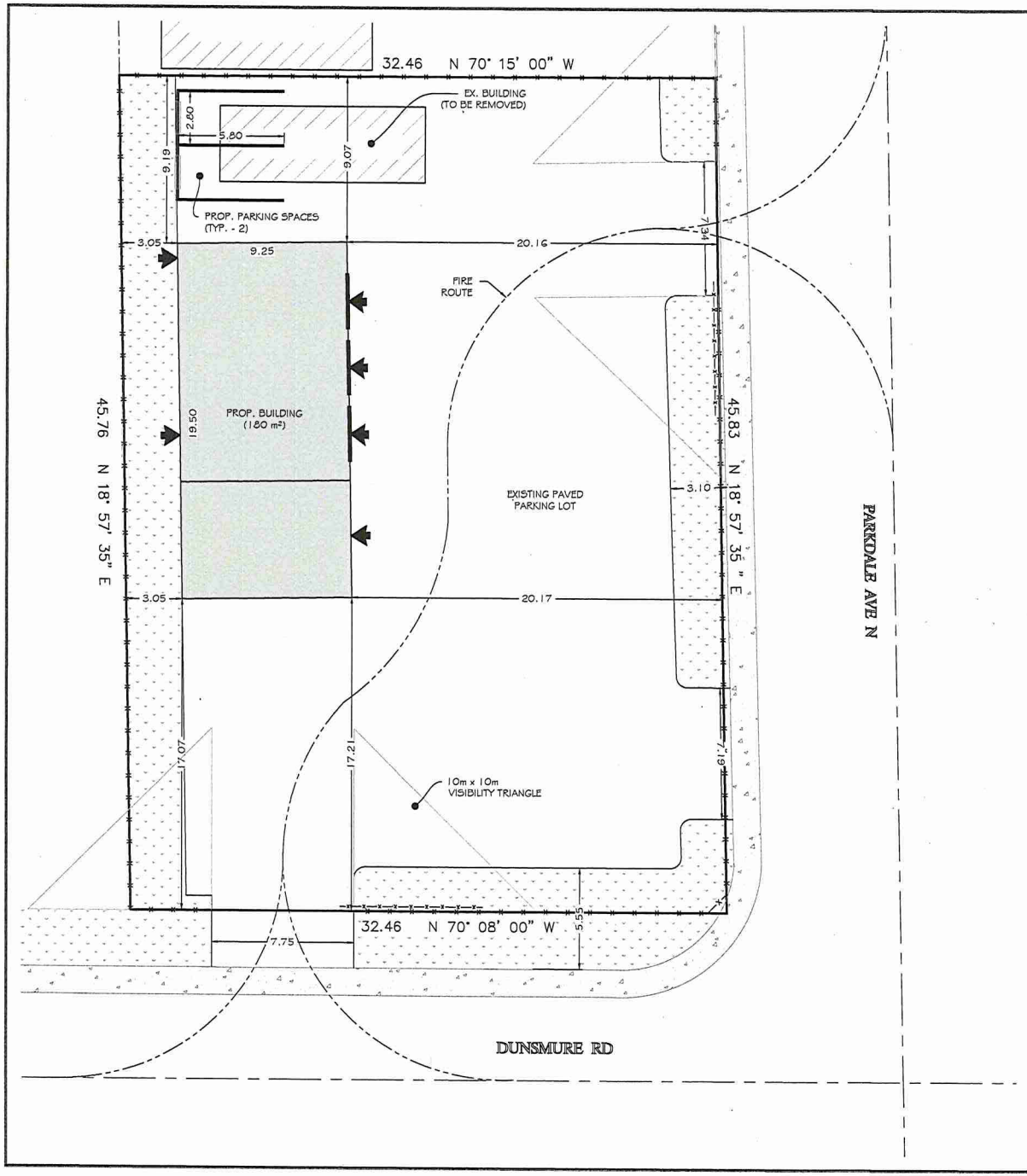


GENERAL NOTES:

1.	DO NOT SCALE DRAWINGS.
2.	ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
3.	ANY ERRORS / OMISSIONS TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
4.	A 1.0m STRIP SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES ABUTTING ADJACENT PROPERTIES.
5.	ALL WORK TO CONFORM TO O.B.C. 2024.
6.	BEFORE STARTING WORK THE CONTRACTOR SHALL DETERMINE THE POSITION OF THE POLE LINES, WATER MAINS AND OTHER OVERHEAD AND UNDERGROUND UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

HAMILTON NOTES:

1.	ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2.	FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
3.	MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.
4.	ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
5.	THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: - BUILDING PERMIT - SEWER AND WATER PERMITS - ROAD CUT PERMITS - RELOCATION OF SERVICES - APPROACH APPROVAL PERMITS - ENCROACHMENT AGREEMENTS (IF REQUIRED) - COMMITTEE OF ADJUSTMENT - SIGN PERMITS
6.	ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNERS EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
7.	FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, 10 METRE BY 10 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60m ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.
8.	SIGNAGE IS NOT APPROVED THROUGH THE SITE PLAN PROCESS. ALL SIGNS MUST COMPLY WITH HAMILTON SIGN BY-LAW NO. 10-197.
9.	LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREET.
10.	CALL BEFORE YOU DIG. ARRANGE FOR UNDERGROUND HYDRO CABLE LOCATE(S) AS GAS PIPELINES BEFORE BEGINNING CONSTRUCTION BY CONTACTING ONTARIO ONE CALL AT 1-800-400-2255.

SITE STATISTICS

ZONE: C5 - MIXED USE MEDIUM DENSITY

	PERMITTED	PROPOSED
NET LOT AREA (m²)	N/A	1426 m²
BUILDING COVERAGE (MAX.)	N/A	180 m²
GROSS FLOOR AREA (MAX.)	4000 m²	236 m²
BUILDING HEIGHT (MAX.)	22 m	7.5 m
NUMBER OF STOREYS	N/A	2
NUMBER OF RESIDENTIAL UNITS (MAX.)	N/A	0
NUMBER OF PARKING SPACES	2	2
NUMBER OF LOADING SPACES	N/A	N/A
LANDSCAPED AREA (MIN.)	3.0m STRIP AT STREET FRONT	3.0m STRIP AT STREET FRONT

ROLL No.: 2518-050-383-09090
PLANNING APPLICATION: N/A

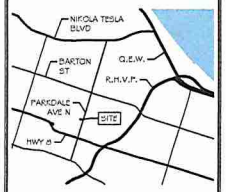
KLS ENGINEERING
1333 HIGHWAY #3
DUNNVILLE, ONTARIO
N1A 2W7
phone: (905) 774-4307

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE ISSUED.
COPYRIGHT 2025

ENGINEERS SEAL
REGISTERED PROFESSIONAL ENGINEER
OCT. 2025
D. V. CHINNEY
PROVINCE OF ONTARIO

SCALE 1:150 METERS 0 1 5

KEY PLAN



THIS SITE PLAN WAS PREPARED FROM SURVEY INFORMATION OBTAINED FROM:
J.P. WOOLLEY SURVEYING LTD.
ONTARIO LAND SURVEYORS
125 NAKNE STREET
CALEDONIA, ONTARIO N3W 1G4
PROJECT No. 08-1143-2
&
HAMILTON GIS MAPPING

#	PURPOSE OF ISSUE	DATE OF ISSUE	BY
4			
3			
2			
1			
0	ISSUED FOR APPROVAL	OCT 2/25	MD

OTTO BOZUR

CAR DEALERSHIP

77 PARKDALE AVE N
HAMILTON, ON
L8H 5X1

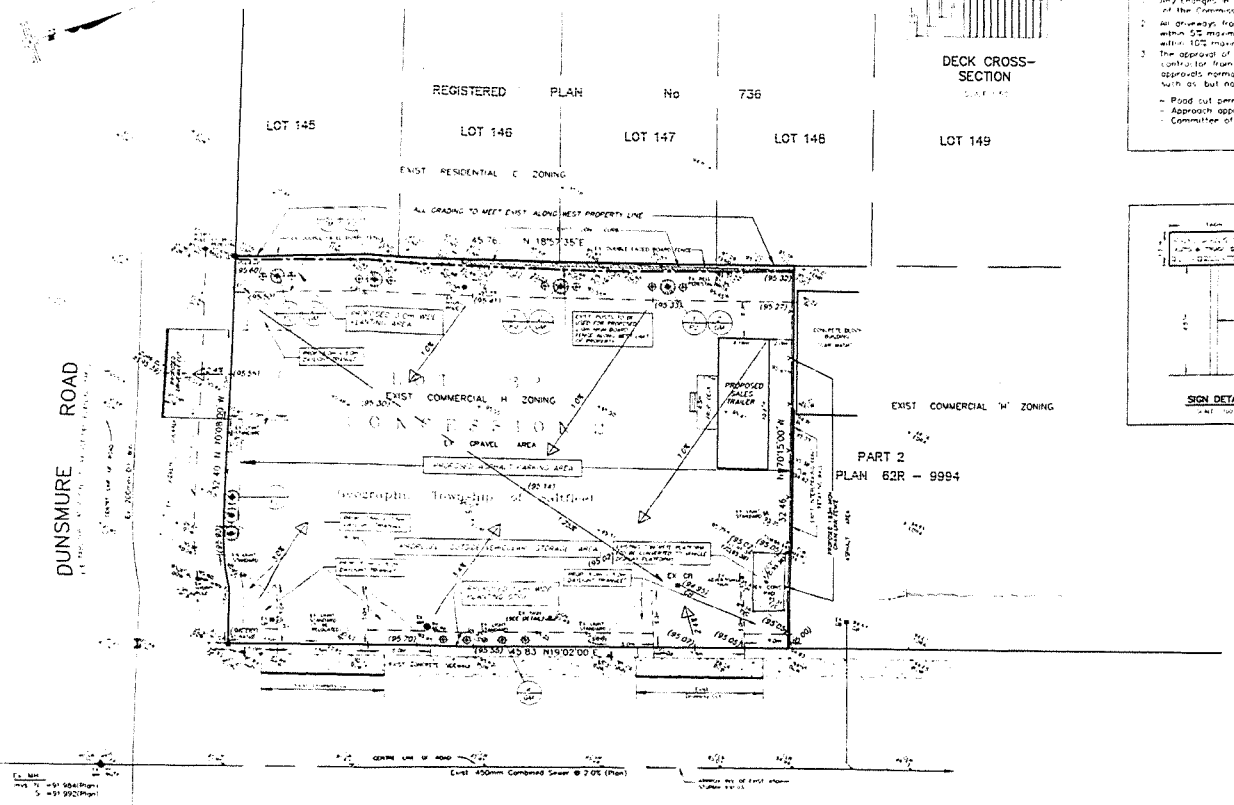
DRAWING: SITE PLAN

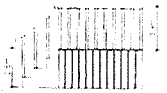
AS NOTED | FILE NO. B16-25-150

DRAWING LOCATION: DRAWINGS\2025\BOZUR, SHANE - SITE PLAN - B16-25-150-0.2.DWG

DRAWN BY: MIKE DWYER
START DATE: MAY 20, 2025
SHEET: 1 OF 1
DRAWING NUMBER: C-1

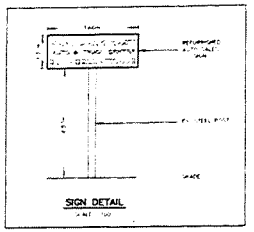
No. 77 PARKDALE AVENUE NORTH

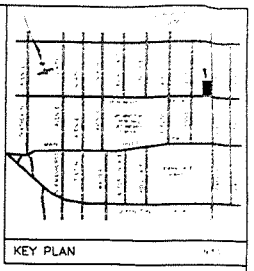




NOTES ON GRADING PLAN

1. Any changes in grades and catch basins require the approval of the Commissioner of Regional Environmental Department.
2. All driveways from property lines for the first 7.5m shall be within 5% maximum grade, thereafter, all driveways shall be within 10% maximum grade.
3. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain various permits/approvals normally required to complete a construct on project such as, but not limited to the following:
   - Road cut permits
   - Approach approval permits
   - Committee of adjustment
   - Sewer permits
   - Relocation of services
   - Encroachment agreements (if required)





SKETCH OF
PART OF LOT 33 - CONCESSION 2
GEOGRAPHIC TOWNSHIP OF SALTFLEET
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
SCALE 1:200
0 5 10 metres
O. G. ALDWORTH O.L.S.
1998

NOTES ON SITE PLAN

1. All work involved in the construction, relocation repair of municipal services for the project shall be to the satisfaction of the Commissioner of Regional Transportation/Environmental Services.
2. Fire Route Signs and 3-Way Fire Hydrants shall be erected/placed to the satisfaction of the City Fire Department and at the expense of the owner.
3. Main Driveway dimensions at the property line shall be 7.5m unless otherwise stated.
4. All driveways from property lines for the first 7.5m shall be within 5% maximum grade, thereafter all driveways shall be within 10% maximum grades.
5. The approval of this plan does not exempt the owner's bonded contractor from the requirements to obtain the various permits/approvals normally required to complete a construction project such as, but not limited to the following:
   - Road cut permits
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   - Committee of Adjustment
   - Sewer permits
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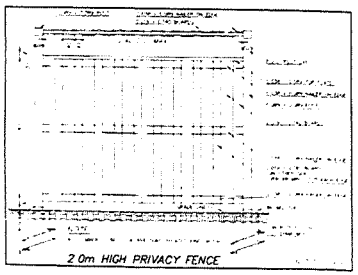
   - Encroachment agreements (if required)

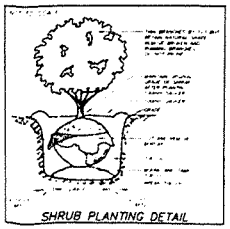
LEGEND:

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE:
DISTANCES AND BEARINGS SHOWN ON THIS PLAN DERIVED FROM A PLAN OF SURVEY BY O.G. ALDWORTH O.L.S. DATED MAY 4, 1998 AND IS NOT BASED ON AN ACTUAL FIELD SURVEY WITH THE EXCEPTION OF THE ELEVATIONS.

BENCH MARK
CITY OF HAMILTON INDEX NO. 81-43
ELEVATION = 93.743 m
IN CONCRETE CURBWALL ROAD SIDE OF VAN WINDEN CRESCENT, SCHOOL LOCATED AT NORTHWEST CORNER OF HEATING PLANT SECTION EAST OF REAR LOADING PLATFORM ENTRANCE
0.40 m EAST OF NORTHWEST CORNER AND 0.30 m UP NO. 735





NOTES ON LANDSCAPE PLAN

1. Any plant material or substitutions require the approval of the City of Hamilton.
2. Plant material and landscaping shall be minimum to be provided by the owner. Any additions must comply to the Zoning By-law.
3. Any sodding, planting or work on lands abutting the property from the lot lines to sidewalk and curbing, shall be to satisfaction of the City and/or Regional Municipality.
4. All landscaping shall be installed prior to the end of the first growing season following completion of the development.

LIST OF PLANT MATERIAL

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PJ	*	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER		
SM	12	SPIRAEA 'GOLD MOUND'	GOLD MOUND SPIREA		

AREA TO BE SODDED

DETAILS OF DEVELOPMENT:

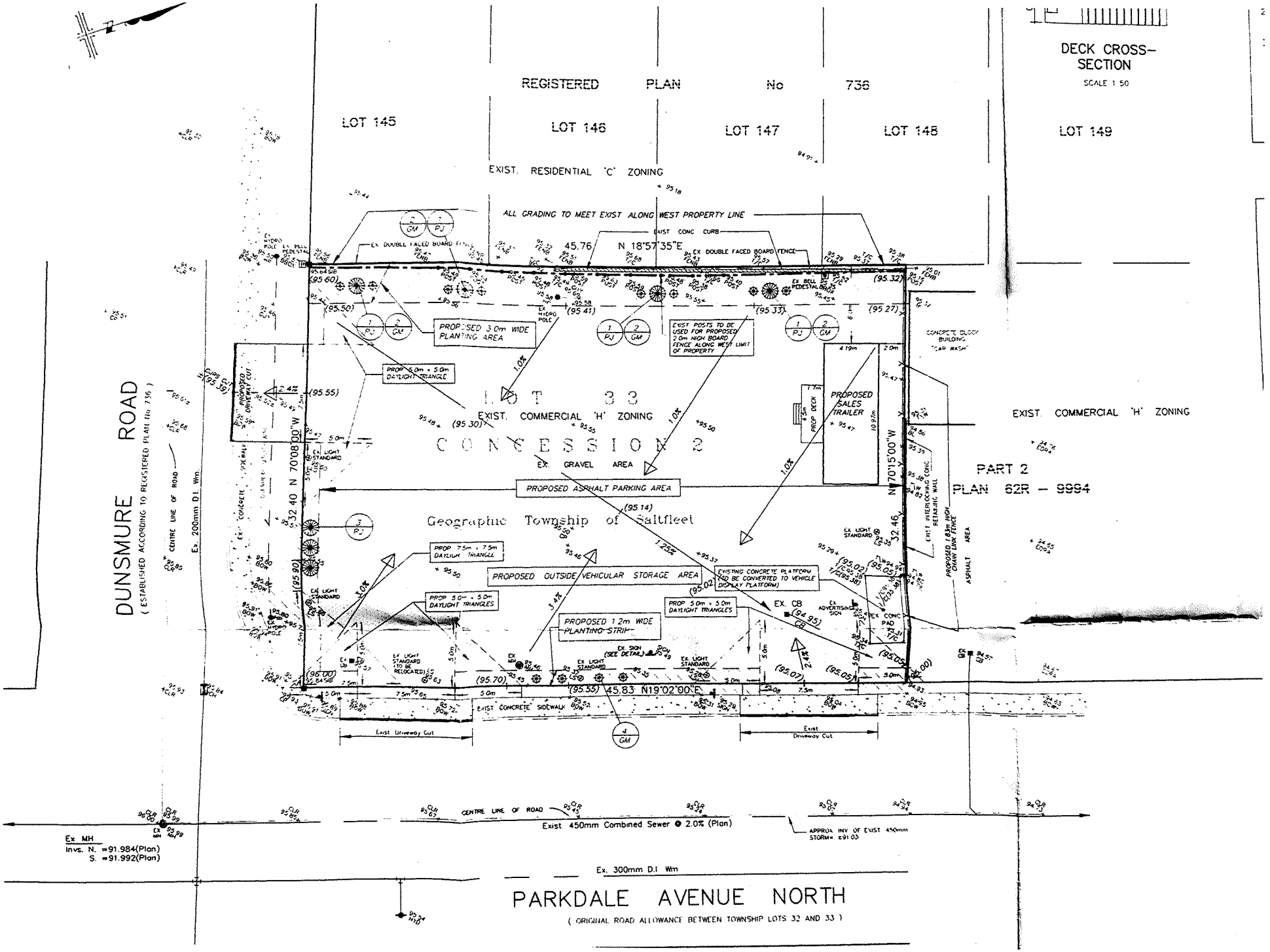
EXISTING M ZONING		
	MAX (MIN) REQUIRED	PROPOSED
NET LOT AREA		
LOT WIDTH (MIN.)		
FRONT YARD (MIN.)		
REAR YARD (MIN.)		
BUILDING HEIGHT (MAX.)		
NO. OF STOREYS (MAX.)		

NOT ISSUED FOR CONSTRUCTION

A. J. Clarke and Associates Ltd.
SURVEYORS + PLANNERS + ENGINEERS

CITY OF HAMILTON	DESIGN: M. PEARCE DRAWN: M. PEARCE
No. 77 PARKDALE AVENUE NORTH	SCALE:
SITE\GRADING\LANDSCAPING PLAN	DATE: SEPTEMBER 1998 DWG. K-1552-1

No. 77 PARKDALE AVENUE NORTH


REGISTERED PLAN No 736
LOT 145
LOT 146
LOT 147
LOT 148
LOT 149
DECK CROSS-SECTION
SCALE 1:50
EXIST. RESIDENTIAL 'C' ZONING
ALL GRADING TO MEET EXIST. ALONG WEST PROPERTY LINE
EXIST CONC CURB
45.76 N 18°57'35"E
EX DOUBLE FACED BOARD FENCE
PROPOSED 3.0m WIDE PLANTING AREA
EXIST POSTS TO BE USED FOR PROPOSED 2.0m HIGH BOARD FENCE ALONG WEST LIMIT OF PROPERTY
PROP 5.0m x 5.0m DAYLIGHT TRIANGLE
LOT 33
EXIST. COMMERCIAL 'H' ZONING
CONCESSION 2
PROPOSED SALES TRAILER
CONCRETE BLOCK BUILDING "CAR WASH"
EXIST. COMMERCIAL 'H' ZONING
EX GRAVEL AREA
PROPOSED ASPHALT PARKING AREA
Geographic Township of Saltfleet
PART 2
PLAN 62R - 9994
DUNSMURE ROAD
(ESTABLISHED ACCORDING TO REGISTERED PLAN No 736)
CENTRE LINE OF ROAD
Ex. 200mm D.I. Wm.
PROP 7.5m x 7.5m DAYLIGHT TRIANGLE
PROPOSED OUTSIDE VEHICULAR STORAGE AREA
EXISTING CONCRETE PLATFORM TO BE CONVERTED TO VEHICLE DISPLAY PLATFORM
PROP 5.0m x 5.0m DAYLIGHT TRIANGLES
PROPOSED 1.2m WIDE PLANTING STRIP
EX. CB
EX. CONC PAD
EXIST INTERLOCKING CONC. RETAINING WALL
PROPOSED 1.83m HIGH CHAIN LINK FENCE
ASPHALT AREA
EX LIGHT STANDARD (TO BE RELOCATED)
EX SIGN (SEE DETAIL)
EXIST CONCRETE SIDEWALK
Exist Driveway Cut
Exist Driveway Cut
CENTRE LINE OF ROAD
Exist 450mm Combined Sewer @ 2.0% (Plan)
APPROX INV OF EXIST 450mm STORM= ±91.03
Ex MH
Invs. N. =91.984(Plan)
S. =91.992(Plan)
Ex. 300mm D.I. Wm
PARKDALE AVENUE NORTH
(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 32 AND 33)

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DRAWING LIST	
Sheet Title	**Drawing Number**
ELEVATIONS & NOTES	S-1
FOUNDATION PLAN	S-2
FIRST FLOOR PLAN	S-3
PLAN VIEWS	S-4
ROOF PLAN	S-5
DETAILS	S-6
DETAILS 2	S-7

REQUIRED INSPECTIONS BY **KLS ENGINEERING LTD.**	
☑	FOOTINGS (PRIOR TO POUR)
☑	REBAR (PRIOR TO POUR)
☑	FRAMING / FINAL
TO BOOK INSPECTIONS, CALL **(905) 774-4307**	

MUNICIPALITY APPROVED DRAWINGS TO BE CONFIRMED BY KLS ENGINEERING PRIOR TO CONSTRUCTION.
PLEASE NOTIFY KLS ENGINEERING MINIMUM 48 HOURS IN ADVANCE FOR AN INSPECTION REQUEST.
MUNICIPALITY INSPECTIONS ARE STILL REQUIRED

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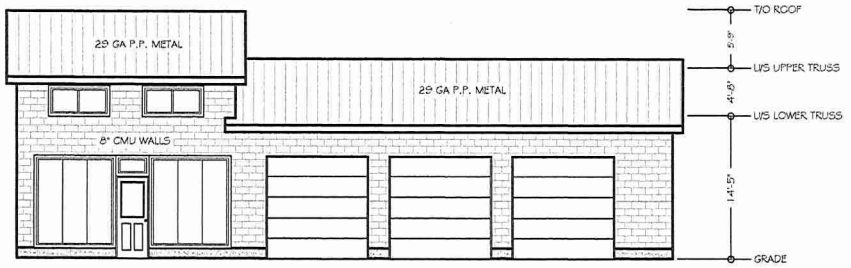
DRAWING: TITLE PAGE

SCALE: AS NOTED
FILE NUMBER: B16-25-150

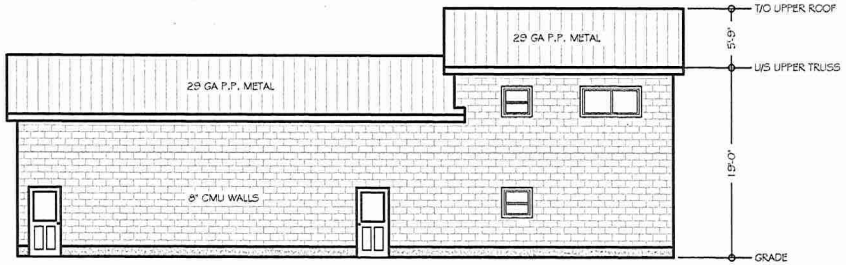
DWGS\2025\BOZUR, SHANE - NEW BUILDING - B16-25-150

DRAWN BY: E. BALT
DATE: AUG 19, 2025
SHEET NUMBER: TITLE
DRAWING NUMBER: TITLE

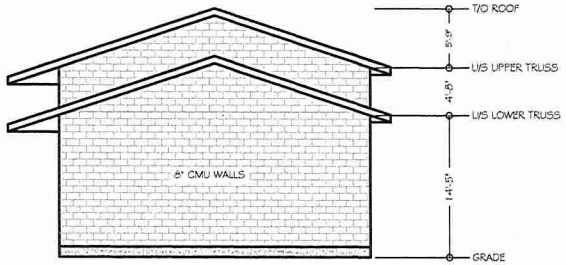


ELEVATION - EAST
SCALE: 1/8" = 1'-0"

ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



ELEVATION - WEST
SCALE: 1/8" = 1'-0"



ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- ANY ERRORS / OMISSIONS TO BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION
- ALL WORK TO CONFORM TO O.B.C. 2024
- NOTIFY ENGINEER 48 HRS. IN ADVANCE FOR INSPECTION OF FOOTING EXCAVATION AND FRAMING.
- REMOVE ALL TOP-SOIL AND ORGANIC MATERIAL.
- ALL FOOTINGS TO BE ON UNDISTURBED SOIL AND MIN. OF 4'-0" BELOW LINE OF FINISHED GRADE
- SOIL BRG. CAPACITY TO SUSTAIN A MIN. 3000 P.S.F.

CONCRETE NOTES:

- ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS
- 32 MPA FOR SLAB ON GRADE
- 25 MPA FOR WALLS AND FOOTINGS
- SLUMP 3" +-1"
- MAX WATER CEMENT RATIO .45 (USE WATER REDUCING AGENT TO IMPROVE WORKABILITY NO WATER TO BE ADDED ON SITE) USE VIBRATORY EQUIPMENT TO ACHIEVE UNIFORM DENSITY
- AIR ENTRAINMENT 5% - 8%
- REINFORCING STEEL TO HAVE MIN. YIELD STRENGTH OF 400 MPA WITH MIN. 3" COVER
- MINIMUM SPLICE LENGTH (10M - 1.8") (15M - 24")

STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL TO BE INSPECTED BY THE ENGINEER PRIOR TO COVERING.
- ANCHORS BOLTS TO BE GRADE 55 (448) CSA G40.21
- CONNECTION BOLTS TO BE HIGH STRENGTH ASTM A325
- WELDING TO CONFORM TO CSA W59.
- STRUCTURAL STEEL TO CONFORM TO G40.21 350W.
- REINFORCING STEEL TO HAVE YIELD STRENGTH OF 400 MPA. CSA G30.18
- MINIMUM SPLICE LENGTH (10M - 1.8") (15M - 24")

LUMBER NOTES:

- ALL LUMBER TO BE SPF GRADE #2 OR BETTER UNLESS OTHERWISE SPECIFIED.
- LUMBER EXPOSED TO MOISTURE TO BE PRESSURE TREATED
- ALL LUMBER SET IN THE GROUND TO BE RATED FOR "GROUND CONTACT"
- ALL FASTENERS IN CONTACT WITH PRESSURE TREATED MATERIAL TO BE COMPATIBLE WITH PRESSURE TREATED CHEMICALS
- ALL STEEL SIDING IN CONTACT WITH PRESSURE TREATED WOOD TO BE ISOLATED WITH A LAYER OF ICE & WATER SHIELD OR EQUAL.
- SUBMIT ENGINEERED TRUSS DRAWINGS
- TRUSS BRACING AND STRAPPING AS SPECIFIED BY ENGINEERED TRUSS DRAWING
- TRUSS TIE DOWN TO SUSTAIN UPLIFT SHOWN ON TRUSS DESIGN AND TO BE CONTINUOUS ON FOUNDATION WALL
- ALL UNTELD TO BE 2 - 2" x 10" UNLESS OTHERWISE SPECIFIED

SPECIFIED ROOF TOP CHORD LOADS: HAMILTON (BELOW ESCARPMENT - EAST OF HIGHWAY 403)

- SNOW LOAD = 1.1 kPa (22.97 psf)
- RAIN LOAD = 0.4 kPa (8.4 psf)
- HOURLY WIND PRESSURE (1/50) = 0.44 kPa
- DEAD LOAD = 0.20 kPa (4.2 psf)

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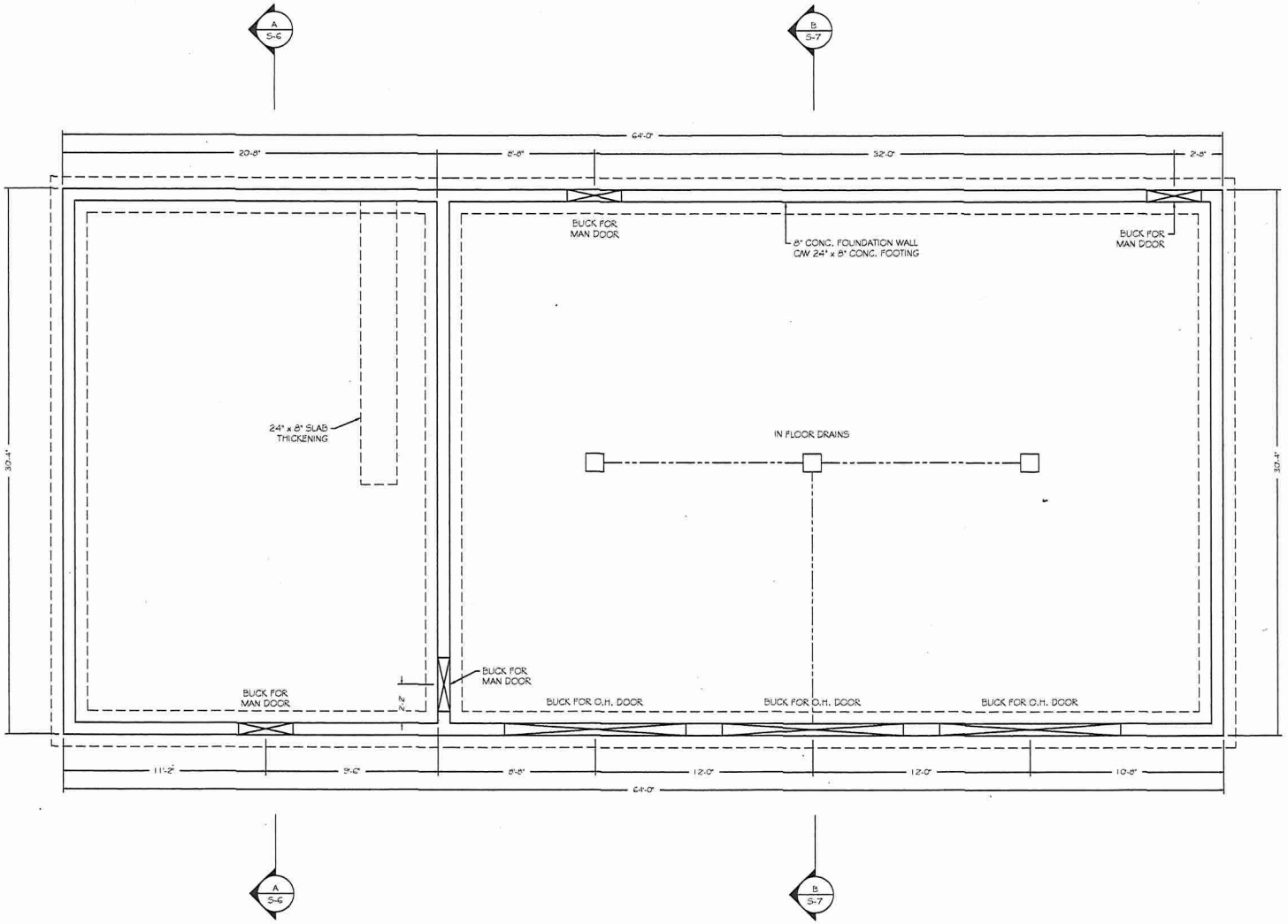
DRAWING: ELEVATIONS

SCALE: AS NOTED
FILE NUMBER: B16-25-150

DWG\N-2025\BOZUR, SHANE - NEW BUILDING - B16-25-150

DRAWN BY: E. BALT
DATE: AUG 19, 2025
SHEET NUMBER: 1 OF 7
DRAWING NUMBER: S-1



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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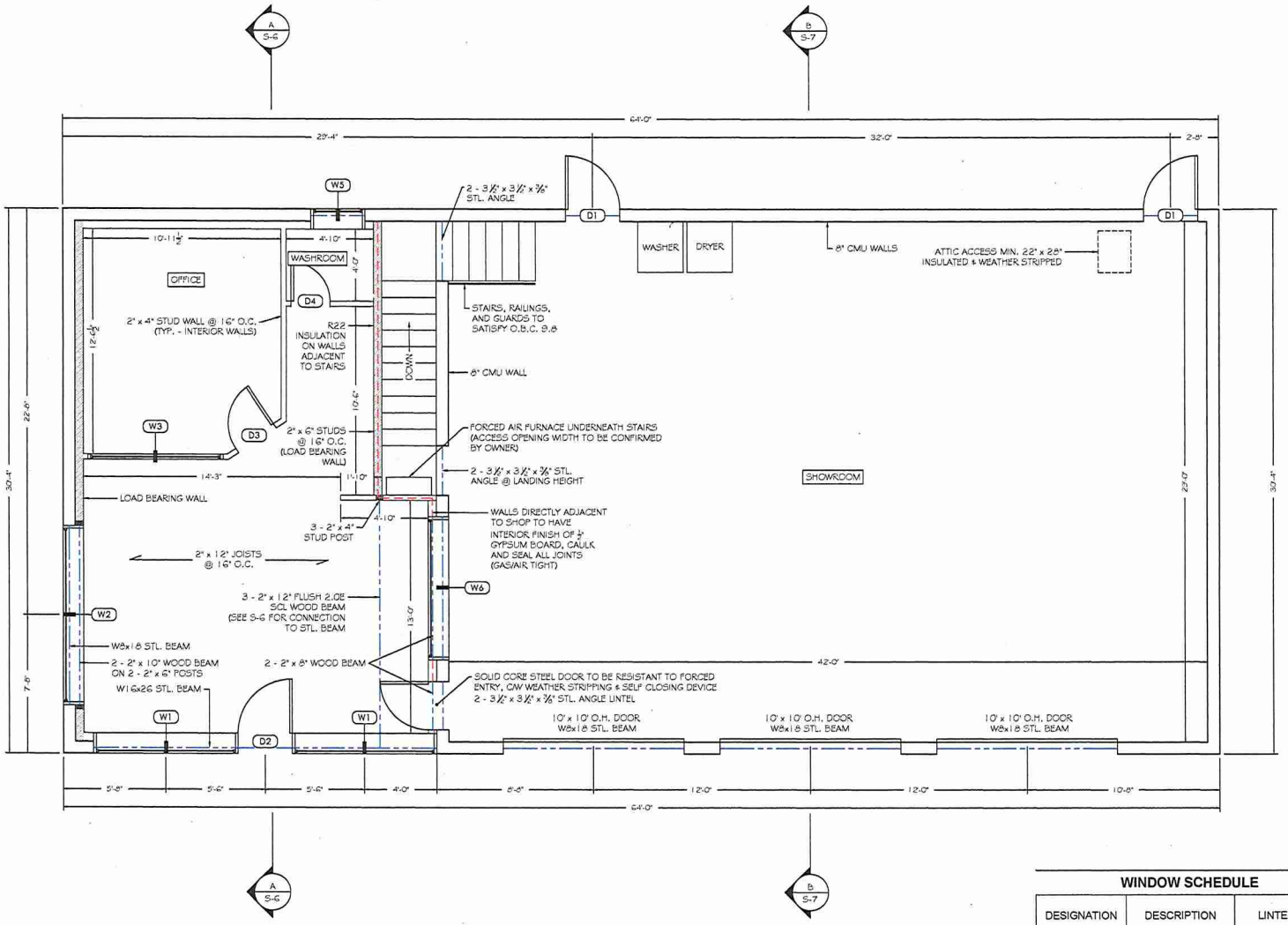
DRAWING
FOUNDATION PLAN

SCALE	FILE NUMBER
AS NOTED	B16-25-150

DWGS\2025\BOZUR, SHANE - NEW BUILDING - B16-25-150

DRAWN BY	DRAWING NUMBER
E. BALT	S-2
DATE: AUG 19, 2025	
SHEET NUMBER: 2 OF 7	



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DESIGNATION	DESCRIPTION	LINTEL SIZE
D1	36" x 80"	2 - 3½" x 3½" x ⅜" STL. ANGLE
D2	36" x 96" C/W 36" x 24" TRANSOM WINDOW	-
D3	30" x 80"	2 - 2" x 6" WOOD BEAM
D4	26" x 80"	2 - 2" x 6" WOOD BEAM

WINDOW SCHEDULE

DESIGNATION	DESCRIPTION	LINTEL SIZE
W1	96" x 108"	-
W2	120" x 108"	-
W3	90" x 108"	2 - 2" x 6" WOOD BEAM
W4	72" x 36"	2 - 6" x 3½" x ⅜" STL. ANGLE
W5	36" x 36"	2 - 3½" x 3½" x ⅜" STL. ANGLE
W6	96" x 108"	2 - 6" x 3½" x ⅜" STL. ANGLE

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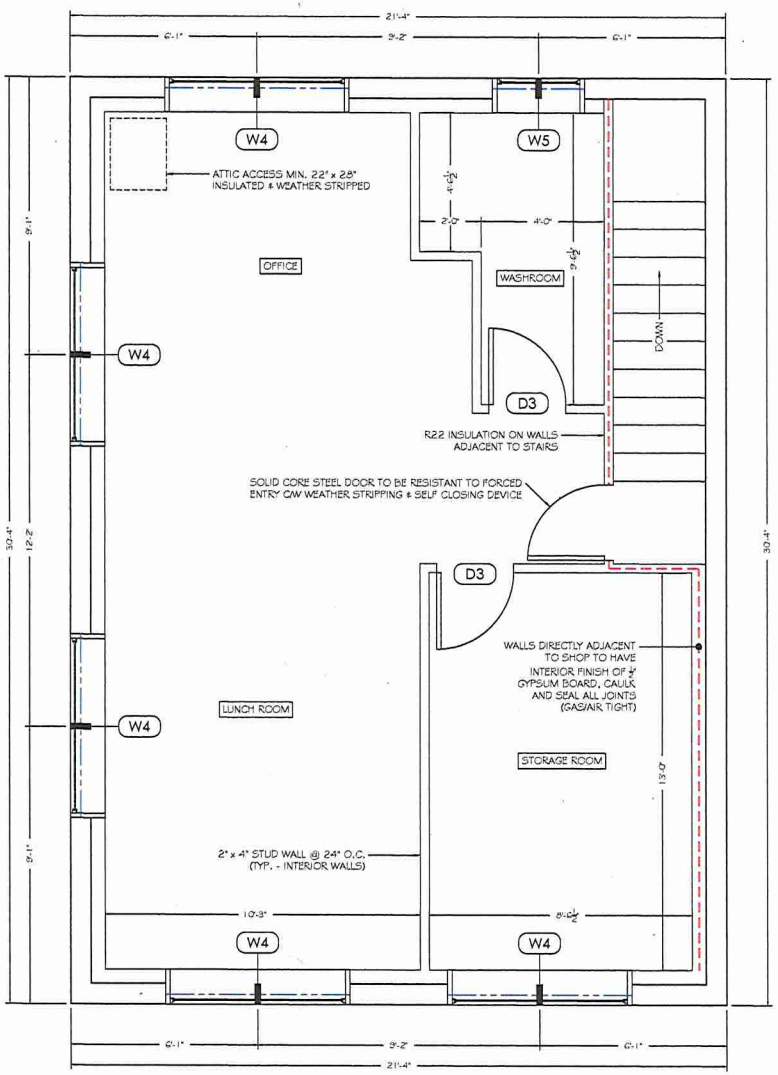
DRAWING: FIRST FLOOR PLAN

SCALE: AS NOTED
FILE NUMBER: B16-25-150

DWG\2025\BOZUR, SHANE - NEW BUILDING - B16-25-150

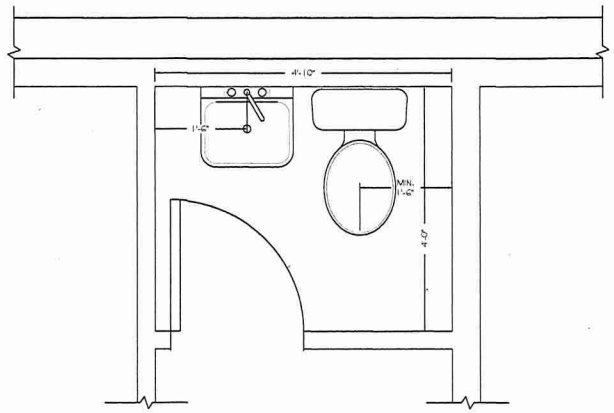
DRAWN BY: E. BALT
DATE: AUG 19, 2025
SHEET NUMBER: 3 OF 7

DRAWING NUMBER: S-3



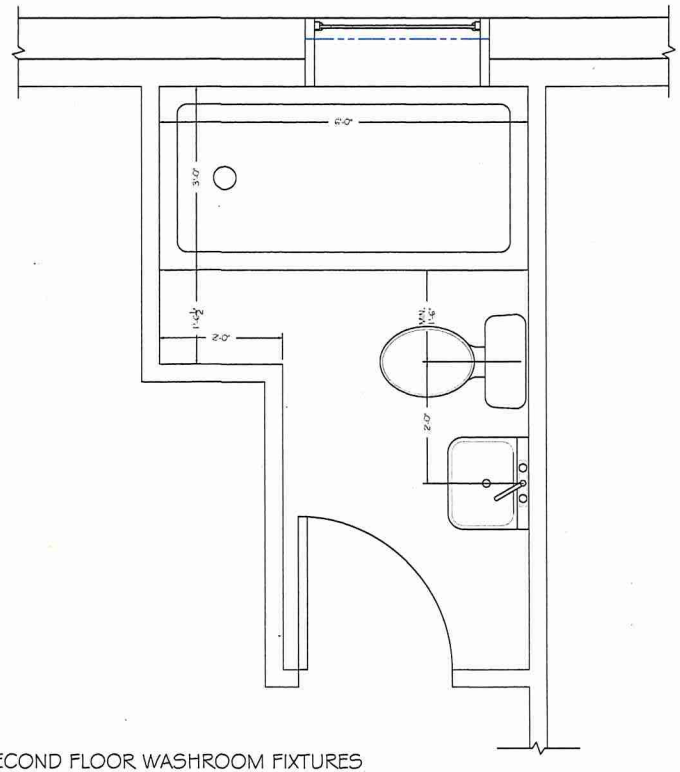
SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"



FIRST FLOOR WASHROOM FIXTURES

SCALE: 3/4" = 1'-0"



SECOND FLOOR WASHROOM FIXTURES

SCALE: 3/4" = 1'-0"

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DRAWING: PLAN VIEWS

SCALE	FILE NUMBER
AS NOTED	B16-25-150

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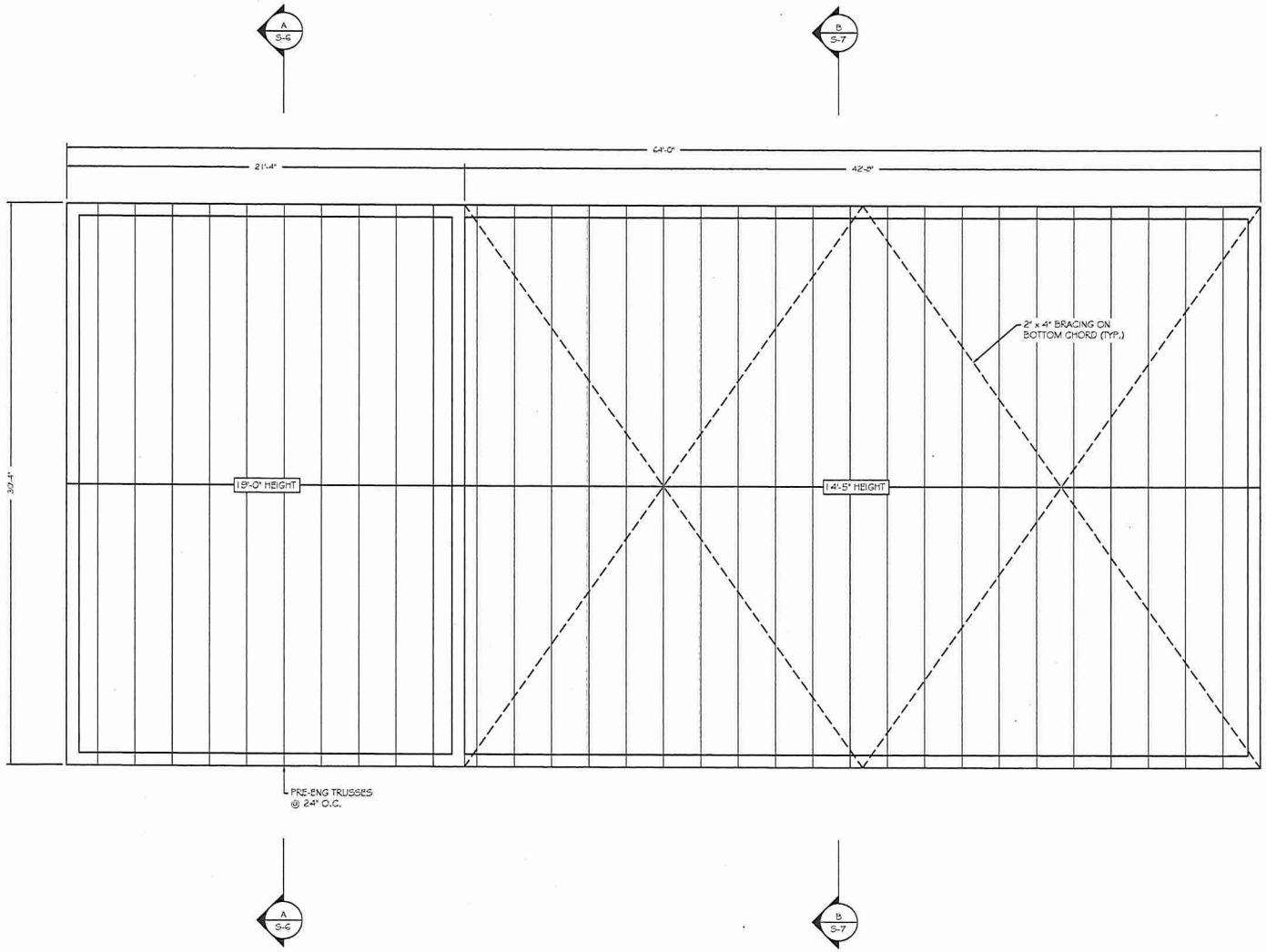
DRAWN BY	DRAWING NUMBER
E. BALT	S-4
DATE: AUG 19, 2025	
SHEET NUMBER: 4 OF 7	



ROOF PLAN
SCALE: 1/4" = 1'-0"

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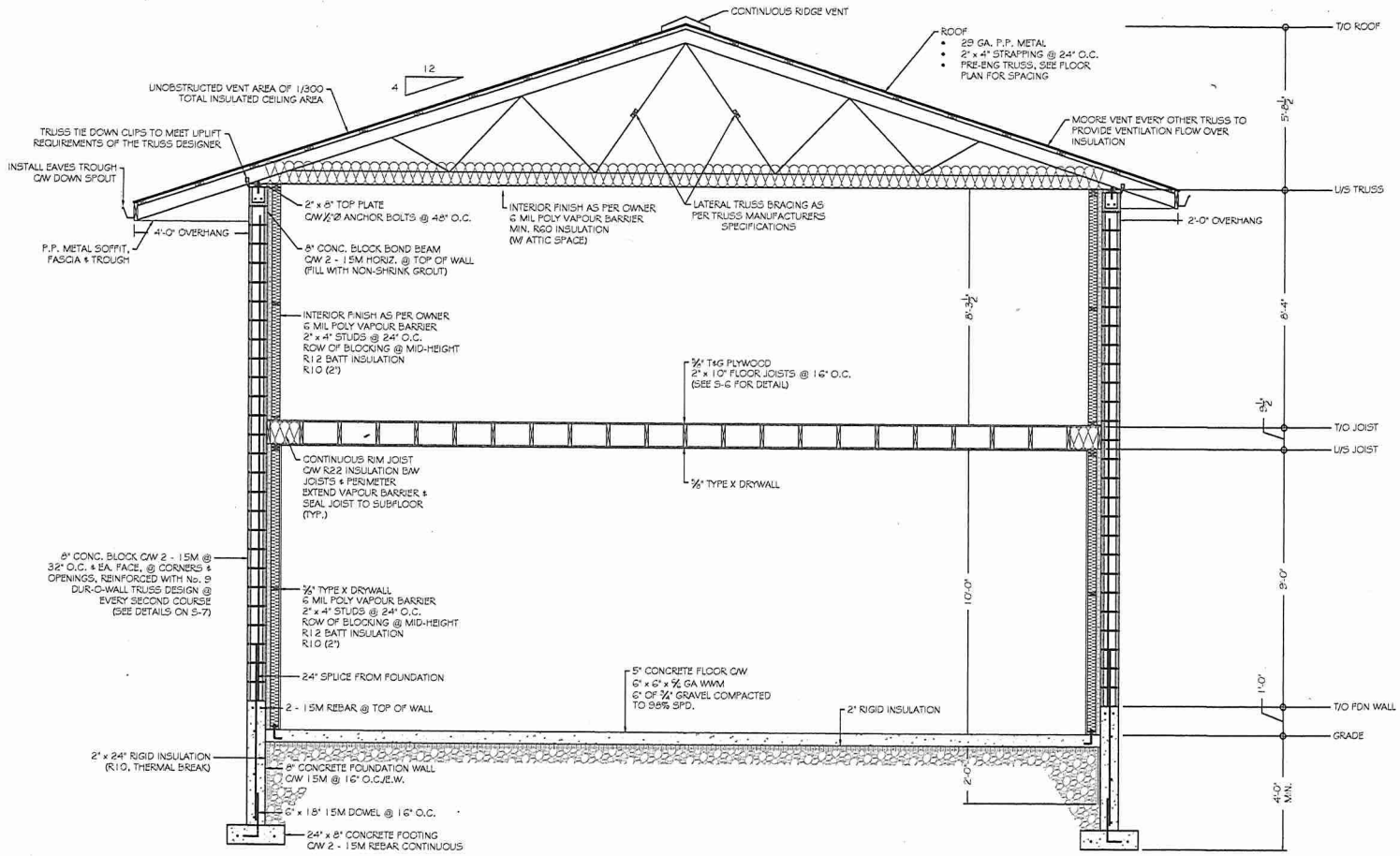
DRAWING
ROOF PLAN

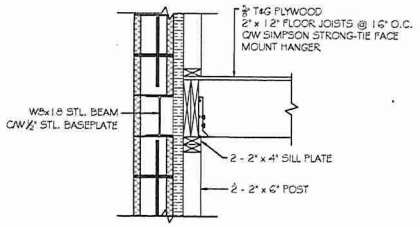
SCALE	FILE NUMBER
AS NOTED	B16-25-150

DWGS-2025\BOZUR, SHANE - NEW BUILDING - B16-25-150

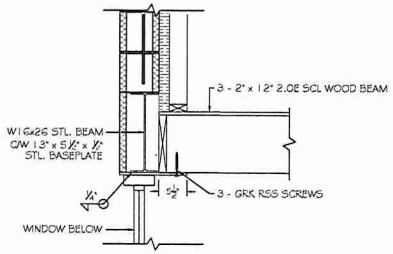
DRAWN BY	DRAWING NUMBER
E. BALT	S-5
DATE: AUG 19, 2025	
SHEET NUMBER: 5 OF 7	



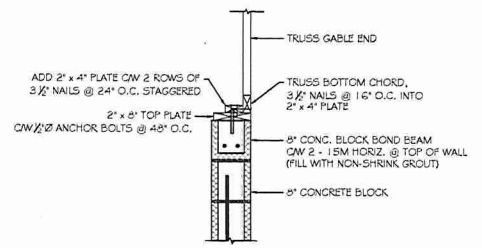
SECTION A - A
SCALE: 3/8" = 1'-0"



JOIST TO WALL CONNECTION OVER WINDOW
SCALE: 3/4" = 1'-0"



FLUSH BEAM TO STL. BEAM CONNECTION
SCALE: 3/4" = 1'-0"



TRUSS GABLE END ATTACHMENT
SCALE: 3/4" = 1'-0"

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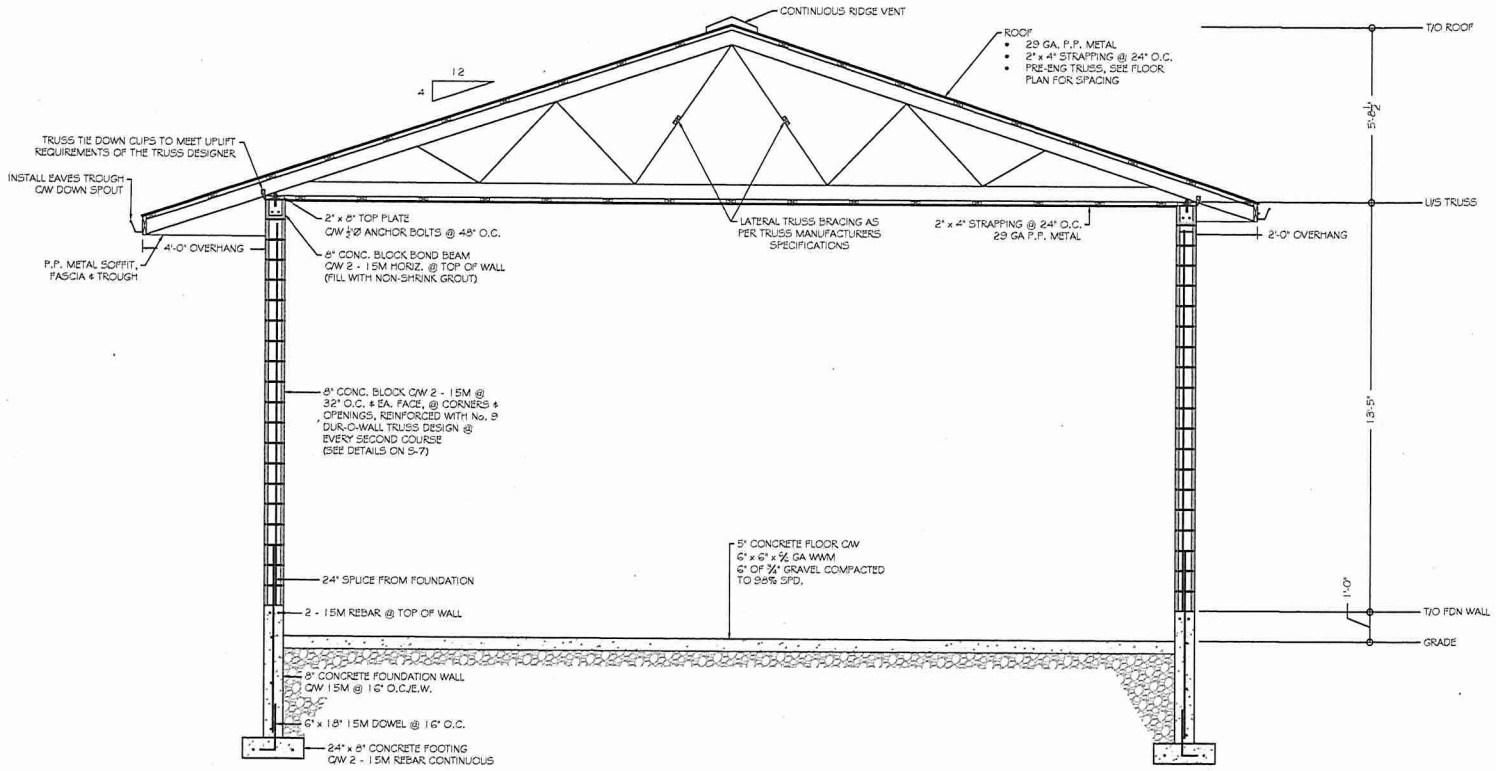
DRAWING: DETAILS

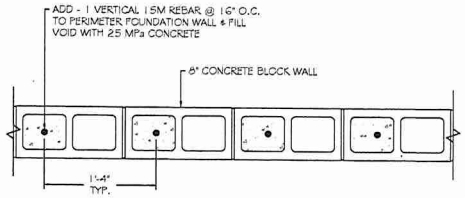
SCALE: AS NOTED
FILE NUMBER: B16-25-150

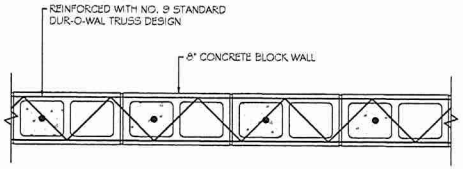
DWGS-2025/BOZUR, MANE - NEW BUILDING - B16-25-150

DRAWN BY: B. BALT
DATE: AUG 12, 2025
SHEET NUMBER: 6 OF 7
DRAWING NUMBER: S-6

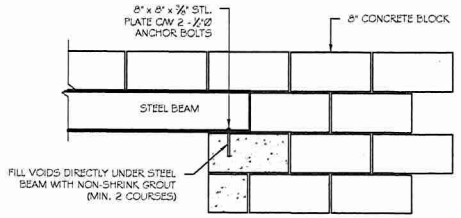


SECTION B - B
SCALE: 3/8" = 1'-0"





LOAD-BEARING CMU WALL REINFORCEMENT
SCALE: 1" = 1'-0"



STL. BEAM TO CMU CONNECTION (TYPICAL)
SCALE: 3/4" = 1'-0"

KLS ENGINEERING
1333 HIGHWAY #3
DUNNVILLE, ONTARIO
N1A 2W7
phone: (905) 774-4307

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE ISSUED.

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REGISTERED PROFESSIONAL ENGINEER
OCT. 2025
D. V. GENNEY
PROVINCE OF ONTARIO

5			
4			
3			
2			
1			
0	ISSUED FOR PERMIT	OCT 2025	ED
#	PURPOSE OF ISSUE	DATE OF ISSUE	BY

OTTO BOZUR

CAR DEALERSHIP

77 PARKDALE AVE. N
HAMILTON, ON
L8H 5X1

DRAWING: DETAILS 2

SCALE: AS NOTED
FILE NUMBER: B16-25-150

DWGS/2025/BOZUR, SHANE - NEW BUILDING - B16-25-150

DRAWN BY: E. BALT
DATE: AUG 19, 2025
SHEET NUMBER: 7 OF 7
DRAWING NUMBER: S-7

Hamilton

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424 x 2719 Fax: 905-546-4202
Email: ZoningInquiry@hamilton.ca

CERTIFICATE OF ZONING VERIFICATION REPORT

ATTENTION OF: Joey Garnet
EMAIL: [redacted]
ISSUED BY: Kelly Vanwalleghem
TELEPHONE: 905-546-2424 x 3740
PROPOSED USE: Motor Vehicle Dealership and Motor Vehicle Service Station

CERTIFICATE NO. ZVE-26-053 - 01
77 Parkdale Avenue North, Hamilton
ISSUE DATE: March 16, 2026

ZONING DISTRICT:
C5 (Mixed Use Medium Density)
SECTION 10.5 OF HAMILTON ZONING BY-LAW 05-200
SITE PLAN CONTROL: Required for future development
COMMITTEE OF ADJUSTMENT: N/A

THE PROPOSED USE IS:
SEE COMMENTS

COMMENTS:

The proposed use of a "Used motor vehicle sales operation, public garage new/used vehicle sales" is defined as a Motor Vehicle Dealership and Motor Vehicle Service Station. The proposed use of a Motor Vehicle Service Station is a permitted use within the current C5 zone.

The recognized use is Motor Vehicle Dealership which may be legally established non-conforming provided that it has continuously existed from prior to the passing of Hamilton Zoning By-law 05-200 on November 8, 2017 until present.

This Division makes no representation and gives no warranty or opinion as to whether the non-conforming use has been lost by discontinuance of use. The Applicant should make appropriate inquiries to satisfy themselves that the non-conforming use has not been lost by discontinuance.

The lands are subject to Site Plan Control. As such, development or redevelopment may require application to Development Planning. For further information, please contact pdgening@hamilton.ca.

The use and operation of a business may be subject to the issuance and maintenance of a municipal license from the Licensing Section of the Licensing & By-law Services Division. For more information, please contact licensing@hamilton.ca.

Tenant improvements, change of use, conversions, renovations, alterations, additions or new buildings are subject to the issuance of a building permit from the Building Division. Please contact

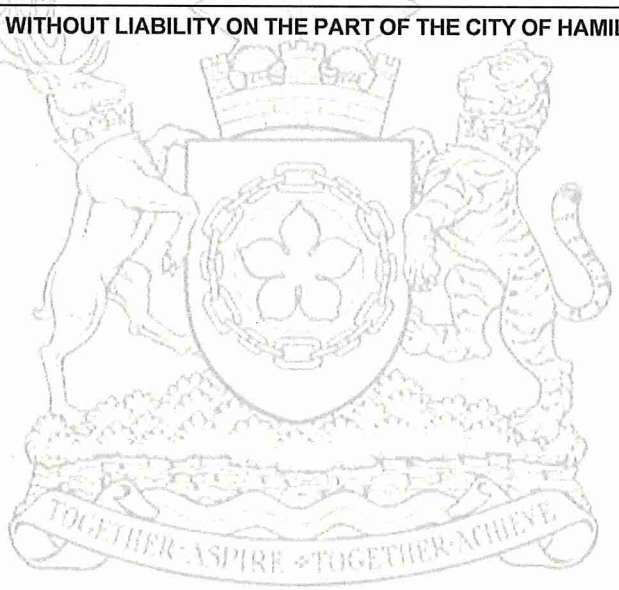
the Building Division at building@hamilton.ca.

Development Charges (DCs) may apply if a building permit is required. DCs are a development fee associated with development (new construction) and redevelopment (change of use) which help to fund the cost of new infrastructure required as a result of growth. Visit https://www.hamilton.ca/build-invest-grow/planning-development/development-charges/development-charges or contact the Development Charges, Programs & Policies Team at DCRequest@hamilton.ca for more information.

Kelly Vanwalleghem

FOR DIRECTOR OF PLANNING AND CHIEF PLANNER

***** THIS CERTIFICATE IS ISSUED WITHOUT LIABILITY ON THE PART OF THE CITY OF HAMILTON OR ITS OFFICIALS *****



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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owner(s)	Otto Bozur	[redacted]	
Applicant(s)	Joey Garnet		
Agent or Solicitor			**Phone:**
			E-mail:

Please include contact person's name if applying as a company or organization.

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 [redacted]

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 card over phone* [redacted]

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	77 Parkdale Ave North		
Assessment Roll Number	050383090900000		
Former Municipality	City of Hamilton		
Lot	33	Concession	2
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:

Relief from the minimum required rear yard setback of 7.5 metres to permit a rear yard setback of 3.05 metres for the proposed building, representing a reduction of 4.45 metres.

☐ Additional Dwelling Unit ☑ Reconstruction of Existing Dwelling

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

The subject property is an existing developed commercial corner lot operating as a legally established motor vehicle dealership use. The lot has fixed access points, existing on-site circulation patterns, visibility triangle requirements, and proximity to adjacent residential uses that constrain the ability to reposition the proposed building while maintaining safe and functional vehicle movement and parking on the site.The proposed rear yard setback reduction is required to allow for an efficient and functional redevelopment of the property while maintaining appropriate setbacks from the street, preserving fire access routes, and accommodating required parking and maneuvering areas. Strict compliance with the rear yard requirement would significantly limit the reasonable use of the property and hinder the improvement and modernization of an existing commercial site.

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 (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
45.83 m	45.76 m	1,486 m²	15 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Existing trailer / temporary commercial office	See site plan	6 m	2	01/01/1998

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Commercial building / motor vehicle dealership	20.16 m	3.05 m	9.2 m	06/01/2026

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Existing trailer / temporary commercial office	53.4	53.4	1	3m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Commercial building	180 m^2	238 m^2	2	7.5 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
☐ 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.):

Motor vehicle dealership building associated with an existing legally established non-conforming motor vehicle dealership use

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

North: commercial East: arterial road / commercial corridor South: municipal road with residential/commercial context West: residential

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

May 1 2025

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

Motor vehicle dealership / used motor vehicle sales operation

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

Motor vehicle dealership / used motor vehicle sales operation

5.4 Length of time the existing uses of the subject property have continued:

Since approximately 1998 (approximately 27 years).

5.5 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) Mixed Use – Medium Density

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

The proposed variance facilitates the continued use and redevelopment of an existing commercial property located on a major arterial corridor within the Urban Hamilton Official Plan's Mixed Use – Medium Density designation. The proposal supports intensification objectives by allowing reinvestment in an established urban site while maintaining compatibility with surrounding land uses through appropriate setbacks, site circulation, and buffering. The requested relief is minor in nature and maintains the general intent of the Official Plan.

5.6 What is the existing zoning of the subject land? C5 – Mixed Use Medium Density

5.7 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: _____

5.8 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: _____

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 0

6.2 Number of Dwelling Units Proposed: 0

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

The subject property is an existing corner commercial lot that has operated as a motor vehicle dealership for several decades and has been recognized through a recent zoning verification process as a legally established non-conforming use. The proposed variance facilitates reinvestment in the property through construction of a new building while maintaining functional site circulation, fire access, and required parking. The requested rear yard relief is minor in nature relative to the size of the lot and is necessary due to the constrained configuration of the site, existing access locations, visibility triangle requirements, and adjacency to residential uses. The proposal represents an appropriate improvement to an existing urban commercial property.

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

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

7.2 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

_____

_____

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.:	A-26:058	**SUBJECT PROPERTY:**	141 Cole Street, Flamborough
ZONE:	R6-27 (Medium Density Residential – Special Exception 27 Zone)	**ZONING BY-LAW:**	Flamborough Zoning By-law 90-145-Z

APPLICANTS: Owner: Parkside Hills Inc c/o Jack Nesbitt
Applicant: Parkside Hills Inc c/o Jack Nesbitt
Agent: WEBB Planning Consultants

The following variances are requested:

1. A minimum exterior side yard of 1.0m shall be permitted instead of the minimum required 2.4 metres exterior side yard.

PURPOSE & EFFECT: To facilitate the construction of back-to-back and street townhouses in accordance with Site Plan Control Application No. DA-17-120.

Notes:

i. This minor variance application is associated with Site Plan Control Application No. DA-17-120 which was granted conditional approval, pursuant to an Order of the Land Tribunal dated March 18, 2020.

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, April 30, 2026**
TIME:	**11:10 a.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**

A-26:058

	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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

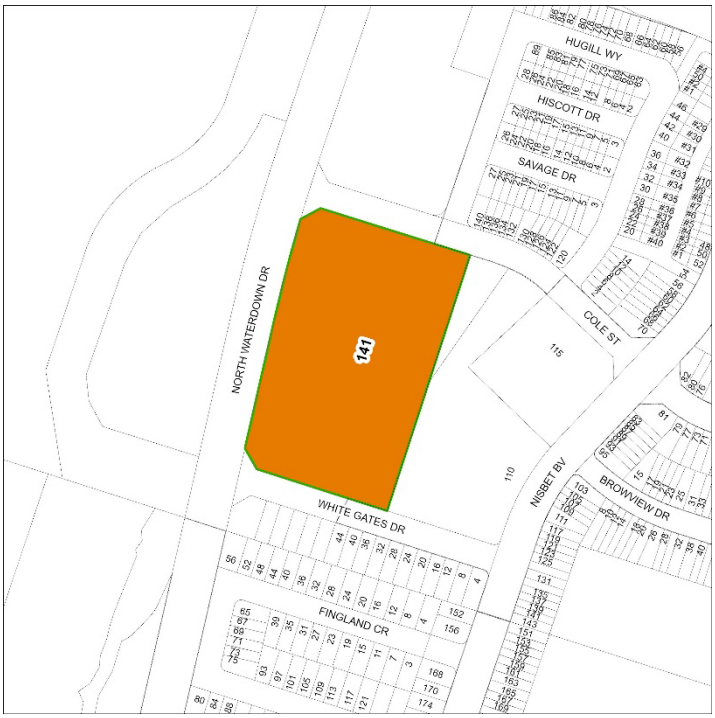
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:058, 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.

A-26:058



Subject Lands

DATED: April 13, 2026

_____

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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 **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 **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 or call 905-546-2424 ext. 4221.

UNDERTAKING

RE: 141 COLE STREET, FLAMBOROUGH

I, (WE) PARKSIDE HILLS INC, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

(A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN & DRAWING & NOT TO VARY THEREFROM;
(B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN & DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED MARCH 18, 2020.
(C) TO MAINTAIN TO THE SATISFACTION OF THE CITY & AT MY(OUR) SOLE RISK & EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(B) OF THE SAID ACT, SHOWN IN THIS PLAN & DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS & DRIVEWAYS, PARKING & LOADING AREAS & WALKWAYS;
(D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED MARCH 17, 2026, THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.
(E) THE OWNER SHALL COMPLETE TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING OF THE CITY OF HAMILTON & CANADA POST:

1. *INCLUDE ON ALL OFFERS OF PURCHASE & SALE, A STATEMENT THAT ADVISES THE PROSPECTIVE PURCHASER:*
   - i. *THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAIL BOX*
   - ii. *THAT THE DEVELOPERS/OWNERS BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.*
2. *THE OWNER FURTHER AGREES TO:*
   - i. *WORK WITH CANADA POST TO DETERMINE AND PROVIDE TEMPORARY SUITABLE CENTRALIZED MAIL BOX LOCATIONS WHICH MAY BE UTILIZED BY CANADA POST UNTIL THE CURBS, BOULEVARDS & SIDEWALKS ARE IN PLACE IN THE REMAINDER OF THE SUBDIVISION.*
   - ii. *INSTALL A CONCRETE PAD IN ACCORDANCE WITH THE REQUIREMENTS OF AND IN LOCATIONS TO BE APPROVED BY CANADA POST TO FACILITATE THE PLACEMENT OF COMMUNITY MAILBOXES.*
   - iii. *IDENTIFY THE PADS ABOVE ON THE ENGINEERING SERVICING DRAWINGS. SAID PADS ARE TO BE POURED AT THE TIME OF THE SIDEWALK AND/OR CURB INSTALLATION WITHIN EACH PHASE OF THE PLAN OF SUBDIVISION.*
   - iv. *DETERMINE THE LOCATION OF ALL CENTRALIZED MAIL RECEIVING FACILITIES IN CO-OPERATION WITH CANADA POST AND TO INDICATE THE LOCATION OF THE CENTRALIZED MAIL FACILITIES ON APPROPRIATE MAPS, INFORMATION BOARDS AND PLANS.*
   - v. *MAPS ARE ALSO TO BE PROMINENTLY DISPLAYED IN THE SALES OFFICE(S) SHOWING SPECIFIC CENTRALIZED MAIL FACILITY LOCATIONS.*
3. *CANADA POST'S MULTI-UNIT POLICY, WHICH REQUIRES THAT THE OWNER/DEVELOPER PROVIDE THE CENTRALIZED MAIL FACILITY (LOCK BOX ASSEMBLY) AT THEIR OWN EXPENSE (LESS THAN 100 UNITS WILL REQUIRE A FRONT LOADING LOCK BOX ASSEMBLY & MORE THAN 100 UNITS WILL REQUIRE A REAR LOADING LOCK BOX ASSEMBLY WHICH WILL REQUIRE A MAIL ROOM) WILL BE IN EFFECT FOR BUILDINGS AND COMPLEXES WITH A COMMON LOBBY, COMMON INDOOR OR SHELTERED SPACE.*

(F) THAT THE OWNER AGREES TO DISPLAY THE MUNICIPAL NUMBER AT THE FRONT ENTRANCE WITH EITHER THE MUNICIPAL NUMBER OR FULL ADDRESS IN A MANNER THAT IS VISIBLE FROM THE STREET.
(G) THAT THE OWNER SUBMIT A FINAL UNIT NUMBERING PLAN SHOWING UNITS 1 TO 116 THAT WILL REFLECT THE UNIT NUMBERS TO BE AFFIXED TO THE FRONT OF EACH BUILDING UNIT TO THE LEGISLATIVE APPROVALS SECTION OF GROWTH MANAGEMENT.
(H) THE OWNER SHALL INCLUDE THE FOLLOWING "TYPE A" AND "TYPE C" WARNING CLAUSES BELOW TO ADVISE PURCHASERS AND TENANTS IN ALL OFFERS AGREEMENTS OF PURCHASE AND SALE, LEASE, OR RENT OF THE UNITS 34-38, 44-51, 62-69, 80-87, 98-103, 114-116, 124-128, AND 134-136:

TYPE A:
"PURCHASERS/TENANTS ARE ADVISED THAT SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY OCCASIONALLY INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVELS EXCEED THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT'S NOISE CRITERIA."
TYPE C:
"THIS DWELLING UNIT HAD BEEN FITTED WITH A FORCED AIR HEATING SYSTEM AND THE DUCTING, ETC. WAS SIZED TO ACCOMMODATE CENTRAL AIR CONDITIONING. INSTALLATION OF CENTRAL AIR CONDITIONING BY THE OCCUPANT WILL ALLOW WINDOWS AND EXTERIOR DOORS TO REMAIN CLOSED, THEREBY ENSURING THAT THE INDOOR SOUND LEVELS ARE WITHIN THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT' NOISE CRITERIA.
NOTE: THE LOCATION AND INSTALLATION OF THE OUTDOOR AIR CONDITIONING DEVICE SHOULD BE DONE SO AS TO COMPLY WITH NOISE CRITERIA OF MOE PUBLICATION NPC-216, RESIDENTIAL AIR CONDITIONING DEVICES AND THUS MINIMIZE THE NOISE IMPACTS BOTH ON AND IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY.)"

(I) THE OWNER FURTHER AGREES TO IMPLEMENT THE FOLLOWING NOISE MITIGATION MEASURES PER TH ACCEPTED NOISE IMPACT STUDY DATED APRIL, 2020 AND ADDENDUM DATED JULY 2, 2020:

1. *INCLUDE THE SPECIFIED MINIMUM BUILDING COMPONENTS FOR UNITS 34-38, 44-51, 62-69, 80-87, 98-103, 114-116, 124-128, AND 134-136 AS SPECIFIED IN THE ACCEPTED NOISE STUDY.*
2. *THAT A LETTER FROM THE WINDOW COMPANY BE ISSUED TO CONFIRM STC VALUES FOR ALL PROPOSED WINDOWS TO BE INSTALLED AND AN ACOUSTICAL CERTIFICATE BE SENT TO THE CITY OF HAMILTON CONFIRMING THAT STC VALUES HAVE BEEN ACHIEVED.*
3. *THAT A QUALIFIED ACOUSTICAL CONSULTANT CERTIFY THAT THE REQUIRED NOISE CONTROL MEASURES HAVE BEEN INCORPORATED INTO THE BUILDER'S PLANS PRIOR TO ISSUANCES OF A BUILDING PERMIT; AND*
4. *THAT A QUALIFIED ACOUSTICAL CONSULTANT CERTIFY THAT THE REQUIRED CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED PRIOR TO AN OCCUPANT PERMIT.*

DATED THIS 17 *DAY OF* March *20* 26

WITNESS (SIGNATURE) *OWNER(S) (SIGNATURE)* , pres.

WITNESS (PRINT) Roberta Harvey *OWNER(S) (PRINT)* John G. Nesbitt

GENERAL NOTES

ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.

FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.

MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.

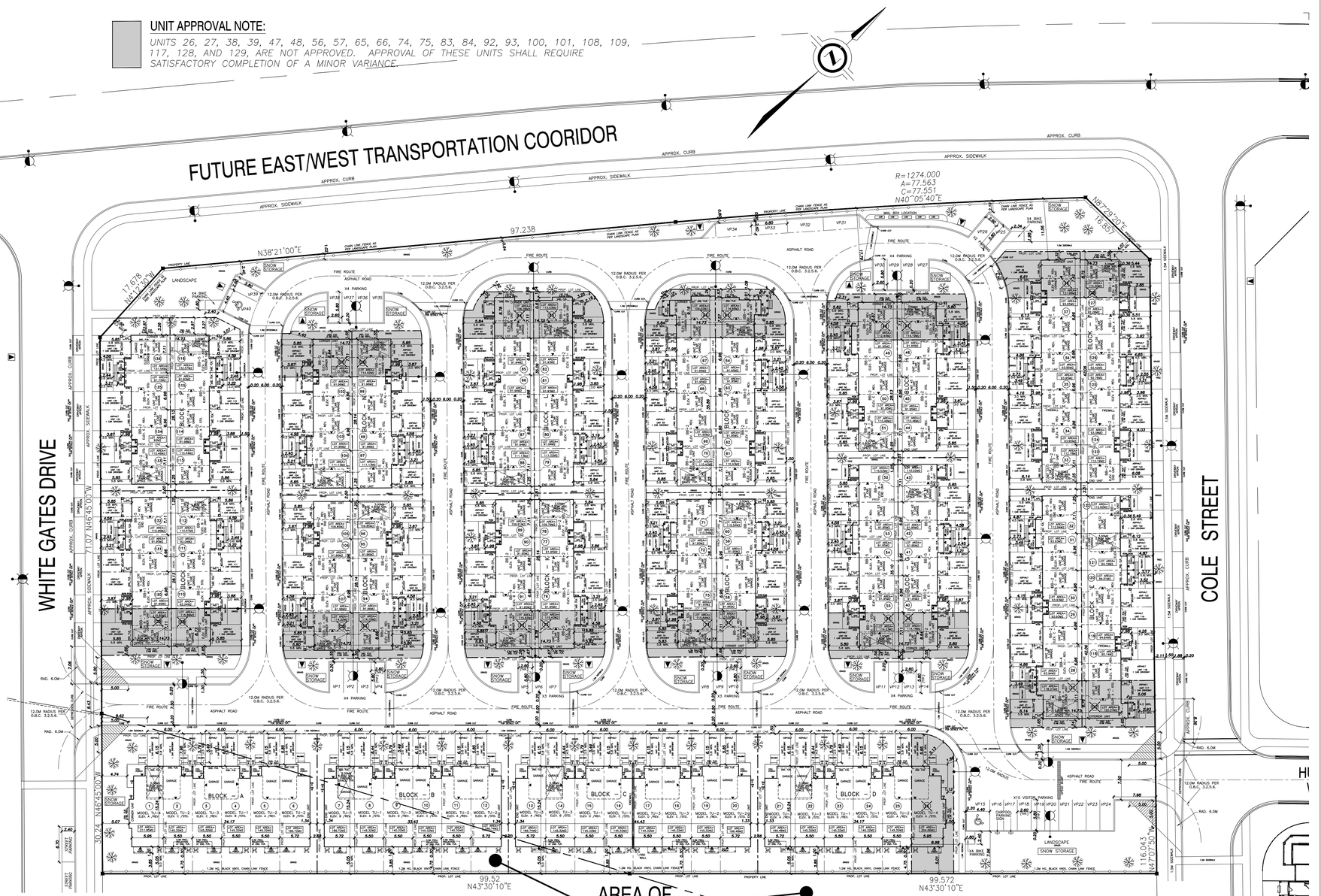
ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.

ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE GEOMATICS & CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.

5mX5m VISIBLILTY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.7m ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.

UNIT APPROVAL NOTE:

UNITS 26, 27, 38, 39, 47, 48, 56, 57, 65, 66, 74, 75, 83, 84, 92, 93, 100, 101, 108, 109, 117, 128, AND 129, ARE NOT APPROVED. APPROVAL OF THESE UNITS SHALL REQUIRE SATISFACTORY COMPLETION OF A MINOR VARIANCE.



THE APPROVAL OF THIS SITE PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

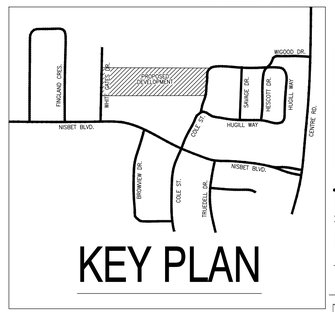
- *-BUILDING PERMITS*
- *-ROAD CUT PERMITS*
- *-APPROACH APPROVAL PERMITS*
- *-COMMITTEE OF ADJUSTMENT*
- *-SEWER AND WATER PERMITS*
- *-RELOCATION OF SERVICES*
- *-ENCROACHMENT AGREEMENTS (IF REQUIRED)*

A MINIMUM 1.2 METRE SEPARATION MUST BE PROVIDED WITHIN THE CITY'S ROAD ALLOWANCE AREA BETWEEN DRIVEWAYS, A FENCE, AND ANY POLE, UTILITY, FIRE HYDRANT, TREE SIGN, ETC. ANY COSTS FOR TRAFFIC SIGNS OR UTILITY RELOCATED ARE THE SOLE RESPONSIBILITY OF THE APPLICANT/OWNER. IT IS THE APPLICANT'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE DEPARTMENTS AHEAD OF TIME.

PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN BY-LAW NO. 10-197

LIGHTING MUST BE DIRECTED ON SITE & MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.

THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING, ORGANICS, AND LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE PUBLIC WORKS DEPARTMENT AND SUBJECT TO COMPLIANCE WITH THE CITY'S SOLID WASTE MANAGEMENT BY-LAW 09-067, AS AMENDED.



LEGEND

- STREETLIGHT
- ENTRY POINTS INTO BUILDING
- GM GAS METER OR HYDRO METER
- HT HYDRO TRANSFORMER SEE ALECTRA PLAN FOR DETAILS & UNIT HYDRO METER LOCATIONS
- TREE SEE LANDSCAPE PLAN
- VP# VISITOR PARKING SPOT
- FENCE
- A/C A/C UNIT

SITE AREA = 24039 M2 (5.94ac)	
All BUILDING AREA (foot print) = 8444 M2 (2.09ac)	
LANDSCAPE AREA = 5706.27 M2 (1.41ac) (grass area's)	
HARD SURFACE AREA = 9885.88 M2 (2.44ac) (asphalt road, driveways and walkway's)	
MAX. ALLOWABLE HEIGHT = 4 STOREYS	TOTAL PROPOSED UNITS= 136 UNITS
x26 TOWNHOUSE UNITS HEIGHT= 2 STOREYS = 9.59M (32'-6") (to top of roof)	VISITORS PARKING FOR UNITS FRONTING PUBLIC STREET NOT REQUIRED= 136 - 20= 116 UNITS
x110 BACK TO BACK UNITS HEIGHT= 3 STOREYS = 11.84M (38'-10") (to top of roof)	VISITORS PARKING FOR UNITS ON PRIVATE ROAD = 116 X .25 PER UNIT= 29 SPOTS REQ'D.
	TOTAL VISITOR PARKING SPOTS PROVIDED = 40 SPOTS

SURFACE TREATMENT
ALL PROPOSED SURFACE TREATMENT TO BE ASPHALT.

ENCROACHMENTS
NO ENCROACHMENTS BEYOND THE ALLOWABLE AS PER ZONING BY-LAW ARE PROPOSED.

A/C UNITS
A/C UNITS SHOWN ON PLAN ARE LOCATED ON MAIN FLOOR BALCONY FOR BACK-TO-BACK UNITS.

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 33073
DATE: AUGUST 30/2017 SIGNATURE:

70 Main Street , P.O. Box 38
Campbellville. On. , L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansen@xplornet.com

TYPE W-012
PROJECT PARK PLACE 2B
LOCATION WATERDOWN

OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
PH. 905-693-8525
FAX. 905-693-1103

SITE PLAN
141 COLE STREET
DA-17-120

COUNTRYGREEN HOMES

06	MAR 17/2026	REVISIONS AS PER CITY COMMENTS
05	FEB 12/2026	REVISIONS AS PER CITY COMMENTS
04	DEC 12/2025	REVISIONS AS PER CITY COMMENTS
03	APR 7/2020	REVISIONS AS PER TOWN COMMENTS
02	MAR 9/2020	REVISIONS AS PER CONSOLIDATED MODELS
01	OCT 24/2019	REVISIONS AS PER TOWN COMMENTS DATED OCT. 1/2019
		REVISIONS

SCALE 1:400 | DATE 3/17/2026 | PROJECT NO. 2015-012
DRAWN BY A.S. | CHECKED BY J.J.
FILE NAME 2015-012S | DRAWING NO. S1

NOTE-A= HYDRO + GAS METERS TYP. SEE SD-46

117 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.
EXTERIOR END UNIT

118 MODEL - BB-2
THE AZALEA
ELEV. A / REV.

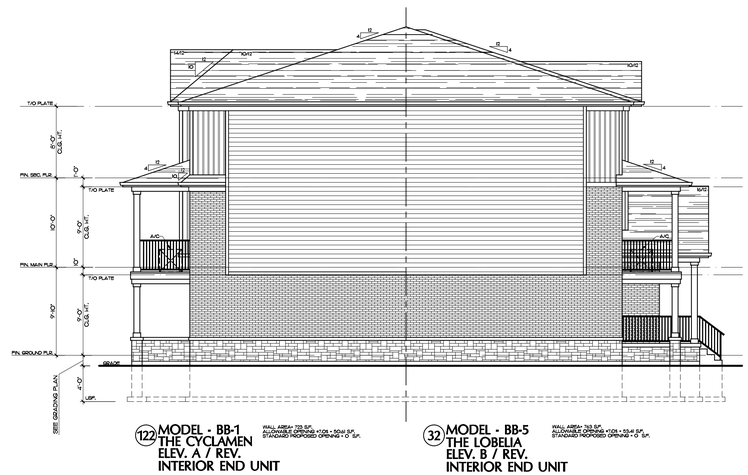
119 MODEL - BB-2
THE AZALEA
ELEV. A / STD.

120 MODEL - BB-5
THE LOBELIA
ELEV. C / REV.

121 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.

122 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK E



122 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.
INTERIOR END UNIT

WALL AREA= 729 SF.
ALLOWABLE OPENING =(26 + 50)x1 SF.
STANDARD PROPOSED OPENING = 0 SF.

32 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.
INTERIOR END UNIT

WALL AREA= 743 SF.
ALLOWABLE OPENING =(4.04 + 53.4) SF.
STANDARD PROPOSED OPENING = 0 SF.

SIDE ELEVATION - BLOCK E

NOTE-A= HYDRO + GAS METERS TYP. SEE SD-46

32 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.
INTERIOR END UNIT

31 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.

30 MODEL - BB-2
THE AZALEA
ELEV. C / REV.

29 MODEL - BB-2
THE AZALEA
ELEV. C / STD.

28 MODEL - BB-4
THE DAHLIA
ELEV. A / REV.

27 MODEL - BB-4
THE DAHLIA
ELEV. B / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK E

27 MODEL - BB-4
THE DAHLIA
ELEV. B / STD.
CORNER END UNIT

WALL AREA= 351 SF.
ALLOWABLE OPENING =(26 + 50)x1 SF.
STANDARD PROPOSED OPENING = 32 SF.

117 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.
EXTERIOR END UNIT

WALL AREA= 783 SF.
ALLOWABLE OPENING =(4.04 + 60)x1 SF.
STANDARD PROPOSED OPENING = 60 SF.

SIDE ELEVATION - BLOCK E

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DATE: OCT. 27, 2022 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT
70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK E

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
		REVISIONS

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.J.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK E
PROJECT NO.: 2015-012
DRAWING NO.: B3

123 MODEL - BB-2 THE AZALEA ELEV. D / REV. INTERIOR END UNIT

124 MODEL - BB-2 THE AZALEA ELEV. E / STD.

125 MODEL - BB-5 THE LOBELIA ELEV. F / REV.

126 MODEL - BB-5 THE LOBELIA ELEV. F / STD.

127 MODEL - BB-1 THE CYCLAMEN ELEV. A / REV.

128 MODEL - BB-1 THE CYCLAMEN ELEV. B / STD. CORNER END UNIT

FRONT ELEVATION - BLOCK F

128 MODEL - BB-1 THE CYCLAMEN ELEV. B / STD. CORNER END UNIT
WALL AREA= 723 S.F.
ALLOWABLE OPENING =(OS + 50=) S.F.
STANDARD PROPOSED OPENING = 0 S.F.

38 MODEL - BB-2 THE AZALEA ELEV. B / REV. CORNER END UNIT
WALL AREA= 723 S.F.
ALLOWABLE OPENING =(OS + 50=) S.F.
STANDARD PROPOSED OPENING = 49 S.F.

SIDE ELEVATION - BLOCK F

38 MODEL - BB-2 THE AZALEA ELEV. B / REV. CORNER END UNIT

37 MODEL - BB-2 THE AZALEA ELEV. E / STD.

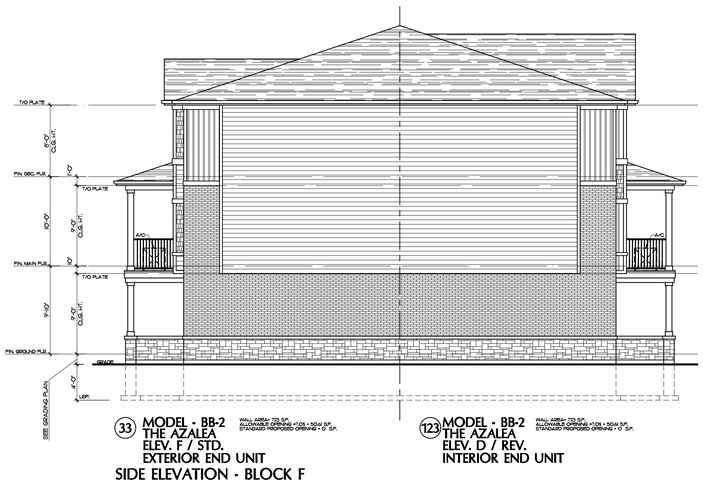
36 MODEL - BB-5 THE LOBELIA ELEV. E / REV.

35 MODEL - BB-5 THE LOBELIA ELEV. E / STD.

34 MODEL - BB-2 THE AZALEA ELEV. A / REV.

33 MODEL - BB-2 THE AZALEA ELEV. F / STD. EXTERIOR END UNIT

FRONT ELEVATION - BLOCK F



33 MODEL - BB-2 THE AZALEA ELEV. F / STD. EXTERIOR END UNIT
WALL AREA= 723 S.F.
ALLOWABLE OPENING =(OS + 50=) S.F.
STANDARD PROPOSED OPENING = 0 S.F.

123 MODEL - BB-2 THE AZALEA ELEV. D / REV. INTERIOR END UNIT
WALL AREA= 723 S.F.
ALLOWABLE OPENING =(OS + 50=) S.F.
STANDARD PROPOSED OPENING = 0 S.F.

SIDE ELEVATION - BLOCK F

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Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK F

PROJECT :
PARKSIDE
LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE 1/8"=1'-0" | DATE OCT. 27, 2022 | PROJECT NO. 2015-012
DRAWN BY A.J. | CHECKED BY J.J.
FILE NAME 2015-012 BLOCK F | DRAWING NO. B6

39 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
CORNER END UNIT

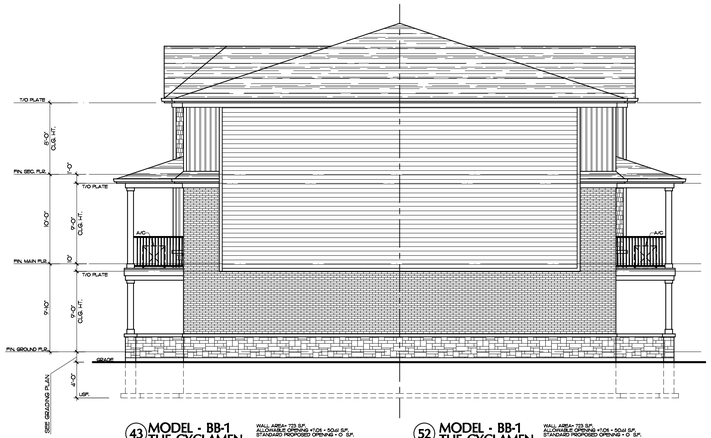
40 MODEL - BB-2
THE AZALEA
ELEV. E / STD.

41 MODEL - BB-5
THE LOBELIA
ELEV. C / REV.

42 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.

43 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK G



43 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.
INTERIOR END UNIT

WALL AREA= 720 SQ.F.
ALLOWABLE OPENING =72ft. x 50=41 SQF.
STANDARD PROPOSED OPENING = 0 SQ.F.

52 MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.
INTERIOR END UNIT

WALL AREA= 720 SQ.F.
ALLOWABLE OPENING =72ft. x 50=41 SQF.
STANDARD PROPOSED OPENING = 0 SQ.F.

SIDE ELEVATION - BLOCK G

52 MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.
INTERIOR END UNIT

53 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.

54 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.

55 MODEL - BB-2
THE AZALEA
ELEV. A / REV.

56 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK G

56 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
CORNER END UNIT

WALL AREA= 720 SQ.F.
ALLOWABLE OPENING =72ft. x 50=41 SQF.
STANDARD PROPOSED OPENING = 47 SQ.F.

39 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
CORNER END UNIT

WALL AREA= 720 SQ.F.
ALLOWABLE OPENING =72ft. x 50=41 SQF.
STANDARD PROPOSED OPENING = 69 SQ.F.

SIDE ELEVATION - BLOCK G

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Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK G

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.J.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK G
PROJECT NO.: 2015–012
DRAWING NO.: B9

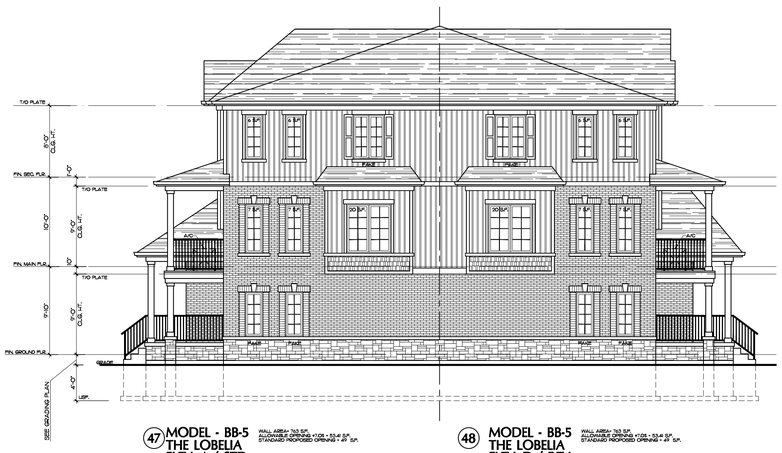
44 MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT

45 MODEL - BB-2
THE AZALEA
ELEV. C / STD.

46 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.

47 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK H



47 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.
CORNER END UNIT
WALL AREA= 763 S/F.
ALLOWABLE OPENING =1/24 x 763 S/F. = 31.79 S/F.
STANDARD PROPOSED OPENING = 69 S/F.

48 MODEL - BB-5
THE LOBELIA
ELEV. D / REV.
CORNER END UNIT
WALL AREA= 763 S/F.
ALLOWABLE OPENING =1/24 x 763 S/F. = 31.79 S/F.
STANDARD PROPOSED OPENING = 69 S/F.

SIDE ELEVATION - BLOCK H

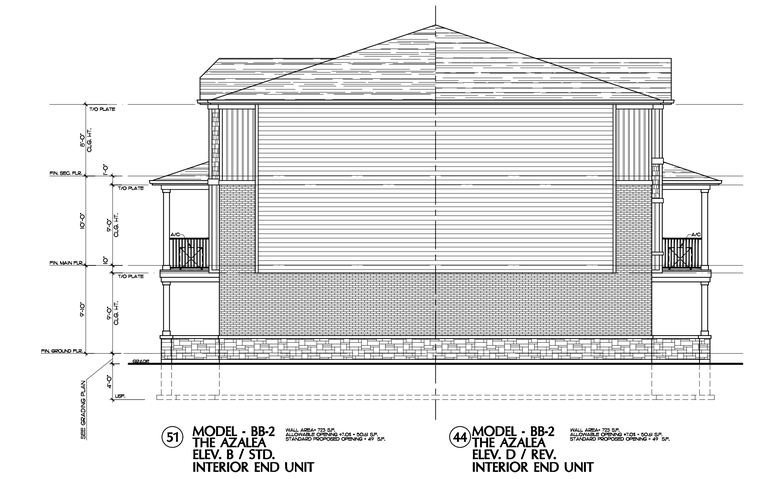
48 MODEL - BB-5
THE LOBELIA
ELEV. D / REV.
CORNER END UNIT

49 MODEL - BB-5
THE LOBELIA
ELEV. C / STD.

50 MODEL - BB-2
THE AZALEA
ELEV. E / REV.

51 MODEL - BB-2
THE AZALEA
ELEV. B / STD.
EXTERIOR END UNIT

FRONT ELEVATION - BLOCK H



51 MODEL - BB-2
THE AZALEA
ELEV. B / STD.
INTERIOR END UNIT
WALL AREA= 723 S/F.
ALLOWABLE OPENING =1/24 x 723 S/F.
STANDARD PROPOSED OPENING = 69 S/F.

44 MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT
WALL AREA= 723 S/F.
ALLOWABLE OPENING =1/24 x 723 S/F.
STANDARD PROPOSED OPENING = 69 S/F.

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DATE: OCT. 27, 2022 SIGNATURE:

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Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK H

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.J.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK H
PROJECT NO.: 2015–012
DRAWING NO.: B12

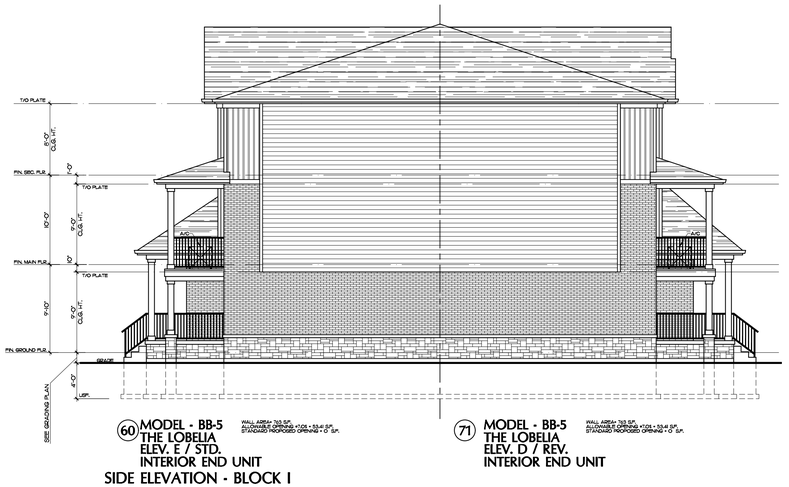
57 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.
CORNER END UNIT

58 MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.

59 MODEL - BB-5
THE LOBELIA
ELEV. E / REV.

60 MODEL - BB-5
THE LOBELIA
ELEV. E / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK 1



60 MODEL - BB-5
THE LOBELIA
ELEV. E / STD.
INTERIOR END UNIT

WALL AREA= 765 S.F.
ALLOWABLE OPENING =(OR = 50%) 383 S.F.
STANDARD PROPOSED OPENING = 0 S.F.

71 MODEL - BB-5
THE LOBELIA
ELEV. D / REV.
INTERIOR END UNIT

WALL AREA= 765 S.F.
ALLOWABLE OPENING =(OR = 50%) 383 S.F.
STANDARD PROPOSED OPENING = 0 S.F.

SIDE ELEVATION - BLOCK 1

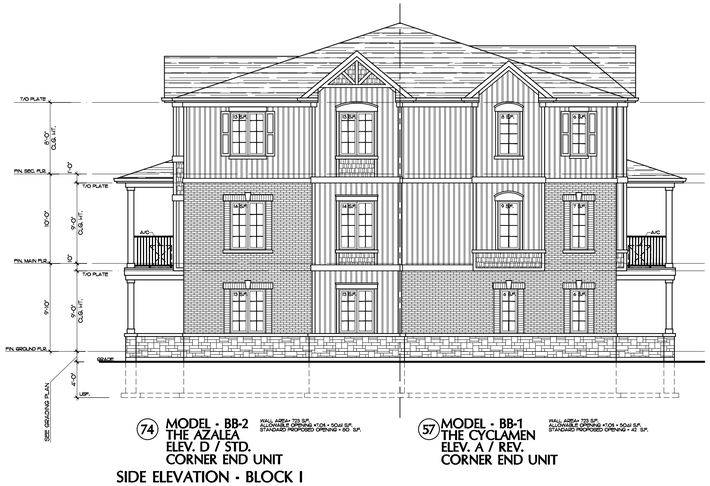
71 MODEL - BB-5
THE LOBELIA
ELEV. D / REV.
INTERIOR END UNIT

72 MODEL - BB-5
THE LOBELIA
ELEV. C / STD.

73 MODEL - BB-2
THE AZALEA
ELEV. C / REV.

74 MODEL - BB-2
THE AZALEA
ELEV. D / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK 1



74 MODEL - BB-2
THE AZALEA
ELEV. D / STD.
CORNER END UNIT

WALL AREA= 725 S.F.
ALLOWABLE OPENING =(OR = 50%) 362 S.F.
STANDARD PROPOSED OPENING = 80 S.F.

57 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.
CORNER END UNIT

WALL AREA= 725 S.F.
ALLOWABLE OPENING =(OR = 50%) 362 S.F.
STANDARD PROPOSED OPENING = 42 S.F.

SIDE ELEVATION - BLOCK 1

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DATE: OCT. 27, 2022 SIGNATURE:

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DESIGN • CONSULTING • MANAGEMENT

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Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK 1

PROJECT :
PARKSIDE
LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION

REVISIONS

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK 1
PROJECT NO.: 2015-012
DRAWING NO.: B15

61 MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT

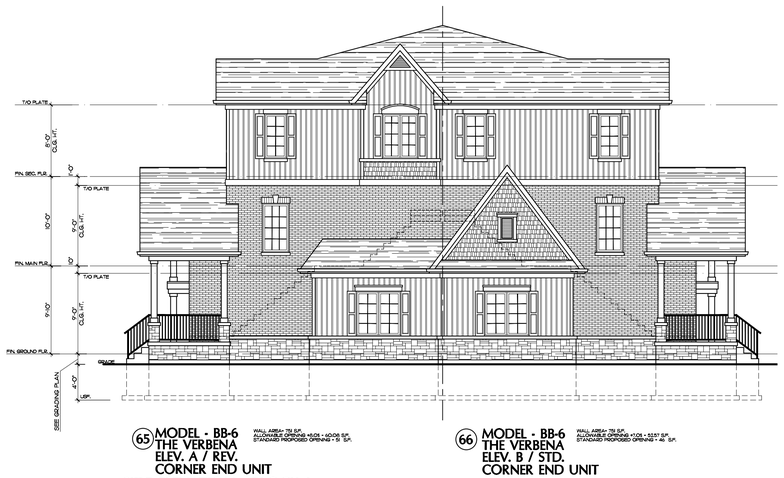
62 MODEL - BB-2
THE AZALEA
ELEV. C / STD.

63 MODEL - BB-5
THE LOBELIA
ELEV. D / REV.

64 MODEL - BB-5
THE LOBELIA
ELEV. C / STD.

65 MODEL - BB-6
THE VERBENA
ELEV. A / REV.
CORNER END UNIT

FRONT ELEVATION - BLOCK J



65 MODEL - BB-6
THE VERBENA
ELEV. A / REV.
CORNER END UNIT
WALL AREA= 791 S.F.
ALLOWABLE OPENING =(OL + (OOO) S.F.
STANDARD PROPOSED OPENING = S. S.F.

66 MODEL - BB-6
THE VERBENA
ELEV. B / STD.
CORNER END UNIT
WALL AREA= 791 S.F.
ALLOWABLE OPENING =(OL + 0257 S.F.
STANDARD PROPOSED OPENING = 40. S.F.

SIDE ELEVATION - BLOCK J

66 MODEL - BB-6
THE VERBENA
ELEV. B / STD.
CORNER END UNIT

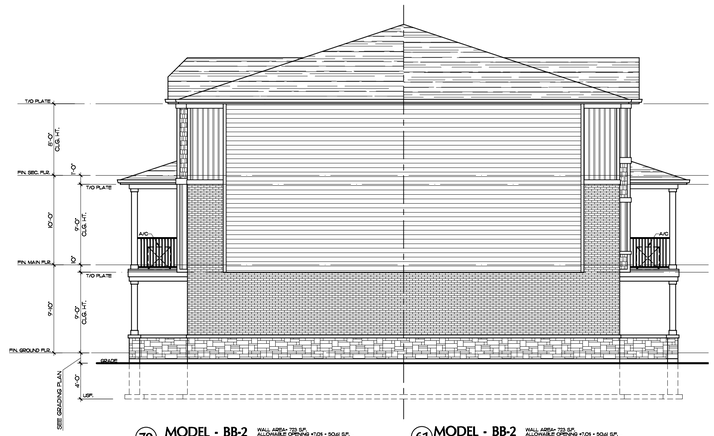
67 MODEL - BB-5
THE LOBELIA
ELEV. F / REV.

68 MODEL - BB-5
THE LOBELIA
ELEV. F / STD.

69 MODEL - BB-2
THE AZALEA
ELEV. E / REV.

70 MODEL - BB-2
THE AZALEA
ELEV. B / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK J



70 MODEL - BB-2
THE AZALEA
ELEV. B / STD.
INTERIOR END UNIT
WALL AREA= 773 S.F.
ALLOWABLE OPENING =(OL + 3040 S.F.
STANDARD PROPOSED OPENING = O S.F.

61 MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT
WALL AREA= 773 S.F.
ALLOWABLE OPENING =(OL + 3040 S.F.
STANDARD PROPOSED OPENING = O S.F.

SIDE ELEVATION - BLOCK J

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT
70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK J

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
		REVISIONS

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK J
PROJECT NO.: 2015–012
DRAWING NO.: B18

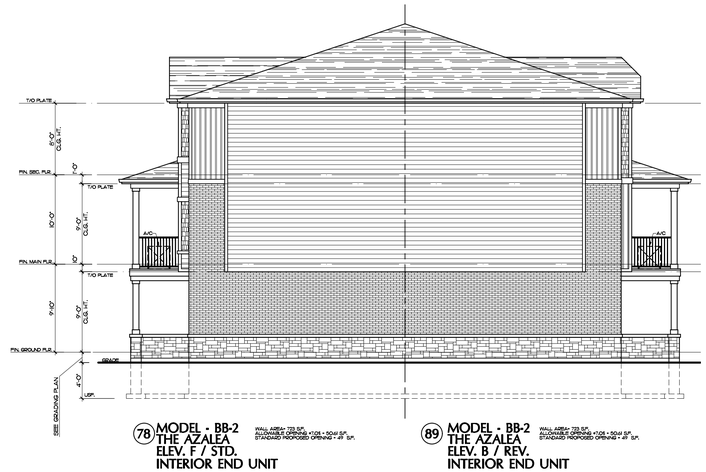
75 MODEL - BB-5
THE LOBELIA
ELEV. E / REV.
CORNER END UNIT

76 MODEL - BB-5
THE LOBELIA
ELEV. E / STD.

77 MODEL - BB-2
THE AZALEA
ELEV. A / REV.

78 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK K



78 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNIT
WALL AREA= 723 SF.
ALLOWABLE OPENING =726 x 50.40 SF.
STANDARD PROPOSED OPENING = 49 SF.

89 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
INTERIOR END UNIT
WALL AREA= 723 SF.
ALLOWABLE OPENING =726 x 50.40 SF.
STANDARD PROPOSED OPENING = 61 SF.

SIDE ELEVATION - BLOCK K

89 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
INTERIOR END UNIT

90 MODEL - BB-2
THE AZALEA
ELEV. C / STD.

91 MODEL - BB-4
THE DAHLIA
ELEV. B / REV.

92 MODEL - BB-4
THE DAHLIA
ELEV. A / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK K

92 MODEL - BB-4
THE DAHLIA
ELEV. A / STD.
CORNER END UNIT
WALL AREA= 813 SF.
ALLOWABLE OPENING =726 x 56.64 SF.
STANDARD PROPOSED OPENING = 57 SF.

75 MODEL - BB-5
THE LOBELIA
ELEV. E / REV.
CORNER END UNIT
WALL AREA= 769 SF.
ALLOWABLE OPENING =726 x 53.41 SF.
STANDARD PROPOSED OPENING = 51 SF.

SIDE ELEVATION - BLOCK K

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QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

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Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK K
PROJECT :
PARKSIDE
LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
4110 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK K
PROJECT NO.: 2015-012
DRAWING NO.: B21

79 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.
INTERIOR END UNIT

80 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.

81 MODEL - BB-2
THE AZALEA
ELEV. C / REV.

82 MODEL - BB-2
THE AZALEA
ELEV. G / STD.

83 MODEL - BB-3
THE AMARYLLIS
ELEV. A / REV.
CORNER END UNIT

FRONT ELEVATION - BLOCK L

83 MODEL - BB-3
THE AMARYLLIS
ELEV. A / REV.
CORNER END UNIT

WALL AREA= 735 SF.
ALLOWABLE OPENING =(OA = 537 SF.
STACKED PROPOSED OPENING = 97 SF.

84 MODEL - BB-3
THE AMARYLLIS
ELEV. B / STD.
CORNER END UNIT

WALL AREA= 720 SF.
ALLOWABLE OPENING =(OA = 1575 SF.
STACKED PROPOSED OPENING = 251 SF.

SIDE ELEVATION - BLOCK L

84 MODEL - BB-3
THE AMARYLLIS
ELEV. B / STD.
CORNER END UNIT

85 MODEL - BB-2
THE AZALEA
ELEV. H / REV.

86 MODEL - BB-2
THE AZALEA
ELEV. E / STD.

87 MODEL - BB-5
THE LOBELIA
ELEV. C / REV.

88 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK L

88 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
INTERIOR END UNIT

WALL AREA= 735 SF.
ALLOWABLE OPENING =(OA = 536 SF.
STACKED PROPOSED OPENING = 53.41 SF.

79 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.
INTERIOR END UNIT

WALL AREA= 735 SF.
ALLOWABLE OPENING =(OA = 536 SF.
STACKED PROPOSED OPENING = 0 SF.

SIDE ELEVATION - BLOCK L

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DATE: OCT. 27, 2022 SIGNATURE:

Jansen Consulting
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Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK L

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK L
PROJECT NO.: 2015-012
DRAWING NO.: B24

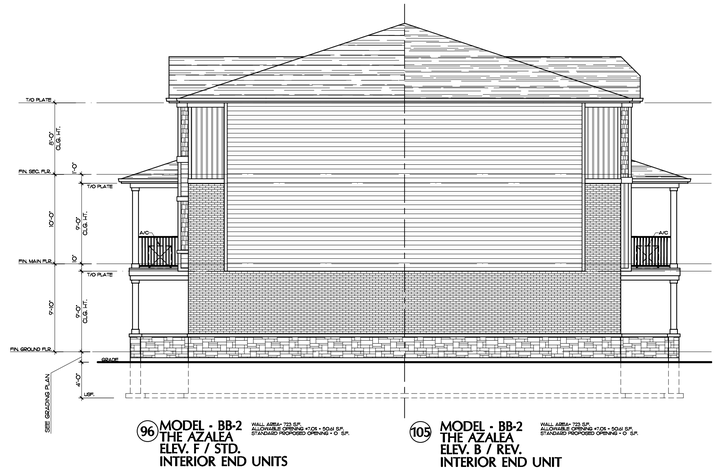
93 MODEL - BB-5
THE LOBELIA
ELEV. F / REV.
CORNER END UNIT

94 MODEL - BB-5
THE LOBELIA
ELEV. F / STD.

95 MODEL - BB-2
THE AZALEA
ELEV. C / REV.

96 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNITS

FRONT ELEVATION - BLOCK M



96 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNITS
WALL AREA= 725 SF.
ALLOWABLE OPENING =726 x 50=6 SF.
STANDARD PROPOSED OPENING = 0 SF.

105 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
INTERIOR END UNIT
WALL AREA= 703 SF.
ALLOWABLE OPENING =726 x 50=41 SF.
STANDARD PROPOSED OPENING = 0 SF.

SIDE ELEVATION - BLOCK M

105 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
INTERIOR END UNIT

106 MODEL - BB-2
THE AZALEA
ELEV. E / STD.

107 MODEL - BB-5
THE LOBELIA
ELEV. C / REV.

108 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK M

108 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
CORNER END UNIT
WALL AREA= 763 SF.
ALLOWABLE OPENING =726 x 53=6 SF.
STANDARD PROPOSED OPENING = 61 SF.

93 MODEL - BB-5
THE LOBELIA
ELEV. F / REV.
CORNER END UNIT
WALL AREA= 763 SF.
ALLOWABLE OPENING =726 x 53=41 SF.
STANDARD PROPOSED OPENING = 11 SF.

SIDE ELEVATION - BLOCK M

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QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

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Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK M
PROJECT :
PARKSIDE
LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
4110 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK M
PROJECT NO.: 2015-012
DRAWING NO.: B27

97 MODEL - BB-5 THE LOBELIA ELEV. B / REV. INTERIOR END UNIT

98 MODEL - BB-5 THE LOBELIA ELEV. A / STD.

99 MODEL - BB-2 THE AZALEA ELEV. A / REV.

100 MODEL - BB-2 THE AZALEA ELEV. D / STD. CORNER END UNIT

FRONT ELEVATION - BLOCK N

100 MODEL - BB-2 THE AZALEA ELEV. D / STD. CORNER END UNIT

WALL AREA= 1213 SF.
ALLOWABLE OPENING =(126 + 506) SF.
STANDARD PROPOSED OPENING = 501 SF.

101 MODEL - BB-2 THE AZALEA ELEV. F / REV. CORNER END UNIT

WALL AREA= 1213 SF.
ALLOWABLE OPENING =(126 + 506) SF.
STANDARD PROPOSED OPENING = 471 SF.

SIDE ELEVATION - BLOCK N

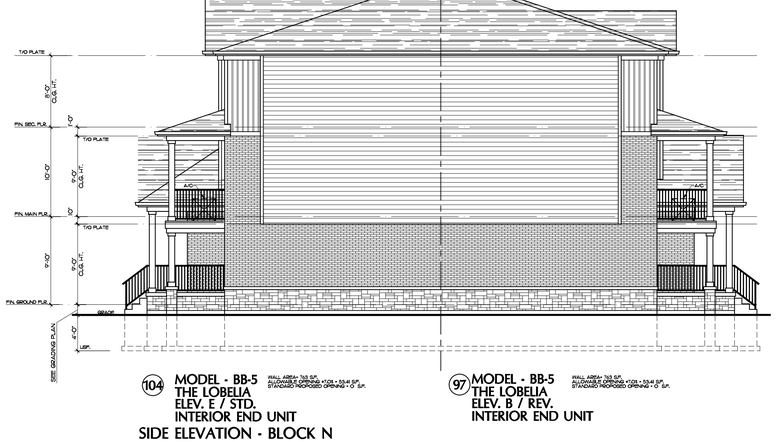
101 MODEL - BB-2 THE AZALEA ELEV. F / REV. CORNER END UNIT

102 MODEL - BB-2 THE AZALEA ELEV. C / STD.

103 MODEL - BB-5 THE LOBELIA ELEV. E / REV.

104 MODEL - BB-5 THE LOBELIA ELEV. E / STD. INTERIOR END UNIT

FRONT ELEVATION - BLOCK N



104 MODEL - BB-5 THE LOBELIA ELEV. E / STD. INTERIOR END UNIT

WALL AREA= 765 SF.
ALLOWABLE OPENING =(126 + 53.4) SF.
STANDARD PROPOSED OPENING = 0 SF.

97 MODEL - BB-5 THE LOBELIA ELEV. B / REV. INTERIOR END UNIT

WALL AREA= 765 SF.
ALLOWABLE OPENING =(126 + 53.4) SF.
STANDARD PROPOSED OPENING = 0 SF.

SIDE ELEVATION - BLOCK N

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

Jansen Consulting
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70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK N

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION

REVISIONS

SCALE 1/8"=1'-0"
DATE OCT. 27, 2022
DRAWN BY A.J.
CHECKED BY J.J.
FILE NAME 2015-012 BLOCK N
PROJECT NO. 2015–012
DRAWING NO. B30

109 MODEL - BB-2
THE AZALEA
ELEV. F / REV.
CORNER END UNIT

110 MODEL - BB-2
THE AZALEA
ELEV. C / STD.

111 MODEL - BB-5
THE LOBELIA
ELEV. A / REV.

112 MODEL - BB-5
THE LOBELIA
ELEV. B / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK O

NOTE-A:
HYDRO - GAS
METERS TYP.
SEE SD-46

112 MODEL - BB-5
THE LOBELIA
ELEV. B / STD.
INTERIOR END UNIT
WALL AREA= 765 SF.
ALLOWABLE OPENING =(126 + 53.4) SF.
STANDARD PROPOSED OPENING = 0 SF.

132 MODEL - BB-5
THE LOBELIA
ELEV. F / REV.
INTERIOR END UNIT
WALL AREA= 765 SF.
ALLOWABLE OPENING =(126 + 53.4) SF.
STANDARD PROPOSED OPENING = 0 SF.

SIDE ELEVATION - BLOCK O

132 MODEL - BB-5
THE LOBELIA
ELEV. F / REV.
INTERIOR END UNIT

131 MODEL - BB-5
THE LOBELIA
ELEV. F / STD.

130 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.

129 MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK O

NOTE-A:
HYDRO - GAS
METERS TYP.
SEE SD-46

129 MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.
CORNER END UNIT
WALL AREA= 725 SF.
ALLOWABLE OPENING =(126 + 50.4) SF.
STANDARD PROPOSED OPENING = 42 SF.

109 MODEL - BB-2
THE AZALEA
ELEV. F / REV.
CORNER END UNIT
WALL AREA= 725 SF.
ALLOWABLE OPENING =(126 + 50.4) SF.
STANDARD PROPOSED OPENING = 47 SF.

SIDE ELEVATION - BLOCK O

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DATE: OCT. 27, 2022 SIGNATURE:

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Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK O

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK O
PROJECT NO.: 2015-012
DRAWING NO.: B33

(113) MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT

(114) MODEL - BB-2
THE AZALEA
ELEV. A / STD.

(115) MODEL - BB-5
THE LOBELIA
ELEV. C / REV.

(116) MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK P

(116) MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
CORNER END UNIT

WALL AREA= 313 SF.
ALLOWABLE OPENING =(OS = 53.40 SF.
STANDARD PROPOSED OPENING = 49 SF.

(136) MODEL - BB-4
THE DAHLIA
ELEV. B / REV.
CORNER END UNIT

WALL AREA= 312 SF.
ALLOWABLE OPENING =(OS = 106.64 SF.
STANDARD PROPOSED OPENING = 37 SF.

SIDE ELEVATION - BLOCK P

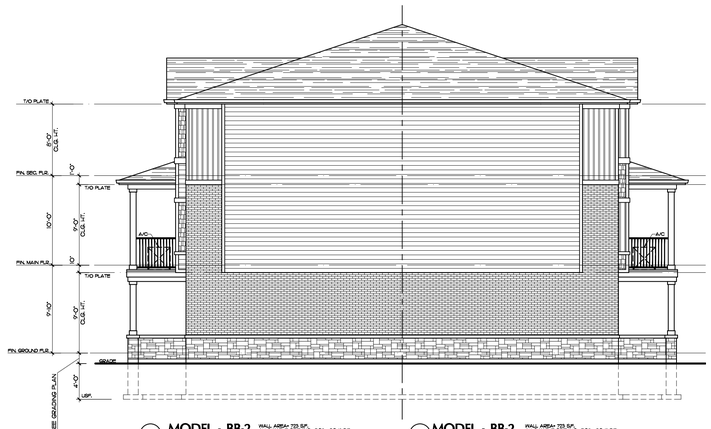
(136) MODEL - BB-4
THE DAHLIA
ELEV. B / REV.
CORNER END UNIT

(135) MODEL - BB-4
THE DAHLIA
ELEV. A / STD.

(134) MODEL - BB-2
THE AZALEA
ELEV. E / REV.

(133) MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK P



(133) MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNIT

WALL AREA= 170 SF.
ALLOWABLE OPENING =(OS = 30.60 SF.
STANDARD PROPOSED OPENING = 49 SF.

(113) MODEL - BB-2
THE AZALEA
ELEV. D / STD.
INTERIOR END UNIT

WALL AREA= 170 SF.
ALLOWABLE OPENING =(OS = 30.60 SF.
STANDARD PROPOSED OPENING = 49 SF.

SIDE ELEVATION - BLOCK P

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILTY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

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Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK P

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

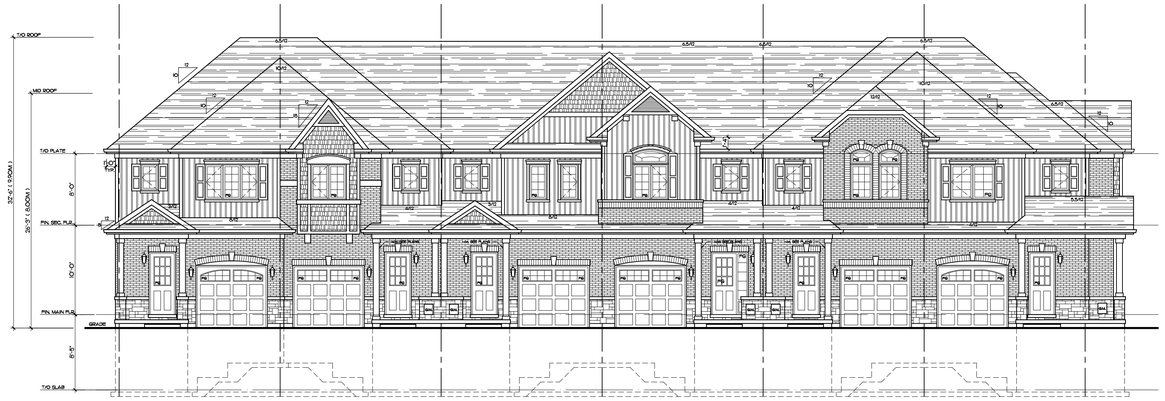
COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION

REVISIONS

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.J.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK P
PROJECT NO.: 2015-012
DRAWING NO.: B36



⑥ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

⑤ MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

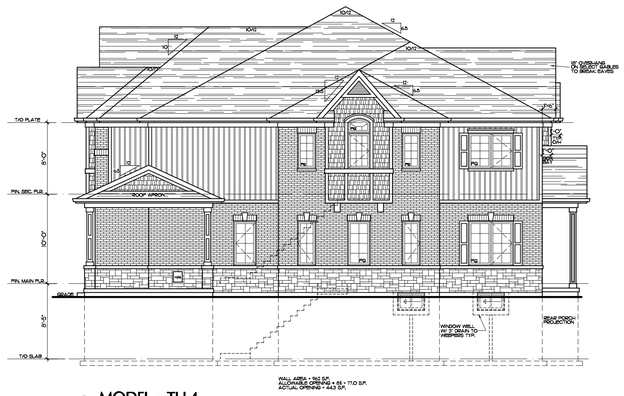
④ MODEL - TU-1
THE PERSIMMON
ELEV. B / STD.

③ MODEL - TU-3
THE VERMILLION
ELEV. C / REV.

② MODEL - TU-2
THE CHARTREUSE
ELEV. C / STD.

① MODEL - TU-4
THE FRAMBOISE
ELEV. A / REV.
CORNER END UNIT

BLOCK A
FRONT ELEVATION



① MODEL - TU-4
THE FRAMBOISE
ELEV. A / REV.
CORNER END UNIT

BLOCK A
RIGHT ELEVATION

① MODEL - TU-4
THE FRAMBOISE
ELEV. A / REV.
CORNER END UNIT

② MODEL - TU-2
THE CHARTREUSE
ELEV. C / STD.

③ MODEL - TU-3
THE VERMILLION
ELEV. C / REV.

④ MODEL - TU-1
THE PERSIMMON
ELEV. B / STD.

⑤ MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

⑥ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

BLOCK A
REAR ELEVATION

⑥ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

BLOCK A
LEFT ELEVATION

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILTY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: DEC. 29 2022 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT

70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : TU MODELS
BLOCK A

PROJECT :
PARKPLACE VILLAGE
LOCATION :
WATERDOWN

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
LEFT ELEVATION

NO.	DATE	DESCRIPTION

REVISIONS

SCALE 1/8"=1'-0"
DATE DEC. 29 2022
DRAWN BY AJ
CHECKED BY JJ
FILE NAME 2015-012 BLOCK A
PROJECT NO. 2015-012
DRAWING NO. B2

⑫ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

⑪ MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

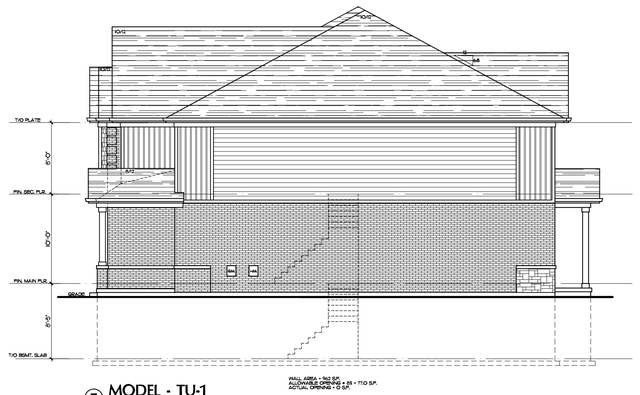
⑩ MODEL - TU-3
THE VERMILLION
ELEV. C / STD.

⑨ MODEL - TU-3
THE VERMILLION
ELEV. D / REV.

⑧ MODEL - TU-1
THE PERSIMMON
ELEV. A / STD.

⑦ MODEL - TU-1
THE PERSIMMON
ELEV. B / REV.
INTERIOR END UNIT

BLOCK B
FRONT ELEVATION



⑦ MODEL - TU-1
THE PERSIMMON
ELEV. B / REV.
INTERIOR END UNIT

BLOCK B
RIGHT ELEVATION

⑦ MODEL - TU-1
THE PERSIMMON
ELEV. B / REV.
INTERIOR END UNIT

⑧ MODEL - TU-1
THE PERSIMMON
ELEV. A / STD.

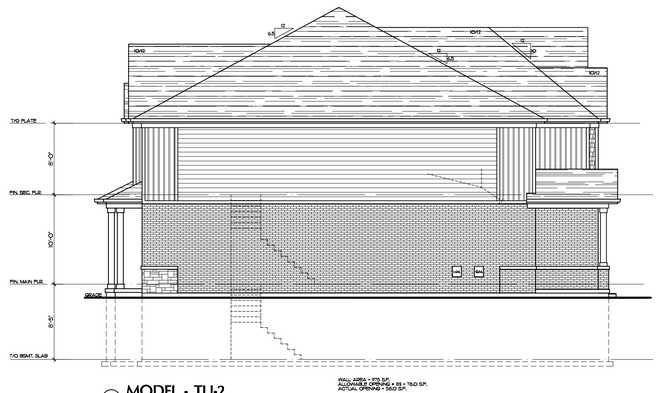
⑨ MODEL - TU-3
THE VERMILLION
ELEV. D / REV.

⑩ MODEL - TU-3
THE VERMILLION
ELEV. C / STD.

⑪ MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

⑫ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

BLOCK B
REAR ELEVATION



⑫ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

BLOCK B
LEFT ELEVATION

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DATE: DEC. 29 2022 SIGNATURE:

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Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : TU MODELS
BLOCK B

PROJECT :
PARKPLACE VILLAGE

LOCATION :
WATERDOWN

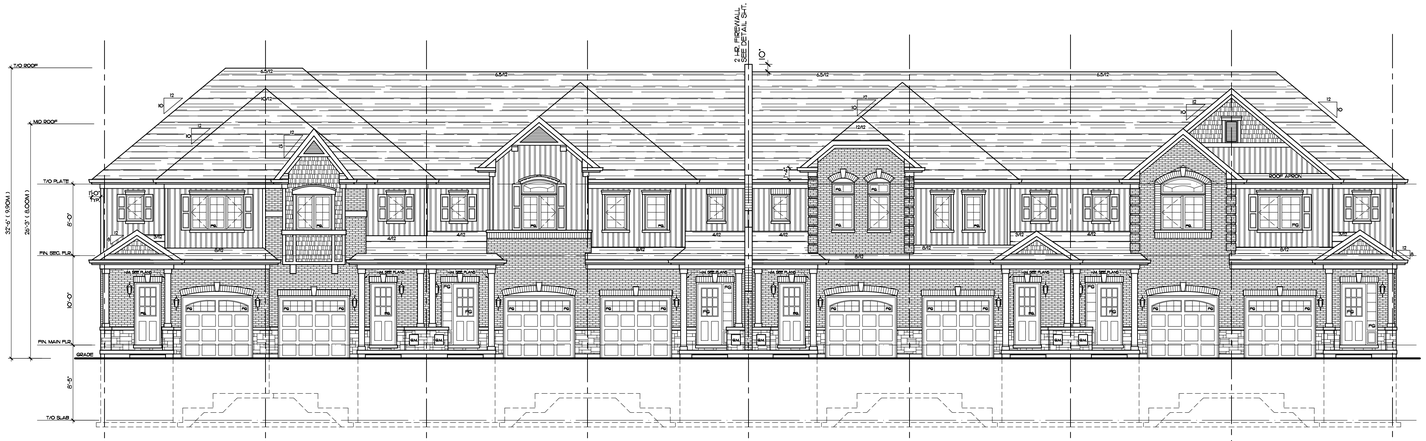
OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
LEFT ELEVATION

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"-1'-0"
DATE: DEC. 29 2022
DRAWN BY: A.J.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK B
PROJECT NO.: 2015-012
DRAWING NO.: B4

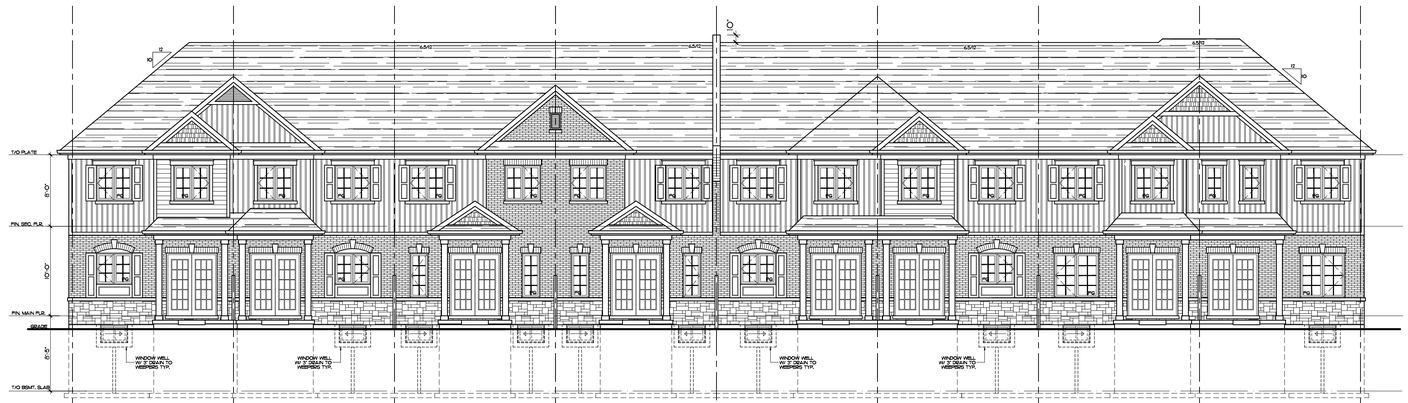


20 MODEL - TU-2 THE CHARTREUSE ELEV. B / STD. INTERIOR END UNIT
19 MODEL - TU-2 THE CHARTREUSE ELEV. A / REV.
18 MODEL - TU-3 THE VERMILLION ELEV. C / STD.
17 MODEL - TU-3 THE VERMILLION ELEV. D / REV.
16 MODEL - TU-1 THE PERSIMMON ELEV. C / STD.
15 MODEL - TU-1 THE PERSIMMON ELEV. D / REV.
14 MODEL - TU-3 THE VERMILLION ELEV. B / STD.
13 MODEL - TU-3 THE VERMILLION ELEV. A / REV. INTERIOR END UNIT

BLOCK C
FRONT ELEVATION

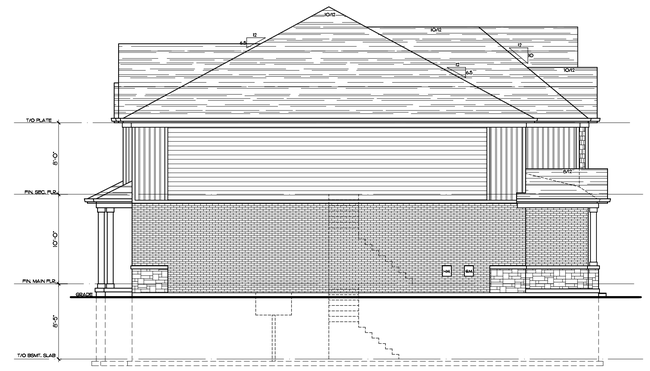
13 MODEL - TU-3 THE VERMILLION ELEV. A / REV. INTERIOR END UNIT

BLOCK C
RIGHT ELEVATION



13 MODEL - TU-3 THE VERMILLION ELEV. A / REV. INTERIOR END UNIT
14 MODEL - TU-3 THE VERMILLION ELEV. B / STD.
15 MODEL - TU-1 THE PERSIMMON ELEV. D / REV.
16 MODEL - TU-1 THE PERSIMMON ELEV. C / STD.
17 MODEL - TU-3 THE VERMILLION ELEV. D / REV.
18 MODEL - TU-3 THE VERMILLION ELEV. C / STD.
19 MODEL - TU-2 THE CHARTREUSE ELEV. A / REV.
20 MODEL - TU-2 THE CHARTREUSE ELEV. B / STD. INTERIOR END UNIT

BLOCK C
REAR ELEVATION



20 MODEL - TU-2 THE CHARTREUSE ELEV. B / STD. INTERIOR END UNIT

BLOCK C
LEFT ELEVATION

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QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: JAN. 02 2023 SIGNATURE:

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Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : TU MODELS
BLOCK C
PROJECT :
PARKPLACE VILLAGE
LOCATION :
WATERDOWN

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

FRONT ELEVATION
LEFT ELEVATION
REAR ELEVATION
RIGHT ELEVATION

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE 1/8"=1'-0"
DATE JAN. 02 2023
DRAWN BY A.I.
CHECKED BY JJ
PROJECT NO. 2015-012
FILE NAME 2015-012 BLOCK C
DRAWING NO. B7

26 MODEL - TU-4
THE FRAMBOISE
ELEV. A / STD.
CORNER END UNIT

25 MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

24 MODEL - TU-1
THE PERSIMMON
ELEV. C / STD.

23 MODEL - TU-1
THE PERSIMMON
ELEV. D / REV.

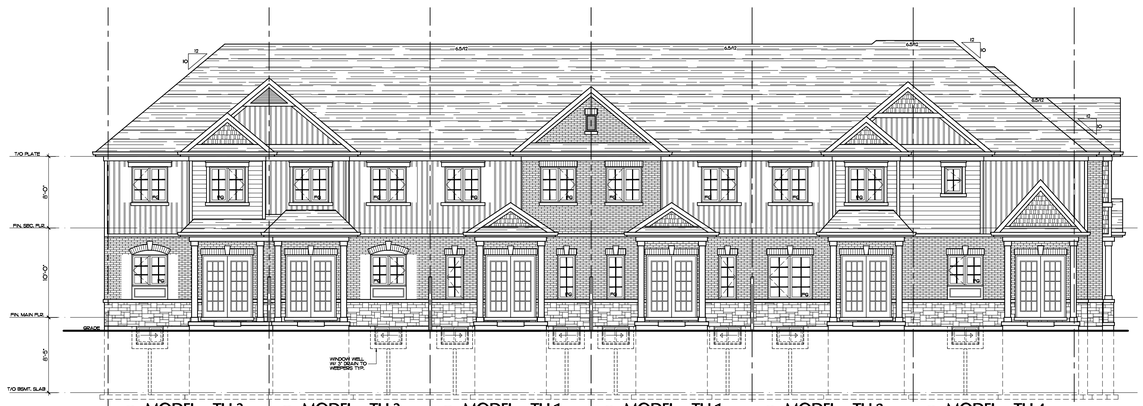
22 MODEL - TU-3
THE VERMILLION
ELEV. B / STD.

21 MODEL - TU-3
THE VERMILLION
ELEV. A / REV.
INTERIOR END UNIT

BLOCK D
FRONT ELEVATION

21 MODEL - TU-3
THE VERMILLION
ELEV. A / REV.
INTERIOR END UNIT

BLOCK D
RIGHT ELEVATION



21 MODEL - TU-3
THE VERMILLION
ELEV. A / REV.
INTERIOR END UNIT

22 MODEL - TU-3
THE VERMILLION
ELEV. B / STD.

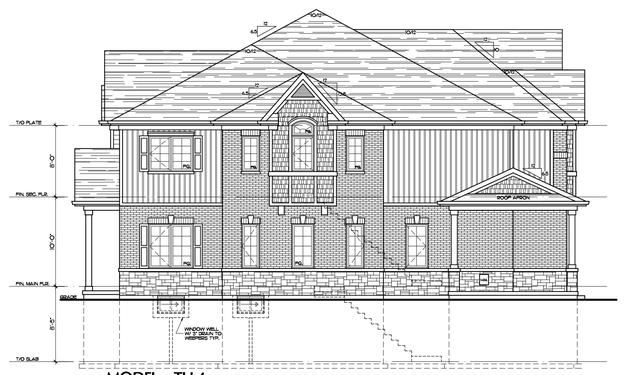
23 MODEL - TU-1
THE PERSIMMON
ELEV. D / REV.

24 MODEL - TU-1
THE PERSIMMON
ELEV. C / STD.

25 MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

26 MODEL - TU-4
THE FRAMBOISE
ELEV. A / STD.
CORNER END UNIT

BLOCK D
REAR ELEVATION



26 MODEL - TU-4
THE FRAMBOISE
ELEV. A / STD.
CORNER END UNIT

BLOCK D
LEFT ELEVATION

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DATE: JAN. 02 2023 SIGNATURE:

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Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : TU MODELS
BLOCK D

PROJECT :
PARKPLACE VILLAGE

LOCATION :
WATERDOWN

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
LEFT ELEVATION

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE	1/8"=1'-0"
DATE	JAN. 02 2023
DRAWN BY	A.I.
CHECKED BY	J.J.
FILE NAME	2015-012 BLOCK D
PROJECT NO.	2015-012
DRAWING NO.	B9

WEBB
PLANNING CONSULTANTS

March 25, 2026

City of Hamilton
Planning & Economic Development
Committee of Adjustment
71 Main Stret West
Hamilton ON L8P 4Y5

Attention: Justin Leung
Secretary Treasurer

Dear Mr. Leung,

Re: Application for Minor Variance, 141 Cole Street, Waterdown
Parkside Hills Plan of Subdivision, Parkside Hills Inc.

WEBB Planning Consultants are retained by the property owners, Parkside Hills Inc., to facilitate the municipal planning approvals required to implement the planned development of the subject property for a mix of Street and Back-to-Back Townhouses. This letter and materials are provided in support of an application for Minor Variance to achieve compliance with the Regulations of the former Town of Flamborough Zoning By-law 90-145-Z.

The development parcel is located within the Parkside Hills Phase Two Registered Plan of Subdivision, part of the Waterdown North Secondary Plan area of the Waterdown Urban Settlement Area. Pursuant to an Order of the OMB issued in January 2013, the Official Plan Designation and Zoning of the Subdivision provide for the development of a mix of residential dwelling types and densities, a mixed use block, and municipal infrastructure including a centralized stormwater management facility and the lands to secure the alignment and development of the Waterdown by-pass, now opened as North Waterdown Drive.

The subject Block, assigned the municipal address of 141 Cole Street, has been the subject of an Application for Site Plan Approval, City File No. DA-17-120. The Application was granted Conditional Approval pursuant to an Order of the Ontario Land Tribunal dated March 18, 2020, and has subsequently satisfied all Conditions of Approval and granted final Site Plan Approval on March 18, 2026.

As illustrated by the accompanying copy of the final Site Plan, the 2.4 hectare parcel is proposed to be developed for a total of 136 townhouse dwellings, a mix of 20 street townhouses and 116 back-to-back townhouses.

A fulsome Zoning Analysis has been completed through the Site Plan Approval review and confirms limited non-compliance with Regulations of the former Town of Flamborough Zoning By-law 90-145-Z.

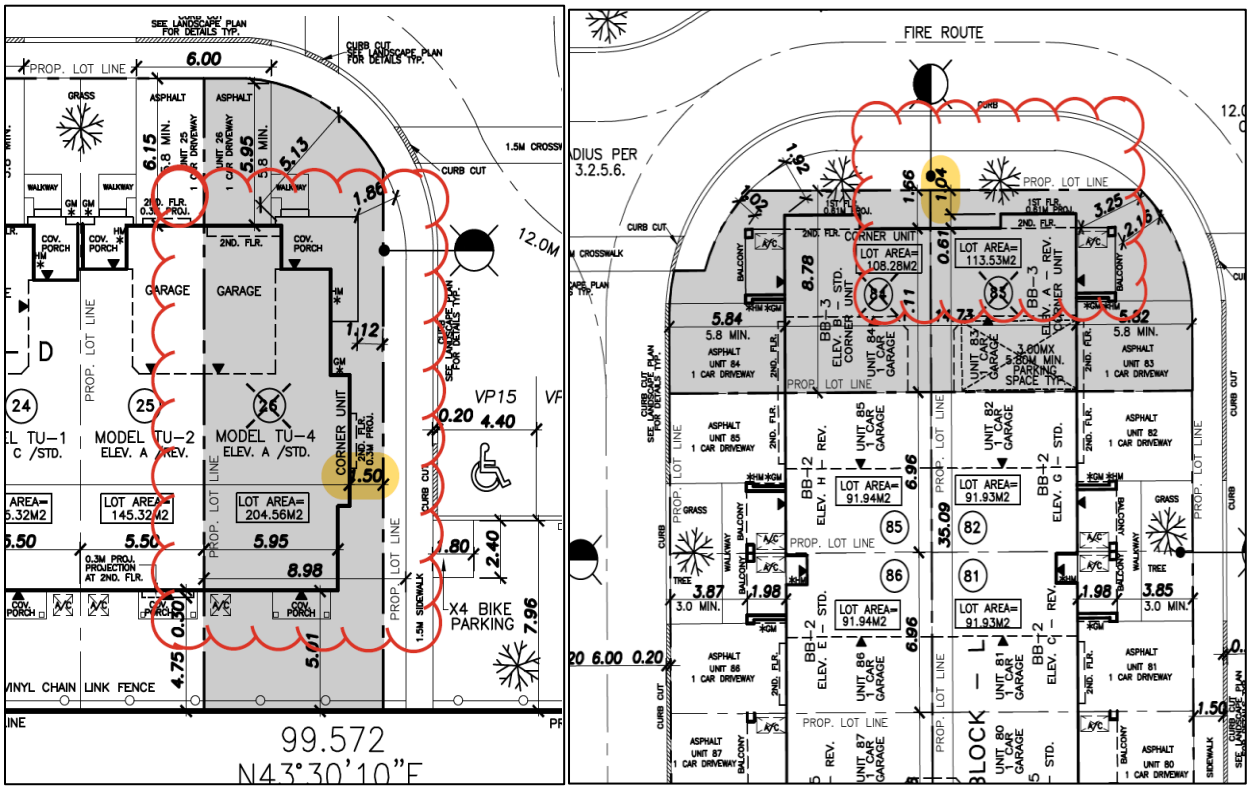


FIGURE ONE: EXTERIOR YARD REDUCTIONS

Based on the intent to Register a Plan of Condominium, the lot boundaries for the purpose of Zoning compliance are determined to be the limits of the internal Parcels of Tied Land (POTL's), not the overall boundaries of the development block. As a result, certain units will not meet the required 2.4 metres width for exterior side yards, the actual setback upon Registration of the Condominium ranging from 1.5 metres to a minimum of 1.04 metres as illustrated by Figure One above.

To achieve full Zoning compliance it is therefore necessary to submit an Application for Minor Variance to seek approval from the Committee of Adjustment to modify Regulation 11.3.27.(g) of By-law 90-145-Z, reducing the exterior side yard setback from 2.4 metres to a minimum of 1.0 metre (rounded down to 1.0 from 1.04 metres to allow for minor tolerances).

It is our opinion that the Variance is technical in nature and results from the change in tenure from a block townhouse development to a Condominium with individual units created as POTL's. The intent of the Zoning By-law to provide adequate separation of dwelling units to adjoining public streets is maintained, the internal unit boundaries resulting from Registration of the future condominium still provide the necessary separation to internal streets and parking areas to ensure no negative impacts and assurance of quality amenity space and privacy for residents.

ANALYSIS OF VARIANCE

We have undertaken a planning analysis and it is our opinion that the proposed Variance is appropriate for the proposed development of the lands. As summarized below, the Variance have been considered in the context of the four tests outlined by Section 45 (1) of the Planning Act and in all respects comply.

The Variance has been considered in the context of the Official Plan and in our opinion maintains the general purpose and intent.

The subject lands are designated as Medium Residential 3 by the North Waterdown Secondary Plan. The proposed mix of townhouses dwellings comply with the permitted uses of the Designation, the density is below the permitted maximum range and building heights are less than the permitted maximum of four storeys. The reduction in the yard widths does note result in an over intensification or inappropriate built form.

The minor reduction in the exterior yard maintains the stated Objectives for Residential Development, Policy 4.2.2 of the Secondary Plan, specially, ensuring the development creates an urban environment that provides for safe, functional and attractive residential neighbourhoods.

The Variance has been considered in the context of the Zoning By-law and in our opinion maintains the general purpose and intent.

The intent of the Zoning By-law Regulation for exterior side yards is to ensure adequate separation of dwelling units to the adjoining public streets is maintained. Exterior yards are typically greater than interior side yards based on potential for adverse conditions associated with road noise associated with traffic volumes.

In the example of this development proposal, where exterior yards are dimensioned from the internal unit boundaries resulting from Registration of the future condominium, the Site Plan shows in all cases the separation from public streets in maintained and separation from the internal private streets also achieved. The location of the POTL boundaries will still provide the necessary separation to internal streets and parking areas to ensure no negative impacts and assurance of quality amenity space and privacy for residents.

The Variance is Minor.

The appropriate test to establish that the Variances are minor is to consider if any adverse or negative impacts arise from the development.

It is our opinion that the Variance does not permit an over-intensification of the site or reduction in the performance criteria that are otherwise intended to provide for the appropriate separation and buffering of dwelling units from adjoining municipal streets.

The reduction in the measured width for the exterior yards does not create an adverse condition for residents of the development as the circumstance applies to the private streets within the development, the cross section of the proposed streets include added buffering by the provision of internal sidewalks and landscaping.

The proposed development is desirable for the appropriate development of the lands.

It is our opinion that the Variance provides for the desirable and appropriate development of the lands. Notwithstanding the technical nature of the interpretation that measures setbacks to the POTL boundary, the units have significant separation to the adjoining municipal streets and provided with separation to the internal streets and parking areas.

Overall, the design and massing of the site provides needed housing within the approved density range, ample on-site amenity space and immediate proximity to a neighbourhood park to provide complementary open space.

In summary, it is our opinion that the Variance required to implement the proposal meets the four tests of the Planning Act and will provide for the appropriate development of the site with a mix of housing types, adds to the diversity of housing choices at a location within the established community, efficiently using existing municipal infrastructure and public service facilities.

To facilitate the City's review of the proposed development, the following materials are being submitted to advance the Application for Minor Variance: :

- Completed Application for Minor Variance;
- Application fee of $4,135.00, to be paid via cheque;
- Site Plan and Building Elevations prepared by Jansen

We trust that you will find the enclosed materials complete and suitable for the purpose of processing this Application for Minor Variance. Please contact our office immediately should you have any questions or require additional information in support of this submission.

Yours truly,

WEBB Planning Consultants Inc.

James Webb, MCIP, RPP

cc: Parkside Hills Inc.

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owner(s)	Parkside Hills Inc. c/o Jack Nesbitt	[redacted]
Applicant(s)	Parkside Hills Inc.	
Agent or Solicitor	WEBB Planning Consultants	

Please include contact person's name if applying as a company or organization.

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 [redacted]

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 card over phone*

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	141 Cole Street		
Assessment Roll Number			
Former Municipality	Town of Flamborough		
Lot	Part of Lot 8	Concession	Con 4
Registered Plan Number	62m-1305	Lot(s)	Blk 8
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 permit an exterior side yard of 1.0 metre notwithstanding the requirement to provide an exterior side yard of 2.4 metres as per Regulation 11.3.27.(g) of Zoning Bylaw 90-145-Z

☐ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

proposed change in tenure from Block Townhouse development to a Street Townhouse development per planned Registration of Common Element Condominium

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 (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
101.2 m (White Gates)	198.9 m	2.4 Ha	20.0 m (White Gates)

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Vacant				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Street TH	5.85	5.05	Int: 1.2m Ext: 1.2m	12/12/2026
B-2-B TH	4.58	0.0	Int: 1.2m Ext: 1.2m	12/12/2026

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Vacant				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Street TH	940 m2	1523 m2	2 st.	9.9 m
B-2-B TH	552 m2	1371 m2	3 st.	10.2 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
☐ 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.):
26 Street Townhouses and 110 Back-to-Back Townhouses

4.9 Existing uses of abutting properties (single detached dwelling, duplex, retail, factory etc.):
Low density Residential to west, vacant block to east, municipal park to south, municipal streets, SWM pond to north.

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:
Nov. 2025

5.2 Previous use(s) of the subject property: (single detached dwelling, duplex, retail, factory etc)
Vacant, prior farmland

5.3 Existing use(s) of the subject property: (single detached dwelling, duplex, retail, factory etc)
lands are partially serviced in anticipation of pending development

5.4 Length of time the existing uses of the subject property have continued:
24 months

5.5 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) Medium Density Residential 3

Please provide an explanation of how the application conforms with the Official Plan.
Housing form, density and building height confrom with applicable Policies

5.6 What is the existing zoning of the subject land? R6-27

5.7 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: FL/A-22:217

5.8 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: _____

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 0

6.2 Number of Dwelling Units Proposed: 136

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

Please refer to accompanying cover letter providing a broader explanation of the proposal and an evaluation pursuant to the four tests of Section 45(1) of the Planning Act.

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

7.2 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

_____

_____

APPLICATION TABLED

Hamilton

B-24:30 — 1007 Beach Boulevard, Hamilton

This application has been **TABLED** prior to the meeting and will not be heard at the April 30, 2026 Committee of Adjustment Hearing. — Committee of Adjustment Staff (4/13/2026)

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding this file, 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.

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
Consent/Land Severance

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.:	**B-24:30**	**SUBJECT PROPERTY:**	1007 Beach Blvd, Hamilton

APPLICANTS: Owner: Sandra Clark
Applicant:
Agent: Michael P. Sabelli

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to create a new residential building lot. The existing dwelling will be demolished to facilitate this application.

	Frontage	**Depth**	**Area**
SEVERED LANDS:	8.734 m±	40.806 m±	356.40 $m^{2\pm}$
RETAINED LANDS:	8.734 m±	40.806 m±	356.40 $m^{2\pm}$

Associated Planning Act File(s): A-24:112

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, April 30, 2026**
TIME:	**11:15 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 **April 28, 2026**.

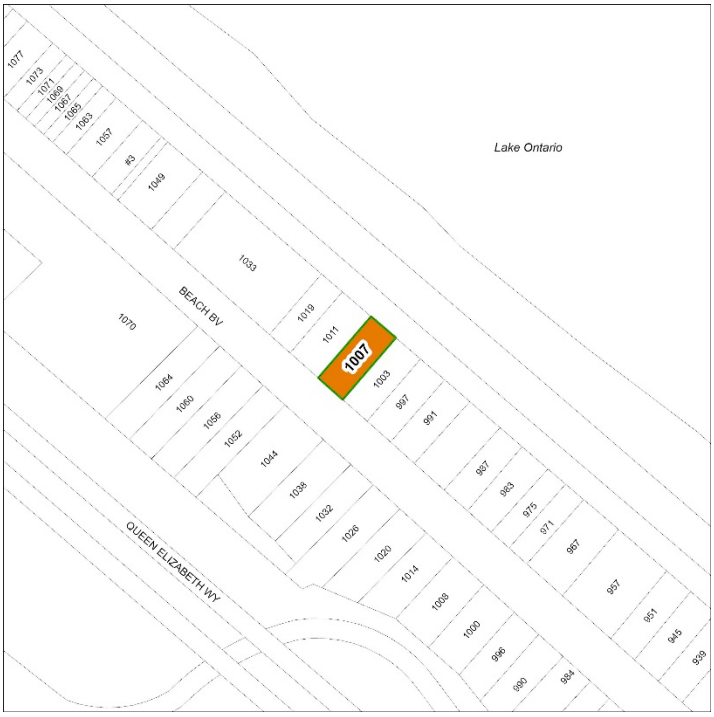
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon **April 29, 2026**.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding this matter, 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 the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.

B-24:30



Subject Lands

DATED: April 13, 2026

_____

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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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 **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF format only.

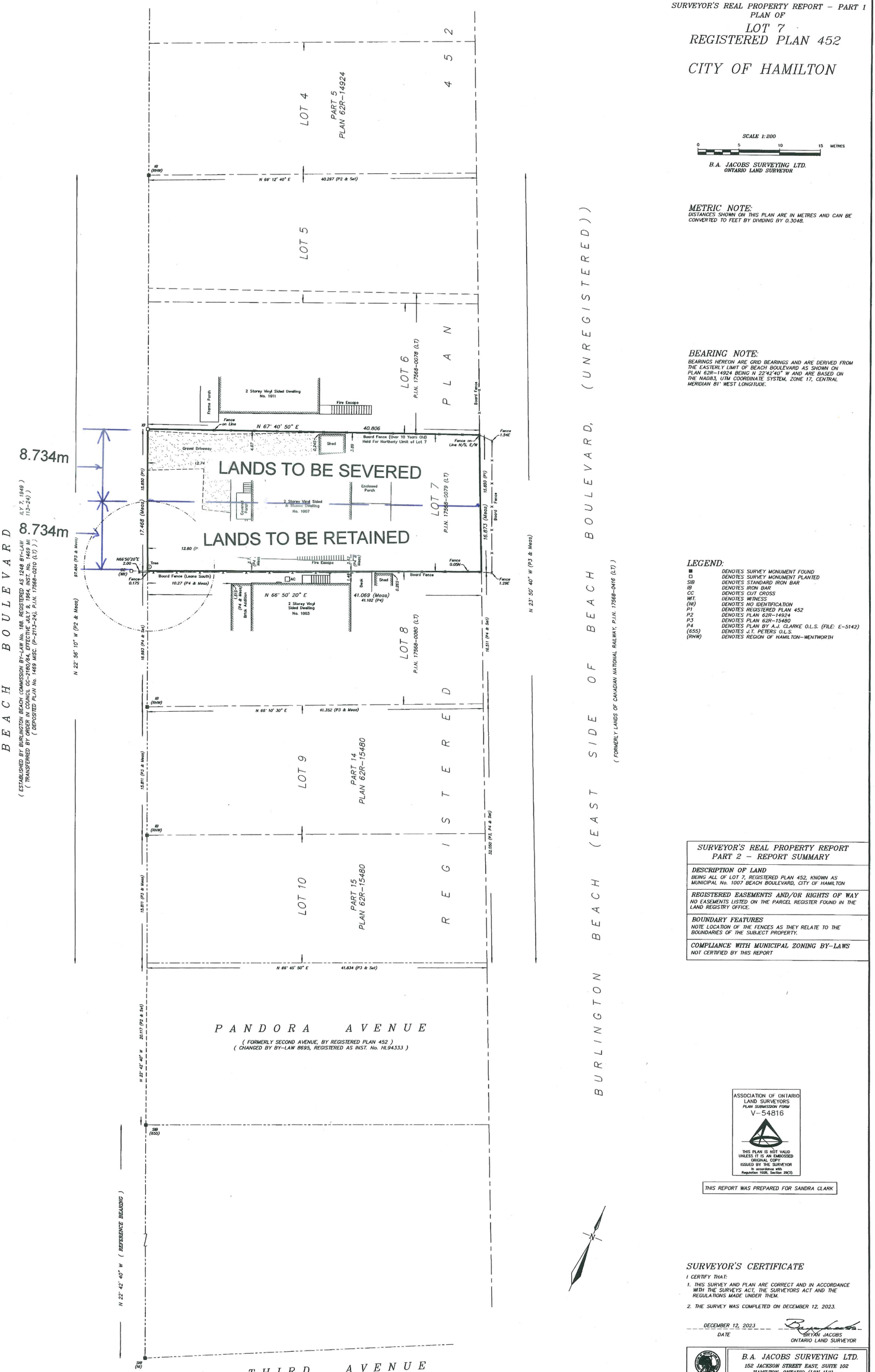
In-Person Presentations:
Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day 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 or call 905-546-2424 ext. 4221.

SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF
LOT 7
REGISTERED PLAN 452
CITY OF HAMILTON



SCALE 1:200
0 5 10 15 METRES

B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE EASTERLY LIMIT OF BEACH BOULEVARD AS SHOWN ON PLAN 62R-14924 BEING N 22°42'40" W AND ARE BASED ON THE NAD83, UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE.

LEGEND:

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
WIT.	DENOTES WITNESS
(NI)	DENOTES NO IDENTIFICATION
P1	DENOTES REGISTERED PLAN 452
P2	DENOTES PLAN 62R-14924
P3	DENOTES PLAN 62R-15480
P4	DENOTES PLAN BY A.J. CLARKE O.L.S. (FILE: E-5142)
(655)	DENOTES J.T. PETERS O.L.S.
(RHW)	DENOTES REGION OF HAMILTON-WENTWORTH

SURVEYOR'S REAL PROPERTY REPORT
PART 2 – REPORT SUMMARY

DESCRIPTION OF LAND
BEING ALL OF LOT 7, REGISTERED PLAN 452, KNOWN AS MUNICIPAL No. 1007 BEACH BOULEVARD, CITY OF HAMILTON

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
NO EASEMENTS LISTED ON THE PARCEL REGISTER FOUND IN THE LAND REGISTRY OFFICE.

BOUNDARY FEATURES
NOTE LOCATION OF THE FENCES AS THEY RELATE TO THE BOUNDARIES OF THE SUBJECT PROPERTY.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-54816
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3)

THIS REPORT WAS PREPARED FOR SANDRA CLARK

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 12, 2023.

DECEMBER 12, 2023 — DATE

BRYAN JACOBS
ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1L3)
PHONE 905-521-1535 bajacobs@rogers.com

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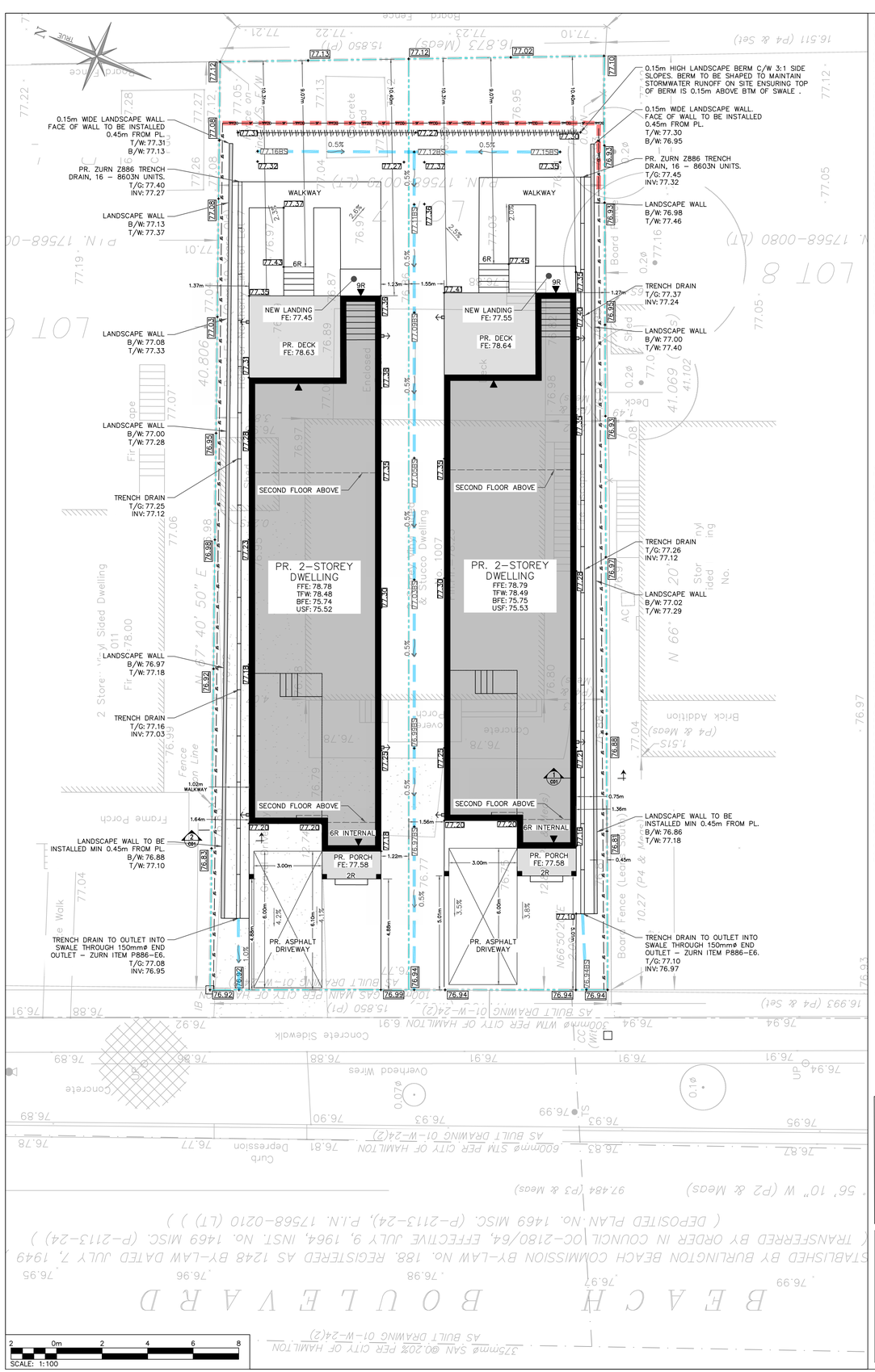

CITY OF HAMILTON – LOT GRADING NOTES

GENERAL GRADING NOTES

1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SYMPATHETIC SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED
2. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45M OFF THE PROPERTY LINE. ALL WALLS 0.6m OR HIGHER SHALL BE DESIGNED BY A P.ENG.
3. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150MM ABOVE THE PROPOSED SIDE YARD SWALES
4. RETAINING WALLS 0.6M IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE
5. SLOPES OF SWALES FOR BOTH 'BACK TO FRONT' AND 'SPLIT' DRAINAGE SHALL BE NO LESS THAN 2.0% (MIN. 2.5% SLOPES) AND NO GREATER THAN 33% (MAX. 3:1 SLOPES)
6. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5M GRADE IS PERMITTED PROVIDED A SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3M COVER OVER THE SUB-DRAIN), OR AS OTHERWISE MEASURES
7. MINIMUM GRADE FOR A WRAP–AROUND SWALE IN THE BACKYARD SHALL BE 1.0%
8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE
9. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150MM (MIN) ABOVE FINISHED GRADE
10. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED
11. GARAGE FLOOR ELEV. TO BE SET MINIMUM 0.3M HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED
12. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM LIFTS.
13. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS AND PROTECTION MEASURES, ETC., REFER TO TREE PROTECTION PLAN
14. LOT GRADING FOR ALL LOTS IN THE SUBDIVISION SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON ACCEPTANCE OF THE SUBDIVISION BY THE CITY
15. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED
16. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT PROPERTY OWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORKS, THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE
17. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2M FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS

BACKYARD GRADING NOTES

a. DEFINITION: "REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY–LAW OR 7.5m.
b. THE MAXIMUM SLOPE IN THE BACK YARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACK YARD SHALL BE 5%, EXCEPT AS SET OUT IN ITEMS BELOW
c. THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH LOT
d. WHERE THE TOPOGRAPHY OR PROPOSED GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. SLOPES WITH A MAXIMUM OF THREE HORIZONTAL TO ONE VERTICAL MAY REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3M
e. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS
f. THE MAXIMUM HEIGHT OF RETAINING WALLS IN THE REQUIRED BACKYARDS PROVIDING THE TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT IN ITEM B) ABOVE, THE INTENTION OF THIS PROVISION IS TO PROVIDE FOR FLEXIBILITY OF HOUSE CONSTRUCTION
g. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS AND BACK YARDS(BEYOND THE REQUIRED BACK YARD AS DEFINED IN A) ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (MINIMUM 3H:1V)

18. ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN REQUIRED TO BE REVIEWED VIA REVISION PROCESS.

ROOFWATER LEADERS

ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6M FROM THE BUILDING FACE

SUMP PUMPS

SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEEPING TILES TO THE STORM PRIVATE DRAIN. THE SUMP OUTLET SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN

SEWERS

SANITARY AND STORM SEWERS

a) CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
b) COVER FOR SEWERS WITH CONCRETE PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.030 OR 802.033, CLASS 'B' BEDDING.
c) COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.013.
d) PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.
e) ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
f) MANHOLE FRAMES AND COVERS SHALL BE AS PER OPSD 401.010 (STORM–OPEN, SANITARY–CLOSED).
g) SANITARY SEWER (200MM TO 375MM DIA) SHALL BE PVC PIPE, CSA B182.2, SDR–35.
h) STORM SEWER (300MM TO 600MM DIA.) SHALL BE PVC PIPE, CSA B182.2, SDR–35.
i) STORM SEWER > 600MM DIA. SHALL BE CONCRETE PIPE, CSA A257.2 (AS SPECIFIED)
j) PVC (SANITARY AND STORM) SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION. SANITARY SEWERS SHALL ALSO BE TESTED FOR LEAKAGE (LOW AIR PRESSURE). PRIOR TO ASSUMPTION BY THE CITY, PIPE DEFLECTION TESTING SHALL BE REPEATED.
k) ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY/ENGINEER.

PRIVATE DRAINS

a) TO BE LOCATED 1.5M ON RIGHT SIDE OF CENTERLINE OF LOT OR AS DETAILED AND EXTENDED 1.0M BEYOND THE STREET LINE. THE STORM SERVICE SHALL BE INSTALLED TO THE NORTH OR EAST OF THE SANITARY SERVICE.
b) PRIVATE DRAINS TO BE 150MM DIA. PVC PIPE, CSA B182.1 M–1983, SDR 28 AS PER FORM 500. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOUR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
c) COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' INSTALLED AS PER OPSD 802.010 OR 802.013.
d) MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.
e) TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
f) TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
g) BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO THE GROUND SURFACE VIA SPLASH PADS.
h) SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEPING TILES TO THE STORM PRIVATE DRAINS. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.

WATERMAINS

a) CONSTRUCTION OF WATERMAINS & PRIVATE SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
b) TO BE INSTALLED TO A MINIMUM DEPTH OF 1.80M BELOW PROPOSED CENTERLINE ROAD GRADE ON ALL ROADS EXCEPT ON (NAME OF ROAD) WHERE THE MINIMUM DEPTH IS 1.6M.
c) PVC PIPE IN SIZES 100MM THROUGH 300MM SHALL BE CLASS 150 DR18 CONFORMING TO AWWA C900. FOR 400MM, SEE SECTION 7: SPECIAL NOTES.
d) TRACER WIRE SHALL BE INSTALLED WITH ALL PVC PIPE IN ACCORDANCE WITH FORM 400. IT SHALL BE 12 GAUGE TW75, TWU75 OR RW90XLPE COATED COPPER AND SHALL BE POSITIONED ABOVE THE TOP OF THE PIPE AND FASTENED AT 4 METRE INTERVALS. THE WIRE IS TO BE INSTALLED BETWEEN EACH VALVE AND/OR THE END OF THE NEW PVC WATERMAIN. JOINTS IN THE WIRE BETWEEN VALVES ARE NOT PERMITTED. AT EACH VALVE A LOOP WIRE IS TO BE BROUGHT UP INSIDE THE VALVE BOX TO THE CAP. THE TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT THE SECONDARY VALVE ON ALL FIRE HYDRANTS. THE TRACER WIRE SHALL ALSO BE CONNECTED TO THE CATHODIC PROTECTION SYSTEM AS REQUIRED.
e) MOLDED PVC FITTINGS FOR PIPE SIZES 100MM TO 300MM SHALL CONFORM TO AWWA C900 AND CERTIFIED TO CSA B137.2.
f) FABRICATED FITTINGS 250MM AND 300MM SHALL BE MANUFACTURED FROM SEGMENTS OF AWWA C900, CLASS 150 (DR18) PVC PIPE, BONDED TOGETHER AND OVER–WRAPPED WITH FIBREGLASS–REINFORCED POLYESTER TO MEET THE REQUIREMENTS OF CSA B137.3.
g) WHERE METAL FITTINGS ARE TO BE USED ON PVC MAINS SUFFICIENT CATHODIC PROTECTION MUST BE PROVIDED AS PER THE FOLLOWING REQUIREMENTS:
   i. MINIMUM OF ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EVERY 100DM OF TRACER WIRE;
   ii. ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EACH COPPER WATER SERVICE CONNECTION;
   iii. ONE 11KG ZINC ANODE SHALL BE INSTALLED ON EVERY VALVE, HYDRANT, BEND, TEE, SLEEVE, REDUCER, PLUG, CAP, JOINT RESTRAINT/SILT THAT MAY BE ETC., CONNECTED TO THE PVC PIPE.
h) BEDDING AND BACKFILL AS PER WM–200.01 AND WM–200.02 GRANULAR 'A' MATERIAL FOR MAINS AND SERVICES GREATER THAN 50MM.
i) WATERMAIN DEFLECTION FOR PVC PIPE:
   i. MAXIMUM ALLOWABLE DEFLECTION OF 1.5 DEGREES PER JOINT UP TO 250MM DIAMETER (160MM PER 6.1M PIPE LENGTH) AND 1.2 DEGREES FOR 300MM DIAMETER (125MM PER 6.1M PIPE LENGTH) SHALL NOT BE EXCEEDED.
   ii. ALL JOINTS SHALL BE DEFLECTED AN EQUAL AMOUNT.

ROADWORK:

1. CONSTRUCTION OF ROAD OVER UTILITY CUTS IN HAMILTON TO BE AS PER STANDARD DRAWINGS RD–100.01 AND RD–100.02, WITH GRANULAR "A" BEDDING.
2. CONCRETE CURB AND GUTTER AS PER OPSD 600.040 – (BARRIER TYPE), MIN. 30 MPa STRENGTH. A 50mm KEY IS REQUIRED FOR ALL LOCATIONS.
3. CURB DEPRESSION AT DRIVEWAYS AS PER OPSD 600.040 AND OPSD 310–050.
4. 1.5m WIDE CONCRETE SIDEWALK AS PER OPSD 310.010 (125mm THICK MIN. 30 MPa STRENGTH WITH GRANULAR "A" BASE AS REQUIRED TO PROVIDE A LEVELING COURSE FOR THE CONCRETE. AT DRIVEWAYS, CONCRETE DEPTH TO BE MIN. 175mm.

GENERAL ENGINEERING NOTES:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING GASMAINS, WATERMAINS, TELEVISION CABLES, HYDRO, TELEPHONE CABLES, ETC.
3. ALL SURVEY INFORMATION ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
4. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS/APPROVALS. PERMITS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
   –BUILDING PERMIT –SEWER AND WATER PERMIT
   –ROAD CUTS PERMITS –RELOCATION OF SERVICES
   –APPROACH APPROVAL PERMITS –ENCROACHMENT AGREEMENTS
   –COMMITTEE OF ADJUSTMENT (IF REQ'D)
5. LOT GRADING IS TO CONFORM TO THE LATEST REVISION OF THE CITY OF HAMILTON LOT GRADING POLICY.
6. ALL CURB STOPS AND VALVES MUST BE CERTIFIED TO BE IN WORKING ORDER AT THE TIME OF ISSUANCE OF THE FINAL LOT GRADING CERTIFICATE. FINAL LOT GRADING CERTIFICATES MUST INCLUDE A STATEMENT ATTESTING TO THE DATE OF INSPECTION AND THAT THE WATER BOX IS AT GRADE AND FOUND TO BE FREE FROM DAMAGE OR DEFECT.
7. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
8. ALL DISTURBED BOULEVARD AREAS ARE TO BE REINSTATED WITH MINIMUM 150mm TOPSOIL AND NO. 1 NURSERY SOD IN ACCORDANCE WITH OPSS 803 AND TO THE SATISFACTION OF THE CITY OF HAMILTON.
9. LOT GRADING SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE TOWN, SHALL RESULT IN NON–ACCEPTANCE OF THE DEVELOPMENT BY THE TOWN.
10. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH NO. 1 NURSERY SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CITY OF HAMILTON.
11. ALL SERVICES TO BE INSTALLED AS PER CITY OF HAMILTON CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL (LATEST EDITION) AND MINISTRY OF THE ENVIRONMENT GUIDELINES (LATEST EDITION).
12. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICES/MAINS AND SEWER DRAINS AND MUNICIPAL SEWER MAINS SHALL BE 2.5m MEASURED FROM THE CLOSEST PIPE EDGE TO CLOSEST PIPE EDGE. VERTICAL SEPARATION WHERE WATER SERVICE/MAIN PASSES OVER A SEWER DRAIN OR MUNICIPAL SEWER MAIN MUST BE A MINIMUM OF 0.25m UNLESS GREATER SEPARATION IS REQUIRED TO PROVIDE FOR PROPER BEDDING AND STRUCTURAL SUPPORT. WATER SERVICES/MAINS PASSING UNDER SEWER DRAINS OR MUNICIPAL SEWER MAINS MUST HAVE A SEPARATION OF 0.5m BETWEEN THE INVERT OF THE SEWER MAIN/DRAIN AND THE CROWN OF THE WATERSERVICE/MAIN. ALL WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 1.6m COVER. SEWER DRAINS TO BE INSTALLED WITH A MINIMUM COVER OF 2.20m AT THE PROPERTY LINE BELOW THE FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER FOR SEWER DRAINS IS TO BE NO LESS THAN 1.2m.
13. APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.

SEWERS:

1. CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
2. THE REUSE OF EXISTING SEWERS ON PRIVATE PROPERTY IS AT THE OWNER'S SOLE RISK AND RESPONSIBILITY. SEWER LATERALS WITHIN THE MUNICIPAL ROAD ALLOWANCE OR WITHIN MUNICIPAL EASEMENTS MAY BE REUSED IF IN GOOD WORKING CONDITION, MEET BY–LAW REQUIREMENTS AND ARE OF ADEQUATE CAPACITY TO MEET THE REQUIREMENTS OF THE SITE. THE OWNER OR THEIR CONTRACTOR IS RESPONSIBLE FOR HAVING THE LATERAL TO BE REUSED VIDEO INSPECTED WHILE THE CITY OF HAMILTON SEWER INSPECTOR IS PRESENT. CONTACT PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, GROWTH MANAGEMENT DIVISION, DEVELOPMENT ENGINEERING CONSTRUCTION SECTION AT (905)546–2424 X7860 TO ARRANGE FOR AN INSPECTION.
3. EVERY CONNECTION TO A MUNICIPAL SEWER MAIN MUST BE BY PROPER "Y" OR "Y" FITTINGS. SADDLES MAY ONLY BE USED WHERE APPROVED BY THE SENIOR DIRECTOR OF GROWTH MANAGEMENT OR THEIR DESIGNATE AND IN ACCORDANCE WITH THE APPROVED SEWER PRODUCTS LIST "CITY OF HAMILTON CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL" LATEST EDITION.
4. ALL EXISTING UNUSED SEWER DRAINS SERVICING A PROPERTY BEING REDEVELOPED, IN WHOLE OR IN PART, MUST BE EITHER REMOVED FROM MUNICIPAL PROPERTY (I.E. ROAD ALLOWANCE ETC., WITH AN APPROPRIATE REPAIR TO THE MUNICIPAL SEWER TO WHICH THEY CONNECT), AND REMOVED FROM PRIVATE PROPERTY, OR ALTERNATIVELY, UNUSED SEWER DRAINS MAY BE ABANDONED IN ACCORDANCE WITH CITY MINIMUM REQUIREMENTS I.E., TRENCHLESS ABANDONMENT BY FILLING THE INTERNAL WITH GROUT WITHIN THE ENTIRE ROW.
5. THE DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.
6. CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER (WESTX INC.)
7. SEWER ABANDONMENT: PLUG SEWER AT EITHER END WITH A MINIMUM 300mm CONCRETE.
8. APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.

COMPACTION REQUIREMENTS:

1. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUBGRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS ETC. SHALL BE COMPACTED TO A MIN. 95% SPD UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
2. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO A MIN. 98% SPD.
3. USE OF VIBRATOR OR COMPACTOR WHILE COMPACTING IS NOT PERMITTED.

EROSION & SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND.
2. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE CITY OF HAMILTON.
3. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE CITY OF HAMILTON.
4. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY BE WASHED FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURELY FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, AND SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE CITY.
7. IT IS REQUIRED TO STABILIZE AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN 30 DAYS.
8. SILT FENCE AND CATCHBASIN PROTECTION ARE NOT TO BE REMOVED UNTIL COMPLETION OF CONSTRUCTION.
9. THE SILTATION AND EROSION CONTROL MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED DURING CONSTRUCTION.
10. ALL EROSION AND SILTATION CONTROL DEVICES SHOULD BE AS PER THE "GREATER GOLDEN HORSESHOE AREA CONSERVATION AUTHORITIES", "EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION".
11. THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF ALL MUD AND DEBRIS THAT ARE TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING AND LEAVING THE CONSTRUCTION SITE. THE OWNER SHALL, UPON VERBAL AND/OR REQUEST BY THE CITY, IMMEDIATELY PROCEED WITH THE CLEAN-UP OPERATIONS. IF THERE EXISTS A NEED TO THE OWNER FAIL TO MAINTAIN THE ROAD AS DIRECTED, THE CITY WILL HAVE THE CLEANING CARRIED OUT, AND DRAW ON THE SECURITY FOR COSTS AND/OR LAY CHARGES.

TREE PRESERVATION:

1. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY SUCH AS SITE ALTERATION, DEMOLITION OR CONSTRUCTION, THE TREE PROTECTION MEASURES SPECIFIED ON THIS PLAN MUST BE INSTALLED TO THE SATISFACTION OF URBAN FORESTRY/TREE PROTECTION
2. NO CONSTRUCTION ACTIVITIES INCLUDING GRADE CHANGES, SURFACE TREATMENTS OR EXCAVATION OF ANY KIND ARE PERMITTED WITHIN THE AREA IDENTIFIED ON THE TREE PROTECTION PLAN OR SITE PLAN AS A TREE PROTECTION ZONE (TPZ). NO ROOT CUTTING IS PERMITTED. NO STORAGE OF MATERIALS OR FILL IS PERMITTED WITHIN THE TPZ. NO MOVEMENT OR STORAGE OF VEHICLES OR EQUIPMENT IS PERMITTED WITHIN THE TPZ. THE AREA(S) IDENTIFIED AS A TPZ MUST BE PROTECTED AND REMAIN UNDISTURBED AT ALL TIMES.
3. ALL ADDITIONAL TREE PROTECTION OR PRESERVATION REQUIREMENTS, ABOVE AND BEYOND THE INSTALLATION OF TREE PROTECTION BARRIERS, MUST BE UNDERTAKEN OR IMPLEMENTED AS DETAILED IN THE URBAN FORESTRY APPROVED ARBORIST REPORT AND/OR THE APPROVED TREE PROTECTION PLAN AND TO THE SATISFACTION OF URBAN FORESTRY.
4. ALL WORK WITHIN THE TREE PROTECTION ZONES MUST BE COMPLETED WITH THE USE OF AIR SPADE (OR HYDRO VAC) UNDER SUPERVISION OF THE PROJECT ARBORIST.
5. WHEREVER POSSIBLE, THE CUTTING OF SURFACE ROOTS OF EXISTING TREES IS TO BE AVOIDED. HOWEVER, IF THESE CUTS ARE REQUIRED, THEY SHOULD BE COMPLETED UNDER THE SUPERVISION OF A TREE MANAGEMENT PROFESSIONAL (I.E. CERTIFIED ARBORIST) SO THAT CUTS ARE MADE APPROPRIATELY.
6. THE TREES ON THIS PROPERTY MAY BE USED BY BIRDS THAT ARE PROTECTED UNDER MIGRATORY BIRDS CONVENTION ACT, 1994. THIS ACT IS IMPLEMENTED BY ENVIRONMENT CANADA AND PROTECTS BIRDS AND THEIR NESTS. THE TIMING FOR THIS PROTECTION IS FROM MARCH 31ST TO AUGUST 31ST. TREE REMOVAL OPERATIONS SHALL BE UNDERTAKEN DURING THIS PERIOD. ANY REQUIRED REMOVALS SHALL BE ONLY PERFORMED DURING THE PERIOD OF SEPTEMBER 1ST THROUGH MARCH 30TH
7. IT IS THE APPLICANTS RESPONSIBILITY TO DISCUSS POTENTIAL IMPACTS TO TREES LOCATED NEAR OR WHOLLY ON ADJACENT PROPERTIES OR ON SHARED BOUNDARY LINES WITH THEIR NEIGHBOURS. SHOULD SUCH TREES BE INJURED TO THE POINT OF INSTABILITY OR DEATH THE APPLICANT MAY BE HELD RESPONSIBLE THROUGH CIVIL ACTION. THE APPLICANT WOULD ALSO BE REQUIRED TO REPLACE SUCH TREES TO THE SATISFACTION OF URBAN FORESTRY.
8. TREE PROTECTION BARRIERS MUST BE INSTALLED USING PLYWOOD CLAD HOARDING (MINIMUM 19MM OR ¾" THICK) OR AN EQUIVALENT APPROVED BY URBAN FORESTRY.
9. WHERE REQUIRED, SIGNS AS SPECIFIED IN SECTION 4, TREE PROTECTION SIGNAGE MUST BE ATTACHED TO ALL SIDES OF THE BARRIER.
10. WHERE CHANGES TO THE LOCATION OF THE APPROVED TPZ OR SEDIMENT CONTROL OR WHERE TEMPORARY ACCESS TO THE TPZ IS PROPOSED, URBAN FORESTRY MUST BE CONTACTED TO OBTAIN APPROVAL PRIOR TO ALTERATION.
11. IF THE MINIMUM TREE PROTECTION ZONE (TPZ) MUST BE REDUCED TO FACILITATE CONSTRUCTION ACCESS, THE TREE PROTECTION BARRIERS MUST BE INSTALLED AT A LESSER DISTANCE AND THE EXP

Hamilton

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Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424 ext. 1291
Fax: 905-540-5611

November 25, 2025

Sandra Clark
1007 Beach Boulevard
Hamilton Ontario
L8H 6Z8

Re: Notice of Council Decision for Heritage Permit Application HP2025-026 for 1007 Beach Boulevard, Hamilton (Ward 5), Hamilton Beach Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act* (By-law No. 00-135)

Please be advised that Council, at its meeting on November 19, 2025, resolved to approve Heritage Permit Application HP2025-026 (Planning Committee Minutes 25-015, Item 9.3, PED25228) for the demolition of the existing two-storey single-detached dwelling; and construction of two new two-storey dwellings at 1007 Beach Boulevard, Hamilton under section 34 of the Ontario Heritage Act, in accordance with the submitted Heritage Permit Application and the following conditions:

a) That the design of the new proposed dwellings be revised to remove the attached front garages and that the revised designs, including plans and elevations, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner;

b) That the **final architectural drawings** and **material choices** for the new dwellings bet submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;

c) That a **Landscape Plan**, including new landscaping and street trees in the front yard, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Consent to Sever, Building Permit and / or the commencement of any alterations;

d) That the applicant makes reasonable effort to facilitate removal and salvage of heritage materials and any material which can be reused as to avoid additional waste as part of the demolition process and submit documentation of the salvage efforts, to the satisfaction and approval of the Director of Planning and Chief Planner;

e) That any minor changes to the plans and elevations following approval shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

f) That demolition, construction, and site alterations, in accordance with this approval, shall be completed no later than September 30, 2028. If the construction and site alterations are not completed by September 30, 2028, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted work. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this permit.

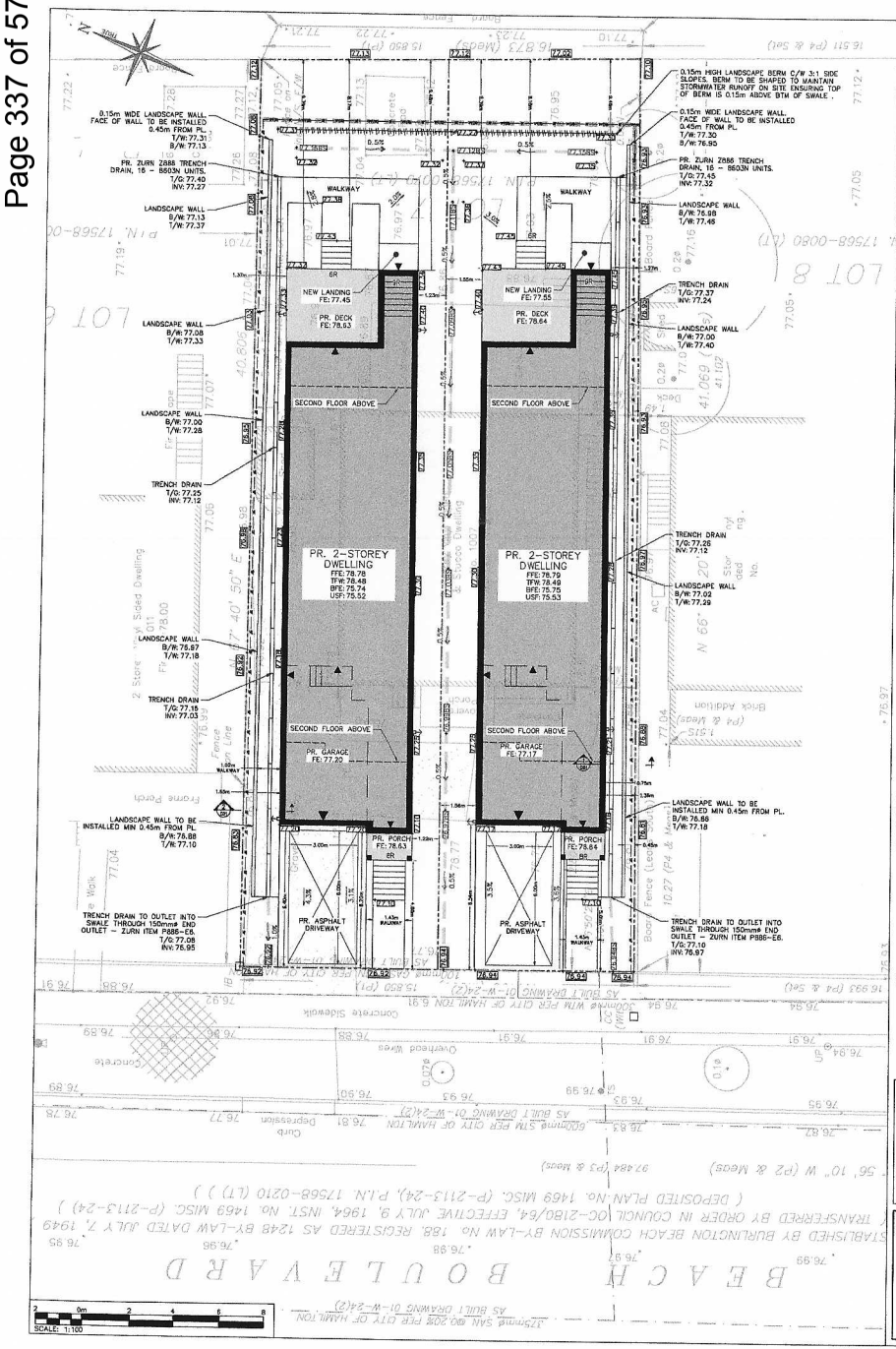
The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

If you have any questions, please contact me at 905-546-2424, Ext. 1291, or via email at Lisa.Christie@hamilton.ca.

Kind regards,

Lisa Christie

Lisa Christie
Cultural Heritage Planner
Development Planning, Heritage and Urban Design



CITY OF HAMILTON – LOT GRADING NOTES

GENERAL GRADING NOTES

1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SLOPES NOT EXCEEDING 3:1 (MIN. 2% TO 4%) AND/OR RETAINING WALLS AS SPECIFIED.
2. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45M OFF THE PROPERTY LINE. ALL WALLS 0.60M OR HIGHER SHALL BE DESIGNED BY A P.ENG.
3. WHERE A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150MM ABOVE THE PROPOSED SIDE YARD GRADES.
4. RETAINING WALLS TO BE IN HEIGHT AND SHALL REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF EXISTING GUARDING REGULATIONS AS CONTAINED IN THE ONTARIO BUILDING CODE.
5. SLOPES OF SWALES FOR BOTH 'BACK TO FRONT' AND 'SPLIT' DRAINAGE SHALL BE NO LESS THAN 2% GRADE AND NO GREATER THAN 33% GRADE (3:1 SLOPES).
6. WHERE MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, SWALES SHALL BE PERMITTED TO BE INSTALLED AT A MINIMUM GRADE OF 1.0% BELOW THE NORMAL 2.0% GRADE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3 METER COVER OVER PIPE) SUCH AS CATCH BASIN OR OTHER APPROVED MEANS.
7. UNDERSIDE OF FOOTING – ADJACENT SWALE IN THE BACKYARD SHALL BE 1.0% MINIMUM.
8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN BUILDINGS ON SIDE LOTS SHALL BE GRADED AT A MINIMUM SLOPE OF 2.0%.
9. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150MM (MIN) ABOVE FINISHED GRADE.
10. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0%. DRIVEWAY GRADES SHALL BE 2.0% AT THE ROAD.
11. GARAGE FLOOR SLABS SHALL BE SET MINIMUM 0.3M HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
12. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM LIFTS.
13. FOR CLARIFICATION OF LOT PROTECTION ZONES, BUFFERS, REMOVALS AND RESTORATIONS, ETC., REFER TO TREE PROTECTION PLAN.
14. ALL GRADING WORK IN THIS SUBDIVISION SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, LACK OF COORDINATION OR CONSTRUCTION BY THE CITY, SHALL BE DONE AT THE EXPENSE OF THE SUBDIVIDER.
15. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE SUBDIVIDER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
16. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO COMMENCING THE WORK. PERMISSION MUST BE OBTAINED BY LETTER AND FORWARDED TO THE CITY. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO ENSURE THAT ALL ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT BLOCK.
17. DRIVEWAY AND WALKWAY APPROACHES SHALL BE LOCATED SUCH THAT ANY/ALL VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2M FROM THE PROJECTIONS OF DEPOSITED GARAGE WALLS.

BACKYARD GRADING NOTES:

a. DEFINITION: REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE CALCULATED BY THE ZONING BY-LAW OR THE
b. A DISTANCE EQUAL TO 7.5M FROM THE REAR WALL OF THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACK YARD SHALL BE SET EXCEPT AS SET OUT IN ITEMS BELOW
c. THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH LOT
d. WHERE THE 5% RESTRICTION ON THE BACKYARD GRADES RESULTS IN A DIFFERENCE IN ELEVATION BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDE AND THE BACK OF THE LOT. SLOPES WITH A MAXIMUM RATIO OF THREE HORIZONTAL TO ONE VERTICAL MAY REPLACE RETAINING WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.7M
e. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHERE RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS
f. RETAINING WALLS SHALL BE CONSTRUCTED OF MASONRY WALLS IN THE REQUIRED BACKYARD AREAS WHERE THE DIFFERENCES ARE MAINTAINED TO THE 5% GRADE AS SET OUT IN ITEM (B) ABOVE. THE DESIGN OF THE RETAINING WALLS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY
g. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS AND BACK YARDS, EXCEPT AS SET OUT IN ITEM (B) AND (C) ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA

18. ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN REQUIRED TO BE REVIEWED BY CITY.

ROOFWATER LEADERS

ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.5M FROM THE BUILDING FACE

SUMP PUMPS

SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEEPING TILES TO THE STORM PRIVATE DRAIN. THE SUMP OUTLET SHALL EXTEND A MINIMUM 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.

SEWERS

SANITARY AND STORM SEWERS

a) CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT GUIDELINES (LATEST EDITION).

b) SEWER AND BEDDING MATERIAL FOR CONCRETE PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.030 OR 802.031, CLASS 'B' BEDDING.

c) COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.013.

d) PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.

e) ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.

f) MANHOLE FRAMES AND COVERS SHALL BE AS PER OPSD 401.010 (STORM–OPEN, SANITARY–CLOSED).

g) SANITARY SEWER (200MM TO 375MM DIA) SHALL BE PVC PIPE, CSA B182.2, SDR–35.

h) STORM SEWER (300MM TO 600MM DIA.) SHALL BE PVC PIPE, CSA B182.2, SDR–35.

i) STORM SEWER > 600MM DIA. SHALL BE CONCRETE PIPE, CSA A257.2 (AS SPECIFIED)

j) ALL (SANITARY AND STORM) SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSING) AFTER INSTALLATION. SANITARY SEWERS SHALL ALSO BE TESTED FOR EXFILTRATION (LOW AIR PRESSURE), PRIOR TO ASSUMPTION BY THE CITY. PIPE DEFLECTION TESTING SHALL BE 5% MAX.

k) ALTERNATE MATERIAL MAY BE ACCEPTABLE PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY/ENGINEER.

SERVICES

a) TO BE LOCATED 1.5M ON RIGHT SIDE OF CENTERLINE OF LOT OR AS DETAILED AND EXTENDED 1.0M BEYOND THE STREET LINE. THE STORM SERVICE SHALL BE INSTALLED TO THE NORTH OR EAST OF THE SANITARY SERVICE.

b) PRIVATE DRAINS TO BE 100MM DIA. PVC PIPE, CSA B182.1 M–1993, SDR 28 AS PER FORM 500, STORM PIPE SHALL BE WHITE, AND SANITARY SHALL BE A GREEN COLOUR (OTHER THAN WHITE). WOOD MARKING STAKE AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.

c) COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.013.

d) MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.

e) TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2M (MIN.) BELOW EXISTING OR PROPOSED ELEVATION AT THAT POINT ON AS DETAILED.

f) TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW EXISTING ROAD ELEVATION AT THAT POINT AS DETAILED.

g) BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO THE GROUND SURFACE VIA SPLASH PADS.

h) SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEPING TILES TO THE STORM PRIVATE DRAINS. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.

WATERMAINS

a) CONSTRUCTION OF WATERMAINS & PRIVATE SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).

b) TO BE INSTALLED TO A MINIMUM DEPTH OF 1.80M BELOW PROPOSED CENTERLINE ROAD GRADE ON ALL ROADS EXCEPT ON ZONE OF ROAD WHERE THE MINIMUM DEPTH IS 1.54M.

c) PVC PIPE IN SIZES 100MM THROUGH 300MM SHALL BE CLASS 150 DR18 CONFORMING TO AWWA C900. FOR 400MM, SEE SECTION 7: SPECIAL NOTES.

d) TRACER WIRE SHALL BE INSTALLED WITH ALL PVC PIPE IN ACCORDANCE WITH FORM 400. IT SHALL BE 12 GAUGE TWTS, THUS OR PIRSOLIN COATED COPPER AND SHALL BE CONTINUOUS ALONG THE TOP OF THE PIPE AND FASTENED AT 3 METRE INTERVALS. THE WIRE IS TO BE INSTALLED BETWEEN EACH VALVE AND/OR THE END OF THE NON PVC WATERMAIN, ADJACENT TO THE WIRE BETWEEN VALVES ARE NOT PERMITTED. AT EACH GATE VALVE A LOOP WIRE IS TO BE BROUGHT UP INSIDE THE VALVE BOX TO THE CAP. THE TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT THE SECONDARY VALVE ON ALL FIRE HYDRANTS. THE TRACER WIRE SHALL ALSO BE CONNECTED TO THE CATHODIC PROTECTION SYSTEM AS REQUIRED.

e) MOLDED PVC FITTINGS FOR PIPE SIZES 100MM TO 300MM SHALL CONFORM TO AWWA C900 AND CERTIFIED TO CSA B137.2.

f) EMBRIOTITS FITTINGS 250MM AND 300MM SHALL BE MANUFACTURED FROM SEGMENTS OF AWWA C900, CLASS 150 (DR18) PVC PIPE, BONDED TOGETHER AND OVER–WRAPPED WITH FIBREGLASS–REINFORCED POLYESTER TO MEET THE REQUIREMENTS OF CSA B137.2.

g) WHERE METAL FITTINGS ARE TO BE USED ON PVC MAINS SUFFICIENT CATHODIC PROTECTION SHALL BE PROVIDED AS PER THE FOLLOWING REQUIREMENTS:
i. ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EVERY 100MM OF TRACER WIRE.
ii. ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EACH COPPER WATER SERVICE CONNECTION.
iii. ONE 11KG ZINC ANODE SHALL BE INSTALLED ON EVERY VALVE, HYDRANT, BEND, TEE, SLEEVE, REDUCER, PLUG, CAP, JOINT RESTRAINT, COUPLING, ETC., CONNECTED TO THE PVC PIPE.

h) BEDDING AND BACKFILL AS PER WM–200.01 AND WM–200.02 GRANULAR 'A' MATERIAL FOR MAINS AND SERVICES GREATER THAN 50MM.

i) WATERMAIN DEFLECTION FOR PVC PIPE.
i. LIMIT DEFLECTION TO A MAXIMUM OF 1.5 DEGREES PER JOINT UP TO 250MM DIAMETER (180MM PER 6.1M PIPE LENGTH) AND 1.2 DEGREES FOR 350MM DIAMETER (150MM PER 6.1M PIPE LENGTH) SHALL NOT BE EXCEEDED.
ii. ALL JOINTS SHALL BE DEFLECTED AN EQUAL AMOUNT.

ROADWORKS:

1. RESTORATION OF ROAD OVER UTILITY CUTS IN HAMILTON TO BE AS PER STANDARD DRAWINGS RD–100.01 AND RD–100.02, WITH GRANULAR 'A' BEDDING.
2. CONCRETE CURB AND GUTTER AS PER OPSD 600.040 – (BARRIER TYPE), MIN. 30 MPA CONCRETE WITH A 80mm ASC 'B' REQUIRED FOR ALL LOCATIONS.
3. CURB DEPRESSIONS AT DRIVEWAYS AS PER OPSD 600.040 AND OPSD 310–050.
4. 1.5m WIDE CONCRETE SIDEWALK AS PER OPSD 310.010 (150mm THICKNESS) MIN. 30 MPA STRENGTH WITH GRANULAR 'A' BASE AS REQUIRED TO PROVIDE A LEVELING COURSE FOR THE CONCRETE. AT DRIVEWAYS, CONCRETE DEPTH TO BE MIN. 175mm.

GENERAL ENGINEERING NOTES:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES AND UTILITIES SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CITY WIDE SYSTEMS, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. CONSTRUCTION SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND SERVICES, WATERMAINS, TELEVISION CABLES, HYDRO, TELEPHONE CABLES, ETC.
3. ALL SURVEY INFORMATION ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
4. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
–ROAD CUTS PERMITS –SEWER AND WATER PERMIT
–ROAD CUTS PERMITS –ALLOCATION OF SERVICES
–APPROACH APPROVAL PERMITS –ENCROACHMENT AGREEMENTS
–COMPLETION OF ASSUMPTION OF ROADS –CLOSURE PERMITS
5. LOT GRADING IS TO CONFORM TO THE LATEST REVISION OF THE CITY OF HAMILTON GRADING POLICY.
6. ALL CURB STOPS AND VALVES MUST BE CENTRED TO BE IN WORKING ORDER AT THE TIME OF ASSUMPTION OF THE FINAL LOT GRADING CERTIFICATE. FINAL LOT GRADING CERTIFICATES MUST INCLUDE A STATEMENT APPROVING THE DATE OF INSPECTION AND THAT THE WATER BOX IS AT GRADE AND FOUND TO BE FREE FROM SHANKS OR DEBRIS.
7. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
8. ALL DISTURBED SURVEYED AREAS ARE TO BE REINSTATED WITH MINIMUM 150mm TOPSOIL AND NO. 1 NURSERY SOD IN ACCORDANCE WITH OPSD 803 AND TO THE SATISFACTION OF THE CITY OF HAMILTON.
9. LOT GRADING SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE TOWN, SHALL RESULT IN NON–ACCEPTANCE OF THE DEVELOPMENT BY THE TOWN.
10. UNAUTHORIZED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED TO THE SATISFACTION OF THE TOWN AT THE OWNER'S EXPENSE PRIOR TO THE CITY OF HAMILTON ASSUMPTION.
11. ALL SERVICES TO BE INSTALLED AS PER CITY OF HAMILTON CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL (LATEST EDITION) AND MINISTRY OF THE ENVIRONMENT GUIDELINES (LATEST EDITION).
12. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICES/MAINS AND SEWER DRAINS AND MUNICIPAL SEWER MAINS SHALL BE 2.5m MEASURED FROM THE CLOSEST PIPE EDGE TO CLOSEST PIPE EDGE. VERTICAL SEPARATION WHERE WATER SERVICES/MAIN PASSES OVER A SEWER DRAIN OR MUNICIPAL SEWER MAIN MUST BE A MINIMUM OF 0.5m UNLESS GREATER SEPARATION IS REQUIRED TO PROVIDE FOR PROPER BEDDING AND STRUCTURAL SUPPORT. WATER SERVICES/MAINS PASSING UNDER SEWER DRAINS OR MUNICIPAL SEWER MAINS SHALL BE INSTALLED AT A DEPTH OF 2.5m BETWEEN THE INVERT OF THE SEWER MAIN/DRAIN AND THE CROWN OF THE WATERSERVICE/MAIN. ALL WATER SERVICES TO BE INSTALLED WITH A MINIMUM COVER OF 2.5m FROM FINAL GRADE TO FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. DEPRESSION ON PRIVATE PROPERTY THE MINIMUM COVER FOR SEWER DRAINS IS TO BE NO LESS THAN 1.2m.
13. THE OWNER'S CONSULTING ENGINEER IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH CONTRACT DOCUMENTS, MUNICIPAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OR ITS AGENTS DOES NOT EXEMPT THE CONSULTING ENGINEER OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.

SEWERS:

1. CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT GUIDELINES (LATEST EDITION).
2. THE HOUSE CONNECTIONS SHALL BE INSTALLED AT A MINIMUM GRADE OF 2.0% AND ARE THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR TO INSTALL AND MAINTAIN. ALL WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE OR WITHIN MUNICIPAL EASEMENTS ARE TO BE INSPECTED BY THE CITY'S INSPECTOR. ALL WORK MUST BY–LAW REQUIREMENTS AND ARE OF ASSURANCE CAPACITY AND CONDITION REQUIREMENTS OF THE SITE. THE OWNER OR THEIR CONSULTING ENGINEER IS RESPONSIBLE FOR THE INSPECTION OF THE SERVICES TO BE REUSED VIDEO INSPECTED WHILE THE CITY OF HAMILTON ENGINEERING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, GROWTH MANAGEMENT DIVISION, DEVELOPMENT ENGINEERING CONSTRUCTION SECTION AT (905) 546–2424 EXT. 5788 TO ARRANGE FOR AN INSPECTION.
3. EVERY GRAND DISCHARGE OR MUNICIPAL SEWER MAIN MUST BE BY PROPER "Y" OR "TEE" FITTINGS, SADDLES WHY ONLY SHALL BE PERMITTED ON THE SEWER DIRECTION OF GROWTH MANAGEMENT OF THEIR STANDARD DETAILS IN ACCORDANCE WITH THE APPROVED SEWER PRODUCTS LIST "CITY OF HAMILTON CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL" LATEST EDITION.
4. ALL EXISTING UNUSED SEWER DRAINS SERVICING A PROPERTY BEING REDEVELOPED, IN WHOLE OR IN PART, MUST BE EITHER REMOVED FROM THE MUNICIPAL PROPERTY (I.E. ROAD ALLOWANCE ETC., WITH AN APPROPRIATE REPAIR TO THE MUNICIPAL SEWER TO WHICH THEY CONNECT), AND REMOVED FROM PRIVATE PROPERTY, OR ABANDONED IN PLACE. UNUSED SEWER DRAINS MAY BE ABANDONED IN ACCORDANCE WITH CITY MINIMUM REQUIREMENTS I.E. TRENCHLESS ABANDONMENT BY FILLING THE LATERAL WITH GROUT WITHIN THE ENTIRE ROW.
5. PRIOR TO CITY OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE INSPECTED BY THE CITY'S INSPECTOR DURING CONSTRUCTION TO ENSURE GRAVITY FLOW.
6. CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE CITY'S ENGINEER (WESTX INC.).
7. SEWER ABANDONMENTS: PLUG EACH AT EITHER END WITH A MINIMUM 300mm CONCRETE.
8. APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OF THE WORKS DOES NOT EXEMPT THE CONSULTING ENGINEER OF THE WORKS AND IT IS THE OWNERS RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.

COMPACTION REQUIREMENTS:

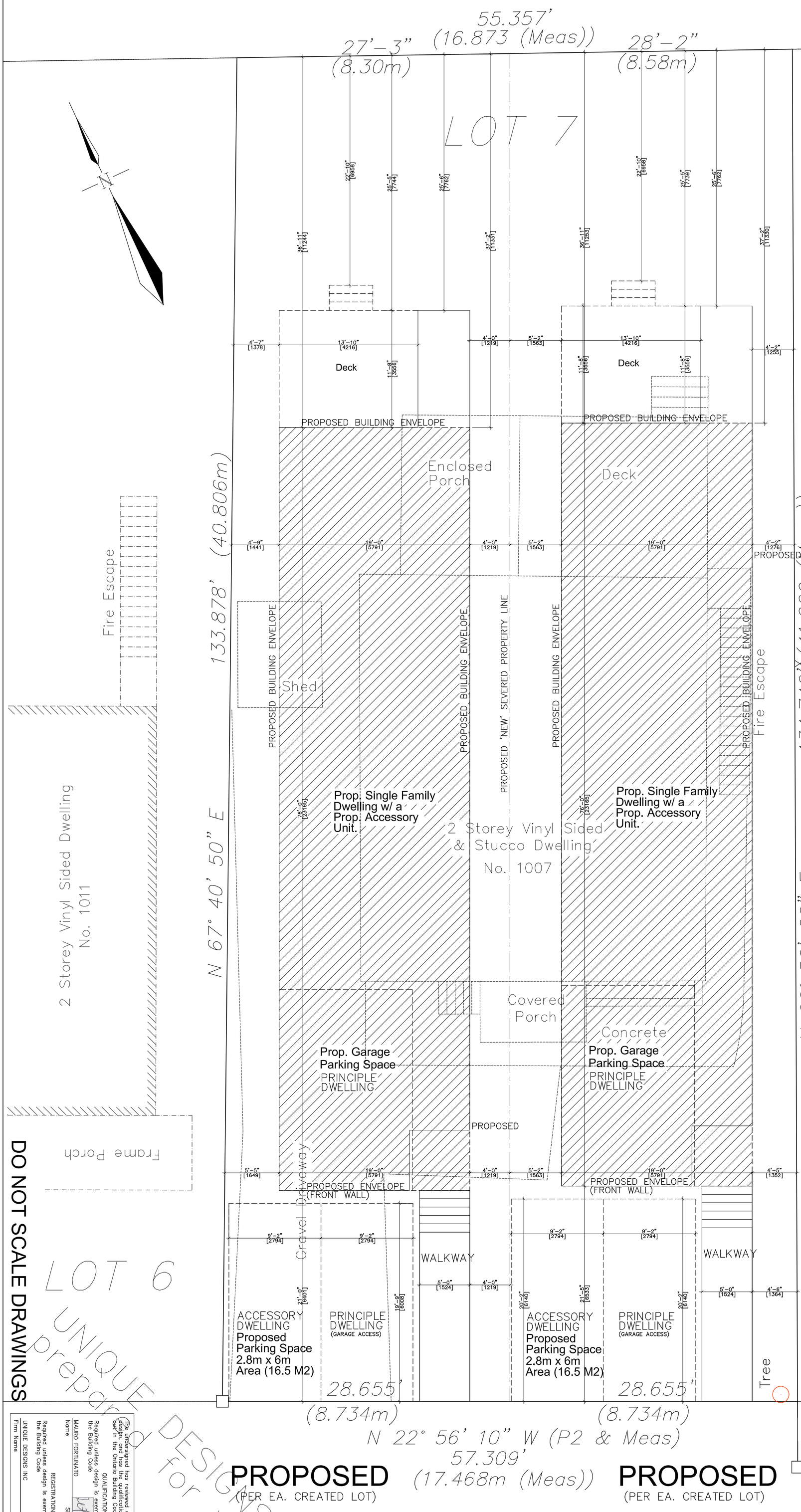
1. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUBGRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND ESL SECTIONS ETC. SHALL BE COMPACTED TO 95% SPD UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER.
2. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm LIFTS.
3. USE OF VIBRATION OR COMPACTION WHILE COMPACTING IS NOT PERMITTED.

EROSION & SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO OPSD 219.100 SERIES AND MAINTAINED TO CONSTRUCTION OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND.
2. ALL EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE CITY OF HAMILTON.
3. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE CITY OF HAMILTON.
4. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT DUE TO CONSTRUCTION FROM THE SITE. STORM SEWERS ALL INLETS (MAIN LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURELY FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES THE INSTALLATION OF SILTATION CHECK DAMS, SILTATION FENCING, AND SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE LOCATION OF SILTATION CONTROLS SHALL BE INSPECTED AND MAINTAINED PER ISSUE 2 AND 3 ABOVE.
6. NO FUEL, OIL, BITUMEN, OR OTHER (CLEANSE OF DELETERIOUS MATERIAL) ON OR DUMPING FROM THE SITE. THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. CONSTRUCTION AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURES. THE OWNER OR CONSULTING ENGINEER WILL ADDITIONALLY IMMEDIATELY NOTIFY THE CITY.
7. IT IS REQUIRED TO STABILIZE ALL AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN 30 DAYS.
8. SILT FENCE AND CATCHBASIN PROTECTION ARE NOT TO BE REMOVED UNTIL ASSUMPTION BY THE CITY OF HAMILTON.
9. THE SILTATION CONTROL MEASURES SHALL BE INSTALLED AS ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENTS. ADDITIONAL SILTATION CONTROL MEASURES MAY BE DEMANDED BY THE OWNER'S CONSULTING ENGINEER DURING CONSTRUCTION.
10. ALL EROSION AND SILTATION CONTROL DEVICES SHOULD BE AS PER THE "GREATER GOLDEN HORSESHOE AREA CONSERVATION AUTHORITY'S "EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION".
11. THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF ALL MUD AND DEBRIS THAT ARE TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING AND LEAVING THE CONSTRUCTION SITE. THE GRAVEL PAD SHALL BE MAINTAINED BY THE OWNER AS DIRECTED BY THE CITY. ALL CONSTRUCTION TRAFFIC WITH THE OWNER'S CONTRACTORS SHALL COMPLY WITH THE CLEANUP OPERATION AT THEIR EXPENSE. SHOULD THE OWNER FAIL TO CARRY OUT THE CLEANUP OPERATIONS, THE CITY WILL DO THE CLEANING AND DRAW ON THE SECURITY FOR COSTS AND/OR LAY CHARGES.

TREE PRESERVATION:

1. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY SUCH AS SITE ALTERATION, INSTALLATION OR CONSTRUCTION, THE TREE PROTECTION AS ILLUSTRATED ON THIS PLAN MUST BE INSTALLED TO THE SATISFACTION OF URBAN FORESTRY.TREE PROTECTION ZONES (TPZ) FOR ALL TREES INCLUDING BOUNDARY TREES, SHALL BE ESTABLISHED PRIOR TO EXCAVATION OF ANY KIND AND SHALL BE INSTALLED WITHIN THE AREA IDENTIFIED ON THE TREE PROTECTION PLAN OR SITE PLAN. NO CONSTRUCTION ACTIVITY OR STORAGE OF MATERIALS WILL BE PERMITTED WITHIN THE TPZ. NO MOVEMENT OR STORAGE OF VEHICLES OR EQUIPMENT WILL BE PERMITTED WITHIN THE TPZ. THE AREA(S) IDENTIFIED AS A TPZ MUST BE PROTECTED AND REMAIN UNDISTURBED AT ALL TIMES.
2. ALL ADDITIONAL TREE PROTECTION OR PRESERVATION REQUIREMENTS ABOVE AND BEYOND THE INSTALLATION OF TREE PROTECTION BARRIERS, MUST BE UNDERTAKEN OR SUPERVISED BY A CERTIFIED ARBORIST IN THE URBAN FORESTRY FIELD FROM START TO FINISH OF THE APPROVED TREE PROTECTION PLAN AND TO THE SATISFACTION OF URBAN FORESTRY.
3. ALL ROOTS WITHIN THE TREE PROTECTION ZONES MUST BE EXPOSED MANUALLY (NO USE OF AIR SPADE OR HYDRO VAC) UNDER SUPERVISION OF THE PROJECT ARBORIST. WHERE POSSIBLE, ROOTS SHALL BE CUT CLEANLY WITH SHARP TOOLS. ROOTS TO BE CUT SHALL BE IDENTIFIED BY THE CONSULTING ARBORIST PRIOR TO CUTTING.
4. WHERE ROOTS GREATER THAN 50MM DIAMETER ARE ENCOUNTERED, THEY SHOULD BE AVOIDED. HOWEVER, IF THESE CUTS ARE REQUIRED, THE CUTS SHOULD BE COMPLETED UNDER THE SUPERVISION OF A TREE MANAGEMENT PROFESSIONAL (I.E. CERTIFIED ARBORIST) SO THAT CUTS ARE MADE APPROPRIATELY.
5. ROOTS OF TREES ON PRIVATE PROPERTY THAT ARE PROTECTED UNDER THE MUNICIPAL WOOD CONSERVATION ACT 1994, THE ACT IS IMPLEMENTED BY CHAPTER 690 OF THE CITY OF HAMILTON BY–LAWS, THE ACT IS ENFORCED BY URBAN FORESTRY. ROOTS GREATER THAN 50MM DIAMETER SHALL NOT BE CUT WITHOUT PRIOR APPROVAL AND SHALL BE UNDERTAKEN DURING THE PERIOD OF SEPTEMBER 1ST THROUGH MARCH 30TH ONLY PERFORMED DURING THE PERIOD OF SEPTEMBER 1ST THROUGH MARCH 30TH.
6. IT IS THE APPLICANTS' RESPONSIBILITY TO DISCUSS POTENTIAL IMPACTS TO TREES LOCATED NEAR OR WHOLLY OR ADJACENT PROPERTIES OR ON SHARED BOUNDARY LINES WITH THEIR NEIGHBOURS. SHOULD SUCH TREES BE INJURED TO THE POINT OF REQUIRING REMOVAL, THE APPLICANT/OWNER WILL BE HELD RESPONSIBLE THROUGH THE PROCESS. THE APPLICANT WILL BE REQUIRED TO BE REMOVED TO REPLACE SUCH TREES TO THE SATISFACTION OF URBAN FORESTRY.
7. ALL TREE PROTECTION ZONES MUST BE INSTALLED 1.2M(4FT) FROM PROPOSED GRADING (MINIMUM 150MM OR –/ THICK) OR AN EQUIVALENT APPROVED BY URBAN FORESTRY.
8. WHERE BOARDING CURBS ARE SPECIFIED IN REFERENCE TO TREE PROTECTION, FENCE MUST BE ATTACHED TO ALL SIDES OF THE BARRIER.
9. THE TREE PROTECTION ZONE, LOCATION OF THE APPROVED TPZ OR SEDIMENT CONTROL FENCE MUST NOT BE ALTERED, REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL AND CONSULTED TO URBAN APPROV



CITY OF HAMILTON
BY-LAW NO. 22-195

That the District Maps appended to and forming part of Zoning By-law No. 6593 (Hamilton) are amended by adding Site Specific S-1822 to lands zoned:

That SECTION 19: RESIDENTIAL CONVERSION REQUIREMENTS be amended by modifying Section 19.(1) (ii) as follows:
i) By adding a clause to Subsection 19.(1) (ii) (a):
"1. Notwithstanding Section 19.(1) (ii) (a), one parking space shall be required for a Secondary Dwelling Unit – Detached if it constitutes the fourth Dwelling Unit on a lot."
ii) By adding a new Subsection:
"(iv) Notwithstanding any applicable regulations of this By-law, no more than four Dwelling Units shall be permitted on a lot in a "B-1", "B-2", "C", "R-4", "D", or "R-2" District."

"Dwelling, Two Family" shall mean a building comprising two self contained Class A dwelling units, whether or not a private garage or other accessory building is attached to the same, and which may also contain such lodgers' rooms as may be permitted under the provisions of this By-Law in the district in which it is situate."

e) That notwithstanding Section 9. (3) and (4), in the "C" (Urban Protected Residential, etc.) District, the following provisions shall apply to the uses permitted in Section 3 b) to this By-law:
i) A Semi-Detached Dwelling shall be subject to the provisions as provided in subsection 9A. (3) (b) and (c).

ii) A Two Family Dwelling shall be subject to the provisions as provided in subsection 10B. (3) and (4) (ii).
iii) A Street Townhouse Dwelling shall be subject to the provisions as provided in subsection 10F. (4), (5), and (6).

Use	"B-1" District	"B-2" District	"C" District	"R-4" District	"D" District	"R-2" District
Semi-Detached Dwelling	✔	✔	✔		✔	✔
Two Family Dwelling	✔	✔	✔	✔		
Street Townhouse Dwelling	✔	✔	✔	✔	✔	✔

4. That the SECTION 19: RESIDENTIAL CONVERSION REQUIREMENTS contained in Section 19 of Zoning By-law No. 6593, applicable to the lands the extent and boundaries of which are shown on Schedules "A-1" and "A-2" to this By-law, be amended to include the following special requirements:
a) That in addition to the requirements of Section 19, the following provisions shall apply to conversions in "B-1", "B-2", "C", "R-4", "D", and "R-2" Districts:

"i) For the purpose of Section 4 to this By-law, a converted dwelling shall mean a single detached or two family dwelling, existing as of XX, 2022, converted to contain greater than two but no more than four Dwelling Units.

ii) All the regulations of Zoning By-law No. 6593 applicable to the existing dwelling shall continue to apply unless specifically provided in Section 4 to this By-law.

iii) Notwithstanding any applicable regulations of Zoning By-law No. 6593, no more than four Dwelling Units shall be permitted on a lot.

iv) No parking spaces are required for Dwelling Units within a converted dwelling, provided the required parking spaces which existed on XX, 2022 for the existing dwelling shall continue to be provided and maintained.

a) Notwithstanding Section 4 a) iv) to this By-law, one parking space is required for the following conditions:

1) For the fourth Dwelling Unit in a converted dwelling; and,
2) For the fourth Dwelling Unit on a lot."

5. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "B-1" (Suburban Agriculture and Residential, etc.) District provisions, "B-2" (Suburban Residential) District provisions, "C" (Urban Protected Residential, etc.) District provisions, "R-4" (Small Lot Single Family Detached) District provisions, "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District provisions, and "R-2" (Urban Protected Residential One and Two Family Dwellings, etc.) District provisions, subject to the special requirements in Section 3 and 4 of this By-law.

6. That the District maps appended to and forming part of Zoning By-law No. 6593, are amended by marking the lands referred to in Section 1 of this By-law as Schedule S-1822.

7. That Zoning By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1822.

8. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with Section 2 of this By-law.

9. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the Planning Act.
10. That this By-law shall not come into force and effect until such time as Official Plan Amendment No. 167 to the Urban Hamilton Official Plan is in full force and effect.

11. That for the purposes of the Ontario Building Code, this By-law or any part if it is not made until it has come into force as provided by Section 34 of the Planning Act.

The Corporation of the City of Hamilton
BY-LAW NO. 99-169
To Amend:
Zoning By-law No. 6593

1. The "C" (Urban Protected Residential, etc.) District, the "G" (Neighbourhood Shopping Centre, etc.) District, and the "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 9, 13 and 14, respectively, of Zoning By-law No. 6593, applicable to the lands east (lake side) of Beach Boulevard, the extent and boundaries of which are shown on plans hereto annexed as Schedules "An, "A-1" and "A-2", are amended to the extent only of the special requirement that,

(a) all buildings and structures, including accessory buildings, shall provide a side yard along each side lot line, of a width of at least 1.7 metres; and,

(b) notwithstanding clause (a), a side yard maybe reduced to a width of at least 1.5 metres, only where a common swale between the adjoining properties has been approved under a Lot Grading Agreement or approved under a Site Plan Control Agreement; and,
(c) notwithstanding clauses (a) and (b), Sections 18(3)(v), (vicc), and (vi)(e) shall not apply to side yards.

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks "1" and "2", the extent and boundaries of each Block are shown on a plan hereto annexed as Schedule "A-3", are amended to the extent only of the special requirement that,

(a) No building or structure, except fences shall be located within 4.5 metres of the rear lot line;
(i) every fence, excluding the supporting posts must be at least .075m from the ground to the bottom of the fence, so as not to obstruct the natural flow of water.

SITE STATISTICS

MUNICIPAL ADDRESS
1007 BEACH BLVD
HAMILTON, ONT.

BUILDING CLASSIFICATION
RESIDENTIAL

ZONING
'C' – URBAN PROTECTED RESIDENTIAL, ETC

REQUIREMENTS FOR DETACHED

MIN. SIDE YARDS	1.2 M (3.94')
MIN. FRONT YARD	6.0 M (19.69')
MIN. REAR YARD	7.5 M (24.61')
MAX. BLDG HT.	11.0 M (36.09')

INTENSITY OF USE – LOT AREA
MIN REQ'D LOT WIDTH – 12 M (39.37')
MIN REQ'D LOT AREA – 360.00 SQ.M. (3875.13 SQ.FT.)

OTHER BY-LAW REQUIREMENTS:
BY-LAW 00-136
MAX. HT. 9.0M (29.527')
FRONT YARD SETBACK 12.0M (39.370')
GARAGE WALL TO BE 1.5M (4.921') FROM FRONT WALL OF DWELLING AND HAVE A FRONT YARD OF 7.5M (24.60')

BY-LAW 22-195 – 2 FAMILY PERMITTED
MAX. HT. 9.0M (29.527')
FRONT YARD SETBACK 12.0M (39.370')
GARAGE WALL TO BE 1.5M (4.921') FROM FRONT WALL OF DWELLING AND HAVE A FRONT YARD OF 7.5M (24.60')

BY-LAW 99-169
MIN SIDE YARD 1.7M (5.57')
MIN SIDE YARD 1.5M PERMITTED WITH A GRADING PLAN SHOWING COMMON SWALES BETWEEN DWELLINGS UNDER AN APPROVED LOT GRADING AGREEMENT
NO BUILDING OR STRUCTURE OTHER THAN A FENCE TO BE WITHIN 4.5M OF REQUIRED REAR YARD.

REQUIRED/ QUESTIONS:

1. SEVERANCE OF PROPERTY INTO TWO PARCELS.
2. VARIANCE FOR LOT WIDTH – VIA SEVERANCE?
3. VARIANCE FOR SETBACKS SIDE YARDS ONLY! 4'–0" ONE SIDE AND 5'–0" OTHER....UNDER GRADING PLAN AND APPROVAL?
4. VARIANCE FOR SETBACK OF GARAGE TO BE FLUSH OR CLOSE TO FLUSH WITH HAVING TO BE 1.5M BEHIND FRONT WALL AS ALLOT OF NEW HOMES ON THIS SIDE ARE?
5. IS STREET PARKING PERMITTED?
6. CAN PARKING BE 1 CAR IN GARAGE AND STREET PARKING
7. CAN 3 UNITS BE A POSSIBILITY OR JUST TWO PER BUILDING?

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO — 15084 BCIN
Name — Signature

REGISTRATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC — 31090 BCIN
Firm Name

SPECTATOR READERS' CHOICE 2018 THE HAMILTON SPECTATOR PLATINUM WINNER

A. ISSUED FOR PROPOSED LAND SEVERANCE AND REQUIRED MINOR VARIANCES

CLARK RESIDENCE

1007 BEACH BLVD.,
HAMILTON, ONT.

Job Number 072423
Date: 07.27.23
Drawn By
Scale 3/16"=1'-0"
A0

UNIQUE DESIGNS DRAFTING DESIGN INC.
UNIQUE DESIGNS INC.

SECONDARY DWELLING UNIT - DETACHED

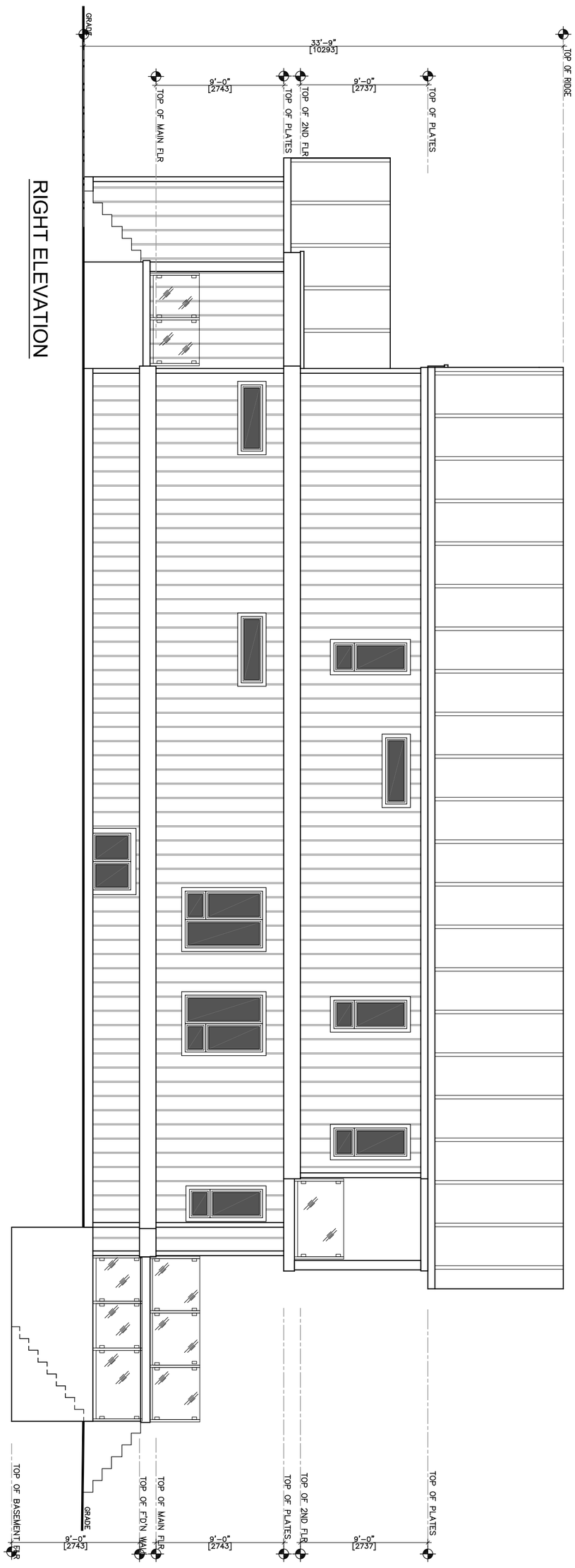
PLOT PLAN

No.	DATE	DESCRIPTION
1.	07.26.23	ISSUED FOR REVIEW
2.	08.09.23	RE-ISSUED FOR REVIEW
3.	01.02.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
4.	05.06.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
5.		
6.		
7.		
8.		

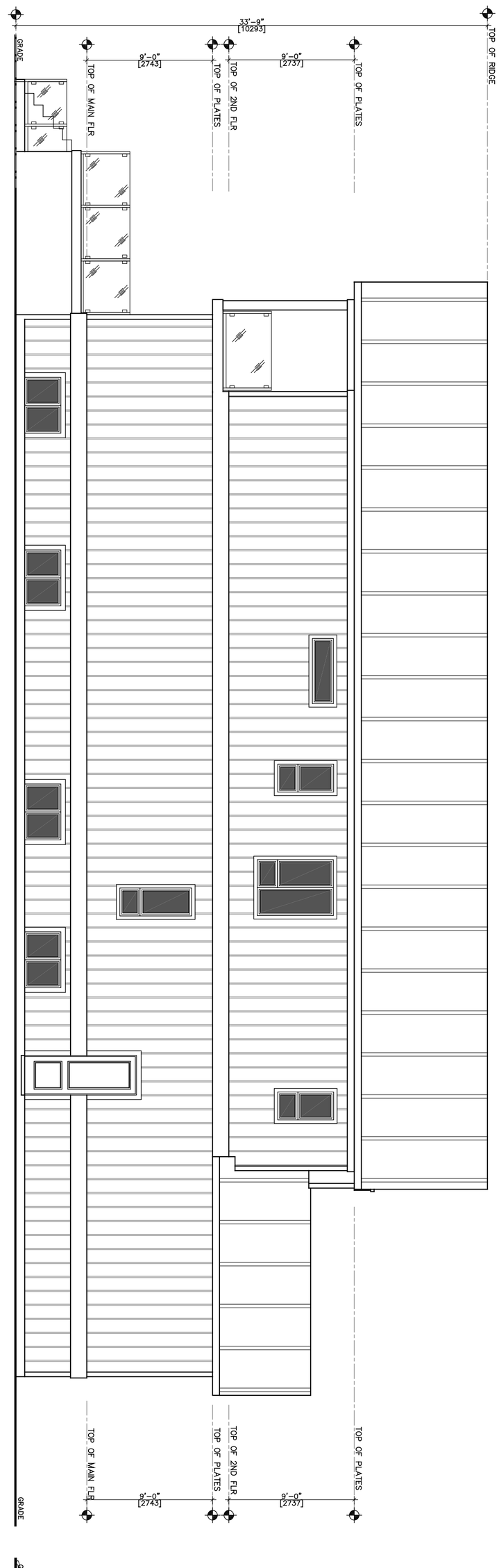
THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT; AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

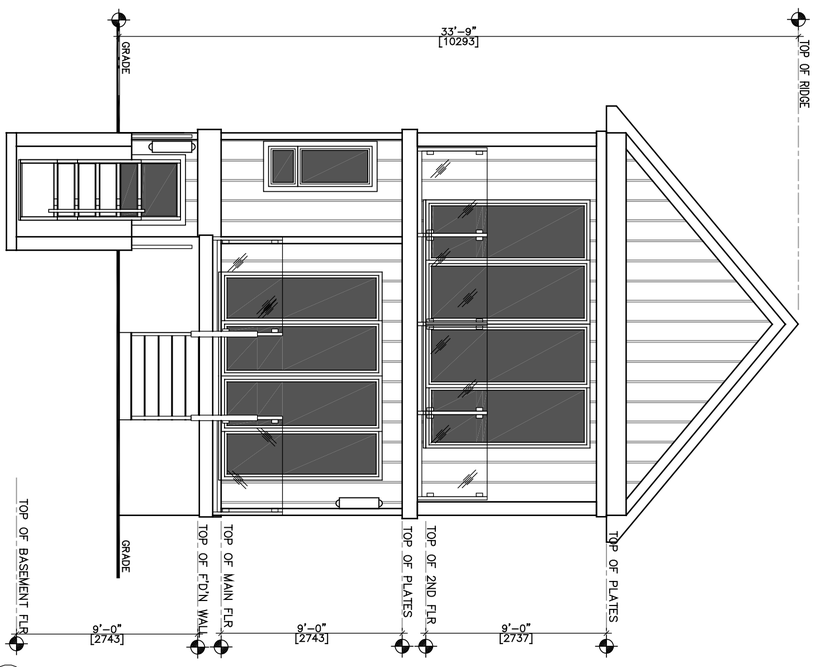
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

IT SHALL BE THE RESPONSIBILTY OF THE BUILDER TO HAVE ALL GRADES AND ELEVATIONS VERIFIED BY GRADING AND SERVICES ENGINEERED PROPOSED GRADE LINE AS INDICATED ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS

DO NOT SCALE DRAWINGS

UNIQUE DESIGNS INC.
prepared for variance

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO — Name
Signature
15084 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC — Firm Name
31090 BCIN

A. ISSUED FOR PROPOSED LAND SEVERANCE AND REQUIRED MINOR VARIANCES

CLARK RESIDENCE

1007 BEACH BLVD.,
HAMILTON, ONT.

Drawn By

Date: 10.27.23

Job Number 072423

Scale 3/16"=1'-0"

A1

UNIQUE DESIGNS
DRAFTING DESIGN INC.

UNIQUE DESIGNS INC.

LOT SEVERANCE
MINOR VARIANCE
APPLICATION

PROPOSED ELEVATIONS
FOR BOTH SIDES

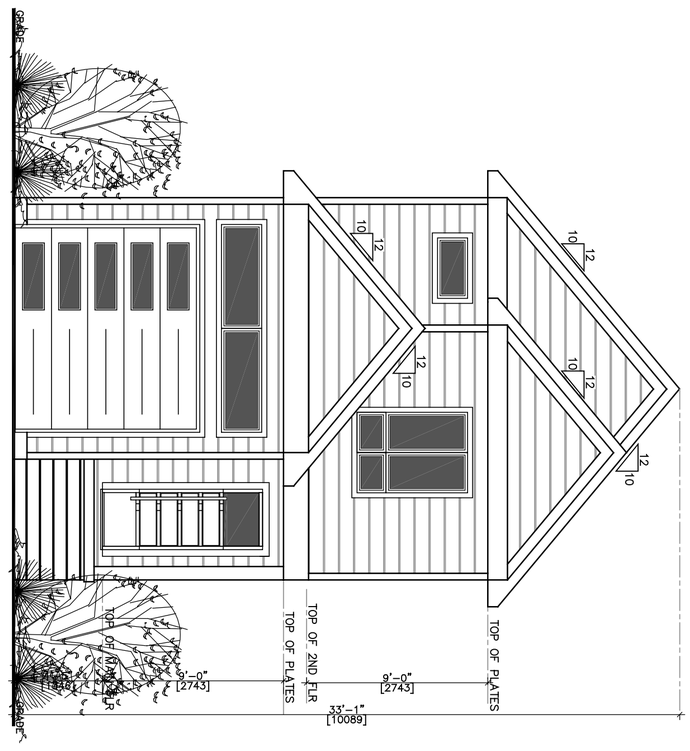
No.	DATE	DESCRIPTION
1.	07.26.23	ISSUED FOR REVIEW
2.	08.09.23	RE-ISSUED FOR REVIEW
3.	10.27.23	LOT SEVERANCE APPLICATION
4.	01.02.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
5.	05.06.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
6.		
7.		
8.		

THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT; AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

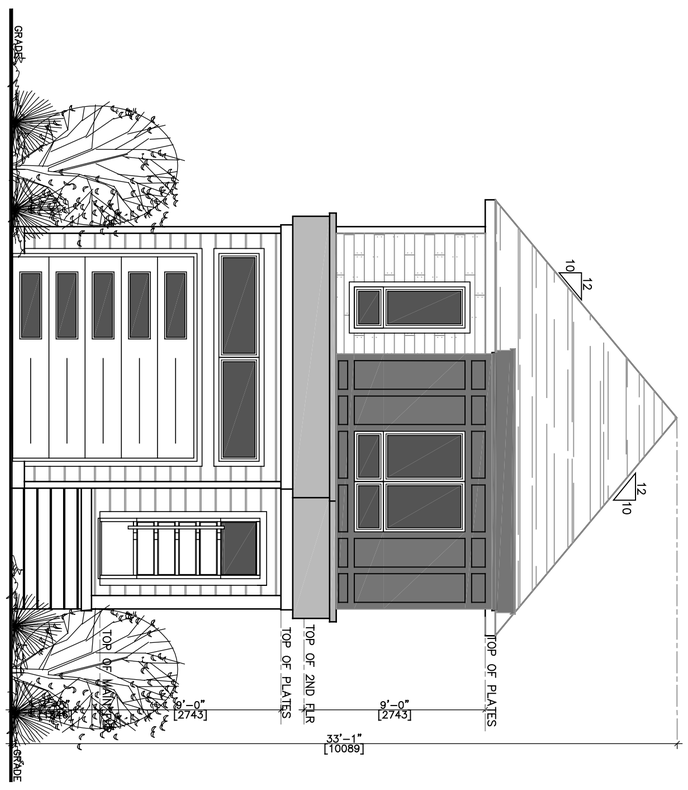
THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

SPECTATOR READERS' CHOICE 2018 HAMILTON SPECTATOR PLATINUM WINNER

OPTIONAL - FRONT ELEVATION - 'B'

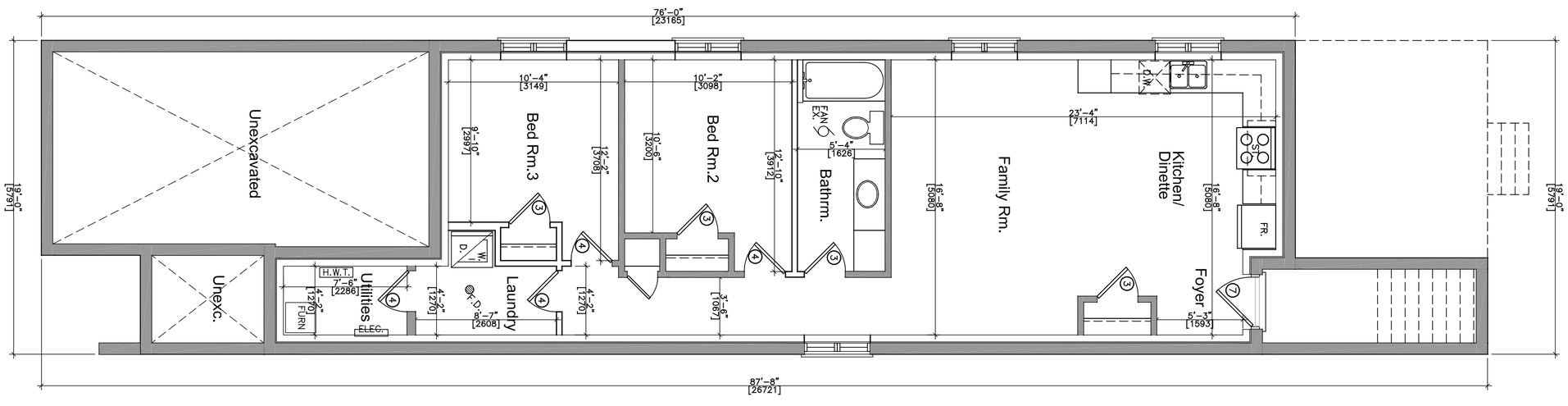


OPTIONAL FRONT ELEVATION - 'C'



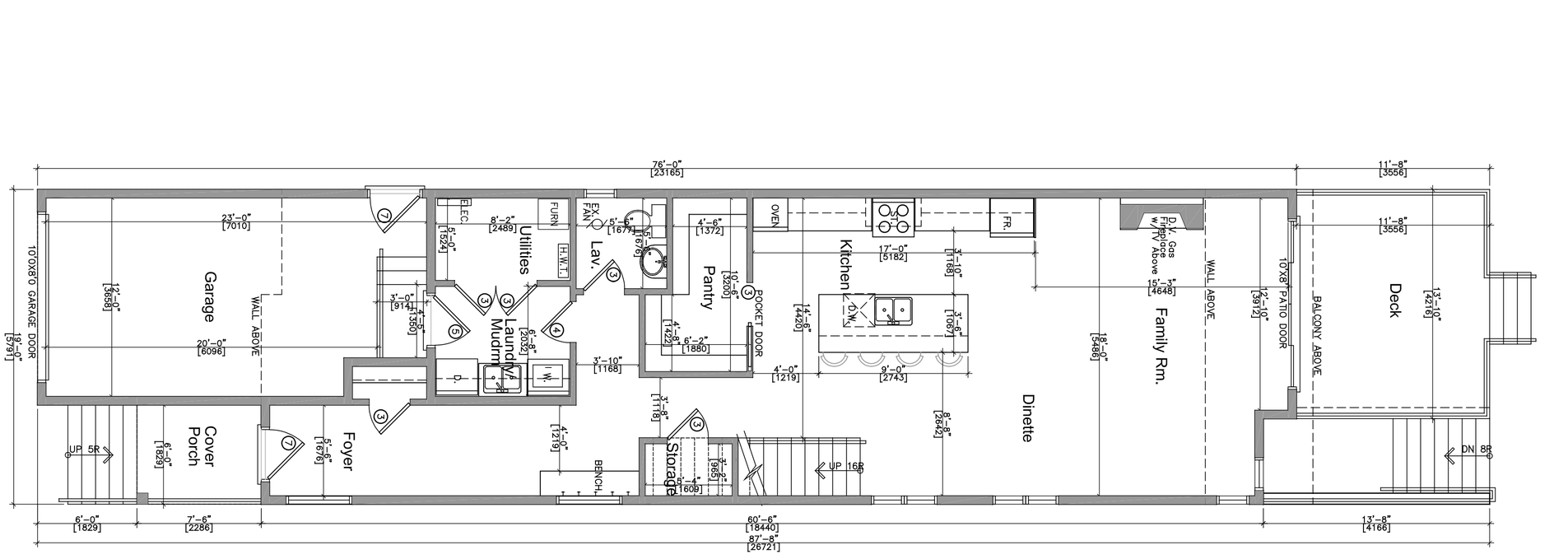
FOUNDATION PLAN
PROPOSED ADU

LOWER LEVEL UNIT
794 SQ. FT.



FIRST FLOOR PLAN

1065 SQ. FT.
TOTAL: 2082 SQ. FT.



SECOND FLOOR PLAN - 'B'

1017 SQ. FT. ---- FOR ELEVATIONS 'A', 'B', 'C'.

UNIQUE DESIGNS INC.
prepared for variance

DO NOT SCALE DRAWINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO — Signature — 15084 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC — 31090 BCIN
Firm Name

A. ISSUED FOR PROPOSED LAND SEVERANCE AND REQUIRED MINOR VARIANCES

CLARK RESIDENCE

1007 BEACH BLVD.,
HAMILTON, ONT.

UNIQUE DESIGNS DRAFTING DESIGN INC.

UNIQUE DESIGNS INC.

LOT SEVERANCE
MINOR VARIANCE
APPLICATION

PROPOSED FLOOR PLANS

No.	DATE	DESCRIPTION
1.	07.26.23	ISSUED FOR REVIEW
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THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

Drawn By

Scale 3/16"=1'-0"

Date: 10.27.23

Job Number 072423

A2

Variances required as determined by an Applicable Law Review – Zoning By-law on February 23, 2024

1. A maximum building height of 10.09 metres shall be provided whereas the by-law permits a maximum height of two storeys or 9.0 metres.
2. A minimum side yard setback of 1.22 metres for the western lot and 1.28 metres for the eastern lot shall be provided whereas the by-law requires a minimum side yard setback of 1.7 metres.
3. A minimum lot frontage of 8.73 metres shall be provided for each lot whereas the by-law requires a minimum lot frontage of 12.0 metres.
4. A minimum lot area of 338 square metres for the western lot and 352 square metres for the eastern lot shall be provided whereas the by-law requires a minimum lot area of 360 square metres.
5. A minimum landscaped area of X% for the western lot and X% for the eastern lot shall be provided whereas the by-law requires a minimum of 50% of the gross area of the front yard to be landscaped.

Yours truly

for the Manager of Zoning & Committee of Adjustment

I am Sandra Clark, owner of the property known as 1007 Beach Blvd. in the City of Hamilton.

I recently purchased this property with the intention of severing and creating 2 building lot, each having a frontage of 8.734 metres and a lot area of 356.4 square metres. At the present time there is an existing abandoned dwelling unit that is a complete eyesore to the area residents and not viable to be rehabilitated. That being the case, I understand that variances would be required as this property is located in a "C" (urban protected residential) zoning and within the Heritage District of Beach Blvd.

I discussion with the City's planning staff, they have stated that these proposed lot sizes are not consistent with the current lot fabric of the area.

In my research, I have discovered that there are numerous lots in the area with a lot frontage of approximately 9 metres which in my opinion complements this area.

My goal if my variance and severance applications are approved by the Committee is to construct new dwelling units on each lot with each dwelling containing a secondary dwelling unit. These dwelling units will be designed and constructed to compliment the area as shown on the attached drawings prepared by Unique Designs Inc., a local firm experienced infill developments such as this.

I intend to live in one of the units and therefore add 3 units to the affordable rental housing inventory.

In my opinion, the designated Heritage District for this area is outdated and does not meet the needs of the citizens of Hamilton who wish to live in this area.

I therefore hope that this Committee approves my severance application and my minor variance application before you.

I have compiled a list of the lot sizes on Beach Blvd that are 35 foot frontage and smaller
485- 15x95
1071-1063. 5 lots 19x124
1091-1081 6 lots townhouses similar in size
491- 24x95
483- 25x114
493-25x95
495-25x96
285-27x125
305-30x87
307-30x58
397-30x216
401-30x495
841-30x100
851-30x135
208-32x169
198-33x156
271-33x234
795-33x149
204-34x158

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 CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME
Purchaser*	
Registered Owners(s)	SANDRA CLARK
Applicant(s)**	
Agent or Solicitor	MICHAEL P. SABELLI

[redacted]

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
** Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 All correspondence should be sent to ☐ Purchaser ☐ Applicant ☐ Owner ☒ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☐ 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.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1007 BEACH BLVD.		
Assessment Roll Number			
Former Municipality	—		
Lot	7	Concession	
Registered Plan Number	452	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

3.1 Type and purpose of proposed transaction: (check appropriate box)

☒ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation)

☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

N/A

3.3 If a lot addition, identify the lands to which the parcel will be added:

N/A

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*

Identified on Sketch as:	LANDS TO BE SEVERED	LANDS TO BE RETAINED			
Type of Transfer	N/A				
Frontage	8.734M	8.734M			
Depth	40.806M	~~40.806M~~	40.806M		
Area	356.40M²	356.40M²			
Existing Use	RESIDENTIAL	RESIDENTIAL			
Proposed Use	RESIDENTIAL	RESIDENTIAL			
Existing Buildings/ Structures	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING			
Proposed Buildings/ Structures	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING			
Buildings/ Structures to be Removed	EXISTING DWELLING	EXISTING DWELLING			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

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

_____

b) Type of water supply proposed: (check appropriate box)

- ☒ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

_____

c) 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) _____

4.3 Other Services: (check if the service is available)

☒ electricity ☒ telephone ☐ school bussing ☒ garbage collection

5 CURRENT LAND USE

5.1 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) NEIGHBOURHOODS

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

—

5.3 What is the existing zoning of the subject land? "C" - URBAN PROTECTED RESIDENTIAL

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

—

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☒ Yes ☐ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

TO BE ASSIGNED

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☐	
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☐ Yes ☒ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

—

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

—

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☒ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

—

6.4 How long has the applicant owned the subject land?

1 YEAR

6.5 Does the applicant own any other land in the City? ☐ Yes ☒ No

If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☒ Yes ☐ No (Provide explanation)

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

☒ Yes ☐ No (Provide explanation)

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

☒ Yes ☐ No (Provide explanation)

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☒ No (Provide explanation)

7.5 Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☒ No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☒ No (Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?
☐ Yes ☒ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☑ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☑ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☑ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☑ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application Form
- [x] Signatures Sheet

11.2 Validation of Title

- [ ] All information documents in Section 11.1
- [ ] Detailed history of why a Validation of Title is required
- [ ] All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- [ ] All information documents in Section 11.1
- [ ] Detailed history of when the previous consent took place.
- [ ] All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- [x] Cover Letter/Planning Justification Report
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

APPLICATION TABLED

Hamilton

A-24:112 — 1007 Beach Boulevard, Hamilton

This application has been **TABLED** prior to the meeting and will not be heard at the April 30, 2026 Committee of Adjustment Hearing. — Committee of Adjustment Staff (4/13/2026)

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding this file, 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.

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.:	A-24:112	**SUBJECT PROPERTY:**	1007 Beach Blvd, Hamilton
ZONE:	C/S-1435 C/S-1435a C/S-1822 (Urban Protected Residential, Etc.)	**ZONING BY-LAW:**	Hamilton Zoning By-law 6593

APPLICANTS: Owner: Sandra Clark
Applicant:
Agent: Michael P. Sabelli

The following variances are requested:

1. A minimum Side Yard width of 1.2 metres shall be permitted for the portion of the lands to be retained and the portion of the lands to be severed, instead of the minimum required Side Yard width of 1.5 metres.

PURPOSE & EFFECT: To facilitate Consent/Land Severance Application B-24:30 to create two (2) lots and facilitate the construction of two (2) new Single Family Dwellings, one on each of the proposed lots.

Notes:

i. Variance #1 is written to reflect the requirement of Amending By-law 99-169 1.(a) & (b) of Hamilton Zoning By-law 6593 which establishes a minimum Side Yard width of 1.5 metres where a common swale between the adjoining properties is provided which has been approved under a Lot Grading Agreement or approved under a Site Plan Control Agreement.

ii. The height of the two (2) proposed Single Family Dwellings has not been provided. As this information has not been provided, we are unable to determine compliance and additional variances may be required.

iii. Two (2) fences are indicated in the Rear Yard for both proposed properties. The distance between the bottom of the fences and the ground has not been indicated. The requirement is

every fence, excluding the supporting posts must be at least 0.075m from the ground to the bottom of the fence, so as not to obstruct the natural flow of water. As this information has not been provided, we are unable to determine compliance and additional variances may be required.

iv. The width of the two (2) proposed lots has not been indicated. The requirement is a Minimum Lot Width of at least 12.0 metres (39.27 feet). As this information has not been provided, we are unable to determine compliance and additional variances may be required.

v. The area of the two (2) proposed lots has not been indicated. The requirement is a Minimum Lot Area of at least 360.0 square metres (3,875.13 square feet) within the district. As this information has not been provided, we are unable to determine compliance and additional variances may be required.

vi. Front porches are indicated for both proposed lots. It is unclear if the front porches are to be enclosed and if they are considered as part of the Principal Building or to be measured as part of a permitted encroachment as per Section 18(3)(vi)(d). As this information has not been provided, we are unable to determine compliance and additional variances may be required.

vii. The percentage of the gross area of the front yard which is Landscaping has not been indicated for the two (2) proposed Lots. As this information has not been provided, we are unable to determine compliance and additional variances may be required.

viii. A Garage has not been indicated for the two (2) proposed Lots. If Garages are part of the proposed Single Family Dwellings they are required to meet the zoning regulations. As this information has not been provided, we are unable to determine compliance and additional variances may be required.

ix. The number of Habitable Rooms has not been indicated. Therefore, we are unable to determine the Required number of Parking Spaces for the two (2) proposed Single Family Dwellings. As this information has not been provided, we are unable to determine compliance and 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:

DATE:	**Thursday, April 30, 2026**
TIME:	**11:15 a.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

A-24:112

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

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

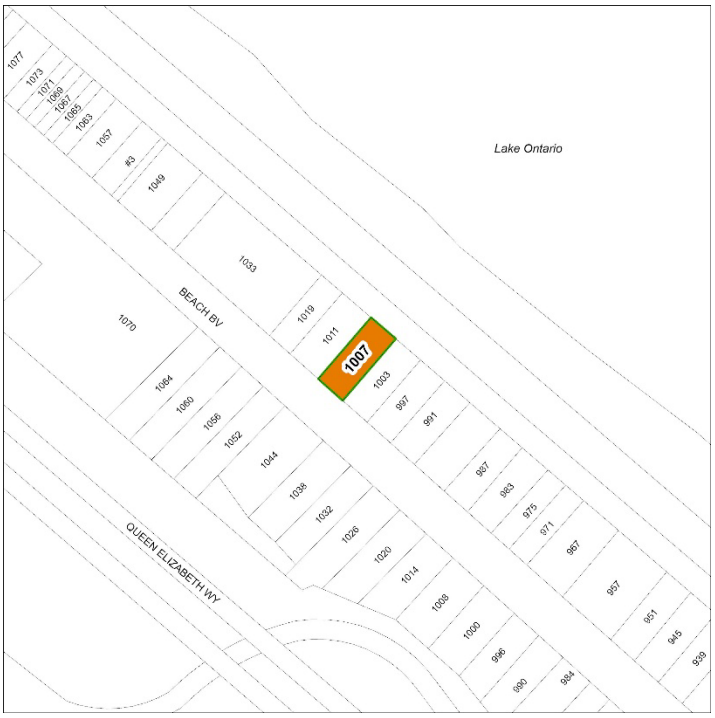
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:112, 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.

A-24:112



Subject Lands

DATED: April 13, 2026

_____

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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 **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF format only.

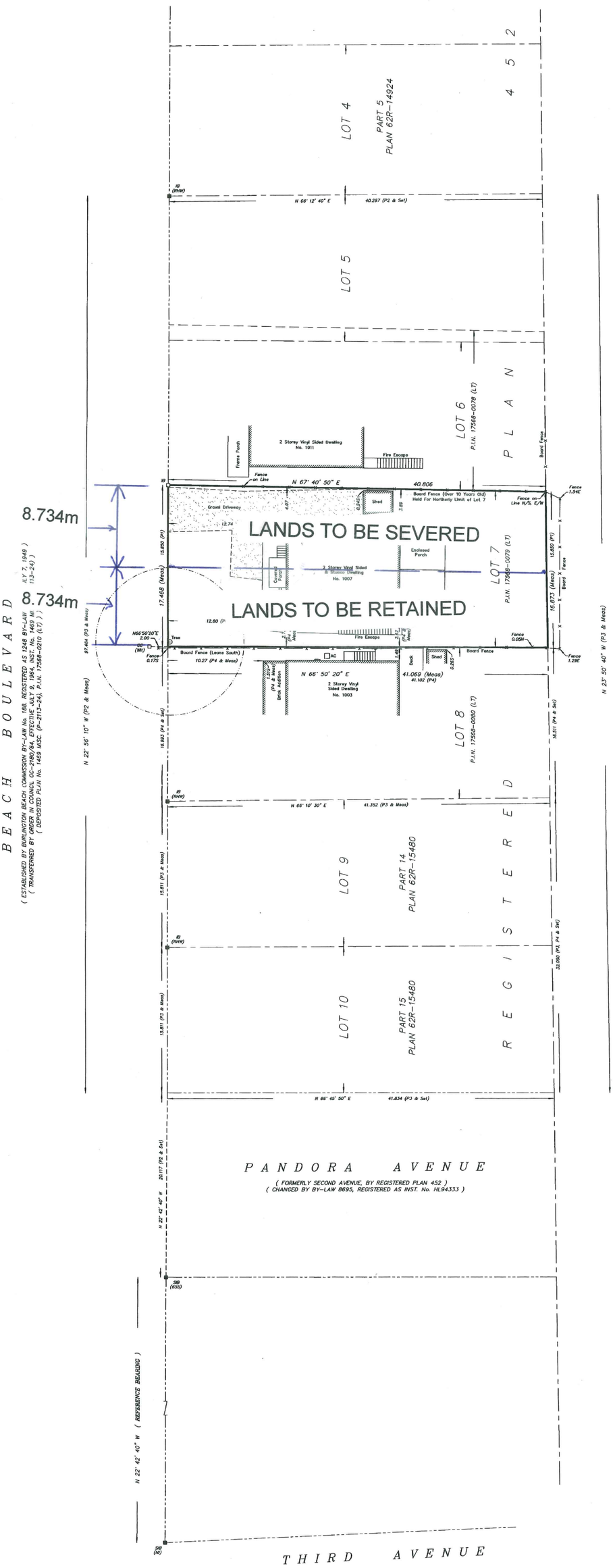
In-Person Presentations:
Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day 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 or call 905-546-2424 ext. 4221.

SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF
LOT 7
REGISTERED PLAN 452
CITY OF HAMILTON



SCALE 1:200
0 5 10 15 METRES

B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE EASTERLY LIMIT OF BEACH BOULEVARD AS SHOWN ON PLAN 62R-14924 BEING N 22°42'40" W AND ARE BASED ON THE NAD83, UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE.

LEGEND:

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
WIT.	DENOTES WITNESS
(NI)	DENOTES NO IDENTIFICATION
P1	DENOTES REGISTERED PLAN 452
P2	DENOTES PLAN 62R-14924
P3	DENOTES PLAN 62R-15480
P4	DENOTES PLAN BY A.J. CLARKE O.L.S. (FILE: E-5142)
(655)	DENOTES J.T. PETERS O.L.S.
(RHW)	DENOTES REGION OF HAMILTON-WENTWORTH

SURVEYOR'S REAL PROPERTY REPORT
PART 2 – REPORT SUMMARY

DESCRIPTION OF LAND
BEING ALL OF LOT 7, REGISTERED PLAN 452, KNOWN AS MUNICIPAL No. 1007 BEACH BOULEVARD, CITY OF HAMILTON

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
NO EASEMENTS LISTED ON THE PARCEL REGISTER FOUND IN THE LAND REGISTRY OFFICE.

BOUNDARY FEATURES
NOTE LOCATION OF THE FENCES AS THEY RELATE TO THE BOUNDARIES OF THE SUBJECT PROPERTY.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-54816
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3)

THIS REPORT WAS PREPARED FOR SANDRA CLARK

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 12, 2023.

DECEMBER 12, 2023 — DATE
BRYAN JACOBS — ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1L3)
PHONE 905-521-1535 bajacobs@rogers.com

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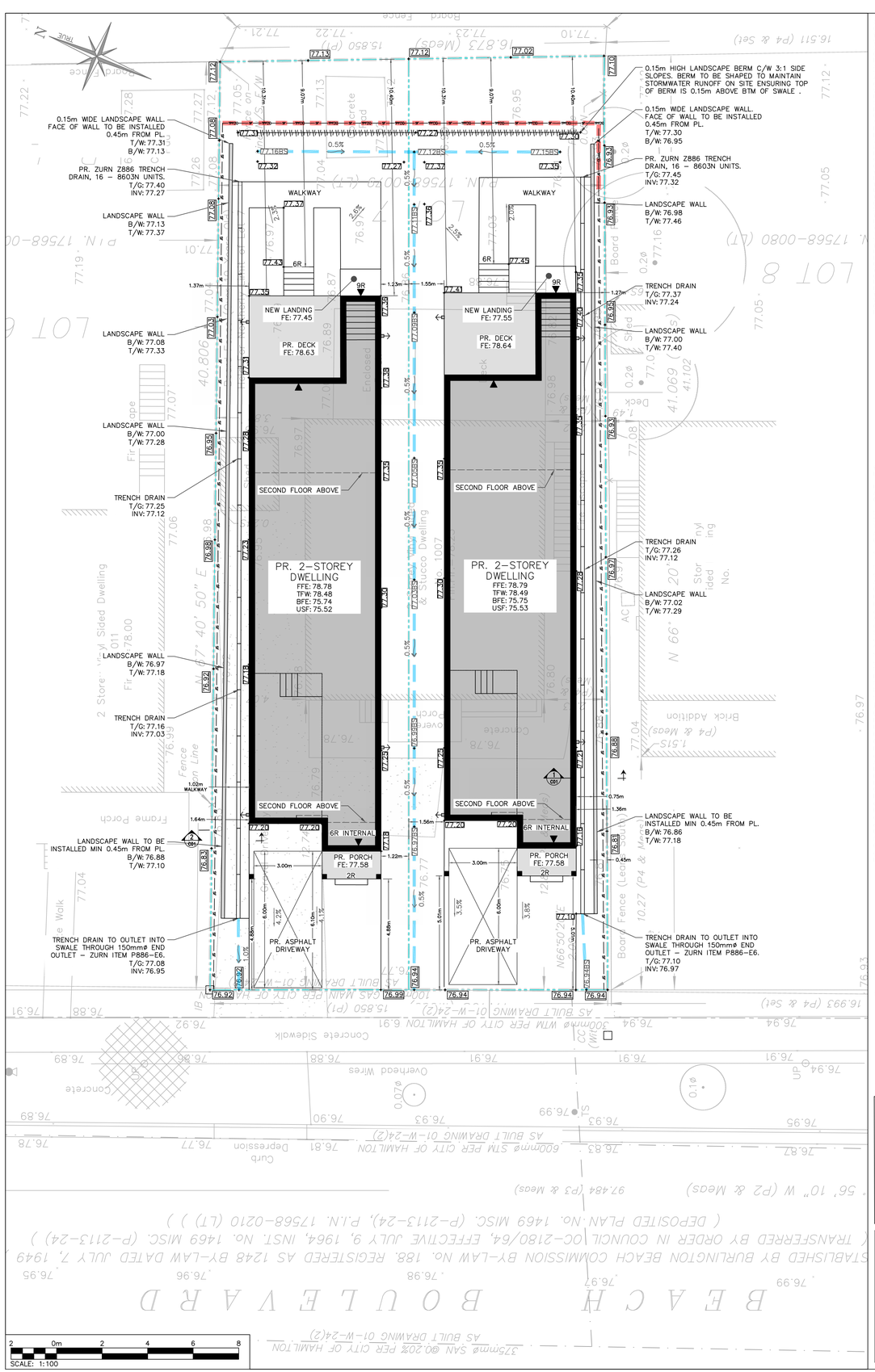

CITY OF HAMILTON – LOT GRADING NOTES

GENERAL GRADING NOTES

1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SLOPING SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED
2. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45M OFF THE PROPERTY LINE. WALLS 0.60m OR HIGHER SHALL BE DESIGNED BY A P.ENG.
3. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150MM ABOVE THE PROPOSED SIDE YARD SWALES
4. RETAINING WALLS 0.6M IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE
5. SLOPES OF SWALES FOR BOTH 'BACK TO FRONT' AND 'SPLIT DRAINAGE SHALL BE NO LESS THAN 2.0% (MIN.) SLOPE AND NO GREATER THAN 33% (MAX. 3:1 SLOPES)
6. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5M GRADE IS PERMITTED PROVIDED A SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3M COVER OVER THE SUB-DRAIN), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. MINIMUM GRADE FOR A WRAP–AROUND SWALE IN THE BACKYARD SHALL BE 1.0%
8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT GRADE
9. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150MM (MIN) ABOVE FINISHED GRADE
10. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED
11. GARAGE FLOOR ELEV. TO BE SET MINIMUM 0.3M HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED
12. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM LIFTS.
13. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS AND PROTECTION STRATEGIES, ETC., REFER TO TREE PROTECTION PLAN
14. LOT GRADING FOR ALL LOTS IN THE SUBDIVISION SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON ACCEPTANCE OF THE SUBDIVISION BY THE CITY
15. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED
16. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT PROPERTY OWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORKS, THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE
17. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2M FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS

BACKYARD GRADING NOTES

a. DEFINITION: "REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY–LAW, OR 7.5M.
b. THE MAXIMUM SLOPE IN THE BACK YARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACK YARD SHALL BE 5%, EXCEPT AS SET OUT IN ITEMS BELOW
c. THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH LOT.
d. WHERE THE 5% RESTRICTION ON BACK YARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. SLOPES WITH A MAXIMUM OF THREE HORIZONTAL TO ONE VERTICAL MAY REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3M
e. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS
f. THE MAXIMUM HEIGHT OF RETAINING WALLS IN THE REQUIRED BACKYARDS PROVIDING THE TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT IN ITEM B) ABOVE, THE INTENTION OF THIS PROVISION IS TO PROVIDE FOR FLEXIBILITY OF HOUSE CONSTRUCTION
g. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS AND BACK YARDS, EXCEPT AS DEFINED IN a) ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (MINIMUM 3H:1V)

18. ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN REQUIRED TO BE REVIEWED VIA REVISION PROCESS.

ROOFWATER LEADERS

ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.6M FROM THE BUILDING FACE

SUMP PUMPS

SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEEPING TILES TO THE STORM PRIVATE DRAIN. THE SUMP OUTLET SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN

SEWERS

SANITARY AND STORM SEWERS

a) CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
b) COVER FOR SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE AS PER OPSD 802.010 OR 802.013.
c) COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.013.
d) PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.
e) ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
f) MANHOLE FRAMES AND COVERS SHALL BE AS PER OPSD 401.010 (STORM–OPEN, SANITARY–CLOSED).
g) SANITARY SEWER (200MM TO 375MM DIA) SHALL BE PVC PIPE, CSA B182.2, SDR–35.
h) STORM SEWER (300MM TO 600MM DIA.) SHALL BE PVC PIPE, CSA B182.2, SDR–35.
i) STORM SEWER > 600MM DIA. SHALL BE CONCRETE PIPE, CSA A257.2 (AS SPECIFIED)
j) PVC (SANITARY AND STORM) SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION. SANITARY SEWERS SHALL ALSO BE TESTED FOR LEAKAGE (LOW AIR PRESSURE). PRIOR TO ASSUMPTION BY THE CITY, PIPE DEFLECTION TESTING SHALL BE REPEATED.
k) ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY/ENGINEER.

PRIVATE DRAINS

a) TO BE LOCATED 1.5M ON RIGHT SIDE OF CENTERLINE OF LOT OR AS DETAILED AND EXTENDED 1.0M BEYOND THE STREET LINE. THE STORM SERVICE SHALL BE INSTALLED TO THE NORTH OR EAST OF THE SANITARY SERVICE.
b) PRIVATE DRAINS TO BE 150MM DIA. PVC PIPE, CSA B182.1 M–1983, SDR 28 AS PER FORM 500. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOUR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
c) COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' INSTALLED AS PER OPSD 802.010 OR 802.013.
d) MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.
e) TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
f) TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
g) BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO THE GROUND SURFACE VIA SPLASH PADS.
h) SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEPING TILES TO THE STORM PRIVATE DRAINS. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.

WATERMAINS

a) CONSTRUCTION OF WATERMAINS & PRIVATE SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
b) TO BE INSTALLED TO A MINIMUM DEPTH OF 1.80M BELOW PROPOSED CENTERLINE ROAD GRADE ON ALL ROADS EXCEPT ON (NAME OF ROAD) WHERE THE MINIMUM DEPTH IS 1.6M.
c) PVC PIPE IN SIZES 100MM THROUGH 300MM SHALL BE CLASS 150 DR18 CONFORMING TO AWWA C900. FOR 400MM, SEE SECTION 7: SPECIAL NOTES.
d) TRACER WIRE SHALL BE INSTALLED WITH ALL PVC PIPE IN ACCORDANCE WITH FORM 400. IT SHALL BE 12 GAUGE TW75, TWU75 OR RW90XLPE COATED COPPER AND SHALL BE POSITIONED ABOVE THE TOP OF THE PIPE AND FASTENED AT 4 METRE INTERVALS. THE WIRE IS TO BE INSTALLED BETWEEN EACH VALVE AND/OR THE END OF THE NEW PVC WATERMAIN. JOINTS IN THE WIRE BETWEEN VALVES ARE NOT PERMITTED. AT EACH VALVE A LOOP WIRE IS TO BE BROUGHT UP INSIDE THE VALVE BOX TO THE CAP. THE TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT THE SECONDARY VALVE ON ALL FIRE HYDRANTS. THE TRACER WIRE SHALL ALSO BE CONNECTED TO THE CATHODIC PROTECTION SYSTEM AS REQUIRED.
e) MOLDED PVC FITTINGS FOR PIPE SIZES 100MM TO 300MM SHALL CONFORM TO AWWA C900 AND CERTIFIED TO CSA B137.2.
f) FABRICATED FITTINGS 250MM AND 300MM SHALL BE MANUFACTURED FROM SEGMENTS OF AWWA C900, CLASS 150 (DR18) PVC PIPE BONDED TOGETHER AND OVER–WRAPPED WITH FIBREGLASS–REINFORCED POLYESTER TO MEET THE REQUIREMENTS OF CSA B137.3.
g) WHERE METAL FITTINGS ARE TO BE USED ON PVC MAINS SUFFICIENT CATHODIC PROTECTION MUST BE PROVIDED AS PER THE FOLLOWING REQUIREMENTS:
   i. MINIMUM OF ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EVERY 100DM OF TRACER WIRE;
   ii. ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EACH COPPER WATER SERVICE CONNECTION;
   iii. ONE 11KG ZINC ANODE SHALL BE INSTALLED ON EVERY VALVE, HYDRANT, BEND, TEE, SLEEVE, REDUCER, PLUG, CAP, JOINT RESTRAINT/SILT THAT MAY BE ETC., CONNECTED TO THE PVC PIPE.
h) BEDDING AND BACKFILL AS PER WM–200.01 AND WM–200.02 GRANULAR 'A' MATERIAL FOR MAINS AND SERVICES GREATER THAN 50MM.
i) WATERMAIN DEFLECTION FOR PVC PIPE:
   i. MAXIMUM ALLOWABLE DEFLECTION OF 1.5 DEGREES PER JOINT UP TO 250MM DIAMETER (160MM PER 6.1M PIPE LENGTH) AND 1.2 DEGREES FOR 300MM DIAMETER (125MM PER 6.1M PIPE LENGTH) SHALL NOT BE EXCEEDED.
   ii. ALL JOINTS SHALL BE DEFLECTED AN EQUAL AMOUNT.

ROADWORK:

1. RESTORATION OF ROAD OVER UTILITY CUTS IN HAMILTON TO BE AS PER STANDARD DRAWINGS RD–100.01 AND RD–100.02, WITH GRANULAR "A" BEDDING.
2. CONCRETE CURB AND GUTTER AS PER OPSD 600.040 – (BARRIER TYPE), MIN. 30 MPa STRENGTH. A 50mm KEY IS REQUIRED FOR ALL LOCATIONS.
3. CURB DEPRESSION AT DRIVEWAYS AS PER OPSD 600.040 AND OPSD 310–050.
4. 1.5m WIDE CONCRETE SIDEWALK AS PER OPSD 310.010 (125mm THICK MIN. 30 MPa STRENGTH WITH GRANULAR "A" BASE AS REQUIRED TO PROVIDE A LEVELING COURSE FOR THE CONCRETE. AT DRIVEWAYS, CONCRETE DEPTH TO BE MIN. 175mm.

GENERAL ENGINEERING NOTES:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING GASMAINS, WATERMAINS, TELEVISION CABLES, HYDRO, TELEPHONE CABLES, ETC.
3. ALL SURVEY INFORMATION ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
4. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM OBTAINING ALL APPROVALS OR PERMITS/APPROVALS AS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
   –BUILDING PERMIT –SEWER AND WATER PERMIT
   –ROAD CUTS PERMITS –RELOCATION OF SERVICES
   –APPROACH APPROVAL PERMITS –ENCROACHMENT AGREEMENTS
   –COMMITTEE OF ADJUSTMENT (IF REQ'D)
5. LOT GRADING IS TO CONFORM TO THE LATEST REVISION OF THE CITY OF HAMILTON LOT GRADING POLICY.
6. ALL CURB STOPS AND VALVES MUST BE CERTIFIED TO BE IN WORKING ORDER AT THE TIME OF ISSUANCE OF THE FINAL LOT GRADING CERTIFICATE. FINAL LOT GRADING CERTIFICATES MUST INCLUDE A STATEMENT ATTESTING TO THE DATE OF INSPECTION AND THAT THE WATER BOX IS AT GRADE AND FOUND TO BE FREE FROM DAMAGE OR DEFECT.
7. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
8. ALL DISTURBED BOULEVARD AREAS ARE TO BE REINSTATED WITH MINIMUM 150mm TOPSOIL AND NO. 1 NURSERY SOD IN ACCORDANCE WITH OPSS 803 AND TO THE SATISFACTION OF THE CITY OF HAMILTON.
9. LOT GRADING SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE TOWN, SHALL RESULT IN NON–ACCEPTANCE OF THE DEVELOPMENT BY THE TOWN.
10. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH NO. 1 NURSERY SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CITY OF HAMILTON.
11. ALL SERVICES TO BE INSTALLED AS PER CITY OF HAMILTON CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL (LATEST EDITION) AND MINISTRY OF THE ENVIRONMENT GUIDELINES (LATEST EDITION).
12. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICES/MAINS AND SEWER DRAINS AND MUNICIPAL SEWER MAINS SHALL BE 2.5m MEASURED FROM THE CLOSEST PIPE EDGE TO CLOSEST PIPE EDGE. VERTICAL SEPARATION WHERE WATER SERVICE/MAIN PASSES OVER A SEWER DRAIN OR MUNICIPAL SEWER MAIN MUST BE A MINIMUM OF 0.25m UNLESS GREATER SEPARATION IS REQUIRED TO PROVIDE FOR PROPER BEDDING AND STRUCTURAL SUPPORT. WATER SERVICES/MAINS PASSING UNDER SEWER DRAINS OR MUNICIPAL SEWER MAINS MUST HAVE A SEPARATION OF 0.5m BETWEEN THE INVERT OF THE SEWER MAIN/DRAIN AND THE CROWN OF THE WATERSERVICE/MAIN. ALL WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 1.6m COVER. SEWER DRAINS TO BE INSTALLED WITH A MINIMUM COVER OF 2.20m AT THE PROPERTY LINE BELOW THE FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. ON PRIVATE PROPERTY THE MINIMUM COVER FOR SEWER DRAINS IS TO BE NO LESS THAN 1.2m.
13. APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.

SEWERS:

1. CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
2. THE REUSE OF EXISTING SEWERS ON PRIVATE PROPERTY IS AT THE OWNER'S SOLE RISK AND RESPONSIBILITY. SEWER LATERALS WITHIN THE MUNICIPAL ROAD ALLOWANCE OR WITHIN MUNICIPAL EASEMENTS MAY BE REUSED IF IN GOOD WORKING CONDITION, MEET BY–LAW REQUIREMENTS AND ARE OF ADEQUATE CAPACITY TO MEET THE REQUIREMENTS OF THE SITE. THE OWNER OR THEIR CONTRACTOR IS RESPONSIBLE FOR HAVING THE LATERAL TO BE REUSED VIDEO INSPECTED WHILE THE CITY OF HAMILTON SEWER INSPECTOR IS PRESENT. CONTACT PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, GROWTH MANAGEMENT DIVISION, DEVELOPMENT ENGINEERING CONSTRUCTION SECTION AT (905)546–2424 X7860 TO ARRANGE FOR AN INSPECTION.
3. EVERY CONNECTION TO A MUNICIPAL SEWER MAIN MUST BE BY PROPER "Y" OR "Y" FITTINGS. SADDLES MAY ONLY BE USED WHERE APPROVED BY THE SENIOR DIRECTOR OF GROWTH MANAGEMENT OR THEIR DESIGNATE AND IN ACCORDANCE WITH THE APPROVED SEWER PRODUCTS LIST "CITY OF HAMILTON CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL" LATEST EDITION.
4. ALL EXISTING UNUSED SEWER DRAINS SERVICING A PROPERTY BEING REDEVELOPED, IN WHOLE OR IN PART, MUST BE EITHER REMOVED FROM MUNICIPAL PROPERTY (I.E. ROAD ALLOWANCE ETC., WITH AN APPROPRIATE REPAIR TO THE MUNICIPAL SEWER TO WHICH THEY CONNECT), AND REMOVED FROM PRIVATE PROPERTY, OR ALTERNATIVELY, UNUSED SEWER DRAINS MAY BE ABANDONED IN ACCORDANCE WITH CITY MINIMUM REQUIREMENTS I.E., TRENCHLESS ABANDONMENT BY FILLING THE INTERNAL WITH GROUT WITHIN THE ENTIRE ROW.
5. THE DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.
6. CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER (WESTX INC.)
7. SEWER ABANDONMENT: PLUG SEWER AT EITHER END WITH A MINIMUM 300mm CONCRETE.
8. APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.

COMPACTION REQUIREMENTS:

1. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUBGRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS ETC. SHALL BE COMPACTED TO A MIN. 95% SPD UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
2. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO A MIN. 98% SPD.
3. USE OF VIBRATOR OR COMPACTOR WHILE COMPACTING IS NOT PERMITTED.

EROSION & SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND.
2. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE CITY OF HAMILTON.
3. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE CITY OF HAMILTON.
4. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM SILTATION. SILT/DEBRIS/MUD/SILT THAT MAY ACCUMULATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (REAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURELY FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES: THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, AND SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE CITY.
7. IT IS REQUIRED TO STABILIZE AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN 30 DAYS.
8. SILT FENCE AND CATCHBASIN PROTECTION ARE NOT TO BE REMOVED UNTIL COMPLETION OF CONSTRUCTION.
9. THE SILTATION AND EROSION CONTROL MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED DURING CONSTRUCTION.
10. ALL EROSION AND SILTATION CONTROL DEVICES SHOULD BE AS PER THE "GREATER GOLDEN HORSESHOE AREA CONSERVATION AUTHORITIES", "EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION".
11. THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF ALL MUD AND DEBRIS THAT ARE TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING AND LEAVING THE CONSTRUCTION SITE. THE OWNER SHALL, UPON VERBAL AND/OR REQUEST BY THE CITY, IMMEDIATELY PROCEED WITH THE CLEAN-UP OPERATIONS. IF THERE EXISTS A NEED FOR THE OWNER FAIL TO MAINTAIN THE ROAD AS DIRECTED, THE CITY WILL HAVE THE CLEANING CARRIED OUT, AND DRAW ON THE SECURITY FOR COSTS AND/OR LAY CHARGES.

TREE PRESERVATION:

1. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY SUCH AS SITE ALTERATION, DEMOLITION OR CONSTRUCTION, THE TREE PROTECTION MEASURES SPECIFIED ON THIS PLAN MUST BE INSTALLED TO THE SATISFACTION OF URBAN FORESTRY/TREE PROTECTION
2. NO CONSTRUCTION ACTIVITIES INCLUDING GRADE CHANGES, SURFACE TREATMENTS OR EXCAVATION OF ANY KIND ARE PERMITTED WITHIN THE AREA IDENTIFIED ON THE TREE PROTECTION PLAN OR SITE PLAN AS A TREE PROTECTION ZONE (TPZ). NO ROOT CUTTING IS PERMITTED. NO STORAGE OF MATERIALS OR FILL IS PERMITTED WITHIN THE TPZ. NO MOVEMENT OR STORAGE OF VEHICLES OR EQUIPMENT IS PERMITTED WITHIN THE TPZ. THE AREA(S) IDENTIFIED AS A TPZ MUST BE PROTECTED AND REMAIN UNDISTURBED AT ALL TIMES.
3. ALL ADDITIONAL TREE PROTECTION OR PRESERVATION REQUIREMENTS, ABOVE AND BEYOND THE INSTALLATION OF TREE PROTECTION BARRIERS, MUST BE UNDERTAKEN OR IMPLEMENTED AS DETAILED IN THE URBAN FORESTRY APPROVED ARBORIST REPORT AND/OR THE APPROVED TREE PROTECTION PLAN AND TO THE SATISFACTION OF URBAN FORESTRY.
4. ALL WORK WITHIN THE TREE PROTECTION ZONES MUST BE COMPLETED WITH THE USE OF AIR SPADE (OR HYDRO VAC) UNDER SUPERVISION OF THE PROJECT ARBORIST.
5. WHEREVER POSSIBLE, THE CUTTING OF SURFACE ROOTS OF EXISTING TREES IS TO BE AVOIDED. HOWEVER, IF THESE CUTS ARE REQUIRED, THEY SHOULD BE COMPLETED UNDER THE SUPERVISION OF A TREE MANAGEMENT PROFESSIONAL (I.E. CERTIFIED ARBORIST) SO THAT CUTS ARE MADE APPROPRIATELY.
6. THE TREES ON THIS PROPERTY MAY BE USED BY BIRDS THAT ARE PROTECTED UNDER MIGRATORY BIRDS CONVENTION ACT, 1994. THIS ACT IS IMPLEMENTED BY ENVIRONMENT CANADA AND PROTECTS BIRDS AND THEIR NESTS. THE TIMING FOR THIS PROTECTION IS FROM MARCH 31ST TO AUGUST 31ST. TREE REMOVAL OPERATIONS SHALL BE UNDERTAKEN DURING THIS PERIOD. ANY REQUIRED REMOVALS SHALL BE ONLY PERFORMED DURING THE PERIOD OF SEPTEMBER 1ST THROUGH MARCH 30TH
7. IT IS THE APPLICANTS RESPONSIBILITY TO DISCUSS POTENTIAL IMPACTS TO TREES LOCATED NEAR OR WHOLLY ON ADJACENT PROPERTIES OR ON SHARED BOUNDARY LINES WITH THEIR NEIGHBOURS. SHOULD SUCH TREES BE INJURED TO THE POINT OF INSTABILITY OR DEATH THE APPLICANT MAY BE HELD RESPONSIBLE THROUGH CIVIL ACTION. THE APPLICANT WOULD ALSO BE REQUIRED TO REPLACE SUCH TREES TO THE SATISFACTION OF URBAN FORESTRY.
8. TREE PROTECTION BARRIERS MUST BE INSTALLED USING PLYWOOD CLAD HOARDING (MINIMUM 19MM OR ¾" THICK) OR AN EQUIVALENT APPROVED BY URBAN FORESTRY.
9. WHERE REQUIRED, SIGNS AS SPECIFIED IN SECTION 4, TREE PROTECTION SIGNAGE MUST BE ATTACHED TO ALL SIDES OF THE BARRIER.
10. WHERE CHANGES TO THE LOCATION OF THE APPROVED TPZ OR SEDIMENT CONTROL OR WHERE TEMPORARY ACCESS TO THE TPZ IS PROPOSED, URBAN FORESTRY MUST BE CONTACTED TO OBTAIN APPROVAL PRIOR TO ALTERATION.
11. IF THE MINIMUM TREE PROTECTION ZONE (TPZ) MUST BE REDUCED TO FACILITATE CONSTRUCTION ACCESS, THE TREE PROTECTION BARRIERS MUST BE INSTALLED AT A LESSER DISTANCE AND THE EXPOSED PORTION OF TPZ MUST BE PROTECTED USING A

Hamilton

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Planning Division
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424 ext. 1291
Fax: 905-540-5611

November 25, 2025

Sandra Clark
1007 Beach Boulevard
Hamilton Ontario
L8H 6Z8

Re: Notice of Council Decision for Heritage Permit Application HP2025-026 for 1007 Beach Boulevard, Hamilton (Ward 5), Hamilton Beach Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act* (By-law No. 00-135)

Please be advised that Council, at its meeting on November 19, 2025, resolved to approve Heritage Permit Application HP2025-026 (Planning Committee Minutes 25-015, Item 9.3, PED25228) for the demolition of the existing two-storey single-detached dwelling; and construction of two new two-storey dwellings at 1007 Beach Boulevard, Hamilton under section 34 of the Ontario Heritage Act, in accordance with the submitted Heritage Permit Application and the following conditions:

a) That the design of the new proposed dwellings be revised to remove the attached front garages and that the revised designs, including plans and elevations, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner;

b) That the **final architectural drawings** and **material choices** for the new dwellings bet submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;

c) That a **Landscape Plan**, including new landscaping and street trees in the front yard, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Consent to Sever, Building Permit and / or the commencement of any alterations;

d) That the applicant makes reasonable effort to facilitate removal and salvage of heritage materials and any material which can be reused as to avoid additional waste as part of the demolition process and submit documentation of the salvage efforts, to the satisfaction and approval of the Director of Planning and Chief Planner;

e) That any minor changes to the plans and elevations following approval shall be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

f) That demolition, construction, and site alterations, in accordance with this approval, shall be completed no later than September 30, 2028. If the construction and site alterations are not completed by September 30, 2028, then this approval expires as of that date, and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

Please note that this property is designated under Part V of the *Ontario Heritage Act*, and that this permit is only for the above-noted work. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this permit.

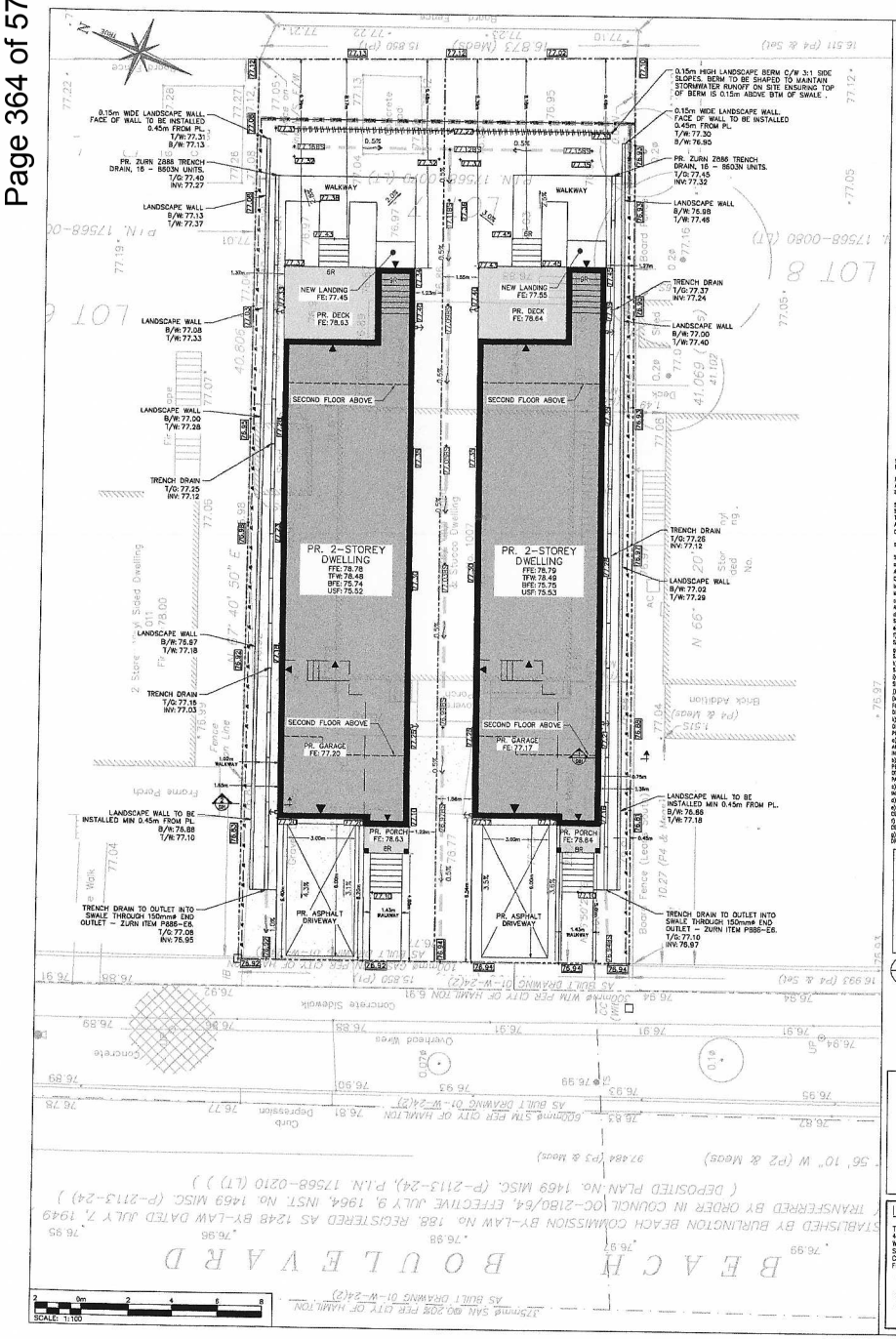
The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

If you have any questions, please contact me at 905-546-2424, Ext. 1291, or via email at Lisa.Christie@hamilton.ca.

Kind regards,

Lisa Christie

Lisa Christie
Cultural Heritage Planner
Development Planning, Heritage and Urban Design



CITY OF HAMILTON – LOT GRADING NOTES

GENERAL GRADING NOTES

1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH 3:1(MAX) SLOPES (MIN. 2% TO 5%) AND/OR RETAINING WALLS AS SPECIFIED.
2. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45M OFF THE PROPERTY LINE. ALL WALLS 0.60M OR HIGHER SHALL BE DESIGNED BY A P.ENG.
3. WHERE A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150MM ABOVE THE PROPOSED SIDE YARD GRADES.
4. RETAINING WALLS 0.75M IN HEIGHT OR HIGHER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF EXISTING BUILDING CODE OR CONFORMANT TO THE ONTARIO BUILDING CODE.
5. SLOPES OF SWALES FOR BOTH 'BACK TO FRONT' AND SPLIT DRAINAGE SHALL BE NO LESS THAN 2% GRADE AND NO GREATER THAN 33% GRADE (3:1 SLOPES)
6. WHERE MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, SWALES SHALL BE PERMITTED TO BE INSTALLED AT GRADES LESS THAN 2.0% BELOW THE MINIMUM WITH THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3% FOR CONCRETE SWALES, AND 2% FOR OTHER) AS APPROVED BY THE CITY.
7. UNFINISHED GRADES AROUND SHALL BE IN THE BACKYARD SHALL BE 1.0%.
8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPERTY LINES ON SIDE LOTS SHALL BE GRADED AT A STRAIGHT LINE.
9. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150MM (MIN) ABOVE FINISHED GRADE.
10. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0%. 11. GARAGE FLOOR SLABS AND BASEMENTS ARE NOT PERMITTED
12. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER(S). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300MM LIFTS
13. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS AND REPLACEMENTS, ETC., REFER TO TREE PROTECTION PLAN
14. THE GRADING DESIGN SHOWN ON THIS SUBDIVISION SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED BY CONSTRUCTION BY THE CITY, SHALL RESULT IN NON ACCEPTANCE OF THE SUBDIVISION.
15. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED
16. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE DRAWN UP BY THE DEVELOPER'S LAWYER AT THE DEVELOPER'S EXPENSE AND A COPY OF IT WITHDRAWING PRIOR TO COMMENCING THE WORK. THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT AS SHOWN ON THIS PLAN.
17. DRIVEWAY AND WALKWAY APPROACHES SHALL BE LOCATED SUCH THAT AFFORD VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2M FROM THE PROJECTIONS OF DEPOSITED GARAGE WALLS.

BACKYARD GRADING NOTES

a. DEFINITION: REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE CALCULATED BY THE ZONING BY–LAW OR THE DISTANCE FROM THE REAR WALL OF THE DWELLING TO THE BUILDING FOR
b. A DISTANCE EQUAL TO THE REQUIRED BACK YARD SHALL BE SET BACK AS SET OUT IN ITEMS BELOW
c. THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH LOT
d. WHERE THE 5% RESTRICTION ON THE BACKYARD GRADES RESULTS IN A DIFFERENCE IN ELEVATION BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDE AND THE BACK OF THE LOT. SLOPES WITH A MAXIMUM RATIO OF THREE HORIZONTAL TO ONE VERTICAL (3:1) MAY REPLACE RETAINING WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.7M
e. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHERE RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS
f. THE USE OF RETAINING WALLS AND/OR SLOPES TO THE BUILDING FOR REQUIRED BACKYARDS PURPOSES ARE MANDATORY TO THE 5% GRADE AS SET OUT IN ITEM B) ABOVE, AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY, FOR FLEXIBILITY OF DESIGN PURPOSES
g. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS AND BACK YARDS, OUTSIDE THE AREA STATED IN 2.a. ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA

18. ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN REQUIRED TO BE REVIEWED BY CITY.

ROOF/WATER LEADERS

ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MIN. OF 0.5M FROM THE BUILDING FACE

SUMP PUMPS

SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEEPING TILES TO THE STORM PRIVATE DRAIN. THE SUMP OUTLET SHALL EXTEND A MINIMUM 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN

SEWERS

SANITARY AND STORM SEWERS

a) CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).

b) COVER AND BEDDING MATERIAL FOR CONCRETE PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.030 OR 802.031, CLASS 'B' BEDDING.

c) COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.013.

d) PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.

e) ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.

f) MANHOLE FRAMES AND COVERS SHALL BE AS PER OPSD 401.010 (STORM–OPEN, SANITARY–CLOSED).

g) SANITARY SEWER (200MM TO 375MM DIA) SHALL BE PVC PIPE, CSA B182.2, SDR–35.

h) STORM SEWER (300MM TO 600MM DIA.) SHALL BE PVC PIPE, CSA B182.2, SDR–35.

i) STORM SEWER > 600MM DIA. SHALL BE CONCRETE PIPE, CSA A257.2 (AS SPECIFIED)

j) ALL (SANITARY AND STORM) SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSING) AFTER INSTALLATION. SANITARY SEWERS SHALL ALSO BE TESTED FOR LEAKAGE (LOW AIR PRESSURE), PRIOR TO ASSUMPTION BY THE CITY. PIPE DEFLECTION TESTING SHALL BE BY–LAW.

k) ALTERNATE MATERIAL MAY BE ACCEPTABLE PROVIDED APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY/ENGINEER.

LATERALS

a) TO BE LOCATED 1.5M ON RIGHT SIDE OF CENTERLINE OF LOT OR AS DETAILED AND EXTENDED 1.0M BEYOND THE STREET LINE. THE STORM SERVICE SHALL BE INSTALLED TO THE NORTH OR EAST OF THE SANITARY SERVICE.

b) PRIVATE DRAINS TO BE 100MM DIA. PVC PIPE, CSA B182.1 M–1993, SDR 28 AS PER FORM 500, STORM PIPE SHALL BE WHITE, AND SANITARY SHALL BE A DIFFERENT COLOUR (OTHER THAN WHITE, WOOD MATERIAL IS NOT ACCEPTABLE) AND SHALL BE COLOUR PAINTED RED.

c) COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' AS REQUIRED AS PER OPSD 802.010 OR 802.013.

d) MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.

e) TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2M (MIN.) BELOW EXISTING OR PROPOSED ELEVATION AT THAT POINT OR AS DETAILED.

f) TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW EXISTING ROAD ELEVATION AT THAT POINT OR AS DETAILED.

g) BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE ONTO THE GROUND SURFACE VIA SPLASH PADS.

h) SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEPING TILES TO THE STORM PRIVATE DRAINS. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.

WATERMAINS

a) CONSTRUCTION OF WATERMAINS & PRIVATE SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).

b) TO BE INSTALLED TO A MINIMUM DEPTH OF 1.80M BELOW PROPOSED CENTERLINE ROAD GRADE OR ALL BOARD EXCEPT IN ZONE OF ROAD WHERE THE MINIMUM DEPTH IS 1.54.

c) PVC PIPE IN SIZES 100MM THROUGH 300MM SHALL BE CLASS 150 DR18 CONFORMING TO AWWA C900. FOR 400MM, SEE SECTION 7: SPECIAL NOTES.

d) TRACER WIRE SHALL BE INSTALLED WITH PVC PIPE IN ACCORDANCE WITH FORM 400. IT SHALL BE 12 GAUGE TWTU, TWU75 OR PWORIBOLE COATED COPPER AND SHALL BE POSITIONED ALONG THE TOP OF THE PIPE AND FASTENED AT 3 METRE INTERVALS. THE WIRE IS TO BE INSTALLED BETWEEN EACH VALVE AND/OR THE END OF THE NON PVC WATERMAIN. JOINTS IN THE WIRE BETWEEN VALVES ARE NOT PERMITTED. AT EACH GATE VALVE A LOOP WIRE IS TO BE BROUGHT UP INSIDE THE VALVE BOX TO THE CAP. THE TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT THE SECONDARY VALVE ON ALL FIRE HYDRANTS. THE TRACER WIRE SHALL ALSO BE CONNECTED TO THE CATHODIC PROTECTION SYSTEM AS REQUIRED.

e) MOLDED PVC FITTINGS FOR PIPE SIZES 100MM TO 300MM SHALL CONFORM TO AWWA C900 AND CERTIFIED TO CSA B137.2.

f) FABRICATED FITTINGS 250MM AND 300MM SHALL BE MANUFACTURED FROM SEGMENTS OF AWWA C900, CLASS 150 (DR18) PVC PIPE, BONDED TOGETHER AND OVER–WRAPPED WITH FIBREGLASS–REINFORCED POLYESTER TO MEET THE REQUIREMENTS OF CSA B137.2.

g) WHERE METAL FITTINGS ARE TO BE USED ON PVC MAINS SUFFICIENT CATHODIC PROTECTION SHALL BE PROVIDED AS PER THE FOLLOWING REQUIREMENTS:

i. ONE 11KG 3IN2 ZINC ANODE SHALL BE INSTALLED FOR EVERY 100MM OF TRACER WIRE.

ii. ONE 11KG 3IN2 ZINC ANODE SHALL BE INSTALLED FOR EACH COPPER WATER SERVICE CONNECTION.

iii. ONE 11KG 3IN2 ZINC ANODE SHALL BE INSTALLED ON EVERY VALVE, HYDRANT, BEND, TEE, SLEEVE, REDUCER, PLUG, CAP, JOINT RESTRAINT, COUPLING, ETC., CONNECTED TO THE PVC PIPE.

h) BEDDING AND BACKFILL AS PER WM–200.01 AND WM–200.02 GRANULAR 'A' MATERIAL FOR MAINS AND SERVICES GREATER THAN 50MM.

i) WATERMAIN DEFLECTION FOR PVC PIPE.

i. LIMIT DEFLECTION AT EACH JOINT TO 1.5 DEGREES PER JOINT UP TO 250MM DIAMETER (150MM PER 6.1M PIPE LENGTH) AND 1.0 DEGREES FOR 350MM DIAMETER (150MM PER 6.1M PIPE LENGTH) SHALL NOT BE EXCEEDED.

ii. ALL JOINTS SHALL BE DEFLECTED AN EQUAL AMOUNT.

ROADWORKS:

1. RESTORATION OF ROAD OVER UTILITY CUTS IN HAMILTON TO BE AS PER STANDARD DRAWINGS RD–100.01 AND RD–100.02, WITH GRANULAR 'A' BEDDING.
2. CONCRETE CURB AND GUTTER AS PER OPSD 600.040 – (BARRIER TYPE), MIN. 30 MPA CONCRETE WITH A 80mm ASP. IS REQUIRED FOR ALL LOCATIONS.
3. CURB DEPRESSIONS AT DRIVEWAYS AS PER OPSD 600.040 AND OPSD 310–050.
4. 1.5m WIDE CONCRETE SIDEWALK AS PER OPSD 310.013 (150mm THICKNESS) MIN. WITH STRENGTH WITH GRANULAR 'A' BASE AS REQUIRED TO PROVIDE A LEVELING COURSE FOR THE CONCRETE. AT DRIVEWAYS, CONCRETE DEPTH TO BE MIN. 175mm.

GENERAL ENGINEERING NOTES:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES SHALL BE SUBJECT TO INSPECTION TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CITY BUILDING CONTROL, ECONOMIC DEVELOPMENT DEPARTMENT.
2. CONSTRUCTION SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES (WATERMAINS, TELEVISION CABLES, HYDRO, TELEPHONE CABLES, ETC.).
3. ALL SURVEY INFORMATION ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
4. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

–ROAD CUTS –SEWER AND WATER PERMIT
–ROAD CUTS ESTIMATE –ALLOCATION OF SERVICES
–APPROACH APPROVAL PERMITS –ENCROACHMENT AGREEMENTS
–COMMITTEE OF ADJUSTMENT (IF REQUIRED) –SIGNING AT PERMITTEE

5. LOT GRADING IS TO CONFORM TO THE LATEST REVISION OF THE CITY OF HAMILTON GRADING POLICY.
6. ALL CURB STOPS AND VALVES MUST BE CENTRICED TO BE IN WORKING ORDER AT THE TIME OF ASSUMPTION OF THE FINAL LOT GRADING CERTIFICATE. FINAL LOT GRADING CERTIFICATES MUST INCLUDE A STATEMENT AFFIRMING THE DATE OF INSPECTION AND THAT THE WATER BOX IS AT GRADE AND FOUND TO BE FREE FROM SHANGE OR DEBRIS.
7. ALL DISTURBED AREAS WITHIN THE ROAD ALLOWANCE SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
8. ALL DISTURBED SURVEYED AREAS ARE TO BE REINSTATED WITH MINIMUM 150mm TOPSOIL AND NO. 1 NURSERY SOD IN ACCORDANCE WITH OPSD 803 AND TO THE SATISFACTION OF THE CITY OF HAMILTON.
9. LOT GRADING IS TO CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE TOWN, SHALL RESULT IN NON–ACCEPTANCE OF THE DEVELOPMENT BY THE TOWN.
10. UNAUTHORIZED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED TO THE SATISFACTION OF THE TOWN AT THE OWNER'S EXPENSE PRIOR TO THE CITY OF HAMILTON ASSUMPTION.
11. ALL SERVICES TO BE INSTALLED AS PER CITY OF HAMILTON CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL (LATEST EDITION) AND MINISTRY OF THE ENVIRONMENT GUIDELINES (LATEST EDITION).
12. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICES/MAINS AND SEWER DRAINS AND MUNICIPAL SEWER MAINS SHALL BE 2.5m MEASURED FROM THE CLOSEST PIPE EDGE TO CLOSEST PIPE EDGE. VERTICAL SEPARATION WHERE WATER SERVICES/MAIN PASSES OVER A SEWER DRAIN OR MUNICIPAL SEWER MAIN MUST BE A MINIMUM OF 0.45m UNLESS GREATER SEPARATION IS REQUIRED TO PROVIDE FOR PROPER BEDDING AND STRUCTURAL SUPPORT. WATER SERVICES/MAINS PASSING UNDER SEWER DRAINS OR MUNICIPAL SEWER MAINS SHALL BE INSTALLED WITH A DEPTH OF 2.5m BETWEEN THE INVERT OF THE SEWER MAIN/DRAIN AND THE CROWN OF THE WATERSERVICE/MAIN. ALL WATER SERVICES TO BE INSTALLED WITH A MINIMUM COVER OF 2.5m FROM FINAL GRADE TO FINAL ROAD GRADE OR AT SUCH HIGHER ELEVATION ONLY AS MAY BE NECESSITATED BY THE LEVEL OF THE MAIN SEWER. DEPRESSIONS OR PRIVATE PROPERTY THE MINIMUM COVER FOR SEWER DRAINS IS TO BE NO LESS THAN 1.2m.
13. THE CITY OF HAMILTON WILL BE RESPONSIBLE FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH APPROVED MUNICIPAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OF HAMILTON DOES NOT EXEMPTY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.

SEWERS

1. CONSTRUCTION OF SANITARY & STORM SEWERS & PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
2. THE HOUSE CONNECTIONS, SEWERS ON PRIVATE PROPERTY IS AT THE OWNER'S SOLE COST AND RESPONSIBILITY. SEWERS ON PRIVATE PROPERTY IN MUNICIPAL ROAD ALLOWANCE OR WITHIN MUNICIPAL EASEMENTS ARE TO BE INSPECTED BY CITY INSPECTORS TO MEET BY–LAW REQUIREMENTS AND ARE OF ASSUMPTION BY THE CITY. CAPITAL MAINTENANCE REQUIREMENTS OF THE SITE. THE OWNER OR THEIR CONSULTANT IS RESPONSIBLE FOR HAVING THE LATERAL TO BE RELINED VIDEO INSPECTED WHILE THE CITY OF HAMILTON INSPECTOR IS PRESENT. THE OWNER OR THEIR CONSULTANT SHALL CONTACT THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT, DEVELOPMENT ENGINEERING CONSTRUCTION SECTION AT 905–546–2424 EXT. 5780 TO ARRANGE FOR THE INSPECTION.
3. TO KEEP GROUNDWATER OUT OF THE MUNICIPAL SEWER MAIN MUST BE BY PROPER "P" OR "S" FITTINGS, SADDLES ANY OTHER METHOD OF CONNECTION IS NOT ACCEPTABLE. THE SEWER DIRECTION AND GROWTH MANAGEMENT OF THEIR STANDARD NOTES AND IN ACCORDANCE WITH THE APPROVED SEWER PRODUCTS LIST "CITY OF HAMILTON CONSTRUCTION AND MATERIAL SPECIFICATIONS MANUAL" LATEST EDITION.
4. ALL EXISTING UNUSED SEWER DRAINS SERVICING A PROPERTY BEING REDEVELOPED, IN WHOLE OR IN PART, MUST BE EITHER REMOVED FROM THE MUNICIPAL PROPERTY (I.E. ROAD ALLOWANCE ETC., WITH AN APPROPRIATE REPAIR TO THE MUNICIPAL SEWER TO WHICH THEY CONNECT), AND REMOVED FROM PRIVATE PROPERTY, OR ABANDONED IN PLACE. UNUSED SEWER DRAINS MAY BE ABANDONED IN ACCORDANCE WITH CITY MINIMUM REQUIREMENTS I.E. TRENCHLESS ABANDONMENT BY FILLING THE LATERAL WITH GROUT WITHIN THE ENTIRE BOW.
5. THE DEPTH OF SANITARY SEWER CONSTRUCTION AT THE STREET LINE TO BE APPROPRIATE TO ALLOW FOR CONSTRUCTION TO ENSURE GRAVITY FLOW.
6. CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE CITY ENGINEER (WESTIN INC.).
7. SEWER ABANDONMENTS: PLUG EACH AT EITHER END WITH A MINIMUM 300mm CONCRETE.
8. APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE CITY OF THE WORKS DOES NOT EXEMPT THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNERS RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.

COMPACTION REQUIREMENTS:

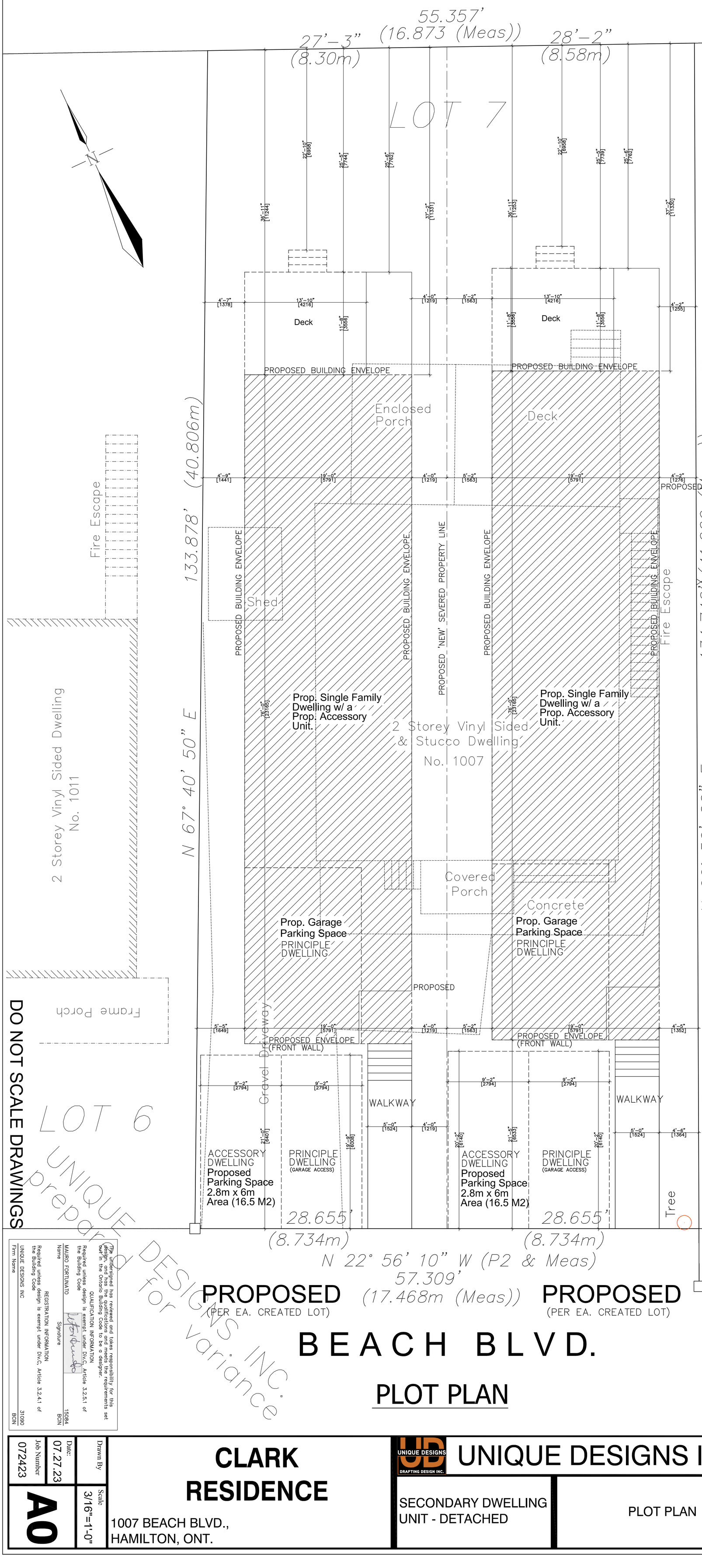
1. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUBGRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND ESL SECTIONS ETC. SHALL BE COMPACTED TO A MINIMUM 95% SPD UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER(S). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS
2. ALL GRANULAR ROAD BASE MATERIAL SHALL BE COMPACTED TO A MIN 98% SPD.
3. USE OF VIBRATION OR COMPACTION WHILE COMPACTING IS NOT PERMITTED.

EROSION & SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO OPSD 219.100 AND 219.130 PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORKS ON THE SITE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE CITY OF HAMILTON.
3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
4. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE DIRTY OF SEDIMENT AS THEY RELATE TO AND FROM THE SITE. FOR STORM SEWERS ALL INLETS (MAIN LOT CATCHBASINS, POND CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURELY FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES THE INSTALLATION OF SILTATION CHECK DAMS, SILTATION FENCING, AND SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE LOCATION OF THESE DEVICES SHALL BE INSPECTED AND MAINTAINED PER ISSUE 2 AND 3 ABOVE.
5. ALL FUELS, OILS, OR OTHER POLLUTANTS (OF DELETERIOUS MATERIAL) ON OR CONTAINING WITH THE SOIL OR THE WORKS SHALL BE CONTAINED AGENT SHALL IMMEDIATELY NOTIFY THE MOECC AND FOLLOW ANY PRESCRIBED CLEAN UP MEASURES. THE OWNER OR CONSULTANT SHALL THEN ADDITIONALLY IMMEDIATELY NOTIFY THE CITY OF HAMILTON.
6. IT IS REQUIRED TO STABILIZE ALL AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN 30 DAYS.
7. SILT FENCE AND CATCHBASIN PROTECTION ARE NOT TO BE REMOVED UNTIL ASSUMPTION BY THE CITY OF HAMILTON.
8. THE SILTATION AND SEDIMENT CONTROL DEVICES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENTS FOR CONSTRUCTION PURPOSES. ADDITIONAL SILTATION CONTROL MEASURES MAY BE DEMANDED BY THE OWNER'S CONSULTANT.
9. ALL EROSION AND SILTATION CONTROL DEVICES SHOULD BE AS PER THE "GREATER GOLDEN HORSESHOE AREA CONSERVATION AUTHORITY'S "EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION".
10. THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF ALL MUD AND DEBRIS THAT ARE TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING AND LEAVING THE CONSTRUCTION SITE. THE GRAVEL PAD SHALL BE MAINTAINED AS REQUEST BY THE CITY, IMMEDIATELY FOLLOWED WITH THE CLEANUP OPERATION AT THEIR EXPENSE. SHOULD THE OWNER FAIL TO CLEAN UP AFTER BEING NOTIFIED, THE CITY WILL UNDERTAKE THE CLEANING AND DRAW ON THE SECURITY FOR THE COSTS AND/OR LAW CHARGES.

TREE PRESERVATION:

1. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY SUCH AS SITE ALTERATION, DEMOLITION OR CONSTRUCTION, THE TREE PROTECTION AS OUTLINED ON THIS TREE PLAN MUST BE INSTALLED TO THE SATISFACTION OF URBAN FORESTRY.TREE PROTECTION ZONES (TPZ) AND ACCEPTABLE INCLUDING SNOW FENCING, SURFACE TREATMENTS OR EXCAVATION OF ROOTS MUST BE COMPLETED WITHIN THE AREA IDENTIFIED ON THE TREE PROTECTION PLAN OR SITE PLAN. NO CONSTRUCTION ACTIVITY TIME STATED ABOVE IS PERMITTED WITHIN THE TPZ. NO MOVEMENT OR STORAGE OF VEHICLES OR EQUIPMENT IS PERMITTED WITHIN THE TPZ. THE AREA(S) IDENTIFIED AS A TPZ MUST BE PROTECTED AND REMAIN UNDISTURBED AT ALL TIMES.
2. ALL ADDITIONAL TREE PROTECTION OR PRESERVATION REQUIREMENTS ABOVE AND BEYOND THE INSTALLATION OF TREE PROTECTION BARRIERS, MUST BE UNDERTAKEN OR SUPERVISED BY A CERTIFIED ARBORIST IN THE URBAN FORESTRY FIELD FROM SHANGE OR DEBRIS AND FOR THE APPROVED TREE PROTECTION PLAN AND TO THE SATISFACTION OF URBAN FORESTRY.
3. ALL WORK WITHIN THE TREE PROTECTION ZONES MUST BE COMPLETED USING THE USE OF AIR SPADE (OR HYDRO VAC) UNDER SUPERVISION OF THE PROJECT ARBORIST. 5. WHERE POSSIBLE, ROOTS 40MM OR LARGER IN THE TREE PROTECTION ZONE MUST BE AVOIDED. HOWEVER, IF THESE CUTS ARE REQUIRED, THE CUTS SHOULD BE COMPLETED UNDER THE SUPERVISION OF A TREE MANAGEMENT PROFESSIONAL (I.E. CERTIFIED ARBORIST) SO THAT CUTS ARE MADE APPROPRIATELY.
4. ALL TREES ON THIS PROPERTY INCLUDING BOULEVARD TREES THAT ARE PROTECTED UNDER THE REGIONAL FOREST CONVENTION ACT 1994, THE ACT IS IMPLEMENTED BY CHAPTER 859 OF THE REGIONAL TREE BY–LAW 25–2000 AND THE TREE BY–LAW 03–77 FOR THIS PROTECTION IS FROM MARCH 1ST TO AUGUST 31ST. NO TREE CUTTING OR PRUNING SHALL BE UNDERTAKEN DURING THIS PERIOD. ANY REQUIRED REMOVALS SHALL ONLY PERFORMED DURING THE PERIOD OF SEPTEMBER 1ST THROUGH MARCH 30TH.
5. IT IS THE APPLICANTS' RESPONSIBILITY TO DISCUSS POTENTIAL IMPACTS TO TREES LOCATED NEAR OR WHOLLY OR ADJACENT PROPERTIES OR ON SHARED BOUNDARY LINES WITH THEIR NEIGHBOURS. SHOULD SUCH TREES BE INJURED TO THE POINT OF REMOVAL, THE APPLICANT AND/OR OWNER WILL BE HELD RESPONSIBLE THROUGH THE PROCESS. THE APPLICANT WILL HOWEVER ALSO BE REQUIRED TO REPLACE SUCH TREES TO THE SATISFACTION OF URBAN FORESTRY.
6. ALL TREE PROTECTION ZONES MUST BE INSTALLED FURTHER FROM THE HOARDING (MINIMUM 1.5MM OR –" THICK) OR AN EQUIVALENT APPROVED BY URBAN FORESTRY.
7. WHERE HOARDING CANNOT BE ERECTED AT A DISTANCE OF 2.5m BETWEEN THE INVERT OF THE TREE, SILT FENCE WITH POSTS AND SPECIFIED AS PER OPSD 219.130 MUST BE ATTACHED TO ALL SIDES OF THE BARRIER.
8. THE CONTRACTOR SHALL CONFIRM LOCATION OF THE APPROVED TPZ OR SEDIMENT CONTROL FENCING WITH THE CITY INSPECTOR PRIOR TO ANY CONSTRUCTION. NO TREES SHALL BE REMOVED OR TRANSPLANTED WITHOUT PRIOR APPROVAL FROM THE CITY'S FORESTRY SECTION.
9. IF THE MINIMUM TREE PROTECTION ZONE CANNOT BE ACHIEVED TO ACCOMMODATE CONSTRUCTION ACCESS, THE TREE PROTECTION BARRIERS MUST BE MAINTAINED AT A LESSER DISTANCE AND THE EXPOSED PORTION OF TPZ MUST BE PROTECTED USING A HORIZONTAL ROOT PROTECTION METHOD APPROVED BY URBAN FORESTRY.
10. THE APPROVAL OF THIS PLAN DOES NOT EXEMPTY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY.
11. ALL TREE PRUNING MUST BE PERFORMED BY AN ARBORIST. ALL PRUNING OF TREES TO BE RETAINED SHAL



CITY OF HAMILTON
BY-LAW NO. 22-195

That the District Maps appended to and forming part of Zoning By-law No. 6593 (Hamilton) are amended by adding Site Specific S-1822 to lands zoned:

That SECTION 19: RESIDENTIAL CONVERSION REQUIREMENTS be amended by modifying Section 19.(1) (ii) as follows:
i) By adding a clause to Subsection 19.(1) (ii) (a):
"1. Notwithstanding Section 19.(1) (ii) (a), one parking space shall be required for a Secondary Dwelling Unit – Detached if it constitutes the fourth Dwelling Unit on a lot."
ii) By adding a new Subsection:
"(iv) Notwithstanding any applicable regulations of this By-law, no more than four Dwelling Units shall be permitted on a lot in a "B-1", "B-2", "C", "R-4", "D", or "R-2" District."

"Dwelling, Two Family" shall mean a building comprising two self contained Class A dwelling units, whether or not a private garage or other accessory building is attached to the same, and which may also contain such lodgers' rooms as may be permitted under the provisions of this By-Law in the district in which it is situate."

e) That notwithstanding Section 9. (3) and (4), in the "C" (Urban Protected Residential, etc.) District, the following provisions shall apply to the uses permitted in Section 3 b) to this By-law:
i) A Semi-Detached Dwelling shall be subject to the provisions as provided in subsection 9A. (3) (b) and (c).

ii) A Two Family Dwelling shall be subject to the provisions as provided in subsection 10B. (3) and (4) (ii).
iii) A Street Townhouse Dwelling shall be subject to the provisions as provided in subsection 10F. (4), (5), and (6).

Use	"B-1" District	"B-2" District	"C" District	"R-4" District	"D" District	"R-2" District
Semi-Detached Dwelling	✔	✔	✔		✔	✔
Two Family Dwelling	✔	✔	✔	✔		
Street Townhouse Dwelling	✔	✔	✔	✔	✔	✔

4. That the SECTION 19: RESIDENTIAL CONVERSION REQUIREMENTS contained in Section 19 of Zoning By-law No. 6593, applicable to the lands the extent and boundaries of which are shown on Schedules "A-1" and "A-2" to this By-law, be amended to include the following special requirements:
a) That in addition to the requirements of Section 19, the following provisions shall apply to conversions in "B-1", "B-2", "C", "R-4", "D", and "R-2" Districts:

"i) For the purpose of Section 4 to this By-law, a converted dwelling shall mean a single detached or two family dwelling, existing as of XX, 2022, converted to contain greater than two but no more than four Dwelling Units.

ii) All the regulations of Zoning By-law No. 6593 applicable to the existing dwelling shall continue to apply unless specifically provided in Section 4 to this By-law.

iii) Notwithstanding any applicable regulations of Zoning By-law No. 6593, no more than four Dwelling Units shall be permitted on a lot.

iv) No parking spaces are required for Dwelling Units within a converted dwelling, provided the required parking spaces which existed on XX, 2022 for the existing dwelling shall continue to be provided and maintained.

a) Notwithstanding Section 4 a) iv) to this By-law, one parking space is required for the following conditions:

1) For the fourth Dwelling Unit in a converted dwelling; and,
2) For the fourth Dwelling Unit on a lot."

5. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "B-1" (Suburban Agriculture and Residential, etc.) District provisions, "B-2" (Suburban Residential) District provisions, "C" (Urban Protected Residential, etc.) District provisions, "R-4" (Small Lot Single Family Detached) District provisions, "D" (Urban Protected Residential – One and Two Family Dwellings, etc.) District provisions, and "R-2" (Urban Protected Residential One and Two Family Dwellings, etc.) District provisions, subject to the special requirements in Section 3 and 4 of this By-law.

6. That the District maps appended to and forming part of Zoning By-law No. 6593, are amended by marking the lands referred to in Section 1 of this By-law as Schedule S-1822.

7. That Zoning By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1822.

8. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with Section 2 of this By-law.

9. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the Planning Act.
10. That this By-law shall not come into force and effect until such time as Official Plan Amendment No. 167 to the Urban Hamilton Official Plan is in full force and effect.

11. That for the purposes of the Ontario Building Code, this By-law or any part if it is not made until it has come into force as provided by Section 34 of the Planning Act.

The Corporation of the City of Hamilton
BY-LAW NO. 99-169
To Amend:
Zoning By-law No. 6593

1. The "C" (Urban Protected Residential, etc.) District, the "G" (Neighbourhood Shopping Centre, etc.) District, and the "H" (Community Shopping and Commercial, etc.) District provisions, as contained in Section 9, 13 and 14, respectively, of Zoning By-law No. 6593, applicable to the lands east (lake side) of Beach Boulevard, the extent and boundaries of which are shown on plans hereto annexed as Schedules "An, "A-1" and "A-2", are amended to the extent only of the special requirement that,

(a) all buildings and structures, including accessory buildings, shall provide a side yard along each side lot line, of a width of at least 1.7 metres; and,

(b) notwithstanding clause (a), a side yard maybe reduced to a width of at least 1.5 metres, only where a common swale between the adjoining properties has been approved under a Lot Grading Agreement or approved under a Site Plan Control Agreement; and,
(c) notwithstanding clauses (a) and (b), Sections 18(3)(v), (vicc), and (vi)(e) shall not apply to side yards.

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks "1" and "2", the extent and boundaries of each Block are shown on a plan hereto annexed as Schedule "A-3", are amended to the extent only of the special requirement that,

(a) No building or structure, except fences shall be located within 4.5 metres of the rear lot line;
(i) every fence, excluding the supporting posts must be at least .075m from the ground to the bottom of the fence, so as not to obstruct the natural flow of water.

SITE STATISTICS

MUNICIPAL ADDRESS
1007 BEACH BLVD
HAMILTON, ONT.

BUILDING CLASSIFICATION
RESIDENTIAL

ZONING
'C' – URBAN PROTECTED RESIDENTIAL, ETC

REQUIREMENTS FOR DETACHED

MIN. SIDE YARDS	1.2 M (3.94')
MIN. FRONT YARD	6.0 M (19.69')
MIN. REAR YARD	7.5 M (24.61')
MAX. BLDG HT.	11.0 M (36.09')

INTENSITY OF USE – LOT AREA
MIN REQ'D LOT WIDTH – 12 M (39.37')
MIN REQ'D LOT AREA – 360.00 SQ.M. (3875.13 SQ.FT.)

OTHER BY-LAW REQUIREMENTS:

BY-LAW 00-136
MAX. HT. 9.0M (29.527')
FRONT YARD SETBACK 12.0M (39.370')
GARAGE WALL TO BE 1.5M (4.921') FROM FRONT WALL OF DWELLING AND HAVE A FRONT YARD OF 7.5M (24.60')

BY-LAW 22-195 – 2 FAMILY PERMITTED
MAX. HT. 9.0M (29.527')
FRONT YARD SETBACK 12.0M (39.370')
GARAGE WALL TO BE 1.5M (4.921') FROM FRONT WALL OF DWELLING AND HAVE A FRONT YARD OF 7.5M (24.60')

BY-LAW 99-169
MIN SIDE YARD 1.7M (5.57')
MIN SIDE YARD 1.5M PERMITTED WITH A GRADING PLAN SHOWING COMMON SWALES BETWEEN DWELLINGS UNDER AN APPROVED LOT GRADING AGREEMENT
NO BUILDING OR STRUCTURE OTHER THAN A FENCE TO BE WITHIN 4.5M OF REQUIRED REAR YARD.

REQUIRED/ QUESTIONS:

1. SEVERANCE OF PROPERTY INTO TWO PARCELS.
2. VARIANCE FOR LOT WIDTH – VIA SEVERANCE?
3. VARIANCE FOR SETBACKS SIDE YARDS ONLY! 4'–0" ONE SIDE AND 5'–0" OTHER....UNDER GRADING PLAN AND APPROVAL?
4. VARIANCE FOR SETBACK OF GARAGE TO BE FLUSH OR CLOSE TO FLUSH WITH HAVING TO BE 1.5M BEHIND FRONT WALL AS ALLOT OF NEW HOMES ON THIS SIDE ARE?
5. IS STREET PARKING PERMITTED?
6. CAN PARKING BE 1 CAR IN GARAGE AND STREET PARKING
7. CAN 3 UNITS BE A POSSIBILITY OR JUST TWO PER BUILDING?

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO — 15084 BCIN
Name — Signature

REGISTRATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC — 31090 BCIN
Firm Name

SPECTATOR READERS' CHOICE 2018 THE HAMILTON SPECTATOR PLATINUM WINNER

A. ISSUED FOR PROPOSED LAND SEVERANCE AND REQUIRED MINOR VARIANCES

CLARK RESIDENCE

1007 BEACH BLVD.,
HAMILTON, ONT.

Job Number 072423
Date: 07.27.23
Drawn By
Scale 3/16"=1'-0"
A0

UNIQUE DESIGNS DRAFTING DESIGN INC.
UNIQUE DESIGNS INC.

SECONDARY DWELLING UNIT - DETACHED

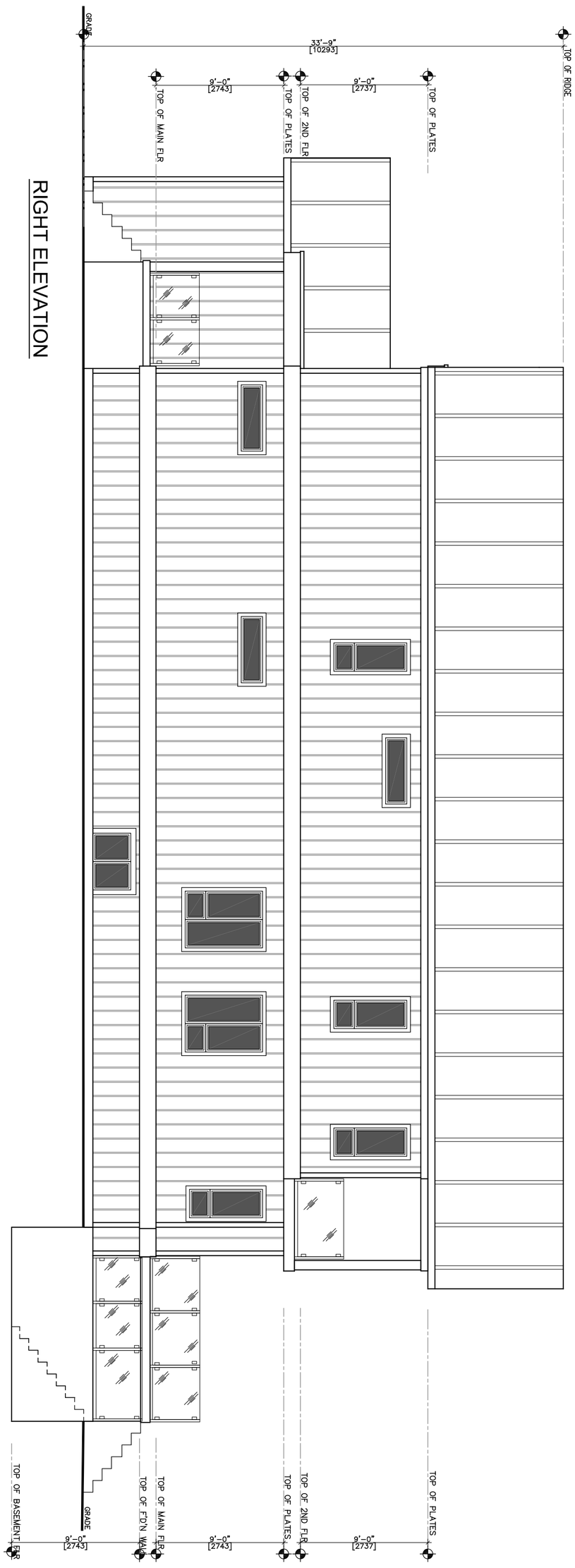
PLOT PLAN

No.	DATE	DESCRIPTION
1.	07.26.23	ISSUED FOR REVIEW
2.	08.09.23	RE-ISSUED FOR REVIEW
3.	01.02.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
4.	05.06.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
5.		
6.		
7.		
8.		

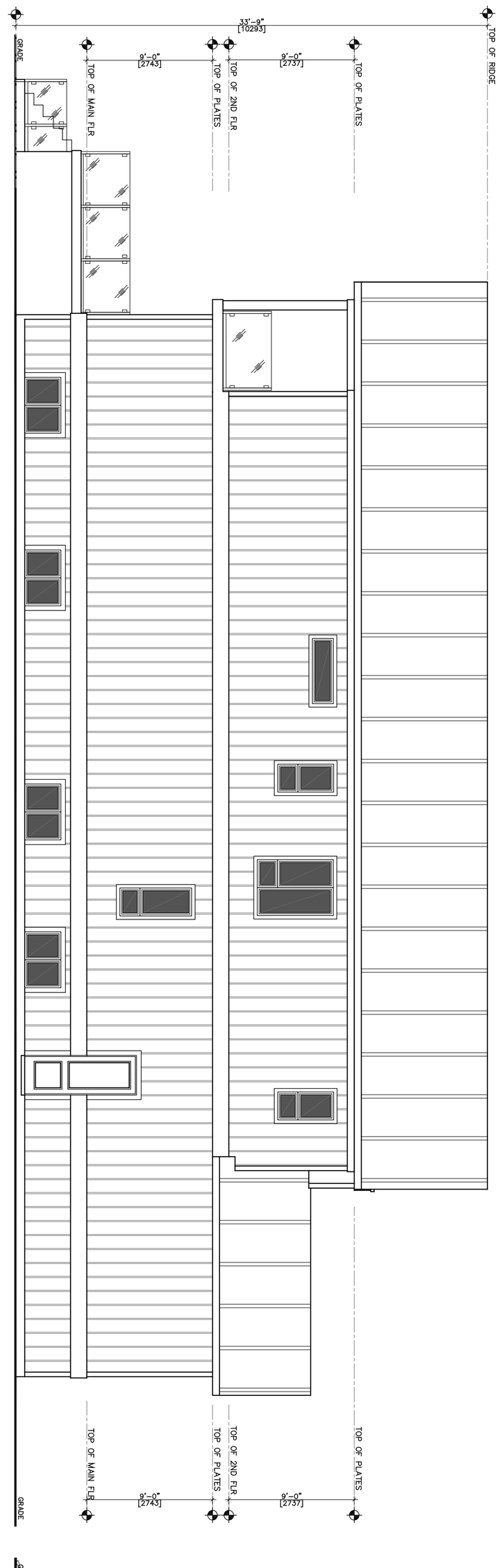
THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT; AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

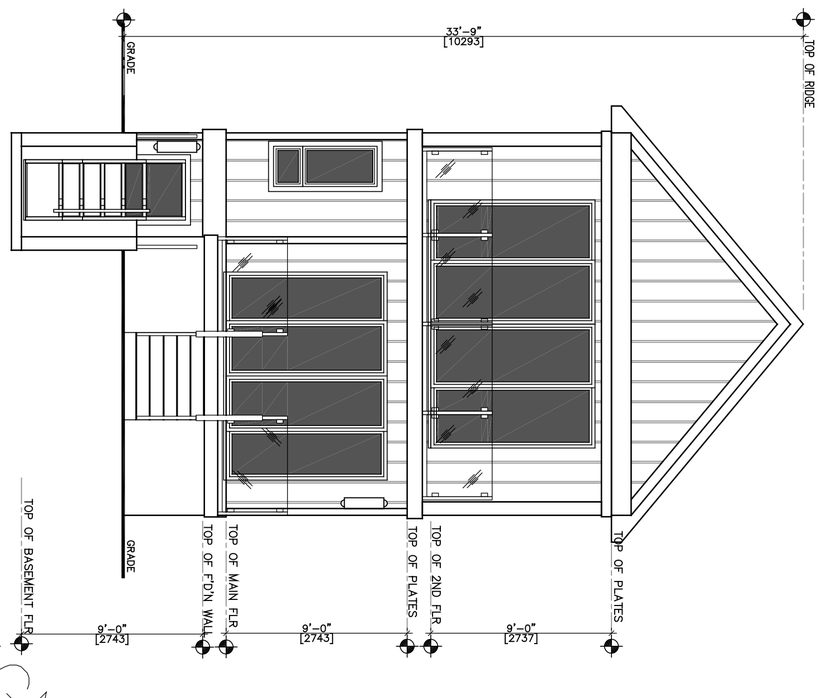
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

IT SHALL BE THE RESPONSIBILTY OF THE BUILDER TO HAVE ALL GRADES AND ELEVATIONS VERIFIED BY GRADING AND SERVICES ENGINEERED PROPOSED GRADE LINE AS INDICATED ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS

DO NOT SCALE DRAWINGS

UNIQUE DESIGNS INC.
prepared for variance

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.5.1 of the Building Code

MAURO FORTUNATO — Signature — 15084 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC — 31090 BCIN
Firm Name

A. ISSUED FOR PROPOSED LAND SEVERANCE AND REQUIRED MINOR VARIANCES

CLARK RESIDENCE

1007 BEACH BLVD.,
HAMILTON, ONT.

Drawn By

Scale 3/16"=1'-0"

Date: 10.27.23

Job Number 072423

A1

UNIQUE DESIGNS DRAFTING DESIGN INC.

UNIQUE DESIGNS INC.

LOT SEVERANCE
MINOR VARIANCE
APPLICATION

PROPOSED ELEVATIONS
FOR BOTH SIDES

No.	DATE	DESCRIPTION
1.	07.26.23	ISSUED FOR REVIEW
2.	08.09.23	RE-ISSUED FOR REVIEW
3.	10.27.23	LOT SEVERANCE APPLICATION
4.	01.02.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
5.	05.06.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
6.		
7.		
8.		

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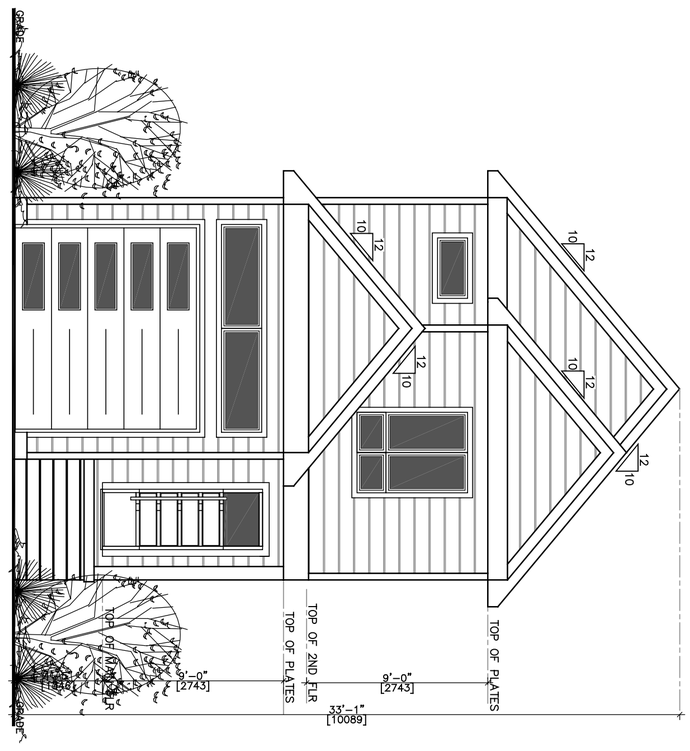
THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

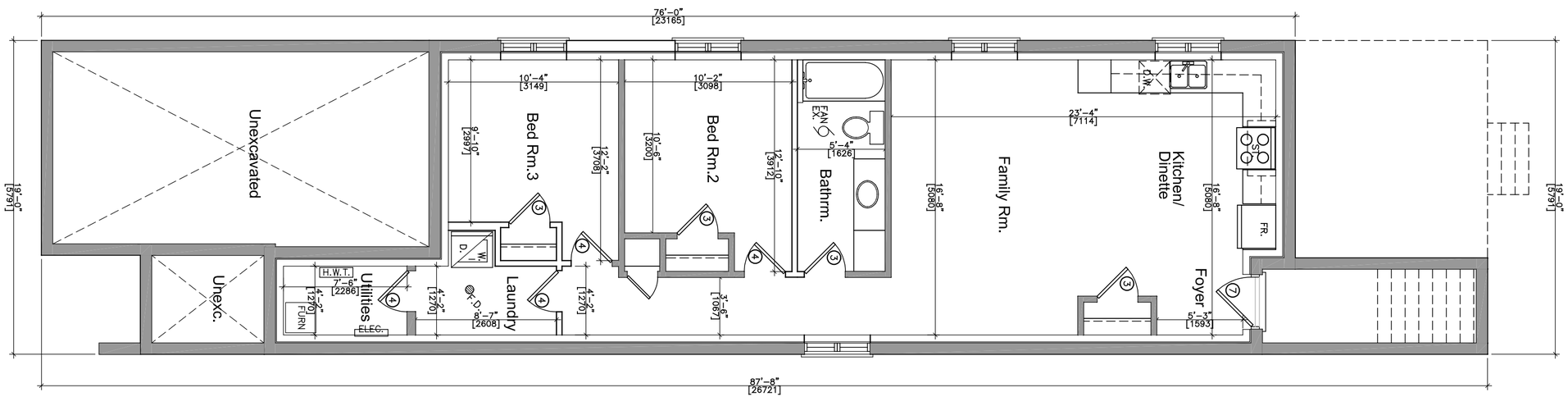
OPTIONAL - FRONT ELEVATION - 'B'



OPTIONAL FRONT ELEVATION - 'C'

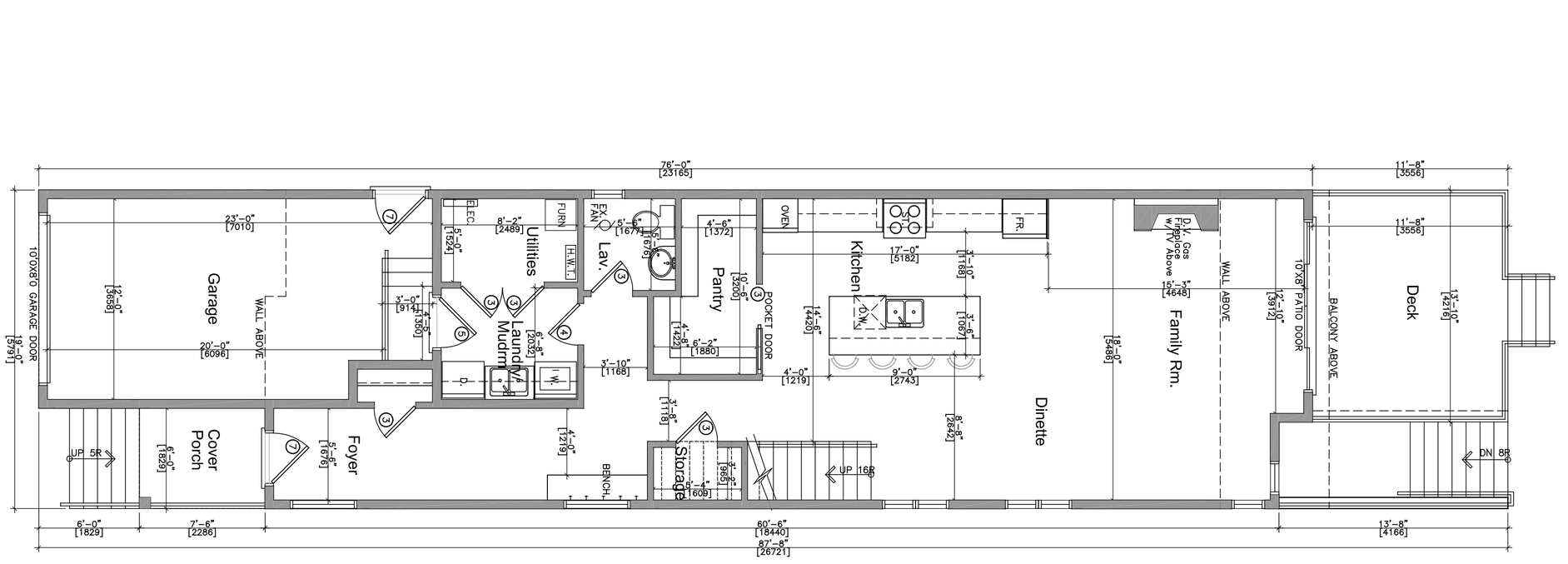
FOUNDATION PLAN
PROPOSED ADU

LOWER LEVEL UNIT
794 SQ. FT.



FIRST FLOOR PLAN

1065 SQ. FT.
TOTAL: 2082 SQ. FT.



SECOND FLOOR PLAN - 'B'

1017 SQ. FT. ---- FOR ELEVATIONS 'A', 'B', 'C'.

A. ISSUED FOR PROPOSED LAND SEVERANCE AND REQUIRED MINOR VARIANCES

UNIQUE DESIGNS INC.
prepared for variance

DO NOT SCALE DRAWINGS

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QUALIFICATION INFORMATION
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MAURO FORTUNATO — Name — Signature — 15084 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Div.C, Article 3.2.4.1 of the Building Code

UNIQUE DESIGNS INC — Firm Name — 31090 BCIN

CLARK RESIDENCE

1007 BEACH BLVD.,
HAMILTON, ONT.

UNIQUE DESIGNS DRAFTING DESIGN INC.

UNIQUE DESIGNS INC.

LOT SEVERANCE
MINOR VARIANCE
APPLICATION

PROPOSED FLOOR PLANS

Drawn By

Scale 3/16"=1'-0"

Date: 10.27.23

Job Number 072423

A2

No.	DATE	DESCRIPTION
1.	07.26.23	ISSUED FOR REVIEW
2.	08.09.23	RE-ISSUED FOR REVIEW
3.	10.27.23	LOT SEVERANCE APPLICATION
4.	01.02.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
5.	05.06.24	RE-ISSUED FOR SEVERANCE/ VARIANCES
6.		
7.		
8.		

THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT; AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

SPECTATOR READERS' CHOICE 2018 HAMILTON SPECTATOR PLATINUM WINNER

Variances required as determined by an Applicable Law Review – Zoning By-law on February 23, 2024

1. A maximum building height of 10.09 metres shall be provided whereas the by-law permits a maximum height of two storeys or 9.0 metres.
2. A minimum side yard setback of 1.22 metres for the western lot and 1.28 metres for the eastern lot shall be provided whereas the by-law requires a minimum side yard setback of 1.7 metres.
3. A minimum lot frontage of 8.73 metres shall be provided for each lot whereas the by-law requires a minimum lot frontage of 12.0 metres.
4. A minimum lot area of 338 square metres for the western lot and 352 square metres for the eastern lot shall be provided whereas the by-law requires a minimum lot area of 360 square metres.
5. A minimum landscaped area of X% for the western lot and X% for the eastern lot shall be provided whereas the by-law requires a minimum of 50% of the gross area of the front yard to be landscaped.

Yours truly

for the Manager of Zoning & Committee of Adjustment

I am Sandra Clark, owner of the property known as 1007 Beach Blvd. in the City of Hamilton.

I recently purchased this property with the intention of severing and creating 2 building lot, each having a frontage of 8.734 metres and a lot area of 356.4 square metres. At the present time there is an existing abandoned dwelling unit that is a complete eyesore to the area residents and not viable to be rehabilitated. That being the case, I understand that variances would be required as this property is located in a "C" (urban protected residential) zoning and within the Heritage District of Beach Blvd.

I discussion with the City's planning staff, they have stated that these proposed lot sizes are not consistent with the current lot fabric of the area.

In my research, I have discovered that there are numerous lots in the area with a lot frontage of approximately 9 metres which in my opinion complements this area.

My goal if my variance and severance applications are approved by the Committee is to construct new dwelling units on each lot with each dwelling containing a secondary dwelling unit. These dwelling units will be designed and constructed to compliment the area as shown on the attached drawings prepared by Unique Designs Inc., a local firm experienced infill developments such as this.

I intend to live in one of the units and therefore add 3 units to the affordable rental housing inventory.

In my opinion, the designated Heritage District for this area is outdated and does not meet the needs of the citizens of Hamilton who wish to live in this area.

I therefore hope that this Committee approves my severance application and my minor variance application before you.

I have compiled a list of the lot sizes on Beach Blvd that are 35 foot frontage and smaller
485- 15x95
1071-1063. 5 lots 19x124
1091-1081 6 lots townhouses similar in size
491- 24x95
483- 25x114
493-25x95
495-25x96
285-27x125
305-30x87
307-30x58
397-30x216
401-30x495
841-30x100
851-30x135
208-32x169
198-33x156
271-33x234
795-33x149
204-34x158

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)	SANDRA CLARK
Applicant(s)	
Agent or Solicitor	MICHAEL P. SABELLI

[redacted]

1.2 All correspondence should be sent to ☐ Purchaser ☐ Applicant ☐ Owner ☒ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☐ Applicant ☒ Owner ☐ AgentSolicitor

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	1007 BEACH BLVD.		
Assessment Roll Number	—		
Former Municipality			
Lot	7	Concession	—
Registered Plan Number	452	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:

SEE ATTACHED SHEET

☐ Second Dwelling Unit ☒ Reconstruction of Existing Dwelling

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

INSUFFICENT LOT WIDTH OF EXISTING LOT.

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
8.734 M	40.806 M	356.40 M^2	20 M

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
EXISTING DWELLING TO BE DEMOLISHED				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SINGLE FAMILY DWELLING	6.40M	~~9.754M~~ 9.0M	1.219M	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
EXISTING DWELLING TO BE DEMOLISHED				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SINGLE FAMILY DWELLING	98.94 M^2	193.41 M^2	2	10.1M

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)

- [x] 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
- [x] 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:
APRIL 2023

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:
MORE THAN 25 YEARS

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

Rural Hamilton Official Plan designation (if applicable): NEIGHBOURHOODS

Rural Settlement Area: —

Urban Hamilton Official Plan designation (if applicable) _____

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

7.6 What is the existing zoning of the subject land? "C" - URBAN PROTECTED RESIDENTIAL

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

- [ ] Yes
- [x] No

If yes, please provide the file number: _____

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: TO BE ASSIGNED

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

_____

_____

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
Consent/Land Severance

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.:	**B-26:013**	**SUBJECT PROPERTY:**	1 Rosscliffe Avenue, Hamilton

APPLICANTS: Owner: 16112277 Canada Inc (Baljinder Chohan)
Applicant:
Agent:

PURPOSE & EFFECT: To sever the existing residential lot into two parcels. The severed lands will contain a proposed single-detached dwelling, and the retained lands will contain the existing 2-storey brick dwelling which is intended to remain.

	Frontage	**Depth**	**Area**
SEVERED LANDS (Severed Lot 2):	13.87 m±	33.52 m±	363.5 m^2 ±
RETAINED LANDS (Retained Lot 1):	25.75 m±	33.52 m±	964.8 m^2 ±

Associated Planning Act File(s): ZCR-25-28-03 (supporting document)

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, April 30, 2026**
TIME:	**11:20 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 **April 28, 2026**.

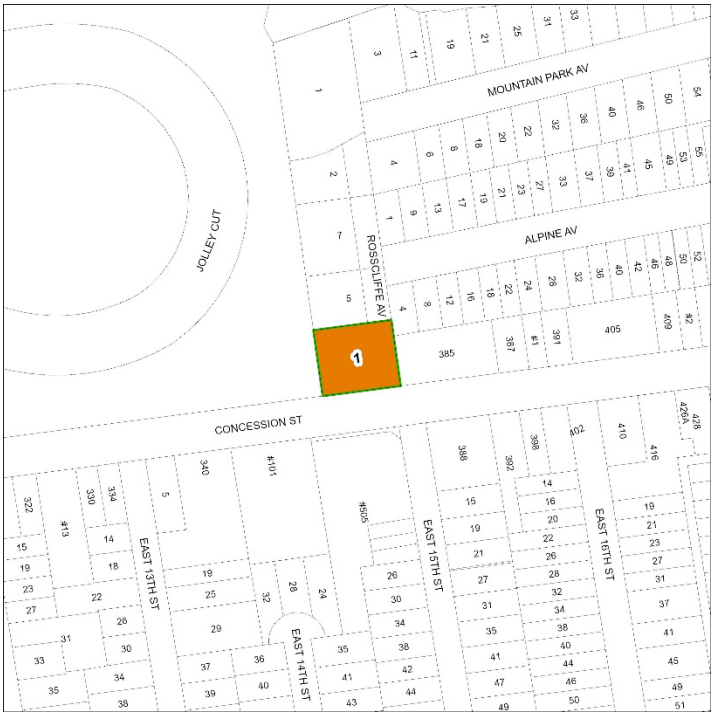
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon **April 29, 2026**.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding this matter, 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 the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.

B-26:013



DATED: April 13, 2026

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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

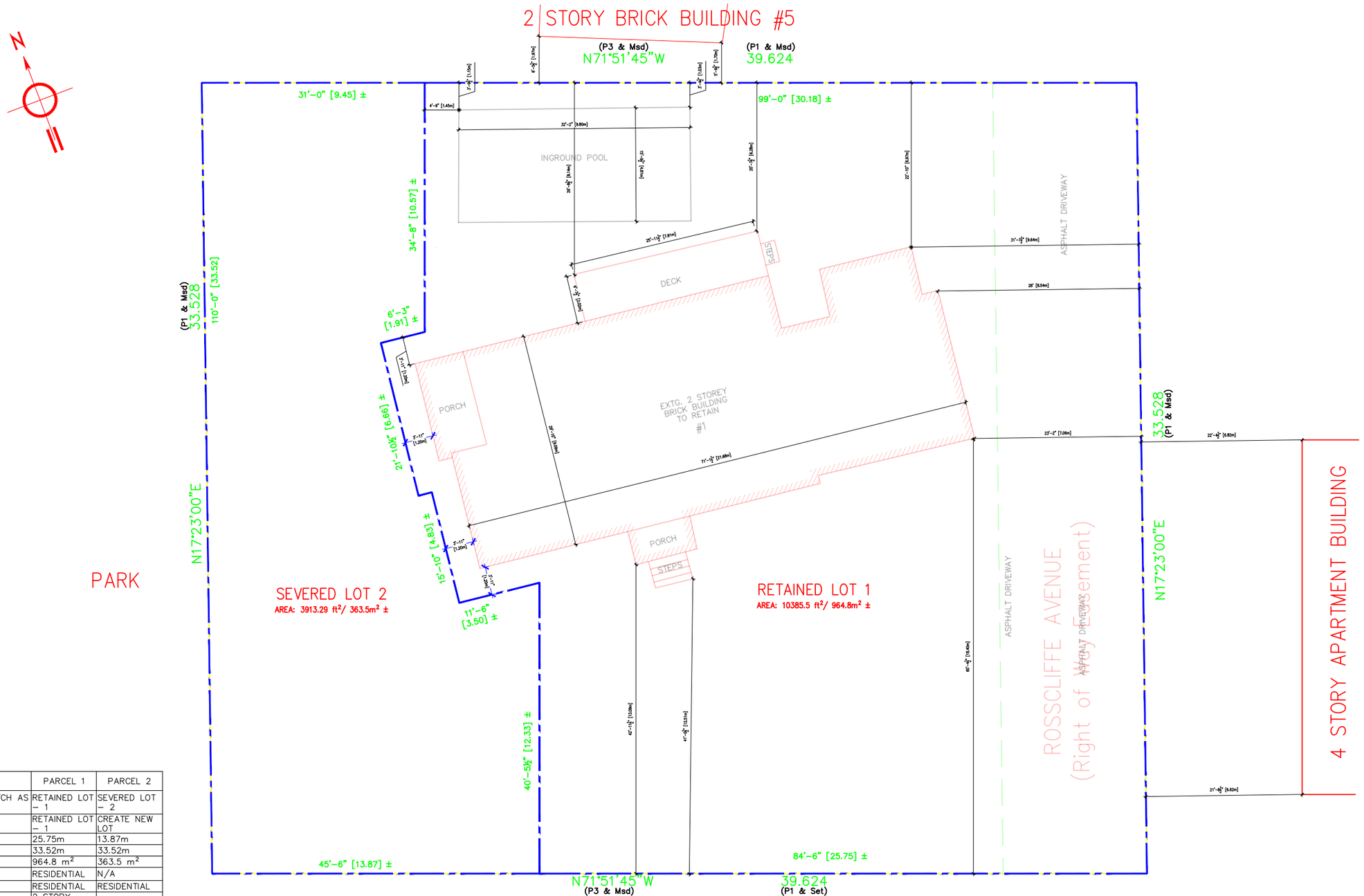
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



	PARCEL 1	PARCEL 2
IDENTIFIED ON SKETCH AS :	RETAINED LOT – 1	SEVERED LOT – 2
TYPE OF TRANSFER	RETAINED LOT – 1	CREATE NEW LOT
FRONTAGE	25.75m	13.87m
DETPH	33.52m	33.52m
AREA	964.8 m^2	363.5 m^2
EXISTING USE	RESIDENTIAL	N/A
PROPOSE USE	RESIDENTIAL	RESIDENTIAL
EXISTING BUILDING / STRUCTURES	2 STORY BRICK DWELLING	N/A
PROPOSE BUILDING / STRUCTURES	2 STORY BRICK DWELLING	SINGLE DETACHED DWELLING
BUILDING / STRUCTURES TO BE REMOVED	N/A	N/A

1 **SITE PLAN - 1**

Scale: 1 : 175

DATE	ISSUED FOR

GENERAL NOTES:

- LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN.
- CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS BEFORE PROCEEDING.
- THIS DRAWING IS NOT TO BE SCALED

KEY DRAFT

KEYDRAFTDESIGN.COM
MAIL:-CONTACT@KEYDRAFTDESIGN.COM
PHONE:-+1(437)225-8713

ADDRESS:- 38,SEDGEWICK CIRCLE,BRAMPTON,ON,L7A2P7

CLIENT INITIAL / ADDRESS:

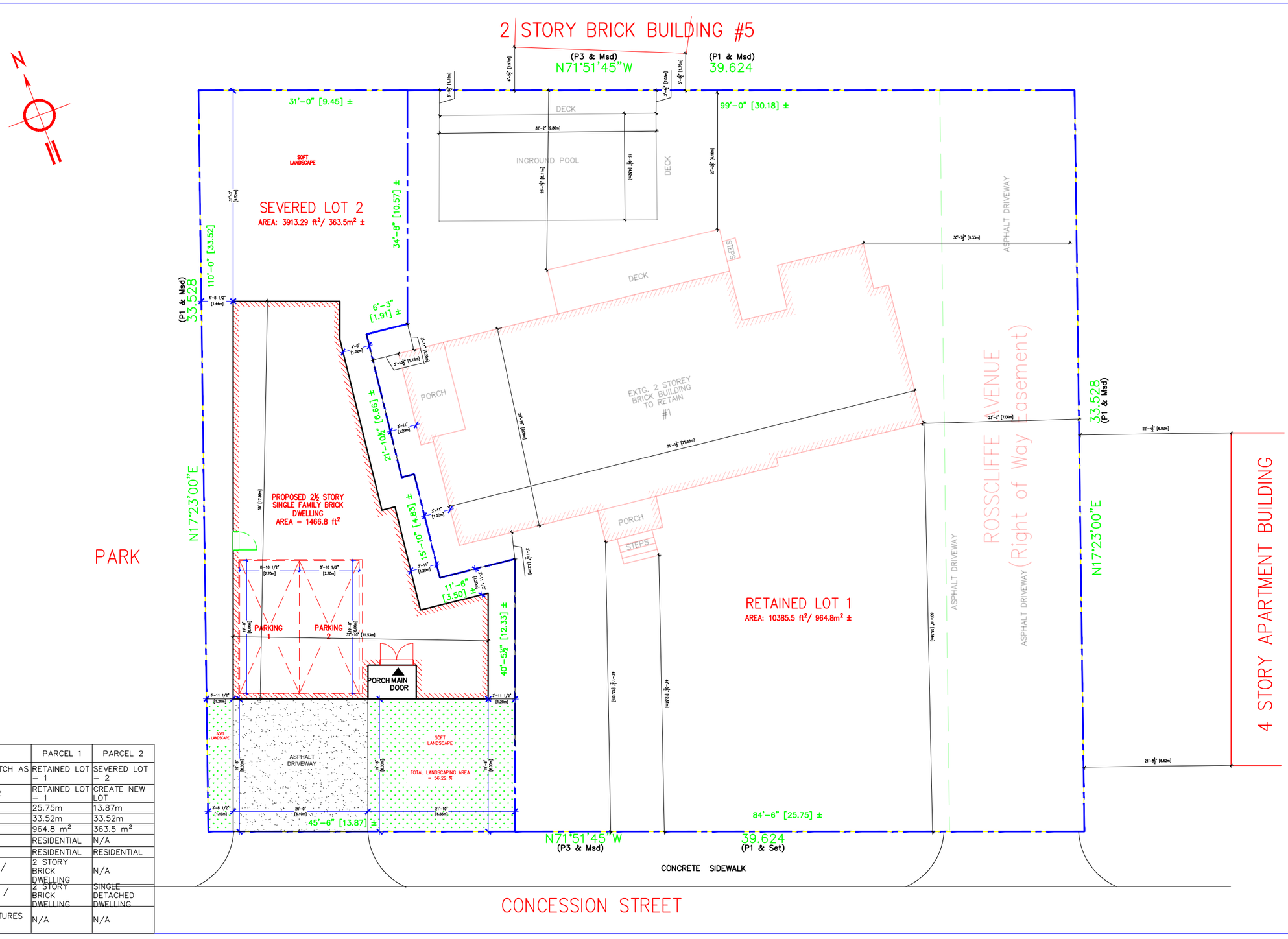
1 ROSSCLIFFE AVENUE, HAMILTON, ON, CANADA

PROJECT NAME:

DRAWING TITLE:

SITE PLAN - 1

PROJ. NO.:	DRAWING NO.:
DRW. BY: N. L	A0.1
CHK. BY: A. D	
SCALE: AS NOTED	
DATE:	



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PROPOSE USE	RESIDENTIAL	RESIDENTIAL
EXISTING BUILDING / STRUCTURES	2 STORY BRICK DWELLING	N/A
PROPOSE BUILDING / STRUCTURES	2 STORY BRICK DWELLING	SINGLE DETACHED DWELLING
BUILDING / STRUCTURES TO BE REMOVED	N/A	N/A

1 SITE PLAN - 1
Scale: 1 : 175

LEGEND

DATE	ISSUED FOR

GENERAL NOTES:
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PROJECT NAME:

DRAWING TITLE:
SITE PLAN - 1

PROJ. NO.:	DRAWING NO.: A0.1
DRW. BY: N. L	
CHK. BY: A. D	
SCALE: AS NOTED	
DATE:	

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424 x1719 Fax: 905-546-4202
www.hamilton.ca

Hamilton

March 24th, 2026

FILE: ZCR
FOLDER: ZCR-25-218-03
ATTENTION OF: Alyssa Vaccari
EMAIL: Alyssa.Vaccari@hamilton.ca

16112277 CANADA INC (BILL CHOHAN)
[redacted]

Attention:

RE: **APPLICABLE LAW REVIEW – ZONING BYLAW COMPLIANCE REVIEW**
PRESENT ZONING: C/S-1822 – URBAN PROTECTED RESIDENTIAL (6593 FORMER HAMILTON ZONING BY-LAW) (22-195)
ADDRESS: 1 ROSSCLIFFE AVENUE, HAMILTON

An Applicable Law Review respecting zoning bylaw compliance has been completed and the following comments are provided.

COMMENTS:

1. Application is proposing to sever the existing lot into two parcels. An existing two (2) storey building and inground pool will remain on the retained lands and the severed lot will be for the use of one (1) Single Family Dwelling.

2. The property is subject to the "C" Urban Protected Residential District and Site-Specific S-1822 within the 6593 Former Hamilton Zoning By-law. A single Detached Dwelling is permitted within the "C" District.

3. Construction of the Single Detached Dwelling is subject to the issuance of a building permit in the normal manner.

C District – Urban Protected Residential
(Section 9 of Former Hamilton Zoning By-law 6593)

	Required By By-Law	Provided	Conforming/ Non-Conforming
Section 9 – C District Requirements			

	Required By By-Law	Provided	Conforming/ Non-Conforming
Permitted Uses [as per section 9. (1) of Former Hamilton Zoning By-law 6593]	See Section 9 (1) A single Detached Dwelling	Retained Lands: Existing building Severed Lands: Single Detached Dwelling	**Existing condition** **Conforms**
Height Requirements [as per section 9. (2) of Former Hamilton Zoning By-law 6593] *Storey: shall mean that portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor, roof deck or ridge next above it, except an attic storey.* *Storey, Half: shall mean that portion of a building situated wholly or in part within a sloping roof and in which: (a) there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.3m (7 feet, 7 inches) over a floor area equal to at least fifty percent of the area of the floor; or* *(b) there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.1m (6 feet, 11 inches) over all of the area of the floor.* *Cellar: means that portion of building which is partly below adjacent ground but which has more than one-half of the clear height from the top of its floor to the underside of its finished ceiling below adjacent ground.* *Habitable Room: means any room of a residential*	In a "C" District, no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet), in height. (9141/60) (79-288) (80-049)	Retained Lands: Existing Building Severed Lands: 11m, 2 and a half storey Bottom floor/basement - is considered a cellar as per the definition and of the assumption that grade has been established as per the definition in the By-law. Top floor – is considered a half storey. (as per policy ZON-021) - 9ft between finished floor and finished celing - 6 ft 11 inches between finished floor and finished celing - 2 Dormers with a width of 1.1m	**Existing Condition** **Conforms** **(Please be advised the top floor is considered as a 'storey, half' as per the definition and Policy ZON-021. The bottom floor is considered a cellar under the assumption that grade was established as per the definition within the by-law)**

	Required By By-Law	Provided	Conforming/ Non-Conforming
building or an institutional building, used or capable of being used by one or more persons for living, eating or sleeping, or as a kitchen serving a dwelling unit; but does not include a bathroom, water-closet compartment, laundry, serving or storage pantry, corridor or other space not for use frequently or during extended periods. *Grade: with reference to the height of a building or structure, wherever curb-level has been established, shall mean the elevation of curb level opposite the highest point of the building or structure, on a line perpendicular to the street line, or, wherever curb-level has not been established, or wherever the mean elevation of the ground adjoining the building or structure on all sides and within 4.5 metres (14.76 feet) of it is higher than curb-level opposite the highest point of the building or structure, then grade shall mean the mean elevation of all the ground adjoining the building of structure and within 4.5 metres (14.76 feet) of it,* *Provided, however, that wherever a lot other than a corner lot abuts upon two or more streets having different elevations opposite the lot, the higher of such elevations shall be considered as grade for only half of the depth of the building or for a*			

	Required By By-Law	Provided	Conforming/ Non-Conforming
depth of 36.0 metres (118.11 feet) measured perpendicularly from the street line of the higher street, whichever is the lesser distance, (79-288) And provided further, that with reference to the height of a building or structure on a corner lot, grade shall mean the average elevation of the curb levels opposite the building or structure on the two streets, or the mean elevation of all the ground adjoining the building or structure and within 4.5 metres			
Area Requirements [as per section 9. (3) of Former Hamilton Zoning By-law 6593]	The following yards shall be provided within the district, and maintained, as appurtenant to every building or structure in a "C" District: (8927/60) (i) A front yard of a depth of at least 6.0 metres (19.69 feet) (79-288) (80-049) (ii) A side yard along each side lot line, of a width of at least 1.2 metres (3.94 feet) (690/52) (79-288) (80-049) (iii) A rear yard of a depth of at least 7.5 metres (24.61 feet) (79-288) (80-049)	Retained Lands: Front/ Rear Yard – Existing Side yard: 1.2m Severed Lands: Front yard – 6m Side yard – 1.2m Rear yard – 9.52m	**Existing condition** **Conforms** **Conforms**
Intensity of Use [as per section 9. (4) of Former Hamilton Zoning By-law 6593]	Every lot or tract of land in a "C" District shall have a width of at least 12.0 metres (39.37 feet) and an area of at least 360.0 square metres (3,875.13 square feet) within the district. (8927/60) (6908/52) (79-288) (80-049)	Retained Lands: 25.75m/964.8m^2 Severed Lands: 13.87m/363.5m^2	**Conforms** **Conforms**
Distance requirements [as per section 9. (5) of Former Hamilton Zoning By-law 6593]	(5) Except as provided in Subsection 6, every residential care facility shall be situated on a lot having a minimum radial separation distance of 300.0 metres from the lot line to the lot line of any other lot occupied or as may be occupied by a residential care facility, emergency shelter, corrections residence or correctional facility. (81-27) (01-143) (07-107)	Not proposed	**N/A**

	Required By By-Law	Provided	Conforming/ Non-Conforming
	(6) Where the radial separation distance from the lot line of an existing residential care facility is less than 300.0 metres to the lot line of any other lot occupied by a residential care facility, emergency shelter, corrections residence or correctional facility may be expanded or redeveloped to accommodate not more than the permitted number of residents. (81-27) (01-143) (07-107)		
Section 18 – Supplementary Requirements and Modifications *(In accordance with the applicable regulations of Section 18 within the 6593 Former Hamilton Zoning By-law)*			
Encroachments on Yards [as per section 18 (3) (vi) of Former Hamilton Zoning By-law 6593]	(a) A chimney, sill, belt course, leader, pilaster, lintel or ornamental projection may project not more than 0.5 metres (1.64 feet) into a required side yard, and not more than 1.0 metre (3.28 feet) into any other required yard; (79-288) (80-049)	Retained Lands: Existing Severed Lands: Not propsoed	**Exiting condition** **N/A**
	(b) A canopy, cornice, eave or gutter may project, (8544/59) (8909/60) (81-308)	Retained Lands: Existing	**Existing Condition**
	(i) into a required front yard not more than 1.5 metre (4.92 feet) provided that no such projection shall be closer to a street line than 1.5 metres (4.92 feet); (8544/59) (8909/60) (79-288) (80-049)	Severed Lands: 0.35m into front, side and rear yard	**Conforms**
	(ii) into a required rear yard not more than 1.5 metre (4.92 feet); (8544/59) (8909/60) (79-288) (80-049)		
	(iii) into a required side yard not more than one-half of its width, or 1.0 metre (3.28 feet), whichever is the lesser;		
	(cc) A bay, balcony or dormer may project (8544/59)	Retained Lands: Existing	**Existing Condition**
	(i) into a required front yard not more than 1.0 metre (3.28 feet), provided that no such projection shall be closer to a street line than 1.5 metres (4.92 feet); (8544/59) (79-288) (80-049)	Severed Lands: Front yard – dormer does not encroach into front yard	**N/A** **Conforms**
	(ii) into a required rear yard not more than 1.0 metre (3.28 feet); or (8544/59) (79-288) (80-049)	Rear yard – not propsoed within the required rear yard	**Conforms**
	(iii) into a required side yard not more than one-third of its width, or 1.0 metre (3.28 feet), whichever is the lesser,	Side yard – not proposed to	

	Required By By-Law	Provided	Conforming/ Non-Conforming
		encroach within the required side yard.	**Existing Condition**
	(d) A roofed-over or screened but otherwise unenclosed one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard or rear yard to a distance of not more than 3.0 metres (9.84 feet), 18-8 and every such projecting porch shall be distant at least 1.5 metres (4.92 feet) from the front lot line, and the enclosure of such a porch to the following extent shall not be deemed enclosure for the purpose of this Section: (79-190) (80-049)	Retained Lands: Existing Severed Lands: Front yard – Not propsoed within he required 6m front yard Side yard – does not project into required side yard	**Conforms** **Conforms** **N/A**
	(i) the porch may have a solid guard around the perimeter of the porch not more than 1.0 metres (3.28 feet) in height measured from the floor of the porch; (79-190) (80-049) (ii) the roof may be supported on columns or piers having maximum width of 0.5 metres (1.64 feet); (79-190) (80-049) (iii) the beam, lintel or crown of an arch shall be no more than 0.3 metres (0.98 feet) in depth; (80-049) (iv) the minimum distance between piers or columns shall be 1.0 metre (3.28 feet) and in the case of arches, the arches shall have a minimum clear width of 1.0 metre (3.28 feet).	Severed Lands: Not propsoed	
Special Requirements for Front Yard Landscaping [as per section 18 (14) of Former Hamilton Zoning By-law 6593]	Notwithstanding any other provisions of this By-Law, for any single family dwelling, two family dwelling or three family dwelling: 18-17 (i) not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials; (ii) for the purposes of clause 14.(i), the gross area of the front yard shall be calculated as the area between the front lot line and the front of the principle dwelling and the area extending from the side lot line to side lot line but subtracting: (a) unenclosed entrance porches; (b) vestibules;	Severed Lands: Front yard – 83.63m^2 50 x 83.63 / 100 = 41.81m^2 is 50% Proposed – 47.02m^2	**Conforms**

	Required By By-Law	Provided	Conforming/ Non-Conforming
	(c) ramps; (d) front steps; (e) chimneys; (f) bay windows; (g) ornamental projections; (h) terraces; (i) platforms; and, (j) a walkway between the front entrance of the principle building and the front lot line or driveway with a maximum width of 0.6m;		
Section 18A – Parking and Loading Requirements *(In accordance with the applicable regulations of Section 18A within the 6593 Former Hamilton Zoning By-law)*			
[as per section 18A (7) of Former Hamilton Zoning By-law 6593]	Every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres wide and 6.0 metres long	Retained Lands: Existing Severed Lands: 2.7m x 6.0m	**Existing condition** **Conforms**
[as per section 18A (7b) of Former Hamilton Zoning By-law 6593]	Where a dwelling is constructed with an attached garage, then the finished level of the garage floor shall be a minimum of 0.3 metres above grade.	Severed Lands: 0.3m	**Conforms**
[as per section 18A (9) of Former Hamilton Zoning By-law 6593]	Required parking space, loading space and manoeuvring space shall be provided and maintained only on the lot on which the principle use, building or structure is located.	Retained Lands: Existing Severed Lands: Provided on the lot	**Existing condition** **Conforms**
[as per section 18A (10) of Former Hamilton Zoning By-law 6593]	Sufficient space additional to required parking space shall be provided and maintained on the same lot on which the parking space is located, in such a manner as to enable each and every parking space to be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking or loading space.	Retained Lands: Existing Severed Lands: sufficient space provided on the lot for unobstructed maneuvering	**Existing condition** **Conforms**
[as per section 18A (14g) of Former Hamilton Zoning By-law 6593]	Except as provided for in clauses (14a), (14b) and (14h), no part of the required parking area in a residential district shall be located in a required front yard.	Retained Lands: Existing Severed Lands: Both spaces proposed within the garage	**Existing condition** **Conforms**
[as per section 18A (14h) of Former Hamilton	For the purpose of a single family dwelling, the following shall apply: (i) only one of the	Severed Lands: Both spaces	**N/A**

	Required By By-Law	Provided	Conforming/ Non-Conforming
Zoning By-law 6593]	required parking spaces may be located in the front yard, and (ii) notwithstanding Subsection 10, only the accessibility to one of the required parking spaces may be obstructed by any other required parking spaces.	propsoed within the garage	
[as per section 18A (21) of Former Hamilton Zoning By-law 6593]	All required parking spaces and manoeuvring spaces shall have access by means of one or more access driveways, (a) located on the lot; or (b) located partly on the lot in the case of a mutual driveway; or (c) by means of a right of way.	Retained Lands: Existing Severed Lands: provided on the lot	**Existing condition** **Conforms**
[as per section 18A (22) of Former Hamilton Zoning By-law 6593]	All manoeuvring spaces shall be maintained free and clear of all obstructions to permit unobstructed access to and egress from required parking spaces.	Retained Lands: Existing Severed Lands: Clear and unobstructed	**Existing condition** **Conforms**
[as per section 18A (24) of Former Hamilton Zoning By-law 6593]	Every parking area for a use where, (a) 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;	Retained Lands: Existing Severed Lands: 6.10m	**Existing Condition** **Conforms**
[as per section 18A (30) and (31) of Former Hamilton Zoning By-law 6593]	(30) Except as provided in subsection 31, a permanent durable and dustless surface that is graded, drained, and paved with concrete or asphalt or a combination of concrete and asphalt shall be provided and maintained for every parking area, manoeuvring space, loading space and access driveway. (31) A gravel or similar surface or other suitable paving shall be provided and maintained for every parking space and access driveway accessory to a single family dwelling, a two family dwelling, and to street townhouse dwellings each having separate access driveways.	Retained Lands: Existing Severed Lands: Asphalt	**Existing condition** **Conforms**
Minimum Required Parking Table 1 Habitable Room - means any room of a residential building or an institutional building, used or capable of being used by one or more persons for living, eating or	Single Family Dwelling - 2 parking spaces for each Class A dwelling unit, for the first 8 habitable rooms in the dwelling unit plus 0.5 parking space for each additional habitable room 8 habitable rooms proposed Section 18A (6) states - Where calculations of the number of parking and loading spaces	Retained Lands: Existing Severed Lands: 2 parking spaces propsoed.	**Existing condition** **Conforms**

	Required By By-Law	Provided	Conforming/ Non-Conforming
sleeping, or as a kitchen serving a dwelling unit; but does not include a bathroom, water-closet compartment, laundry, serving or storage pantry, corridor or other space not for use frequently or during extended periods.	result in a fractional number of parking or loading spaces, the next higher number shall be taken. 2 parking spaces required.		
Minimum Required Manoeuvring Space Table 6	Parking Degree 90° = 6.0m	Retained Lands: Existing Severed Lands: 6m in length driveway	**Existing condition** **Conforms**

Yours truly

for the Manager of Zoning and Committee of Adjustment

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

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

Hamilton

APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			**Phone:** **E-mail:**
Registered Owner(s)	16112277 Canada Inc contact: ~~Bill Chohan~~ BALJINDER CHOHAN	[redacted]	
Applicant(s)**			**E-mail:**
Agent or Solicitor			**Phone:** **E-mail:**

Please include contact person's name if applying as a company or organization.
*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
**Owner's authorization required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ Purchaser ☐ Applicant ☑ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☐ 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 [redacted]

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 ☐ Credit card over phone*
☐ Cheque [redacted]
*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1 Rosscliffe Ave		
Assessment Roll Number	070816050300000		
Former Municipality	6593 Former Hamilton		
Lot	PT Lot 12	Concession	Con 3
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:

Right of Way on Retained Lot

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

☑ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9)
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

N/A

3.3 If a lot addition, identify the lands to which the parcel will be added:

N/A

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land (including any proposed easements):
All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Retained lot 1	Severed lot 2			
Type of Transfer	Retained lot 1	Create New Lot			
Frontage	25.75m	13.87m			
Depth	33.52m	33.52m			
Area	964.8m²	363.5m²			
Existing Use	Residential	N/A			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	2 Storey Brick Dwelling	N/A			
Proposed Buildings/ Structures	2 Storey Brick Dwelling Existing	Single Detached Dwelling			
Buildings/ Structures to be Removed	N/A	N/A			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)
- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

b) Type of water supply proposed: (check appropriate box)
- ☑ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

c) 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) _____

4.3 Other Services: (check if the service is available)

☑ electricity ☑ telephone ☑ school bussing ☑ garbage collection

5 CURRENT LAND USE

5.1 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) Neighbourhoods

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.
The Application conforms with the city of Hamilton Official Plan as it will conform to regulations required under the Neighbourhoods designation

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?
☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.3 What is the existing zoning of the subject land? C/S-1822 (22-195)

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?
N/A

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?
☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	N/a
A land fill	☐	N/A
A sewage treatment plant or waste stabilization plant	☐	N/A
A provincially significant wetland	☐	N/A
A provincially significant wetland within 120 metres	☐	N/A
A flood plain	☐	N/A
An industrial or commercial use, and specify the use(s)	☐	N/A
An active railway line	☐	N/A
A municipal or federal airport	☐	N/A

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☑ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

July10,2024

6.5 Does the applicant own any other land in the City? ☐ Yes ☑ No

If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☑ Yes ☐ No (Provide explanation)

as it will provide a mix of housing

7.2 Is this application consistent with the Provincial Planning Statement (PPS)?

☑ Yes ☐ No (Provide explanation)

as it will provide much needed housing for future growth of Hamilton

7.3 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☑ No (Provide explanation)

7.4 Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☑ No (Provide explanation)

7.5 Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☑ No (Provide explanation)

7.6 Are the subject lands within an area of land designated under any other provincial plan or plans?
☐ Yes ☑ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☑ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☑ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

N/A

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☑ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☑ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

N/A

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application Form
- [x] Signatures Sheet

11.2 Validation of Title

- [ ] All information documents in Section 11.1
- [ ] Detailed history of why a Validation of Title is required
- [ ] All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- [ ] All information documents in Section 11.1
- [ ] Detailed history of when the previous consent took place.
- [ ] All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

Zoning ByLaw Compliance Review Attached

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.:	A-26:062	**SUBJECT PROPERTY:**	718 Rymal Road East, Hamilton
ZONE:	C/S-1822 (Urban Protected Residential Etc.) and AA (Agricultural)	**ZONING BY-LAW:**	Hamilton Zoning By-law 6593

APPLICANTS: Owner: 16931618 Canada Inc (Kemesha Alli)
Applicant: Bright Hope Childcare Centre Inc (Kemesha Alli)
Agent:

The following variances are requested:

PURPOSE & EFFECT: To facilitate the conversion of a Single Family Dwelling to a Child Care Centre.

1. Every required parking space, other than a parallel parking space, shall be permitted to have dimensions not less than 2.8 metres wide and 5.8 metres long, instead of the minimum required dimensions of 2.7 metres wide and 6.0 metres long.

2. The required area for parking, manoeuvring and access in respect of the Child Care Centre use within a residential district shall be permitted to occupy 58% of the gross area of the front yard, instead of the requirement that the required area for parking, manoeuvring and access shall not occupy more than 50% of the gross floor area of the front yard.

3. Not less than 43% of the gross area of the front yard shall be landscaped, instead of the requirement that not less than 50% of the gross area of the front yard shall be landscaped.

Notes:

i. A Child Care Centre requires 1 parking space per 6 children who may be lawfully accommodated. The applicant has confirmed that there will be 57 children, which results in a requirement of 10 parking spaces.

ii. The boundary of every parking area and loading space on a lot containing five or more parking spaces located on the surface of a lot adjoining a residential district shall be fixed and not less than 1.5 metres from the adjoining residential district boundary. The submitted site plan shows the westerly parking spaces located 1.0 metres from the adjoining residential district counter, which is non-conforming. The applicant has confirmed via email that the site plan shall be revised to meet this requirement. Additional variance shall be required if compliance cannot be achieved.

iii. Between the boundary of the parking area and the residential district, an area landscaped with a planting strip shall be provided and maintained. The submitted site plan does not show an area landscaped with a planting strip between the parking area and the residential district. The applicant has confirmed via email that the site plan shall be revised to meet this requirement. Additional variance shall be required if compliance cannot be achieved.

iv. Variance No. 2 indicates that the required area for parking, maneuvering and access shall occupy 58% of the gross area of the front yard, which was indicated as per the applicants submitted cover letter.

v. Please be advised that Planning Act approvals may be required if a road widening and/or daylight triangle dedication is required as part of this application.

vi. Insufficient information has been provided to determine compliance for the proposed accessory buildings (shed and shade structure) located at the rear of the property; therefore, additional variances may be required.

vii. The lands are subject to Site Plan Control. As such, development or redevelopment may require application to Development Planning. For further information, please contact pdgeninq@hamilton.ca.

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, April 30, 2026**
TIME:	**11:40 a.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:

- Visit www.hamilton.ca/committeeofadjustment

- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:062, 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.

A-26:062

Subject Lands

DATED: April 13, 2026

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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 **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF format only.

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6. Additional Notes

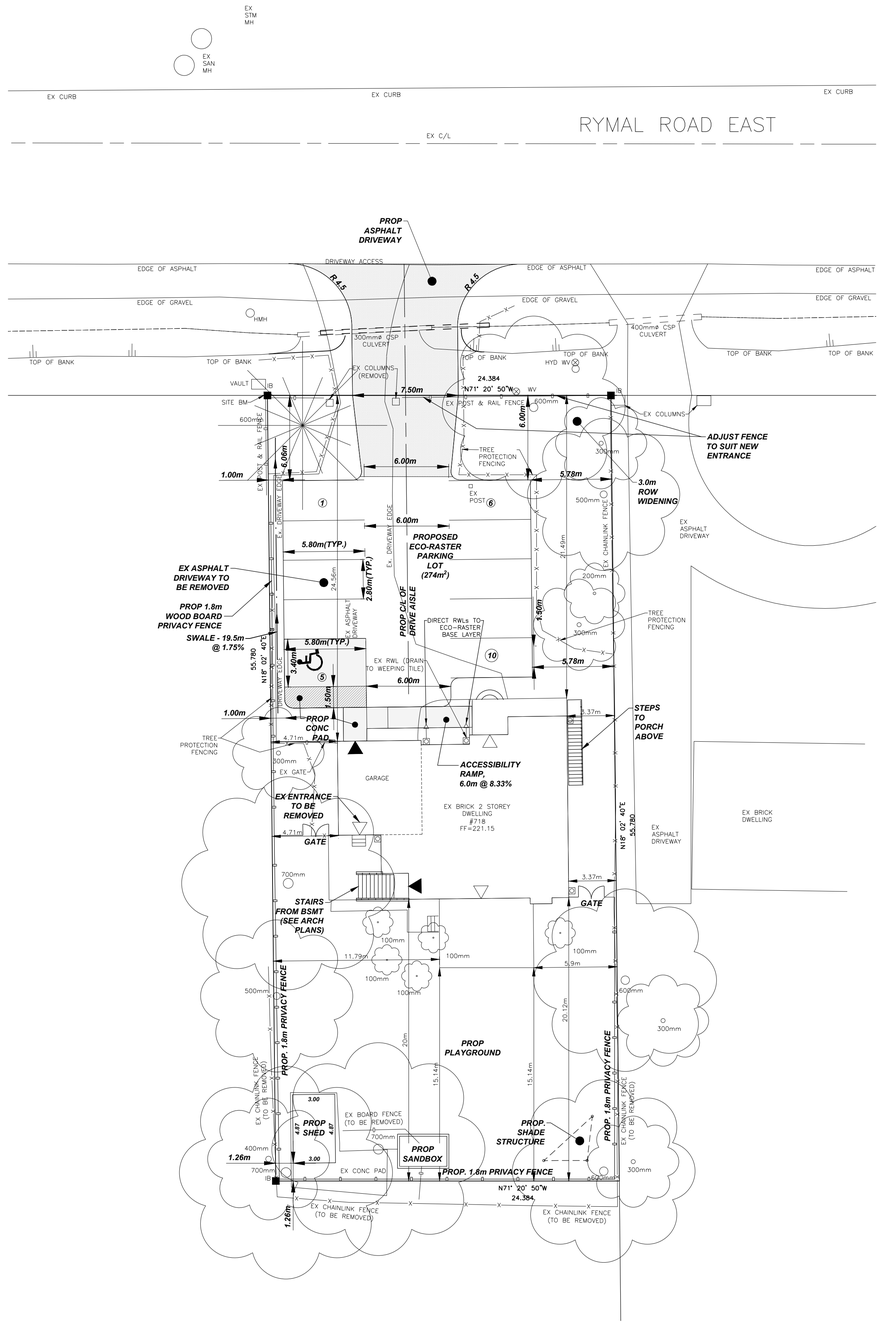
- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.

DEVELOPMENT STATISTICS				
ADDRESS:	718 RYMAL RD EAST			
ZONING BY-LAW:	22-195 (C/S-1822)	MINIMUM / MAXIMUM	OK	VARIANCE REQUIRED
EXISTING LOT AREA:	1286.91m	360m2 (MIN)	✓	No
FRONT-YARD LANDSCAPED AREA:	241.28m2 / 572.52m2 = 42.14%	50% (MIN)		Yes
OCCUPANT LOAD:	57	57 (MAX)	✓	No
PARKING SPACES:	10	10 (MIN)	✓	No
BUILDING COVERAGE:	186.14m2 /1286.91m2 = 14.46%			
GROSS FLOOR AREA:	306.19m2			
BUILDING HEIGHT:	229.81m-220.27=9.54m (est.) (ROOF PEAK-AVERAGE APRON GRADE)			

LEGEND

- ×100.50 EXISTING ELEVATION
- ×±100.50 EXISTING ELEVATION (CALCULATED)
- 0.00% EXISTING SLOPE
- EXISTING DOWNSPOUT
- EXISTING ENTRANCE LOCATION
- WV EXISTING WATER VALVE
- ×(100.00) PROPOSED ELEVATION
- (100.00) PROPOSED APRON ELEVATION
- ×S(100.00) PROPOSED SWALE ELEVATION
- 0.00% PROPOSED SLOPE
- PROPOSED DOWNSPOUT
- PROPOSED SWALE
- PROPOSED SILT FENCE
- PROPOSED ENTRANCE LOCATION



0 5 10 15

1:200

NOTES:
1. LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ANY DISCREPANCIES BETWEEN SERVICE LOCATIONS AND THESE ENGINEERING DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.

KEY PLAN N.T.S.

BENCHMARK NOTE:

ELEVATION = 214.662 (CGVD-2013)

MONUMENT: 0011965U074

IRON PIPE WITH BRASS CAP ON SOUTH SIDE OF HIGHWAY NO. 53, 67.0 M WEST OF CENTRE LINE OF UPPER GAGE AVENUE, DIRECTLY OPPOSITE A TEXACO STATION AND VARIETY STORE, 36.5 M EAST OF EAST WALL OF HOUSE NO. 858, 17.8 M SOUTH OF CENTRE LINE OF HIGHWAY, 1.8 M NORTH OF FENCE, 1.2 M EAST OF POWER POLE, AT ROAD LEVEL.

SITE BENCHMARK :

ELEVATION = 219.66m

IRON BAR LOCATED AT THE NORTH WEST CORNER OF THE SITE, AS INDICATED ON THE PLAN.

GENERAL NOTES:

1. TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
2. ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMAINS, PRIVATE DRAINS AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC AT START OF CONSTRUCTION.

NO:	DATE:	DESCRIPTION:
3	2026-03-09	REVISED FOR ZONING COMPLIANCE REVIEW
1	2026-02-20	PER CLIENT UPDATES
0	2026-02-09	ISSUED FOR MINOR SITE PLAN APPLICATION

REVISIONS

NORTH

LICENSED PROFESSIONAL ENGINEER
A. P. SMITH
100193971
2026-03-09
PROVINCE OF ONTARIO

SEAL

LandSmith ENGINEERING & CONSULTING LTD.
LANDSMITH ENGINEERING & CONSULTING LTD.
1059 UPPER JAMES STREET, SUITE 207
HAMILTON, ON L9C 3A6
ANDREW@LANDSMITHEC.COM
289-309-3632

CLIENT:

BRIGHT HOPE CHILD CARE CENTER

MUNICIPALITY:

CITY OF HAMILTON

PROJECT NAME:

718 RYMAL ROAD EAST

TITLE:

SITE PLAN

SCALE: 1:200	DATE: 2025-12-09
CHECKED BY: AS	DESIGNED BY: OJ
DWG No: 25076Kem	SHEET No: SP1

March 6, 2026

To: Secretary-Treasurer
Committee of Adjustment
City of Hamilton
Planning and Economic Development Department

Re: Minor Variance Application – 718 Rymal Road East, Hamilton
Applicant: Bright Hope Childcare Centre
Proposed Use: Day Nursery / Licensed Child Care Centre

Dear Committee Members,

Please accept this Minor Variance application for the property located at 718 Rymal Road East. The purpose of the variance is to permit a licensed child care centre (with licensed capacity of 57 children) within the existing single-detached dwelling, where the current performance standards of the zoning by-law cannot be fully met due to the age and configuration of the existing building.

The proposed use is permitted under the C/S-1822 – Urban Protected Residential zoning, and no additions or structural changes are being proposed. The variance is required solely to address technical site requirements related to parking configuration, setbacks, and site layout, which cannot reasonably be achieved without significant reconstruction. We are requesting:

1. To adjust the parking stall size from minimum dimensions of 2.7m (width) x 6.0m (length) as required by Section 18A(7) of By-law 6593, to 2.8m (width) x 5.8m (length) (note only the length is below the previous minimum, and that the desired size is consistent with City of Hamilton Bylaw 05-200 section 5.2.1a)

2. To adjust the required area for parking, maneuvering and access from 50% of the gross area of the front yard (maximum) as per Section 18A(38) of By-law 6593 to allow that 58% of the gross area of the front yard be occupied and conversely - to adjust the requirement that not less than 50% of the gross area of the front yard shall be landscaped as per Section 18A(38) of By-law 6593 to allow that only 42% of the gross area of the front yard shall be landscaped.

The project supports the City’s goals of expanding access to licensed child care spaces and maintains the residential character of the neighbourhood. The accompanying Planning Justification demonstrates that the variance meets all four tests of the Planning Act and represents appropriate and desirable development.

Thank you for your consideration of this application. Should any further information be required, I would be pleased to provide it.

Sincerely,

Kemesha Alli
Bright Hope Childcare Centre Inc.

Planning Justification – Minor Variance Application

718 Rymal Road East, Hamilton L9W 1B3

Purpose of The Application

The purpose of this minor variance application is to permit the establishment of a licensed child care centre within the existing single-detached dwelling. The property is designated Neighbourhoods under the Urban Hamilton Official Plan and zoned **C/S-1822** – Urban Protected Residential under **By-law 659**3, as amended by **By-law 22-195**. A day nursery is a permitted use in this zone.

The existing dwelling was constructed prior to the introduction of modern zoning performance standards that apply to institutional and community-serving uses such as child care centres. No additions, expansions, or structural changes are proposed. However, the existing site layout does not fully comply with certain performance standards, including parking configuration, setback alignment, and site circulation requirements, all of which are directly related to the age and historic layout of the property.

The requested variance enables a permitted use to operate within the existing structure without unnecessary reconstruction or disruption to the established neighbourhood. The proposal maintains residential character, meets the intent of the Official Plan, and supports the City's goal of increasing access to licensed child care spaces.

This justification demonstrates that the variance is **minor, appropriate, and consistent with good planning practice**.

FOUR PLANNING ACT TESTS

Section 45(1) of the Planning Act requires a minor variance to satisfy four tests. The proposed variance meets all four:

1. Maintains the general intent and purpose of the Official Plan

- The property is designated Neighbourhoods, where community services such as child care facilities are permitted.
- The use will operate in the existing dwelling with no change to built form or neighbourhood character.
- The proposal supports the Official Plan's goals of providing accessible early years and child care services within neighbourhoods.

2. Maintains the general intent and purpose of the Zoning By-law

- The zoning (C/S-1822 – Urban Protected Residential) permits a day nursery as-of-right.
- The variance relates only to performance standards that the existing dwelling cannot meet due to its age and configuration.
- No new construction is proposed, and the essential intent of the zoning — residential form with compatible community uses —I s upheld.

3. Is desirable for the appropriate development and use of the land

- The use is compatible with surrounding residential properties.
- No adverse impacts are anticipated on traffic, streetscape, or neighbouring lots.
- The variance allows the property to serve an urgent community need without altering its physical characteristics.

4. Is minor in nature

- The variance seeks relief only from technical performance standards, not from the permitted use.
- There are no physical changes to the building, lot size, or built form.
- The functional impact is minimal, and no negative impacts on neighbouring properties are expected.

Conclusion

As all four tests are satisfied, the requested variance represents good planning and should be approved.

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*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owner(s)	16931618 Canada Inc. (Kemesha Alli)	[redacted]	
Applicant(s)	Bright Hope Childcare Centre Inc. (Kemesha Alli)		
Agent or Solicitor			**Phone:**
			E-mail:

Please include contact person's name if applying as a company or organization.

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 card over phone* [redacted]

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	718 Rymal Road East, Hamilton L8W 1B3		
Assessment Roll Number			
Former Municipality	Hamilton (Township of Glanford)		
Lot	10	Concession	1
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 permit the establishment of a licensed child acre centre within the existing single-detached dwelling where the existing site layout and building conditions do not fully comply with the performance standards of the zoning by-law for a day nursery use. No additions or structural expansions are proposed.

☐ Additional Dwelling Unit ☑ Reconstruction of Existing Dwelling

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

The dwelling was constructed many years before the current zoning performance standards were introduced. Certain requirements such as parking configuration, setbacks, and site layout cannot be met without unnecessary reconstruction /renovation to the existing building and neighbourhood. The use is permitted under the zoning, and the variance simply enables the permitted use to operate in the existing structure.

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 (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
24.384	55.78	1,360	

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Detached	24.38	Greater than 7.5 metres	4.71 metres, 3.37 metres	03/06/2002

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Detached	24.38	Greater than 7.5 metres	4.71 metres, 3.37 metres	08/07/2026

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Detached	174.45	306.19	2	9.54m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Detached	174.45	306.19	2	9.54m

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
☐ 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.):

Licensed child care centre within the existing single-detached dwelling.

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

Single detached dwelling

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

July 17, 2025

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

single detached dwelling

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

Single detached dwelling

5.4 Length of time the existing uses of the subject property have continued:

Over 20 Years.

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

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Urban Hamilton Official Plan Neighbourhood

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

The proposed child care centre is permitted within the Neighbourhoods designation of the Urban Hamilton Official Plan. The variance allows the use to operate within the existing dwelling without altering neighbourhood character, consistent with the Official Plan's policies supporting accessible community services.

5.6 What is the existing zoning of the subject land? C/S-1822 – Urban Protected Residential under By-Law Section 9

5.7 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: _____

5.8 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: _____

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 1

6.2 Number of Dwelling Units Proposed: 1

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

The property is zoned C/S-1822—Urban Protected Residential under Section 9 of Zoning By-law 6593, as amended by By-law 22-195. A day nursery is a permitted use in this district. No additions or structural changes are proposed. The need for the variance arises solely from performance standards that did not exist when the dwelling was constructed. The requested variance allows a permitted community use to operate safely within the existing building while maintaining neighbourhood character and supporting the City's need for additional licensed child care spaces. The minor site plan application was submitted February 27, 2026, and the variance is required to finalize that process. Including the particulars as it relates to Building Permit Application Number 25-104182. Thank you.

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

7.2 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

_____

_____

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
Consent/Land Severance

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.:	**B-26:009**	**SUBJECT PROPERTY:**	128 Slinger Avenue, Stoney Creek

APPLICANTS:
Owner: Izabela Stanic and Ivana Stanic
Applicant: Golnaz Favaedi Darko Jakovina Barich Grenkie Surveying Ltd
Agent: Golnaz Favaedi Darko Jakovina Barich Grenkie Surveying Ltd

PURPOSE & EFFECT: To sever the existing residential lot into three (3) parcels. The severed lands will be vacant residential building lots, and the retained lands will contain the existing dwelling and garage which are intended to remain.

	Frontage	**Depth**	**Area**
SEVERED LANDS (PART 2):	22.75 m±	30.59 m±	695.44 m^2 ±
SEVERED LANDS (PART 3):	15.13 m±	37.99 m±	574.49 m^2 ±
RETAINED LANDS (PART 1):	15.24 m±	30.59 m±	465.92 m^2 ±

Associated Planning Act File(s): SC/B-22:108 (lapsed)

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, April 30, 2026**
TIME:	**11:45 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 **April 28, 2026**.

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 **April 29, 2026**.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding this matter, 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 the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.

B-26:009

Subject Lands

DATED: April 13, 2026

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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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.

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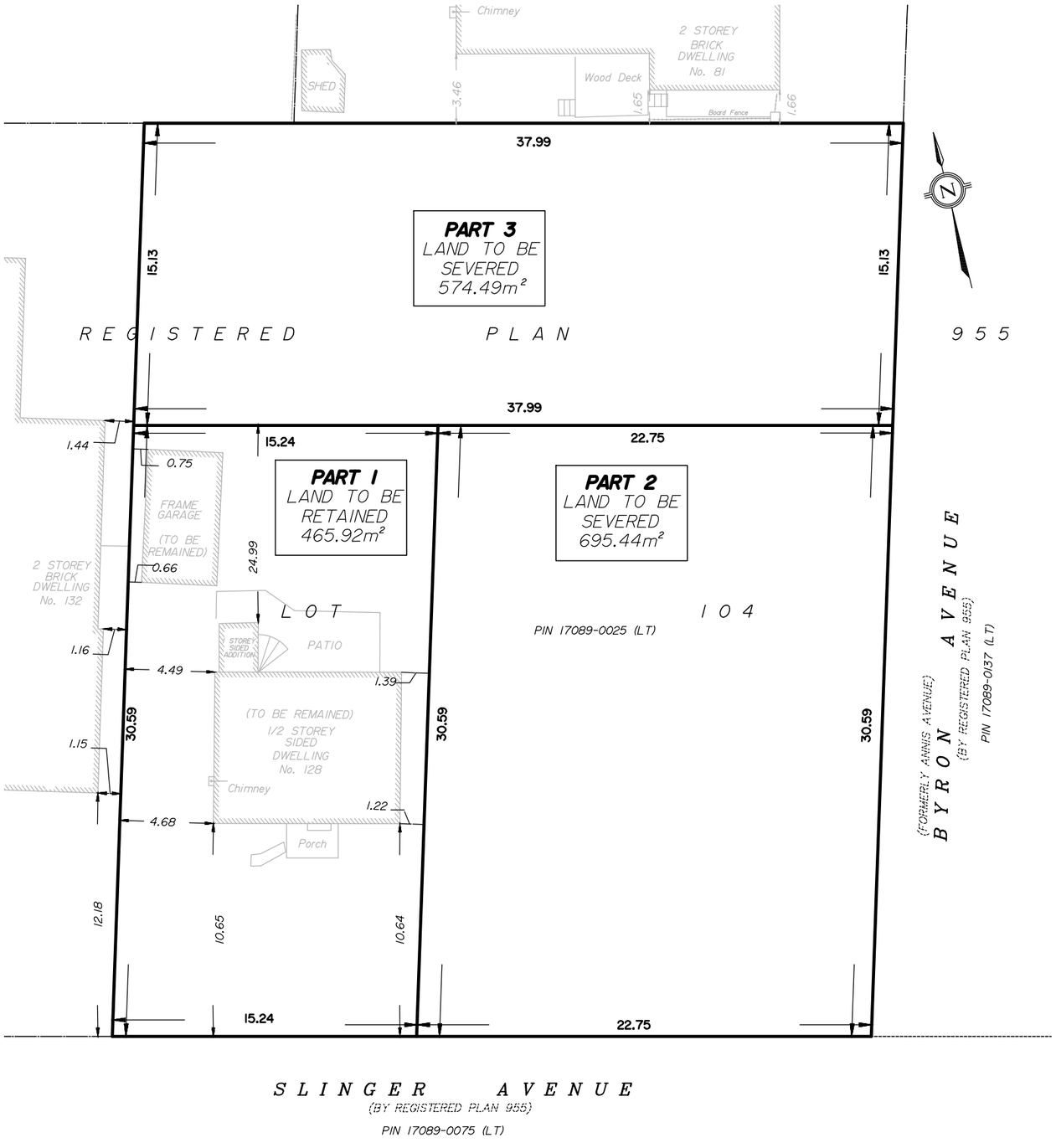
For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.



ADDRESS: 128 SLINGER AVE, HAMILTON

SEVERANCE SKETCH OF

LOT 104
REGISTERED PLAN 955
IN THE
CITY OF HAMILTON

SCALE & NOTES

Scale 1:250

5 0 5 10 15 METRES

BARICH GRENKIE SURVEYING LTD.

A DIVISION OF GEOMAPLE

C COPYRIGHT 2026

METRIC

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Barich Grenkie
Surveying Ltd.
301 HWY No. 8 (2nd FLOOR) - STONEY CREEK, ON
L8G 1E5 (905) 662-6767
A DIVISION OF GEOMAPLE

DWN BY: GF

CHK BY: DJ

JOB No. 26-3417

Z:\Office\PROJECTS\Jobs 2026\26-3417 - 128 Slinger Ave, Hamilton, ON\Engineering\26-3417 SKETCH.dwg

GENERAL NOTES

1. THIS/THESE PLAN(S) IS/ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED BY THE ENGINEER AND INDICATED ISSUED FOR CONSTRUCTION ON THE DRAWING.
2. THIS/THESE PLAN(S) IS/ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BARICH GRENKIE SURVEYING LIMITED.
3. INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN ON THE APPROVED SET OF CONSTRUCTION DRAWINGS ARE FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND HIS AGENTS DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND /OR SUFFICIENCY. THE CONTRACTOR SHALL ASSUME LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
4. SITE PLAN INFORMATION TAKEN FROM SURVEY BY BARICH GRENKIE SURVEYING LTD.
5. THIS/THESE PLAN(S) TO BE USED FOR SERVICING AND GRADING ONLY, FOR BUILDING LOCATION REFER TO THE SITE PLAN.
6. MUNICIPAL APPROVAL OF THESE DRAWINGS IS FOR MATERIAL AND COMPLIANCE WITH CITY/TOWN STANDARDS AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION OF THE WORKS BY THE CITY/TOWN STAFF DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS NOR RELIEVE THE CONTRACTOR OF CERTIFICATION OF ALL WORKS BY THE OWNER'S ENGINEER.
7. ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED WRITTEN APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY OF HAMILTON AND THE ENGINEER.
8. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
   - ROAD CUT PERMITS
   - SEWER PERMITS
   - APPROACH APPROVAL PERMITS
   - RELOCATION OF SERVICES
   - COMMITTEE OF ADJUSTMENT
   - ENCROACHMENT AGREEMENTS
9. PRIOR TO CONSTRUCTION THE CONTRACTOR MUST:
   i. CHECK AND VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDE BUT ARE NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS, EXISTING INVERTS AND REPORT FINDING IN WRITING TO THE ENGINEER.
   ii. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
   iii. VERIFY ALL FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS WHICH MY APPEAR ON THESE PLANS COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
   iv. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
   v. NOTIFY THE ENGINEER OF THE PROPOSED CONSTRUCTION SCHEDULE FOR COORDINATION OF NECESSARY INSPECTIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEER 48 HOURS PRIOR TO THE COMMENCING SITE WORKS TO ARRANGE FOR INSPECTION. THE ENGINEER SHALL DETERMINE THE EXTENT OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF THE UNDERGROUND SERVICE INSTALLATION AS MANDATED BY THE ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO MAKE SUITABLE ARRANGEMENTS FOR INSPECTION WILL LEAD TO POST CONSTRUCTION TESTING AND INSPECTION AS DETERMINED BY THE ENGINEER, THE COSTS OF WHICH INCLUDING ANY DELAYS IN CONSTRUCTION SHALL BE BOURNE BY THE CONTRACTOR. FULL PAYMENT FOR UN-INSPECTED WORKS MAY BE WITHHELD UNTIL THE COMPLETION OF THE POST CONSTRUCTION INSPECTION AND TESTING TO THE SATISFACTION OF THE ENGINEER.
11. INSPECTION BY THE OWNER'S ENGINEER IS FOR CERTIFICATION AND GENERAL CONFORMANCE PURPOSES AND DOES NOT CERTIFY LINE AND GRADE OR IMPLY AN ASSURANCE OF QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THE INSTALLATION OF THE WORKS TO PROPER LINE, GRADE AND QUALITY TO CURRENT INDUSTRY STANDARDS.
12. ANY UTILITY RELOCATIONS AND RESTORATIONS DUE TO THE DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER AND SHALL BE COORDINATED BY THE CONTRACTOR.
13. ALL RESTORATIONS AND RECONSTRUCTIONS SHALL BE COMPLETED TO MATCH EXISTING CONDITIONS OR BETTER AND ARE TO BE PERFORMED TO THE SATISFACTION OF THE ENGINEER AND THE CITY/TOWN STANDARDS.
14. SERVICING CONTRACTOR TO MAINTAIN A "CONFINED TRENCH CONDITION" IN ALL SEWER AND WATERMAIN INSTALLATION TRENCHES.
15. THE SITE SERVICING CONTRACTOR SHALL TERMINATE ALL SERVICES 1.0m FROM THE BUILDING FACE.
16. NO BLASTING WILL BE PERMITTED.

SEWERS

1. STORM SEWERS
   A. CONSTRUCTION OF STORM SEWERS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
   B. COVER AND BEDDING MATERIAL FOR PVC PIPE SHALL BE GRANULAR 'A' MATERIAL AS PER OPSD 802.010 OR 802.013.
   C. PVC PIPE WILL REQUIRE SPECIAL CONSTRUCTION PROCEDURES AS PER CITY SPECIFICATIONS.
   D. ALL SEWERS TO BE VIDEO INSPECTED.
   E. ALL SEWERS TO BE FLUSHED PRIOR TO VIDEO INSPECTION.
   F. STORM SEWERS 250mm TO 600mm IN DIAMETER SHALL BE PVC PIPE, CSA B182.2, SDR-35.
   G. PROPOSED PRIVATE REAR LOT CATCH BASINS (RLCB'S) ARE TO BE AS PER OPSD 705.010, COMPLETE WITH BIRDCAGE FRAME AND GRATE AS PER OPSD 400.120. REAR LOT CATCH BASINS ARE TO BE SUMPLESS.
   H. ALL PVC SEWERS ARE TO BE TESTED FOR DEFLECTION (MANDREL PASSAGE) AFTER INSTALLATION.

2. STORM AND SANITARY PRIVATE DRAINS
   A. CONSTRUCTION OF PRIVATE DRAINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION)
   B. PRIVATE DRAINS TO BE 150mmø PVC PIPE, CSA B182.1 M-1983, SDR 28 AS PER FORM 500. STORM PIPE SHALL BE WHITE AND SANITARY SHALL BE ANY COLOUR OTHER THAN WHITE. WOOD MARKING AT END OF SANITARY PRIVATE DRAIN SHALL BE PAINTED RED.
   C. COVER AND BEDDING MATERIAL FOR PRIVATE DRAINS SHALL BE GRANULAR 'A' INSTALLED AS PER OPSD 802.010 OR 802.013.
   D. MINIMUM FALL FOR PRIVATE DRAINS TO BE 2.0%.
   E. TOP OF SANITARY PRIVATE DRAINS AT STREET LINE TO BE 2.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
   F. TOP OF STORM PRIVATE DRAINS AT STREET LINE TO BE 1.2M (MIN.) BELOW CENTERLINE ROAD ELEVATION AT THAT POINT OR AS DETAILED.
   G. BUILDING RAINWATER LEADERS SHALL NOT BE CONNECTED TO THE STORM PRIVATE DRAIN BUT SHALL DISCHARGE TO LANDSCAPED SURFACES VIA SPLASH PADS.
   H. SUMP PUMPS WITH CHECK VALVES SHALL BE INSTALLED IN EACH DWELLING TO PUMP THE BUILDING WEEPING TILES TO THE STORM PRIVATE DRAINS. THE SUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150mm ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN. SEE DETAIL 3.
   I. IF THE APPLICANT/OWNER INTENDS TO REUSE A PORTION OF A SITE'S EXISTING SEWER SYSTEM, IT IS THEIR RESPONSIBILITY TO ENSURE THAT THE SEWER IS OF ADEQUATE CAPACITY, MEETS ALL APPLICABLE BY-LAW REQUIREMENT, AND IS IN GOOD WORKING ORDER. SEWERS TO BE REUSED MUST BE VIDEO INSPECTED, WHILE THE CITY/TOWN SEWER INSPECTOR IS PRESENT. THE APPLICANT/OWNER IS RESPONSIBLE FOR MAKING ALL ARRANGEMENTS WITH THEIR PRIVATE VIDEO INSPECTION CONTRACTOR ALONG WITH PAYMENT OF AN INSPECTION FEE.

WATERMAINS AND WATER SERVICES

1. WATER SERVICES
   A. CONSTRUCTION OF PRIVATE WATER SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
   B. WHERE METAL FITTINGS ARE TO BE USED ON PVC MAINS SUFFICIENT CATHODIC PROTECTION MUST BE PROVIDED AS PER THE FOLLOWING REQUIREMENTS:
      i. MINIMUM OF ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EVERY 1000m OF TRACER WIRE;
      ii. ONE 11KG ZINC ANODE SHALL BE INSTALLED FOR EACH COPPER WATER SERVICE CONNECTION;
      iii. ONE 11KG ZINC ANODE SHALL BE INSTALLED ON EVERY VALVE, HYDRANT, BEND, TEE, SLEEVE, REDUCER, PLUG, CAP, JOINT RESTRAINT, COUPLING, ETC., CONNECTED TO THE PVC PIPE.
   C. WATER SERVICE TO BE 25mm DIA. TYPE 'K' SOFT COPPER AS PER WM-207.01 OR AS DETAILED.
   D. GRANULAR BEDDING AS PER WM-200.07 AND WM-200.02 TO BE GRANULAR 'D' AS PER FORM 600.
   E. ALL VALVE BOXES TO BE SET TO PROPOSED GRADES.

GRADING NOTES

1. GENERAL GRADING
   A. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
   B. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0M OR HIGHER SHALL BE DESIGNED BY A P.ENG.
   C. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES.
   D. RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
   E. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN) ABOVE FINISHED GRADE.
   F. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
   G. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
   H. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
   I. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.
   J. ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE CITY'S MANAGER OF DEVELOPMENT ENGINEERING.
   K. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
   L. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33.0% GRADE (3:1 SLOPE).
   M. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED, PROVIDED A 150mmø SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET (WITH A MINIMUM 0.3m COVER OVER THE SUBDRAIN), OR OTHER MITIGATION MEASURES.
   N. MINIMUM GRADE FOR WRAP-AROUND SWALE IN BACKYARDS SHALL BE 1.0%.
   O. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED IN A STRAIGHT LINE.
   P. GARAGE FLOOR ELEVATIONS TO BE SET 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
   Q. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% S.P.D. (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 300mm.

2. BACKYARD GRADING
   A. DEFINITION: "REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW @ 6.0m.
   B. THE MAXIMUM 5.0% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE DOES NOT EXCEED 1.0m ON EACH LOT.
   C. WHERE THE 5.0% RESTRICTION ON BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. 3:1 SLOPES CAN REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3m.
   D. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
   E. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS, AND BACK YARDS, OUTSIDE THE AREAS DEFINED IN ITEM "A" ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (3:1 MAXIMUM).

COMPACTION REQUIREMENTS

UNLESS OTHERWISE NOTED OR DIRECTED BY THE GEOTECHNICAL CONSULTANT, THE FOLLOWING SHALL APPLY:

A. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 98% SPD. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
B. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 98% SPD.
C. FOR ALL SEWERS AND WATERMAINS IN FILL SECTIONS, THE COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING OF PIPE.

SILTATION AND EROSION CONTROL

A. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.
B. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE OF CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.
C. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.

RESTORATIONS

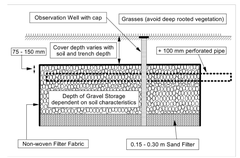
A. ALL TRENCH EXCAVATION WITHIN EXISTING ROAD ALLOWANCES SHALL BE BACKFILLED WITH GRANULAR "A", COMPACTED TO 98& SPD. PAVEMENT RESTORATION SHALL BE PERFORMED AS PER RD-100.01 & 100.02.
B. ALL BOULEVARDS TO BE RESTORED WITH #1 NURSERY SOD ON 100mm MINIMUM THICK SELECT TOPSOIL.
C. BEDDING MATERIALS TO BE AS PER FORM 600. COMPACTION TO BE AS PER FORM 900.

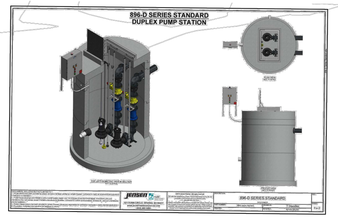
REMOVALS & ABANDONMENTS

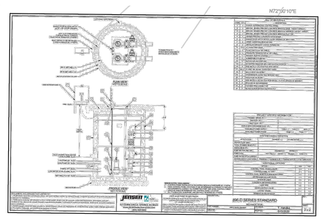
1. COMPLETELY REMOVE ABANDONED SEWER/WATERMAIN WHERE POSSIBLE AND/OR AS DIRECTED BY THE CITY OF HAMILTON. IF MAINS TO BE ABANDONED IN PLACE, FOLLOW OPSS 510.
2. WHERE ABANDONING A WATER SERVICE CONNECTION OR WATERMAIN CONNECTED TO A LIVE MAIN, THE PREFERRED METHOD IS TO REMOVE THE CURB STOP AND STEM, SHUT OFF MAIN STOP AND DISCONNECT/CUT WATER SERVICE AT MAIN STOP.

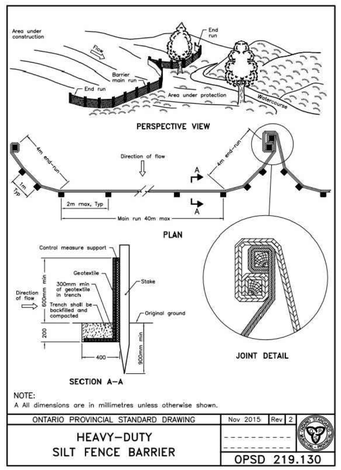
MUNICIPAL ADDRESS		
128 SLINGER AVENUE, HAMILTON		
LEGAL DESCRIPTION		
LOT 104 REGISTERED PLAN 955–PART 2		
CITY OF HAMILTON		
ZONING		
R1–LOW DENSITY RESIDENTIAL		
SITE STATISTICS	BYLAW	PROPOSED
LOT AREA	360 m^2	695.44 m^2
FRONT YARD SETBACK	4.0 m	4.0 m
REAR YARD SETBACK	7.5 m	7.5 m
SIDE YARD SETBACK	1.2 m	1.2 m
FLANKAGE SIDE YARD SETBACK	1.2 m	6.0 m
LOT WIDTH	12.0 m	22.75 m
LOT COVERAGE	N/A	27%

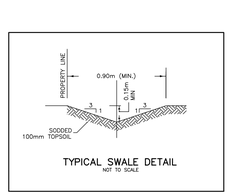
MUNICIPAL ADDRESS		
128 SLINGER AVENUE, HAMILTON		
LEGAL DESCRIPTION		
LOT 104 REGISTERED PLAN 955–PART 3		
CITY OF HAMILTON		
ZONING		
R1–LOW DENSITY RESIDENTIAL		
SITE STATISTICS	BYLAW	PROPOSED
LOT AREA	360 m^2	574.49 m^2
FRONT YARD SETBACK	4.0 m	6.0 m
REAR YARD SETBACK	7.5 m	7.5 m
SIDE YARD SETBACK(NORTH)	1.2 m	2.06 m
SIDE YARD SETBACK(SOUTH)	1.2 m	1.2 m
LOT WIDTH	12.0 m	15.13 m
LOT COVERAGE	N/A	33%

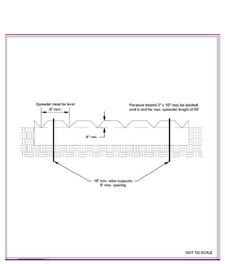




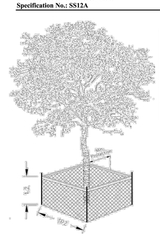








Tree Protection and Preservation Specification No.: SS12A



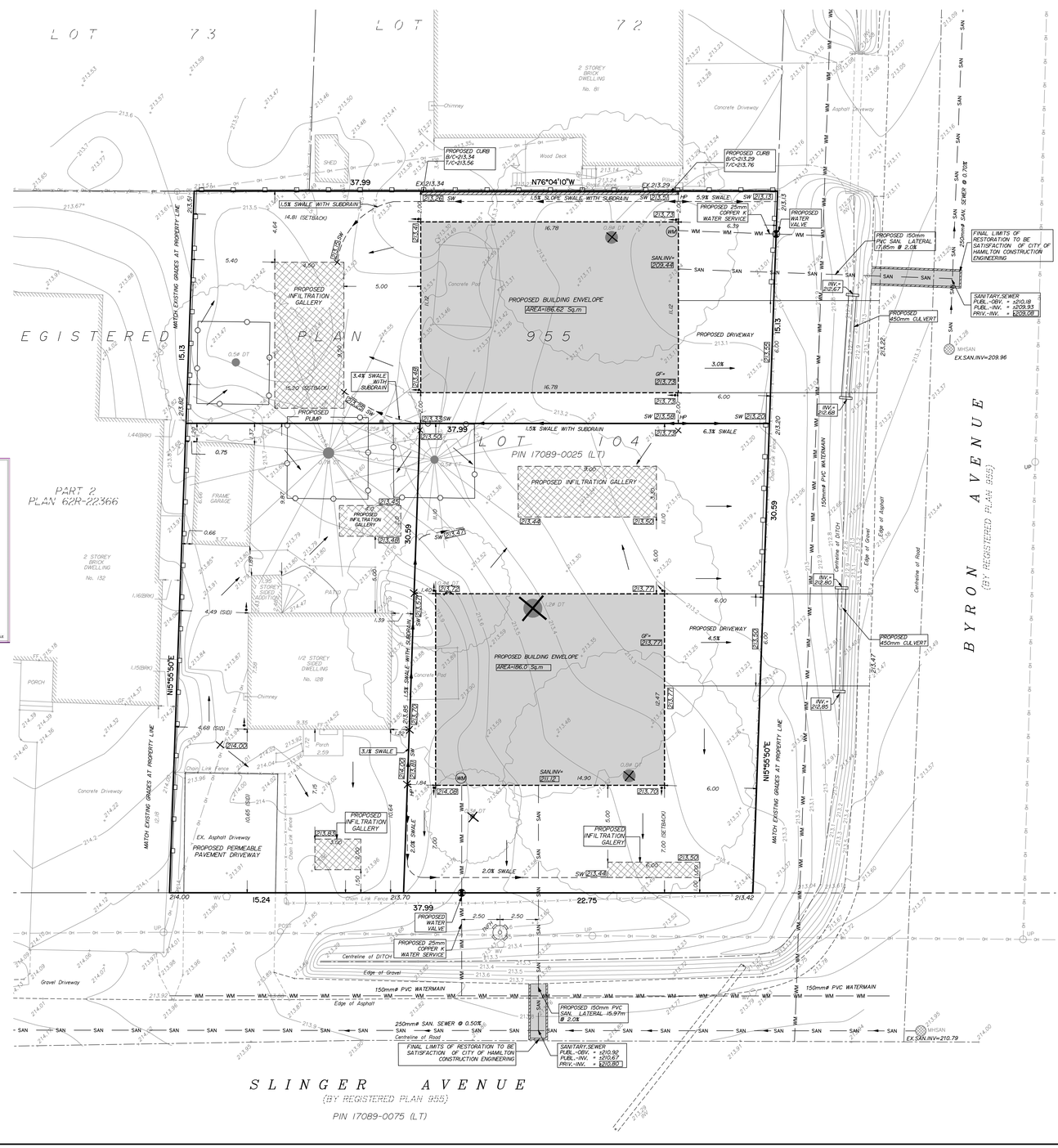
Detail TP-1 – Tree Protection Detail.

Trunk Diameter (DBH)*	Minimum Tree Protection Zone (MTPZ) Distances Required**	Critical Root Zone (CRZ) Distances Required**
< 10 cm	1.8 m	1.8 m
11 - 40 cm	2.4 m	4.0 m
41 - 50 cm	3.0 m	5.0 m
51 - 60 cm	3.6 m	6.0 m
61 - 70 cm	4.2 m	7.0 m
71 - 80 cm	4.8 m	8.0 m
81 - 90 cm	5.4 m	9.0 m
91 - 100< cm	6.0 m	10.0 m

NOTES:
* The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line. Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.
** Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work and is subject to Section 6 of this specification.
*** Where work is being performed beyond the Minimum Tree Protection Zone but within the Critical Root Zone the works are subject to Section 8 of this specification.

TREE PROTECTION BARRIER

1. The required barrier is a 1.2 metre (4 ft) high orange plastic web snow fencing on 2" x 4" frame. Where orange plastic web snow fencing creates a restriction to sightlines, page wire fencing with reflective tape can be used.
2. Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The barriers shall be maintained erect and in good repair throughout the duration of construction operations with breaks and unsupported sections repaired immediately. Tree protection may be not be removed prior to the completion of construction without written authorization from the Manager of Urban Forestry or designate.
3. All supports and bracing used to safely secure the barrier should be located outside the MTPZ. All supports and bracing should minimize damage to roots.
4. Where some fill or excavated material must be temporarily located near a MTPZ, a wooden barrier with silt fencing must be used to ensure no material enters the MTPZ.
5. No material or fill may be stored or placed inside the MTPZ.
6. No construction vehicles shall be repaired, serviced, refuelled or refuelled within the MTPZ.
7. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the MTPZ without written authorization from the Manager of Urban Forestry or designate.
8. A laminated Minimum Tree Protection Zone sign (See Detail TP-3 – Minimum Tree Protection Zone Sign) must be attached to the side of the Tree Protection where it will be visible by persons entering the site. Minimum size must be 10"x14".


LOT 73
LOT 72
2 STOREY BRICK DWELLING No. 131
2 STOREY SPLIT DWELLING No. 81
Chimney
Concrete Driveway
Asphalt Driveway
Wood Deck
SHED
PROPOSED CURB B/C=213.54 T/C=213.56
PROPOSED CURB B/C=213.29 T/C=213.76
EX.213.34
EX.213.29
37.99
N76°04'10"W
1.5% SWALE WITH SUBDRAIN
1.5% SLOPE SWALE WITH SUBDRAIN
5.9% SWALE
PROPOSED 25mm COPPER K WATER SERVICE
PROPOSED WATER VALVE
PROPOSED 150mm PVC SAN. LATERAL @ 2.0%
FINAL LIMITS OF RESTORATION TO BE SATISFACTION OF CITY OF HAMILTON CONSTRUCTION ENGINEERING
SANITARY SEWER PUBL.-OBV. = 210.18 PUBL.-INV. = 209.93 PRIV.-INV. = 209.08
INV.= 212.67
250mmø SAN. SEWER @ 0.70%
MH/SAN EX.SAN.INV=209.96
PROPOSED 450mm C/U, VERT
PROPOSED BUILDING ENVELOPE AREA=186.62 Sq.m
PROPOSED INFILTRATION GALLERY
PROPOSED DRIVEWAY
3.0%
GF= 213.73
SANINV= 209.44
16.78
16.67
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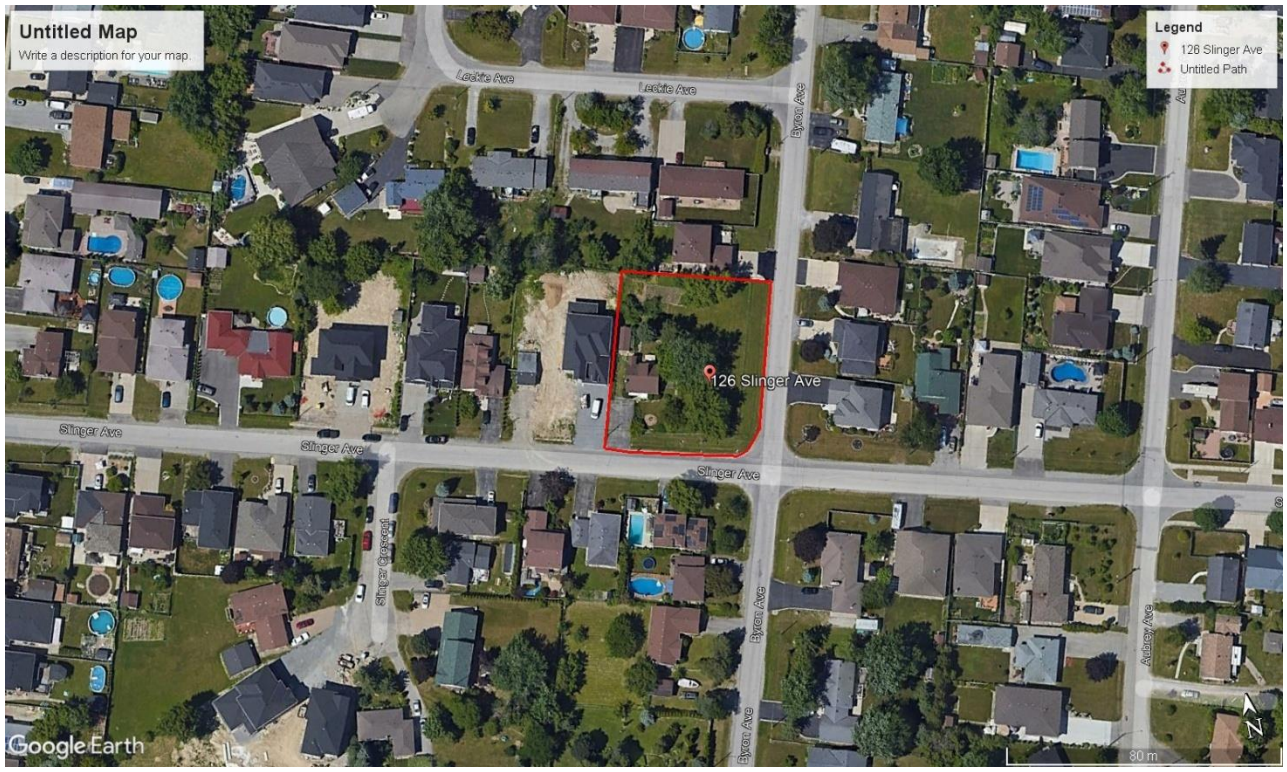

STORMWATER MANAGEMENT BRIEF

Single Family Residential Lot Severance

128 Slinger Ave, Stoney Creek, ON, L8J 2S8

Barich Grenkie Ltd.
(A division of Geomaple)

March 2026
26-3417
Rev 1.0

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1.0 INTRODUCTION

Barich Grenkie Ltd. (A Division of Geomaple Inc.) has been retained to prepare a Stormwater Management Brief in support of a proposed consent (severance) application for the property municipally known as 128 Slinger Avenue in Stoney Creek, Ontario. The property has a total site area of approximately 1735.85 m² and is proposed to be divided into three residential parcels (Parts 1, 2, and 3) in accordance with the conceptual severance sketch shown in Figure 1.

Part 1, located in the south-western portion of the site, contains an existing single detached dwelling, a detached garage, and an existing driveway, all of which are proposed to remain unchanged as part of the retained parcel. The remaining area consists primarily of landscaped yard surfaces. Part 2 and 3 are proposed as new parcels and currently remain largely undeveloped, covered by lawn and landscaped areas. Only conceptual building envelopes have been identified for these parcels, and no detailed building or servicing plans have been prepared.

Previous review comments from the City of Hamilton have identified drainage and flooding concerns within the Leckie Neighbourhood. Accordingly, this Stormwater Management Brief has been prepared to review the existing drainage conditions and assess potential impacts associated with the proposed severance. The report also outlines a conceptual stormwater management strategy to ensure that post-development runoff is appropriately controlled and does not exacerbate flooding or increase discharge to the surrounding drainage system.

Please refer to Figure 1 for the site location and conceptual severance layout.

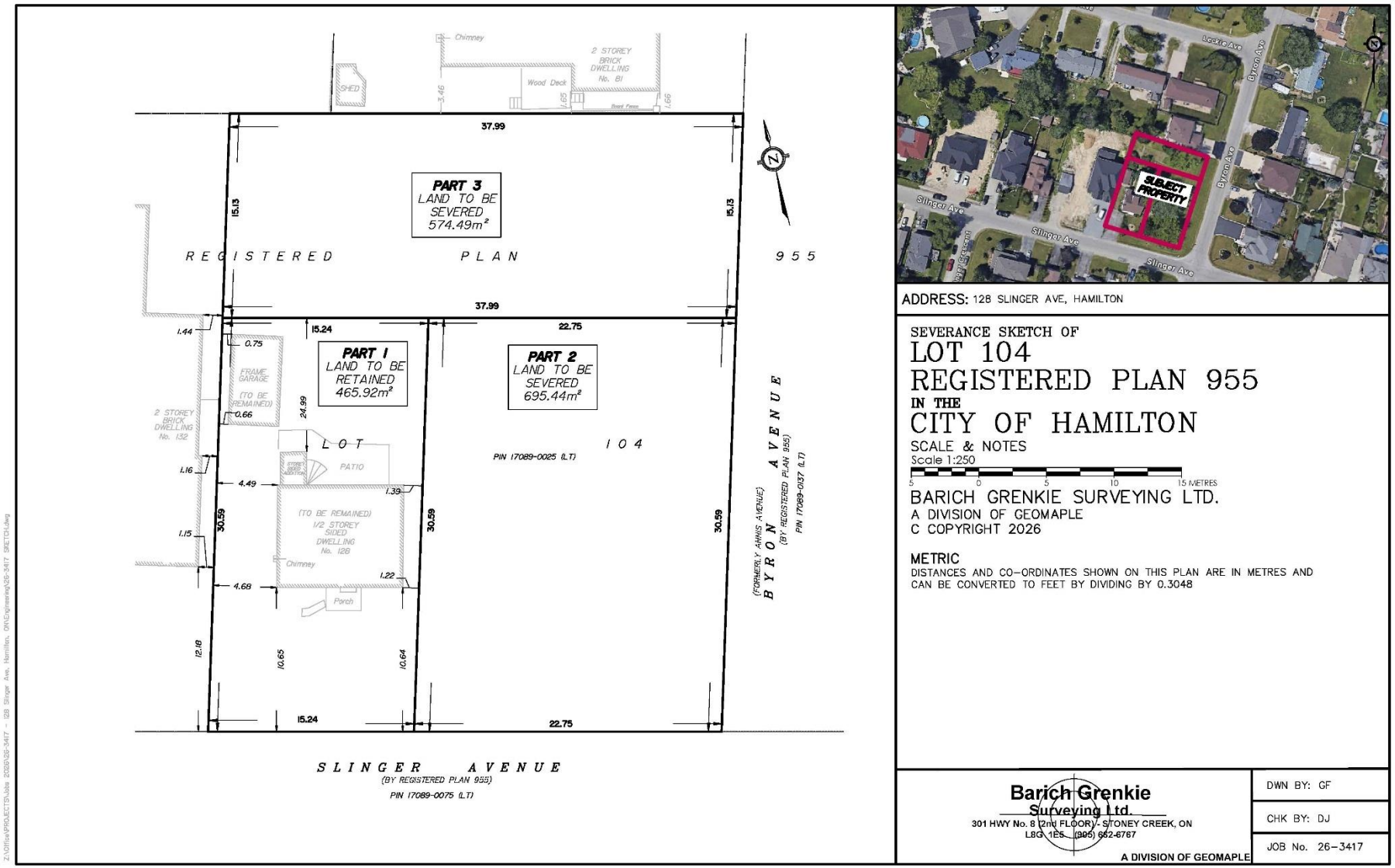


Figure 1. Location of Subject Site and Positioning of the Severed Lots

2.0 ANALYSIS METHODOLOGY

The design of the stormwater management facilities for this site adheres to the following guidelines:

- **Ministry of the Environment Stormwater Management Planning and Design Manual** (March 2003).
- **Toronto and Region Conservation Authority's Stormwater Management Criteria** (2012).
- **WWFMG (Wet Weather Flow Management Guidelines),** Revision November 2006.

We have chosen the Rational Method for modeling the stormwater system design. Considering the relatively small size of the site, this method is applicable for estimating stormwater runoff volumes and peak flow rates.

3.0 SITE DESCRIPTION & EXISTING CONDITION

approximately 1735.85 m². As illustrated in Figure 2, the property can be conceptually divided into three parcels (Parts 1, 2, and 3) corresponding to the proposed severance; however, the existing drainage patterns are continuous across the site.

Part 1, which contains the existing single detached dwelling, detached garage, and driveway, represents the only developed portion of the property. Parts 1 and 2, remain largely undeveloped and are generally covered with lawn and landscaped surfaces.

The increased runoff coefficients under existing conditions for each sub-catchment are summarized in Tables 2 through 4. For Catchment 1, the weighted run-off coefficient (C) is 0.51, which increases slightly for longer return periods, reaching 0.63 for the 100-year storm. Catchment 2 has a weighted run-off coefficient of 0.26, increasing to 0.32 for the 100-year return period. Catchment 3 has a weighted run-off coefficient of 0.27, increasing to 0.33 for the 100-year storm. These coefficients incorporate the increase factors applied for each return period and reflect the existing imperviousness of the site.

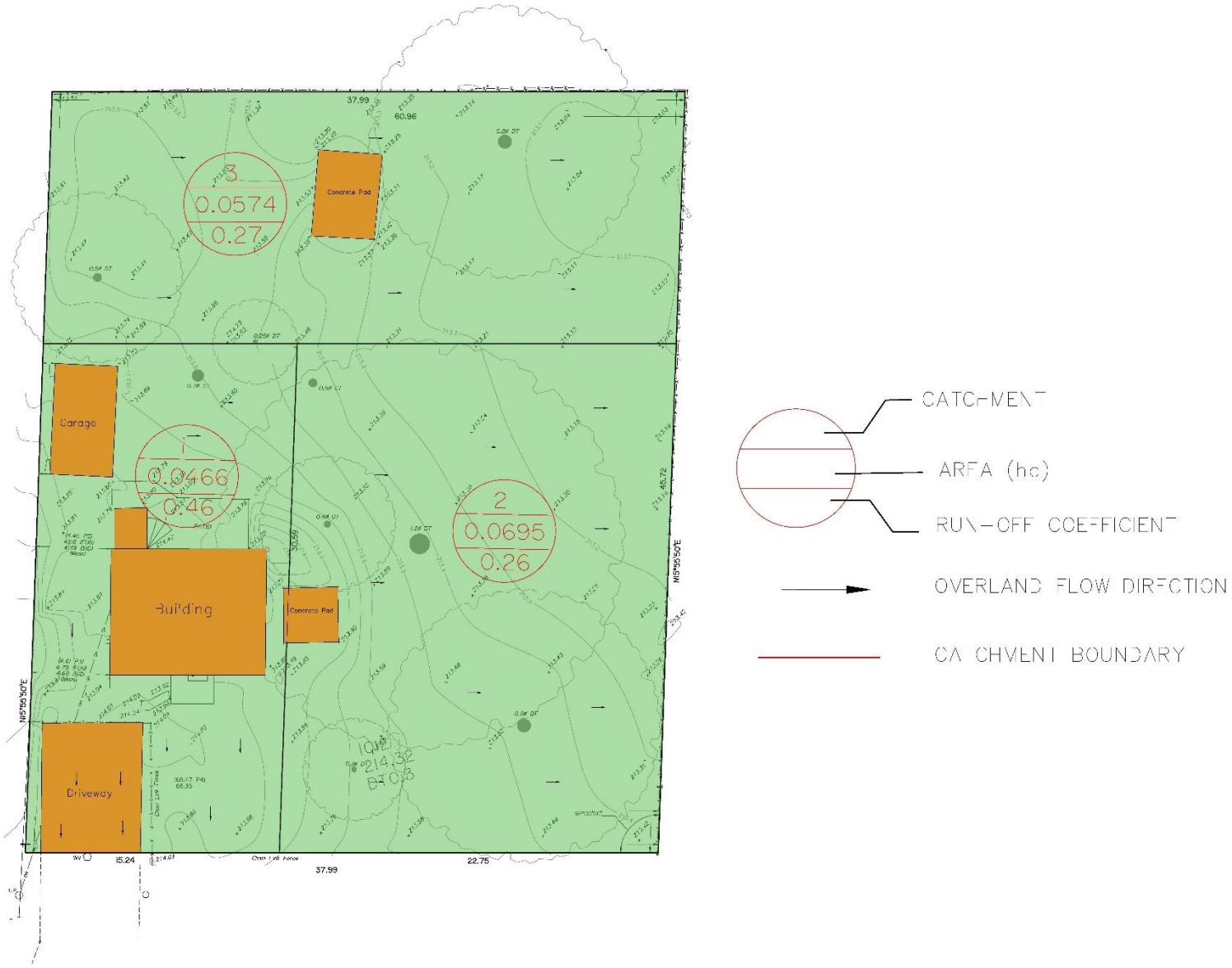


Figure 2. Pre-development Catchment area plan

Table 1.Weighted Run-Off Coefficient for Property at Existing Condition

Existing					
No.	**Sub-catchments**	**Area**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
2	CATCHMENT1	465.9	81.10%	0.51	236.1
3	CATCHMENT2	695.4	121.05%	0.26	180.4
1	CATCHMENT3	574.5	100.00%	0.27	156.4
Total Coverd Area		**574.5**	**100.00%**	**0.27**	**156.4**
CATCHMENT1					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	313.2	67.21%	0.25	78.3
2	Garage	25.07	5.38%	0.90	22.6
3	Concrete pad	0.82	0.18%	0.90	0.7
4	Building	75.62	16.23%	0.90	68.1
5	Porch	4.44	0.95%	0.80	3.6
6	Patio	23.06	4.95%	0.90	20.8
7	Driveway	46.81	10.05%	0.90	42.1
Total Sub-catchments1		**465.9**	**104.95%**	**0.51**	**236.1**
CATCHMENT2					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Concrete pad	10.07	1.75%	0.9	9.1
2	Grassed Area	685.4	119.30%	0.25	171.3
Total Sub-catchments2		**695.4**	**121.05%**	**0.26**	**180.4**
CATCHMENT3					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Concrete pad	19.72	3.43%	0.9	17.7
2	Grassed Area	554.8	96.57%	0.25	138.7
Total Sub-catchments2		**574.5**	**100.00%**	**0.27**	**156.4**

Under the existing condition, the site runoff coefficients for each catchment are presented in Tables 2 through 4.

Table 2.Increased Run-Off Coefficients at Existing Condition-Catchment 1

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.51	0.51
5	1	0.51	0.51
10	1	0.51	0.51
25	1.1	0.51	0.56
50	1.2	0.51	0.61
100	1.25	0.51	0.63

Table 3.Increased Run-Off Coefficients at Existing Condition-Catchment 2

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.26	0.26
5	1	0.26	0.26
10	1	0.26	0.26
25	1.1	0.26	0.29
50	1.2	0.26	0.31
100	1.25	0.26	0.32

Table 4. Increased Run-Off Coefficients at Existing Condition-Catchment 3

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.27	0.27
5	1	0.27	0.27
10	1	0.27	0.27
25	1.1	0.27	0.29
50	1.2	0.27	0.32
100	1.25	0.27	0.33

Note: In accordance with WWFMG policy, a runoff coefficient of no more than R=0.50 is to be used for computing pre-development peak flows; in this case. therefore, the site will be limited to the maximum allowable coefficient of R=0.50.

4.0 PROPOSED CONDITIONS

Under the proposed consent (severance) application, the site will be divided into three residential parcels (Parts 1, 2 and 3) as shown in Figure 1. Part1, containing the existing dwelling, garage, and driveway, will remain unchanged. Part 2 and 3 remain largely undeveloped, with only conceptual building envelopes identified at this stage.

A portion of the property is proposed to be allocated for an impervious storage or gallery area, while ensuring that grading and overland flow directions remain consistent with existing site conditions. This measure will ensure that drainage patterns are maintained and no negative impact occurs on downstream infrastructure.

Please refer to Figure 3 for conceptual site grading and servicing details And Figure 4 shows the post-Development catchment area plan.

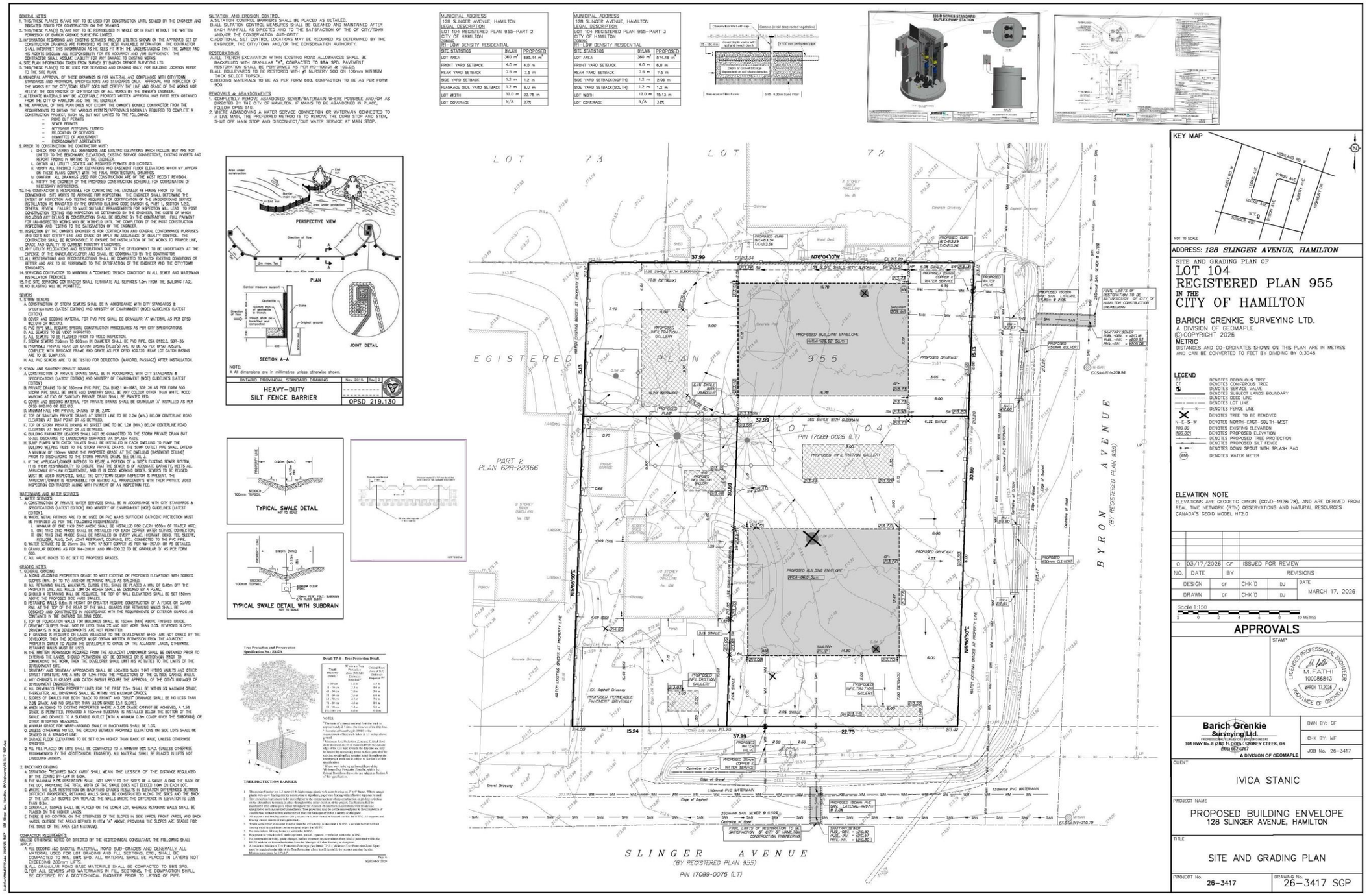


Figure 3. conceptual site grading and servicing details

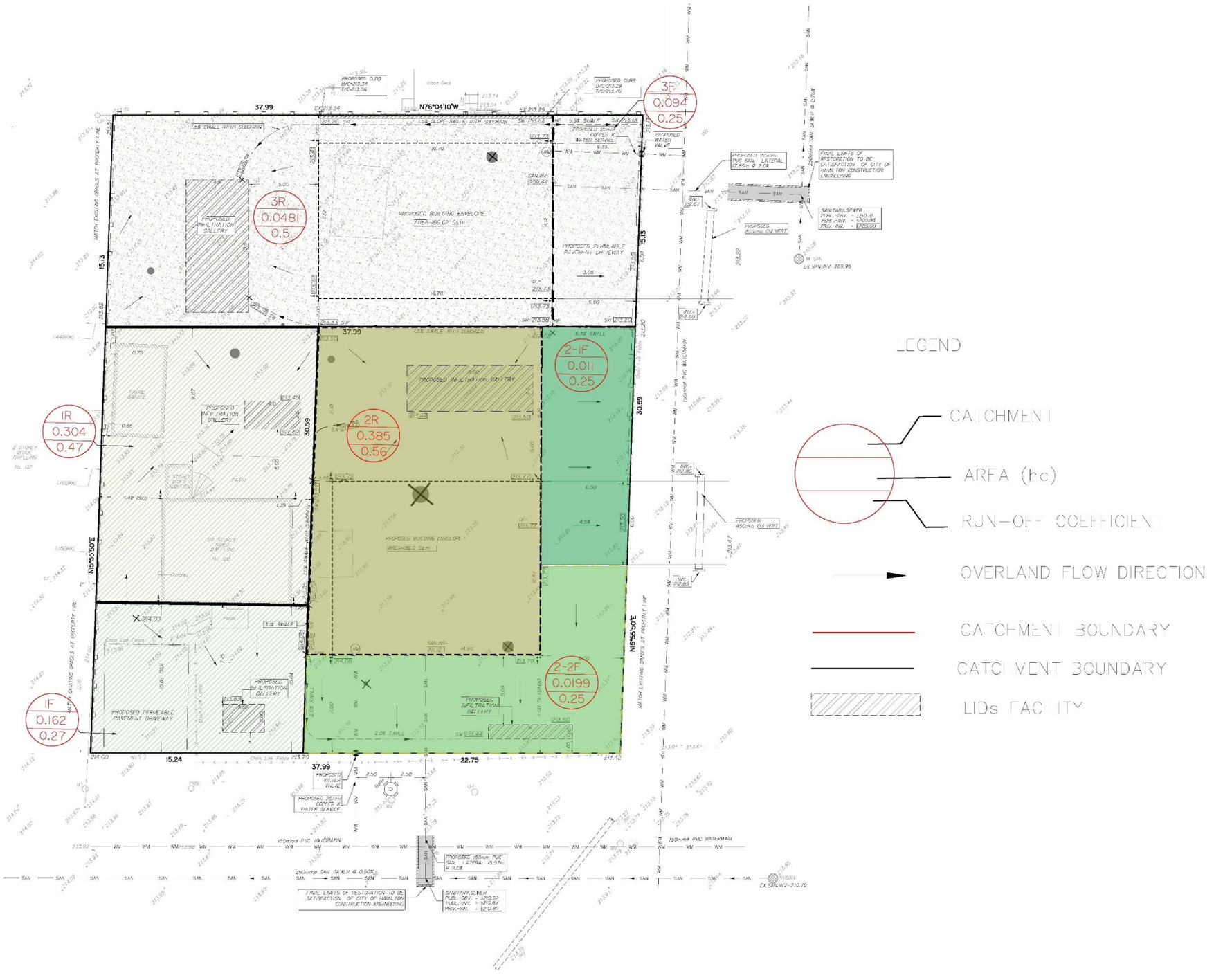


Figure 4. Post-Development catchment area plan

The weighted run-off coefficient under the proposed condition for the mentioned site has been calculated in Table 5.

Table 5.Weighted Run-Off Coefficient for Property at proposed Condition

REAR CATCHMENT2					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	200.0	51.83%	0.25	50.0
2	Building	185.9	48.17%	0.90	167.3
Total Sub-catchments2		**385.98**	**100.00%**	**0.56**	**217.4**
FRONT CATCHMENT2-1					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	74.0	67.27%	0.25	18.5
3	Driveway permeable pavement	36.0	32.73%	0.25	9.0
Total Sub-catchments2		**110.00**	**100.00%**	**481.00**	**27.5**
FRONT CATCHMENT2-2					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	199.4	100.00%	0.25	49.9
Total Sub-catchments2		**199.42**	**100.00%**	**0.25**	**49.9**
REAR CATCHMENT3					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	294.15	61.19%	0.25	73.5
2	Building	186.59	38.81%	0.90	167.9
Total Sub-catchments2		**480.74**	**100.00%**	**0.50**	**241.5**
FRONT CATCHMENT3					
No.	**Land Use**	**Area (m2)**	**Percent (%)**	**Run-Off Coefficient (C)**	**Area * C (m2)**
1	Grassed Area	57.8	61.60%	0.25	14.4
3	Driveway permeable pavement	36.0	38.40%	0.25	9.0
Total Sub-catchments2		**93.75**	**100.00%**	**0.25**	**23.4**

Under the proposed condition, the site will have the increased run-off coefficients stated in in Tables 6 through 9.

Table 6.Increased Run-Off Coefficients at Proposed Condition- REAR CATCHMENT2

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.56	0.56
5	1	0.56	0.56
10	1	0.56	0.56
25	1.1	0.56	0.62

50	1.2	0.56	0.68
100	1.25	0.56	0.70

Table 7.Increased Run-Off Coefficients at Proposed Condition- FRONT CATCHMENT2

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.25	0.25
5	1	0.25	0.25
10	1	0.25	0.25
25	1.1	0.25	0.28
50	1.2	0.25	0.30
100	1.25	0.25	0.31

Table 8.Increased Run-Off Coefficients at Proposed Condition- REAR CATCHMENT3

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.50	0.50
5	1	0.50	0.50
10	1	0.50	0.50
25	1.1	0.50	0.55
50	1.2	0.50	0.60
100	1.25	0.50	0.63

Table 9. Increased Run-Off Coefficients at Proposed Condition- FRONT CATCHMENT3

Return Period (Year)	Increased Factor	Weighted Run-Off Coefficient	Increased Run-Off Coefficient
2	1	0.25	0.25
5	1	0.25	0.25
10	1	0.25	0.25
25	1.1	0.25	0.28
50	1.2	0.25	0.30
100	1.25	0.25	0.31

4.0 STORMWATER MANAGEMENT (SWM)

For modeling of different storm events IDF-Curve for City of Hamilton has been used as shown in Table 10 below.

Figure 5. Rainfall Intensity for City of Hamilton (Mount Hope)

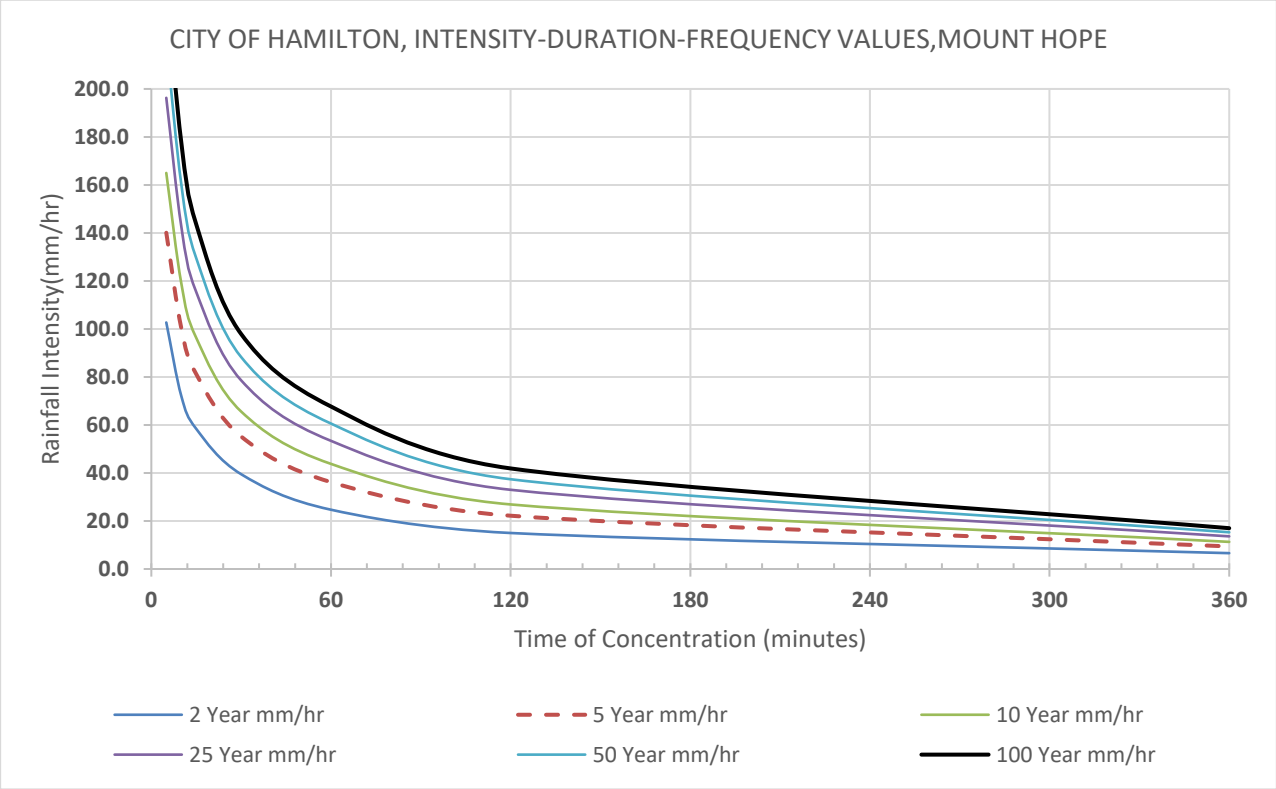


Table 10.Rainfall Intensity Equation Coefficient

TABLE 2.1
IDF PARAMETERS - MOUNT HOPE

Parameter	2	5	10	25	50	100
A	646.0	1049.5	1343.7	1719.5	1954.8	2317.4
B	6.0	8.0	9.0	10.0	10.0	11.0
C	0.781	0.803	0.814	0.823	0.826	0.836

Source: Comprehensive Development Guidelines and Financial Policies Manual, 2019.

Rainfall Intensity:

$$I = \frac{A}{(T+B)^C}$$

Where:

i – Intensity (mm/hr)

T_d – Time of Concentration in minutes (hr)

A, B, C coefficient as above

Table 11 shows rainfall intensity for different storm events using IDF-curve for city of Toronto.

Table 11.Rainfall Intensity for city of Hamilton

Intensity (mm/hr)							
T (hr)	***T (min)***	**2-Year**	**5-Year**	**10-Year**	**25-Year**	**50-Year**	**100-Year**
0.08	5	102.7	140.1	165	196.3	219.6	242.4
0.17	**10**	**72.1**	**100.4**	**119.1**	**142.8**	**160.4**	**177.8**
0.25	15	58.4	81.2	96.3	115.4	129.5	143.6
0.50	30	39.6	55.2	65.6	78.6	88.3	97.9
1.00	60	24.7	36.2	43.8	53.4	60.6	67.7
2.00	120	15	22.2	26.9	33	37.4	41.9
6.00	360	6.6	9.4	11.3	13.6	15.3	17
12.00	720	3.7	5.2	6.2	7.5	8.4	9.3
24.00	1440	2.2	3	3.5	4.2	4.6	5.1

Table 12.Rainfall Depth for different Storm Events

P(mm)							
T (hr)	***T (min)***	**2-Year**	**5-Year**	**10-Year**	**25-Year**	**50-Year**	**100-Year**
0.08	5	8.6	11.7	13.8	16.4	18.3	20.2
0.17	10	12.0	16.7	19.9	23.8	26.7	29.6
0.25	15	14.6	20.3	24.1	28.9	32.4	35.9
0.50	30	19.8	27.6	32.8	39.3	44.2	49.0
1.00	60	24.7	36.2	43.8	53.4	60.6	67.7
2.00	120	30.0	44.4	53.8	66.0	74.8	83.8
6.00	**360**	**39.6**	**56.4**	**67.8**	**81.6**	**91.8**	**102.0**
12.00	720	44.4	62.4	74.4	90.0	100.8	111.6
24.00	1440	52.8	72.0	84.0	100.8	110.4	122.4

The rainfall depths have been selected based on the 6-hour (360-min) storm duration

4.1 Peak Flows and Volumes

Given to the site size, the Rational Method, having the following equation, was used to calculate the peak runoff flow:

$$Q = k.\ C.\ i.\ A$$

Where: Q is the peak runoff flow (m^3/s), k is a metric constant of 0.00278, C is the

increased runoff coefficient, *i* is the rainfall intensity (mm/hr) based on the 10-min time of concentration, and A is the total drainage area (ha).

4.2 Peak Flow at Pre and Post Development

Table 13 and 19 show the peak of flows for pre-development condition using the IDF curves of city of Hamilton. Table 20 and Table 26 show the peak of flows for post-development condition using the IDF curves of Hamilton.

Table 13.Peak Flows at Pre-Development- REAR CATCHMENT 1

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.030	0.47	80.0	0.003
5	0.030	0.47	111.1	0.004
10	0.030	0.47	134.9	0.005
25	0.030	0.50	161.0	0.007
50	0.030	0.50	176.8	0.007
100	0.030	0.50	199.4	0.008

Table 14.Peak Flows at Pre-Development- REAR CATCHMENT 1

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.016	0.27	80.0	0.001
5	0.016	0.27	111.1	0.001
10	0.016	0.27	134.9	0.002
25	0.016	0.29	161.0	0.002
50	0.016	0.32	176.8	0.003
100	0.016	0.33	199.4	0.003

Table 15.Peak Flows at Pre-Development- REAR CATCHMENT 3

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.048	0.28	80.0	0.003
5	0.048	0.28	111.1	0.004
10	0.048	0.28	134.9	0.005
25	0.048	0.30	161.0	0.007
50	0.048	0.33	176.8	0.008

100	0.048	0.35	199.4	0.009

Table 16.Peak Flows at Pre-Development-FRONT CATCHMENT 3

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.009	0.25	80.0	0.001
5	0.009	0.25	111.1	0.001
10	0.009	0.25	134.9	0.001
25	0.009	0.28	161.0	0.001
50	0.009	0.30	176.8	0.001
100	0.009	0.31	199.4	0.002

Table 17.Peak Flows at Pre-Development-REAR CATCHMENT 2

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.039	0.27	80.0	0.002
5	0.039	0.27	111.1	0.003
10	0.039	0.27	134.9	0.004
25	0.039	0.29	161.0	0.005
50	0.039	0.32	176.8	0.006
100	0.039	0.33	199.4	0.007

Table 18.Peak Flows at Pre-Development-FRONT CATCHMENT 2-1

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.011	0.25	80.0	0.001
5	0.011	0.25	111.1	0.001
10	0.011	0.25	134.9	0.001
25	0.011	0.28	161.0	0.001
50	0.011	0.30	176.8	0.002
100	0.011	0.31	199.4	0.002

Table 19.Peak Flows at Pre-Development-FRONT CATCHMENT 2-2

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.020	0.25	80.0	0.001

5	0.020	0.25	111.1	0.002
10	0.020	0.25	134.9	0.002
25	0.020	0.28	161.0	0.002
50	0.020	0.30	176.8	0.003
100	0.020	0.31	199.4	0.003

Table 20.Peak Flows at Post-Development- REAR CATCHMENT 3

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.048	0.50	80.0	0.005
5	0.048	0.50	111.1	0.007
10	0.048	0.50	134.9	0.009
25	0.048	0.55	161.0	0.012
50	0.048	0.60	176.8	0.014
100	0.048	0.63	199.4	0.017

Table 21.Peak Flows at Post-Development-FRONT CATCHMENT 3

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.009	0.25	80.0	0.001
5	0.009	0.25	111.1	0.001
10	0.009	0.25	134.9	0.001
25	0.009	0.28	161.0	0.001
50	0.009	0.30	176.8	0.001
100	0.009	0.31	199.4	0.002

Table 22. **Peak Flows at Post-Development-REAR CATCHMENT 2**

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.039	0.56	80.0	0.005
5	0.039	0.56	111.1	0.007
10	0.039	0.56	134.9	0.008
25	0.039	0.62	161.0	0.011
50	0.039	0.68	176.8	0.013
100	0.039	0.70	199.4	0.015

Table 23.Peak Flows at Post-Development-FRONT CATCHMENT 2-1

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.011	0.25	80.0	0.001
5	0.011	0.25	111.1	0.001
10	0.011	0.25	134.9	0.001
25	0.011	0.28	161.0	0.001
50	0.011	0.30	176.8	0.002
100	0.011	0.31	199.4	0.002

Table 24. Peak Flows at Post-Development-FRONT CATCHMENT 2-1

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.020	0.25	80.0	0.001
5	0.020	0.25	111.1	0.002
10	0.020	0.25	134.9	0.002
25	0.020	0.28	161.0	0.002
50	0.020	0.30	176.8	0.003
100	0.020	0.31	199.4	0.003

Table 25.Peak Flows at Post-Development (REAR CATCHMENT)

Return Period (Year)	Area (ha)	Run-off Coefficient (C)	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.098	0.58	72.1	0.011
5	0.098	0.58	100.4	0.016
10	0.098	0.58	119.1	0.019
25	0.098	0.64	142.8	0.025
50	0.098	0.70	160.4	0.031
100	0.098	0.73	177.8	0.035

Table 26.Peak Flows at Post-Development (FRONT CATCHMENT)

Return Period (Year)	Area (ha)	Run-off Coefficient (C) *	Rainfall Intensity (mm/hr)	Peak flow (m3/s)
2	0.027	0.62	72.1	0.003
5	0.027	0.62	100.4	0.005
10	0.027	0.62	119.1	0.005
25	0.027	0.68	142.8	0.007
50	0.027	0.74	160.4	0.009
100	0.027	0.77	177.8	0.010

4.3 Sizing of LID - Infiltration Facility

To mitigate potential impacts on the municipal stormwater system due to increased hardscape, the following infiltration gallery design has been proposed:

Part 1: Two infiltration structures are provided—one at the rear and one at the front of the site.

Part 2: Similarly, two infiltration structures are proposed—one at the rear and one at the front of the site.

Part 3: A single infiltration structure is proposed at the rear of the site.

Flow routing through the infiltration galleries**:**

Front-site galleries will discharge surface water to the street, consistent with existing conditions.

Rear-site gallery for catchment 2 also discharges directly to the street.

Rear-site gallery for catchment 1 directs water, following the existing slope, to catchment 2, where it enters the gallery and is subsequently discharged to the street.

catchment 3 gallery, due to its higher elevation relative to catchment 1, will utilize a small pump to transfer water to catchment 1. From there, water flows along the existing slope toward Byron Street.

Calculations for the infiltration galleries for each catchment are presented in Tables 27 to 36. Additionally, Table 37 summarizes the minimum required volume and the designed volume for each gallery.

Table 27.Input Data for Sizing Infiltration Facility-Catchment 1F

	S1	
Length of Infiltration Facility. L =	3.00	m
Width of Infiltration Facility. W =	2.00	m
High of Infiltration Facility. H =	0.50	m
Infiltration rate INF (Assumption)=	15.00	mm/hour
Side Area of Infiltration:	5.00	m2
Bottom Area of Infiltration:	6	m2
Total Area of Infiltration:	5.00	m2
Total Volume of Infiltration Facility:	3.00	m3
Void Volume of Infiltration:	1.2	m3
C =	0.33	

Void Ration V= 40%

$$i_{100} = \frac{2317.4}{(t_d + 11.0)^{0.836}}$$

$Q_{allowable}$= 0.001 m3/s

Table 28.Result from Sizing Infiltration Facility-Catchment 1F

Duration (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (Q100-Q2) (m^3/s)	Peak Volume (m^3)	Out flow (Infiltration) (m^3)	Required Storage (m^3)	Total Volume (m^3)
5	242.40	0.004	0.002	0.685	0.006	0.7	1.2
10	181.81	0.003	0.001	0.830	0.013	0.8	1.2
15	**152.08**	**0.002**	**0.001**	**0.847**	**0.019**	**0.8**	**1.2**
20	131.29	0.002	0.001	0.758	0.025	0.7	1.2
25	115.86	0.002	0.000	0.603	0.031	0.6	1.2

Table 29.Input Data for Sizing Infiltration Facility-Catchment 1R

	S1	
Length of Infiltration Facility. L =	4.00	
Width of Infiltration Facility. W =	2.00	
High of Infiltration Facility. H =	0.50	
Infiltration rate INF (Assumption)=	15.00	mm/hour
Side Area of Infiltration:	6.00	
Bottom Area of Infiltration:	8	
Total Area of Infiltration:	6.00	m2
Total Volume of Infiltration Facility:	4.00	m3
Void Volume of Infiltration:	3.748	m3
C =	0.58	

Void Ration V= 94%

$$i_{100} = \frac{2317.4}{(t_d + 11.0)^{0.836}}$$

$Q_{allowable}$= 0.004 m3/s

Table 30.Result from Sizing Infiltration Facility-Catchment 1R

Duration (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (Q100-Q2) (m^3/s)	Peak Volume (m^3)	Out flow (Infiltration) (m^3)	Required Storage (m^3)	Total Volume (m^3)
5	242.40	0.012	0.008	2.272	0.008	2.3	3.7
10	181.81	0.009	0.005	2.751	0.015	2.7	3.7
15	**152.08**	**0.008**	**0.003**	**2.807**	**0.023**	**2.8**	**3.7**
20	131.29	0.006	0.002	2.512	0.030	2.5	3.7
25	115.86	0.006	0.001	1.999	0.038	2.0	3.7

Table 31.Input Data for Sizing Infiltration Facility-Catchment 2R

	S1	
Length of Infiltration Facility. L =	9.00	
Width of Infiltration Facility. W =	3.30	
High of Infiltration Facility. H =	0.50	
Infiltration rate INF (Assumption)=	15.00	mm/hour
Side Area of Infiltration:	12.30	
Bottom Area of Infiltration:	29.7	
Total Area of Infiltration:	42.00	m2
Total Volume of Infiltration Facility:	21.00	m3
Void Volume of Infiltration:	11.88	m3
C =	0.70	

Void Ration V= 40%

$$i_{100} = \frac{2317.4}{(t_d + 11.0)^{0.836}}$$

$Q_{allowable}$= 0.002 m3/s

Table 32.Result from Sizing Infiltration Facility-Catchment 2R

Duration (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (Q100-Q2) (m^3/s)	Peak Volume (m^3)	Out flow (Infiltration) (m^3)	Required Storage (m^3)	Total Volume (m^3)
5	242.40	0.018	0.016	4.802	0.053	4.7	11.9
10	181.81	0.014	0.011	6.860	0.105	6.8	11.9
15	152.08	0.011	0.009	8.271	0.158	8.1	11.9
20	131.29	0.010	0.008	9.145	0.210	8.9	11.9
25	115.86	0.009	0.006	9.684	0.263	9.4	11.9
30	103.92	0.008	0.006	9.999	0.315	9.7	11.9
35	94.39	0.007	0.005	10.155	0.368	9.8	11.9
40	**86.59**	**0.007**	**0.004**	**10.193**	**0.420**	**9.8**	**11.9**
45	80.08	0.006	0.004	10.140	0.473	9.7	11.9
50	74.55	0.006	0.003	10.016	0.525	9.5	11.9
55	69.80	0.005	0.003	9.834	0.578	9.3	11.9
60	65.67	0.005	0.003	9.605	0.630	9.0	11.9
80	53.36	0.004	0.002	8.349	0.840	7.5	11.9
100	45.20	0.003	0.001	6.739	1.050	5.7	11.9
120	39.35	0.003	0.001	4.910	1.260	3.7	11.9
140	34.94	0.003	0.000	2.935	1.470	1.5	11.9

Table 33.Input Data for Sizing Infiltration Facility-Catchment 2R

	S1	
Length of Infiltration Facility. L =	9.00	
Width of Infiltration Facility. W =	3.30	
High of Infiltration Facility. H =	0.50	
Infiltration rate INF (Assumption)=	15.00	mm/hour
Side Area of Infiltration:	12.30	
Bottom Area of Infiltration:	29.7	
Total Area of Infiltration:	42.00	m2
Total Volume of Infiltration Facility:	21.00	m3
Void Volume of Infiltration:	11.88	m3
C =	0.70	

Void Ration V= 40%

$$i_{100} = \frac{2317.4}{(t_d + 11.0)^{0.836}}$$

$Q_{allowable}$= 0.002 m3/s

Table 34.Result from Sizing Infiltration Facility-Catchment 2R

Duration (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (Q100-Q2) (m^3/s)	Peak Volume (m^3)	Out flow (Infiltration) (m^3)	Required Storage (m^3)	Total Volume (m^3)
5	242.40	0.018	0.016	4.802	0.053	4.7	11.9
10	181.81	0.014	0.011	6.860	0.105	6.8	11.9
15	152.08	0.011	0.009	8.271	0.158	8.1	11.9
20	131.29	0.010	0.008	9.145	0.210	8.9	11.9
25	115.86	0.009	0.006	9.684	0.263	9.4	11.9
30	103.92	0.008	0.006	9.999	0.315	9.7	11.9
35	94.39	0.007	0.005	10.155	0.368	9.8	11.9
40	**86.59**	**0.007**	**0.004**	**10.193**	**0.420**	**9.8**	**11.9**
45	80.08	0.006	0.004	10.140	0.473	9.7	11.9
50	74.55	0.006	0.003	10.016	0.525	9.5	11.9
55	69.80	0.005	0.003	9.834	0.578	9.3	11.9
60	65.67	0.005	0.003	9.605	0.630	9.0	11.9
80	53.36	0.004	0.002	8.349	0.840	7.5	11.9
100	45.20	0.003	0.001	6.739	1.050	5.7	11.9
120	39.35	0.003	0.001	4.910	1.260	3.7	11.9
140	34.94	0.003	0.000	2.935	1.470	1.5	11.9

Table 35. Input Data for Sizing Infiltration Facility-Catchment 3R

	S1	
Length of Infiltration Facility. L =	9.50	
Width of Infiltration Facility. W =	4.50	
High of Infiltration Facility. H =	0.70	
Infiltration rate INF (Assumption)=	15.00	mm/hour
Side Area of Infiltration:	19.60	
Bottom Area of Infiltration:	42.75	
Total Area of Infiltration:	19.60	m2
Total Volume of Infiltration Facility:	29.93	m3
Void Volume of Infiltration:	11.97	m3
C =	0.63	

Void Ration V= 40%

$$i_{100} = \frac{2317.4}{(t_d + 11.0)^{0.836}}$$

$Q_{allowable}$= 0.003 m3/s

Table 36.Result from Sizing Infiltration Facility-Catchment 3R

Duration (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (Q100-Q2) (m^3/s)	Peak Volume (m^3)	Out flow (Infiltration) (m^3)	Required Storage (m^3)	Total Volume (m^3)
5	242.40	0.020	0.017	5.210	0.025	5.2	12.0
10	181.81	0.015	0.012	7.373	0.049	7.3	12.0
15	152.08	0.013	0.010	8.816	0.074	8.7	12.0
20	**131.29**	**0.011**	**0.008**	**9.662**	**0.098**	**9.6**	**12.0**
25	115.86	0.010	0.007	10.137	0.123	10.0	12.0
30	103.92	0.009	0.006	10.363	0.147	10.2	12.0
35	94.39	0.008	0.005	10.412	0.172	10.2	12.0
40	86.59	0.007	0.004	10.330	0.196	10.1	12.0
45	80.08	0.007	0.004	10.147	0.221	9.9	12.0
50	74.55	0.006	0.003	9.885	0.245	9.6	12.0
60	65.67	0.006	0.003	9.180	0.294	8.9	12.0
120	39.35	0.003	0.000	2.473	0.588	1.9	12.0

Table 37.Infiltration Tanks Characteristics

catchment	underground storage Facility	Min. Required Volume (m3)	Provided Volume(m3)	Drawdown Time(hrs)
Catchment 1F	Infiltration gallery1	0.8	1.4	13.3
Catchment 1R	Infiltration gallery2	2.8	3.7	13.3
Catchment2-2F	Infiltration gallery3	1.3	1.7	37.4
Catchment 2R	Infiltration gallery4	9.8	11.9	26.6
Catchment3R	Infiltration gallery5	9.6	12	18.7

4.4 Quality Control

In general, post development runoff from the subject lands is considered relatively clean. Therefore, water quality controls are not proposed. The provision of lot level controls including the swales and infiltration galleries will provide water quality benefit

5.0 Erosion and Sediment Control

During construction, earth grading and excavation will create the potential of soil erosion and sedimentation. It is needed that effective environmental and sedimentation controls are in place and maintained during construction to ensure the stormwater runoff's quality.

Therefore, the following recommendations shall be implemented and maintained during construction to achieve acceptable stormwater runoff quality:

• Installation of silt and sediment control fences along the entire perimeter of the site prior to construction to reduce silt and sediment migration onto surrounding properties and the watercourse, and maintenance of these fences throughout construction activities;

• Installation of a clear stone "mud-mat" at the entrance of construction site to control and minimize transportation of sediment;

• Use of watering for dust control and suppression and mud tracking to level deemed appropriate;

• Restoration of exposed surfaces with vegetative and non-vegetative material;

• Minimize the amount of existing vegetation removed; and

• Reduce stormwater drainage velocities where possible.

• Confine refueling/servicing equipment to areas well away from inlets to the minor system or major system elements.

All waste and unused building materials (including garbage, cleaning wastes, wastewater, toxic materials, or hazardous materials) shall be properly disposed of and not allowed to

be mixed with and carried off by runoff from the site into a receiving watercourse or storm sewer.

6.0 SUMMARY & CONCLUSION

The proposed development incorporates appropriately sized infiltration galleries and low-impact design measures to manage stormwater effectively. Post-development peak flows are maintained at or below pre-development levels, and runoff is controlled for both minor and major storm events. Grading and overland flow directions remain consistent with existing conditions, ensuring no adverse impact on downstream infrastructure. Overall, the stormwater management plan provides a sustainable solution that meets municipal and conservation authority requirements while supporting future development on the site.

AUTORIZED FOR ISSUE BY:
Barich Grenkie.
(A Division of Geomaple Canada Inc.)

Majid Fathi, P.Eng., O.L.S.March. 17, 2026

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

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

Hamilton

APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			**Phone:**
			E-mail:
Registered Owner(s)	IZABELA STANIC IVANA STANIC	[redacted]	
Applicant(s)**	GOLNAZ FAVAEDI DARKO JAKOVINA BARICH GRENKIE SURVEYING LTD.		
Agent or Solicitor	GOLNAZ FAVAEDI DARKO JAKOVINA BARICH GRENKIE SURVEYING LTD.		

Please include contact person's name if applying as a company or organization.
*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
**Owner's authorization required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ 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 [redacted]

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 ☑ Credit card over phone*
☐ Cheque [redacted]
*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	128 Slinger Ave, Hamilton, ON		
Assessment Roll Number			
Former Municipality			
Lot	104	Concession	
Registered Plan Number	955	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

3.1 Type and purpose of proposed transaction: (check appropriate box)

☑ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9)
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

_____

3.3 If a lot addition, identify the lands to which the parcel will be added:

_____

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land (including any proposed easements):
All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	PART 1	PART 2	PART 3		
Type of Transfer	N/A	New residential lot	New residential lot		
Frontage	15.24 m	22.75 m	15.13 m		
Depth	30.59 m	30.59 m	37.99 m		
Area	465.92 sq.m	695.44 sq.m	574.49 sq.m		
Existing Use	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL		
Proposed Use	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL		
Existing Buildings/ Structures	1	0	0		
Proposed Buildings/ Structures	0	0	0		
Buildings/ Structures to be Removed	0	0	0		

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)
- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

b) Type of water supply proposed: (check appropriate box)
- ☑ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

c) 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) _____

4.3 Other Services: (check if the service is available)

☑ electricity ☑ telephone ☐ school bussing ☑ garbage collection

5 CURRENT LAND USE

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

Rural Hamilton Official Plan designation (if applicable): Urban Area

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

The application conforms the official plan because the lands are to remain as residential and will continue to respect the character of the existing neighbourhoods.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

_____

5.3 What is the existing zoning of the subject land? RESIDENTIAL R1 ZONE

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

_____

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☑ Yes ☐ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

Consent application number SC/B-22:108 has not been fulfilled within two years from the date of this Notice of Decision.

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☐	
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☑ Yes ☐ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

SC/B-22:108

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

No changes. Application has not been fulfilled within two years from the date of this Notice of Decision

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☑ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

5 YEARS

6.5 Does the applicant own any other land in the City? ☐ Yes ☑ No

If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☑ Yes ☐ No (Provide explanation)

7.2 Is this application consistent with the Provincial Planning Statement (PPS)?

☑ Yes ☐ No (Provide explanation)

7.3 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☑ No (Provide explanation)

7.4 Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☑ No (Provide explanation)

7.5 Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☑ No (Provide explanation)

7.6 Are the subject lands within an area of land designated under any other provincial plan or plans?
☐ Yes ☑ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☐ Site Sketch
- ☐ Complete Application Form
- ☐ Signatures Sheet

11.2 Validation of Title

- ☐ All information documents in Section 11.1
- ☐ Detailed history of why a Validation of Title is required
- ☐ All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- ☐ All information documents in Section 11.1
- ☐ Detailed history of when the previous consent took place.
- ☐ All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
- ☐ Minimum Distance Separation Formulae (data sheet available upon request)
- ☐ Hydrogeological Assessment
- ☐ Septic Assessment
- ☐ Archeological Assessment
- ☐ Noise Study
- ☐ Parking Study

_____

_____

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.:	A-26:042	**SUBJECT PROPERTY:**	37 Eleventh Road East, Stoney Creek
ZONE:	A1 (Agriculture)	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Ken Simpson & Corina Simpson
Applicant: Rob Lachapelle
Agent: Rob Lachapelle

The following variances are requested:

1. An accessory building shall be permitted in the Front Yard, instead of the requirement that accessory buildings shall not be permitted within a front or flankage yard.

2. An accessory building shall be permitted to have a maximum Building Height of 7.7 metres, instead of the requirement that all Accessory buildings shall have a maximum Building Height of 6.0 metres.

PURPOSE & EFFECT: To facilitate the construction of an Accessory Building located in the Front Yard on a lot containing a Single-Detached Dwelling.

Notes:

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, April 30, 2026**
TIME:	**11:50 a.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**

A-26:042

	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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:042, 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.

A-26:042

Subject Lands

DATED: April 13, 2026

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

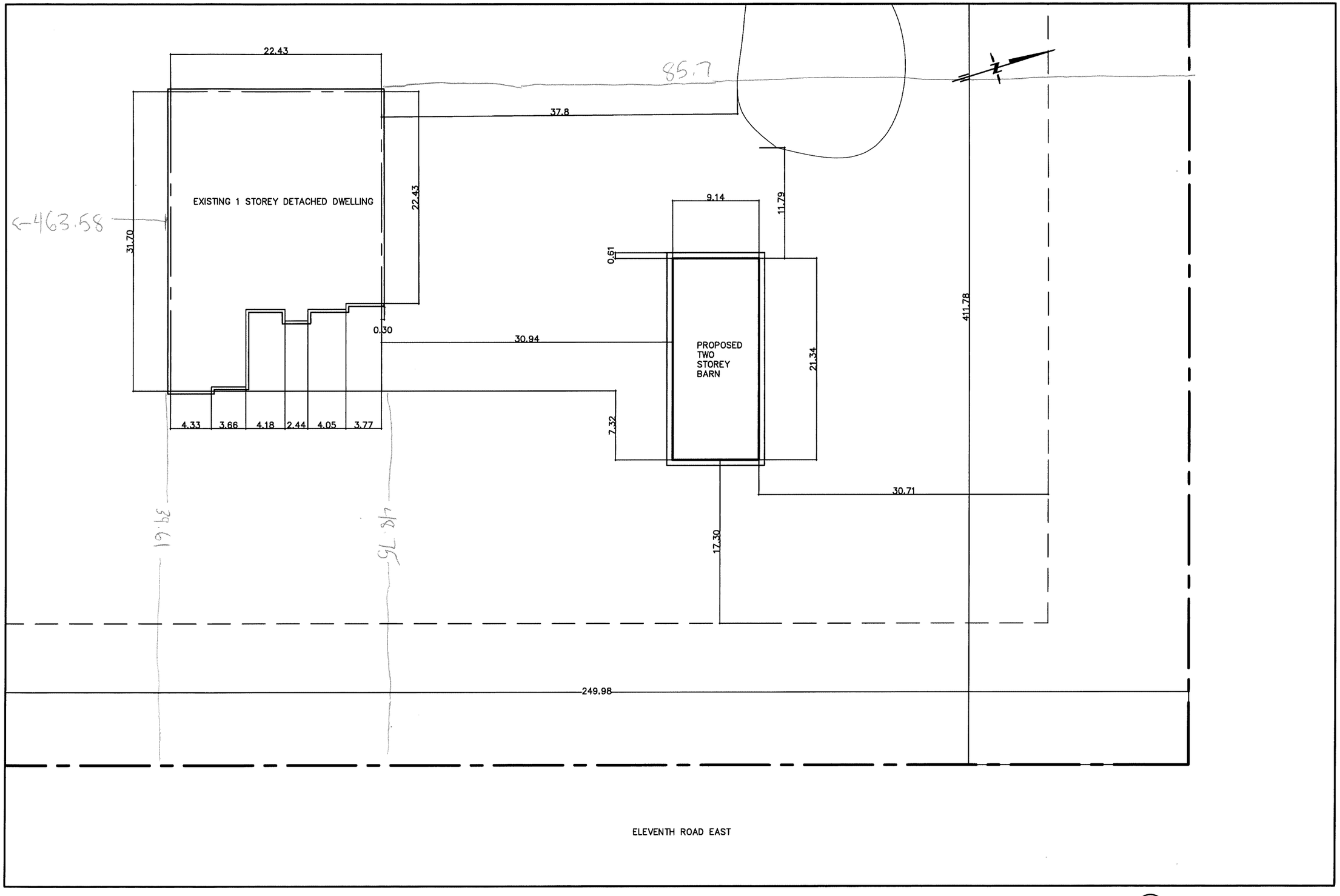
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF 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 **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 or call 905-546-2424 ext. 4221.



1 A1.01 SITE PLAN SCALE: 1:384

A1.01, 3/2/2026 7:12:48 AM, ANSI expand B (17.00 x 11.00 Inches)

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL INFORMATION SHOWN HEREIN AND SHALL REPORT ERRORS AND OMISSIONS TO THE DESIGNER.

THIS DRAWING IS THE PROPERTY OF ROB LACHAPELLE AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION.

THIS DRAWING MUST NOT BE SCALED.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

ROB LACHAPELLE

R Lachapelle

BCIN #128401
LAB ARCHITECTURE
BCIN #205108

ISSUED	DATE
ISSUED FOR MINOR VARIANCE	MARCH 1 2026

PROJECT NAME:
DETACHED BARN
2026-01

37 ELEVENTH ROAD EAST
HAMILTON, ONTARIO
L8J 3N2

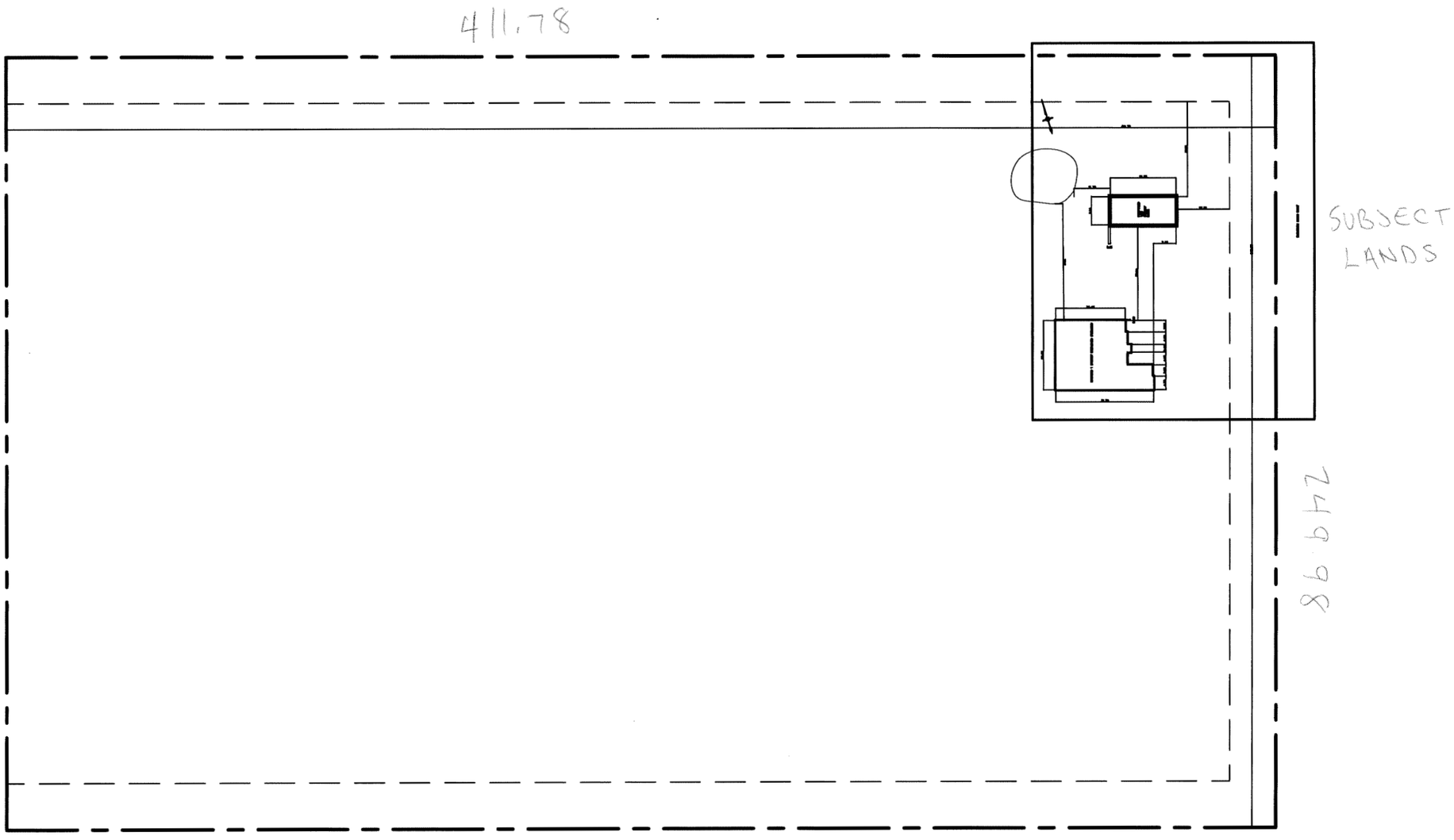
DRAWING NAME:
SITE PLAN

PROJECT NO:
26-01

DRAWN BY: R.LACHAPELLE
CHECKED BY: R.LACHAPELLE

DATE: JUNE 2026
SCALE: AS SHOWN

DRAWING NO:
A1.01



1 A1.01 SITE PLAN SCALE: 1:1536

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL INFORMATION SHOWN HEREIN AND SHALL REPORT ERRORS AND OMISSIONS TO THE DESIGNER.

THIS DRAWING IS THE PROPERTY OF ROB LACHAPELLE AND SHALL NOT BE REPRODUCED WATHOUT WRITTEN AUTHORIZATION.

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QUALIFICATION INFORMATION

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ISSUED	DATE
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PROJECT NAME:
DETACHED BARN
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37 ELEVENTH ROAD EAST
HAMILTON, ONTARIO
L8J 3N2

DRAWING NAME:
SITE PLAN

PROJECT NO:
26-01

DRAWN BY: R.LACHAPELLE
CHECKED BY: R.LACHAPELLE

DATE: JUNE 2026
SCALE: AS SHOWN

DRAWING NO.
A1.01

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*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owner(s)	Ken Simpson Corina Simpson	[redacted]	
Applicant(s)	Rob Lachapelle		
Agent or Solicitor			**Phone:**
			E-mail:

Please include contact person's name if applying as a company or organization.

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 [redacted]

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 card over phone*

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	37 Eleventh Road East PIN 17379-0194		
Assessment Roll Number	003810018-000000		
Former Municipality			
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:

We want to build an accessory building in the front yard, not set back or in line with the principal dwelling by roughly 7.32m where old accessory building was located.

☐ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

If we move the accessory building back and in line with the house, it will encroach on a pond and if we move it north or south it will infringe on agricultural land.

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 (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
262.15m	411.79m	107 949.51 sqm	12m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
PRINCIPAL DWELLING	39.611m		141.3m/85.8m	06/01/2019

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
ACCESSORY BUILDING	32.50m	366.785m	45.8m/194.5m	07/01/2026

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
PRINCIPAL DWELLING	503sqm	940sqm	2	8.6m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
ACCESSORY BUILDING	200 sqm	339 sqm	1.5	7.62m

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) cistern

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
- ☑ 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, agricultural

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

single detached, agricultural

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

Sept. 2025

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

single detached, agricultural

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

single detached, agricultural

5.4 Length of time the existing uses of the subject property have continued:

2019

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

Rural Hamilton Official Plan designation (if applicable): AGRICULTURAL

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

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

The accessory building will be used to storm equipment and vehicles. The loft area will be used for sotrage. The accessory building will not affect local agricultural land and will remain close to source of water and have road access.

5.6 What is the existing zoning of the subject land? A1/P6

5.7 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: _____

5.8 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: _____

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 1

6.2 Number of Dwelling Units Proposed: 1

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

We are applying for a height of 7.62m, more than the allowable height for an accesory building of 6m. We are applying for the additional height to provide a loft area for more storage space for equipment and personal belongings. The accessory building will be subordinate to the primary dwelling (8.6m vs 7.6m).

The accessory building will be 7.32m in front of the principal dwelling, 30.94m away from the principal dwelling, and set back 17.3m from the road. Given the agricultural landscape and location of the pond, we do not have the ability to move the accessory building back to be in line with the house. We also cannot move it north or south because it would infringe on agricultural land.

We do not feel it will have a material impact on neighbouring properties given the size of the land (25 acres), distance from the neighbours and road, and the use and nature of the land.

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

- [X] Application Fee
- [X] Site Sketch
- [X] Complete Application form
- [X] Signatures Sheet

7.2 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

_____

_____

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
Consent/Land Severance

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.:	**B-26:007**	**SUBJECT PROPERTY:**	486 Glover Road, Stoney Creek

APPLICANTS:
Owner: 2452593 ONTARIO INC (Mohamed About-Hussein)
Applicant: 2452593 ONTARIO INC (Mohamed About-Hussein)
Agent: Zelinka Priamo Ltd c/o Danieli Sikelero Elsenbruch

PURPOSE & EFFECT: To permit the severance of a parcel of land to create a new residential building lot. The severed lands will contain a proposed single-detached dwelling, and the retained lands will contain the existing single-detached dwelling and shed which are intended to remain.

	Frontage	**Depth**	**Area**
SEVERED LANDS:	18.3 m±	31 m±	567 m^2 ±
RETAINED LANDS:	18.3 m±	30 m±	548.1 m^2 ±

Associated Planning Act File(s): 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:	**Thursday, April 30, 2026**
TIME:	**11:55 a.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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 **April 28, 2026**.

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 **April 29, 2026**.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding this matter, 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 the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.

B-26:007

Subject Lands

DATED: April 13, 2026

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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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 **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 **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 or call 905-546-2424 ext. 4221.

PART 1
PLAN 62R–20717

CITY OF HAMILTON
GEOGRAPHIC
TOWNSHIP OF SALTFLEET

PART 2
PLAN 62R–20717

PART 4 PLAN 62R–17672

PART 5 PLAN 62R–17672

PART 6 PLAN 62R–17672

BLOCK 24
62M–1064

BLOCK 20

BLOCK 19

BLOCK 23
62M–1064

REGISTERED PLAN No. 62M–1064

(P1 & MEAS)

(P1 & SET)

24.440 (P1 & MEAS)

12.22 (P1 & MEAS)

36.620 (P1 & MEAS)

N74°21'20"W (P1 & MEAS)

1.11

60.960 (P1 & MEAS)

29.973 (P1 & MEAS)

30.987 (P1 & MEAS)

A/C

BOARD FENCE

BOARD FENCE
0.04 SOUTH

BOARD FENCE
0.05 NORTH
0.11 EAST

200 DIA

50 DIA

WOOD DECK

BRICK PATIO

1 STOREY
BRICK HOUSE
MUN#

LANDS TO BE RETAINED
AREA: 548.1 m²

LANDS TO BE SEVERED
AREA: 567 m²

PART 1
PLAN

PART 2
62R–22364

10

CONCESSION

FRONT

BROKEN

LOT

SPRINGBREEZE HEIGHT

N16°27'40"E (P1 & MEAS)

N16°28'15"E (P1 & MEAS)

18.288 (P1 & MEAS)

36.549

265.438 (P1 & SET)

12.98

13.02

1.83

6.58

0.32

0.33

2.43

0.44

BRICK SIDEWALK

EXISTING
ASPHALT
DRIVEWAY

6.52

SHED

3.40

1.20

4.29

4.31

3.41

2.05

2.48

3.00

3.02

1.28

1.14

1.19

26.35

25.41

BOARD FENCE
0.22 NORTH

BOARD FENCE
0.07 NORTH

BOARD FENCE
0.16 NORTH

CHAIN LINK FENCE

CHAIN LINK FENCE
0.05 NORTH

CHAIN LINK FENCE
ON LINE

ORP 2
SOUTHWEST CORNER OF
LOT 10, BROKEN FRONT CONCESSION

QUEEN ELIZABETH WAY

BLOCK 36
62M–1047

KEY PLAN

CONSENT SKETCH

OF

486 GLOVER ROAD

CITY OF STONEY CREEK

SITE STATISTICS

PART 1 – LANDS TO BE RETAINED
Existing Zone: R1

	REQUIRED	PROPOSED
LOT AREA (MIN)	360 m²	548.1 m²
LOT FRONTAGE (MIN)	12.0 m	18.3 m
LOT DEPTH	N/A	30.0 m
FRONT YARD SETBACK (MIN)	4.0 m	13.0 m
INT. SIDE YARD (MIN)	1.2 m	1.5 m
INT. SIDE YARD (MIN)	1.2 m	6.6 m
REAR YARD SETBACK (MIN)	7.5 m	7.5 m
LANDSCAPED AREA (MIN)	30%	51.5%
HEIGHT (MAX)	10.5 m	<10.5m
PARKING (MIN)	2 SPACES	2 SPACES

PART 2 – LANDS TO BE SEVERED
Existing Zone: R1

	REQUIRED	PROPOSED
LOT AREA (MIN)	360 m²	567 m²
LOT FRONTAGE (MIN)	12.0 m	18.3 m
LOT DEPTH	N/A	31.0 m
FRONT YARD SETBACK (MIN)	4.0 m	TBD
INT. SIDE YARD (MIN)	1.2 m	TBD
INT. SIDE YARD (MIN)	1.2 m	TBD
REAR YARD SETBACK (MIN)	7.5 m	TBD
LANDSCAPED AREA (MIN)	30%	TBD
HEIGHT (MAX)	10.5 m	TBD
PARKING (MIN)	2 SPACES	TBD

NO.	REVISION	DATE	INITIAL

Willowbridge Homes

486 GLOVER ROAD,
STONEY CREEK

Zelinka Priamo Ltd.
LAND USE PLANNERS
318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 email: zp@zpplan.com

DRAWN BY	PROJECT NO.
DSE	WLW/STO/22–01
DATE	SCALE
MAR 2026	1:250

NOTES & LEGEND

■	DENOTES MONUMENT FOUND
□	DENOTES MONUMENT PLANTED
PB	DENOTES PLASTIC BAR
CC	DENOTES CUT CROSS
WIT	DENOTES WITNESS
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
SU	DENOTES SOURCE UNKNOWN
655	DENOTES J.D. PETERS O.L.S.'s
824	A.T McLAREN O.L.S.'s
AGM	DENOTES ARCHIBALD, GRAY & McKAY LTD., O.L.S.'s
AN	DENOTES ASHENHURST NOUWENS LTD. O.L.S.'s
P1	DENOTES PLAN 62R–20717
P2	DENOTES PLAN 62R–18952
P3	DENOTES PLAN 62R–18944
P4	DENOTES PLAN 62R–17672
D1	DENOTES INSTRUMENT AB12789

UTM GRID NOTES

BEARINGS ARE U.T.M. GRID NAD83 (CSRS) EPOCH(2010), DERIVED FROM G.N.S.S. OBSERVATIONS AND THE LEICA SMARTNET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997356108.

FOR BEARING COMPARISONS, A ROTATION OF 00°00'30" CLOCKWISE WAS APPLIED TO BEARINGS ON P1,P3 AND P4

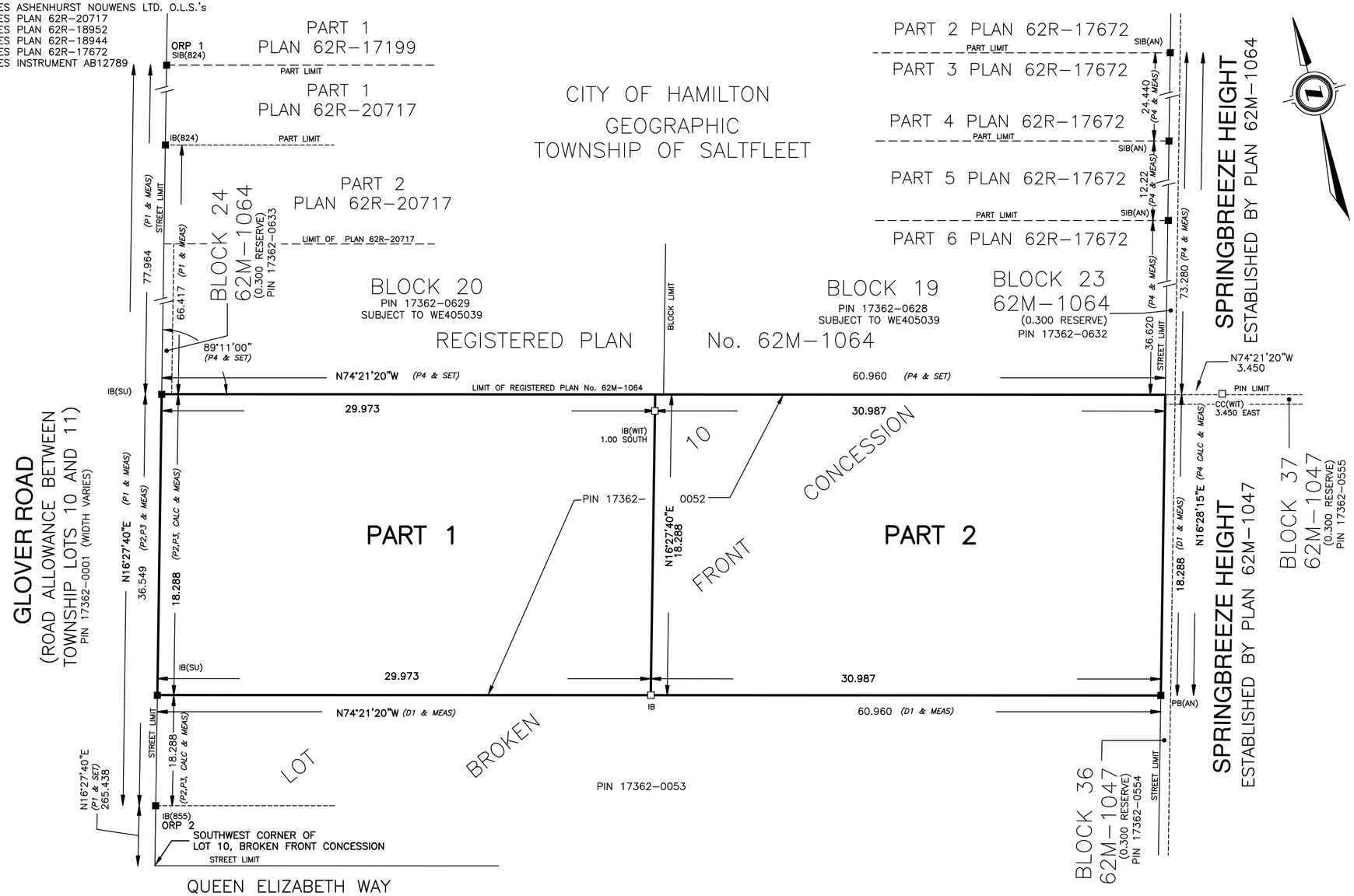
OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM G.N.S.S. OBSERVSTIONS USING REAL TIME NETWORK (RTN). U.T.M. ZONE 17, NAD83 (CSRS) EPOCH(2010). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4787126.19	607644.52
ORP 2	4787016.40	607612.08

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PART SCHEDULE			
PART	LOT	CONCESSION/PLAN	P.I.N.
1	PART OF LOT 10	BROKEN FRONT CONCESSION	ALL OF 17362–0052
2			

PARTS 1 AND 2 , COMPRISE ALL OF PIN 17362–0052



PLAN 62R-22364

Received and deposited

July 11th, 2024

Monica Canas

Representative for the Land Registrar for the Land Titles Division of Wentworth (No.62)

PLAN OF SURVEY
OF PART OF
LOT 10, BROKEN FRONT CONCESSION
(GEOGRAPHIC TOWNSHIP OF SALTFLEET)
NOW IN THE
CITY OF HAMILTON

SCALE 1:200

5 4 3 2 1 0 5 10

SCALE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 760mm IN WIDTH BY 355mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

2024
ARCHIBALD, GRAY & McKAY LTD.
ONTARIO LAND SURVEYORS

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 17TH, JUNE, 2024

JULY 9, 2024

JUAN D. ZAPATA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY IS RELATED TO AOLS PLAN SUBMISSION FORM NUMBER V80754

AGM PLAN • SURVEY • ENGINEER
ARCHIBALD, GRAY & McKAY LTD.
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE 519-685-5300 FAX 519-685-5303
EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: MP	DIGITAL FILE: HC2401RP2.dwg	PLAN No: 2-A-5553
CHECKED BY: JDZ		
Plot date: Jul 09, 2024	FILE No: HAM–BF–10–1	

F:\Projects\H\Hamilton\HAM\HAM–BF–10–1\CAD\HC2401RP2.dwg

Zelinka Priamo Ltd.
LAND USE PLANNERS

March 6, 2026 *Sent via e-mail*

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

RE: **Application for Consent to Sever (New Residential Lot)**
486 Glover Road
Stoney Creek, ON
Our File: **WLW/STO/22-01**

Zelinka Priamo Ltd., on behalf of 2452593 Ontario Inc., is pleased to resubmit the Consent to Sever Application for the lands known municipally as 486 Glover Road (hereinafter referred to as the "subject lands").

BACKGROUND INFORMATION

A Consent Application for the subject lands was conditionally approved on February 13, 2024 (File # SC/B-23:91). This approval was subject to satisfying a total of nine conditions by February 16, 2026. Most of the consent conditions were satisfied; however, a few remain outstanding, including the approval of the engineering plan, the preparation and registration of an Agreement, and the processing of fees, which are typically cleared after all other conditions are satisfied.

Since the original Consent application lapsed on February 16, 2026, a duplicate Consent application is resubmitted in order to proceed with finalizing the previously approved conditions for the subject lands.

Enclosed are copies of the clearance letters for the original consent conditions, which include clearance from the Zoning Department (Annex A), Building Department (Annex B), and Cultural Heritage Department (Annex C).

318 Wellington Road, London, ON, N6C 4P4
TEL (519) 474-7137 Email: zp@zpplan.com

THE SUBJECT LANDS AND SURROUNDING LAND USES

The subject lands are a through-lot located on the west side of Glover Road, approximately 115m south of the intersection with Watercrest Drive (Figure 1). These lands have a lot area of approximately 1,117.9 m^2, a lot frontage of approximately 18.3 m along Glover Road and Springbreeze Heights, and a lot depth of approximately 61.0 m.

Figure 1 – Location of the Subject Lands (outlined in red)

The westerly portion of the subject lands (i.e. lands to be retained) currently consists of a single-storey, detached dwelling and a shed, which was originally a detached garage (see Figures 2 and 3, next page), and the majority of the easterly portion (i.e. lands to be severed) is vacant and contains a small portable shed.

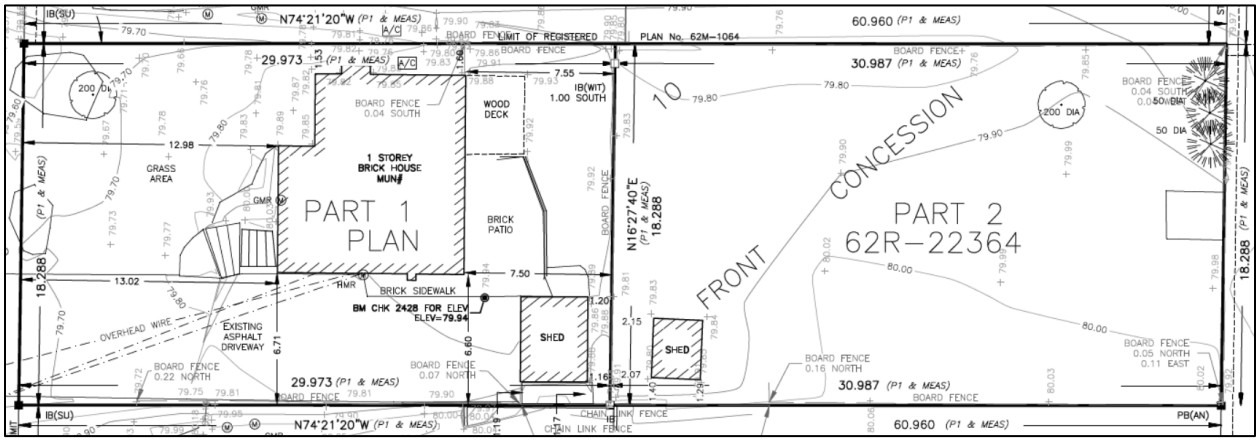
Originally, the detached garage partially encroached on the proposed lands to be severed. Additionally, two accessory buildings were located on the proposed severed lands. However, the detached garage has been partially demolished so that it now entirely falls within the retained lands, and the accessory structures on the lands to be severed have already been removed. The relevant consent condition from the original Consent Application # SC/B-23:91 has been cleared by the Zoning Department (refer to the enclosed Annex A).

A single-lane driveway along the southerly property line provides vehicular access to the subject lands from Glover Road, leading to the existing detached garage.

318 Wellington Road, London, ON, N6C 4P4
TEL (519) 474-7137 Email: zp@zpplan.com

Figure 2 – Existing single-detached dwelling (looking east on Glover Road)

Figure 3 – Topographical survey showing location of the existing structures (excerpt)



Surrounding land uses consist of:

- North: Single-detached dwellings abutting the subject lands. Further north are low-density residential uses;
- South: Single-detached dwelling abutting the subject lands. Further south are low- and medium-density residential uses and an Open Space with a stormwater management pond;
- East: East of Springbreeze Heights are low-density residential uses. Further east are low-density residential uses; and,
- West: West of Glover Road are low-density residential uses and southwest are low- and medium-density residential uses. Further west are low-density residential uses.

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The subject lands are designated "*Neighbourhoods*" in the Urban Hamilton Official Plan, and designated "*Low Density Residential 2b*" in the Urban Lakeshore Area Secondary Plan. The subject lands are currently zoned "*Low Density Residential (R1) Zone*" in the Hamilton Zoning By-law 05-200.

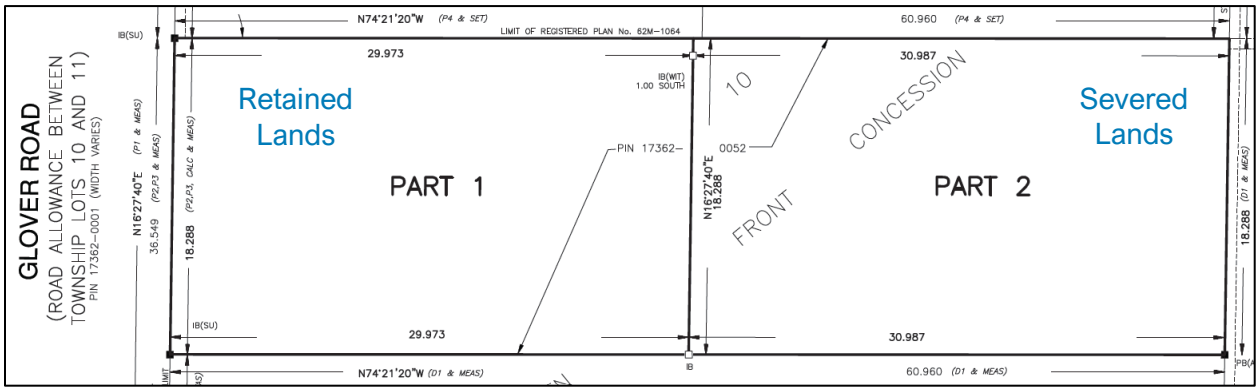
THE PROPOSAL

The subject lands are proposed to be severed to create one new lot to facilitate the construction of a single-detached dwelling on the severed lot. Though detailed conceptual and elevation plans have not yet been prepared for the proposed single-detached dwelling on the severed lands, it is anticipated to be consistent with the characteristics of the surrounding context. Vehicular and pedestrian access to the severed lot is proposed from Springbreeze Heights.

No changes are proposed for the existing single-storey, single-detached dwelling on the retained parcel, which will maintain its vehicular and pedestrian accesses.

The retained lands are proposed to have a lot frontage of approximately 18.3m, a lot depth of approximately 30.0m, and a lot area of approximately 548.1m^2; and the severed lands are proposed to have a lot frontage of approximately 18.3m, a lot depth of approximately 31.0m, and a lot area of approximately 567m^2 (Figure 3).

Figure 3 – Deposited R-plan (excerpt)



318 Wellington Road, London, ON, N6C 4P4
TEL (519) 474-7137 Email: zp@zpplan.com

PLANNING CONSIDERATIONS

The subject lands are designated "*Neighbourhoods*" in the Urban Hamilton Official Plan, and designated "*Low Density Residential 2b*" in the Urban Lakeshore Area Secondary Plan. According to Section 1.14.3.1 of the Chapter F – Implementation of the Urban Hamilton Official Plan, consent to create a new lot is permitted within "*Neighbourhoods*" designation, provided that:

a) *"The lots comply with the policies of this Plan, including secondary plans, where one exists;* and *b) The lots comply with existing Neighbourhood Plans.*

The proposed severance would result in residential lots that comply with the policies of the "*Neighbourhoods*" designation in the Urban Hamilton Official Plan, and with the "*Low Density Residential 2b*" designation in the Urban Lakeshore Area Secondary Plan. The lands to be retained will maintain their current residential use, and the lands to be severed are future planned for residential use, which is a permitted use within the "*Neighbourhoods*" and "*Low Density Residential 2b*" designations.

c) *The lots are in conformity with the Zoning By-law or a minor variance is approved;*

The subject lands are zoned "*Low Density Residential (R1) Zone*" and the proposed lots (retained and severed) fully conform to the zoning regulations of the Hamilton Zoning By-law 05-200, providing the required minimum lot areas and lot frontages for both lots and adequate setback, height, parking spaces, and lot coverage for the existing single-detached dwelling on the lands to be retained.

d) *The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;*

The proposed severance will result in lots that are consistent with the surrounding area in terms of pattern and lot size and frontage, having no significant undue conditions on adjacent properties or on the street character. The existing single-detached dwelling will remain in the lands to be retained, which fully conforms to the zoning regulations of the Hamilton Zoning By-law.

e) *The lots are fully serviced by municipal water and wastewater systems; and,* e) *The lots have frontage on a public road."*

The retained lands are fully serviced by municipal water and sanitary sewage systems and front on a public road. The severed lands are proposed to be connected to existing municipal services and will also front on a public road.

As discussed above, the proposed severance meets the criteria for lot creation within the "*Neighbourhoods*" designation. Moreover, the proposal is consistent with the 2024 Provincial Planning Statement. The subject lands are within the settlement area, which is the focused area for growth and development (Section 2.3.1.1). The proposed severance to facilitate the construction of a single-detached dwelling is a soft infill on underutilized lands, which is aligned

318 Wellington Road, London, ON, N6C 4P4
TEL (519) 474-7137 Email: zp@zpplan.com

with the direction for intensification within built-up areas (Section 2.3.1.4), while providing additional housing to meet projected needs of current and future residents (Section 2.2.1).

CONCLUSION

As demonstrated above, the proposed severance is consistent with the applicable policies of the Provincial Planning Statement and maintains the intent and purpose of the Urban Hamilton Official Plan, the Urban Lakeshore Area Secondary Plan, and the City of Hamilton Zoning By-law. Furthermore, the requested consent to sever will not create any significant undue conditions on the subject lands, or neighbouring uses, while providing a compatible residential lot fabric in the area.

SUBMISSION MATERIALS

As per the submission requirements for a Consent to Sever application, please find the following materials submitted digitally (PDF format) in support of the application:

- Completed Consent application form and authorizations;
- Cheque made payable to “The City of Hamilton” in the amount of $3,565.00 for the Consent Application Fee;
- Deposited R-plan; and,
- Consent Sketch (with site data table).

We trust that the enclosed information is complete and satisfactory, and look forward to a timely approval process. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.

Danieli Sikelero Elsenbruch
Intermediate Planner

cc. The client (via email)

318 Wellington Road, London, ON, N6C 4P4
TEL (519) 474-7137 Email: zp@zpplan.com

ANNEX A

Zoning Department Clearance Letter

318 Wellington Road, London, ON, N6C 4P4
TEL (519) 474-7137 Email: zp@zpplan.com

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424 x1719 Fax: 905-546-4202
www.hamilton.ca

Hamilton

February 10, 2025

FILE: ZCR-26-019
ATTENTION OF: Kayla Medeiros
TELEPHONE NO: (905) 546-2424 ext. 5867

Zelinka Priamo Ltd. c/o Danieli Sikelero Elsenbruch
[redacted]

Attention:

Re: APPLICABLE LAW REVIEW – ZONING BYLAW (CLEARANCE OF ZONING CONDITIONS)
Present Zoning: R1 (Low Density Residential), Hamilton Zoning By-law 05-200
Address: 486 Glover Road, Stoney Creek

An Applicable Law Review respecting zoning by-law compliance has been completed and the following comments are provided.

COMMENTS:

This application was made in order to facilitate the clearance of conditions (Condition #5 and #6) of lands severance application SC/B-23:91 which was approved by Committee of Adjustment on February 13, 2024.

1. Demolition Permit No. 25-103080, to partially demolish a detached garage in the rear yard of a single family dwelling and altering the size from altering the size from 54.7m² to 14.29m² has been closed. Note that the other two structures were removed under this building permit. As such, **Conditions #5 and #6** of Land Severance application SC/B-23:91 can be **cleared**.

Yours truly

Kayla Medeiros

for the Manager of Zoning and Committee of Adjustment

ANNEX B

Building Department Clearance Letter

318 Wellington Road, London, ON, N6C 4P4
TEL (519) 474-7137 Email: zp@zpplan.com

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Building Division
71 Main Street West – 3RD Floor
Hamilton, Ontario, Canada, L8P 4Y5
Phone: 905.546.2720 Fax: 905.546.2764
www.hamilton.ca

FILE NO: **26-500006-00 OBC**
COA #: **SC/B-23:91**
ATTENTION OF: Danieli Sikelero
TELEPHONE NO: [redacted]

Date Feb 12 2026

Danieli Sikelero
[redacted]

Dear Danieli,

RE: 486 Glover Rd

An Ontario Building Code Compliance Review request letter was received by our department on February 12th 2026. This application was submitted to determine if the spatial separation distances of the existing structure would be in compliance with the Ontario Building Code (Condition #9) with respect to the location of the proposed new property line.
We are pleased to inform you that the location of the existing structure is deemed to be in compliance with the Ontario Building Code. Therefore, Condition #9 of your Committee of Adjustment Land Severance Application SC/B-23:91 has been satisfied.
If you have any further questions, please feel free to contact our office.

Yours very truly,
Ryan Allison
Plans Examiner

ANNEX C

Cultural Heritage Department Clearance Letter

318 Wellington Road, London, ON, N6C 4P4
TEL (519) 474-7137 Email: zp@zpplan.com

Danieli Sikelero - Zelinka Priamo Ltd.

From: Oldfield, Meg <Meg.Oldfield@hamilton.ca>
Sent: January 23, 2026 9:20 AM
To: Danieli Sikelero - Zelinka Priamo Ltd.; Kobelak, Anna
Cc: Cultural Heritage Planning; Committee of adjustment
Subject: RE: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Great thanks Danieli, very much appreciated.

@Kobelak, Anna Condition number 4 is cleared.

Best,

Meg Oldfield
Cultural Heritage Planner
Planning and Economic Development
City of Hamilton
(905) 546-2424 Ext. 7163
Hamilton

From: Danieli Sikelero - Zelinka Priamo Ltd. [redacted]
Sent: Friday, January 23, 2026 9:18 AM
To: Oldfield, Meg <Meg.Oldfield@hamilton.ca>
Cc: Kobelak, Anna <Anna.Kobelak@hamilton.ca>; Cultural Heritage Planning <CulturalHeritagePlanning@hamilton.ca>; Committee of adjustment <cofa@hamilton.ca>
Subject: RE: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Good morning Meg,

Please find attached a copy of the report.

Feel free to contact me if you have any questions or require additional information.

Thanks,

Danieli Sikelero Elsenbruch *(she/her)*
Intermediate Planner
Zelinka Priamo Ltd.
[redacted]

From: Oldfield, Meg <Meg.Oldfield@hamilton.ca>
Sent: January 23, 2026 9:11 AM
To: Danieli Sikelero - Zelinka Priamo Ltd. [redacted]
Cc: Kobelak, Anna <Anna.Kobelak@hamilton.ca>; Cultural Heritage Planning <CulturalHeritagePlanning@hamilton.ca>; Committee of adjustment <cofa@hamilton.ca>
Subject: RE: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Good morning,

Staff require a copy of the completed Stage 1-2 archaeological assessment in order to clear the condition.

Thank you,

Meg Oldfield
Cultural Heritage Planner
Planning and Economic Development
City of Hamilton
(905) 546-2424 Ext. 7163

Hamilton

From: Kobelak, Anna <Anna.Kobelak@hamilton.ca>
Sent: Thursday, January 22, 2026 2:54 PM
To: Cultural Heritage Planning <CulturalHeritagePlanning@hamilton.ca>
Cc: [redacted]; Committee of adjustment <cofa@hamilton.ca>
Subject: FW: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Good afternoon,

Please assist Danieli with clearing condition #4 for the referenced file.

Thank you in advance.

Best Regards,

Anna Kobelak

Assistant Secretary, Committee of Adjustment

Planning and Economic Development

City of Hamilton

(905) 546-2424 ext. 5498

Hamilton

From: Nikolic, Tara <Tara.Nikolic@hamilton.ca>
Sent: Thursday, January 22, 2026 1:59 PM
To: Committee of adjustment <cofa@hamilton.ca>
Subject: Re: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Hi Anna,

Cultural Heritage would be clearing this condition.

Thanks,

Tara Nikolic

Planning Technician I - Development Planning, East Team

Planning and Economic Development

Planning Division, City of Hamilton

(905)546-2424 ext.8153

Hamilton

From: Committee of adjustment <cofa@hamilton.ca>
Sent: Thursday, January 22, 2026 1:44 PM
To: Nikolic, Tara <Tara.Nikolic@hamilton.ca>
Cc: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: FW: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Hello Tara,

Wanted to confirm whether development planning would be clearing condition 4 for the referenced file.

If so, the applicant has submitted information in reference to the condition.

Best Regards,

Anna Kobelak

Assistant Secretary, Committee of Adjustment

Planning and Economic Development

City of Hamilton

(905) 546-2424 ext. 5498

Hamilton

From: Danieli Sikelero - Zelinka Priamo Ltd. [redacted]
Sent: Wednesday, January 21, 2026 3:14 PM
To: Committee of adjustment <cofa@hamilton.ca>
Subject: RE: Impending Lapse of Consent Application - SC/B-23:91 - 486 Glover Road, Stoney Creek

Hi Anna,

Please find attached the Ministry letter and correspondence from the Building Department.

Thanks,

Danieli Sikelero Elsenbruch *(she/her)*

Intermediate Planner

Zelinka Priamo Ltd.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

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

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

Hamilton

APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Purchaser*		[redacted]
Registered Owner(s)	2452593 ONTARIO INC. (Mohamed Abou-Hussein)	
Applicant(s)**	Same as owner	
Agent or Solicitor	Zelinka Priamo Ltd. c/o Danieli Sikelero Elsenbruch	

Please include contact person's name if applying as a company or organization.
*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
**Owner's authorization required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ 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 [redacted]

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 ☐ Credit card over phone*
☑ Cheque

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	486 Glover Road		
Assessment Roll Number	2503100 - 02017600		
Former Municipality	Stoney Creek		
Lot	10	Concession	BROKEN FRONT SALTFLEET , AS IN AB12789
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

3.1 Type and purpose of proposed transaction: (check appropriate box)

☑ creation of a new lot(s)
☐ addition to a lot
☐ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9)
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

N/A

3.3 If a lot addition, identify the lands to which the parcel will be added:

N/A

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land (including any proposed easements):
All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Retained Lands	Severed Lands			
Type of Transfer	N/A	Creation of new lot			
Frontage	18.3	18.3			
Depth	30	31			
Area	548.1	567			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	1 single-detached dwelling and 1 shed	Future single-detached dwelling			
Proposed Buildings/ Structures	N/A	1 single detached dwelling			
Buildings/ Structures to be Removed	N/A	N/A			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)
- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

b) Type of water supply proposed: (check appropriate box)
- ☑ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

c) 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) _____

4.3 Other Services: (check if the service is available)

☑ electricity ☑ telephone ☐ school bussing ☑ garbage collection

5 CURRENT LAND USE

5.1 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) Neighbourhoods

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

Please refer to the enclosed letter

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

_____

5.3 What is the existing zoning of the subject land? Low Density Residential (R1) Zone

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

_____

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

_____

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☑	
An industrial or commercial use, and specify the use(s)	☐	500m, Business Park
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☑ Yes ☐ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

Consent application SC/B-23:91. Granted, but lapsed on February 16, 2026

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

There are no changes to the original submission.

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☑ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

Since May 25, 2022

6.5 Does the applicant own any other land in the City? ☐ Yes ☑ No

If YES, describe the lands below or attach a separate page.

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☑ Yes ☐ No (Provide explanation)

Please refer to the enclosed letter

7.2 Is this application consistent with the Provincial Planning Statement (PPS)?

☑ Yes ☐ No (Provide explanation)

Please refer to the enclosed letter

7.3 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☑ No (Provide explanation)

7.4 Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☑ No (Provide explanation)

7.5 Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☑ No (Provide explanation)

7.6 Are the subject lands within an area of land designated under any other provincial plan or plans?
☐ Yes ☑ No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application Form
- [x] Signatures Sheet

11.2 Validation of Title

- [ ] All information documents in Section 11.1
- [ ] Detailed history of why a Validation of Title is required
- [ ] All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- [ ] All information documents in Section 11.1
- [ ] Detailed history of when the previous consent took place.
- [ ] All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- [x] Cover Letter/Planning Justification Report
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

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

Hamilton

NOTICE OF PUBLIC HEARING
Consent/Land Severance

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.:	**B-26:010**	**SUBJECT PROPERTY:**	8 Shoreview Place, Stoney Creek

APPLICANTS: Owner: Seasons Retirement Communities (Stoney Creek) GP Inc
Applicant: Seasons Retirement Communities (Stoney Creek) GP Inc
Agent: UrbanSolutions Planning & Land Development Consultants Inc

PURPOSE & EFFECT: To sever the existing Mixed Use Commercial lot into two (2) parcels. The severed lands will be a vacant Mixed Use Commercial lot, and the retained lands will contain the existing Retirement Residence which is intended to remain. To establish three (3) easements across the subject lands.

	Frontage	**Depth**	**Area**
SEVERED LANDS & EASEMENT (LANDS TO BE SEVERED AND SUBJECT TO PROPOSED BLANKET EASEMENT FOR STORMWATER MANAGEMENT IN FAVOUR OF LANDS TO BE RETAINED):	45.76 m±	135.492 m±	8,917.99 m^2 ±
RETAINED LANDS & EASEMENT (LANDS TO BE RETAINED AND SUBJECT TO PROPOSED BLANKET EASEMENT FOR STORMWATER MANAGEMENT IN FAVOUR OF LANDS TO BE SEVERED):	80.30 m±	65.88 m±	11,501.72 m^2 ±
EASEMENT (LANDS SUBJECT TO PROPOSED ACCESS EASEMENT IN FAVOUR OF LANDS TO BE RETAINED):	6.75 m±	N/A	337.81 m^2 ±

Associated Planning Act File(s): A-26:057 (Concurrent Minor Variance Application); SC/B-23:97 (Lapsed); SC/A-23:249 (Approved)

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.

B-26:010

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

DATE:	**Thursday, April 30, 2026**
TIME:	**12:00 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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 **April 28, 2026**.

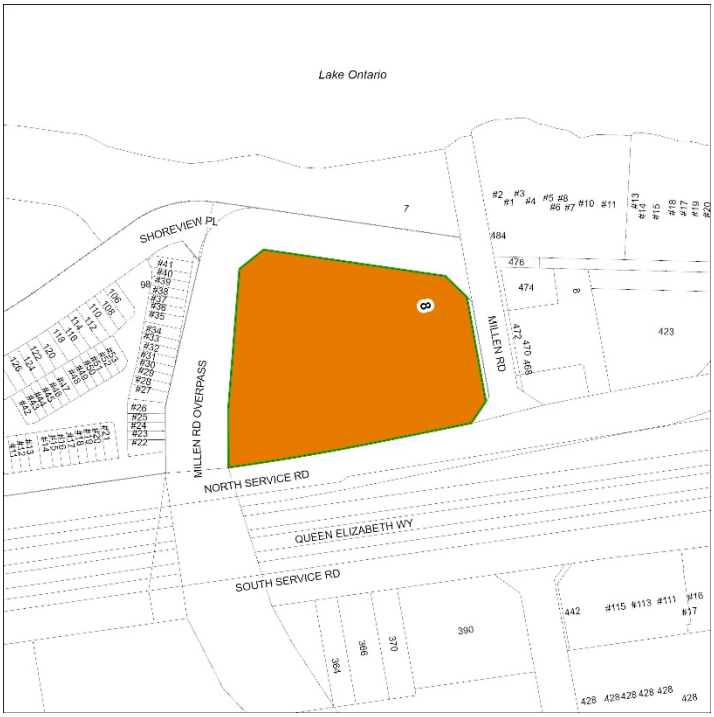
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon **April 29, 2026**.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding this matter, 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 the Notice of Decision of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.

B-26:010



Subject Lands

DATED: April 13, 2026

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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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 **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 **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 or call 905-546-2424 ext. 4221.

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

March 19, 2026

406-21

Via Email & Delivered

Mr. Justin Leung
Secretary Treasurer, Committee of Adjustment

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

Dear Mr. Leung,

Re: 8 SHOREVIEW PLACE, STONEY CREEK
Consent to Sever & Minor Variance Applications

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Seasons Retirement Communities (Stoney Creek) GP Inc., for the lands municipally known as 8 Shoreview Place in the former City of Stoney Creek. On behalf of the owners, please accept the enclosed Consent to Sever and Minor Variance applications

The subject lands are comprised of an irregularly-shaped, 2.04-hectare lot, having frontage on all sides, including Millen Road to the east and west, the North Service Road to the south, and Shoreview Place to the north. The property is surrounded by a range of uses including townhouses, semi-detached dwellings, and residential multiple dwellings. The subject lands are designated *'Neighbourhoods'* in the Urban Hamilton Official Plan Schedule E-1 – Urban Land Use, and zoned *'Mixed Use Commercial (MUC-5)'* in the Former Town of Stoney Creek Zoning By-law No. 3692-92.

Application History

The subject lands were previously subdivided by the South Shore Estates subdivision registered in 1973. This subdivision comprised of 13 lots for high density apartment buildings while only two were ultimately built. In 2010, members of the UrbanSolutions team assisted LiUNA/Fengate in securing an Official Plan Amendment and Zoning By-law Amendment resulting in the current site-specific *Mixed-Use Commercial (MUC-5)* Zone. The previous Official Plan and Zoning By-law Amendment facilitated the existing 9-storey Seasons retirement and memory care facility on the east side of the property.

In November, 2023, the City of Hamilton issued conditional approval of Site Plan Application No. DA-23-012, which contemplated a mixed use building having one 37-storey and one 25-storey tower containing 730 dwelling units and 968 parking spaces. Consent to Sever and Minor Variance applications to permit this previous development proposal were subsequently approved by the Committee of Adjustment on February 13, 2024 (SC/B-23:97 & SC/A-23:349). The development contemplated within DA-23-012 is no longer being pursued and the Consent to Sever application has been intentionally allowed to lapse.

Purpose of the Application

Similar to the previous Consent to Sever application, the purpose of this application is to sever the western portion of the existing lot and establish three (3) easements across the subject lands. The retained lands will continue to accommodate the existing Seasons Retirement Residence and will be subject to a blanket easement for stormwater management in favour of the severed lands. In turn, a reciprocal blanket easement for stormwater management is proposed over the severed lands in favour of the retained parcel, ensuring the continued function and integration of the existing grading and drainage infrastructure across both properties. In addition, a 329.22 m^2 access easement is proposed over the lands to be severed to maintain shared use of the existing westerly driveway access, which is intended to continue serving both parcels.

The location of the proposed severance line has been established with regard for existing site conditions, and the alignment of the proposed lot line ensures that all servicing connections associated with the Seasons Retirement Residence remain entirely within the retained lands. This approach avoids the need for additional servicing easements and avoids the creation of cross-lot servicing conflicts.

The enclosed Committee of Adjustment Sketch illustrates the proposed severance, as well as the location and extent of the required easements described above.

In addition to the proposed severance and easements noted above, a Minor Variance application is required to bring the proposed lot fabric into conformity with the required minimum lot area of the site-specific "MUC-5" Zone. As a result, the requested variances are as follows:

Lands to be Retained

Variance No. 1 – To permit a minimum lot area of 11,500.0 square metres for the lands to be retained, whereas a minimum lot area of 20,400.0 square metres is required.

Lands to be Severed

Variance No. 2 – To permit a minimum lot area of 8,900.0 square metres for the lands to be severed, whereas a minimum lot area of 20,400.0 square metres is required.

As per Section 45(1) of the *Planning Act,* R.S.O, 1990, as amended, applications to the Committee to vary from the Zoning By-law must meet 4 tests as outlined below:

- The proposal meets the general purpose and intent of the Official Plan;
- The proposal meets the general purpose and intent of the Zoning By-Law;
- The variance is minor in nature; and,
- The proposal is desirable for the appropriate development or use of the land.

The subject lands are designated as *Neighbourhoods* in the Urban Hamilton Official Plan which permits the proposed use of the lands. The *Neighbourhoods* designation intends to facilitate compact, mixed-use, transit-friendly neighbourhoods that provide for a range of dwelling types and densities. The proposed variances achieve the policy goals of the *Neighbourhoods* designation as they facilitate intensification on an underutilized parcel while protecting the existing retirement residence and associated parking spaces. The lands to be severed are appropriately sized to accommodate future development supporting a range of densities and uses. Therefore, the requested variances for lot area appropriately implement the Official Plan's policies regarding intensification by providing opportunity for the development of compact urban forms and reinforce the achievement of complete communities. As such, the proposal meets the intent and purpose of the Urban Hamilton Official Plan.

The requested variances are required as the minimum lot area established in the site-specific MUC-5 Zone applicable to the subject lands was originally set to reflect the existing total lot area of the property. This standard was introduced through a previous Zoning By-law Amendment to facilitate the development of the existing retirement residence currently located on the lands. While minimum lot area requirements are generally intended to ensure parcels are appropriately sized to accommodate their intended use and support appropriate stormwater management, the approximate 2-hectare minimum lot area requirement applicable to the subject lands is excessive and not reflective of modern zoning practices implemented through the City of Hamilton Zoning By-law No. 05-200. The modern medium and high-density mixed-use zones typically use development standards such as building height, setbacks, stepbacks, and other metrics to regulate built form rather than establishing a minimum lot area. Minimum lot area requirements are more commonly applied within low-density residential zones where smaller individual parcels are typical. The proposed lot fabric will remain appropriately sized to accommodate medium to high-density mixed-use development and the requested variances are therefore consistent with the intent of modern mixed-use zoning standards and are in keeping with the general purpose and intent of the Stoney Creek Zoning By-law No. 3692-92.

The proposed lot areas for the retained and severed lands remain appropriately sized to accommodate both the existing retirement residence and associated parking on one parcel, and future development on the western lands to be severed. The subject lands in their current state are underutilized, with only 11,830 m^2 of area (58%) being developed with the retirement residence and associated parking area, while the balance of the lands remain undeveloped and have historically been contemplated for a future phase of development. The requested variances will facilitate the severance of the underutilized portion of the lands to ensure the efficient use of the City's available urban land base and support urban infill development having access to municipal services. Importantly, the proposed variances facilitate a lot configuration which has regard for existing servicing infrastructure to ensure that servicing connections for the retained retirement residence remain wholly within the retained parcel and are not impacted, maintaining appropriate servicing and stormwater management functions. As such, the requested variances are deemed to be minor in nature and are desirable for the appropriate development or use of the land.

To assist in the evaluation of the application, please refer to the enclosed Committee of Adjustment Sketch.

The Consent to Sever application satisfies Section 53(1) of the *Planning Act,* R.S.O, 1990, as amended, as a plan of subdivision is not necessary for the proper and orderly development of the subject lands. Further, the requested Minor Variances satisfy the four tests of Section 45(1) of the *Planning Act,* R.S.O, 1990, and represent good land use planning.

In support of this application, please find enclosed the following:

- One (1) copy of the completed Minor Variance Application form;
- One (1) copy of the completed Consent to Sever Application form;
- One (1) copy of the Committee of Adjustment Sketch, prepared by UrbanSolutions;
- One (1) copy of the Topographic Survey, prepared by A.T. McLaren;
- One (1) cheque in the amount of **$4,135.00** made payable to the City of Hamilton for the Minor Variance Application fee; and,
- One (1) cheque in the amount of **$3,565.00** made payable to the City of Hamilton for the Consent to Sever Application fee.

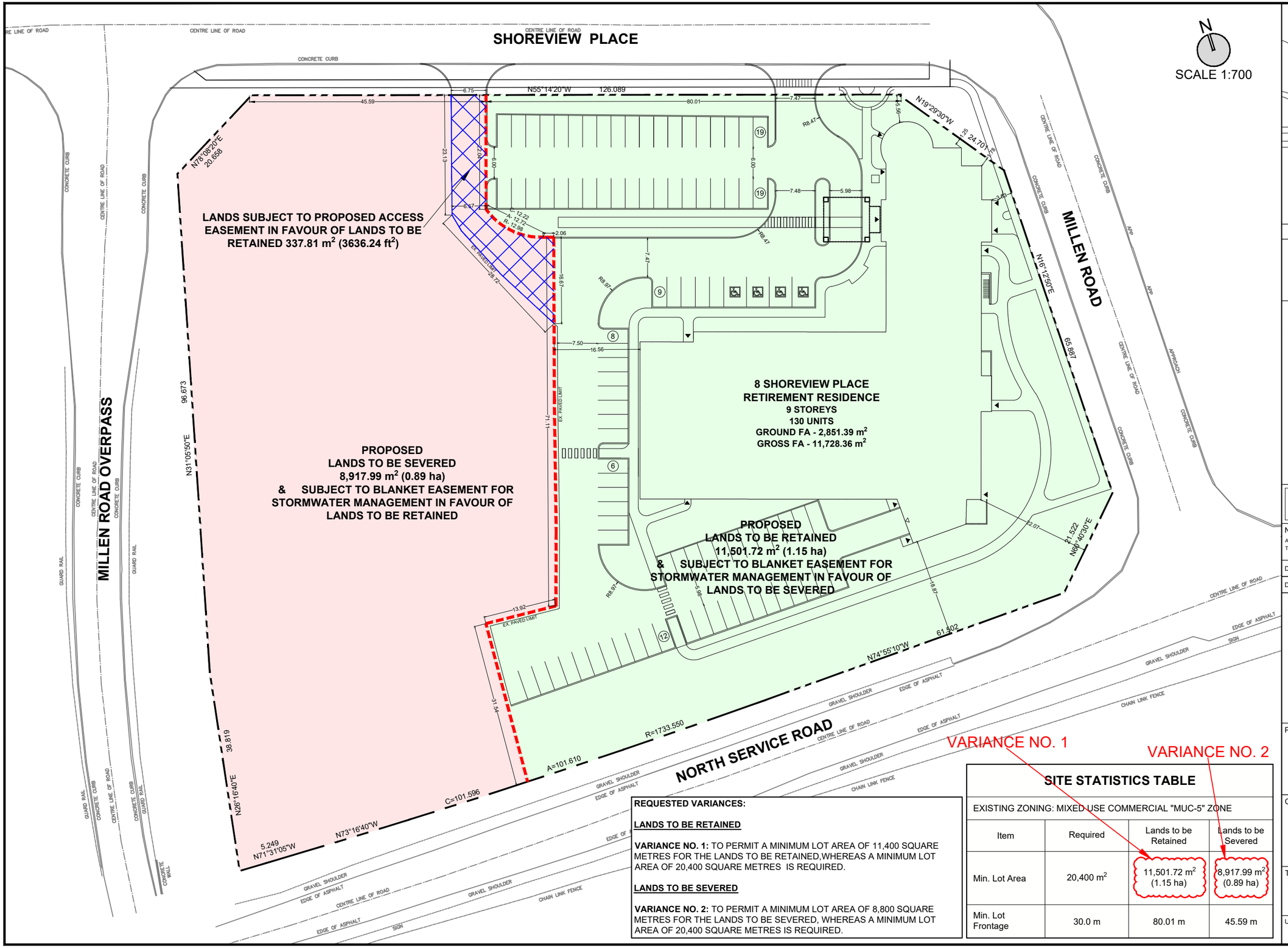
We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

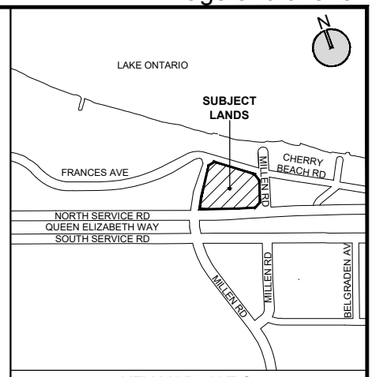
Regards,
UrbanSolutions

Matt Johnston, MCIP, RPP
Principal

Stefano Rosatone, BES
Planner

cc: Seasons Retirement Communities (Stoney Creek) GP Inc.





KEY MAP - N.T.S.

SCALE 1:700

METRES

0 10 20 30

LEGEND

- SUBJECT LANDS
- PROPOSED SEVERANCE LINE
- LANDS SUBJECT TO PROPOSED ACCESS EASEMENT IN FAVOUR OF LANDS TO BE RETAINED 329.22 m² (3,663.92 ft²)
- LANDS TO BE SEVERED AND SUBJECT TO PROPOSED BLANKET EASEMENT FOR STORMWATER MANAGEMENT IN FAVOUR OF LANDS TO BE RETAINED
- LANDS TO BE RETAINED AND SUBJECT TO PROPOSED BLANKET EASEMENT FOR STORMWATER MANAGEMENT IN FAVOUR OF LANDS TO BE SEVERED

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: S. ERICKSON	CHECKED BY: M. JOHNSTON
DRAWN BY: L.DRENNAN	DATE: APRIL 2, 2026

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, SUITE 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
8 SHOREVIEW PLACE
CITY OF HAMILTON

CLIENT:
SEASONS RETIREMENT COMMUNITIES (STONEY CREEK) GP INC.

TITLE:
COMMITTEE OF ADJUSTMENT SKETCH

U/S FILE NUMBER:	SHEET NUMBER:
406-21	1

REQUESTED VARIANCES:

LANDS TO BE RETAINED

VARIANCE NO. 1: TO PERMIT A MINIMUM LOT AREA OF 11,400 SQUARE METRES FOR THE LANDS TO BE RETAINED,WHEREAS A MINIMUM LOT AREA OF 20,400 SQUARE METRES IS REQUIRED.

LANDS TO BE SEVERED

VARIANCE NO. 2: TO PERMIT A MINIMUM LOT AREA OF 8,800 SQUARE METRES FOR THE LANDS TO BE SEVERED, WHEREAS A MINIMUM LOT AREA OF 20,400 SQUARE METRES IS REQUIRED.

VARIANCE NO. 1

VARIANCE NO. 2

SITE STATISTICS TABLE

EXISTING ZONING: MIXED USE COMMERCIAL "MUC-5" ZONE

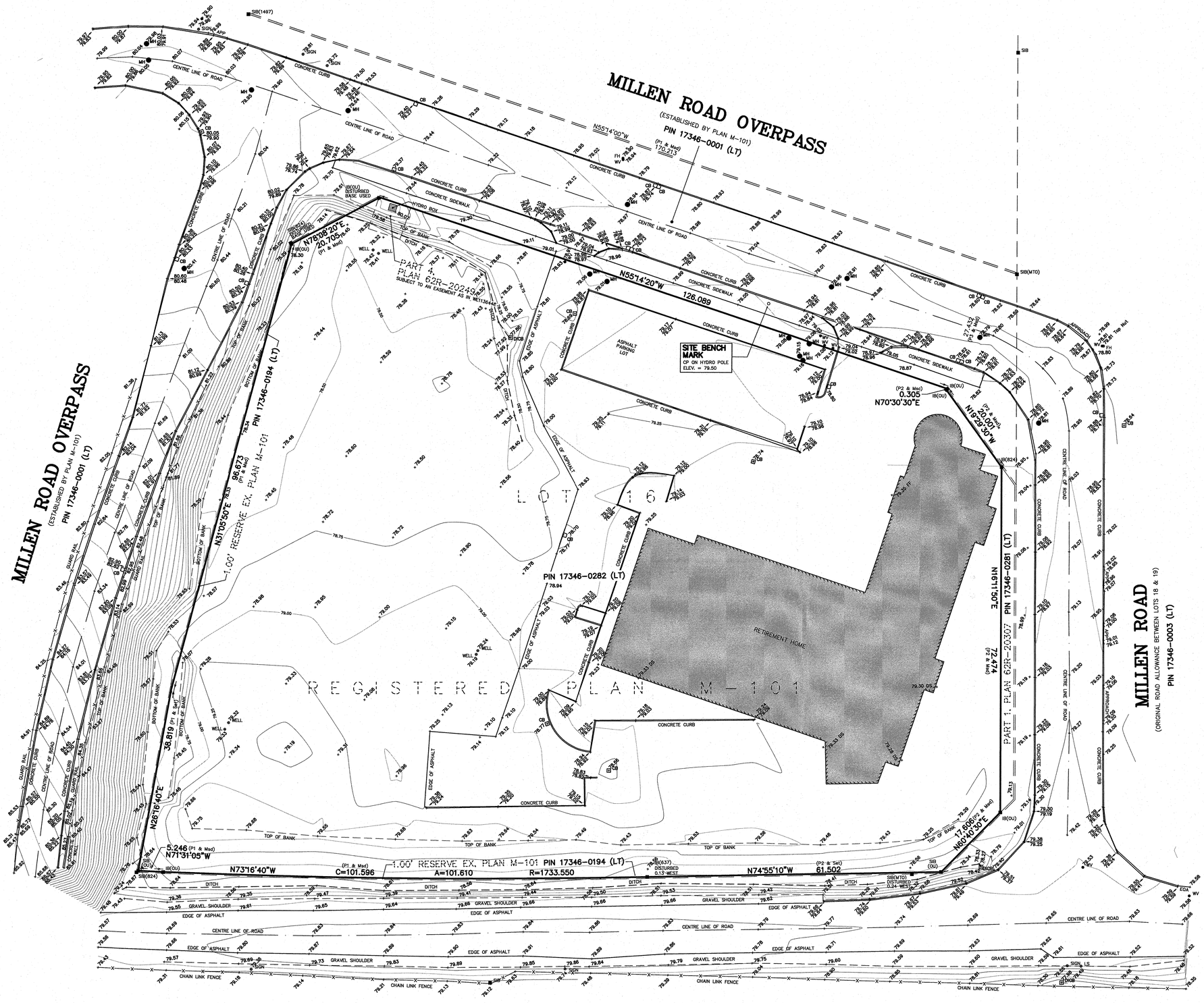
Item	Required	Lands to be Retained	Lands to be Severed
Min. Lot Area	20,400 m²	11,501.72 m² (1.15 ha)	8,917.99 m² (0.89 ha)
Min. Lot Frontage	30.0 m	80.01 m	45.59 m

TOPOGRAPHIC SURVEY
OF
LOT 16
PLAN M101
IN THE
CITY OF HAMILTON

SCALE 1:400 METRIC

8 4 0 8 16 24 metres

R.A. McLAREN, O.L.S. – 2022



LEGEND:

□	•	DENOTES MONUMENT SET
■	•	MONUMENT FOUND
IB	•	IRON BAR
IBF	•	ROUND IRON BAR
PB	•	PLASTIC BAR
CC	•	CUT CROSS
SIB	•	STANDARD IRON BAR
SSIB	•	SHORT STANDARD IRON BAR
637	•	HAROLD B. ASHENHURST, O.L.S.
824	•	A.T. McLAREN LTD.
1497	•	H.G. ASHENHURST LTD.
BG	•	BARICH GRENKIE SURVEYING LTD.
OU	•	ORIGIN UNKNOWN
WIT	•	WITNESS
Msd	•	MEASURED
P1	•	REGISTERED PLAN M-101
P2	•	PLAN 62R-20307
P3	•	PLAN 62R-18724
MH	•	MANHOLE
CB	•	CATCH BASIN
DICB	•	DITCH INLET CATCH BASIN
FH	•	FIRE HYDRANT
HP	•	HYDRO POLE
U	•	OVERHEAD UTILITIES
APP	•	APPROACH
DS	•	DOOR SILL
FF	•	FIRST FLOOR
ø	•	DIAMETER
//	•	NOT TO SCALE

NOTE:
UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

BEARING NOTE:
BEARINGS ARE GRID BEARING AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS 00819870515 AND 00919723309 AND ARE REFERRED TO THE NORTH AMERICAN DATUM 1983 3° MTM, ZONE 10, CENTRAL MERIDIAN 79°30' LONGITUDE WEST

00819870515 N=4789614.020 E=283946.638
00919723309 N=4788015.384 E=288599.922

BENCHMARK:
MONUMENT 00819748492

LOCATION: CONCRETE BRIDGE CARRYING MILLEN RD OVER QEW, 1.9 KM WEST OF CARRYING MILLEN RD OVER QEW 1.9 KM WEST OF CONCRETE BRIDGE CARRYING FRUITLAND RD (HAMILTON – WENTWORTH REGIONAL ROAD 55) OVER QEW IN THE TOWN OF STONEY CREEK AND 0.6 KM EAST OF GREEN RD. TABLET IS SET HORIZONTALLY IN NORTH FACE OF SOUTH CONCRETE ABUTMENT, 43 CM EAST OF N.W. CORNER, 34 CM ABOVE CONCRETE APRON AND 38.4 M SOUTH OF CENTRELINE OF EASTBOUND LANE OF QEW.

ELEVATION: 81.830 metres CGVD-1928:1978

METRIC NOTE:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF OCTOBER, 2022

23NOV2022
DATE

R.A. McLAREN, O.L.S.

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A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn	Checked	Crew Chief	Scale	Dwg.No.
JM	KM	JK	1:400	36928

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owner(s)	Seasons Retirement Communities (Stoney Creek) GP Inc.	[redacted]
Applicant(s)	Same as Owner	
Agent or Solicitor	UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston [UrbanSolutions]	

Please include contact person's name if applying as a company or organization.

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 [redacted]

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 card over phone*

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	8 Shoreview Place		
Assessment Roll Number	251800304019200		
Former Municipality	Stoney Creek		
Lot	Lot 16	Concession	
Registered Plan Number	62M-101	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:

Subject to an easement as in WE1136448

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 permit reduced minimum lot areas for the lands to be retained and lands to be severed.

☐ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Existing site-specific zoning limits minimum lot size to existing lot size.

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

☐ Yes ☑ No

If yes, please provide an explanation:

N/A

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
126.06 m	Varies	2.04 ha	+/- 20.10 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Retirement Residence	10.26 m	19.11 m	+/- 85 m & 1.20 m	2016

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Retirement Residence	10.26 m	19.11 m	16.5 m & 1.20 m	2016

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Retirement Residence	+/- 2,851.39 sq.m.	+/- 11,728.36 sq.m.	9	+/- 34.00 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Retirement Residence	+/- 2,851.39 sq.m.	+/- 11,728.36 sq.m.	9	+/- 34.00 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
☐ 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.):

Existing retirement residence to remain.

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

Single & Semi-Detached Dwelling, Townhouse, Multiple Dwelling

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

Unknown

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

Retirement Residence

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

Retirement Residence

5.4 Length of time the existing uses of the subject property have continued:

Since 2016

5.5 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) Neighbourhoods (Sched. E & E-1)

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

Please refer to enclosed Cover Letter.

5.6 What is the existing zoning of the subject land? Mixed Use Commercial "MUC-5" Zone in By-law 3692-92

5.7 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: SC/A-23:349

5.8 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: Concurrent application

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 130

6.2 Number of Dwelling Units Proposed: 0

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

N/A

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

7.2 Other Information Deemed Necessary

- [x] Cover Letter/Planning Justification Report
- [x] 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

_____

_____

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 CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*	N/A		**Phone:**
			E-mail:
Registered Owner(s)	Seasons Retirement Communities (Stoney Creek) GP Inc. c/o Andrew Salomon	[redacted]	
Applicant(s)**	Same as Owner		
Agent or Solicitor	UrbanSolutions Planning & Land Development Consultants Inc.		

Please include contact person's name if applying as a company or organization.
*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
**Owner's authorization required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ Purchaser ☐ Applicant ☐ Owner ☑ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☐ 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 [redacted]

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 card over phone*

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	8 Shoreview Place		
Assessment Roll Number	251800304019200		
Former Municipality	Stoney Creek		
Lot	Lot 16	Concession	
Registered Plan Number	62M-101	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:

Subject to an easement as in WE1136448

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

☑ creation of a new lot(s)
☐ addition to a lot
☑ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9)
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

N/A

3.3 If a lot addition, identify the lands to which the parcel will be added:

N/A

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land (including any proposed easements):
All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	~~Parcel 3*~~	~~Parcel 4*~~
Identified on Sketch as:	Lands to be Retained & subject to blanket easement in favour of Lands to be Severed	Lands to be Severed & subject to Blanket Easement in favour of Lands to be Retained	Access Easement in favour of Lands to be Retained		
Type of Transfer	Easement over retained lands	Lot Creation + Easement	Easement		
Frontage	+/- 80.30 m	+/- 45.76 m	+/- 6.75 m		
Depth	+/- 65.88 m	+/- 135.492 m	N/A		
Area	+/- 11,501.72 m2	+/- 8,917.99 m2	+/- 337.81 m2		
Existing Use	Retirement Residence	Vacant	Driveway		
Proposed Use	Retirement Residence	Vacant	Driveway		
Existing Buildings/ Structures	9 Storey Retirement Residence	N/A	N/A		
Proposed Buildings/ Structures	N/A	N/A	N/A		
Buildings/ Structures to be Removed	N/A	N/A	N/A		

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)
- ☐ provincial highway
- ☐ municipal road, seasonally maintained
- ☑ municipal road, maintained all year
- ☐ right of way
- ☐ other public road

b) Type of water supply proposed: (check appropriate box)
- ☑ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☐ other means (specify)

c) 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) _____

4.3 Other Services: (check if the service is available)

☑ electricity ☑ telephone ☐ school bussing ☑ garbage collection

5 CURRENT LAND USE

5.1 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) Neighbourhoods

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

Please refer to enclosed cover letter.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

N/A

5.3 What is the existing zoning of the subject land? Mixed Use Commercial "MUC-5" Zone in Stoney Creek Zoning By-law No. 3692-92

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

N/A

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☑ Yes ☐ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

SC/B-23:97 (Lapsed); SC/A-23:349 (Approved); A-26:*TBC* (March 2026 Concurrent Minor Variance Application submitted)

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☐	60m - Lake Ontario shoreline
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☑ Yes ☐ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

Registered Plan 62M-101 'South Shore Estates'

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☑ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

N/A

6.4 How long has the applicant owned the subject land?

Unknown

6.5 Does the applicant own any other land in the City? ☐ Yes ☑ No
If YES, describe the lands below or attach a separate page.

N/A

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☑ Yes ☐ No (Provide explanation)

Please refer to enclosed cover letter.

7.2 Is this application consistent with the Provincial Planning Statement (PPS)?

☑ Yes ☐ No (Provide explanation)

Please refer to enclosed cover letter.

7.3 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☑ No (Provide explanation)

N/A

7.4 Are the subject lands subject to the Parkway Belt West Plan?

☐ Yes ☑ No (Provide explanation)

N/A

7.5 Are the subject lands subject to the Greenbelt Plan?

☐ Yes ☑ No (Provide explanation)

N/A

7.6 Are the subject lands within an area of land designated under any other provincial plan or plans?

☐ Yes ☑ No (Provide explanation)

N/A

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application Form
- [x] Signatures Sheet

11.2 Validation of Title

- [ ] All information documents in Section 11.1
- [ ] Detailed history of why a Validation of Title is required
- [ ] All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- [ ] All information documents in Section 11.1
- [ ] Detailed history of when the previous consent took place.
- [ ] All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- [x] Cover Letter/Planning Justification Report
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

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.:	A-26:057	**SUBJECT PROPERTY:**	8 Shoreview Place, Stoney Creek
ZONE:	MUC-5 (Mixed Use Commercial)	**ZONING BY-LAW:**	Stoney Creek Zoning By-law 3692-92

APPLICANTS:
Owner: Seasons Retirement Communities (Stoney Creek) GP Inc
Applicant: Seasons Retirement Communities (Stoney Creek) GP Inc
Agent: UrbanSolutions Planning and Land Development Consultants Inc. c/o Matt Johnston (UrbanSolutions)

The following variances are requested:

1. A minimum Lot Area of 11,500 square metres shall be permitted for the lands to be retained instead of the minimum required Lot Area of 20,400 square metres.

2. A minimum Lot Area of 8,900.0 square metres shall be permitted for the lands to be severed instead of the minimum required Lot Area of 20,400 square metres.

PURPOSE & EFFECT: To facilitate a consent/land severance application pertaining to the western portion of the lot.

Notes:

i. The submitted application indicates the easements on the severed and retained land will be required to maintain existing access to the properties. Please note that legally established rights of ways shall be properly registered on title should access between properties (lands to be conveyed and retained) and sharing of the parking areas be provided.

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.

A-26:057

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

DATE:	**Thursday, April 30, 2026**
TIME:	**12:00 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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

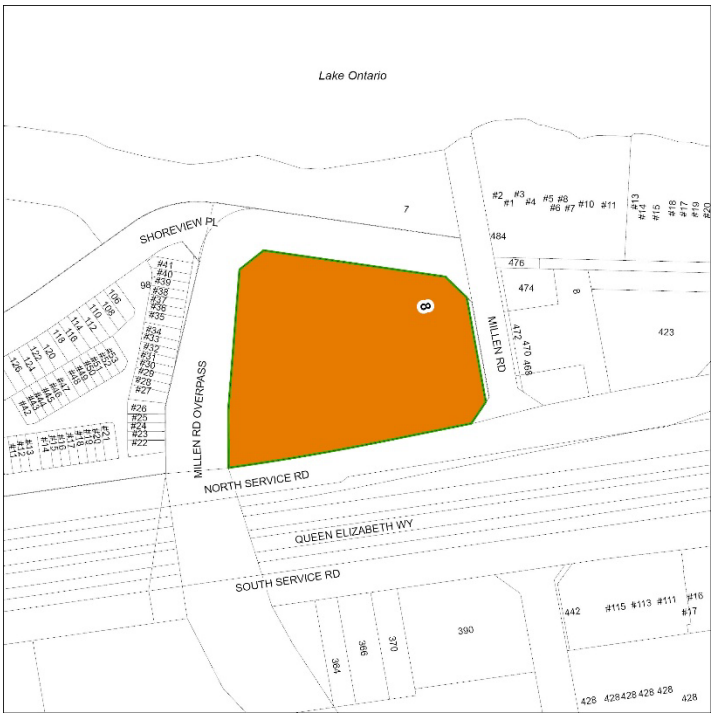
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:057, 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.

A-26:057



Subject Lands

DATED: April 13, 2026

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.

_____

Justin Leung,
Secretary-Treasurer
Committee of Adjustment

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

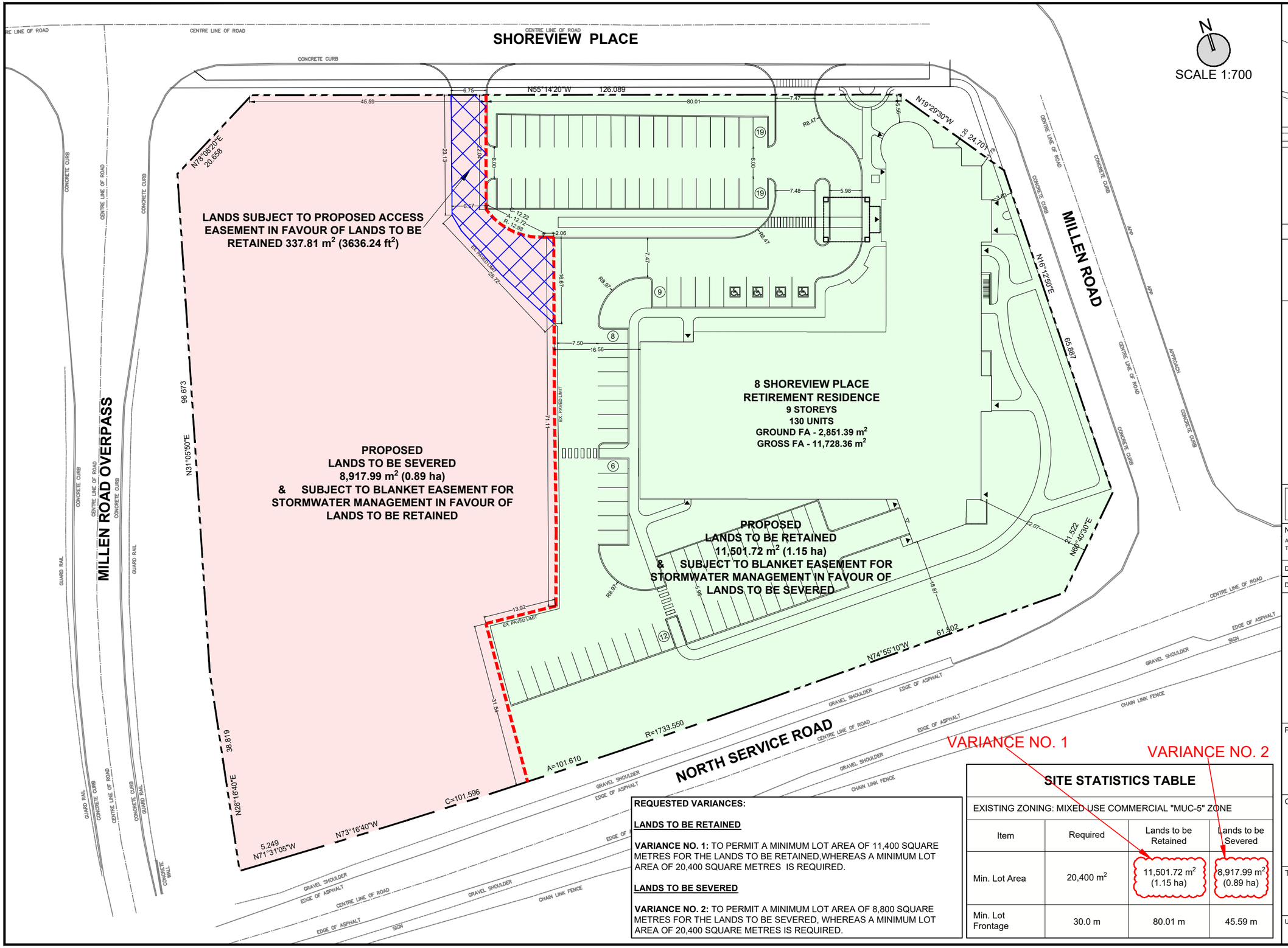
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF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

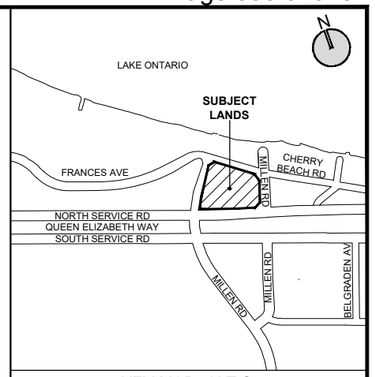
6. Additional Notes

- 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 or call 905-546-2424 ext. 4221.



SCALE 1:700



KEY MAP - N.T.S.

SCALE 1:700

METRES

0 10 20 30

LEGEND

- SUBJECT LANDS
- PROPOSED SEVERANCE LINE
- LANDS SUBJECT TO PROPOSED ACCESS EASEMENT IN FAVOUR OF LANDS TO BE RETAINED 329.22 m² (3,663.92 ft²)
- LANDS TO BE SEVERED AND SUBJECT TO PROPOSED BLANKET EASEMENT FOR STORMWATER MANAGEMENT IN FAVOUR OF LANDS TO BE RETAINED
- LANDS TO BE RETAINED AND SUBJECT TO PROPOSED BLANKET EASEMENT FOR STORMWATER MANAGEMENT IN FAVOUR OF LANDS TO BE SEVERED

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: S. ERICKSON	CHECKED BY: M. JOHNSTON
DRAWN BY: L.DRENNAN	DATE: APRIL 2, 2026

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, SUITE 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:
8 SHOREVIEW PLACE
CITY OF HAMILTON

CLIENT:
SEASONS RETIREMENT COMMUNITIES (STONEY CREEK) GP INC.

TITLE:
COMMITTEE OF ADJUSTMENT SKETCH

U/S FILE NUMBER:	SHEET NUMBER:
406-21	1

REQUESTED VARIANCES:

LANDS TO BE RETAINED

VARIANCE NO. 1: TO PERMIT A MINIMUM LOT AREA OF 11,400 SQUARE METRES FOR THE LANDS TO BE RETAINED,WHEREAS A MINIMUM LOT AREA OF 20,400 SQUARE METRES IS REQUIRED.

LANDS TO BE SEVERED

VARIANCE NO. 2: TO PERMIT A MINIMUM LOT AREA OF 8,800 SQUARE METRES FOR THE LANDS TO BE SEVERED, WHEREAS A MINIMUM LOT AREA OF 20,400 SQUARE METRES IS REQUIRED.

VARIANCE NO. 1

VARIANCE NO. 2

SITE STATISTICS TABLE

EXISTING ZONING: MIXED USE COMMERCIAL "MUC-5" ZONE

Item	Required	Lands to be Retained	Lands to be Severed
Min. Lot Area	20,400 m²	11,501.72 m² (1.15 ha)	8,917.99 m² (0.89 ha)
Min. Lot Frontage	30.0 m	80.01 m	45.59 m

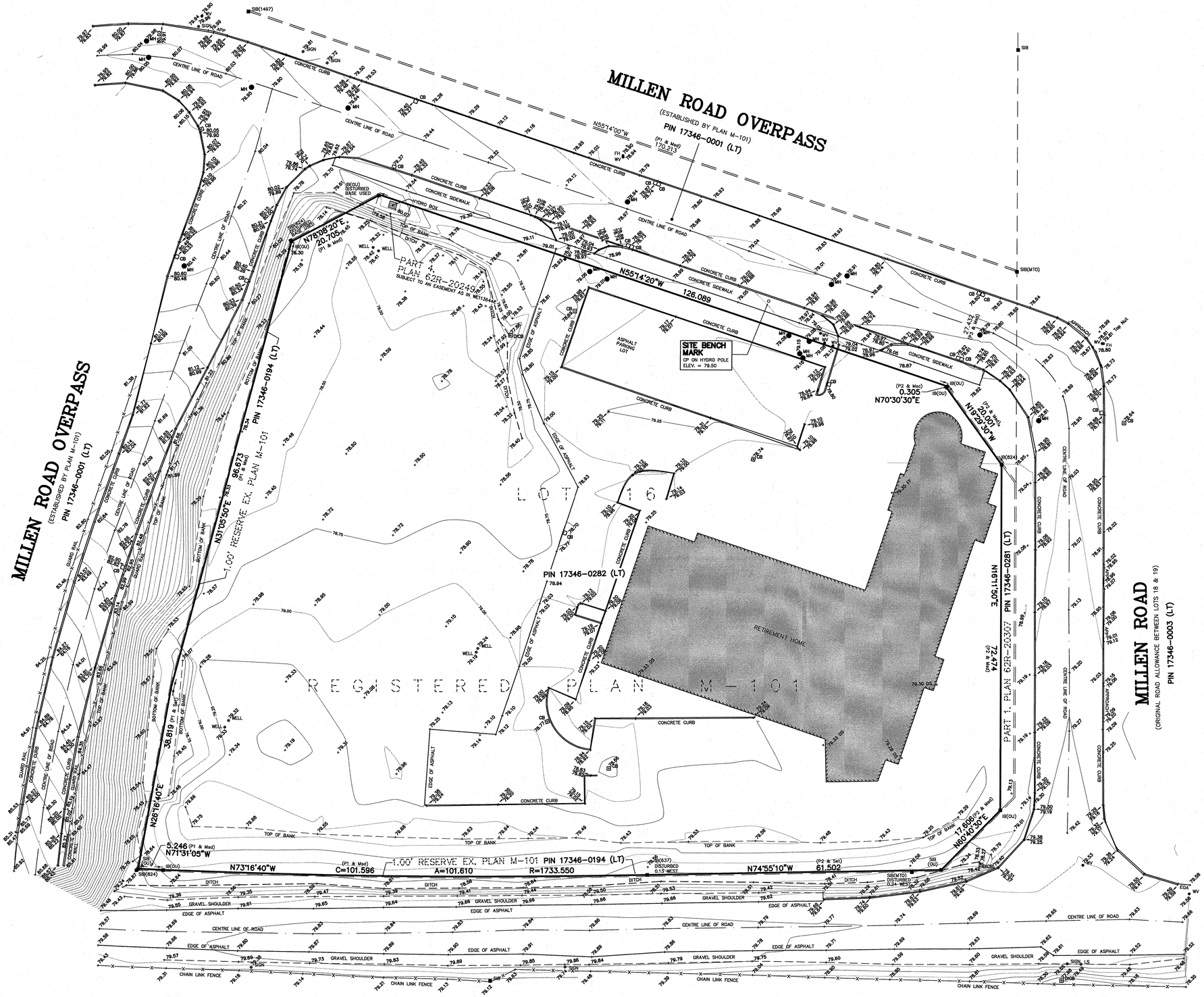
C:\Users\StephenEricksonBACPT\OneDrive - Urban Solutions\Documents - Active Projects\406-21 - 8 Shoreview Place, Stoney Creek\2 - Drawings\1 - UrbanSolutions\CoA\SV-2026\406-21-SV Sketch-2026-04-02.dwg

TOPOGRAPHIC SURVEY
OF
LOT 16
PLAN M101
IN THE
CITY OF HAMILTON

SCALE 1:400 METRIC

8 4 0 8 16 24 metres

R.A. McLAREN, O.L.S. – 2022



LEGEND:

□	=	DENOTES MONUMENT SET
■	=	MONUMENT FOUND
IB	=	IRON BAR
IBØ	=	ROUND IRON BAR
PB	=	PLASTIC BAR
CC	=	CUT CROSS
SIB	=	STANDARD IRON BAR
SSIB	=	SHORT STANDARD IRON BAR
637	=	HAROLD B. ASHENHURST, O.L.S.
824	=	A.T. McLAREN LTD.
1497	=	H.B. ASHENHURST LTD.
BG	=	BARICH GRENKIE SURVEYING LTD.
OU	=	ORIGIN UNKNOWN
WIT	=	WITNESS
Msd	=	MEASURED
P1	=	REGISTERED PLAN M-101
P2	=	PLAN 62R-20307
P3	=	PLAN 62R-18724
MH	=	MANHOLE
CB	=	CATCH BASIN
DICB	=	DITCH INLET CATCH BASIN
FH	=	FIRE HYDRANT
HP	=	HYDRO POLE
U	=	OVERHEAD UTILITIES
APP	=	APPROACH
DS	=	DOOR SILL
FF	=	FIRST FLOOR
ø	=	DIAMETER
//	=	NOT TO SCALE

NOTE:
UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

BEARING NOTE:
BEARINGS ARE GRID BEARING AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS 00819870515 AND 00919723309 AND ARE REFERRED TO THE NORTH AMERICAN DATUM 1983 3° MTM, ZONE 10, CENTRAL MERIDIAN 79°30' LONGITUDE WEST

00819870515 N=4789614.020 E=283946.638
00919723309 N=4788015.384 E=288599.922

BENCHMARK:
MONUMENT 00819748492

LOCATION: CONCRETE BRIDGE CARRYING MILLEN RD OVER QEW, 1.9 KM WEST OF CARRYING MILLEN RD OVER QEW 1.9 KM WEST OF CONCRETE BRIDGE CARRYING FRUITLAND RD (HAMILTON – WENTWORTH REGIONAL ROAD 55) OVER QEW IN THE TOWN OF STONEY CREEK AND 0.6 KM EAST OF GREEN RD. TABLET IS SET HORIZONTALLY IN NORTH FACE OF SOUTH CONCRETE ABUTMENT, 43 CM EAST OF N.W. CORNER, 34 CM ABOVE CONCRETE APRON AND 38.4 M SOUTH OF CENTRELINE OF EASTBOUND LANE OF QEW.

ELEVATION: 81.830 metres CGVD-1928:1978

METRIC NOTE:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF OCTOBER, 2022

23NOV2022
DATE

R.A. McLAREN, O.L.S.

©R.A. McLAREN, O.L.S. – 2022. NO PERSON MAY COPY REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn	Checked	Crew Chief	Scale	Dwg.No.
JM	KM	JK	1:400	36928

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

March 19, 2026

406-21

Via Email & Delivered

Mr. Justin Leung
Secretary Treasurer, Committee of Adjustment

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

Dear Mr. Leung,

Re: 8 SHOREVIEW PLACE, STONEY CREEK
Consent to Sever & Minor Variance Applications

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Seasons Retirement Communities (Stoney Creek) GP Inc., for the lands municipally known as 8 Shoreview Place in the former City of Stoney Creek. On behalf of the owners, please accept the enclosed Consent to Sever and Minor Variance applications

The subject lands are comprised of an irregularly-shaped, 2.04-hectare lot, having frontage on all sides, including Millen Road to the east and west, the North Service Road to the south, and Shoreview Place to the north. The property is surrounded by a range of uses including townhouses, semi-detached dwellings, and residential multiple dwellings. The subject lands are designated *'Neighbourhoods'* in the Urban Hamilton Official Plan Schedule E-1 – Urban Land Use, and zoned *'Mixed Use Commercial (MUC-5)'* in the Former Town of Stoney Creek Zoning By-law No. 3692-92.

Application History

The subject lands were previously subdivided by the South Shore Estates subdivision registered in 1973. This subdivision comprised of 13 lots for high density apartment buildings while only two were ultimately built. In 2010, members of the UrbanSolutions team assisted LiUNA/Fengate in securing an Official Plan Amendment and Zoning By-law Amendment resulting in the current site-specific *Mixed-Use Commercial (MUC-5)* Zone. The previous Official Plan and Zoning By-law Amendment facilitated the existing 9-storey Seasons retirement and memory care facility on the east side of the property.

In November, 2023, the City of Hamilton issued conditional approval of Site Plan Application No. DA-23-012, which contemplated a mixed use building having one 37-storey and one 25-storey tower containing 730 dwelling units and 968 parking spaces. Consent to Sever and Minor Variance applications to permit this previous development proposal were subsequently approved by the Committee of Adjustment on February 13, 2024 (SC/B-23:97 & SC/A-23:349). The development contemplated within DA-23-012 is no longer being pursued and the Consent to Sever application has been intentionally allowed to lapse.

Purpose of the Application

Similar to the previous Consent to Sever application, the purpose of this application is to sever the western portion of the existing lot and establish three (3) easements across the subject lands. The retained lands will continue to accommodate the existing Seasons Retirement Residence and will be subject to a blanket easement for stormwater management in favour of the severed lands. In turn, a reciprocal blanket easement for stormwater management is proposed over the severed lands in favour of the retained parcel, ensuring the continued function and integration of the existing grading and drainage infrastructure across both properties. In addition, a 329.22 m^2 access easement is proposed over the lands to be severed to maintain shared use of the existing westerly driveway access, which is intended to continue serving both parcels.

The location of the proposed severance line has been established with regard for existing site conditions, and the alignment of the proposed lot line ensures that all servicing connections associated with the Seasons Retirement Residence remain entirely within the retained lands. This approach avoids the need for additional servicing easements and avoids the creation of cross-lot servicing conflicts.

The enclosed Committee of Adjustment Sketch illustrates the proposed severance, as well as the location and extent of the required easements described above.

In addition to the proposed severance and easements noted above, a Minor Variance application is required to bring the proposed lot fabric into conformity with the required minimum lot area of the site-specific "MUC-5" Zone. As a result, the requested variances are as follows:

Lands to be Retained

Variance No. 1 – To permit a minimum lot area of 11,500.0 square metres for the lands to be retained, whereas a minimum lot area of 20,400.0 square metres is required.

Lands to be Severed

Variance No. 2 – To permit a minimum lot area of 8,900.0 square metres for the lands to be severed, whereas a minimum lot area of 20,400.0 square metres is required.

As per Section 45(1) of the *Planning Act,* R.S.O, 1990, as amended, applications to the Committee to vary from the Zoning By-law must meet 4 tests as outlined below:

- The proposal meets the general purpose and intent of the Official Plan;
- The proposal meets the general purpose and intent of the Zoning By-Law;
- The variance is minor in nature; and,
- The proposal is desirable for the appropriate development or use of the land.

The subject lands are designated as *Neighbourhoods* in the Urban Hamilton Official Plan which permits the proposed use of the lands. The *Neighbourhoods* designation intends to facilitate compact, mixed-use, transit-friendly neighbourhoods that provide for a range of dwelling types and densities. The proposed variances achieve the policy goals of the *Neighbourhoods* designation as they facilitate intensification on an underutilized parcel while protecting the existing retirement residence and associated parking spaces. The lands to be severed are appropriately sized to accommodate future development supporting a range of densities and uses. Therefore, the requested variances for lot area appropriately implement the Official Plan's policies regarding intensification by providing opportunity for the development of compact urban forms and reinforce the achievement of complete communities. As such, the proposal meets the intent and purpose of the Urban Hamilton Official Plan.

The requested variances are required as the minimum lot area established in the site-specific MUC-5 Zone applicable to the subject lands was originally set to reflect the existing total lot area of the property. This standard was introduced through a previous Zoning By-law Amendment to facilitate the development of the existing retirement residence currently located on the lands. While minimum lot area requirements are generally intended to ensure parcels are appropriately sized to accommodate their intended use and support appropriate stormwater management, the approximate 2-hectare minimum lot area requirement applicable to the subject lands is excessive and not reflective of modern zoning practices implemented through the City of Hamilton Zoning By-law No. 05-200. The modern medium and high-density mixed-use zones typically use development standards such as building height, setbacks, stepbacks, and other metrics to regulate built form rather than establishing a minimum lot area. Minimum lot area requirements are more commonly applied within low-density residential zones where smaller individual parcels are typical. The proposed lot fabric will remain appropriately sized to accommodate medium to high-density mixed-use development and the requested variances are therefore consistent with the intent of modern mixed-use zoning standards and are in keeping with the general purpose and intent of the Stoney Creek Zoning By-law No. 3692-92.

The proposed lot areas for the retained and severed lands remain appropriately sized to accommodate both the existing retirement residence and associated parking on one parcel, and future development on the western lands to be severed. The subject lands in their current state are underutilized, with only 11,830 m^2 of area (58%) being developed with the retirement residence and associated parking area, while the balance of the lands remain undeveloped and have historically been contemplated for a future phase of development. The requested variances will facilitate the severance of the underutilized portion of the lands to ensure the efficient use of the City's available urban land base and support urban infill development having access to municipal services. Importantly, the proposed variances facilitate a lot configuration which has regard for existing servicing infrastructure to ensure that servicing connections for the retained retirement residence remain wholly within the retained parcel and are not impacted, maintaining appropriate servicing and stormwater management functions. As such, the requested variances are deemed to be minor in nature and are desirable for the appropriate development or use of the land.

To assist in the evaluation of the application, please refer to the enclosed Committee of Adjustment Sketch.

The Consent to Sever application satisfies Section 53(1) of the *Planning Act,* R.S.O, 1990, as amended, as a plan of subdivision is not necessary for the proper and orderly development of the subject lands. Further, the requested Minor Variances satisfy the four tests of Section 45(1) of the *Planning Act,* R.S.O, 1990, and represent good land use planning.

In support of this application, please find enclosed the following:

- One (1) copy of the completed Minor Variance Application form;
- One (1) copy of the completed Consent to Sever Application form;
- One (1) copy of the Committee of Adjustment Sketch, prepared by UrbanSolutions;
- One (1) copy of the Topographic Survey, prepared by A.T. McLaren;
- One (1) cheque in the amount of **$4,135.00** made payable to the City of Hamilton for the Minor Variance Application fee; and,
- One (1) cheque in the amount of **$3,565.00** made payable to the City of Hamilton for the Consent to Sever Application fee.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,
UrbanSolutions

Matt Johnston, MCIP, RPP
Principal

Stefano Rosatone, BES
Planner

cc: Seasons Retirement Communities (Stoney Creek) GP Inc.

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 CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*	N/A		**Phone:**
			E-mail:
Registered Owner(s)	Seasons Retirement Communities (Stoney Creek) GP Inc. c/o Andrew Salomon	[redacted]	
Applicant(s)**	Same as Owner		
Agent or Solicitor	UrbanSolutions Planning & Land Development Consultants Inc.		

Please include contact person's name if applying as a company or organization.
*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.
**Owner's authorization required if the applicant is not the owner or purchaser.

1.2 Primary contact ☐ Purchaser ☐ Applicant ☐ Owner ☑ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☐ 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 [redacted]

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 card over phone*

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	8 Shoreview Place		
Assessment Roll Number	251800304019200		
Former Municipality	Stoney Creek		
Lot	Lot 16	Concession	
Registered Plan Number	62M-101	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:

Subject to an easement as in WE1136448

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

☑ creation of a new lot(s)
☐ addition to a lot
☑ an easement
☐ validation of title (must also complete section 8)
☐ cancellation (must also complete section 9)
☐ creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
☐ concurrent new lot(s)
☐ a lease
☐ a correction of title
☐ a charge

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

N/A

3.3 If a lot addition, identify the lands to which the parcel will be added:

N/A

3.4 Certificate Request for Retained Lands: ☐ Yes*
* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land (including any proposed easements):
All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	~~Parcel 3*~~	~~Parcel 4*~~
Identified on Sketch as:	Lands to be Retained & subject to blanket easement in favour of Lands to be Severed	Lands to be Severed & subject to Blanket Easement in favour of Lands to be Retained	Access Easement in favour of Lands to be Retained		
Type of Transfer	Easement over retained lands	Lot Creation + Easement	Easement		
Frontage	+/- 80.30 m	+/- 45.76 m	+/- 6.75 m		
Depth	+/- 65.88 m	+/- 135.492 m	N/A		
Area	+/- 11,501.72 m2	+/- 8,917.99 m2	+/- 337.81 m2		
Existing Use	Retirement Residence	Vacant	Driveway		
Proposed Use	Retirement Residence	Vacant	Driveway		
Existing Buildings/ Structures	9 Storey Retirement Residence	N/A	N/A		
Proposed Buildings/ Structures	N/A	N/A	N/A		
Buildings/ Structures to be Removed	N/A	N/A	N/A		

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)
☐ provincial highway
☐ municipal road, seasonally maintained
☑ municipal road, maintained all year
☐ right of way
☐ other public road

b) Type of water supply proposed: (check appropriate box)
☑ publicly owned and operated piped water system
☐ privately owned and operated individual well
☐ lake or other water body
☐ other means (specify)

c) 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)

4.3 Other Services: (check if the service is available)

☑ electricity ☑ telephone ☐ school bussing ☑ garbage collection

5 CURRENT LAND USE

5.1 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) Neighbourhoods

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

Please refer to enclosed cover letter.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

☐ Yes ☑ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

N/A

5.3 What is the existing zoning of the subject land? Mixed Use Commercial "MUC-5" Zone in Stoney Creek Zoning By-law No. 3692-92

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

N/A

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☑ Yes ☐ No ☐ Unknown

If YES, and known, provide the appropriate file number and status of the application.

SC/B-23:97 (Lapsed); SC/A-23:349 (Approved); A-26:*TBC* (March 2026 Concurrent Minor Variance Application submitted)

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	
A provincially significant wetland within 120 metres	☐	
A flood plain	☐	60m - Lake Ontario shoreline
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

☑ Yes ☐ No ☐ Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

Registered Plan 62M-101 'South Shore Estates'

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

☐ Yes ☑ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

N/A

6.4 How long has the applicant owned the subject land?

Unknown

6.5 Does the applicant own any other land in the City? ☐ Yes ☑ No
If YES, describe the lands below or attach a separate page.

N/A

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

☑ Yes ☐ No (Provide explanation)

Please refer to enclosed cover letter.

7.2 Is this application consistent with the Provincial Planning Statement (PPS)?

☑ Yes ☐ No (Provide explanation)

Please refer to enclosed cover letter.

7.3 Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes ☑ No (Provide explanation)

N/A

7.4 Are the subject lands subject to the Parkway Belt West Plan?

☐ Yes ☑ No (Provide explanation)

N/A

7.5 Are the subject lands subject to the Greenbelt Plan?

☐ Yes ☑ No (Provide explanation)

N/A

7.6 Are the subject lands within an area of land designated under any other provincial plan or plans?

☐ Yes ☑ No (Provide explanation)

N/A

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

☐ Yes ☐ No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

☐ Yes ☐ No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Frontage (m):	Area (m² or ha):

Existing Land Use(s): _____ Proposed Land Use(s): _____

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Frontage (m):	Area (m² or ha):

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

Front yard set back: _____

a) Date of construction:
☐ Prior to December 16, 2004 ☐ After December 16, 2004

b) Condition:
☐ Habitable ☐ Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application Form
- [x] Signatures Sheet

11.2 Validation of Title

- [ ] All information documents in Section 11.1
- [ ] Detailed history of why a Validation of Title is required
- [ ] All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- [ ] All information documents in Section 11.1
- [ ] Detailed history of when the previous consent took place.
- [ ] All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- [x] Cover Letter/Planning Justification Report
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owner(s)	Seasons Retirement Communities (Stoney Creek) GP Inc.	[redacted]
Applicant(s)	Same as Owner	
Agent or Solicitor	UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston [UrbanSolutions]	

Please include contact person's name if applying as a company or organization.

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 [redacted]

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 card over phone*

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	8 Shoreview Place		
Assessment Roll Number	251800304019200		
Former Municipality	Stoney Creek		
Lot	Lot 16	Concession	
Registered Plan Number	62M-101	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:

Subject to an easement as in WE1136448

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 permit reduced minimum lot areas for the lands to be retained and lands to be severed.

☐ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Existing site-specific zoning limits minimum lot size to existing lot size.

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

☐ Yes ☑ No

If yes, please provide an explanation:

N/A

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
126.06 m	Varies	2.04 ha	+/- 20.10 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Retirement Residence	10.26 m	19.11 m	+/- 85 m & 1.20 m	2016

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Retirement Residence	10.26 m	19.11 m	16.5 m & 1.20 m	2016

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Retirement Residence	+/- 2,851.39 sq.m.	+/- 11,728.36 sq.m.	9	+/- 34.00 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Retirement Residence	+/- 2,851.39 sq.m.	+/- 11,728.36 sq.m.	9	+/- 34.00 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
☐ 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.):

Existing retirement residence to remain.

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

Single & Semi-Detached Dwelling, Townhouse, Multiple Dwelling

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

Unknown

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

Retirement Residence

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

Retirement Residence

5.4 Length of time the existing uses of the subject property have continued:

Since 2016

5.5 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) Neighbourhoods (Sched. E & E-1)

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

Please refer to enclosed Cover Letter.

5.6 What is the existing zoning of the subject land? Mixed Use Commercial "MUC-5" Zone in By-law 3692-92

5.7 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: SC/A-23:349

5.8 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: Concurrent application

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 130

6.2 Number of Dwelling Units Proposed: 0

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

N/A

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

7.2 Other Information Deemed Necessary

- [x] Cover Letter/Planning Justification Report
- [x] 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

_____

_____

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.:	A-26:059	**SUBJECT PROPERTY:**	5398 White Church Road, Glanbrook
ZONE:	A1 (Agriculture) and P6 (Conservation/Hazard Land Rural)	**ZONING BY-LAW:**	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Lisa and Steve Zahorodni
Applicant: Allison Zahorodni
Agent: Angela Bepple

The following variances are requested:

1. An Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling having a minimum Lot Area of 0.23 hectares, instead of the minimum required Lot Area of 1.5 hectares.

2. An Additional Dwelling Unit - Detached shall be permitted within a Front Yard instead of the requirement that Additional Dwelling Units – Detached shall only be permitted in a Rear and/or Interior Side Yard.

3. An Additional Dwelling Unit – Detached shall not be required to be setback a minimum distance from the front Façade of the principle dwelling instead of the requirement that an Additional Dwelling Unit – Detached shall be setback a minimum of 5.0 metre from the front Façade of the principal dwelling.

PURPOSE & EFFECT: To permit the construction of an Additional Dwelling Unit – Detached on a lot with an existing Single Detached Dwelling, under the Agriculture (A1) Zone.

Notes:

i. Please be advised insufficient information was provided to determine zoning compliance with Section 4.33.4 e) i) and ii). Additional variances may be required if zoning conformity cannot be achieved.

ii. Please be advised insufficient information was provided to determine zoning compliance with Section 4.33.4 k). Additional variances may be required if zoning conformity cannot be achieved.

iii. Please be advised Insufficient information was provided to determine zoning compliance with Section 5, Parking of the Hamilton Zoning By-law 05-200. Additional variances may be required if zoning conformity cannot be achieved.

iv. Please be advised Additional Dwelling Units – Detached waste disposal and water supply systems shall be in accordance with Section 4.22 iii) below.

For lands in a Rural zone, 1) 2) An approved waste disposal and water supply systems to sustain the use of land for buildings shall be provided and maintained to the satisfaction of the Chief Building Official; and, All regulatory approvals have been received to the satisfaction of the General Manager of the Planning and Economic Development Department and/or his or her designate

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, April 30, 2026**
TIME:	**12:05 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:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th 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 April 28, 2026.

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 April 29, 2026.

A-26:059

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:059, 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.

A-26:059

Subject Lands

DATED: April 13, 2026

_____

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.

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

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

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

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 written comments received by the deadline 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. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

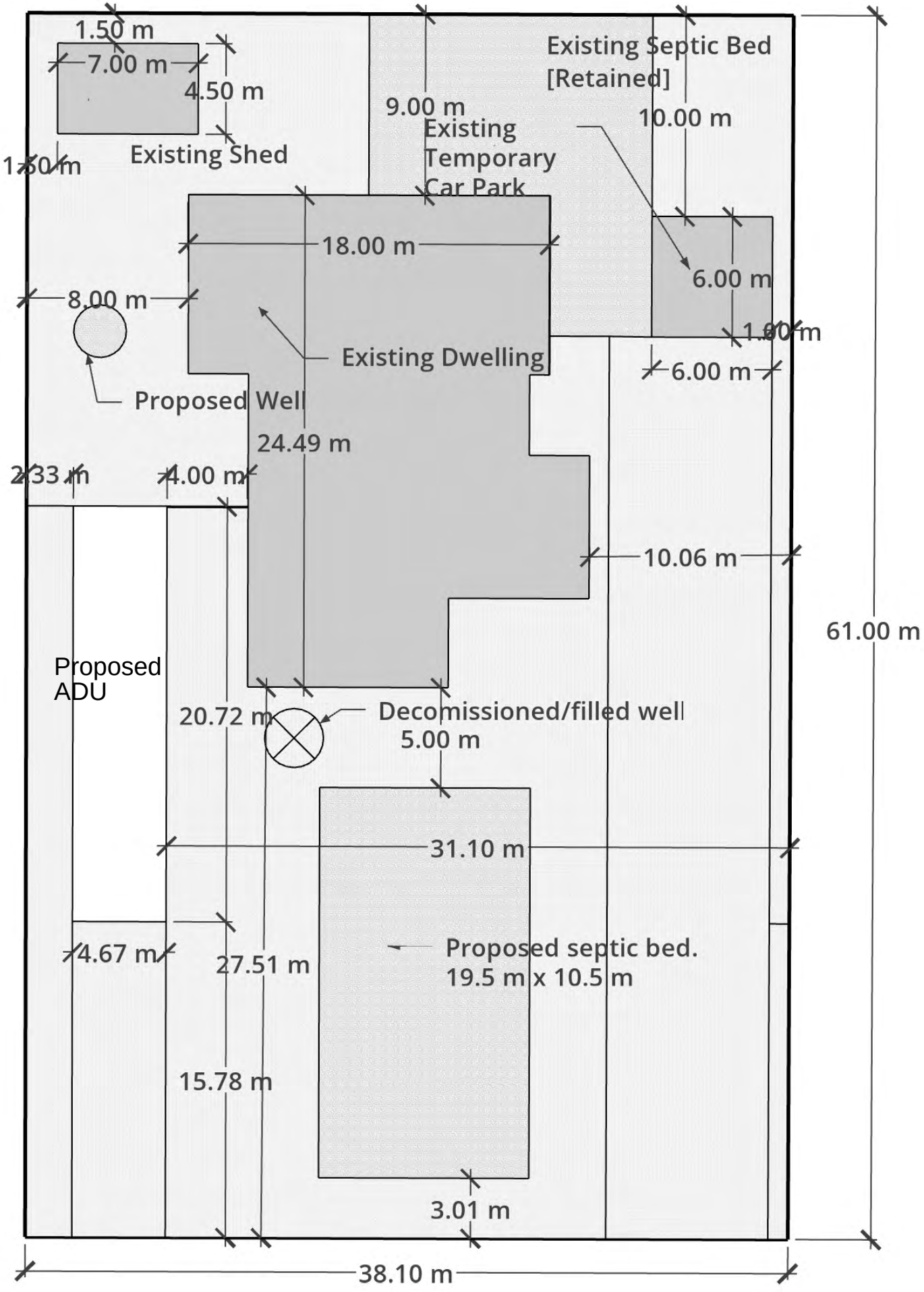
Virtual Presentations:
Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing.** The submission must be one document in PDF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

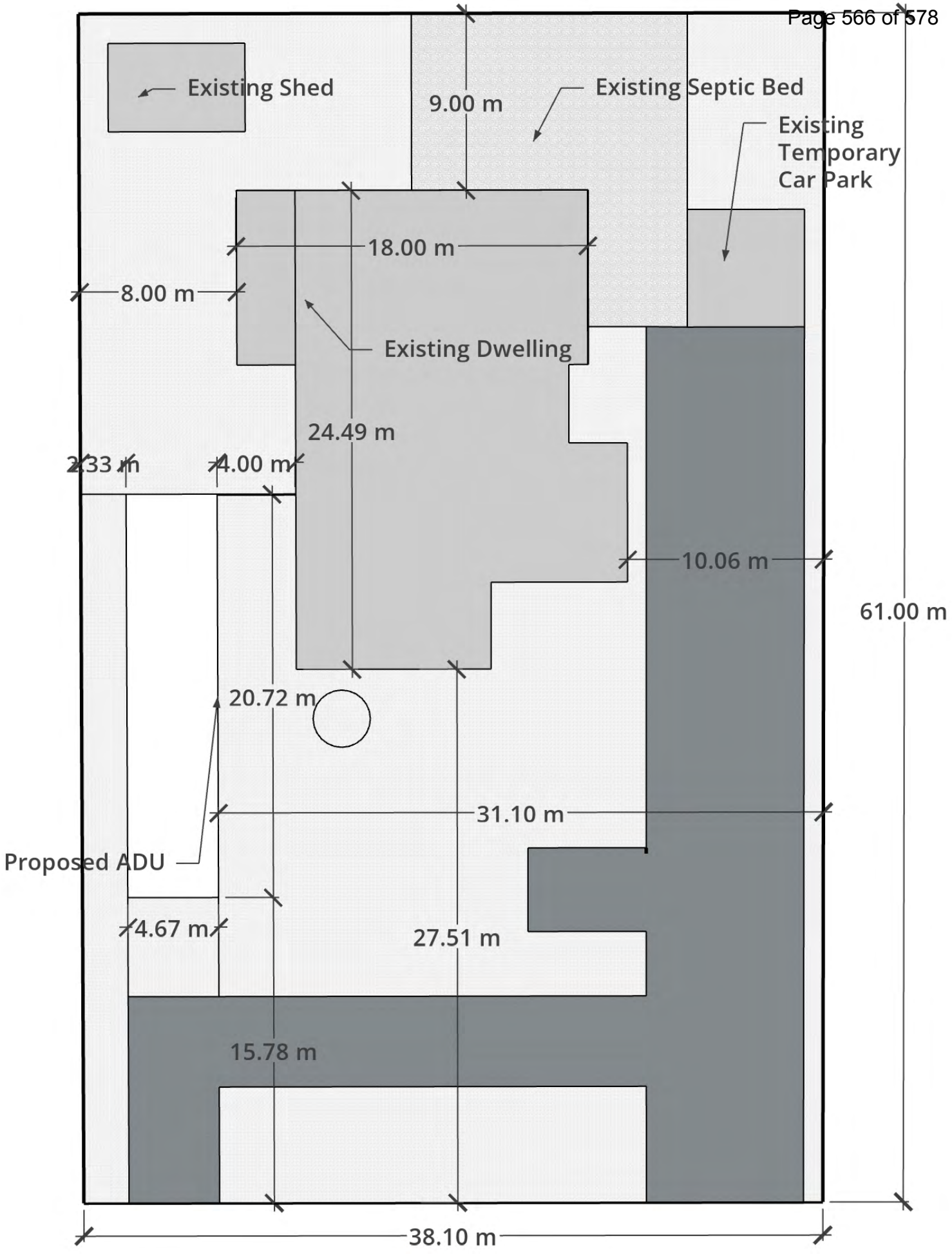
6. Additional Notes

- 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 or call 905-546-2424 ext. 4221.



White Church Road



White Church Road

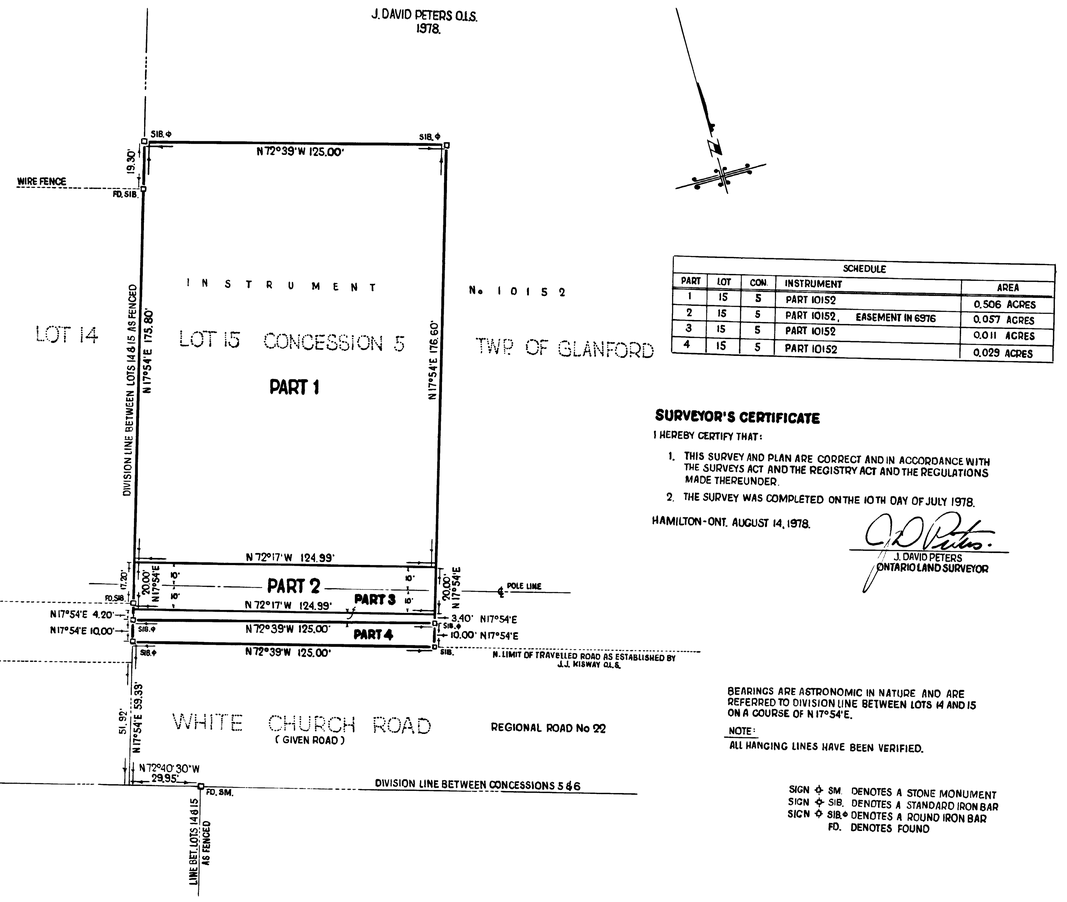
RECEIVED AND DEPOSITED AS
PLAN 62R-4346
DATED: Aug. 23. 1978
Lima Hobbs Dep
LAND REGISTRAR FOR THE REGISTRY DIVISION OF WENTWORTH

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT.
DATED: AUGUST 14, 1978.
J. DAVID PETERS

CAUTION:
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION 29, 32 OR 33 OF THE PLANNING ACT.

PLAN
SHOWING
PART OF LOT 15 CONCESSION 5 TOWNSHIP OF GLANFORD
NOW IN THE
TOWNSHIP OF GLANBROOK
IN THE
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
SCALE 1" = 40'

J. DAVID PETERS O.L.S.
1978.



SCHEDULE				
PART	LOT	CON.	INSTRUMENT	AREA
1	15	5	PART 10152	0.506 ACRES
2	15	5	PART 10152, EASEMENT IN 6976	0.057 ACRES
3	15	5	PART 10152	0.011 ACRES
4	15	5	PART 10152	0.029 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 10TH DAY OF JULY 1978.

HAMILTON-ONT. AUGUST 14, 1978.

J. DAVID PETERS
ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC IN NATURE AND ARE REFERRED TO DIVISION LINE BETWEEN LOTS 14 AND 15 ON A COURSE OF N 17°54'E.

NOTE:
ALL HANGING LINES HAVE BEEN VERIFIED.

SIGN ⌖ SM. DENOTES A STONE MONUMENT
SIGN ⌖ SIB. DENOTES A STANDARD IRON BAR
SIGN ⌖ SIB.● DENOTES A ROUND IRON BAR
FD. DENOTES FOUND

MACKAY, MACKAY & PETERS LIMITED
ONTARIO LAND SURVEYORS
HAMILTON-ONTARIO

Y-17553

16X

March 6, 2026

Secretary-Treasurer
Committee of Adjustment
City of Hamilton
71 Main Street West
Hamilton, Ontario L8P 4Y5

Re: Application for Minor Variance – 5398 White Church Road East, Hamilton, Ontario

Dear Members of the Committee of Adjustment,

We are pleased to submit this letter in support of the Minor Variance application for the above-noted property. The applicant seeks relief from the City of Hamilton Zoning By-law to permit an Accessory Dwelling Unit (ADU) on lands zoned Agricultural (A), where the by-law requires a minimum lot area of 1.5 hectares. The subject property is approximately 0.23 hectares in size. Accordingly, the applicant respectfully requests the Committee's approval to recognize the proposed ADU on the existing lot.

1. Property Context and Background

The subject property is located at 5398 White Church Road East, Hamilton, Ontario. While designated Agricultural in the Rural Hamilton Official Plan (RHOP) and zoned Agricultural under the Zoning By-law, the property and its immediately adjacent neighbours are not, and have not been, used for agricultural purposes for many decades. The property was created by subdivision in approximately 1978, and its dimensions and area have remained unchanged since that time.

The subject site and its neighbours along this portion of White Church Road constitute an established pattern of large residential lots, each individually serviced by private well and septic systems. These lots exist adjacent to, but are functionally distinct from, the larger agricultural landholdings in the surrounding area.

2. Proposed Variance

The applicant proposes to construct an Accessory Dwelling Unit in association with the existing principal dwelling on the subject property. The Zoning By-law requires a minimum lot area of 1.5 hectares for an ADU in the Agricultural zone; the subject lot does not satisfy this requirement. The requested variance is limited in scope and is necessary solely to recognize the existing lot configuration, which has been established for over forty years.

3. Four Tests for Minor Variance

Pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, the Committee of Adjustment may grant a minor variance where the application satisfies the following four tests. Each is addressed below.

(a) General Intent and Purpose of the Official Plan

The Rural Hamilton Official Plan emphasizes both the protection of the agricultural land base and the fundamental importance of housing to community well-being. Although the subject lands carry an Agricultural designation under the RHOP, this segment of White Church Road has long been characterized by an established cluster of residential lots of comparable size and character. The addition of an accessory dwelling unit represents contextually appropriate residential infill within this cluster, rather than the introduction of a new residential use into an active agricultural landscape.

The RHOP recognizes that additional housing opportunities in rural areas must be balanced against private servicing constraints. In this case, a qualified septic designer has confirmed that adequate and sustainable water and wastewater servicing can be accommodated entirely on-site (see Section 6 below). The proposal therefore satisfies the servicing rationale underlying these policies and is consistent with the general intent and purpose of the Rural Hamilton Official Plan.

(b) General Intent and Purpose of the Zoning By-law

The minimum lot area requirement for ADUs in the Agricultural zone is intended to ensure that lots can accommodate private water and septic servicing without adverse environmental impacts, and to avoid introducing incompatible residential uses into active agricultural areas. The requirement reflects the wide variation in soil types, hydrogeological conditions, and lot configurations across the municipality.

The subject application directly addresses both of these underlying objectives. The proposed servicing design demonstrates that the lot can sustainably support both the principal dwelling and the accessory unit. This includes separate septic and water infrastructure for the ADU, and the decommissioning of the existing well. Furthermore, the property is not used for agricultural purposes and is situated within a long-established residential pattern; no agricultural operations will be affected. The general intent and purpose of the Zoning By-law is therefore maintained.

(c) Desirable for the Appropriate Development or Use of the Land

The proposed ADU represents a modest and appropriate form of gentle intensification on a lot that has functioned exclusively as a residential property for decades. The proposal makes efficient use of existing infrastructure and services, consistent with provincial and municipal policy objectives to increase housing supply. It does not require the removal of any land from agricultural production, introduce new servicing demands on neighbouring properties, or alter the residential character of the surrounding area. The variance is accordingly desirable for the appropriate use of the land.

(d) Minor in Nature

The requested variance is limited to the minimum lot area requirement and arises solely from the pre-existing configuration of a lot created in 1978. No changes to permitted uses, setbacks, built form, or any other zoning standard are sought. The ADU will be of limited scale, located in close proximity to the principal dwelling, and fully serviced on-site. Given the longstanding residential character of the subject property and the demonstrated

servicing capacity, the variance is minor in nature and will have no adverse impact on adjacent properties or the surrounding area.

4. Consistency with the Provincial Planning Statement, 2024

The proposal is consistent with the Provincial Planning Statement, 2024 (PPS). In particular, it supports Section 2.5(1)(c), which requires the accommodation of an appropriate range and mix of housing in rural settlement areas, and Section 2.5(1)(d), which directs that rural infrastructure and public service facilities be used efficiently.

Section 4.3.2.5 of the PPS permits additional residential units on agricultural lands subject to the following criteria. The proposal has been assessed against each requirement:

a) **Minimum Distance Separation (MDS) Formulae:** Based on a conservative assessment of nearby agricultural uses, the proposed ADU is anticipated to comply with applicable MDS requirements. Confirmation can be provided prior to issuance of a building permit if verification is required by the municipality.

b) **Compatibility with agricultural operations:** The subject property has not been used for agricultural purposes for at least four decades. The proposed ADU will not hinder or interfere with any surrounding agricultural operations.

c) **Sewage and water services:** A qualified septic designer has confirmed that adequate on-site water and wastewater servicing can be provided for both the principal dwelling and the ADU. Full details are provided in Section 6.

d) **Public health and safety:** The proposed servicing design addresses all applicable public health and safety requirements under the Ontario Building Code and the Zoning By-law.

e) **Limited scale and proximity to principal dwelling:** The ADU is of limited scale and will be located in close proximity to the existing principal dwelling on the subject property.

f) **Minimizing land taken out of agricultural production:** No agricultural land will be removed from production. The property is, and has long been, used exclusively for residential purposes.

5. Conformity with the Greenbelt Plan, 2017

The subject property is located within the Protected Countryside designation of the Greenbelt Plan, 2017. The applicant acknowledges that Section 4.5.3 of the Greenbelt Plan, which addresses second dwelling units in the Protected Countryside, permits such units within single dwellings or within existing accessory structures. The proposed ADU is a newly constructed detached structure and therefore does not fall squarely within the express language of Section 4.5.3.

The applicant submits, however, that the proposal is consistent with the purposes and objectives of the Greenbelt Plan, and that the apparent tension with Section 4.5.3 arises from a gap in the plan rather than a deliberate prohibition. The Greenbelt Plan's ADU provisions were established prior to the province's subsequent policy evolution on housing, including the More Homes Built Faster Act, 2022 and the Provincial Planning

Statement, 2024, which together established additional residential units as a permitted use across Ontario, including on agricultural lands. The Greenbelt Plan has not been updated to reflect this shift in provincial housing policy, creating an unresolved gap between the plan's language and current provincial intent.

The core purposes of the Greenbelt Plan are to protect the natural environment, agricultural lands, and the character of the countryside. The proposed ADU does not conflict with any of these purposes. Specifically:

a) No agricultural land is removed from production. The subject property has not been used for agricultural purposes for at least four decades and is situated within a long-established residential cluster;
b) No new lot is created. The proposed ADU is an accessory use on the existing lot;
c) No new infrastructure extension is required. The proposal is fully serviced on-site by private well and septic systems;
d) No natural heritage features are affected. The subject property is not located within the Natural Heritage System designation of the Greenbelt Plan; and
e) The countryside character of the area is maintained. The ADU is of limited scale and is accessory to a long-established residential use.

The applicant respectfully submits that a prohibition on a modest detached ADU of this nature would be inconsistent with the current direction of provincial housing policy, and that the Greenbelt Plan's silence on newly constructed detached ADUs in the post-2022 policy context should not be read as a prohibition where none of the plan's underlying purposes are engaged. Should the Committee or City staff wish to seek guidance from the Ministry of Municipal Affairs and Housing on this question, the applicant is supportive of that process.

6. Servicing

The subject property is not located within a vulnerable area as identified in the applicable Assessment Report prepared pursuant to Sections 15–21 of the Clean Water Act, 2006, S.O. 2006, c. 22, as confirmed by review of City of Hamilton source water protection and watercourse mapping. The owners retained Hygrade Excavating to complete a site assessment and to develop a servicing solution meeting the requirements of the Ontario Building Code (Part 8 - Sewage Systems), the Zoning By-law, and applicable environmental standards. The proposed servicing design includes the following elements:

1. The existing septic system will be retained and will continue to service the principal dwelling exclusively;
2. The existing well will be properly capped and decommissioned in accordance with applicable standards;
3. A new well will be constructed at the location identified on the Proposed Site Plan; and
4. A new septic bed and associated infrastructure will be constructed for the ADU at the location identified on the Proposed Site Plan.

This design ensures that the effluent from both the principal dwelling and the ADU will be contained entirely on the subject property, and that source water and groundwater on and adjacent to the property will be protected. The servicing solution demonstrates that the lot can sustainably support the proposed additional residential unit, notwithstanding the variance to the minimum lot area requirement.

7. Conclusion

For the reasons set out above, the application satisfies all four tests for a minor variance under the Planning Act. The proposed Accessory Dwelling Unit is consistent with the Provincial Planning Statement, 2024, and conforms with the general intent and purpose of the Rural Hamilton Official Plan and Zoning By-law. The variance is minor in nature, arises from the pre-existing configuration of a long-established residential lot, and will have no adverse impact on surrounding properties or agricultural operations.

With respect to the Greenbelt Plan, 2017, the applicant submits that the proposal is consistent with the plan's purposes and objectives, and that the gap between the plan's ADU language and the current direction of provincial housing policy should not operate as a prohibition where none of the plan's underlying purposes are engaged by the proposed development.

The application will modestly contribute to the local supply of housing in a manner that is compatible with the surrounding residential and agricultural context, and that fully meets applicable servicing and environmental standards. We respectfully request that the Committee approve the application as submitted.

We are available to attend the hearing and to respond to any questions from the Committee. Please do not hesitate to contact the undersigned should additional information be required in advance of the hearing.

Yours truly,

Angela Bepple
Bepple Paralegal Services
437-288-7121
abepple@beppleparalegal.ca

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

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

Hamilton

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	Lisa and Steve Zahorodni	[redacted]
Applicant(s)	Allison Zahorodni	
Agent or Solicitor	Angela Bepple	

1.2 Primary contact ☐ Applicant ☐ Owner ☑ Agent/Solicitor

1.3 Sign should be sent to ☑ Applicant ☑ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☑ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

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	5398 Whitechurch Road East		
Assessment Roll Number			
Former Municipality	Glanbrook		
Lot	Pt Lt 15	Concession	5
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	62R4346	Part(s)	1,2,3

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:

Subject to Ontario Hyrdo easement GL6976 since 1942

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 permit an Accessory Dwelling Unit on an agricultural lot under 1.5 hectares in size.
The existing lot is approximately 0.23 hectares in size.

☑ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

The lot area is pre-existing.

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
38.1 M	61 M	2333 sqm	21 M

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 Dwelling unit	24.5 M	9 M	8 M, 8 M	01/01/1979

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
ADU	20.5 M	20 M	2.33M, 4 M	

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 Dwelling Unit	419 sqm	630 sqm	2	7 M

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
ADU	96.8 sqm	96.8 sqm	1	4 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 and detached Accessory Dwelling Unit

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

Residential (Agricultural), Agricultural, Conservation / Hazard Land - Rural Zone

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

December 2017

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

Single detached residential dwelling

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

Single detached residential dwelling

7.4 Length of time the existing uses of the subject property have continued:

40 + years

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

Rural Hamilton Official Plan designation (if applicable): Agriculture

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) _____

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

ADUs are permitted in Agricultural zones.

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

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

☐ Yes ☑ No

If yes, please provide the file number: Agriculture

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: 2

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

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] 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

_____

_____