



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.: SC/A-21:428

APPLICANTS: Owner Daljit Sihra
Agent MEM Engineering Inc.

SUBJECT PROPERTY: Municipal address **344 McNeilly Rd., Stoney Creek**

ZONING BY-LAW: Zoning By-law 3692-92, as Amended by By-law No. 4200-95

ZONING: R1 district Single Residential - One

PROPOSAL: To permit a home occupation (“wood workshop”) to be located in a building accessory to the existing single detached dwelling on a residential parcel of land, notwithstanding:

1. A home occupation (“wood workshop”) shall be permitted to be located in an accessory building, instead of the requirement that a home occupation shall be conducted solely within the dwelling unit and shall not be conducted within any attached garage or accessory building.

NOTE:

1. Retailing and wholesaling is not permitted pursuant to the definition of “Home Occupation”.
2. The proposed Home Occupation shall meet the other applicable requirements of Section 4.8 of Stoney Creek Zoning By-law No. 3692-92.
3. The proposed development is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

DATE: Thursday, January 20th, 2022
TIME: 3:15 p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at
www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

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

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

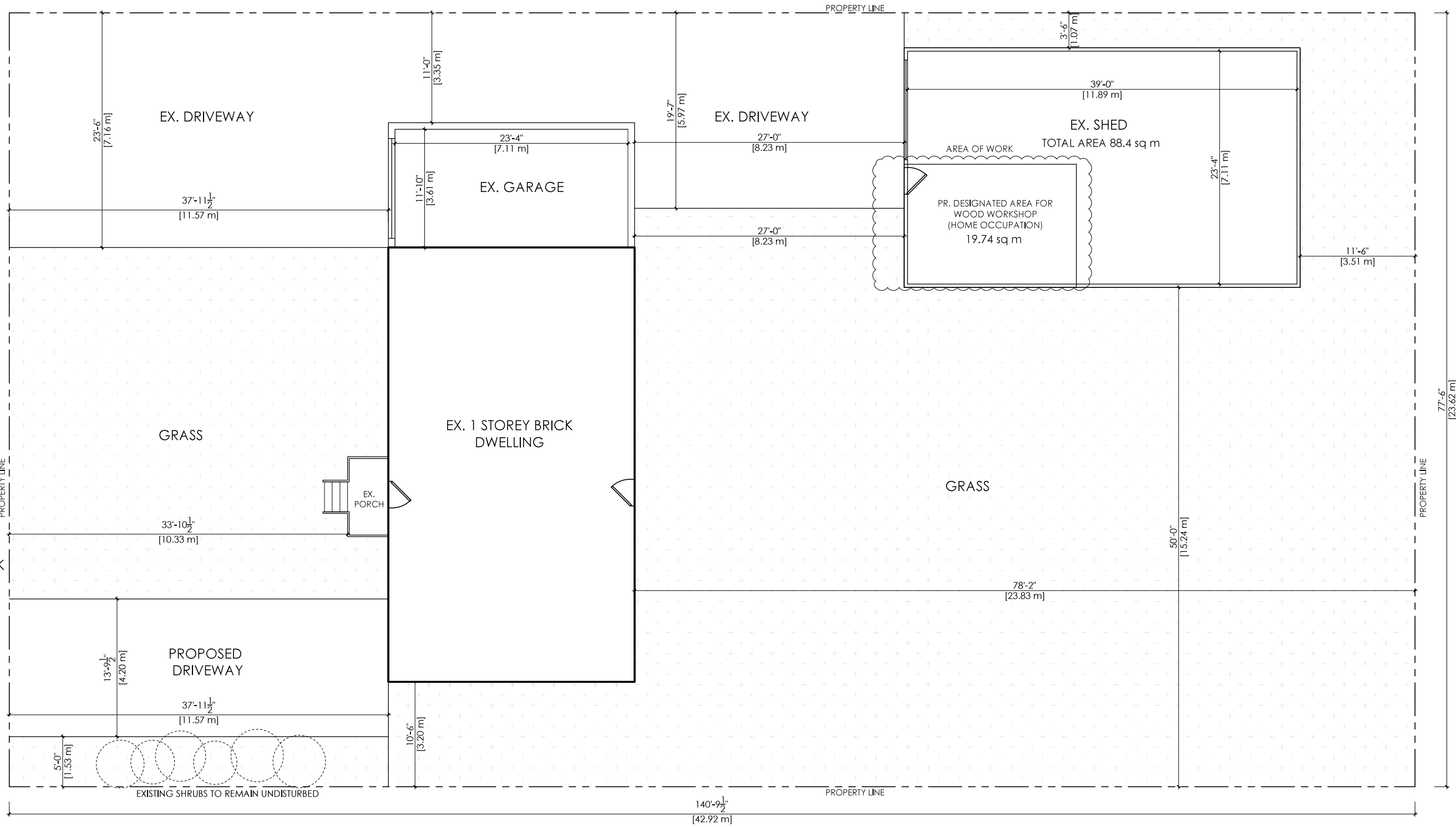
DATED: January 4th, 2022.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

MCNEILLY RD

AREA OF WORK



SITE PLAN

SC: 3/32" - 1'-0"

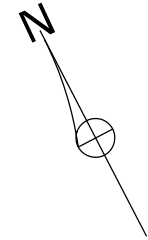
ALL EXISTING TREES/SHRUBS TO REMAIN UNDISTURBED

FRONT YARD AREA STATISTICS		
	EXISTING	PROPOSED
TOTAL FRONT YARD AREA	269.54 sq m	269.54 sq m
DRIVEWAY AREA	82.8 sq m	131.59 sq m
FRONT YARD SOFT LANDSCAPING	186.74 sq m (69.2%)	137.95 sq m (51.17%)

LOT COVERAGE CALCULATION

DESCRIPTION	TOTAL	%
LOT AREA	1013.75 SQ.M	
LOT COVERAGE DWELLING FOOTPRINT (INCL. GARAGE)	128.32 SQ.M	12.65 OF LOT AREA
PORCH	3.03 SQ M	0.29 OF LOT AREA
DECK	N/A	N/A
EAVES > 0.45m	N/A	N/A
ACCESSORY STRUCTURE	88.44 SQ M	8.72 OF LOT AREA
TOTAL LOT COVERAGE	219.79 SQ.M	21.66 OF LOT AREA

HOME OCCUPATION STATISTICS	
EX. RESIDENTIAL FLOOR AREA	99.68 sq m
PR. HOME OCCUPATION AREA	19.74 sq m (19.8%)



General Notes

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY RD EAST,
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca



PROJECT TITLE:
 344 McNeilly Rd,
 Stoney Creek, ON L8E 5H4

SHEET TITLE:

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: DRAWING NO.:

PLOT DATE:

2021.05.04

DRAWN BY:

AR

CHECKED BY:

HS

A100

General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
 * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
 * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
 * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY RD EAST,
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca



PROJECT TITLE:
 344 McNeilly Rd,
 Stoney Creek, ON L8E 5H4

SHEET TITLE:

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

DRAWING NO.:

PLOT DATE:

2021.05.04

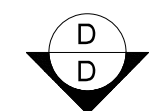
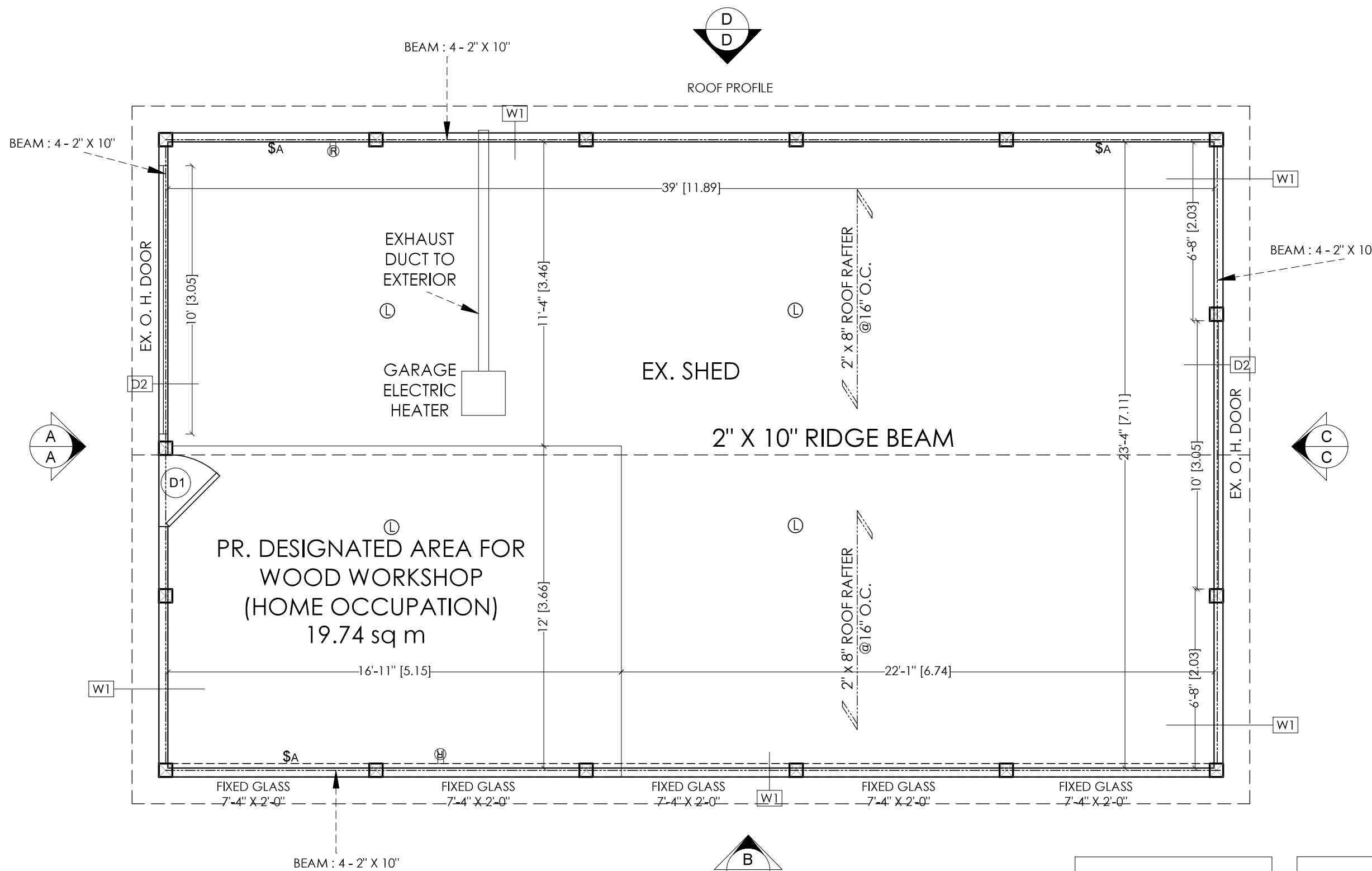
DRAWN BY:

AR

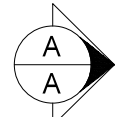
CHECKED BY:

HS

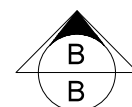
A103



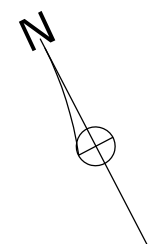
ROOF PROFILE



BEAM : 4 - 2" X 10"



BEAM : 4 - 2" X 10"



- \$A SINGLE POLE SWTCH
- Ⓟ DUPLEX RECEPTACLE OUTLET
- Ⓛ LIGHTING FIXTURE

- W1 EXTERIOR : METAL SHEATHING
INTERIOR : 1/2" OSB SHEATHING W/
6" X 6" WOOD COLUMNS ANCHORED
TO FOUNDATION SLAB W/ METAL SADDLE
- D1 32" X 80" WOOD SOLID CORE DOOR
- D2 10'-0" X 9'-0" WOOD OVERHEAD DOOR

SHED FLOOR PLAN
 SC: 1/4" - 1'-0"

**PLEASE NOTE : THERE IS NO ADDITION
 OR ALTERATION IN THE EXISTING SHED.**

General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
 * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
 * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
 * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY RD EAST,
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca



PROJECT TITLE:
 344 McNeilly Rd,
 Stoney Creek, ON L8E 5H4

SHEET TITLE:

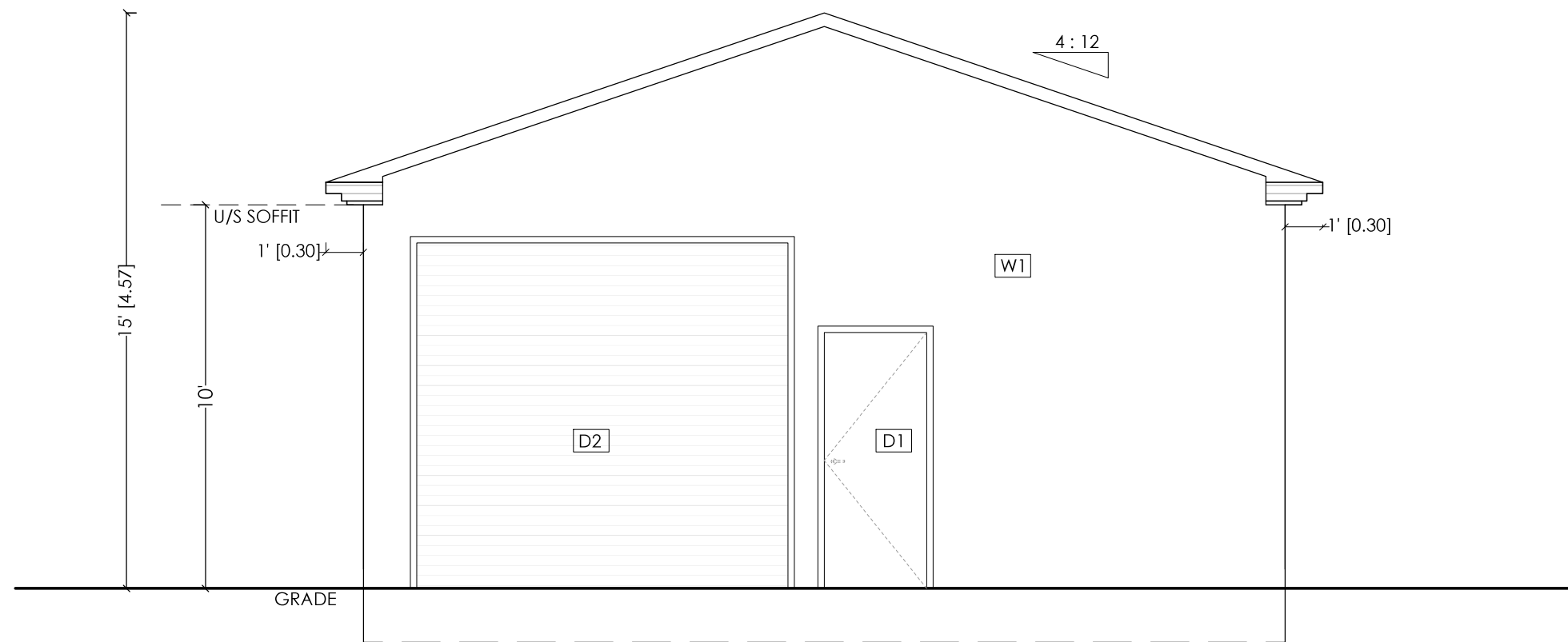
CLIENT EMAIL:

CLIENT CONTACT:

SCALE: DRAWING NO.:

PLOT DATE: 2021.05.04
 DRAWN BY: AR
 CHECKED BY: HS

A105



ELEVATION A-A

SC: 1/4" - 1'-0"

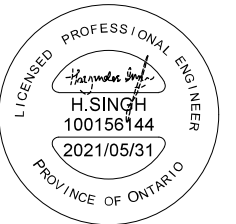
General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
 * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
 * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
 * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY RD EAST,
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca



PROJECT TITLE:
 344 McNeilly Rd,
 Stoney Creek, ON L8E 5H4

SHEET TITLE:

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: DRAWING NO.:

PLOT DATE:

2021.05.04

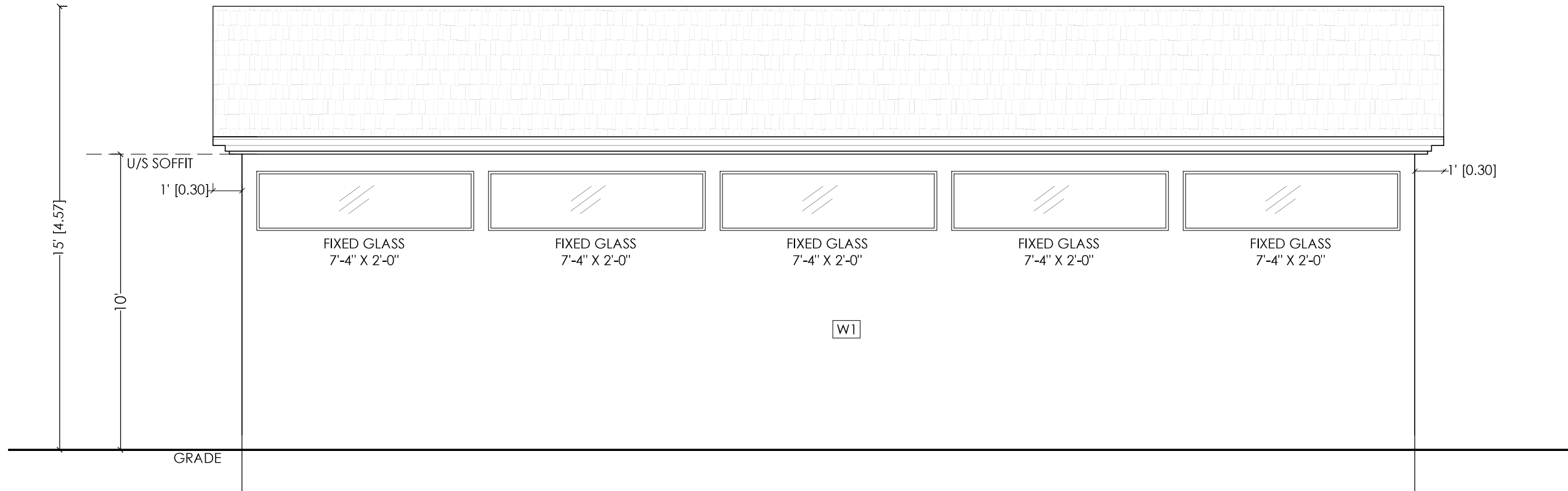
DRAWN BY:

AR

CHECKED BY:

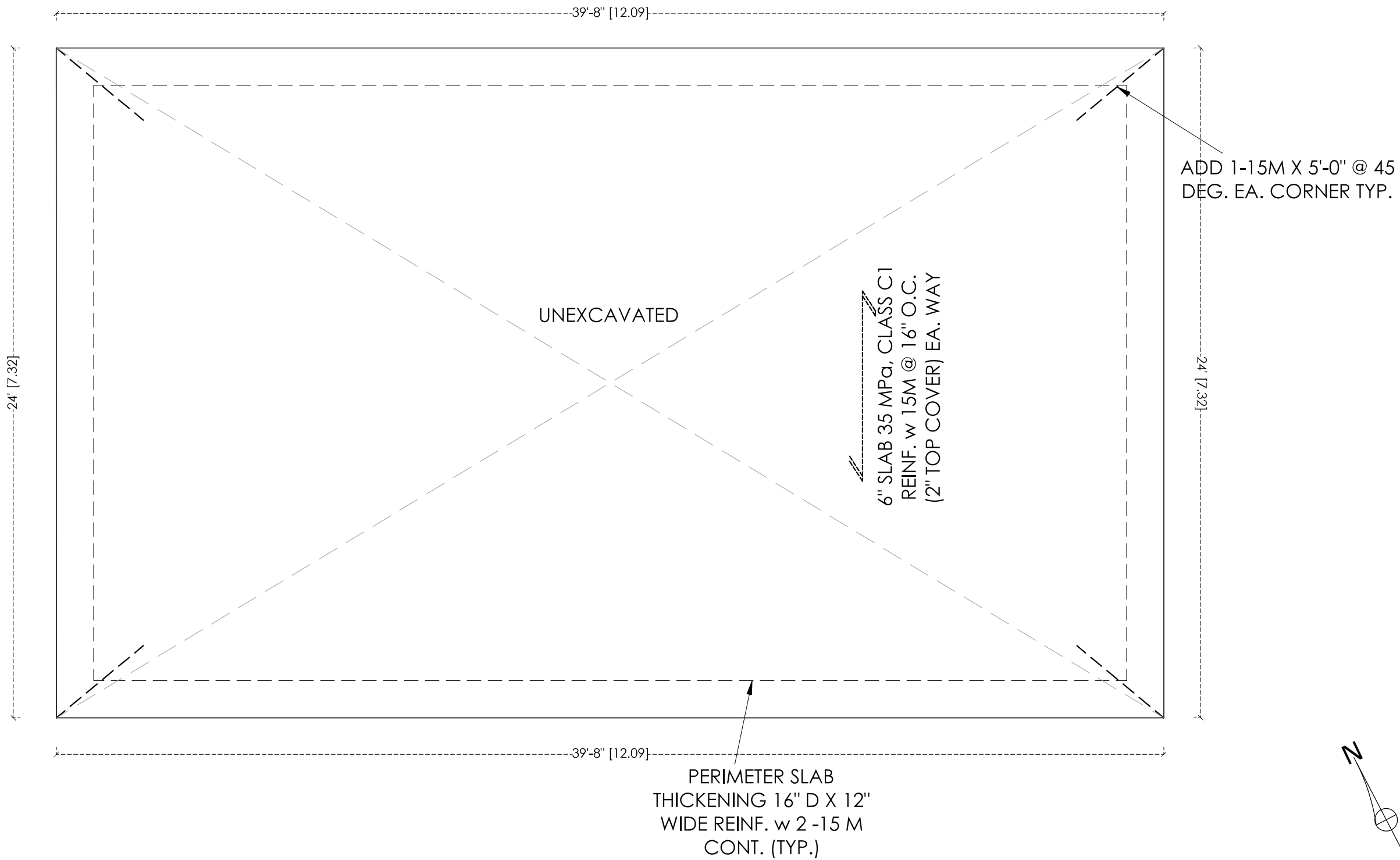
HS

A106



ELEVATION B-B

SC: 1/4" - 1'-0"



SHED FOUNDATION PLAN

SC: 1/4" - 1'-0"

PLEASE NOTE : THERE IS NO ADDITION OR ALTERATION IN THE EXISTING SHED.

General Notes

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY RD EAST,
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca



PROJECT TITLE:
 344 McNeilly Rd,
 Stoney Creek, ON L8E 5H4

SHEET TITLE:

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: DRAWING NO.:

PLOT DATE:

2021.05.04

DRAWN BY:

AR

CHECKED BY:

HS

A102

General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
 * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
 * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
 * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY RD EAST,
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca



PROJECT TITLE:
 344 McNeilly Rd,
 Stoney Creek, ON L8E 5H4

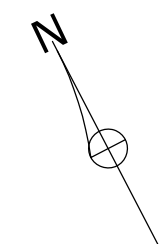
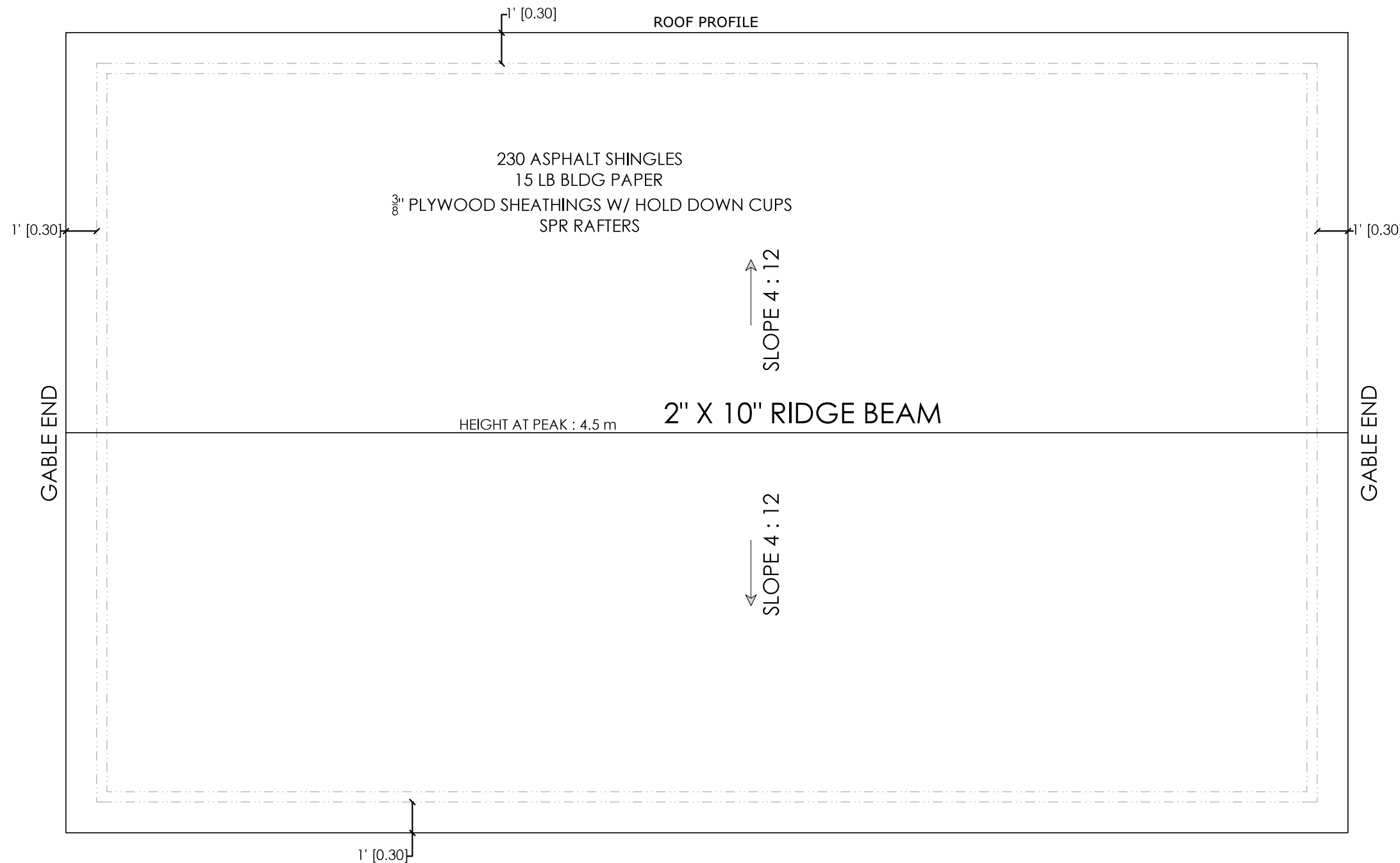
SHEET TITLE:

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: DRAWING NO.:

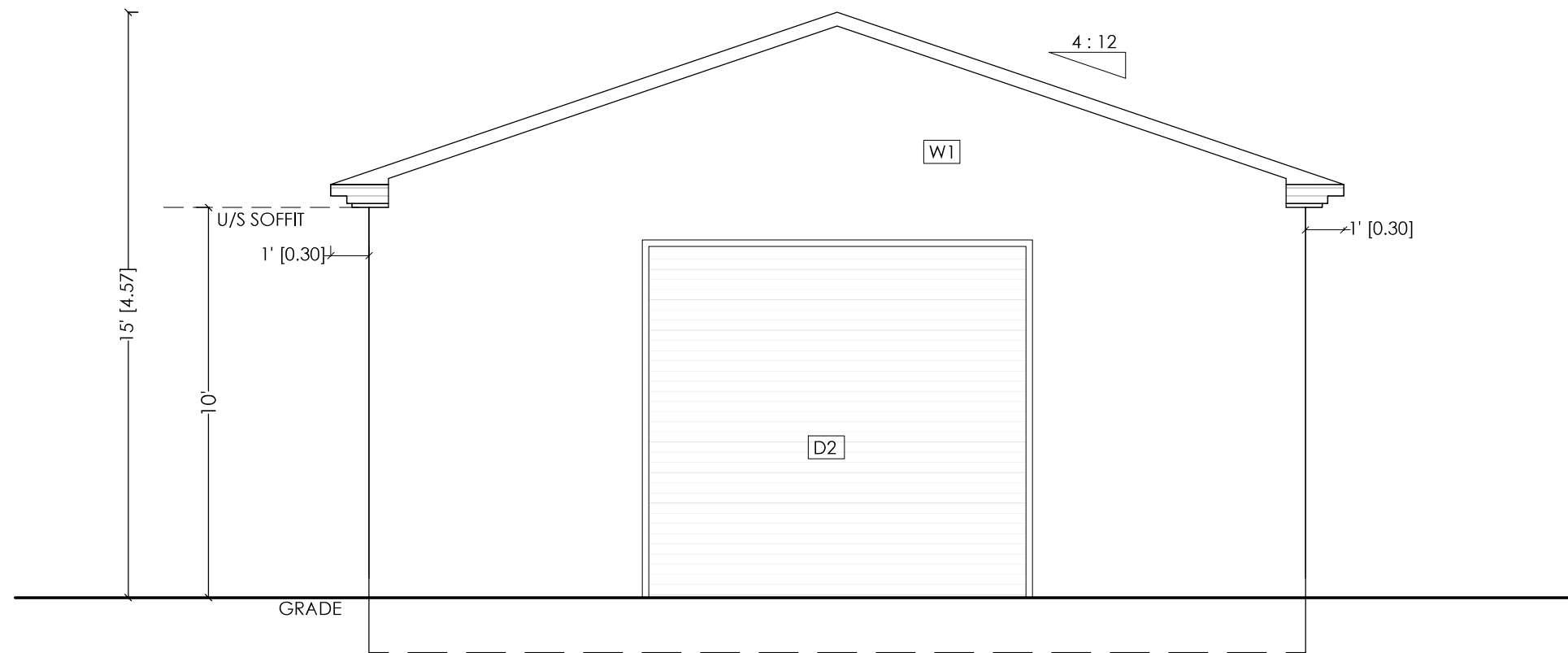
PLOT DATE: 2021.05.04
 DRAWN BY: AR
 CHECKED BY: HS
A104



SHED ROOF PLAN

SC: 1/4" - 1'-0"

PLEASE NOTE : THERE IS NO ADDITION OR ALTERATION IN THE EXISTING SHED.



ELEVATION C-C

SC: 1/4" - 1'-0"

General Notes

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY RD EAST,
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca



PROJECT TITLE:
 344 McNeilly Rd,
 Stoney Creek, ON L8E 5H4

SHEET TITLE:

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: DRAWING NO.:

PLOT DATE:

2021.05.04

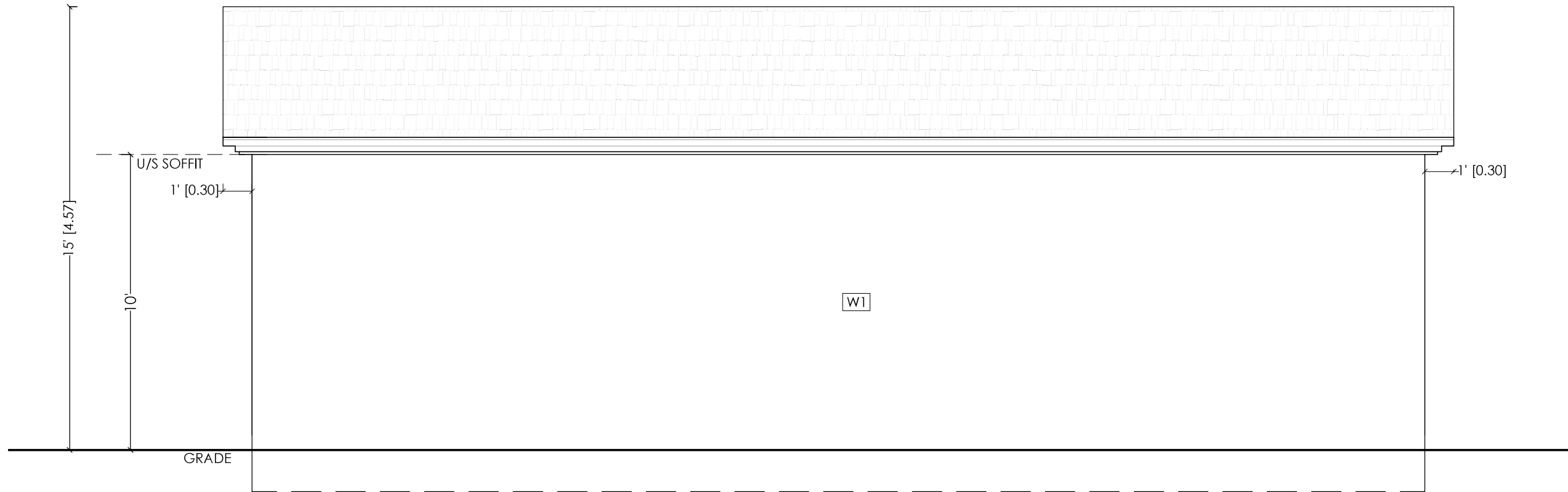
DRAWN BY:

AR

CHECKED BY:

HS

A107



ELEVATION D-D

SC: 1/4" - 1'-0"

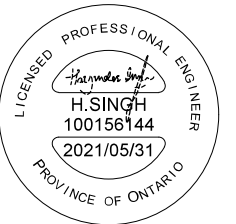
General Notes

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY RD EAST,
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca



PROJECT TITLE:
 344 McNeilly Rd,
 Stoney Creek, ON L8E 5H4

SHEET TITLE:

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: DRAWING NO.:

PLOT DATE:

2021.05.04

DRAWN BY:

AR

CHECKED BY:

HS

A108



Hamilton

Committee of Adjustment

City Hall, 5th Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2

Registered
Owners(s)

Applicant(s)*

Agent or
Solicitor

Note: Unless otherwise requested all communications will be sent to the agent, if any.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

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

4. Nature and extent of relief applied for:

To allow for designated area for home occupation (wood workshop) in the existing shed on the rear yard.

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

By-law does not permit home occupation in accessory building. It is allowed in the basement but doing wood work in basement and bringing things up and down is proving extremely difficult for the owner due to age.

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):

ZONE R1 , WARD 10, 344 MCNEILLY ROAD, STONEY CREEK

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial
Agricultural Vacant Other

Other _____

8.1 If Industrial or Commercial, specify use _____

8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes No Unknown

8.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes No Unknown

8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes No Unknown

8.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes No Unknown

8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes No Unknown

8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes No Unknown

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes No Unknown

8.11 What information did you use to determine the answers to 8.1 to 8.10 above?

OWNER'S RESPONSES AND ON SITE DUE DILIGENCE

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes No

9. **ACKNOWLEDGEMENT CLAUSE**

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

2021-06-05
Date

Daljit Sirha
Signature Property Owner(s)

DALJIT SIRHA
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>23.62 M</u>
Depth	<u>42.92 M</u>
Area	<u>1013.75 SQ M</u>
Width of street	<u>4.2 M</u>

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: _

1 STOREY DWELLING : GFA : 128.32 sq m, L x W x H = 17.07 x 7.52 x 4.6 m
1 STOREY ACCESSORY SHED : GFA : 88.44 sq m, L x W x H = 12.09 x 7.32 x 4.57 m

Proposed

NO CHANGE IN BUILDING FOOTPRINT, GFA ETC.
Only asking to allow home occupation designated area within existing shed.

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

Existing:

DWELLING : FRONT - 10.38m, REAR - 23.83m, NORTH SIDE - 3.35m, SOUTH SIDE - 3.2m
ACCESSORY SHED : FRONT - 27.32m, REAR - 3.51m, NORTH SIDE - 1.07m, SOUTH SIDE - 15.24m

Proposed:

N/A

13. Date of acquisition of subject lands:
MAY 2016
-
14. Date of construction of all buildings and structures on subject lands:
JULY 1971
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
SINGLE FAMILY
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
SINGLE FAMILY
17. Length of time the existing uses of the subject property have continued:
40 YEARS
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
SINGLE-RESIDENTIAL ONE
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
R1
21. Has the owner previously applied for relief in respect of the subject property?
Yes No
- If the answer is yes, describe briefly.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes No
23. Additional Information
24. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

INFORMATION ATTACHED WITH THE APPLICATION. THANK YOU