



WELCOME TO THE CITY OF HAMILTON

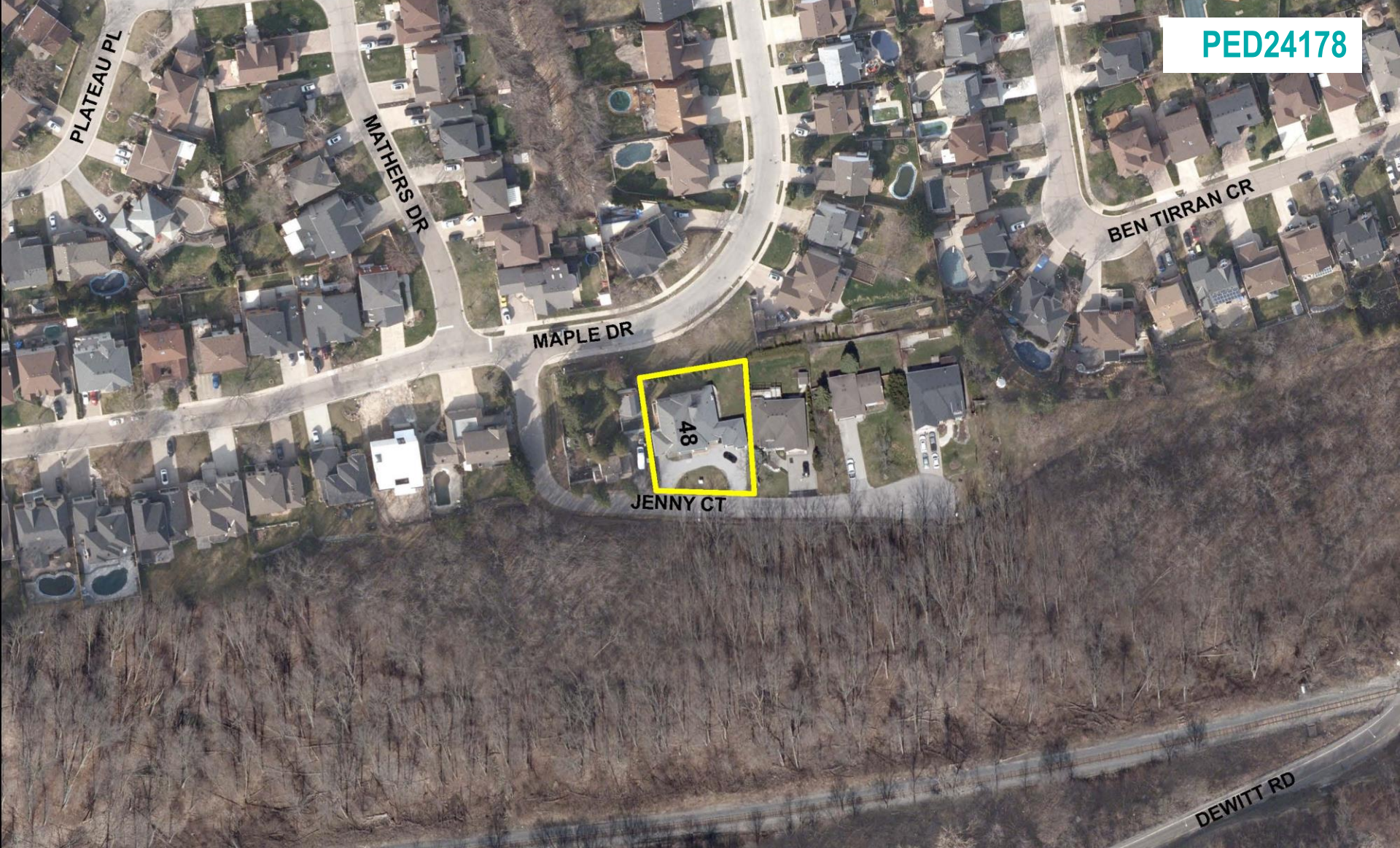
PLANNING COMMITTEE

October 1, 2024

PED24178 – (ZAC-23-004)

Application for a Zoning By-law Amendment for Lands Located at
48 Jenny Court, Stoney Creek.

Presented by: Tim Vrooman

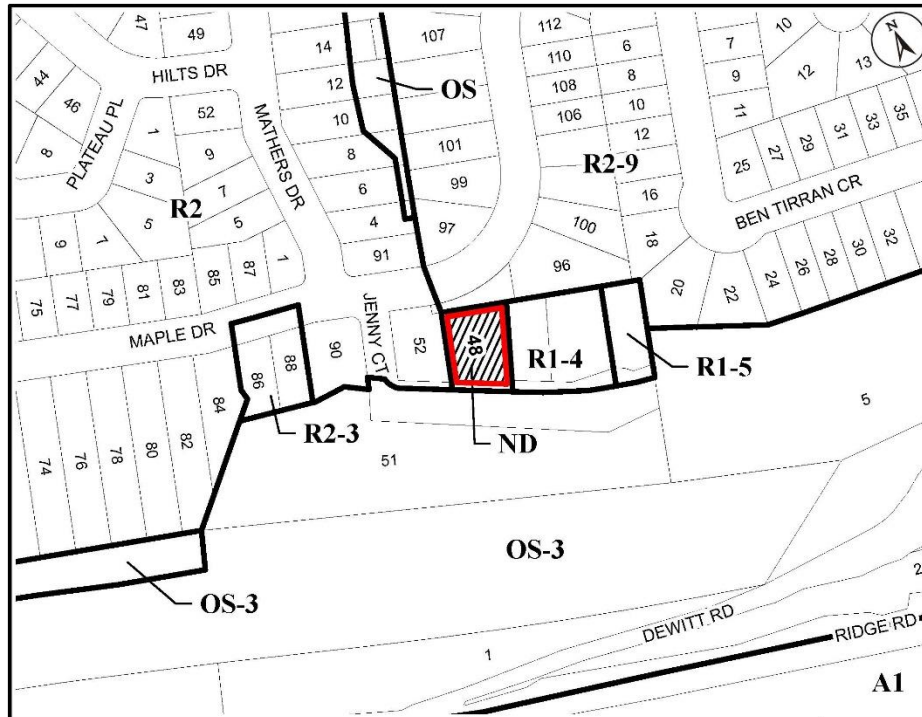


SUBJECT PROPERTY

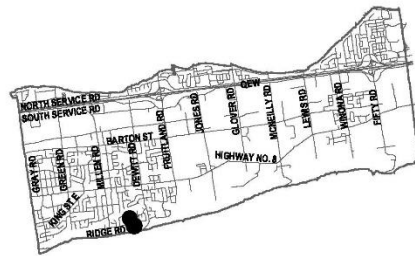


48 Jenny Court, Stoney Creek





● Site Location



Key Map - Ward 10

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-23-004

Date:
August 1, 2024

Appendix "A"

Scale:
N.T.S.

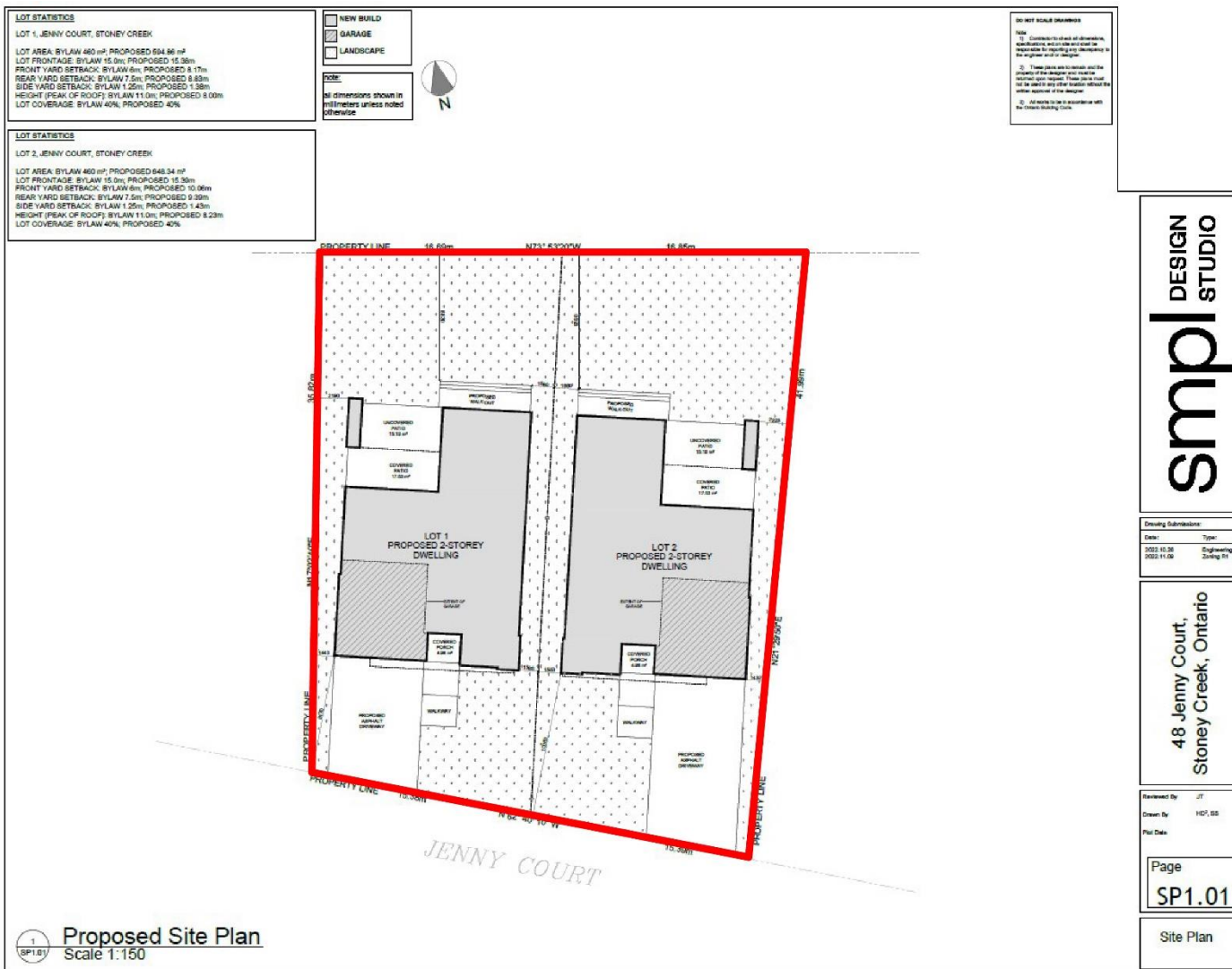
Planner/Technician:
AH/AL

Subject Property

48 Jenny Court



Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1) Zone



48 Jenny Ct, (Lot 1) Stoney Creek, Ontario

Project Description:

- New construction

DO NOT SCALE DRAWINGS

Note:

1. Contractor to check all dimensions, specifications, materials and finish in accordance with the drawings prior to construction in the field and in all details.
2. These drawings to be used for the purpose of the design and construction of the building only. They shall not be used for any other purpose without the written approval of the designer.
3. All work to be in accordance with the Ontario Building Code.



smpl DESIGN STUDIO

Drawing Submissions:	
Date	Type
2022-06-19	Planning
2022-09-22	Planning/Consent
2022-11-06	Zoning R1

48 Jenny Court, (Lot 1)
 Stoney Creek, Ontario

Reviewed By: JT
 Drawn By: HDP, EKH
 Plot Date:

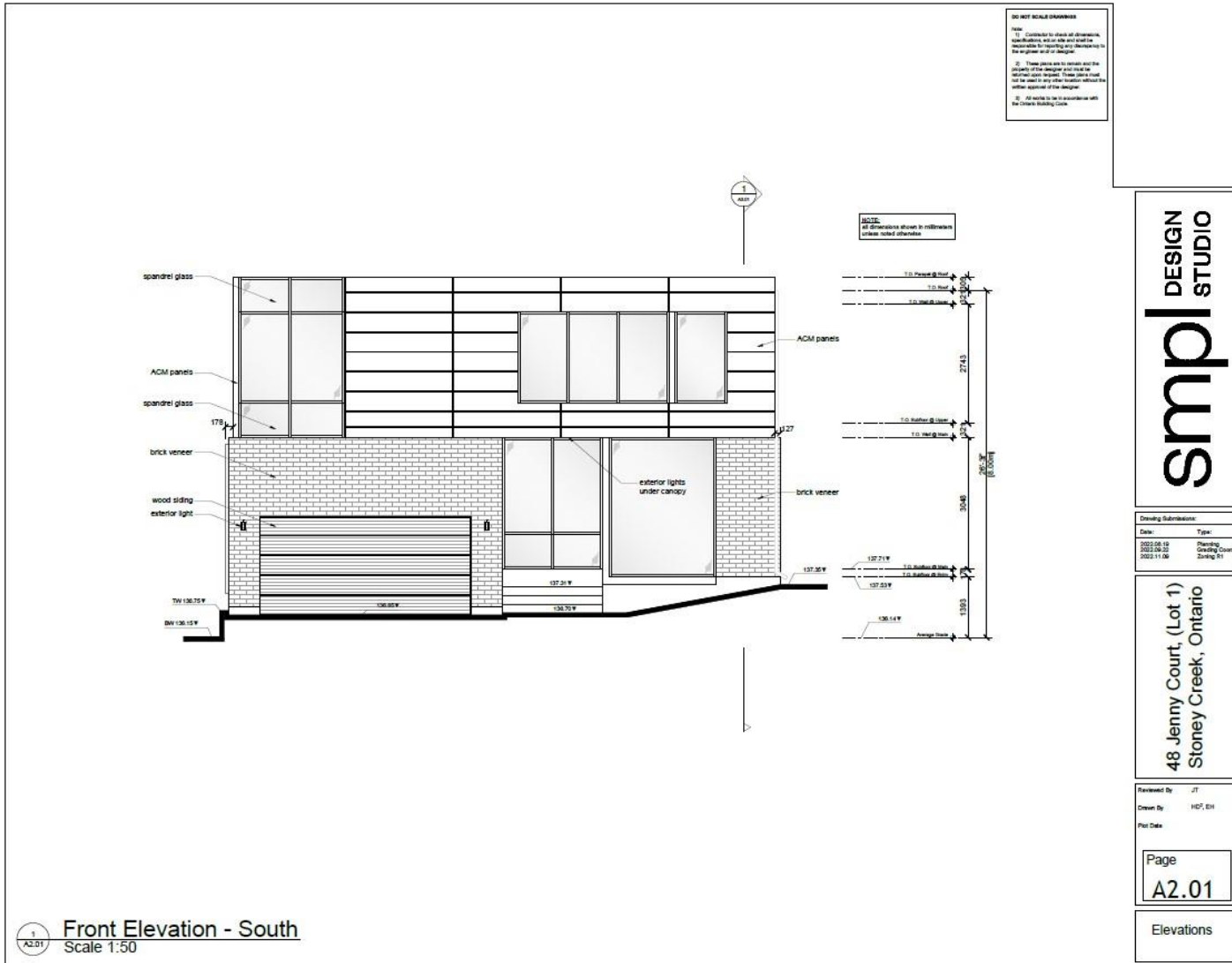
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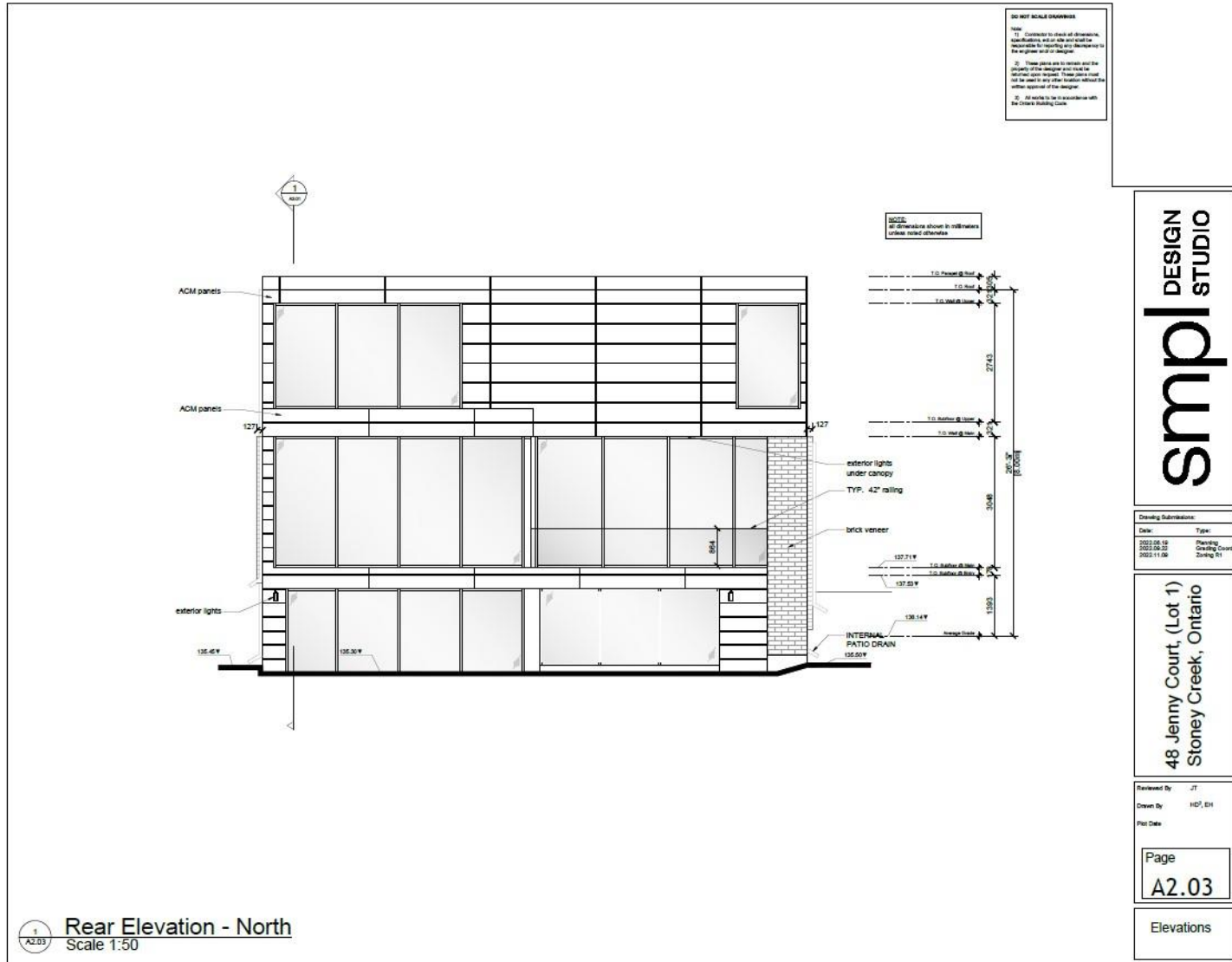
Cover Page

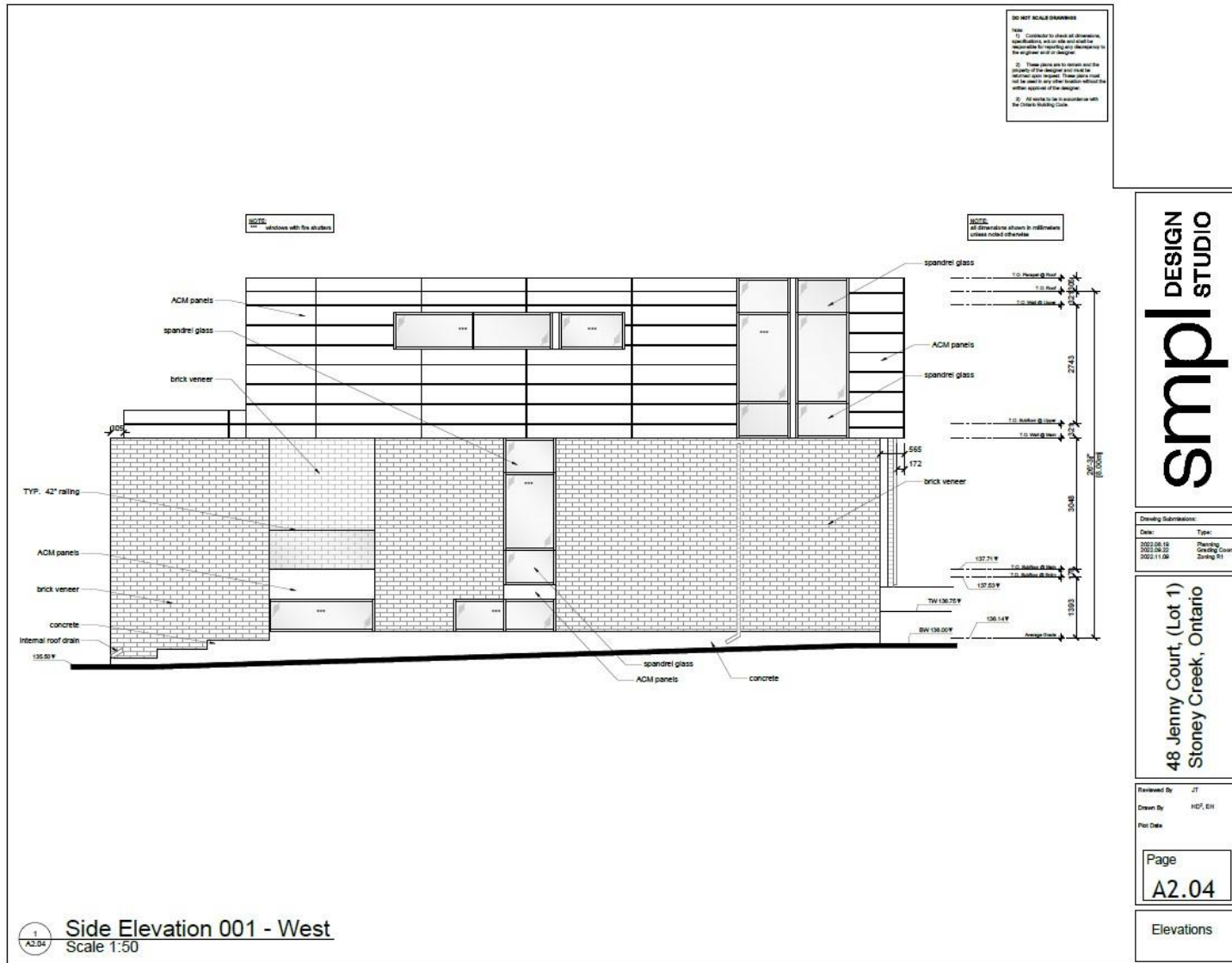
Square Footage:		
Basement	1678.26 ft ²	155.92 m ²
Main	1483.74 ft ²	137.84 m ²
Second	1903.03 ft ²	176.80 m ²
Garage	438.88 ft ²	40.77 m ²

Architectural Design Firm:
SMPL Design Studio
 Address: 15 Colbourne St,
 Hamilton, Ontario
 Postal: L8R 2G2
 Phone: 905-529-7875









48 Jenny Ct, (Lot 2)
Stoney Creek, Ontario

Project Description:

- New construction

DO NOT SCALE DRAWINGS
Note:
1) Contributor to check all dimensions, specifications, and all other data for accuracy in drawing and compliance to the engineer and/or designer.
2) These drawings to remain and the property of the designer and shall be returned to the engineer and/or designer without the written approval of the designer.
3) All works to be in accordance with the applicable building code.



smpl DESIGN STUDIO

Drawing Submissions	
Date	Type
2023-10-26	Engineering
2023-11-09	Zoning #11

48 Jenny Court, (Lot 2)
Stoney Creek, Ontario

Square Footage:		
Basement	1678.26 ft ²	155.92 m ²
Main	1483.74 ft ²	137.84 m ²
Second	1903.03 ft ²	176.80 m ²
Garage	438.88 ft ²	40.77 m ²

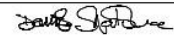
Architectural Design Firm:
SMPL Design Studio
 Address: 15 Colbourne St,
 Hamilton, Ontario

 Postal: L8R 2G2
 Phone: 905-529-7675



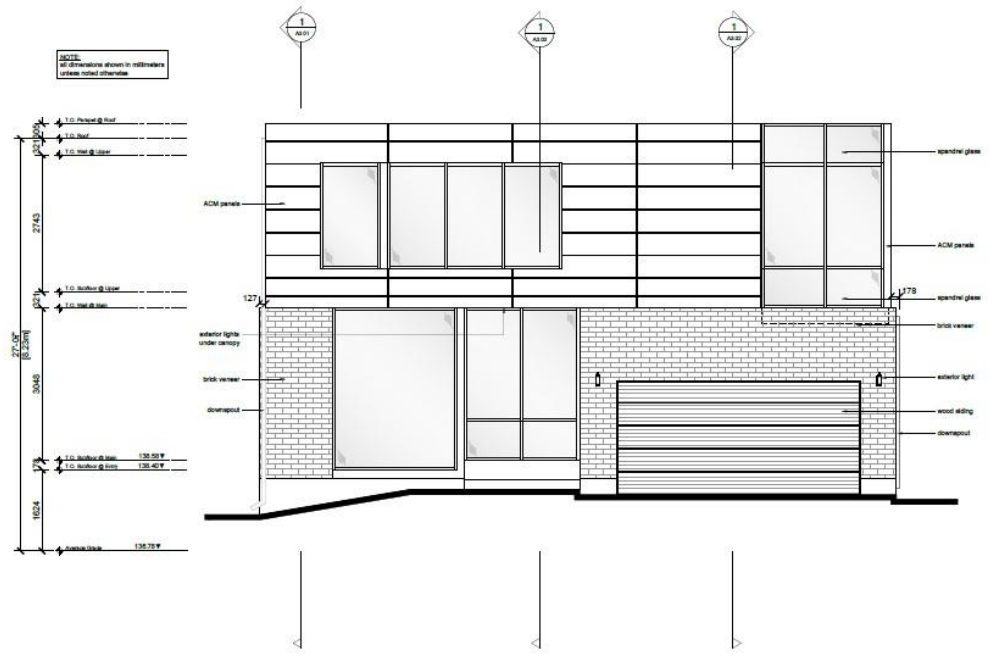
Reviewed By: JF
 Drawn By: HCF, GS
 Plot Date:

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In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

 Individual BCIN: 19618 Firm BCIN: 31629 David Shouldice CBCO MAATO

Cover Page

DO NOT SCALE DRAWINGS
 Note:
 1) Contractor to check all dimensions, specifications, notes and details and be responsible for reporting any discrepancies to the engineer and/or designer.
 2) These drawings are to verify and the property of the designer and neither retained upon request. These drawings are not to be used for any other purpose without the written approval of the designer.
 3) All works shall be in accordance with the Ontario Building Code.



smpl DESIGN STUDIO

Drawing Submissions:	
Date	Type
2022.10.28	Engineering
2022.11.08	zoning 51

48 Jenny Court, (Lot 2)
Stoney Creek, Ontario

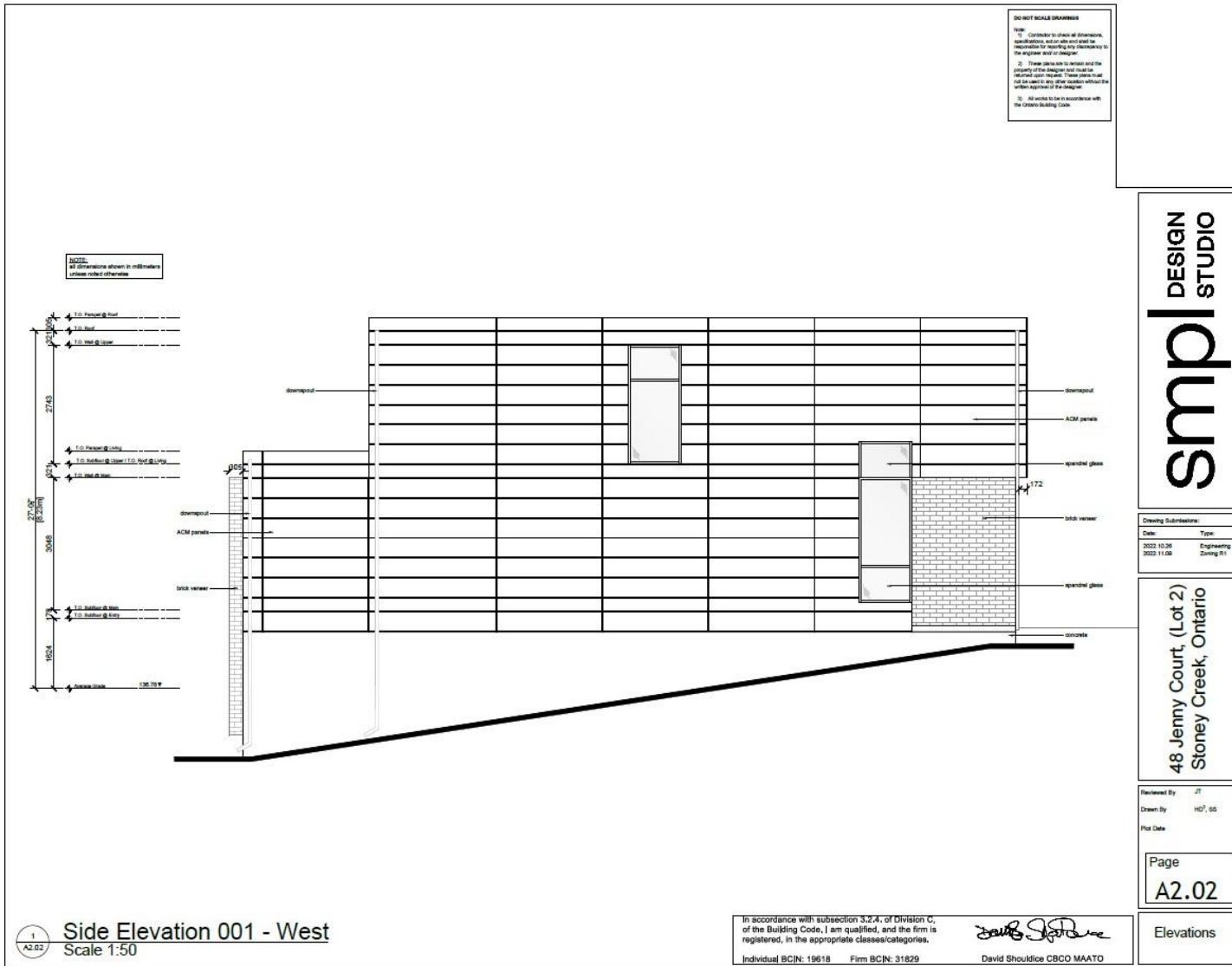
Reviewed By: JT
 Drawn By: HGT, SS
 Plot Date:

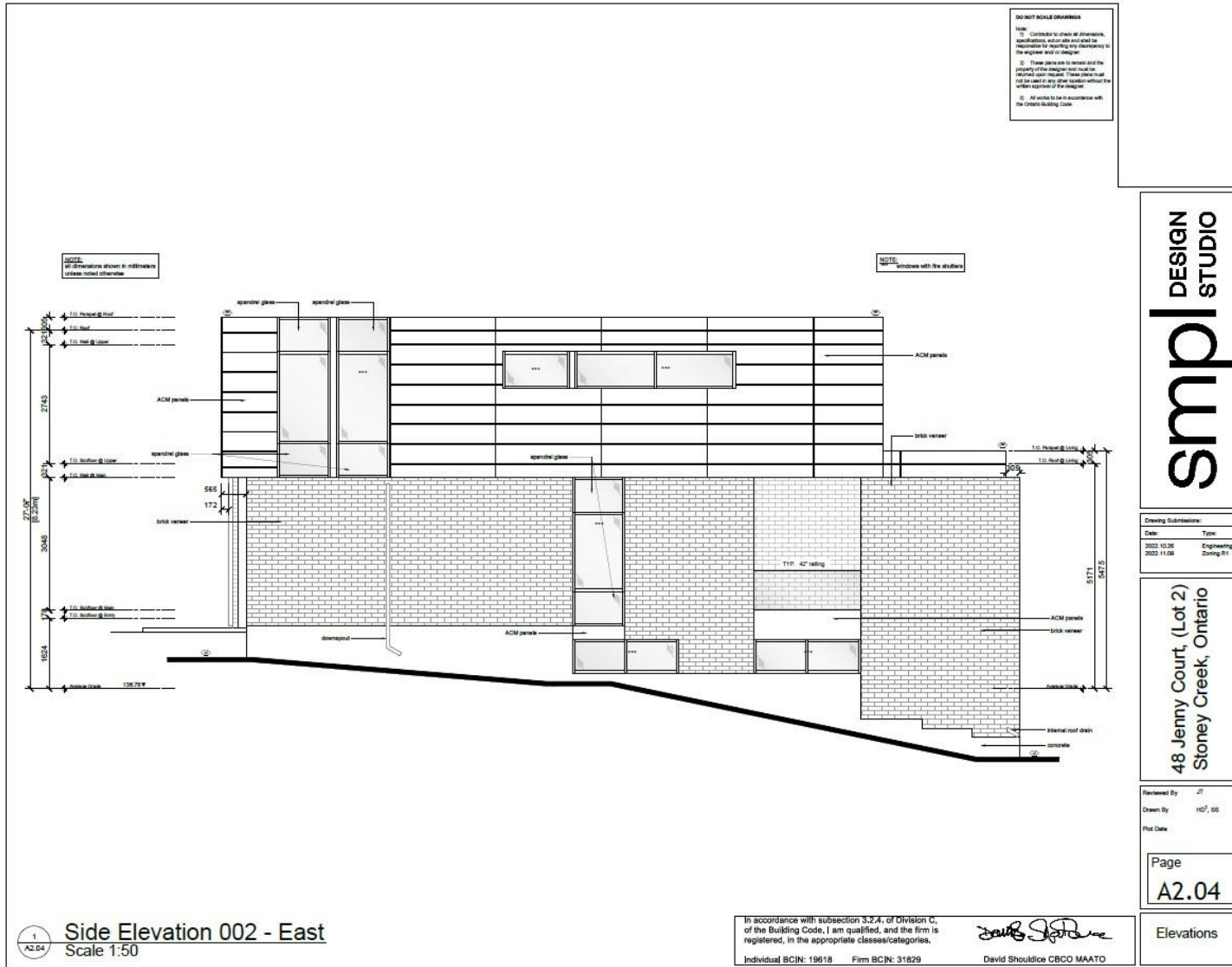
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1
A2.01
Front Elevation - South
Scale 1:50

In accordance with subsection 3.2.4. of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.
 Individual BCIN: 19618 Firm BCIN: 31829
 David Shoudice CBCO MAATO

Elevations





CITY OF HAMILTON
PUBLIC NOTICE
 OF COMPLETE APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND PUBLIC MEETING OF THE PLANNING COMMITTEE

OWNER: [Redacted]
APPLICANT: [Redacted]
SUBJECT LANDS: [Redacted]
PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT ZONING BY-LAW AMENDMENT: [Redacted]
PROPOSED DRAFT PLAN OF SUBDIVISION: [Redacted]



PUBLIC MEETING
DATE: [Redacted]
TIME: [Redacted]
LOCATION: [Redacted]

FOR MORE INFORMATION ABOUT THIS MATTER, INCLUDING INFORMATION ABOUT PRESERVING YOUR APPEAL RIGHTS, CONTACT ARIAN HARRIS AT 905.566.3424 ext. 2504 or by email at arian.harris@hamilton.ca.



Existing Detached Dwelling on the Subject Lands



Single Detached Dwelling on the West



Single Detached Dwelling on the East



Open space (Niagara Escarpment) on the South



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE