



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

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

APPLICATION NO.:	A-25:032	SUBJECT PROPERTY:	96 Eighth Road East, Stoney Creek
ZONE:	A1 (Agriculture)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Jason Timothy Baird, Alessandra Baird
Agent: Lionize Contracting Inc. - Jason Petty

The following variances are requested:

1. An Additional Dwelling Unit – Detached shall be permitted on a lot containing a Single Detached Dwelling being 0.4 hectares whereas the by-law requires a minimum lot area of 1.5 hectares.
2. An Additional Dwelling Unit - Detached shall be permitted within the Front Yard instead of the requirement of only being permitted in a rear and/or interior side yard.

PURPOSE & EFFECT: To facilitate the construction of an Additional Dwelling Unit - Detached within the front yard of 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, March 27, 2025
TIME:	1:25 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

A-25:032

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 March 25, 2025

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon March 26, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:032, 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.



DATED: March 10, 2025

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

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

1. Virtual Oral Submissions

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

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

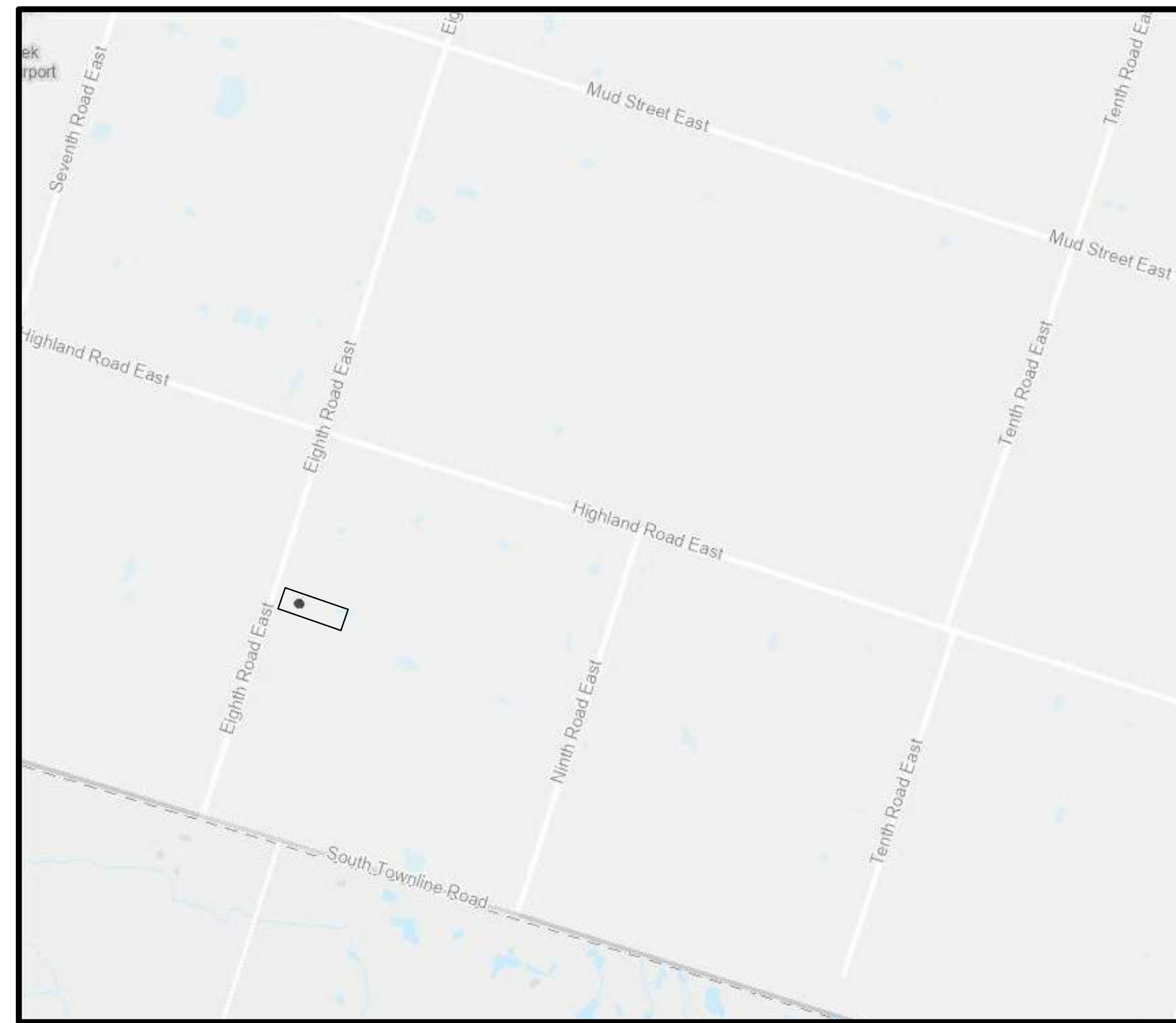
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

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

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



KEYPLAN

PART OF LOT 8 CONCESSION 8
REGISTERED PLAN 62R-11398
TOWNSHIP OF SALTFLY
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

LEGEND	
	EXIST. STRUCTURE
	PROPOSED DWELLING UNIT - DETACHED
100.00	EXIST. ELEVATION
(100.00)	PROPOSED ELEVATION
	EXIST. TREES

NOTE:
 GRADES TO REMAIN UNCHANGED AT THE PROPERTY LINE

SITE STATISTICS			
ZONE = A1 AGRICULTURE (05-200)			
	PROVIDED	REQUIRED	VARIANCE REQUIRED
LOT AREA	4064.51m ²	4000m ² (0.4HECTARES)	NO
LOT FRONTAGE	38.10m	30m	NO
GROSS FLOOR AREA EXIST. HOUSE PROPOSED NEW DETACHED DWELLING TOTAL =	280 m ² 118 m ² 398 m ²	N/A	NO
BUILDING HEIGHT 1 STOREY ESTABLISHED GRADE = 205.09m	6m	10.5m	NO
LOT COVERAGE EXIST. HOUSE EXIST. GARAGE PROPOSED NEW DETACHED DWELLING TOTAL =	187.38m ² 59.54m ² 157.05m ² 403.97m ²	N/A	NO
SETBACKS			
FRONT	19.87m	10m	NO
REAR	73.24m	10m	NO
SIDES (NORTH)	4m	3m	NO
SIDES (SOUTH)	21.92m	3m	NO
LANDSCAPE			
FRONT YARD	82%	50%	NO
DRIVEWAY WIDTH	6m (EXISTING)	8m	NO
ADDITIONAL DWELLING UNIT - DETACHED	EXISTING PROPERTY 4000m ² (0.4HECTARES)	FOR LANDS WITHIN AN A1, A2, S1 ZONE, A MAXIMUM OF ONE ADDITIONAL DWELLING UNIT - DETACHED SHALL BE PERMITTED ON A LOT CONTAINING A SINGLE DETACHED DWELLING HAVING A MINIMUM LOT AREA OF 1.5 HECTARES.	YES
LOCATION OF PROPOSED ADDITIONAL DWELLING UNIT - DETACHED	PROPOSED DWELLING UNIT - DETACHED IS LOCATED AT THE FRONT OF PROPERTY	AN ADDITIONAL DWELLING UNIT - DETACHED SHALL ONLY BE PERMITTED IN A REAR AND/OR INTERIOR SIDE YARD. A MINIMUM 1.2 METRE SETBACK SHALL BE PROVIDED FROM THE INTERIOR SIDE LOT LINE AND REAR LOT LINE.	YES
DISTANCE BETWEEN EXISTING DWELLING AND PROPOSED DWELLING	14.8m	AN ADDITIONAL DWELLING UNIT - DETACHED SHALL BE SET BACK A MINIMUM 5.0 METRES FROM THE FRONT FAÇADE OF THE PRINCIPAL DWELLING.	NO

NOTE:
 CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
 CONTACT ARCHITECT AND ENGINEER FOR ANY DISCREPANCIES.

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 _____ DATE: _____

No.	Description	Date
5	ISSUED FOR MINOR VARIANCE	23/12/2024

J. P. SAMUEL AND ASSOCIATES INC.
 STRUCTURAL ENGINEERS

1040 Garner Road West, Suite C203
 Ancaster, ON L9G 0J2
 Tel: (647) 671-8530
 email: jsamuel@jpsamuel.com
 www.jpsamuel.com

ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST
 STONEY CREEK, ONTARIO

SITE / GRADING PLAN

Project number	2024-JPS-125
Date	28/08/2024
Drawn by	S.K
Checked by	J.S
SP1.01	
Scale	As indicated

**NEW RESIDENCE
96 8TH ROAD EAST
STONEY CREEK, ONTARIO**



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96 8TH ROAD EAST
STONEY CREEK, ONTARIO

COVER SHEET

Project number	2024-JPS-125
Date	28/08/2024
Drawn by	S.K.
Checked by	J.S.

A0.00

Scale

- 32. **BLOCK VENEER WALL**
4" (100MM) CONCRETE BLOCK TO SUPPORT BRICK ABOVE WALL AS PER NOTE EXCEPT NO WEEP HOLES
- 33. WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE WITH 6 MIL POLYUETHYLENE OR No. 15 ROLL ROOFING
- 34. **2 STOREY - DOUBLE VOLUME**
WALL ASSEMBLY AS NOTED EXTERIOR SIDING WALL & EXTERIOR BRICK/STONE VENEER WALL WITH THE FOLLOWING EXCEPTIONS:
3-1/2"x5-1/2" 1.8E PSL STUDS @ 16" O.C W/ SOLID BLOCKING @ 48" (1220mm) O.C. VERTICALLY
7/16" (11mm) OSB SHEATHING
- 35. **CONVENTIONAL ROOF & CEILING FRAMING**
2x6 (38x140mm) RAFTERS @ 16" (400mm) O.C
2x4 (38x89mm) COLLAR TIES AT MIDSPAN
CEILING JOISTS TO BE 2x6 (38x140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED
HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1-1/2" (38mm) THICK
- 36. **VAULTED OR CATHEDRAL CEILING**
APPROVED SCISSOR TRUSSES OR 2 x10 (38x235mm) NOTCHED OR 2x8 (38x184mm) WITH 2" (50mm) CROSS PURLINS
R-31 (RSI 5.4) INSULATION 3" (75mm) MIN. CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
6 MIL POLY AIR/VAPOUR BARRIER
1/2" (12.7mm) GYPSUM BOARD
- 37. **WALLS ADJACENT TO ATTIC SPACE**
1/2" (12.7mm) GYPSUM BOARD
6 MIL POLY AIR/ VAPOUR BARRIER
2x6" (38x140mm) WOOD STUDS @ 16" (400mm) O.C.
R22 (RSI 3.87) HIGH DENSITY BATT INSULATION
7/16" (11mm) OSB SHEATHING ON ATTIC SIDE
- 38. **EXPOSED CANTILEVERED FLOOR**
FLOOR ASSEMBLY AS PER NOTE FLOOR ASSEMBLY
6 MIL POLY AIR/ VAPOUR BARRIER
R-31 (RSI 5.4) SPRAY FOAM INSULATION
VENTED ALUMINUM SOFFIT
- 39. **FOUNDATION WALLS @ UNSUPPORTED OPENINGS**
2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" WIDE OPENING)
3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" WIDE OPENING)
4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" WIDE OPENING)
BARS STACKED VERTICALLY @ INTERIOR FACE OF WALL WITH 2" (50mm) CONCRETE COVER & EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING
- 40. **SMOKE ALARM (O.B.C. 9.10.19)**
PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
PROVIDE 1 IN EACH BEDROOM
PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
LOCATED SUCH THAT ONE IS WITHIN 16'-5" OF EVERY BEDROOM DOOR AND NO MORE THAN 49'-3" TRAVEL DISTANCE FROM ANY POINT ON A FLOOR
ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY OF THEM SOUNDS
ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
- 41. **CARBON MONOXIDE ALARM (O.B.C. 9.33.4)**
WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA
CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED
- 42. **NOTCHING AND DRILLING OF TRUSSES, JOISTS, RAFTERS**
HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM 25% OF THE ACTUAL DEPTH OF THE MEMBER AND NOT LESS THAN 2" (50mm) FROM EDGES
NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN 50% THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 33.3% JOIST DEPTH
WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 66.6% THE DEPTH OF THE STUD REMAINS IF LOAD BEARING, AND 1-1/2" (38mm) OF THE STUD REMAINS IF NON-LOADBEARING
ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE ORIGINAL TRUSS DESIGN
- 43. **PLUMBING**
EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY, WATER CLOSET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABILITY OF LAUNDRY FACILITIES
FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, AND CONNECTED TO THE SANITARY SEWER WHERE GRAVITY DRAINAGE IS POSSIBLE. IN OTHER CASES, IT SHALL BE CONNECTED TO A STORM DRAINAGE SYSTEM, DITCH OR DRY WELL
- 44. **ELECTRICAL**
AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE
A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE, AND CARPORT. A SWITCHED RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND LIVING ROOMS
STAIRS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3 WAY SWITCH AT THE HEAD AND FOOT OF THE STAIRS BASEMENTS REQUIRE A LIGHT FOR EACH 323 FT2, CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS
- 45. **MECHANICAL VENTILATION**
A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY AT LEAST EQUAL TO THE SUM OF:
-10CFM EACH FOR BASEMENT AND MASTER BEDROOM
-5CFM FOR EACH OTHER ROOM
A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH
SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED
A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION; AN HRV IS REQUIRED IF ANY CAPACITY
SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID SOLID FUEL BURNING APPLIANCES ARE INSTALLED CONTAMINATION FROM EXHAUST OUTLETS
- 46. **ADDITIONAL ENERGY STAR REQUIREMENTS**
ELECTRICAL
CAULKING & TAPING OF OUTLETS ON EXTERIOR WALLS ONLY
SELF SEALING ELECTRICAL BOXES

- HEATING & VENTILATION**
FURNACE & HEAT DUCT WORK TO BE TAPED
9.32.3.11(7) ALL START UP PROCEDURES RECOMMENDED BY THE MANUFACTURE INCLUDING AIR BALANCING AND AIRFLOW DETERMINATION SHALL BE FOLLOWED
9.23.3.11 (10) WHEN OPERATING AT THE RATE REQUIRED IN ARTICLE 9.32.3.4. THE SUPPLY AND EXHAUST AIRFLOW RATES OF THE HEAT RECOVERY VENTILATOR SHALL BE BALANCED SO THE VALUE OF THE LESSER FLOW SHALL BE AT LEAST 90% OF THE VALUE OF THE GREATER FLOW, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURE
- 47. **DOORS AND WINDOWS**
EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 3.8 SQ FT AND NO DIMENSION LESS THAN 15", WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS
EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 6'-7" FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEAD BOLT LOCK
THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT

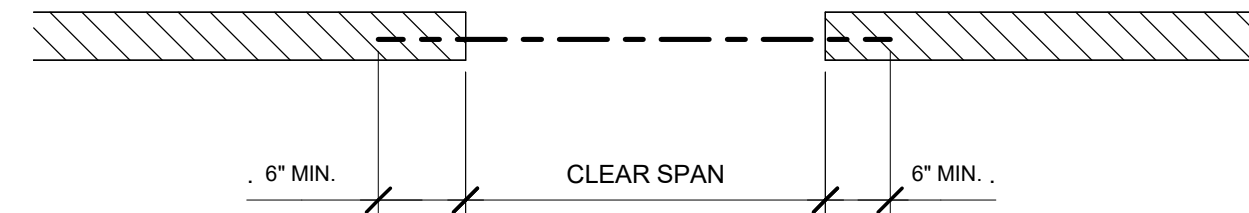
ALL BUILT-UP LVL FLUSH CONNECTIONS TO BE MADE WITH APPROPRIATE SIMPSON STRONG TIE HANGER CONNECTOR. FRAMING SUPPLY COMPANY TO PROVIDE PLAN OF CONNECTORS FOR REVIEW.

ALL BUILT-UP LVL BEAMS TO BE BOLTED TOGETHER w/ 2 ROWS OF 1/2" Ø A307 BOLTS @ 16" c/c, TYP. THROUGHOUT.
(PER. LVL MANUFACTURER'S SPECIFICATIONS).

POST SCHEDULE:

P1 TO P14 = 3-38x140 (THROUGHOUT)
REMAINING POSTS UNDER POINT LOADS, ETC. TO CONFIRM TO LINTEL SCHEDULE OR O.B.C.

NOTES FOR NON-LOADBEARING WALL LINTELS
MINIMUM BEARING FOR STEEL LINTELS TO BE 6" UNLESS NOTED OTHERWISE.
PROVIDE STEEL PACKINGS PL'S TO ENSURE EVEN BEARING.
FOR LINTELS ABUTTING STEEL COLUMNS, CONCRETE WALLS OR COLUMNS PROVIDE L-90X90X10 SHELF ANGLE.



STEEL LINTEL SCHEDULE FOR MASONRY VENEER		
CLEAR SPAN	4" Brick	MIN. BEARING
6'-11"	L4"x3 1/2"x5/16"	6"
7'-10"	L5"x3 1/2"x5/16"	6"
8'-10"	L5"x3 1/2"x3/8"	8"
9'-10"	L6"x4"x3/8"	8"

ALL STEEL LINTEL SHALL BE HOT DIPPED GALVANIZED

LINTEL SIZE	FIRST FLOOR MAX. SPANS		SECOND FLOOR MAX. SPANS	
	EXT. WALLS	INTERIOR BRG. WALLS	EXT. WALLS	INTERIOR BRG. WALLS
2 - 2" x 4"	1' - 10"	2' - 0"	3' - 8"	4' - 0"
2 - 2" x 6"	4' - 7"	3' - 0"	5' - 6"	6' - 0"
2 - 2" x 8"	6' - 5"	4' - 0"	7' - 4"	8' - 0"
2 - 2" x 10"	7' - 4"	5' - 0"	9' - 2"	10' - 0"
2 - 2" x 12"	8' - 3"	6' - 0"	11' - 0"	12' - 0"

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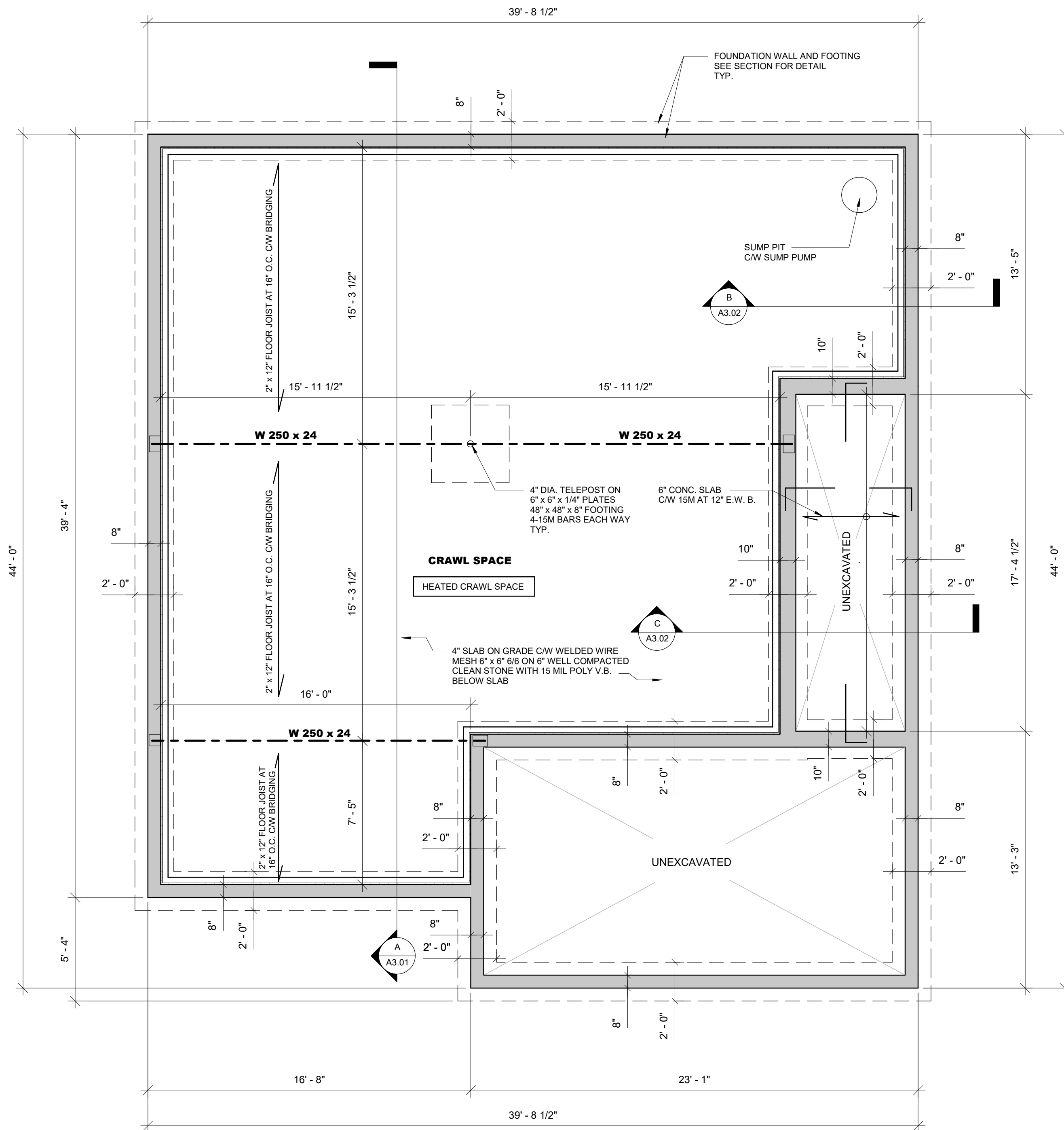
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 Tel:(647) 671-8530
 email:j Samuel@jpsamuel.com
 www.jpsamuel.com

ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST
STONE Y CREEK, ONTARIO

GENERAL NOTES

Project number	2024-JPS-125
Date	28/08/2024
Drawn by	S.K.
Checked by	J.S.
<h1>A0.02</h1>	
Scale	1/4" = 1'-0"



1 FOUNDATION PLAN
A1.01 1/4" = 1'-0"

NOTE:
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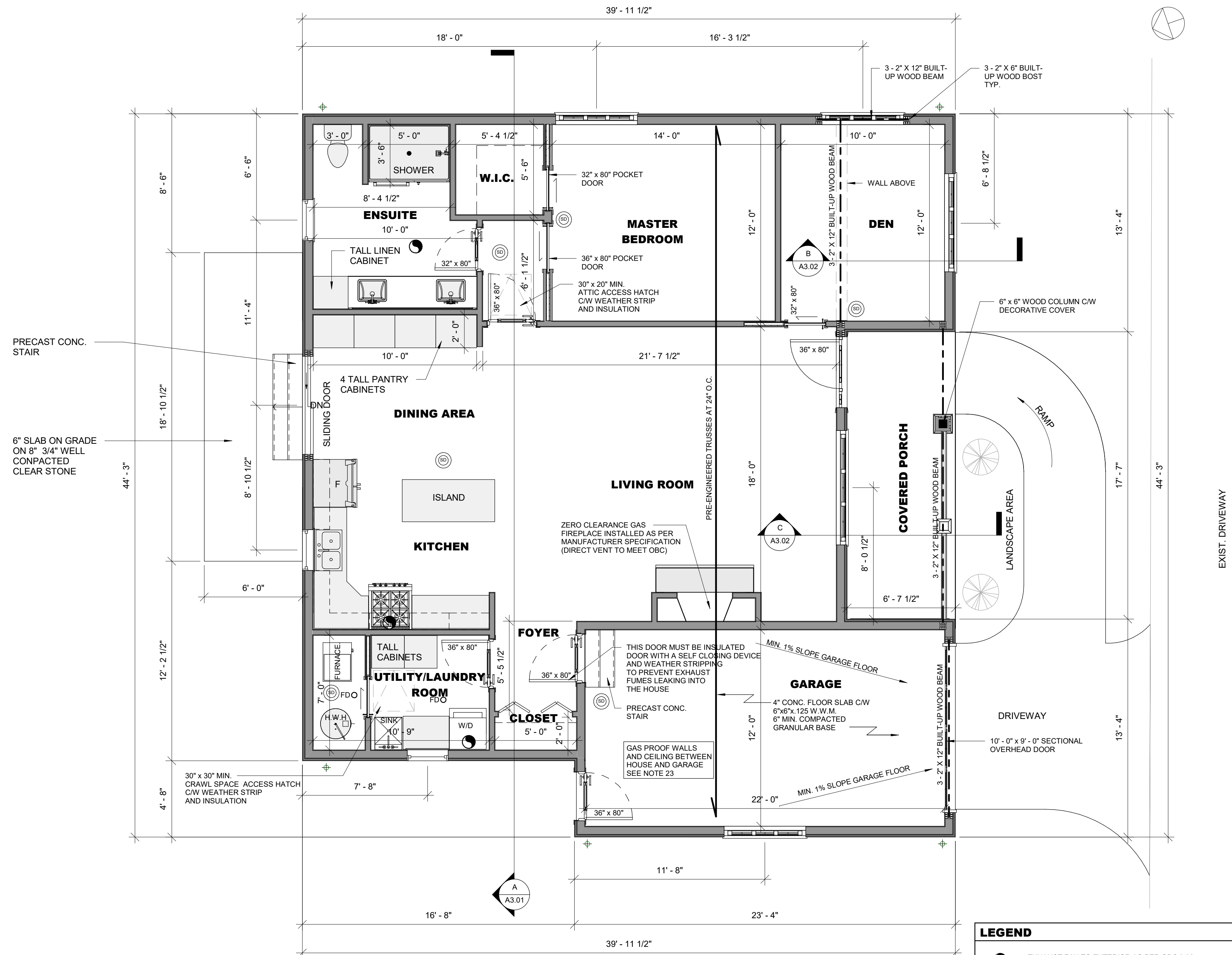
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96 8TH ROAD EAST
STONE CREEK, ONTARIO

FOUNDATION PLAN

Project number	2024-JPS-125
Date	28/08/2024
Drawn by	S.K.
Checked by	J.S.

A1.01
Scale 1/4" = 1'-0"



GROUND FLOOR PLAN

1/4" = 1'-0"

FLOOR AREA = 1273 SQ. FT.
GARAGE = 296.5 SQ. FT.

LEGEND

- EXHAUST FAN TO EXTERIOR AS PER OBC 9.32
- INTERCONNECTED SMOKE/CO DETECTOR
- FLOOR DRAIN

EXPOSED BUILDING FACE

BUILDING FACE	EXPOSED BUILDING FACE	PROPOSED AREA OF UNPROTECTED OPENING	LIMITING DISTANCE	ALLOWED AREA OF UNPROTECTED OPENINGS	
NORTH	470.2ft ² (43.7m ²)	74.5ft ² (6.9m ²)	15.8%	6m	100%
SOUTH	470.0ft ² (43.7m ²)	190ft ² (17.7m ²)	40.5%	20m	100%
EAST	424.97 ft ² (39.5m ²)	60ft ² (5.6m ²)	14.2%	73.24m	100%
WEST	424.97 ft ² (39.5m ²)	42ft ² (3.9m ²)	9.9%	19.92m	100%

NOTE: CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

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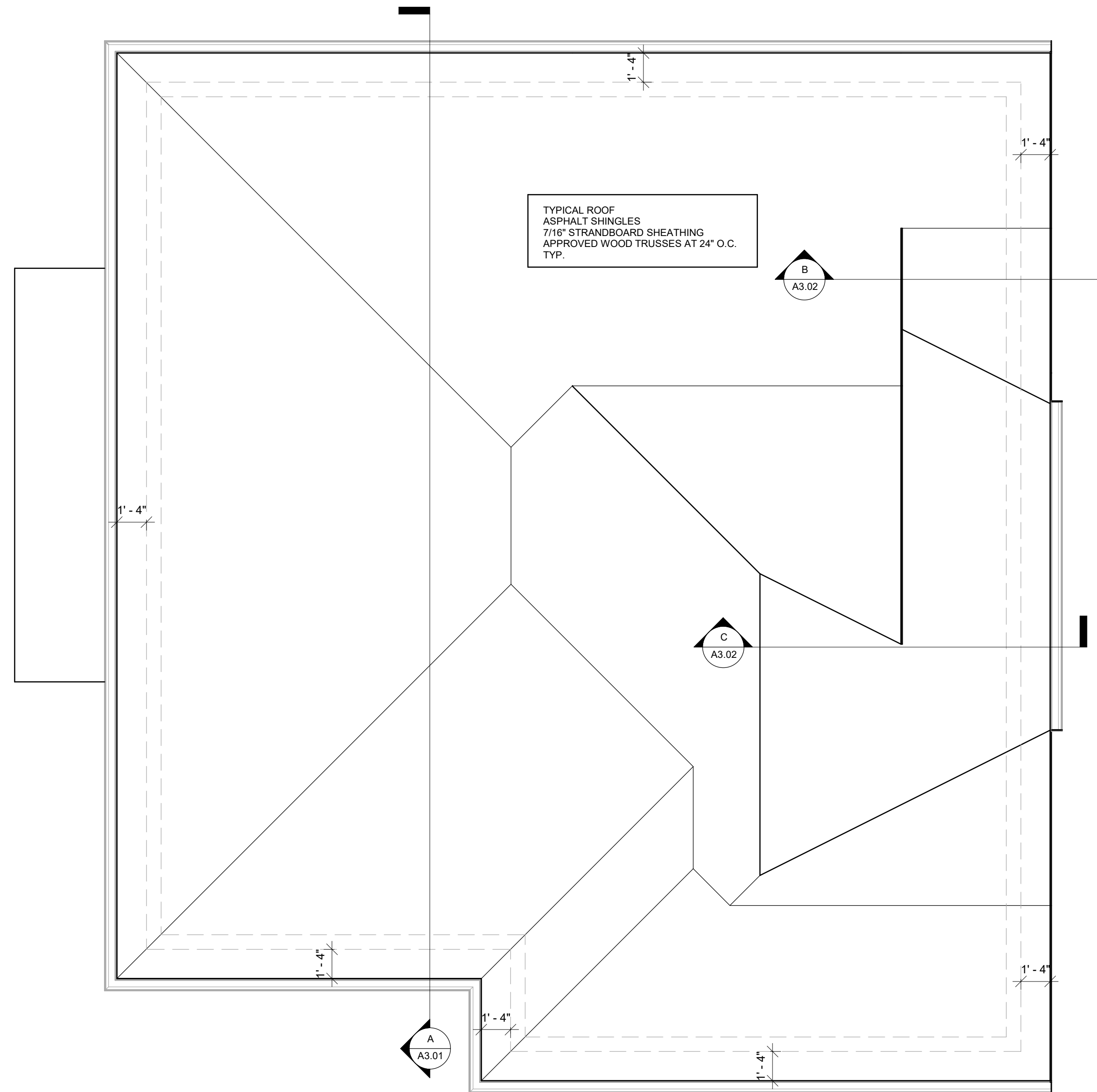
96 8TH ROAD EAST
STONE CREEK, ONTARIO

GROUND FLOOR PLAN

Project number 2024-JPS-125
Date 28/08/2024
Drawn by S.K.
Checked by J.S.

A1.02

Scale 1/4" = 1'-0"



1
A1.03 **ROOF PLAN**
1/4" = 1'-0"

NOTE:
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DATE: _____

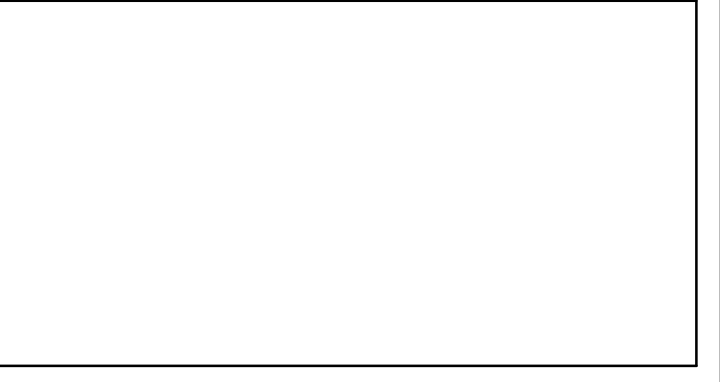
No.	Description	Date
5	ISSUED FOR MINOR VARIANCE	23/12/2024

J. P. SAMUEL AND ASSOCIATES INC.
STRUCTURAL ENGINEERS

1040 Garner Road West, Suite C203
Ancaster, ON L9G 0J2
Tel: (647) 671-8530
email: jsamuel@jpsamuel.com
www.jpsamuel.com

ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST
STONE CREEK, ONTARIO



ROOF PLAN

Project number 2024-JPS-125
Date 28/08/2024
Drawn by S.K.
Checked by J.S.

A1.03

Scale 1/4" = 1'-0"



1 **SOUTH ELEVATION**
3/8" = 1'-0"



2 **NORTH ELEVATION**
3/8" = 1'-0"

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STONE CREEK, ONTARIO

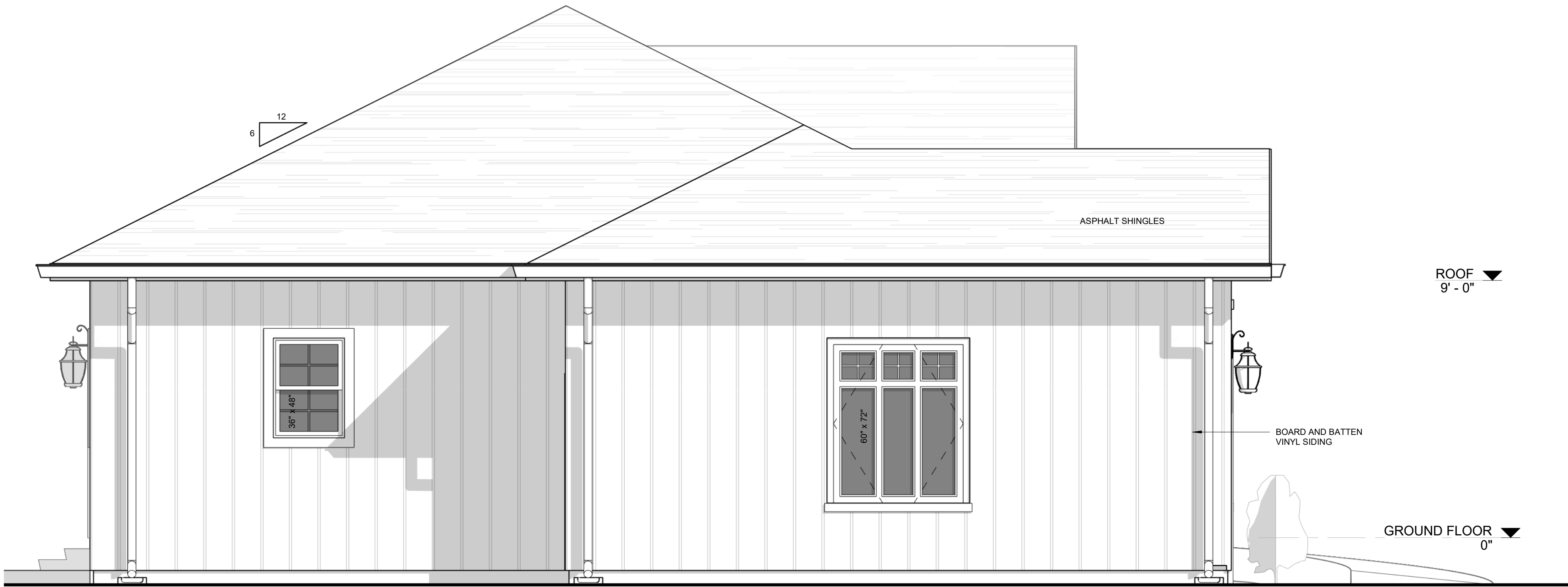
ELEVATIONS-1

Project number	2024-JPS-125
Date	28/08/2024
Drawn by	S.K.
Checked by	J.S.

A2.01
Scale 3/8" = 1'-0"



1 EAST ELEVATION
A2.02 3/8" = 1'-0"



2 WEST ELEVATION
A2.02 3/8" = 1'-0"

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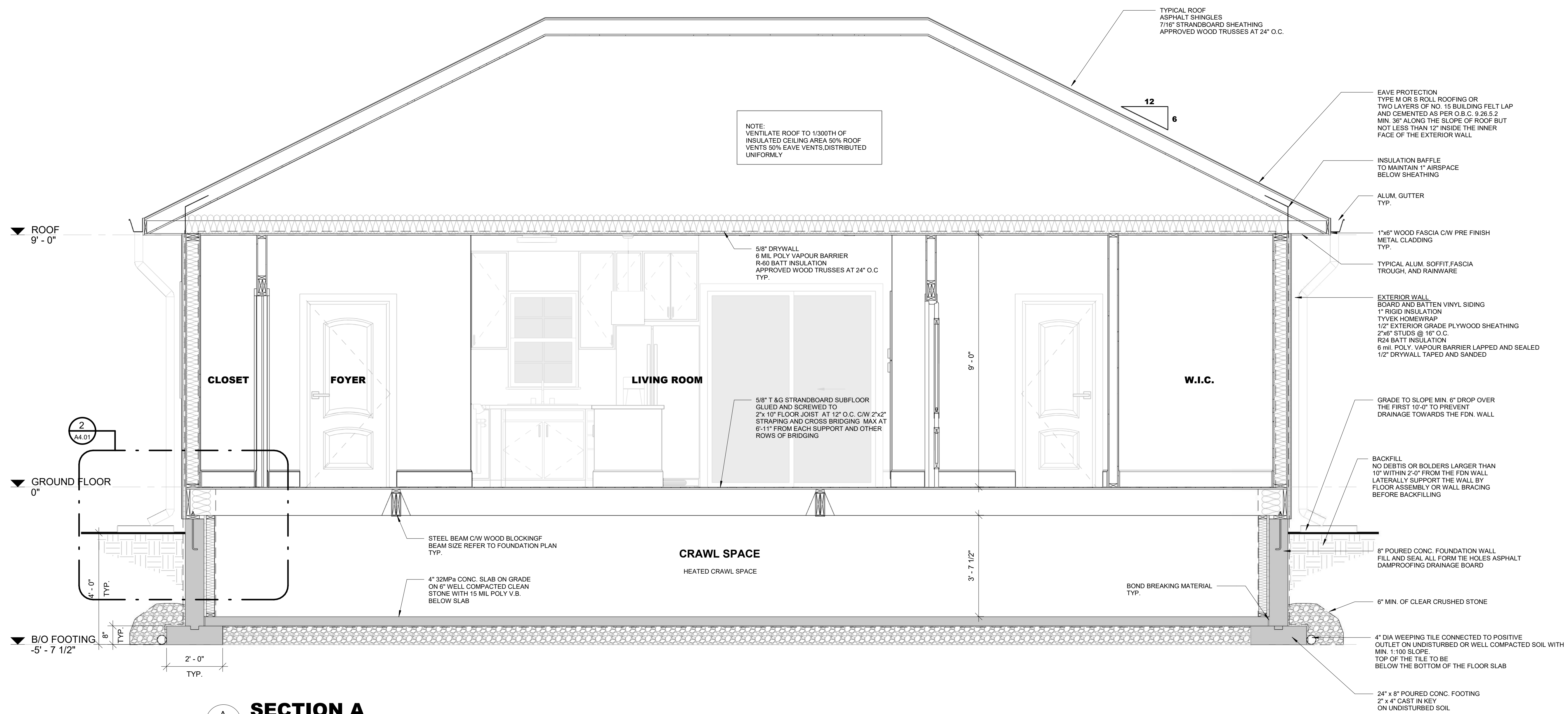
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ADDITIONAL DWELLING UNIT DETACHED
 96 8TH ROAD EAST
 STONEY CREEK, ONTARIO

ELEVATIONS-2

Project number	2024-JPS-125
Date	28/08/2024
Drawn by	S.K.
Checked by	J.S.
A2.02	
Scale	3/8" = 1'-0"



SECTION A
A3.01 1/2" = 1'-0"

NOTE:
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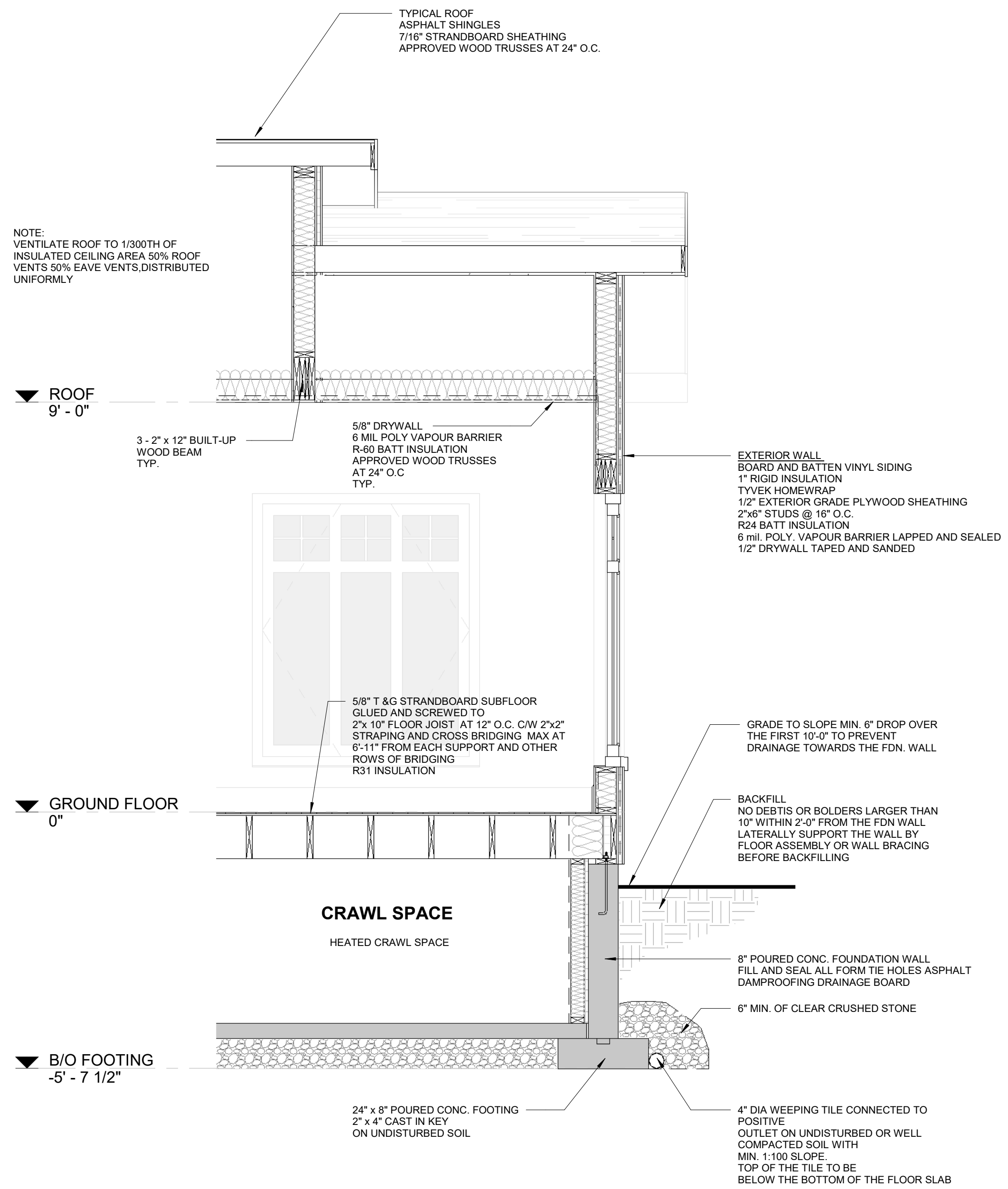
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96 8TH ROAD EAST
STONE CREEK, ONTARIO

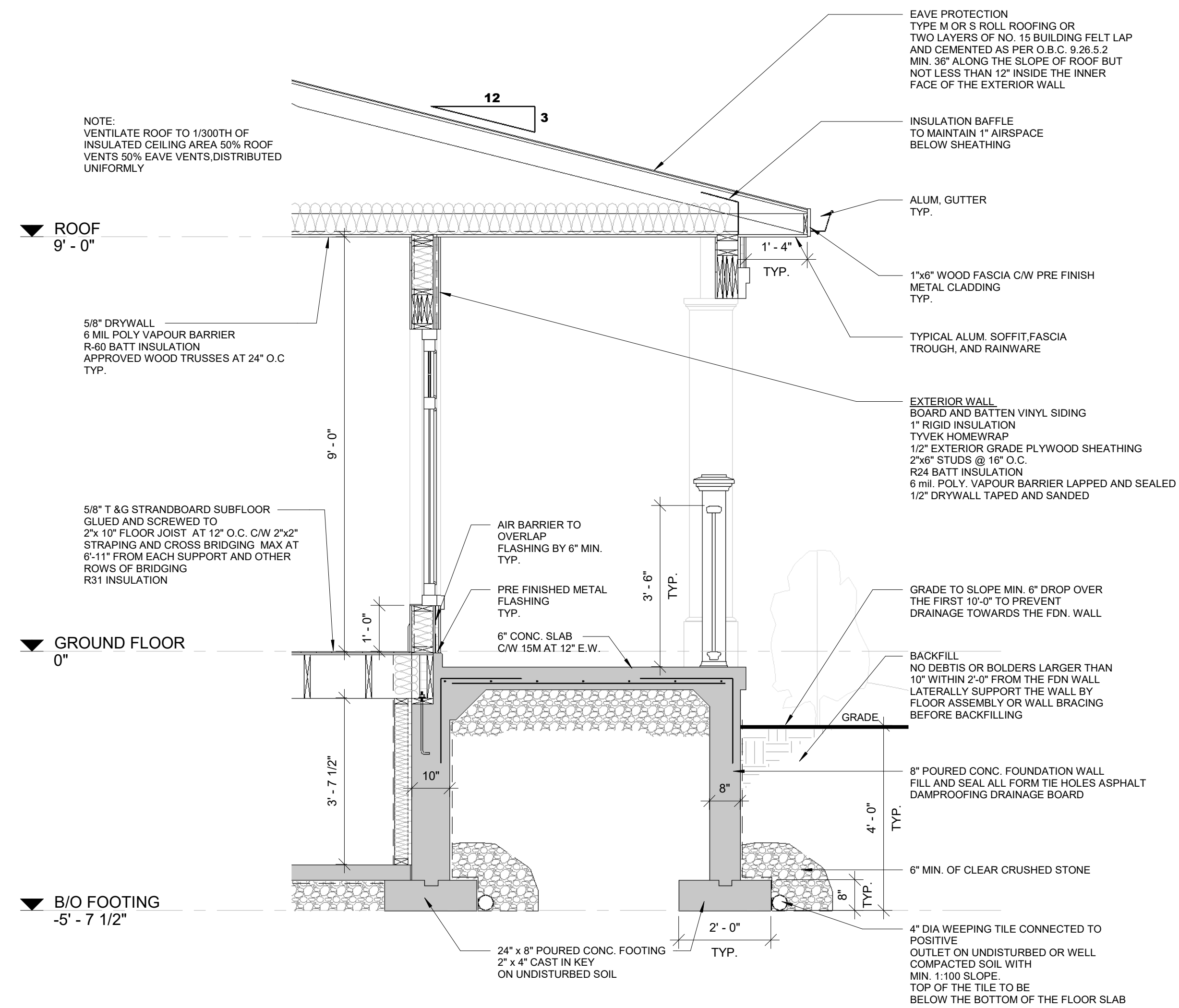
SECTIONS-1

Project number	2024-JPS-125
Date	28/08/2024
Drawn by	S.K.
Checked by	J.S.

A3.01
Scale 1/2" = 1'-0"



B
SECTION B
A3.02 1/2" = 1'-0"



C
SECTION - C
A3.02 1/2" = 1'-0"

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ADDITIONAL DWELLING UNIT DETACHED

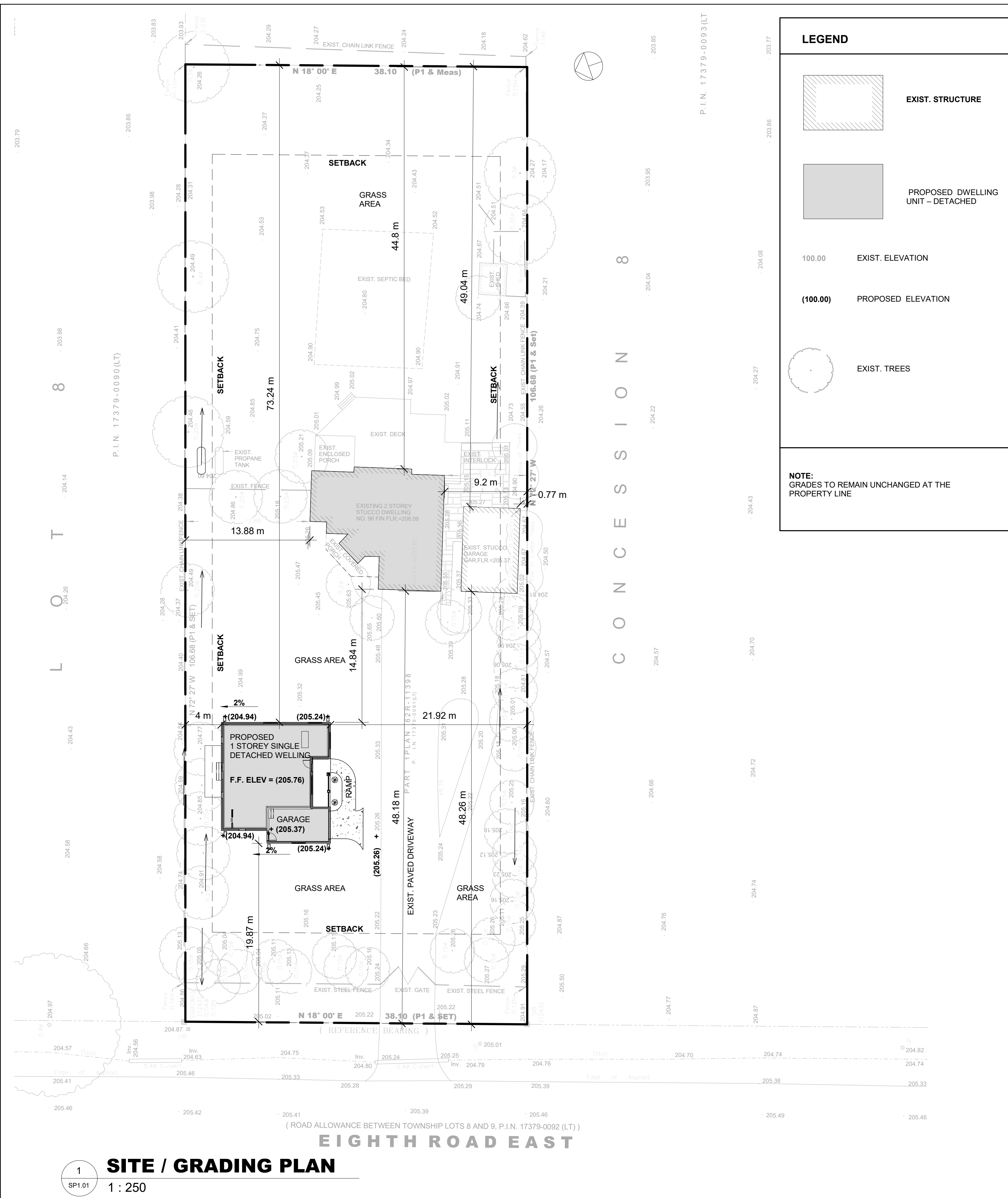
96 8TH ROAD EAST
STONE CREEK, ONTARIO

SECTIONS-2

Project number	2024-JPS-125
Date	28/08/2024
Drawn by	S.K.
Checked by	J.S.

A3.02

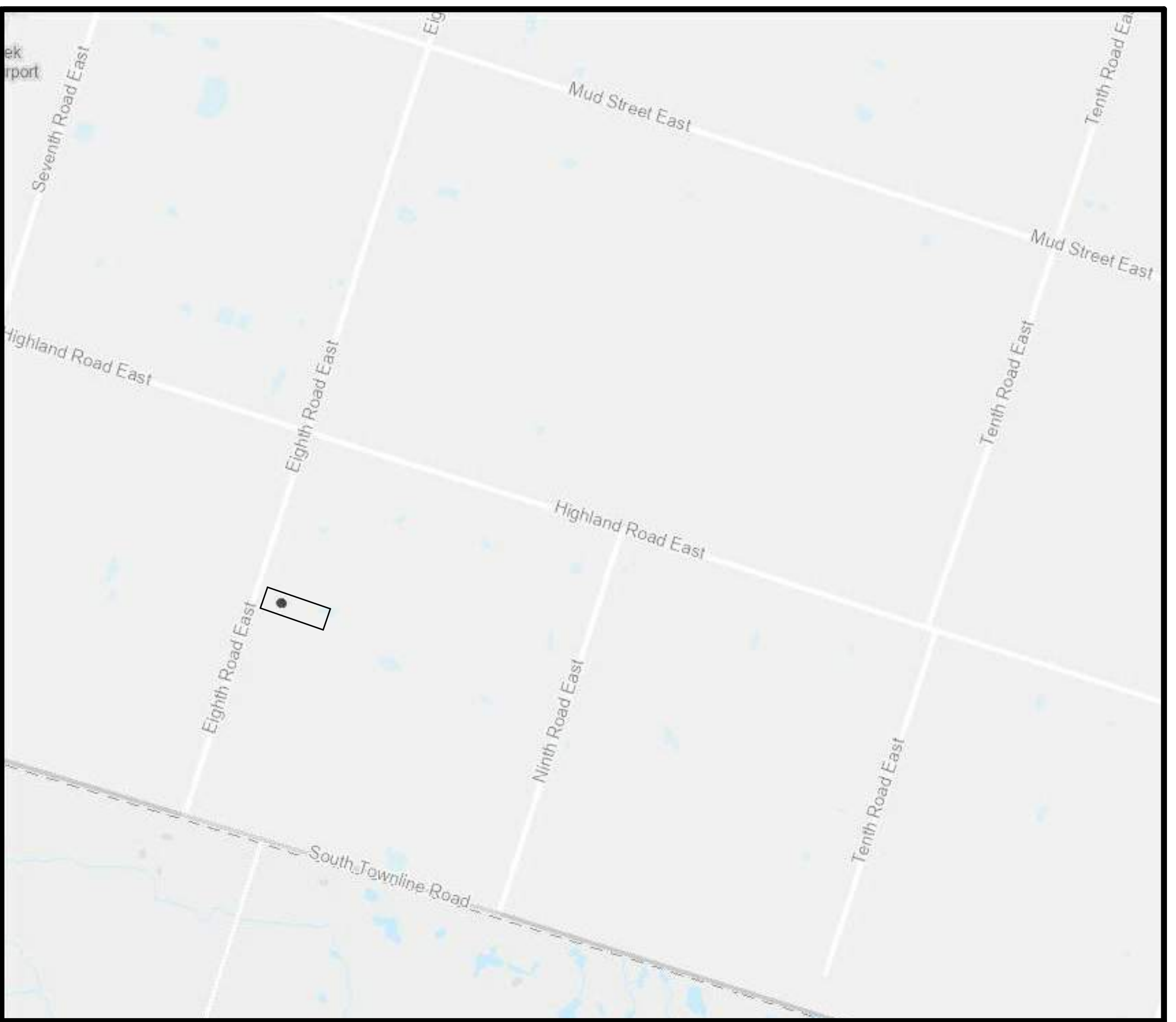
Scale 1/2" = 1'-0"



LEGEND

	EXIST. STRUCTURE
	PROPOSED DWELLING UNIT - DETACHED
100.00	EXIST. ELEVATION
(100.00)	PROPOSED ELEVATION
	EXIST. TREES

NOTE:
GRADES TO REMAIN UNCHANGED AT THE PROPERTY LINE



KEYPLAN

**PART OF LOT 8 CONCESSION 8
REGISTERED PLAN 62R-11398
TOWNSHIP OF SALT FLEET
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH**

SITE STATISTICS

ZONE = A1 AGRICULTURE (05-200)

	PROVIDED	REQUIRED	VARIANCE REQUIRED
LOT AREA	4064.51m ²	4000m ² (0.4HECTARES)	NO
LOT FRONTAGE	38.10m	30m	NO
GROSS FLOOR AREA			
EXIST HOUSE	280 m ²	N/A	NO
PROPOSED NEW DETACHED DWELLING	118 m ²		
TOTAL =	398 m ²		
BUILDING HEIGHT 1 STOREY ESTABLISHED GRADE = 205.09m	6m	10.5m	NO
LOT COVERAGE			
EXIST HOUSE	187.39m ²	9.9%	N/A
EXIST GARAGE	59.54m ²		
PROPOSED NEW DETACHED DWELLING	157.05m ²		
TOTAL =	403.97m ²		
SETBACKS			
FRONT	19.87m	10m	NO
REAR	73.24m	10m	NO
SIDES (NORTH)	4m	3m	NO
SIDES (SOUTH)	21.92m	3m	NO
LANDSCAPE			
FRONT YARD	82%	50%	NO
DRIVEWAY WIDTH	6m (EXISTING)	8m	NO
ADDITIONAL DWELLING UNIT - DETACHED	EXISTING PROPERTY 4000m ² (0.4HECTARES)	FOR LANDS WITHIN AN A1, A2, S1 ZONE, A MAXIMUM OF ONE ADDITIONAL DWELLING UNIT - DETACHED SHALL BE PERMITTED ON A LOT CONTAINING A SINGLE DETACHED DWELLING HAVING A MINIMUM LOT AREA OF 1.5 HECTARES.	YES
LOCATION OF PROPOSED ADDITIONAL DWELLING UNIT - DETACHED	PROPOSED DWELLING UNIT - DETACHED IS LOCATED AT THE FRONT OF PROPERTY	AN ADDITIONAL DWELLING UNIT - DETACHED SHALL ONLY BE PERMITTED IN A REAR AND/OR INTERIOR SIDE YARD. A MINIMUM 1.2 METRE SETBACK SHALL BE PROVIDED FROM THE INTERIOR SIDE LOT LINE AND REAR LOT LINE.	YES
DISTANCE BETWEEN EXISTING DWELLING AND PROPOSED DWELLING	14.8m	AN ADDITIONAL DWELLING UNIT - DETACHED SHALL BE SET BACK A MINIMUM 5.0 METRES FROM THE FRONT FAÇADE OF THE PRINCIPAL DWELLING.	NO

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ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST
STONE CREEK, ONTARIO

SITE / GRADING PLAN

Project number	2024-JPS-125
Date	28/08/2024
Drawn by	S.K
Checked by	J.S
Scale	1 : 250
Scale	As indicated



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)	Jason Timothy Baird Alessandra Baird	[REDACTED]
Applicant(s)	Jason Timothy Baird Alessandra Baird	[REDACTED]
Agent or Solicitor	Jason Petty Lionize Contracting Inc.	[REDACTED]

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 over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	96 8th Road East, Hamilton, ON, L8J 3L9		
Assessment Roll Number	003810115000000		
Former Municipality	Township of Saltfleet		
Lot	8	Concession	8
Registered Plan Number	62R-11398	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:

additional detached dwelling unit in the front yard
 additional detached dwelling unit on existing lot (0.4 hectares) having a lot area less than 1.5 hectares

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Additional dwelling unit cannot be located in the rear yard due to existing septic bed and property line setback requirements

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
38.10m	106.68m	4064.51m ²	8m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Family Dwelling	48.18m	44.8m	13.88m & 9.2m	Approx 1990
Garage	48.26m	49.04m	30.82&0.77m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Additional Dwelling Unit	19.87m	73.24m	4m & 21.92m	Jan. 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
Single Family Dwelling	156m ²	280m ²	2	9.7m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Additional Dwelling Unit	118m ²	118m 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)

Cistern Tank

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.):
- Existing Single Family Dwelling house to remain
- New additional dwelling unit
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
- Agriculture Farming

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands: August 2017
- 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: 1990 - present.
(Approx. 34 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: RU183
- Urban Hamilton Official Plan designation (if applicable) _____
- Please provide an explanation of how the application conforms with the Official Plan.
- The application maintains the existing residential use of the property without affecting nearby lands agricultural farming.
- 7.6 What is the existing zoning of the subject land? A1 Agriculture
- 7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)
- Yes No
- If yes, please provide the file number: A1 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

- 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
-
-