

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-25:053	SUBJECT PROPERTY:	25 West Avenue, Stoney Creek
ZONE:	R2 (Single Residential)	ZONING BY-LAW:	Stoney Creek Zoning By-law 3692-92

APPLICANTS: Owner: Laura and Adam Tittarelli
Applicant: Christina Hudson

The following variances are requested:

1. An attached garage or attached carport may be erected at a distance of not less than 0.9 metres from a side lot line which does not abut a flankage street instead of the permitted 1.0 metre.

PURPOSE & EFFECT: To permit the construction of a single detached dwelling.

Notes:

- i. The proposed development shall be in accordance with Section 4.10, 4.16 and 6.1.8 of the Stoney Creek Zoning By-law 3692-92. Insufficient information was provided to determine zoning compliance.

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, May 29, 2025
TIME:	2:10 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

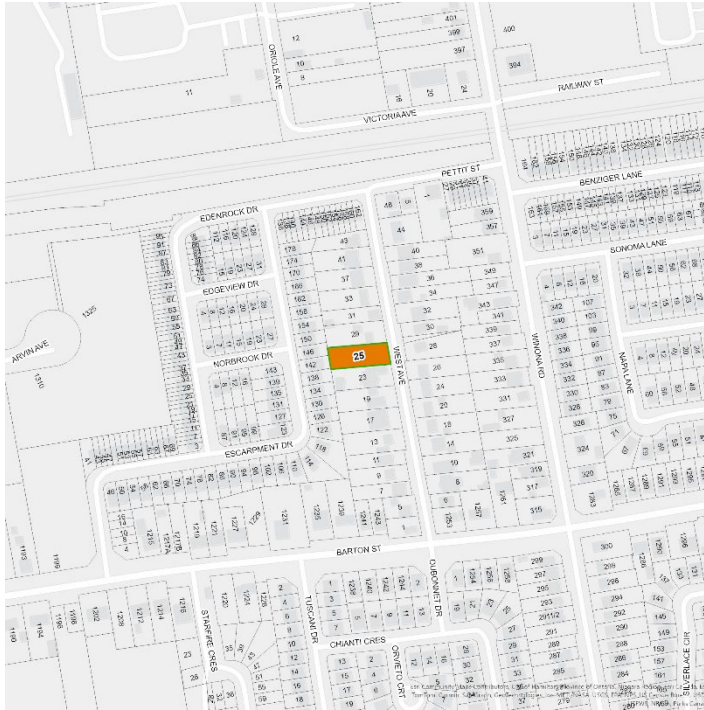
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon May 27, 2025

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 May 28, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:053, 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.



Subject Lands

DATED: May 12, 2025

**Justin Leung,
Secretary-Treasurer
Committee of Adjustment**

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



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

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

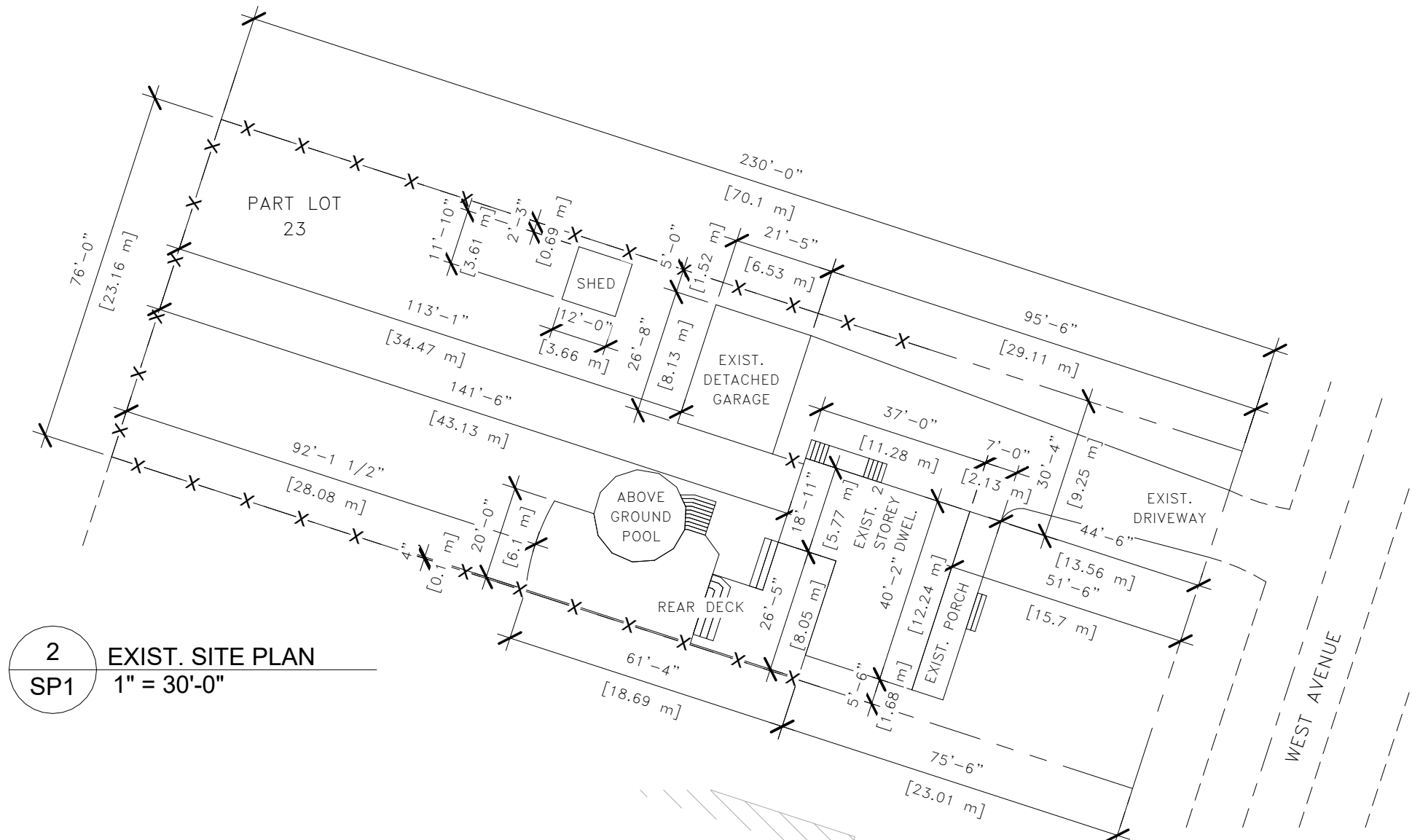
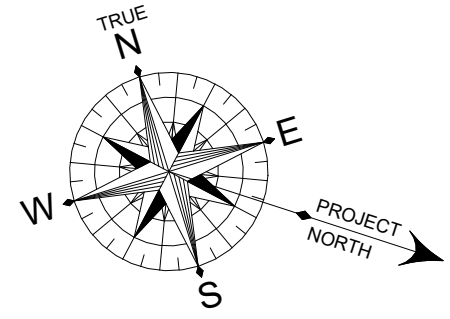
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than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

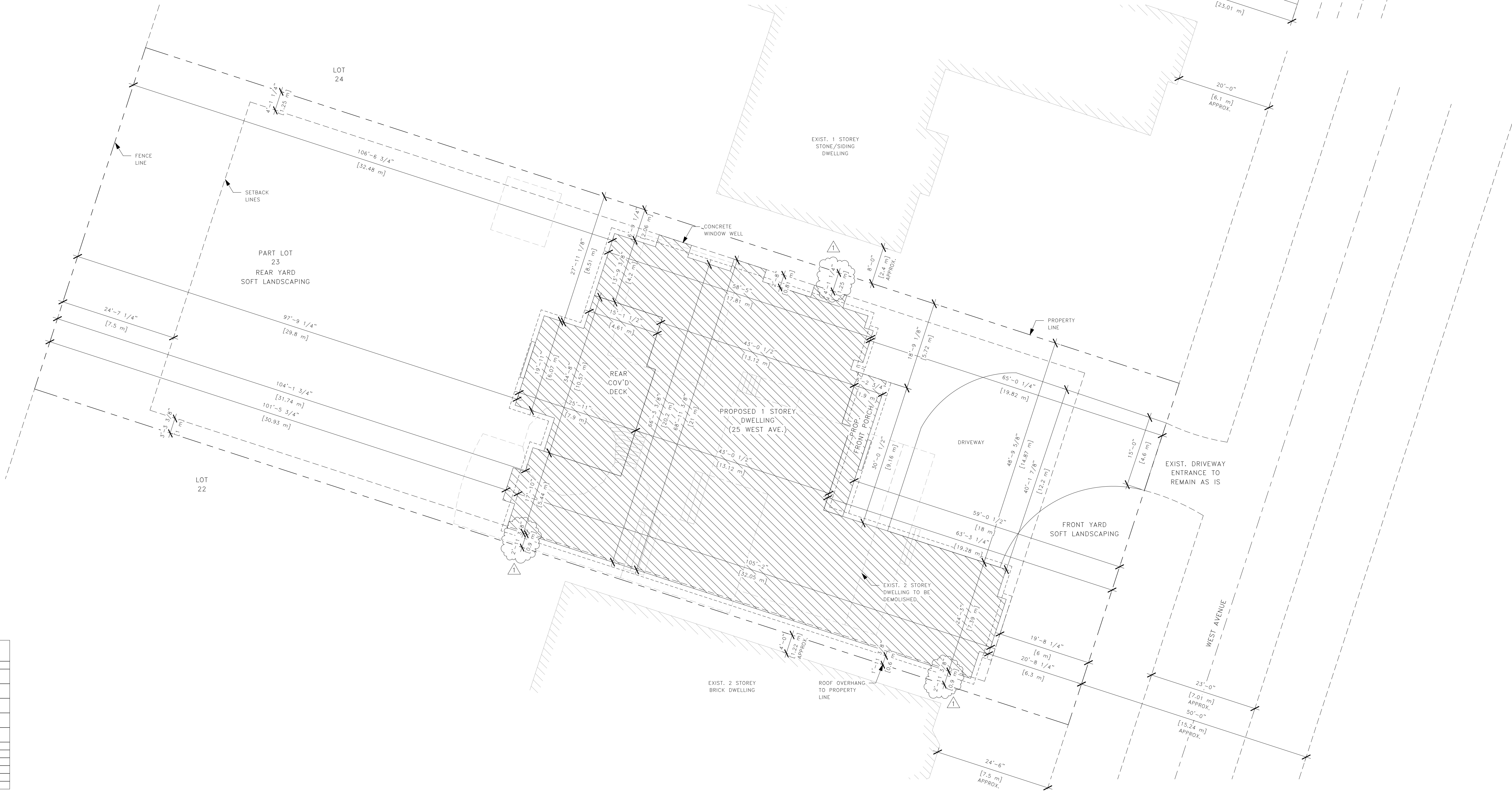
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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

SITE PLAN NOTE

THIS IS NOT A LEGAL SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. PROPERTY LIMITS HAVE BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS AND ALL EXISTING GRADES ARE TO BE VERIFIED PRIOR TO CONSTRUCTION.



2
SP1 EXIST. SITE PLAN
1" = 30'-0"



1
SP1 PROP. SITE PLAN
3/32" = 1'-0"

ADDRESS: 25 WEST AVE, HAMILTON, ON.,
PIN: 17368-0059
DESCRIPTION: PT LT 23, PL 113, AS IN CD232674; STONEY CREEK
CITY OF HAMILTON
ZONE: R2

PROPERTY and BUILDING AREAS	
17,480.0 SQFT [1623.94 SQM]	TOTAL PROPERTY SIZE
1209.92 SQFT [112.4 SQM]	EXISTING DWELLING (TO BE DEMOLISHED)
281.17 SQFT [26.12 SQM]	EXISTING FRONT PORCH (TO BE DEMOLISHED)
571.11 SQFT [53.1 SQM]	EXISTING DETACHED GARAGE (TO BE DEMOLISHED)
142.0 SQFT [13.2 SQM]	EXISTING SHED (TO BE DEMOLISHED)
1195.14 SQFT [111.2 SQM]	EXISTING REAR DECK (TO BE DEMOLISHED)
19.44%	EXISTING LOT COVERAGE
4490.62 SQFT [417.19 SQM]	PROPOSED DWELLING
149.8 SQFT [13.91 SQM]	PROPOSED FRONT PORCH
746.98 SQFT [69.39 SQM]	PROPOSED REAR COV'D DECK
1422.64 SQFT [131.99 SQM]	PROPOSED DRIVEWAY
158.95%	PROPOSED LOT COVERAGE

LUCYSHYN CONTRACTING

24 Elm Street
Grimby, ON
L9M 1H3
(905) 881-0459
lucyshyncontracting@gmail.com

THE UNDERSIGNED TAKES RESPONSIBILITY FOR THE DESIGN. THE UNDERSIGNED HAS THE NECESSARY QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE TO BE A REGISTERED AND IN PART OF THE REGISTERED DESIGN FIRM.

DESIGNER	DESIGN FIRM
NAME: Christina Hudson BCIN: 124075	NAME: Lucyshyn Contracting BCIN: 201758
DATE: 0000-00-00	SIGNATURE: _____

NOT VALID UNLESS SIGNED AND DATED.

REV. #	DATE	REVISION DETAILS
1	2025-01-17	LOT COVERAGE & SETBACK REVISION AS PER VARIANCE APPLICATION: A15-001

PROJECT NAME: LAURA & ADAM TITTARELLI

PROJECT DETAILS: 3240.01 SQFT - CUSTOM HOUSE

SITE PLAN

DRAWN BY: CH
APPROVED BY: CH
DATE: 2025-01-16
SCALE: As indicated
PROJECT #: 250101

SP1

LAURA & ADAM TITTARELLI
25 WEST AVE,
HAMILTON, ON.,
L8E 5L5

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A0.1	COVER PAGE
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A1.2	ARCHITECTURAL FLOOR PLAN
A1.3	ARCHITECTURAL FLOOR PLAN
A2.1	ARCHITECTURAL ELEVATIONS
A2.2	ARCHITECTURAL ELEVATIONS
SP.1	SITE PLAN



**LUCYSHYN
CONTRACTING**

24 Elm Street
Grimby, ON
L9M 1H3
(905) 951-0459
lucyshyncontracting@gmail.com

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DESIGNER		DESIGN FIRM	
NAME	Christina Hudson	NAME	Lucyshyn Contracting
BCIN	124075	BCIN	201758
XXXXXX			
DATE		SIGNATURE	

NOT VALID UNLESS SIGNED AND DATED.

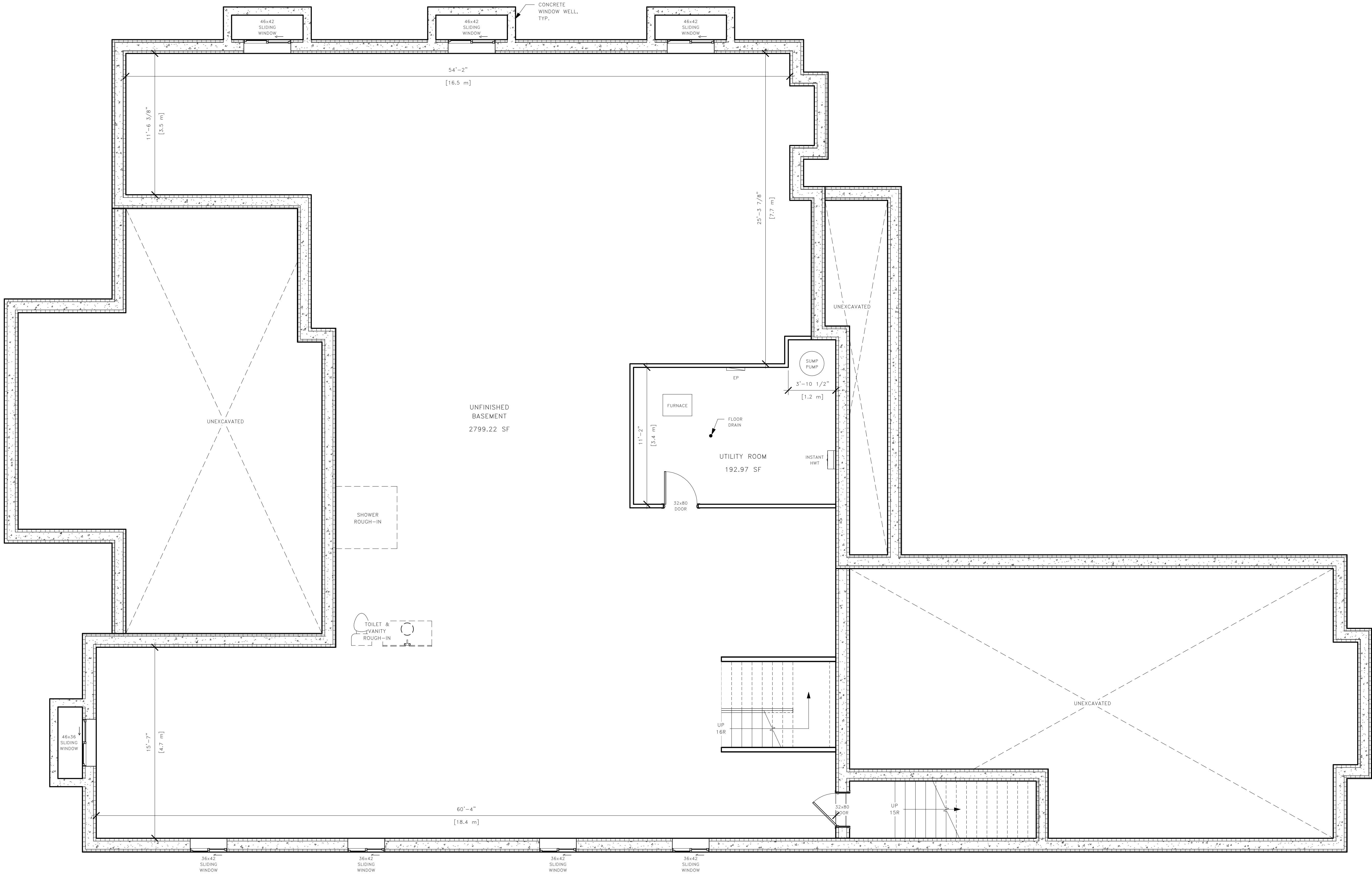
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PROJECT NAME	LAURA & ADAM TITTARELLI
PROJECT DETAILS	3240.01 SOFT - CUSTOM HOUSE COVER PAGE

DRAWN BY	as noted
APPROVED BY	CH
DATE	2025-01-16
SCALE	
PROJECT #	250101
A0.1	

FLOOR AREAS
BASEMENT (EXCLUDING STAIRS & GARAGE STAIRS) 3012.41 SQFT [279.86 SQM]
1st STOREY (EXCLUDING STAIRS & GARAGE) 3012.41 SQFT [279.86 SQM]



1
A1.1

BASEMENT
1/4" = 1'-0"



24 Elm Street
Grimby, ON
L3M 1H3
(905) 951-0459
lucyshyncontracting@gmail.com

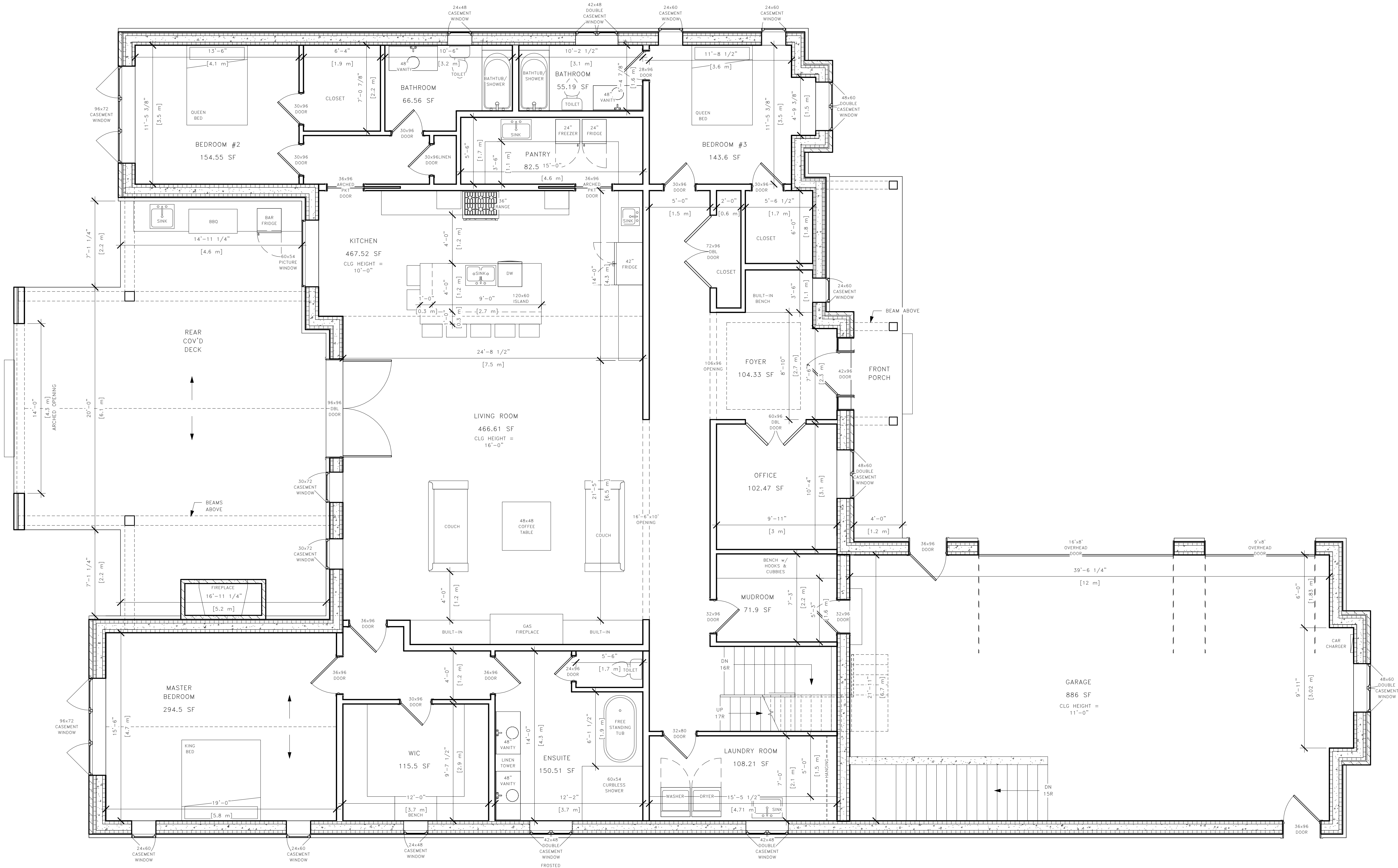
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DESIGNER	DESIGN FIRM
NAME Christina Hudson	NAME Lucyshyn Contracting
BCIN 124075	BCIN 201758
DATE 0000-00-00	SIGNATURE
NOT VALID UNLESS SIGNED AND DATED.	

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PROJECT NAME	LAURA & ADAM TITTARELLI
PROJECT DETAILS	3240.01 SQFT - CUSTOM HOUSE
ARCHITECTURAL FLOOR PLAN	

DRAWN BY	CH
APPROVED BY	CH
DATE	2025-01-16
SCALE	As indicated
PROJECT #	250101
A1.1	

FLOOR AREAS
BASEMENT (EXCLUDING STAIRS & GARAGE STAIRS) 3012.41 SQFT [279.86 SQM]
1st STOREY (EXCLUDING STAIRS & GARAGE) 3012.41 SQFT [279.86 SQM]



1 1st STOREY
A1.2 1/4" = 1'-0"



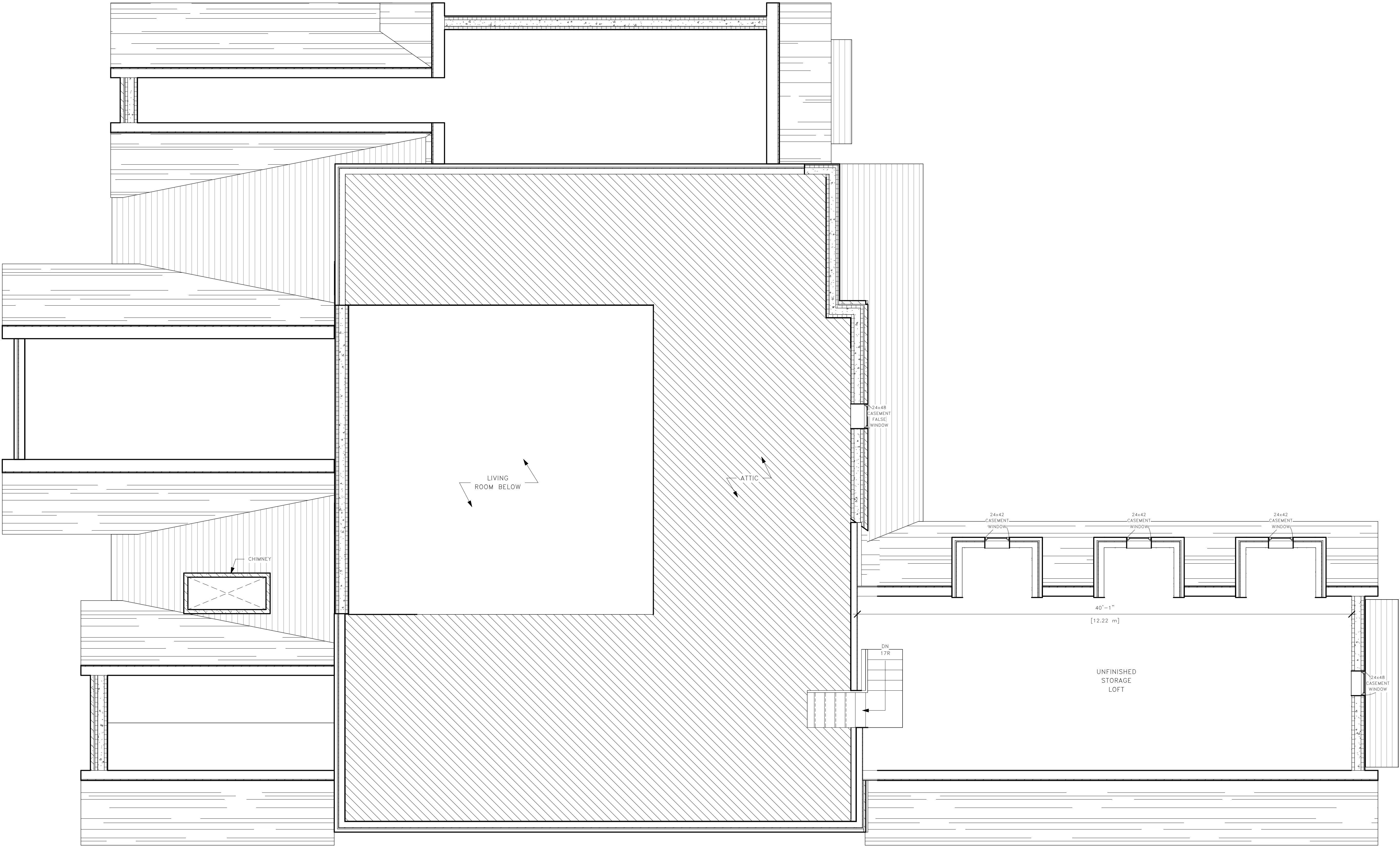
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DESIGNER	DESIGN FIRM
NAME Christina Hudson	NAME Lucyshyn Contracting
BCIN 124075	BCIN 201758
0000-00-00	
DATE	SIGNATURE
NOT VALID UNLESS SIGNED AND DATED.	

REV #	DATE	REVISION DETAILS
PROJECT NAME		
LAURA & ADAM TITTARELLI		
PROJECT DETAILS		
3240.01 SQFT - CUSTOM HOUSE		
ARCHITECTURAL FLOOR PLAN		
DRAWN BY	CH	
APPROVED BY	CH	
DATE	2025-01-16	
SCALE	As indicated	
PROJECT #	250101	
A1.2		

FLOOR AREAS
BASEMENT (EXCLUDING STAIRS & GARAGE STAIRS) 3012.41 SQFT [279.86 SQM]
1st STOREY (EXCLUDING STAIRS & GARAGE) 3012.41 SQFT [279.86 SQM]



1 STORAGE LOFT
A1.3 1/4" = 1'-0"



**LUCYSHYN
CONTRACTING**

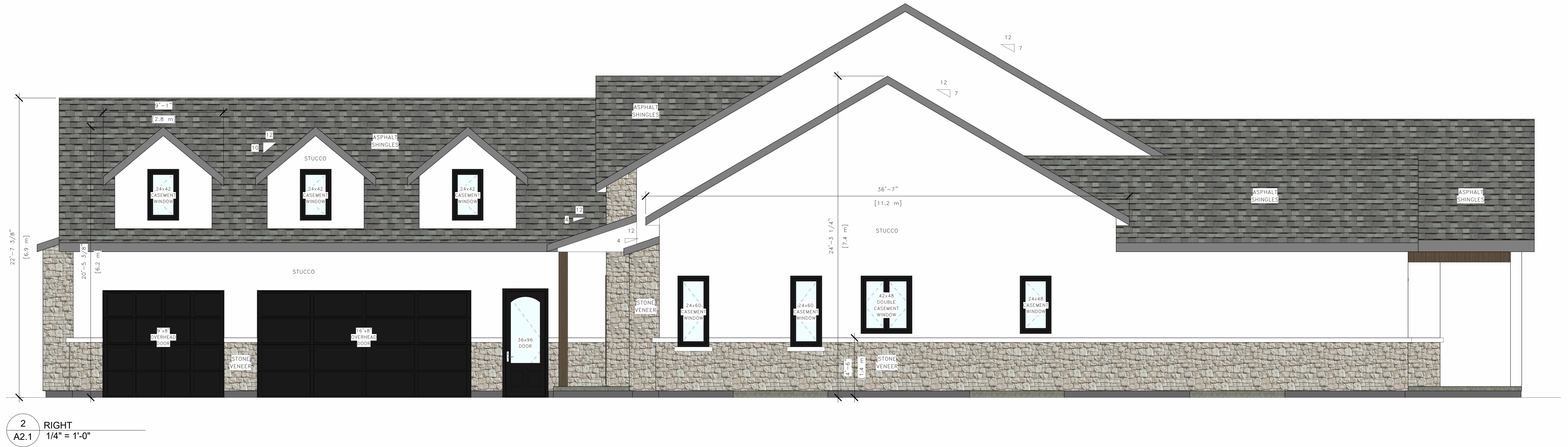
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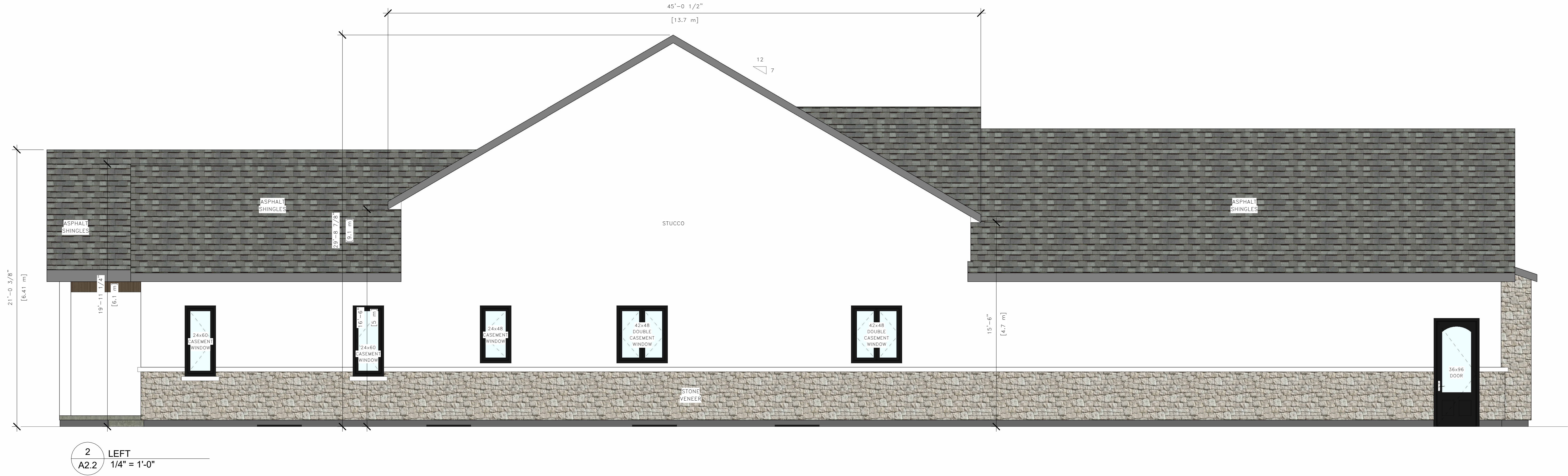
PROJECT NAME	LAURA & ADAM TITTARELLI
PROJECT DETAILS	3240.01 SQFT – CUSTOM HOUSE
ARCHITECTURAL FLOOR PLAN	

DRAWN BY	CH
APPROVED BY	CH
DATE	2025-01-16
SCALE	As indicated
PROJECT #	250101
A1.3	





1 REAR
A2.2 1/4" = 1'-0"



2 LEFT
A2.2 1/4" = 1'-0"



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)	Laura and Adam Tittarelli		
Applicant(s)	Christina Hudson		
Agent or Solicitor			Phone:
			E-mail:

1.2 Primary contact

☒ Applicant

☐ Owner

☐ Agent/Solicitor

1.3 Sign should be sent to

☒ Applicant

☐ Owner

☐ Agent/Solicitor

1.4 Request for digital copy of sign

☒ Yes*

☐ No

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

1.5 All correspondence may be sent by email

☒ Yes*

☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

☐ In person

☐ Cheque

☒ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	25 West Ave., Hamilton, ON., L8E 5L5		
Assessment Roll Number	003.110.18600.0000		
Former Municipality	Township of Saltfleet		
Lot	23	Concession	First
Registered Plan Number	113	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 are proposing a new dwelling so we are asking to permit a side yard setback of 0.9 m, where-as 1.25 m is 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 proposed dwelling extends beyond the side yard setback to accommodate larger bedrooms and living room on the 1st storey as well as easy access to the rear yard.

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

☒ Yes ☐ No

If yes, please provide an explanation:

We are applying for a variance for one side yard setback.

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
23.16 m	70.1 m	1623.94 sqm	15.24 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
Singled Detached Dwelling	15.7 m	43.13 m	1.68 m	01/01/1958
Front Porch	13.56 m		1.68 m	
Detached Garage	29.11 m	34.47 m	1.52 m	
Rear Deck	23.01 m	28.08 m	0.1 m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Detached Dwelling	6.3 m	30.93 m	0.9 m	07/01/2025
Front Porch	18.0 m		5.72 m	07/01/2025
Rear Covered Deck		29.8 m	8.51 m	07/01/2025

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
Singled Detached Dwelling	112.4 sqm	266.51 sqm	2	7.92 m
Front Porch	26.12 sqm			
Detached Garage	53.1 sqm	47.26 sqm	1	5.3 m
Rear Deck	111.2 sqm			1.37 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Detached Dwelling	279.86 sqm	559.72 sqm	1	9.06 m
Front Porch				4.21 m
Rear Covered Deck				6.41 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 ☐ right of way
- ☐ municipal road, seasonally maintained ☐ other public road
- ☒ municipal road, maintained all year _____
- 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:
- November 15th, 2024
- 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:
- 1985, 40 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.

The proposed development is compatible with the neighbouring properties in terms of scale, height, orientation, and parking. Additionally, the architectural design is safe, efficient, and attractive.

- 7.6 What is the existing zoning of the subject land? R2

- 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: R2

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: A-25:053

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):

We are proposing a new single storey, single unit dwelling. This proposal involves the complete demolition of the existing 2 storey, single unit dwelling, detached garage, and other structures on the property.

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
-
-