



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-25:115	SUBJECT PROPERTY:	74 Teal Avenue, Stoney Creek
ZONE:	R1 (Low Density Residential)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Bradley Vandasselaar
Agent: Amy Talukder and Jeff Jansen – Jansen Consulting

The following variances are requested:

1. A maximum Building Height of 5.1 metres for an Accessory Building shall be permitted instead of the maximum permitted Building Height of 4.5 metres.

PURPOSE & EFFECT: To permit an addition to an existing Single Detached Dwelling and the construction of a new Accessory Building (detached garage).

Notes:

- i. Please note, the variance has been provided as it relates to Building Height as indicated on the Elevation Plans provided. The applicant shall ensure all Building Heights are provided in relation to Grade, as defined under Section 3 of Hamilton Zoning By-law 05-200.
- ii. Unable to determine zoning compliance as it relates to the required landscaped area for tree protection and/or tree planting. Should the required minimum 3.75 square metre area not be provided, additional variances may be required.
- iii. Unable to determine zoning compliance with the requirement that a porch, deck or canopy may encroach into any required yard to a maximum of 1.5 metres, or to a maximum of half the distance of the required yard, whichever is the lesser. For the subject property the lesser is 1.5 metres. The stairs for the front porch have not been dimensioned on the site plan or elevation plans, therefore we are unable to determine zoning compliance.

A-25:115

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, July 17, 2025
TIME:	1:55 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

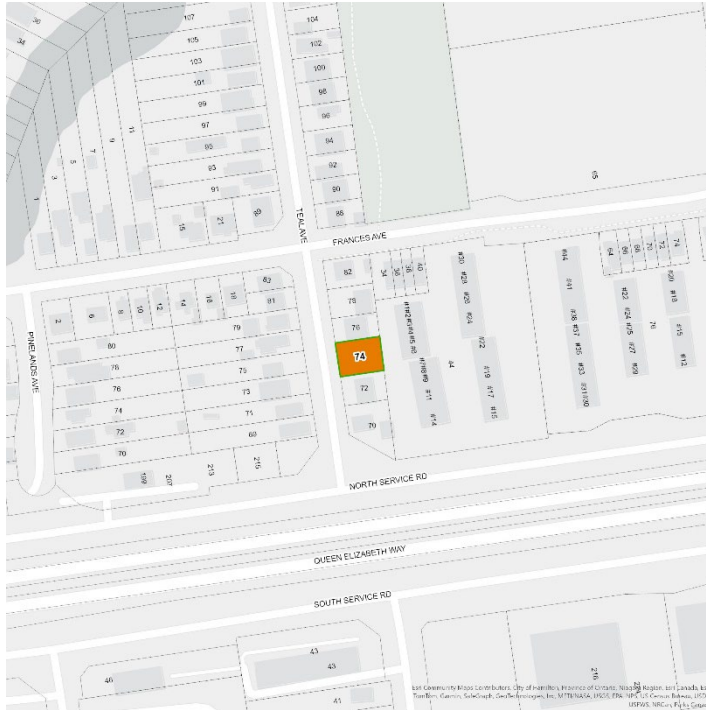
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon July 15, 2025

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 July 16, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:115, 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: June 30, 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.



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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 AND GRADING PLAN OF
PT LOT 77
REGISTERED PLAN No. 647-A
CITY OF HAMILTON

LEGEND

- HT DENOTES HYDRO TRANSFORMER
MH DENOTES MANHOLE
CB DENOTES SINGLE CATCH-BASIN
HP HYDRO POLE OR TELEPHONE POLE
TP UTILITY POLE OR TELEPHONE POLE
LS DENOTES LIGHT STANDARD
SIGN DENOTES SIGN
TW DENOTES TELEPHONE CABLE MARKER
PED DENOTES TELEPHONE PEDESTAL
WV DENOTES WATER VALVE MAIN SHUT OFF
WB DENOTES WATER BOX/ CURB STOP
FH FIRE HYDRANT
GM GAS METER
OH DENOTES OVERHEAD HYDRO WIRE
UH DENOTES UNDERGROUND HYDRO WIRE
T DENOTES OVERHEAD TELEPHONE WIRE
G DENOTES UNDERGROUND GAS LINE
CT DENOTES UNDERGROUND CABLE T.V.
B DENOTES BELL UNDERGROUND OR OVERHEAD CABLE T.V. PEDESTAL
MAILBOX
SAN. INV. SANITARY CONNECTION / INVERT
STM. INV. STORM CONNECTION / INVERT
WATER
WM WATER METER
FENCE
- ENTRY POINTS INTO BUILDING
DIRECTION OF SURFACE FLOW
F.F. FINISHED MAIN FLOOR
F.F.D.S. DROPPED OR SUNKEN FLOOR
F.F.W. TOP OF FOUNDATION WALL
F.B.S. FINISHED BASEMENT SLAB
U.S.F. UNDERSIDE OF FOOTING
U.S.F.G. UNDERSIDE OF FOOTING GARAGE
U.S.F.T. UNDERSIDE OF FTG. TRENCHED FOR WALKOUTS, LOOKOUTS
EF ENGINEERED FILLED LOT
HP HIGH POINT OF GRADE
R NUMBER OF RISERS
WG WALKOUT CONDITION
LO LOOKOUT CONDITION
REV REVERSE PLAN
W WINDOWS OR DOORS ON WALL
OSP SUMP PUMP
FH FIRE HYDRANT
T.T.R. TREE TO BE REMOVED
- 00.00 DENOTES NEW GRADES
00.00 DENOTES EXISTING GRADES
00.00 DENOTES BENCHMARK
DENOTES TREE
DIA = DENOTES DIAMETER
DENOTES TREE TO BE REMOVED
DIA = DENOTES DIAMETER
FY FRONT YARD AREA
LA PROP. LANDSCAPED OPEN SPACE (MIN. 40%)

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

IT SHALL BE RESPONSIBILITY OF THE BUILDERS TO HAVE ALL GRADES VERIFIED AND CHECKED BEFORE CONSTRUCTION BY AN APPROVED GRADING ENGINEER. THESE GRADES AND THE ELEVATIONS OF FOUNDATIONS AND SANITARY SERVICES OF THE STREET ARE TO MEET THE REQUIREMENT OF THE MUNICIPALITY HAVING JURISDICTION.

JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES AT LEAST 1 (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE REJECTED FAILURE TO OBSERVE THESE CONDITIONS MAY REQUIRE EXTENSIVE REMEDIAL ACTION THAT WILL NOT BE THE RESPONSIBILITY OF JANSEN CONSULTING. FOUNDATIONS SHALL BE FOUNDED TO A MINIMUM OF 6" ABOVE THE APPROVED GRADES.

FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE.
GARAGE FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.

LOCATES

PRIOR TO DIGGING LOCATES REQUIRED FOR SEWER IF APPLICABLE
PRIOR TO DIGGING LOCATES REQUIRED FOR WATER IF APPLICABLE
BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.
CALL LOCATES FOR ALL UNDERGROUNDS PRIOR TO EXCAVATION
THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITHIN MUNICIPAL RIGHT OF WAY

NO OPEN BURNING PERMITTED

NOTE: ALL LOCATES WILL BE OBTAINED PRIOR TO THE INSTALLATION OF ANY HOARDING WITHIN MUNICIPAL RIGHT OF WAY

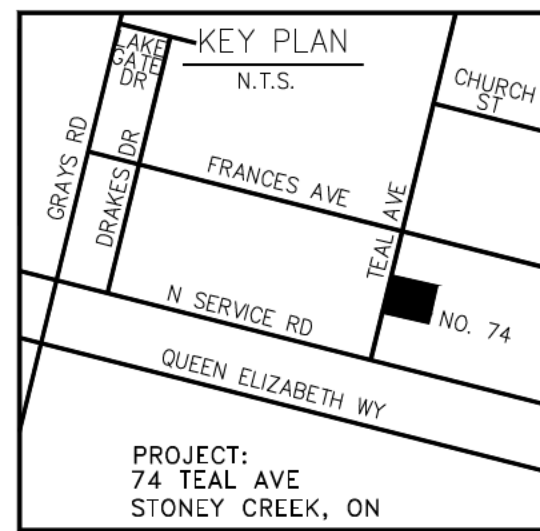
OLD GAS LINE TO BE TERMINATED AT MAIN LINE BY UNION GAS

NEW GAS LINE TO BE INSTALLED TO DWELLING

HYDRO TO BE DISCONNECTED AT DEMOLITION STAGE & INSTALL NEW OVERHEAD SERVICE TO NEW DWELLINGS

EXISTING GRADES TO REMAIN UNLESS NOTED
EXISTING DRAINAGE PATTERN TO REMAIN

FILL MATERIAL & TOPSOIL TO BE REMOVED OFF-SITE
CLEAN BACKFILL MATERIAL TO BE RETURNED TO SITE FOR BACKFILL



- SILTATION FENCING
OVERHEAD WIRE
TOP OF BANK
BURIED WATER SERVICE
BURIED SANITARY SERVICE

GRADING NOTES:

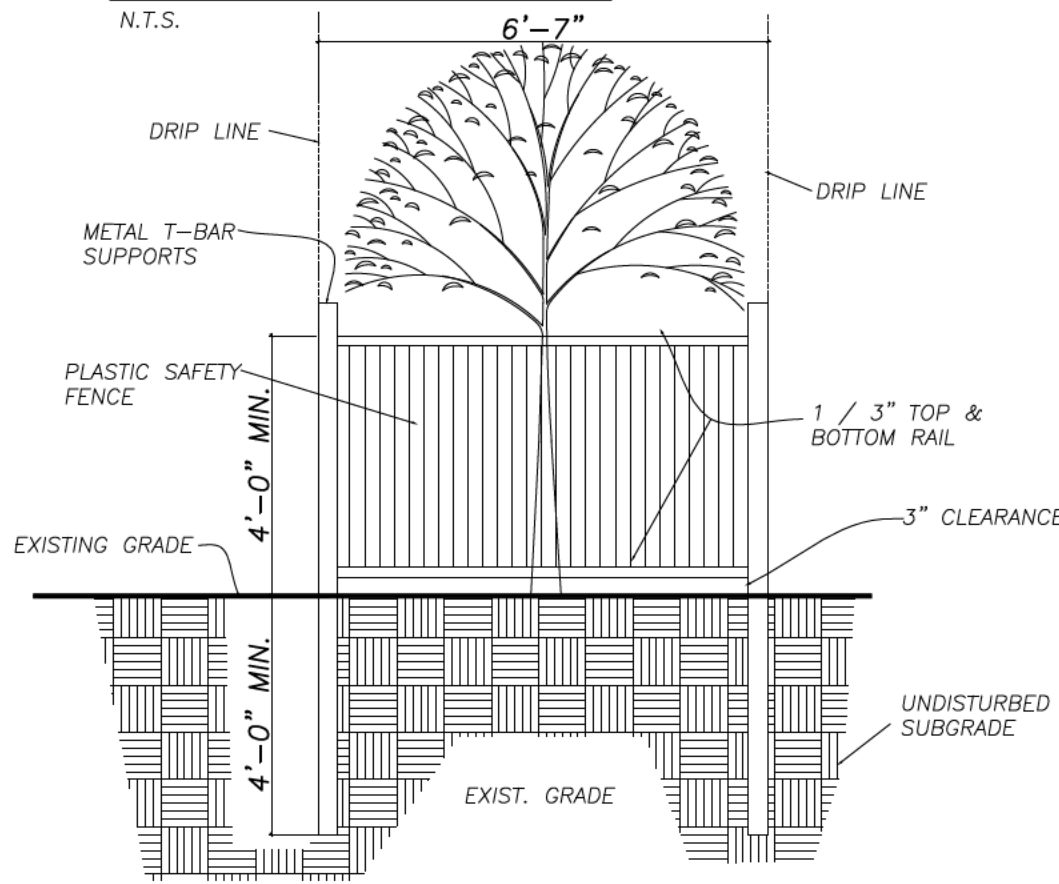
- EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY'S ENGINEER.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL STORM SEWER OR TO GRADE.
- A MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYP.
- THE FINISHED FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE MIN. TOP OF FOUNDATION ELEVATION PROVIDED.

NOTE: CONTRACTOR AND BUILDER TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OR DESIGNER. IF SANITARY IS HIGH MAY REQUIRE A SEWAGE EJECTOR PIT & PUMP

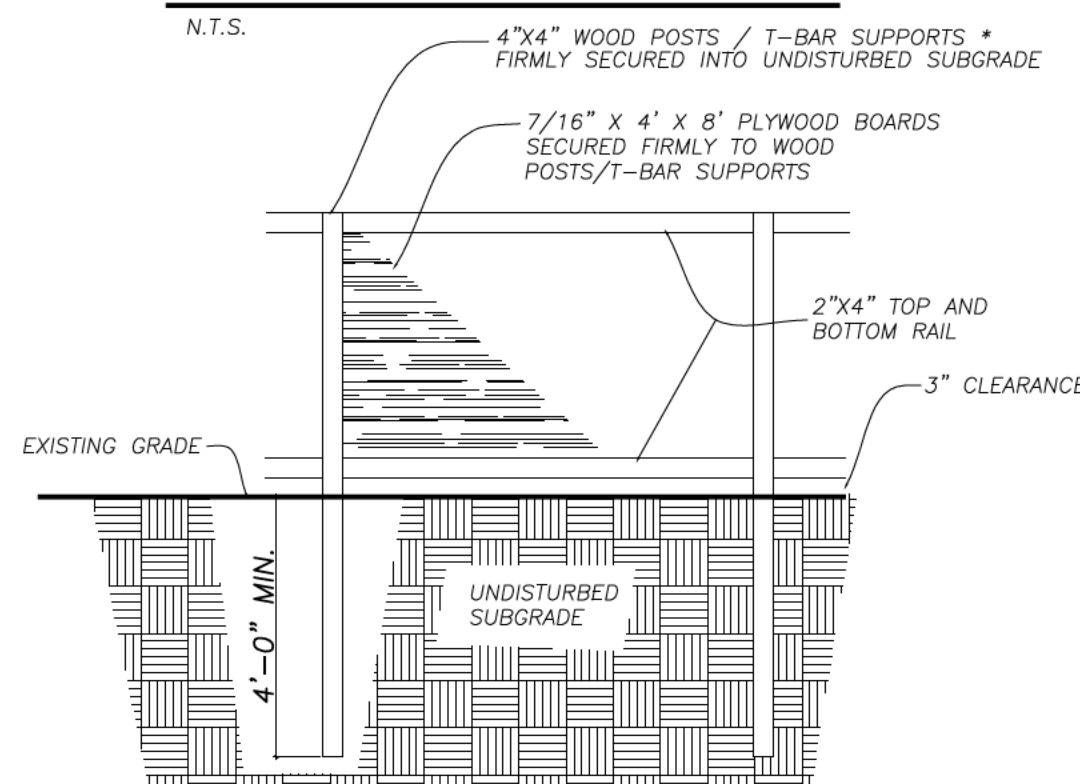
74 TEAL AVE

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A ZONING CATEGORY	R1	R1
B LOT AREA	360 M2	591.63 M2
C LOT COVERAGE TOTAL	N/A (ACCESSORY 7.5% OR 45M2)	TOTAL = 23.24% OR 137.49M2 (GARAGE = 5.5% OR 32.7M2)
D PERCENTAGE OF FY LANDSCAPE	30%	56.74%
E MAXIMUM BUILDING HEIGHT FROM GRADE - HOUSE	10.5 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	6.11M
F SIDE YARD SETBACKS HOUSE INTERIOR	1.2M	4.81M & 5.81M
HOUSE EXTERIOR	N/A	N/A
G FRONT SETBACK HOUSE	4M	MAIN WALL = 4.20M
H REAR SETBACK HOUSE	7.5M	MAIN WALL = 11.27M
I MAXIMUM BUILDING HEIGHT FROM GRADE - GARAGE	4.5 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	5.08M
J SIDE YARD SETBACKS GARAGE INTERIOR	1.2M	1.2M & 15.13M
GARAGE EXTERIOR	N/A	N/A
K FRONT SETBACK GARAGE	NOT PERMITTED IN FY	19.59M
L REAR SETBACK GARAGE	1.2M	1.2M

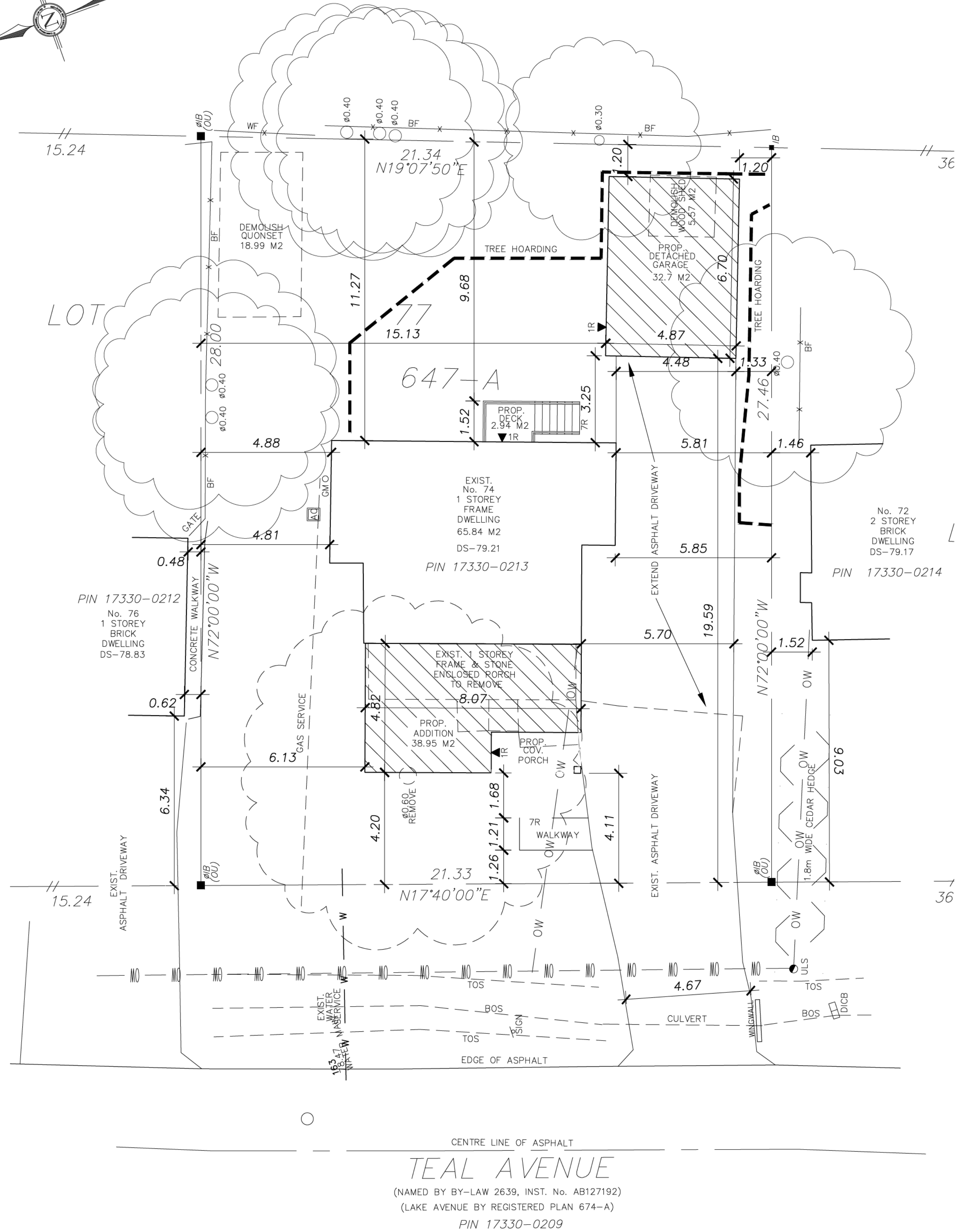
FRAMED HOARDING



SOLID BOARD HOARDING



WENTWORTH CONDOMINIUM PLAN No. 225
BLOCK 18225



CENTRE LINE OF ASPHALT

TEAL AVENUE

(NAMED BY BY-LAW 2639, INST. No. AB127192)

(LAKE AVENUE BY REGISTERED PLAN 674-A)

PIN 17330-0209

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

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: MAY 2 2025 SIGNATURE: [Signature]



70 Main Street N, P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Call 905-815-3438
EMAIL: jeffjansendesign@gmail.com

TYPE : S-012

PROJECT :
74 TEAL AVE
LOCATION :
STONEY CREEK, ON

OWNERS INFORMATION :
BRAD VANDASSELAAR
74 TEAL AVE
STONEY CREEK, ON

SITE PLAN

NO.	DATE	DESCRIPTION
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SCALE	DATE	PROJECT NO.
1" = 10'	MAY 2 2025	2025-012
DRAWN BY	CHECKED BY	DRAWING NO.
AS	AS	S1
FILE NAME		
2025-012S		

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY SHOWING TOPOGRAPHY OF
PART OF
LOT 77
REGISTERED PLAN 647-A
IN THE
CITY OF HAMILTON

SCALE 1 : 150

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 610mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:150 (INCLUDING 15mm BEYOND EACH BORDER)

MackKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2024

KNOWN AS MUNICIPAL No. 74 TEAL AVENUE

PART 2 - REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PART 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING
BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - SEPTEMBER 20, 2024

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
- TOGETHER WITH AN UNDIVIDED INTEREST IN PARK LOT 'A' AS IN INST. No. VM88380

ADDITIONAL REMARKS:
- REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES & UTILITIES

MackKAY, MacKAY & PETERS LIMITED grants BRAD VANDASSELAR ("The Client"), their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in transactions involving "The Client"	
METRIC	DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
COLOUR	THE ORIGINAL SIGNED PRINT OF THIS PLAN OF SURVEY CONTAINS COLOUR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-88968



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29(3)

- LEGEND
- DENOTES A SURVEY MONUMENT FOUND
 - DENOTES A SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - P1 DENOTES REGISTERED PLAN 647-A
 - P2 DENOTES PLAN 62R-3042
 - P3 DENOTES PLAN 62R-5562
 - P4 DENOTES WENTWORTH CONDOMINIUM PLAN No. 225
 - D1 DENOTES INST. No. CD389504
 - D2 DENOTES INST. No. VM88380
 - C1 DENOTES CALCULATED FROM P1 & P3
 - PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 - (OU) DENOTES ORIGIN UNKNOWN
 - AC DENOTES AIR CONDITIONER
 - BF DENOTES BOARD FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - DS DENOTES DOOR SILL
 - GS DENOTES GARAGE SILL
 - DICB DENOTES DITCH CATCH BASIN
 - SAN MH DENOTES SANITARY MANHOLE
 - OHV DENOTES OVERHEAD WIRES
 - ULS DENOTES UTILITY LIGHT STANDARD
 - BOS DENOTES BOTTOM OF SLOPE
 - TOS DENOTES TOP OF SLOPE
 - GM DENOTES GAS METER
 - ILB DENOTES INTERLOCKING BRICK
 - RS DENOTES ROAD SIGN
 - WS DENOTES WATER SERVICE
 - GS DENOTES GAS SERVICE
 - DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
- A ROTATION OF 00°25'00" HAS BEEN APPLIED TO BEARINGS ON P1
- ALL BUILDING TIES ARE TO FOUNDATION AND ARE PERPENDICULAR TO PROPERTY
LINES UNLESS OTHERWISE NOTED

UTILITY LOCATE NOTE

UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS PREVIOUSLY MARKED ON-SITE
PRIOR TO OUR FIELD VISIT BY OTHER PARTIES. INFORMATION IS SUPPLIED FOR
REFERENCE ONLY AND MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ON THE SITE.
THE ACCURATE LOCATION OF AN UNDERGROUND UTILITY CAN ONLY BE OBTAINED VIA
DAYLIGHTING THE UTILITY BY MEANS SUCH AS HAND DIGGING OR HYDROVACUING

BENCHMARK NOTE

BENCHMARK No. 07720100034
ELEVATION = 85.971 METRES (CGVD28:78 ADJUSTMENT)
MONUMENT IS LOCATED 27 METRES WEST OF THE CENTRE LINE OF LINCOLN ROAD AND
26 METRES NORTH OF HAZELWOOD DRIVE, NORTHEAST CORNER OF EASTDALE PARK

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF TEAL AVENUE
AS SHOWN ON PLAN 62R-3042 HAVING A BEARING OF N17°40'00"E

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 19th DAY OF NOVEMBER, 2024.

NOVEMBER 20, 2024
DATE

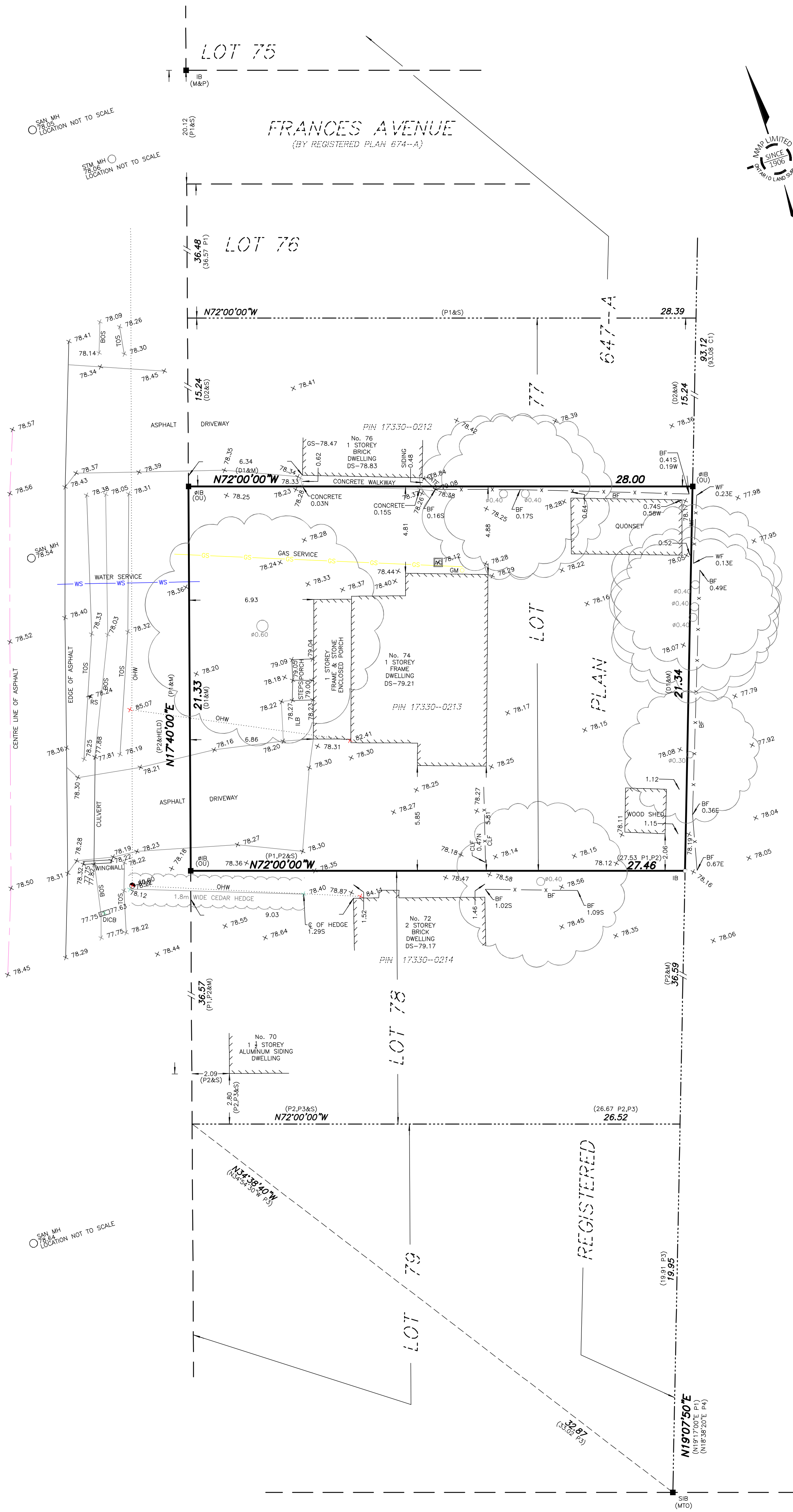
ROY C. MAYO

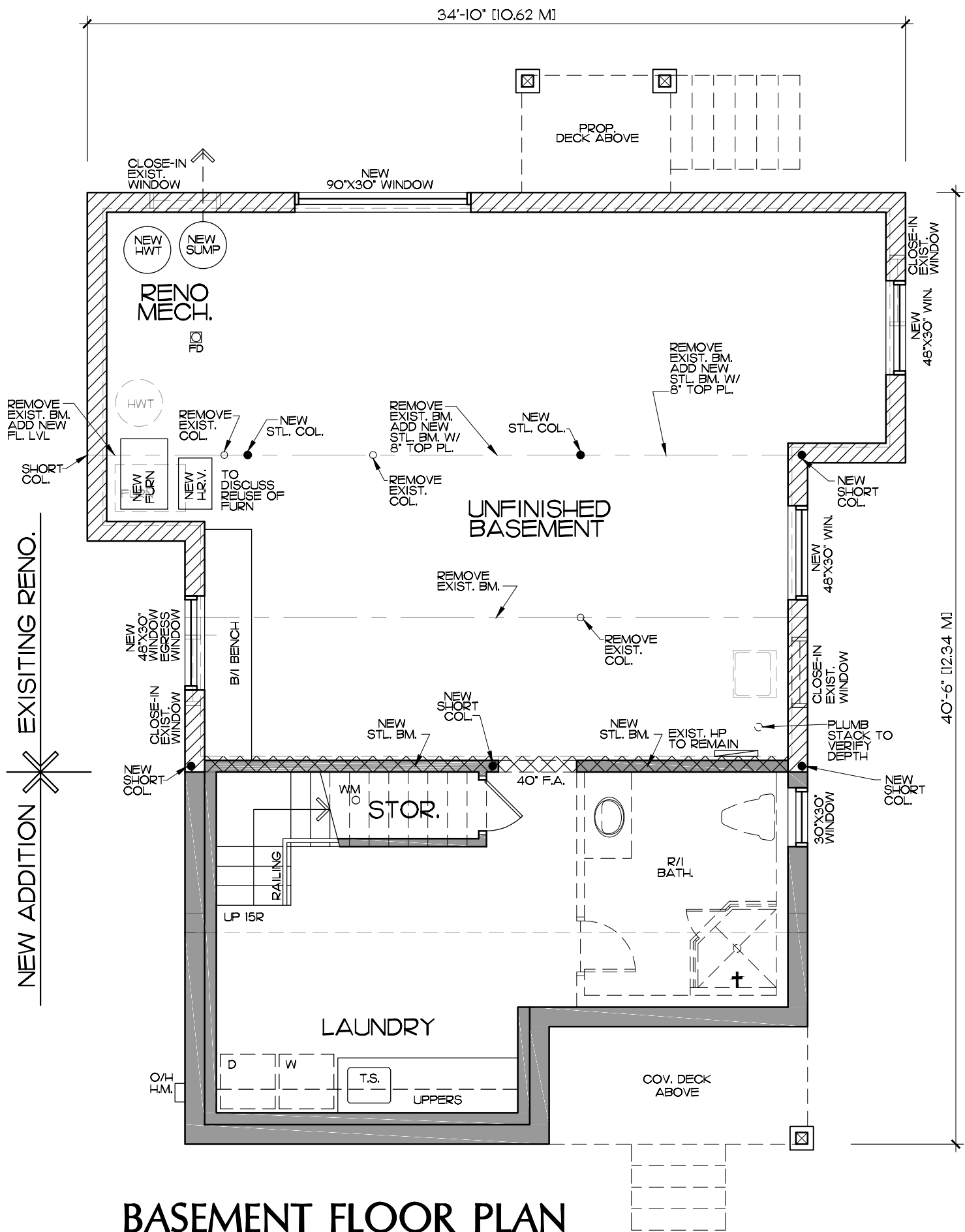
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\(62) Hamilton-Wentworth\Registered Plans\RP0647-A\LOT 77\24-208\24-208.dwg	
MMP MackKAY, MacKAY & Peters Limited LAND SURVEYORS & MAPPERS SINCE 1906	3380 South Service Road Unit 101 Burlington, ON L7N 3J5 (905) 639-1375 halton@mmplimited.com mmplimited.com
	DRAWN BY: A.R.
	PARTY CHIEF: C.M.
	CHECKED BY: J.M.
PROJECT No.: 24-208	





TEAL AVENUE
(NAMED BY BY-LAW 2639, INST. No. 48127192)
(TEAL AVENUE BY REGISTERED PLAN 674-A)

WENTWORTH CONDOMINIUM PLAN No. 225





BASEMENT FLOOR PLAN

-  NEW WALLS
-  TO REMOVE
-  WALLS TO REMOVE, POUR NEW FDN. WALLS W/ SAME FOOTPRINT AS EXIST.
-  REMOVE FDN, ADD STL. BM + FTG.

DATE: _____
DESIGN DRAWINGS APPROVED BY: _____
PRINT: _____
SIGN: _____

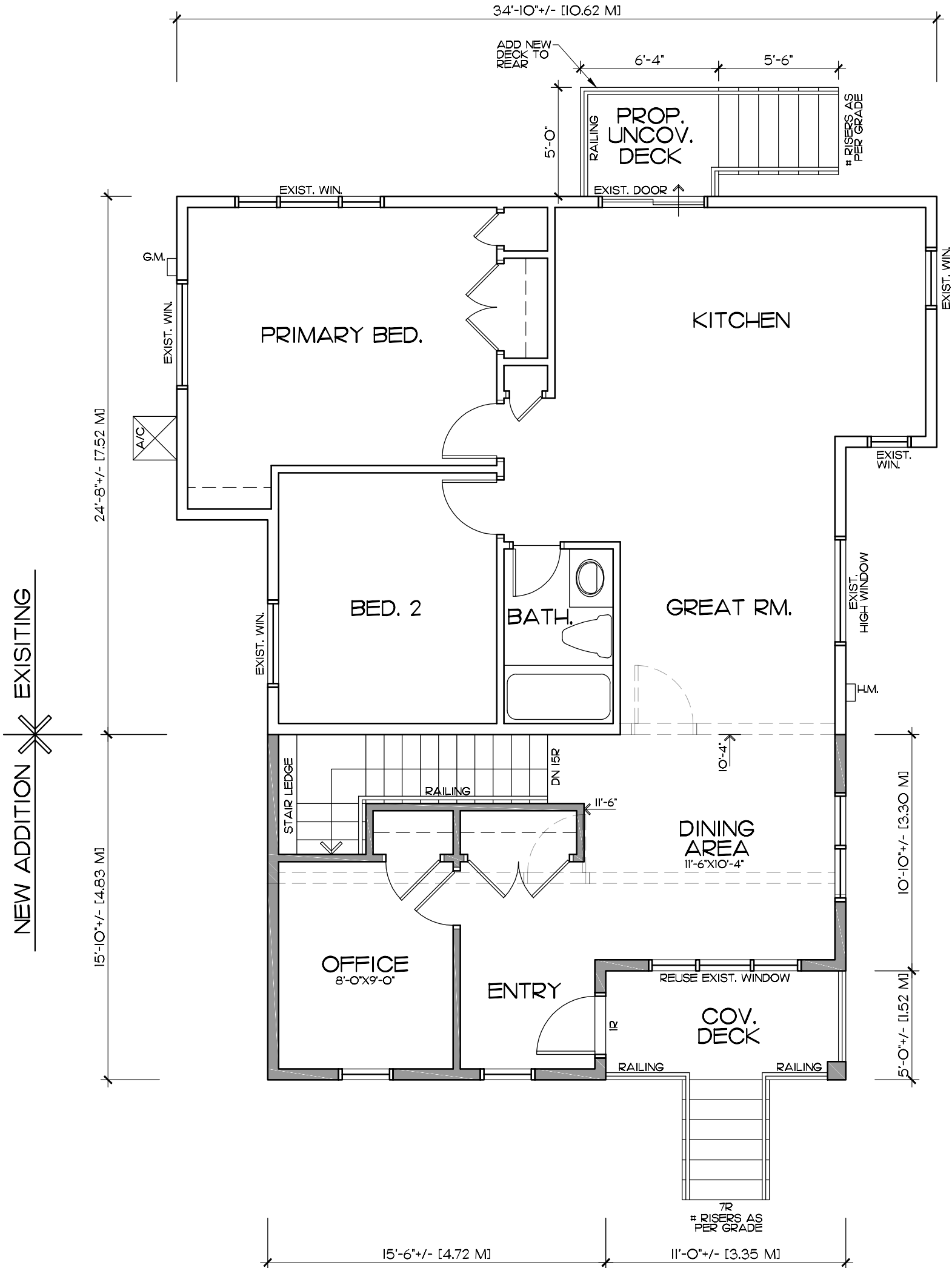
NOTE: FLOOR PLANS & ELEVATIONS ARE FOR LAYOUT PURPOSE ONLY. AREA, DIMENSIONS & ROOM SIZES MAY VARY. ALL CHANGES & EXTRAS AS PER BUILDER PURCHASE & SALES AGREEMENT



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

OWNERS INFORMATION :
BRAD VANDASSELAAR
74 TEAL AVE.
STONE CREEK, ON
L8E 3B2

D01



MAIN FLOOR PLAN

EXISTING AREAS	TOTAL MAIN FLOOR AREA
MAIN FLOOR AREA = 764 S.F.	EXISTING AREA = 764 S.F.
TOTAL AREA = 764 S.F. (70.98 M2)	PROPOSED MAIN FLOOR AREA = 365 S.F.
	TOTAL AREA = 1129 S.F. (104.88 M2)

LOT AREA = 591.63 M2
LOT COVERAGE ALLOWED = N/A
EXISTING LOT COVERAGE • 14.82% = 87.70 M2 (944 S.F.)
PROPOSED LOT COVERAGE • 2.89% = 17.09 M2 (184 S.F.)
TOTAL LOT COVERAGE • 17.71% = 104.79 M2 (1128 S.F.)

- NEW WALLS
- TO REMOVE


DATE: _____

DESIGN DRAWINGS APPROVED BY: _____

PRINT: _____

SIGN: _____

NOTE: FLOOR PLANS & ELEVATIONS ARE FOR LAYOUT PURPOSE ONLY. AREA, DIMENSIONS & ROOM SIZES MAY VARY. ALL CHANGES & EXTRAS AS PER BUILDER PURCHASE & SALES AGREEMENT



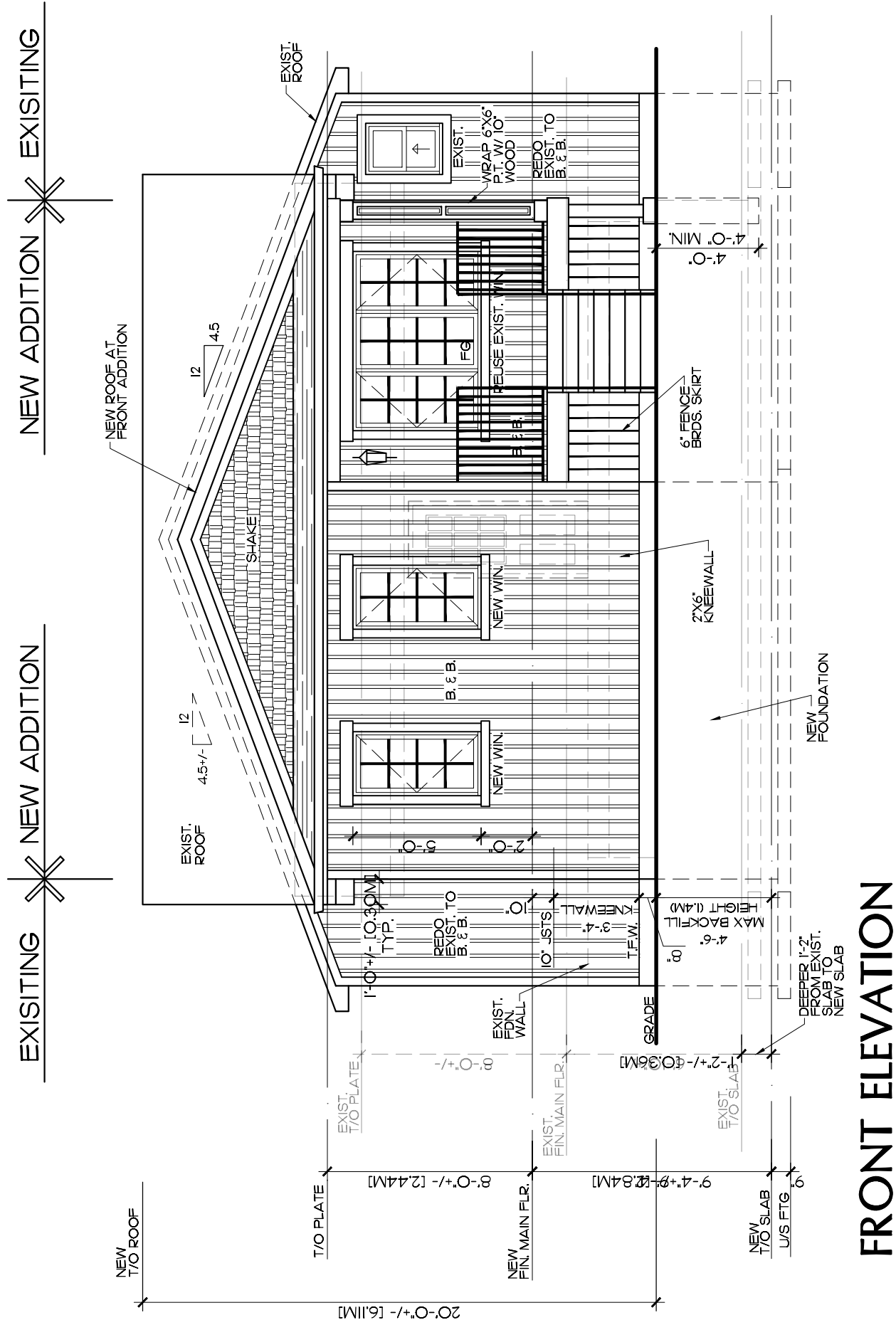
70 Main Street N, P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
BRAD VANDASSELAAR
74 TEAL AVE.
STONE CREEK, ON
L8E 3B2

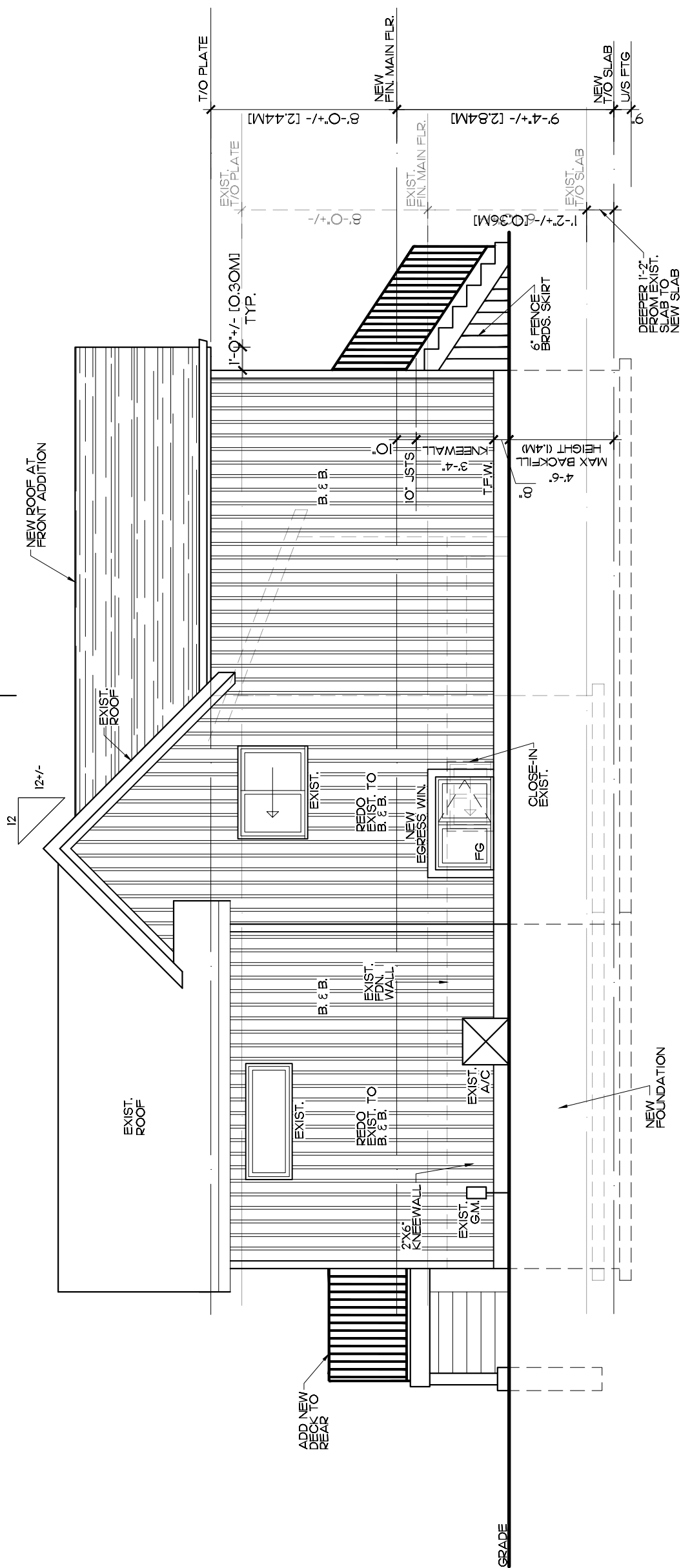
D02

SIGN: _____

D03



EXISTING X NEW ADDITION



LEFT ELEVATION

DATE: _____

DESIGN DRAWINGS APPROVED BY: _____

PRINT: _____

SIGN: _____

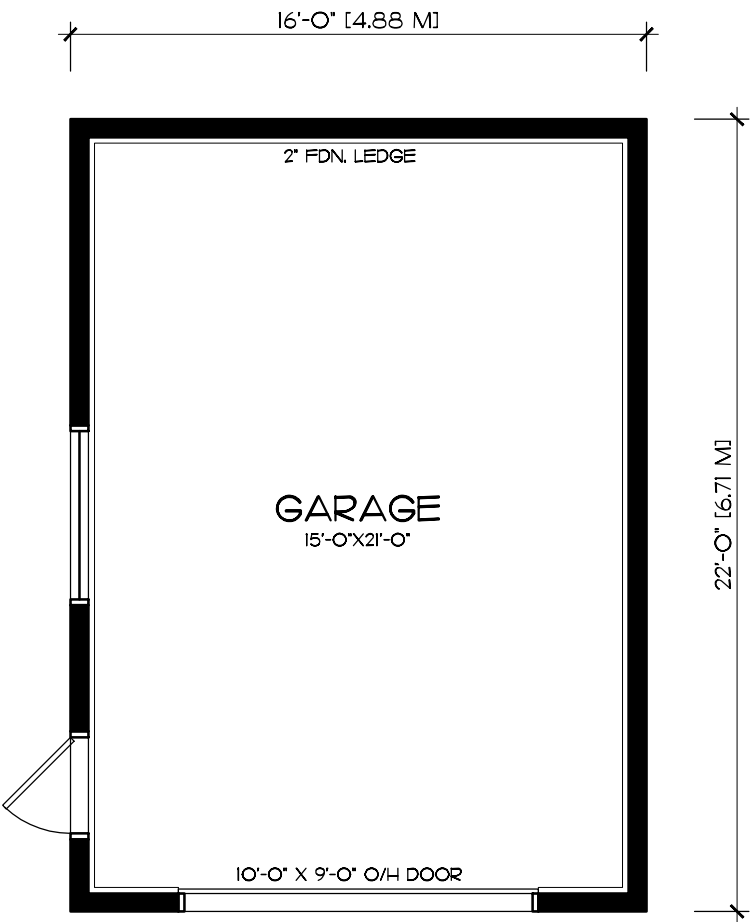
NOTE: FLOOR PLANS & ELEVATIONS ARE FOR LAYOUT PURPOSE ONLY. AREA, DIMENSIONS & ROOM SIZES MAY VARY. ALL CHANGES & EXTRAS AS PER BUILDER PURCHASE & SALES AGREEMENT



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

OWNERS INFORMATION :
BRAD VANDASSELAAR
74 TEAL AVE.
STONE CREEK, ON
L8E 3B2

D06



MAIN FLOOR PLAN

MAIN FLOOR AREA = 352 S.F.
TOTAL AREA = 352 S.F. (32.7 M2)

LOT AREA = 591.63 M2
LOT COVERAGE ALLOWED • 7.5% OR 45 M2 (WHICHEVER IS THE LESSER)
TOTAL LOT COVERAGE • 5.5% = 32.7 M2 (352 S.F.) (ACCESSORY BUILDING)

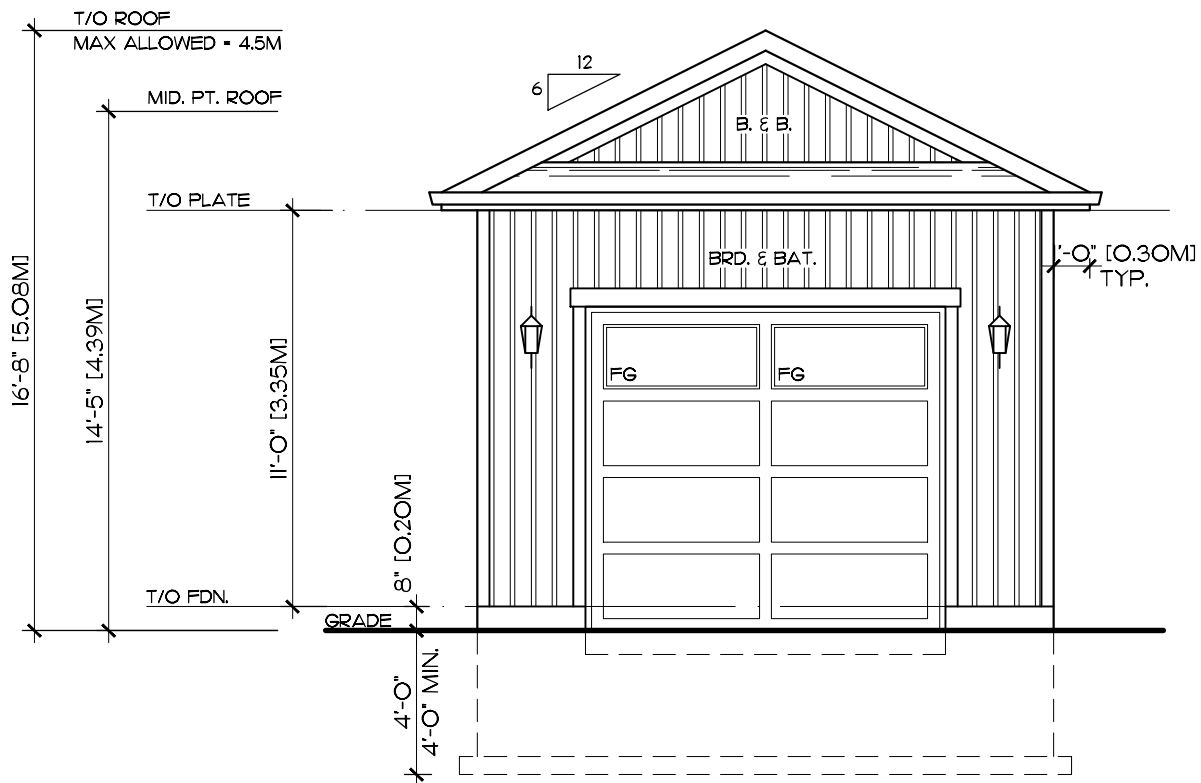
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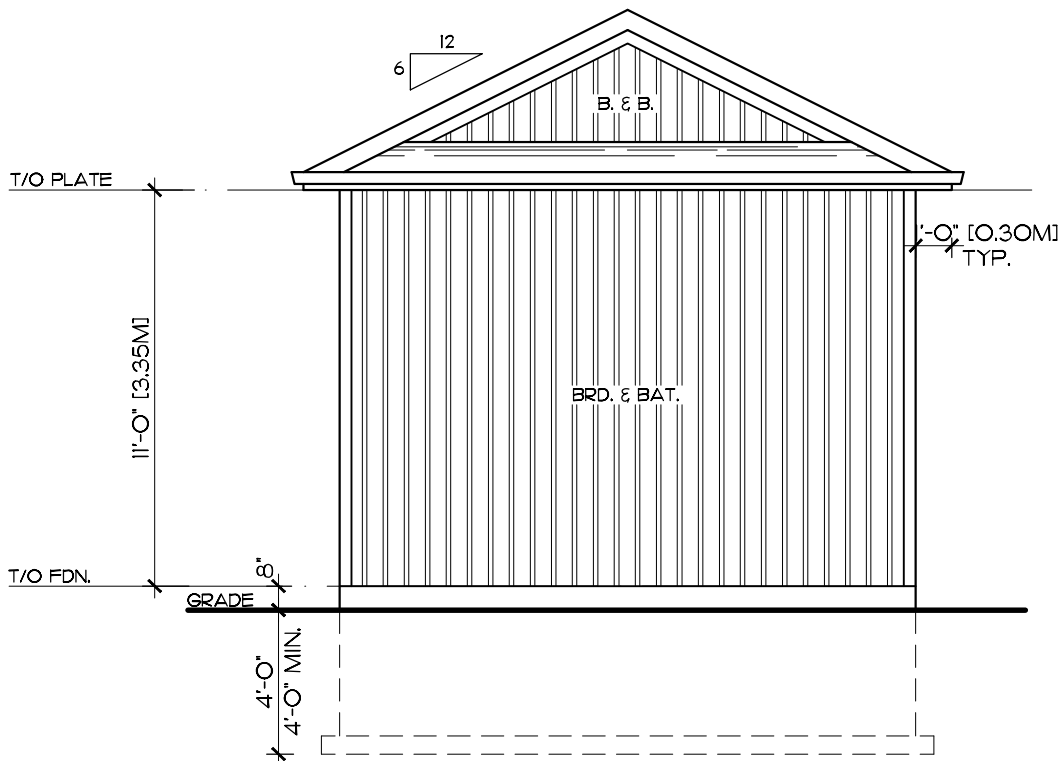
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74 TEAL AVE.
STONEY CREEK, ON
L8E 3B2

D01



FRONT ELEVATION



REAR ELEVATION

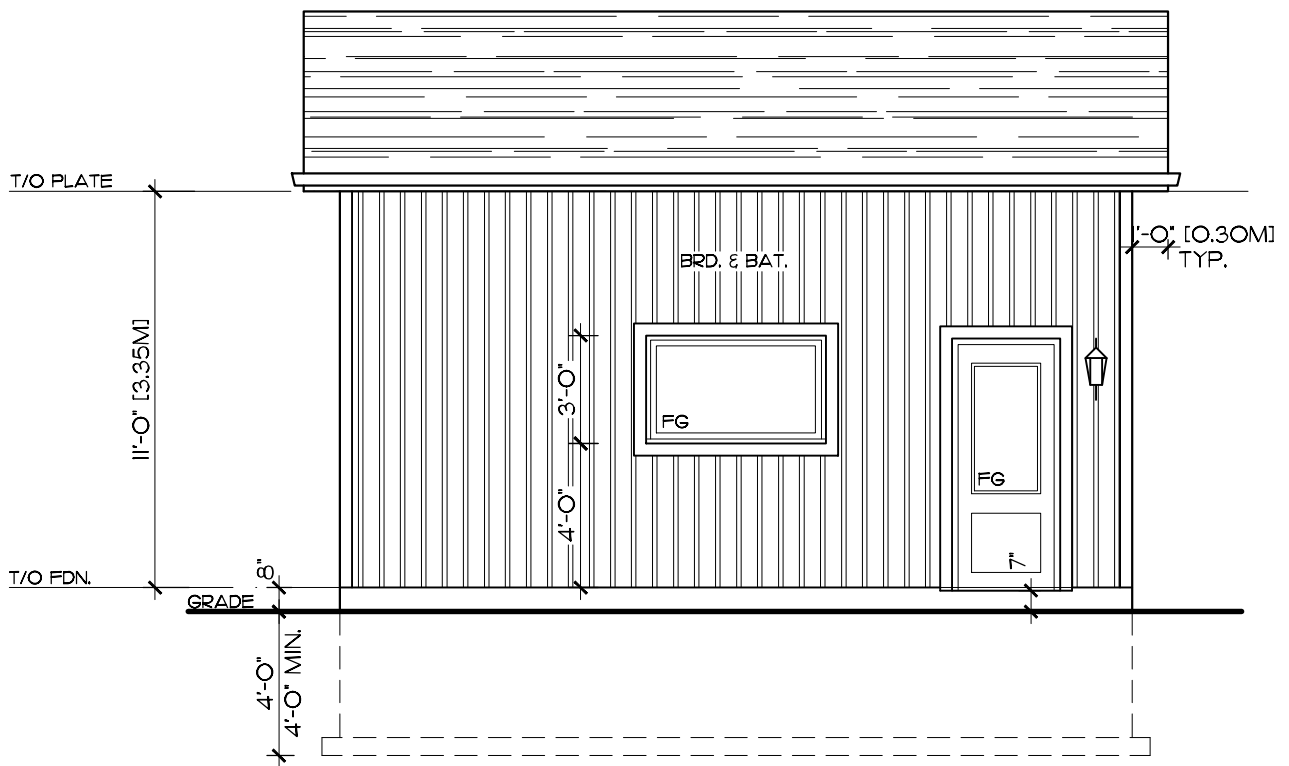
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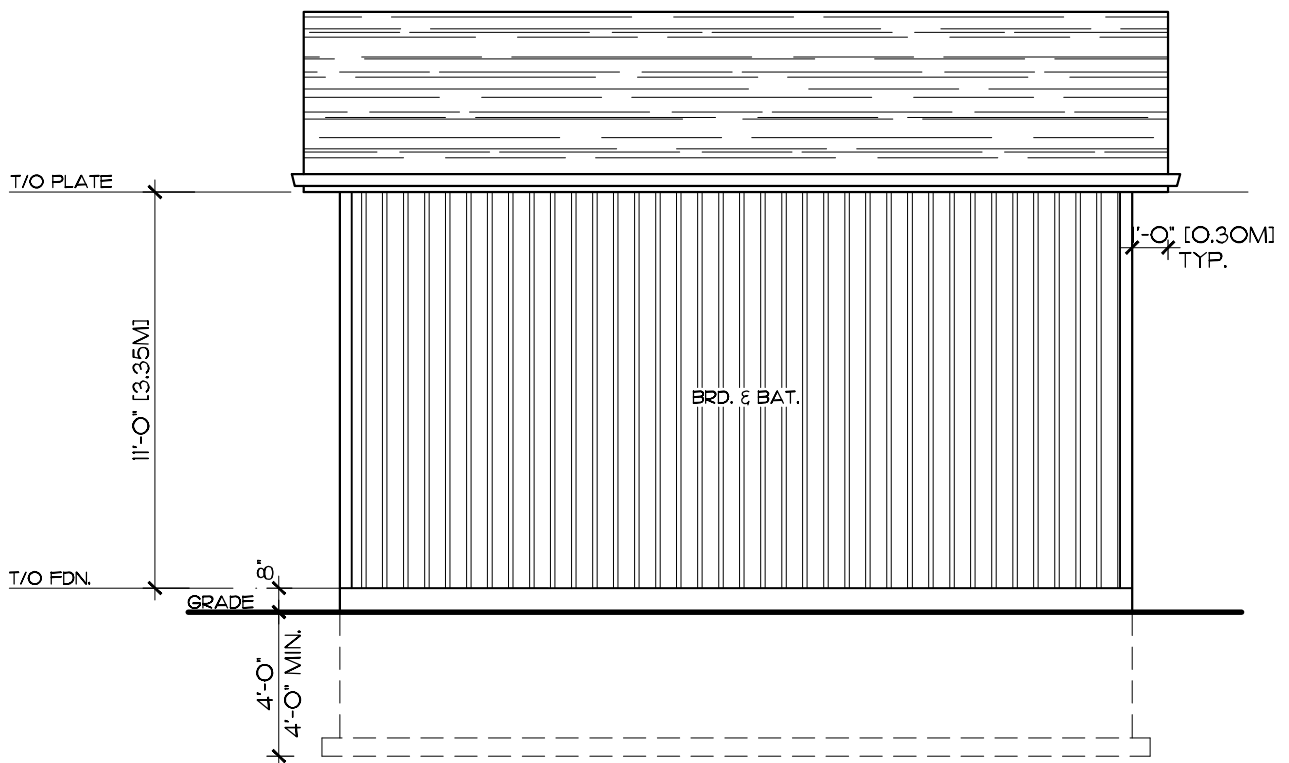
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L8E 3B2

D02



LEFT ELEVATION



RIGHT ELEVATION

DESIGN DRAWINGS APPROVED BY: _____ INITIAL: _____ DATE: _____



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OWNERS INFORMATION :
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STONE CREEK, ON
L8E 3B2

D03



Hamilton

June 3, 2025

FILE:	ZCR
FOLDER:	ZCR-25-097
ATTENTION OF:	Wilrik Banda
TELEPHONE NO:	905-546-2425
EXTENSION:	6670

JANSEN CONSULTING
C/O AMY TALUKDER
70 MAIN STREET NORTH
CAMPBELLVILLE L0P 1B0

Re: APPLICABLE LAW REVIEW – ZONING BYLAW
Present Zoning: R1 – Low Density Residential Zone, Hamilton Zoning By-law 05-200
Address: 74 Teal Street, Stoney Creek

An Applicable Law Review respecting zoning bylaw compliance has been completed and the following revised comments are provided.

COMMENTS:

1. This Zoning Compliance Review is in support of a minor variance application to construct a detached garage and additions to an existing 1-storey single detached dwelling.
2. The use of a single detached dwelling is a permitted use in the R1 – Low Density Residential zone pursuant to Hamilton Zoning By-law 05-200.
3. This is an interior lot. For zoning purposes, the lot line along Teal Street is deemed to be the front lot line.
4. Construction of the addition and detached garage is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setback and construction types.
5. A demolition permit may be required for the removal of any part of the existing dwelling or accessory buildings.
6. All new signs proposed for this development must comply with the regulations contained within the Sign By-law 10-197.
7. All new fences proposed for this development must comply with the regulations contained within the Fence By-law 10-142.

8. The designer shall ensure that the fire access route conforms to the Ontario Building Code.
9. Any proposed mechanical structures such as transformers shall conform to Section 4.9 of Hamilton Zoning By-law 05-200. No details shown on the submitted site plan from which to confirm compliance.
10. This review is based on the plans submitted with the application.
11. The proposed development has been reviewed and compared to the standards of the "R1 – Low Density Residential zone of Hamilton Zoning By-law 05-200 as indicated in the following chart:

	Required By By-Law	Provided	Conforming/ Non-Conforming
Section 15.1 – R1 – Low Density Residential			
Permitted Uses [as per Section 15.1.1 of Hamilton Zoning By-law 05-200]	Community Garden Day Nursery Duplex Dwelling Fourplex Dwelling Lodging House Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm	Single Detached Dwelling	Conforms
Section 15.1.2.4 – Single Detached, Duplex Dwelling, Triplex Dwelling, Day Nursery, Residential Care Facility and Retirement Home Regulations			
Minimum Lot Area [as per Section 15.1.2.1 a) of Hamilton Zoning By-law 05-200]	360.0 square metres	585.7 square metres	Conforms
Minimum Lot Width [as per Section 15.1.2.1 b) of Hamilton Zoning By-law 05-200]	12.0 metres	21.33 metres	Conforms
Minimum Setback from the Front Lot Line [as per Section 15.1.2.1 c) of Hamilton Zoning By-law 05-200]	i) 4.0 metres	4.15 metres	Conforms
	ii) Notwithstanding Section 15.1.2.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this Bylaw, a building may be erected closer to the front lot line in accordance with the following: 1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	Not within these boundaries. Not applicable.	N/A

	Required By By-Law	Provided	Conforming/ Non-Conforming
	<p>2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p>		
Minimum Setback from a Side Lot Line [as per Section 15.1.2.1 d) of Hamilton Zoning By-law 05-200]	1.2 metres	4.81 metres	Conforms
Minimum Setback from a Flankage Lot Line [as per Section 15.1.2.1 e) of Hamilton Zoning By-law 05-200]	3.0 metres	Interior lot. Not applicable.	N/A
Minimum Setback from the Rear Lot Line [as per Section 15.1.2.1 f) of Hamilton Zoning By-law 05-200]	7.5 metres	11.15 metres	Conforms
Maximum Building Height [as per Section 15.1.2.1 g) of Hamilton Zoning By-law 05-200]	10.5 metres	6.11 metres	Conforms
Minimum Landscaped Area [as per Section 15.1.2.1 h) of Hamilton Zoning By-law 05-200]	i) 30%	76.76%	Conforms
	ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.		

Section 4: General Provisions			
Frontage on a Street [as per Section 4.3 of Hamilton Zoning By-law 05-200]	a) No lot shall have built upon it a building for any purpose in any zone unless the lot abuts a street for a minimum of 4.5 metres. Provided, however, that where a lot is separated from a street by land owned by the City or the Province of Ontario which land is held by such public agency for future road widening purposes or as a 0.3 metre reserve, a building may be erected upon such lot if registered rights-of-way giving access to a street have been granted and such access scheme is part of a Development Agreement pursuant to the Planning Act.	21.33 metres along Teal Street.	Conforms

	b) Where a building or lot is legally tied to a common element condominium which has frontage on a common element road that provides direct access to a street and is registered under the Condominium Act, such driveway shall be deemed to also be a street for purposes of applying the provisions of this By-law.	Not applicable.	N/A
	c) Nothing in this By-law shall prevent the erection, repair, restoration, or addition of a dwelling on an existing lot having access to a public road via a private road subject to the provisions of the Zone in which the lot is located. For the purposes this Section, the front lot line shall be the lot line which divides the lot from the private road and all other lot lines shall correspond thereto. (By-law No. 24-051, April 10, 2024, not final & binding)	Not applicable.	N/A
Permitted Yard Encroachments [as per Section 4.6 of Hamilton Zoning By-law 05-200]	a) The usual projections of window sills, chimney breasts, belt courses, cornices, eaves, troughs and other similar architectural features, ductwork, venting and other similar appurtenances may be permitted in any required yard, provided that no such feature shall project more than 0.6 metres into the required yard, or to a maximum of half the distance of the required yard, whichever is the lesser;	Eaves and troughs not shown. Principal building exceeds all minimum yard requirements.	Conforms
	b) A fire escape or exterior staircase may encroach into a required side or rear yard to a maximum of 1.5 metres, or to a maximum of half the distance of the required yard, whichever is the lesser;	Located in the rear yard but does not encroach into the required portion.	Conforms
	c) An unenclosed ramp for wheelchair access may encroach into any required yard to no maximum distance;	Not applicable.	N/A
	d) A porch, deck or canopy may encroach into any required yard to a maximum of 1.5 metres, or to a maximum of half the distance of the required yard, whichever is the lesser;	Covered porch in front yard does not encroach into the minimum required yard.	Conforms
	e) A balcony may encroach into any required yard to a maximum of 1.0 metres, except into a required side yard of not more than one-third of its width or 1.0 metres, whichever is the lesser; and,	Not applicable.	N/A
	f) A bay window or alcove, without foundation, may encroach into any required yard to a maximum of 0.6 metres, or half the distance of the required yard, whichever is the lesser. No such feature shall have a	Not applicable.	N/A

	width greater than 3.0 metres.		
	g) An existing building may encroach, or further encroach, into a required yard to a maximum of 0.15 metres for the purpose of recladding the building.	Not applicable.	N/A
	h) Notwithstanding Section 4.6 d), e), and f) as it applies to the required front yard, for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, the encroachment of a feature shall in no cases result in a front yard of less than 0.5 metres.	Not applicable.	N/A
	i) Wall-mounted electric vehicle charging equipment may encroach into any required yard to a maximum of 0.3 metres.	Not applicable.	N/A
Accessory Buildings in All Zones [as per Section 4.8 of Hamilton Zoning By-law 05-200]	An accessory building may only be erected or used in accordance with the following: a) Unless otherwise provided for in this By-law, Accessory Buildings shall not be used as a dwelling unit.	Detached garage.	Conforms
	b) Accessory Buildings shall not be permitted within a front or flankage yard.	Rear yard.	Conforms
	c) Notwithstanding Subsection 4.8 b), a building used as a station for parking attendants or security personnel shall be permitted within a front or flankage yard.	Not applicable.	N/A
	d) Notwithstanding any other provisions in this By-law, where a zone contains a maximum setback requirement from a street line, the maximum setback requirement shall not apply to Accessory Buildings.	Not applicable.	N/A
	e) In the event of a conflict between regulations where an Accessory Building is provided for a mixed use building, the most restrictive regulations shall apply.	R1 zone only. Not applicable.	N/A
	f) Except as permitted in Subsection 4.18 a), an Accessory Building shall not be erected prior to the erection of the principal building or structure on the lot.	Principal dwelling is existing.	Conforms
	g) All Accessory Buildings shall have a maximum height of 4.5 metres.	5.08 metres	Non-conforming
	h) Notwithstanding Subsection 4.6a), an eave or gutter of any Accessory Building may encroach into any required yard to a maximum of 0.45 metres.	Required building setback is 1.2 metres. Eaves and gutters are 0.3 metres.	Conforms
	i) Rooftop amenity area shall be prohibited on all Accessory Buildings.	Not applicable.	N/A

	j) Gazebos, pergolas, and carports shall be considered as Accessory Buildings, but shall not be subject to the Lot Coverage or Gross Floor Area requirements of the applicable zones in which they are located.	Not applicable.	N/A
	k) Children's play structures and sports bleachers shall not be considered Accessory Buildings and shall not be subject to the regulations of Subsections 4.8.1, 4.8.2, 4.8.3, 4.8.4 and 4.8.5 or the regulations of the zones in which they are located.	Not applicable.	N/A
Buildings Accessory to Single Detached Dwellings [as per Section 4.8.1.1 of Hamilton Zoning By-law 05-200]	a) The maximum combined lot coverage of all Accessory Buildings shall not exceed 45 square metres or 7.5% of the lot area, whichever is the lesser.	32.7 square metres or 5.6%	Conforms
	b) An Additional Dwelling Unit – Detached shall not be considered as an Accessory Building.		
	c) All Accessory Buildings having a Gross Floor Area less than 18 square metres shall conform to the following regulations: i) Building Setback from a Rear Lot Line – Minimum 1.0 metre ii) Building Setback from a Side Lot Line – Minimum 1.0 metre iii) Building Setback from a Flankage Lot Line: 1. Accessory Buildings shall conform to the regulations for the principal use. 2. Notwithstanding Subsection 4.8.1.1 c) iii), where a zone does not contain a Flankage Lot Line requirement, the minimum building setback shall be 1.2 metres.	Larger than 18 square metres. Not applicable.	N/A
	d) All accessory buildings with a Gross Floor Area greater than or equal to 18 square metres shall conform to the following regulations: i) Building Setback from a Rear Lot Line – Minimum 1.2 metre ii) Building Setback from a Side Lot Line – Minimum 1.2 metre iii) Building Setback from a Flankage Lot Line: 1. Accessory Buildings shall conform to the regulations	i) Rear lot line = 1.2 metres ii) Side lot line = 1.2 metres iii) Interior lot. Not applicable.	Conforms

	<p>for the principal use.</p> <p>2. Notwithstanding Subsection 4.8.1.1 c) iii), where a zone does not contain a Flankage Lot Line requirement, the minimum building setback shall be 1.2 metres.</p>		
	e) Where a vehicular entrance to an Accessory Building faces a street line, the vehicular entrance shall be setback a minimum of 6.0 metres from the street line.	19.59 metres	Conforms
Mechanical and Unitary Equipment [as per Section 4.9 of Hamilton Zoning By-law 05-200]	<p>Hot boxes, air conditioners and pumps (including heat pumps and swimming pool pumps) and other similar mechanical equipment shall be located only in accordance with the following regulations:</p> <p>a) Within a required front yard, provided such equipment shall have a minimum setback of 3.0 metres from the street line, a minimum setback of 0.6 metres from a side lot line and is screened from the street by an enclosure or landscaping; and,</p>	Not applicable.	N/A
	b) Within a required side yard or required rear yard provided such equipment has a minimum setback of 0.6 metres from the side lot line or rear lot line.	Air conditioner exceeds minimum side yard requirement.	Conforms
Visual Barrier [as per Section 4.19 of Hamilton Zoning By-law 05-200]	<p>Where this By-law requires a visual barrier to be provided and maintained, such barrier shall act as a screen between uses and be constructed to a minimum height of 1.8 metres, and to a maximum height of 2.5 metres where a visual barrier consists of a fence or wall and shall not be located within 3.0 metres of a street line. A visual barrier shall consist of the following:</p> <p>a) A wall, fence;</p> <p>b) A continuous planting of suitable trees or shrubs, together with a reserved width of planting area appropriate for healthy plant growth;</p> <p>c) Earth berms; or,</p> <p>d) Any combination of the above.</p>		
Adequate Services [as per Section 4.22 of Hamilton Zoning By-law 05-200]	<p>Except for Section 4.15 – Model Homes in Draft Plans of Subdivision, no buildings or structures may be erected, used or occupied unless:</p> <p>i) adequate watermains, storm and sanitary sewer systems are existing or have been provided for in a binding and secured development agreement and all regulatory approvals have been received to the satisfaction of the General Manager of Planning and Economic Development Department and/or his or her designate; or,</p> <p>ii) where such services are not required or contemplated, an approved waste disposal system and potable water supply to sustain the use of land for buildings or structures are existing or have been provided for 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;</p>		
Landscape Requirements [as per Section 4.35 of Hamilton Zoning By-law 05-200]	<p>On lots containing a single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, or street townhouse dwelling in all zones, the following shall be provided:</p> <p>a) A minimum 50% landscaped area in the Front Yard</p>	56.74%	Conforms

	b) A minimum 50% landscaped area in the Flankage Yard; and,	Interior lot. Not applicable.	N/A
	c) A single area within the required landscaped area for tree protection and/or tree planting, subject to the following: i) each side shall be a minimum 3.75 metres in length; and, ii) shall not contain hard landscaping or structures.	Tree protection and/or planting area not shown.	Unable to determine compliance
	d) On a lot containing a fourplex dwelling, when parking spaces are located in the rear yard, the following shall be provided: i) A minimum 1.5 metres wide landscaped strip shall be provided between the parking spaces and/or aisle, and the side lot line, and shall contain a wall or fence in accordance with the requirements of Section 4.19; and, ii) A minimum 3 metres wide landscaped strip shall be provided between the parking spaces and/or aisle, and the rear lot line, and shall contain a Visual Barrier in accordance with the requirements of Section 4.19. (By-law No. 24-051, April 10, 2024, not final & binding)	Single detached dwelling. Not applicable.	N/A

Section 5: Parking			
Section 5.1 – Parking Supply Requirements and Restrictions			
Minimum Number of Required Parking Spaces [as per section 5.1.1 (a) of Hamilton Zoning By-law 05-200]	The minimum number of required parking spaces which must be provided shall be the result of applying: i) The minimum amount in accordance with the Minimum Required Parking Rate Schedule in Section 5.7.1; ii) Any eligible exception in this Section; and, iii) Any eligible deductions in this Section	Subject to PRA3	
Exception for Existing Buildings in All Zones [as per section 5.1.1 (b) of Hamilton Zoning By-law 05-200]	Notwithstanding Section 5.7.1, for any use located in all or part of a building existing on the effective date of this By-law, no parking spaces are required, provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided, except that: i) a use shall not be required to provide additional parking beyond that which is required by Section 5.7.1; and, ii) where an addition, alteration or	Existing parking provided on the existing driveway.	Conforms

	expansion of an existing building is proposed, the parking requirements of Section 5.7.1 shall only apply to the increased gross floor area of the building.		
Rounding Calculations [as per section 5.1.1 (c) of Hamilton Zoning By-law 05-200]	i) Where the application of the parking standards in Section 5.7.1, 5.7.2, 5.7.4, and 5.7.5 results in a numeric fraction, fractions shall be rounded down to the nearest whole number. ii) Where the application of the minimum accessible parking standards in Section 5.7.3 results in a numeric fraction, fractions shall be rounded up to the nearest whole number. iii) Where the calculations in Sections 5.7.1, 5.7.2, 5.7.3, 5.7.4 or 5.7.5 apply to multiple uses, rounding shall only be applied to the sum of the requirements for all uses on the lot.		
Required Parking to be Provided on Same Lot [as per section 5.1.1 (d) of Hamilton Zoning By-law 05-200]	All required parking spaces shall be located on the same lot as the use for which they are required, unless the parking spaces are provided on another lot in compliance with Section 5.6.1.	On the same lot.	Conforms
Provision of Parking on a Lot Subject to Multiple Zones [as per section 5.1.1 (e) of Hamilton Zoning By-law 05-200]	Where more than one zone applies to a lot, parking spaces provided for any use on the lot may be located within any zone within the boundaries of the lot, except: i) where a portion of a lot is within one of the Open Space and Park Zones, no parking spaces may be located within such portion of the lot except parking spaces required for a permitted use located within such portion.	Single R1 zone. Not applicable.	N/A
Maximum Permitted Number of Parking [as per section 5.1.2 of Hamilton Zoning By-law 05-200]	<u>a) Maximum Permitted Number of Parking Spaces</u> Where Section 5.7.2 specifies a maximum permitted number of parking spaces, the number of parking spaces located on a lot shall not exceed that number.	See Section 5.7.2 below	
	<u>b) Reduction of Excess Parking Spaces</u> Where the number of existing parking spaces exceeds the maximum permitted in accordance with Section 5.7.2, the parking spaces provided in excess of the maximum parking standard may be eliminated. However, in no case may the number of parking spaces provided be less than the minimum parking requirements in Section 5.7.1.	Not applicable.	N/A
Minimum Required Number of Accessible Parking Spaces [as per section 5.1.3 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Number of Accessible Parking Spaces</u> Accessible parking shall be designated and provided in accordance with the requirements of the Minimum Accessible Parking Rate Schedule in Section 5.7.3.	Not applicable as per 5.1.3 b) below	N/A
	<u>b) Exception for Certain Residential Uses</u> Section 5.7.3 shall not apply to Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, Triplex Dwellings, Fourplex Dwellings and Street Townhouse Dwellings.		

Section 5.2 – Functional Design Requirements

Minimum Parking Space Dimensions [as per section 5.2.1 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Parking Space Dimensions</u> Unless permitted by another regulation in this By-law, parking space sizes shall be a minimum of 2.8 metres in width and 5.8 metres in length.	Individual parking spaces not shown. Existing driveway is 4.67 metres x 19.59 metres. Minimum size in the garage is 3.0 metres x 6.0 metres.	Conforms
	<u>b) Required Increase in Width due to Obstruction</u> Where a wall, column, or any other obstruction is located abutting or within any parking space, the minimum width of a parking space shall be increased by 0.3 metres for each side which is obstructed by a wall, column, or other obstruction;	At-grade parking. Not applicable.	N/A
	<u>c) Exceptions to Increase in Width due to Obstruction</u> Notwithstanding Subsection 5.2.1 b), an additional 0.3 metres shall not be required provided all of the following conditions are met: i) the maximum length of the wall, column or other obstruction shall not exceed 1.15 metres, measured along the side of the parking space, from the front or rear of the space towards the side's midpoint; ii) the wall, column or other obstruction is located at the front, rear, or both ends of the parking space; and, iii) the wall, column or other obstruction does not project more than 0.15 metres into the width of the parking space.	Not applicable.	N/A
	<u>d) Increase in Length Due to Stairs within an Attached Garage</u> The length of each parking space in an attached garage of a dwelling unit shall be increased by an equivalent length of the step, steps or stairwell that extends into the parking space, except: i) an open stairway may project into the length of the required parking space not more than 0.75 metres provided the height of the stairway does not exceed 0.5 metres	Not applicable.	N/A
	<u>e) Light Standards Not Considered Obstructions</u> Notwithstanding Section 5.2.1 b), light standards, including the base, located at the intersection of four parking spaces shall not be considered as an obstruction.	Not applicable.	N/A
	<u>f) Optional Reduction in Minimum</u>	Not applicable.	N/A

	<u>Dimensions for Small Car Parking</u> Notwithstanding Subsection 5.2.1 a), where 10 or more parking spaces are provided on a lot, the minimum parking space size of not more than 10% of such required parking spaces may be a width of 2.6 metres and a length of 5.5 metres, provided that any such parking space is clearly identified as being reserved for the parking of small cars only.		
	<u>g) Minimum Parallel Parking Space Dimensions</u> Notwithstanding Subsection 5.2.1 a), each parallel parking space shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres, except that end spaces which have a clear, unobstructed approach, may have a minimum length of 5.5 metres.	Not applicable.	N/A
Minimum Accessible Parking Space Dimensions and Minimum Accessibility Aisle Requirements [as per section 5.2.2 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Accessible Parking Space Width and Accessibility Aisle Requirement</u> Each accessible parking space shall have: i) a minimum width of 3.4 metres, notwithstanding Section 5.2.1 a) above and subject to Section 5.2.2 b) below; ii) a minimum length of 5.8 metres; and, iii) a minimum of one side must continuously abut an accessibility aisle, provided in accordance with Section 5.2.2 c) and d) below	Not applicable as per 5.1.3 b) above.	N/A
	<u>b) Permitted Reduction in Width for Accessible Parking Spaces</u> Where two or more accessible parking spaces are provided, a maximum of 50% of such spaces, rounded up to the nearest whole number in the case of a numeric fraction, may have a reduced minimum width of 2.4 metres.	Not applicable as per 5.1.3 b) above.	N/A
	<u>c) Accessibility Aisle Requirements</u> A minimum of one side of each accessible parking space shall continuously abut an unobstructed accessibility aisle which shall: i) have a minimum width of 1.5 metres; ii) have a minimum length which extends the full length of each abutting accessible parking space; and, iii) be clearly identified and marked.	Not applicable as per 5.1.3 b) above.	N/A
	<u>d) Sharing of Accessibility Aisle</u> A maximum of two accessible parking spaces may abut one accessibility aisle, provided such spaces continuously abut opposite sides of the shared accessibility aisle.	Not applicable as per 5.1.3 b) above.	N/A

Drive Aisle Requirements [as per section 5.2.3 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Drive Aisle Width</u> The drive aisle abutting any parking space shall be designed and provided in accordance with the following minimum width requirements		Not applicable.	N/A
	Parking Angle Degree	One-Way and Two-Way Aisle Width		
	0°	3.7m		
	15°	3.7m		
	30°	3.7m		
	45°	4.5m		
	60°	5.5m		
	75°	6.0m		
	90°	6.0m		
	Access Requirements [as per section 5.2.4 of Hamilton Zoning By-law 05-200]	<u>a) Access Design Requirements</u> Access to all parking shall: i) be arranged so as to not interfere with normal public use of the street or laneway; ii) be provided by means of an access driveway: 1. located on the lot; or, 2. located partly on the lot in the case of a mutual driveway; or, 3. by means of a Right-of-Way; and, iii) in the case of a Parking Lot, provide ingress and egress of vehicles to and from a street in a forward motion only.		
<u>b) Minimum Access Driveway Width</u> The width of any driveway providing access to a parking space shall be a minimum of 2.7 metres		4.67 metres.	Conforms	
c) Tandem and Stacked Parking Restriction and Exceptions All parking spaces shall have adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle, except: i) the accessibility to a maximum of one of the parking spaces for a Single Detached Dwelling may be obstructed by another motor vehicle; and, ii) where a parking attendant is on site or a valet service is provided in association with a Commercial Parking Facility or Hotel, parking spaces may		Tandem parking not shown but is permitted. Not applicable.	N/A	
<u>d) Minimum Floor Level for an Attached Garage</u>		Detached garage. Not applicable.	N/A	

	Where an attached garage is provided for a Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Street Townhouse Dwelling, Triplex Dwelling or Fourplex Dwelling in any Zone except the Agriculture (A1) and Rural (A2) Zone, the finished floor level of the garage shall be a minimum of 0.3 metres above grade.		
Section 5.3 – Locational, Landscaping and Surface Material Requirements			
Locational and Landscaping Requirements for All Uses [as per section 5.3.1 of Hamilton Zoning By-law 05-200]	<u>a) Streetline Setback and Planting Strip Requirement</u> Unless identified as exempt in Section 5.3.1 b), parking spaces and associated drive aisles, excluding driveways extending directly from the street, shall be subject to all of the following: i) Shall not be located within 3.0 metres of a street line; ii) Shall provide a 3.0 metre wide Planting Strip being required and permanently maintained between the street line and the parking spaces or aisle, except for that portion of a lot line; 1. Notwithstanding 5.3.1 a) iii), no Planting Strip shall be required for any portion of a lot line abutting the Red Hill Valley Parkway or the Lincoln Alexander Parkway; and, iii) Where a Planting Strip is provided, as per 5.3.1 a) ii) above, any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 0.6 metres.	Not applicable as per Section 5.3.1 b)	
	<u>b) Exemption for Certain Uses</u> The setback and Planting Strip requirements of Section 5.3.1 a) shall not apply to parking provided in association with the following uses: i) Single Detached Dwelling; ii) Semi-Detached Dwelling; iii) Street Townhouse Dwelling; iv) Duplex Dwelling; v) Triplex Dwelling; and vi) Fourplex Dwelling.		
	<u>c) Multiple Dwelling Front and Flankage Yard Parking Restriction</u> In addition to Section 5.3.1 a), on a lot containing a Multiple Dwelling: i) With the exception of any visitor parking required by Section 5.7.1, required parking for Multiple Dwellings shall not be located between the façade and the front lot line or between the façade and flankage lot line. In no case shall any parking be located within the required front yard or required flankage yard or within 3.0 metres of a street line. ii) Visitor parking may be permitted	This is a single detached dwelling. Not applicable.	N/A

	between the façade and a street provided that no more than 50% of the front or flankage yard shall be used for visitor parking and access to such parking		
	<p><u>d) Landscape Strip and Visual Barrier Requirement for Parking Lots</u></p> <p>Where a Parking Lot is situated on a lot which abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5), or Downtown (D6) Zone, the following shall be provided and maintained along that portion of the lot line that abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5) Zone, or Downtown (D6) Zone:</p> <p>i) A minimum 1.5 metre wide landscape strip which shall contain a Visual Barrier in accordance with Section 4.19 of this By-law.</p>	Not applicable.	N/A
	<p><u>e) Landscaped Area and Landscaped Parking Island Requirements for Surface Parking Lots Containing 50 or More Parking Spaces in All Zones</u></p> <p>In addition to Section 5.3.1 b), the following requirements shall apply to surface Parking Lots in all zones which contain 50 or more parking spaces:</p> <p>i) Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the Parking Lot and associated access driveway and manoeuvring areas shall be provided and maintained;</p> <p>ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres;</p> <p>iii) The calculation for Landscaped Area(s) and Landscaped Parking Island(s) shall not include the area of landscaping provided to satisfy the minimum requirement of any other Section of this By-law;</p> <p>iv) A Landscaped Area or Landscaped Parking Island may be traversed by a pedestrian walkway; and,</p> <p>v) When calculating the minimum number of parking spaces in accordance with Section 5.7.1, such number may be reduced by the number needed to accommodate the minimum Landscaped Parking Island requirement of this section, up to a maximum of 10% of the required parking spaces.</p>	Not applicable.	N/A
Locational and Landscaping and	a) On a lot containing a Single Detached Dwelling, Semi-Detached		Conforms

<p>Driveway Requirements for Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, Triplex Dwellings and Fourplex Dwellings in All Zones Except the Agriculture (A1) and Rural (A2) Zones [as per section 5.3.2 of Hamilton Zoning By-law 05-200]</p>	<p>Dwelling, Duplex Dwelling, Triplex Dwelling or Fourplex Dwelling, in all Zones except the Agriculture (A1) and Rural (A2) Zone:</p> <p>i) The width of a driveway shall not exceed the width of an attached garage;</p> <p>ii) Notwithstanding Subsection 5.3.2 a) i), on a lot having an attached garage less than 5.0 metres in width, the driveway may extend beyond the width of the garage toward the side lot line to a maximum width of 5.0 metres and no closer than 0.6 metres to the side lot line, nearest to the garage;</p> <p>iii) In the case of a dwelling unit without an attached garage, the driveway shall not exceed 50% of the lot width or 8.0 metres, whichever is less;</p> <p>iv) A maximum of one driveway shall be permitted for each dwelling unit, except in the case of:</p> <p>1. A corner lot where a maximum of one driveway may be permitted from each street.</p> <p>2. On a lot having a minimum width of 30.0 metres, a maximum of two driveways may be permitted.</p> <p>v) On a corner lot, no access driveway shall be permitted through a daylight triangle.</p>	<p>i) No attached garage.</p> <p>ii) Not applicable.</p> <p>iii) Driveway width 4.67 metres.</p> <p>iv) Single driveway.</p> <p>v) Interior lot. Not applicable.</p>	
<p>Locational and Landscaping and Driveway Requirements for Street Townhouse Dwellings [as per section 5.3.3 of Hamilton Zoning By-law 05-200]</p>	<p>a) On a lot containing a Street Townhouse Dwelling:</p> <p>i) The required parking spaces for such dwelling shall be located a minimum distance of 5.8 metres from the street line to which the driveway is accessed; and,</p> <p>ii) No parking shall be permitted in a required front yard or required flankage yard.</p>	<p>Not applicable.</p>	<p>N/A</p>
<p>Parking Facility Surface Material Requirements [as per section 5.3.4 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Parking Spaces, Driveways and Widening(s) in All Zones</u></p> <p>Parking spaces, driveways and widening(s) in all zones shall be provided and maintained with stable surfaces such as asphalt, concrete or other hardsurfaced material, crushed stone, permeable pavers or gravel, and shall be maintained in a dust free condition.</p> <p>i) Notwithstanding Section 5.3.4 a), on a lot containing a residential use in a Residential Zone, any parking provided beyond that which is required by Section 5.7.1 of this By-law shall be maintained with permeable material and shall not be deemed landscaped area in the</p>	<p>Asphalt.</p>	<p>Conforms</p>

	<p>calculation of total landscaped area on a lot.</p> <p>ii) Notwithstanding Section 5.3.4 a), in the Industrial Zones, where crushed stone or gravel is provided, the access driveway shall be designed such that a minimum of 10.0 metres extending from the streetline shall be constructed and maintained with asphalt, concrete or other hard surfaced material, and shall be maintained in a dust free condition.</p>		
	<p><u>b) Parking Lots in All Zones, except the Rural Zones</u></p> <p>Parking Lots in all zones, except the Rural Zones, shall be designed and maintained with stable surfaces such as asphalt, concrete, or other hardsurfaced material, or permeable pavers.</p>	Not applicable.	N/A
	<p><u>c) Parking Lots in the Rural Zones</u></p> <p>Parking lots in the Rural Zones shall be designed and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, crushed stone, permeable pavers, or gravel, except that:</p> <p>i) Where crushed stone or gravel is provided, the access driveway shall be designed such that a minimum of 10.0 metres extending from the streetline shall be constructed and maintained with asphalt, concrete or other hard surfaced material, and shall be maintained in a dust free condition.</p>	Not applicable.	N/A
Section 5.4 – Bicycle Parking Requirements			
<p>Minimum Bicycle Parking Requirements [as per section 5.4.1 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Minimum Number of Required Bicycle Parking Spaces</u></p> <p>The minimum required number of short-term and long-term bicycle parking spaces which must be provided for each building on a lot in accordance with Section 5.4.2 shall be the result of applying:</p> <p>i) The minimum amount in accordance with the Minimum Bicycle Parking Schedule in Section 5.7.5; and,</p> <p>ii) Any eligible exception in this Section.</p>	No bicycle parking requirement as per Section 5.7.5 a)	N/A
	<p><u>b) Exception for Existing Buildings</u></p> <p>Notwithstanding Section 5.7.5, for any use located in all or part of a building existing on the effective date of this By-law, no additional bicycle parking spaces are required, provided that the number of bicycle parking spaces which existed on the effective date of this By-law shall continue to be</p>	Not applicable.	N/A

	<p>provided and maintained, except that:</p> <p>i) a use shall not be required to provide additional bicycle parking beyond that which is required by Section 5.7.5; and,</p> <p>ii) where an addition, alteration or expansion of an existing building is proposed, the bicycle parking requirements of Section 5.7.5 shall only apply to the increased gross floor area of the building.</p>		
<p>Bicycle Parking Regulations [as per section 5.4.2 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Bicycle Parking Locational Requirements</u></p> <p>i) Short-term Bicycle Parking Spaces shall be publicly accessible and located within a bicycle parking area at grade, which includes the first floor of a building or an exterior surface area.</p> <p>ii) Long-term Bicycle Parking Spaces shall be located in a secure enclosed bicycle parking area.</p>	No bicycle parking requirement as per Section 5.7.5 a). Not applicable.	N/A
Section 5.5 – Loading Facilities			
<p>Loading Facility Regulations [as per section 5.5.1 of Hamilton Zoning By-law 05-200]</p>	<p>a) The location of loading doors and associated loading facilities shall be subject to the following:</p> <p>i) Shall not be permitted within a Front Yard;</p> <p>ii) Shall not be permitted in any yard abutting a street, except where screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law; and,</p> <p>iii) Shall not be permitted in a required yard abutting a Residential Zone or an Institutional Zone and shall be screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law.</p>	Not applicable.	N/A
Section 5.6 – General Parking Regulations			
<p>Requirements for Locating Required Parking on Another Lot [as per section 5.6.1 of Hamilton Zoning By-law 05-200]</p>	<p>a) Notwithstanding Subsection 5.1.1 d), where the provision of parking on the same lot as the use requiring the parking is not possible, such off-site parking may be located on another lot within 300.0 metres of the lot containing the use requiring the parking, provided:</p> <p>i) Such off-site parking shall only be permitted within a zone in which the use requiring such parking is permitted or a U3 Zone;</p> <p>ii) Such off-site parking shall be subject to Subsection 5.6.1 b); and,</p> <p>iii) Notwithstanding Subsection 5.6.1 a), off-site parking shall only be permitted on a lot in a Residential Zone where the off-site parking is for a use in a Residential Zone.</p>	<p>Parking provided on the same lot.</p> <p>Not applicable.</p>	N/A

	b) Where the required parking is provided in accordance with 5.6.1 a) above, the owners of both lots shall enter into an agreement with the City to be registered against the title of both the lot upon which parking is to be provided and the lot containing the use requiring the parking. The lot upon which the parking is located, pursuant to the agreement, shall continue to be so used only for such purposes until alternate parking spaces in conformity with the regulations of this By-law are provided.	Not applicable.	N/A
	c) Parking as provided for in 5.6.1 b) may be transferred to another lot in accordance with Subsection 5.6.1 a), provided that an agreement as per 5.6.1 b) is registered on title of said other lot.	Not applicable.	N/A
Commercial Motor Vehicles [as per section 5.6.2 of Hamilton Zoning By-law 05-200]	<p>a) In any Residential Zone, Downtown (D5) Zone, Downtown (D6) Zone, Settlement Residential (S1) Zone, or any Residential uses in any Institutional Zone:</p> <p>i) A maximum of one Commercial Motor Vehicle may be parked on a lot.</p> <p>ii) Commercial Motor Vehicles shall be stored or parked within a garage or fully enclosed building.</p> <p>iii) Notwithstanding Subsection 5.6.2 a) ii), a Commercial Motor Vehicle may be parked on a driveway, provided the vehicle:</p> <ol style="list-style-type: none"> 1. shall not exceed a gross weight of 3,000 kilograms registered with the Province; 2. shall not exceed a maximum vehicle length of 6.0 metres; 3. shall not exceed a maximum vehicle height of 2.4 metres; and, 4. shall not occupy the required parking spaces for existing dwellings on the lot. <p>iv) Subsections 5.6.2 a) i), ii), and iii) shall not apply to any Commercial Motor Vehicle attending a residential lot for the purpose of short-term delivery or service.</p>	Not applicable.	N/A

	<p>b) In any Agricultural (A1) Zone or Rural (A2) Zone:</p> <p>i) A maximum of one Commercial Motor Vehicle may be parked unenclosed, provided it is setback a minimum of 20 metres from any lot line and 50 metres from a dwelling on an adjacent lot.</p> <p>ii) Notwithstanding the definition of Commercial Motor Vehicle, Section 5.6.2 b) i) above does not apply to the storage or parking of agricultural vehicles and equipment associated with an agricultural operation.</p>	Not applicable.	N/A
<p>Major Recreational Equipment [as per section 5.6.4 of Hamilton Zoning By-law 05-200]</p>	<p>a) In any Residential Zone, Downtown (D5) or Downtown (D6) Zone or Settlement Residential (S1) Zone, Major Recreational Equipment:</p> <p>i) May be stored in a garage;</p> <p>ii) Shall not be stored in the front yard or flankage yard;</p> <p>iii) May be stored in a rear yard provided that it is screened from the view of a street and abutting properties zoned Residential or Downtown (D5) or Downtown (D6) with a Visual Barrier in accordance with Section 4.19 of this By-law;</p> <p>iv) May be stored in a carport or side yard provided that the Major Recreational Equipment is screened with a Visual Barrier in accordance with Section 4.19 of this By-law, and has a minimum setback of 1.2 metres from the side lot line; and,</p> <p>v) Notwithstanding 5.6.4 a) ii), iii), and iv), Major Recreational Equipment may be parked on a driveway wholly inside the lot line between May 1st and October 31st in each year.</p>	Not applicable.	N/A
	<p>b) In any Rural Zone, Major Recreational Equipment:</p> <p>i) May be stored enclosed;</p> <p>ii) Shall not be stored in the minimum required front yard or flankage yard;</p> <p>iii) May be stored in a rear yard or side yard provided that the Major Recreational Equipment is screened with a visual barrier in accordance with Section 4.19 of this By-law, and has a minimum setback of 1.2 metres from the side or rear lot line;</p> <p>iv) Notwithstanding Subsections i), ii) and iii) herein, Major Recreational Equipment may be parked on a driveway wholly inside the lot line between May 1st and October 31st in each year; and,</p> <p>v) Storage of Major Recreational Equipment shall only be permitted for Major Recreational Equipment owned</p>	Not applicable.	N/A

	by a resident of the lot		
Prohibition of New Principal Surface Parking Lots in Downtown Zones [as per section 5.6.5 of Hamilton Zoning By-law 05-200]	a) Within any Downtown Zone, no new surface parking lots shall be permitted except where the parking is accessory to the main use on the same lot.	R1 zone. Not applicable.	N/A
Visitor Parking Space Requirements [as per section 5.6.6 of Hamilton Zoning By-law 05-200]	a) A required visitor parking space provided on a lot shall be clearly identified and marked as being reserved for such purpose.	Not applicable.	N/A
Section 5.7 – Parking Schedules			
Parking Schedules [as per section 5.7 of Hamilton Zoning By-law 05-200]	<u>a) Parking Rate Areas</u> Where this By-law indicates that a Parking Rate Area (PRA) applies for the purpose of calculating a parking requirement or permission, such Parking Rate Area shall apply to lands and shall be indicated as Parking Rate Area (PRA1), (PRA2) and (PRA3) on Schedule “A” – Zoning Maps.	Subject to PRA3	
	<u>b) Application of Parking Rate Areas</u> Where a parking rate or requirement contained in this By-law does not contain reference to a Parking Rate Area (PRA), such parking rate shall apply to all lands throughout the City. Only where a parking rate refers to a specific Parking Rate Area, and where such use is located within that specified Parking Rate Area, shall there be any modification to the parking rate, and only in the manner prescribed.		
Minimum Required Parking Rate Schedule [as per section 5.7.1 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Required Parking Rate Schedule</u> Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1: As per table in By-law 5.7.1 <u>i. Residential Use</u> Single Detached Dwelling b) In all other areas, 1 per unit.	1 parking space in the detached garage.	Conforms
Maximum Permitted Parking Rate Schedule [as per section 5.7.2 of Hamilton Zoning By-law 05-200]	<u>a) Maximum Permitted Parking Rate Schedule</u> For any use listed in Column 1, the number of parking spaces provided shall not exceed the number in Column 2: As per table in By-law 5.7.2	Not applicable for a single detached dwelling.	N/A
Minimum Accessible Parking Rate Schedule [as per section 5.7.3 a) of Hamilton Zoning By-law 05-200]	<u>a) Minimum Accessible Parking Rate Schedules</u> The minimum number of accessible parking spaces which must be provided shall be the greater minimum number resulting from the calculations in Sections 5.7.3 b) and 5.7.3 c) below, with numeric fractions rounded up in accordance with Section 5.1.1 c) ii) and iii).	Not applicable as per 5.1.3 b)	N/A

Minimum Accessible Parking Calculation 1 - Proportionate to Parking Provision [as per section 5.7.3 b) of Hamilton Zoning By-law 05-200]	b) Minimum Accessible Parking Calculation 1 - Proportionate to Parking Provision On a lot containing 5 or more parking spaces, a minimum number of the parking spaces provided shall meet the requirements of the Minimum Accessible Parking Rate Schedule below: <table><tr><th>Column 1 Total Number of Parking Spaces Provided</th><th>Column 2 Minimum Number of Accessible Parking Spaces</th></tr><tr><td>5 – 100 spaces</td><td>Minimum 4% of the total number of parking spaces provided;</td></tr><tr><td>101 – 200 spaces</td><td>Minimum 1 space + 3% of the total number of parking spaces provided;</td></tr><tr><td>201 - 1000 spaces</td><td>Minimum 2 spaces + 2% of the total number of parking spaces provided; and,</td></tr><tr><td>1000 or more spaces</td><td>Minimum 11 + 1% of the total number of required parking spaces.</td></tr></table>	Column 1 Total Number of Parking Spaces Provided	Column 2 Minimum Number of Accessible Parking Spaces	5 – 100 spaces	Minimum 4% of the total number of parking spaces provided;	101 – 200 spaces	Minimum 1 space + 3% of the total number of parking spaces provided;	201 - 1000 spaces	Minimum 2 spaces + 2% of the total number of parking spaces provided; and,	1000 or more spaces	Minimum 11 + 1% of the total number of required parking spaces.	Not applicable as per 5.1.3 b)	N/A
Column 1 Total Number of Parking Spaces Provided	Column 2 Minimum Number of Accessible Parking Spaces												
5 – 100 spaces	Minimum 4% of the total number of parking spaces provided;												
101 – 200 spaces	Minimum 1 space + 3% of the total number of parking spaces provided;												
201 - 1000 spaces	Minimum 2 spaces + 2% of the total number of parking spaces provided; and,												
1000 or more spaces	Minimum 11 + 1% of the total number of required parking spaces.												
Minimum Accessible Parking Calculation 2 - Where Total Parking Provision is Reduced Pursuant to a Parking Rate Area or Downtown Zone [as per section 5.7.3 c) of Hamilton Zoning By-law 05-200]	c) Minimum Accessible Parking Calculation 2 - Where Total Parking Provision is Reduced Pursuant to a Parking Rate Area or Downtown Zone The minimum number of accessible parking spaces which must be provided shall be: i) In any Zone, except a Downtown Zone, the result of: a) applying the requirements of Section 5.7.1 to all uses, excluding the existing gross floor area within any existing building, and excluding the application of any Parking Rate Area or Downtown Zone, to produce a total number of parking spaces; and, b) applying the corresponding requirement listed in Column 2 of Schedule 5.7.3 b) to the total number of parking spaces resulting from the calculation in Section 5.7.3 c) i) a) immediately above to produce the minimum required number of accessible	Not applicable as per 5.1.3 b)	N/A										

	<p>parking spaces.</p> <p>ii) In any Downtown Zone, the result of applying Column 2 hereunder for each use listed in Column 1, excluding any existing gross floor area within any existing building:</p> <p>Refer to table in By-law 5.7.3 c)</p>		
<p>Minimum Bicycle Parking Rate Schedule [as per section 5.7.5 a) of Hamilton Zoning By-law 05-200]</p>	<p>a) Minimum Required Bicycle Parking Rate Schedule For each building containing one or more of the uses listed in Column 1 in the following schedule: i) Short-term Bicycle Parking Spaces shall be provided in the minimum quantity specified in Column 2 and subject to the regulations in Section 5.4.2; and ii) Long-term Bicycle Parking Spaces shall be provided in the minimum quantity specified in Column 3 and subject to the regulations in Section 5.4.2.</p> <p>Refer to table in By-law 5.7.5</p>	<p>No bicycle parking requirement as per Section 5.7.5 a)</p>	<p>N/A</p>

Regards,



 For the Manager of Zoning & Committee of Adjustment



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)	BRADLEY + MEGAN VANDASSELAAR	[REDACTED]
Applicant(s)	AMY TALUKDER + JEFF JANSEN & JANSEN CONSULTING	
Agent or Solicitor	↓ AGENT	
		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 be 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	74 TEAL AVE, STONEY CREEK		
Assessment Roll Number	003040274000000		
Former Municipality	STONEY CREEK		
Lot	Pl. LOT 77	Concession	
Registered Plan Number	No. 647 - A	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:

MINOR VARIANCE FOR DETACHED GARAGE HEIGHT.
ALLOWED = 4.5M PROPOSED = 5.08M

☐ 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 COMPLY DUE TO GARAGE HEIGHT NEEDED FOR OWNER'S VEHICLE. ROOF SLOPE IS LOW TO TRY TO ACCOMMODATE HEIGHT RESTRICTION, BUT AT A SLOPE FOR ADEQUATE WATER IS NOW SHEDDING.

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
21.33M	28M	591.63 M ²	6.24M +/-

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 SFD	6.93M	11.27M	4.81M + 5.81M	1927
WOOD SHED	24.12M	1.12M	16.73M + 2.06M	UNKNOWN
QUONSET	21.23M	0.52M	0.64M + 17.53M	UNKNOWN

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
ADDITION TO SFD	4.11M	ADJUTING HOUSE	6.13M + 5.70M	SUMMER 2025
DETACHED GARAGE	19.59M	1.20M	15.13M + 1.20M	SUMMER 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 SFD	65.84 M ²	65.84 M ²	1	6.11M
WOOD SHED	5.57 M ²	5.57 M ²	1	4M
QUONSET	18.99 M ²	18.99 M ²	1	4M

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
ADDITION TO SFD	38.95 M ²	38.95 M ²	1	6.11M
DETACHED GARAGE	32.7 M ²	32.7 M ²	1	5.08M

- 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.):

SFD

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

SFD

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

SEPT 2019

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

SFD

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

SFD

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) LOW DENSITY RESIDENTIAL

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

MAINTAINING EXISTING USE OF SFD. NECESSARY STRUCTURES
ALLOWED IN THIS USE.

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-law Amendment 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
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