

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-25:093	SUBJECT PROPERTY:	319 Highland Road East, Stoney Creek
ZONE:	A2 (Rural)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Anotonio Vieira
Agent: Calin Carmazan

The following variances are requested:

1. An Additional Dwelling Unit - Detached shall be permitted on a lot containing a Single Detached Dwelling having a minimum Lot Area of 0.19 hectares whereas the minimum required Lot Area is 1.5 hectares.

PURPOSE & EFFECT: To facilitate the construction of an Additional Dwelling Unit - Detached.

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, August 14, 2025
TIME:	12:35 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

A-25:093

- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

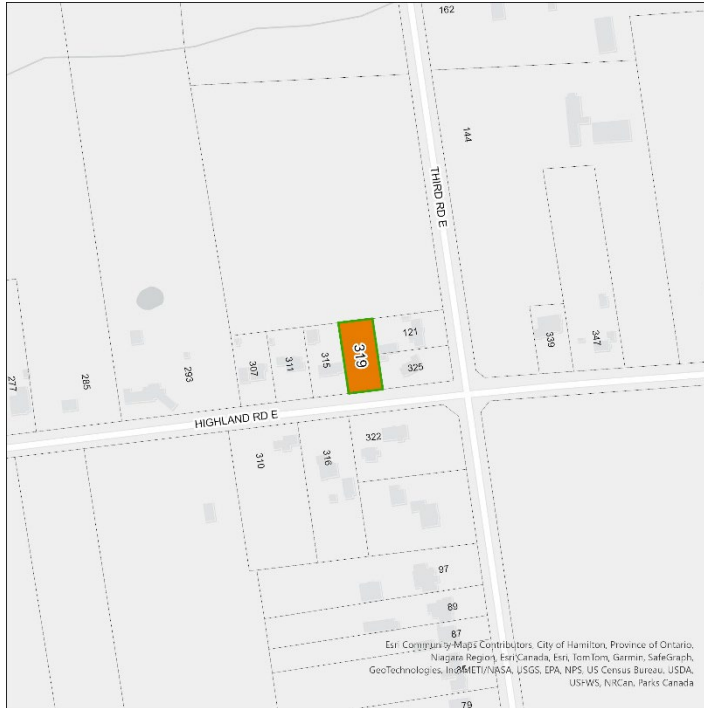
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 12, 2025

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 August 13, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:093, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: July 28, 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 Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing.

How to Submit Written Comments:

By Email:

Send to: cofa@hamilton.ca

By Mail:

Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

All written comments received will be made available to the Committee and the public by the Tuesday prior to the Hearing.

Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.

Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Name and mailing address of each person wishing to speak
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

Presentations

All presentations are permitted at the discretion of the Committee.

Virtual Presentations:

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca no later than 12:00 p.m. (noon) on the business day prior to the Hearing. The submission must be one document in PDF format only.

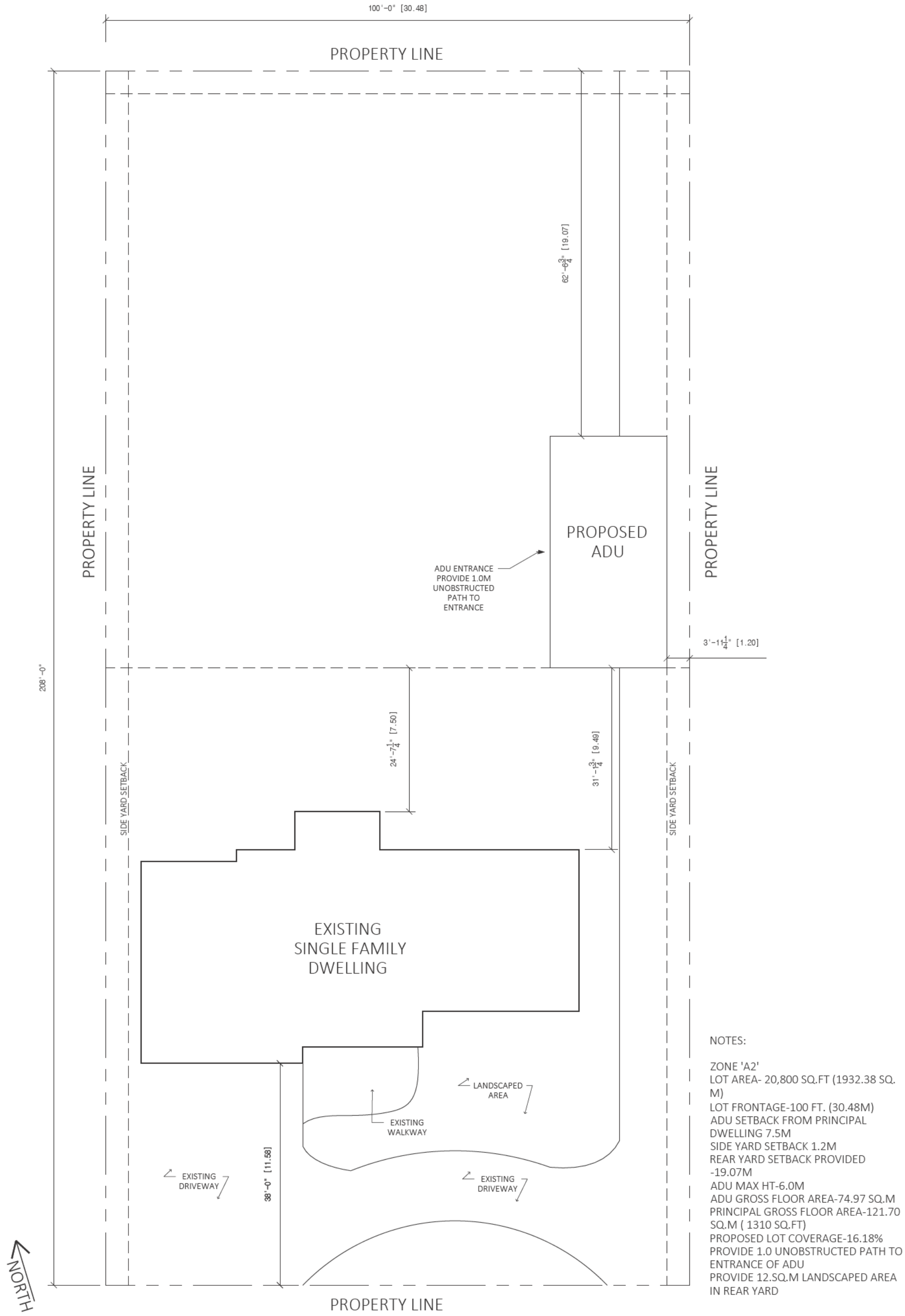
In-Person Presentations:

Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca by 12:00 p.m. (noon) on the business day prior to the Hearing in PDF format as a single document. Handouts are permitted only if the same content can be displayed on the presentation screen.

Additional Notes

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.



	Drawing: <div>PROPOSED SITE PLAN</div>	Scale: 1/16"=1'-0"		CARMAZAN ENGINEERING INC.
		Date: DEC.4, 2024		
	Project: 319 HIGHLAND RD E STONEY CREEK, ONT.	Project No. -	Dwg. No. A-0	

From: Calin Carmazan [REDACTED]
Sent: Wednesday, July 2, 2025 2:54 PM
To: Committee of adjustment; Suzy Vieira
Subject: 25:093 — 319 Highland Road East, Stoney Creek
Attachments: img026.pdf; 250523 - Hydrogeological Assessment - 319 Highland Rd E, Hamilton.pdf; img027.pdf

External Email: Use caution with links and attachments

Hi

Please see attached formal Hydrogeological Assessment report for the subject site, with respect to the proposed Additional Dwelling Unit. The existing well and septic system would be considered adequate to continue to service the existing dwelling and ADU, without potential for negative impact to exiting water wells or septic systems. Also the septic contractor details and city of Hamilton approval for the existing septic system.

Sincerely
Călin Carmazan, M.Eng., P.Eng.
Senior Structural Engineer
Carmazan Engineering Inc.
www.carmazanengineering.com
Sent from my iPhone



SOIL-MAT ENGINEERS & CONSULTANTS LTD.

401 Grays Road · Hamilton, ON · L8E 2Z3

🌐 www.soil-mat.ca ✉ info@soil-mat.ca ☎ 905.318.7440 / 800.243.1922 (toll free) 📠 905.318.7455

PROJECT No.: SM 250523-G

JULY 2, 2025

SUZY VIEIRA
319 Highland Road East
Hamilton, Ontario
L8J 3E6

Attention: Suzy Vieira

**HYDROGEOLOGICAL CONSIDERATIONS
PROPOSED ADDITIONAL DWELLING UNIT
319 HIGHLAND ROAD EAST
HAMILTON, ONTARIO**

Dear Ms. Vieira,

Further to your request and authorisation, SOIL-MAT ENGINEERS & CONSULTANTS LTD. has completed the following records and information review, and report preparation in connection with the above noted project. The scope of work was completed in general accordance with our proposal [email dated June 24, 2025].

1. INTRODUCTION

It is understood that it is proposed to construct an additional 1-bedroom dwelling unit on the existing residential lot at 319 Highland Road East in Hamilton, Ontario. The site is presently occupied by an existing 2-bedroom single family dwelling, and is privately serviced by an on-site potable water well and private septic system. The additional dwelling unit [ADU] is proposed as a separate garage with a 1-bedroom unit on the second floor. Comments provided by City staff have indicated the requirement for a hydrogeological assessment to be completed to evaluate the waste water treatment and potable water supply conditions to support the proposed ADU.

The purpose of this hydrogeological assessment was to review available information for the existing subject lot, conduct a desktop water well study is review existing water well data within an approximate 500-metre radius of the site, and provide our comments and recommendations regarding the potential viability of the lot to support the proposed Additional Dwelling Unit with both potable water supply and private on-site sewage treatment.

Based on the information presented in this report, it is our opinion that the existing on-site bedrock groundwater well is capable of continuing to provide a sufficient potable water supply, and the existing septic system is adequate to support the daily effluent flow, to service the proposed 1-bedroom ADU.

1.1. INFORMATION SOURCES

Information was compiled for this hydrogeological assessment from sources including:

- Topographic, Bedrock Geology, and Soils maps.
- Ministry of Environment, Conservation and Parks [MOE] Water Well Records.
- Site Plan Drawings, existing and proposed conditions [Carmazan Engineering Inc., dated April 9, 2025]
- Septic system design drawing [Frem Excavating, dated Jan 22/2020] stamped City of Hamilton Permit approval May 29, 2020.

1.2. GUIDELINES AND REGULATIONS

The guidelines and regulations applicable to this project include:

- Ontario Regulation 903 – Water Wells;
- Ontario Safe Drinking Water Standards;
- MOE Procedure D-5-5, Technical Guideline for Private Wells: Water Supply Assessment;
- The City of Hamilton's Guidelines for Hydrogeological Studies and Technical Standards for Private Services.

1.3. LIMITATIONS AND CONDITIONS

Information for this study was compiled from geological maps and well records for water wells drilled in the study area. Water well locations are approximated in well records using the UTM coordinate system and in some instances may be in error by more than 50 metres. Potential for mapping error therefore exists in correlation of well registration numbers with street addresses. Soils and bedrock descriptions in the well records are limited and generalized regarding formation lithology. Stratigraphic interpretation in this report is based on information from water well records, topographic maps, Paleozoic Geology maps of the area, and geotechnical investigations performed by SOIL-MAT ENGINEERS in the area.

This report was prepared by SOIL-MAT ENGINEERS for the account of SUZY VIEIRA C/O CARMAZAN ENGINEERING INC. The material in it reflects SOIL-MAT ENGINEERS' best judgment in light of the information available to it at the time of preparation, and on the assumption that the design and construction will be performed in accordance with applicable codes and standards. Any significant deviations from the proposed project design may void the recommendations given in this report. If significant changes are made to the proposed design, this office must be consulted to review the new design with respect to the results of this investigation. It is noted that this report is not intended to specifically address any environmental aspects of the site.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

2. SITE CONDITIONS

2.1 SITE LOCATION AND SETTING

The subject site is an existing residential lot, on the north side of Highland Road East, west of 3rd Road East, in Hamilton, Ontario. The property is presently occupied by a single family dwelling, understood to 2-bedrooms. The lot is approximately 1930 m² or 0.193 ha, and is relatively flat with a slight overall drop in grade from south to north. There are existing similar residential lots to the east and west, as well as to the south along the west side of 3rd Road East, and open agricultural field to the north.

The site location is shown in Drawing No. 1, Site Location Plan.

2.2 SURROUNDING LAND USE

The surrounding land use includes:

North: Agricultural field

East: Residential Properties

South: Highland Road East, and Residential Properties beyond

West: Residential Properties

2.3 GEOLOGY – OVERBURDEN SOIL

Local soils identified in the Ministry of Northern Development and Mine's "Quaternary Geology of the Grimsby Area, Southern Sheet Map P0993" and "Quaternary Geology of Ontario, Southern Sheet, Map M2556" are described predominantly as glaciolacustrine deposits of silt and clay, to silt and clay till.

Ontario Geological Survey mapping notes similar conditions, with the site in an area of clay to silt textured till, surrounded by fine-textured glaciolacustrine deposits of silt and clay, minor sand and gravel. This is consistent with our experience in the area, with overburden conditions consisting of silty clay, with traces of sand and gravel.

2.4 GEOLOGY – BEDROCK

Bedrock in the vicinity of the Site is recorded from the Ministry of Northern Development and Mine's "Paleozoic Geology of Grimsby, Southern Sheet Map M2343," as Dolostone of the Lockport Formation. The depth to bedrock, as reported in MOE water well records for wells in the proximity of the Site, is on the order of approximately 2.7 to 15.5 metres below ground surface, with an average of 11.5 metres. Referencing well records more specific to the subject site note overburden depths in the range of 11.0 to 13.4 metres.

2.5 GROUNDWATER CONDITIONS

The MOE water well records provides an estimate of the static groundwater level at approximately 3.0 to 10.7 metres below the existing grade within the confining bedrock. Referencing well records more specific to the subject site notes groundwater encountered in the bedrock at depths of approximately 11.0 to 15.5 metres, rising to a static level of approximately 4.6 to 6.1 metres. There were no monitoring wells in the area to determine a static groundwater level within the unconfined overburden.

3 WATER WELL STUDY

3.1 WATER WELL INVENTORY

MOE water well records revealed forty-two [42] potable wells and one groundwater monitoring well located within an approximate 500 metre radius of the limits of the Site. The location of these available well records is illustrated in the attached Drawing No. 2, Water Well Records. The water well records [<https://www.ontario.ca/environment-and-energy/map-well-records>] locations are approximated in well records using the UTM co-ordinate system and in some instances may be in error by more than 50 metres. Potential for mapping error therefore exists in correlation of well registration numbers with street addresses. Soils and bedrock descriptions in the well records are limited and generalized regarding formation lithology.

It is understood that the existing residential properties in the surrounding area are privately serviced with water wells or cisterns and septic systems.

The data contained in the water well records suggests that there are two [2] predominant aquifers in the Study Area, one which is considered a confined aquifer within the dolostone bedrock at an estimated depth between 7.3 to 18.0 m bgs, with an average static water level of 6.3m. The other is an unconfined aquifer within the low permeable overburden soils, however fieldwork was not conducted to determine the estimated static water depth. Based on experience in the area, groundwater within the overburden is estimated in the range of 2 to 4 metres.

Data contained in MOE Water Well Records for forty-two [42] water wells within the *Study Area* are presented for statistical observations in Table A below.

The information gathered from the records indicates the following:

- Ground water was encountered as shallow as 7.3 metres below ground surface ["m bgs"] and as deep as 18.0 m bgs, with an average depth of 13.4 m bgs during the well drilling.
- Static water levels varied from 3.0 to 10.7 m bgs, with an average static level of 6.3 m bgs, and;
- The Pressure Head varied from 0 to 14.6 metres with an average of 7.0 metres.
- Recommended available pumping rates ranging between 0.75 and 50 gpm, with an average of 8.9 gpm.
- The water bearing formation lithology reported in the majority of the wells was within the limestone bedrock.

Table A: Water Well Records - Statistical Observations

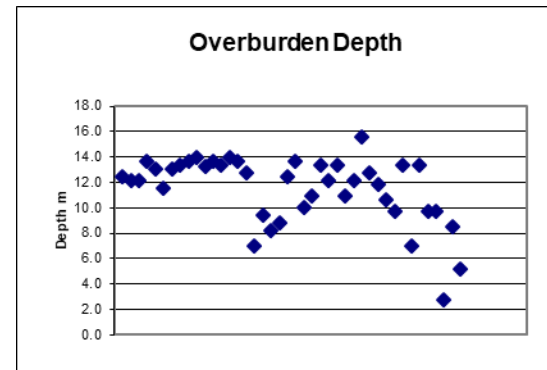
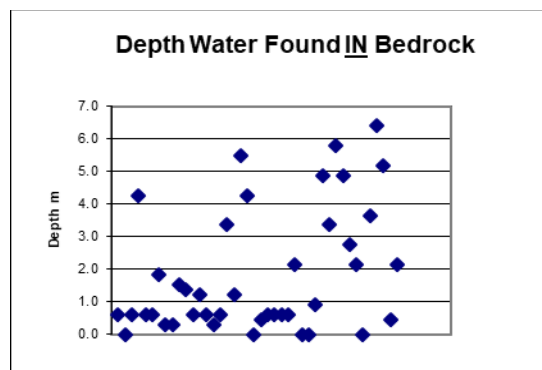
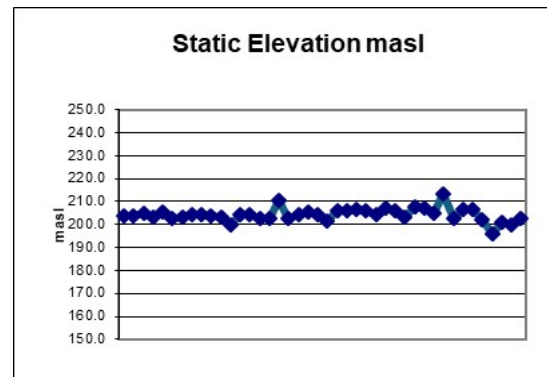
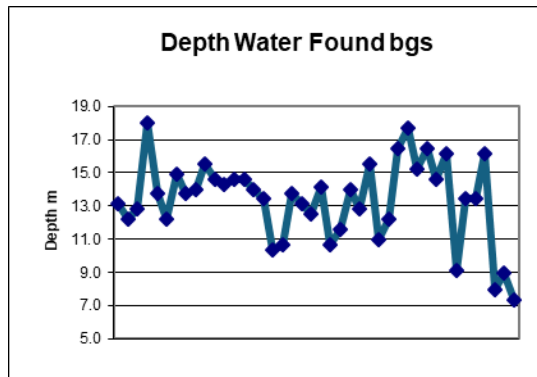
Total wells= 42

Well #	Well ID	Surface Elevation		Depth found [bgs]		Elevation found		Static depth [bgs]		Static Elevation		Pressure Head	Recommended Pumping Rate
		fasl	masl	ft	m	fasl	masl	ft	m	fasl	masl	m	gpm
1	6805236	685	208.8	43	13.1	642	195.7	17	5.2	668	203.7	7.9	35.0
3	6805238	687	209.5	40	12.2	647	197.3	19	5.8	668	203.7	6.4	5.0
4	6808404	688	209.8	42	12.8	646	197.0	15	4.6	673	205.2	8.2	10.0
5	6814233	688	209.8	59	18.0	629	191.8	22	6.7	666	203.0	11.3	12.0
7	6805233	688	209.8	45	13.7	643	196.0	14	4.3	674	205.5	9.5	6.0
9	6805241	684	208.5	40	12.2	644	196.3	20	6.1	664	202.4	6.1	10.0
10	6805237	688	209.8	49	14.9	639	194.8	22	6.7	666	203.0	8.2	16.0
11	6805226	689	210.1	45	13.7	644	196.3	19	5.8	670	204.3	7.9	15.0
12	6811662	690	210.4	46	14.0	644	196.3	20	6.1	670	204.3	7.9	5.0
13	6808597	692	211.0	51	15.5	641	195.4	24	7.3	668	203.7	8.2	2.0
14	6810732	690	210.4	48	14.6	642	195.7	23	7.0	667	203.4	7.6	4.0
15	6810648	690	210.4	47	14.3	643	196.0	35	10.7	655	199.7	3.7	5.0
16	6805232	690	210.4	48	14.6	642	195.7	20	6.1	670	204.3	8.5	15.0
17	6809264	690	210.4	48	14.6	642	195.7	20	6.1	670	204.3	8.5	5.0
18	6810649	690	210.4	46	14.0	644	196.3	25	7.6	665	202.7	6.4	5.0
19	6805229	691	210.7	44	13.4	647	197.3	26	7.9	665	202.7	5.5	13.0
20	6805252	700	213.4	34	10.4	666	203.0	10	3.0	690	210.4	7.3	2.0
21	6813176	700	213.4	35	10.7	665	202.7	35	10.7	665	202.7	0.0	17.0
22	6807024	700	213.4	45	13.7	655	199.7	30	9.1	670	204.3	4.6	6.0
23	6806969	700	213.4	43	13.1	657	200.3	26	7.9	674	205.5	5.2	6.0
24	6805240	689	210.1	41	12.5	648	197.6	18	5.5	671	204.6	7.0	2.5
25	7046842	690	210.4	46.5	14.2	643.5	196.2	29	8.8	661	201.5	5.3	10.0
26	6805235	697	212.5	35	10.7	662	201.8	22	6.7	675	205.8	4.0	15.0
27	6805090	696	212.2	38	11.6	658	200.6	20	6.1	676	206.1	5.5	3.0
28	6805239	697	212.5	46	14.0	651	198.5	20	6.1	677	206.4	7.9	8.0
29	6805092	695	211.9	42	12.8	653	199.1	20	6.1	675	205.8	6.7	5.0
30	6805093	695	211.9	51	15.5	644	196.3	25	7.6	670	204.3	7.9	5.0
31	6805091	695	211.9	36	11.0	659	200.9	15	4.6	680	207.3	6.4	3.0
32	6810971	695	211.9	40	12.2	655	199.7	20	6.1	675	205.8	6.1	2.0
33	7222109	695	211.9	54	16.5	641	195.4	28	8.5	667	203.4	7.9	5.0
34	6805086	696	212.2	58	17.7	638	194.5	15	4.6	681	207.6	13.1	2.0
35	6805087	703	214.3	50	15.2	653	199.1	24	7.3	679	207.0	7.9	50.0
36	6807869	700	213.4	54	16.5	646	197.0	28	8.5	672	204.9	7.9	3.0
37	6814102	700	213.4	48	14.6	652	198.8		0.0	700	213.4	14.6	3.0
38	6805228	690	210.4	53	16.2	637	194.2	25	7.6	665	202.7	8.5	15.0
39	6810651	690	210.4	30	9.1	660	201.2	12	3.7	678	206.7	5.5	1.0
40	6810650	690	210.4	44	13.4	646	197.0	12	3.7	678	206.7	9.8	0.8
41	6805088	688	209.8	44	13.4	644	196.3	25	7.6	663	202.1	5.8	10.0
42	6812704	675	205.8	53	16.2	622	189.6	32	9.8	643	196.0	6.4	25.0
43	6807496	674	205.5	26	7.9	648	197.6	14	4.3	660	201.2	3.7	5.0
44	6812200	674	205.5	29.5	9.0	644.5	196.5	18	5.5	656	200.0	3.5	5.0
45	6807672	674	205.5	24	7.3	650	198.2	10	3.0	664	202.4	4.3	3.0
				Avg.=	13.4	Avg.=	197.3	Avg.=	6.3	Avg.=	204.3	7.0	8.9
				SDevP=	2.4	SDevP=	2.6	SDevP=	2.1	SDevP=	2.8	2.5	

Water bearing formation

Formation	#	%
Overburden	0	0
Bedrock	42	100

Well #	Well ID	Overburden Depth		Depth in Bedrock to Water	
		ft	m	ft	m
1	6805236	41.0	12.5	2.0	0.6
3	6805238	40.0	12.2	0.0	0.0
4	6808404	40.0	12.2	2.0	0.6
5	6814233	45.0	13.7	14.0	4.3
7	6805233	43	13.1	2.0	0.6
9	6805241	38	11.6	2.0	0.6
10	6805237	43	13.1	6.0	1.8
11	6805226	44	13.4	1.0	0.3
12	6811662	45	13.7	1.0	0.3
13	6808597	46	14.0	5.0	1.5
14	6810732	43.5	13.3	4.5	1.4
15	6810648	45	13.7	2.0	0.6
16	6805232	44	13.4	4.0	1.2
17	6809264	46	14.0	2.0	0.6
18	6810649	45	13.7	1.0	0.3
19	6805229	42	12.8	2.0	0.6
20	6805252	23	7.0	11.0	3.4
21	6813176	31	9.4	4.0	1.2
22	6807024	27	8.2	18.0	5.5
23	6806969	29	8.8	14.0	4.3
24	6805240	41	12.5	0.0	0.0
25	7046842	45	13.7	1.5	0.5
26	6805235	33	10.1	2.0	0.6
27	6805090	36	11.0	2.0	0.6
28	6805239	44	13.4	2.0	0.6
29	6805092	40	12.2	2.0	0.6
30	6805093	44	13.4	7.0	2.1
31	6805091	36	11.0	0.0	0.0
32	6810971	40	12.2	0.0	0.0
33	7222109	51	15.5	3.0	0.9
34	6805086	42	12.8	16.0	4.9
35	6805087	39	11.9	11.0	3.4
36	6807869	35	10.7	19.0	5.8
37	6814102	32	9.8	16.0	4.9
38	6805228	44	13.4	9.0	2.7
39	6810651	23	7.0	7.0	2.1
40	6810650	44	13.4	0.0	0.0
41	6805088	32	9.8	12.0	3.7
42	6812704	32	9.8	21.0	6.4
43	6807496	9	2.7	17.0	5.2
44	6812200	28	8.5	1.5	0.5
45	6807672	17	5.2	7.0	2.1
		Avg.=	11.5	Avg.=	1.8
		SDevP=	2.6	SDevP=	1.9



The term aquifer here generally refers to a geologic unit(s) or formation permeable enough to yield economic quantities of water to wells. The term aquitard refers to a geologic unit(s) or formation with insufficient permeability to supply production wells. Aquifers and aquitards are interpreted here based on statistical observation of data contained in the MOE water well records. Hydrographs of water levels are normally not kept for private wells, therefore historical fluctuations in water levels are not known.

3.2 HYDROGEOLOGICAL SETTING

Based on the available information the following comments can be made:

- The overburden soils consist of low permeable silty clay, with an average depth of 11.5 metres.
- The bedrock consists of Dolostone and Limestone, typically a water bearing formation.
- There are two [2] predominant aquifers in the Study Area;
 - one which is considered a confined aquifer within the limestone bedrock at an estimated depth between 7.3 to 18.0 m bgs, with an average static water level of 6.3m.
 - The other is an unconfined shallow aquifer in the low permeable overburden soils, however fieldwork was not conducted to determine the estimated static water depth. Based on experience in the area, groundwater within the overburden is estimated in the range of 2 to 4 metres
- In each case, with the exception of one well [with a pressure head of 0], the aquifer within the limestone bedrock exhibited a positive pressure head [i.e., the static water level is above the elevation where the groundwater was encountered] in each well record, indicating the aquifer was under confined artesian conditions with respect to the confining layer.
- Pressure head (hydraulic head above aquifer) ranged from 0 to 14.6 metres with an average of 7.0 metres;
- Recommended available pumping rates ranging between 0.75 and 50 gpm, with an average of 8.9 gpm.

Given the above, any active potable water wells in the area would be at greater depths as drilled bedrock wells. Such wells would be drawing water from within the limestone bedrock aquifer. The overburden soils consist of glaciolacustrine deposits of clayey silt-clay 'till', with average depth of 11.5 metres, and would act as an aquitard above the confined bedrock aquifer. The shallow groundwater condition in the overburden is estimated in the range of 3 to 4 metres, and is typical of an unconfined near surface aquifer, which would be influenced by seasonal weather conditions, drainage, and the presence of variable more permeable seams in the overburden soils.

4 GROUNDWATER SUPPLY

4.1 GROUNDWATER QUANTITY

As outlined above, the confined bedrock aquifer present in the area affords a viable source of potable water supply for typical single family dwellings. Based on the available records, it appears that the majority of the existing dwellings in the study area are currently supplied with potable water via drilled wells drawing from the bedrock aquifer, located immediately east of the existing dwelling. It is understood that the subject site is presently supplied with potable water by a drilled bedrock well, with adequate supply quantity reported by the owner. There is no information to suggest the existing well has had any issues with the quantity or quality of water supply.

Considering the existing well has been actively supply the dwelling, along with similar wells supplying the surrounding properties, the viability of the bedrock aquifer to supply adequate quantity and quality of water is clearly established, without negative interaction or impact between adjacent wells. The proposed addition of a single bedroom dwelling unit would not be a significant additional demand, such that on a hydrogeological basis, this would not be considered a concern, and further testing or assessment is not considered warranted.

4.2 GROUNDWATER QUALITY

With respect to water quality, it is typical of bedrock wells to report operational and aesthetic parameters, such as hardness, total dissolved solids, etc. versus the Ontario Drinking Water Quality Standards. With a properly protected and maintained well, the presence of microbiological elements [total coliforms and E.Coli] would not be expected.

It is recommended that the dwelling incorporate appropriate treatment [filter, softener, UV, Reverse Osmosis, etc.] to address these parameters. It is also recommended that the well be inspected and disinfected [chlorinated] as appropriate, by an MECP licensed water well contractor, as part of the construction of the proposed ADU. Water quality sampling may be conducted at this time to further inform the design and operation of treatment systems.

5 PRIVATE SEWAGE SYSTEM

5.1 EXISTING CONDITIONS

The subject lot is serviced with an existing septic system, which is understood to have been reconstructed in 2020 based on the design drawing by Ferm Excavating, approved by the City under Permit No. 20-150871. The system is noted to be a raised bed system constructed with imported sand fill, which is an appropriate system for the low permeable silty clay overburden soils. The system is noted to be based on a daily effluent flow of 1,600 L/day, incorporating a 4,500 L septic tank and separate pump chamber. It is understood that the system has been operating effectively since construction.

As outlined above, the overburden soils consist of low permeable silty clay. These soils would typically have a percolation rate, T-time, of greater than 50. Such conditions would warrant the use of a raised bed septic system [as was approved and constructed in this case] or the use of a proprietary tertiary treatment system. As such, the constructed approved septic system would be considered to be appropriate for the site conditions.

5.2 POTENTIAL GROUNDWATER IMPACTS

The subject lot has existed for an extended period of time, evidently serviced with a private septic system over that time, along with the adjacent single family dwelling lots. As noted the septic system on the subject lot was recently reconstructed in 2020 under an approved permit from the City. As such, the potential for groundwater impacts as a result of the ongoing use of the existing system is considered negligible. Nonetheless, review of the septic system is called for as part of the hydrogeological assessment.

Referencing the MOE D5-4, the Three Step Process is utilized to assess and ensure that the effluent discharge from private on-site sewage systems will have limited or negligible impact on the groundwater, or use of adjacent properties.

Step One – Lot Size Consideration:

Developments with lot sizes a minimum of 1 hectare [~2.5 acre], or larger, are assumed to afford sufficient attenuation of effluent such that the risk for potential impact to the groundwater regime is considered low. In this case, the existing lot size is approximately 1930 square meters, smaller than 1 hectare, and so the assessment must consider Step Two.

Step Two – System Isolation:

Where it can be demonstrated that sewage effluent would be hydrogeologically isolated from existing or potential groundwater supply aquifers, the risk would be considered as low.

In this case the site overburden soils have been characterized as a low permeability silty clay, with an overburden depth on the order of 11.5 metres above the dolostone bedrock. With the overburden acting as an aquitard above the bedrock aquifer, with sufficient thickness, this would serve as hydrogeological isolation from the confined bedrock aquifer. As such, the potential risk to the confined bedrock supply aquifer from septic effluent originating from the existing approved septic bed is considered negligible.

Step Two of the D5-4 process is satisfied, demonstrating system isolation such that there is negligible potential risk to the regional potable aquifer. As such, it is not necessary to consider Step 3, contaminant attenuation, and specific nitrate boundary concentration calculations are not warranted.

Referencing D5-4:

When it has been demonstrated that the sewage effluent will not enter supply aquifers, the lot density of the proposed development may be dictated by factors such as the need for sewage system replacement areas (i.e., contingency area), and by the minimum distances between individual on-site beds and wells, as defined by *Ontario Regulations 358 and 903*.

5.3 SEPTIC SYSTEM DESIGN CONSIDERATIONS

As noted, the existing recently reconstructed septic bed was designed for a daily effluent flow of 1,600 L/day, with a septic tank of 4,500 L. This system would be considered adequate for a 3-bedroom dwelling. Considering that the existing dwelling is noted to be 2-bedrooms, the addition of a 1-bedroom additional dwelling unit would be reasonably accommodated within the design effluent flow of the existing septic bed.

Based on the 2020 septic system design drawing, the septic system appears to satisfy the setback requirements of the OBC with respect to property lines, the existing potable water well, etc.


Given the above, the existing septic system would be considered adequate and appropriate to accommodate the proposed 1-bedroom ADU. It is noted that appropriate maintenance and operation of the septic system is important to its ongoing function and effectiveness [i.e. regular pumping of septic tank, etc.]. It would be prudent for a review of the existing system by a qualified septic system contractor be conducted as part of the construction of the proposed ADU, and any warranted maintenance actions be take at that time.

6 GENERAL COMMENTS

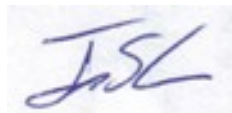
The comments provided in this document are intended only for the guidance of the design team. The material in it reflects Soil-Mat Engineers' best judgement in light of the information available at the time of preparation. The subsurface descriptions and borehole information are intended to describe conditions at the borehole locations only. It is the contractors' responsibility to determine how these conditions will affect the scheduling and methods of construction for the project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Soil-Mat Engineers accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust that this report is satisfactory for your purposes. Please feel free to contact the undersigned if you have any questions.

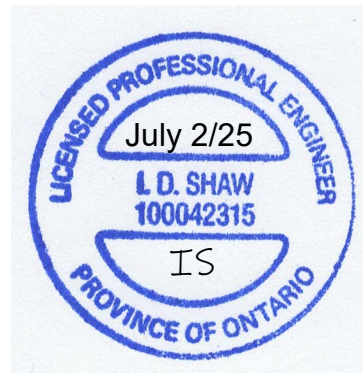
Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.



Peter Markesic, B.Sc.
Environmental Project Manager

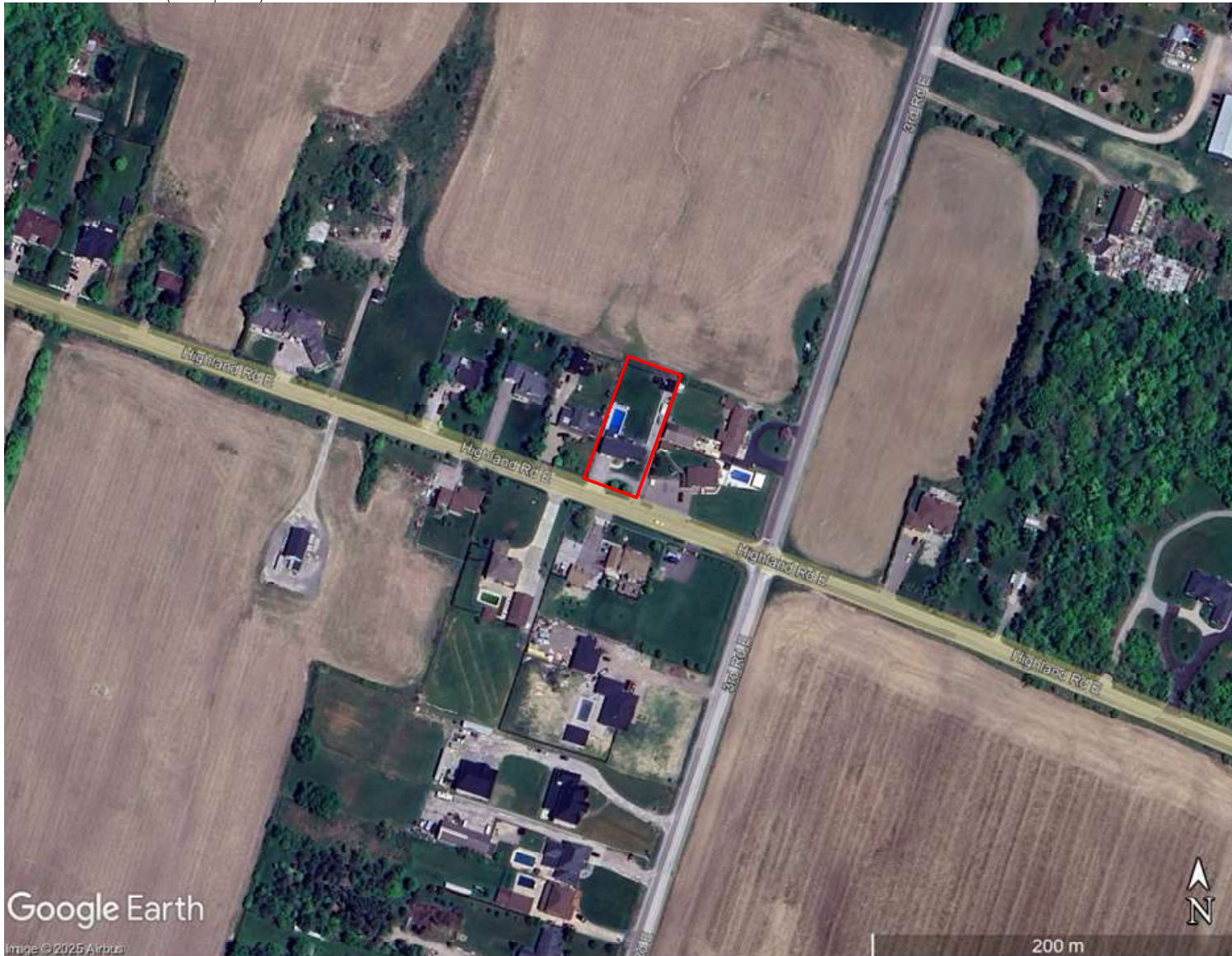
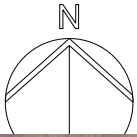


Ian Shaw, P.Eng., QP_{ESA}
Senior Engineer




Enclosures: Drawing No. 1, Site Location Plan
Drawing No. 2, Water Well Records

Distribution: Ms. Suzy Vieira [pdf by email]
Carmazan Engineering Inc. [pdf by email]



LEGEND

 = Site

SOIL-MAT

ENGINEERS & CONSULTANTS LTD.

Hydrogeological
Assessment
319 Highland Road East
Hamilton, Ontario

Site Location Plan

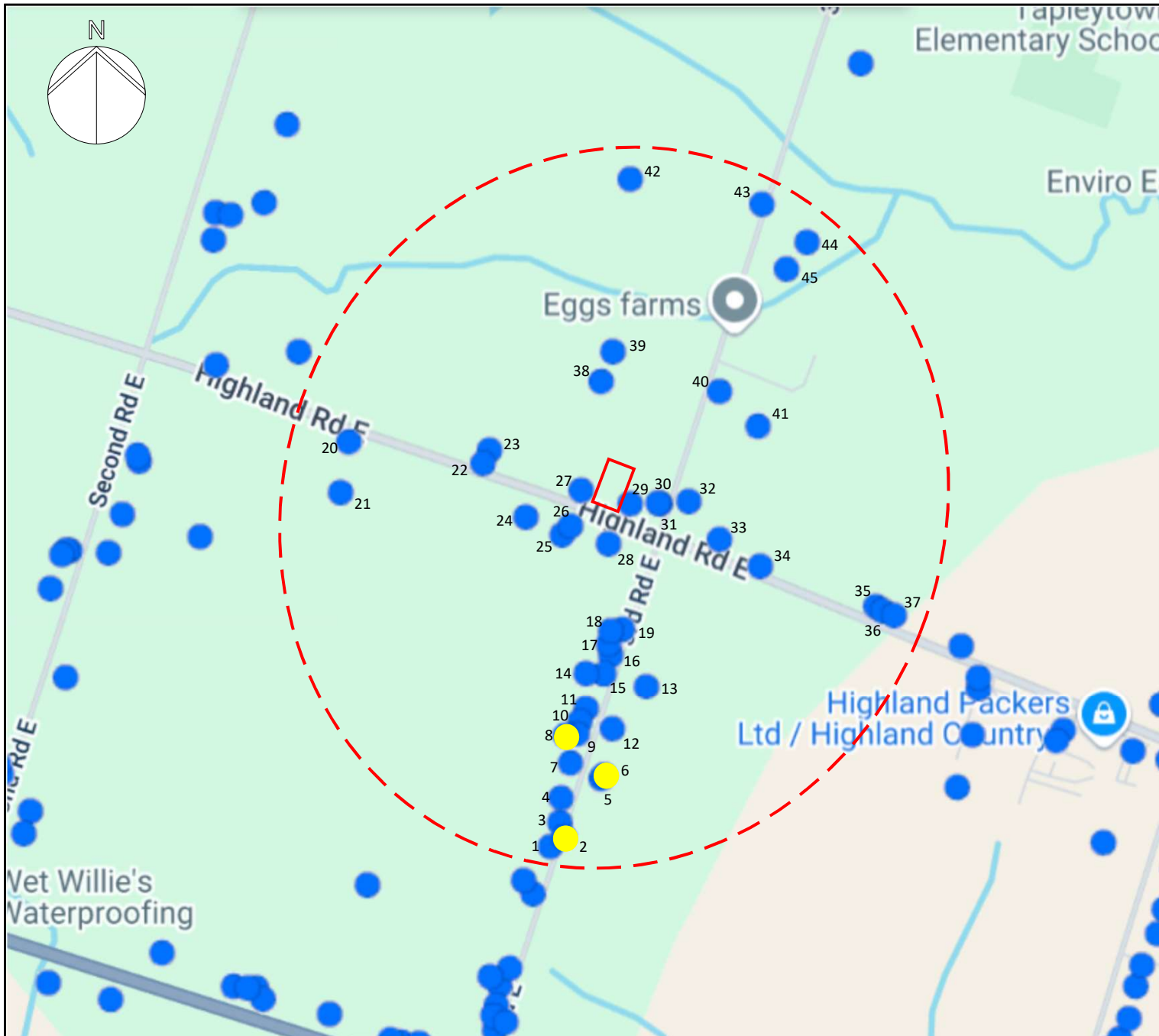
Project No. SM 250523-E

Date: June 2025

Drawn: PM | Checked: IS

SM 250523-E Site Location Plan

Drawing No. 1



LEGEND

- = Site
- = Study Area
[500 metre radius]
- = Water Well
- = Abandonment/
Upgrade Record

SOIL-MAT

ENGINEERS & CONSULTANTS LTD.

Water Well Records
319 Highland Road East
Hamilton, Ontario

Water Well Records

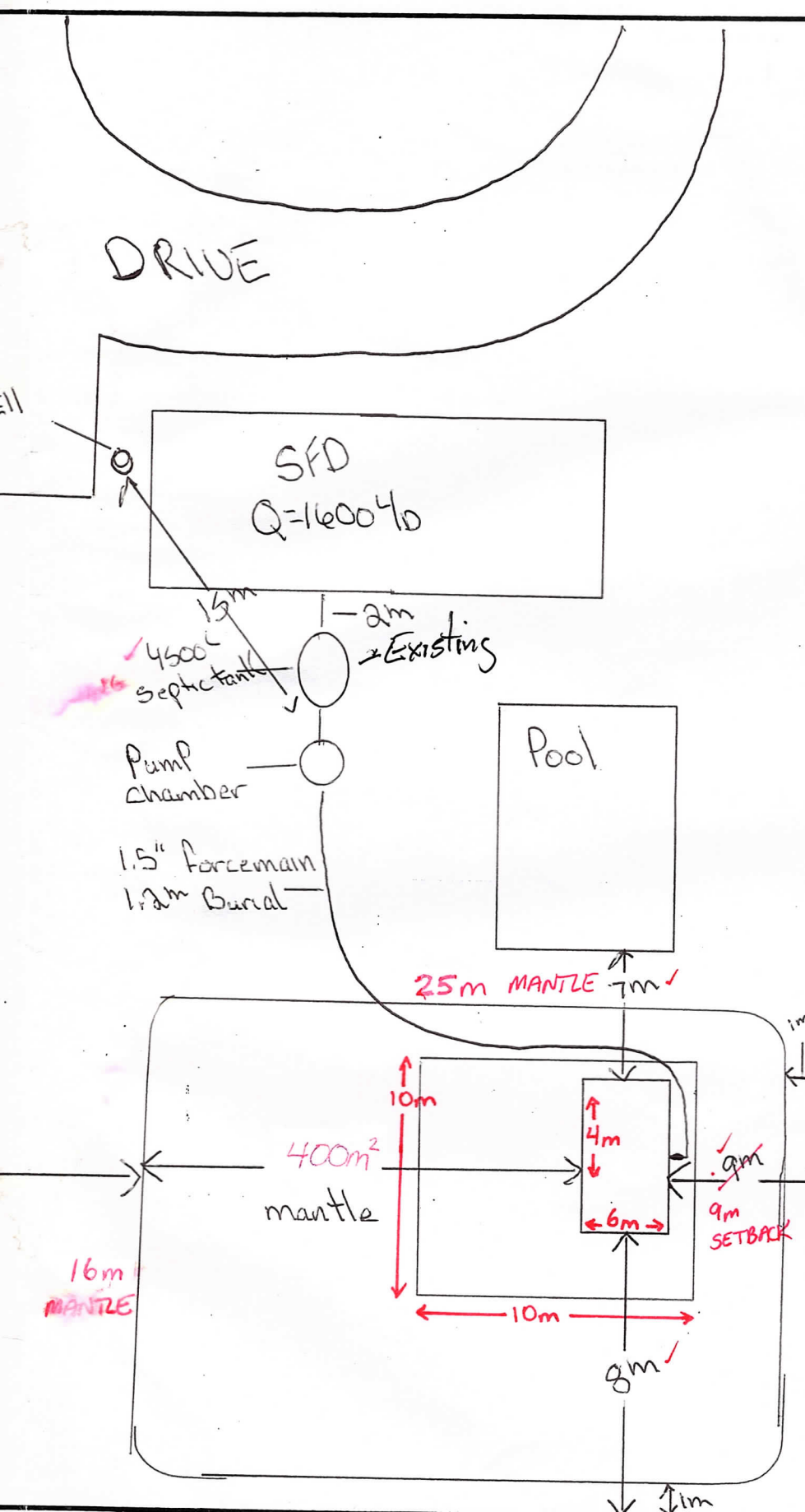
Project No. SM 250523-E

Date: June 2025

Drawn: PM Checked: IS

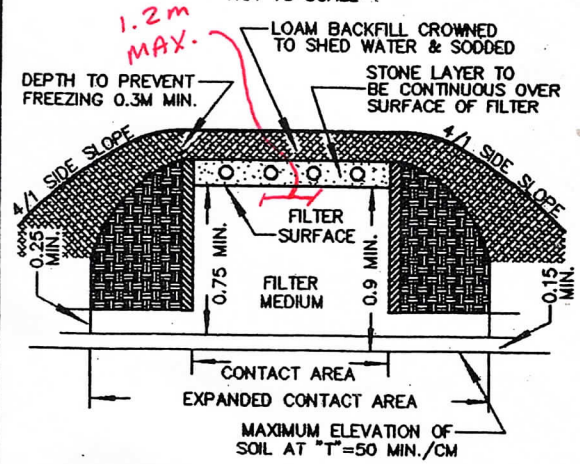
SM 250523-E Water Well Records

Drawing No. 2



TYPICAL SAND FILTER

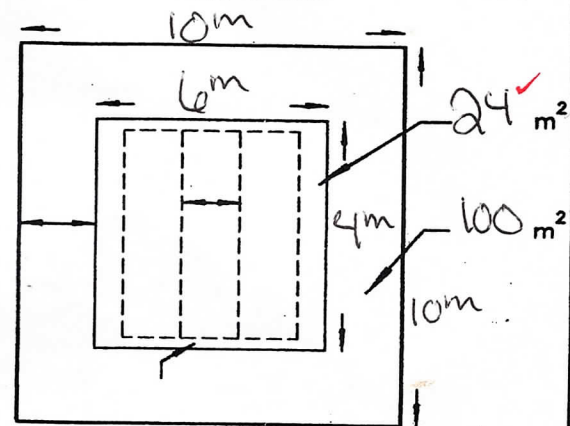
NOT TO SCALE



Note: Refer to O. Reg. 374/B1 (Sec. 10 and Sec. 12) for regulations governing sand filter type leaching beds.

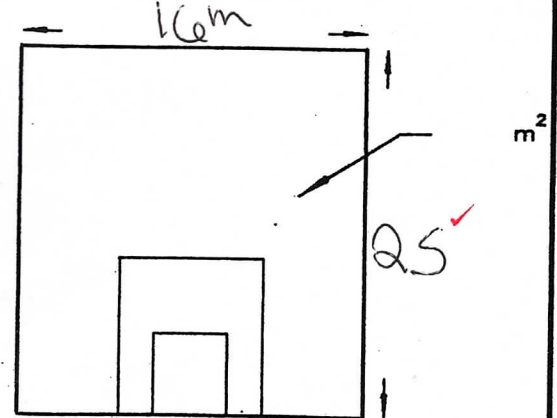
FILTER BED DETAIL

NOT TO SCALE



CONTACT AREA DETAIL

NOT TO SCALE



METRIC NOTE

ALL DISTANCES SHOWN ARE IN METRES AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE

MINIMUM 1.5 m
BED TO BE
L.L.L.G.

WELL NOTE

TILE BED AND TANK TO BE A
MINIMUM 15 m FROM PROPOSED
DRILLED WELL 30 m FROM DUG
WELL

CLIENT: S Godelis

MUNICIPALITY:

Stoney Creek

SUBJECT ADDRESS:

319 Highland

DATE OF ISSUE:

Jan 22/20

SITE EVALUATION BY FREM EXCAVATING

P.O. BOX 128, MOUNT HOPE
ONTARIO L0R 1W0
PHONE (905) 679-3197 FAX (905) 679-4174
DEAN MOGRIDGE SEPTIC LICENCE #1998-0058



CITY OF HAMILTON
Building Division

Permit No. 20-150871

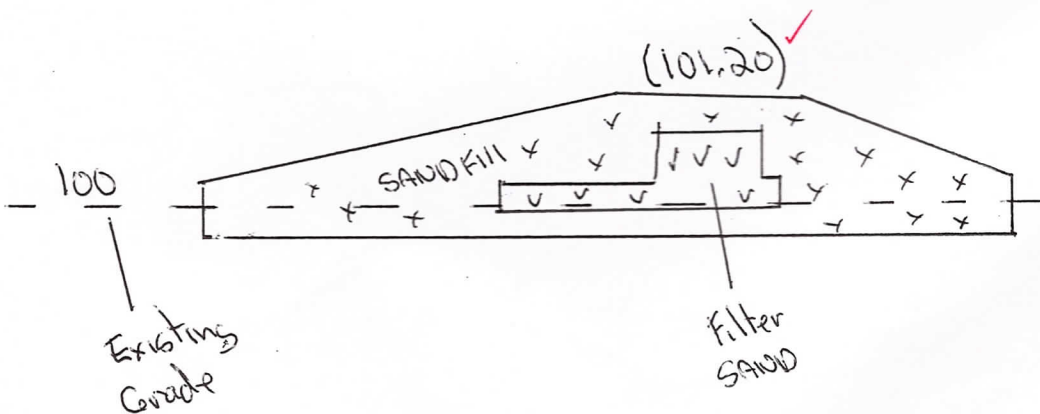
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

Ken Sitt May 29, 2020
FOR CHIEF BUILDING OFFICIAL DATE

Cross Section



DESIGN NOTE SEPTIC DESIGN FOR INSTALLATION BY FREM EXCAVATING ONLY !!	BENCHMARK :	LOCATION NOTE SEPTIC TANK TO BE MINIMUM FROM DWELLING. SEPTIC MINIMUM 5.0 m FROM DWELLING
DRAINAGE NOTE ALL DRAINAGE TO BE DIVERTED AWAY FROM SEPTIC AREA	EXISTING ELEVATION OF SEPTIC AREA :	TOP OF FOUNDATION :
	PROPOSED SEPTIC ELEVATION :	



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)	Suzy Vieira <i>Antonio Vieira</i>	
Applicant(s)	Calin Carmazan	
Agent or Solicitor		

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

☐ Credit over phone*

☒ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	319 Highland Road East		
Assessment Roll Number	003710546000000		
Former Municipality	Stoney Creek		
Lot	Part of Lot 19	Concession	7
Registered Plan Number		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:
construction of new detached ADU on Zone A1,A2,S1 lot area of subject land 1932.38 M2 ,= 0.2 ha ADU permitted on 1.5ha

☒ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?
need of an additional dwelling unit for the son of the owner , affordability ,

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
30.48 m	63.4m	1933 m2	7.3m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
single family dwelling	11.58	38.67	5.76m /1.84m	1975

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
ADU	32.23 m	19.7	1.2m/23.19m	proposed

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
two story family dwelling	167 m2	167 m2	2	7.8 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
N/A	74.97	74.97	1	6m

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

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
- 7.4 Length of time the existing uses of the subject property have continued:

- 7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable):

Rural

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

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

- 7.6 What is the existing zoning of the subject land? _____
- 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:

8.2 Number of Dwelling Units Proposed:

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
-
-