

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-25:137	SUBJECT PROPERTY:	639 Woodhill Road, Flamborough
ZONE:	A1 (Agriculture)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Paul McCoy
Agent: Tom O'Hara

The following variances are requested:

1. A minimum Lot Area of 0.28 hectares shall be permitted for a Single Detached Dwelling instead of the minimum required lot area of 0.4 hectares.

PURPOSE & EFFECT: To facilitate the construction of a Single Detached Dwelling.

NOTES:

1. It is noted that the provided drawings illustrating the subject lands do not appear to match the divisions records regarding lot configuration. It is unclear whether or not a Servance application is intended to create the parcel as shown in the drawings provided.

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:	2:55 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

A-25:137

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 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-25:137, 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:

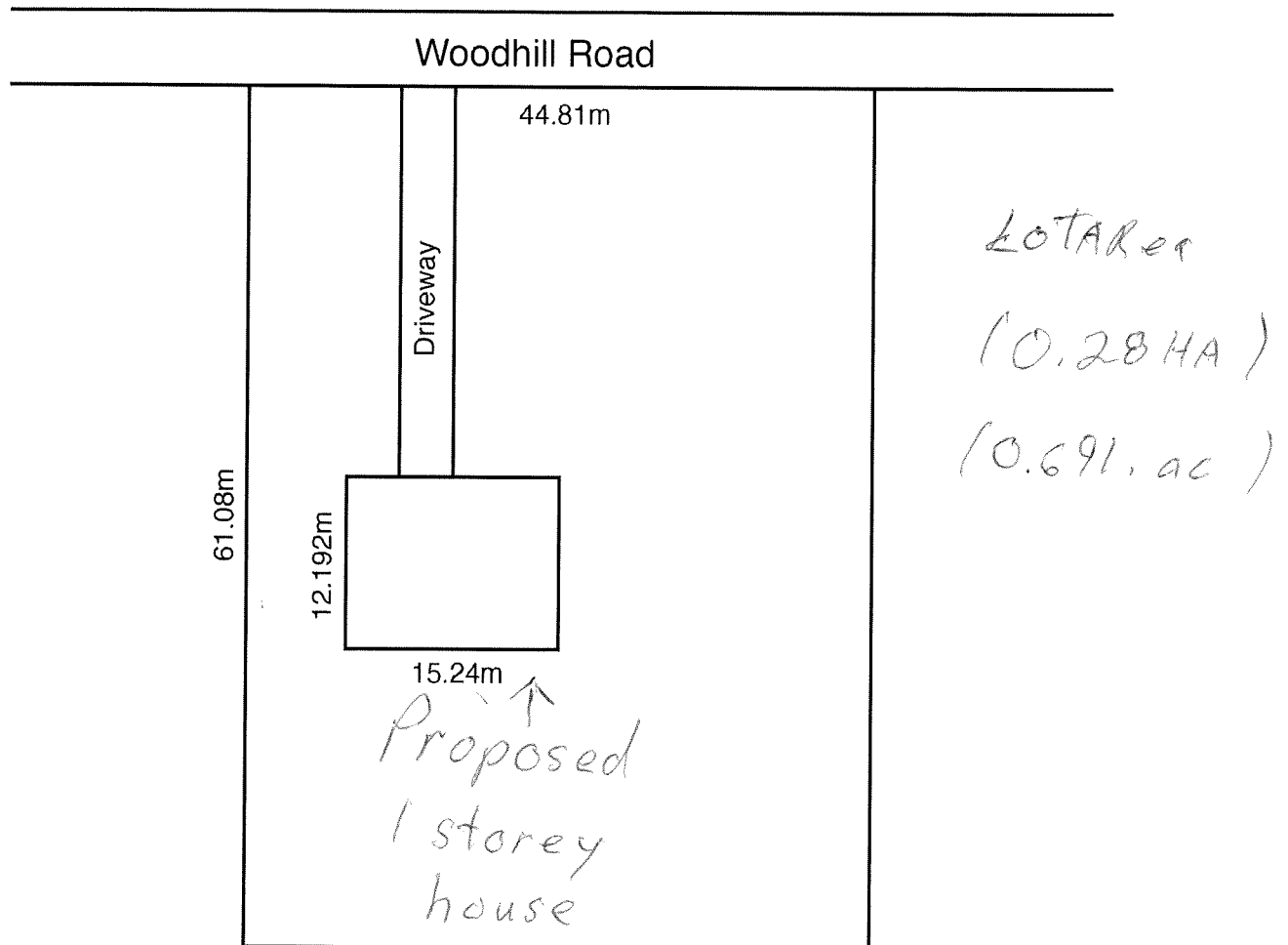
Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca by 12:00 p.m. (noon) on the business day prior to the Hearing in PDF 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.

639 WOODHILL ROAD, HAMILTON

**Legal Description:**

PT LT 18, CON 3 BEVERLY, PART 1, 62R11517;
FLAMBOROUGH CITY OF HAMILTON

PIN: 175550200

ARN: 251830131061445

Paul McCoy



June 26, 2025

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.
Hamilton, ON L8P4Y5

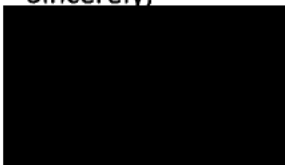
To Whom it May Concern:

Please accept the attached application to Committee of Adjustment for a Minor Variance for my property at 639 Woodhill Rd., Hamilton, ON.

The request to Committee of Adjustment is to secure permission to build a single family home on this property.

I look forward to hearing the date and time when the meeting has been scheduled.

Sincerely,



Paul McCoy



12.1 AGRICULTURE (A1) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Agriculture (A1) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

12.1.1 PERMITTED USES

Agriculture
Community Garden (By-law No. 21-189,
October 13, 2021)
Residential Care Facility
Secondary Uses to Agriculture
Single Detached Dwelling
Veterinary Service – Farm Animal

12.1.2 PROHIBITED USES

The following uses are prohibited:

- a) For lands located within Vulnerable Area 1 as delineated in Figures 5.0, 5.1, 5.2 and 5.3 of Schedule "F"-Special Figures:
 - i) Waste Disposal sites under Part V of Environmental Protection Act that include the following activities:
 - 1) storage, treatment and discharge of mine tailings;
 - 2) land farming of petroleum refining waste;
 - 3) storage of polychlorinated biphenyl (PCB) waste;
 - 4) application of untreated septage to land;
 - 5) injection of liquid waste into a well;
 - 6) storage of hazardous waste.
 - ii) hazardous waste management facility;
 - iii) waste management facility;

- iv) Salt Storage Facility that can accommodate 5,000 tonnes and greater;
 - v) snow storage facility greater than 1 ha in size;
 - vi) Motor Vehicle Service Station;
 - vii) motor vehicle collision repair establishment.
- b) For lands located within Vulnerable Area 2, as delineated in Figures 5.0, 5.1, 5.2 and 5.3 of Schedule "F"- Special Figures:
(By-law No. 24-137, July 12, 2024)
- i) Waste Disposal sites under Part V of Environmental Protection Act that include the injection of liquid waste into a well;
 - ii) waste disposal facility.
- c) For lands located within Vulnerable Area 3 as delineated on Figure 5.0 of Schedule "F"-Special Figures:
- i) Waste Disposal sites under Part V of Environmental Protection Act that include the application of untreated septage to land.
- d) Notwithstanding Section 12.1.1 and the definition of Agriculture, for lands located within Lower Stoney Creek as delineated on Figure 6.0 of Schedule "F" – Special Figures:
- i) Cannabis Growing and Harvesting Facility;
(By-law No. 21-189, October 13, 2021)

- ii) aquaponics facility.

12.1.3 REGULATIONS

12.1.3.1 AGRICULTURE AND VETERINARY SERVICE – FARM ANIMAL REGULATIONS

- | | |
|-------------------------|--|
| a) Minimum Lot Area | <ul style="list-style-type: none"> i) 40.4 hectares; ii) Notwithstanding i) above, for the lots delineated on Figure "7.0" - Specialty Crop of Schedule "F" – Special Figures, the minimum Lot Area shall be 16.2 hectares. |
| b) Minimum Front Yard | 15.0 metres |
| c) Minimum Side Yard | 15.0 metres |
| d) Minimum Rear Yard | 15.0 metres |
| e) Maximum Lot Coverage | <ul style="list-style-type: none"> i) 20%; ii) Notwithstanding i) above, the maximum lot coverage for greenhouse operations shall be 70%. |
| f) Outdoor Storage | <ul style="list-style-type: none"> i) Shall not be permitted in any minimum Front Yard or minimum Flankage Yard; ii) Shall be located a minimum of 10 metres from any lot line, and screened by a visual barrier in accordance with Section 4.19 of this By-law; iii) Sections i) and ii) above do not apply to the storage or parking of Agricultural vehicles or equipment. |
| g) Accessory Buildings | In accordance with the requirements of |

Sections 4.8 of this By-law.

(By-law No. 21-070, May 12, 2021)

h) Parking

In accordance with the requirements of Section 5 of this By-law.

i) Small Scale Retailing of Agricultural Products

i) The total maximum gross floor area of all buildings and structures devoted to retailing of agricultural products grown primarily as part of the farm operation, exclusive of a Farm Produce/Product Stand, shall be 200.0 square metres;

ii) Shall not be permitted within a Dwelling or a Farm Labour Residence;

iii) In addition to Section 12.1.3.1 i) i), the total maximum gross floor area of a Farm Produce/Product Stand shall be 18.5 square metres;

iv) Notwithstanding Sections 12.1.3.1 b), c) and d) and Section 4.8.2 a), a Farm Produce/Product Stand shall be permitted in any yard.

(By-law 19-062, March 27, 2019)

j) Farm Labour Residence

A Farm Labour Residence, accessory to Agriculture, may be permitted in accordance with the following:

1. Shall have a maximum building height of 10.5 metres.

2. All Farm Labour Residences shall have an aggregate maximum lot coverage of 420 square metres.

3. Individual Farm Labour Residence units shall have a maximum gross floor area of 200 square metres.

4. All Farm Labour Residences

shall be separated from the principal Farm Dwelling by a minimum of 30 metres.

5. All Farm Labour Residences shall be a separated by a minimum of 10 metres.

6. In addition to Section 5 of this By-law, a minimum of 1 parking space per Farm Labour Residence shall be required in the absence of a principal farm dwelling on the same lot.

(By-law No. 24-039, March 27, 2024)

k) Mushroom Operations

- i) Notwithstanding Sections 12.1.3.1 b), c), and d) above, any buildings or structures used for a Mushroom Operation shall be set back a minimum of 30.0 metres from any lot line;
- ii) No stockpiles of waste, manure, fertilizers or compost shall be permitted within 30.0 metres of any lot line.

l) Nursery

- i) Retailing of horticultural products and bulk material shall be in accordance with Section 12.1.3.1 i);
- ii) The outdoor storage of unenclosed piles of bulk product for retail purposes shall not exceed an aggregate area of 100.0 square metres.

m) Cannabis Growing and Harvesting Facility

- i) The maximum gross floor area for all new buildings and structures devoted to a Cannabis Growing and Harvesting Facility shall not exceed 2,000.0 square metres;

- ii) Notwithstanding Section 12.1.3.1 m) i) above, existing buildings may be used for a Cannabis Growing and Harvesting Facility;
- iii) The testing, packaging, and shipping shall be accessory to the Cannabis Growing and Harvesting Facility;
- iv) Notwithstanding Section 4.12 d), any building, structure used for a cannabis growing and harvesting facility shall be setback a minimum of 150 metres from:
 - 1. Any portion of a lot line abutting Residential, Institutional, Commercial and Mixed Use Zones, Settlement Residential (S1), Settlement Commercial (S2), or Settlement Institutional (S3) Zone; or,
 - 2. Any residential dwelling unit existing on the date of passing of the by-law, any building used for farm labour residence, mobile home, educational establishment, residential care facility, place of worship, day care or park;
- v) Notwithstanding Sections 12.1.3.1 b), c) and d) above, all buildings or structures associated with the use shall be set back a minimum of 30.0 metres from any lot line;
- vi) Notwithstanding Sections 12.1.3.1 f) i), ii) and iii) above, outdoor storage shall not be permitted;

- vii) Notwithstanding Sections 12.1.3.1 i) i), ii), iii) and iv) above, retail sales shall not be permitted.

(By-law No. 15-173, July 10, 2015)

(By-law No. 18-266, September 12, 2018)

12.1.3.2 SECONDARY USES TO AGRICULTURE – ADDITIONAL REGULATIONS

In addition to Section 12.1.3.1 above, the following additional regulations shall apply to Secondary Uses to Agriculture:

- a) Uses Permitted as Secondary to Agriculture

Agricultural Processing Establishment – Secondary

Agricultural Research Operation

Agritourism

Home Industry

Kennel

Agricultural Alcohol Production Facility

(By-law No. 22-084, April 13, 2022)

Landscape Contracting Establishment

Secondary

- b) Minimum Lot Area

Notwithstanding Sections 12.1.3.1 a) and 4.12 d), Secondary Uses to Agriculture shall only be permitted on a lot with a minimum lot area of 5.0 hectares.

- c) Limitation on Uses

Notwithstanding Section 12.1.3.2 a), only one Home Industry or one Landscape Contracting Establishment – Secondary shall be permitted per lot.

- d) Agricultural Processing Establishment - Secondary

- i) The total maximum gross floor area for all buildings and structures devoted to an Agricultural Processing Establishment - Secondary shall not exceed 500.0 square metres;

- ii) Notwithstanding Sections 12.1.3.1 b), c) and d), all buildings or structures associated with an Agricultural Processing Establishment - Secondary shall be set back a minimum of 30.0 metres from any lot line;

- iii) Outdoor storage of goods, materials or equipment shall be permitted in accordance with Section 12.1.3.1 f), and shall not exceed an aggregate area of 100.0 square metres.
(By-law 19-062, March 27, 2019)

e) Agritourism

The total maximum gross floor area of all buildings or structures devoted to the Agritourism use shall not exceed 500.0 square metres.
(By-law 19-062, March 27, 2019)

f) Home Industry

- i) All buildings or structures used as part of the Home Industry shall be set back a minimum of 15.0 metres from any lot line, and shall occupy no more than 250.0 square metres of gross floor area;
- ii) Shall be operated by a resident of the property, with no more than 3 non-resident employees;
- iii) Outdoor storage of goods, materials or equipment shall be permitted in accordance with Section 12.1.3.1 f), and shall not exceed an aggregate area of 100.0 square metres;
- iv) In addition to Section 5.3 b) a maximum of three Motor Vehicles associated with the Home Industry may be parked unenclosed. Additional Motor Vehicles associated with the use, including all Motor Vehicles – Commercial, must be parked in an enclosed building. This regulation does not apply to the storage or parking of Agricultural vehicles and equipment.

SECTION 12: RURAL ZONES**ZONING BY-LAW**

- | | |
|---|--|
| g) Kennel | <p>i) The total maximum gross floor area for all buildings and structures devoted to a Kennel use shall be 500.0 square metres;
(By-law 19-062, March 27, 2019)</p> <p>ii) Notwithstanding Sections 12.1.3.1 b), c) and d), all buildings or structures associated with a Kennel shall be set back a minimum of 60.0 metres from any lot line;</p> <p>iii) No domestic animals shall be permitted to be kept in any open area within 60.0 metres of any lot line.</p> |
| h) Agricultural Alcohol Production Facility | <p>i) Notwithstanding Sections 12.1.3.1 a), 12.1.3.2 b), and 4.12 d), an Agricultural Alcohol Production Facility shall only be permitted on a lot with a minimum area of 4.0 hectares, of which a minimum of 2.0 hectares shall be used for the growing of grapes, fruits, hops or other produce directly associated with on-site beer, cider, wine or spirit production;
(By-law No. 22-084, April 13, 2022)</p> <p>ii) The total maximum building area devoted to an Agricultural Alcohol Production Facility use shall be 500.0 square metres of gross floor area exclusive of the basement or cellar, of which a maximum of 25% of the gross floor area may be used for Retail and/or hospitality/tasting purposes.
(By-law 19-062, March 27, 2019)
(By-law No. 22-084, April 13, 2022)</p> |

SECTION 12: RURAL ZONES**ZONING BY-LAW**

- i) Landscape Contracting Establishment – Secondary
- i) Notwithstanding Section 12.1.3.2 a), a Landscape Contracting Establishment – Secondary shall only be permitted as a use Secondary to a Nursery;
- ii) In addition to Section 12.1.3.2 b):
 - 1. On lots with a lot area of 7.0 hectares or greater, a minimum of 65 percent of the lot area zoned Agriculture (A1), Rural (A2) and/or Conservation/Hazard Land – Rural (P6) shall be used for the growing of plants, shrubs, trees or similar vegetation as part of the Nursery operation, and may include the growing of other Agricultural products. In no case shall the portion of the lot zoned Agriculture (A1), Rural (A2) and/or Conservation/Hazard Land – Rural (P6) which is used for the growing of plants, shrubs, trees or similar vegetation as part of the Nursery operation be less than 3.0 hectares in area.
 - 2. On lots with a lot area less than 7.0 hectares, a minimum of 50 percent of the lot area zoned Agriculture (A1), Rural (A2) and/or Conservation/Hazard Land – Rural (P6) shall be used for the growing of plants, shrubs, trees or similar vegetation as part of the Nursery operation. In no case shall the portion of the lot zoned Agriculture (A1),

Rural (A2) and/or Conservation/Hazard Land – Rural (P6) which is used for the growing of plants, shrubs, trees or similar vegetation as part of the Nursery operation be less than 3.0 hectares in area.

- iii) All buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall be set back a minimum of 15.0 metres from any lot line, and the total gross floor area of all buildings or structures used as part of the Landscape Contracting Establishment – Secondary shall not exceed a total maximum gross floor area of 250.0 square metres;
(By-law 19-062, March 27, 2019)
- iv) Notwithstanding Section 12.1.3.1 f), outdoor storage of goods, materials or equipment shall not exceed an aggregate area of 100.0 square metres, and shall be set back a minimum of 30.0 metres from any lot line and screened by a visual barrier in accordance with Section 4.19 of this By-law;
- v) In addition to Section 5.3 b) a maximum of three Motor Vehicles associated with the Landscape Contracting Establishment – Secondary may be parked unenclosed. Additional Motor Vehicles associated with the use, including all Motor Vehicles – Commercial, must be parked in an enclosed building. This regulation does not apply to the storage or parking of Agricultural vehicles or equipment or parking of employee Motor Vehicles.

- vi) Notwithstanding v) above all unenclosed parking areas associated with the Landscape Contracting Establishment – Secondary use shall be screened by a visual barrier in accordance with Section 4.19 of this by-law.

(By-law No. 15-173, July 10, 2015, As amended by OMB Decision PL151130 dated March 13, 2017)

12.1.3.3 SINGLE DETACHED DWELLING AND RESIDENTIAL CARE FACILITY REGULATIONS

- | | |
|---|--|
| a) Minimum Lot Area | 0.4 hectares |
| b) Minimum Lot Width | 30.0 metres |
| c) Maximum Building Height | 10.5 metres |
| d) Minimum Front Yard | 10.0 metres |
| e) Minimum Side Yard | 3.0 metres |
| f) Minimum Rear Yard | 10.0 metres |
| g) Maximum Capacity for Residential Care Facility | Shall not exceed 10 residents. |
| h) Home Business Regulations | In accordance with the requirements of Section 4.21 of this By-law. |
| i) Accessory Buildings | In accordance with the requirements of Sections 4.8 of this By-law.
(By-law No. 21-070, May 12, 2021) |
| j) Parking | In accordance with the requirements of Section 5 of this By-law. |

12.1.3.4 ADDITIONAL DWELLING UNIT AND ADDITIONAL DWELLING UNIT -

In accordance with the requirements of Section 4.33. of this By-law.
(By-law No. 21-071, May 12, 2021)
(By-law No. 22-132, June 08, 2022)
(By-law No. 24-039, March 27, 2024)

SECTION 12: RURAL ZONES**ZONING BY-LAW****DETACHED
REGULATIONS****12.1.3.5 COMMUNITY GARDEN**

In accordance with the requirements of
Section 4.27 of this By-law

(By-law No. 21-189, October 13, 2021)

(By-law No. 15-173, July 10, 2015)

(By-law No. 18-219, August 17, 2018)

(By-law No. 18-266, September 12, 2018)

(By-law 19-062, March 27, 2019)

639 WOODHILL RD
HAMILTON

PIN 175550200

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:

639 WOODHILL RD

HAMILTON

L0R2B0

PIN: 175550200

Land Registry Office: HAMILTON WENTWORTH (62)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

MCCOY, PAUL RICHARD

Party To:

MCCOY, SARA KATHLEEN; MCCOY, PAUL RICHARD

Legal Description

PT LT 18, CON 3 BEVERLY, PART 1, 62R11517; FLAMBOROUGH CITY OF HAMILTON

Lot Size

Area: 30117.39 sq.ft (0.691 ac)

Perimeter: 698.82 ft.

Measurements: 200.4ft. x 150.3ft. x 200.4ft. x 150.3ft.

Lot Measurement Accuracy : LOW
 These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Assessment Information

* The Current Assessed Value indicated reflects the current state and condition of the property today, and may not be the same value returned to the local municipality for the current tax year. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value and the value based on the current state and condition.

** The Phased-in Assessment reflects the property in the current state and condition and may not be the same value the local municipality used for taxation in the year indicated. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value, phased-in value, and the value based on the current state and condition.

ARN

251830131061445

Taxation Year	Previous Assessment	N/A
2025		
2024		
2023		
2022		

Frontage: 150.0 ft.

Description: Vacant residential land not on water

Depth: 200.0 ft.

Property Code: 100

Based On: January 1, 2016

Current Assessment*: [REDACTED]

Enhanced Site & Structure

Structures:

Assessment Roll Legal Description: CON 3 PT LOT 18 FLM BEV RP
 62R11517 PART 1

Property Address: WOODHILL RD HAMILTON ON
 L0R2B0

Zoning: P7

Property Type:	RESIDENTIAL
Site Area:	0.69A
Site Variance:	Regular
Driveway Type:	Unspecified/Not Applicable
Garage Type:	N/A
Garage Spaces:	N/A
Water Service Type:	N/A
Sanitation Type:	N/A
Pool:	Indoor : N/A, Outdoor : N/A
RRF AppealDate:	2017-02-21
About Details:	N/A
Onsite Details:	OFFICIAL PLAN DESIGNATED - AGRICULTURAL
Proximity Details:	N/A
Waterfront Details:	N/A
Last Property Assessment	2016-09-28
Property Owner Name:	N/A
Property Owner Mail:	N/A

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Feb 04, 1991		Transfer	MCCOY, SARA KATHLEEN; MCCOY, PAUL RICHARD;	

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.



Hamilton

Committee of Adjustment

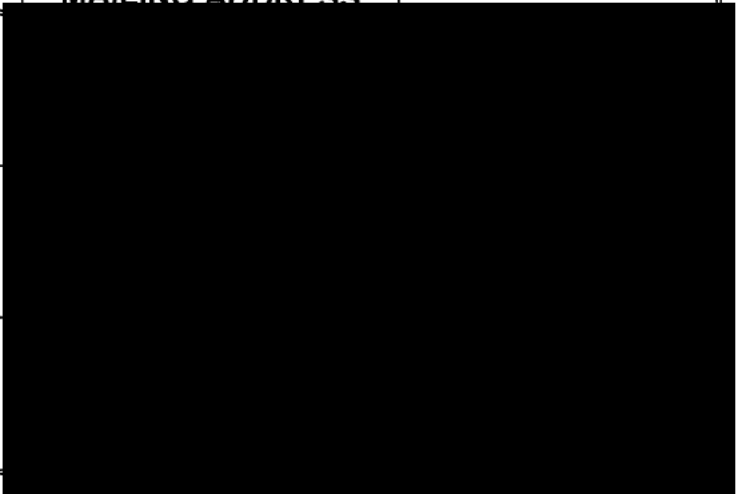
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

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)	Paul McCoy	
Applicant(s)	Paul McCoy	
Agent or Solicitor	Tom O'Hara	

1.2 Primary contact

☐ Applicant

☒ Owner

☒ Agent/Solicitor

1.3 Sign should be sent to

☐ Applicant

☒ Owner

☒ Agent/Solicitor

1.4 Request for digital copy of sign

☒ Yes*

☐ No

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

1.5 All correspondence may be sent by email

☒ Yes*

☐ No

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

1.6 Payment type

☐ In person

☐ Cheque

☒ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	639 Woodhill Road, Hamilton		
Assessment Roll Number	251830131061445		
Former Municipality	Flamborough		
Lot	Part Lot 18	Concession	3 BEVERLY
Registered Plan Number	62R11517	Lot(s)	
Reference Plan Number (s)		Part(s)	PART 1

2.2 Are there any easements or restrictive covenants affecting the subject land?

☒ Yes ☐ No

If YES, describe the easement or covenant and its effect:

Utility Right of Way where the lot meets Woodhill.

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:

To change the Zoning to Allow for one (1) Single Family Residence to be constructed on the property.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

The property is currently Zoned Agricultural1 - (A1)

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
44.81m	61.08m	.279hec	21m

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
None				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
bungalow	10 meters	10 meters	10 meters	01/10/2026

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
None				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
bungalow	185 sq meters	370 sq meters	one (1)	8 meters

- 4.4
Type of water supply: (check appropriate box)

☐ publicly owned and operated piped water system
☒ privately owned and operated individual well

☐ lake or other water body
☐ other means (specify)

- 4.5
Type of storm drainage: (check appropriate boxes)

☐ publicly owned and operated storm sewers
☐ swales

☒ ditches
☐ other means (specify)

- 4.6 Type of sewage disposal proposed: (check appropriate box)
- ☐ publicly owned and operated sanitary sewage
- ☒ system privately owned and operated individual
- ☐ septic system other means (specify) _____
- 4.7 Type of access: (check appropriate box)
- ☐ provincial highway ☐ right of way
- ☐ municipal road, seasonally maintained ☐ other public road
- ☒ municipal road, maintained all year _____
- 4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Single Detached
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Farmland

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
February 4, 1991
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Wooded lot
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Wooded lot
- 7.4 Length of time the existing uses of the subject property have continued:
As long as owner has been aware of.

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

Rural Hamilton Official Plan designation (if applicable): Ag R1S R1T

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? A-1

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: 0

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
