

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-25:150	SUBJECT PROPERTY:	201 Main Street South, Hamilton
ZONE:	'R1-74e' (Urban Residential - Single Detached)	ZONING BY-LAW:	Flamborough Zoning By-law 90-145-Z, as Amended by By-law 22-072

APPLICANTS: Owner: Greg McNally and Jess Knutson
Applicant: Toms + McNally Design c/o Russell Wooten

The following variances are requested:

1. A maximum floor space of 405.0 square metres shall be permitted for a 2-storey dwelling instead of the maximum floor area of 372.0 square metre permitted for a 2-storey dwelling.

PURPOSE & EFFECT: To facilitate the construction of an addition to the existing 2-storey dwelling.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Thursday, September 4, 2025
TIME:	2:45 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-25:150

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

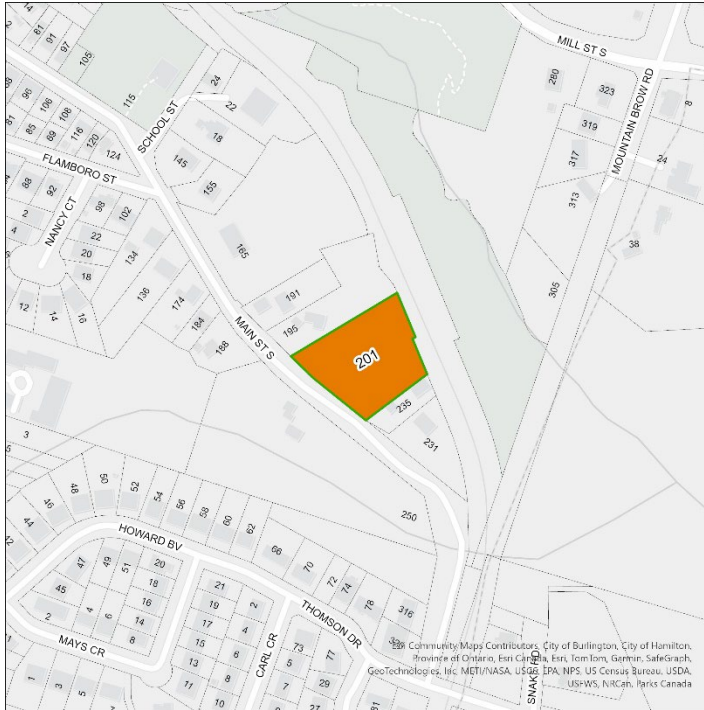
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 2, 2025

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 September 3, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:150, 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: August 18, 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

PARTICIPATING PROCEDURES

1. 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 deadline date for written comment submissions 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.

2. 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.

3. 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.

4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is listed on the Notice of Public Hearing.

- 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.

5. 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 **by 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**. The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

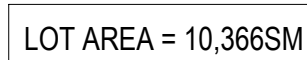
6. Additional Notes

- 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.

201 Main Street South Hamilton, Ontario

TOMS + MCNALLY DESIGN INC
41 KING WILLIAM STREET, SUITE 301
HAMILTON, ON
L8R 1A2



WATERDOWN



@	at	FL	floor(ing)	PTDS	paper towel dispenser
ACT	acoustic tile	FLUOROUROESCENT		PTDR	paper towel/elfse disposal
ADJ	adjustable	FR	freezer	PTW	pressure-treated wood
AFF	above finished floor	FRS	fire resistance rating	PVC	polyvinylchloride
AH	access hatch	FSS	listing shower seat		
ALUM	aluminum	FTG	footing	QT	quarry tile
ANOD	anodized				
ARCH	architect(architectural)	GALV	galvanized	R	radius
AVP	air/vapour barrier	GA	General Contractor	RAD	radius
AWB	acoustic wall panels	GFA	Gross floor area	RB	rubber base
		GH	glass handrail	RC	reinforced concrete
BO	board	GL	glass, glazing	RCB	corner board
BEN	bench	GR	grommet	RCP	reflected ceiling plan
BIF	barrier-free	GW	georgian ward	RD	rad
BKHD	bulkhead	GWB	gypsum wallboard	REC	recessed
BLDG	building	GRD	griddle	REC	recessed
BLK	black			REQD	required
BN	bulbouse	H	high	RF	rubber flooring
B/S	both sides	HC	hollow core	RM	room
BSD	electric bathing suit dryer	HE	electric hand dryer	RMO	rough masonry opening
		HEH	electric hair dryer	RO	rough opening
C	channel	HHHD	electric hand-held hair dryer	RSI	Thermal Resistance System International
CAB	cabinet	HDWD	hardwood	RT	rubber tile
CB	catch basin	HM	hollow metal	RWFS	refinished wood floor system
CG	corner guard	HORIZ	horizontal		
CHC	choice hardened concrete	HR	hour	S	stove
CJ	control joint	HSS	hollow structural section	SAN	sanitary (sewer, drain)
CJ	centre line	HT	height	SC	solid core
CLAD	cladding	HVAC	heating, ventilation & air conditioning	SCR	shower curtain & rod
CLG	ceiling	HYD	hydraulic	SCHED	schedule(s)
CM	ceramic mosaic tile			SD	counter-mounted soap dispenser
CMU	concrete masonry unit	INSUL	insulate(d)(ing)	SDW	wall-mounted soap dispenser
CO	cleatout	INT	interior	SEAL	sealant
COJ	column(s)	INTUM	PI intumescent fireproof	SECT	section
CONC	concrete			SF	sports flooring
COND	condition(ing)	JAN	janitorial	SGB	silicized gypsum board
CONST	construction	JT	joint	SHT	sheet
CONT	continuous			SHM	similar
CORR	corridor	KP	key pad	SND	sanitary napkin disposal
CPT	carpet			SNV	sanitary napkin vendor
CSC	course(s)	L	angle	SPEC	specification(s)
CSA	Canadian Standards Association	LG	long	SQ	square
CT	ceramic tile	LN	linear	SS	stainless steel
CUPD	cupboard	L/S	light standard	ST	stained
CW	complete with			STC	sound transmission co-efficient
		M,m	metre(s)	STL	steel
DBL	double	MAS	machine	STM	steam
DBL	double bulbouse	MANUF	manufacture	STR	storage
DET	detail	MAX	maximum	STRUCT	structure
DF	drinking fountain	MCH	mechanical	SUP	supplement
DA	diameter	MED	medium	SUSP	suspended
DM(M)	dimension(s)	MEL	melamine	SVF	sheet vinyl flooring
DIV	division	MET	metal		
DMH	double manhole	MIN	minimum	TB	towel bar
DOPH	door operator push-button	MINS	minutes	TCKED	tackboard
DP	deep	MH	manhole	TERR	terrazzo
DP	deep	ML	magnetic lock	TO	top of
DP	deep	MM(M)	millimetre(s)	TOC	top of curb
DR	door	MO	masonry opening	TEMP	tempered
DW	dishwasher	MTD	material	TH	thowel hook
DWG	Drawing	MTL	metal	THK	thick
		MW	microwave oven	TIP	top of paving
				TIS	top of slab
E	each	(N)		TID	toilet tissue dispenser
EFS	external insulation & finish system	NBC	National Building Code	TOP	top of wall
ELEV	elevation	NFPA	National Fire Protection Association	TP	typical
ELEC	electrical	NIC	not in Contract		
ENCLOS	enclosure	NO.#	number	ULC	Underwriter Laboratory of Canada
EPS	expanded polystyrene	NTS	not to scale	UNF	unfished
EQ	equal			UNFIN	unfinished
EQUF	equipment	OA	overall	UNFO	unforned otherwise
ES	electric strike	OB	Ontario Building Code		
ESSB	exterior stretching bar	OC	O.C. on centre(s)	VB	vapour barrier
EXH	exhaust	OH	overhead	VCJT	venter control joint
EX	Ex (existing)	OPNG	opening	VERT	vertical
EXP	expansion	OWG	one-way glass	VCT	vinyl composite tile
EXT	exterior	OWSJ	open-web steel joist		
				W	with
F	refrigerator	PB	pushbutton	WC	water closet/washroom
FA	Floor anchors	PC	precast	WCVRG	walcovering
FAGL	wood fire acoustic panels	PDO	power door operator	WD	wood
FBGL	fireglass	POOPR	power door operator push button	WDR	wood
FCT	fasting display change table	PHEN	phenolic	WP	waterproof
FD	floor drain	PL	plaster	WR	waste receptacle
FDN	foundation	PLM	plastic laminate	WW	water valve
FEC	fire extinguisher cabinet	PLYWD	veneer core plywood		
FL	finished(floor level)	PREFIN	prefinished		
FG	finish(ed) grade	PRT	porcelain tile		
FHC	fire hose cabinet	PTD	PTD (painted)		
FN	finished	PTW	recessed paper towel dispenser		
FTG	footing				

1. ENGINEERED WOOD PRODUCTS CAN BE SUBSTITUTED FOR STRUCTURAL GLULAM, BUILT-UP BEAMS AND JOISTS PROVIDED DOCUMENTATION IS PROVIDED TO ARCHITECT FOR REVIEW BEFORE PURCHASE.
2. NEW WINDOWS TO BE INSTALLED WITH HARDWARE LIMITERS TO RESTRICT OPENING TO 100MM

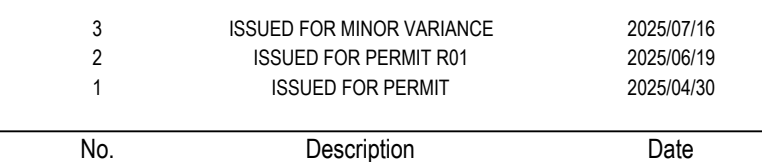
Ontario Building Code Data Matrix, Part 6
© Ontario Association of Architects

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7. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written and graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

8. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

9. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



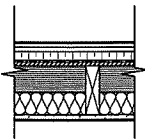
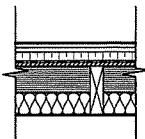
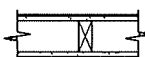

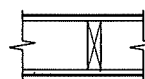
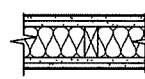

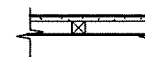
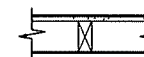









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www.toms-mcnally.ca

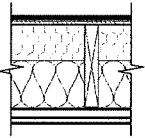
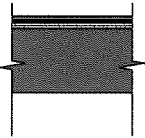
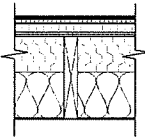
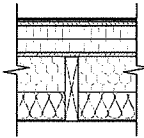


201 Main Street South Hamilton, Ontario

Project No.: 24063
Scale: As indicated
Drawn By: Author
Checked By: Checker

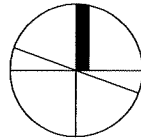
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EXTERIOR WALL TYPES			INTERIOR PARTITION TYPES				FURRING TYPES				
											
											
REQUIRED FIRE RESISTANCE RATING			REQUIRED FIRE RESISTANCE RATING					REQUIRED FIRE RESISTANCE RATING			
SOUND TRANSMISSION CLASS (STC)			SOUND TRANSMISSION CLASS (STC)					SOUND TRANSMISSION CLASS (STC)			
ASSEMBLY (EXTERIOR TO INTERIOR)	FINISH TBD COLOUR: 3/4" WD BATTENS 1" SEMI-RIGID INSULATION AIR BARRIER 1/2" PLYWOOD SHEATHING 38MM X 140MM (2"x8") WD FRAMING@600MM O.C. 3" SPRAY FOAM INSULATION 2 1/2" BATT INSULATION 6 MIL POLY VAPOUR BARRIER 15 MM (5/8") GYP BOARD	FINISH TBD COLOUR: 3/4" WD BATTENS 1" SEMI-RIGID INSULATION AIR BARRIER 1/2" PLYWOOD SHEATHING 38MM X 140MM (2"x8") WD FRAMING@600MM O.C. 3" SPRAY FOAM INSULATION 2 1/2" BATT INSULATION 6 MIL POLY VAPOUR BARRIER	ASSEMBLY (EXTERIOR TO INTERIOR)	15.9MM (5/8") GYPSUM BOARD 38MM X 90MM (2"x4") WD FRAMING@600MM O.C. 15.9MM (5/8") GYPSUM BOARD	15.9MM (5/8") GYPSUM BOARD 38MM X 90MM (2"x4") WD FRAMING@600MM O.C. 15.9MM (5/8") GYPSUM BOARD SEAL ALL JOINTS, SEAMS, AND TRANSITIONS	15.9MM (5/8") GYPSUM BOARD 38MM X 140MM (2"x8") WD FRAMING@600MM O.C. 15.9MM (5/8") GYPSUM BOARD FILL WITH MINERAL WOOL BATT INSULATION WHERE NOTED ON A2.01	2 LAYERS 12.9MM (1/2") GYPSUM BOARD 38MM X 60MM (2"x4") WD FRAMING@600MM O.C. MINERAL WOOL BATT INSULATION 2 LAYERS 12.9MM (1/2") GYPSUM BOARD SEAL ALL JOINTS, SEAMS, AND TRANSITIONS	ASSEMBLY (EXTERIOR TO INTERIOR)	16MM (5/8") GYPSUM BOARD ADHERED TO SUBSTRATE. SHIMMED AS REQUIRED	16MM (5/8") GYPSUM BOARD 38MM STRAPPING	16MM (5/8") GYPSUM BOARD 38MM X 90MM (2"x4") WD FRAMING 600MM O.C.

FLOOR TYPES		ROOF TYPES	
			
19MM (3/4") PLYWOOD 38 X 235 WD JOIST C/W SPRAYFOAM 5 1/2" MINERAL WOOL BATT INSULATION 1" STRAPPING 2 LAYERS 1/2" GYB ALL JOINTS AND SEAMS SEALED	19MM (3/4") PLYWOOD EXISTING JOISTS	2 PLY MODIFIED BITUMINOUS MEMBRANE 12MM (1/2") TAG PLYWOOD 1" RIGID INSULATION 5 1/2" MINERAL WOOL BATT INSULATION 12MM (1/2") TAG PLYWOOD 38 X 235 WOOD JOISTS C/W SPRAYFOAM INSULATION	ASPHALT SHINGLES VAPOUR BARRIER ICE AND WATER BARRIER FOR FIRST 1200 (4') AT PERIMETER OF ROOF 12MM (1/2") TAG PLYWOOD 3" RIGID INSULATION 12MM (1/2") TAG PLYWOOD 38 X 164 WOOD JOISTS C/W SPRAYFOAM INSULATION 3" MINERAL WOOL BATT INSULATION

DOOR SCHEDULE										
DOOR NO.	FROM	TO	PANEL WIDTH	HEIGHT	THICKNESS	FIRE RATING	PANEL		FRAME	
							MATERIAL	FINISH	MATERIAL	FINISH
D04	W/C	SUNROOM	2'-6"	6'-6"	1 3/4"	-	WD	PT	WD	PT
D05	DEN	BEDROOM 3	2'-6"	6'-6"	1 3/4"	-	WD	PT	WD	PT
D06	DEN	BEDROOM 4	2'-6"	6'-6"	1 3/4"	-	WD	PT	WD	PT
D07	BEDROOM 3	CLOSET	2'-0" x 2'-0"	7'-0"	1 3/4"	-	WD	PT	WD	PT
D08	BEDROOM 4	CLOSET	2'-0" x 2'-0"	7'-0"	1 3/4"	-	WD	PT	WD	PT
D09	CORRIDOR	BATH	2'-6"	6'-6"	1 3/4"	-	WD	PT	WD	PT
D10	CORRIDOR	Laundry	2'-6"	6'-6"	1 3/4"	-	WD	PT	WD	PT
D11	LINEN CLOSET	CORRIDOR	2'-6"	6'-4"	1 3/4"	-	WD	PT	WD	PT
D12	PRIMARY BEDROOM	PRIMARY BATH	2'-8"	7'-0"	1 3/4"	-	WD	PT	WD	PT
D13	PRIMARY BEDROOM	CLOSET	2'-3" x 2'-3"	7'-0"	1 3/4"	-	WD	PT	WD	PT
D16	GARAGE	SUNROOM	2'-6"	6'-6"	1 3/4"	-	WD	PT	WD	PT

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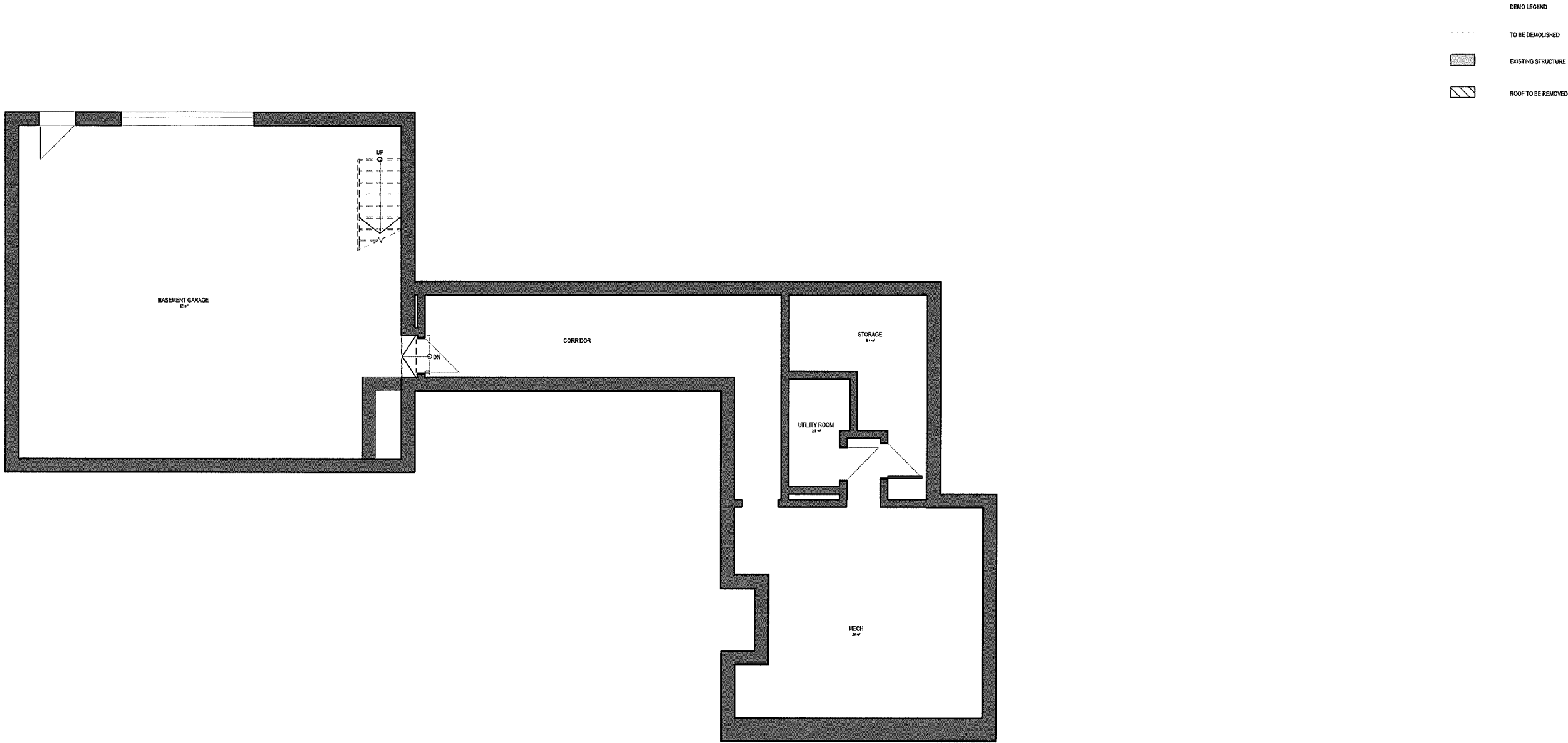
3	ISSUED FOR MINOR VARIANCE	2025/07/16
2	ISSUED FOR PERMIT R01	2025/06/19
1	ISSUED FOR PERMIT	2025/04/30
No.	Description	Date

TOMS + MCNALLY
DESIGN | ARCHITECTURE | URBANISM | CONSTRUCTION
41 King William, Suite 501 | Hamilton | Ontario | L8R 1A2 | 289 788 2211
www.toms-mcnally.ca



MCNALLY RESIDENCE RENOVATIONS
201 Main Street South Hamilton, Ontario
ASSEMBLIES

Project No.: 24063
Scale: 1:10
Drawn By: Author
Checked By: Checker

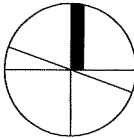


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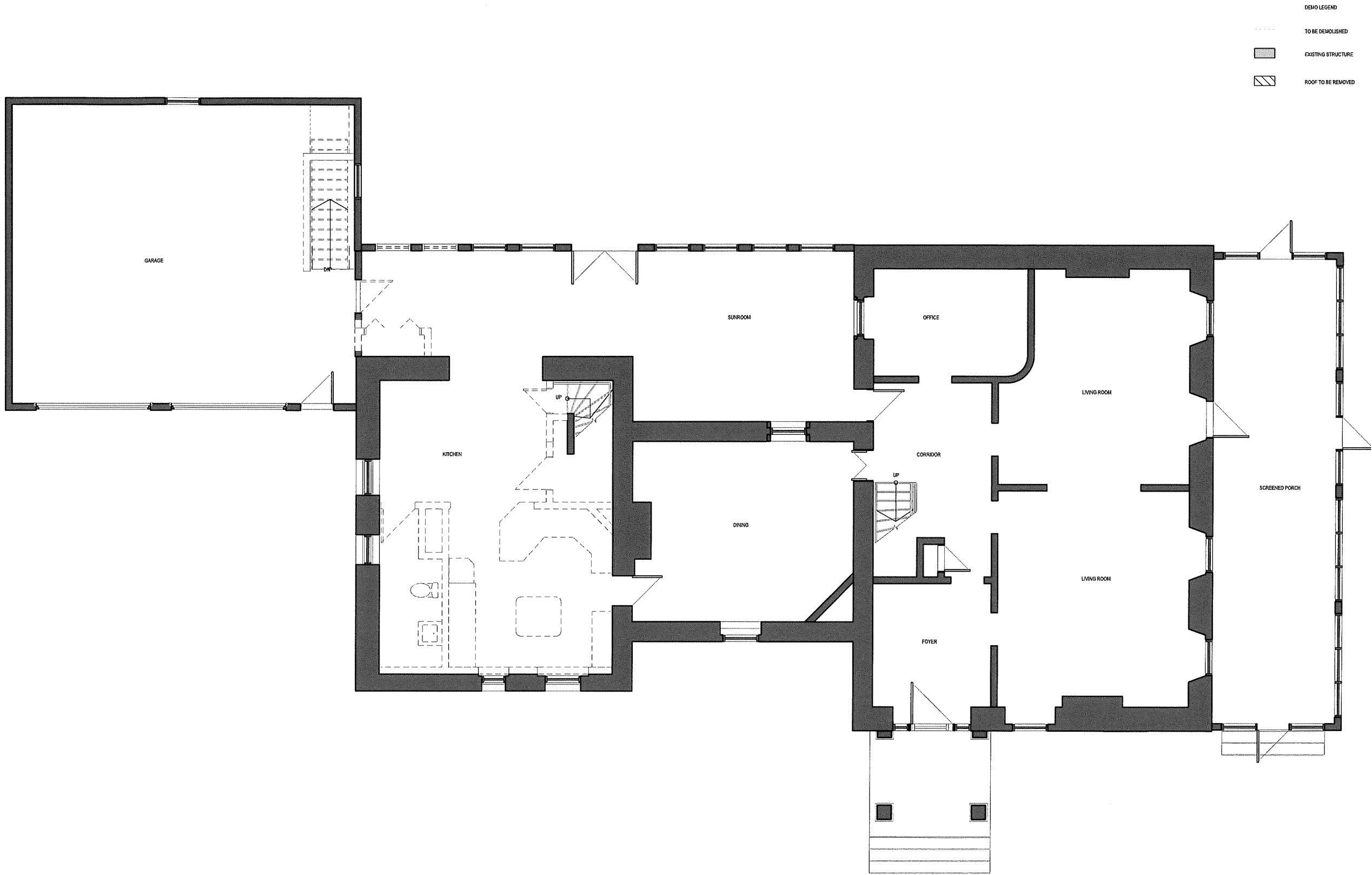


**MCNALLY RESIDENCE
RENOVATIONS**

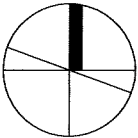
201 Main Street South Hamilton, Ontario

**BASEMENT LEVEL
DEMOLITION PLAN**

Project No.:	24063
Scale:	As indicated
Drawn By:	Author
Checked By:	Checker



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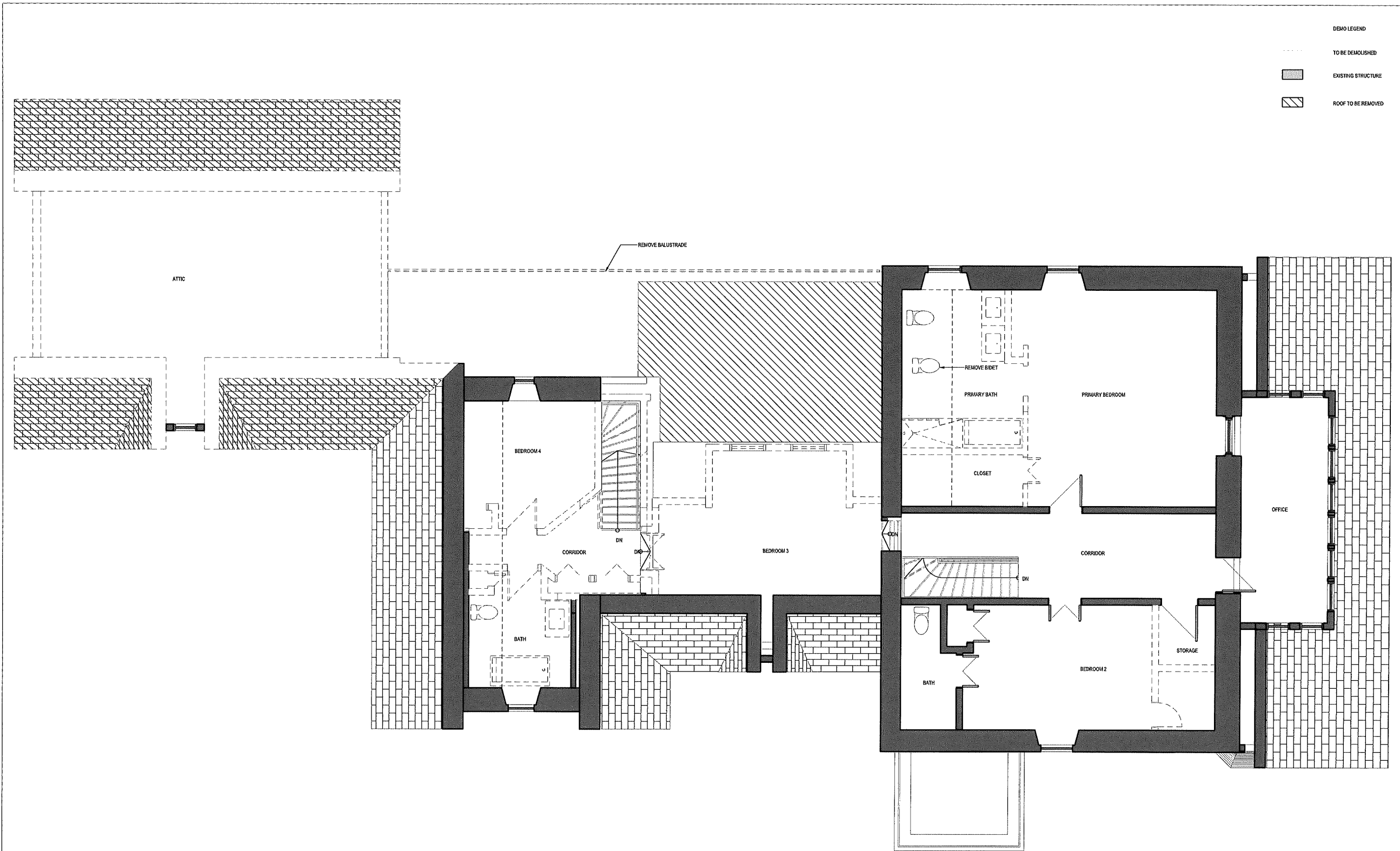
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www.toms-mcnally.ca

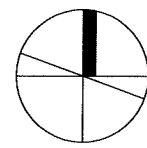


**MCNALLY RESIDENCE
RENOVATIONS**
201 Main Street South Hamilton, Ontario
**GROUND LEVEL DEMOLITION
PLAN**

Project No.: 24063
Scale: As Indicated
Drawn By: Author
Checked By: Checker



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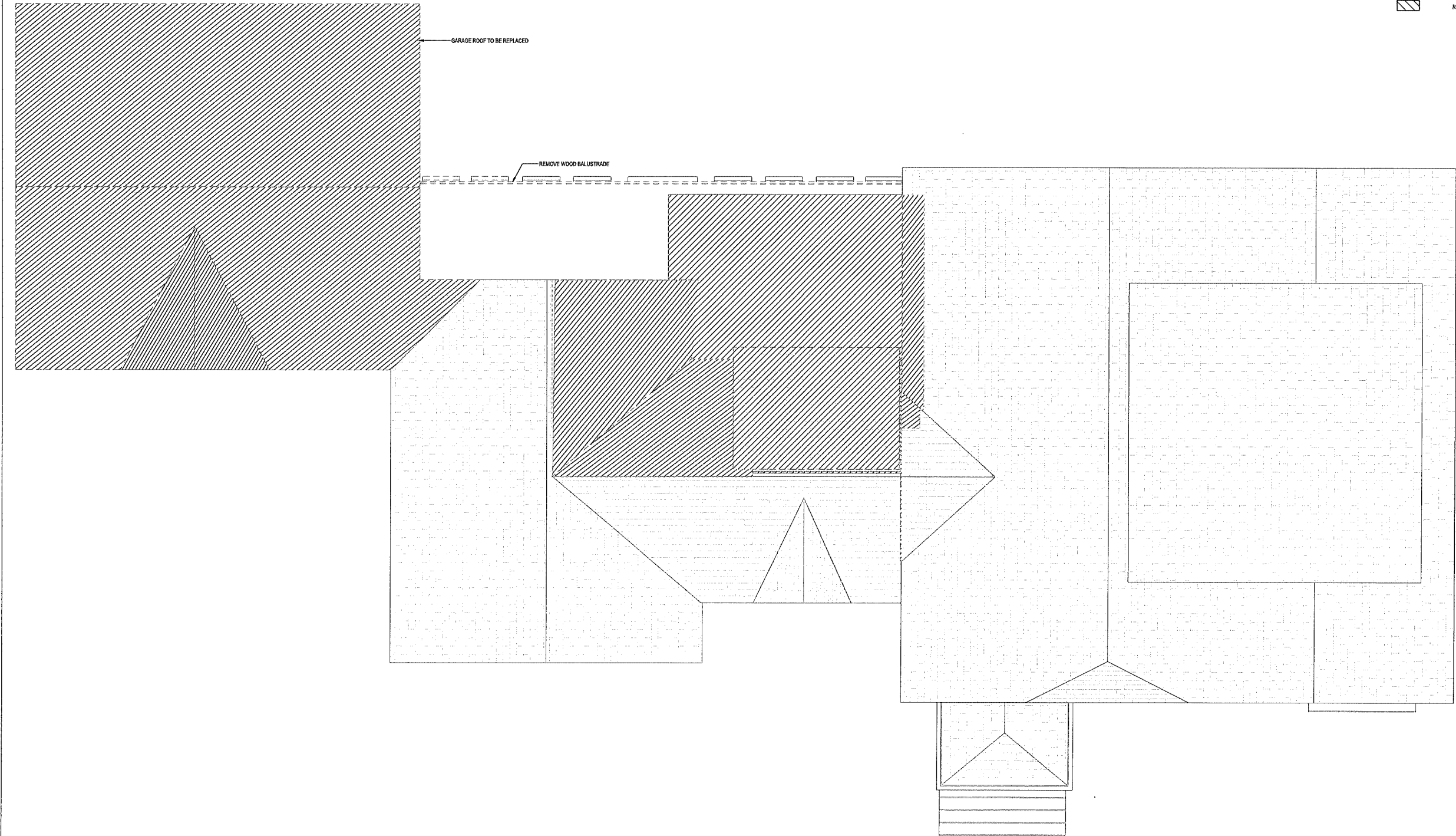
3	ISSUED FOR MINOR VARIANCE	2025/07/16
2	ISSUED FOR PERMIT R01	2025/06/19
1	ISSUED FOR PERMIT	2025/04/00
No.	Description	Date

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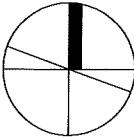
MCNALLY RESIDENCE RENOVATIONS
201 Main Street South Hamilton, Ontario
SECOND LEVEL DEMOLITION PLAN

Project No.: 24063
Scale: As indicated
Drawn By: Author
Checked By: Checker



- DEMO LEGEND
- TO BE DEMOLISHED
 - EXISTING STRUCTURE
 - ROOF TO BE REMOVED

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No.	Description	Date

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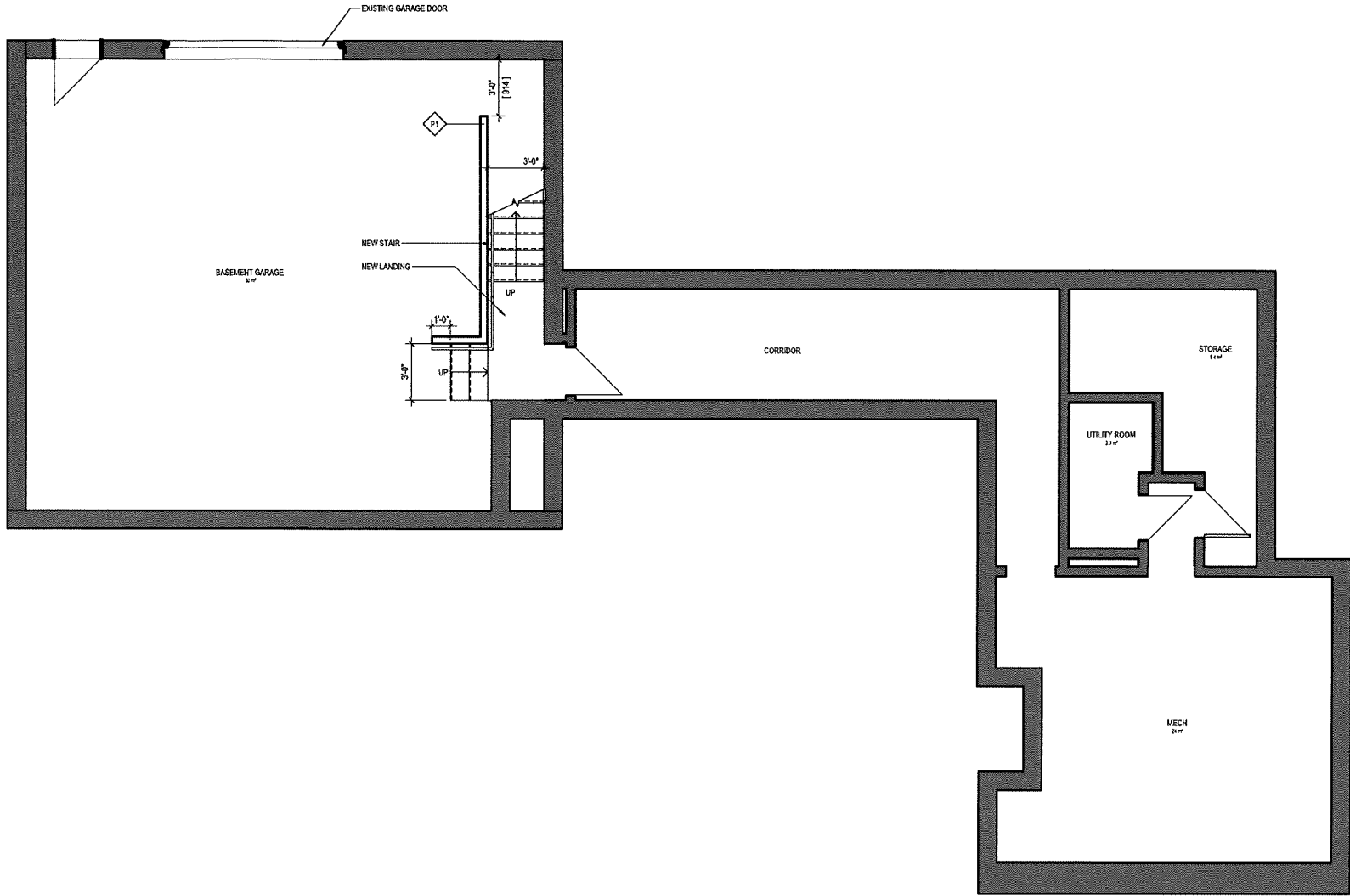


**MCNALLY RESIDENCE
RENOVATIONS**

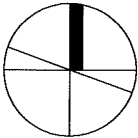
201 Main Street South Hamilton, Ontario

ROOF DEMOLITION PLAN

Project No.:	24063
Scale:	As indicated
Drawn By:	Author
Checked By:	Checker



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2	ISSUED FOR PERMIT R01	2025/06/19
1	ISSUED FOR PERMIT	2025/04/09

No.	Description	Date
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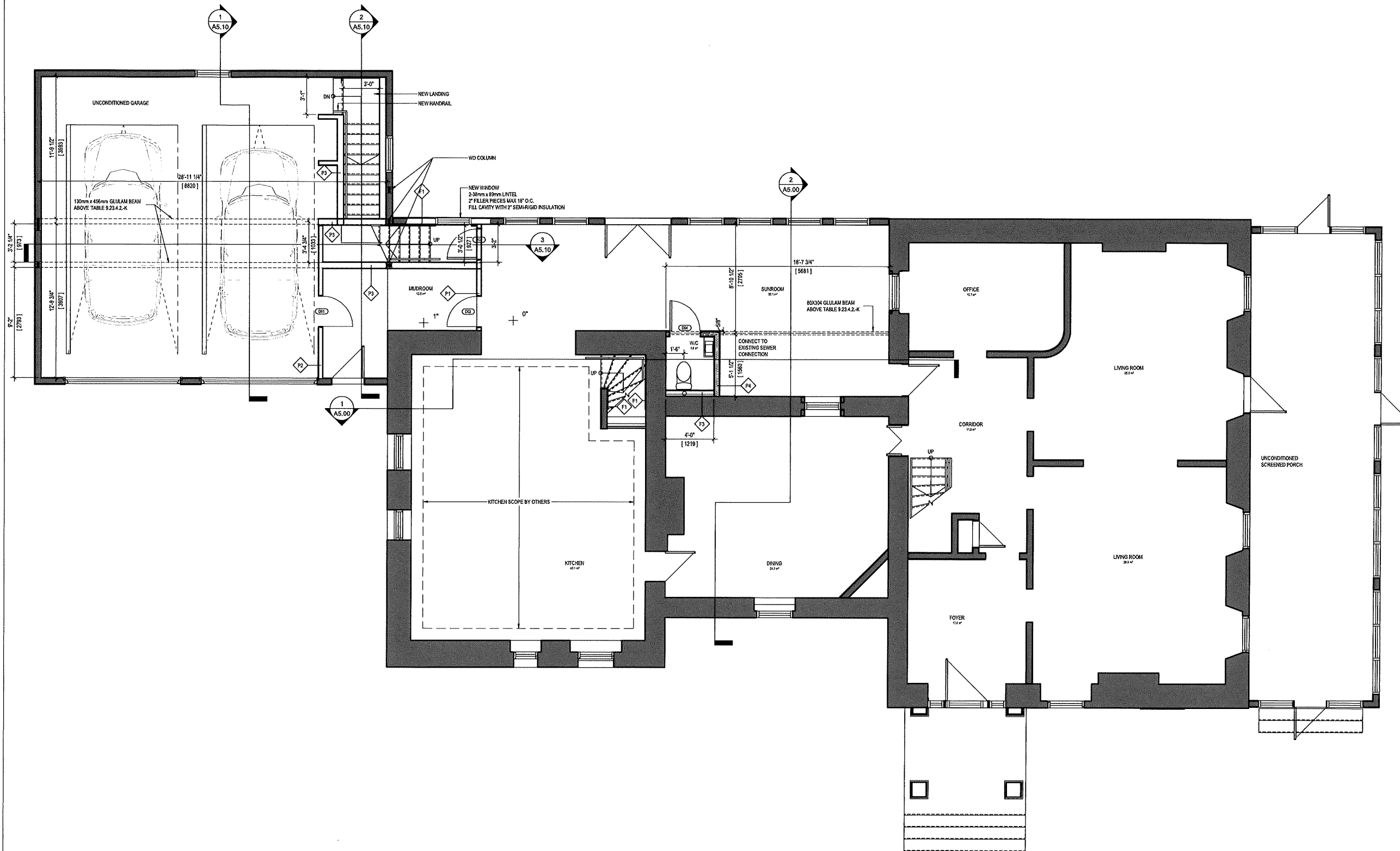
**MCNALLY RESIDENCE
RENOVATIONS**

201 Main Street South Hamilton, Ontario

**PROPOSED BASEMENT LEVEL
FLOOR PLAN**

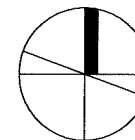
Project No.: 24063
Scale: 1/4" = 1'-0"
Drawn By: Author
Checked By: Checker

A2.00



NOTE:
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2. NEW WINDOWS TO BE INSTALLED WITH HARDWARE LIMITERS TO RESTRICT OPENING TO 100MM

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No.	Description	Date

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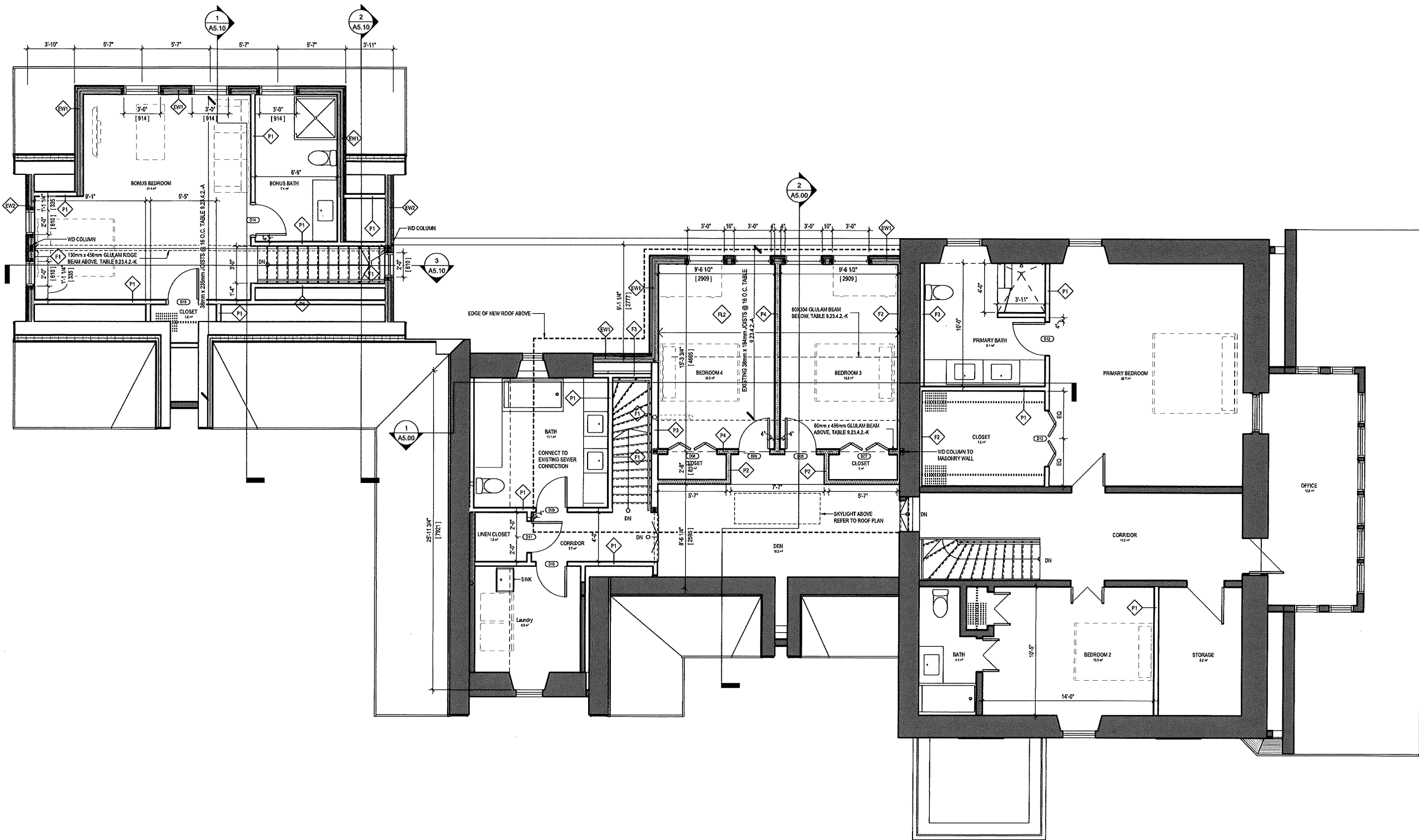


MCNALLY RESIDENCE RENOVATIONS

201 Main Street South Hamilton, Ontario

PROPOSED GROUND LEVEL FLOOR PLAN

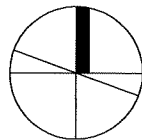
Project No.: 24063
Scale: As indicated
Drawn By: Author
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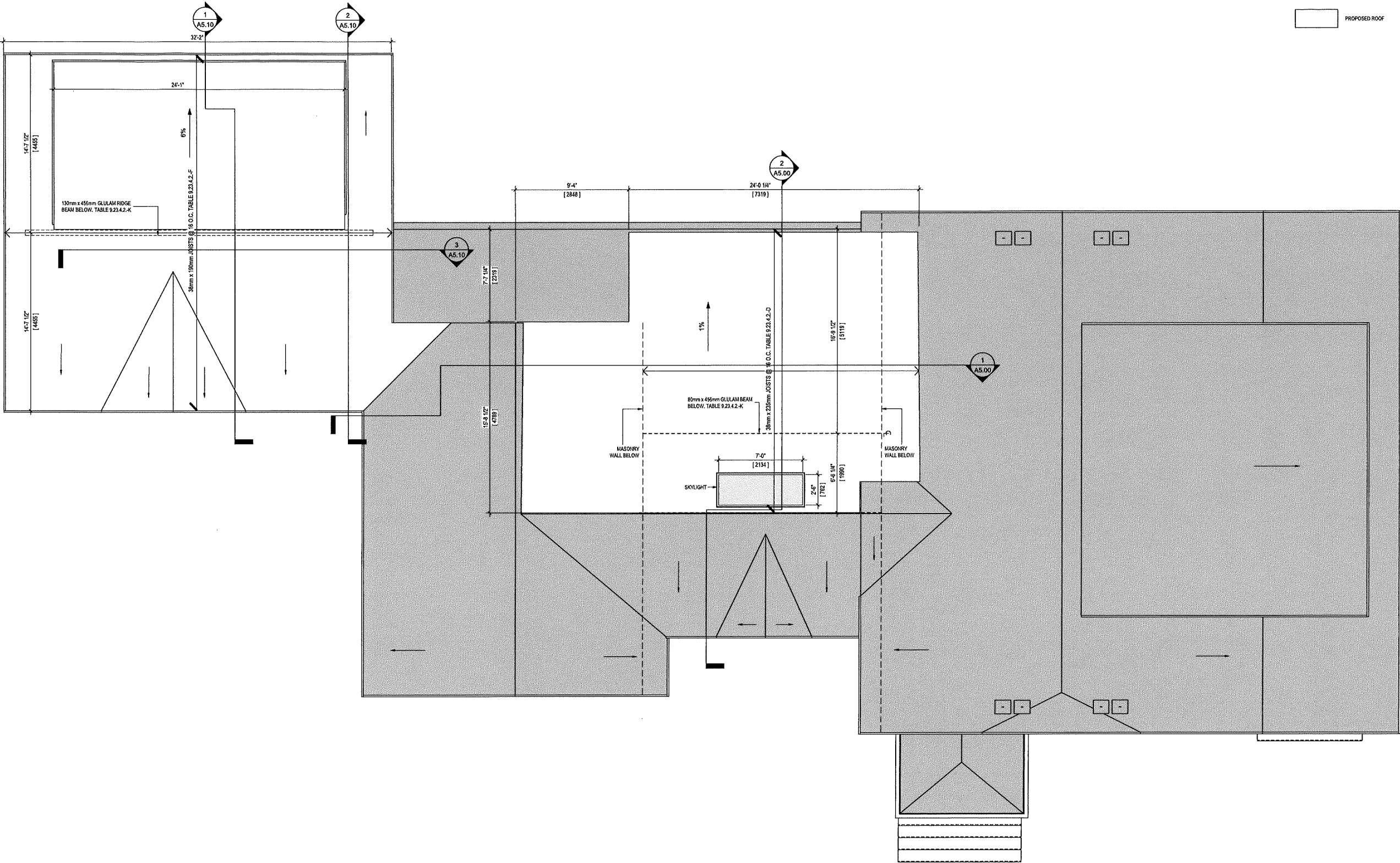


**MCNALLY RESIDENCE
RENOVATIONS**

201 Main Street South Hamilton, Ontario

**PROPOSED SECOND LEVEL
FLOOR PLAN**

Project No.: 24063
Scale: As indicated
Drawn By: Au/por
Checked By: Checker

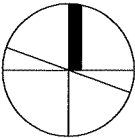


PROPOSED ROOF PLAN LEGEND

EXISTING ROOF

PROPOSED ROOF

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No.	Description	Date

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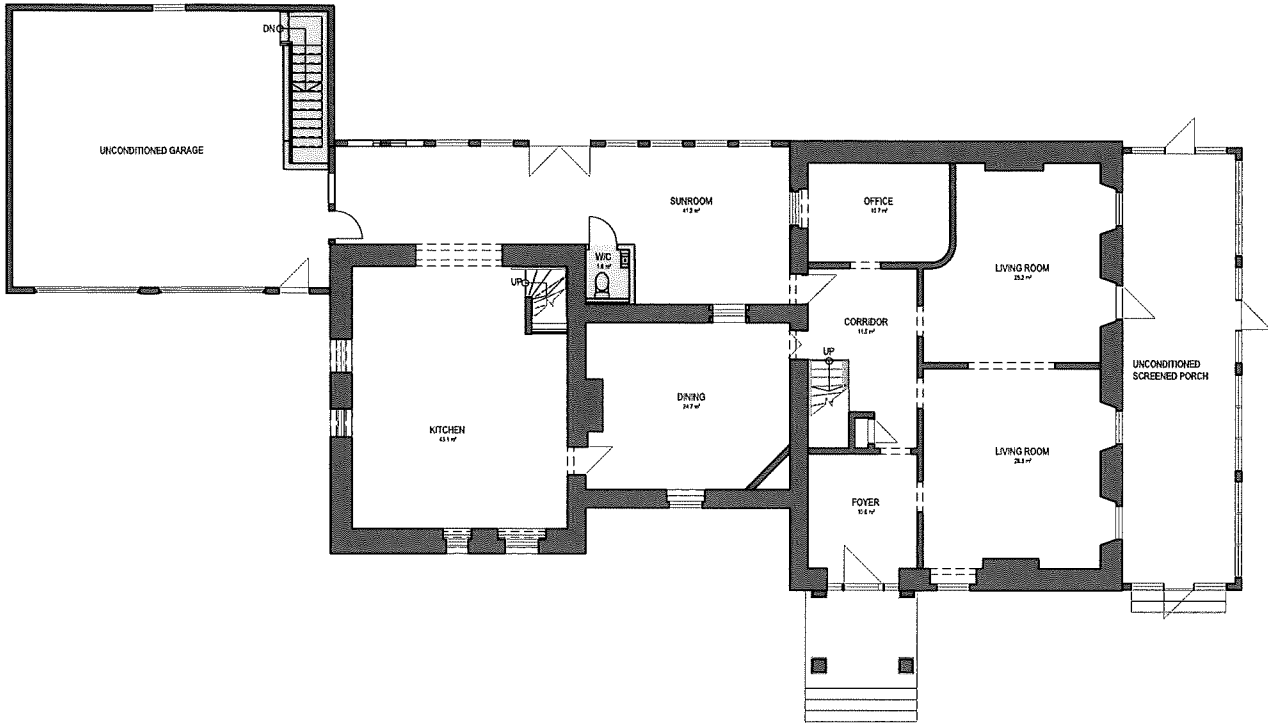
MCNALLY RESIDENCE RENOVATIONS
201 Main Street South Hamilton, Ontario
PROPOSED ROOF PLAN

Project No.:	24063
Scale:	As Indicated
Drawn By:	Author
Checked By:	Checker

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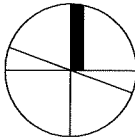
PHASE 1 APPROVED SCOPE (A2.04)

PROPOSED SCOPE (A2.05)



FLOOR SPACE SCHEDULE PROPOSED -...	
Name	Area
LVL 1 - TO STRUCTURE	
KITCHEN	43.1 m²
WIC	1.6 m²
LIVING ROOM	25.2 m²
LIVING ROOM	28.3 m²
FOYER	10.6 m²
CORRIDOR	11.5 m²
OFFICE	10.7 m²
DINING	24.7 m²
SUNROOM	41.2 m²
LVL 1 - TO STRUCTURE	196.6 m²
LVL 2 - EXISTING DEN	18.2 m²
DEN	18.2 m²
LVL 2 - EXISTING DEN	18.2 m²
LVL 2 - TO STRUCTURE	
BATH	11.1 m²
Laundry	6.9 m²
BEDROOM 4	13.3 m²
BEDROOM 3	13.3 m²
CLOSET	1.0 m²
CLOSET	1.0 m²
CORRIDOR	3.7 m²
LINEN CLOSET	1.6 m²
LVL 2 - TO STRUCTURE	62.0 m²
LVL 2 - PRIMARY	
CLOSET	7.2 m²
PRIMARY BATH	9.1 m²
PRIMARY BEDROOM	26.7 m²
CORRIDOR	17.5 m²
BEDROOM 2	13.3 m²
STORAGE	6.2 m²
BATH	4.1 m²
OFFICE	12.8 m²
LVL 2 - PRIMARY	98.9 m²
Grand total: 26	355.8 m²

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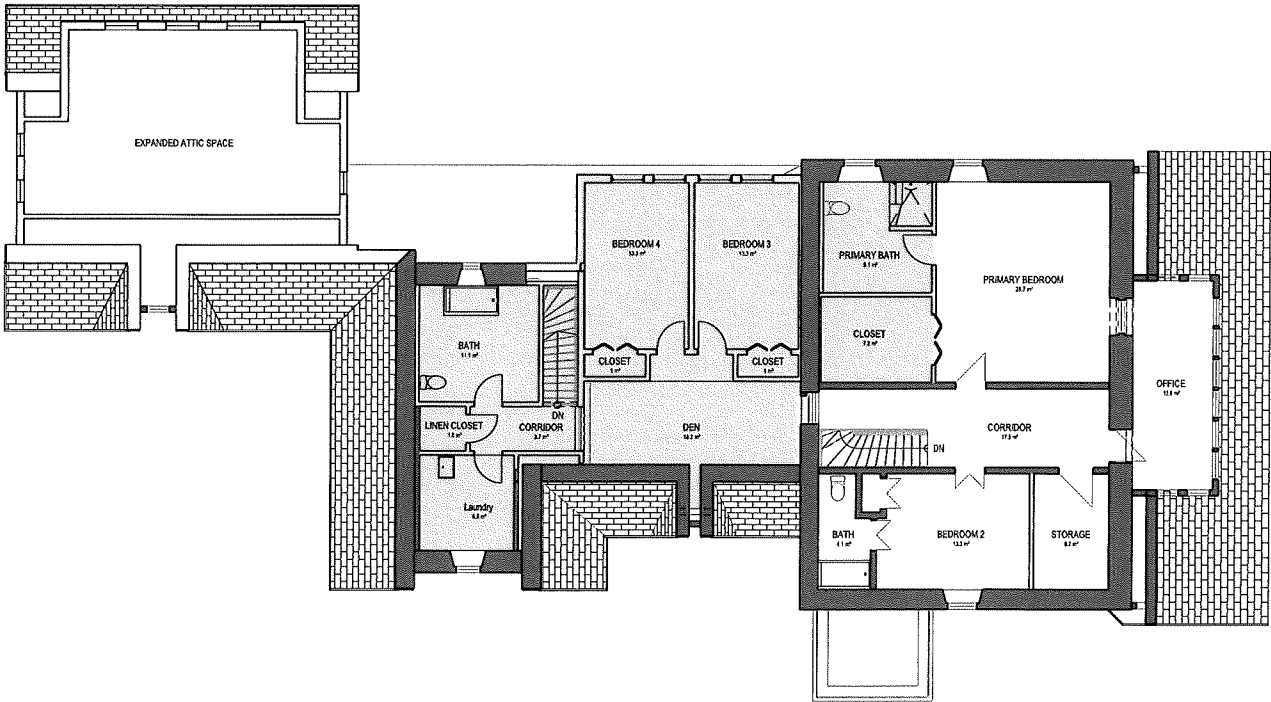


LVL 1 - FLOOR SPACE-PH 1

1

1/8" = 1'-0"

A2.04



LVL 2 - FLOOR SPACE-PH 1

2

1/8" = 1'-0"

A2.04

3	ISSUED FOR MINOR VARIANCE	2025/07/16
No.	Description	Date

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RENOVATIONS**

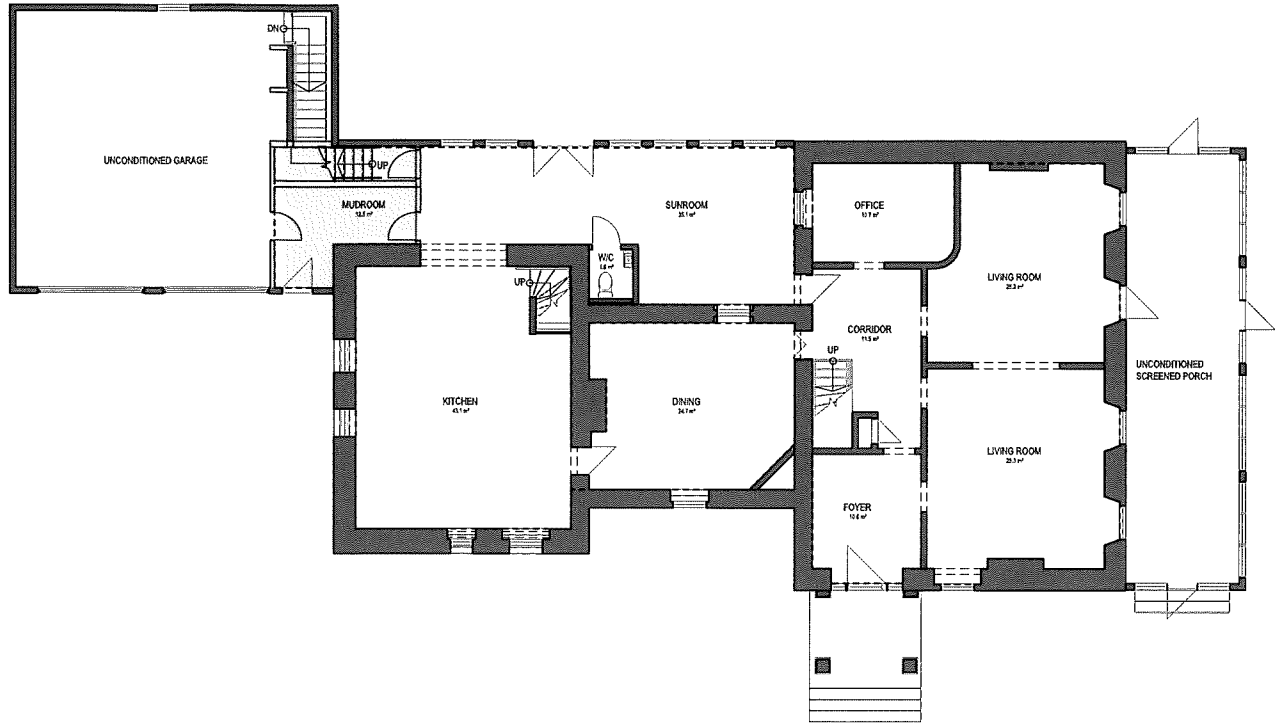
201 Main Street South Hamilton, Ontario

FLOOR SPACE PLANS-PH1

Project No.: 24063
Scale: 1/8" = 1'-0"
Drawn By: Author
Checked By: Checker

PHASE 1 APPROVED SCOPE (A2.04)

PROPOSED SCOPE (A2.05)



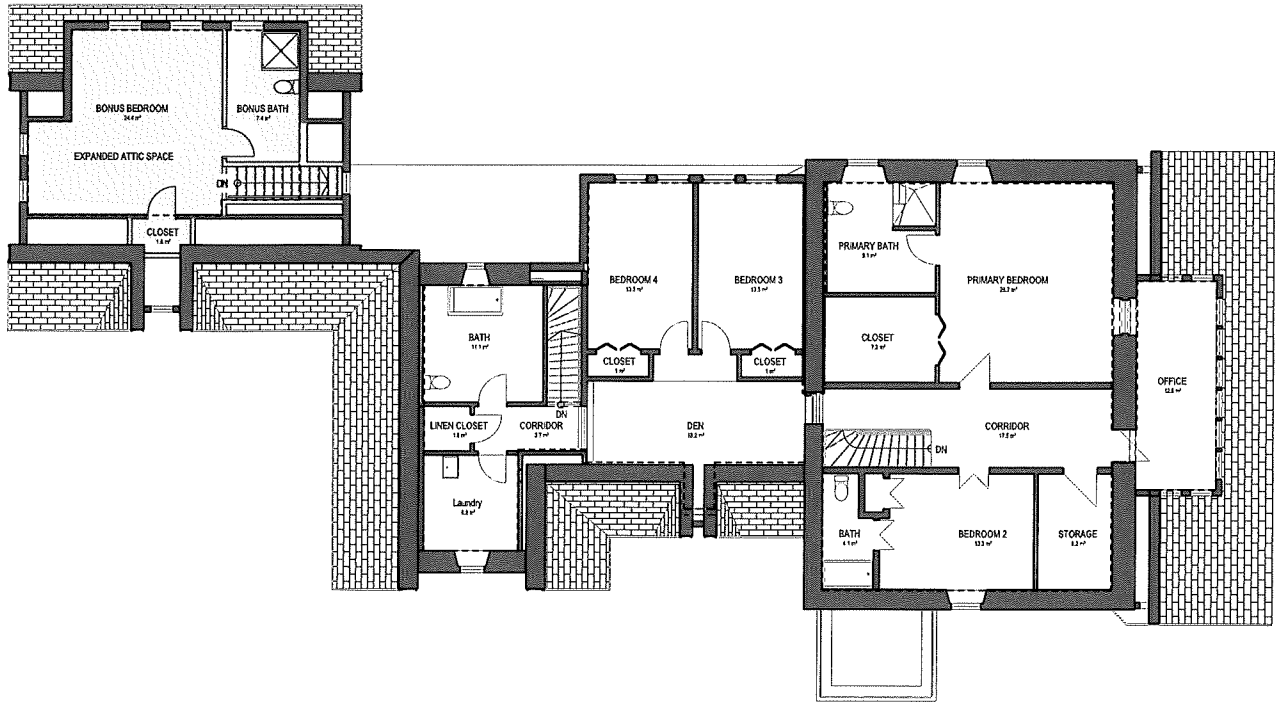
FLOOR SPACE SCHEDULE PROPOSED -...	
Name	Area
LVL 1 - TIO STRUCTURE	
KITCHEN	43.1 m²
W/C	1.6 m²
LIVING ROOM	25.2 m²
LIVING ROOM	28.3 m²
FOYER	10.6 m²
CORRIDOR	11.5 m²
OFFICE	10.7 m²
DINING	24.7 m²
SUNROOM	35.1 m²
MUDROOM	12.9 m²
LVL 1 - TIO STRUCTURE	202.2 m²
LVL 2 - EXISTING DEN	
DEN	18.2 m²
LVL 2 - EXISTING DEN	18.2 m²
LVL 2 - TIO STRUCTURE	
BATH	11.1 m²
Laundry	6.9 m²
BEDROOM 4	13.3 m²
BEDROOM 3	13.3 m²
CLOSET	1.9 m²
CLOSET	1.9 m²
CORRIDOR	3.7 m²
LINEN CLOSET	1.6 m²
BONUS BEDROOM	24.4 m²
BONUS BATH	7.4 m²
CLOSET	1.6 m²
LVL 2 - TIO STRUCTURE	85.4 m²
LVL 2 - PRIMARY	
CLOSET	7.2 m²
PRIMARY BATH	9.1 m²
PRIMARY BEDROOM	26.7 m²
CORRIDOR	17.5 m²
BEDROOM 2	13.3 m²
STORAGE	8.2 m²
BATH	4.1 m²
OFFICE	12.8 m²
LVL 2 - PRIMARY	98.9 m²
Grand total: 30	405.6 m²

LVL 1 - FLOOR SPACE-PROPOSED

1

1/8" = 1'-0"

A2.05



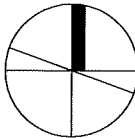
LVL 2 - FLOOR SPACE-PROPOSED

2

1/8" = 1'-0"

A2.05

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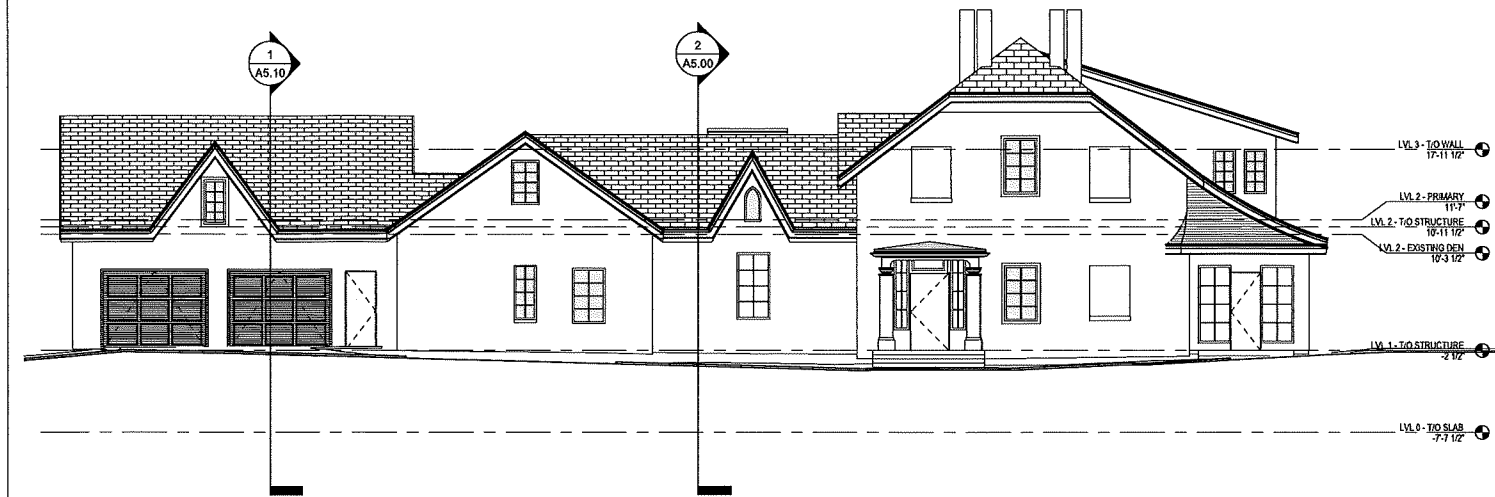


**MCNALLY RESIDENCE
RENOVATIONS**

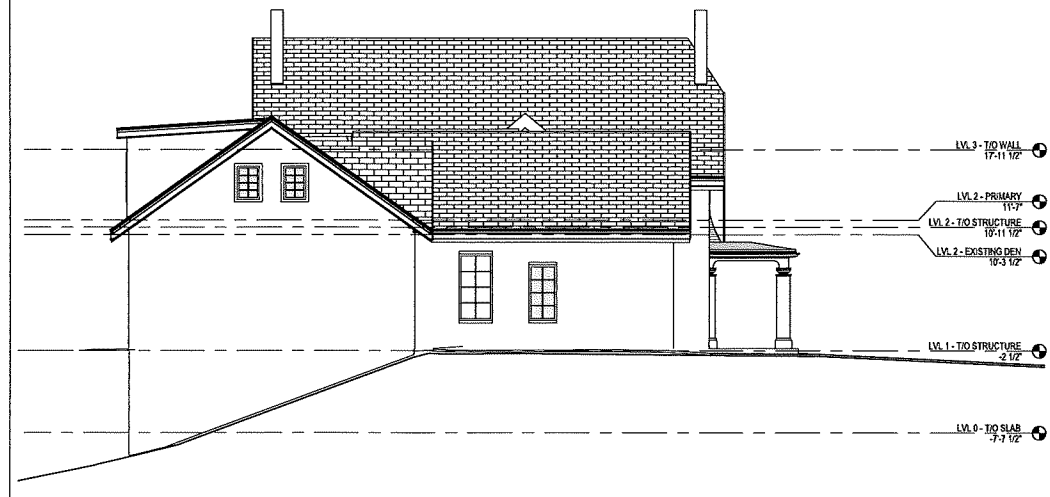
201 Main Street South Hamilton, Ontario

**FLOOR SPACE
PLANS-PROPOSED**

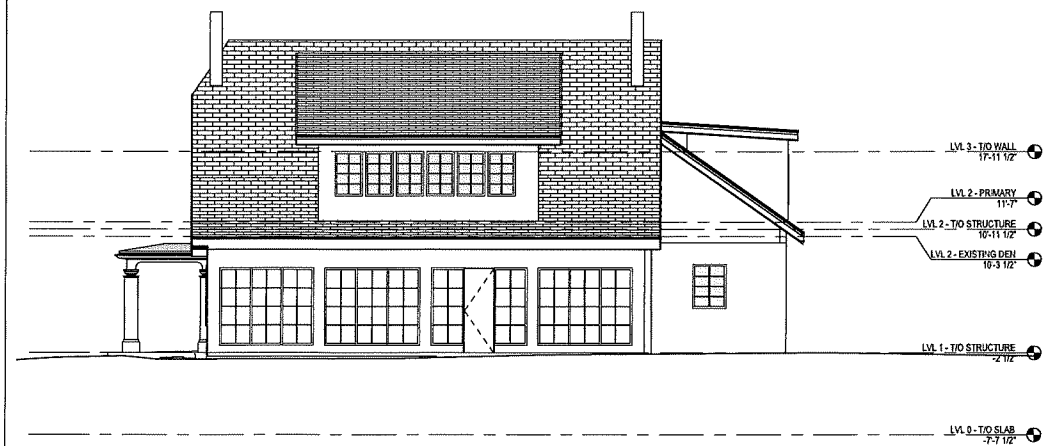
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Checked By: Checker



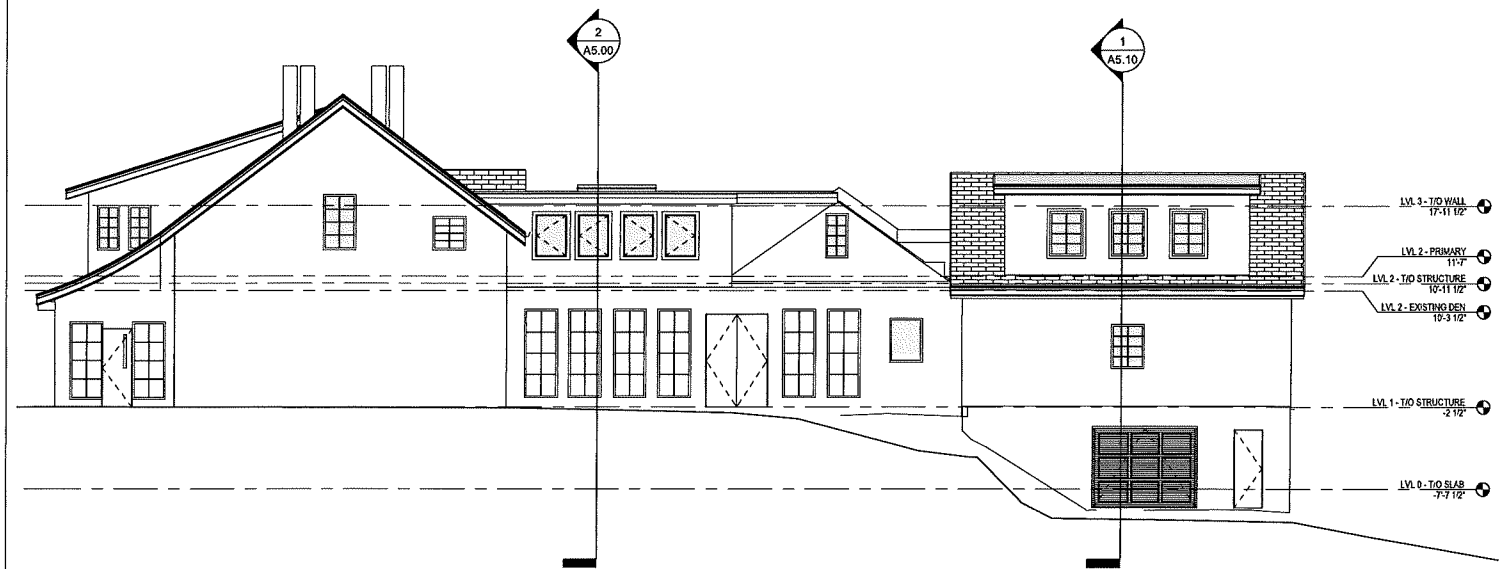
4 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



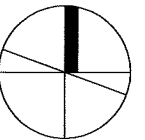
2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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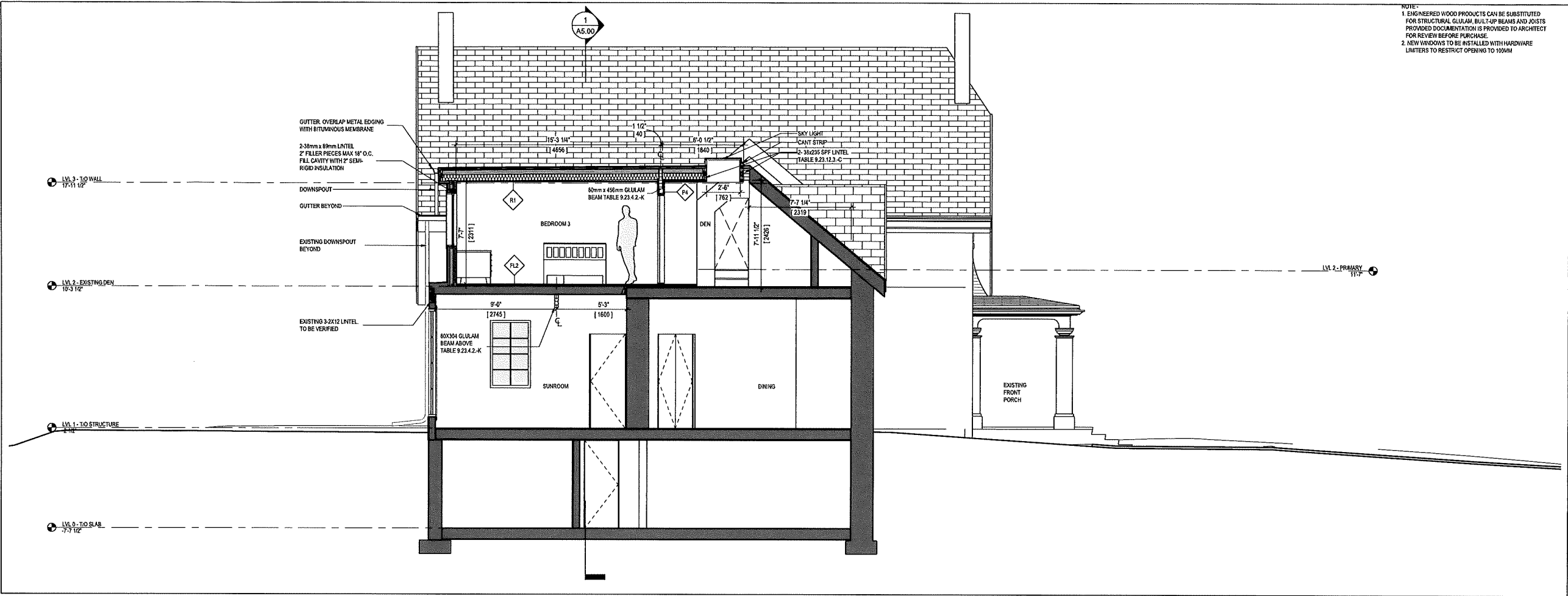
**MCNALLY RESIDENCE
RENOVATIONS**

201 Main Street South Hamilton, Ontario

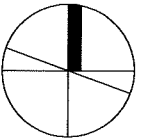
ELEVATIONS

Project No.: 24063
Scale: 1/8" = 1'-0"
Drawn By: Author
Checked By: Checker

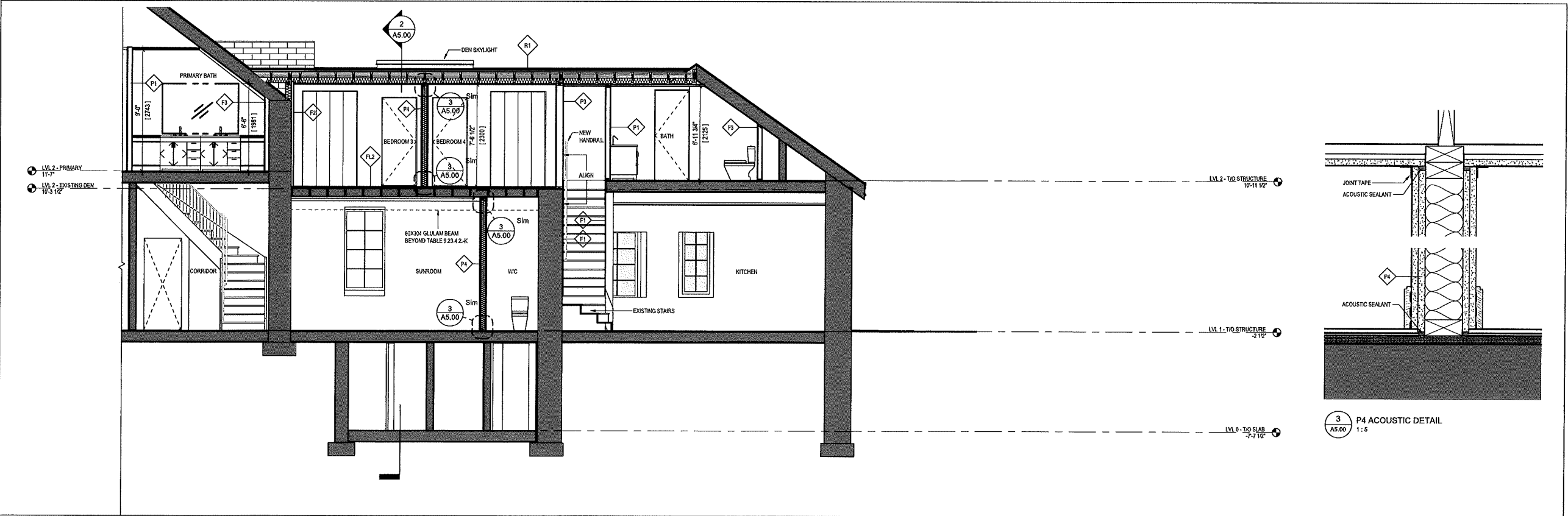
A4.00



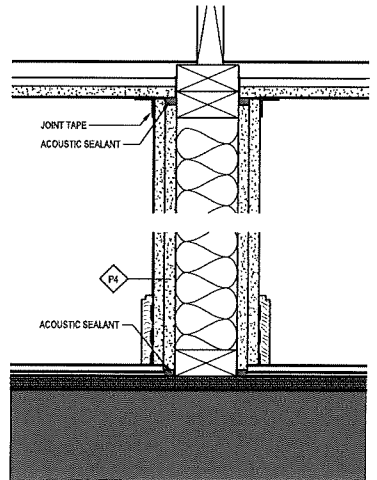
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2 SECTION THROUGH NEW BEDROOM
1/4" = 1'-0"



1 SECTION THROUGH NEW BEDROOM AND BATHS
1/4" = 1'-0"



3 P4 ACOUSTIC DETAIL
1:5

No.	Description	Date
3	ISSUED FOR MINOR VARIANCE	2025/07/16
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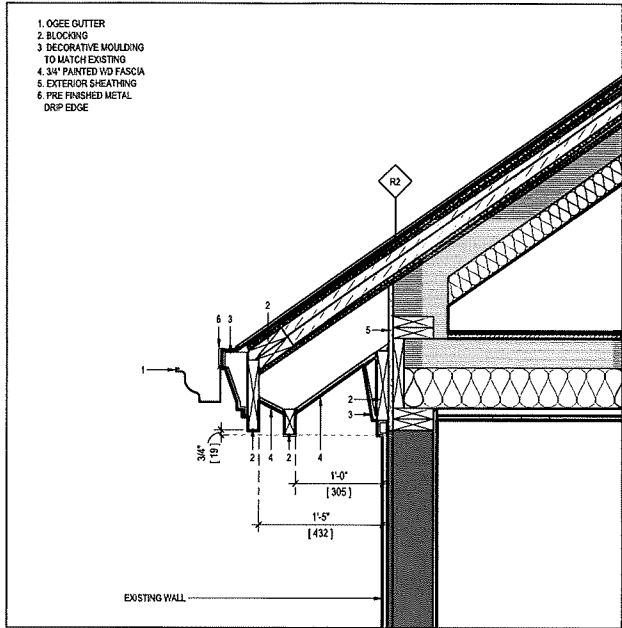
**MCNALLY RESIDENCE
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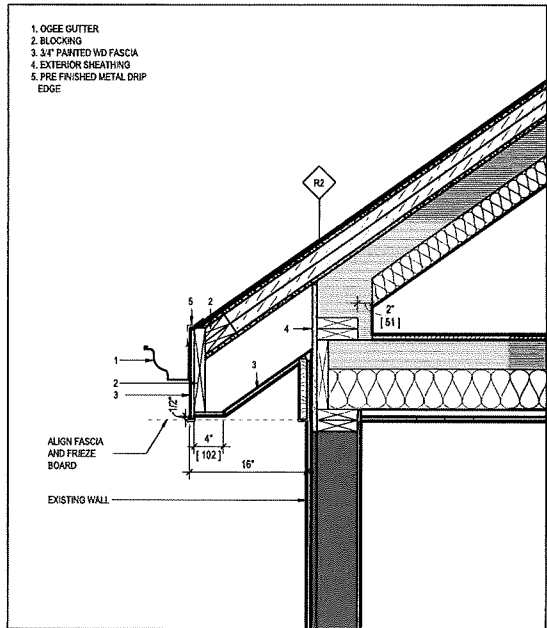
BUILDING SECTIONS

Project No.: 24063
Scale: As Indicated
Drawn By: Author
Checked By: Checker

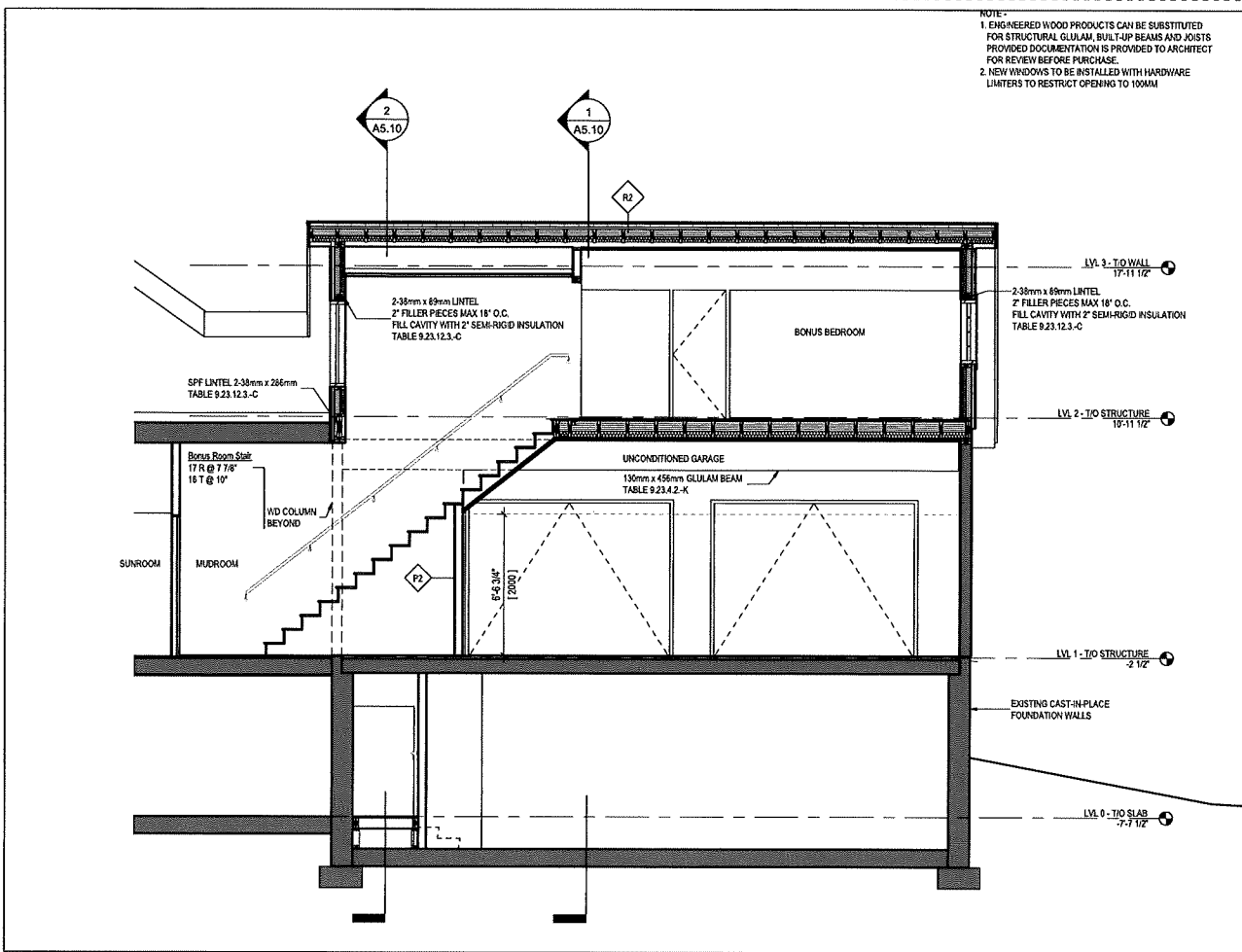
A5.00



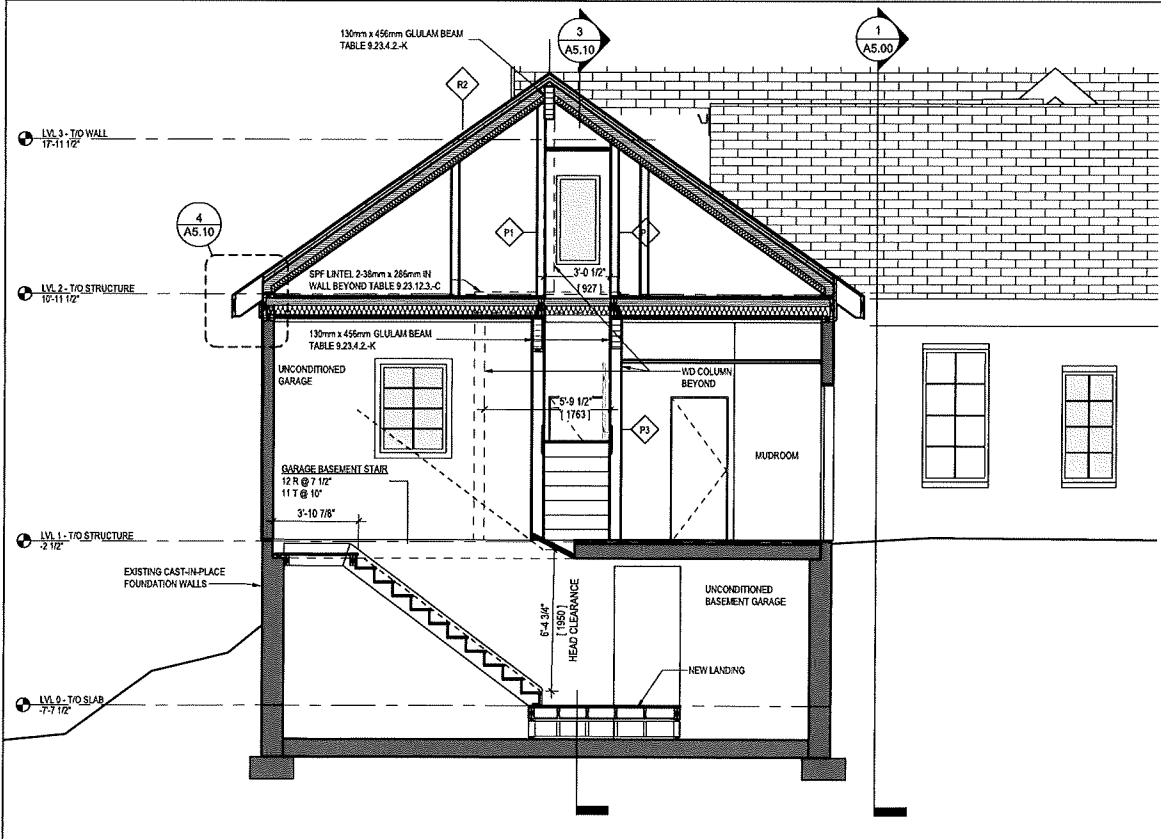
5 GARAGE FRIEZE BOARD-OP2
1" = 1'-0"



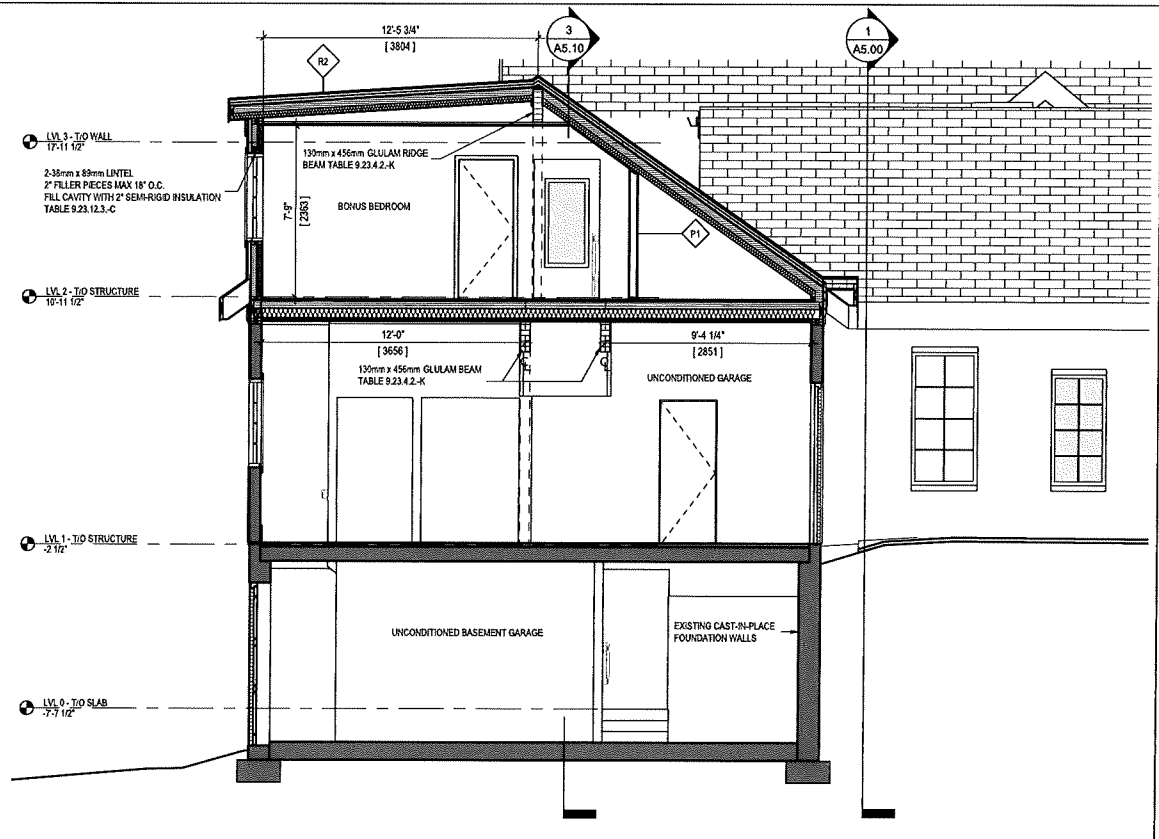
4 GARAGE FRIEZE BOARD-OP1
1" = 1'-0"



3 SECTION THROUGH BONUS ROOM STAIR
1/4" = 1'-0"



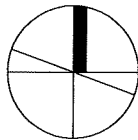
2 SECTION THROUGH BASEMENT GARAGE STAIR
1/4" = 1'-0"



1 SECTION THROUGH ATTIC AND GARAGE
1/4" = 1'-0"

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- The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written and graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



No.	Description	Date
3	ISSUED FOR MINOR VARIANCE	2025/07/15
2	ISSUED FOR PERMIT R01	2025/06/19
1	ISSUED FOR PERMIT	2025/04/30

TOMS + MCNALLY
DESIGN | ARCHITECTURE | URBANISM | CONSTRUCTION

41 King William, Suite 201 | Hamilton | Ontario | L8R 1A2 | 289.768.2211
www.toms-mcnally.ca



MCNALLY RESIDENCE RENOVATIONS

201 Main Street South Hamilton, Ontario

BUILDING SECTION

Project No.: 24063
Scale: As Indicated
Drawn By: Author
Checked By: Checker



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)	Greg McNally, Jess Knutson		
Applicant(s)	Toms + McNally Design Russell Wooten		
Agent or Solicitor			Phone:
			E-mail:

1.2 Primary contact

☒ Applicant

☐ Owner

☐ Agent/Solicitor

1.3 Sign should be sent to

☒ Applicant

☒ Owner

☐ Agent/Solicitor

1.4 Request for digital copy of sign

☒ Yes*

☐ No

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

1.5 All correspondence may be sent by email

☒ Yes*

☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will 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	201 Main Street South Hamilton Ontario		
Assessment Roll Number	30331055800		
Former Municipality	Flamborough		
Lot	1	Concession	3
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:

Section 6.3.79.(b)(vi) of the 90-145-Z Flamborough by-law limits the floor space for a two story dwelling to 372sm. Relief is being applied for to allow construction of additional living space totaling 405sm without increasing building footprint.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

The intended additional floor space increases the total floor space of the dwelling to above 372m²

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

☒ Yes ☐ No

If yes, please provide an explanation:

Relief being applied for will not increase the dwelling foot print, and will not increase the overall height of the dwelling

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
87.8m	110m	10366sm	8.5m

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	30m±	61m±	10m±	01/01/1844

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Family Dwelling	30m±	61m±	10m±	07/01/2025

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Family Dwelling	365	366	2	~8.6m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Family Dwelling	365	405.6	2	~8.6m

- 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)
- ground infiltration

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

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
04/24/2025
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
single detached dwelling unit
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
single detached dwelling unit
- 7.4 Length of time the existing uses of the subject property have continued:
181 years
- 7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

Proposed relief does not change the use of the property.

- 7.6 What is the existing zoning of the subject land? R1-74e

- 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
