



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING **Minor Variance**

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	A-25:091	SUBJECT PROPERTY:	1218 Leaside Road, Hamilton
ZONE:	R1 (Low Density Residential)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Carol Wright
Applicant: Richie Khanna

The following variances are requested:

1. A minimum setback of 0.6 metres from the Rear Lot Line shall be permitted for an accessory building instead of the minimum required setback of 1.2 metres.
2. A maximum combined lot coverage of 65.4 square metres shall be permitted for all accessory buildings, instead of the requirement that the maximum combined lot coverage of all accessory buildings shall not exceed 45 square metres or 7.5% of the lot area, whichever is the lesser.

PURPOSE & EFFECT: To permit an addition to an existing accessory building located at the rear of the property.

Notes:

- i. Elevation drawings have not been provided. Additional variances may be required.
- ii. An eave or gutter of any accessory building may encroach into any required yard to a maximum of 0.45 metres. Insufficient information has been provided to determine compliance; as such, additional variances may be required.
- iii. Applicant shall ensure a minimum of 30% landscaped area is maintained.

A-25:091

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:	2:55 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

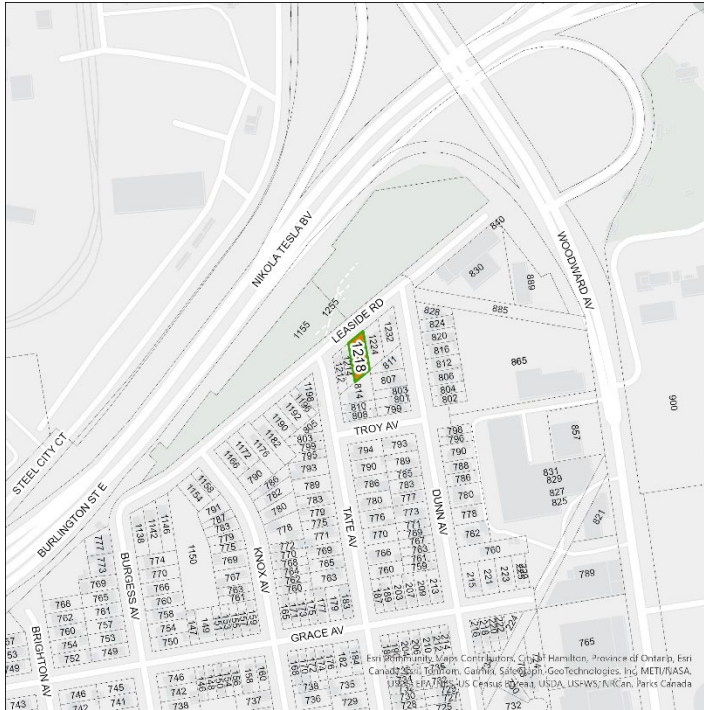
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 2, 2025

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-25:091, 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: 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.



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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.

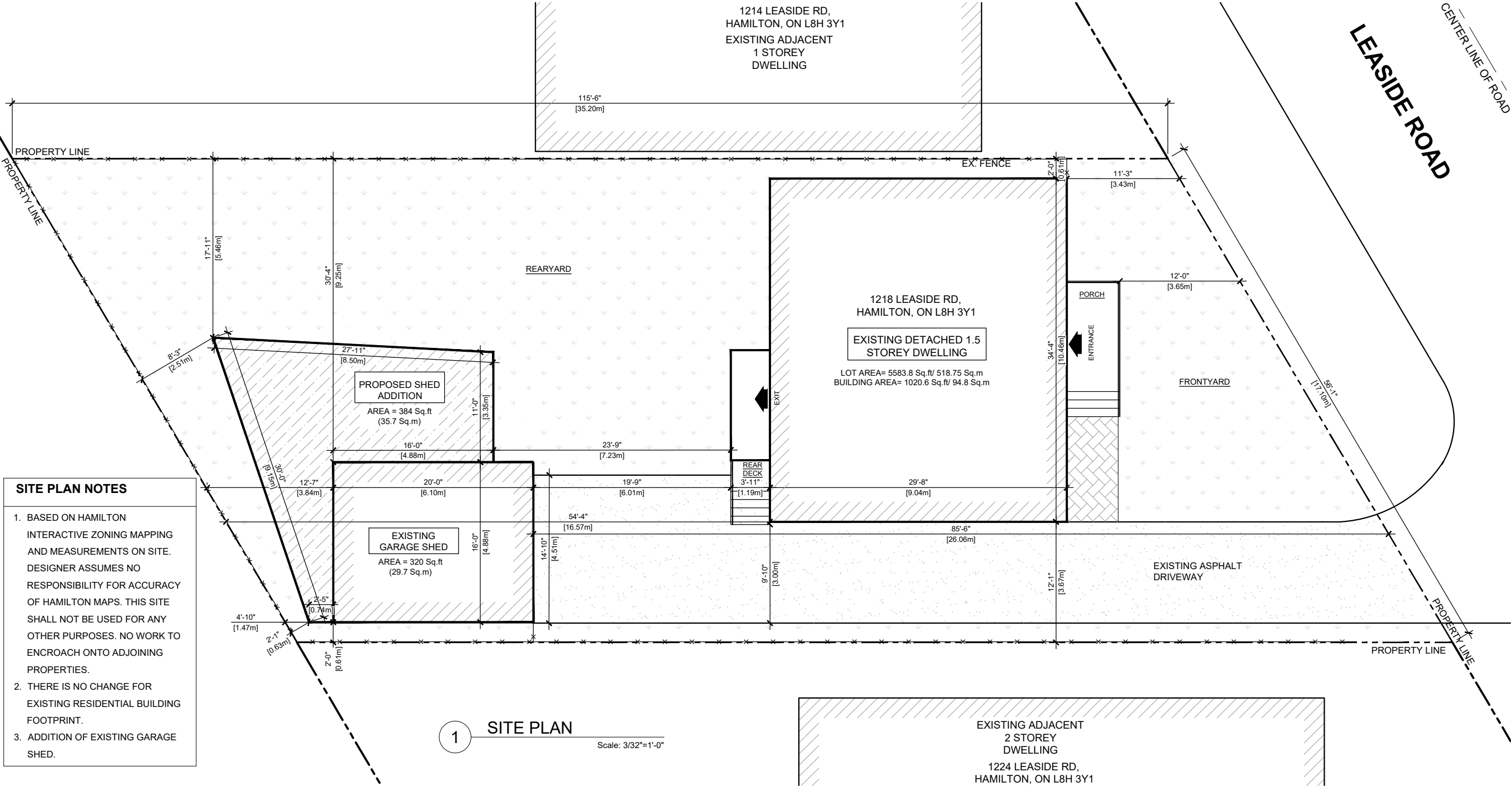
In-Person Presentations:

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.



- SITE PLAN NOTES
1.

BASED ON HAMILTON INTERACTIVE ZONING MAPPING AND MEASUREMENTS ON SITE. DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF HAMILTON MAPS. THIS SITE SHALL NOT BE USED FOR ANY OTHER PURPOSES. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES.
2.

THERE IS NO CHANGE FOR EXISTING RESIDENTIAL BUILDING FOOTPRINT.
3.

ADDITION OF EXISTING GARAGE SHED.

1 SITE PLAN

Scale: 3/32"=1'-0"

LIST OF VARIANCES:

EXISTING BUILDING FOOTPRINTS REMAIN AS IS. SETBACKS ARE EXISTING FROM THE TIME BUILDING WAS BUILT. HOWEVER, WE ARE NOT CHANGING ANYTHING IN EXISTING STRUCTURE.

HERE, WE ARE APPLYING ASKING FOR NEW VARIANCE REQUESTS, BELOW ARE THE PROPOSED REQUESTED VARIANCES:

1 REQUIRED REAR AND LEFT SIDE YARD SETBACK IS 1.2m FOR ACCESSORY STRUCTURE, HOWEVER THE PROPOSED IS ±0.60m. REQUESTING A VARIANCE FOR NOT BEING ABLE TO COMPLY WITH THE SETBACKS.

2 THE REQUIRED MAXIMUM ACCESSORY STRUCTURE COVERAGE IS 32.9 SQ. M. HOWEVER, THE PROPOSED STRUCTURE, WHEN COMBINED WITH THE EXISTING ONE, WILL TOTAL 65.4 SQ. M. WE ARE REQUESTING A VARIANCE FOR THE INCREASE IN THE GROSS FLOOR AREA (GFA) OF THE GARAGE SHED.

SITE INFORMATION

ADDRESS: 1218 LEASIDE RD
MUNICIPALITY: HAMILTON
POSTAL CODE: L8H 3Y1
BY-LAW: 05-200
ZONE: R1

LOT INFO	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQ.M)	360 Sq.m	518.75 Sq.m	EXISTING TO REMAIN.
LOT WIDTH	12 m	17.10 m	
LOT DEPTH	N/A	35.20 m	
LOT COVERAGE (%)	N/A	25.30%	

EXISTING BUILDING STATISTICS	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	6.0 m	4.81 m	EXISTING TO REMAIN
REAR SETBACK	7.5 m	16.5 m	
LEFT SETBACK	1.2 m	3.67 m	
RIGHT SETBACK	1.2 m	0.61 m	
COVERAGE (%)	N/A	18.28%	

LANDSCAPING	REQUIRED	EXISTING	PROPOSED
LANDSCAPE AREA (%)	MIN. 30%	64.1%	47.9%
FRONTYARD LANDSCAPE(%)	50%	89.8%	EXISTING TO REMAIN
PARKING SPACES	2	3	

ACCESSORY BUILDING - SHED STATISTICS			
SIZE (Sq. m)	REQUIRED	EXISTING	PROPOSED
MAX 45 SQ.M OR 7.5% OF LOT COVERAGE, LESSER	38.9 Sq. m	29.7 Sq. m	35.7 Sq.m
COVERAGE (%)		5.7%	6.7%
HEIGHT	MAX 4.5m	3.2 m	3.5 m
REAR SETBACK	1.2 m	1.47 m	0.63 m
RIGHT SIDE SETBACK	1.2 m	9.25 m	5.46 m
LEFT SIDE SETBACK	1.2 m	0.61 m	EXISTING TO REMAIN
A VEHICULAR ENTRANCE SETBACK (m)	MIN. 6.0	26.06 m	

SITE PLAN LEGENDS

	PROPERTY LINE
	MAIN ENTRANCE
NAME	AREA NAME
	LANDSCAPE AREA
	EXISTING BUILDING/STRUCTURE
	NEW BUILDING/STRUCTURE
	ASPHALT DRIVEWAY

ARCHITECT/ENGINEER



R&R DESIGNS

92 Stapleton Ave.
Hamilton, ON L8H 3N6
Tel: 905.547-8668
Richie Khanna
richie@r-rdesigns.net
WWW.r-rdesigns.net

NOTES:

- CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS.
- THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED , ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.

REVISIONS

NO.	DESCRIPTION	DATE
△	FOR REVIEW ONLY	17-04-25
△	ISSUED FOR MV	02-05-25
△		
△		
△		
△		

NORTH



FILE #. 2025-RR06

DRAWN BY: B.P.
REVIEWED BY: R.K.
DATE: APR 2025

PROJECT NAME:

SHED ADDITION

ADDRESS:

1218 LEASIDE RD,
HAMILTON, ON.

SHEET NAME

SITE PLAN

SHEET NO.

SP0.1



R&R DESIGNS

PURPOSE OF THE APPLICATION

TO: City Of Hamilton,
Committee of Adjustment

Minor Variance Application

Project Address: 1218 LEASIDE RD. HAMILTON (ENLARGING ACCESORY STRUCTURE IN REAR YARD)

Hello,

Please see the following list of nature and extent of relief applied and the reason for the Minor Variance Application for 1218 Leaside Road.

3.1 Nature and extent of relief applied for:

1. Existing building footprints remain as is. Setbacks are existing from the time building was built. However, we are not changing anything in existing structure.
2. Here, we are applying for new variance request, below are the proposed requested variances:
 - Required rear and left side yard setback is 1.2m for accessory structure, however the proposed is $\pm 0.60\text{m}$. requesting a variance for not being able to comply with the setbacks.
 - The required maximum accessory structure coverage is 32.9 sq. m. however, the proposed structure, when combined with the existing one, will total 65.4 sq. m. we are requesting a variance for the increase in the gross floor area (GFA) of the garage shed.

3.2 Reason why the provisions of the by law cannot be complied:

Reason for not being able to comply with the by-law.

1. The existing building setbacks have existed since the age of the building.
2. The Proposed new Shed will be designed in harmony with the existing structure and using addition of shed owner wants to use as a storage.

Thank you.



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)	Carol Wright	
Applicant(s)	Richie Khanna R&R Designs Inc.	
Agent or Solicitor	Richie Khanna R&R Designs Inc.	

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 ☒ Credit over phone*
☐ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1218 Leaside Road		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	LTS299&300,PL573	Concession	
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:

Please see attached - Purpose of the Application letter (Attached at the end of Document)

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

Please see attached - Purpose of the Application letter (Attached at the end of Document)

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
17.10 m	35.20 m	518.75 Sq. m	Approx 9.0 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
EXISTING SINGLE DWELLING	3.65 m	16.54 m	3.67 m, 0.61 m	2006 – Based on the owner's purchase documents and confirmation, though the building itself may be older
EXISTING GARAGE SHED	26.06 m	1.47 m	0.61 m, 9.25 m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
PROPOSED NEW SHED	8.40 m TO THE EX. HOUSE	0.63 m	0.61 m, 5.46 m	09/01/2024

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
EXISTING SINGLE DWELLING	98.5 Sq. m	135 Sq. m	2	6.0 m
EXISTING GARAGE SHED	29.8 Sq. m	29.8 Sq. m	1	3.2 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
NEW SHED CONNECTING TO EXISTING	35.7 Sq. m	35.7 Sq. m	1	3.5 m

- 4.4 Type of water supply: (check appropriate box)
- ☒ publicly owned and operated piped water system
- ☐ privately owned and operated individual well

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

- 4.5 Type of storm drainage: (check appropriate boxes)
- ☒ publicly owned and operated storm sewers
- ☐ swales

- ☐ ditches
- ☐ other means (specify)
- _____

4.6 Type of sewage disposal proposed: (check appropriate box)

☒ publicly owned and operated sanitary sewage

☐ system privately owned and operated individual

☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

☐ provincial highway

☐ right of way

☐ municipal road, seasonally maintained

☐ other public road

☒ municipal road, maintained all year _____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Residential – Single detached dwelling with an accessory garage shed in the rear yard.

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

Residential – Single detached dwelling with existing garage shed in rear yard.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2006 – Based on the owner's purchase documents and confirmation, though the building itself may be older

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

Single detached dwelling

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

Single detached dwelling

7.4 Length of time the existing uses of the subject property have continued:

2006 – Based on the owner's purchase documents and confirmation, though the building itself may be older

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) Neighborhoods - Schedule E1

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

05-200- zone R1- Low Density Residential

7.6 What is the existing zoning of the subject land? R1

7.8 Has the owner previously applied for relief in respect of the subject property?

(Zoning By-law Amendment or Minor Variance)

☐ Yes

☒ No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes

☒ No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

Existing property has separate detached Garage and adding some storage area to existing Garage Shed

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☒ Application Fee
- ☒ Site Sketch
- ☒ Complete Application form
- ☒ Signatures Sheet

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
 - ☐ Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - ☐ Minimum Distance Separation Formulae (data sheet available upon request)
 - ☐ Hydrogeological Assessment
 - ☐ Septic Assessment
 - ☐ Archeological Assessment
 - ☐ Noise Study
 - ☐ Parking Study
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