

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-25:147	SUBJECT PROPERTY:	264 Cedardale Avenue, Stoney Creek
ZONE:	R1 (Low Density Residential)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Antonio Cosoleto
 Agent: Salvatore Cosoleto

The following variances are requested:

1. The eaves and gutters for an Additional Dwelling Unit-Detached may extend a maximum of 0.48 metres into a minimum required setback area, instead of the maximum permitted 0.45 metres.
2. The Gross Floor Area for an Additional Dwelling Unit-Detached shall not exceed 95.4 square metres instead of the requirement that the maximum Gross Floor Area shall not exceed the lesser of 75 square metres or the Gross Floor Area of the principle dwelling.

PURPOSE & EFFECT: To permit the construction of an Additional Dwelling Unit-Detached in the rear yard of an existing Single Detached Dwelling.

Notes:

- i. Please be advised insufficient information was provided to determine zoning conformity with Section 5, Parking; therefore additional variances may be required if conformity cannot be achieved.
- ii. Please be advised insufficient information has been provided to determine zoning compliance with Section 15.1.2.1 h), minimum Landscaped Area; therefore, additional variances may be required if conformity cannot be achieved.

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:	3:50 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

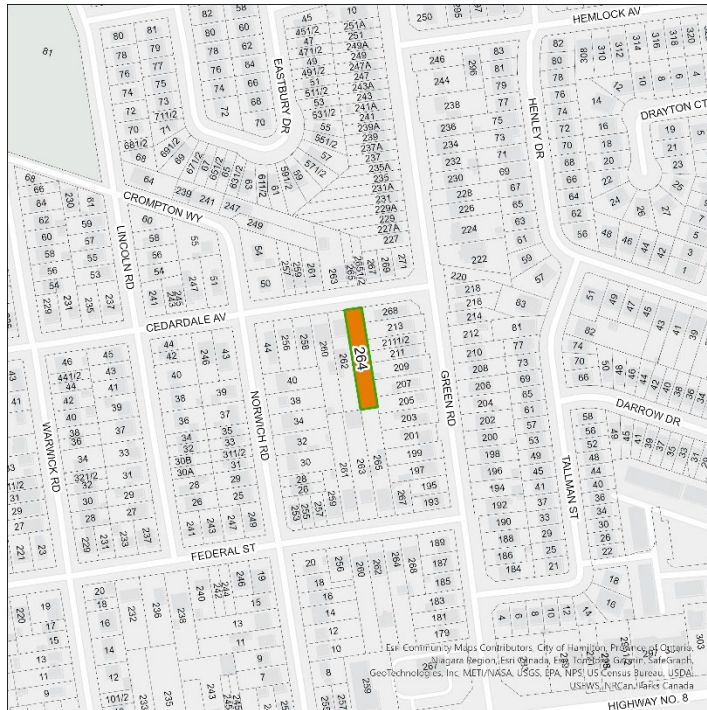
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 2, 2025

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-25:147, 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.

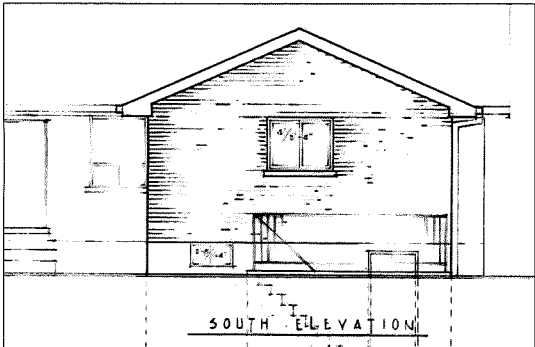
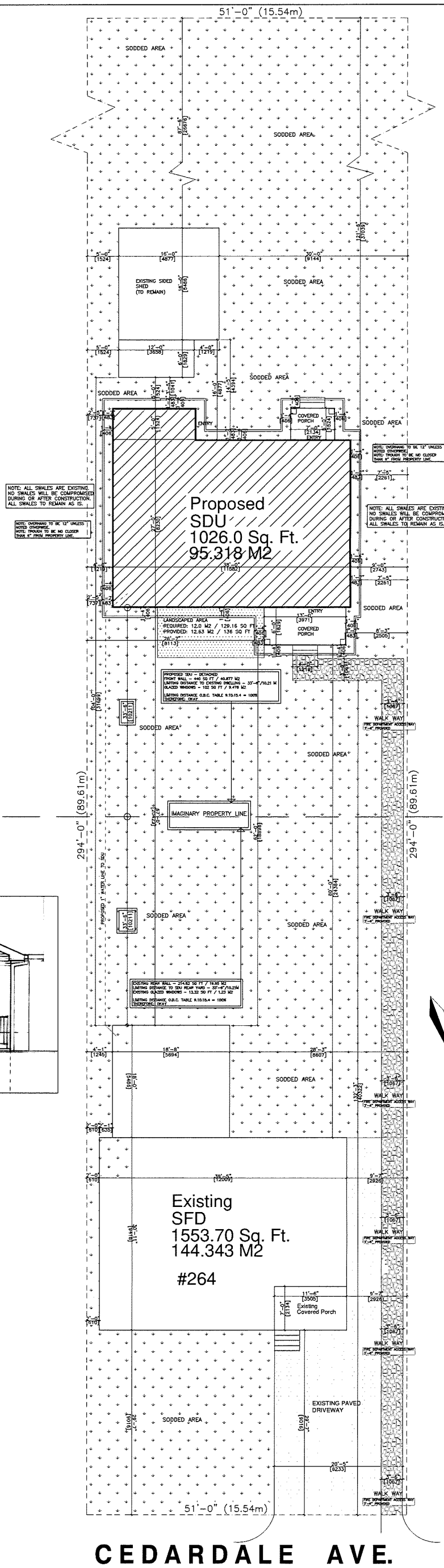
In-Person Presentations:

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.



EXISTING REAR ELEVATION

EXISTING REAR WALL - 21'4.32 SQ FT / 1.99 M2
EXISTING GLAZED WINDOWS - 13.32 SQ FT / 1.23 M2
EXISTING GLAZED DOORS - 13.32 SQ FT / 1.23 M2
EXISTING DISTANCE O.B.C. TABLE 8.10.10.4 - 100%
UNIQUE DESIGNS INC.

SITE STATISTICS	
MUNICIPAL ADDRESS 264 CEDARDALE AVE STONEY CREEK, ONT.	
BUILDING CLASSIFICATION RESIDENTIAL	
ZONING R1 - ZONING BY LAW NO. 22-132	
REQUIREMENTS FOR SDU - DETACHED	
MIN. SIDE YARDS	1.2 M (3.94')
MIN. FRONT YARD	N/A
MIN. REAR YARD	7.5 M (24.606')
EXISTING YARDS AT DWELLING	
SIDE YARD (LEFT)	SEE PLOT PLAN
SIDE YARD (RIGHT)	SEE PLOT PLAN
FRONT YARD	SEE PLOT PLAN
REAR YARD	SEE PLOT PLAN
LOT AREA 1392.988 M2 (14994.0 SQ FT)	
PROPOSED AT SDU - DETACHED SEE CHART BELOW	

PROPOSED SDU - DETACHED REAR YARD	
LOT AREA 14994 Sq Ft (1392.988 m2)	
Max Ht for SDU Permitted: 19.68 ft / 6.0 m	
Ht for SDU Provided: 16.92 ft / 5.163 m	
Lot Cover max - all buildings 25%: max 3748.5 sq ft / 348.247 m2 Existing dwelling: 1553.70 sq ft / 144.34 m2 Existing shed: 288.0 sq ft / 26.75 m2 Prop. SDU : 1026.0 sq ft / 35.318 m2 Total All bldgs : 2867.7 sq ft / 266.418 m2 Therefore < than 25% required.	
Max Gross Flr Area - max 75 m2 Exist dwelling: 1553.70 sq ft / 144.34 m2 1553.70 x 70% = 1087.59 max SDU permitted SDU Provided: 1026.0 sq ft / 35.318 m2	
Landscaped Area Area (136.0 sq ft / 12.63 m2)	
Parking Area Area (842.64 sq ft / 78.28 m2)	
Secondary Dwelling Max Permitted 512 Sq Ft (47.56 m2)	
Proposed / Provided 1026.00 Sq Ft (95.3185 m2)	

NOTE:
THIS PLOT PLAN IS NOT A SURVEY. UNIQUE DESIGNS INC. DOES NOT
GUARANTEE THE ACCURACY OF THIS DOCUMENT NOR DOES UNIQUE
DESIGN INC. CLAIM TO HAVE THE QUALIFICATIONS TO PRODUCE A DRAWING
INTENDED FOR THE USE AS A SURVEY. THE DRAWING PRODUCED IS INTENDED
TO BE USED ONLY AS A DIAGRAM TO COMPLEMENT THE PROVIDED ARCHITECTURAL
DRAWINGS. SPECIFICALLY, FOR THE PURPOSES OF ORIENTATION, ZONING, LIMITING
DISTANCES AND BUILDING HEIGHT AND THEIR RELATIONSHIP WITH THE INTENDED
USE OF THE BUILDING. TRUE SITE SETBACKS MAY NEED TO BE PROVIDED BY A
QUALIFIED LAND SURVEYOR.

NOTE:
ALL PROPOSED RAIN WATER LEADERS TO
DISCHARGE ANY RAIN WATER ON PROPERTY OR
EXISTING SWALES
NO WATER IS TO BE DRAINED ON TO ADJACENT
PROPERTIES OR WALKWAYS OR DRIVEWAYS.

DO NOT SCALE DRAWINGS

The undersigned has reviewed and is responsible for this design, and has the qualifications and meets the requirements set out in the Ontario Qualification Information.	
Resigned under design is exempt under O.C. Article 32.4.1 of the Building Code.	
UNIQUE DESIGNS INC.	
Signature	15084
15084	807
31050	807

Job Number		Date:		Drawn By:	Scale	COSOLETO RESIDENCE	264 CEDARDALE AVE., STONEY CREEK, ONT.	UNIQUE DESIGNS INC. DRAFTING DESIGN INC.	UNIQUE DESIGNS INC.	CUSTOM SDU DETACHED	PLOT PLAN	No.	DATE	DESCRIPTION	THESE DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.
020525		02.20.25													
A0		1/8"=1'-0"										1.	03.04.25	ISSUED FOR PERMIT/ VARIANCE	
												2.	05.30.25	DIMENSIONS ENLARGED	
												3.			
												4.			
												5.			
												6.			
												7.			
												8.			



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)	ANTONINO COSOLETO	
Applicant(s)	SAME AS ABOVE	
Agent or Solicitor	SALVATORE COSOLETO	

1.2 Primary contact

☒ Applicant

☐ Owner

☐ Agent/Solicitor

1.3 Sign should be sent to

☒ Applicant

☐ Owner

☐ Agent/Solicitor

1.4 Request for digital copy of sign

☐ Yes*

☒ No

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

1.5 All correspondence may be sent by email

☐ Yes*

☒ No

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

1.6 Payment type

☐ In person

☐ Cheque

☒ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	264 CEDARDALE AVE.		
Assessment Roll Number	~		
Former Municipality	~		
Lot	~	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:

Square Footage
"Extra"

☒ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

REQUIRE VARIANCE TO ACCOMMODATE EXTRA SQUARE FOOTAGE

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
15.54	89.61	1392.59/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 SFD	90.16	71.17	1.61 / 2.9	1950 → 1960
SHED	55.64	26.67	1.61 / 2.9	
			1.52 / 19.1	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Proposed SDU	44.35	37.03	→ 1.21 2.74	

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 SFD	144.59/m		1	9m
SHED	17.84		1	3m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Proposed SDU	95.32		1	9m

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

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

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

- ☐ ditches
- ☐ other means (specify)

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

☒ publicly owned and operated sanitary sewage

☐ system privately owned and operated individual

☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

☐ provincial highway

☐ municipal road, seasonally maintained

☒ municipal road, maintained all year

☐ right of way

☐ other public road

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

- SECONDARY DWELLING

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

- SINGLE DETACHED HOME.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

→ 1985

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

→ RESIDENTIAL

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

→ BACKYARD TO HOME

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

→ 70 YEARS

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

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable)

NEIGHBOURHOODS

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

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: _____)

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
