



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-25:179	SUBJECT PROPERTY:	184 Park Street West, Dundas
ZONE:	'R1' Low Density Residential Zone	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Gareth Jones
 Applicant: Park Eight Inc c/o Pete VandenArend

The following variances are requested:

1. A maximum Building Height of 7.2 metres shall be provided for an Additional Dwelling Unit-Detached instead of the maximum permitted Building Height of 6.0 metres.
2. A maximum Gross Floor Area of 80.0 square metres shall be provided instead of the maximum permitted 75.0 square metres.

PURPOSE & EFFECT: To facilitate the construction of a proposed Additional Dwelling Unit-Detached

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

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

DATE:	Thursday, September 25, 2025
TIME:	2:40 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-25:179

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

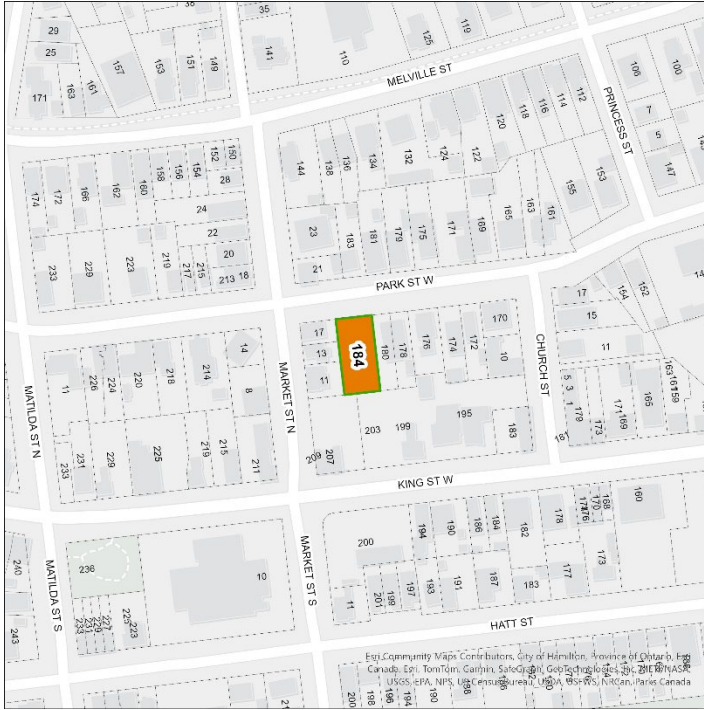
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 23, 2025

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 24, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:179, 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: September 8, 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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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. 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.

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:

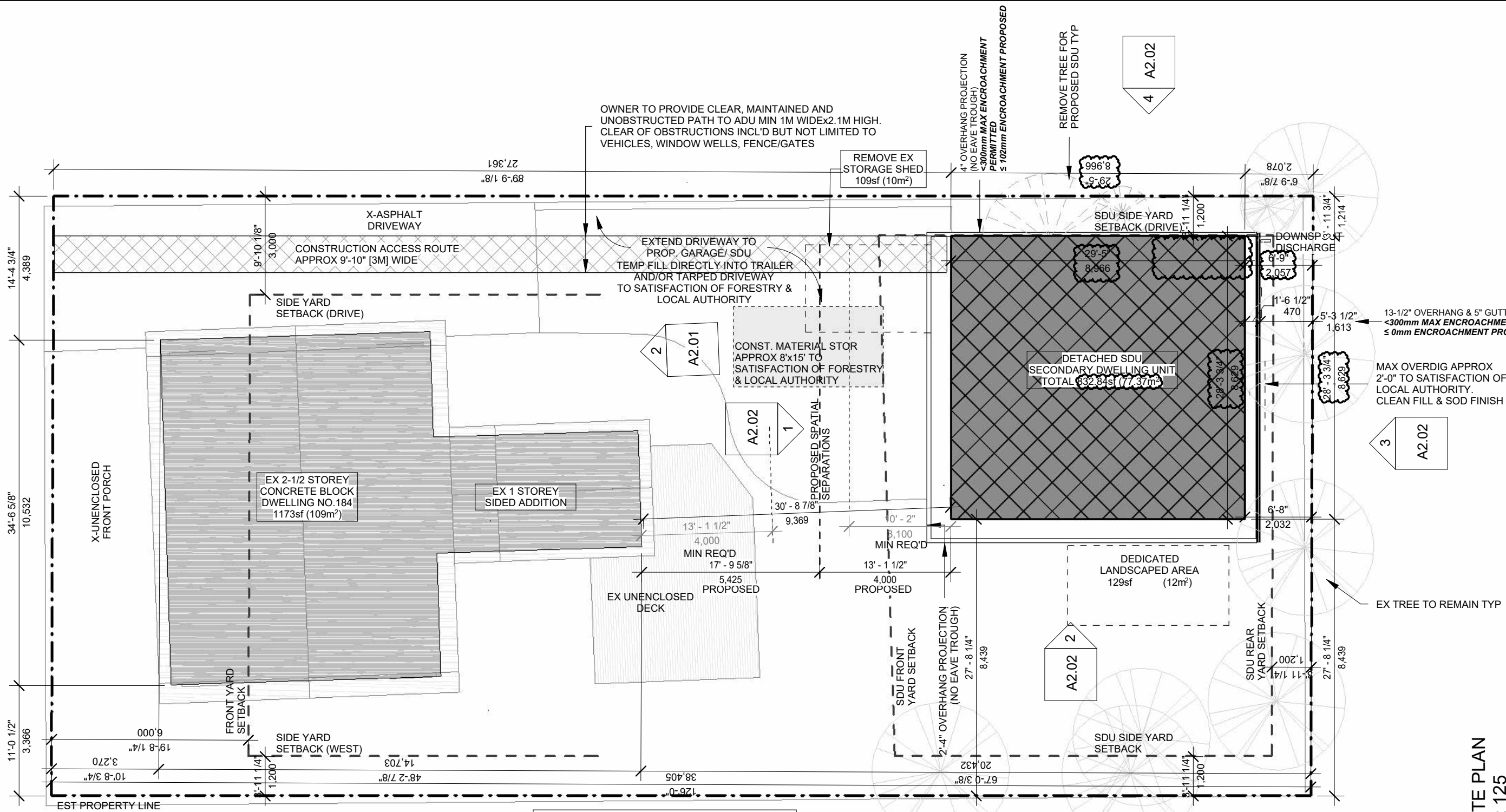
Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing**.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

PARK ST



MARKET ST N

LOT COVERAGE SUMMARY:

LOT AREA:	702.351m ²	EX UNCHANGED
EX BUILDING AREA:	109m ²	15.5%
SDU AREA:	77.37m ²	11%
TOTAL AREA:	177m ²	26.5%

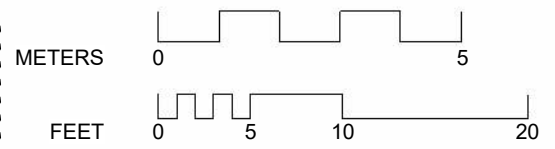
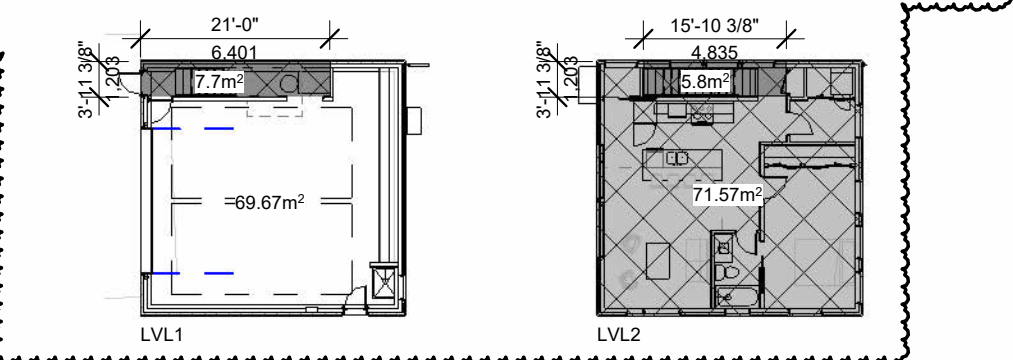
SITE STATISTICS

	ZONING DESIGNATION = R1 RESIDENTIAL - LOW DENSITY RESIDENTIAL	
	PERMITTED	PROVIDED
LOT AREA	360m ² minimum	336.75m ² EX UNCHANGED
LOT FRONTAGE	12m minimum	19.14m EX UNCHANGED
FRONT YARD SETBACK	4m	27.36m
SIDE YARD SETBACKS	1.2m	1.2m / 8.439m
REAR YARD SETBACK	1.2m	2.32m
BUILDING HEIGHT	6m	7.214m

[*] Denotes existing condition

AREA CALCULATION ADU:

	DEDICATED ADU SPACE	DEDICATED STAIR / MECHANICAL	ADU + STAIR	GROSS FLOOR
LEVEL 1	0m ²	7.7m ²	7.7m ²	77.37m ²
LEVEL 2	71.57m ²	5.8m ²	77.37m ²	77.37m ²
TOTALS	71.57m²	13.5m²	85.07m²	154.74m²



- SITE PLAN LEGEND**
- EX DRIVEWAY / HARDSCAPING
 - EX BUILDING
 - PROPOSED ACCESSORY DWELLING UNIT

25/07/02

1 SITE PLAN
1 : 125



ADU - DETACHED
183 PARK ST, DUNDAS

Project No. 23009

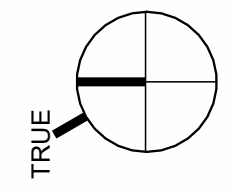
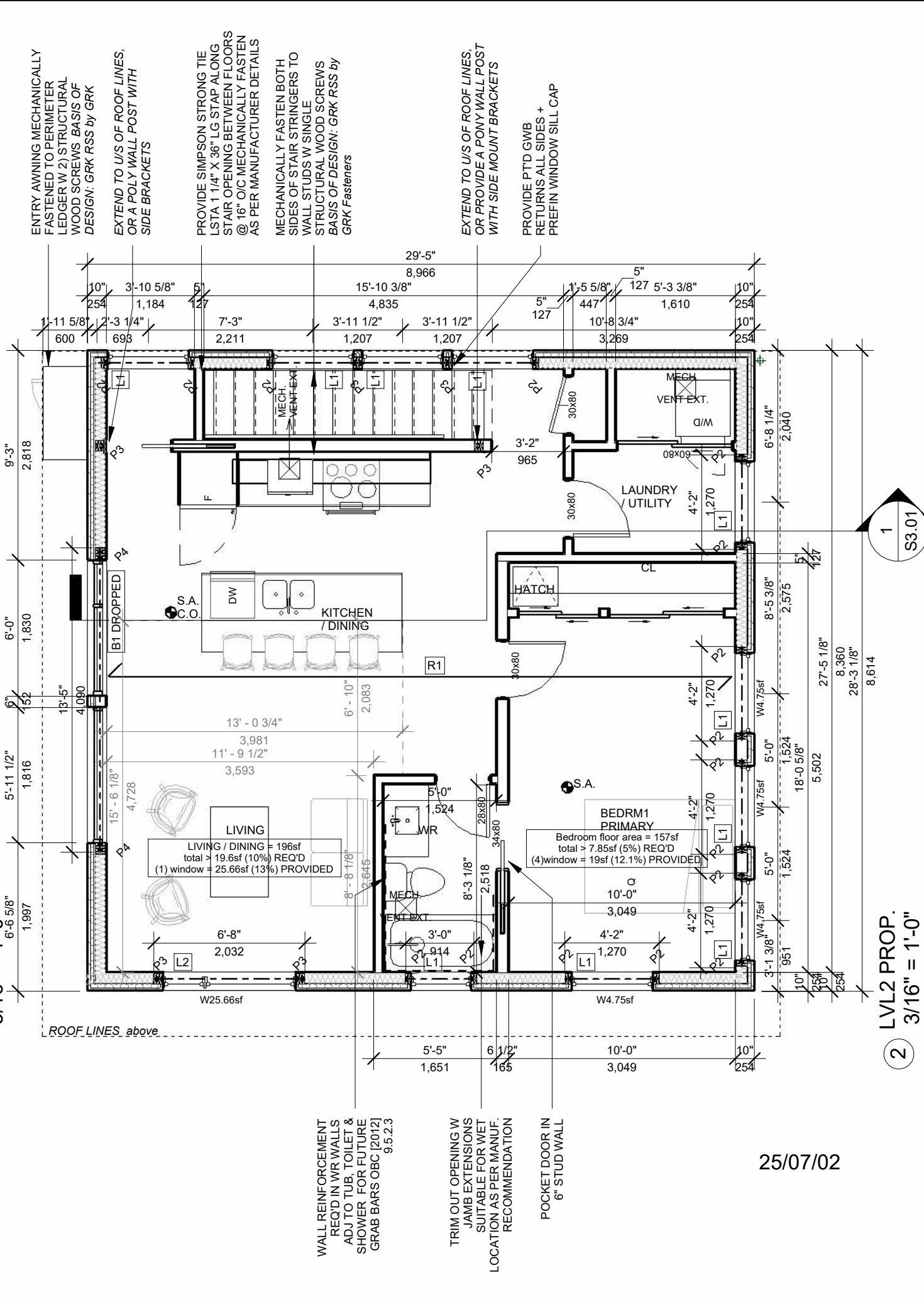
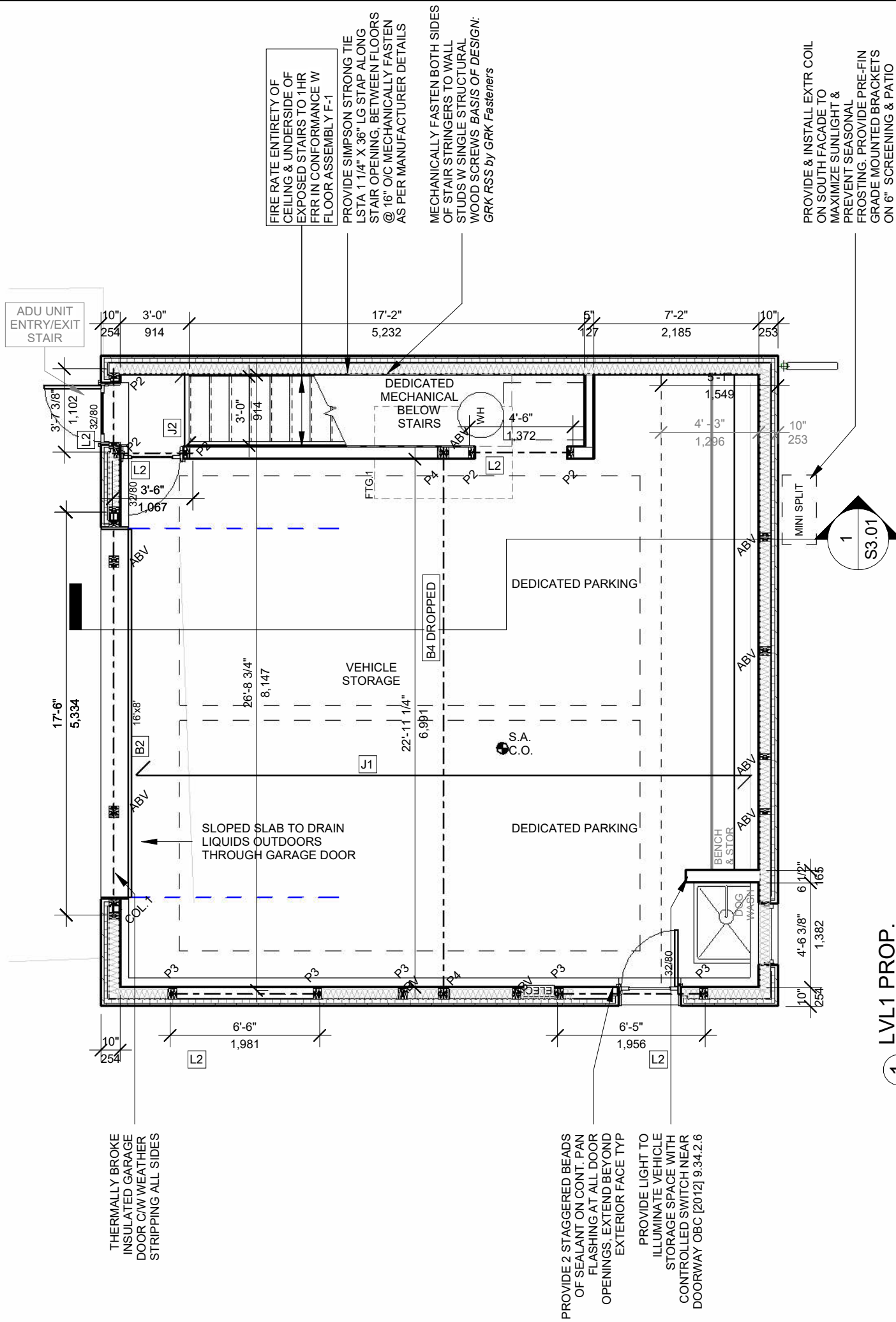
Revisions	Date
1	2023/11/28
2	2024/02/22
4	2024/01/31
5	2025/07/02
6	2025/08/08

Scale As indicated

SITE PLAN

SP1.01

Sheet No. ©2021



PARK EIGHT
ENG // ARCH

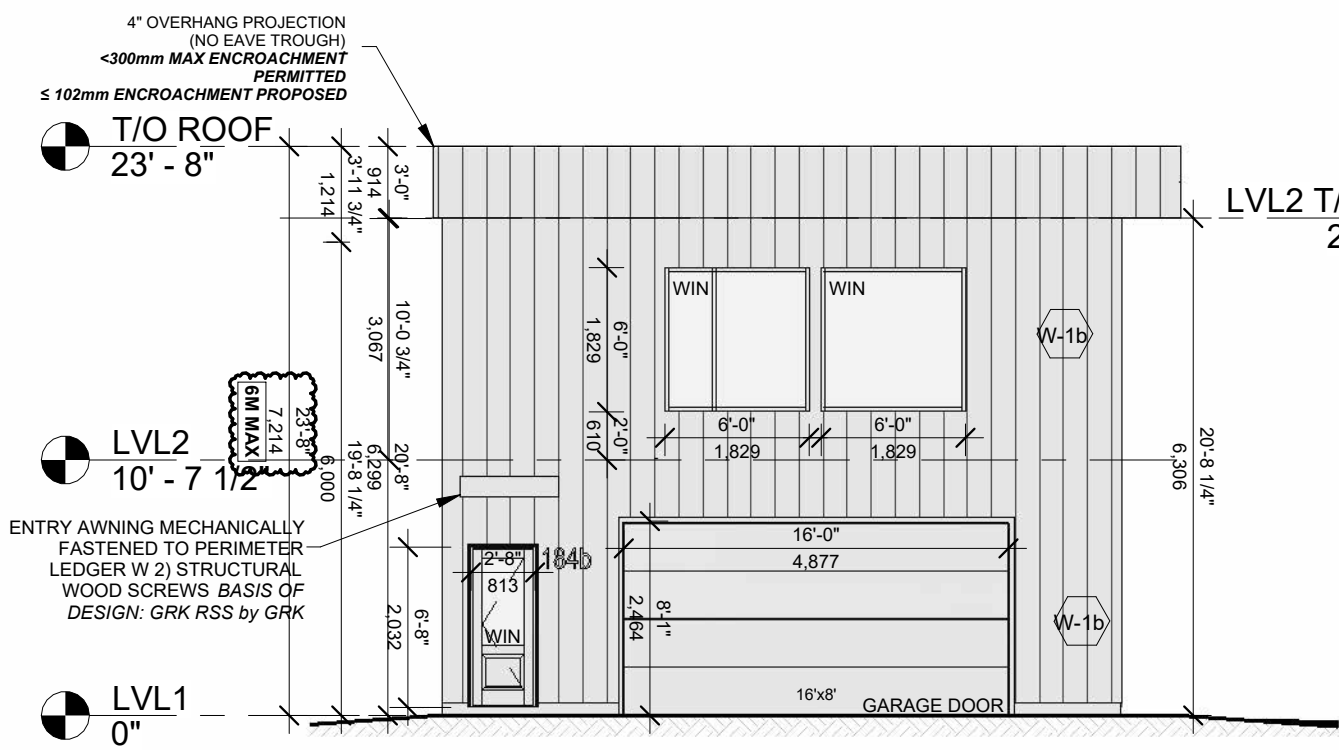
ADU - DETACHED
183 PARK ST, DUNDAS

Project No.	23009
Revisions	
2	2024/02/22
3	2024/05/06
4	2024/01/31
5	2025/07/02

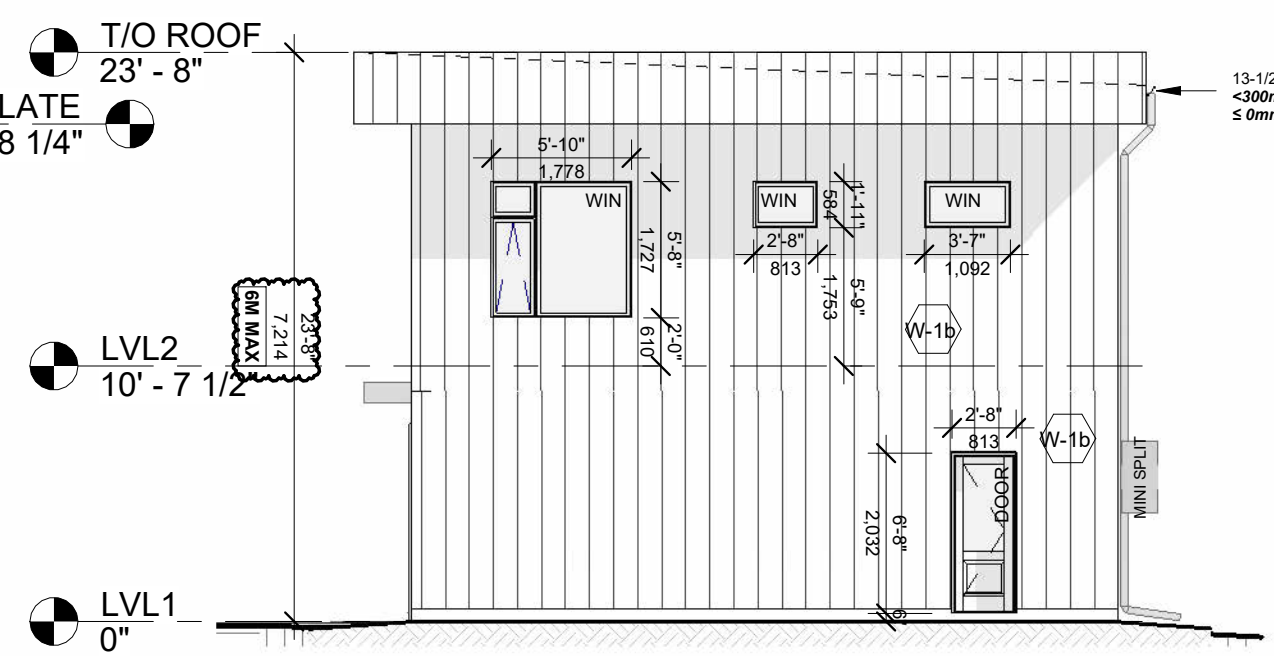
Scale 3/16" = 1'-0"
FLOOR PLANS

A1.12

25/07/02



1 EXTR ELEV FRONT
 1/8" = 1'-0"



2 EXTR ELEV SIDE
 1/8" = 1'-0"

Spatial Separation - Construction of Exterior Walls

Wall	Area of EBF (m ²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings
SDU FRONT	54.3	4	N/A	18%	12%
SDU SIDE	56.5	8.4	N/A	51.6%	7%
SDU REAR	54.3	2	N/A	9%	4%
SDU SIDE (DRIVE)	56.5	1.2	N/A	7.3%	3.2%

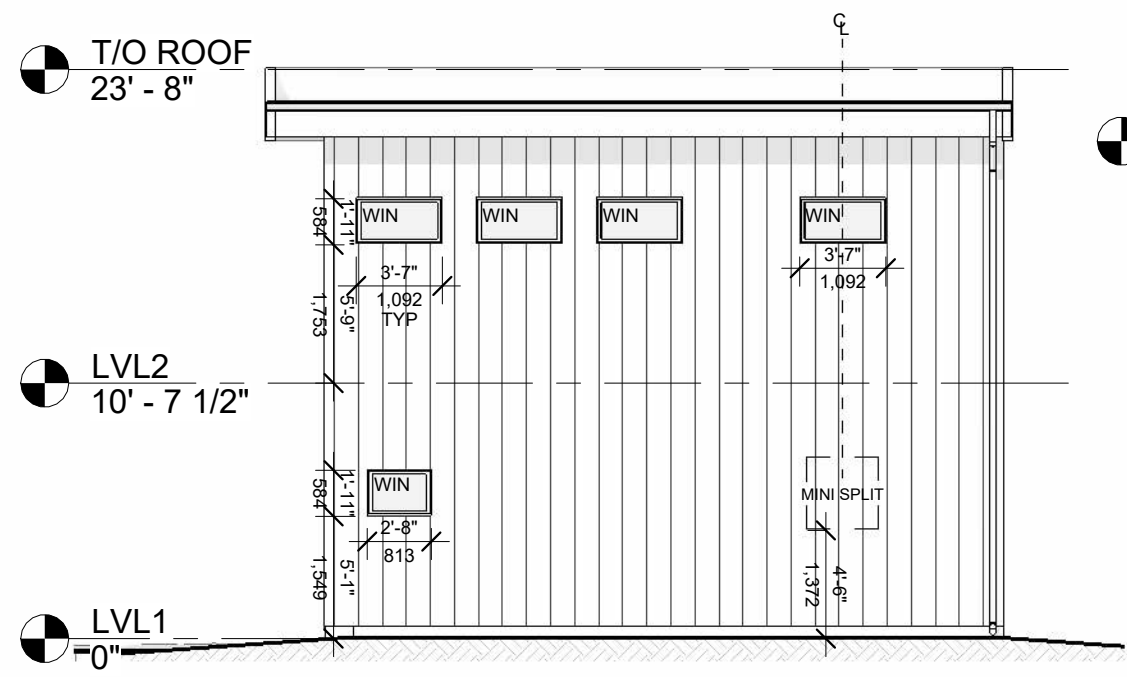
LIMITING DISTANCE REQUIREMENTS BETWEEN BUILDINGS AS PER TABLE 9.10.15.4

PRIMARY DWELLING LD = 4M REQUIRED
 LD = 5.425M PROVIDED

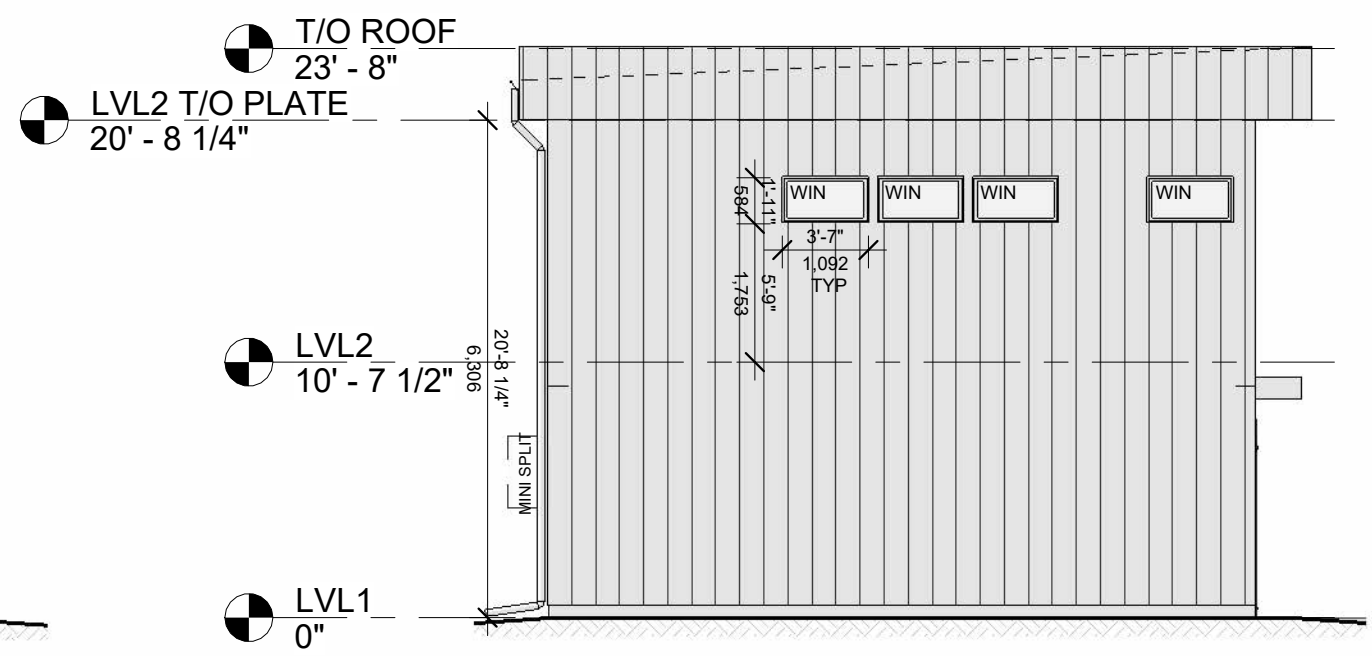
SDU DWELLING LD = 3.1M REQUIRED
 LD = 4M PROVIDED

[*] Denotes existing condition

25/07/02



3 EXTR ELEV REAR
 1/8" = 1'-0"



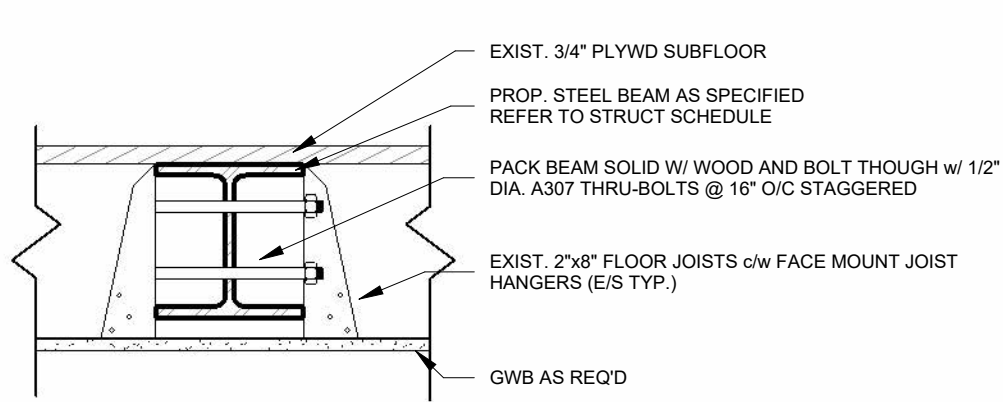
4 EXTR ELEV SIDE (DRIVE)
 1/8" = 1'-0"

Project No. 23009

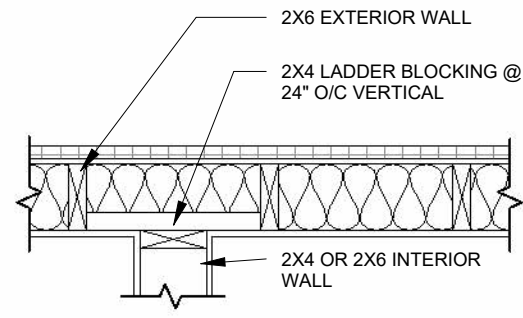
Revisions	Date
2	2024/02/22
4	2024/04/31
5	2025/07/02
6	2025/08/08

Scale As indicated
 ELEVATIONS

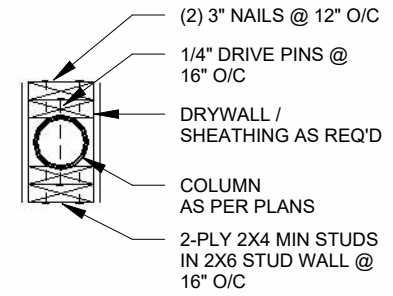
A2.02



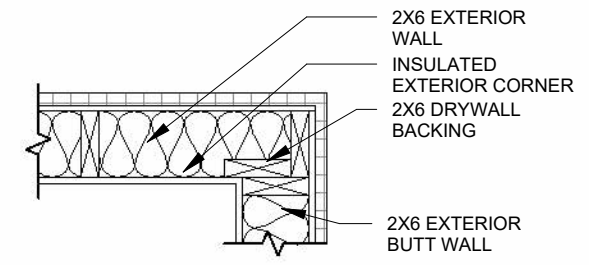
④ FLUSH STL BEAM DETAIL
1 1/2" = 1'-0"



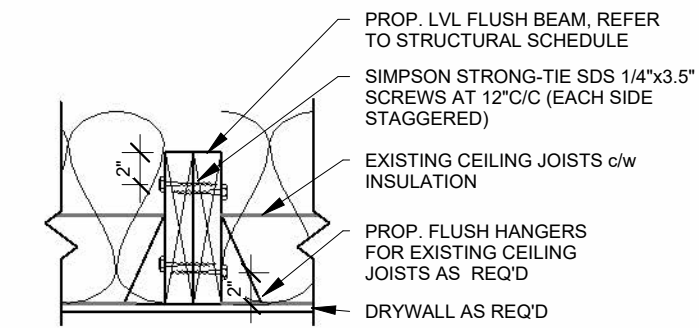
⑦ LADDER BLOCKING - PLAN DETAIL
3/4" = 1'-0"



⑤ LATERAL COL. SUPPORT
3/4" = 1'-0"

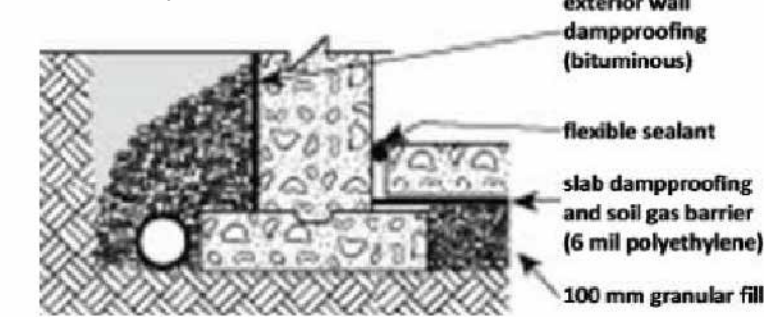


⑥ THREE STUD CORNER - PLAN DETAIL
3/4" = 1'-0"

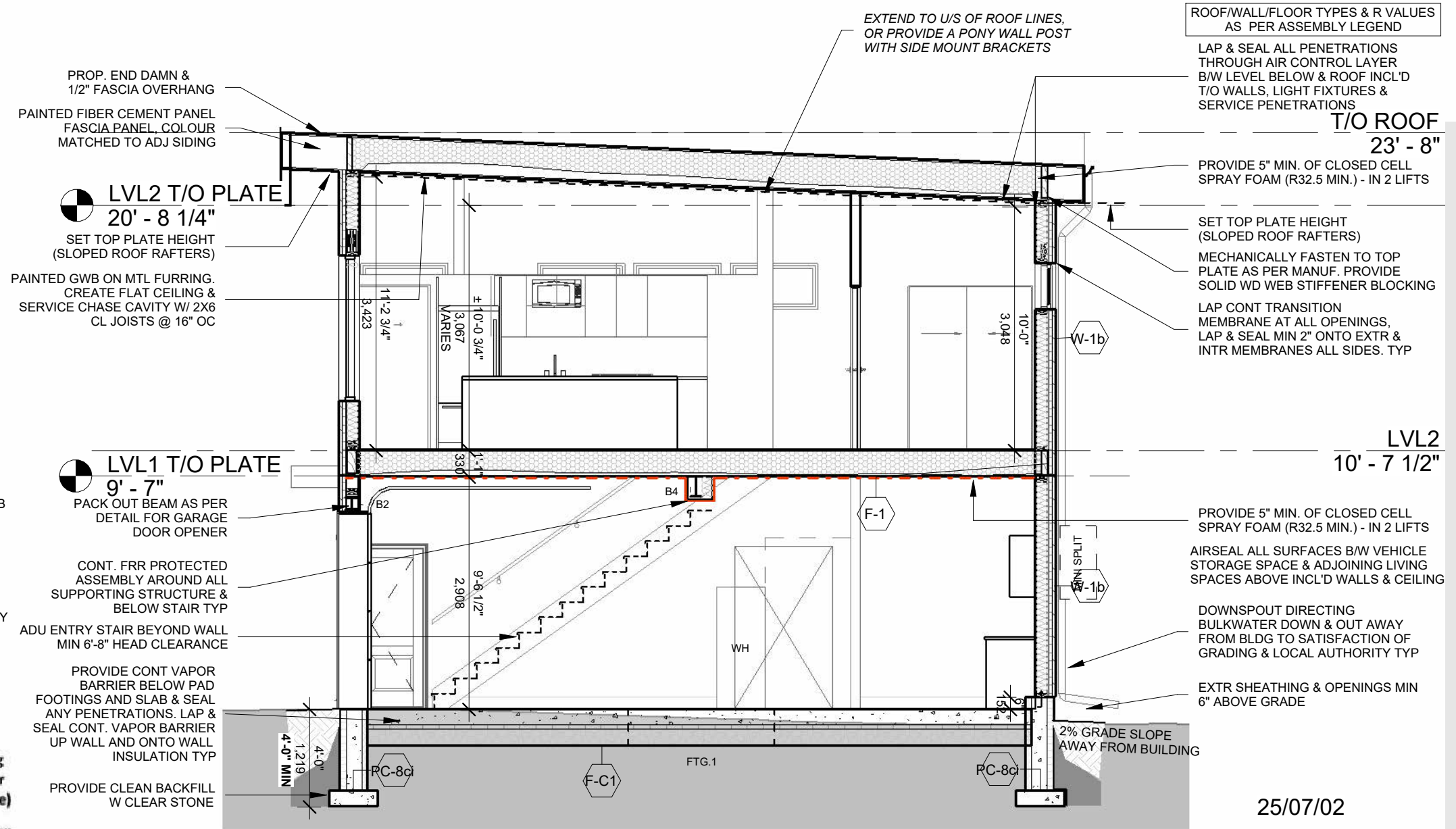


③ FLUSH LVL DETAIL
1" = 1'-0"

- 1) A SOIL GAS BARRIER ON THE FOUNDATION WALLS (BITUMINOUS DAMPPROOFING), AND OBC REFERENCE: SENTENCE 9.13.4.2.(3), OF DIVISION B
- 2) UNDER THE BASEMENT FLOOR SLAB USING 6 MIL POLYETHYLENE LAPPED NOT LESS THAN 300 MM, AND OBC REFERENCE: FIGURES SB-9A OR SB-9B OF SUPPLEMENTARY STANDARD SB-9
- 3) SEALING ALONG THE PERIMETER OF THE BASEMENT FLOOR SLAB AND AT ALL PENETRATIONS USING FLEXIBLE SEALANT (POLYURETHANE CAULKING). OBC REFERENCE: CLAUSE 9.13.4.2.(4)(A), OF DIVISION B, AND SUPPLEMENTARY STANDARD SB-9



② FDN RADON GAS DETAIL
3/4" = 1'-0"



① BLDG SECTION - N/S
3/16" = 1'-0"

PARK EIGHT
ENG // ARCH

ADU - DETACHED
183 PARK ST, DUNDAS

Project No.	23009
Revisions	
2	2024/02/22
4	2024/01/31
5	2025/07/02

Scale As indicated

SECTION, DETAILS & ROOF PLAN

S3.01

Sheet No. ©2021



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)	Gareth Jones	[REDACTED]	
Applicant(s)	Park Eight inc care of Pete VandenArend		
Agent or Solicitor			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 [REDACTED]

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	184 Park St W		
Assessment Roll Number			
Former Municipality	Dundas		
Lot	2 block 16	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:

Relief from;

Acc Bldg max GFA size Req'd $\leq 75m^2$ Proposed $85.07m^2$

69.67m² dedicated parking, 71.57m² is actual Livable Area for ADU

Height Req'd $\leq 6m$ max [19' 8-7/32"] Proposed $7.214m$ [23' 8"]

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

Actual site as-built construction included some deviation from initial approved plans permit no. 24T-185146 R9.

Site changes have been reviewed and bubbled for your review & consideration

A Zoning Applicable Law Review has been undertaken with these changes reflected reference no. ALR DA03-50

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

Yes

No

If yes, please provide an explanation:

N/A Ex use legal and recognized

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
19.14m	38.4m	702.35m ²	±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
Ex Primary Dwelling	3.27m	20.43m	3.36m/4.38m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Ex Primary Dwelling			EX UNCHANGED	
Accessory Dwelling Unit	27.36m	2.032m	1.2m/8.439m	02/01/2024

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
Ex Primary Dwelling	109m ²	284m ²	2.5	9.58m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Ex Primary Dwelling			EX UNCHANGED	
Accessory Dwelling Unit	77.37m ²	154.74m ²	2	7.214m

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.):

Single Detached Dwelling (ex unchanged) Proposed SFD + Accessory Dwelling detached

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

Single detached Dwellings

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2016

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

Single Detached Dwelling (ex unchanged)

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

Single Detached Dwelling (ex unchanged)

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

to the best of our knowledge since ±1915

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) Mixed Use - Medium Density

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

Proposed scope is scaled reasonably, fits within the community context without changing the use, occupancy or original charm of the home. This proposed Accessory Dwelling Unit improves usefulness owners while helping with the ongoing housing crisis

7.6 What is the existing zoning of the subject land? R1 RESIDENTIAL Low Density Residential

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: 2

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
-
-