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-26:058	**SUBJECT PROPERTY:**	141 Cole Street, Flamborough
ZONE:	R6-27 (Medium Density Residential – Special Exception 27 Zone)	**ZONING BY-LAW:**	Flamborough Zoning By-law 90-145-Z

APPLICANTS: Owner: Parkside Hills Inc c/o Jack Nesbitt
Applicant: Parkside Hills Inc c/o Jack Nesbitt
Agent: WEBB Planning Consultants

The following variances are requested:

1. A minimum exterior side yard of 1.0m shall be permitted instead of the minimum required 2.4 metres exterior side yard.

PURPOSE & EFFECT: To facilitate the construction of back-to-back and street townhouses in accordance with Site Plan Control Application No. DA-17-120.

Notes:

i. This minor variance application is associated with Site Plan Control Application No. DA-17-120 which was granted conditional approval, pursuant to an Order of the Land Tribunal dated March 18, 2020.

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, April 30, 2026**
TIME:	**11:10 a.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

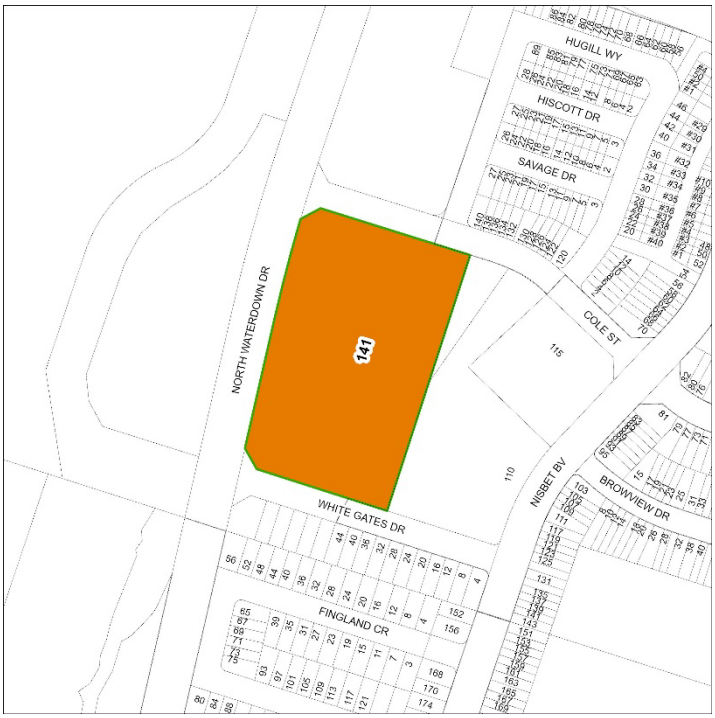
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon April 28, 2026.

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 April 29, 2026.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:058, 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: April 13, 2026

_____

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.

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

The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All written comments received by the deadline 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
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

UNDERTAKING

RE: 141 COLE STREET, FLAMBOROUGH

I, (WE) PARKSIDE HILLS INC, THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

(A) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN & DRAWING & NOT TO VARY THEREFROM;
(B) TO PERFORM THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(A) OF THE PLANNING ACT SHOWN ON THIS PLAN & DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED MARCH 18, 2020.
(C) TO MAINTAIN TO THE SATISFACTION OF THE CITY & AT MY(OUR) SOLE RISK & EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(B) OF THE SAID ACT, SHOWN IN THIS PLAN & DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS & DRIVEWAYS, PARKING & LOADING AREAS & WALKWAYS;
(D) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED MARCH 17, 2026, THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.
(E) THE OWNER SHALL COMPLETE TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING OF THE CITY OF HAMILTON & CANADA POST:

1. INCLUDE ON ALL OFFERS OF PURCHASE & SALE, A STATEMENT THAT ADVISES THE PROSPECTIVE PURCHASER:
   i. THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAIL BOX
   ii. THAT THE DEVELOPERS/OWNERS BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.
2. THE OWNER FURTHER AGREES TO:
   i. WORK WITH CANADA POST TO DETERMINE AND PROVIDE TEMPORARY SUITABLE CENTRALIZED MAIL BOX LOCATIONS WHICH MAY BE UTILIZED BY CANADA POST UNTIL THE CURBS, BOULEVARDS & SIDEWALKS ARE IN PLACE IN THE REMAINDER OF THE SUBDIVISION.
   ii. INSTALL A CONCRETE PAD IN ACCORDANCE WITH THE REQUIREMENTS OF AND IN LOCATIONS TO BE APPROVED BY CANADA POST TO FACILITATE THE PLACEMENT OF COMMUNITY MAILBOXES.
   iii. IDENTIFY THE PADS ABOVE ON THE ENGINEERING SERVICING DRAWINGS. SAID PADS ARE TO BE POURED AT THE TIME OF THE SIDEWALK AND/OR CURB INSTALLATION WITHIN EACH PHASE OF THE PLAN OF SUBDIVISION.
   iv. DETERMINE THE LOCATION OF ALL CENTRALIZED MAIL RECEIVING FACILITIES IN CO-OPERATION WITH CANADA POST AND TO INDICATE THE LOCATION OF THE CENTRALIZED MAIL FACILITIES ON APPROPRIATE MAPS, INFORMATION BOARDS AND PLANS.
   v. MAPS ARE ALSO TO BE PROMINENTLY DISPLAYED IN THE SALES OFFICE(S) SHOWING SPECIFIC CENTRALIZED MAIL FACILITY LOCATIONS.
3. CANADA POST'S MULTI-UNIT POLICY, WHICH REQUIRES THAT THE OWNER/DEVELOPER PROVIDE THE CENTRALIZED MAIL FACILITY (LOCK BOX ASSEMBLY) AT THEIR OWN EXPENSE (LESS THAN 100 UNITS WILL REQUIRE A FRONT LOADING LOCK BOX ASSEMBLY & MORE THAN 100 UNITS WILL REQUIRE A REAR LOADING LOCK BOX ASSEMBLY WHICH WILL REQUIRE A MAIL ROOM) WILL BE IN EFFECT FOR BUILDINGS AND COMPLEXES WITH A COMMON LOBBY, COMMON INDOOR OR SHELTERED SPACE.

(F) THAT THE OWNER AGREES TO DISPLAY THE MUNICIPAL NUMBER AT THE FRONT ENTRANCE WITH EITHER THE MUNICIPAL NUMBER OR FULL ADDRESS IN A MANNER THAT IS VISIBLE FROM THE STREET.
(G) THAT THE OWNER SUBMIT A FINAL UNIT NUMBERING PLAN SHOWING UNITS 1 TO 116 THAT WILL REFLECT THE UNIT NUMBERS TO BE AFFIXED TO THE FRONT OF EACH BUILDING UNIT TO THE LEGISLATIVE APPROVALS SECTION OF GROWTH MANAGEMENT.
(H) THE OWNER SHALL INCLUDE THE FOLLOWING "TYPE A" AND "TYPE C" WARNING CLAUSES BELOW TO ADVISE PURCHASERS AND TENANTS IN ALL OFFERS AGREEMENTS OF PURCHASE AND SALE, LEASE, OR RENT OF THE UNITS 34-38, 44-51, 62-69, 80-87, 98-103, 114-116, 124-128, AND 134-136:

TYPE A:
"PURCHASERS/TENANTS ARE ADVISED THAT SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY OCCASIONALLY INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVELS EXCEED THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT'S NOISE CRITERIA."
TYPE C:
"THIS DWELLING UNIT HAD BEEN FITTED WITH A FORCED AIR HEATING SYSTEM AND THE DUCTING, ETC. WAS SIZED TO ACCOMMODATE CENTRAL AIR CONDITIONING. INSTALLATION OF CENTRAL AIR CONDITIONING BY THE OCCUPANT WILL ALLOW WINDOWS AND EXTERIOR DOORS TO REMAIN CLOSED, THEREBY ENSURING THAT THE INDOOR SOUND LEVELS ARE WITHIN THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT' NOISE CRITERIA.
NOTE: THE LOCATION AND INSTALLATION OF THE OUTDOOR AIR CONDITIONING DEVICE SHOULD BE DONE SO AS TO COMPLY WITH NOISE CRITERIA OF MOE PUBLICATION NPC-216, RESIDENTIAL AIR CONDITIONING DEVICES AND THUS MINIMIZE THE NOISE IMPACTS BOTH ON AND IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY.)"

(I) THE OWNER FURTHER AGREES TO IMPLEMENT THE FOLLOWING NOISE MITIGATION MEASURES PER TH ACCEPTED NOISE IMPACT STUDY DATED APRIL, 2020 AND ADDENDUM DATED JULY 2, 2020:

1. INCLUDE THE SPECIFIED MINIMUM BUILDING COMPONENTS FOR UNITS 34-38, 44-51, 62-69, 80-87, 98-103, 114-116, 124-128, AND 134-136 AS SPECIFIED IN THE ACCEPTED NOISE STUDY.
2. THAT A LETTER FROM THE WINDOW COMPANY BE ISSUED TO CONFIRM STC VALUES FOR ALL PROPOSED WINDOWS TO BE INSTALLED AND AN ACOUSTICAL CERTIFICATE BE SENT TO THE CITY OF HAMILTON CONFIRMING THAT STC VALUES HAVE BEEN ACHIEVED.
3. THAT A QUALIFIED ACOUSTICAL CONSULTANT CERTIFY THAT THE REQUIRED NOISE CONTROL MEASURES HAVE BEEN INCORPORATED INTO THE BUILDER'S PLANS PRIOR TO ISSUANCES OF A BUILDING PERMIT; AND
4. THAT A QUALIFIED ACOUSTICAL CONSULTANT CERTIFY THAT THE REQUIRED CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED PRIOR TO AN OCCUPANT PERMIT.

DATED THIS 17 DAY OF March 20 26

WITNESS (SIGNATURE) OWNER(S) (SIGNATURE) , pres.

WITNESS (PRINT) Roberta Harvey OWNER(S) (PRINT) John G. Nesbitt

GENERAL NOTES

ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.

FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.

MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5m UNLESS OTHERWISE STATED.

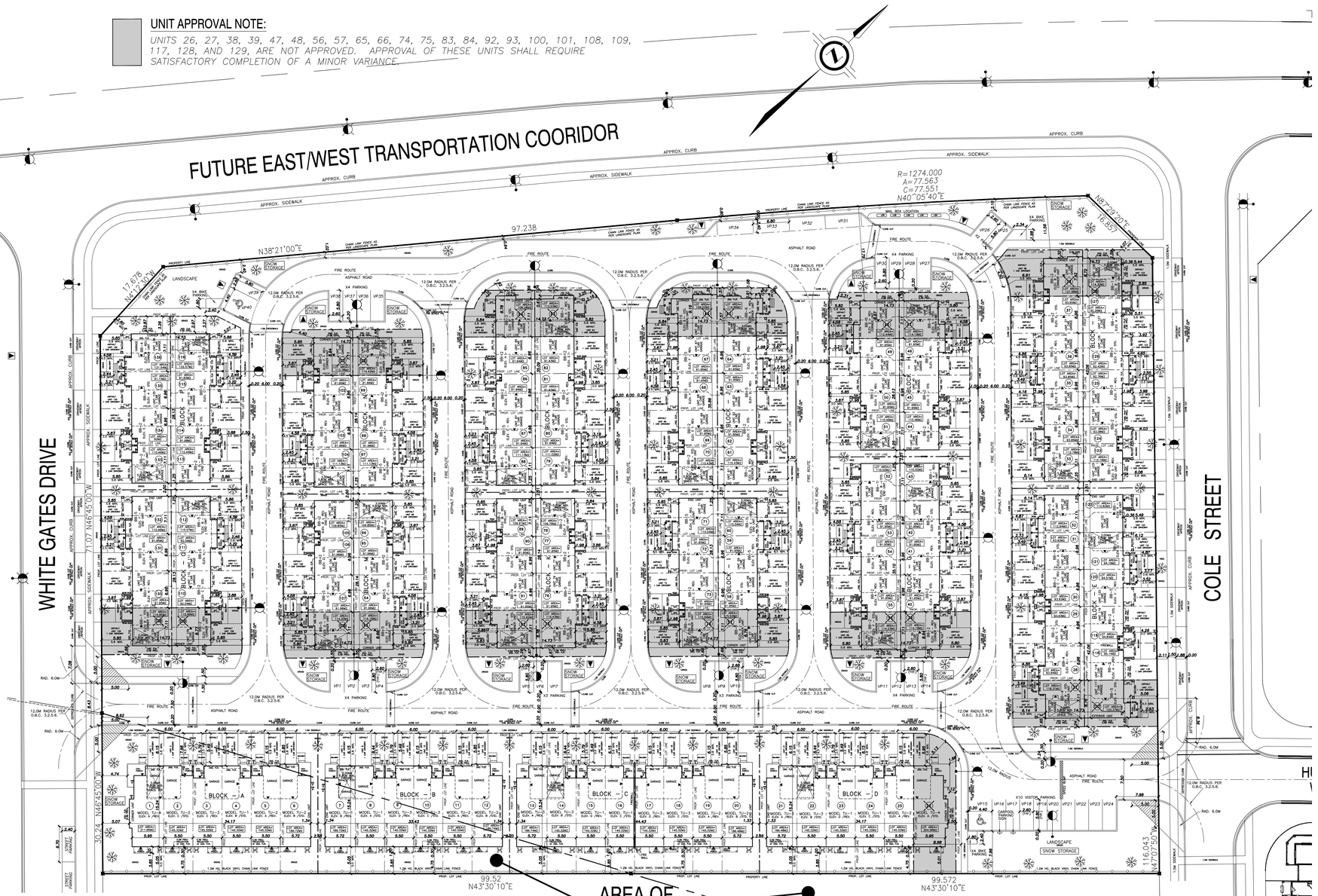
ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.

ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE GEOMATICS & CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.

5mX5m VISIBLILTY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.7m ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.

UNIT APPROVAL NOTE:

UNITS 26, 27, 38, 39, 47, 48, 56, 57, 65, 66, 74, 75, 83, 84, 92, 93, 100, 101, 108, 109, 117, 128, AND 129, ARE NOT APPROVED. APPROVAL OF THESE UNITS SHALL REQUIRE SATISFACTORY COMPLETION OF A MINOR VARIANCE.



THE APPROVAL OF THIS SITE PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

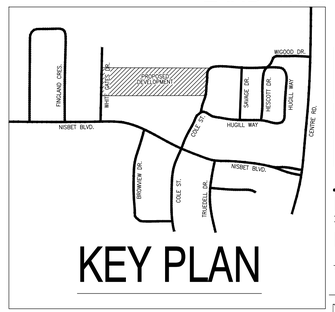
- -BUILDING PERMITS
- -ROAD CUT PERMITS
- -APPROACH APPROVAL PERMITS
- -COMMITTEE OF ADJUSTMENT
- -SEWER AND WATER PERMITS
- -RELOCATION OF SERVICES
- -ENCROACHMENT AGREEMENTS (IF REQUIRED)

A MINIMUM 1.2 METRE SEPARATION MUST BE PROVIDED WITHIN THE CITY'S ROAD ALLOWANCE AREA BETWEEN DRIVEWAYS, A FENCE, AND ANY POLE, UTILITY, FIRE HYDRANT, TREE SIGN, ETC. ANY COSTS FOR TRAFFIC SIGNS OR UTILITY RELOCATED ARE THE SOLE RESPONSIBILITY OF THE APPLICANT/OWNER. IT IS THE APPLICANT'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE DEPARTMENTS AHEAD OF TIME.

PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN BY-LAW NO. 10-197

LIGHTING MUST BE DIRECTED ON SITE & MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.

THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING, ORGANICS, AND LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE PUBLIC WORKS DEPARTMENT AND SUBJECT TO COMPLIANCE WITH THE CITY'S SOLID WASTE MANAGEMENT BY-LAW 09-067, AS AMENDED.



KEY PLAN

SURFACE TREATMENT
ALL PROPOSED SURFACE TREATMENT TO BE ASPHALT.

ENCROACHMENTS
NO ENCROACHMENTS BEYOND THE ALLOWABLE AS PER ZONING BY-LAW ARE PROPOSED.

A/C UNITS
A/C UNITS SHOWN ON PLAN ARE LOCATED ON MAIN FLOOR BALCONY FOR BACK-TO-BACK UNITS.

LEGEND
- STREETLIGHT
- ENTRY POINTS INTO BUILDING
- GM GAS METER OR HYDRO METER
- HYDRO TRANSFORMER SEE ALECTRA PLAN FOR DETAILS & UNIT HYDRO METER LOCATIONS
- TREE SEE LANDSCAPE PLAN
- VP# VISITOR PARKING SPOT
- FENCE
- A/C A/C UNIT

SITE AREA = 24039 M2 (5.94ac)	
All BUILDING AREA (foot print) = 8444 M2 (2.09ac)	
LANDSCAPE AREA = 5706.27 M2 (1.41ac) (grass area's)	
HARD SURFACE AREA = 9885.88 M2 (2.44ac) (asphalt road, driveways and walkway's)	
MAX. ALLOWABLE HEIGHT = 4 STOREYS	TOTAL PROPOSED UNITS= 136 UNITS
x26 TOWNHOUSE UNITS HEIGHT= 2 STOREYS = 8.59M (32'-6") (to top of roof)	VISITORS PARKING FOR UNITS FRONTING PUBLIC STREET NOT REQUIRED= 136 - 26= 116 UNITS
x110 BACK TO BACK UNITS HEIGHT= 3 STOREYS = 11.84M (38'-10") (to top of roof)	VISITORS PARKING FOR UNITS ON PRIVATE ROAD = 116 X .25 PER UNIT= 29 SPOTS REQ'D.
	TOTAL VISITOR PARKING SPOTS PROVIDED = 40 SPOTS

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073
DATE: AUGUST 30/2017 SIGNATURE:

70 Main Street , P.O. Box 38
Campbellville. On. , L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansen@xplornet.com

TYPE W-012
PROJECT PARK PLACE 2B
LOCATION WATERDOWN

OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
PH. 905-693-8525
FAX. 905-693-1103

SITE PLAN
141 COLE STREET
DA-17-120

COUNTRYGREEN HOMES

06	MAR 17/2026	REVISIONS AS PER CITY COMMENTS
05	FEB 12/2026	REVISIONS AS PER CITY COMMENTS
04	DEC 12/2025	REVISIONS AS PER CITY COMMENTS
03	APR 7/2020	REVISIONS AS PER TOWN COMMENTS
02	MAR 9/2020	REVISIONS AS PER CONSOLIDATED MODELS
01	OCT 24/2019	REVISIONS AS PER TOWN COMMENTS DATED OCT. 1/2019
		REVISIONS

SCALE 1:400 | DATE 3/17/2026 | PROJECT NO. 2015-012
DRAWN BY A.S. | CHECKED BY J.J.
FILE NAME 2015-012S | DRAWING NO. S1


FIREWALL
MAX HEIGHT OF ROOF 36'-7 8/16
T/O PLATE
FIN. SBC. FLR.
FIN. MAIN FLR.
FIN. GROUND FLR.
GRADE
USP.
SEE GRADING PLAN
35'-9" (10.9)MAX.
8'-0" CLG. HT.
9'-0" CLG. HT.
10'-0"
9'-0"
4'-0"
NOTE-A
NOTE-A1
NOTE-A2
NOTE-A3
NOTE-A4
NOTE-A5
NOTE-A6
NOTE-A7
NOTE-A8
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NOTE-A31
NOTE-A32
NOTE-A33
NOTE-A34
NOTE-A35
NOTE-A36
NOTE-A37
NOTE-A38
NOTE-A39
NOTE-A40



(123) MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT

(124) MODEL - BB-2
THE AZALEA
ELEV. E / STD.

(125) MODEL - BB-5
THE LOBELIA
ELEV. F / REV.

(126) MODEL - BB-5
THE LOBELIA
ELEV. F / STD.

(127) MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.

(128) MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK F



(128) MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.
CORNER END UNIT
WALL AREA= 723 SF.
ALLOWABLE OPENING =(.08 x 50=4) SF.
STANDARD PROPOSED OPENING = 42 SF.

(38) MODEL - BB-2
THE AZALEA
ELEV. B / REV.
CORNER END UNIT
WALL AREA= 723 SF.
ALLOWABLE OPENING =(.08 x 50=4) SF.
STANDARD PROPOSED OPENING = 49 SF.

SIDE ELEVATION - BLOCK F



(38) MODEL - BB-2
THE AZALEA
ELEV. B / REV.
CORNER END UNIT

(37) MODEL - BB-2
THE AZALEA
ELEV. E / STD.

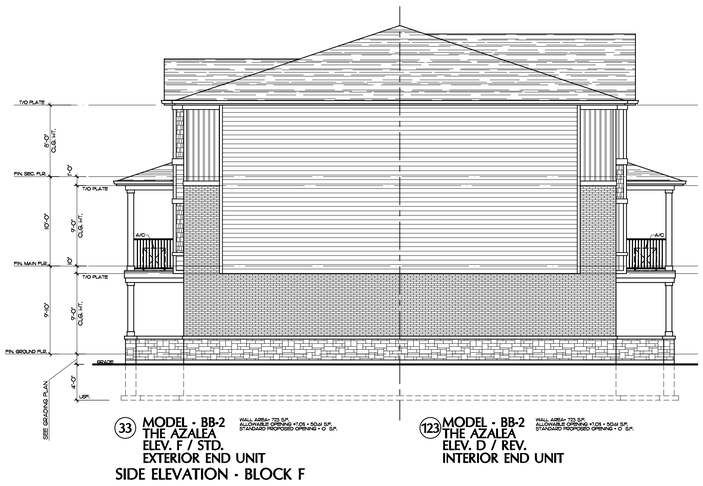
(36) MODEL - BB-5
THE LOBELIA
ELEV. E / REV.

(35) MODEL - BB-5
THE LOBELIA
ELEV. E / STD.

(34) MODEL - BB-2
THE AZALEA
ELEV. A / REV.

(33) MODEL - BB-2
THE AZALEA
ELEV. F / STD.
EXTERIOR END UNIT

FRONT ELEVATION - BLOCK F



(33) MODEL - BB-2
THE AZALEA
ELEV. F / STD.
EXTERIOR END UNIT
WALL AREA= 723 SF.
ALLOWABLE OPENING =(.08 x 50=4) SF.
STANDARD PROPOSED OPENING = 0 SF.

(123) MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT
WALL AREA= 723 SF.
ALLOWABLE OPENING =(.08 x 50=4) SF.
STANDARD PROPOSED OPENING = 0 SF.

SIDE ELEVATION - BLOCK F

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILTY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT
70 Main Street N, P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK F

PROJECT :
PARKSIDE
LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.J.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK F
PROJECT NO.: 2015-012
DRAWING NO.: B6



39 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
CORNER END UNIT

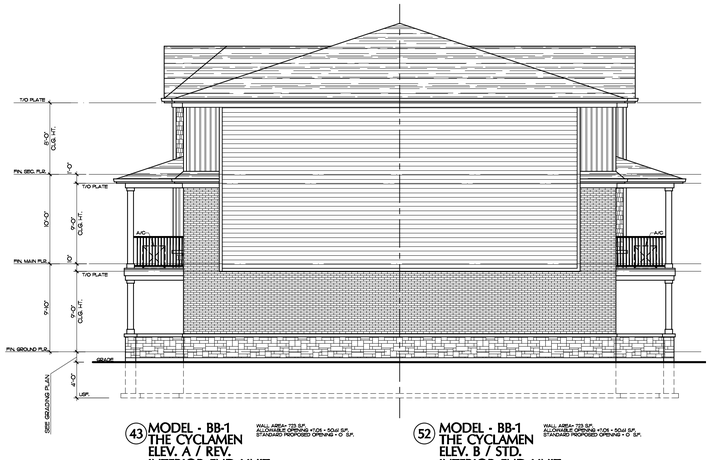
40 MODEL - BB-2
THE AZALEA
ELEV. E / STD.

41 MODEL - BB-5
THE LOBELIA
ELEV. C / REV.

42 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.

43 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK G



43 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.
INTERIOR END UNIT

WALL AREA= 720 SQ.F.
ALLOWABLE OPENING =72ft. x 50=41 SQF.
STANDARD PROPOSED OPENING = 0" SF.

52 MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.
INTERIOR END UNIT

WALL AREA= 720 SQ.F.
ALLOWABLE OPENING =72ft. x 50=41 SQF.
STANDARD PROPOSED OPENING = 0" SF.

SIDE ELEVATION - BLOCK G



52 MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.
INTERIOR END UNIT

53 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.

54 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.

55 MODEL - BB-2
THE AZALEA
ELEV. A / REV.

56 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK G



56 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
CORNER END UNIT

WALL AREA= 720 SQ.F.
ALLOWABLE OPENING =72ft. x 50=41 SQF.
STANDARD PROPOSED OPENING = 49 SF.

39 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
CORNER END UNIT

WALL AREA= 720 SQ.F.
ALLOWABLE OPENING =72ft. x 50=41 SQF.
STANDARD PROPOSED OPENING = 49 SF.

SIDE ELEVATION - BLOCK G

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILTY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT
70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK G

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE 1/8"=1'-0" | DATE OCT. 27, 2022
DRAWN BY A.J. | CHECKED BY J.J.
FILE NAME 2015-012 BLOCK G
PROJECT NO. 2015–012
DRAWING NO. B9



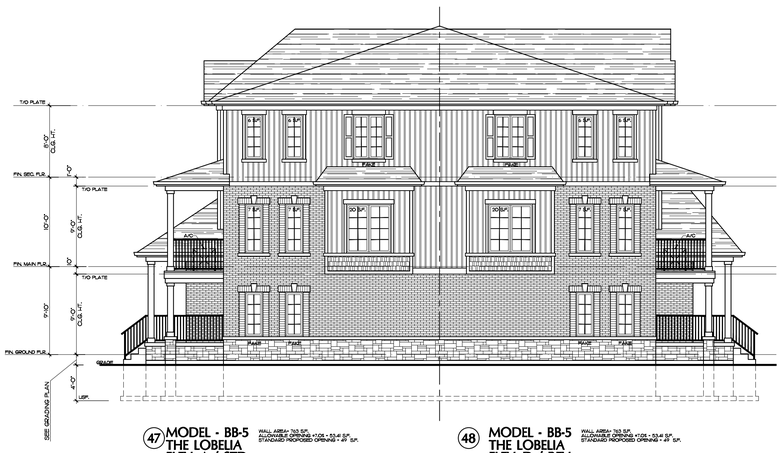
44 MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT

45 MODEL - BB-2
THE AZALEA
ELEV. C / STD.

46 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.

47 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK H



47 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.
CORNER END UNIT
WALL AREA= 763 S/F.
ALLOWABLE OPENING =726 + 50.41 S/F.
STANDARD PROPOSED OPENING = 69 S/F.

48 MODEL - BB-5
THE LOBELIA
ELEV. D / REV.
CORNER END UNIT
WALL AREA= 763 S/F.
ALLOWABLE OPENING =726 + 50.41 S/F.
STANDARD PROPOSED OPENING = 69 S/F.

SIDE ELEVATION - BLOCK H



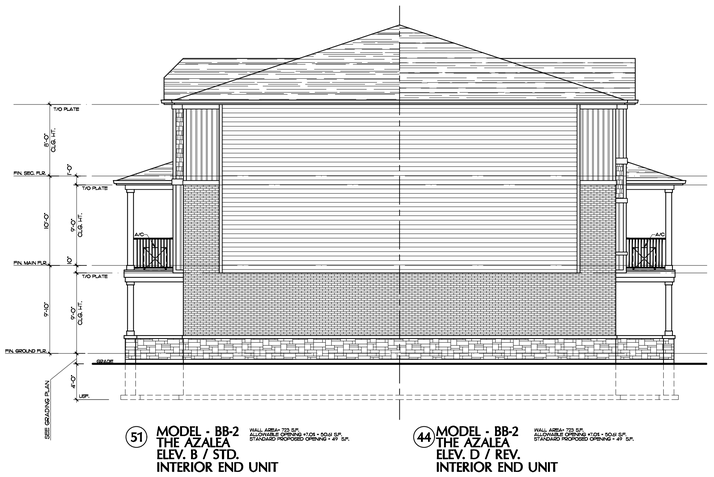
48 MODEL - BB-5
THE LOBELIA
ELEV. D / REV.
CORNER END UNIT

49 MODEL - BB-5
THE LOBELIA
ELEV. C / STD.

50 MODEL - BB-2
THE AZALEA
ELEV. E / REV.

51 MODEL - BB-2
THE AZALEA
ELEV. B / STD.
EXTERIOR END UNIT

FRONT ELEVATION - BLOCK H



51 MODEL - BB-2
THE AZALEA
ELEV. B / STD.
INTERIOR END UNIT
WALL AREA= 723 S/F.
ALLOWABLE OPENING =1/24 = 30.14 S/F.
STANDARD PROPOSED OPENING = 69 S/F.

44 MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT
WALL AREA= 723 S/F.
ALLOWABLE OPENING =1/24 = 30.14 S/F.
STANDARD PROPOSED OPENING = 69 S/F.

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DATE: OCT. 27, 2022 SIGNATURE:

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Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK H

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION

REVISIONS

SCALE 1/8"=1'-0"
DATE OCT. 27, 2022
DRAWN BY A.J.
CHECKED BY J.J.
FILE NAME 2015-012 BLOCK H
PROJECT NO. 2015–012
DRAWING NO. B12



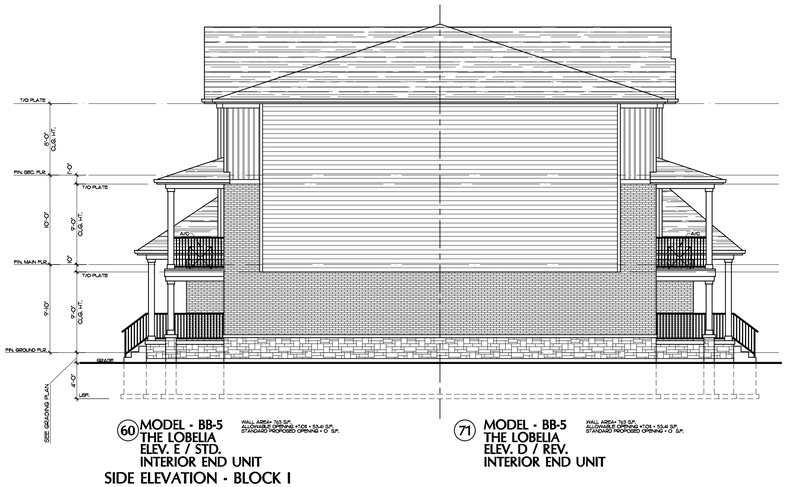
57 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.
CORNER END UNIT

58 MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.

59 MODEL - BB-5
THE LOBELIA
ELEV. E / REV.

60 MODEL - BB-5
THE LOBELIA
ELEV. E / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK 1



60 MODEL - BB-5
THE LOBELIA
ELEV. E / STD.
INTERIOR END UNIT

WALL AREA= 765 S.F.
ALLOWABLE OPENING =(OR = 50%) 383 S.F.
STANDARD PROPOSED OPENING = 0 S.F.

71 MODEL - BB-5
THE LOBELIA
ELEV. D / REV.
INTERIOR END UNIT

WALL AREA= 765 S.F.
ALLOWABLE OPENING =(OR = 50%) 383 S.F.
STANDARD PROPOSED OPENING = 0 S.F.

SIDE ELEVATION - BLOCK 1



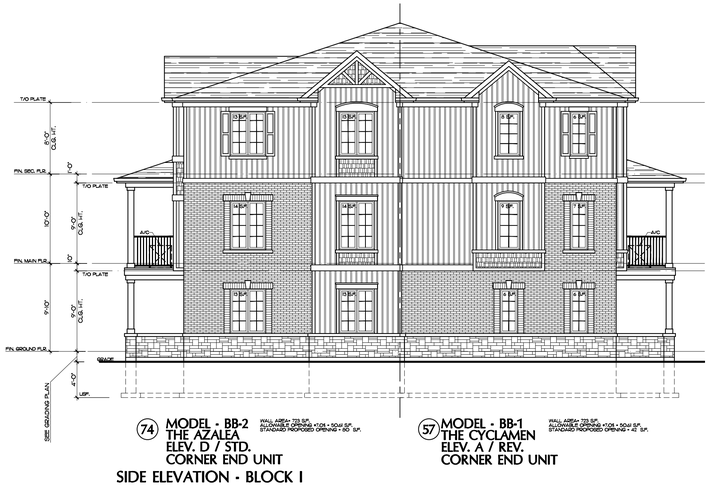
71 MODEL - BB-5
THE LOBELIA
ELEV. D / REV.
INTERIOR END UNIT

72 MODEL - BB-5
THE LOBELIA
ELEV. C / STD.

73 MODEL - BB-2
THE AZALEA
ELEV. C / REV.

74 MODEL - BB-2
THE AZALEA
ELEV. D / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK 1



74 MODEL - BB-2
THE AZALEA
ELEV. D / STD.
CORNER END UNIT

WALL AREA= 725 S.F.
ALLOWABLE OPENING =(OR = 50%) 362 S.F.
STANDARD PROPOSED OPENING = 80 S.F.

57 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.
CORNER END UNIT

WALL AREA= 725 S.F.
ALLOWABLE OPENING =(OR = 50%) 362 S.F.
STANDARD PROPOSED OPENING = 42 S.F.

SIDE ELEVATION - BLOCK 1

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QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

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Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK 1

PROJECT :
PARKSIDE
LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK 1

PROJECT NO. 2015-012
DRAWING NO. B15



61 MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT

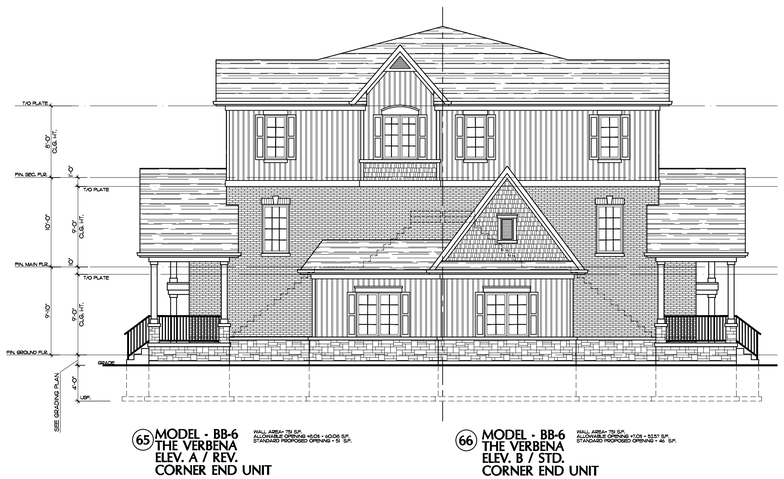
62 MODEL - BB-2
THE AZALEA
ELEV. C / STD.

63 MODEL - BB-5
THE LOBELIA
ELEV. D / REV.

64 MODEL - BB-5
THE LOBELIA
ELEV. C / STD.

65 MODEL - BB-6
THE VERBENA
ELEV. A / REV.
CORNER END UNIT

FRONT ELEVATION - BLOCK J



65 MODEL - BB-6
THE VERBENA
ELEV. A / REV.
CORNER END UNIT

WALL AREA= 791 S.F.
ALLOWABLE OPENING =(OL + (OW)) S.F.
STANDARD PROPOSED OPENING = S. S.F.

66 MODEL - BB-6
THE VERBENA
ELEV. B / STD.
CORNER END UNIT

WALL AREA= 791 S.F.
ALLOWABLE OPENING =(OL + (OW)) S.F.
STANDARD PROPOSED OPENING = AL. S.F.

SIDE ELEVATION - BLOCK J



66 MODEL - BB-6
THE VERBENA
ELEV. B / STD.
CORNER END UNIT

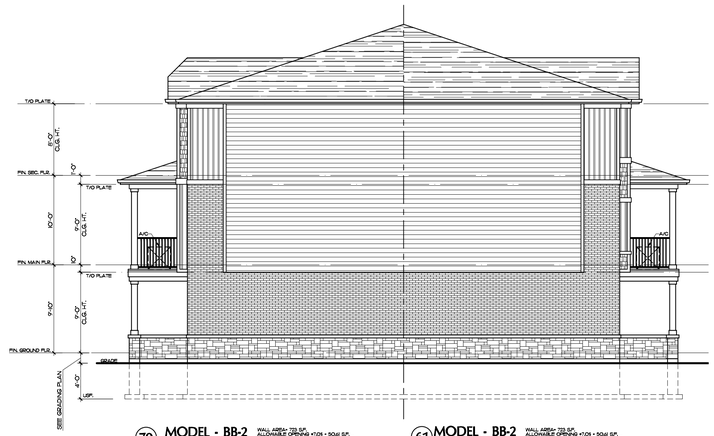
67 MODEL - BB-5
THE LOBELIA
ELEV. F / REV.

68 MODEL - BB-5
THE LOBELIA
ELEV. F / STD.

69 MODEL - BB-2
THE AZALEA
ELEV. E / REV.

70 MODEL - BB-2
THE AZALEA
ELEV. B / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK J



70 MODEL - BB-2
THE AZALEA
ELEV. B / STD.
INTERIOR END UNIT

WALL AREA= 773 S.F.
ALLOWABLE OPENING =(OL + (OW)) S.F.
STANDARD PROPOSED OPENING = O. S.F.

61 MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT

WALL AREA= 773 S.F.
ALLOWABLE OPENING =(OL + (OW)) S.F.
STANDARD PROPOSED OPENING = O. S.F.

SIDE ELEVATION - BLOCK J

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QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

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Campbellville, ON, L0P 1B0
Ph. 905-854-9696
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Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK J

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
		REVISIONS

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.J.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK J
PROJECT NO.: 2015–012
DRAWING NO.: B18



NOTE-A:
HYDRO - GAS
METRES TYP.
SEE SD-46

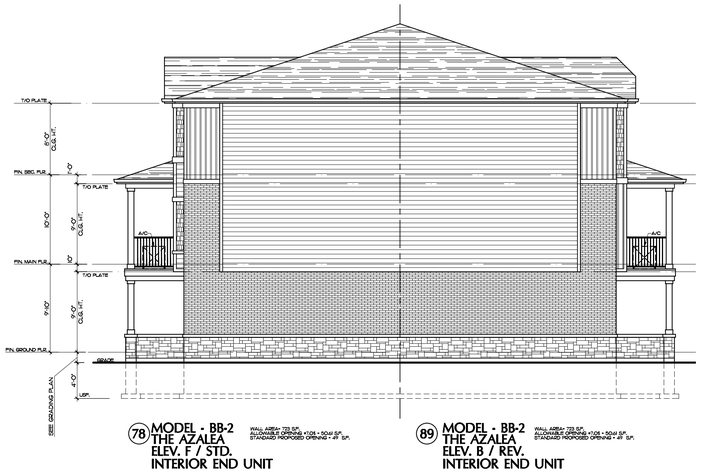
75 MODEL - BB-5
THE LOBELIA
ELEV. E / REV.
CORNER END UNIT

76 MODEL - BB-5
THE LOBELIA
ELEV. E / STD.

77 MODEL - BB-2
THE AZALEA
ELEV. A / REV.

78 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK K



78 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNIT

WALL AREA= 723 SF.
ALLOWABLE OPENING =108 + 50.40 SF.
STANDARD PROPOSED OPENING = 49 SF.

89 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
INTERIOR END UNIT

WALL AREA= 723 SF.
ALLOWABLE OPENING =108 + 50.40 SF.
STANDARD PROPOSED OPENING = 41 SF.

SIDE ELEVATION - BLOCK K



NOTE-A:
HYDRO - GAS
METRES TYP.
SEE SD-46

89 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
INTERIOR END UNIT

90 MODEL - BB-2
THE AZALEA
ELEV. C / STD.

91 MODEL - BB-4
THE DAHLIA
ELEV. B / REV.

92 MODEL - BB-4
THE DAHLIA
ELEV. A / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK K



92 MODEL - BB-4
THE DAHLIA
ELEV. A / STD.
CORNER END UNIT

WALL AREA= 813 SF.
ALLOWABLE OPENING =126 + 56.64 SF.
STANDARD PROPOSED OPENING = 57 SF.

75 MODEL - BB-5
THE LOBELIA
ELEV. E / REV.
CORNER END UNIT

WALL AREA= 769 SF.
ALLOWABLE OPENING =126 + 53.41 SF.
STANDARD PROPOSED OPENING = 51 SF.

SIDE ELEVATION - BLOCK K

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DATE: OCT. 27, 2022 SIGNATURE:

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Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK K

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK K
PROJECT NO.: 2015–012
DRAWING NO.: B21



79 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.
INTERIOR END UNIT

80 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.

81 MODEL - BB-2
THE AZALEA
ELEV. C / REV.

82 MODEL - BB-2
THE AZALEA
ELEV. G / STD.

83 MODEL - BB-3
THE AMARYLLIS
ELEV. A / REV.
CORNER END UNIT

FRONT ELEVATION - BLOCK L



83 MODEL - BB-3
THE AMARYLLIS
ELEV. A / REV.
CORNER END UNIT
WALL AREA= 726 SQ.F.
ALLOWABLE OPENING =726 x 10% = 72.6 SQ.F.
STACKED PROPOSED OPENING = 71 SQ.F.

84 MODEL - BB-3
THE AMARYLLIS
ELEV. B / STD.
CORNER END UNIT
WALL AREA= 720 SQ.F.
ALLOWABLE OPENING =726 x 10% = 72 SQ.F.
STACKED PROPOSED OPENING = 70 SQ.F.

SIDE ELEVATION - BLOCK L



84 MODEL - BB-3
THE AMARYLLIS
ELEV. B / STD.
CORNER END UNIT

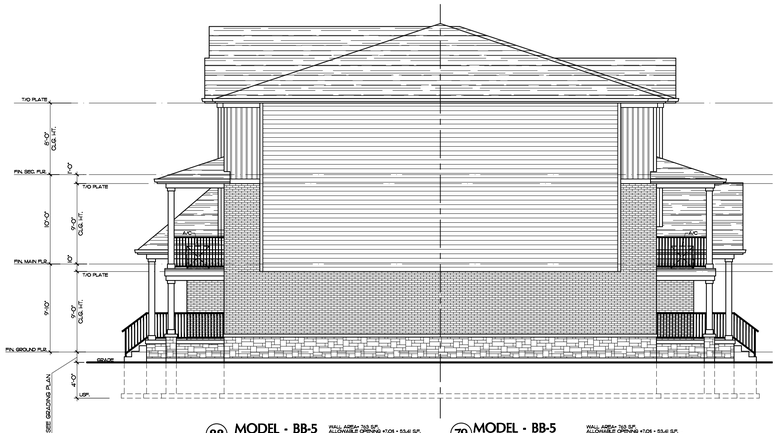
85 MODEL - BB-2
THE AZALEA
ELEV. H / REV.

86 MODEL - BB-2
THE AZALEA
ELEV. E / STD.

87 MODEL - BB-5
THE LOBELIA
ELEV. C / REV.

88 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK L



88 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
INTERIOR END UNIT
WALL AREA= 726 SQ.F.
ALLOWABLE OPENING =726 x 10% = 72.6 SQ.F.
STACKED PROPOSED OPENING = 0 SQ.F.

79 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.
INTERIOR END UNIT
WALL AREA= 726 SQ.F.
ALLOWABLE OPENING =726 x 10% = 72.6 SQ.F.
STACKED PROPOSED OPENING = 0 SQ.F.

SIDE ELEVATION - BLOCK L

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILTY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

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Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK L

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE 1/8"=1'-0"
DATE OCT. 27, 2022
DRAWN BY A.I.
CHECKED BY J.J.
FILE NAME 2015-012 BLOCK L
PROJECT NO. 2015–012
DRAWING NO. B24



NOTE-A:
HYDRO + GAS METERS TYP. SEE SD-46

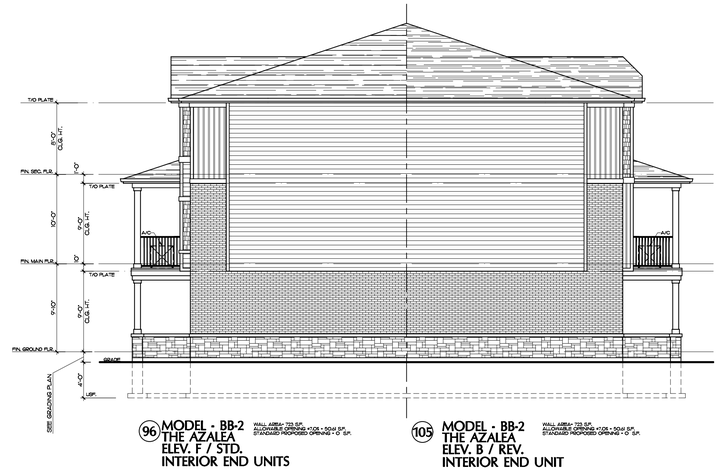
93 MODEL - BB-5
THE LOBELIA
ELEV. F / REV.
CORNER END UNIT

94 MODEL - BB-5
THE LOBELIA
ELEV. F / STD.

95 MODEL - BB-2
THE AZALEA
ELEV. C / REV.

96 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNITS

FRONT ELEVATION - BLOCK M



96 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNITS
WALL AREA= 725 S.F.
ALLOWABLE OPENING =726 x 10=44 S.F.
STANDARD PROPOSED OPENING = 0 S.F.

105 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
INTERIOR END UNIT
WALL AREA= 703 S.F.
ALLOWABLE OPENING =726 x 10=44 S.F.
STANDARD PROPOSED OPENING = 0 S.F.

SIDE ELEVATION - BLOCK M



NOTE-A:
HYDRO + GAS METERS TYP. SEE SD-46

105 MODEL - BB-2
THE AZALEA
ELEV. B / REV.
INTERIOR END UNIT

106 MODEL - BB-2
THE AZALEA
ELEV. E / STD.

107 MODEL - BB-5
THE LOBELIA
ELEV. C / REV.

108 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK M



108 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
CORNER END UNIT
WALL AREA= 763 S.F.
ALLOWABLE OPENING =726 x 10=44 S.F.
STANDARD PROPOSED OPENING = 33 S.F.

93 MODEL - BB-5
THE LOBELIA
ELEV. F / REV.
CORNER END UNIT
WALL AREA= 763 S.F.
ALLOWABLE OPENING =726 x 10=44 S.F.
STANDARD PROPOSED OPENING = 11 S.F.

SIDE ELEVATION - BLOCK M

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QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

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Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK M

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
4110 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
		REVISIONS

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK M
PROJECT NO.: 2015-012
DRAWING NO.: B27



97 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.
INTERIOR END UNIT

98 MODEL - BB-5
THE LOBELIA
ELEV. A / STD.

99 MODEL - BB-2
THE AZALEA
ELEV. A / REV.

100 MODEL - BB-2
THE AZALEA
ELEV. D / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK N



100 MODEL - BB-2
THE AZALEA
ELEV. D / STD.
CORNER END UNIT
WALL AREA= 1213 SF.
ALLOWABLE OPENING =(126 + 606) SF.
STANDARD PROPOSED OPENING = 501 SF.

101 MODEL - BB-2
THE AZALEA
ELEV. F / REV.
CORNER END UNIT
WALL AREA= 1213 SF.
ALLOWABLE OPENING =(126 + 606) SF.
STANDARD PROPOSED OPENING = 471 SF.

SIDE ELEVATION - BLOCK N



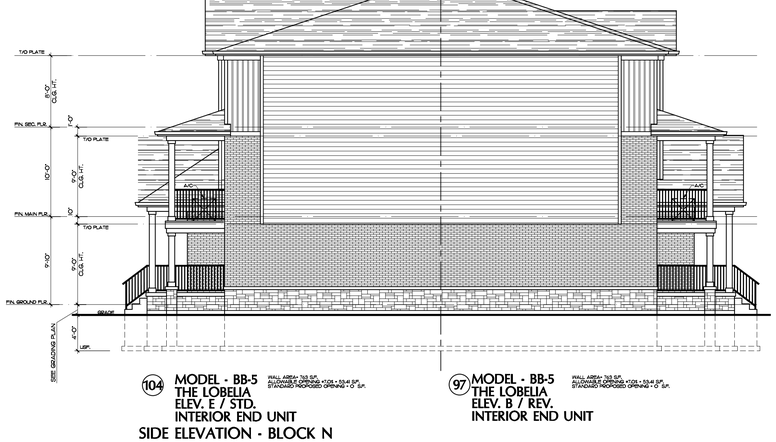
101 MODEL - BB-2
THE AZALEA
ELEV. F / REV.
CORNER END UNIT

102 MODEL - BB-2
THE AZALEA
ELEV. C / STD.

103 MODEL - BB-5
THE LOBELIA
ELEV. E / REV.

104 MODEL - BB-5
THE LOBELIA
ELEV. E / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK N



104 MODEL - BB-5
THE LOBELIA
ELEV. E / STD.
INTERIOR END UNIT
WALL AREA= 765 SF.
ALLOWABLE OPENING =(126 + 53.4) SF.
STANDARD PROPOSED OPENING = 0 SF.

97 MODEL - BB-5
THE LOBELIA
ELEV. B / REV.
INTERIOR END UNIT
WALL AREA= 765 SF.
ALLOWABLE OPENING =(126 + 53.4) SF.
STANDARD PROPOSED OPENING = 0 SF.

SIDE ELEVATION - BLOCK N

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT
70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK N

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION

REVISIONS

SCALE 1/8"=1'-0" | DATE OCT. 27, 2022 | PROJECT NO. 2015-012
DRAWN BY A.I. | CHECKED BY J.J.
FILE NAME 2015-012 BLOCK N | DRAWING NO. B30



NOTE-A=
+1080 - GAS METERS TYP.
SEE SD-46

109 MODEL - BB-2
THE AZALEA
ELEV. F / REV.
CORNER END UNIT

110 MODEL - BB-2
THE AZALEA
ELEV. C / STD.

111 MODEL - BB-5
THE LOBELIA
ELEV. A / REV.

112 MODEL - BB-5
THE LOBELIA
ELEV. B / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK O



112 MODEL - BB-5
THE LOBELIA
ELEV. B / STD.
INTERIOR END UNIT

WALL AREA= 765 SF.
ALLOWABLE OPENING =(126 + 53.4) SF.
STANDARD PROPOSED OPENING = 0 SF.

132 MODEL - BB-5
THE LOBELIA
ELEV. F / REV.
INTERIOR END UNIT

WALL AREA= 765 SF.
ALLOWABLE OPENING =(126 + 53.4) SF.
STANDARD PROPOSED OPENING = 0 SF.

SIDE ELEVATION - BLOCK O



NOTE-A=
+1080 - GAS METERS TYP.
SEE SD-46

132 MODEL - BB-5
THE LOBELIA
ELEV. F / REV.
INTERIOR END UNIT

131 MODEL - BB-5
THE LOBELIA
ELEV. F / STD.

130 MODEL - BB-1
THE CYCLAMEN
ELEV. A / REV.

129 MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK O



129 MODEL - BB-1
THE CYCLAMEN
ELEV. B / STD.
CORNER END UNIT

WALL AREA= 723 SF.
ALLOWABLE OPENING =(126 + 50.4) SF.
STANDARD PROPOSED OPENING = 42 SF.

109 MODEL - BB-2
THE AZALEA
ELEV. F / REV.
CORNER END UNIT

WALL AREA= 723 SF.
ALLOWABLE OPENING =(126 + 50.4) SF.
STANDARD PROPOSED OPENING = 47 SF.

SIDE ELEVATION - BLOCK O

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT
70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK O

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK O
PROJECT NO.: 2015-012
DRAWING NO.: B33



113 MODEL - BB-2
THE AZALEA
ELEV. D / REV.
INTERIOR END UNIT

114 MODEL - BB-2
THE AZALEA
ELEV. A / STD.

115 MODEL - BB-5
THE LOBELIA
ELEV. C / REV.

116 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
CORNER END UNIT

FRONT ELEVATION - BLOCK P



116 MODEL - BB-5
THE LOBELIA
ELEV. D / STD.
CORNER END UNIT

WALL AREA= 313 S.F.
ALLOWABLE OPENING =(OS. = 53.40 S.F.
STANDARD PROPOSED OPENING = 49 S.F.

136 MODEL - BB-4
THE DAHLIA
ELEV. B / REV.
CORNER END UNIT

WALL AREA= 312 S.F.
ALLOWABLE OPENING =(OS. = 50.64 S.F.
STANDARD PROPOSED OPENING = 37 S.F.

SIDE ELEVATION - BLOCK P



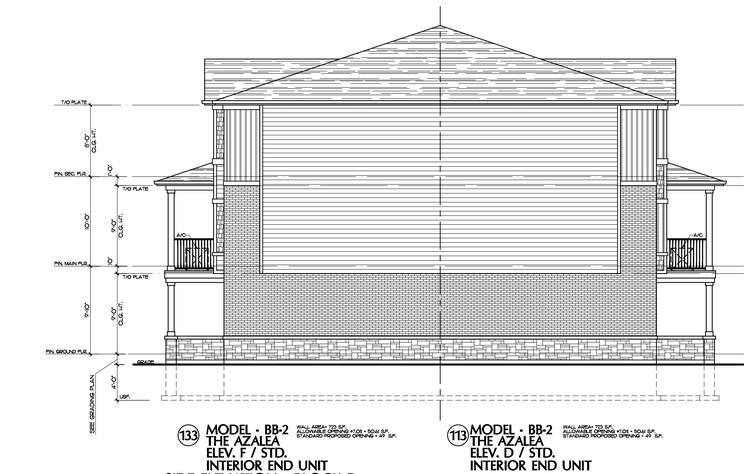
136 MODEL - BB-4
THE DAHLIA
ELEV. B / REV.
CORNER END UNIT

135 MODEL - BB-4
THE DAHLIA
ELEV. A / STD.

134 MODEL - BB-2
THE AZALEA
ELEV. E / REV.

133 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNIT

FRONT ELEVATION - BLOCK P



133 MODEL - BB-2
THE AZALEA
ELEV. F / STD.
INTERIOR END UNIT

WALL AREA= 175 S.F.
ALLOWABLE OPENING =(OS. = 50.61 S.F.
STANDARD PROPOSED OPENING = 49 S.F.

113 MODEL - BB-2
THE AZALEA
ELEV. D / STD.
INTERIOR END UNIT

WALL AREA= 175 S.F.
ALLOWABLE OPENING =(OS. = 50.61 S.F.
STANDARD PROPOSED OPENING = 49 S.F.

SIDE ELEVATION - BLOCK P

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILTY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: OCT. 27, 2022 SIGNATURE:

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Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : BB MODELS
BLOCK P

PROJECT :
PARKSIDE

LOCATION :
WATERDOWN, ON

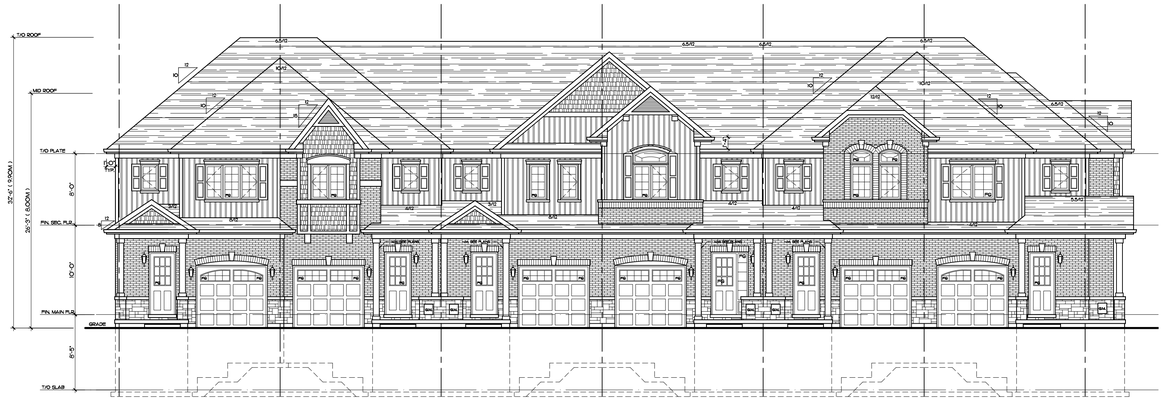
OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

BLOCK FRONT ELEVATIONS
BLOCK SIDE ELEVATIONS

NO.	DATE	DESCRIPTION
		REVISIONS

SCALE: 1/8"=1'-0"
DATE: OCT. 27, 2022
DRAWN BY: A.J.
CHECKED BY: J.J.
FILE NAME: 2015-012 BLOCK P
PROJECT NO.: 2015–012
DRAWING NO.: B36



⑥ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

⑤ MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

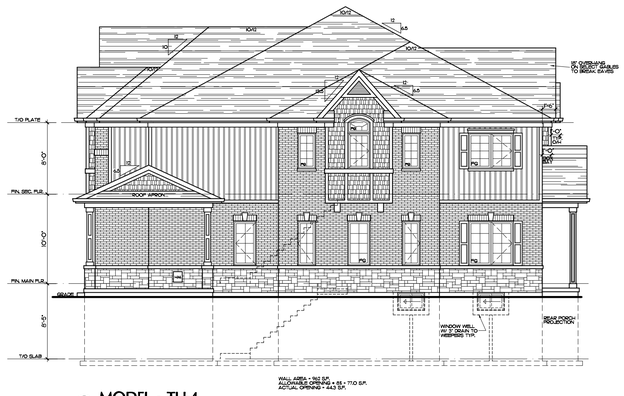
④ MODEL - TU-1
THE PERSIMMON
ELEV. B / STD.

③ MODEL - TU-3
THE VERMILLION
ELEV. C / REV.

② MODEL - TU-2
THE CHARTREUSE
ELEV. C / STD.

① MODEL - TU-4
THE FRAMBOISE
ELEV. A / REV.
CORNER END UNIT

BLOCK A
FRONT ELEVATION



① MODEL - TU-4
THE FRAMBOISE
ELEV. A / REV.
CORNER END UNIT

BLOCK A
RIGHT ELEVATION



① MODEL - TU-4
THE FRAMBOISE
ELEV. A / REV.
CORNER END UNIT

② MODEL - TU-2
THE CHARTREUSE
ELEV. C / STD.

③ MODEL - TU-3
THE VERMILLION
ELEV. C / REV.

④ MODEL - TU-1
THE PERSIMMON
ELEV. B / STD.

⑤ MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

⑥ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

BLOCK A
REAR ELEVATION



⑥ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

BLOCK A
LEFT ELEVATION

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILTY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: DEC. 29 2022 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT

70 Main Street N., P.O. Box 38
Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : TU MODELS
BLOCK A

PROJECT :
PARKPLACE VILLAGE
LOCATION :
WATERDOWN

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
LEFT ELEVATION

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: DEC. 29 2022
DRAWN BY: A.I.
CHECKED BY: J.J.
PROJECT NO.: 2015-012
FILE NAME: 2015-012 BLOCK A
DRAWING NO.: B2



⑫ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

⑪ MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

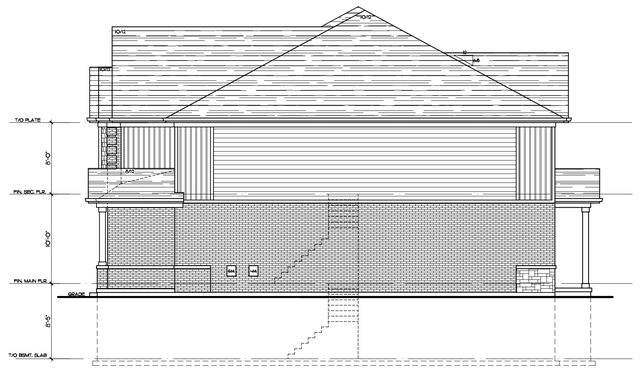
⑩ MODEL - TU-3
THE VERMILLION
ELEV. C / STD.

⑨ MODEL - TU-3
THE VERMILLION
ELEV. D / REV.

⑧ MODEL - TU-1
THE PERSIMMON
ELEV. A / STD.

⑦ MODEL - TU-1
THE PERSIMMON
ELEV. B / REV.
INTERIOR END UNIT

BLOCK B
FRONT ELEVATION



⑦ MODEL - TU-1
THE PERSIMMON
ELEV. B / REV.
INTERIOR END UNIT

BLOCK B
RIGHT ELEVATION



⑦ MODEL - TU-1
THE PERSIMMON
ELEV. B / REV.
INTERIOR END UNIT

⑧ MODEL - TU-1
THE PERSIMMON
ELEV. A / STD.

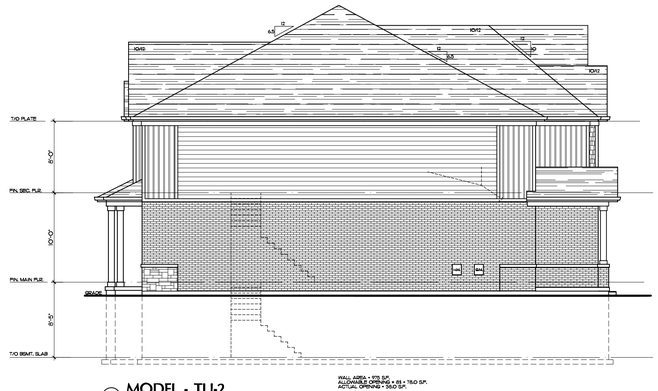
⑨ MODEL - TU-3
THE VERMILLION
ELEV. D / REV.

⑩ MODEL - TU-3
THE VERMILLION
ELEV. C / STD.

⑪ MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

⑫ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

BLOCK B
REAR ELEVATION



⑫ MODEL - TU-2
THE CHARTREUSE
ELEV. B / STD.
INTERIOR END UNIT

BLOCK B
LEFT ELEVATION

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Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : TU MODELS
BLOCK B

PROJECT :
PARKPLACE VILLAGE

LOCATION :
WATERDOWN

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

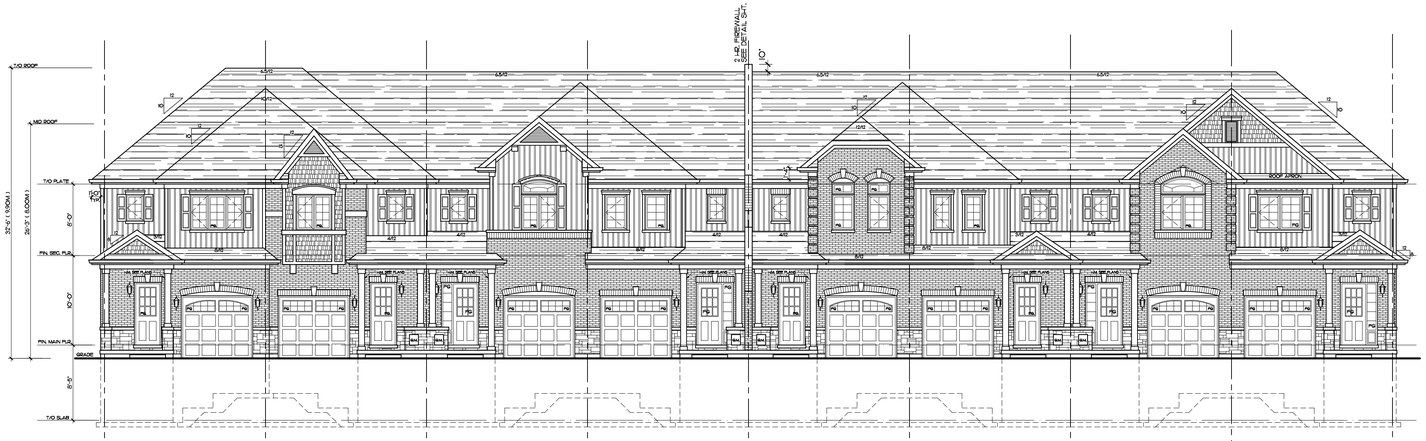
COUNTRYGREEN HOMES

FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
LEFT ELEVATION

NO.	DATE	DESCRIPTION

REVISIONS

SCALE 1/8"=1'-0"
DATE DEC. 29 2022
DRAWN BY A.J.
CHECKED BY J.J.
FILE NAME 2015-012 BLOCK B
PROJECT NO. 2015-012
DRAWING NO. B4



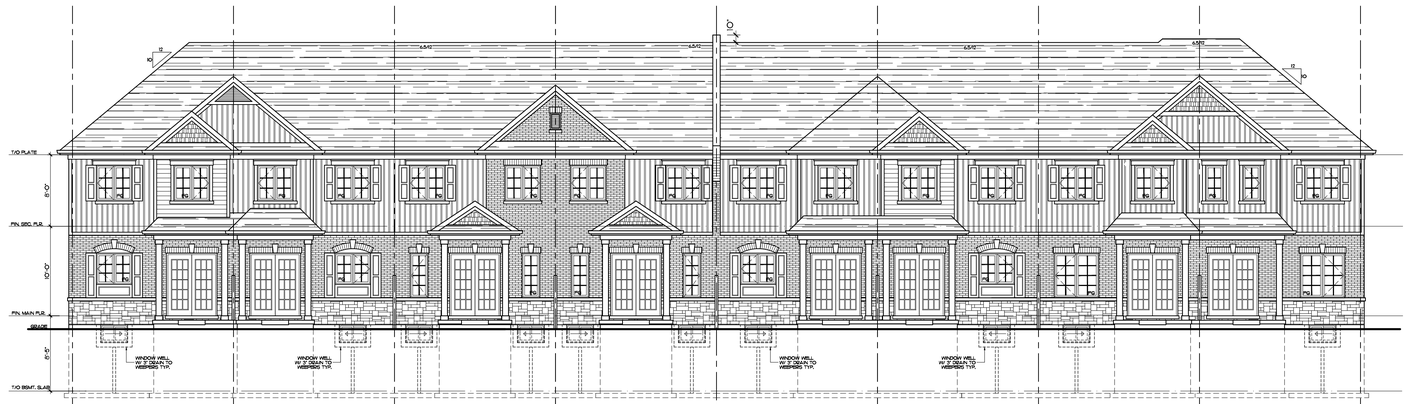
20 MODEL - TU-2 THE CHARTREUSE ELEV. B / STD. INTERIOR END UNIT
19 MODEL - TU-2 THE CHARTREUSE ELEV. A / REV.
18 MODEL - TU-3 THE VERMILLION ELEV. C / STD.
17 MODEL - TU-3 THE VERMILLION ELEV. D / REV.
16 MODEL - TU-1 THE PERSIMMON ELEV. C / STD.
15 MODEL - TU-1 THE PERSIMMON ELEV. D / REV.
14 MODEL - TU-3 THE VERMILLION ELEV. B / STD.
13 MODEL - TU-3 THE VERMILLION ELEV. A / REV. INTERIOR END UNIT

BLOCK C
FRONT ELEVATION



13 MODEL - TU-3 THE VERMILLION ELEV. A / REV. INTERIOR END UNIT

BLOCK C
RIGHT ELEVATION



13 MODEL - TU-3 THE VERMILLION ELEV. A / REV. INTERIOR END UNIT
14 MODEL - TU-3 THE VERMILLION ELEV. B / STD.
15 MODEL - TU-1 THE PERSIMMON ELEV. D / REV.
16 MODEL - TU-1 THE PERSIMMON ELEV. C / STD.
17 MODEL - TU-3 THE VERMILLION ELEV. D / REV.
18 MODEL - TU-3 THE VERMILLION ELEV. C / STD.
19 MODEL - TU-2 THE CHARTREUSE ELEV. A / REV.
20 MODEL - TU-2 THE CHARTREUSE ELEV. B / STD. INTERIOR END UNIT

BLOCK C
REAR ELEVATION



20 MODEL - TU-2 THE CHARTREUSE ELEV. B / STD. INTERIOR END UNIT

BLOCK C
LEFT ELEVATION

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILTY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: JAN. 02 2023 SIGNATURE:

Jansen Consulting
DESIGN • CONSULTING • MANAGEMENT
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Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : TU MODELS
BLOCK C
PROJECT :
PARKPLACE VILLAGE
LOCATION :
WATERDOWN

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

FRONT ELEVATION
LEFT ELEVATION
REAR ELEVATION
RIGHT ELEVATION

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE 1/8"=1'-0"
DATE JAN. 02 2023
DRAWN BY A.I.
CHECKED BY JJ
PROJECT NO. 2015-012
FILE NAME 2015-012 BLOCK C
DRAWING NO. B7



(26) MODEL - TU-4
THE FRAMBOISE
ELEV. A / STD.
CORNER END UNIT

(25) MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

(24) MODEL - TU-1
THE PERSIMMON
ELEV. C / STD.

(23) MODEL - TU-1
THE PERSIMMON
ELEV. D / REV.

(22) MODEL - TU-3
THE VERMILLION
ELEV. B / STD.

(21) MODEL - TU-3
THE VERMILLION
ELEV. A / REV.
INTERIOR END UNIT

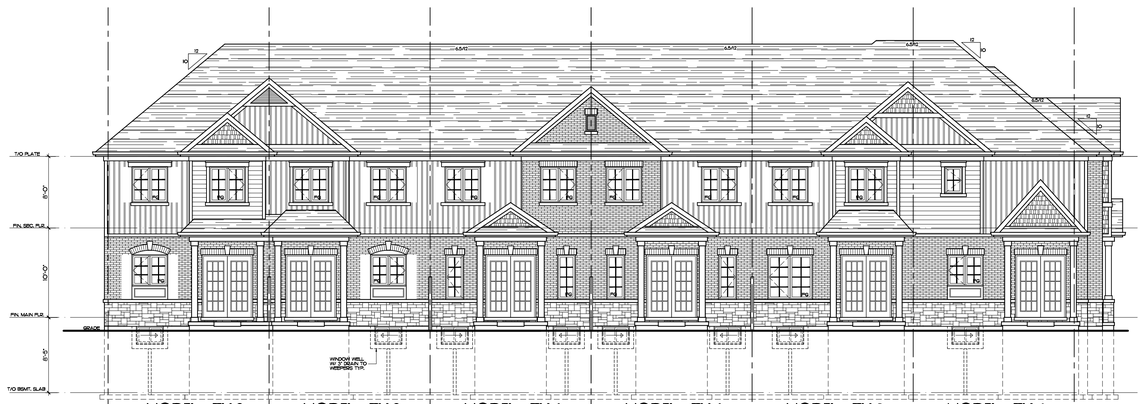
BLOCK D
FRONT ELEVATION



(21) MODEL - TU-3
THE VERMILLION
ELEV. A / REV.
INTERIOR END UNIT

WALL AREA = 966 SF.
ALLOWABLE OPENING = 89 = 773 SF.
ACTUAL OPENING = 773 SF.

BLOCK D
RIGHT ELEVATION



(21) MODEL - TU-3
THE VERMILLION
ELEV. A / REV.
INTERIOR END UNIT

(22) MODEL - TU-3
THE VERMILLION
ELEV. B / STD.

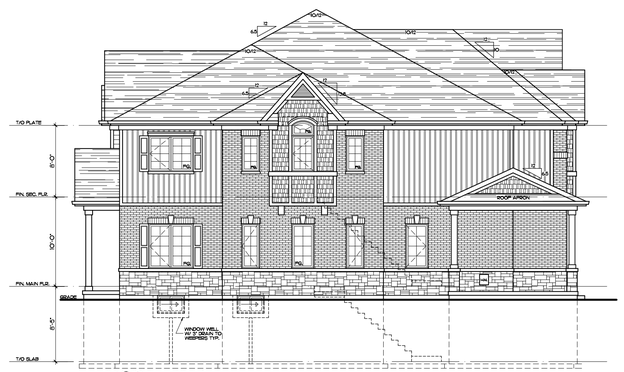
(23) MODEL - TU-1
THE PERSIMMON
ELEV. D / REV.

(24) MODEL - TU-1
THE PERSIMMON
ELEV. C / STD.

(25) MODEL - TU-2
THE CHARTREUSE
ELEV. A / REV.

(26) MODEL - TU-4
THE FRAMBOISE
ELEV. A / STD.
CORNER END UNIT

BLOCK D
REAR ELEVATION



(26) MODEL - TU-4
THE FRAMBOISE
ELEV. A / STD.
CORNER END UNIT

WALL AREA = 966 SF.
ALLOWABLE OPENING = 89 = 710 SF.
ACTUAL OPENING = 443 SF.

BLOCK D
LEFT ELEVATION

I JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C.
QUALIFIED DESIGNER BCIN – 30272 FIRM BCIN – 110042

DATE: JAN. 02 2023 SIGNATURE:

Jansen Consulting
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Campbellville, ON, L0P 1B0
Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

TYPE : TU MODELS
BLOCK D

PROJECT :
PARKPLACE VILLAGE

LOCATION :
WATERDOWN

OWNERS INFORMATION :
COUNTRY GREEN HOMES
410 INDUSTRIAL DRIVE
MILTON, ON
L9T 5A6

COUNTRYGREEN HOMES

FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
LEFT ELEVATION

NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1/8"=1'-0"
DATE: JAN. 02 2023
DRAWN BY: A.I.
CHECKED BY:
FILE NAME: 2015-012 BLOCK D
PROJECT NO.: 2015-012
DRAWING NO.: B9

WEBB
PLANNING CONSULTANTS

March 25, 2026

City of Hamilton
Planning & Economic Development
Committee of Adjustment
71 Main Stret West
Hamilton ON L8P 4Y5

Attention: Justin Leung
Secretary Treasurer

Dear Mr. Leung,

Re: Application for Minor Variance, 141 Cole Street, Waterdown
Parkside Hills Plan of Subdivision, Parkside Hills Inc.

WEBB Planning Consultants are retained by the property owners, Parkside Hills Inc., to facilitate the municipal planning approvals required to implement the planned development of the subject property for a mix of Street and Back-to-Back Townhouses. This letter and materials are provided in support of an application for Minor Variance to achieve compliance with the Regulations of the former Town of Flamborough Zoning By-law 90-145-Z.

The development parcel is located within the Parkside Hills Phase Two Registered Plan of Subdivision, part of the Waterdown North Secondary Plan area of the Waterdown Urban Settlement Area. Pursuant to an Order of the OMB issued in January 2013, the Official Plan Designation and Zoning of the Subdivision provide for the development of a mix of residential dwelling types and densities, a mixed use block, and municipal infrastructure including a centralized stormwater management facility and the lands to secure the alignment and development of the Waterdown by-pass, now opened as North Waterdown Drive.

The subject Block, assigned the municipal address of 141 Cole Street, has been the subject of an Application for Site Plan Approval, City File No. DA-17-120. The Application was granted Conditional Approval pursuant to an Order of the Ontario Land Tribunal dated March 18, 2020, and has subsequently satisfied all Conditions of Approval and granted final Site Plan Approval on March 18, 2026.

As illustrated by the accompanying copy of the final Site Plan, the 2.4 hectare parcel is proposed to be developed for a total of 136 townhouse dwellings, a mix of 20 street townhouses and 116 back-to-back townhouses.

A fulsome Zoning Analysis has been completed through the Site Plan Approval review and confirms limited non-compliance with Regulations of the former Town of Flamborough Zoning By-law 90-145-Z.

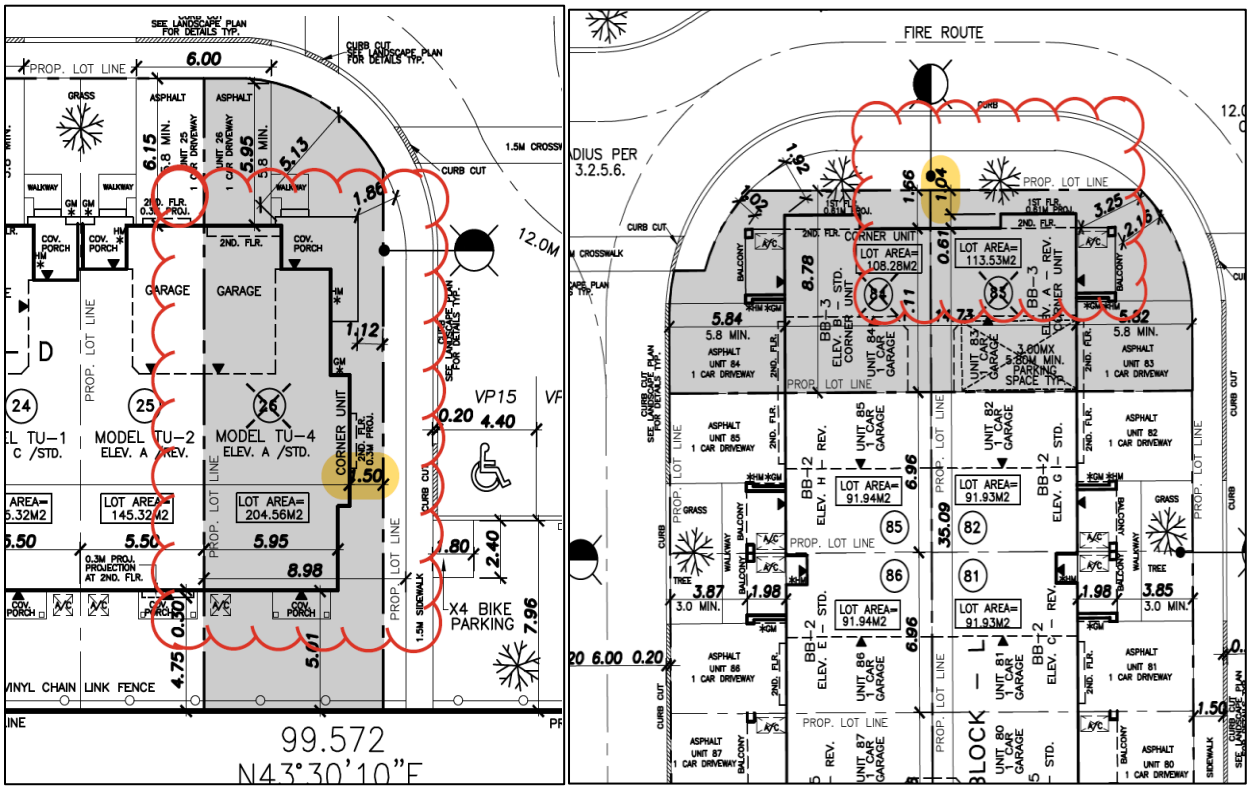


FIGURE ONE: EXTERIOR YARD REDUCTIONS

Based on the intent to Register a Plan of Condominium, the lot boundaries for the purpose of Zoning compliance are determined to be the limits of the internal Parcels of Tied Land (POTL's), not the overall boundaries of the development block. As a result, certain units will not meet the required 2.4 metres width for exterior side yards, the actual setback upon Registration of the Condominium ranging from 1.5 metres to a minimum of 1.04 metres as illustrated by Figure One above.

To achieve full Zoning compliance it is therefore necessary to submit an Application for Minor Variance to seek approval from the Committee of Adjustment to modify Regulation 11.3.27.(g) of By-law 90-145-Z, reducing the exterior side yard setback from 2.4 metres to a minimum of 1.0 metre (rounded down to 1.0 from 1.04 metres to allow for minor tolerances).

It is our opinion that the Variance is technical in nature and results from the change in tenure from a block townhouse development to a Condominium with individual units created as POTL's. The intent of the Zoning By-law to provide adequate separation of dwelling units to adjoining public streets is maintained, the internal unit boundaries resulting from Registration of the future condominium still provide the necessary separation to internal streets and parking areas to ensure no negative impacts and assurance of quality amenity space and privacy for residents.

ANALYSIS OF VARIANCE

We have undertaken a planning analysis and it is our opinion that the proposed Variance is appropriate for the proposed development of the lands. As summarized below, the Variance have been considered in the context of the four tests outlined by Section 45 (1) of the Planning Act and in all respects comply.

The Variance has been considered in the context of the Official Plan and in our opinion maintains the general purpose and intent.

The subject lands are designated as Medium Residential 3 by the North Waterdown Secondary Plan. The proposed mix of townhouses dwellings comply with the permitted uses of the Designation, the density is below the permitted maximum range and building heights are less than the permitted maximum of four storeys. The reduction in the yard widths does note result in an over intensification or inappropriate built form.

The minor reduction in the exterior yard maintains the stated Objectives for Residential Development, Policy 4.2.2 of the Secondary Plan, specially, ensuring the development creates an urban environment that provides for safe, functional and attractive residential neighbourhoods.

The Variance has been considered in the context of the Zoning By-law and in our opinion maintains the general purpose and intent.

The intent of the Zoning By-law Regulation for exterior side yards is to ensure adequate separation of dwelling units to the adjoining public streets is maintained. Exterior yards are typically greater than interior side yards based on potential for adverse conditions associated with road noise associated with traffic volumes.

In the example of this development proposal, where exterior yards are dimensioned from the internal unit boundaries resulting from Registration of the future condominium, the Site Plan shows in all cases the separation from public streets in maintained and separation from the internal private streets also achieved. The location of the POTL boundaries will still provide the necessary separation to internal streets and parking areas to ensure no negative impacts and assurance of quality amenity space and privacy for residents.

The Variance is Minor.

The appropriate test to establish that the Variances are minor is to consider if any adverse or negative impacts arise from the development.

It is our opinion that the Variance does not permit an over-intensification of the site or reduction in the performance criteria that are otherwise intended to provide for the appropriate separation and buffering of dwelling units from adjoining municipal streets.

The reduction in the measured width for the exterior yards does not create an adverse condition for residents of the development as the circumstance applies to the private streets within the development, the cross section of the proposed streets include added buffering by the provision of internal sidewalks and landscaping.

The proposed development is desirable for the appropriate development of the lands.

It is our opinion that the Variance provides for the desirable and appropriate development of the lands. Notwithstanding the technical nature of the interpretation that measures setbacks to the POTL boundary, the units have significant separation to the adjoining municipal streets and provided with separation to the internal streets and parking areas.

Overall, the design and massing of the site provides needed housing within the approved density range, ample on-site amenity space and immediate proximity to a neighbourhood park to provide complementary open space.

In summary, it is our opinion that the Variance required to implement the proposal meets the four tests of the Planning Act and will provide for the appropriate development of the site with a mix of housing types, adds to the diversity of housing choices at a location within the established community, efficiently using existing municipal infrastructure and public service facilities.

To facilitate the City's review of the proposed development, the following materials are being submitted to advance the Application for Minor Variance: :

- Completed Application for Minor Variance;
- Application fee of $4,135.00, to be paid via cheque;
- Site Plan and Building Elevations prepared by Jansen

We trust that you will find the enclosed materials complete and suitable for the purpose of processing this Application for Minor Variance. Please contact our office immediately should you have any questions or require additional information in support of this submission.

Yours truly,

WEBB Planning Consultants Inc.

James Webb, MCIP, RPP

cc: Parkside Hills Inc.

Committee of Adjustment
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Hamilton, ON L8P4Y5

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Email: cofa@hamilton.ca

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION

UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owner(s)	Parkside Hills Inc. c/o Jack Nesbitt	[redacted]
Applicant(s)	Parkside Hills Inc.	
Agent or Solicitor	WEBB Planning Consultants	

Please include contact person's name if applying as a company or organization.

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 ☑ Cheque ☐ Credit card over phone*

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	141 Cole Street		
Assessment Roll Number			
Former Municipality	Town of Flamborough		
Lot	Part of Lot 8	Concession	Con 4
Registered Plan Number	62m-1305	Lot(s)	Blk 8
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:

To permit an exterior side yard of 1.0 metre notwithstanding the requirement to provide an exterior side yard of 2.4 metres as per Regulation 11.3.27.(g) of Zoning Bylaw 90-145-Z

☐ Additional Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

proposed change in tenure from Block Townhouse development to a Street Townhouse development per planned Registration of Common Element Condominium

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 (in metric):

Lot Frontage	Lot Depth	Lot Area	Width of Street
101.2 m (White Gates)	198.9 m	2.4 Ha	20.0 m (White Gates)

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Vacant				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Street TH	5.85	5.05	Int: 1.2m Ext: 1.2m	12/12/2026
B-2-B TH	4.58	0.0	Int: 1.2m Ext: 1.2m	12/12/2026

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m^2 or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Vacant				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Street TH	940 m2	1523 m2	2 st.	9.9 m
B-2-B TH	552 m2	1371 m2	3 st.	10.2 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
☐ 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.):
26 Street Townhouses and 110 Back-to-Back Townhouses

4.9 Existing uses of abutting properties (single detached dwelling, duplex, retail, factory etc.):
Low density Residential to west, vacant block to east, municipal park to south, municipal streets, SWM pond to north.

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:
Nov. 2025

5.2 Previous use(s) of the subject property: (single detached dwelling, duplex, retail, factory etc)
Vacant, prior farmland

5.3 Existing use(s) of the subject property: (single detached dwelling, duplex, retail, factory etc)
lands are partially serviced in anticipation of pending development

5.4 Length of time the existing uses of the subject property have continued:
24 months

5.5 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) Medium Density Residential 3

Please provide an explanation of how the application conforms with the Official Plan.
Housing form, density and building height confrom with applicable Policies

5.6 What is the existing zoning of the subject land? R6-27

5.7 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: FL/A-22:217

5.8 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: _____

6. ADDITIONAL INFORMATION

6.1 Number of Dwelling Units Existing: 0

6.2 Number of Dwelling Units Proposed: 136

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

Please refer to accompanying cover letter providing a broader explanation of the proposal and an evaluation pursuant to the four tests of Section 45(1) of the Planning Act.

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

7.2 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

_____

_____