



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-26:054	SUBJECT PROPERTY:	77 Parkdale Avenue North, Hamilton
ZONE:	C5 (Mixed Use Medium Density)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Otto Bozur
 Applicant: Joey Garnett
 Agent:

The following variances are requested:

1. The construction of a building with a Gross Floor Area of 238.0 square metres associated with an existing Motor Vehicle Dealership shall be permitted, whereas the By-law prohibits the expansion of a Legally Established Non-Conforming Use.

PURPOSE & EFFECT: To facilitate the construction a new building and the expansion of a Legally Established Non-Conforming Use of a Motor Vehicle Dealership.

Notes:

- i. Our records indicate the use to be a Legally Established Non-Conforming Motor Vehicle Dealership.

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:	11:05 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
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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-26:054, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: 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.



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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.

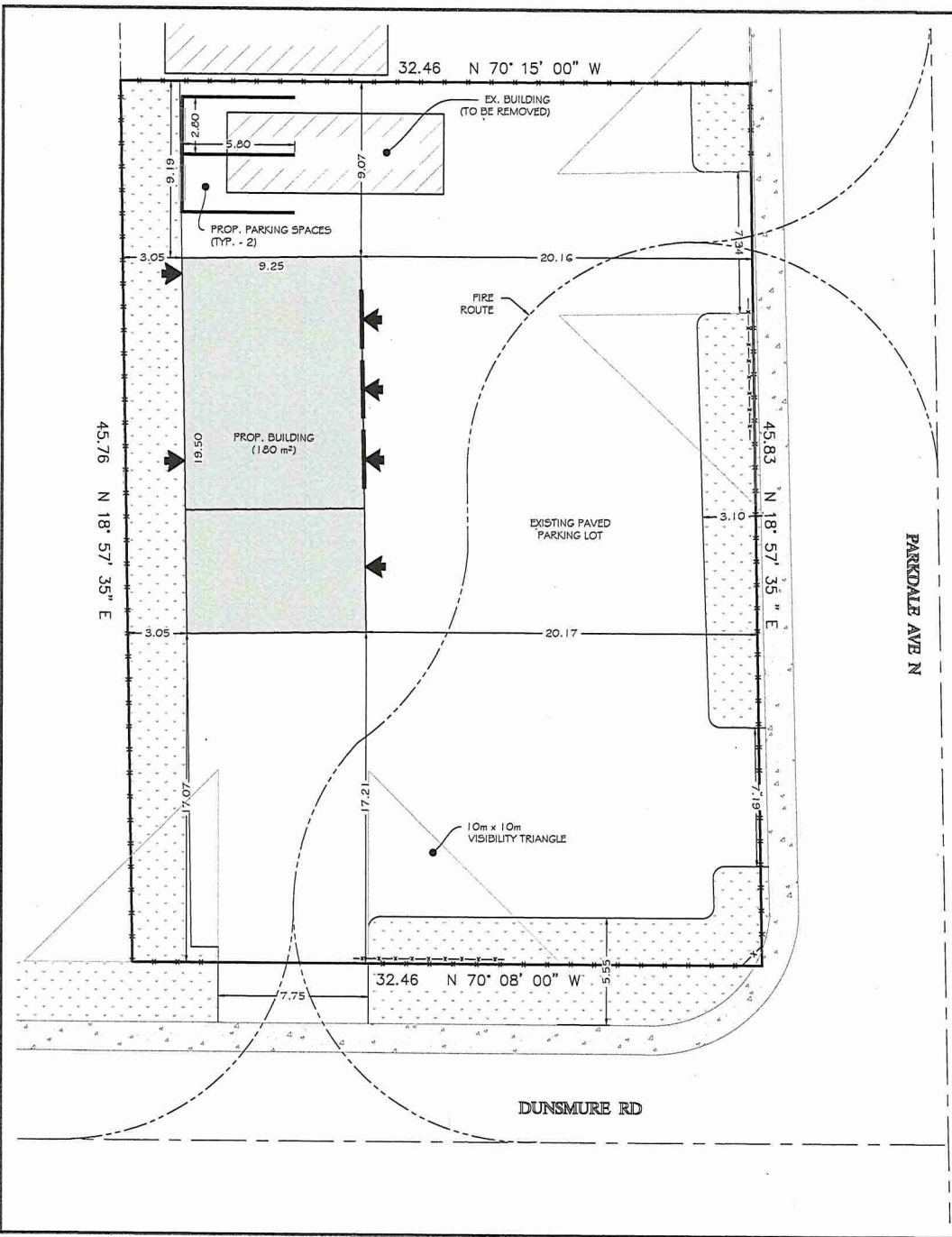
In-Person Presentations:

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.



- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS.
 - ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
 - ANY ERRORS / OMISSIONS TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - A 1.0m STRIP SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES ADJACENT ADJACENT PROPERTIES.
 - ALL WORK TO CONFORM TO O.B.C. 2024.
 - BEFORE STARTING WORK THE CONTRACTOR SHALL DETERMINE THE POSITION OF THE FOLE LINES, WATER MAINS AND OTHER OVERHEAD AND UNDERGROUND UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- HAMILTON 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 1.0% MAXIMUM GRADES.
 - THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMIT/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - SEWER AND WATER PERMITS
 - ROAD CUT PERMITS
 - RELOCATION OF SERVICES
 - APPROACH APPROVAL PERMITS
 - ENCROACHMENT AGREEMENTS (IF REQUIRED)
 - COMMITTEE OF ADJUSTMENT
 - SIGN PERMITS
 - ABANDONED ACCESSORIES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNERS EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
 - FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, 1.0 METRE BY 1.0 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.60m ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET.
 - SIGNAGE IS NOT APPROVED THROUGH THE SITE PLAN PROCESS. ALL SIGNS MUST COMPLY WITH HAMILTON SIGN BY-LAW NO. 10-157.
 - LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREET.
 - CALL BEFORE YOU DIG. ARRANGE FOR UNDERGROUND HYDRO CABLE LOCATIONS AS GAS TRENDS BEFORE BEGINNING CONSTRUCTION BY CONTACTING ONTARIO ONE CALL AT 1-800-400-2255.

SITE STATISTICS

ZONE: C5 - Mixed Use Medium Density

	PERMITTED	PROPOSED
NET LOT AREA (m ²)	NA	1486 m ²
BUILDING COVERAGE (MAX)	NA	1.00 m ²
GROSS FLOOR AREA (MAX)	4000 m ²	230 m ²
BUILDING HEIGHT (MAX)	2.2 m	7.5 m
NUMBER OF STOREYS	NA	2
NUMBER OF RESIDENTIAL UNITS (MAX)	NA	0
NUMBER OF PARKING SPACES	2	2
NUMBER OF LOADING SPACES	NA	NA
LANDSCAPED AREA (MIN)	3.0m STRIP AT STREET FRONT	3.0m STRIP AT STREET FRONT

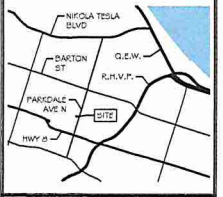
ROLL No.: 2518-050-383-09090
PLANNING APPLICATION: N/A

1333 HIGHWAY #3
DUNVILLE, ONTARIO
N1A 2K7
PHONE: (905) 774-4307

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ENGINEER'S SEAL

SCALE 1:150 0 1 2 3 4 5 METERS



THIS SITE PLAN WAS PREPARED FROM SURVEY INFORMATION OBTAINED FROM:
J.P. WOOLLEY SURVEYING LTD.
ONTARIO LAND SURVEYORS
125 WAINIE STREET
CALEDONIA, ONTARIO N3W 1C4
PROJECT No. 25-1143-2
HAMILTON GIS MAPPING

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0	ISSUED FOR APPROVAL	OCT 2025
	PURPOSE OF ISSUE	DATE OF ISSUE

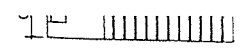
OTTO BOZUR
CAR DEALERSHIP
77 PARKDALE AVE N
HAMILTON, ON
L8H 5X1

DRAWING: **SITE PLAN**

AS NOTED FILE NO. **B16-25-150**

DRAWN BY: MIKE DWYER
START DATE: MAY 20, 2025
SHEET: 1 OF 1

DRAWING NUMBER: **C-1**



DECK CROSS-SECTION
SCALE 1:50

REGISTERED PLAN No 736

LOT 145 LOT 146 LOT 147 LOT 148 LOT 149

EXIST. RESIDENTIAL 'C' ZONING

ALL GRADING TO MEET EXIST ALONG WEST PROPERTY LINE

DUNSMURE ROAD
(ESTABLISHED ACCORDING TO REGISTERED PLAN No 736.)

Centre Line of Road
Ex. 200mm D.I. Wm.

LOT 33
EXIST. COMMERCIAL 'H' ZONING
CONCESSION 2

EXIST. COMMERCIAL 'H' ZONING

PART 2
PLAN 62R - 9994

Geographic Township of Saltfleet

PROPOSED ASPHALT PARKING AREA

PROP. 7.5m x 7.5m DAYLIGHT TRIANGLE

PROPOSED OUTSIDE VEHICULAR STORAGE AREA

PROP. 5.0m x 5.0m DAYLIGHT TRIANGLES

PROPOSED 1.2m WIDE PLANTING STRIP

PROP. 5.0m x 5.0m DAYLIGHT TRIANGLES

EXIST. CONCRETE SIDEWALK

EXIST. 450mm COMBINED SEWER @ 2.0% (Plan)

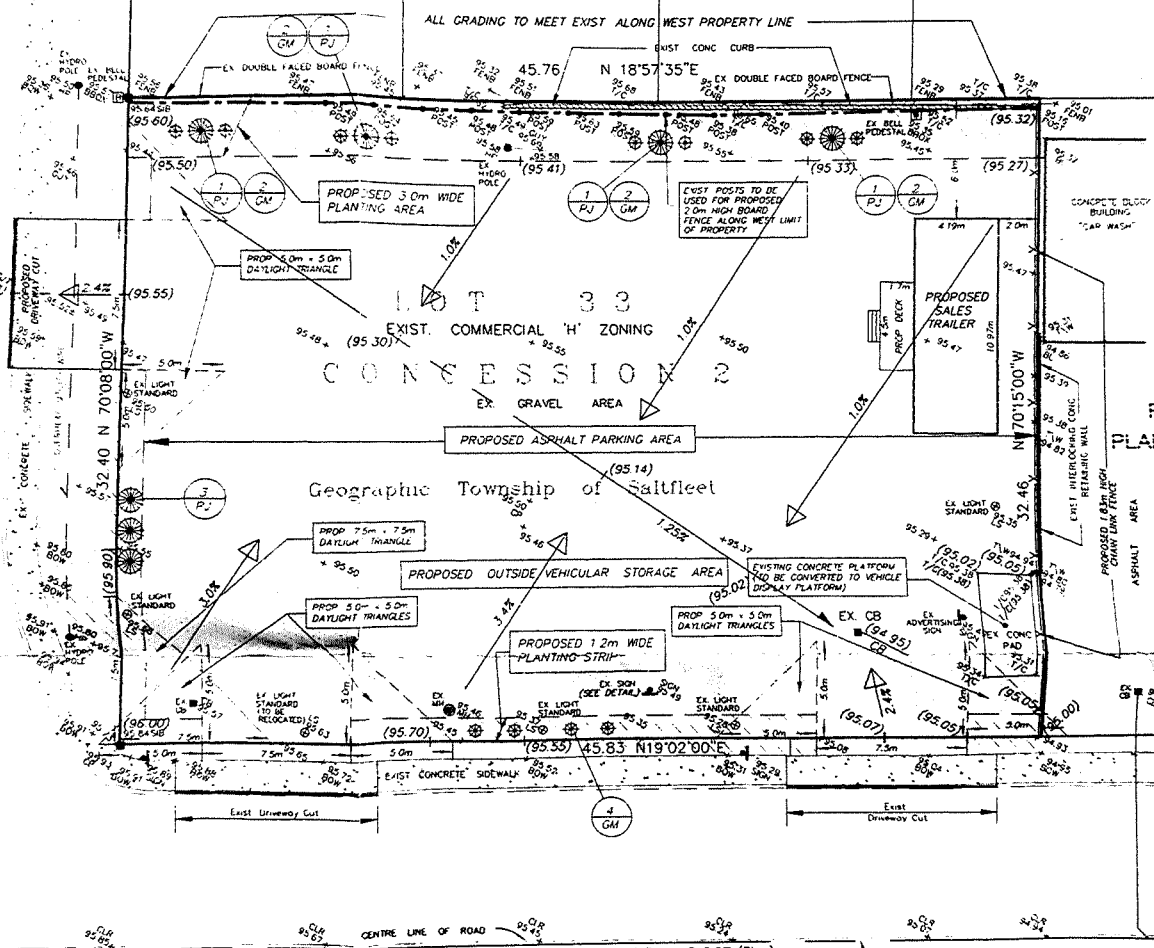
APPROX. INV. OF EXIST. 450mm STORM = ±91.03

Ex. 300mm D.I. Wm.

PARKDALE AVENUE NORTH

(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 32 AND 33)

Ex MH
Inv. N. = 91.984 (Plan)
S. = 91.992 (Plan)



OTTO BOZUR CAR DEALERSHIP

77 PARKDALE AVE. N
HAMILTON, ON
L8H 5X1



DRAWING LIST	
Sheet Title	Drawing Number
ELEVATIONS & NOTES	S-1
FOUNDATION PLAN	S-2
FIRST FLOOR PLAN	S-3
PLAN VIEWS	S-4
ROOF PLAN	S-5
DETAILS	S-6
DETAILS 2	S-7

REQUIRED INSPECTIONS BY KLS ENGINEERING LTD.	
<input checked="" type="checkbox"/>	FOOTINGS (PRIOR TO POUR)
<input checked="" type="checkbox"/>	REBAR (PRIOR TO POUR)
<input checked="" type="checkbox"/>	FRAMING / FINAL
TO BOOK INSPECTIONS, CALL (905) 774-4307	
MUNICIPALITY APPROVED DRAWINGS TO BE CONFIRMED BY KLS ENGINEERING PRIOR TO CONSTRUCTION.	
PLEASE NOTIFY KLS ENGINEERING MINIMUM 48 HOURS IN ADVANCE FOR AN INSPECTION REQUEST. MUNICIPALITY INSPECTIONS ARE STILL REQUIRED.	



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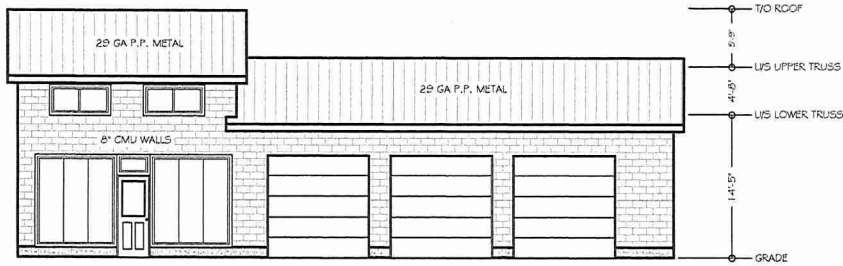
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DRAWING
TITLE PAGE

SCALE: AS NOTED
FILE NUMBER: B16-25-150

DWG-2025/150/01 - NEW BUILDING - B16-25-150

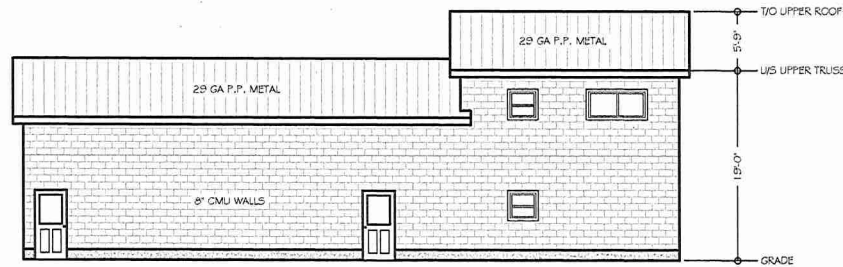
DRAWN BY: C. BALT
DATE: AUG 18, 2025
SHEET NUMBER: TITLE



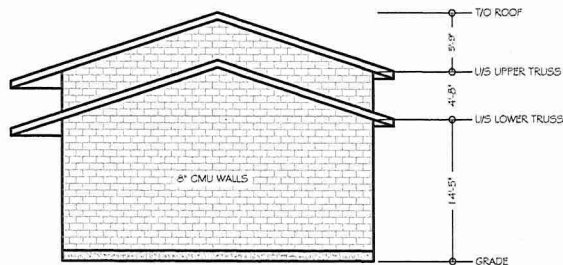
ELEVATION - EAST
SCALE: 1/8" = 1'-0"



ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



ELEVATION - WEST
SCALE: 1/8" = 1'-0"



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

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- ANY ERRORS / OMISSIONS TO BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION.
- ALL WORK TO CONFORM TO O.B.C. 2024.
- NOTIFY ENGINEER 48 HRS. IN ADVANCE FOR INSPECTION OF FOOTING EXCAVATION AND FRAMING.
- REMOVE ALL TOP SOIL AND ORGANIC MATERIAL.
- ALL FOOTINGS TO BE ON UNDISTURBED SOIL AND MIN. OF 4'-0" BELOW LINE OF FINISHED GRADE.
- SOIL BRG. CAPACITY TO SUSTAIN A MIN. 3000 P.S.F.

CONCRETE NOTES:

- ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS
- 32 MPA FOR SLAB ON GRADE
- 25 MPA FOR WALLS AND FOOTINGS
- SLUMP = 3" ± 1"
- MAX WATER CEMENT RATIO .45 (USE WATER REDUCING AGENT TO IMPROVE WORKABILITY NO WATER TO BE ADDED ON SITE) USE VIBRATORY EQUIPMENT TO ACHIEVE UNIFORM DENSITY.
- AIR ENTRAINMENT 0% ± 0%
- REINFORCING STEEL TO HAVE MIN. YIELD STRENGTH OF 400 MPA WITH MIN. 3" COVER.
- MINIMUM SPLICE LENGTH (1.0M - 1.0') (1.5M - 2.4')

STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL TO BE INSPECTED BY THE ENGINEER PRIOR TO COILING.
- ANCHORS BOLTS TO BE GRADE 55 (4499 CSA G40.21)
- CONNECTION BOLTS TO BE HIGH STRENGTH ASTM A325
- WELDING TO CONFORM TO CSA W59.
- STRUCTURAL STEEL TO CONFORM TO G40.21 350W.
- REINFORCING STEEL TO HAVE YIELD STRENGTH OF 400 MPA. CSA G30.1
- MINIMUM SPLICE LENGTH (1.0M - 1.0') (1.5M - 2.4')

LUMBER NOTES:

- ALL LUMBER TO BE SPF GRADE #2 OR BETTER UNLESS OTHERWISE SPECIFIED.
- LUMBER EXPOSED TO MOISTURE TO BE PRESSURE TREATED.
- ALL LUMBER SET IN THE GROUND TO BE RATED FOR "GROUND CONTACT".
- ALL FASTENERS IN CONTACT WITH PRESSURE TREATED MATERIAL TO BE COMPATIBLE WITH PRESSURE TREATED CHEMICALS.
- ALL STEEL SINGING IN CONTACT WITH PRESSURE TREATED WOOD TO BE ISOLATED WITH A LAYER OF ICE & WATER SHIELD OR COJAL.
- SUBMIT ENGINEERED TRUSS DRAWINGS.
- TRUSS BRACING AND STRAPPING AS SPECIFIED BY ENGINEERED TRUSS DRAWINGS.
- TRUSS TIE DOWN TO SUSTAIN UPLIFT SHOWN ON TRUSS DESIGN AND TO BE CONTINUOUS ON FOUNDATION WALL.
- ALL UNTELS TO BE 2" x 2" x 10' UNLESS OTHERWISE SPECIFIED.

SPECIFIED ROOF TOP CHORD LOADS: HAMILTON (BELOW EQUIPMENT - EAST OF HIGHWAY 40)

- SNOW LOAD = 1.1 kPa (22.97 psf)
- RAIN LOAD = 0.4 kPa (8.34 psf)
- HOURLY WIND PRESSURE (1.25) = 0.44 kPa
- DEAD LOAD = 0.20 kPa (4.2 psf)



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CAR DEALERSHIP
77 PARKDALE AVE. N
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L8H 5K1

DRAWING
ELEVATIONS

SCALE: AS NOTED FILE NUMBER: B16-25-150

PROJECT/ADDRESS/OWNER - NEW BUILDING - B16-25-150

DRAWN BY: E. BALT DRAWING NUMBER: S-1
DATE: AUG 19, 2025 SHEET NUMBER: 1 OF 7



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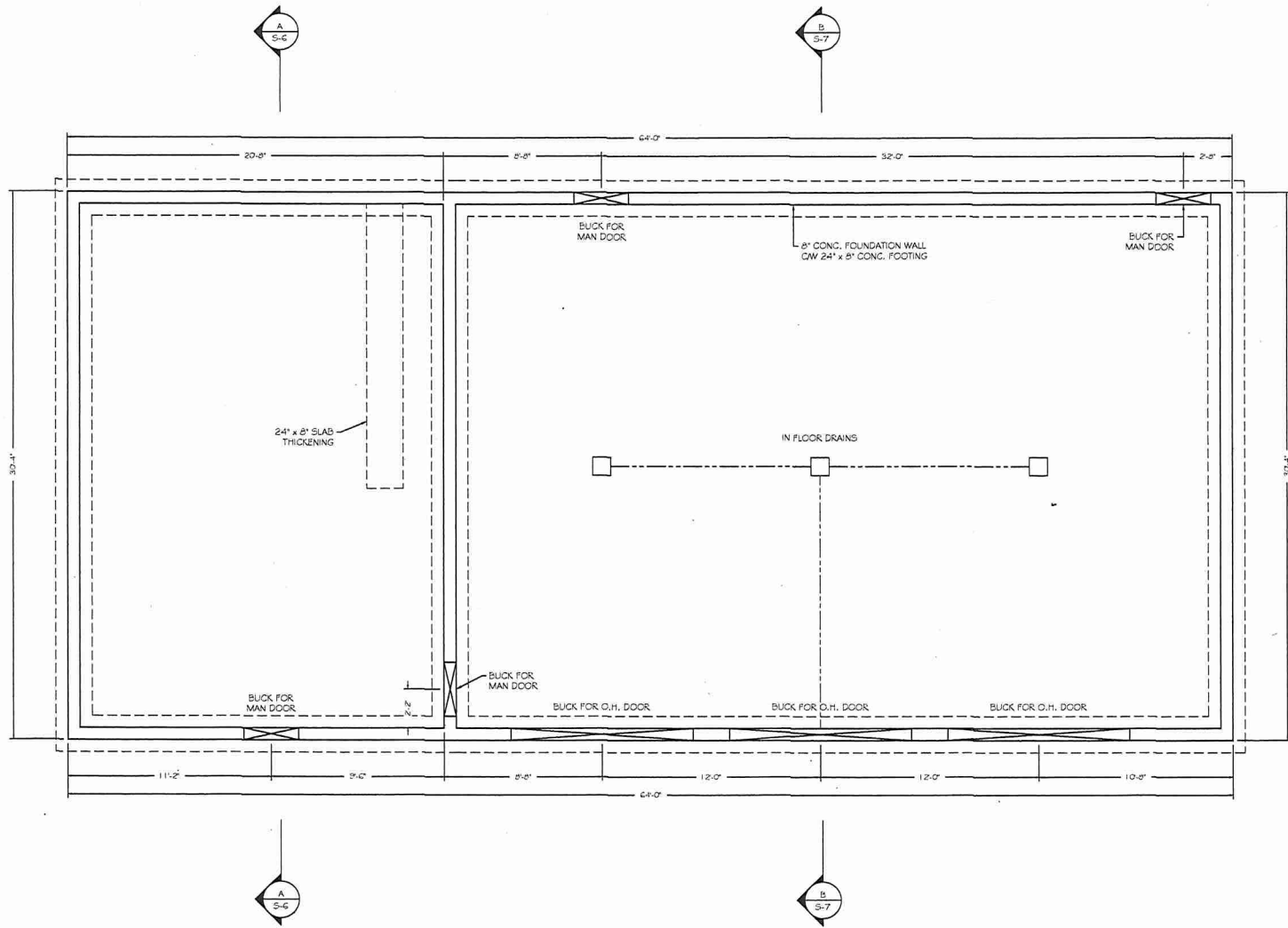
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L8H 5K1

DRAWING
FOUNDATION PLAN

SCALE: AS NOTED
FILE NUMBER: B16-25-150

DWG-2025-0006 SHAME - HDV BUILDING - B16-25-150

DRAWN BY: E. BALT
DATE: AUG 18, 2025
SHEET NUMBER: 2 OF 7
DRAWING NUMBER: S-2



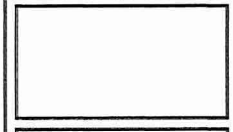
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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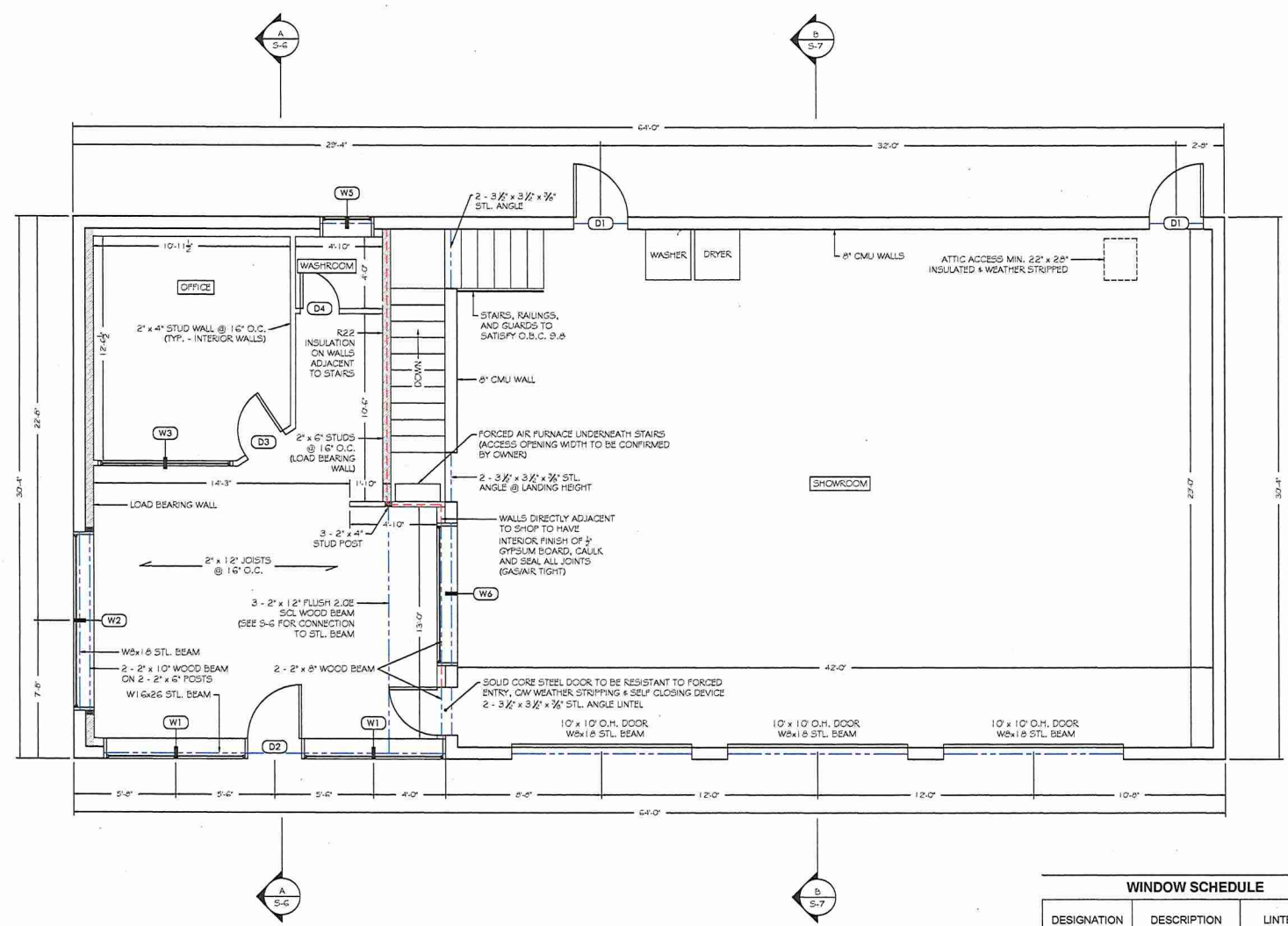
OTTO BOZUR
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L8H 5X1

DRAWING
FIRST FLOOR PLAN

SCALE: AS NOTED FILE NUMBER: **B16-25-150**

DWG# 2025-09-04-SPRINK - NEW BUILDING - B16-25-150

DRAWN BY: E. BALT
DATE: AUG 18, 2025
SHEET NUMBER: 3 OF 7
DRAWING NUMBER: **S-3**



DOOR SCHEDULE

DESIGNATION	DESCRIPTION	LINTEL SIZE
D1	36" x 80"	2 - 3 1/2" x 3 1/2" x 3/8" STL ANGLE
D2	36" x 96" CW 36" x 24" TRANSOM WINDOW	-
D3	30" x 80"	2 - 2" x 6" WOOD BEAM
D4	26" x 80"	2 - 2" x 6" WOOD BEAM

WINDOW SCHEDULE

DESIGNATION	DESCRIPTION	LINTEL SIZE
W1	96" x 108"	-
W2	120" x 108"	-
W3	90" x 108"	2 - 2" x 6" WOOD BEAM
W4	72" x 36"	2 - 6" x 3 1/2" x 3/8" STL ANGLE
W5	36" x 36"	2 - 3 1/2" x 3 1/2" x 3/8" STL ANGLE
W6	96" x 108"	2 - 6" x 3 1/2" x 3/8" STL ANGLE

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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PURCHASE OF TITLE DATE OF TITLE 25

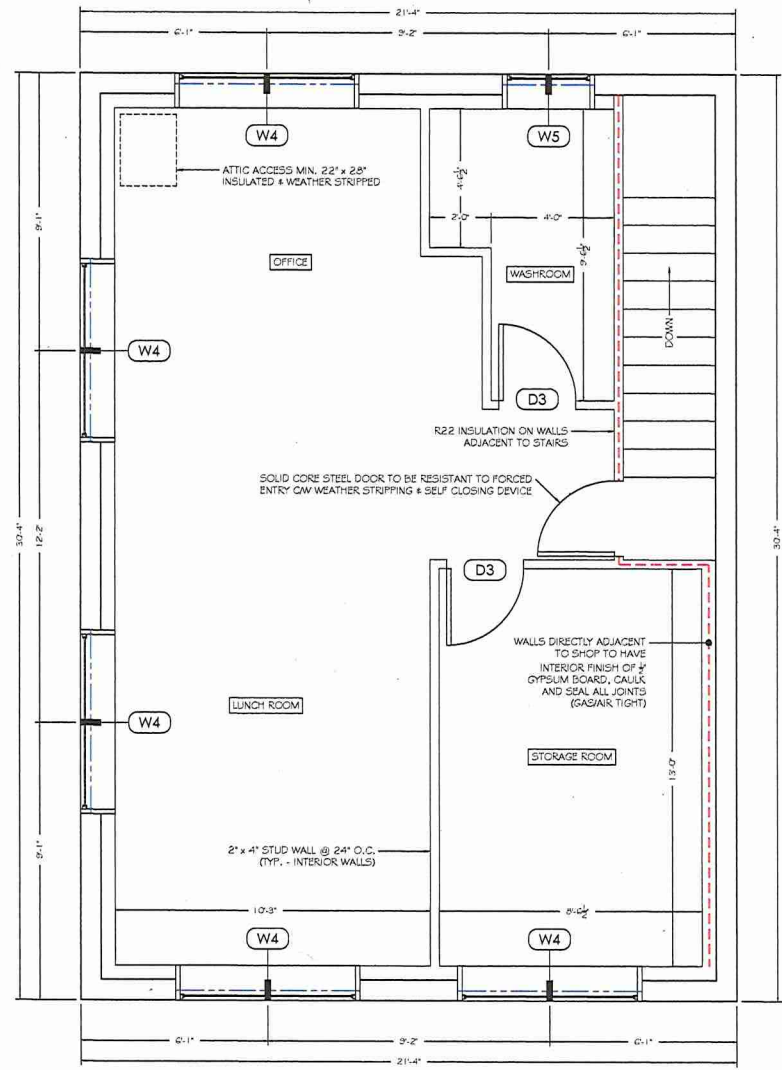
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DRAWING
PLAN VIEWS

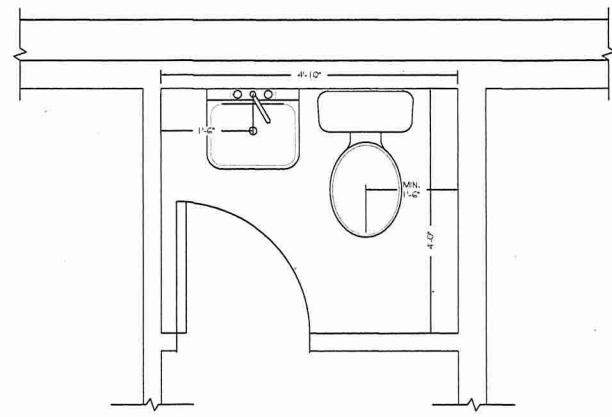
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DWG# 2025-000000-000000 - NEW BUILDING - B16-25-150

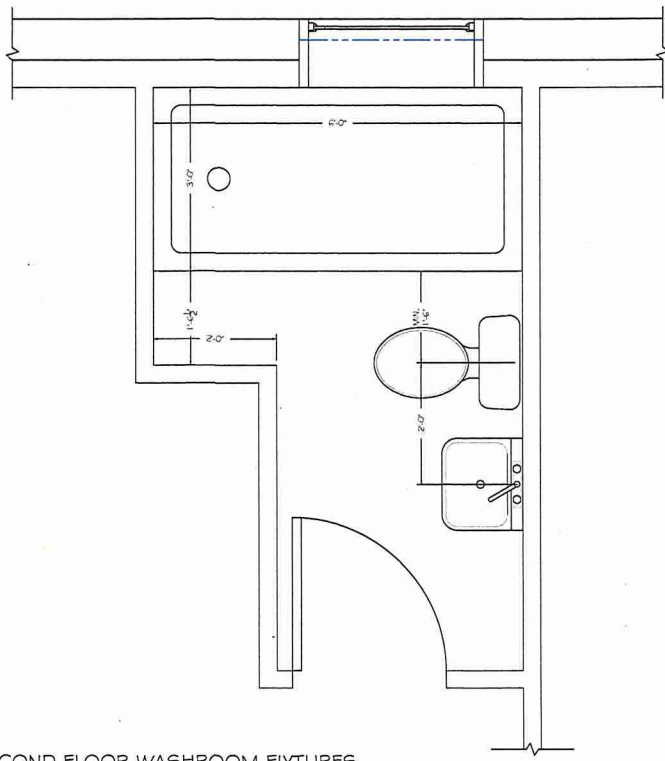
DRAWN BY: E. BALT
DATE: AUG 18, 2025
SHEET NUMBER: 4 OF 7
DRAWING NUMBER: **S-4**



SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



FIRST FLOOR WASHROOM FIXTURES
SCALE: 3/8" = 1'-0"



SECOND FLOOR WASHROOM FIXTURES
SCALE: 3/8" = 1'-0"



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DUNNVILLE, ONTARIO
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phone: (905) 774-4307

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1 PERIOD OF VALID DATE OF ISSUE 78

OTTO BOZUR

CAR DEALERSHIP

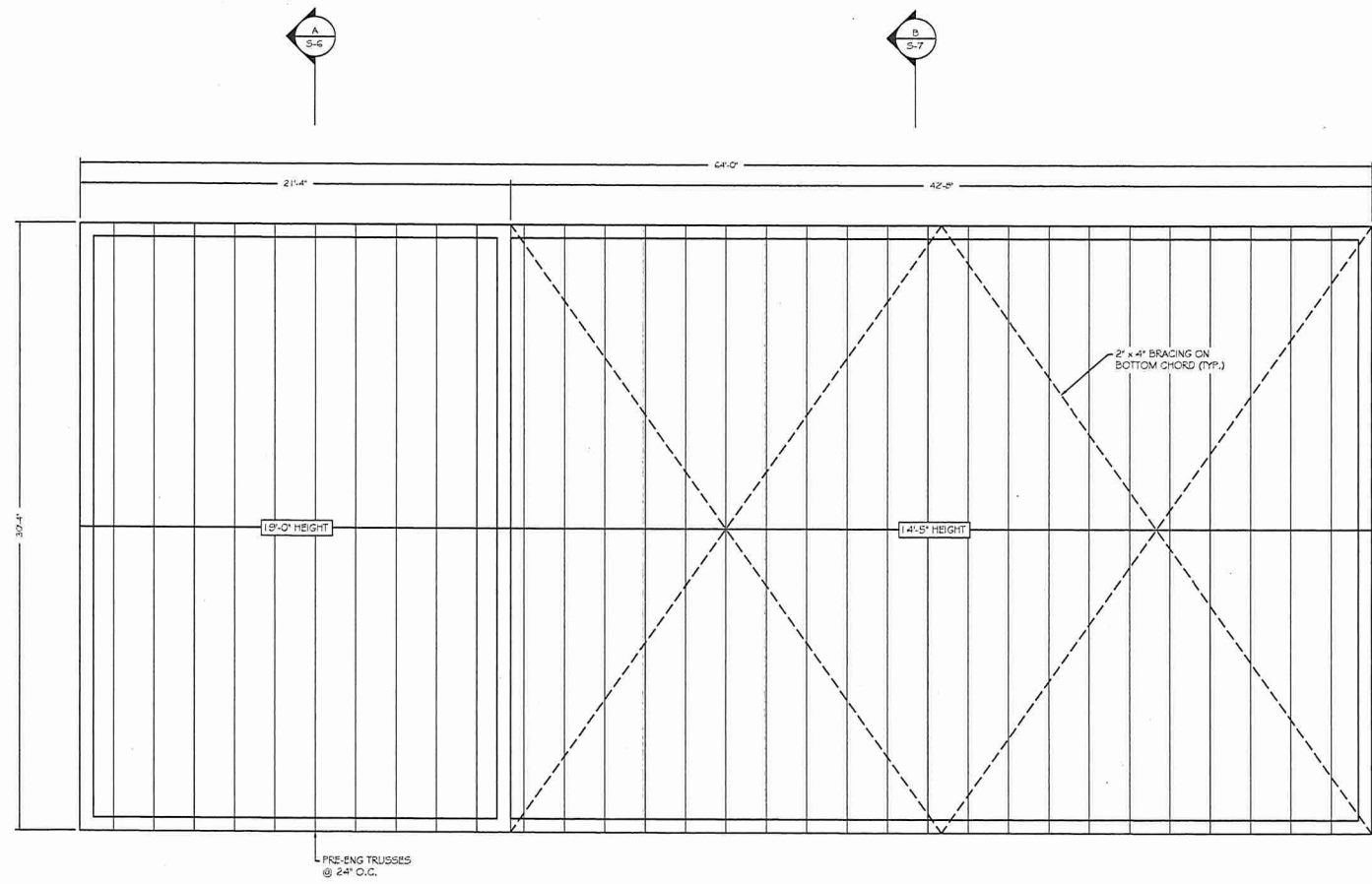
77 PARKDALE AVE. N
HAMILTON, ON
L8M 5X1

ROOF PLAN

SCALE AS NOTED FILE NUMBER B | 6-25-150

DRWG. 2025/02/04, DWG. 1, NEW BUILDING, 016-25-150

DRAWN BY E. BALT DATE AUG 19, 2025 SHEET NUMBER 5 OF 7 DRAWING NUMBER S-5



ROOF PLAN
SCALE: 1/4" = 1'-0"



1333 HIGHWAY #3
DUNNVILLE, ONTARIO
N1A 2W7
PHONE: (905) 774-4307

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ISSUED FOR PERMIT	OCT 2025	EB
PURPOSE OF ISSUE	DATE OF ISSUE	BY

OTTO BOZUR

CAR DEALERSHIP

77 PARKDALE AVE. N
HAMILTON, ON
L8H 5X1

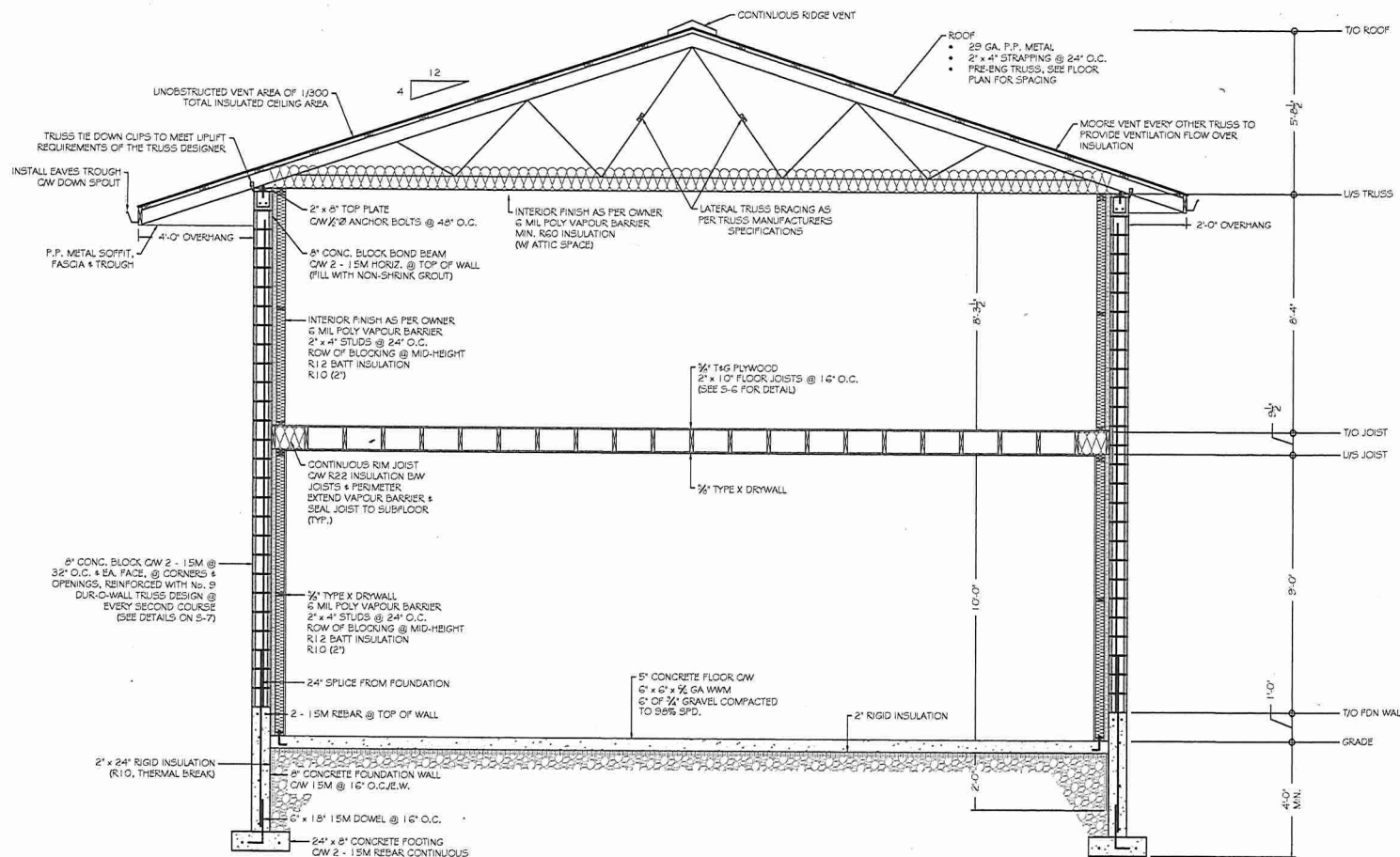
DRAWING

DETAILS

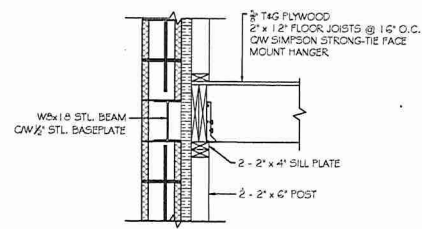
SCALE	FILE NUMBER
AS NOTED	BIG-25-150

DWG# 2025/BOZUR, GRMKE - NEW BUILDING - 01 6425-150

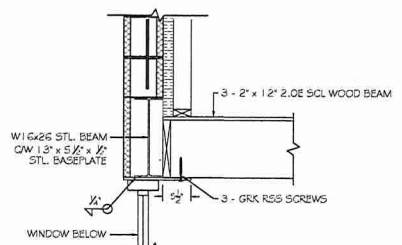
DRAWN BY	DRAWING NUMBER
E. BALT	5-6
DATE	SHEET NUMBER
AUG 12, 2025	6 OF 7



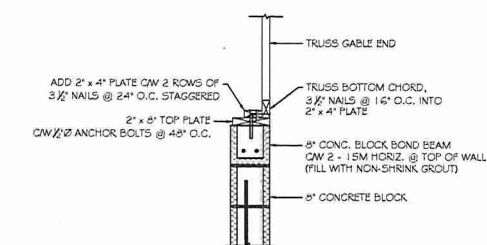
SECTION A - A
SCALE: 3/4" = 1'-0"



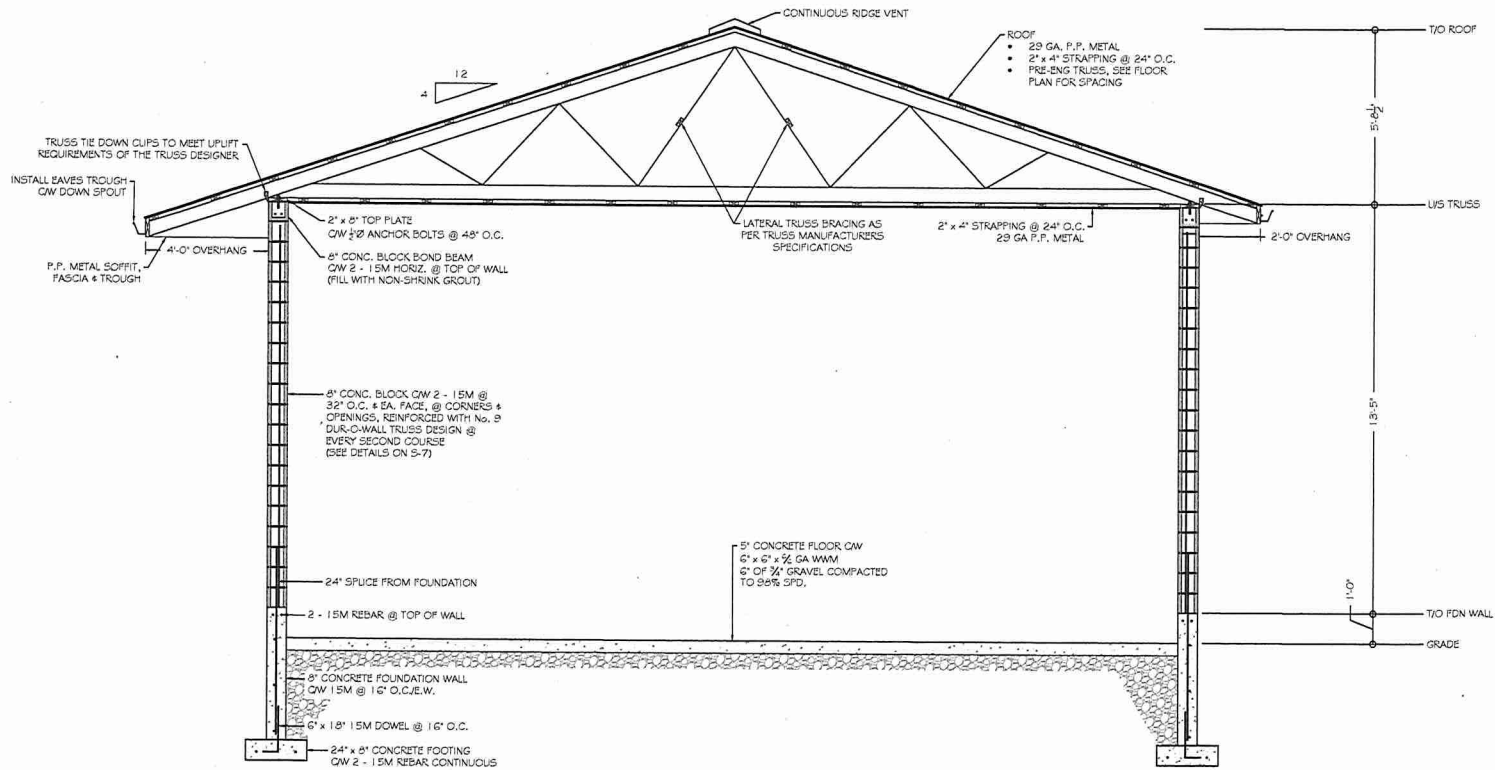
JOIST TO WALL CONNECTION OVER WINDOW
SCALE: 3/4" = 1'-0"



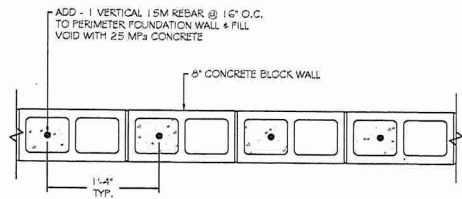
FLUSH BEAM TO STL. BEAM CONNECTION
SCALE: 3/4" = 1'-0"



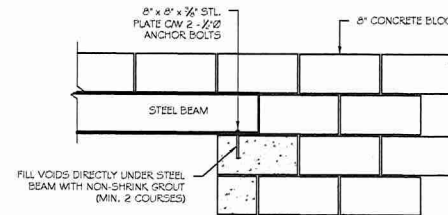
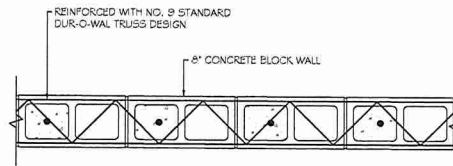
TRUSS GABLE END ATTACHMENT
SCALE: 3/4" = 1'-0"



SECTION B - B
SCALE: 3/8" = 1'-0"



LOAD-BEARING CMU WALL REINFORCEMENT
SCALE: 1" = 1'-0"



STL. BEAM TO CMU CONNECTION (TYPICAL)
SCALE: 3/4" = 1'-0"



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✓ PURPOSE OF ISSUE DATE OF ISSUE 01

OTTO BOZUR
CAR DEALERSHIP
77 PARKDALE AVE. N
HAMILTON, ON
L8H 5K1

DRAWING
DETAILS 2

SCALE: AS NOTED FILE NUMBER: **B16-25-150**

ENGINEERING BOOK, TRADE - NEW BUILDING - B16-25-150

DRAWN BY: E. BALT DRAWING NUMBER: **S-7**
DATE: AUG 19, 2025
SHEET NUMBER: 7 OF 7



Hamilton

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424 x 2719 Fax: 905-546-4202
Email: ZoningInquiry@hamilton.ca

CERTIFICATE OF ZONING VERIFICATION REPORT

ATTENTION OF: Joey Garnet

EMAIL: [REDACTED]

PROPOSED USE: Motor Vehicle Dealership and Motor Vehicle Service Station

ISSUED BY: Kelly Vanwalleghem

TELEPHONE: 905-546-2424 x 3740

CERTIFICATE NO. ZVE-26-053 - 01

77 Parkdale Avenue North, Hamilton

ISSUE DATE: March 16, 2026

ZONING DISTRICT:

C5 (Mixed Use Medium Density)

SECTION 10.5 OF HAMILTON ZONING BY-LAW 05-200

SITE PLAN CONTROL: Required for future development

COMMITTEE OF ADJUSTMENT: N/A

THE PROPOSED USE IS:

SEE COMMENTS

COMMENTS:

The proposed use of a "Used motor vehicle sales operation, public garage new/used vehicle sales" is defined as a Motor Vehicle Dealership and Motor Vehicle Service Station. The proposed use of a Motor Vehicle Service Station is a permitted use within the current C5 zone.

The recognized use is Motor Vehicle Dealership which may be legally established non-conforming provided that it has continuously existed from prior to the passing of Hamilton Zoning By-law 05-200 on November 8, 2017 until present.

This Division makes no representation and gives no warranty or opinion as to whether the non-conforming use has been lost by discontinuance of use. The Applicant should make appropriate inquiries to satisfy themselves that the non-conforming use has not been lost by discontinuance.

The lands are subject to Site Plan Control. As such, development or redevelopment may require application to Development Planning. For further information, please contact pdgeninq@hamilton.ca.

The use and operation of a business may be subject to the issuance and maintenance of a municipal license from the Licensing Section of the Licensing & By-law Services Division. For more information, please contact licensing@hamilton.ca.

Tenant improvements, change of use, conversions, renovations, alterations, additions or new buildings are subject to the issuance of a building permit from the Building Division. Please contact

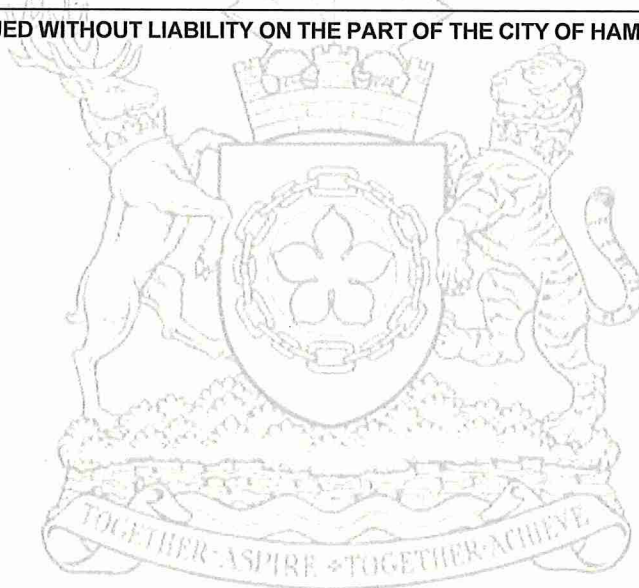
the Building Division at building@hamilton.ca.

Development Charges (DCs) may apply if a building permit is required. DCs are a development fee associated with development (new construction) and redevelopment (change of use) which help to fund the cost of new infrastructure required as a result of growth. Visit <https://www.hamilton.ca/build-invest-grow/planning-development/development-charges/development-charges> or contact the Development Charges, Programs & Policies Team at DCRequest@hamilton.ca for more information.

Kelly Vanveldeghem

FOR DIRECTOR OF PLANNING AND CHIEF PLANNER

*** THIS CERTIFICATE IS ISSUED WITHOUT LIABILITY ON THE PART OF THE CITY OF HAMILTON OR ITS OFFICIALS ***





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*

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)	Otto Bozur	[REDACTED]	
Applicant(s)	Joey Garnet		
Agent or Solicitor			Phone:
			E-mail:

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

1.2 Primary contact Owner Applicant 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 card over phone* Cheque [REDACTED]

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	77 Parkdale Ave North		
Assessment Roll Number	050383090900000		
Former Municipality	City of Hamilton		
Lot	33	Concession	2
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 the minimum required rear yard setback of 7.5 metres to permit a rear yard setback of 3.05 metres for the proposed building, representing a reduction of 4.45 metres.

Additional Dwelling Unit Reconstruction of Existing Dwelling

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

The subject property is an existing developed commercial corner lot operating as a legally established motor vehicle dealership use. The lot has fixed access points, existing on-site circulation patterns, visibility triangle requirements, and proximity to adjacent residential uses that constrain the ability to reposition the proposed building while maintaining safe and functional vehicle movement and parking on the site. The proposed rear yard setback reduction is required to allow for an efficient and functional redevelopment of the property while maintaining appropriate setbacks from the street, preserving fire access routes, and accommodating required parking and maneuvering areas. Strict compliance with the rear yard requirement would significantly limit the reasonable use of the property and hinder the improvement and modernization of an existing commercial site.

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
45.83 m	45.76 m	1,486 m ²	15 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 in metric)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Existing trailer / temporary commercial office	See site plan	6 m	2	01/01/1998

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Commercial building / motor vehicle dealership	20.16 m	3.05 m	9.2 m	06/01/2026

4.3. Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Existing trailer / temporary commercial office	53.4	53.4	1	3m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Commercial building	180 m ²	238 m ²	2	7.5 m

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

- lake or other water body
 other means (specify)

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

- ditches
 other means (specify)

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

- publicly owned and operated sanitary sewage
 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.):

Motor vehicle dealership building associated with an existing legally established non-conforming motor vehicle dealership use

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

North: commercial East: arterial road / commercial corridor South: municipal road with residential/commercial context West: residential

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

May 1 2025

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

Motor vehicle dealership / used motor vehicle sales operation

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

Motor vehicle dealership / used motor vehicle sales operation

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

Since approximately 1998 (approximately 27 years).

5.5 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.

The proposed variance facilitates the continued use and redevelopment of an existing commercial property located on a major arterial corridor within the Urban Hamilton Official Plan's Mixed Use – Medium Density designation. The proposal supports Intensification objectives by allowing reinvestment in an established urban site while maintaining compatibility with surrounding land uses through appropriate setbacks, site circulation, and buffering. The requested relief is minor in nature and maintains the general intent of the Official Plan.

5.6 What is the existing zoning of the subject land? C5 – Mixed Use Medium Density

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: _____

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: 0

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

The subject property is an existing corner commercial lot that has operated as a motor vehicle dealership for several decades and has been recognized through a recent zoning verification process as a legally established non-conforming use. The proposed variance facilitates reinvestment in the property through construction of a new building while maintaining functional site circulation, fire access, and required parking. The requested rear yard relief is minor in nature relative to the size of the lot and is necessary due to the constrained configuration of the site, existing access locations, visibility triangle requirements, and adjacency to residential uses. The proposal represents an appropriate improvement to an existing urban commercial property.

7. COMPLETE APPLICATION REQUIREMENTS

7.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- 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
-
-