



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5  
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202  
E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

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**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

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**APPLICATION NO.:** AN/A-20:228  
**APPLICANTS:** Green Park Services on behalf of the owner Daniel Zeiter  
**SUBJECT PROPERTY:** Municipal address **489 Ontario St., Ancaster**  
**ZONING BY-LAW:** Zoning By-law 87-57, as Amended  
**ZONING:** "A" (Agricultural) district  
**PROPOSAL:** To permit the construction of an accessory building (private garage) for the existing single detached dwelling, notwithstanding that;

1. The existing dwelling and uses, buildings and structures accessory to the dwelling shall be permitted on the subject property notwithstanding that it is not a lot and whereas no building or structure shall be permitted to be erected or placed except upon a lot.
2. A maximum building height of 7.9m shall be permitted for the proposed accessory building instead of the maximum 4.5m building height permitted.
3. No lot frontage shall be permitted instead of the minimum 30.0m lot frontage required.
4. A maximum lot coverage of 456.0m<sup>2</sup> shall be permitted instead of the maximum 400.0m<sup>2</sup> lot coverage permitted for a lot with an area up to 4 hectares.

Notes: This property does not appear to front on a street that has been opened and assumed for public use; as such, cannot be considered a lot as defined. Please note that the most restrictive yard requirements shall be applicable as front, rear and side lot lines cannot be determined.

The submitted elevation plans are illegible; therefore, the applicant shall ensure that the height variance requested is correct and has been measured according to building height as defined. Otherwise, additional variances will be required.

The applicant shall ensure that that minimum required 2.6m x 5.5m parking space size is maintained for parking spaces within the private garage. Otherwise, additional variances shall be required.

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

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**DATE:** Thursday, November 19th, 2020  
**TIME:** 2:45 p.m.  
**PLACE:** Via video link or call in (see attached sheet for details)  
**To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment) for viewing purposes only**

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## 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, including deadlines for submitting to be seen by the Committee.

**Orally:** If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

## MORE INFORMATION

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: November 3rd, 2020.

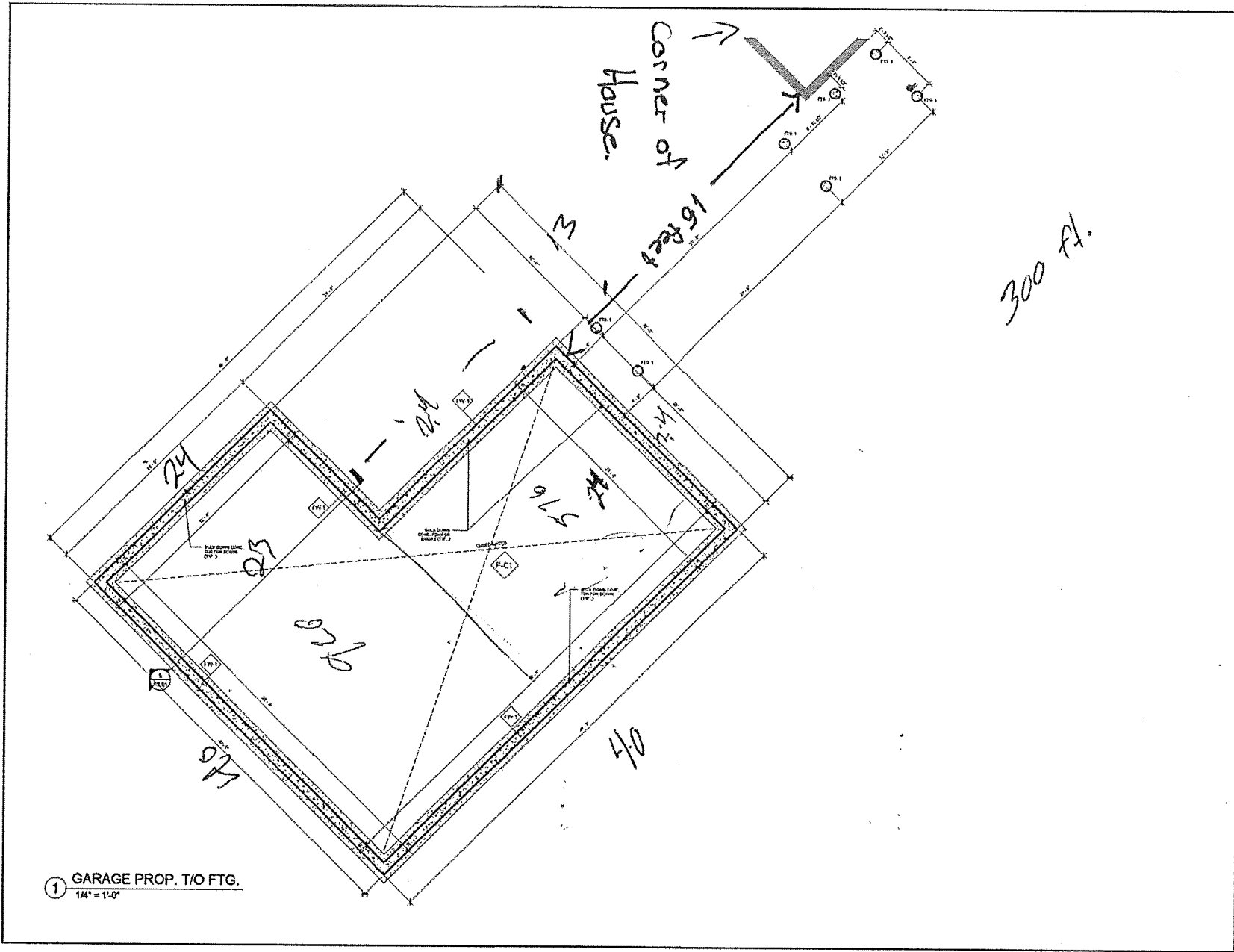


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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

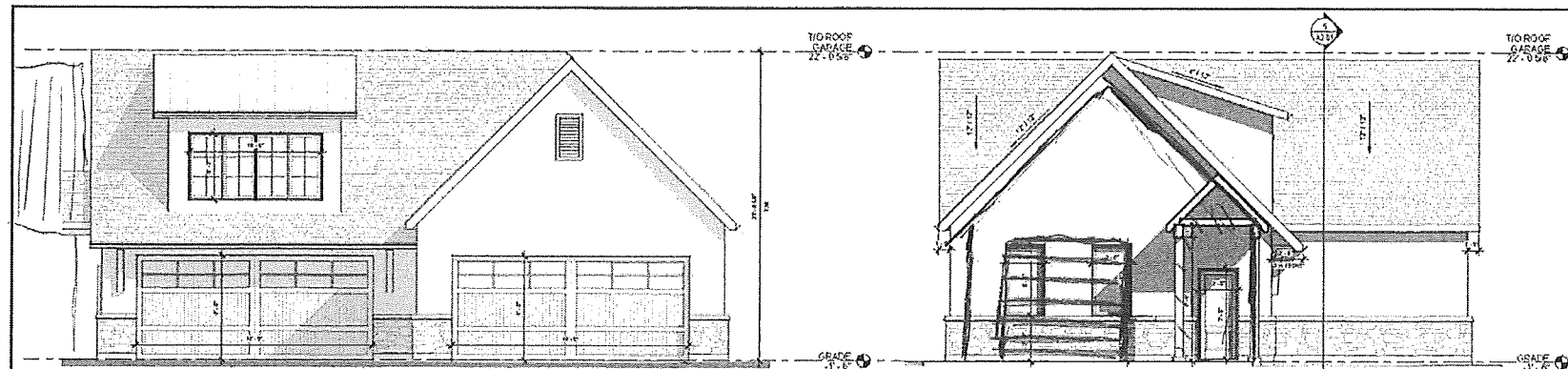
***Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.***





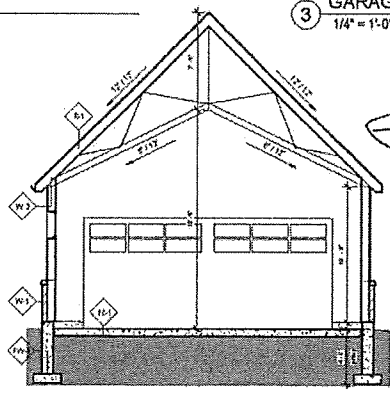
PROPOSED GARAGE	
489 ONTARIO ST. ANCASTER, ON.	
ZEITER AND JACKSON	
PROP. T/O FTG.	
DATE: B.M.W.	SCALE: AS SHOWN
DRAWN: B.M.W.	JOB No.
CHECKED: B.M.W.	20035
DATE: 3 OF 8	Scale:
DATE: 08/21/20	A1.02

FL/A  
20:228



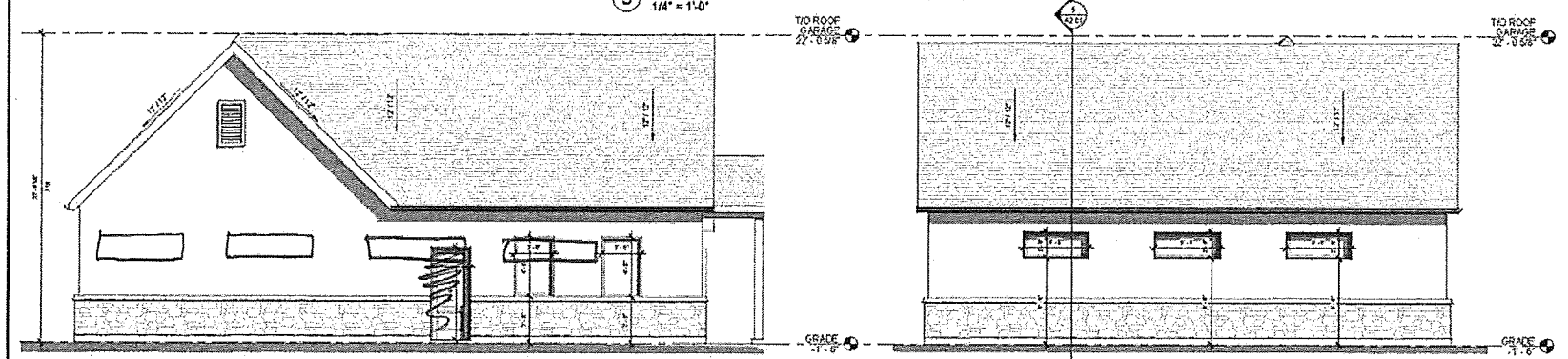
1 GARAGE FRONT  
1/4" = 1'-0"

3 GARAGE SIDE 1  
1/4" = 1'-0"



5 SECTION 1  
1/4" = 1'-0"

← same pitch as main house.



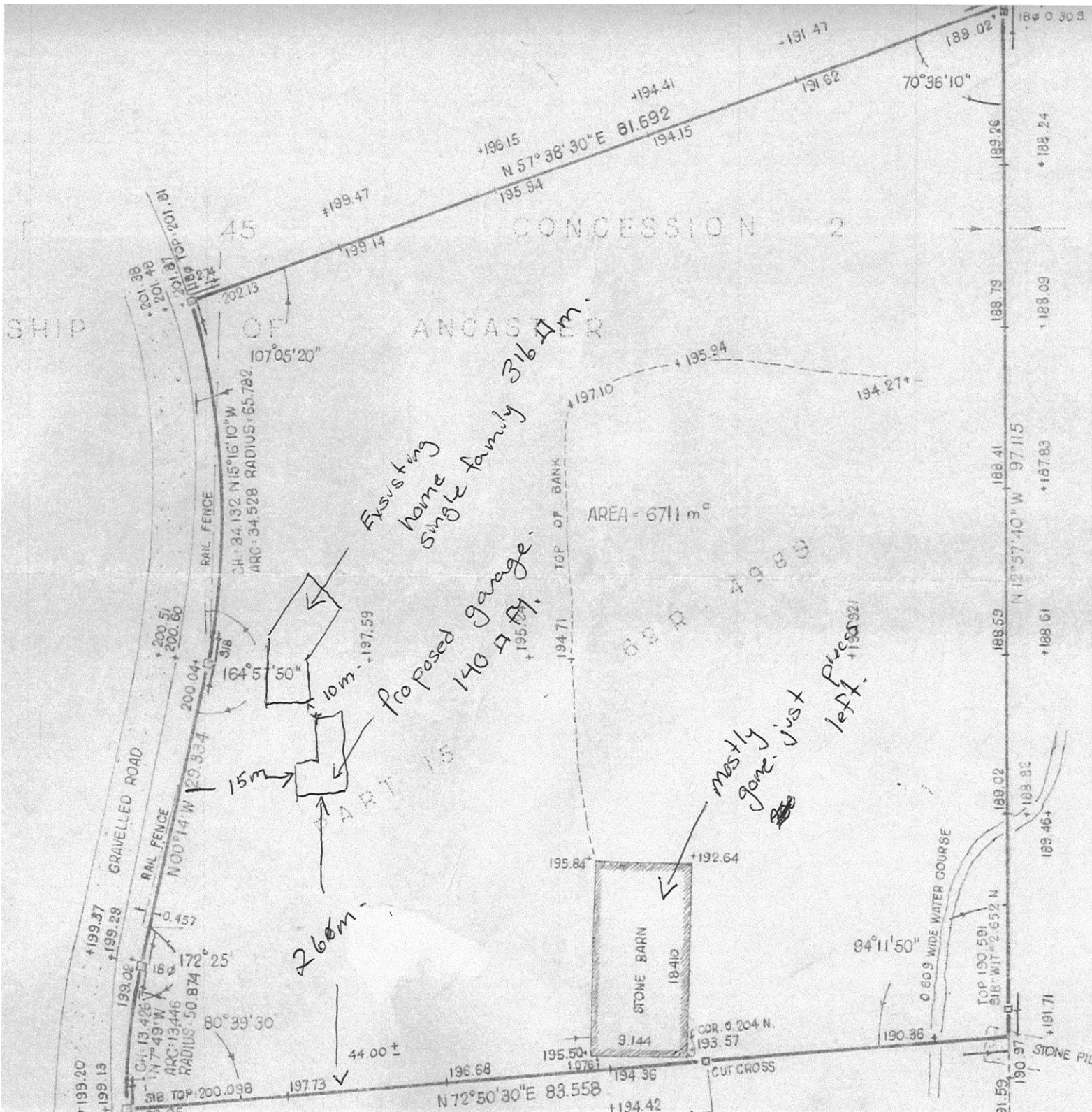
2 GARAGE BACK  
1/4" = 1'-0"

4 GARAGE SIDE 2  
1/4" = 1'-0"

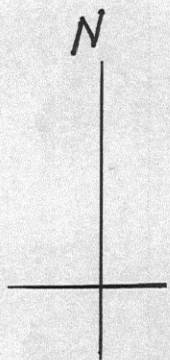


PROJECT:		PROPOSED GARAGE	
ADDRESS:		489 ONTARIO ST. ANCASTER, ON.	
CLIENT:		ZETTER AND JACKSON	
ELEVATIONS / SECTION			
DATE:	D.M.W.	SCALE:	AS SHOWN
DATE:	D.M.W.	JOB NO.:	20035
DATE:	E.G.P.	DATE:	
DATE:	08/01/20	DATE:	A2.01

FL/A  
2022.08



Part lot 45  
 - Concession 2  
 Township of  
 Ancaster



#  
 Ap 1

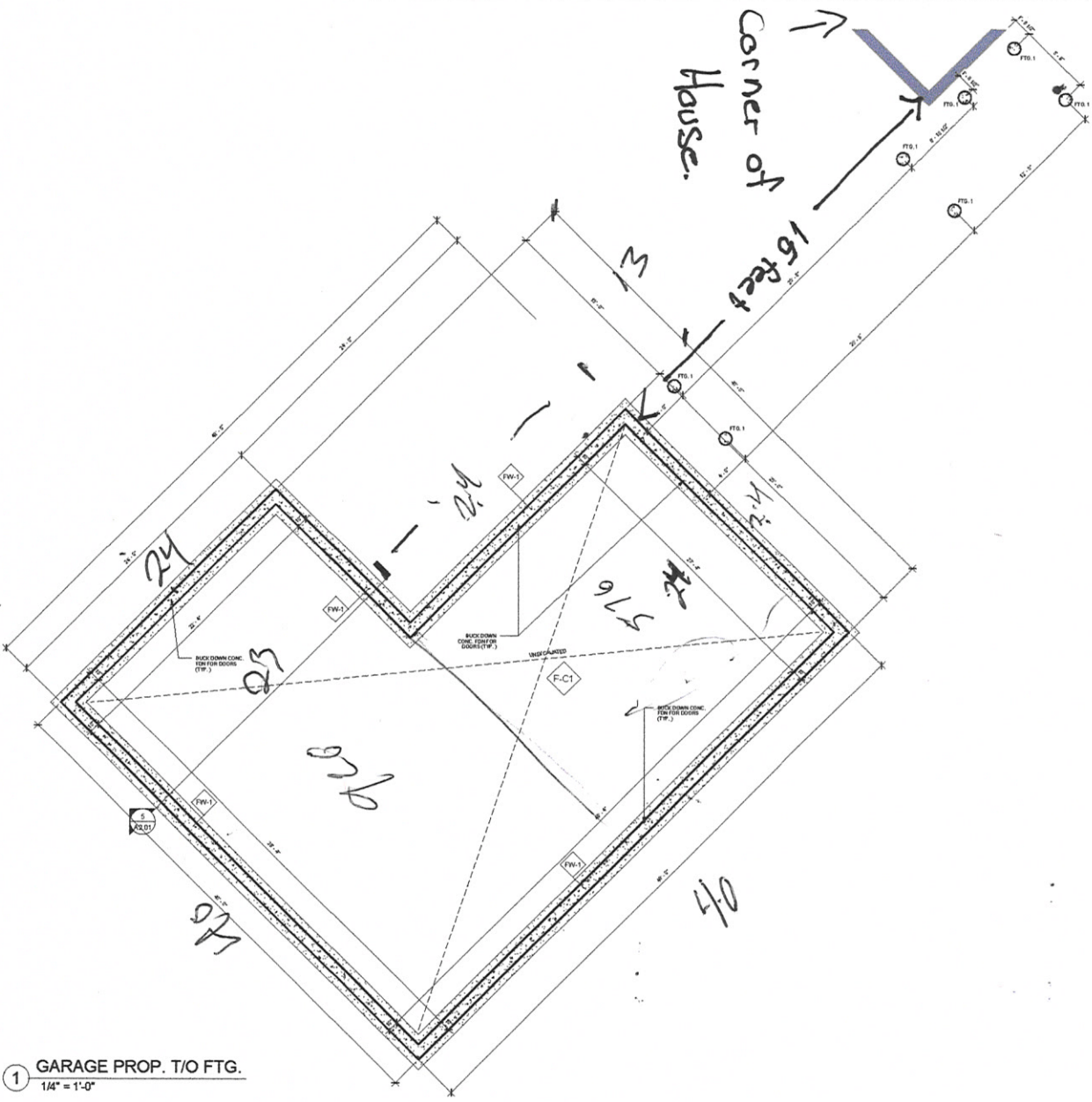
Main single family dwelling. 316 sq m.



Proposed structure garage 140 m sq

Imagery ©2020 First Base Solutions, Maxar Technologies, Map data ©2020 20 m

AP. 2



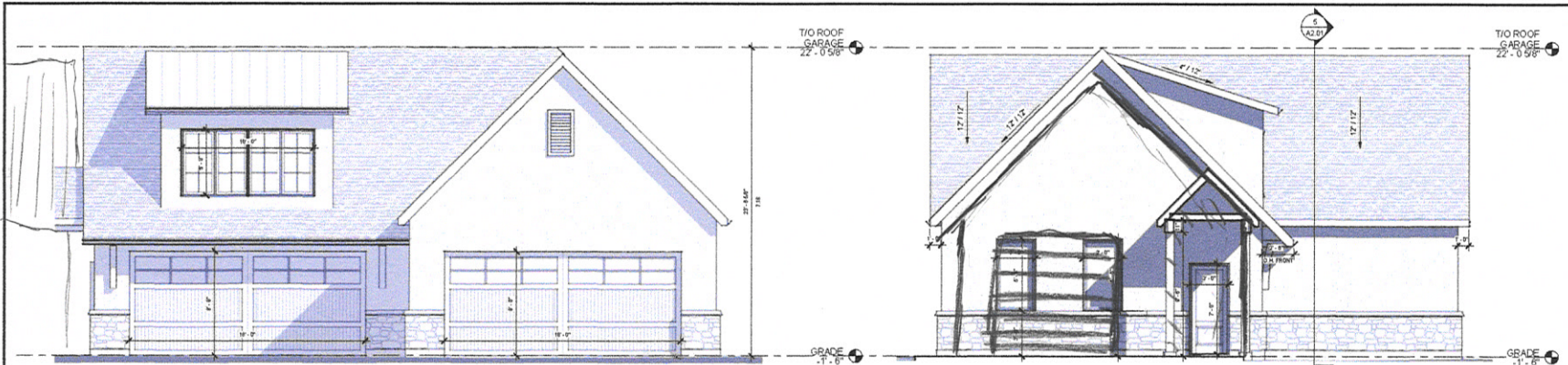
1 GARAGE PROP. T/O FTG.  
1/4" = 1'-0"



PROJECT:		PROPOSED GARAGE	
ADDRESS:		489 ONTARIO ST. ANCASTER, ON.	
CLIENT:		ZEITER AND JACKSON	
DRAWING TITLE:		PROP. T/O FTG.	
DRAWN:	S.M.W.	SCALE:	AS SHOWN
CHECKED:	S.M.W.	JOB No.:	20035
DATE:	09/01/20	DWG. No.:	A1.02

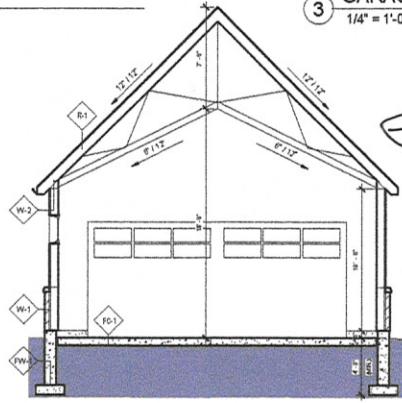






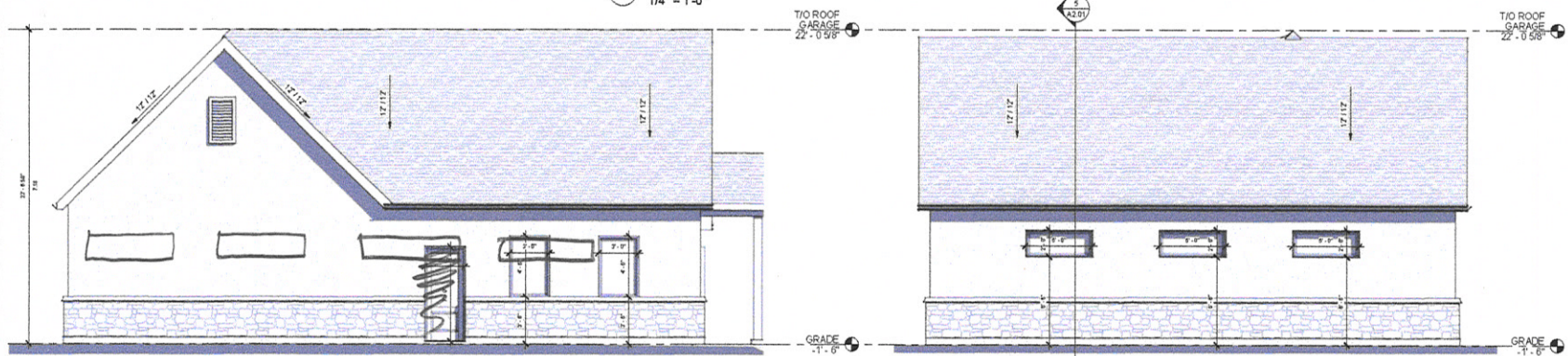
1 GARAGE FRONT  
1/4" = 1'-0"

3 GARAGE SIDE 1  
1/4" = 1'-0"



5 SECTION 1  
1/4" = 1'-0"

← Same pitch as main house.



2 GARAGE BACK  
1/4" = 1'-0"

4 GARAGE SIDE 2  
1/4" = 1'-0"



PROJECT:		PROPOSED GARAGE	
CLIENT:		ZEITER AND JACKSON	
ADDRESS:		489 ONTARIO ST. ANGASTER, OH.	
ELEVATIONS / SECTION			
DRAWN:	B.M.W.	SCALE:	AS SHOWN
CHECKED:	B.M.W.	JOB NO.:	20035
DATE:	08/01/20	PROJ. NO.:	A2.01



Hamilton

Planning and Economic Development Department  
Planning Division

**Committee of Adjustment**  
City Hall  
5<sup>th</sup> floor 71 Main Street West  
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221  
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND  
RETURN TO THE CITY OF HAMILTON PLANNING  
DEPARTMENT.**

<b>FOR OFFICE USE ONLY.</b>	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

**CITY OF HAMILTON  
COMMITTEE OF ADJUSTMENT  
HAMILTON, ONTARIO**

*The Planning Act*

**Application for Minor Variance or for Permission**

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

- Name of Owner Daniel Zeiter Telephone No. [REDACTED]  
FAX NO. \_\_\_\_\_ E-mail address. [REDACTED]
- Address [REDACTED]  
Postal Code \_\_\_\_\_
- Name of Agent greenpark services Telephone No. [REDACTED]  
FAX NO. \_\_\_\_\_ E-mail address. [REDACTED]
- Address [REDACTED]  
Postal Code [REDACTED]

**Note:** Unless otherwise requested all communications will be sent to the agent, if any.

- Names and addresses of any mortgagees, holders of charges or other encumbrances:  
None Postal Code \_\_\_\_\_  
\_\_\_\_\_  
Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:

- Height variance to match house roof line.

- appility to increas the size to accommodate vehicles

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

- Pitch of roof will not allow height restrictions

- I have maxed out @ 900 square feet for lot coverage.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

Part of lot 45 - Concession 2

9. PREVIOUS USE OF PROPERTY

Residential  Industrial  Commercial

Agricultural  Vacant

Other \_\_\_\_\_

9.1 If Industrial or Commercial, specify use

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes  No  Unknown

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes  No  Unknown

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes  No  Unknown

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes  No  Unknown

9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes  No  Unknown

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes  No  Unknown

9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes  No  Unknown

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes \_\_\_ No  Unknown \_\_\_

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes \_\_\_ No  Unknown \_\_\_

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Knowledge of the property.

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes \_\_\_ No

#### ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application, by reason of its approval to this Application.

Oct 21/2020  
Date

  
Signature Property Owner

\_\_\_\_\_  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 75m  
Depth 75m  
Area 2acres  
Width of street 6m

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: single story, 3401 sq ft, height 9m.  
45ft x 75ft.

Proposed: single story, 1300-1400 sq ft. height 7.9.  
40x40 with cut out

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

Existing: 15m from N Property line.  
26m from S Property line.

Proposed: 15m From West lot line

26m from South lot line.

13. Date of acquisition of subject lands: 2006

14. Date of construction of all buildings and structures on subject lands: 1987 - main house.

15. Existing uses of the subject property: single family dwelling.

16. Existing uses of abutting properties: single family dwellings.

17. Length of time the existing uses of the subject property have continued: 35-50 years

18. Municipal services available: (check the appropriate space or spaces)  
Water  Connected   
Sanitary Sewer  Connected   
Storm Sewers

19. Present Official Plan/Secondary Plan provisions applying to the land:  
\_\_\_\_\_  
\_\_\_\_\_

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
None.

21. Has the owner previously applied for relief in respect of the subject property?  
Yes  No

If the answer is yes, describe briefly.  
\_\_\_\_\_  
/  
\_\_\_\_\_  
\_\_\_\_\_

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?  
Yes  No

23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

**NOTE:** It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps