



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
- 

**APPLICATION NO.:** AN/A-21:83

**APPLICANTS:** Cedar Springs Landscape Group c/o Justin Tenhage on behalf of the owner Adrian Bartels

**SUBJECT PROPERTY:** Municipal address **1627 Jerseyville Rd., Ancaster**

**ZONING BY-LAW:** Zoning By-law 05-200, as Amended 15-173

**ZONING:** "A1" (Agriculture (A1) Zone)

**PROPOSAL:** To permit the construction of an accessory structure in the rear yard of the single detached dwelling currently under construction, notwithstanding,

1. A maximum gross floor area of 258 square metres and a maximum building height of 7.1 metres shall be permitted instead of the maximum permitted gross floor area of 200 square metres and the maximum building height of 6.0 metres.

NOTES:

1. The applicant shall ensure that the proposed building height is provided in accordance with Building Height and Grade as defined within the Zoning By-law.

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

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**DATE:** Thursday, April 1st, 2021  
**TIME:** 1:35 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:

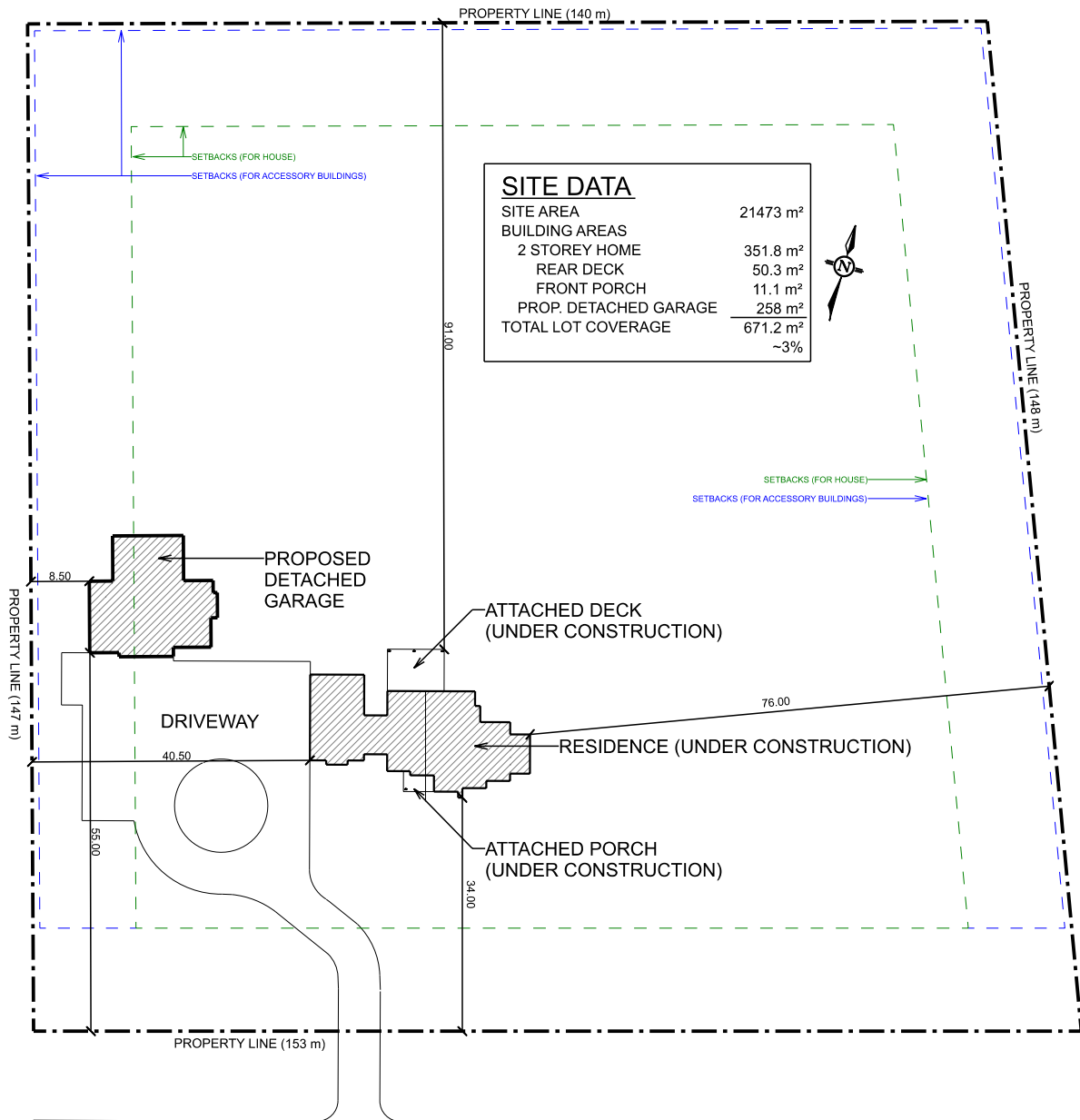
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: March 16th, 2021.

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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.***



SITE DATA	
SITE AREA	21473 m <sup>2</sup>
BUILDING AREAS	351.8 m <sup>2</sup>
2 STOREY HOME	50.3 m <sup>2</sup>
REAR DECK	11.1 m <sup>2</sup>
FRONT PORCH	258 m <sup>2</sup>
PROP. DETACHED GARAGE	671.2 m <sup>2</sup>
TOTAL LOT COVERAGE	~3%



JERSEYVILLE ROAD

# SITE PLAN

SCALE: 1:1000

**ELEVATE**  
HOME DESIGN

BEATTY LINE N • FERGUS • ON  
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ROB@ELEVATEHOMEDSIGN.CA • 519-731-4246

**Detached Garage**  
Adrian & Kerri Bartels  
1627 Jerseyville Road  
Ancaster, ON

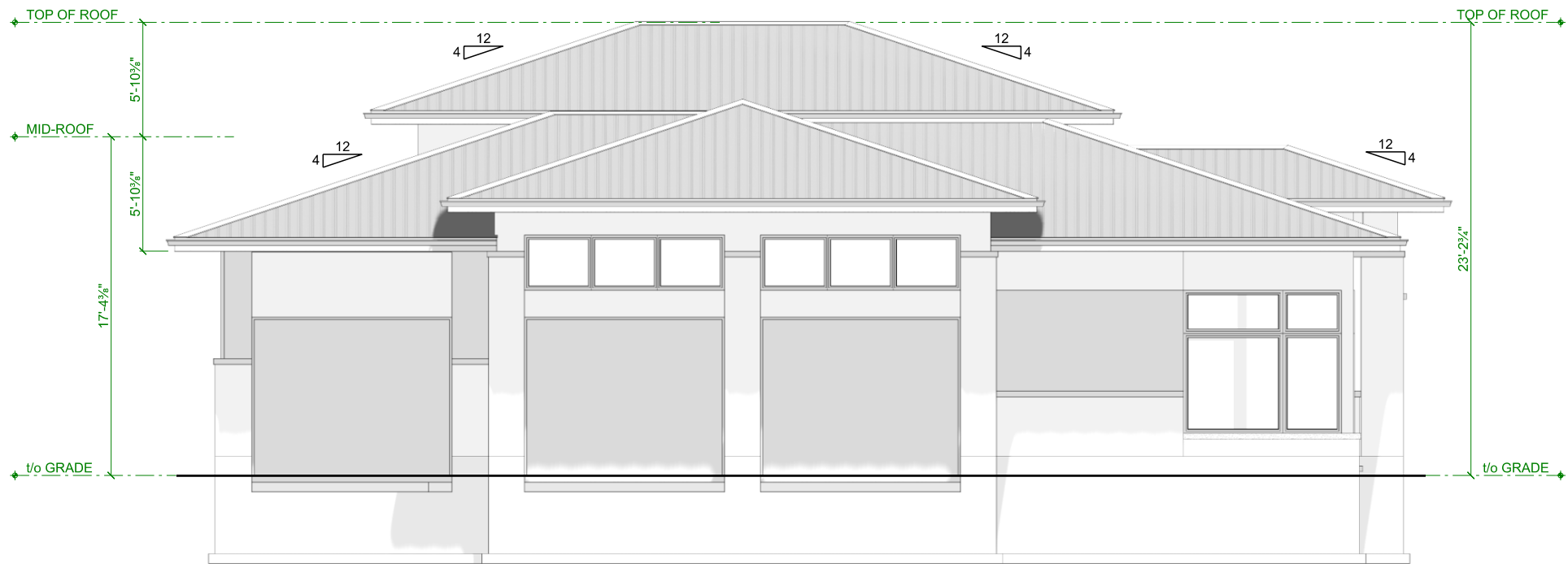
**SITE PLAN**

PROJECT NO: 20-042  
STARTING DATE: Apr 9, 2020  
LAST REVISION DATE: Feb 22, 2021  
DRAWN BY:

**A7**

SCALE: 1:1000

THESE DRAWINGS ARE THE PROPERTY OF ELEVATE HOME DESIGN INC. AND ARE NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER EXPRESS OR IMPLIED, WITHOUT THE WRITTEN CONSENT OF ELEVATE HOME DESIGN INC. ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, AS AMENDED. REGARDLESS OF DRAWING DETAILS.



**FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"

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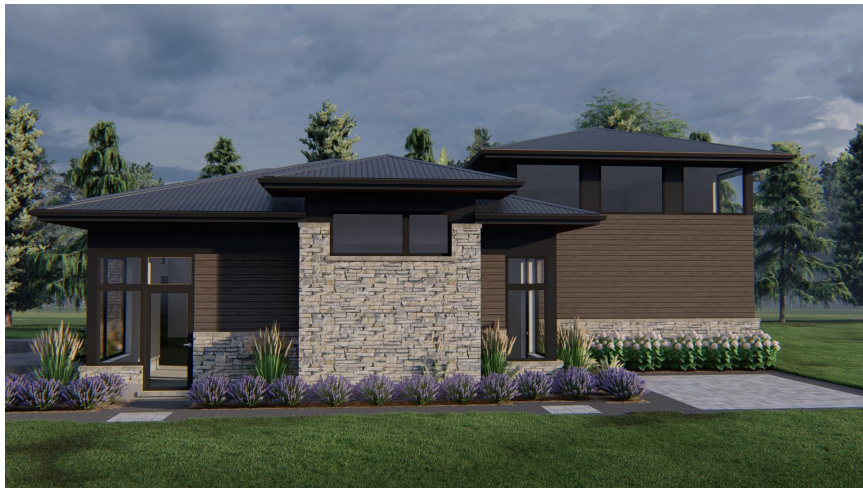
**FRONT ELEVATION**

PROJECT NO: 20-042  
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 DRAWN BY:

**A3**

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

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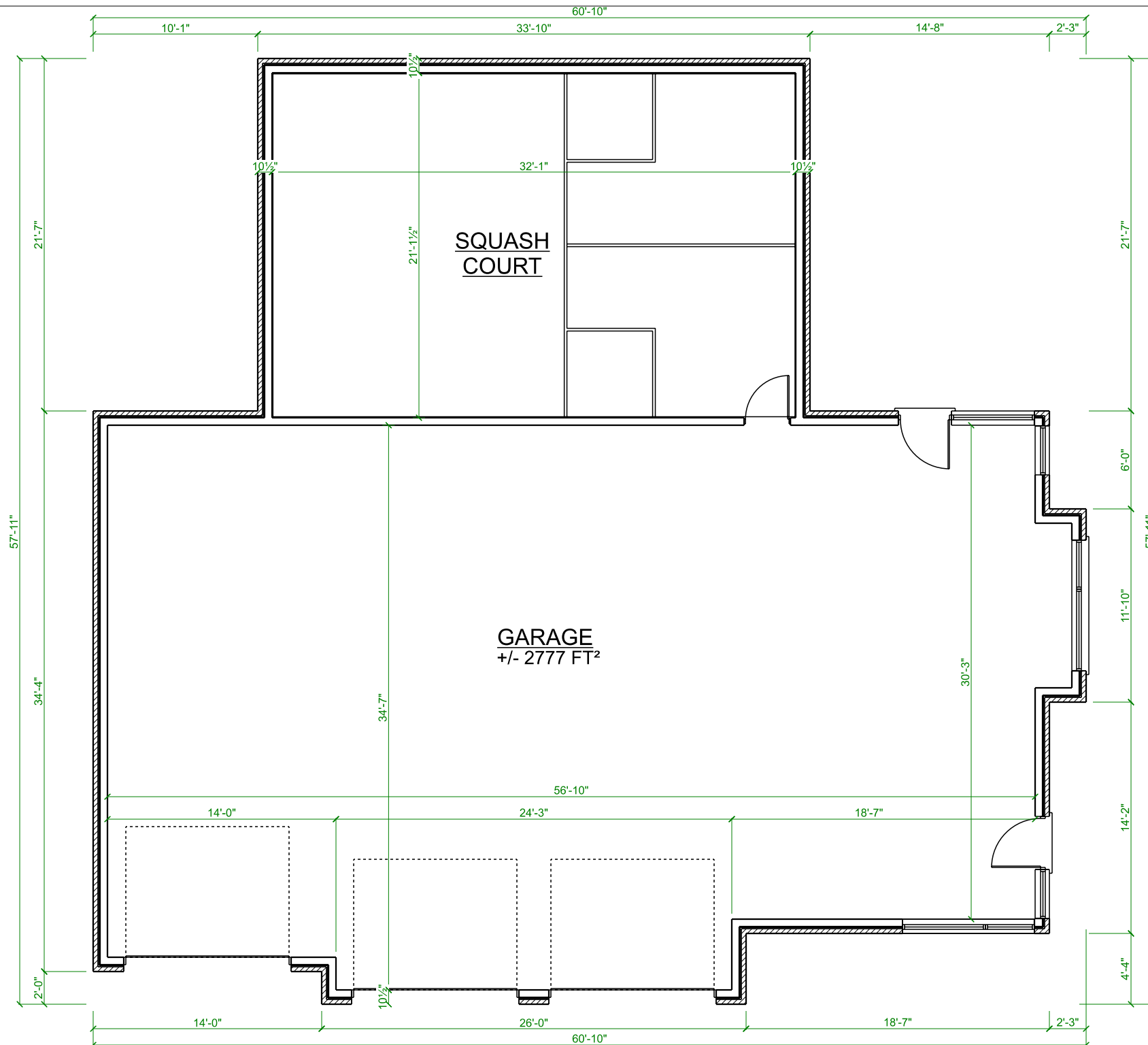
**3D CONCEPT**

PROJECT NO: 20-042  
 STARTING DATE: Apr 9, 2020  
 LAST REVISION DATE: Feb 22, 2021  
 DRAWN BY:

SCALE: As Noted

**A1**

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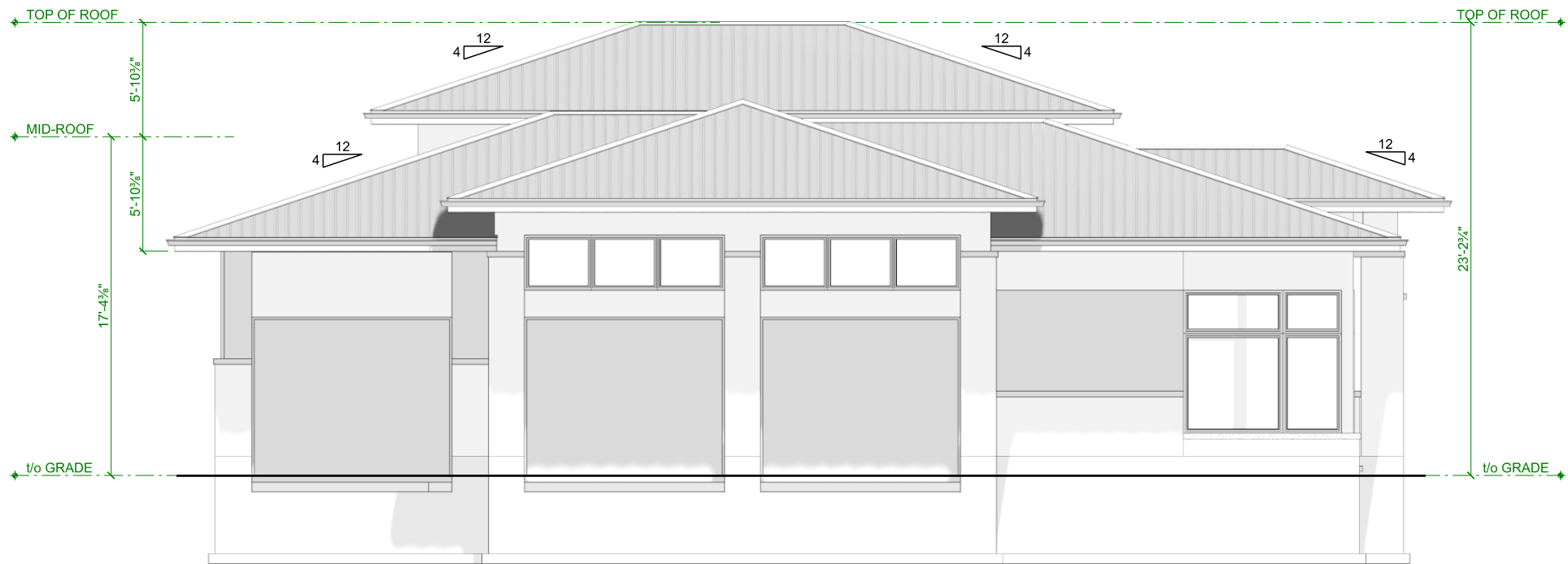
**FLOOR PLAN**

PROJECT NO: 20-042  
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DRAWN BY:

**A2**

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

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**FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"



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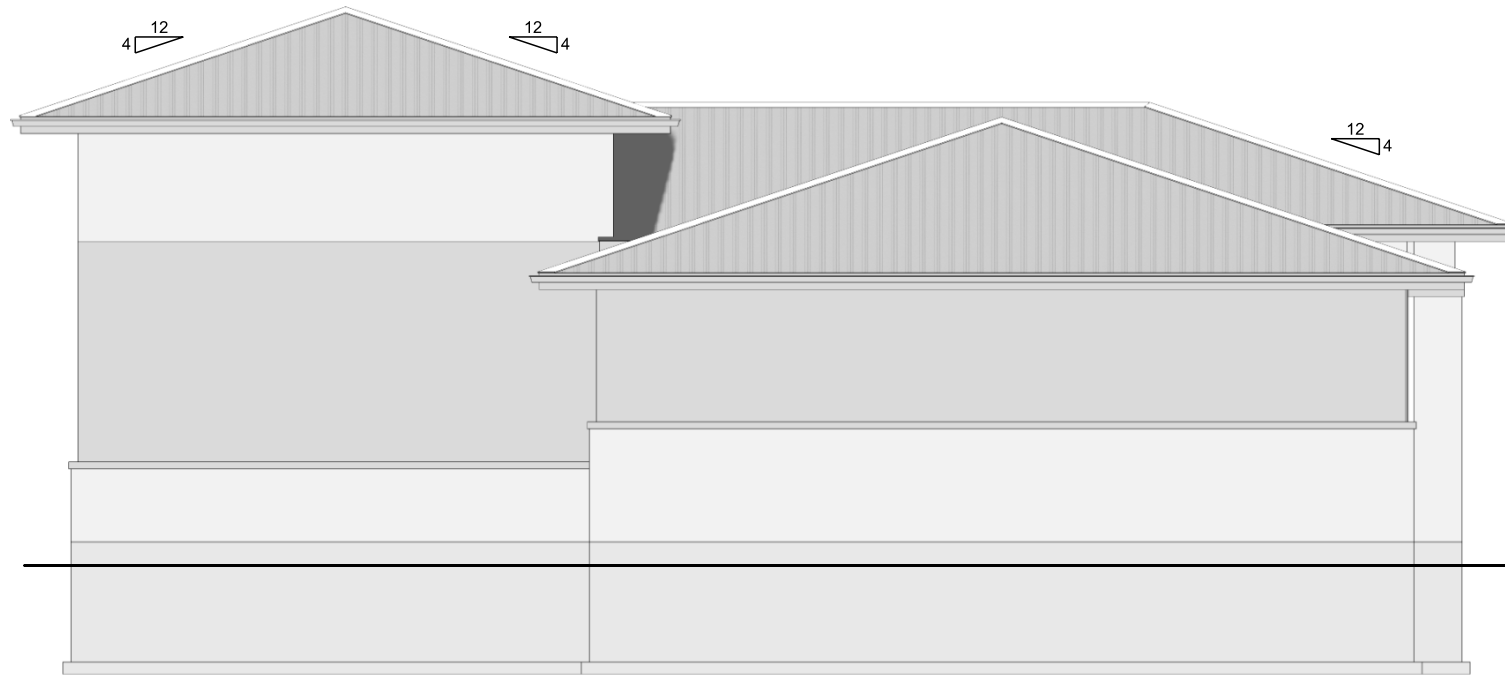
**FRONT ELEVATION**

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 DRAWN BY:

**A3**

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# LEFT ELEVATION

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



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## Detached Garage

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### LEFT ELEVATION

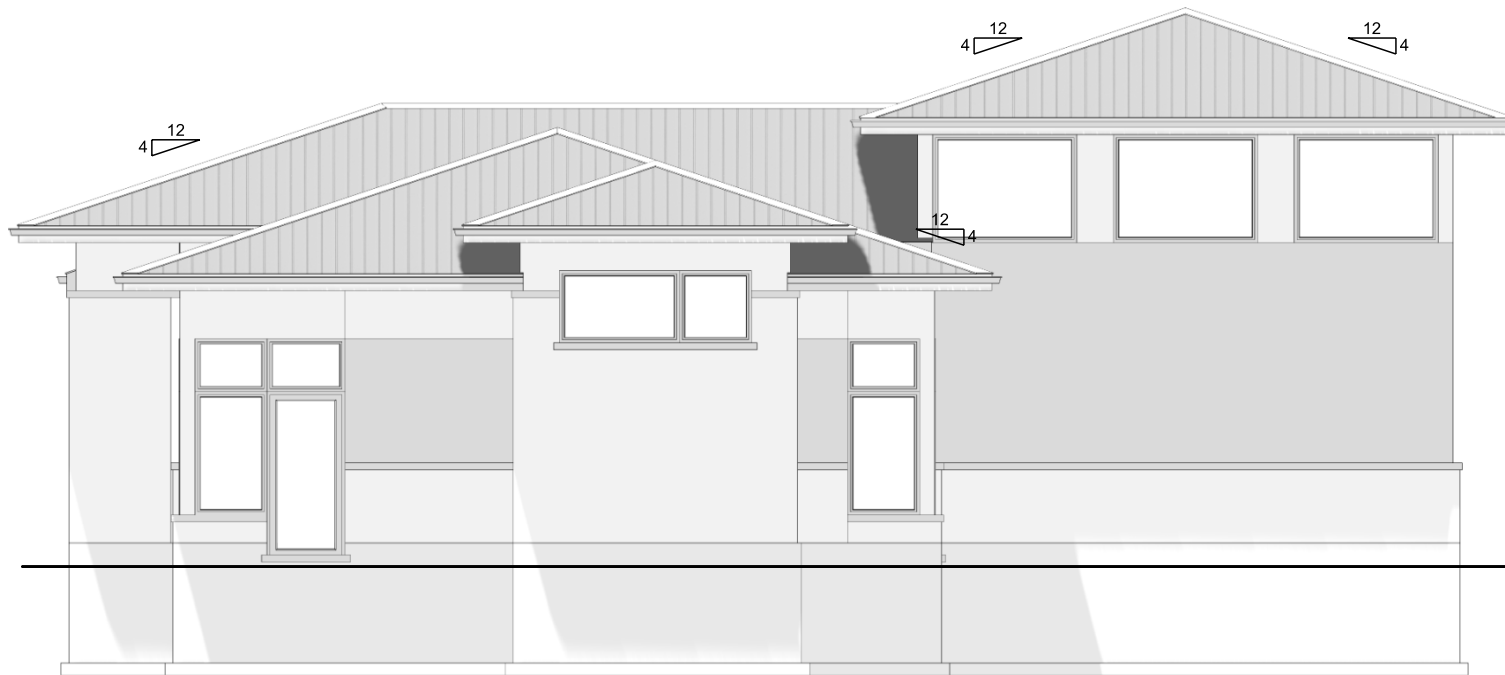
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SCALE: 1/8" = 1'-0"

**A4**

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# RIGHT ELEVATION

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



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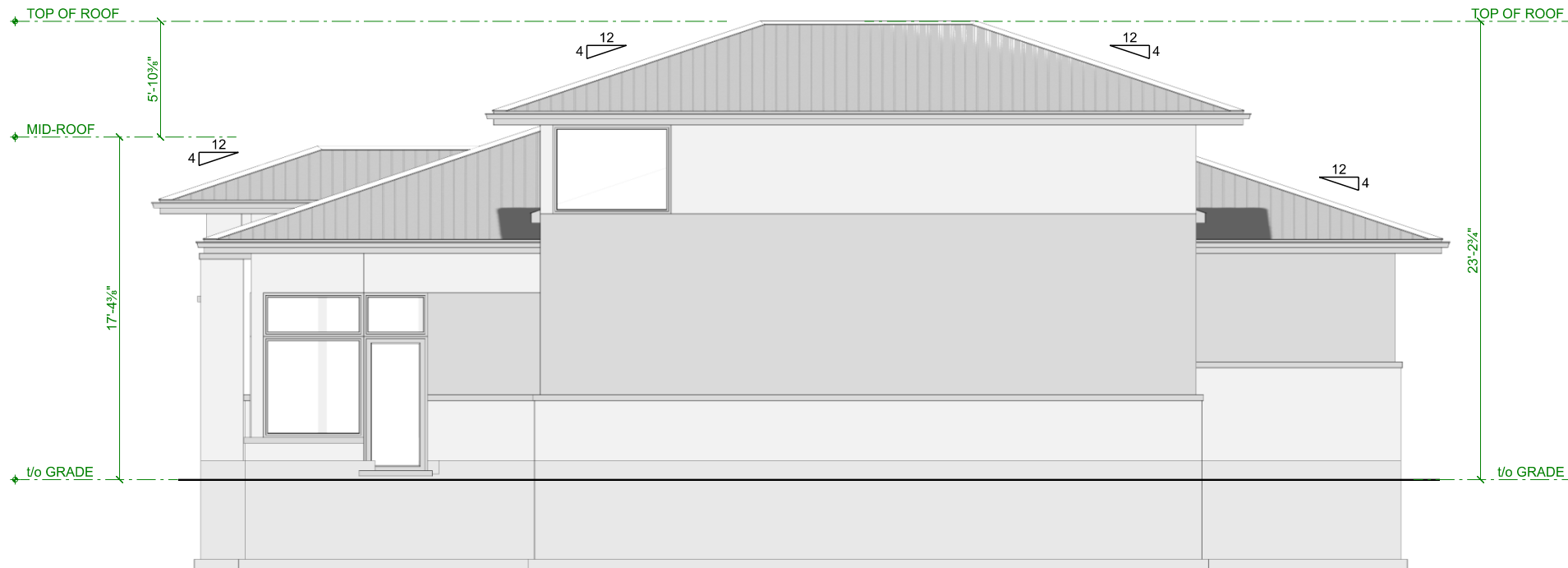
## RIGHT ELEVATION

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 DRAWN BY:

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

A5

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# REAR ELEVATION

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



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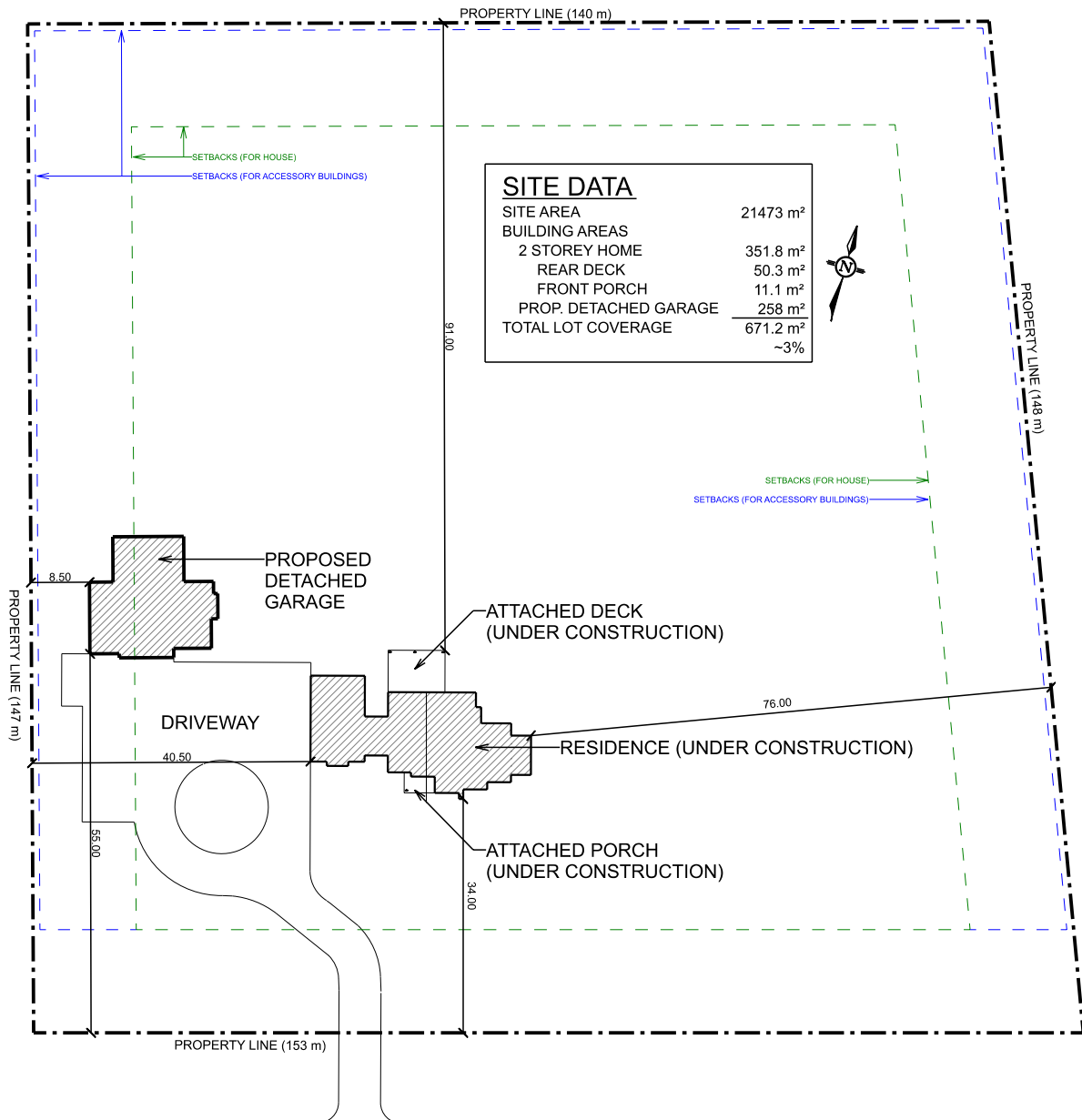
## REAR ELEVATION

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DRAWN BY:

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

**A6**

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REAR DECK	11.1 m <sup>2</sup>
FRONT PORCH	258 m <sup>2</sup>
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**A7**

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City Hall, 5<sup>th</sup> Floor,  
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Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR A MINOR VARIANCE**

FOR OFFICE USE ONLY.

APPLICATION NO. \_\_\_\_\_ DATE APPLICATION RECEIVED \_\_\_\_\_

PAID \_\_\_\_\_ DATE APPLICATION DEEMED COMPLETE \_\_\_\_\_

SECRETARY'S  
SIGNATURE \_\_\_\_\_

**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.

1, 2	NAME	ADDRESS
<b>Registered Owners(s)</b>	Adrian Bartels	
<b>Applicant(s)*</b>	Adrian Bartels	
<b>Agent or Solicitor</b>	Cedar Springs Landscape Group - Justin Tenhage	

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

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

**Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled**

4. Nature and extent of relief applied for:

Relief from Zoning By-law No. 05-200 - 4.8.2 - maximum 5% lot coverage for accessory buildings & structure, to a maximum gross floor area of 200 square metres. Proposed accessory building would have a gross floor area of 258 square metres.

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

The proposed accessory building designs are required to be larger than 200 square metres in order to incorporate a functional indoor squash court in addition to the desired garage size.

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

PT LT 27, CON 2 ANCASTER, PART 1, 62R11665;; CITY OF HAMILTON

7. PREVIOUS USE OF PROPERTY

Residential  Industrial  Commercial

Agricultural  Vacant

Other \_\_\_\_\_

8.1 If Industrial or Commercial, specify use N/A

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

Yes  No  Unknown

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

Yes  No  Unknown

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

Yes  No  Unknown

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

Yes  No  Unknown

8.6 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

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

Yes  No  Unknown

8.8 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

8.9 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

8.10 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

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

Historical Site Documentation

8.12 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

### 9. 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.

22 Feb, 2021

Date

  
Signature Property Owner

Adrian Bartels

Print Name of Owner

10. Dimensions of lands affected:

Frontage	152.40 m
Depth	145.39 m
Area	21,473 sq.m
Width of street	7.5 m +/-

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: \_

N/A

Proposed

Single family dwelling: 351.8 sq.m

Rear deck: 50.3 sq.m

Front porch: 11.1 sq.m

Detached garage (this variance): 258 sq.m

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

Existing:

N/A

Proposed:

Single family dwelling: 351.8 sq.m

Rear deck: 50.3 sq.m

Front porch: 11.1 sq.m

Detached garage (this variance): 258 sq.m

