



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th 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

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.: AN/A-21:369

APPLICANTS: Owner John Kerr

SUBJECT PROPERTY: Municipal address **2333 Jerseyville Rd., Ancaster**

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

ZONING: A1 district (Agriculture)

PROPOSAL: To permit the construct of an addition to the westerly side of the existing detached garage in the rear yard accessory to an existing single detached dwelling notwithstanding:

1. The proposed aggregate Gross Floor Area of all Accessory Buildings will be 269.5 m2, whereas the Zoning By-law permits a maximum aggregate Gross Floor Area for all Accessory Buildings on site of not more than 200.0 m2.

Notes:

1. The Front lot line is considered the southerly property line.
2. Elevation drawings of the altered detached garage were not included in the submission. The applicant shall ensure compliance with Section 4.0 General Provisions with respect to building height otherwise an additional variance may be required. The applicant shall ensure the permitted building height of 6.0 metres is not exceeded when calculated in accordance with "Height" and "Grade" as defined within the Zoning By-law.
3. Floor plans of the altered detached garage were not included in the submission. The applicant shall maintain the existing parking spaces within the detached garage, otherwise an additional variance(s) may be required.

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

DATE: Thursday, November 25th, 2021
TIME: 1:25 p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at
www.hamilton.ca/committeeofadjustment
for viewing purposes only

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

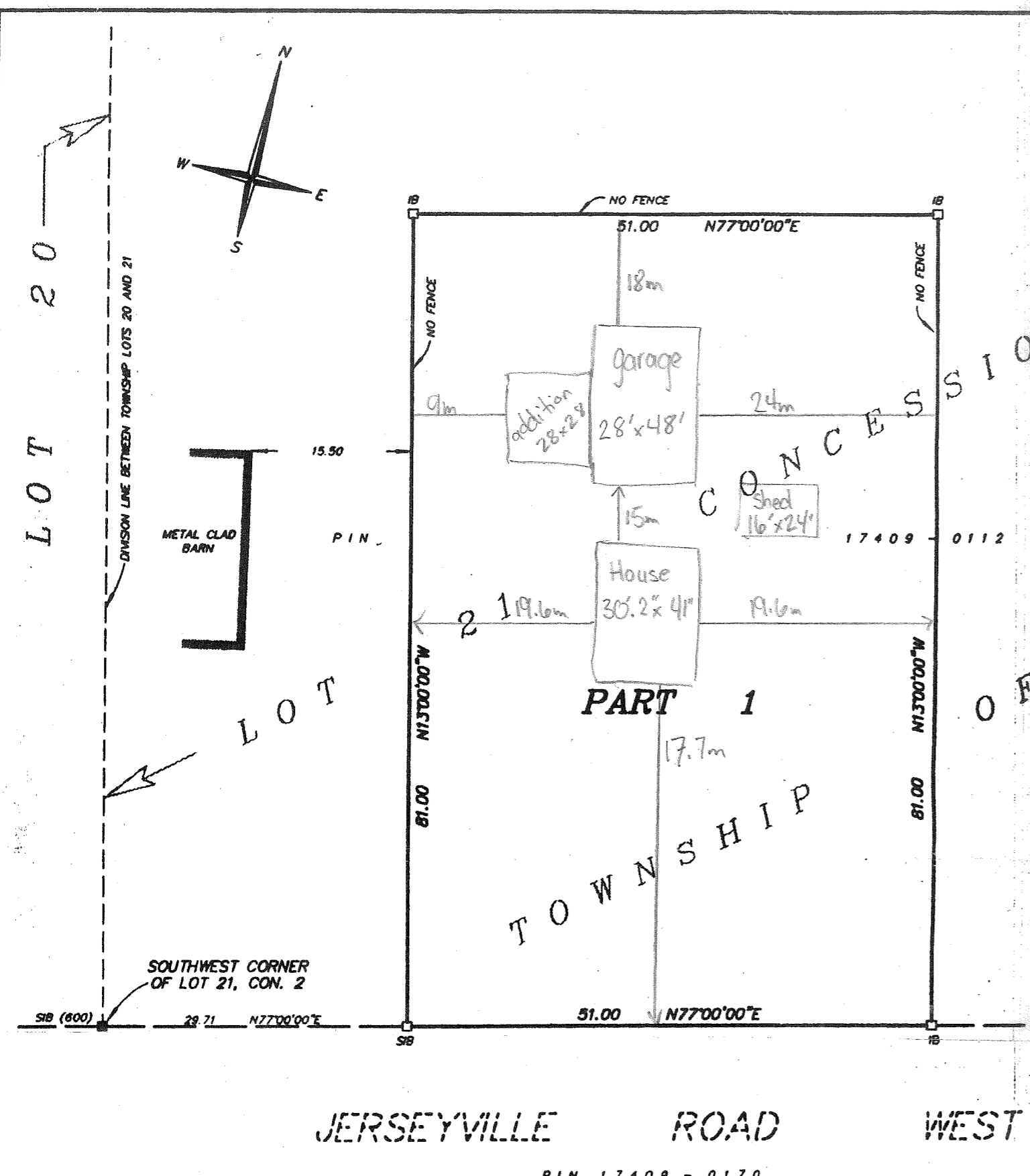
For more information on this matter, including access to drawings illustrating this request:

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

DATED: November 9th, 2021.

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.



PLAN 62R-14250
 RECEIVED AND DEPOSITED:
 1997 08 22 DATE
 E. Cannon AOLA LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62)

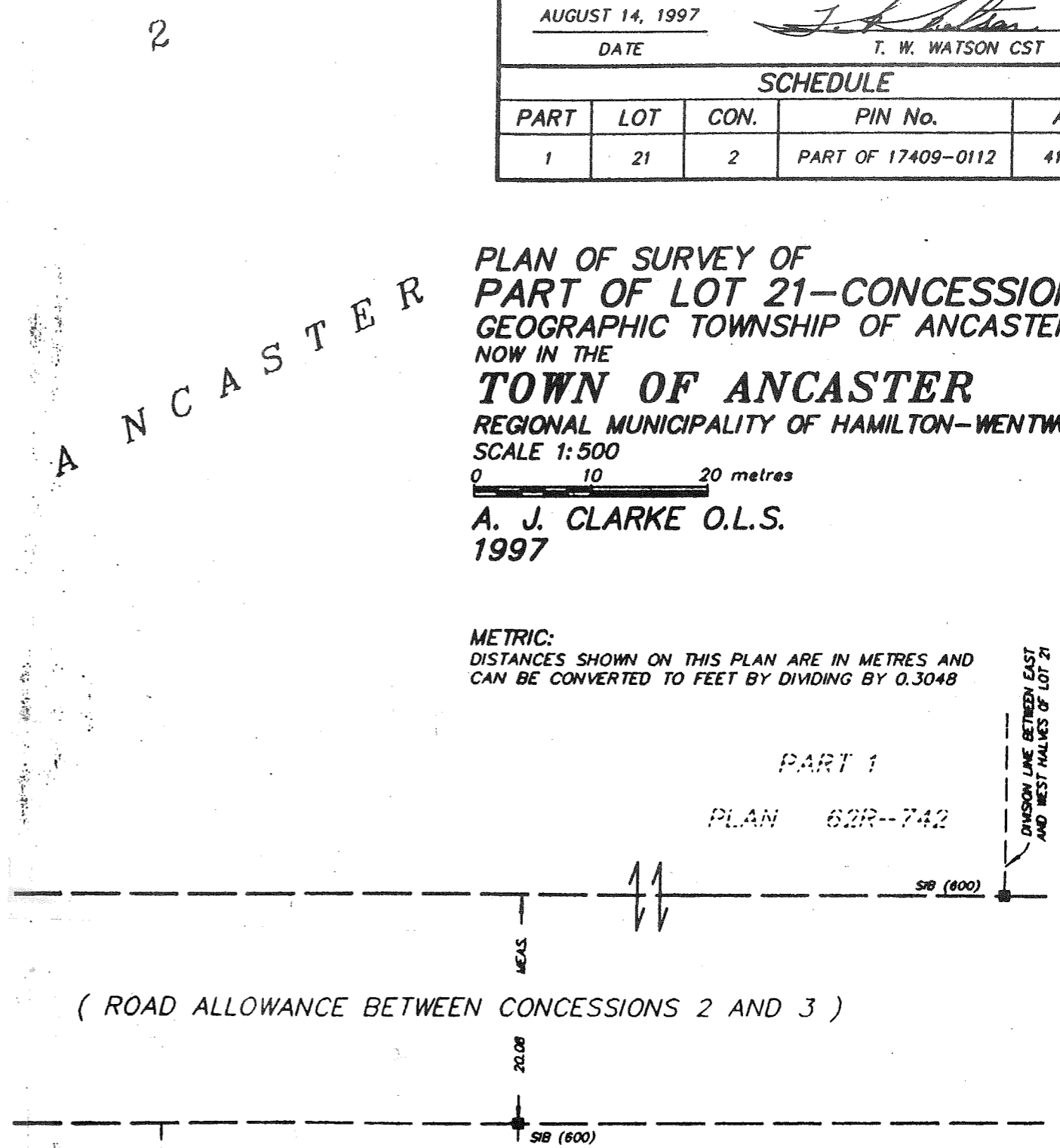
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 AUGUST 14, 1997 DATE
 T. W. WATSON CST

SCHEDULE

PART	LOT	CON.	PIN No.	AREA
1	21	2	PART OF 17409-0112	4131 m ²

PLAN OF SURVEY OF PART OF LOT 21-CONCESSION 2 GEOGRAPHIC TOWNSHIP OF ANCASTER NOW IN THE TOWN OF ANCASTER REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH SCALE 1:500
 0 10 20 metres
 A. J. CLARKE O.L.S. 1997

METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3)

PART 2 PLAN 62R-1347

PART 1 62R-1342 PART 3 PLAN 62R-1347

LOT 21 LOT 22

CONCESSION 3



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

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	MAILING ADDRESS	
Registered Owners(s)			
Applicant(s)*			
Agent or Solicitor			
			E-mail:

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:

- none -

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:

-addition to accessory building -where zoning by-law states accessory buildings shall be a maximum size of 200m²
-we are requesting a maximum size of 233m²

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

-due to accessory buildings that already exist.

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):

2333 Jerseyville Rd
PLAN 62R - 14250
Part 1 Lot 21 Con.2 - Part of 17409-0112 Area - 4131m²

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial
Agricultural Vacant Other

Other _____

8.1 If Industrial or Commercial, specify use _____

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 8.1 to 8.10 above?

-previous owners

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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.

oct 12021
Date

John Kerr
Signature Property Owner(s)

John Kerr
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 51m
Depth 81m
Area 4131m²
Width of street 20.06m

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: House - 9.205m x 12.5m = 115.06m² -ground floor
Garage - 8.2m x 14.6m = 124.1m² gross floor = 203m²
Shed - 4.87m x 7.3m = 35.5m²
Proposed

Garage addition + 8.5m x 8.5m = 72.25m²

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

Existing: garage to west property line = 16.1m

Proposed:

garage addition to west property line = 9m
(see site plan)

13. Date of acquisition of subject lands:
April - 2008
14. Date of construction of all buildings and structures on subject lands:
House - 1912 (or earlier) / Garage / Shed 2012
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
-single family
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
-single family / agricultural.
17. Length of time the existing uses of the subject property have continued:
100+ years
18. Municipal services available: (check the appropriate space or spaces) -none-
- | | | | |
|----------------|--------------------------|-----------|--------------------------|
| Water | <input type="checkbox"/> | Connected | <input type="checkbox"/> |
| Sanitary Sewer | <input type="checkbox"/> | Connected | <input type="checkbox"/> |
| Storm Sewers | <input type="checkbox"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
Agricultural
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Agricultural A1 zoning.
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. Additional Information
24. 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.