



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-21:440

APPLICANTS: Agent Scott Wood
Owner Gazmend Berisha

SUBJECT PROPERTY: Municipal address **52 Jerseyville Rd. E., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended

ZONING: "ER" (Existing Residential) district

PROPOSAL: To permit the construction of a new accessory structure in the rear yard of the existing Single Detached Dwelling notwithstanding that:

1. A side yard setback of 0.9m shall be provided instead of the minimum required 1.5m side yard setback for an accessory structure.
2. A maximum total lot coverage of 39% shall be provided instead of the maximum permitted lot coverage of 35%.
3. Eaves and gutters associated with the proposed structure may project a maximum of 46 centimetres into the minimum required side yard instead of the maximum permitted 30 centimetre projection.

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

DATE: Thursday, February 3rd, 2022
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
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: January 18th, 2021.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

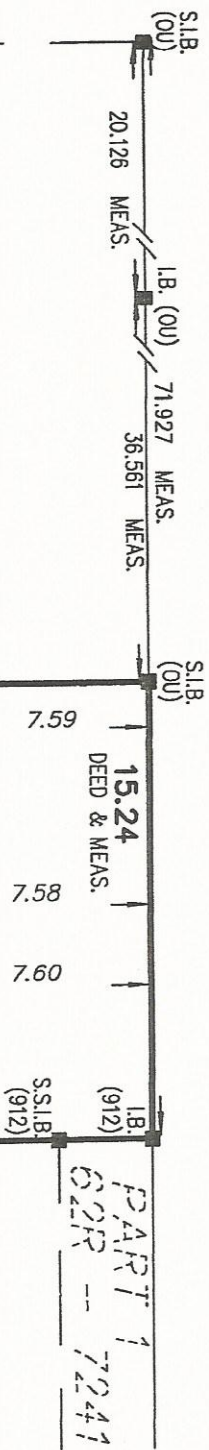
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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



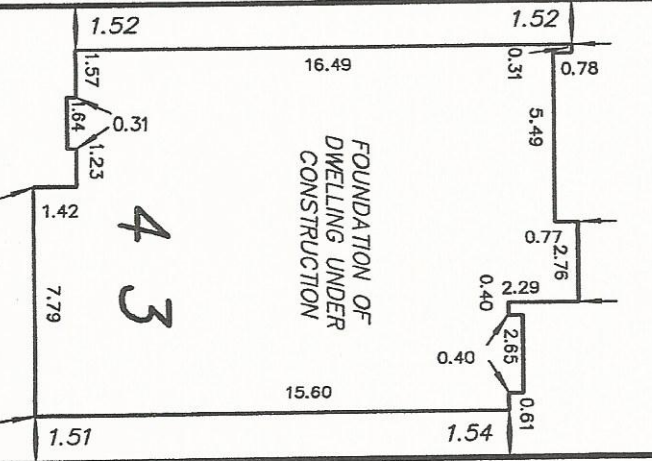
JERSEYVILLE ROAD EAST

(ROAD ALLOWANCE BETWEEN CONCESSION 2 & 3)
P.L.N. 17445-0152(LT)

REFERENCE BEARING N 76°49'40"E PLAN & MEAS.



P.L.N. 17435-0008(LT)
N 13°10'20"W MEAS. 40.90 DEED & SET
N13°37'00" DEED

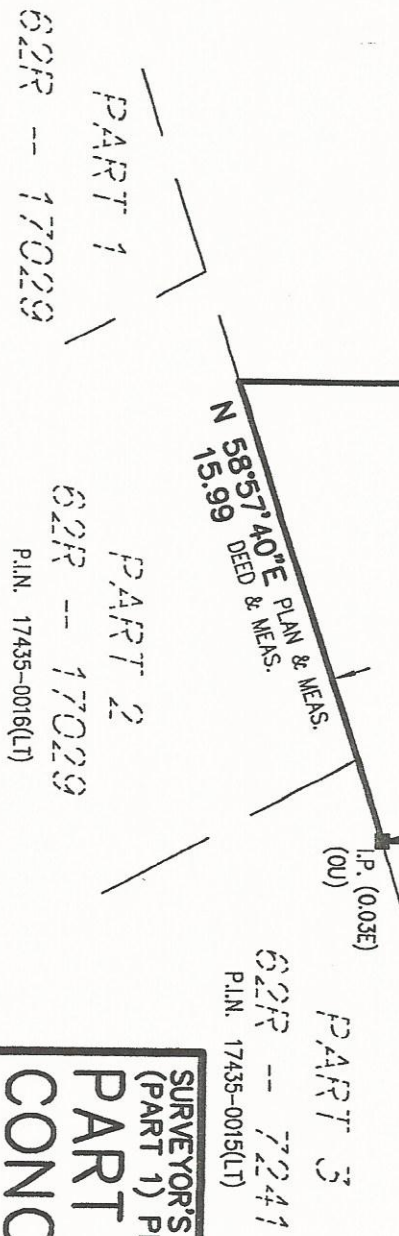


N 13°10'20"W 35.99 PLAN & MEAS.

LOT 43
CONCESSION

P.A.R.T 2
62R -- 7241
P.L.N. 17435-0010(LT)

3



SURVEYOR'S REAL PROPERTY REPORT

PART 1 THIS PLAN MUST BE READ IN CONJUNCTION WITH THE SURVEY REPORT DATED

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
1669253

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3)

TOP OF FOUNDATION WALL ELEVATION = 251.13 m

THIS REPORT WAS PREPARED FOR: AARON D'ANGELO
 THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES
 © THIS PLAN IS PROTECTED BY COPYRIGHT

BEARING NOTE: BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF JERSEYVILLE ROAD EAST, WHICH HAS A BEARING OF N76°49'40"E, AS SHOWN ON REG'D PLAN 62R-7241.
METRIC NOTE DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASHENHURST NOUWENS LIMITED
Professional Engineers & Ontario Land Surveyors
 315 YORK BOULEVARD, SUITE 201, HAMILTON, ONTARIO L8R 3K5
 (905) 529-6316 (905) 529-4314 1-800-824-6224
 FAX: (905) 529-6651 e-mail: anl@AshenhurstNouwens.com

SURVEYOR'S REAL PROPERTY REPORT (PART 1) PLAN OF
PART OF LOT 43 CONCESSION 3
 IN THE
 GEOGRAPHIC TOWNSHIP OF ANCASTER
 NOW IN THE
CITY OF HAMILTON
 SCALE 1:250 m.
 METRES

ASHENHURST NOUWENS LIMITED

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 4th. DAY OF OCTOBER, 2007.
 DATE Oct 19/07 *H. Nouwens*
 H. P. NOUWENS P. ENG
 Ontario Land Surveyor

DRAWN BY R.P.	CALC'D BY	CHK'D BY J.P.N.
DATE	FILE No.	
DWG. OCT. 18, 2007	27067_BLS	



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		

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:

ACCESSORY STRUCTURE EXTENDS INTO MIN. SIDE YARD SET BACKS FROM 1.5m TO 0.9m AND EXCEEDS MAX. LOT COVERAGE FROM 35% TO 38%

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

DOESN'T WORK WITH THE DESIGN OF THE STRUCTURE AND LAYOUT OF THE REAR YARD

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):

52 JERSEYVILLE ROAD E, ANCASTER, ONTARIO, L9G 1K1

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?
EXISTING SUBDIVISION, FENCES AND GRADES FROM DEVELOPER.


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.

X 30.NOV.2021
Date

X 
Signature Property Owner(s)

X GABRIEL BERISHA.
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 15.24m
Depth 40.9m
Area 585.7m²
Width of street 7.0m

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:

**(SFD) GROUND FLOOR AREA: 201.9m², (SFD) NUMBER OF STORIES: 2
(SFD) WIDTH: 12.2m, (SFD) LENGTH: 17.9m, (SFD) HEIGHT: 10.4m**

Proposed

**(AS) GROUND FLOOR AREA: 24.2m², (AS) NUMBER OF STORIES: 1
(AS) WIDTH: 3.9m, (AS) LENGTH: 6.1m, (AS) HEIGHT: 3.15m**

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

Existing:

**(SFD) FRONT: 7.6m
SIDE: 1.59m / 1.48m
REAR: 12.5m**

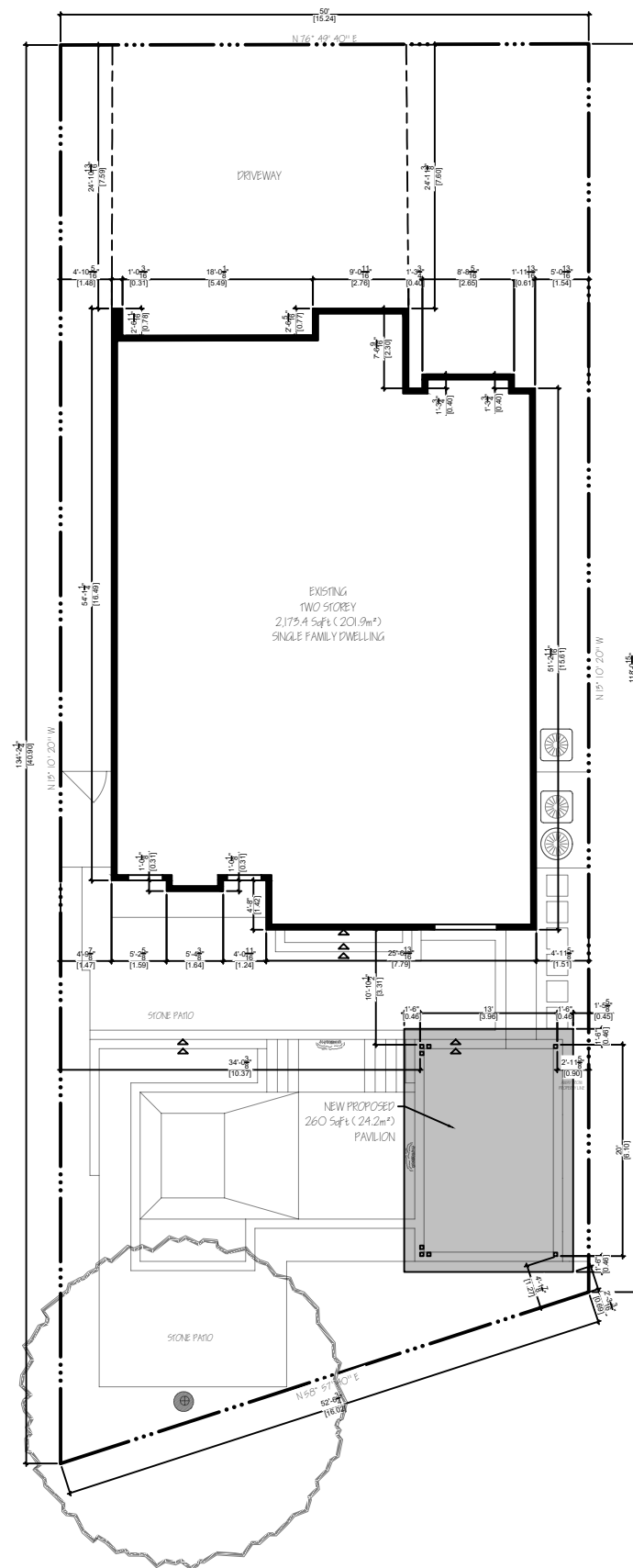
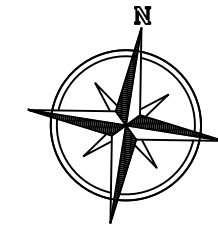
Proposed:

**(AS) FRONT: 28.4m
SIDE: 0.9m / 10.37m
REAR: 1.27m**

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:
10-20 YEARS
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
RESIDENTIAL (SFD)
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
RESIDENTIAL (SFD)
17. Length of time the existing uses of the subject property have continued:
10-20 YEARS
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
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:
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.

PROJECT NORTH



ENGINEER SEAL



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10.25.2021
2		
3		
4		
5		



GENESIS
— WOODWORKS



GENESIS
— METALWORKS

FOR BUILDING PERMIT

PROJECT:

BERISHA RESIDENCE

52 JERSEYVILLE ROAD E
ANCASTER, ON

DRAWING:

**SITE PLAN
PROPOSED**

SCALE:

1/8"=1'-0"

DATE:

OCT 18-21

DRAWN BY:

S. WOOD

CHECKED BY:

B. LODDER

PROJECT NO.

BR2021

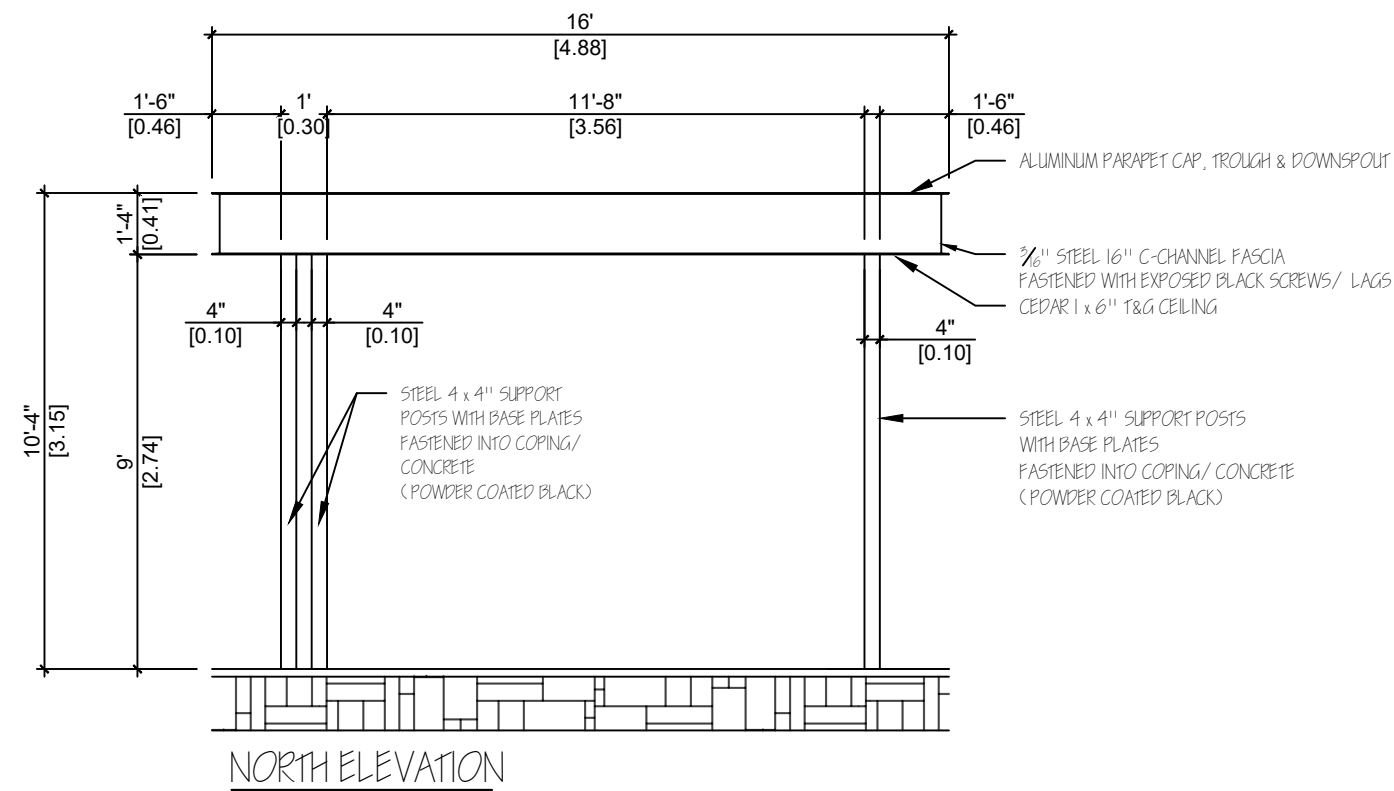
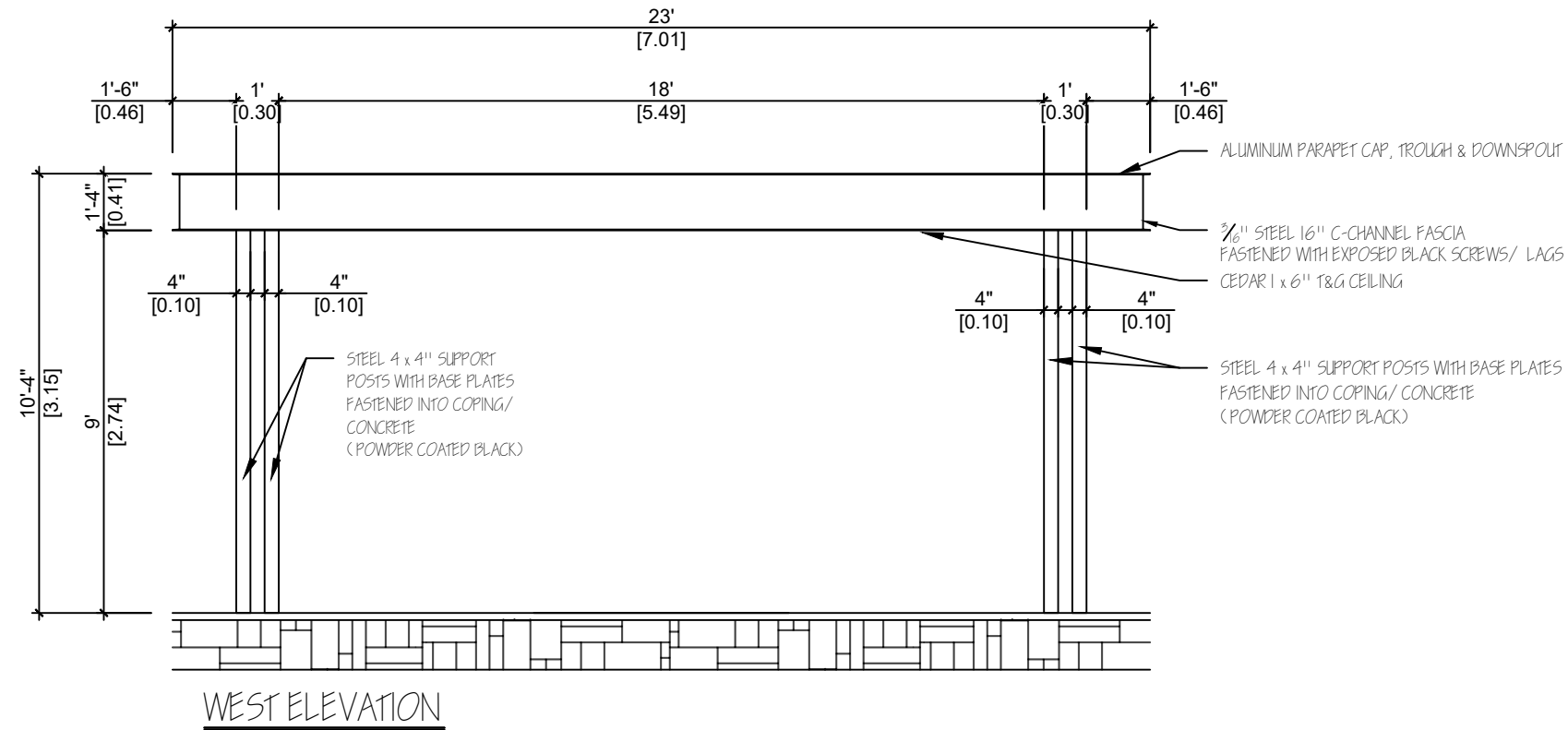
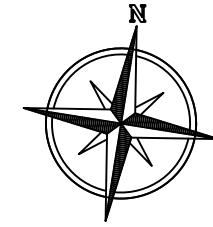
SHEET NO.

SP1.01

1 of 6

ZONE "ER" EXISTING RESIDENTIAL	
LOT AREA:	585.7m ² (6,304.42 SqFt)
LOT FRONTAGE:	7.6m
MAXIMUM HEIGHT:	10.9m
MAX. LOT COV. 35%:	34.47%
MAX G.F.A. 65%:	201.9m ² (2,173.4 SqFt)
MIN FRONT SETBACK:	4.5m
MIN SIDE SETBACK:	1.5m
MIN REAR SETBACK:	7.5m
MAX ROOF HEIGHT:	10.9m
PROPOSED ACCESSORY STRUCTURE	
PROPOSED LOT COV. (GARAGE & PORCHES INCL'D):	226.1m ² (38.6%)
G.F.A.:	24.2m ² (260 SqFt)
PROPOSED ROOF HEIGHT:	3.15m
SIDE SETBACK:	0.9m

PROJECT NORTH



ENGINEER SEAL



REVISIONS

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GENESIS
— WOODWORKS



GENESIS
— METALWORKS

FOR BUILDING PERMIT

PROJECT:

**BERISHA
RESIDENCE**

52 JERSEYVILLE ROAD E
ANCASTER, ON

DRAWING:

ELEVATIONS

SCALE:

1/2"=1'-0"

DATE:

OCT 18-21

DRAWN BY:

S. WOOD

CHECKED BY:

B. LODDER

PROJECT NO.

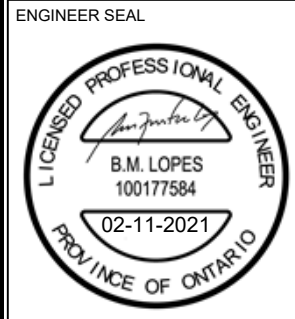
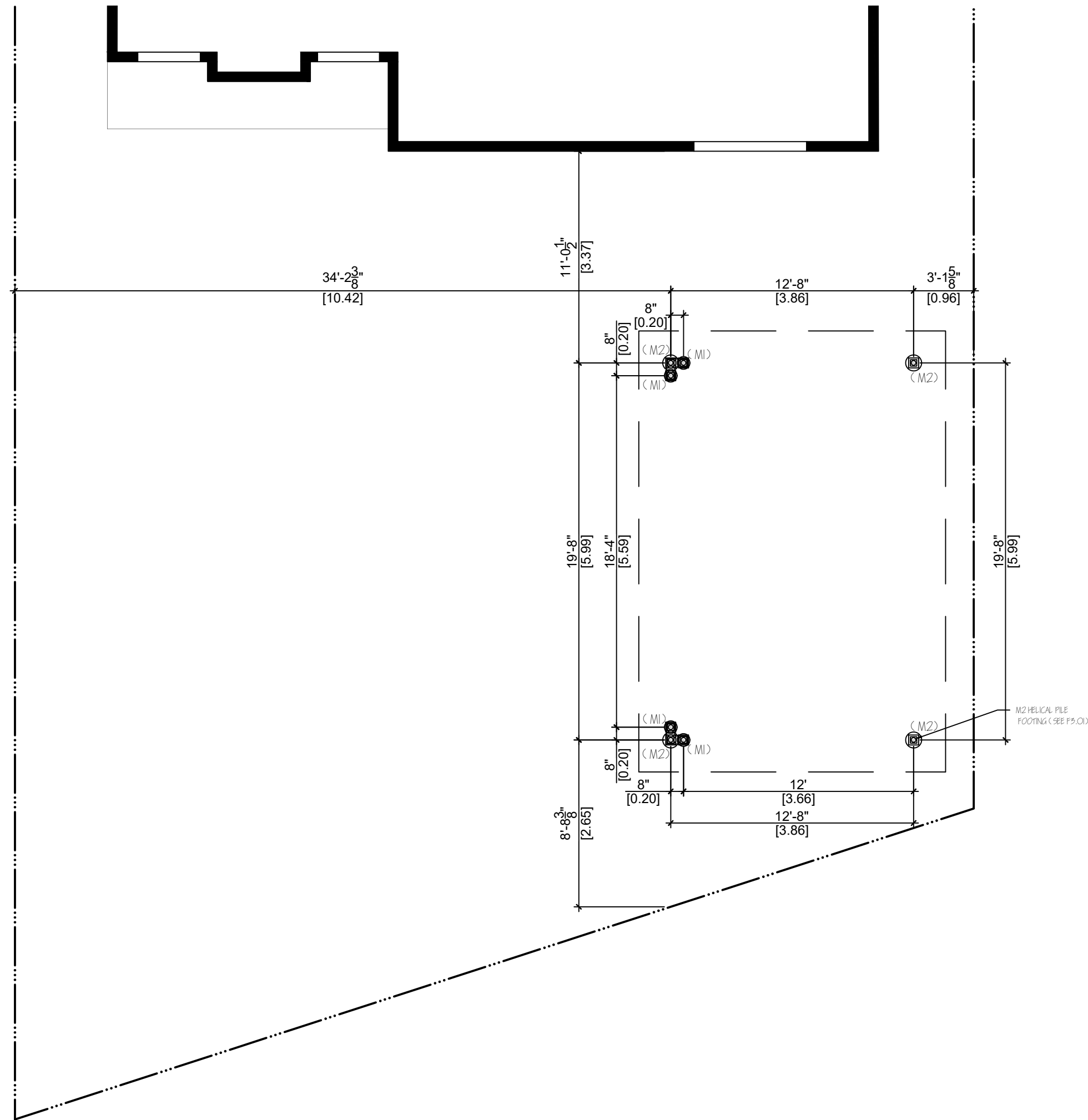
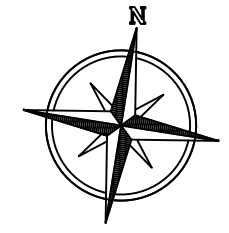
BR2021

SHEET NO.

A1.01

2 of 6

PROJECT NORTH



REVISIONS

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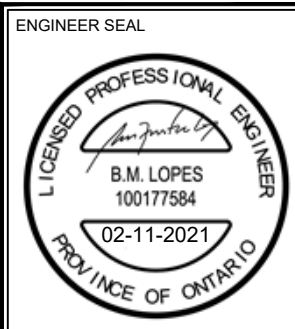
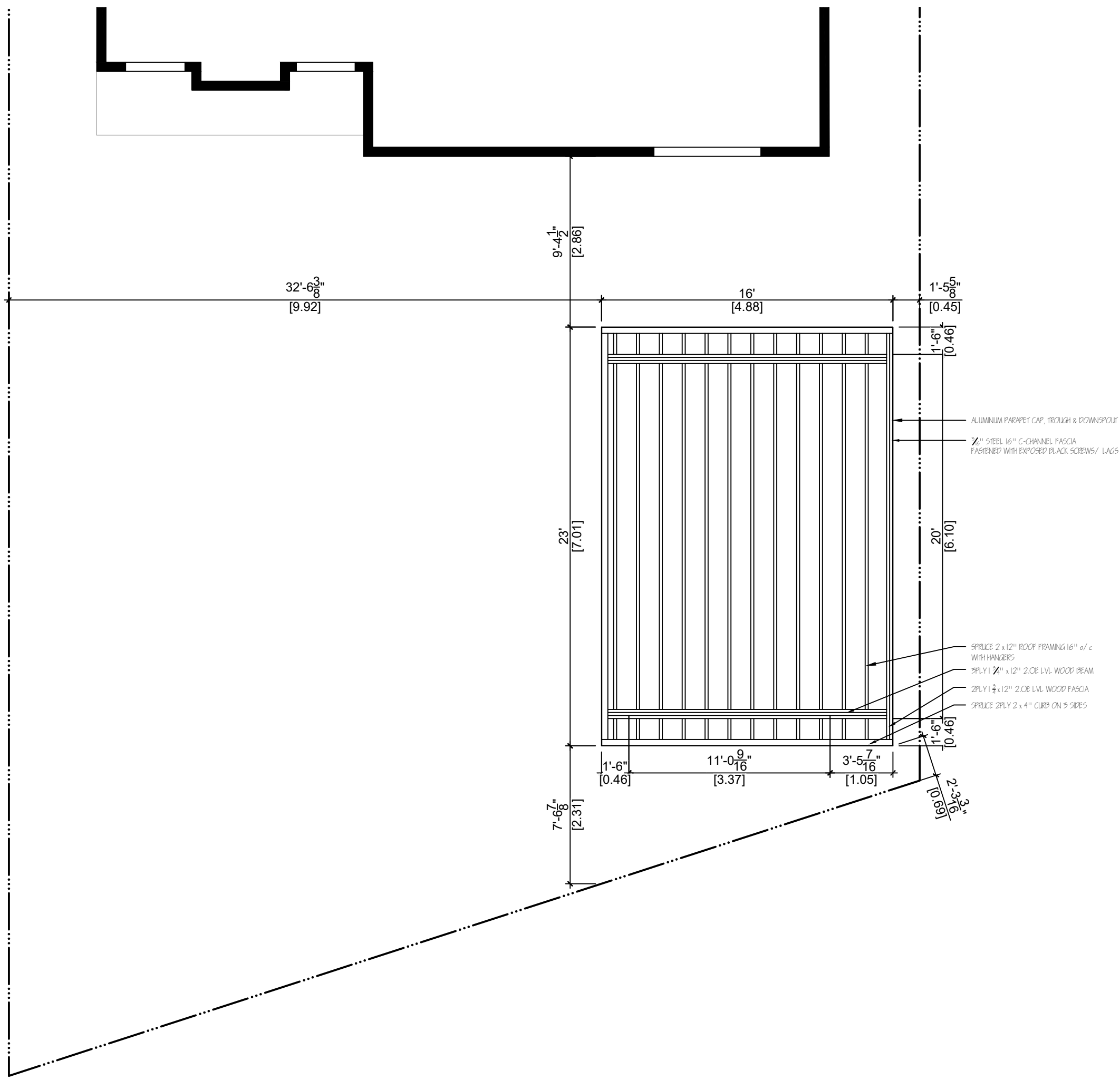
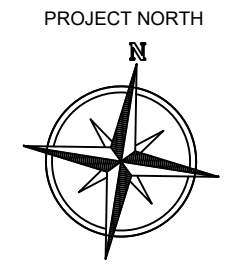
FOR BUILDING PERMIT

PROJECT:
BERISHA RESIDENCE
 52 JERSEYVILLE ROAD E
 ANCASTER, ON

DRAWING:
 FOOTING LAYOUT

SCALE: 3/8"=1'-0"	PROJECT NO. BR2021
DATE: OCT 18-21	
DRAWN BY: S. WOOD	SHEET NO. F1.01
CHECKED BY: B. LODDER	

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REVISIONS		
NO.	DESCRIPTION	DATE
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FOR BUILDING PERMIT

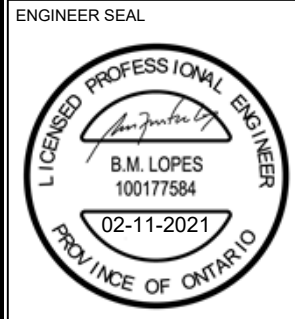
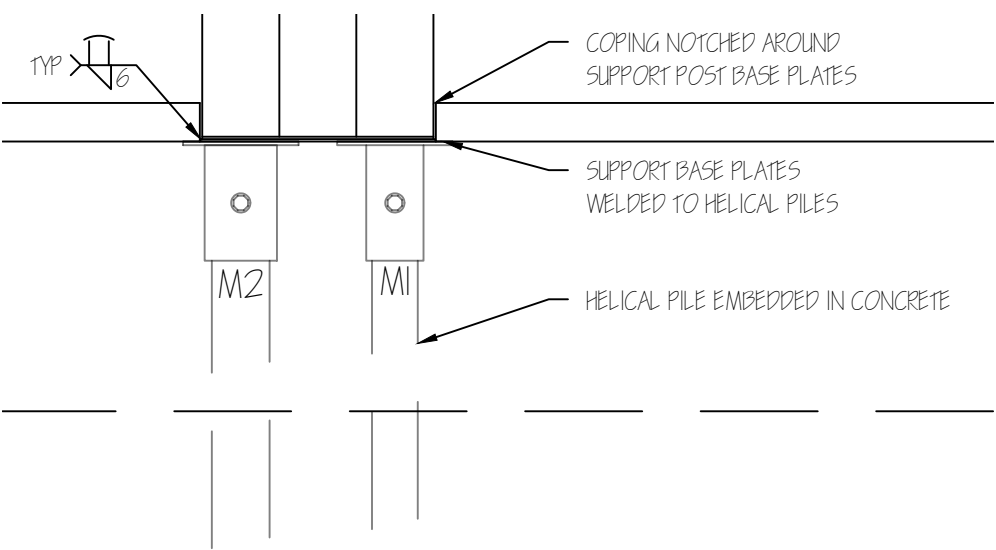
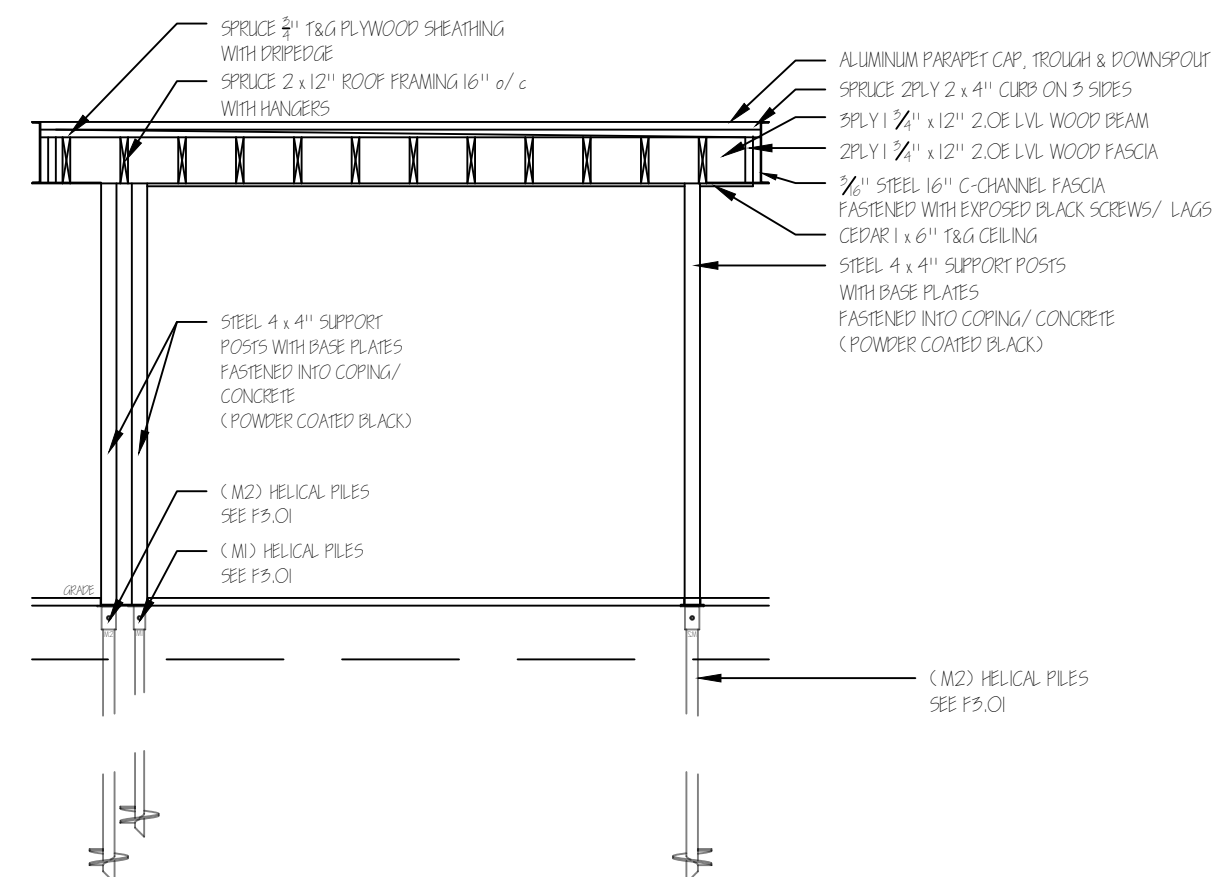
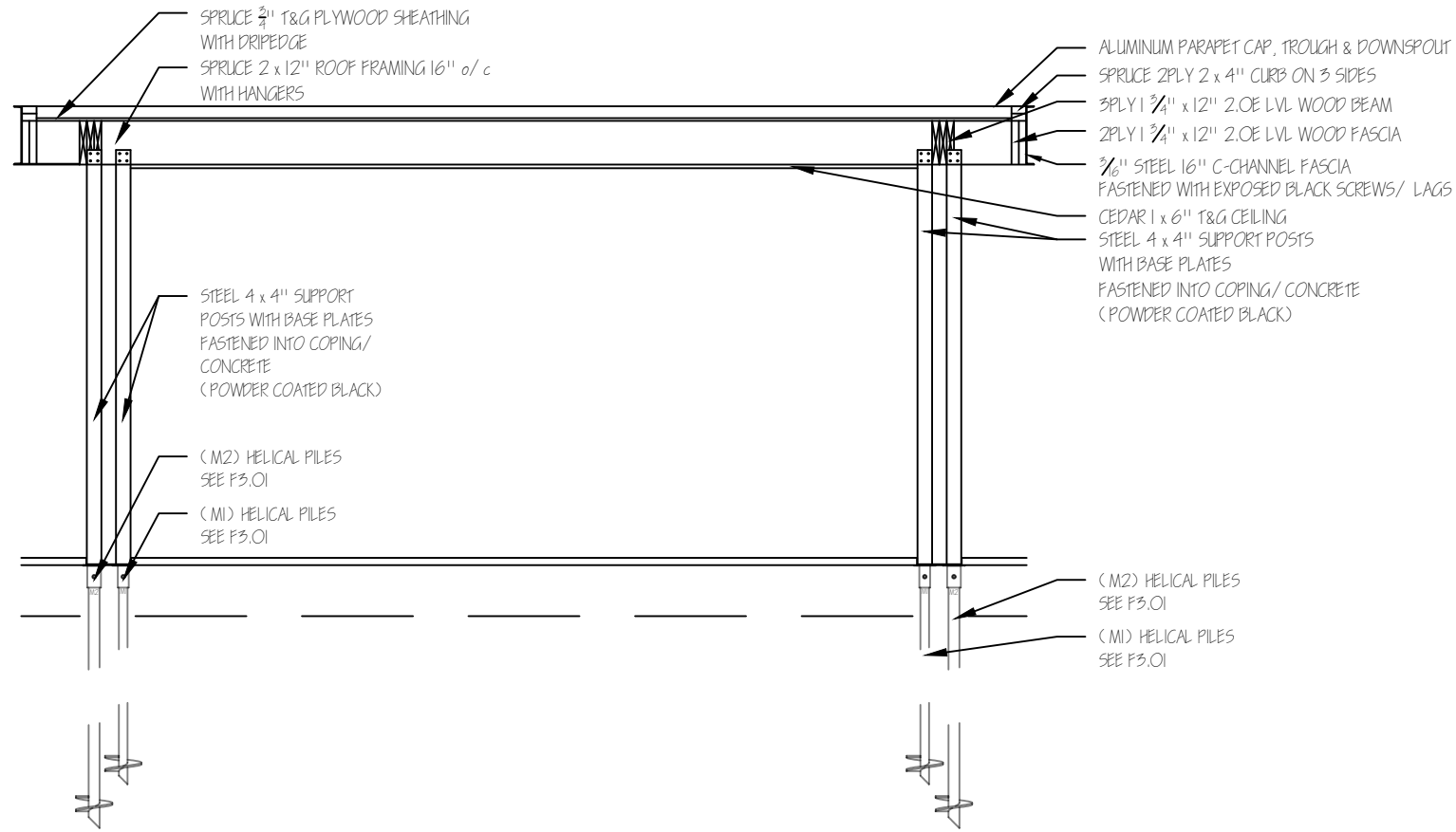
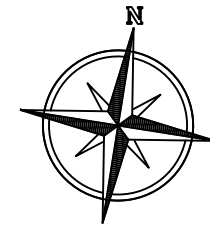
PROJECT:
BERISHA RESIDENCE
 52 JERSEYVILLE ROAD E
 ANCASTER, ON

DRAWING:
ROOF FRAMING

SCALE: 3/8"=1'-0"	PROJECT NO. BR2021
DATE: OCT 18-21	
DRAWN BY: S. WOOD	SHEET NO. F1.02
CHECKED BY: B. LODDER	

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PROJECT NORTH



REVISIONS

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FOR BUILDING PERMIT

PROJECT:
BERISHA RESIDENCE
 52 JERSEYVILLE ROAD E
 ANCASTER, ON

DRAWING:
PAVILION FRAMING

SCALE: 1/2"=1'-0"	PROJECT NO. BR2021
DATE: OCT 18-21	
DRAWN BY: S. WOOD	SHEET NO. F1.03
CHECKED BY: B. LODDER	

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NOTES:

1. GENERAL:

- 1.1 THE DESIGN, FABRICATION AND INSTALLATION OF PILES SHALL BE GOVERNED BY THE FOLLOWING CODES, STANDARD AND REGULATIONS:
 - 1.1.1 CSA G40.21 STRUCTURAL QUALITY STEEL.
 - 1.1.2 2012 ONTARIO BUILDING CODE.
 - 1.1.3 CSA W48-18 FILLER METALS AND ALLIED MATERIAL FOR METAL ARC WELDING.
 - 1.1.4 CSA W47.1 CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES.
 - 1.1.5 ASTM A252 WELDED AND SEAMLESS STEEL PIPE PILES.
 - 1.1.6 ASTM A53 WELDED AND SEAMLESS STEEL PIPE.
 - 1.1.7 PROVINCIAL HEALTH AND SAFETY REGULATIONS.
- 1.2 PILE SHAFT DIAMETER, WALL THICKNESS AND HELIX PLATE THICKNESS SHALL NOT BE LESS THAN MINIMUM SPECIFIED IN PILE SCHEDULE.

2. MATERIALS:

- 2.1 STEEL PIPE PILE MATERIALS SHALL CONFORM TO ASTM A500, GRADE B OR ASTM A252 (GRADE 3) MINIMUM.
- 2.2 HELICES SHALL CONFORM TO CSA-G40.21, GRADE 300W.
- 2.3 HELICES SHALL BE WELDED TO THE PIPE SECTION USING A CONTINUOUS FILLET WELD ON BOTH SIDES OF THE HELIX-PIPE CONNECTION. HELICES SHALL HAVE MINIMUM THICKNESS AS SPECIFIED.
- 2.4 SACRIFICIAL STEEL THICKNESS HAS BEEN PROVIDED TO ACCOUNT FOR CORROSION. AS PER ONTARIO BUILDING CODE SECTION 4.2.3.10.
- 2.5 ALL WELDS SHALL BE MIN. 6MM FILLET WELDS, UNLESS NOTED OTHERWISE.
- 2.6 WELD TENSILE STRENGTH = 480MPA.
- 2.7 WELDING ELECTRODES SHALL CONFORM TO CSA W48.1.

3. DESIGN:

- 3.1 PILES DESIGN LOAD IS BASED ON THE EXISTING STRUCTURAL DRAWING.
- 3.2 ANY CHANGES TO THE PILE LAYOUT SHALL BE REVIEWED BY CONSULTANT ENGINEER FOR APPROVAL.
- 3.3 DUE TO NO GEOTECHNICAL INFO AVAILABLE, SOIL PROPERTY IS ASSUMED BASED ON ADJACENT PROJECT, OWNER AND CONTRACTOR'S DESCRIPTION, ANY UNFORESEEABLE GEOTECHNICAL CHANGES WILL BE THE RESPONSIBILITY OF OWNER.

4. CONSTRUCTION:

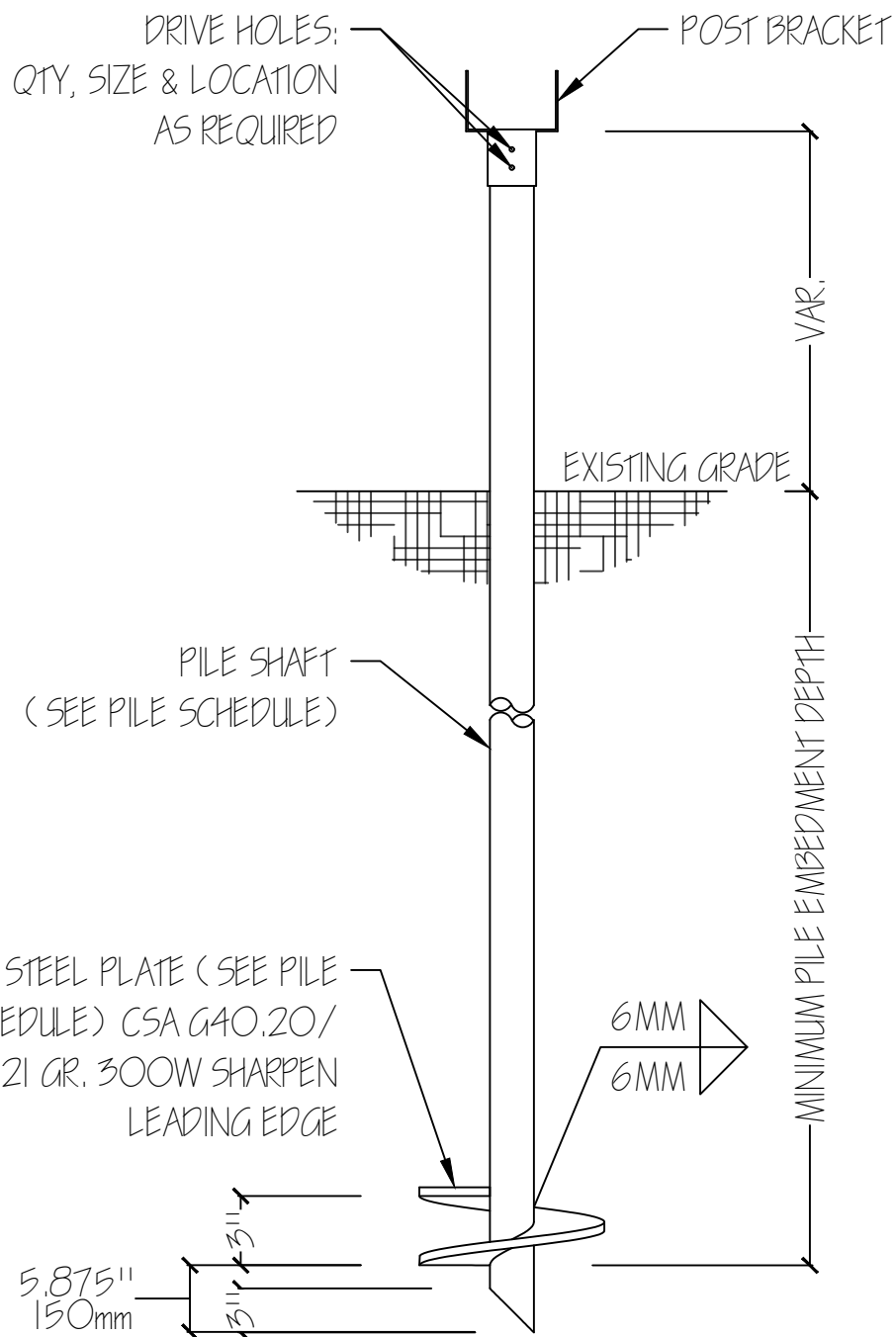
- 4.1 PILES SHALL BE INSTALLED OPEN ENDED; AND ENDS SHALL BE CUT AS 45 DEGREES.
- 4.2 PILES SHALL BE INSTALLED CONTINUOUSLY WITHOUT INTERRUPTION TO THE MINIMUM EMBEDMENT DEPTH AND MINIMUM INSTALLATION TORQUE INDICATED ON THE PILE SCHEDULE.
- 4.3 PILE INSTALLATION RECORDS SHALL BE DOCUMENTED BY A QUALIFIED PILING INSPECTOR REPRESENTING THE GEOTECHNICAL ENGINEER.
- 4.4 FABRICATION SHALL BE CARRIED OUT IN ACCORDANCE WITH STANDARD PRACTICES AND APPLICABLE CODES.
- 4.5 PILE EMBEDMENT DEPTHS INDICATED IN THE PILE SCHEDULE ARE HELIX DEPTH FROM THE EXISTING GRADE. STICKUP AND TIP PROJECTION LENGTHS SHALL BE ADDED TO THE PILE LENGTH AS REQUIRED.
- 4.6 INSTALL PILES VERTICALLY AND ENSURE THE RATE OF ADVANCEMENT INTO THE SOIL PER REVOLUTION IS EQUAL TO THE HELIX PITCH.

5. TOLERANCES:

- 5.1 PILE SHALL BE INSTALLED TO THE FOLLOWING TOLERANCES:
 - 5.1.1 TOP OF PILE WITHIN 75MM OUT OF ALIGNMENT.
 - 5.1.2 NOT MORE THAN 2% INCLINATION FROM VERTICAL.
- 5.2 ANY GAP AROUND INSTALLED PILE MUST BE BACKFILLED WITH CRUSHED STONES OR APPROVED EQUIVALENT.
- 5.3 WHERE PILES DEVIATE FROM ABOVE TOLERANCE AND DESIGN REQUIREMENTS, THE CONDITION OF THE FOUNDATION SHALL BE ASSESSED BY THE ENGINEER AND WHERE REQUIRED, CORRECTIONS SHALL BE MADE.

6. ACCEPTANCE:

- 6.1 BOTH MINIMUM TOP HELIX EMBEDMENT DEPTH AND MINIMUM INSTALLATION TORQUE MUST BE ACHIEVED FOR PILE ACCEPTANCE.

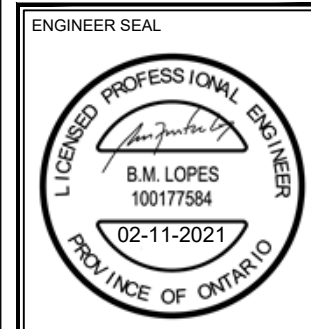


FOR INFORMATION ONLY



MASSCORE INC.
BRANTFORD, ON

HELICAL PILE SCHEDULE (FOR PRELIMINARY GUIDE ONLY) ¹									
PILE TYPE	QUANTITY	FACTURED ULTIMATE AXIAL CAPACITY KN (KIP) ²		AXIAL STRUCTURAL CAPACITY KN (KIP) ⁴	SHAFT SIZE MM (INCH)	HELIX SIZE MM (INCH)	TOP HELIX MIN. EMBEDMENT	NO. OF HELIX	MAX. TORQUE KN-M (FT-LBS)
		COMPRESSION	TENSION ³						
M1	4	50 (11)	35 (8)	220 (49)	60.3 x 4.76 (2 3/8 x 3/16)	203 x 9.53 (8 x 3/8)	SEE NOTE 5	1	5 (3,700)
M2	4	85 (19)	60 (13)	280 (63)	76.2 x 4.76 (3 x 3/16)	254 x 9.53 (10 x 3/8)	SEE NOTE 5	1	8.3 (6,200)



REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10.25.2021
2		
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FOR BUILDING PERMIT

PROJECT:		BERISHA RESIDENCE	
		52 JERSEYVILLE ROAD E ANCASTER, ON	
DRAWING:			
HELICAL PILE SPECIFICATIONS			
SCALE:	N.T.S.	PROJECT NO.	BR2021
DATE:	OCT 18-21		
DRAWN BY:	S. WOOD	SHEET NO.	F3.01
CHECKED BY:	B. LODDER		
			6 of 6