



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-22:100

APPLICANTS: Agent M. Fensham
Owner A. Tyrosvoutis

SUBJECT PROPERTY: Municipal address **734 Jerseyville Rd. W., Ancaster**

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

ZONING: "P7" (Conservation/Hazard Land - Rural) district

PROPOSAL: To to permit the construction of a new Single Detached Dwelling notwithstanding that:

1. A maximum building height of 13.6m shall be provided instead of the maximum permitted building height of 10.5m
2. The maximum width of the driveway shall be 35.0m whereas the width of the driveway is not permitted to exceed the width of an attached garage.

NOTES:

- i. These variances are necessary to facilitate Site Plan Control Application MDA-21-150.
- ii. Variance #1 has been written as requested by the applicant. The applicant shall ensure that height has been measured in accordance with the definition of Building Height as provided within Hamilton Zoning By-law 05-200.

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

DATE: Thursday, May 12th, 2022
TIME: 3:25 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:

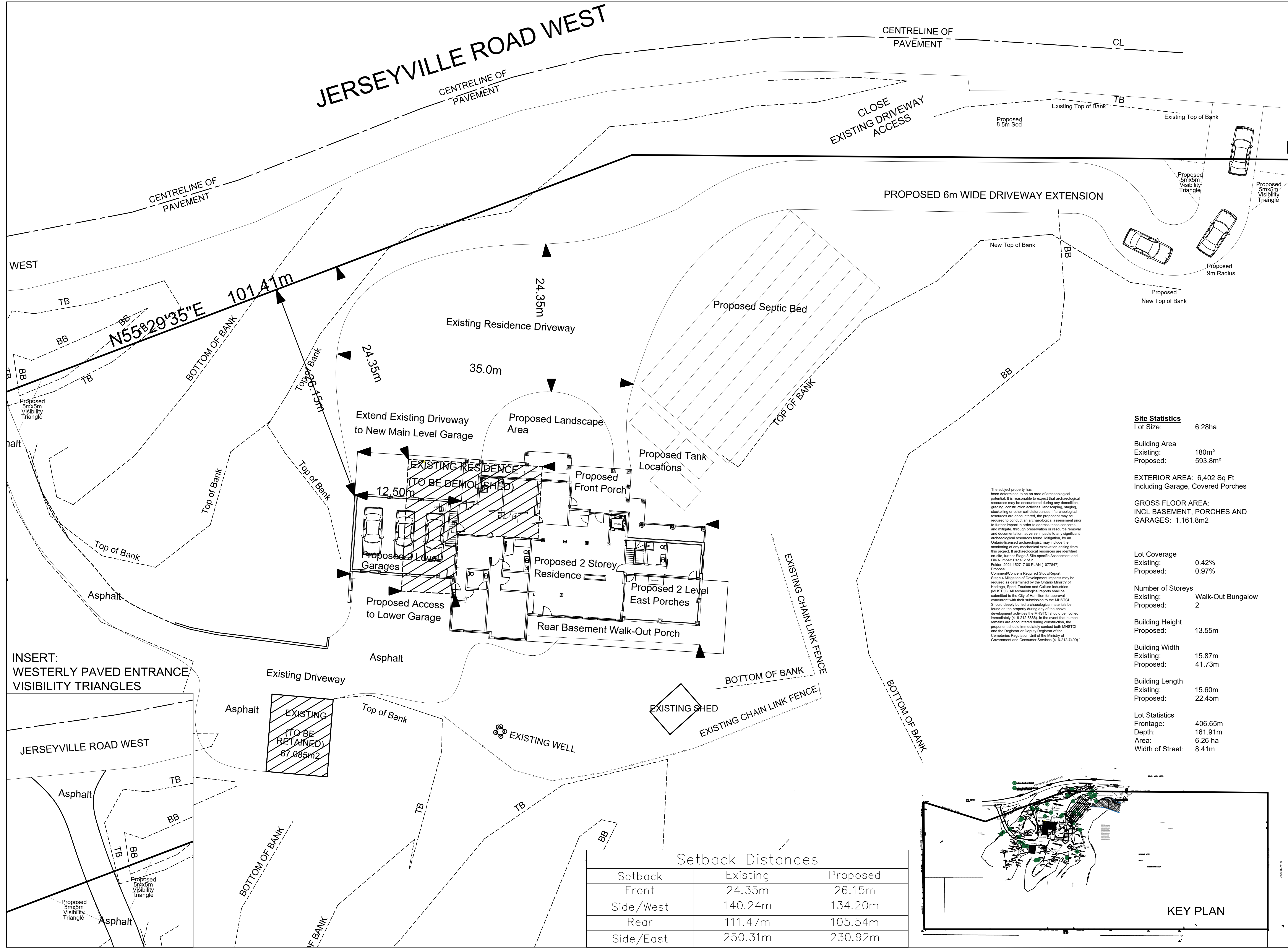
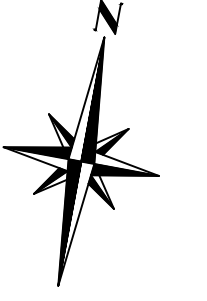
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: April 26th, 2022.

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.

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND NOTIFY DESIGNERS OF ALL DISCREPANCIES BEFORE INITIATING WORK. ALL DRAWINGS ARE THE PROPERTY OF THINKGIRAFFE. DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM DESIGNERS. PRINTS ARE NOT TO BE SCALED.



Site Statistics

Lot Size:	6.28ha
Building Area Existing:	180m ²
Proposed:	593.8m ²
EXTERIOR AREA: 6,402 Sq Ft Including Garage, Covered Porches	
GROSS FLOOR AREA: INCL BASEMENT, PORCHES AND GARAGES: 1,161.8m ²	
Lot Coverage Existing:	0.42%
Proposed:	0.97%
Number of Storeys Existing:	Walk-Out Bungalow
Proposed:	2
Building Height Existing:	13.55m
Proposed:	13.55m
Building Width Existing:	15.87m
Proposed:	41.73m
Building Length Existing:	15.60m
Proposed:	22.45m
Lot Statistics Frontage:	406.65m
Depth:	161.91m
Area:	6.26 ha
Width of Street:	8.41m

The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances. If archaeological resources are encountered, the proponent may be required to conduct an archaeological assessment prior to further impact in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and File Number: Page 2 of 2. Folder: 2021 15271 00 PLAN (1077847) Proposed: Comment/Concern Required Study/Report Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). All archaeological reports shall be submitted to the City of Hamilton for approval concurrent with their submission to the MHSTCI. Should deeply buried archaeological materials be found on the property during any of the above development activities the MHSTCI should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).

ISSUE for VARIANCE: Feb 22, 2022		
REMARKS	DATE	NO.
REVISIONS		

thinkGiraffe
ENVIRONMENTAL DESIGN
16 Sulphur Springs Road,
Ancaster, ON, L9G 1L8
905 304 1496
thinkgiraffe@bellnet.ca

PROJECT
Proposed Dwelling
734 Jerseyville Road West
Ancaster
Lot 36, Conc 3

SHEET TITLE
MDA-21-150
PROPOSED SITE PLAN

FOLDER	DRAWN BY M F / M S
FILE	SCALE 1:200
DATE	NUMBER

Setback Distances

Setback	Existing	Proposed
Front	24.35m	26.15m
Side/West	140.24m	134.20m
Rear	111.47m	105.54m
Side/East	250.31m	230.92m

