



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

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.:	A-24:159	SUBJECT PROPERTY:	2 Field Road, Ancaster
ZONE:	Settlement Residential (S1)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200

APPLICANTS: Owner: Chris MacDonald
 Agent: Dale Thring

The following variances are requested:

1. A porch deck or canopy may encroach the full distance of the front yard instead of the maximum 1.5 metre or half the distance of the required yard, whichever is the lesser.
2. A porch deck or canopy may encroach 1.781 metres into the required side yard, instead of the maximum 1.5 metre or half the distance of the required yard, whichever is the lesser.

PURPOSE & EFFECT: To permit the construction of a porch.

Notes:

1. It is noted that the lot line abutting Jerseyville Road West is considered the front lot line for the purposes of zoning review.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Tuesday, August 6, 2024
TIME:	2:15 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)

	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment
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For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

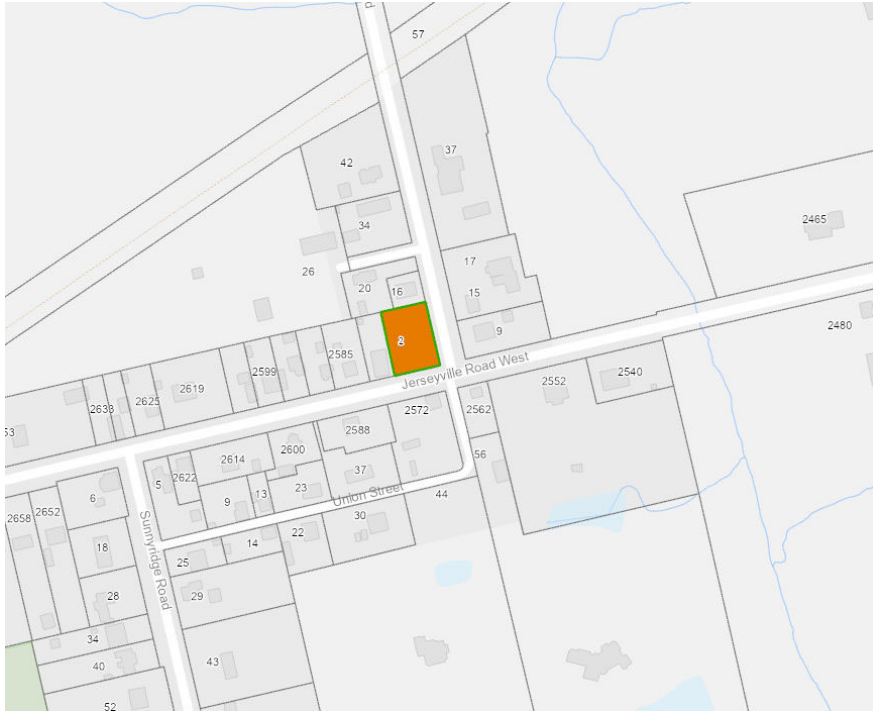
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon August 2, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:159, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 **Subject Lands**

DATED: July 18, 2024

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, and may include posting electronic versions.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

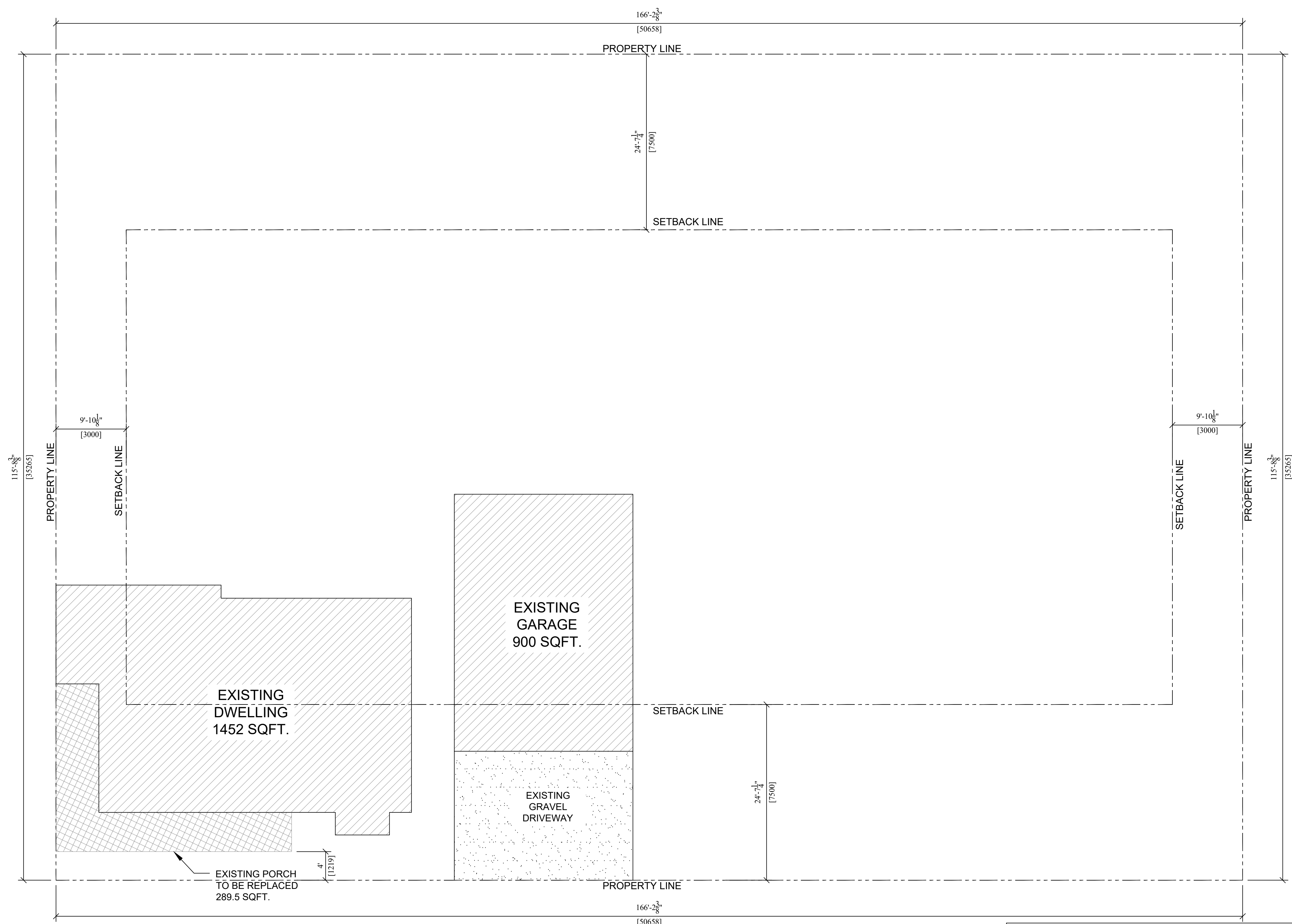
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

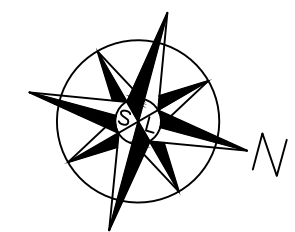
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



1 SITEPLAN
SP1.01 SCALE: 3/16" = 1'-0"



SITE STATISTICS	
MUNICIPAL ADDRESS	2 FIELD ROAD JERSEYVILLE, ONTARIO L0R 1R0
ZONING	SETTLEMENT RESIDENTIAL - S1
MAXIMUM ROOF HEIGHT	10.5 m (34'-5 3/8")
PROPOSED ROOF HEIGHT	3.2 m (10'-6 1/2")
LOT AREA:	1786.46 m ² (19,229.34 sqft)
BUILDING COVERAGE: (BUILDING/LOT AREA)	
PERMITTED :	1786.46 m ² (19,229.34 sqft) - 100%
EXISTING DWELLING:	134.90 m ² (1452 sqft) - 7.55%
EXISTING GARAGE:	83.61 m ² (900 sqft) - 4.68%
PROPOSED PORCH (EXISTING TO BE REPLACED):	26.90 m ² (289.5 sqft) - 1.5%
LANDSCAPED AREA:	1,499.11 m ² (16,136.43 sqft) - 83.92%
DRIVEWAY:	41.94 m ² (451.41 sqft) - 2.35%

NO.	DATE	DESCRIPTION
1	12/06/2023	DESIGN

REVISION

ND N.D. DESIGNS
49 MARKHAM CRESCENT
STONE CREEK, ON
L8J 2Y3
T/905.818.9197
E/n.d.designs@outlook.com

SEAL & SIGNATURE:

CLIENT:
CHRIS MACDONALD

PROJECT:
2 FIELD ROAD PROCH

SHEET CONTENTS:	
SITEPLAN	
PROJECT NUMBER: 23-06-01	
DRAWING SCALE: 3/16" = 1'-0"	
DRAWN BY:	CHECKED BY: DATE:
DJT	12/06/2023
SHEET NO:	REV:
SP1.01	1

2 FIELD ROAD PORCH

2 FIELD ROAD JERSEYVILLE, ONTARIO L0R 1R0

DRAWING LIST:

ARCHITECTURAL:

- A0.01 - TITLEPAGE
- SP1.01 - SITEPLAN
- A1.01 - FLOOR PLANS
- A2.01 - ELEVATIONS
- A4.01 - SECTION



ENGINEER:
HH Engineering
80 Eastbourne Ave.
Hamilton, Ontario
L8M 2M8
Contact: Alex Hrastov - 905-912-2817

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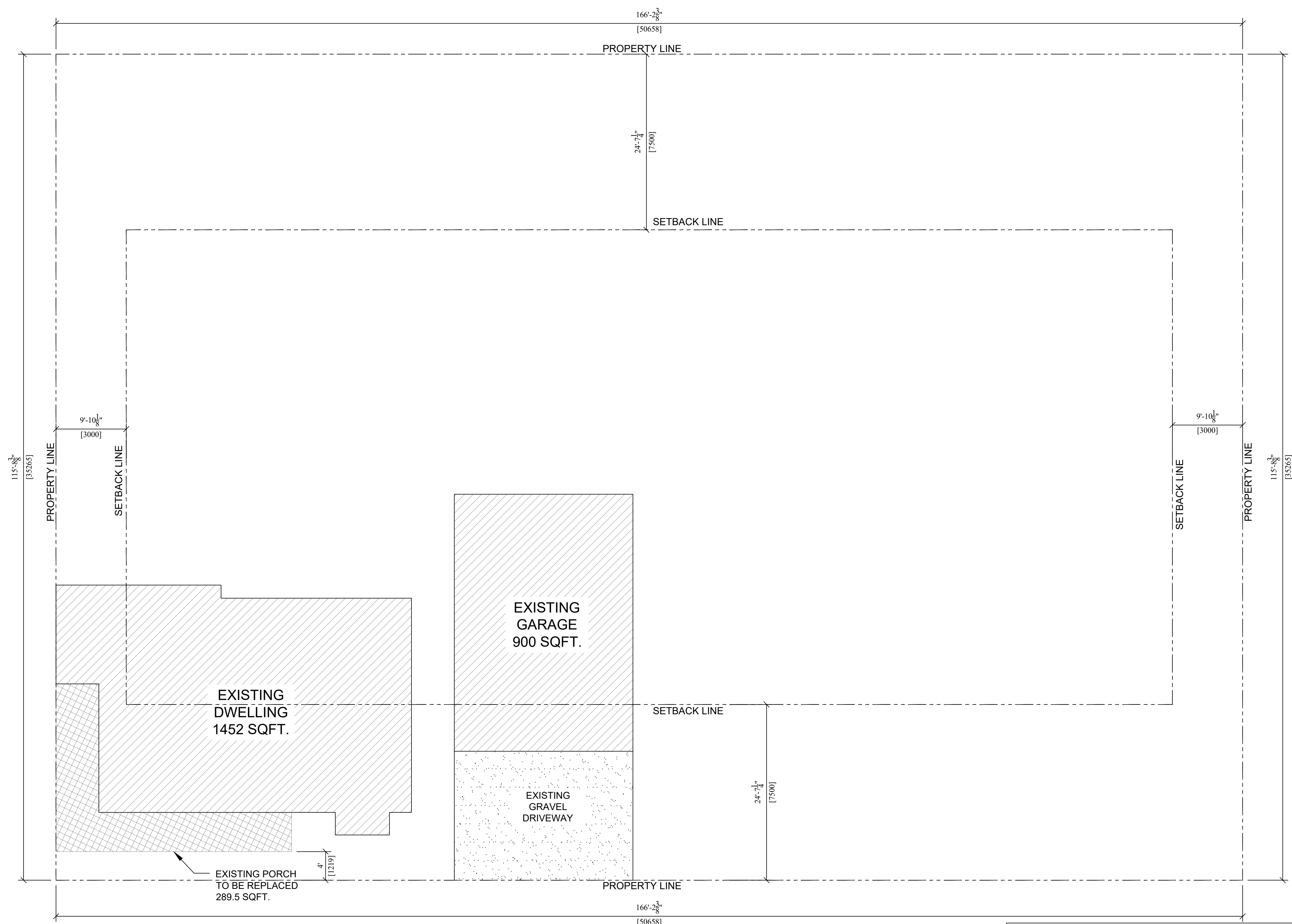
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TITLE PAGE

PROJECT NUMBER:
23-06-01

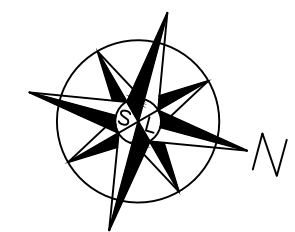
DRAWING SCALE:
N/A

DRAWN BY: DJT CHECKED BY: DATE: 12/06/2023

SHEET NO.: A0.01 REV.: 1



1 SITEPLAN
SP1.01 SCALE: 3/16" = 1'-0"



SITE STATISTICS	
MUNICIPAL ADDRESS	2 FIELD ROAD JERSEYVILLE, ONTARIO L0R 1R0
ZONING	SETTLEMENT RESIDENTIAL - S1
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2 FIELD ROAD PROCH

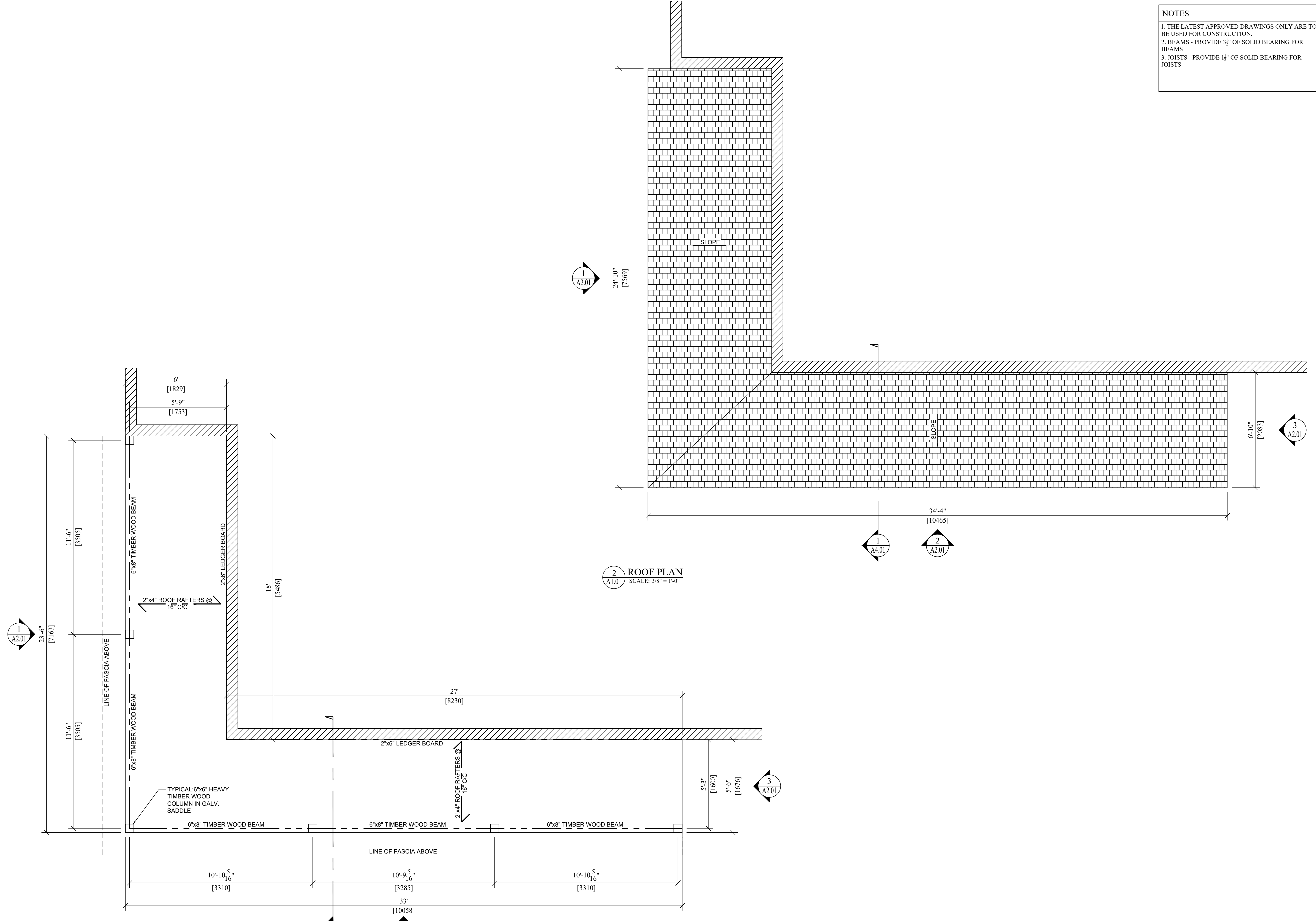
SHEET CONTENTS:
SITEPLAN

PROJECT NUMBER:	23-06-01
DRAWING SCALE:	3/16" = 1'-0"
DRAWN BY:	DJT
CHECKED BY:	
DATE:	12/06/2023
SHEET NO.:	SP1.01
REV.:	1

NOTES

1. THE LATEST APPROVED DRAWINGS ONLY ARE TO BE USED FOR CONSTRUCTION.
2. BEAMS - PROVIDE $\frac{3}{4}$ " OF SOLID BEARING FOR BEAMS
3. JOISTS - PROVIDE $\frac{1}{4}$ " OF SOLID BEARING FOR JOISTS

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1 FLOOR PLAN
SCALE: 3/8" = 1'-0"

2 ROOF PLAN
SCALE: 3/8" = 1'-0"

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CLIENT:
CHRIS MACDONALD

PROJECT:
2 FIELD ROAD PROCH

SHEET CONTENTS:
FLOOR PLANS

PROJECT NUMBER:
23-06-01

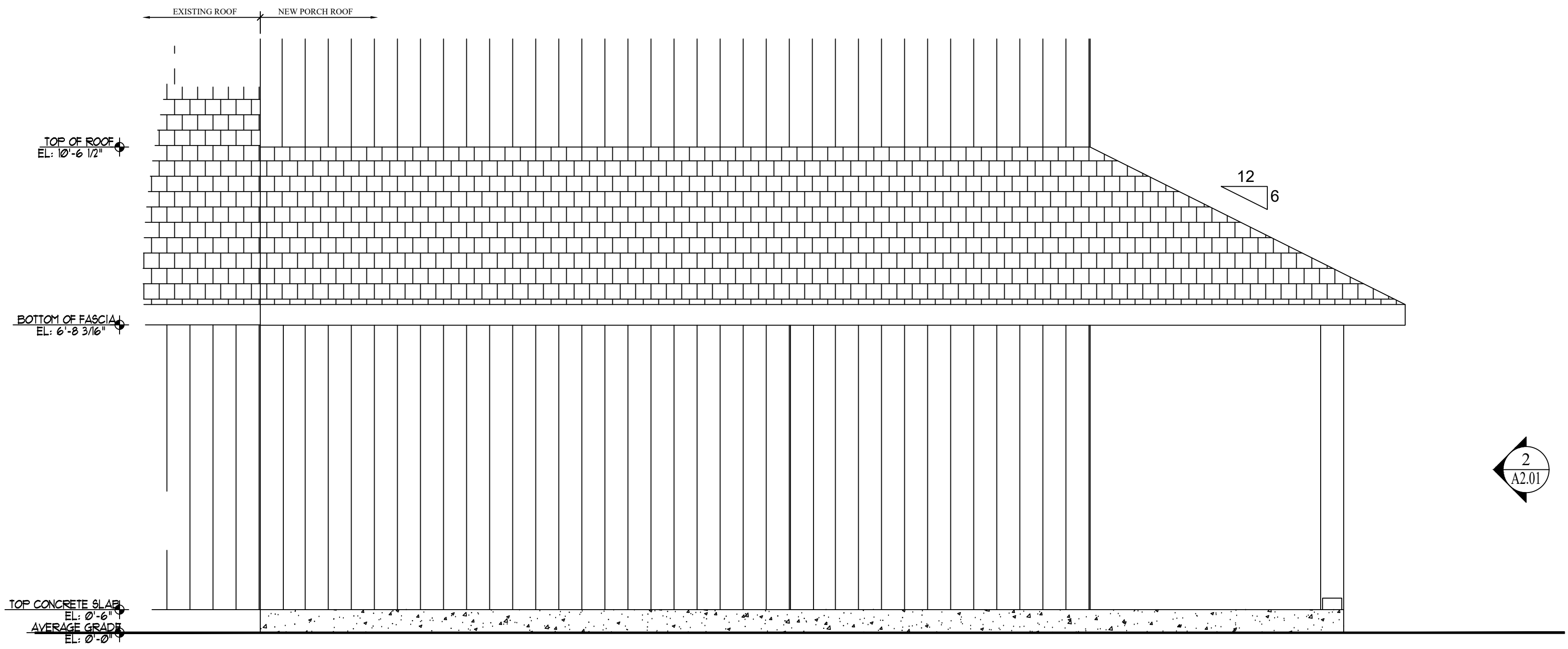
DRAWING SCALE:
1/2"=1'-0"

DRAWN BY: **DJT** | CHECKED BY: | DATE: **12/06/2023**

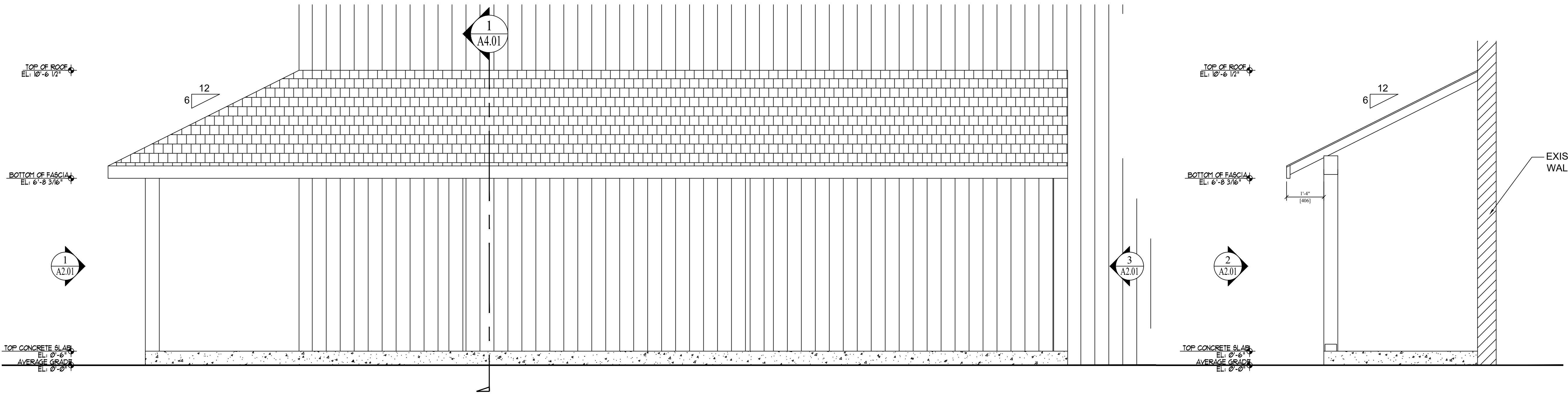
SHEET NO.: **A1.01** | REV: **1**

- NOTES**
1. THE LATEST APPROVED DRAWINGS ONLY ARE TO BE USED FOR CONSTRUCTION.
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 3. JOISTS - PROVIDE $1\frac{1}{2}$ " OF SOLID BEARING FOR JOISTS

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1 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



2 EAST ELEVATION
SCALE: 1/2" = 1'-0"

3 NORTH ELEVATION
SCALE: 1/2" = 1'-0"

NO.	DATE	DESCRIPTION
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REVISION		

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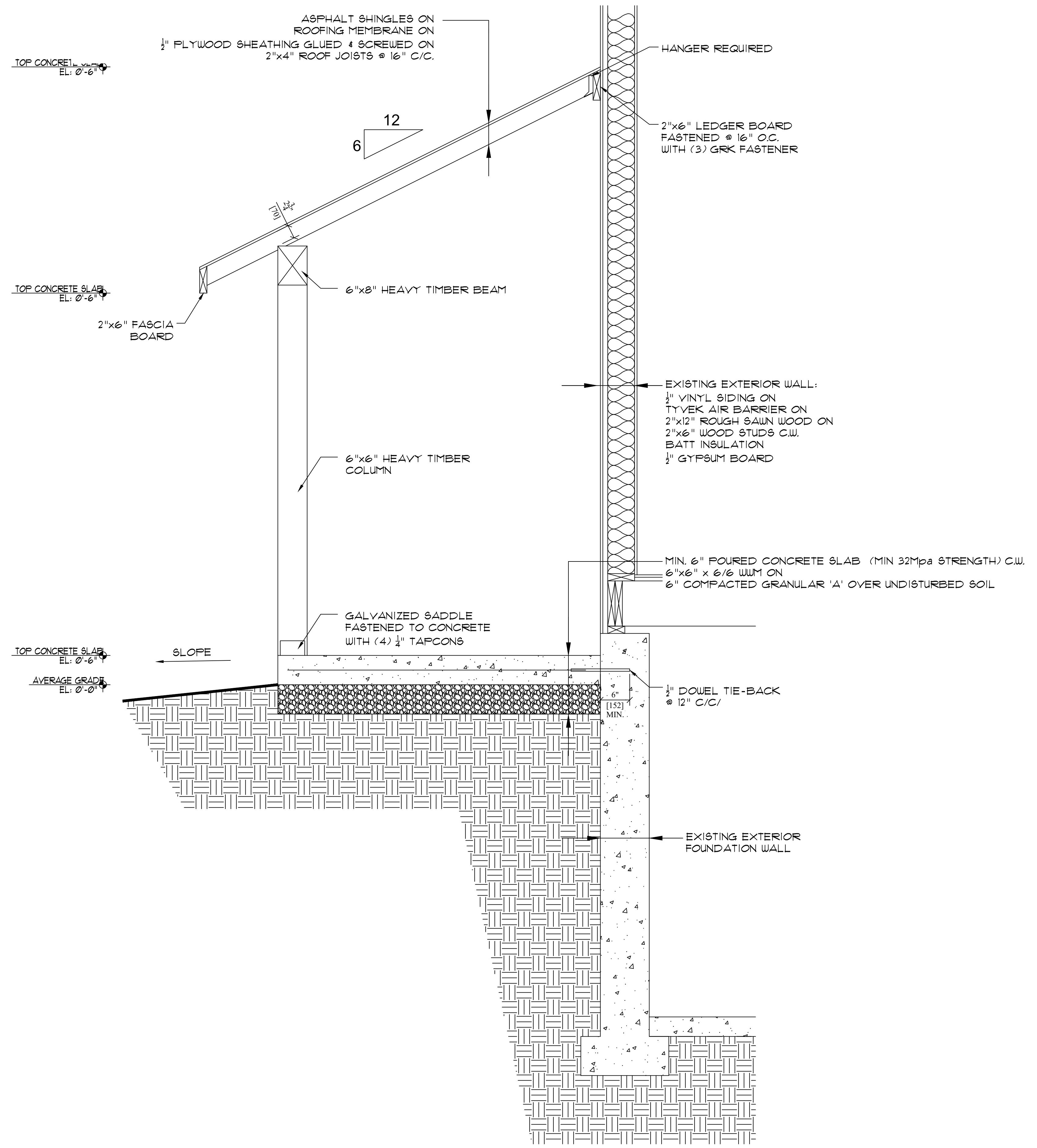
SHEET CONTENTS:
ELEVATIONS

PROJECT NUMBER:
23-06-01

DRAWING SCALE:
1/2"=1'-0"

DRAWN BY: **DJT** CHECKED BY: DATE: **12/06/2023**

SHEET NO.: **A2.01** REV: **1**



1 BUILDING SECTION
 A4.01 SCALE: 1" = 1'-0"

NOTES

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- JOISTS - PROVIDE 1 1/4" OF SOLID BEARING FOR JOISTS

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NO.	DATE	DESCRIPTION
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REVISION

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 STONEY CREEK, ON
 L8J 2Y3
 T/905.818.9197
 E/n.d.designs@outlook.com



CLIENT:
CHRIS MACDONALD

PROJECT:
2 FIELD ROAD PROCH

SHEET CONTENTS:
SECTION AND DETAIL

PROJECT NUMBER:
23-06-01

DRAWING SCALE:
1"=1'-0"

DRAWN BY: DJT CHECKED BY: DATE: 12/06/2023

SHEET NO.: A4.01 REV: 1



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/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	
Registered Owners(s)	Chris MacDonald	
Applicant(s)	Dale Thring	
Agent or Solicitor		
		Phone:
		E-mail:

1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner AgentSolicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type In person Credit over phone* Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	2 Field Rd, Jerseyville, ON, L0R 1R0		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

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

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Rebuilding of the existing porch does not meet zoning by-law setback requirements of 3.0 meters at the side yard or 7.5 meters of the front yard. We can achieve 0 meters for side yard and 1.2 meters for front yard.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The existing dwelling was built with-in the minimum 3.0m side yard setback and 7.5m front yard setback lines. Therefore replacing the existing porch we cannot meet setback requirements.

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
50.6m	35.3m	1786.46m ²	6.7m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Detached Dwelling	1.2m	23.2m	0m/35.5m	03/20/1797
Detached Garage	5.5m	18.8m	17m/26m	03/20/1987

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Replacement Front Porch	1.2m	23.2m	35.5m/0m	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Detached Dwelling	134.9m ²	181.3m ²	2	7.01m
Detached Garage	83.6m ²	83.6m ²	1	4.88m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Replacement Front Porch	26.9m ²	26.9m ²	1	3.2m

4.4 Type of water supply: (check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well

- lake or other water body
- other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

- publicly owned and operated storm sewers
- swales

- ditches
- other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
- system privately owned and operated individual
- septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year
- right of way
- other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single Detached Dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Sing detached dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2017

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Detached Dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Detached Dwelling

7.4 Length of time the existing uses of the subject property have continued:

7

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): SETTLEMENT RESIDENTIAL

Rural Settlement Area: JERSEYVILLE RURAL SETTLEMENT AREA

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? SETTLEMENT RESIDENTIAL - S1

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
-
-