



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-24:157	SUBJECT PROPERTY:	768 Field Road, Ancaster
ZONE:	“P7 and A1” (Conservation/Hazard Land Rural and Agricultural)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Al Koudys
Agent: Harry Dehaan

The following variances are requested:

1. A maximum gross floor area of 22.5% shall be permitted for the expansion of the existing building instead of the maximum 10.0% of the gross floor area of an existing building permitted.

PURPOSE & EFFECT: To facilitate the expansion of an existing single detached dwelling through the construction of a one storey addition (private garage).

Notes:

The applicant shall ensure that any eave/gutter projections proposed into the front yard conform to the maximum 0.6m projection permitted; otherwise, further variances shall be required.

Details regarding the access driveway location and size, the internal parking space size or obstructions, and finished floor area of the attached garage were not shown from which to confirm compliance. Therefore, the applicant shall ensure compliance is achieved; otherwise, further variances shall be required.

Please note that this property is exempt from the requirement of Electric vehicle parking as it is located in an Open Space P7 zone.

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:	2:20 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

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

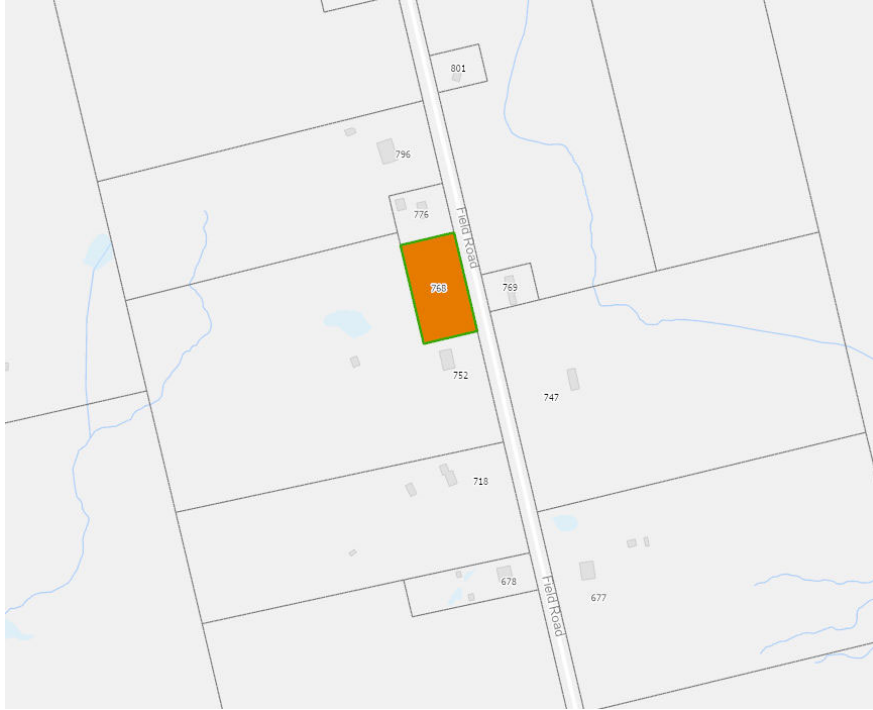
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon August 2, 2024

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-24:157, 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.

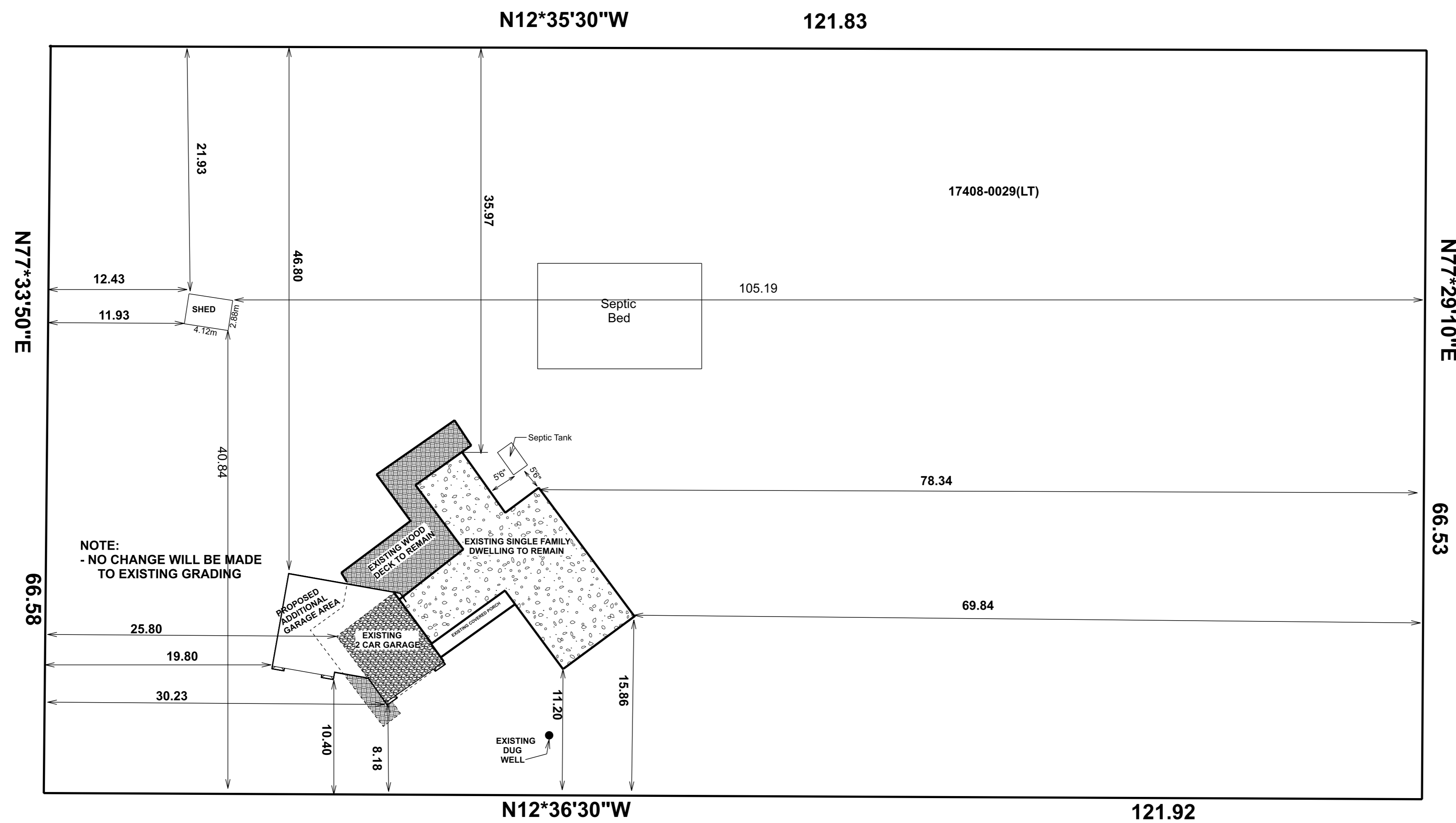
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

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.



GENERAL NOTES:

1. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION IS TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.) AND MUNICIPAL BY-LAWS.
3. THE REQUIRED PERMITS AND APPROVALS ARE TO BE OBTAINED BEFORE THE CONTRACTOR COMMENCES WITH THE WORK.
4. DRAWINGS ARE NOT TO BE SCALED.
5. BEFORE ORDERING ROOF TRUSSES, VERIFY ALL DIMENSIONS ON THE JOB.
6. IF THERE ARE ANY DESIRED CHANGES TO THE DESIGN OF THE BUILDING IN WHICH THE BUILDING PERMIT WAS ISSUED FOR, THE DESIGNER MUST BE NOTIFIED OF SUCH 'DESIRED CHANGES' AND GIVE APPROVAL BEFORE THE CHANGE COMMENCES.
7. IF ANY ERRORS ARE DISCOVERED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED BEFORE CONSTRUCTION CONTINUES.
8. ALL ELECTRICAL TO MEET ESA CODES

FOOTPRINT & AREA DETAILS

Existing Lot area: 87,309.74 sq ft (8,111.34m²)
 Existing dwelling: 2,022 sq ft (187.85m²)
 Existing attached garage: 510 sq ft (47.38m²)
 Existing shed: 127 sq ft (11.80m²)
 Existing total dwelling & shed footprint: 2,532 sq ft (235.23m²)
 Existing lot coverage of buildings: 2.90%

New proposed garage area: 810 sq. ft. (75.25m²)
 New total garage area: 1,350 sq. ft. (125.42m²)
 New total of dwelling & shed footprint: 3,342 sq ft (310.48m²)
 New total lot coverage: 3.82%

Ridge height 15' 6"

DRAWING COMPLETED BY: HARRY DEHAAN

BCIN # 31702

SIGNATURE: *Harry Dehaan*

VERSION

Review: Nov, 2023
 Review: Jan, 2023
 Permit: April, 2024

GARAGE ADDITION

CLIENT:

Albert Koudys

COPYRIGHT: Reproduction or use of these drawings and any related attachments by intended parties or without consent is strictly prohibited and guilty parties risk prosecution under Ontario law.

ROAD ALLOWANCE BETWEEN LOTS 18 and 19 - KNOWN AS FIELD ROAD

**PART 1 - PLAN OF SURVEY OF
 PART OF LOT 18
 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF ANCASTER
 CITY OF HAMILTON**

SCALE



PROJECT ADDRESS 768 Field Rd, Hamilton, ON L0R 1T0	SITE PLAN	
	PHONE: 905-570-2213	BCNI # 31702
DRAWN BY: <i>hdh</i> SCALE: AS NOTED DATE: April 22nd, 2024	CONTRACTOR: Double H Construction Ltd.	SP1.01



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Hamilton, ON L8P4Y5

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APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME		
Registered Owners(s)	AL KOUDYS		
Applicant(s)	HARRY DEHAAN		
Agent or Solicitor		Phone:	
		E-mail:	

1.2 Primary contact

Applicant

Owner

Agent/Solicitor

1.3 Sign should be sent to

Applicant

Owner

Agent/Solicitor

1.4 Request for digital copy of sign

Yes*

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

Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	768 Field Road		
Assessment Roll Number	140110468000000		
Former Municipality	Ancaster		
Lot	18	Concession	1
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:

To increase a 2 car garage to a 3 car garage. Garage will continue to be attached to the existing single family dwelling. The square footage of the proposed exceeds the 10% allowed for in a P7 zoning by approx 500 sq ft

Second Dwelling Unit Reconstruction of Existing Dwelling

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

Primary reason is that the third proposed bay is greater than the permitted build size of 10%. The second factor is that the existing home is on an angle to the road and the new proposed garage area needs to be a minimum of 10 meter from the front yard set back, this causes the new area to be on an angle off the side of the existing garage.

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

Yes No

If yes, please provide an explanation:

If I understand 45(2) correctly, the land use prior to the by-law is being maintained.

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
121.92 m	66.53 m	8,111.34 m ²	66'

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 family home with attached garage	8.18m	35.97m	25.8 m & 69.84m	01/01/1980
shed	40.84m	21.93m	11.93 m & 105.19m	01/01/1995

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
additional attached garage space	10.40m	46.80m	19.80m	01/08/2024

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 family dwelling	187.85m ²	187.85m ²	1	4.72m
garden Shed	11.87m ²	11.87m ²	1	2.5m
attached garage	47.38m ²	47.38m ²	1	4.72m
wood decks	102.19m ²	102.19m ²	1	0.6m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
additional garage area	75.25m ²	75.25m ²	1	4.72m

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.):
no change to use - maintaining a single family dwelling

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
09/01/2020

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

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

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

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

Rural Hamilton Official Plan designation (if applicable): rural residential

Rural Settlement Area: Rural Lynden

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.
by continuing to use the property as a single family dwelling

7.6 What is the existing zoning of the subject land? been advised it is A2 and P7

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: 0

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

The proposed garage extension has been drawn on a site plan and has been submitted along with the minor variance application as part of the required details to the applications "Site Sketch"

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
