

**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

<b>APPLICATION NO.:</b>	<b>A-25:106</b>	<b>SUBJECT PROPERTY:</b>	3310 Ferris Road, Glanbrook
<b>ZONE:</b>	A1 (Agriculture)	<b>ZONING BY-LAW:</b>	Hamilton Zoning By-law 05-200, as Amended by 15-173

**APPLICANTS:** Owner: Grant and Kairi West

The following variances are requested:

1. A maximum of 7.0% lot coverage shall be permitted for all buildings accessory to the single detached dwelling instead of the requirement that all buildings accessory to a Single Detached Dwelling shall not exceed a total 5% lot coverage.

**PURPOSE & EFFECT:** To facilitate the construction of an accessory building to the existing single detached dwelling.

**Notes:**

**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:

<b>DATE:</b>	<b>Thursday, July 17, 2025</b>
<b>TIME:</b>	<b>2:00 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

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

## A-25:106

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

### PUBLIC INPUT

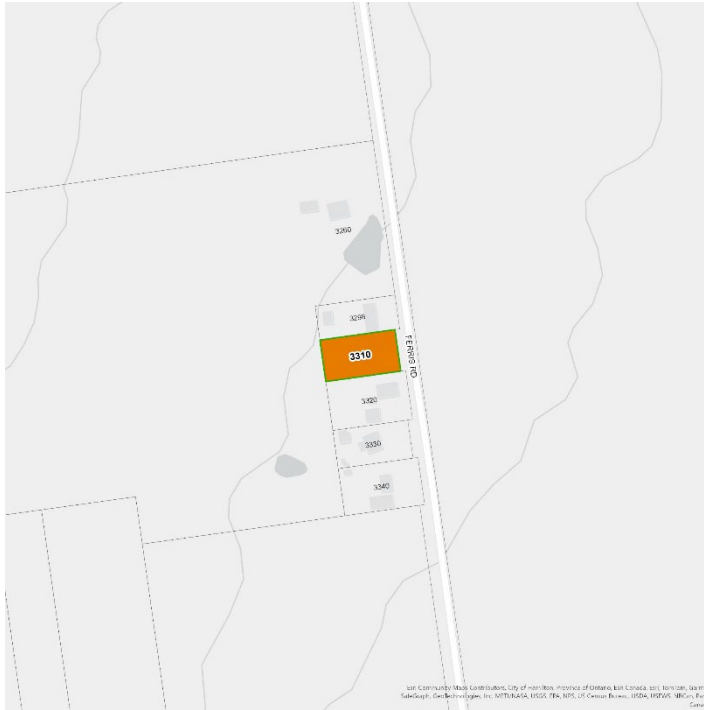
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon July 15, 2025

**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 July 16, 2025

### FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:106, you must submit a written request to [cofa@hamilton.ca](mailto: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](mailto: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: June 30, 2025

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Justin Leung,  
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.



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

## 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](mailto: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 Tuesday prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://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](mailto: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](mailto: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.

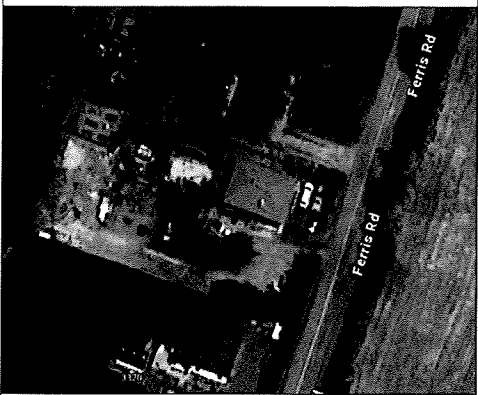
ZONING INFORMATION

ZONE	A1
ZONE DESCRIPTION	AGRICULTURE
BY-LAW NUMBER	15-173
PARENT BY-LAW	05-200, SECTION 12

SITE STATISTICS

LOT AREA	2033.81 m <sup>2</sup>
EXISTING HOUSE LOT COVERAGE	120.16m <sup>2</sup>
PROPOSED BUILDING LOT COVERAGE	121.54m <sup>2</sup>
TOTAL LOT COVERAGE	241.7m <sup>2</sup> /2033.81m <sup>2</sup> = 11.88%

KEY PLAN



ENGINEER SEAL

Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.

This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.

©COPYRIGHT - AM ENGINEERING  
All rights reserved.

03		
02	ISSUED FOR PERMIT	MAY 30, 2025
01	ISSUED FOR PERMIT	APRIL 10, 2025
REV.	DESCRIPTION	DATE

PROJECT: 3310 FERRIS ROAD, HAMILTON, ON, L0R 1W0

CLIENT: GRANT WEST

CONSULTANT: AM ENGINEERING  
4145 North Service Road,  
Burlington, ON L7L 6A3  
amengineering.ca

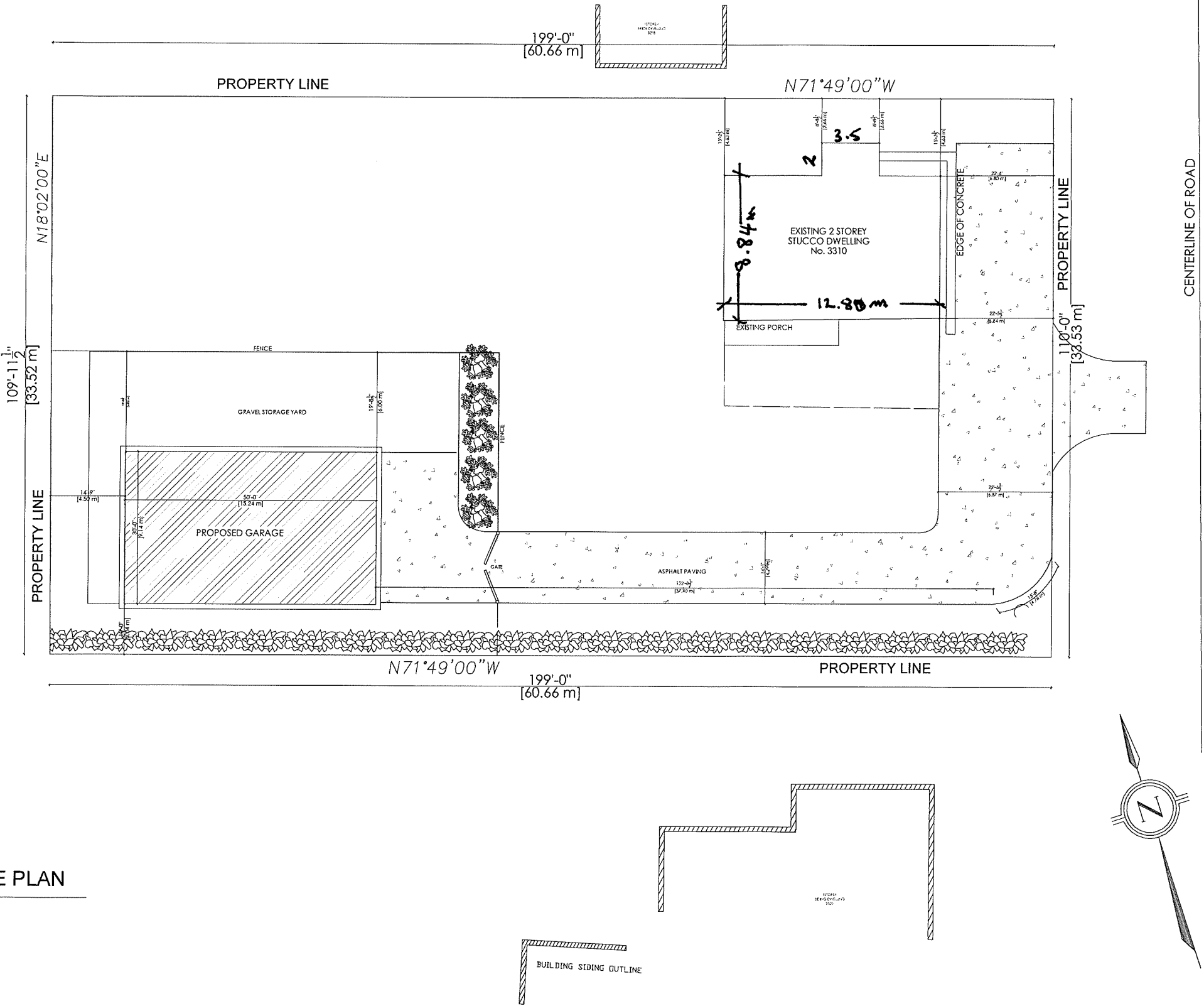
DWG TITLE:  
PROPOSED SITE PLAN

SHEET: A100  
SCALE: 3/32" - 1'-0"

DRAWN: TK  
DATE: MAY 30, 2025

PROPOSED SITE PLAN

SC: 3/32" - 1'-0"



**Grant & Kairi West**  
3310 Ferris Rd  
Hamilton, ON L0R1W0

May 21, 2025

Dear Neighbour,

We hope this note finds you well. We are writing to inform you that we are planning to build a garage on our property at 3310 Ferris Rd. As part of the process, we want to make sure you are aware of the project and to provide you with an opportunity to ask any questions or voice any concerns.

The garage will be built in accordance with all municipal bylaws and building regulations, and we are committed to minimizing any disruption during the construction process.

If you have any questions, concerns, or would like to discuss the project in more detail, please don't hesitate to contact us at [REDACTED]

To help us move forward, we kindly ask that you sign below to acknowledge that you have been informed and that you have no objections to the construction of the garage.

Thank you for your time and understanding.

Warm regards,

Grant and Kairi West

#### **Acknowledgement of Notice and No Objection**

I/we, the undersigned, acknowledge that I/we have been informed of the proposed construction of a garage at [Your Address], and I/we have no objection to the project as described.

Neighbour's Name(s): JAMES SUPPLE

Address: [REDACTED]

Signature: [REDACTED] Date: JUNE 1 2025

Signature: [REDACTED] Date: JUNE 1 2025

**Grant & Kairi West**  
3310 Ferris Rd  
Hamilton, ON L0R1W0

May 21, 2025

Dear Neighbour,

We hope this note finds you well. We are writing to inform you that we are planning to build a garage on our property at 3310 Ferris Rd. As part of the process, we want to make sure you are aware of the project and to provide you with an opportunity to ask any questions or voice any concerns.

The garage will be built in accordance with all municipal bylaws and building regulations, and we are committed to minimizing any disruption during the construction process.

If you have any questions, concerns, or would like to discuss the project in more detail, please don't hesitate to contact us at [REDACTED]

To help us move forward, we kindly ask that you sign below to acknowledge that you have been informed and that you have no objections to the construction of the garage.

Thank you for your time and understanding.

Warm regards,

Grant and Kairi West

**Acknowledgement of Notice and No Objection**

I/we, the undersigned, acknowledge that I/we have been informed of the proposed construction of a garage at [Your Address], and I/we have no objection to the project as described.

Neighbour's Name(s): BILL AND CATHERINE PATTERSON

Address: [REDACTED]

Signature: [REDACTED]

Date:

June 1 2025

Signature: [REDACTED]

Date:

June 1 2025





Hamilton

**Committee of Adjustment**

City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR A MINOR VARIANCE/PERMISSION**

UNDER SECTION 45 OF THE *PLANNING ACT*

**1. APPLICANT INFORMATION**

	NAME
Registered Owners(s)	GRANT WEST KAIRI WEST
Applicant(s)	
Agent or Solicitor	

E-mail:
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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\*

☐ 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	3310 FERRIS RD. MT. HOPE LOR. IWO		
Assessment Roll Number	902610285000000		
Former Municipality	GLANBROOK		
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:

NPCA

## 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:

BUILDING SIZE  $(15.38 \times 9.144) = 140.6$   
sqm.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

LOT COVERAGE VS SIZE OF BUILDING

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
33.52m	60.66m	2033.9sqm	

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
RESIDENCE	6.80m		2.66m	ASAP

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
GARAGE	42.18m	4.50m	3.04	ASAP

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
CONCRETE/STEEL	120.6 m <sup>2</sup>	120.6 m <sup>2</sup>	1.5	7.3m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
WOOD FRAME/STEEL	121.54 m <sup>2</sup>	121.54 m <sup>2</sup>	1	6.0m

- 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) SEPTIC

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.):

PRIVATE RESIDENCE (STORAGE)

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

PRIVATE RESIDENCE

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

APRIL 22/2023

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

RESIDENCE

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

RESIDENCE

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

AS CONTINUED SINCE CONSTRUCTION.

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

A1 RURAL

Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

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? A1

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: \_\_\_\_\_



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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):

PROPOSE STORAGE BUILDING

## 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

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