

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.25:145	SUBJECT PROPERTY:	7290 Airport Road East, Glanbrook
ZONE:	A1 (Agriculture)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Michael Krusto
 Agent: John Ludica

The following variances are requested:

1. The aggregate Gross Floor Area of all Accessory Buildings shall not exceed 208.0 square metres, or 5% lot coverage, whichever is the lesser instead of the requirement that the aggregate Gross Floor Area of all Accessory Buildings shall not exceed 200.0 square metres, or 5% lot coverage, whichever is the lesser.

PURPOSE & EFFECT: To facilitate the construction of an accessory storage building at the rear of the property.

Notes:

- i. Please be advised no elevation drawings were provided. If conformity cannot be achieved, additional variances may be required.
- ii. Please be advised insufficient information was provided to determine zoning compliance with Section 4.8h) of Hamilton Zoning By-law 05-200. Additional variances may be required if zoning compliance cannot be achieved.

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:	Thursday, August 14, 2025
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A.25:145

TIME:	12:45 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 12, 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 August 13, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A.25:145, 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.



DATED: July 28, 2025

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

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing.

How to Submit Written Comments:

By Email:

Send to: cofa@hamilton.ca

By Mail:

Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

All written comments received will be made available to the Committee and the public by the Tuesday prior to the Hearing.

Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.

Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the date listed on the Notice of Public Hearing. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Name and mailing address of each person wishing to speak
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

Presentations

All presentations are permitted at the discretion of the Committee.

Virtual Presentations:

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca no later than 12:00 p.m. (noon) on the business day prior to the Hearing. The submission must be one document in PDF format only.

In-Person Presentations:

Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca by 12:00 p.m. (noon) on the business day prior to the Hearing in PDF format as a single document. Handouts are permitted only if the same content can be displayed on the presentation screen.

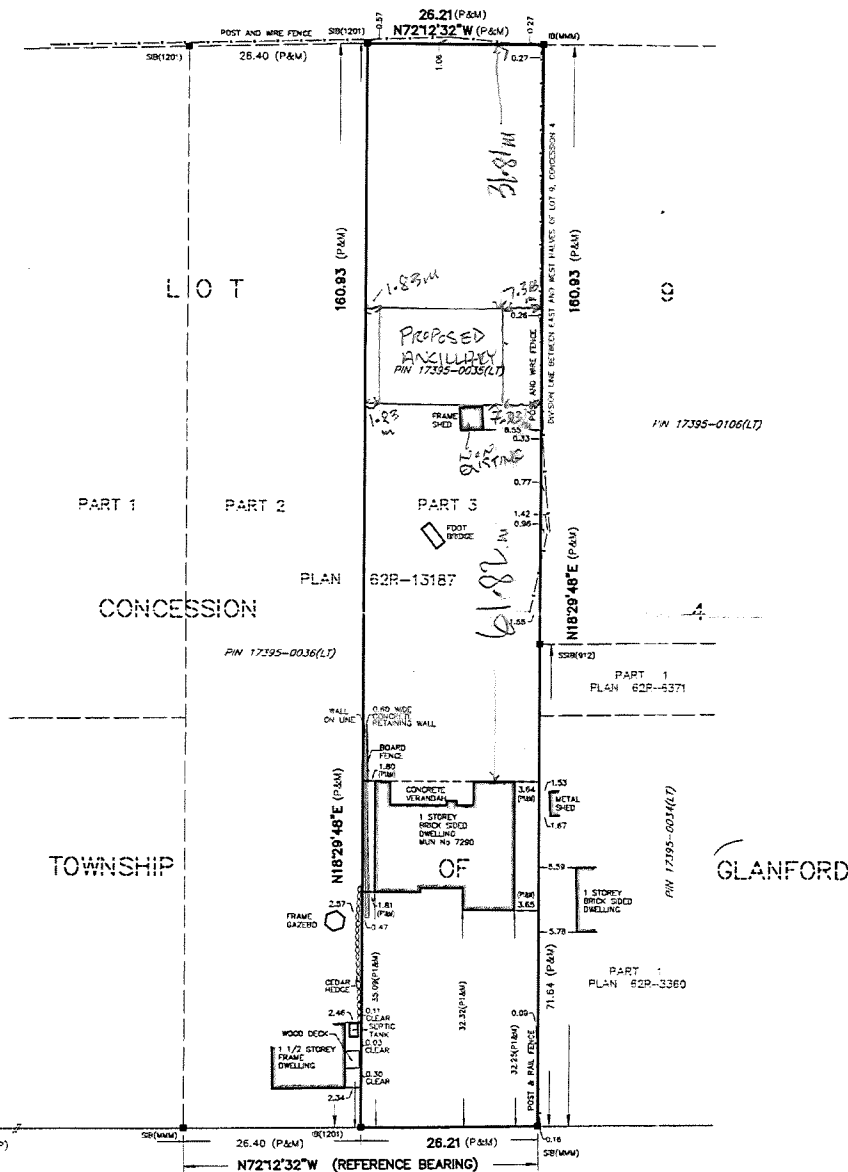
Additional Notes

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.

PLAN BEING PART 1
MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT (PART 2)

PART 7, PLAN 62R-2192
PIN 17395 - 0039 (LT)



NOTE
BUILDINGS SHOWN HEREON ARE TO
OUTSIDE FACE OF STRUCTURES, UNLESS
OTHERWISE NOTED.

PLAN 17395-0103(LT)
AIRPORT ROAD EAST
(ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5)

SURVEYOR'S REAL PROPERTY REPORT PLAN OF **PART OF LOT 9 CONCESSION 4**

GEOGRAPHIC TOWNSHIP OF GLANFORD
KNOWN AS MUNICIPAL No. 7290 AIRPORT ROAD EAST

BEING IN THE
CITY OF HAMILTON
SCALE 1:500

0 5 10 15 20 30 40 metres
Mackay, Mackay & Peters Limited - ONTARIO LAND SURVEYORS
© 2005

REPORT SUMMARY (PART 2) (to be read in conjunction with Part 1)

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE

ADDITIONAL REMARKS:
LOCATION OF FENCES, RETAINING WALL & HEDGE AS SHOWN ON PART 1

Note:
Mackay, Mackay & Peters Limited grants MARY LOU WINTER [The Client(s)] their solicitor and other
related parties permission to use "Original Copies" of the Surveyor's Real Property Report in
transactions involving "The Client(s)".

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Legend:

- | | |
|---|---|
| ■ DENOTES A SURVEY MONUMENT FOUND | # DENOTES ROAD |
| □ DENOTES A SURVEY MONUMENT PLANTED | WT DENOTES WITNESS MONUMENT |
| SB DENOTES STANDARD IRON BAR | CC DENOTES CUT CROSS |
| SB3 DENOTES SHORT STANDARD IRON BAR | OP DENOTES CONCRETE PIN |
| IB DENOTES IRON BAR | PN DENOTES PROPERTY IDENTIFICATION NUMBER |
| C DENOTES CENTRE LINE | (CU) DENOTES CROWN UNKNOWN |
| (P) DENOTES PLAN 62R-13187 | |
| (PT) DENOTES PLAN OF SURVEY | |
| BY: MACKAY MACKAY & PETERS LTD., O.L.S.
94-1218-4(H), DECEMBER 22, 1995. | |

Bearing Reference:

BEARING REF. ANGLE/DEGREES AND ARE REFERRED TO THE NORTHERLY LIMIT OF
AIRPORT ROAD EAST, AS SHOWN ON PLAN 62R-13187
HAVING A BEARING OF N72°12'32"W.

Surveyor's Certificate:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT
AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 15th DAY OF JULY, 2005.

AUGUST 3, 2005

DATE

ROSS A. CLARKE
ONTARIO LAND SURVEYOR

CAD FILE: E\

**MACKAY
MACKAY
& PETERS
LIMITED**
Established 1906

ONTARIO LAND SURVEYORS
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE: (905) 639-1375
FAX: (905) 333-9544
e-mail: halton@mmlimited.com
Records of Sewell & Sewell
and Yates & Yates LTD.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1569271



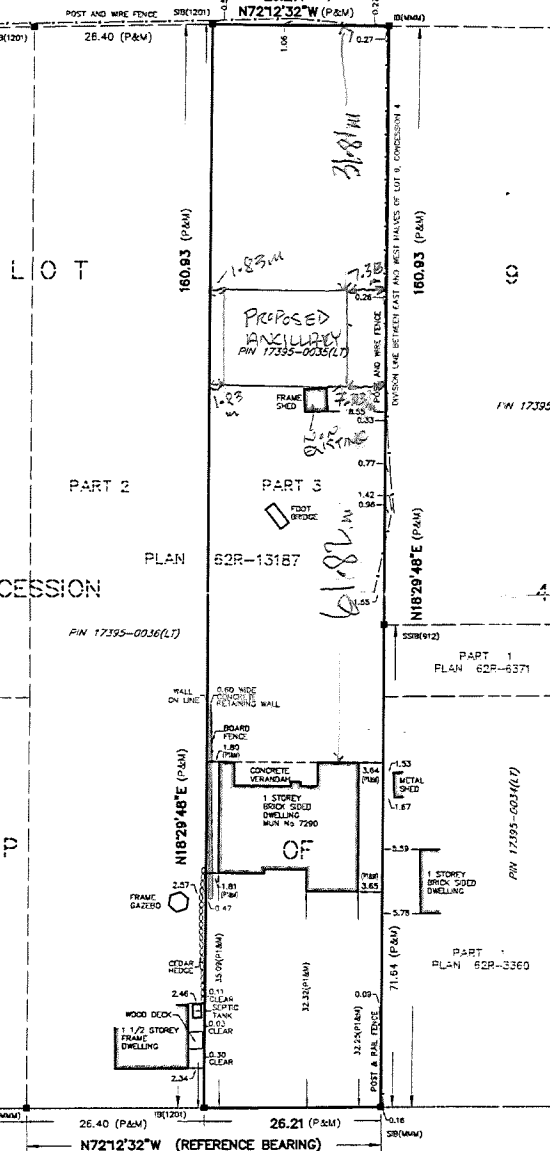
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 28(3)

DRAWN BY: CUM
PARTY CHECK: GW
CHECKED BY: RAC
PROJECT NO.:
05H-245

PLAN BEING PART 1
MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT (PART 2)

PART 7, PLAN 62R-2192
PIN 17395 - 0039 (LT)

26.21 (P&M)
N72°12'32"W (P&M)



PART 1
PART 2
CONCESSION
PIN 17395-0036(LT)

PART 3
PLAN 62R-13187
PIN 17395-0036(LT)

PART 1
PLAN 62R-6371

PART 1
PLAN 62R-3360

GLANFORD

AIRPORT ROAD EAST
(ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5)

NOTE
BUILDING TIES SHOWN HEREBY ARE TO
OUTSIDE FACE OF STRUCTURES, UNLESS
OTHERWISE NOTED.

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
PART OF LOT 9
CONCESSION 4

GEOGRAPHIC TOWNSHIP OF GLANFORD
KNOWN AS MUNICIPAL No. 7290 AIRPORT ROAD EAST

BEGING IN THE
CITY OF HAMILTON
SCALE 1:500

0 5 10 15 20 30 40 METRES
MackAY, MackAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2005

REPORT SUMMARY (PART 2) (to be read in conjunction with Part 1)

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

NONE

ADDITIONAL REMARKS:

LOCATION OF FENCES, RETAINING WALL & HEDGE AS SHOWN ON PART 1

Note:

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CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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SB DENOTES STANDARD IRON BAR	CE DENOTES CUT CROSS
SB9 DENOTES SHORT STANDARD IRON BAR	OP DENOTES CONCRETE PIN
IB DENOTES IRON BAR	PN DENOTES PROPERTY IDENTIFICATION NUMBER
C DENOTES CENTRE LINE	(SU) DENOTES ORDER UNKNOWN
(P) DENOTES PLAN 62R-13187	
(PT) DENOTES PLAN OF SURVEY	
BY: MACKAY MACKAY & PETERS LTD., O.L.S.	
04-1218-404, DECEMBER 22, 1995.	

Bearing Reference:

BEARINGS ARE ASTROPHONIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF
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HAVING A BEARING OF N72°12'32"W.

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WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF JULY, 2005.

AUGUST 3, 2005

DATE

ROSS A. CLARKE
ONTARIO LAND SURVEYOR

CAD FILE: 6\

MACKAY
MACKAY
& PETERS
LIMITED
Established 1906

ONTARIO LAND SURVEYORS
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE: (905) 633-1375
FAX: (905) 333-2544
e-mail: halton@mymplimited.com
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and Yates & Yates LTD.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1569271



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UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1028, Section 28(3)

DRAWN BY:	CMH
PARTY CHIEF:	GW
CHECKED BY:	RAC
PROJECT NO.:	OSH-245



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	MAILING ADDRESS
Registered Owners(s)	MICHEAL R. KRUSTO	
Applicant(s)		
Agent or Solicitor	JOHN IUDICA	

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 be sent by email.

1.6 Payment type

☐ In person

☐ Cheque

☒ Credit over phone

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	7290 AIRPORT RD, MOUNT HOPE, ON. LORRICO		
Assessment Roll Number	902-320-55350		
Former Municipality	HAMILTON (GLAND BROOK)		
Lot	LOT 9	Concession	GLANFORD
Registered Plan Number	62R-2192	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: 12.191 m x 17.068 m



☒ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

208 sqm → 8 sqm OVER ALLOWABLE

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

THE STRUCTURE IS 8m² OVER SIZED
PREFABRICATED BUILDING (STORAGE-
AUXILIARY)

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
26.21 m	160.92 m	4,216.366 m ²	

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
1 STORY DWELLING	32.32m	61.82m	1.8m & 3.65m	DO NOT
	32.25m	31.81m	1.8m & 3.64m	KNOW
	0.00m	12.19m		

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
ANCILLARY (STORAGE)	61.82m	31.81m	1.83m	(ASAP)
	96.86m		7.313m	

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	20.75m wide 22.86m D.	474.34m ²	1 storey	8.53m

(Ground floor area)

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
ANCILLARY	17.06m ²			
	12.19m D	207.99m ²	1	5.23m

(Ground floor area

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)

WELL (SISTER)

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.):

OWNER DRIVEWAY
(connects onto public road)
STORAGE (ANCILLARY BUILDING)

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

HOME (DWELLING UNIT) RESIDENCE
LIVING SPACE

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

JULY 12/2024

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

LIVING SPACE

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

LIVING SPACE

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

1 YEAR

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

Rural Hamilton Official Plan designation (if applicable):

~~A1~~ ~~AGRI~~ A1 Agriculture

Rural Settlement Area:

~~A1~~ N/A

Urban Hamilton Official Plan designation (if applicable)

~~A1~~ N/A

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:

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
-
-