



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:	A1 (Agriculture) & P7 (Conservation/Hazard Land Rural)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Al Koudys
Agent: Harry Dehaan

The following variances are requested:

1. A 65.6 square metre addition onto the existing attached garage shall be permitted instead of the requirement that a maximum gross floor area for an expansion to an existing building or structure shall not exceed 10% of the gross floor area of the existing building or structure;

PURPOSE & EFFECT: To permit the expansion of an attached garage to the existing Single Detached Dwelling.

Notes:

- i. Please note, insufficient information has been provided to determine Parking requirements of the proposed garage and driveway expansions. Should the proposed parking spaces and areas not be in compliance with the requirements of Section 5, additional variances may be required.

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
TIME:	3:00 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-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.



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

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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.

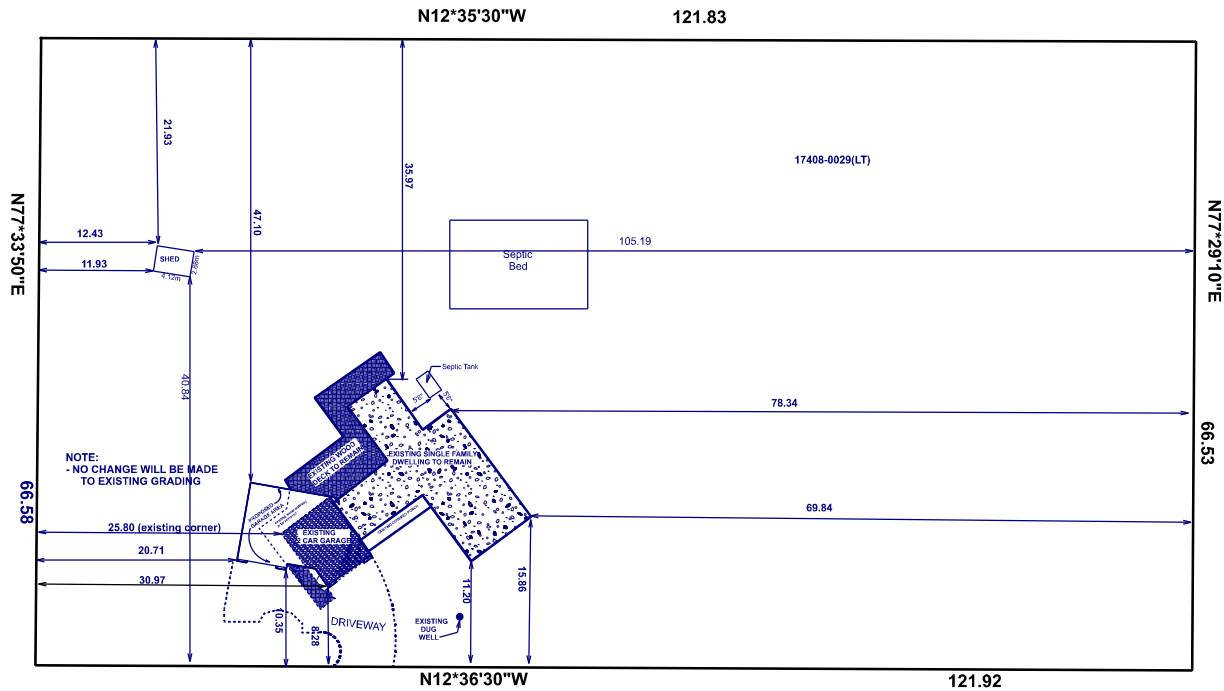
In-Person Presentations:

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.



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:

VERSION

Review: Nov, 2023
Review: Jan, 2023
Permit: April, 2024
Permit re-submit: June 2024
Minor variance revision: March, 2025
Minor variance re-submission: June, 2025

GARAGE ADDITION

CLIENT:

Albert Koudys

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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
788 Field Rd,
Hamilton, ON
L0R 1T0

DRAWN BY: hdb
SCALE: AS NOTED
DATE: April 22nd, 2024

SITE PLAN

PHONE: 905-570-2213 BCNI # 31702
doubleh.construction@sympatico.ca

CONTRACTOR:
Double H Construction Ltd.

SP1.01



New Homes • Additions & Renovations

300 Howell Rd, St. George, ON N0E 1N0

Tel: 905-570-2213

E-mail: doubleh.construction@sympatico.ca

TO: David Bonaventura
Planning Technician I – West Team
Development Planning
Planning and Economic Development
Planning Division
Ext. 3364

FROM: Harry deHaan

DATE: June 13th, 2025

REGARDING: re-submission of minor variance application File Number: A-24:157

- This letter is a summary of our re-submission for the minor variance application File Number: A-24:157.
- As per request from the Natural Heritage Committee to reduce the impact of the proposed garage addition into the P-7 zone, we were able to pull in the south side of the proposed garage by 3' and reduce the total footprint of the proposed garage addition into the P-7 zone by 9.7 sq meters (104.43 sq ft).
- An arborist report has been prepared by Aberdeen Tree Services and been included with our re-submission. We hope you would agree this shows the reduction in the proposed footprint area will have a positive effect on the impact to the environmental features and ecological functions.

Attachments included:

- Cover page
- Revised application for minor variance/permission
- Arborist report – AR-25-003-01 - dated 2025/05/09
- Site plan – SP1.01



Tree Inventory & Preservation Report 1.0

Prepared For:

Al Koudys

Site Address:

768

FIELD ROAD

ANCASTER, ON

Date:

2025/05/09

Aberdeen Tree Services

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Summary:

The scope of this report assesses 16 trees (referred to as the “Subject Trees”) that are or may potentially be affected by the proposed project at 768 Field Road Ancaster, ON (referred to as the “Subject Site”). Aberdeen Tree Services conducted a tree inventory and an assessment to evaluate the species, health, and impact on the Subject Trees due to the proposed construction project at the Subject Site. Also included is an inventory of the stumps of 9 trees which were removed prior to approval. Stumps have been identified as per municipal request during a site visit at the Subject Site.

All inventoried trees and stumps are numbered and noted within the attached Tree Inventory Table referred to as Appendix 1 and their locations are noted within the attached Tree Preservation Plan referred to as Appendix 2. Photographs of the Subject Trees are attached within Appendix 3.

Assignment:

Aberdeen Tree Services was retained by Al Koudys to assess the Subject Trees within the immediate area surrounding the proposed development at or near the Subject Site and compile a Tree Inventory. In addition, a Tree Preservation Plan for this proposed project was created and will contain preservation fencing comments/methodology with locations noted to scale. The field work/report was completed by Owner Steve Burgess, whose qualifications are set out in Appendix 4.

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Limitations of the Scope of Work

Aberdeen Tree Services was contracted to conduct an identification, health, and structure assessment of the inventoried trees as well as to provide a preservation report and plan. It is the project contractor's obligation to ensure that the recommendations provided in this report are carried out, as deemed appropriate by the City of Hamilton's governing staff.

Anyone reading this report should be familiar with trees and all their potential reactive physiological responses to the proposed project; otherwise, further discussion with the consulting arborist will be required to understand the impact on the Subject Trees.

The trees presented in this report were assessed using conventional arboricultural techniques. This includes a visual examination of all the above ground parts of the tree. In this visual examination arborists look for scars, defects, external indications of decay (i.e. Fungal fruiting bodies), evidence of attack by insects, discolored foliage, the conditions of any visible root structures, the degree and direction of lean (if applicable), the general condition of the tree and surrounding area and the nearness of property and people. Unless otherwise stated, the trees have not been cored, probed, climbed and there was no detailed inspection completed of the root crowns.

Trees are living organisms that are susceptible to changes in health and vitality at any time. They are not immune to the changes in site condition or seasonal variations in weather conditions. Trees will always pose some risk to surrounding property or persons. Only complete removal of all trees would eliminate all risk, and as such, the arborist cannot be liable for any damages caused in whole or in part by tree failure. Most trees have the potential for failure in extreme weather and that risk can only be eliminated if the tree is removed.

Sensible efforts have been made to ensure that the trees listed are healthy from a visual standpoint. Implementation of the report is the responsibility of the client and Aberdeen Tree Services does not hold any responsibility to ensure that the recommendations provided herein are followed.

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Arboriculture Considerations

Tree preservation is a pro-active measure that starts at the planning stage and continues throughout the project until completion. It is important to understand that tree root protection affects overall tree health and survivability and is essential to effective tree preservation.

The roots provide nutrients and water to the leaves and branches, while supporting the tree in windstorms and preventing injury. Once a tree is injured, it is never the same. An injured tree allocates a great deal of energy to try to repair itself, often at the expense of its vitality and sometimes leading it into a spiral decline.

Tree Preservation Fencing

The installation of tree preservation fencing is detailed in the Tree Preservation Plan attached as Appendix 2. Each tree in the inventory requires a minimum separation distance for adequate protection, and these requirements are listed in Tree Inventory Table.

Preservation fencing must remain in good condition throughout the construction project until completion and must not be removed for any reason without prior consent from the City of Hamilton's approved staff. There must not be any unauthorized access within or storage in the tree protection zone during the project. Design specifications are listed and attached with in Appendix 4.

Staging areas and Construction Access

Staging areas are understood to be outside of all TPZ and at no time are materials, vehicles, traffic, or debris to be stacked, staged, or piled inside the tree preservation fencing. If these areas are required to complete the proposed project they must be listed and shown within the tree preservation plan. Approval of these areas must be approved by the City of Hamilton's appropriate governing staff prior to commencement of construction of proposed project.

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Observations

On April 04, 2025, arborist Steven Burgess visited the Subject Site and compiled the tree inventory near the proposed construction project. Sixteen Subject Trees near the Subject Site were noted and assessed, as well as nine stumps which had originally been removed without permission.

The Subject Trees were assessed for health, structure, and potential effects from the proposed construction project. Also, during the assessment and inspection process, recommended preservation and retention methods were noted. In general, it was the opinion of the onsite consulting arborist that the Subject Trees appeared to have a healthy growth pattern and were developing at a normal rate for their appropriate species in an urban setting.

Recommendations

Please refer to the Field Observations cell row in Appendix 1 –Tree Inventory Table for further details if any on said subjects.

All proposed project construction access will be from the existing driveway or through the rear of the property. Any potential construction material storage will be in the proposed staging area noted within the TPP and at no time will TPP Zones be used for such activity.

The property in question is part of a P-7 zoning, indicating a forest or particular importance to the municipality. Fragmentation of forest ecosystems can lead to a loss of biodiversity and conflicts with invasive plant species. This project does plan to expand the footing of the existing foundation of the building at 768 Field Rd. The homeowner Al Koudys has made concession on the overall layout to leave as much of the forest space untouched. Further to the structures planning, it is recommended that all remaining trees in good health and reflective of the native ecosystem be retained and protected for the duration of the construction activity. Tree protection fencing should be used at the drip line of retained trees to discourage activity and storage of equipment and materials on the critical root zone. All construction activity and equipment access should be done in a manner that circumvents the critical root zones of all inventoried trees within the development window. After discussing the project with all the development team, if these recommendations are followed it is safe to say that little to no impact is expected on the forested area surrounding the new development.

None of the inventoried Subject Trees must be removed due to impact from the proposed project. Tree #1 is set to be removed but this is due to death of the specimen and is not due to construction impacts of the proposed development.

Conclusion

If the remaining inventoried Subject Trees on or near the Subject Site are properly cared for and monitored during construction, they will incur no injuries from this proposed project and should continue with an appropriate survival rate. Any alteration to the Tree Preservation Plan or this report recommendations must be approved prior to work commencing by the City of Hamilton's Forestry Manager or approved delegate.

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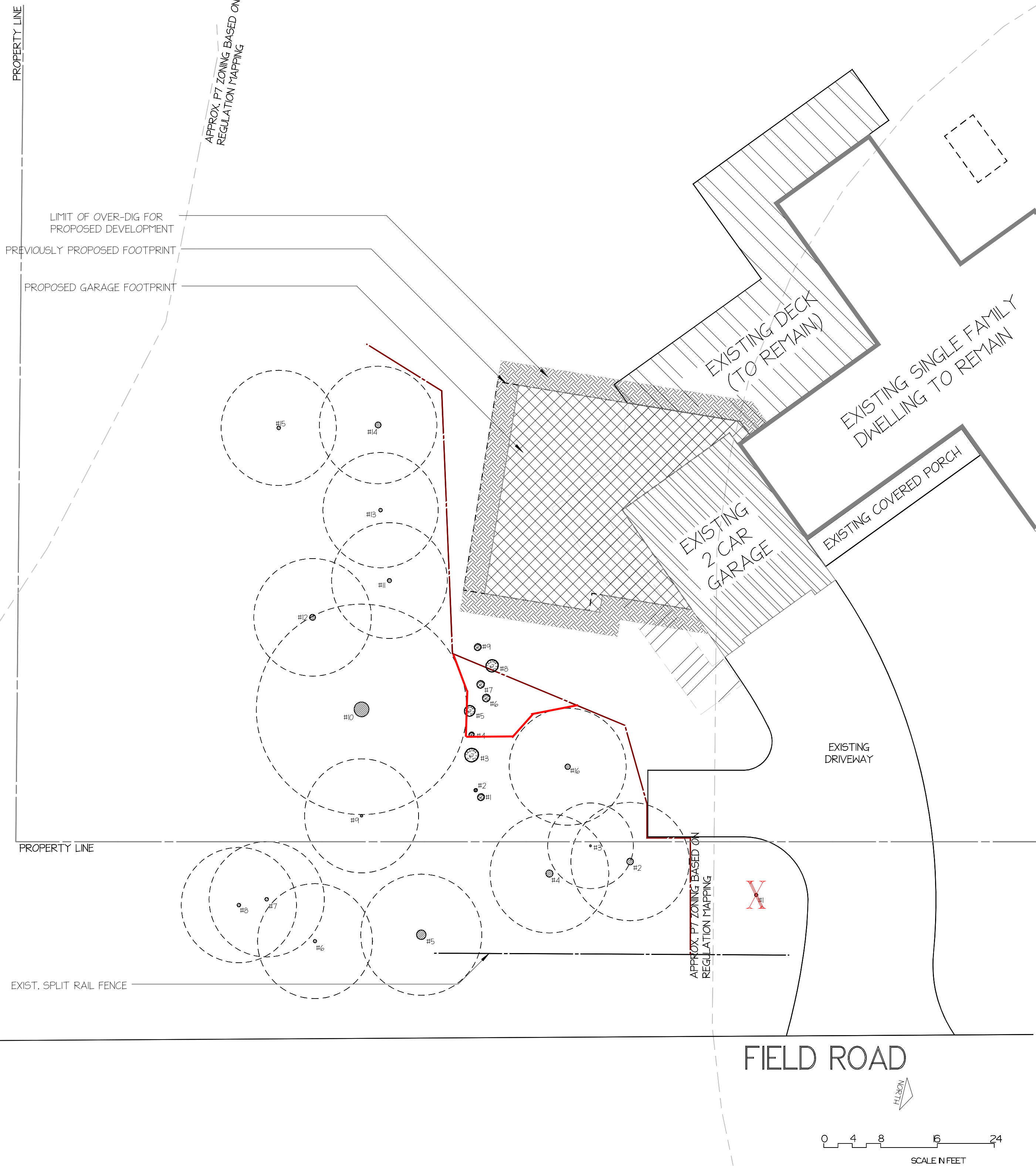
Appendix 1

Tree Inventory Table

Tree/Tag Number	Botanical Name	DBH (cm)	Tree Ownership	Tree Protection Zone (TPZ) (m)	Health	Structure	Construction Impact (None, Low, Medium, High)	Preservation Fencing Required	Removal	Multistem DBH (cm)	Field Observations	Recommendations
1	Carpinus caroliniana	14	Subject Property	N/A	0	4	None	No	Yes	-	Tree is dead	Tree to be removed as it is dead
2	Acer saccharum	28	Subject Property	2.4	5	4	None	Yes	No	-	-	Protect
3	Acer rubrum	7.5	Subject Property	1.8	3	3	None	Yes	No	-	-	Protect
4	Acer saccharum	30.5	Subject Property	2.4	5	5	None	Yes	No	-	-	Protect
5	Acer saccharum	40.5	Subject Property	2.4	4	5	None	No	No	-	-	-
6	Acer saccharum	14	Subject Property	2.4	5	5	None	No	No	-	-	-
7	Acer saccharum	15	Subject Property	2.4	5	5	None	No	No	-	-	-
8	Acer saccharum	14	Subject Property	2.4	4	5	None	No	No	-	-	-
9	Ostrya virginiana	10.5	Subject Property	2.4	5	5	None	No	No	-	-	-
10	Acer saccharum	63.5	Subject Property	4.2	5	5	None	Yes	No	-	-	Protect
11	Betula alleghaniensis	18	Subject Property	2.4	5	3	None	Yes	No	-	-	Protect
12	Acer saccharum	25.5	Subject Property	2.4	4	5	None	No	No	-	-	-
13	Acer saccharum	15	Subject Property	2.4	4	5	None	Yes	No	-	-	Protect
14	Betula alleghaniensis	25.5	Subject Property	2.4	5	5	None	Yes	No	-	-	-
15	Acer saccharum	15	Subject Property	2.4	5	5	None	No	No	-	-	-
16	Acer saccharum	23	Subject Property	2.4	5	5	None	Yes	No	-	-	Protect

Stump Inventory Table

Tree/Tag Number	Botanical Name	Diameter at grade (cm)	Tree Ownership
1	Betula alleghaniensis	33	Subject Property
2	Fraxinus americana	15	Subject Property
3	Betula alleghaniensis	63.5	Subject Property
4	Betula alleghaniensis	23	Subject Property
5	Betula alleghaniensis	48	Subject Property
6	Betula alleghaniensis	38	Subject Property
7	Betula alleghaniensis	33	Subject Property
8	Betula alleghaniensis	56	Subject Property
9	Fraxinus americana	20.5	Subject Property



SECTION

NOTES:

- Attachment of Fence to Trees to be Preserved is Not Allowed.
- Ensure Fence is Located Beyond the Drip Line of Trees to be Preserved.
- Fencing to be Installed Prior to Start of Construction and Remain in Place Until the Completion of All Work.

City of Hamilton
Public Works Department

UNLESS OTHERWISE NOTED IN L.S.

DATE
January 2007

REVISED

FORMS/PL: OSD 1100.01

HAMILTON STATION
PK-1100.01

Stump Inventory Table

Tree/Tag Number	Botanical Name	Diameter at grade (cm)	Tree Ownership
1	Betula alleghaniensis	33	Subject Property
2	Fraxinus americana	15	Subject Property
3	Betula alleghaniensis	63.5	Subject Property
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5	Betula alleghaniensis	48	Subject Property
6	Betula alleghaniensis	38	Subject Property
7	Betula alleghaniensis	33	Subject Property
8	Betula alleghaniensis	56	Subject Property
9	Fraxinus americana	20.5	Subject Property

Tree Inventory Table

Tree/Tag Number	Botanical Name	DBH (cm)	Tree Ownership	Tree Protection Zone (TPZ) (m)	Health	Structure	Construction Impact (None, Low, Medium, High)	Preservation Fencing Required	Removal	Multitern DBH (cm)	Field Observations	Recommendations
1	Carpinus caroliniana	14	Subject Property	N/A	0	4	None	No	Yes	-	Tree is dead	Tree to be removed as it is dead
2	Acer saccharum	28	Subject Property	2.4	5	4	None	Yes	No	-	-	Protect
3	Acer rubrum	7.5	Subject Property	1.8	3	3	None	Yes	No	-	-	Protect
4	Acer saccharum	30.5	Subject Property	2.4	5	5	None	Yes	No	-	-	Protect
5	Acer saccharum	40.5	Subject Property	2.4	4	5	None	No	No	-	-	-
6	Acer saccharum	14	Subject Property	2.4	5	5	None	No	No	-	-	-
7	Acer saccharum	15	Subject Property	2.4	5	5	None	No	No	-	-	-
8	Acer saccharum	14	Subject Property	2.4	4	5	None	No	No	-	-	-
9	Ostrya virginiana	10.5	Subject Property	2.4	5	5	None	No	No	-	-	-
10	Acer saccharum	63.5	Subject Property	4.2	5	5	None	Yes	No	-	-	Protect
11	Betula alleghaniensis	18	Subject Property	2.4	5	3	None	Yes	No	-	-	Protect
12	Acer saccharum	25.5	Subject Property	2.4	4	5	None	No	No	-	-	-
13	Acer saccharum	15	Subject Property	2.4	4	5	None	Yes	No	-	-	Protect
14	Betula alleghaniensis	25.5	Subject Property	2.4	5	5	None	Yes	No	-	-	-
15	Acer saccharum	15	Subject Property	2.4	5	5	None	No	No	-	-	-
16	Acer saccharum	23	Subject Property	2.4	5	5	None	Yes	No	-	-	Protect

- NOTES
- TREE TRUNK IDENTIFICATION & TREE PROTECTION ZONE
 - STUMP IDENTIFICATION
 - TREE PROTECTION FENCING
 - PROPOSED HORIZONTAL HOARDING
 - TREE TO BE REMOVED

TREE PROTECTION:
THE REQUIRED BARRIER IS A MINIMUM 1.2m HIGH ORANGE PLASTIC WEB SNOW FENCING ON 2"x4" FRAME. WHERE ORANGE PLASTIC WEB SNOW FENCING CREATES A RESTRICTION TO SIGHTLINES, PAGE WIRE FENCING WITH REFLECTIVE TAPE MAY BE USED. ALL SUPPORTS AND BRACING USED TO SAFELY SECURE THE BARRIER SHOULD BE LOCATED OUTSIDE THE TPZ. ALL SUPPORTS AND BRACING SHOULD MINIMIZE DAMAGE TO ROOTS. NO MATERIALS OR FILL MAY BE STORED WITHIN THE TPZ. EQUIPMENT OR VEHICLES SHALL NOT BE OPERATED, PARKED, REPAIRED, OR REFUELED WITHIN THE TPZ.

01	05/09	RELEASED FOR REVIEW
No.	Date	Description
REV:02/06		



APPENDIX 02
TREE PROTECTION PLAN

GARAGE
EXTENSION
768
FIELD ROAD
ANCASTER, ON

SCALE 1" = 10'	PROJECT NO. AR-25-003
DRAWN BY TV	SHEET NO.
CHECKED BY SB	TPP-01
DATE 2025/05/09	
DATE OF PRINT	

Appendix 3

Tree Pictures



Tree #1

Aberdeen Tree Services

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Trees #2 - #5

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Trees #6 - #9

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Tree #10

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Trees #11 - #15

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Tree #16

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Stumps #1 - #9

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Subject Site From Road

Aberdeen Tree Services

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Appendix 4- Arborist Qualifications

Steven Burgess

ISA Certification - #ON-2370A

steven@aberdeentreeservices.ca

(905) 906-9506

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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)	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*

☐ 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*

*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 m2	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	10.80m	01/08/2024
re-vised addition garage space	10.55m	47.10m	20.71m	13/06/2025

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	75.25m²	75.25m²	1	4.72m
revised garage area	65.55 m ²	65.55 m ²	1	4.72 m

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

Aborist report – AR-25-003-01 - dated 2025/05/09
