



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-25:136	SUBJECT PROPERTY:	1530 Jerseyville Road West, Ancaster
ZONE:	Agriculture (A1) Zone	ZONING BY-LAW:	Hamilton Zoning By-law 05-200, as Amended

APPLICANTS: Owner/Agent: Scott Daly

The following variances are requested:

1. An Additional Dwelling Unit – Detached shall be permitted on a lot with an area of 0.8 hectares notwithstanding a minimum lot area of 1.5 hectares is required for the establishment of an Additional Dwelling Unit – Detached.
2. A legally established accessory building which did not exist as of May 12, 2021, shall be permitted to be converted to an Additional Dwelling Unit – Detached notwithstanding only a legally established accessory building existing as of May 12, 2021, is permitted to be converted to an Additional Dwelling Unit – Detached.
3. An Additional Dwelling Unit – Detached shall be permitted to be maintained on a lot where a principal dwelling does not exist, during the demolition and reconstruction of the principal dwelling, notwithstanding an Additional Dwelling Unit – Detached is only permitted on a lot where a principal dwelling exists.

PURPOSE & EFFECT: To permit the conversion of an existing accessory building to an Additional Dwelling Unit - Detached.

Notes:

- i. Please be advised that the Electric Vehicle Parking requirements under By-law 24-052 remain under appeal and are not covered under Section 1.12 of the “Transitional Provisions” of Hamilton

Zoning By-law 05-200. At present, a review of the Electric Parking requirements has not been included in the following zoning chart. If the remaining portions of By-law 24-052 become final before the issuance of a building permit, the Electric Vehicle Parking requirements may be applicable upon review for such building permit.

- ii. A further variance will be required if an unobstructed path with a minimum 1.0 metre width and minimum 2.1 metre clearance in height is not provided from the street line to the entrance of the proposed Additional Dwelling Unit – Detached.
- iii. A further variance will be required if a waste disposal and water supply system is not provided in accordance with Section 4.22 iii) of the Zoning By-law.
- iv. A further variance will be required if a minimum of one (1) parking space which complies to the requirements of the Zoning By-law is not provided for the proposed Additional Dwelling Unit – Detached.

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:	2:45 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-25:136, 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 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.



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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.

JERSEYVILLE ROAD WEST
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3)
PIN 17409-0170 (L.T.)

GEOGRAPHIC
CONCESSION

TOWNSHIP

OF

ANCASTER

3

29

LOT

28

PART 1
PLAN 628-7710

PIN 17410-0050 (L.T.)

PIN 17410-0050 (L.T.)

PIN 17410-0050 (L.T.)

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF LOT 29
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF ANCASTER)
IN THE
CITY OF HAMILTON
SCALE & NOTES
Scale 1:2500

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE
© COPYRIGHT 2025

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

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT
OF JERSEYVILLE ROAD AS SHOWN ON PLAN 628-7710 HAVING A BEARING OF
N77°38'30"E

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT PLANTED
B DENOTES BORN BAR
SIB DENOTES STANDARD BORN BAR
PB DENOTES PLASTIC BAR
OU DENOTES ORIGIN UNKNOWN
1303 DENOTES G. C. JORDY, O.L.S.
JOB DENOTES J. D. BARNES, O.L.S.
MAP DENOTES MACKAY, MACKAY & PETERS
P1 DENOTES PLAN 628-205 74
P2 DENOTES PLAN 628-205 74
D1 DENOTES INSTRUMENT No. AN205 69
UP DENOTES UTILITY POLE
OH DENOTES OVERHEAD UTILITY CABLES
DT DENOTES DECIDUOUS TREE
CT DENOTES CONIFEROUS TREE
PWF DENOTES POST & WIRE FENCE

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN 628-205 74
V-101214



THIS PLAN WAS PREPARED FOR SCOTT DALY AND THE UNDERSIGNED
ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
PART 2

DESCRIPTION SUMMARY - LANDS DESCRIBED IN PIN 17410-0012 (L.T.)
PART OF LOT 29, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF ANCASTER

REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON
TITLE

ADDITIONAL REMARKS - MAKE NOTE #1 THE LOCATION OF FENCES AS
SHOWN ON THE FACE OF THE PLAN

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS -
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JUNE 25, 2025.

JUNE 26, 2025

Barich Grenkie
Surveying Ltd.
381 HWY 10 & DUNDAS ST. W. - STONEY CREEK, ON
L4R 1K4

DRAWN BY: EWA
CHKD BY: EDS
JOB No.: 25-3360



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)	Scott Daly	
Applicant(s)	Scott Daly	
Agent or Solicitor		

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	1530 Jerseyville Road West, Ancaster 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:

Relief to permit exisiting shop (i.e. "Metal Clad Building") to be a temporary living space while I work on demolishing and building a new primary dwelling.

☒ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

Property is zoned "A1" and is not large enough (2 acres) for secondary dwelling.

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

☒ Yes

☐ No

If yes, please provide an explanation:

Relief to permit exisiting shop (i.e. "Metal Clad Building") to be a temporary living space while I work on demolishing and building a new primary dwelling.

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
44.20 M	183.13 M	8,094.3 M	8.41 M

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 Storey Sided Dwelling	17.29m	152.42m	17.56m/11.97m	01/01/1950
Frame Garage	23.08m	151.97m	1.46m/35.86m	01/01/2020
Metal Clad Building	96.29m	68.36m	14.68m/19.48m	05/05/2022

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction

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
1 Storey Sided Dwelling	107sm	138sm	1	6.70m
Frame Garage	67sm	67sm	1	4.87m
Metal Clad Building	179sm	179sm	1	6m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

- 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)

Water Cistern

- 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 bed

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.):
Farmers' Fields

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
April 14, 2025

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:
20+ years

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

Rural Hamilton Official Plan designation (if applicable): Agriculture

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 Agricultural

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: A1 Agricultural

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: 2

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

My plan is to demolish the current house on the subject property. See "1 Storey Sided Dwelling" on attached survey. While demo and constuction of a new house is underway, my hope is to obtain relief by temporarily living in the exisiting shop (please see "Metal Clad Building on attached survery). Once construction is complete on my future home, the "Metal Clad Building" will be used as a gym, games room, storage etc. and will no longer be used as a dwelling.

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
