



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)

**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> | A-26:042         | <b>SUBJECT PROPERTY:</b> | 37 Eleventh Road East, Stoney Creek |
| <b>ZONE:</b>            | A1 (Agriculture) | <b>ZONING BY-LAW:</b>    | Hamilton Zoning By-law 05-200       |

**APPLICANTS:** Owner: Ken Simpson & Corina Simpson  
 Applicant: Rob Lachapelle  
 Agent: Rob Lachapelle

The following variances are requested:

1. An accessory building shall be permitted in the Front Yard, instead of the requirement that accessory buildings shall not be permitted within a front or flankage yard.
2. An accessory building shall be permitted to have a maximum Building Height of 7.7 metres, instead of the requirement that all Accessory buildings shall have a maximum Building Height of 6.0 metres.

**PURPOSE & EFFECT:** To facilitate the construction of an Accessory Building located in the Front Yard on a lot containing a 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, April 30, 2026</b>                                   |
| <b>TIME:</b>  | <b>11:50 a.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><br><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a> |

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

- 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 April 28, 2026.

**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 April 29, 2026.

## **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-26:042, 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: April 13, 2026

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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.



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## PARTICIPATING PROCEDURES

### 1. 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 deadline date for written comment submissions listed on the Notice of Public Hearing.

#### How to Submit Written Comments:

##### By Email:

Send to: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

##### By Mail:

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

#### The following information is required with your written submission:

- Committee of Adjustment file number
- Full name and address of the person providing comments. Anonymous comments will not be accepted.

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All written comments received by the deadline will be made available to the Committee and the public by the Tuesday prior to the Hearing.

### 2. 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.

### 3. 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.

### 4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is listed on the Notice of Public Hearing. To register, email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) with the following information:

- Committee of Adjustment file number
- Hearing date
- Full name and address of the person wishing to speak. Anonymous comments will not be accepted.
- 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.

### 5. 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](mailto:cofa@hamilton.ca) **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only.

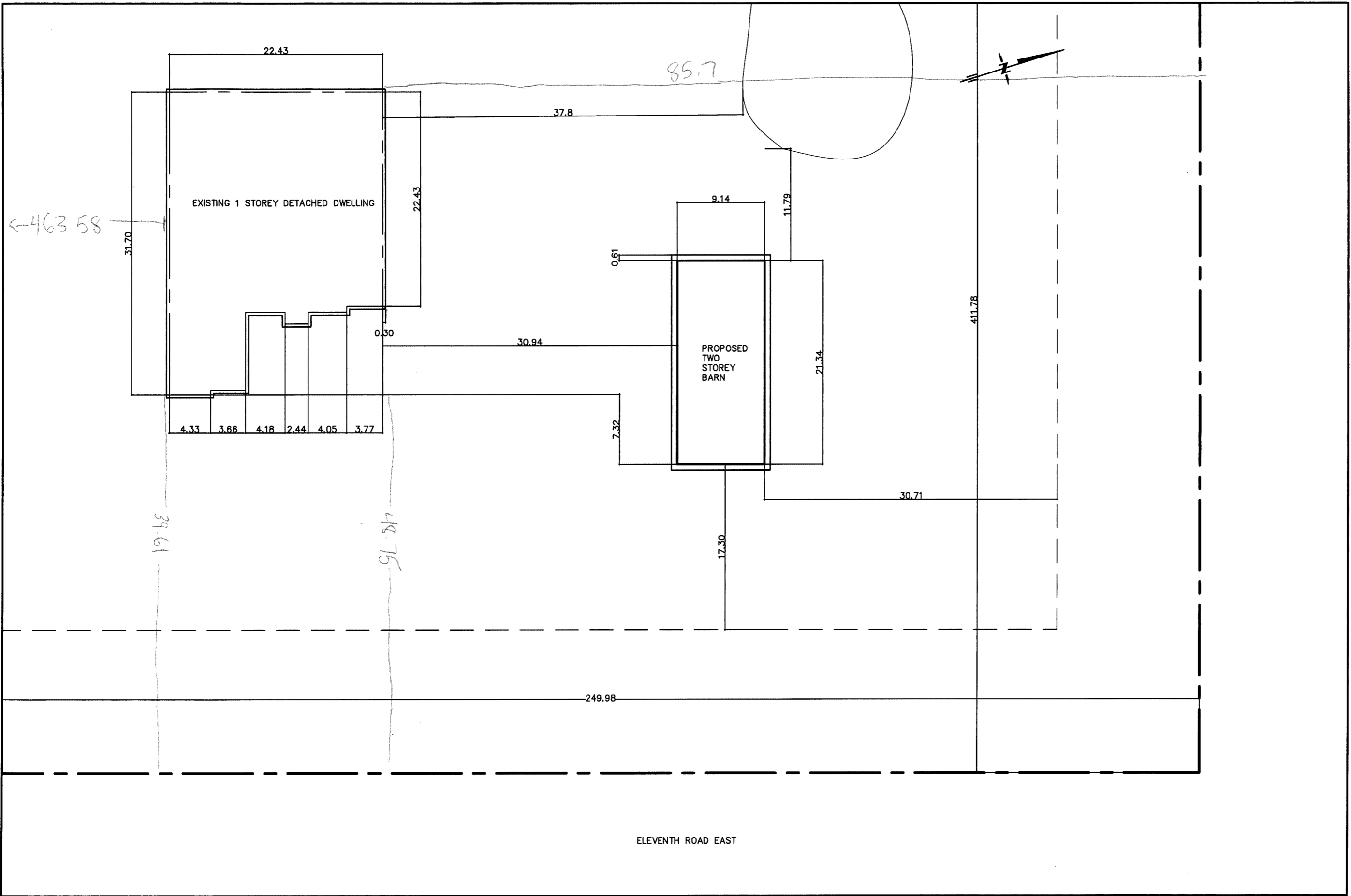
#### **In-Person Presentations:**

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](mailto:cofa@hamilton.ca) **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

### 6. 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](mailto:cofa@hamilton.ca) or call 905-546-2424 ext. 4221.



THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL INFORMATION SHOWN HEREIN AND SHALL REPORT ERRORS AND OMISSIONS TO THE DESIGNER.

THIS DRAWING IS THE PROPERTY OF ROB LACHAPPELLE AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION.

THIS DRAWING MUST NOT BE SCALED.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

ROB LACHAPPELLE

*R. Lachapelle*

BCIN #128401  
LAB ARCHITECTURE  
BCIN #205108

ISSUED FOR MINOR VARIANCE MARCH 1 2026  
ISSUED DATE

PROJECT NAME:  
DETACHED BARN  
2026-01  
37 ELEVENTH ROAD EAST  
HAMILTON, ONTARIO  
L8J 3N2

DRAWING NAME:  
SITE PLAN

PROJECT NO:  
26-01

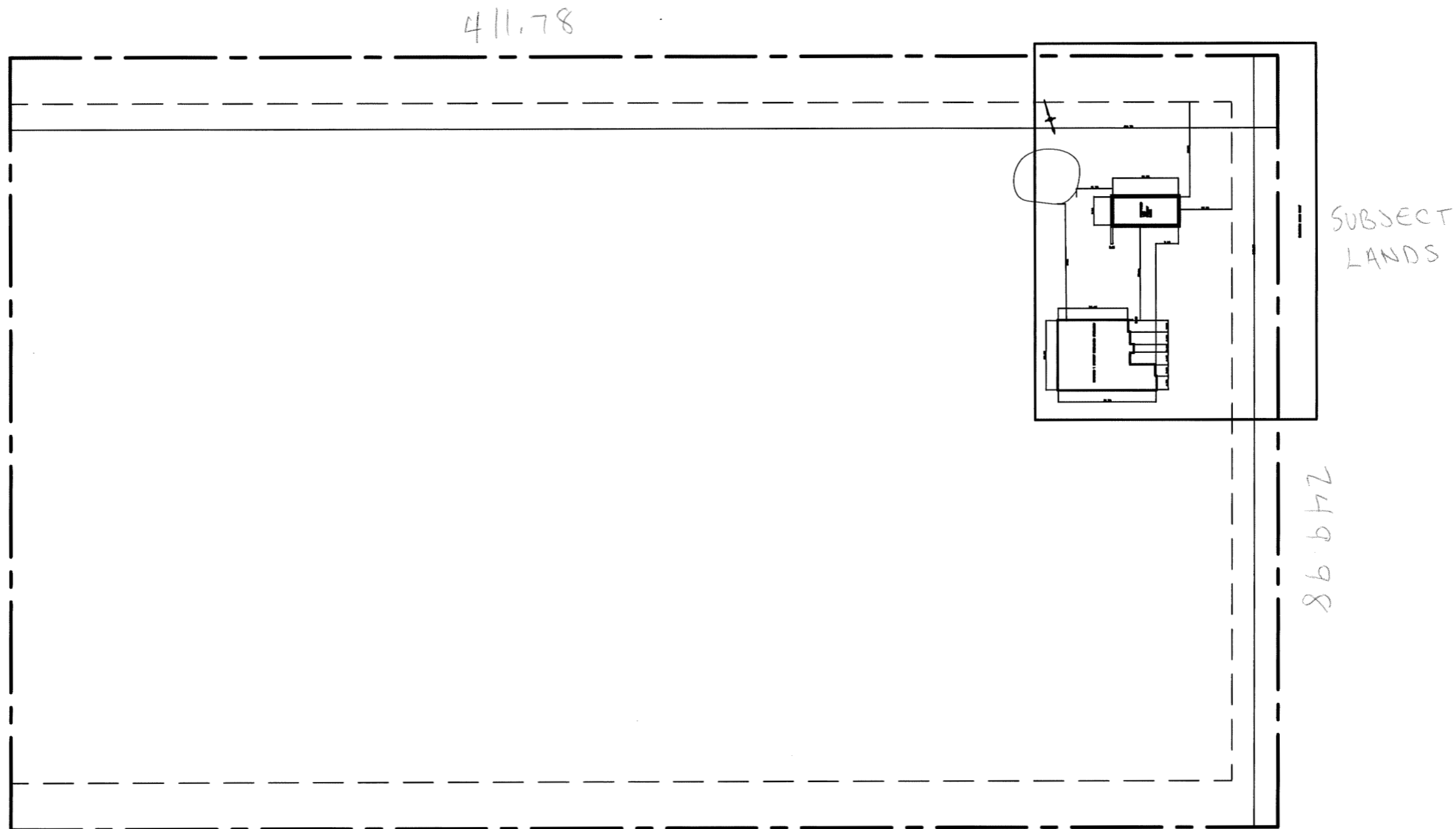
DRAWN BY: R.LACHAPPELLE  
CHECKED BY: R.LACHAPPELLE

DATE: JUNE 2026  
SCALE: AS SHOWN

DRAWING NO:

**A1.01**

**1** SITE PLAN  
A1.01 SCALE: 1:384



THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL INFORMATION SHOWN HEREIN AND SHALL REPORT ERRORS AND OMISSIONS TO THE DESIGNER.

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QUALIFICATION INFORMATION

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PROJECT NAME:  
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26-01

DRAWN BY: CHECKED BY:  
R.LACHAPPELLE R.LACHAPPELLE

DATE: SCALE:  
JUNE 2026 AS SHOWN

DRAWING NO.

A1.01

1 SITE PLAN  
A1.01 SCALE: 1:1636



Hamilton

### APPLICATION FOR A MINOR VARIANCE/PERMISSION

#### UNDER SECTION 45 OF THE *PLANNING ACT*

Please see additional information regarding how to submit an application, requirements for the site sketch and general information in the Submission Requirements and Information document.

#### 1. APPLICANT INFORMATION

|                     | NAME | MAILING ADDRESS |         |
|---------------------|------|-----------------|---------|
| Registered Owner(s) |      |                 |         |
| Applicant(s)        |      |                 |         |
| Agent or Solicitor  |      |                 | Phone:  |
|                     |      |                 | E-mail: |

Please include contact person's name if applying as a company or organization.

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 [REDACTED]

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 card over phone* |
| Cheque    |                         |

\*Must provide phone number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

|                           |  |            |  |
|---------------------------|--|------------|--|
| Municipal Address         |  |            |  |
| 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:

Additional Dwelling Unit

Reconstruction of Existing Dwelling

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

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 (in metric):

| Lot Frontage | Lot Depth | Lot Area | Width of Street |
|--------------|-----------|----------|-----------------|
|              |           |          |                 |

4.2 Location of all buildings and structures on or proposed for the subject lands:  
(Specify distance from side, rear and front lot lines in metric)

Existing:

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

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. All dimensions to be provided in metric (m, m<sup>2</sup> or ha); attach additional sheets as necessary.

Existing:

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

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)

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

## 5. HISTORY OF THE SUBJECT LAND

- 5.1 Date of acquisition of subject lands:
- 5.2 Previous use(s) of the subject property: (single detached dwelling, duplex, retail, factory etc)
- 5.3 Existing use(s) of the subject property: (single detached dwelling, duplex, retail, factory etc)
- 5.4 Length of time the existing uses of the subject property have continued:
- 5.5 What is the existing official plan designation of the subject land?  
 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.

- 5.6 What is the existing zoning of the subject land?
- 5.7 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:

5.8 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:

**6. ADDITIONAL INFORMATION**

6.1 Number of Dwelling Units Existing:

6.2 Number of Dwelling Units Proposed:

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

## 7. COMPLETE APPLICATION REQUIREMENTS

### 7.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

### 7.2 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
- 
-