



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-26:056	SUBJECT PROPERTY:	1247 Sheffield Road, Flamborough
ZONE:	Settlement Residential (S1) Zone	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: James Fritsch and Emily Ferber
 Applicant: James Fritsch and Emily Ferber
 Agent:

The following variances are requested:

1. A maximum building height of 6.0 metres shall be permitted instead of the maximum permitted building height of 4.5 metres.
2. A maximum combined lot coverage of 228.0 square metres shall be permitted for all accessory buildings instead of the maximum permitted combined lot coverage of 45.0 square metres for all accessory buildings.

PURPOSE & EFFECT: To permit the construction of an accessory building.

Notes:

- i) Elevation drawings have not been submitted. The applicant shall ensure the variance requested for the maximum building height has been calculated in accordance with “Height” and “Grade” as defined within the Zoning By-law.
- ii) It is indicated that the “existing garage” is to remain until such time construction of the proposed accessory building is complete. As such, the variance requested for the maximum permitted lot coverage has been altered to include both the existing and proposed accessory buildings.
- iii) It is indicated that the proposed accessory building is to be used for the storage of vehicles, however, a driveway providing access to the proposed accessory building is not shown to be

provided. Should the intent be to provide an access driveway leading to the proposed accessory building, such access driveway shall be subject to zoning compliance and further 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, April 30, 2026
TIME:	10:05 a.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/committeefadadjustment

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

- Visit www.hamilton.ca/committeefadadjustment
- 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 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-26:056, 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: April 13, 2026

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

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 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 **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 **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 or call 905-546-2424 ext. 4221.

James Fritsch & Emily Ferber

1247 Sheffield Rd

Sheffield Ont Canada

LOR 1 Z0

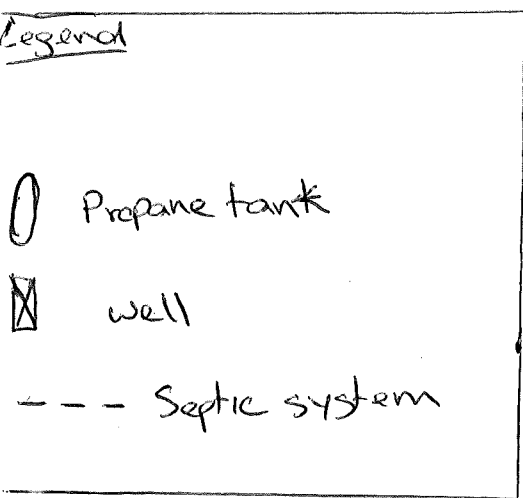
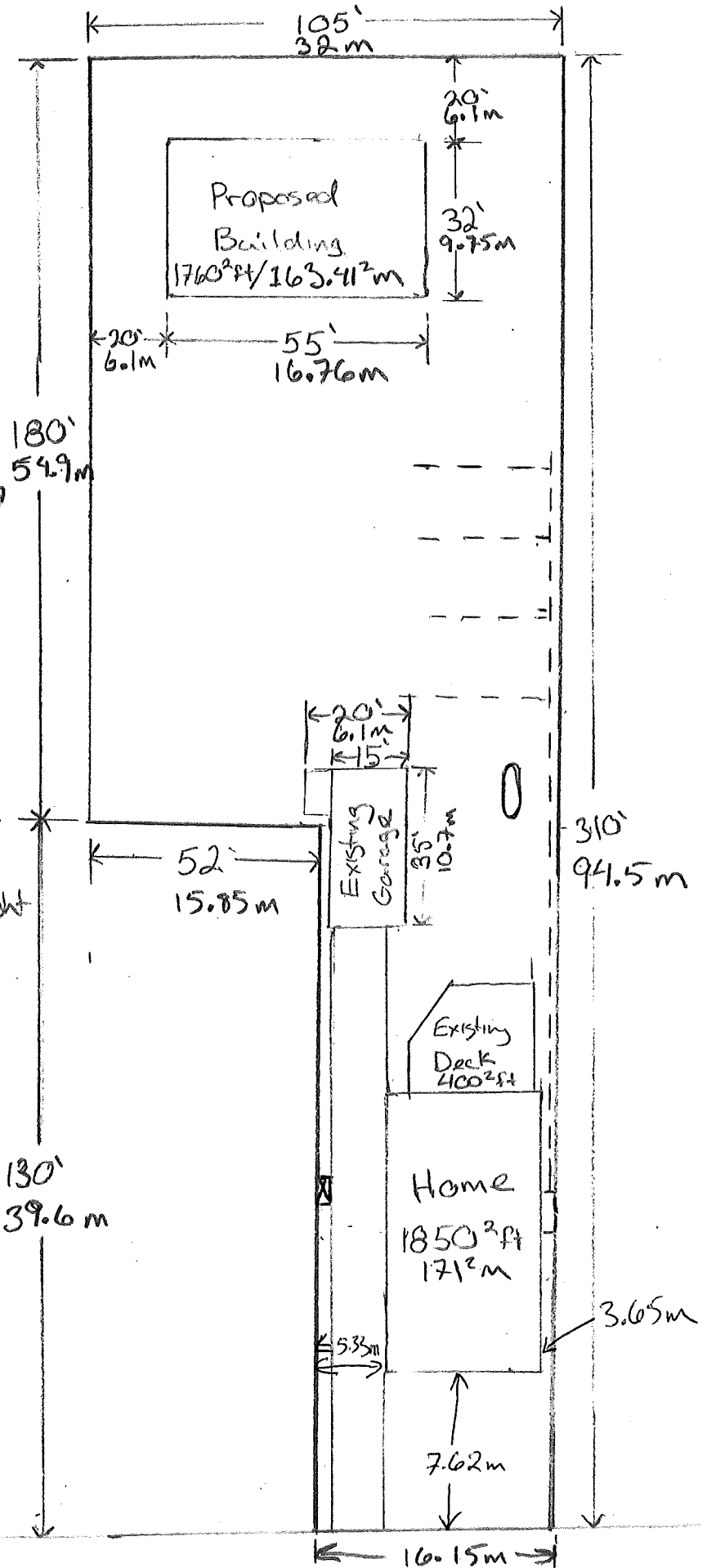
Wanting to add an
Accessory Storage
Building at the Back of
our Property

Total Property = 25,660² ft
2398² m

Proposed Building - 1,760² ft
163² m

Building = 6.8% of total property

Asking for Variance for height
greater than 4.5m and Larger than
allowed 484² ft / 45 m²



James Fritsch & Emily Ferber
1247 Sheffield Road
Sheffield, Ontario, L0R 1Z0



March 23, 2026

Committee of Adjustments
City of Hamilton

Dear Committee Members

We are requesting to build an accessory storage building at the back of our rural property in the town of Sheffield Ontario.

We are wanting to build our building 55'(16.76m) x 32'(9.75m) for an area of 1760sq/ft (163.4sq/m). With a total height no larger than 6m.

The total footprint of this building is less than 7% of our total lot size.

The purpose for this building is to use it for storage purposes only. We want to store our camper trailer, other utility trailers, vehicles and seasonal equipment.

If this gets approved, we plan on removing the existing accessory building once the new proposed building is built.

Thank you for your time and consideration.

James & Emily



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City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

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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)	James Fritsch Emily Ferber	[REDACTED]
Applicant(s)	James Fritsch Emily Ferber	
Agent or Solicitor		
		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 mail please

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 card over phone*
 Cheque

*Must provide phone number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1247 Sheffield Rd, Sheffield Ont, L0R 1Z0		
Assessment Roll Number	301.610.06000.0000		
Former Municipality	Beverly / Flambarayh		
Lot	7	Concession	6
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 add a accessory Storage building to store our camper trailer (the reason we are requesting a taller building) and to store our seasonal equipment, trailers & vehicles (why we are requesting a larger area)

Additional Dwelling Unit Reconstruction of Existing Dwelling

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

Taller then the allowed 4.5m (asking for 6.0m max)

Greater area then the allowed 45m² (asking 163.41m² / 68% of total lot size)

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
16.15 m (53 feet)	94.5 m (310 ft)	2398 ² 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 in metric)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
House	7.7	69.6m	5.3m/3m	Approx 1926
Garage	33.5m	50.3m	1m/10.6m	Approx 1950

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Storage Building	78.65m	6.1m	6.1m/9.14	Spring 2026

4.3 Particulars of all buildings and structures on or proposed for the subject lands. All dimensions to be provided in metric (m, m² or ha); attach additional sheets as necessary.

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
House		171m ²	2	6.1m
Garage	64m ²	64m ²	1	3.5m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Storage Building	163m ²	163m ²	1	6.6m

- 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.):

Single detached dwelling

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

Single detached dwellings

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

Oct 20 2023

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

Single detached dwelling

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

Single detached dwelling

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*

Rural Settlement Area: *Sheffield*

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? *S1*

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: 1

6.2 Number of Dwelling Units Proposed: 1

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

We are not planning on putting utilities to the proposed building.

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
