



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-26:055 | SUBJECT PROPERTY: | 3142 Jerseyville Road West, Ancaster |
| ZONE: | A1 (Agriculture) | ZONING BY-LAW: | Hamilton Zoning By-law 05-200 |

APPLICANTS: Owner: Julia and Andrew Kroesbergen
 Applicant: Julia and Andrew Kroesbergen
 Agent:

The following variances are requested:

1. A maximum Building Height of 7.2 metres shall be permitted for a building accessory to the Single Detached Dwelling instead of a maximum permitted Building Height of 6.0 metres.

PURPOSE & EFFECT: To construct an Accessory Building in the rear yard of a Single Detached Dwelling

Notes:

- i. Please note an eave or gutter of any Accessory Building may encroach into any required yard to a maximum of 0.45 metres.
- ii. Elevations have not provided as such the proposed building height cannot be confirmed. The applicant shall ensure that building height is measured in accordance with the definition of Height and Grade below.

“Building Height Shall mean the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appurtenance, or a flagpole, display sign, ornamental figure, parapet, bell tower or other similar structure. Provided, however, where this By-law requires building height to be calculated to determine a minimum rear yard or a

minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such required yard at that point closest to the building and the horizontal extension of the uppermost point of the building.

Grade Shall mean the average level of the proposed or finished ground adjoining a building calculated along the perimeter of all exterior walls.”

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: | 10:10 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/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

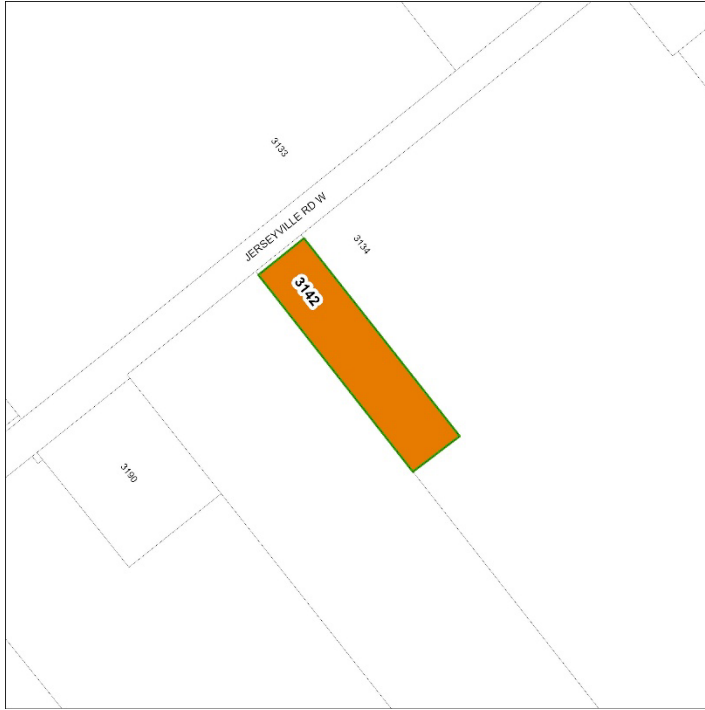
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon April 28, 2026.

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-26:055, 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.



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

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.

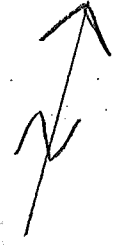
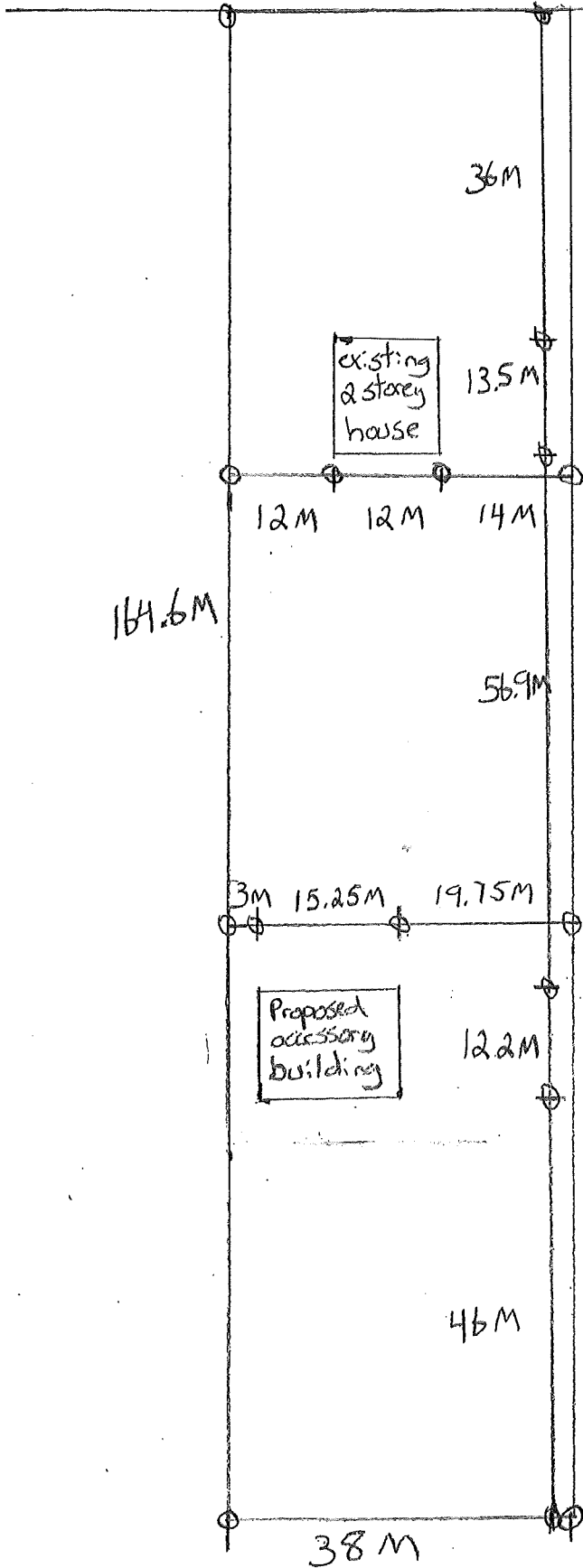
In-Person Presentations:

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.



Site Plan

Scale 1:75

Zoning: A1

Sketch of Survey of:

3142 Jerseyville Rd. W. Hamilton?
 Con 3 pt lot 14 RP 62 R 19550
 Part 2

| Setback for Proposed Accessory building | |
|---|--------------------------|
| Lot Size | |
| Frontage 38m | Front yard 106.4m |
| | Rear yard 46m |
| Depth 164.6m | interior side West 3m |
| | interior side East 19.75 |



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*

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) | Julia + Andrew Kroesbergen | [REDACTED] | |
| Applicant(s) | Andrew Kroesbergen | | E-mail: |
| 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 _____

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 | 3142 Jerseyville rd w | | |
| Assessment Roll Number | 140310026100000 | | |
| Former Municipality | Ancaster | | |
| Lot | 14 | Concession | 3 |
| Registered Plan Number | 62R19550 | Lot(s) | |
| Reference Plan Number (s) | | Part(s) | 2 |

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:

Bylaw 4.8.1.2 : accessory building Max height 6M, would like to build an accessory building with height of 7.1 M.

Additional Dwelling Unit Reconstruction of Existing Dwelling

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

It is not possible to comply because need a big door to get big equipment in therefore the walls need to be higher to accommodate this.

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 |
| 38 M | 164.6 M | 0.6 Ha | 26.2 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 |
|-------------------|--------------------|-------------------|--------------------------|----------------------|
| dwelling | 36 M | 115.1 M | 12 M West 13.5 M East | 1870 |
| | | | | |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|-------------------|--------------------|-------------------|--------------------------|----------------------|
| Storage Shed | 106.4 M | 46 M | 3 M West 19.75 M East | June 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 | 157 M² | 272 M² | 2 | 8.3 M |
| house | 162 M ² | 278 M ² | 2 | 8.3 M |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|--------------------|-------------------------------|-------------------------------|-------------------|--------|
| Shed | 2000 M² | 2000 M² | 1 | 7.1 M |
| Accessory building | 185 M ² | 185 M ² | | |
| | | | | |

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 dwelling

5. HISTORY OF THE SUBJECT LAND

5.1 Date of acquisition of subject lands:

July 31, 2024

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:

12 years

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

Rural Hamilton Official Plan designation (if applicable): Agricultural

Rural Settlement Area: Jerseyville

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? A1

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: 0

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

- The additional height required for the building
- 1) will still be lower than the peak of the house
- 2) won't block any views from neighboring houses
- 3) matches the style/height of other buildings in the neighbourhood

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
