



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-26:050	<b>SUBJECT PROPERTY:</b>	5 Alger Court, Flamborough
<b>ZONE:</b>	S1 (Settlement Residential)	<b>ZONING BY-LAW:</b>	Hamilton Zoning By-law 05-200

**APPLICANTS:** Owner: Todd Sarson & Ashley Sarson  
 Applicant: Todd Sarson & Ashley Sarson  
 Agent:

The following variances are requested:

1. A maximum Gross Floor Area of 66.0 square metres shall be permitted for all buildings accessory to the Single Detached Dwelling instead of the requirement that all buildings accessory to a Single Detached Dwelling shall not exceed 45.0 square metres or 7.5% of the lot area, whichever is the lesser.

**PURPOSE & EFFECT:** To construct an accessory building in the rear yard of an existing Single Detached Dwelling

**Notes:**

- i. Please be advised that a portion of this property is within an area regulated by Conservation Halton. Please contact (905) 336-1158 or [envserv@hrca.on.ca](mailto:envserv@hrca.on.ca) prior to any development.

**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>10:40 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> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>
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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-26:050, 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.

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER. ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS



**SOLSTICE**  
HOME DESIGN

77 Seabreeze Crescent  
Stoney Creek, ON L8E 0A2

(289) 680-7480

brian.rintjema@gmail.com



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 design the work shown on the attached documents.

Qualification Information  
 Brian Rintjema 106999  
 Name Signature BCIN  
 Registration Information  
 Brian's Drafting Service 113224  
 Firm BCIN

**5 ALGER CT.  
COVERED AREA**  
5 Alger Ct. Hamilton,  
ON LOR 1H1

PAGE TITLE:

**SITE PLAN**

PLOT FORMAT SIZE:

11 X 17

DATE:

FEB. 23, 2026

DRAWN BY:

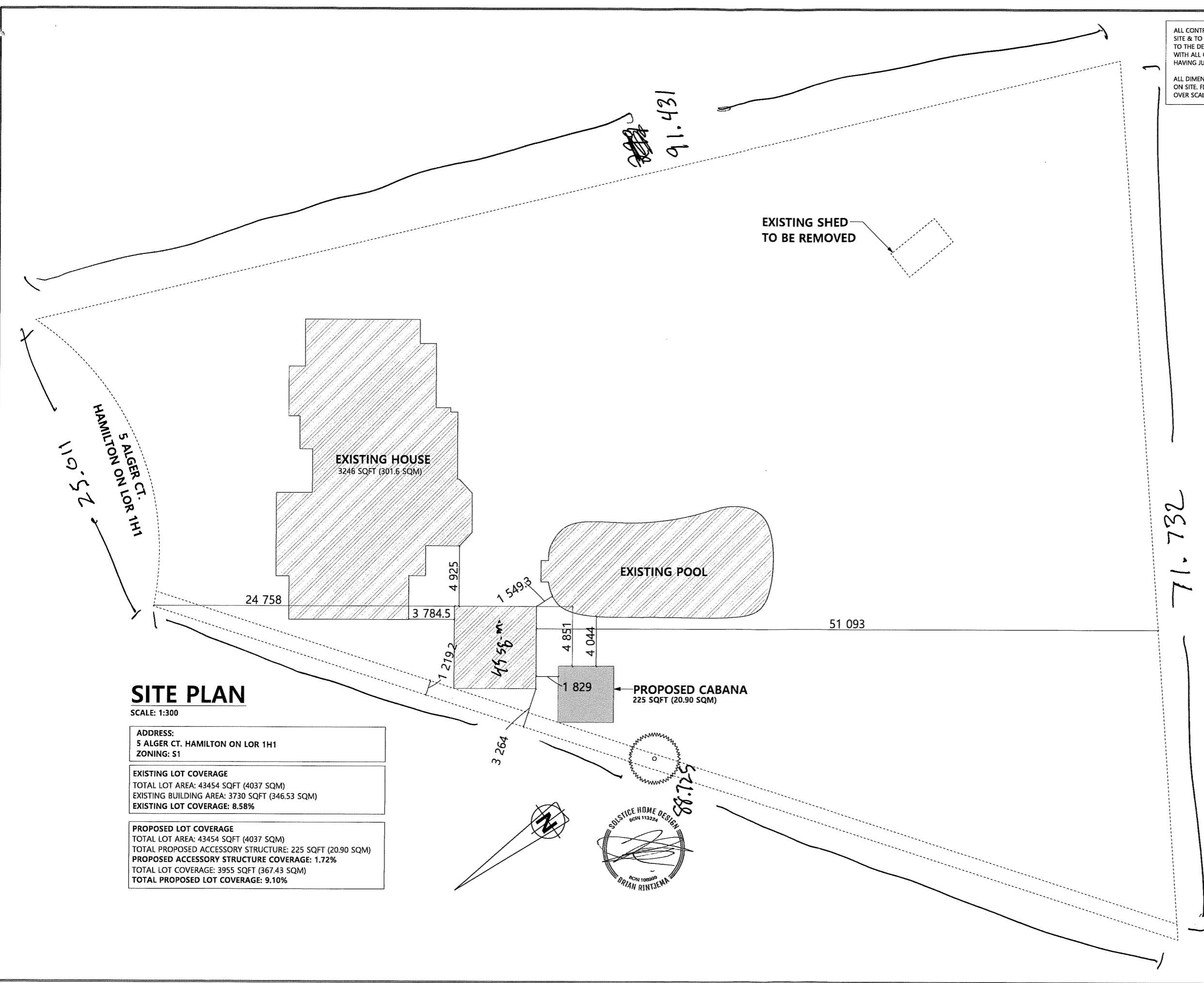
Brian Rintjema

SHEET NO.

4 OF 4

SCALE:

As Noted



**SITE PLAN**

SCALE: 1:300

ADDRESS:  
5 ALGER CT. HAMILTON ON LOR 1H1  
ZONING: S1

EXISTING LOT COVERAGE  
 TOTAL LOT AREA: 43454 SQFT (4037 SQM)  
 EXISTING BUILDING AREA: 3730 SQFT (346.53 SQM)  
 EXISTING LOT COVERAGE: 8.58%

PROPOSED LOT COVERAGE  
 TOTAL LOT AREA: 43454 SQFT (4037 SQM)  
 TOTAL PROPOSED ACCESSORY STRUCTURE: 225 SQFT (20.90 SQM)  
 PROPOSED ACCESSORY STRUCTURE COVERAGE: 1.72%  
 TOTAL LOT COVERAGE: 3955 SQFT (367.43 SQM)  
 TOTAL PROPOSED LOT COVERAGE: 9.10%

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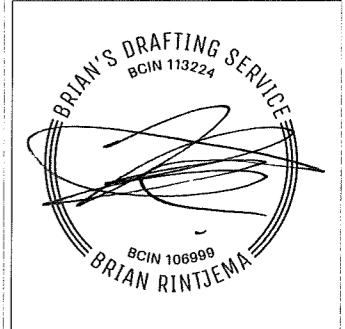


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**5 ALGER CT.  
COVERED AREA**  
5 Alger Ct. Hamilton,  
ON L0R 1H1

PAGE TITLE:

**FOUNDATION PLAN  
& MAIN FLOOR PLAN**

PLOT FORMAT SIZE:

11 X 17

DATE:

FEB. 23, 2026

DRAWN BY:

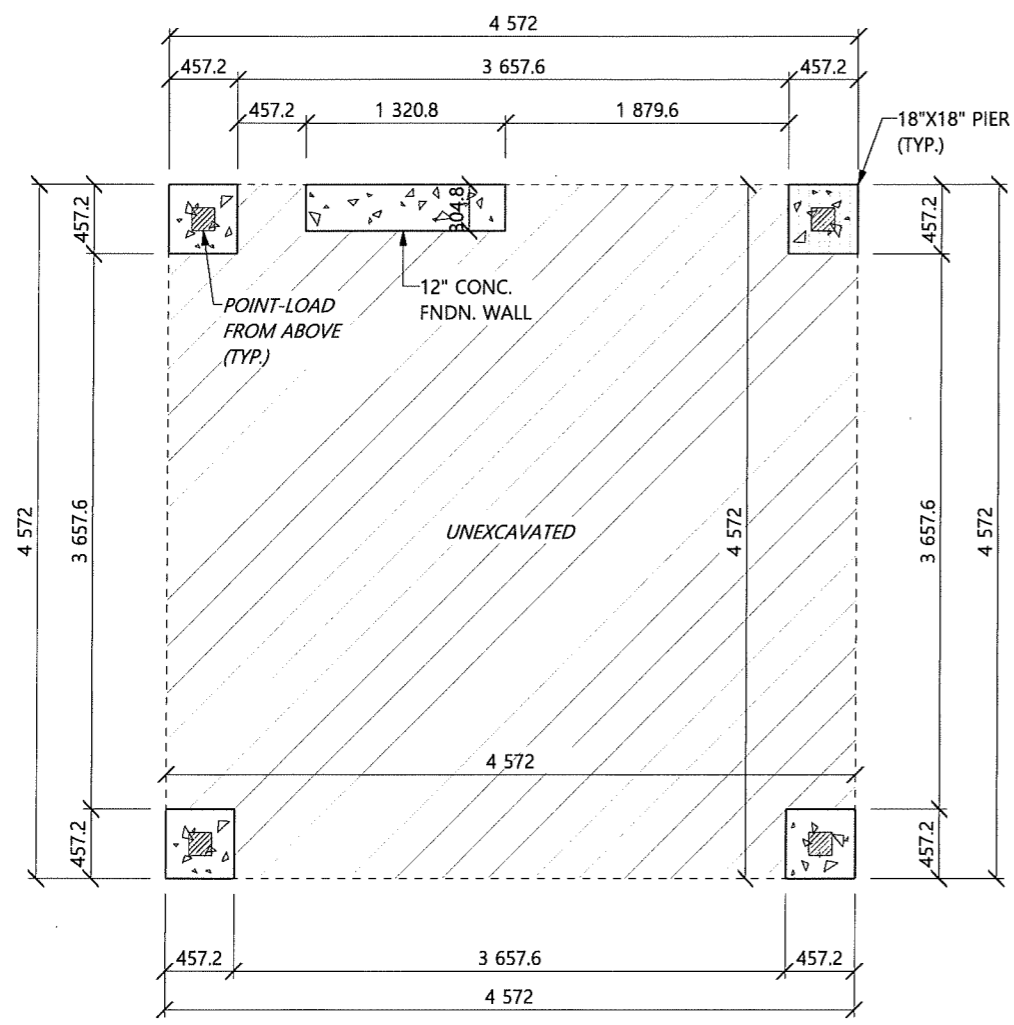
Brian Rintjema

SHEET NO.

1 OF 4

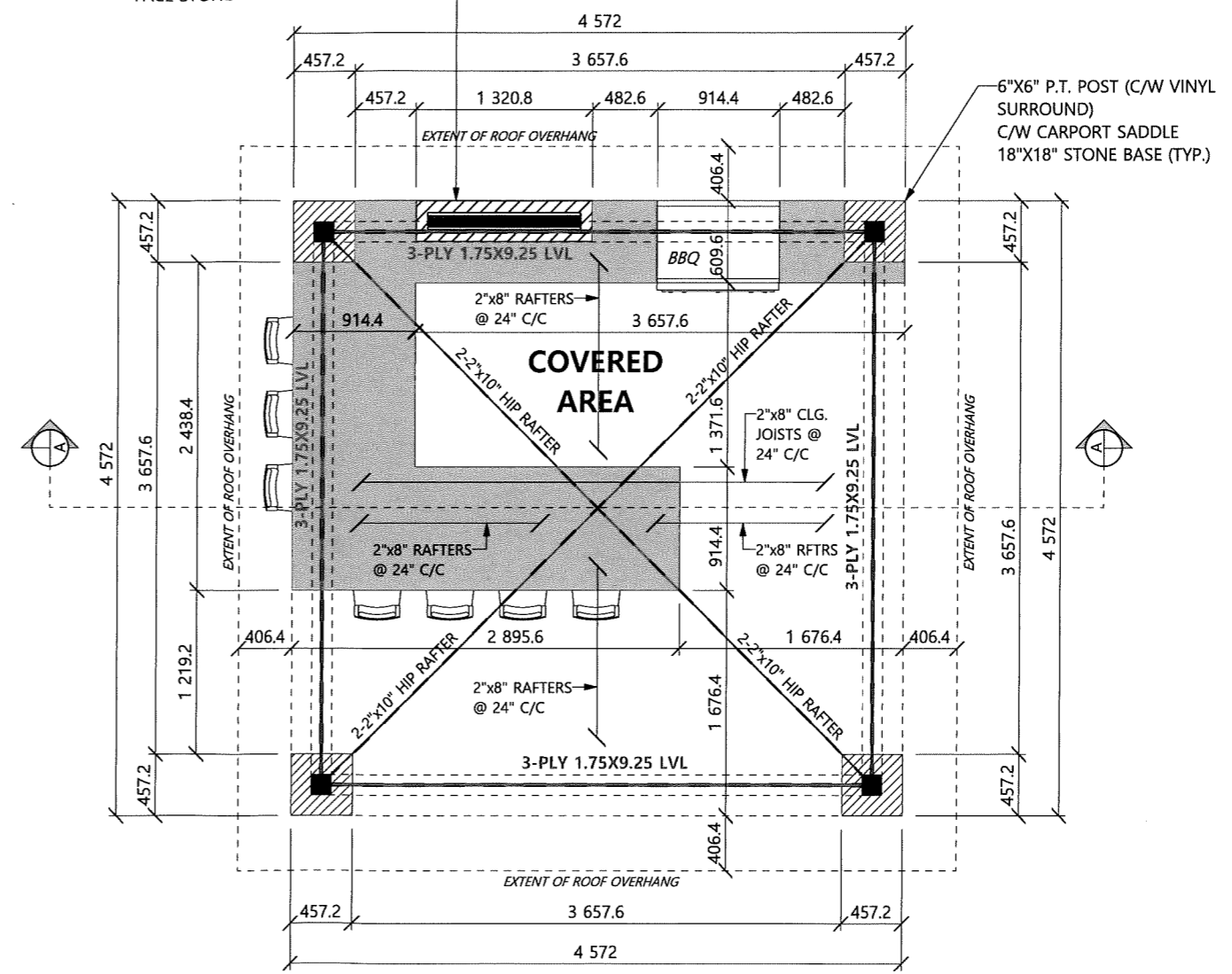
SCALE:  
As Noted

**W1** TYPICAL 2x6 STONE EXTERIOR WALL:  
 FACE STONE  
 7 GAUGE CORRUGATED GALVANIZED METAL BRICK TIES  
 2x6 STUDS @ 16" o.c.  
 7 GAUGE CORRUGATED GALVANIZED METAL BRICK TIES  
 FACE STONE



**FOUNDATION PLAN**

SCALE: 1:50



**MAIN FLOOR PLAN**

SCALE: 1:50

AREA:

FLOOR AREA: 225 SQFT (20.90 SQM)

PRE-ENG. LVL HDR. **PRE-ENGINEERED LVL:**  
 ALL PRE-ENG. LVLS TO BE DESIGNED AND SIZED ACCORDING TO APPROVED THRID PARTY CALCULATIONS

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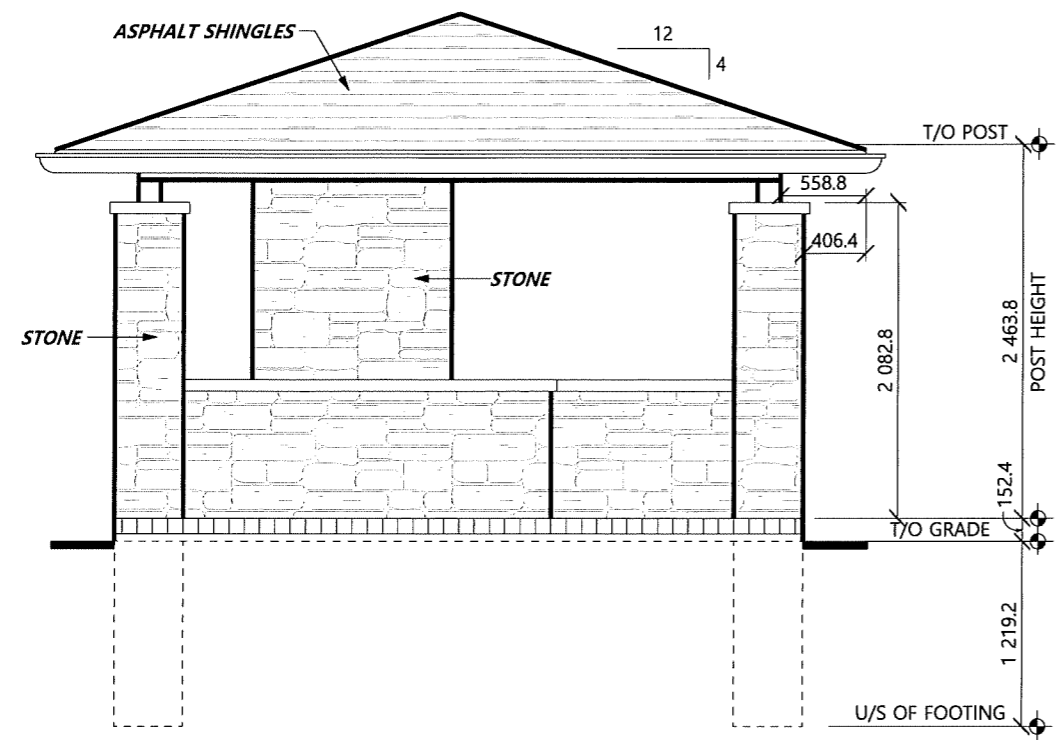
**5 ALGER CT.  
COVERED AREA**  
5 Alger Ct. Hamilton,  
ON L0R 1H1

PAGE TITLE:  
**ELEVATIONS**

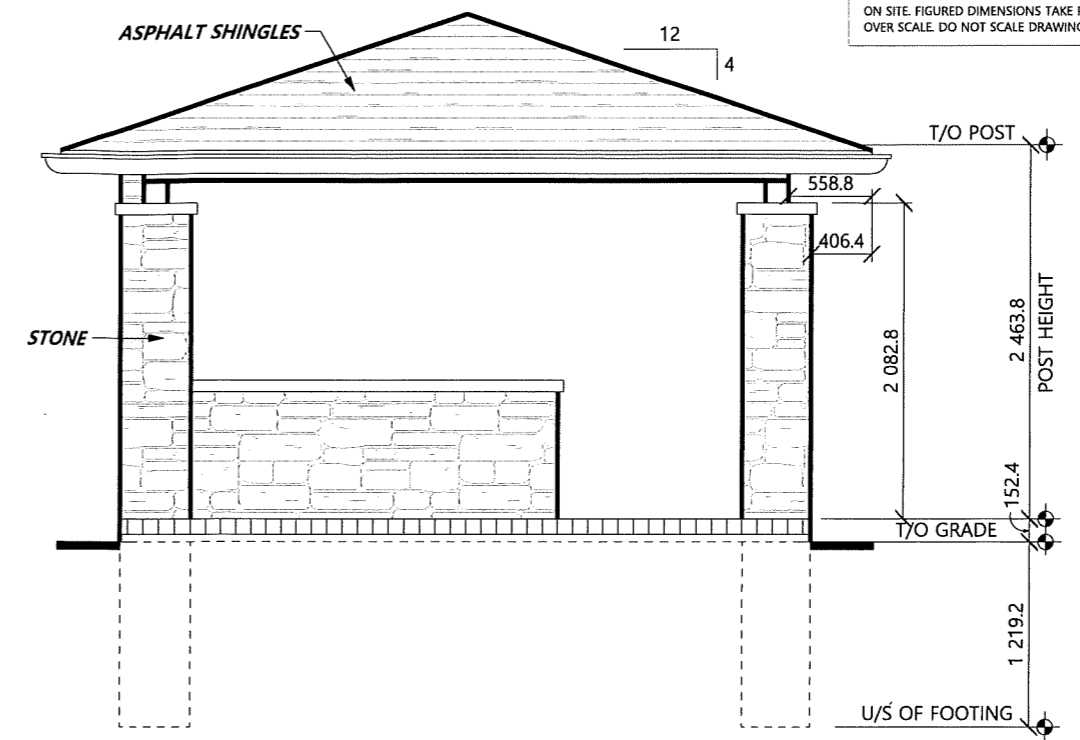
PLOT FORMAT SIZE:  
11 X 17

DATE:  
FEB. 23, 2026

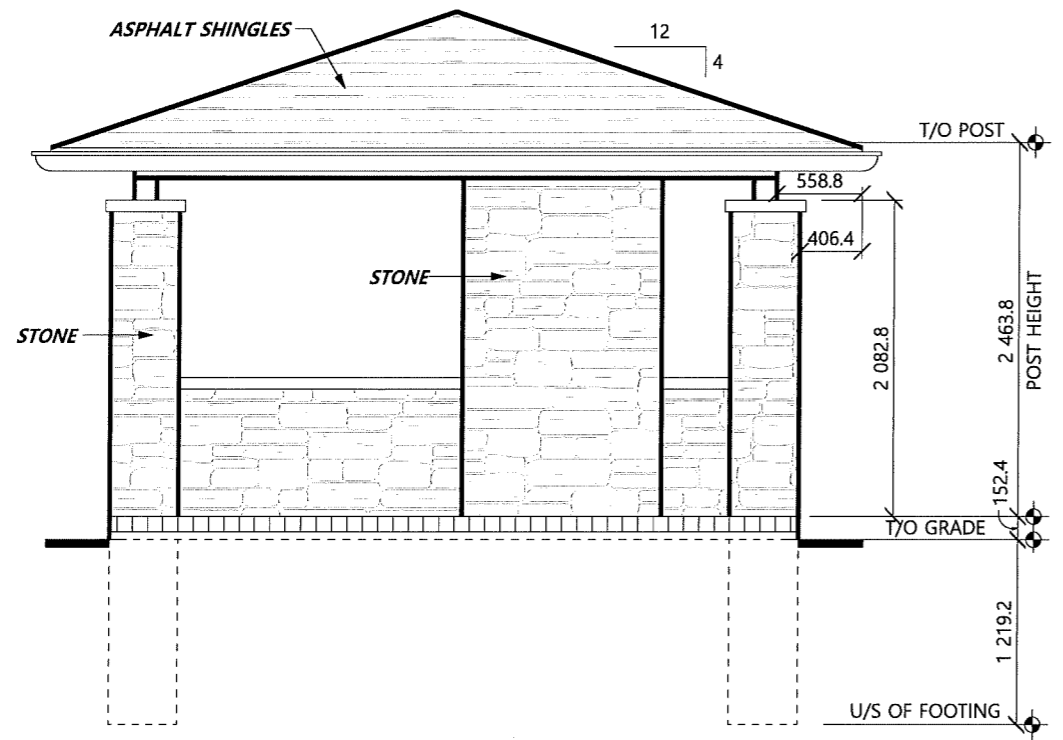
DRAWN BY: Brian Rintjema	SHEET NO. 2 OF 4
SCALE: As Noted	



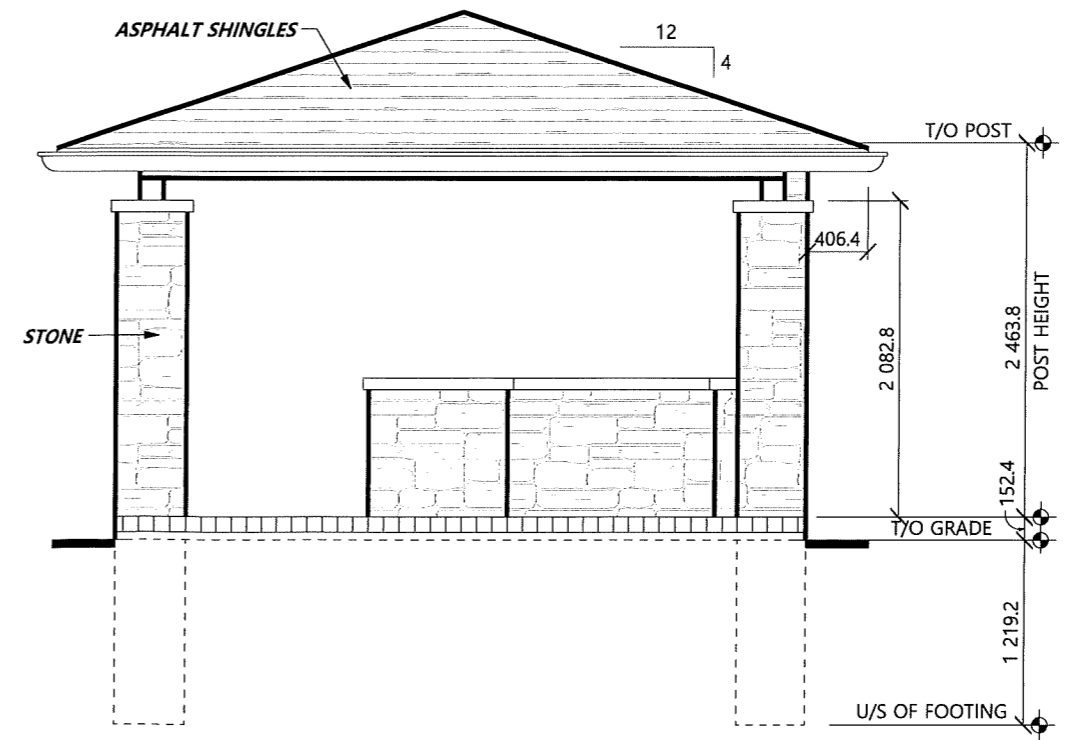
**FRONT ELEVATION**  
SCALE: 1:50



**LEFT ELEVATION**  
SCALE: 1:50



**REAR ELEVATION**  
SCALE: 1:50



**RIGHT ELEVATION**  
SCALE: 1:50

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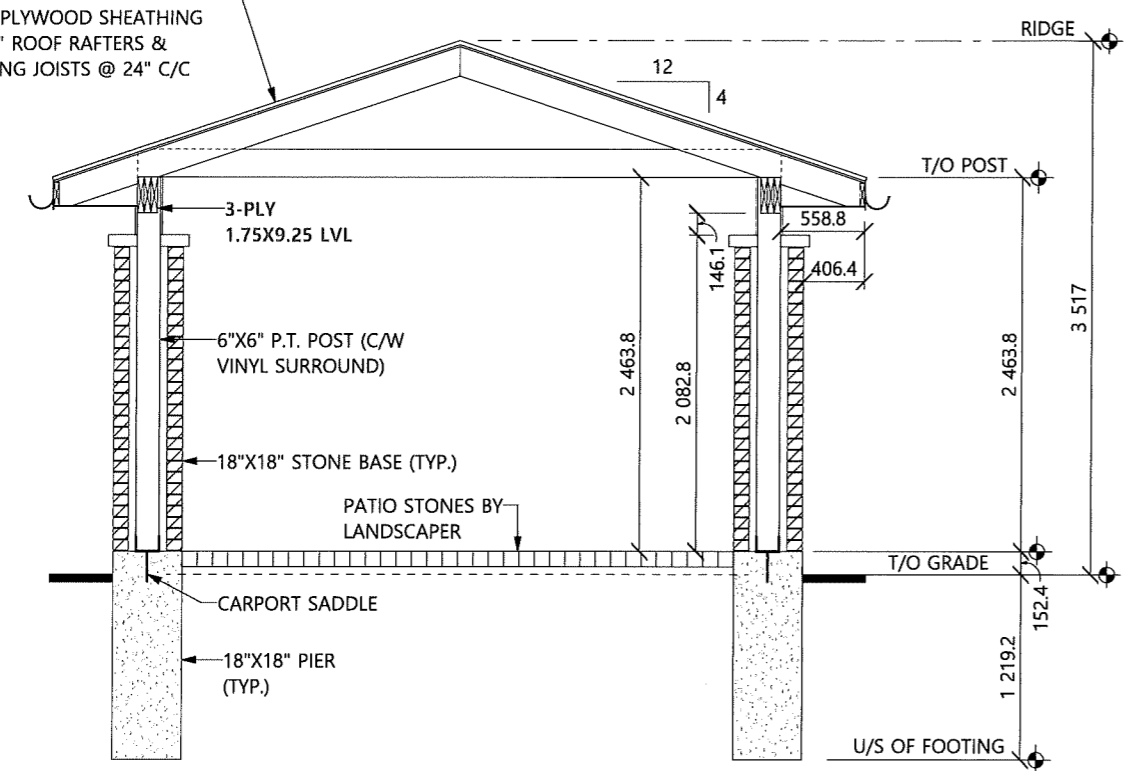
**CROSS SECTION  
& ROOF PLAN**

PLOT FORMAT SIZE:  
11 X 17

DATE:  
FEB. 23, 2026

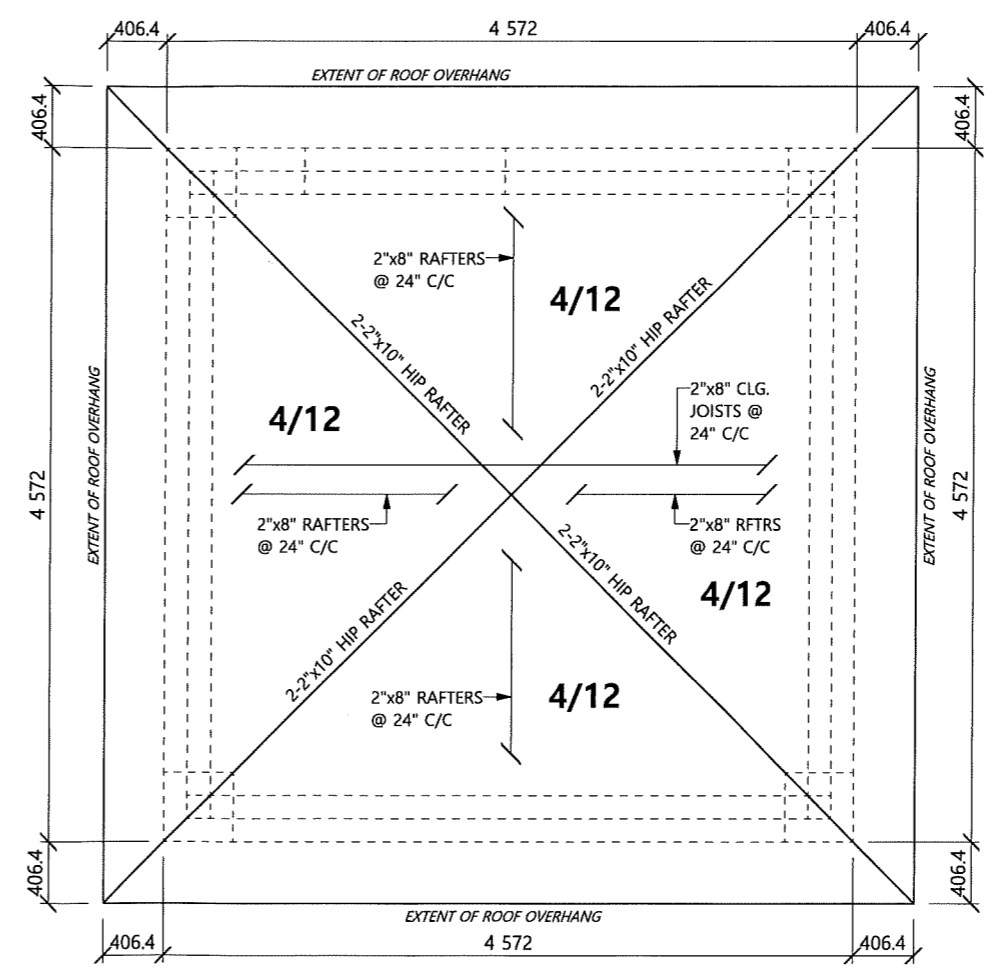
DRAWN BY: Brian Rintjema  
 SHEET NO. 3 OF 4  
 SCALE: As Noted

**TYPICAL ROOF ASSEMBLY:**  
 ASPHALT SHINGLES  
 ROOF UNDERLAYMENT  
 1/2" PLYWOOD SHEATHING  
 2"X8" ROOF RAFTERS &  
 CEILING JOISTS @ 24" C/C



**CROSS SECTION A**

SCALE: 1:50



**ROOF PLAN**

SCALE: 1:50



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Committee of Adjustment

City Hall, 5<sup>th</sup> Floor,  
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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)	Todd Sarson Ashley Sarson	5 Alger Crt Hamilton, ON L0R 1H1	[REDACTED]
Applicant(s)	Todd Sarson	5 Alger Crt Hamilton, ON L0R 1H1	
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

Cheque

Credit card over phone\*

\*Must provide phone number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	5 Alger Ont Hamilton Ontario		
Assessment Roll Number	303810665250000		
Former Municipality			
Lot	3	Concession	
Registered Plan Number	62M931	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:

Expand total lot coverage for allowable accessory bldg. from 45 sqm to add a 21 sqm structure

Additional Dwelling Unit  Reconstruction of Existing Dwelling

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

lot coverage is already at 45 sqm  
wanting to add covered roof structure of 21 sqm

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

Yes  No

If yes, please provide an explanation:

Require a minor variance to exceed allowable lot coverage for accessory building permit.

## 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
12m	82m	4037 SQM	10M

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	12m	56 M	3.2 M	2001
Pool Cabana	25 M	50 M	1.2 M	2025

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Roof Structure	25 M	51 M	1.2 m	2026

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
House	305 sqm	500 sqm	2	8.25 m
Cabana	45 sqm	45 sqm	1	4.5 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Roof Structure	21 sqm	21 sqm	1	4 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  
 privately owned and operated individual septic system  
 other means (specify) \_\_\_\_\_

4.7 Type of access: (check appropriate box)

- provincial highway  right of way  
 municipal road, seasonally maintained  other public road  
 municipal road, maintained all year \_\_\_\_\_

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:

2020

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:

25 years

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: Carlisle

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? Residential

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):

## 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
- 
-