



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 Fax (905) 546-4202

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

## **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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
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**APPLICATION NO.:** FL/A-20:33

**APPLICANTS:** Owner: Britney & Cooper Taugher  
Agent: Matt Taugher

**SUBJECT PROPERTY:** Municipal address **550 10<sup>th</sup> Con Rd. E., Flamborough**

**ZONING BY-LAW:** Zoning By-law 05-200, as Amended

**ZONING:** P7 and P8 and A2 district (Conservation/Hazard Land Rural (P7) zone and Conservation/Hazard Land Rural (P8) zone and Rural (A2) zone)

**PROPOSAL:** To permit the construction a 10.67m (35') x 12.19m (40') detached building accessory to the existing single detached dwelling notwithstanding that:

1. The accessory building shall be permitted within the front yard instead of the requirement that no accessory building or structures shall be located within a front yard.

**NOTE:**

- i) The accessory building shall not be used for commercial and/or industrial uses or for human habitation. Further, no portion of the existing single family dwelling including the detached garage or any accessory building shall be used for "Tradesperson's Shop" or a "Contractor's Establishment" which includes the storage of any equipment, tools or material for these uses.

This application will be heard by the Committee as shown below:

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**DATE:** Thursday, June 25th, 2020

**TIME:** 1:35 p.m.

**PLACE:** Via video link or call in (see attached sheet for details)

**To be streamed at [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)  
for viewing purposes only**

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**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, including deadlines for submitting to be seen by the Committee.

**Orally:** If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

## **MORE INFORMATION**

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: June 9th, 2020.

*Original Signed*

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Jamila Sheffield,  
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.***

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS  
NOT CERTIFIED BY THIS REPORT

SCALE 1:400

0 10 20 30 METERS

R.A. JACOBS SURVEYING LTD.  
ONTARIO LAND SURVEYOR

**BEARING NOTE:**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
SOUTHEASTERLY LIMIT OF CONCESSION 10 EAST AS SHOWN ON  
PLAN 62R-7373, HAVING A BEARING OF N 44° 30' E.

( ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10, P.L.N. 17324-0257 (L7) )

N 44° 35' E ( REVERSE BEARING )

207.00 (PT & 2000)

**301-45 (REV. 2-10-66)**

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None) \_\_\_\_\_

20.00 (100.00%)

100

PART 1  
PLAN 62R-1315  
PLAN 17523-0537(2)

proposed  
Accession  
Boundary  
130 m<sup>2</sup>

C O N C

P. L. N. 17523-0322 (L)

PACIFIC  
P.L.M. 17323-030207

**LEGEND & NOTES:**

B DENOTES SURVEY MONUMENT PLANTED  
 S DENOTES SURVEY MONUMENT FOUND  
 S2 DENOTES STANDARD IRON BAR  
 D DENOTES IRON BAR  
 C DENOTES CUT GRASS  
 S2 DENOTES STONE MONUMENT  
 WT. DENOTES WITNESS  
 (COL) DENOTES ORIGIN (UNKNOWN)  
 P1 DENOTES PLAN 629-1315  
 P2 DENOTES PLAN 629-5598  
 P3 DENOTES PLAN 629-1820  
 (648) DENOTES P.C. SEWELL O.L.S.  
 (912) DENOTES A.J. CLARKE O.L.S.  
 T DENOTES CUT TREE  
 T DENOTES TOP OF HILL  
 U.P. DENOTES UTILITY POLE  
 D.30 DENOTES DIAMETER OF TREE

FOR BEARING COMPARISON, A ROTATION OF 0° 05' 20" CLOOTHESE WAS APPLIED TO BEARINGS ON PLAN 62R-10822.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2091845



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EXHIBIT  
COPY  
ISSUED BY THE SUPERVISOR  
IN CONNECTION WITH  
\_\_\_\_\_  
\_\_\_\_\_  
SUPERVISOR

THIS REPORT WAS PREPARED FOR MATT & JUDY TAUCHER


**SURVEYOR'S CERTIFICATE**

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 10, 2019.

JUNE 14, 2018

  
BRYAN JACOBS  
ONTARIO LAND SURVEYOR

	<b>B.A. JACOBS SURVEYING LTD.</b> 102 JACKSON STREET EAST, SUITE 102 HAMILTON, ONTARIO (L8N 1L3) PHONE 905-621-1635 <a href="mailto:info@ba-jacobs.com">info@ba-jacobs.com</a>	
	100% COMPANIES 100% FINANCIAL 100% SERVICE	100% SATISFACTION 100% RELIABILITY 100% INTEGRITY

**ELEVATION NOTE:**

ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO VERTICAL CONTROL MONUMENT No. 00118734082.

LOCATION: TOWNSHIP: HAMILTON-NORTHWEST ROCK OUTCROP, ALONG TOWNLINE ROAD, 2.8 km. NORTHWEST OF CARLISLE ROAD, 1.0 km. SOUTHEAST OF EAST FLAMBOUROUGH CONCESSION ROAD #2, 45.7 km. NORTHWEST OF PRIVATE ROAD TO HOUSE, TABLET IN TOP OF ROCK, 25.0 m. SOUTHWEST OF CENTRE LINE OF ROAD, AT HIGHEST POINT IN LAND, ABOUT 3 m. ABOVE ROAD LEVEL.

ELEVATION = 273.237 m.

FL/A 20:33  
Sketch ~~20~~