

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, 3935 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.:** GL/A-20:224

**APPLICANTS:** Owners H. Strikwerda & W. Siebemga

**SUBJECT PROPERTY:** Municipal address **119 Glancaster Rd., Glanbrook**

**ZONING BY-LAW:** Zoning By-law 464, as Amended

**ZONING:** "ER" (Existing Residential) district

**PROPOSAL:** To permit the attached garage within the existing single detached dwelling to be converted into living space notwithstanding that;

A minimum southerly side yard of 1.8 m shall be provided instead of the minimum required side yard of 5.4 m on an interior lot where no attached garage or attached carport is provided.

Notes:

Please note that a minimum of 2 parking spaces are required to be provided on site. No details provided; therefore, further variances may be required.

Tandem Parking is permitted for a single detached dwelling.

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

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**DATE:** Thursday, November 19th, 2020  
**TIME:** 2:50 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.

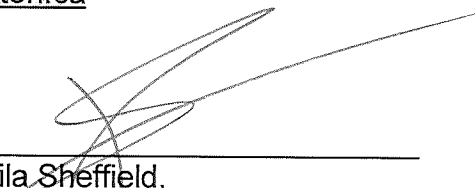
**Orally:** If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

**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: November 3rd, 2020.

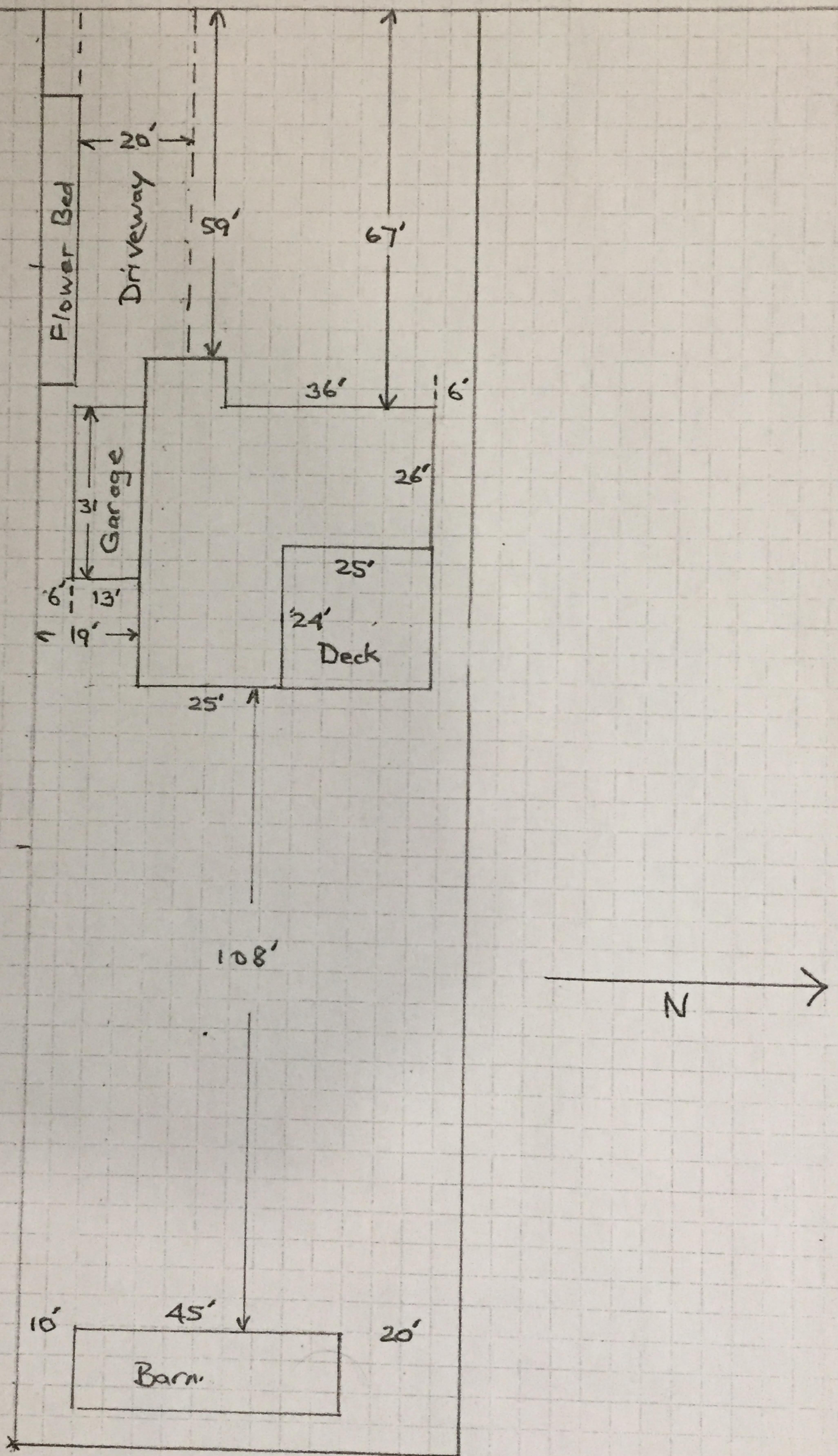


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Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

***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.***

Gloucester Road



1 cm = 10'



Hamilton

Planning and Economic Development Department  
Planning Division

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

Phone (905) 546-2424 ext.4221  
Fax (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND  
RETURN TO THE CITY OF HAMILTON PLANNING  
DEPARTMENT.

FOR OFFICE USE ONLY.

APPLICATION NO. \_\_\_\_\_ DATE APPLICATION RECEIVED \_\_\_\_\_

PAID \_\_\_\_\_ DATE APPLICATION DEEMED COMPLETE \_\_\_\_\_

SECRETARY'S SIGNATURE \_\_\_\_\_

CITY OF HAMILTON  
COMMITTEE OF ADJUSTMENT  
HAMILTON, ONTARIO

*The Planning Act*

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

- Name of Owner Hans Strikwerda Telephone No. [REDACTED]  
Winona Siebenga  
 FAX NO. \_\_\_\_\_ E-mail address. \_\_\_\_\_
- Address [REDACTED]  
 [REDACTED] Postal Code [REDACTED]
- Name of Agent n/a. Telephone No. \_\_\_\_\_  
 FAX NO. \_\_\_\_\_ E-mail address. \_\_\_\_\_
- Address \_\_\_\_\_  
 \_\_\_\_\_ Postal Code \_\_\_\_\_

Note: Unless otherwise requested all communications will be sent to the agent, if any.

- Names and addresses of any mortgagees, holders of charges or other encumbrances:  
BMO Bank of Montreal  
737 Golf Links Rd Postal Code L9K 1L5  
Ancaster, ON  
 \_\_\_\_\_ Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:  
To permit a 1.8m side yard width at the south side yard, instead of the minimum required 3.4m where an attached garage/carport is not provided.
7. Why it is not possible to comply with the provisions of the By-law?  
Existing attached garage converted into living space. Building location existing.
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):  
pt lot 1 Conc. 1 Glanford, as in AB316421 except HL238834 and G18563; Glanbrook (00.09.25M. ADLR) City of Hamilton 119 Glancaster Rd, Glanbrook
9. PREVIOUS USE OF PROPERTY  
 Residential  Industrial  Commercial   
 Agricultural  Vacant   
 Other \_\_\_\_\_
- 9.1 If Industrial or Commercial, specify use  
 \_\_\_\_\_
- 9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?  
 Yes  No  Unknown
- 9.3 Has a gas station been located on the subject land or adjacent lands at any time?  
 Yes  No  Unknown
- 9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?  
 Yes  No  Unknown
- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?  
 Yes  No  Unknown
- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?  
 Yes  No  Unknown
- 9.7 Have the lands or adjacent lands ever been used as a weapon firing range?  
 Yes  No  Unknown
- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?  
 Yes  No  Unknown

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes \_\_\_ No \_\_\_ Unknown

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes \_\_\_ No \_\_\_ Unknown

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes \_\_\_ No \_\_\_

**ACKNOWLEDGEMENT CLAUSE**

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application, by reason of its approval to this Application.

Date Sept. 30, 2020

Signature Property Owner  
  
Hans Strikwerda  
Winona Steberg  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 75'  
Depth 240'  
Area 18,000 #  
Width of street \_\_\_\_\_

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: main floor 2308 # (including garage)  
lower level 1586 # (excluding crawl-space and cold storage)

Proposed: to convert attached garage  
into living quarters

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing: Barn: 40' to the north lot line; 8' to south lot line; and, 6' from east lot line.  
House: 6' from north and south lot line, and 53' from road allowance

Proposed: NO Change To setbacks

13. Date of acquisition of subject lands:

July, 2009

14. Date of construction of all buildings and structures on subject lands:

15. Existing uses of the subject property: Residential, specifically Single Family Dwelling.

16. Existing uses of abutting properties: Residential; electrical transmission.

17. Length of time the existing uses of the subject property have continued:

18. Municipal services available: (check the appropriate space or spaces)

Water  \_\_\_\_\_ Connected \_\_\_\_\_  
Sanitary Sewer  \_\_\_\_\_ Connected \_\_\_\_\_  
Storm Sewers \_\_\_\_\_

19. Present Official Plan/Secondary Plan provisions applying to the land:

residential ER

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

ER Zone, Glanbrook Zoning By-law 464

21. Has the owner previously applied for relief in respect of the subject property?

Yes

No

If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

**NOTE:** It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps