



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

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.:	FL/A-22:169	SUBJECT PROPERTY:	33 TAYLOR CRES., FLAMBOROUGH
ZONE:	"S1" (Settlement Residential)	ZONING BY-LAW:	Zoning By-law 05-200, as Amended

APPLICANTS: **Owners J. & W. Valkenburg**

The following variances are requested:

1. A maximum gross floor area of 60.5m² shall be permitted for all accessory buildings whereas the zoning by-law states that the aggregate Gross Floor Area of all accessory buildings shall not exceed 45.0m² or 7.5% total lot coverage whichever is the lesser.

PURPOSE & EFFECT: To facilitate the construction of an accessory building (private garage) for the existing single detached dwelling.

Notes:

1. The applicant shall ensure that an eave or gutter shall encroach a maximum of 0.45m into a required yard. Otherwise, further variances shall be required.
2. The applicant shall ensure that a minimum setback of 1.0m is maintained from both the rear lot line and the side lot line for the storage shed shown at the rear of the property. Otherwise, further variances shall be required.
3. No elevation plans were provided; therefore, the applicant shall ensure that the maximum permitted 4.5m building height is not exceeded. Otherwise, further variances shall be required.
4. Please note that rooftop amenity areas are prohibited on all accessory buildings.
5. The applicant shall ensure that the driveway shall maintain a minimum width of 3.0m but shall not exceed a width of 8.0m or 50.0% of the lot width whichever is the lesser. No details were provided to confirm compliance.

6. The zoning By-law requires a minimum parking space size of 2.8m x 5.8m. Details on the parking space size are not shown. No details were provided to confirm compliance.
7. Please note that Major Recreational equipment (i.e. boats) may be parked on a driveway wholly inside the lot line between May 1st and October 31st in each year. Otherwise, it may be stored in a side yard or rear yard provided it is screened with a visual barrier in accordance with Section 4.19 and shall maintain a minimum setback of 1.2m from a side lot line.

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, June 23, 2022
TIME:	3:30 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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
- Email Committee of Adjustment staff at cofa@hamilton.ca
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

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.



DATED: June 7, 2022

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, and may include posting electronic versions.

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted 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. **Comments must be received by noon two days before the Hearing.**

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 comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

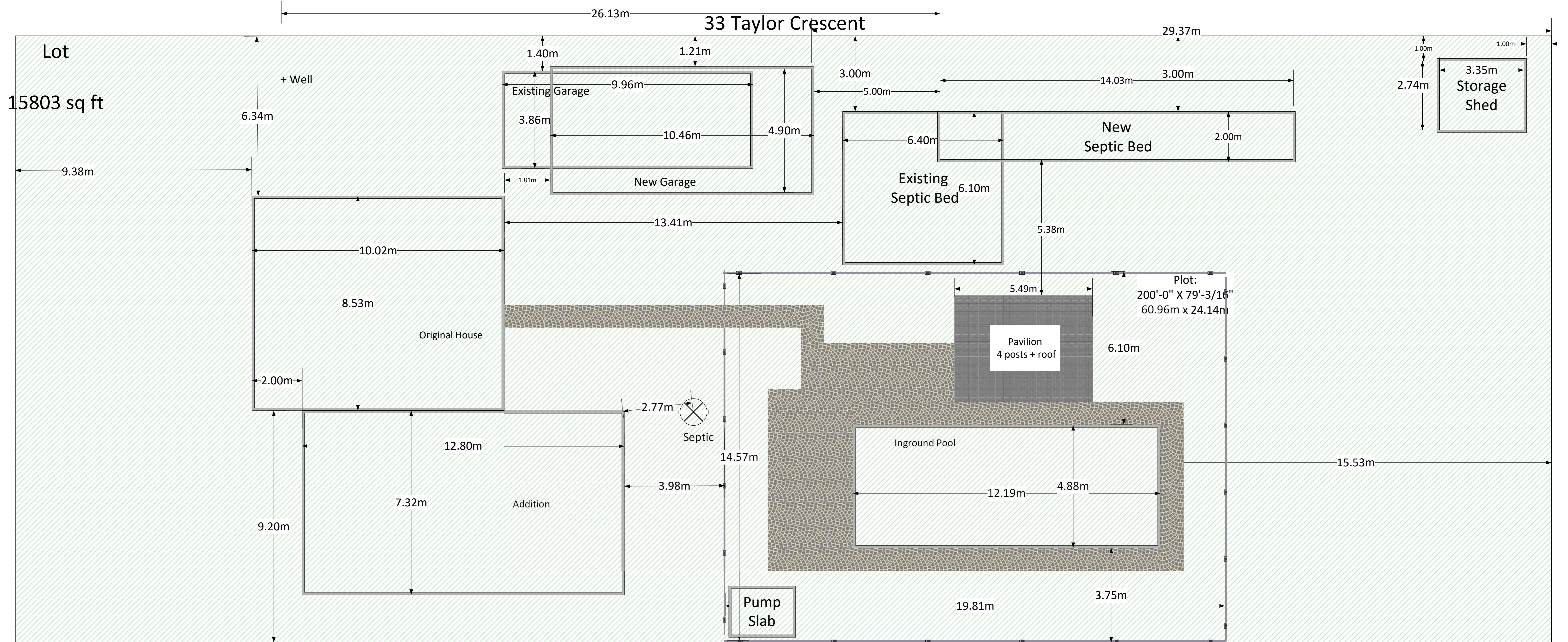
All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

Taylor Crescent Road

15803 sq ft



200'x80' Lot



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

FOR OFFICE USE ONLY:

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

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.

1, 2	NAME	MAILING ADDRESS	
Registered Owners(s)	John and Wilma Valkenburg		
Applicant(s)*	John Valkenburg		
Agent or Solicitor			Phone:
			E-mail:

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

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

John and Wilma Valkenburg 33 Taylor Crescent Dundas Ontario L9H6B5

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4.

Nature and extent of relief applied for:

Increase Accessory building area from 45 m2 to 60.45 m2 for new garage and shed

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

5.

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

Garage is packaged and ordered.

6.

Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):

Region of Flamborough zoned as S1, Lot#19, Plan 1014
33 Taylor Crescent Dundas

7.

PREVIOUS USE OF PROPERTY

Residential ☒Industrial ☐Commercial ☐

Agricultural ☐Vacant ☐

Other _____

8.1

If Industrial or Commercial, specify use _____

8.2

Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☐

No ☒

Unknown ☐

8.3

Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐

No ☒

Unknown ☐

8.4

Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐

No ☒

Unknown ☐

8.5

Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes ☐

No ☒

Unknown ☐

8.6

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 ☐

8.7

Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ☐

No ☒

Unknown ☐

8.8

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 ☐

8.9

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 ☐

APPLICATION FOR A MINOR VARIANCE (January 1, 2022)

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8.10 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 ☐

8.11 What information did you use to determine the answers to 8.1 to 8.10 above?

House was built in 1960. Previous use was farmland.

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

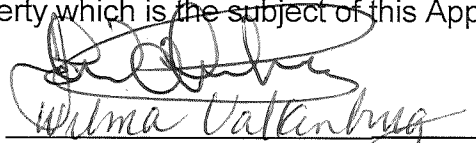
Is the previous use inventory attached? Yes ☐ No ☒

9. 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.

May 11, 2022

Date


Signature Property Owner(s)

John & Wilma Valkenburg

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 24.08 m

Depth 60.98 m

Area 1467.9 m²

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:

Garage 35.67 m²

Proposed

Garage 51.25 m²

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

Existing:

Front setback: 19.4 m

Side setback: 1.4 m

Rear Setback: 31.78

Proposed:

Front setback: 21.21 m

Side setback: 1.21 m

Rear Setback: 29.37

13. Date of acquisition of subject lands:
July 2 2021
14. Date of construction of all buildings and structures on subject lands:
August 2022
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single Family Dwelling
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single Family Dwelling
17. Length of time the existing uses of the subject property have continued:

18. Municipal services available: (check the appropriate space or spaces)
Water Well _____ Connected _____
Sanitary Sewer Septic Bed _____ Connected _____
Storm Sewers Existing _____
19. Present Official Plan/Secondary Plan provisions applying to the land:

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

S1
21. 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:
- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
☐ Yes ☐ No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being “received” for processing.
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
☐ Yes ☒ No
23. Additional Information (please include separate sheet if needed)

New garage will impede on existing septic bed. Alpha Ex has been contracted to pour new garage slab and upgrade existing septic system and move to comply with new pool and new garage. Test hole for T-Time and new septic proposal has been completed and contracted for replacement. This will occur after pool install.
24. 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.

Region	Zoning	Lot #	Plan ID	Lot Area	Lot Frontage	Lot Depth
Flamborough	S1	19	1014	1467.9 m ²	24.08 m	60.96 m

Accessory Buildings

City of Hamilton Zoning Bylaw Section 4.8.1.1

Description	Area	Max Allowed	Side Setback	Min Allowed	Height	Max Allowed
Existing Garage	35.67 m ²		1.4 m	1.2 m	3.48 m	4.5 m
Existing Shed	8.36 m ²		1.0 m	1.0 m	2.44 m	4.5 m
Total	44.03 m²	45 m²				
New Garage	51.25 m ²		1.21 m	1.2 m	3.94 m	4.5 m
New Shed	9.2 m ²		1.0m	1.0 m	2.44 m	4.5 m
Total	60.45 m²	45 m²				
% Lot Area	3.49%	5%				

Pool mech is cement pad.

Pavilion is Roof + Posts.