



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>	<b>A:24.132</b>	<b>SUBJECT PROPERTY:</b>	10 Taylor Crescent, Dundas
<b>ZONE:</b>	“S1” (Settlement Residential)	<b>ZONING BY-LAW:</b>	Zoning By-law City of Hamilton 05-200, as Amended

**APPLICANTS:** Owner: James Elzinga & Nicole Elzinga  
Agent: James Elzinga & Nicole Elzinga

The following variances are requested:

1. A minimum side yard of 1.2 metres instead of 3.0 metres is required.

**PURPOSE & EFFECT:** To facilitate the construction of garage addition to a existing single family dwelling.

**Notes:**

- i) Please note that eaves and gutters are permitted to encroach 0.6 metres into any required yard, eaves and gutters were not dimensioned on elevations therefore unable to determine zoning compliance.

**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>Tuesday, July 2, 2024</b>
<b>TIME:</b>	<b>2:40 p.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>

## **A:24.132**

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
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221

## **PUBLIC INPUT**

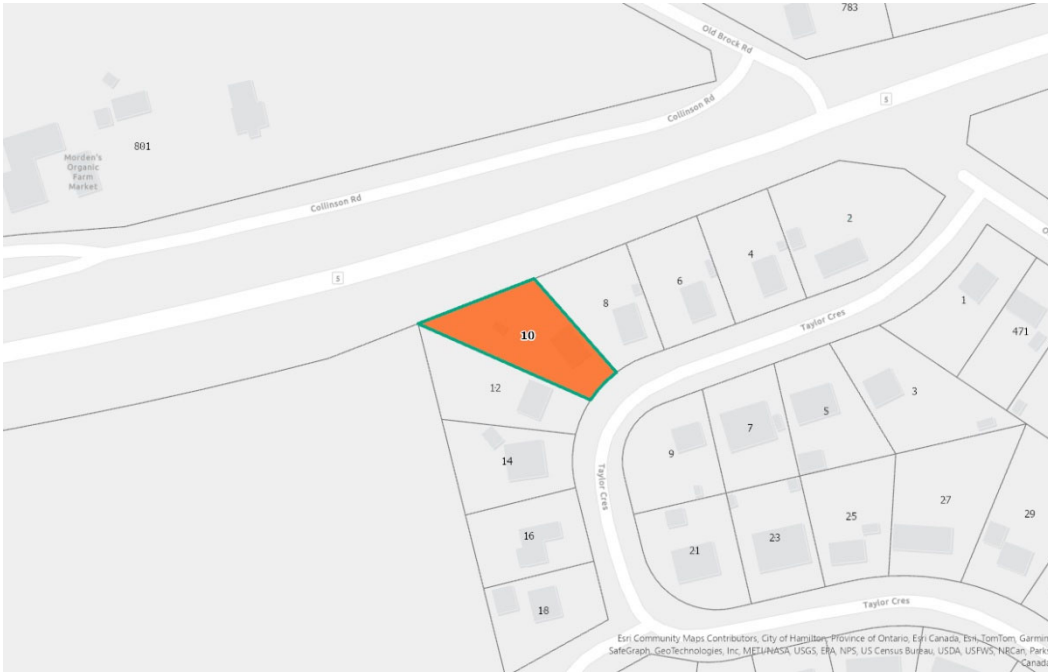
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon June 28, 2024

**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 June 28, 2024

## **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A:24.132, 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: June 13, 2024

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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, and may include posting electronic versions.



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### 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 advance of the meeting. Comments can be submitted 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

#### Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

##### 1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email [cofa@hamilton.ca](mailto:cofa@hamilton.ca). The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by 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 one business day before the Hearing. Only those registered will be called upon to speak.

##### 2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by phone at 905-977-1654.

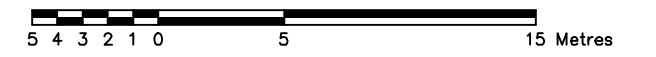
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

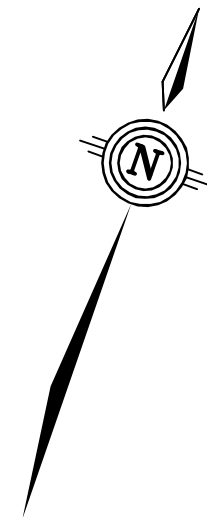
**SKETCH FOR  
BUILDING PERMIT  
APPLICATION**

**LOT 35  
REGISTERED PLAN 1014  
CITY OF HAMILTON**

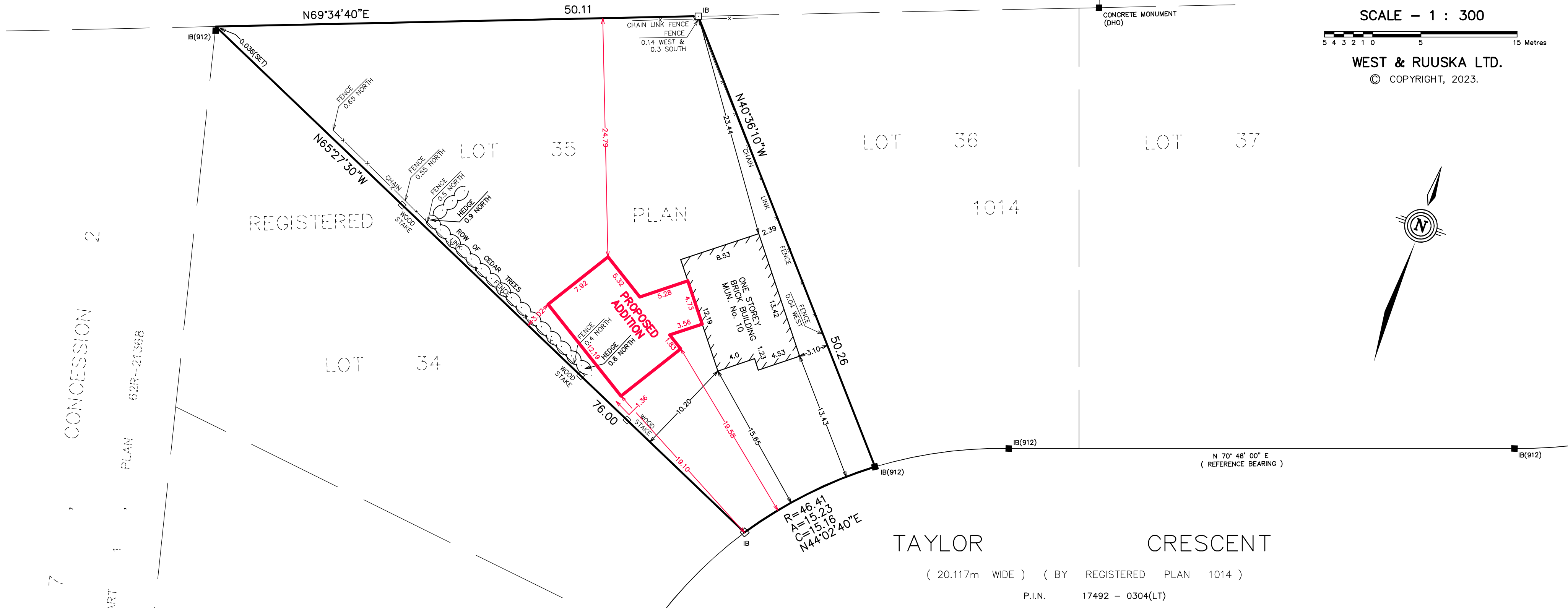
SCALE - 1 : 300



**WEST & RUUSKA LTD.**  
© COPYRIGHT, 2023.



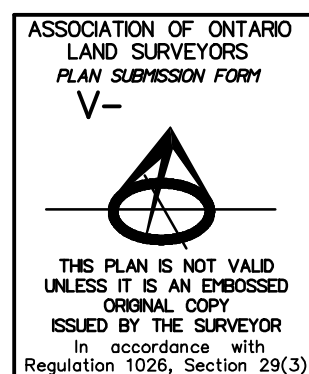
THE KING'S HIGHWAY No. 5



**TAYLOR CRESCENT**  
( 20.117m WIDE ) ( BY REGISTERED PLAN 1014 )  
P.I.N. 17492 - 0304(LT)

**LEGEND**

□	DENOTES	SET MONUMENT
■	"	FOUND MONUMENT
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
1416	"	S.M. RUUSKA, O.L.S.
D1	"	INSTRUMENT A117067
D2	"	INSTRUMENT A509814
FN	"	FIELD NOTES OF J.A.S. KING, O.L.S.
P1	"	DATED SEPTEMBER 14, 1956 (BOOK 91/64)
	"	PLAN OF SURVEY BY WEST & RUUSKA LTD.
	"	DATED OCTOBER 5, 1981 (FILE 81-373)



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3)

**BEARING NOTE:**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF TAYLOR STREET, SHOWN ON REGISTERED PLAN 1014, HAVING A BEARING OF N70°48'00"E.

**SURVEYOR'S CERTIFICATE**

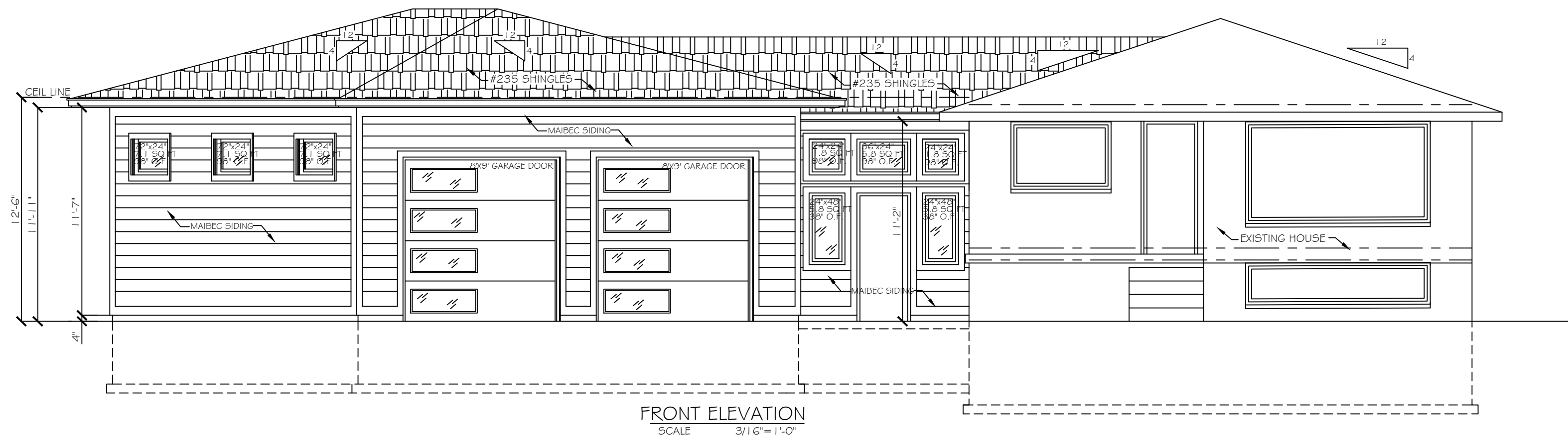
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF MAY, 2023.

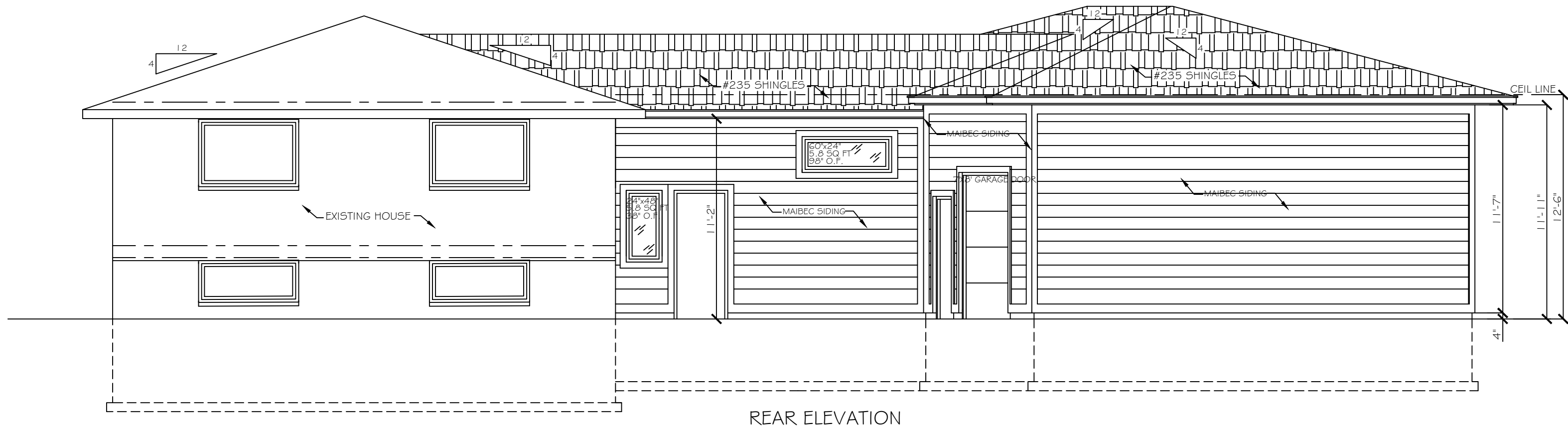
DATED: \_\_\_\_\_  
JIM JOHNSON  
ONTARIO LAND SURVEYOR

**WEST & RUUSKA LTD.**  
Land Surveyors  
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6  
Telephone (519)752-8641  
DRAWN BY: Ted S. KUTYLA, CST, CET    CHECKED BY: \_\_\_\_\_    E230156

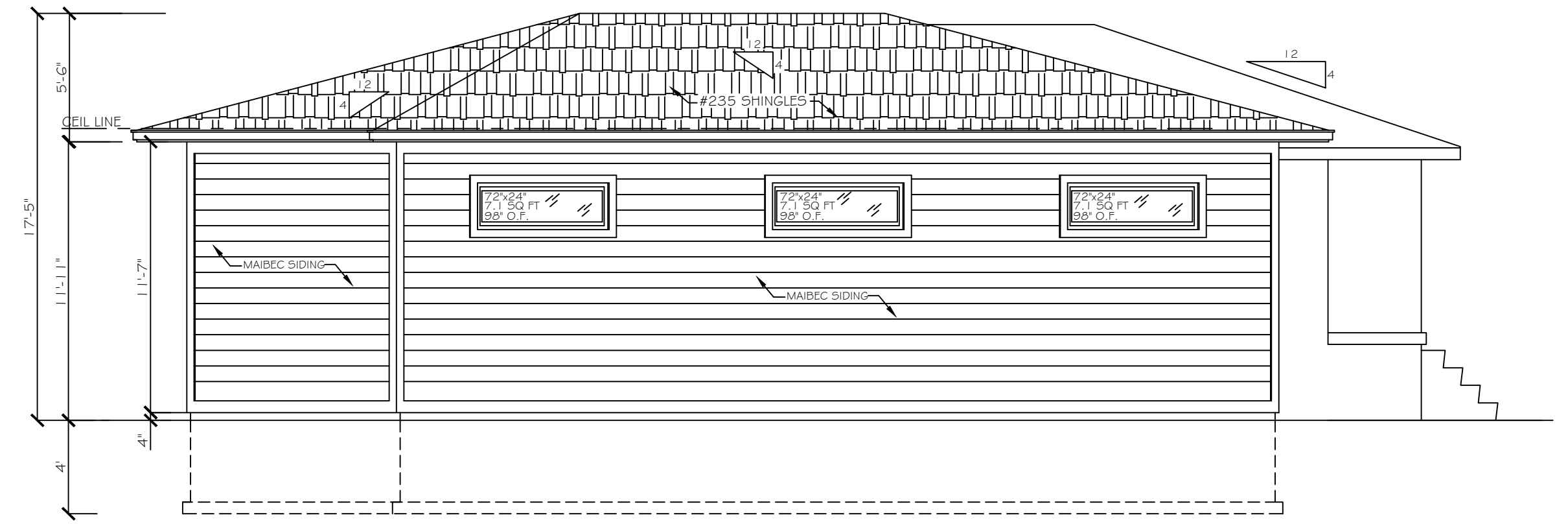




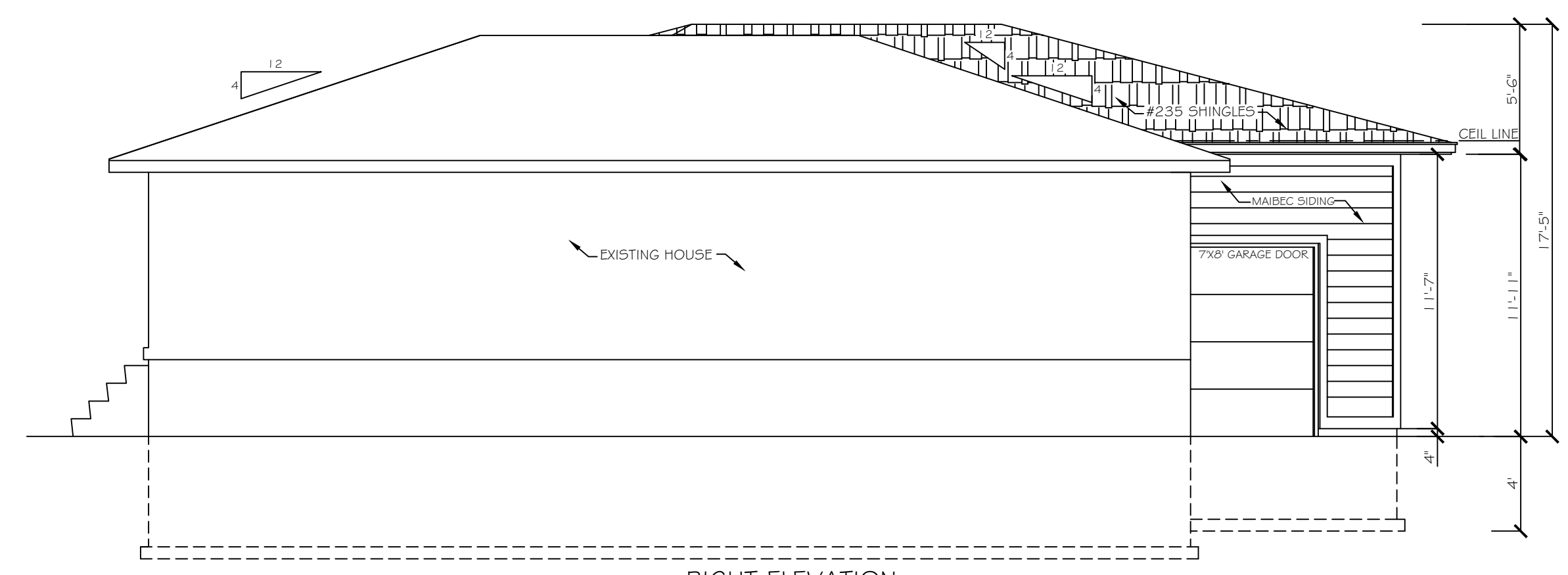
FRONT ELEVATION  
SCALE 3/16"=1'-0"



REAR ELEVATION  
SCALE 3/16"=1'-0"

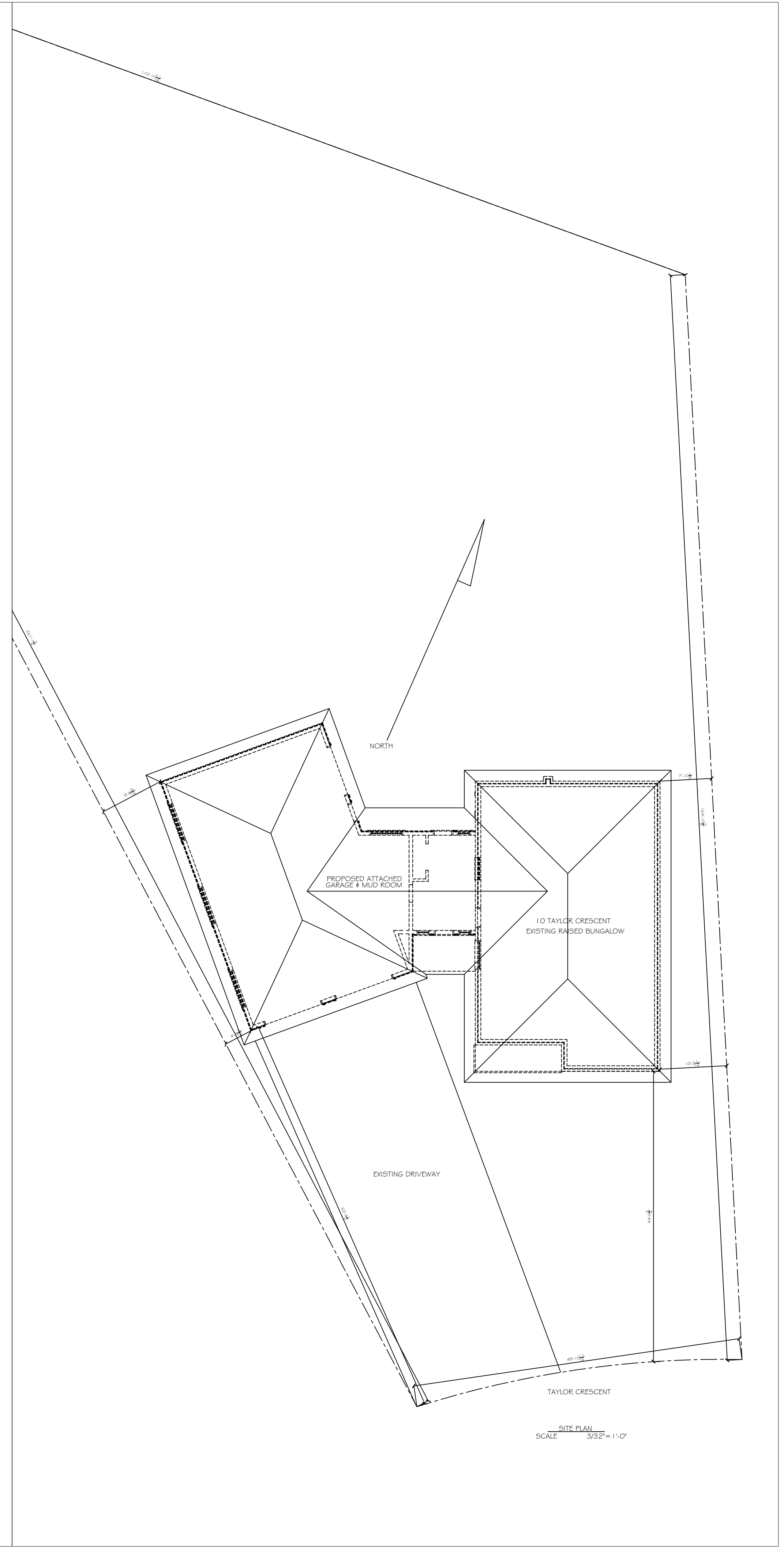


LEFT ELEVATION  
SCALE 3/16"=1'-0"

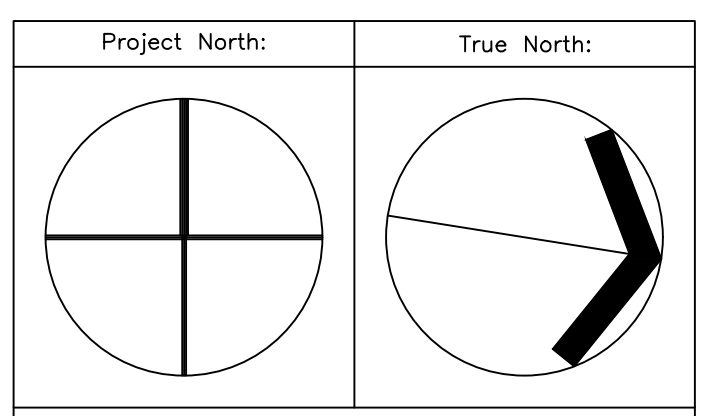


RIGHT ELEVATION  
SCALE 3/16"=1'-0"

<p><b>GENERAL</b> ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH CURRENT CBC. VERIFY ALL DIMENSIONS BEFORE AND DURING CONSTRUCTION TO CONFIRM ACCURACY. VERIFY ALL DIMENSIONS OF SPECIALTY ITEMS BEFORE ORDERING TO CONFIRM ACCURACY.</p> <p><b>MODEL</b> TRUSS DESIGN, LAYOUT &amp; ENGINEERING PROVIDED BY TRUSS MANUFACTURER.</p> <p><b>NOTE</b> ENGINEERED FLOOR JOIST &amp; BEAM DESIGN LAYOUT WILL BE PROVIDED BY MANUFACTURER.</p>	<p><b>NOTE</b> ALL MATERIALS &amp; COMPONENTS USED ON THIS PROJECT MUST BE INSTALLED FOLLOWING THE MANUFACTURER'S INSTRUCTIONS/DIRECTIONS. ALL MATERIALS &amp; COMPONENTS USED ON THIS PROJECT MUST BE STORED FOLLOWING THE MANUFACTURER'S INSTRUCTIONS/DIRECTIONS.</p> <p><b>NOTE</b> WINDOWS REPRESENTED IN THIS DESIGN ARE ONLY A PROPOSED OPTION. FOR WINDOW SIZES &amp; STYLES AND MAY NOT BE THE FINAL SELECTIONS BY THE CLIENT. FOLLOW SELECTED WINDOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p>	<p><b>NOTE</b> DUE TO THE POSSIBLE VARIANTS ON THE SITE IT IS IMPORTANT FOR THE CONTRACTOR AND TRUSS MANUFACTURER VERIFY ALL DIMENSIONS, BEARING AND ROOF PITCHES OF TRUSSES ON SITE AND ON ALL PAGES OF ARCHITECTURAL DRAWINGS TO ASSURE ACCURACY AND SOFFIT ALIGNMENT.</p> <p><b>NOTE</b> FINAL GRADING WILL DEPEND ON SIGHT AND SOIL CONDITIONS. FINAL DEPTH OF FOUNDATION WILL DEPEND ON SIGHT AND SOIL CONDITIONS.</p>
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SITE PLAN  
SCALE 3/32"=1'-0"



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE 2.17.4.1.(3)(a) TO BE AN "OTHER DESIGNER".  
QUALIFICATION INFORMATION:  
RON CRICKMORE BCIN: 41922

*Ron Crickmore*

**Note:**  
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF S.D.H. DESIGNS.  
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

**CRICKMORE DESIGN**  
111 Valmore Street, Aurora, Ontario, Canada L4G 4Z9  
Tel: 905-870-8836

Consultant



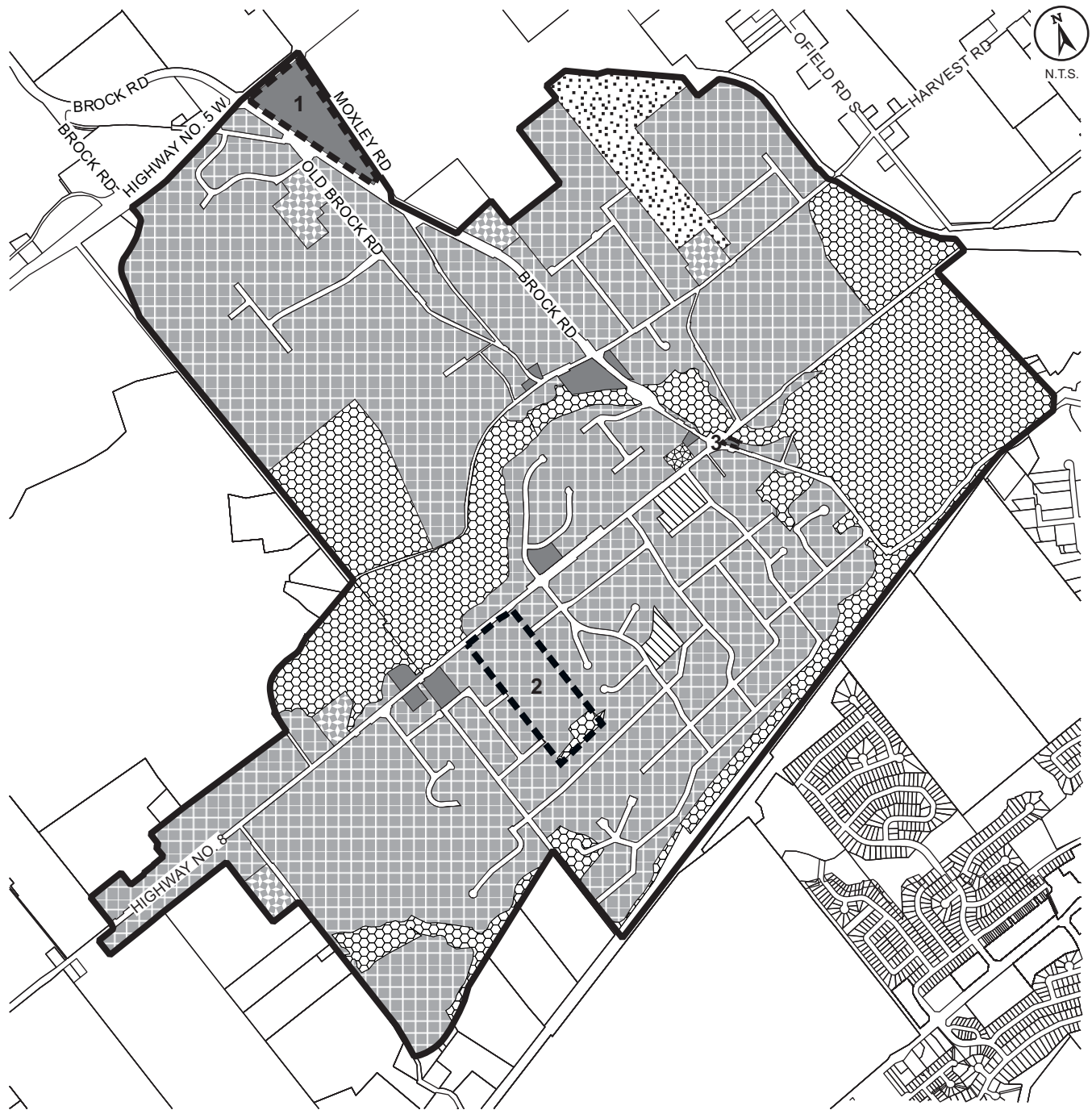
Project:  
**ELZINGA RESIDENCE  
GARAGE ADDITION**  
10 TAYLOR CRESCENT  
DUNDAS ONTARIO

Sheet Title:  
**PROPOSED GARAGE**

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 3/16"=1'-0"	Date: OCT 2023	Project No.: 2321020-28

Drawing No:  
**A1**

Drawing Series:



**Legend**

Settlement Area Boundary

Site Specific Area

**LAND USE DESIGNATIONS**

Settlement Residential

Settlement Commercial

Settlement Institutional

**Open Space and Parks Designations**

Community Park

General Open Space

Natural Open Space (Hazard Lands)

Neighbourhood Park

**Volume 2: Map 8a  
Greenville Rural Settlement Area Plan**

**Rural Hamilton Official Plan**

Council Adoption: September 27, 2006

Ministerial Approval: December 24, 2008

Effective Date: November 2021



Hamilton

James and Nicole Elzinga  
10 Taylor Crescent  
Dundas, ON, L9H6B3  
james.elzinga@gmail.com  
905-869-3052  
March 4, 2024

City of Hamilton Planning Department  
71 Main St. W  
Hamilton, ON, L8P4Y5

Dear: Committee of Adjustment

I am writing to submit this planning justification report in support of the application for a minor variance at 10 Taylor Crescent, Dundas. The proposed variance seeks to reduce the setback on the south/east side of our lot by two meters to accommodate the construction of an attached garage.

The property at 10 Taylor Crescent is situated in a residential neighborhood characterized by residential, single, raised bungalows on half acre lots. Our proposed variance aligns with the intent and spirit of the zoning bylaws while respecting the existing character of the neighborhood.

**Compatibility:** The variance maintains compatibility with the surrounding properties. The proposed garage will not significantly alter the streetscape or the visual character of the area.

**Minimal Impact:** The requested variance will have minimal impact on neighboring properties. The described addition is the same height as our house and will not stand tall amongst houses in our neighborhood..

**Precedent:** Granting this minor variance will not set an adverse precedent for future development in the area.

In conclusion, the requested minor variance aligns with the planning principles and objectives of the City of Hamilton. It represents a reasonable and appropriate use of the property while maintaining the integrity of the surrounding neighborhood. We respectfully request that the Planning Department consider our application favorably.



Thank you for considering our proposal. Should you require any further information or clarification, please do not hesitate to contact me.

Sincerely,

James and Nicole Elzinga

Enclosed is our Application and Plans.



Hamilton

Committee of Adjustment

City Hall, 5<sup>th</sup> Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

APPLICATION FOR A MINOR VARIANCE/PERMISSION UNDER SECTION 45 OF THE PLANNING ACT

1. APPLICANT INFORMATION

Table with columns for Registered Owners(s), Applicant(s), Agent or Solicitor, and NAME. Includes an E-mail field. A large black redaction box covers the right side of the table.

1.2 All correspondence should be sent to [ ] Purchaser [ ] Owner [ ] Agent/Solicitor [x] Applicant [x] Owner

1.3 Sign should be sent to [ ] Purchaser [ ] Owner [x] Applicant [ ] AgentSolicitor

1.4 Request for digital copy of sign [x] Yes\* [ ] No

If YES, provide email address where sign is to be sent [Redacted]

1.5 All correspondence may be sent by email [x] 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.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	10 Taylor Crescent Dundas Ontario L9H 6B3		
Assessment Roll Number	302230018000000		
Former Municipality			
Lot	35	Concession	
Registered Plan Number	1014	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:

Second Dwelling Unit  Reconstruction of Existing Dwelling

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

South corner of proposed garage addition will be 1.2 meters from side yard/ property line instead of 3 meters.

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:

Lot Frontage	Lot Depth	Lot Area	Width of Street
15.2 m	76 m	1781.5 m <sup>2</sup>	3.7m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Raised brick bungalow	13.43 m	23.44 m	2.39m & 10.20 m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Attached garage and mudroom	19 m	NA	1.3m & 3m	08/01/2024

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Raised brick bungalow	114.46 sq m	NA	1	5.3 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Attached garage and mudroom	114.6 sq m	NA	1	5.3 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

system privately owned and operated individual

septic system other means (specify) Privately owned septic

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.):

Parking inside and storage

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Single Home

## 7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

May 3, 2019

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single home

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single home

7.4 Length of time the existing uses of the subject property have continued:

NA

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

Rural Hamilton Official Plan designation (if applicable): Plan 1014

Rural Settlement Area: Flamborough

Urban Hamilton Official Plan designation (if applicable) Plan 1014

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? S1

7.8 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: S1



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7.9 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: \_\_\_\_\_

7.10 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

7.11 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.

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

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

We would like to pay for application via credit card. Please call James Elzinga at 905 869 3052 or Nicole Elzinga at 289 684 0451

## 11 COMPLETE APPLICATION REQUIREMENTS

### 11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

### 11.4 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
- 
-