

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.:	A-25:101	SUBJECT PROPERTY:	1961 Concession Road 6, Flamborough
ZONE:	P7 (Conservation / Hazard Land Rural)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Denise and Sid Seymour
 Agent: Dusil Design and Landscape INC

The following variances are requested:

1. A swimming pool and associated mechanical equipment shall be permitted whereas new buildings and structures are not permitted.

PURPOSE & EFFECT: To permit the construction of a new swimming pool.

Notes:

- i. The proposed pool shall conform to Section 4.11 pursuant to Hamilton Zoning By-law 05-200.
- ii. The associated mechanical equipment shall conform to Section 4.9 pursuant to Hamilton Zoning By-law 05-200.

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, July 17, 2025
TIME:	3:40 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at

	www.hamilton.ca/committeeofadjustment
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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
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

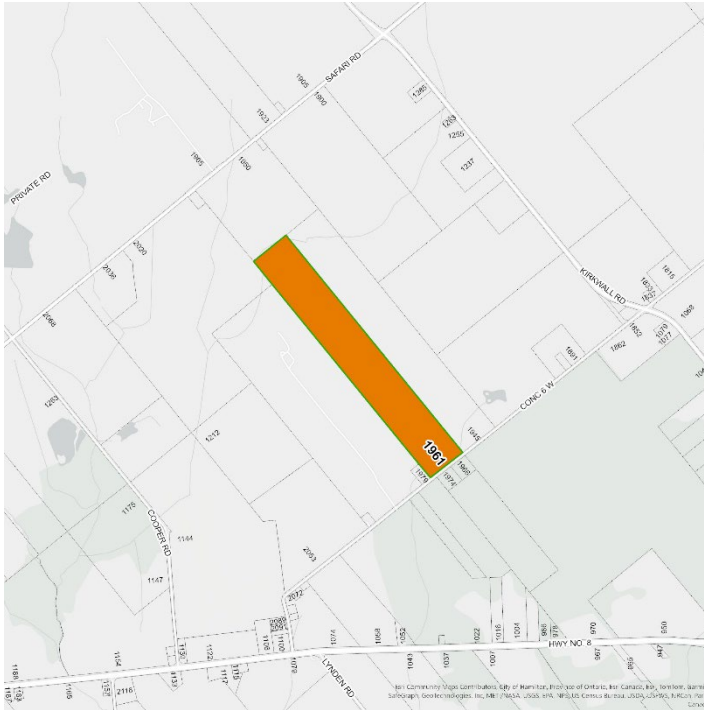
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon July 15, 2025

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 July 16, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:101, you must submit a written request to 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 or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



Subject Lands

DATED: June 30, 2025

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.



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

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 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 Tuesday prior to the Hearing and are available on our website: 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. 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.

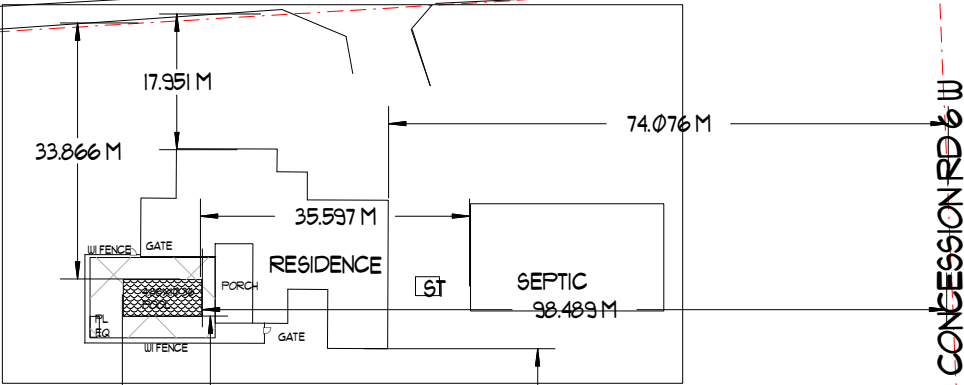
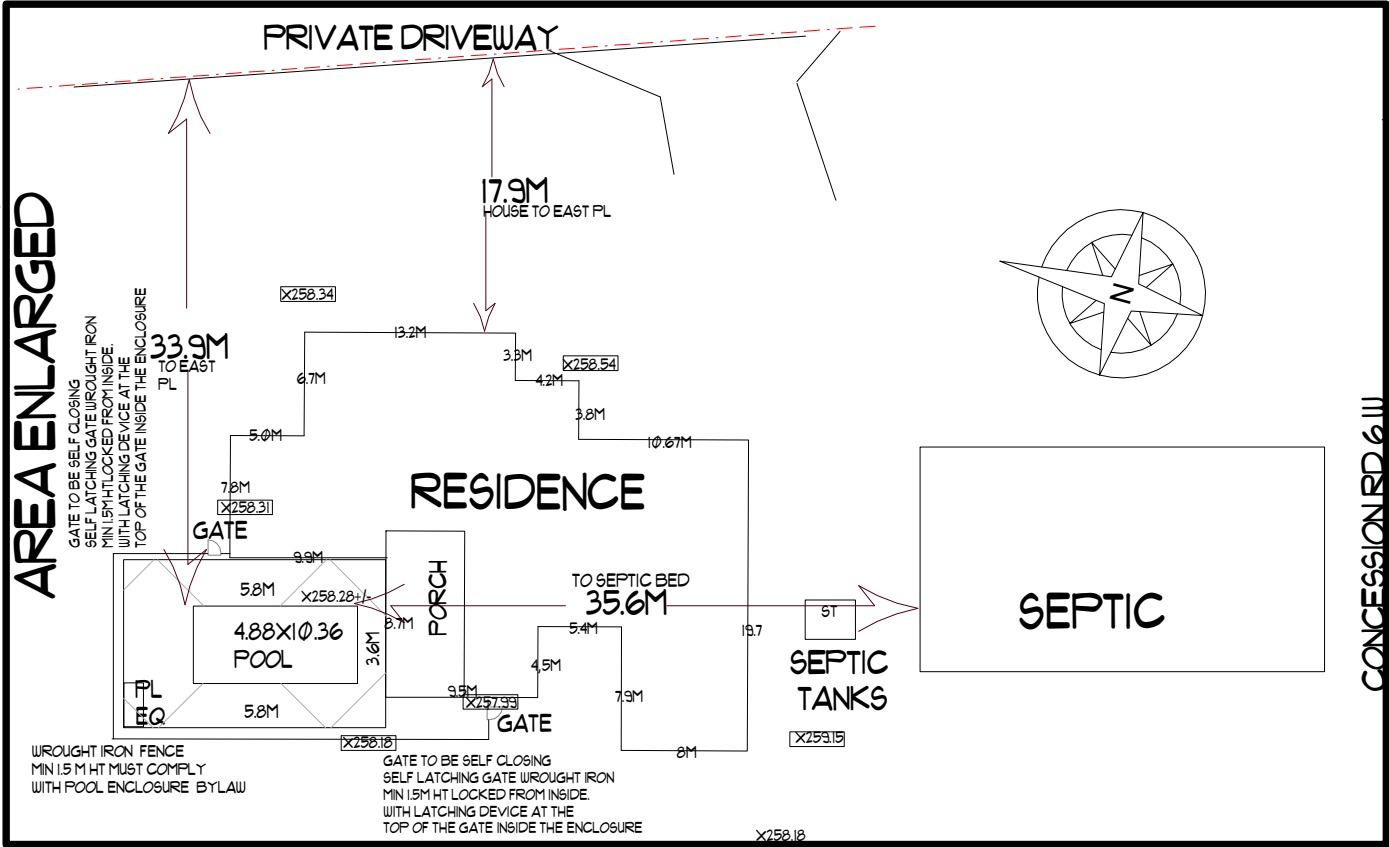
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

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.

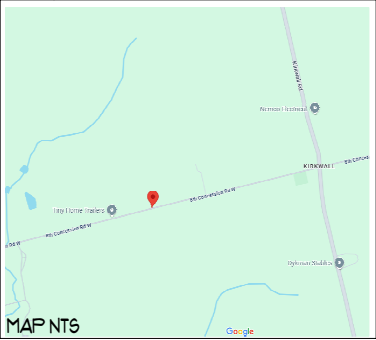
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

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.



EXISTING DRAINAGE PATTERNS
MUST BE MAINTAINED

INSTALLER TO CONFIRM
GRADES AND PAVER
AREA PRIOR TO BUILD
ADDITIONAL BUILDS MAY REQUIRE
PERMITS BY HOMEOWNER, IE DECKS,
SHEDS, OUTBUILDINGS ETC.



MAP NTS

INFORMATION ON DRAWING:

BMW-BASEMENT WINDOW
DS-DOWNSPOUT
GS-GAS METER
HY-HYDRO METER
AC-AIR CONDITIONER
TOP-TOP OF SILL
TOP-TOP OF FOUNDATION
TOWS-TOP OF WINDOW SILL
X100-BENCHMARK TO WHICH ALL ELEVATIONS ARE BASED ON IN METRIC.
USUALLY TAKEN AT A DOOR AND BASED ON THE TOP OF CONCRETE OR
ALUMINUM SILL. OTHER SUBSEQUENT (IE X-38.2) ELEVATIONS ARE BASED
ON TOP OF INTERLOCK OR HARDSPACE. BUILDER/INSTALLER TO CALCULATE
AND VERIFY. TOP OF POOL RIM BELOW COPING OR PAVERS-PRIOR TO BUILD.
X38.7 EXAMPLE GRADE-NEW
X38.7 EXAMPLE GRADE-EXISTING AND TO REMAIN UNCHANGED
SW-SURFACE WATER FLOW DIRECTION

DISCHARGE FROM POOL EQUIPMENT
IS NOT TO AFFECT
NEIGHBOURING PROPERTIES/LANDS ***

ALL FENCES AND GATE
TO COMPLY WITH POOL
ENCLOSURE BYLAW

ALL SURFACE WATER TO
DRAIN TOWARDS CITY SEWER
DRAIN WHERE APPLICABLE.

INSTALLER TO CALL FOR
LOCATES PRIOR TO DIGGING. INSTALLER
ALSO TO VERIFY PROPERTY LINES AND
ELEVATIONS.

OWNER RESPONSIBLE FOR ENSURING ANY
FILL BROUGHT ON SITE IS FROM A SOURCE
WITHIN THE CITY OF HAMILTON. WHERE FILL TO BE
EXCAVATED AND REMOVED THAT IT IS TO BE
DIRECTED TO A SUITABLE AND APPROVED RECEIVER
SITE.

ALL DOORS/WINDOWS FORMING PART
OF THE ENCLOSURE SHALL BE KEPT
LOCKED WHEN THE POOL IS NOT UNDER
COMPETENT SUPERVISION.

CONTACT YOUR LOCAL UTILITY PURVEYOR TO
REQUEST WRITTEN CLEARANCE OF ANY OVERHEAD
WIRING FROM YOUR PROPOSED POOL

NO WATER IS TO BE PLACED IN
THE POOL UNTIL FINAL APPROVAL
OF THE ENCLOSURE HAS BEEN
OBTAINED FROM THE
BUILDING INSPECTOR.

A SEPERATE PERMIT
IS REQUIRED FOR A DECK
10M2 OR GREATER/ANY SIZE
WHERE ATTACHED.

Revision #: REV 5.27.25

Date: 2025-05-27

Scale:

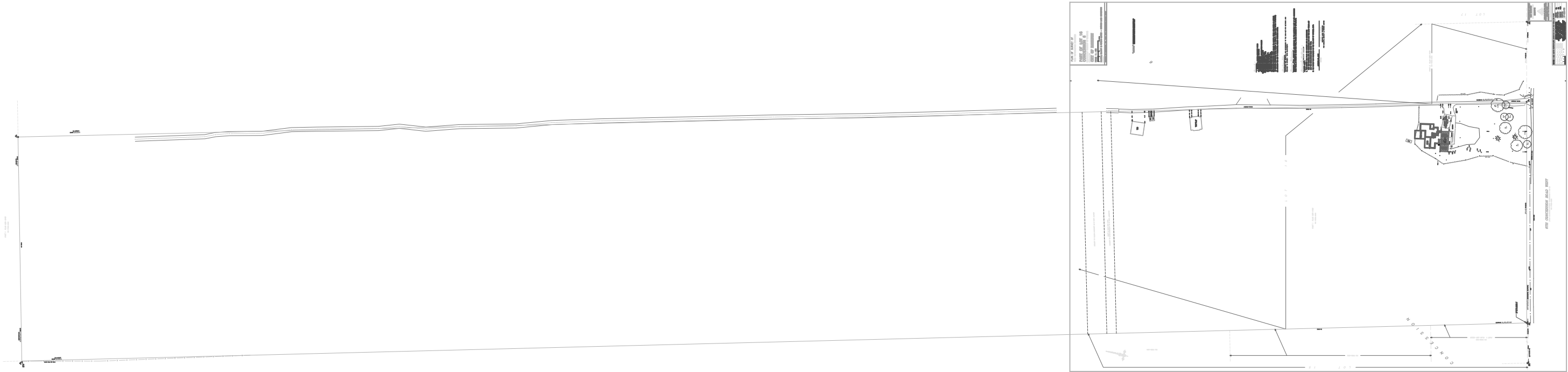
1:1000

Landscape Plan:

SEYMOUR PROPERTY
1961 CONCESSION RD 6 W
HAMILTON ONT

Landscape Design by:


DUSIL DESIGN AND LANDSCAPE INC
DUSILDESIGN@GMAIL.COM
905-333-3683



Fwd: 1961 Concession Rd 6 W, Hamilton, ON, N0B 1L0, CAN

Craig Rogers 

Sat, May 3, 2025 at 11:55 AM

To: Dusil Design 

Here is the Grand River letter

----- Forwarded message -----

From: **Nicholas Stasiak** <nstasiak@grandriver.ca>

Date: Wed, Nov 13, 2024 at 3:28 PM

Subject: [1961 Concession Rd 6 W, Hamilton, ON, N0B 1L0, CAN](#)

To: 

Hello Craig,

The proposed works for a pool to be located behind the house is not regulated by the GRCA. A permit is not required from the GRCA for these works.

A maps is attached for reference.

Thank you,

Nicholas Stasiak, EP, BBRM

Regulations Officer

Grand River Conservation Authority

[400 Clyde Road](#), PO Box 729

Cambridge, ON N1R 5W6

Office: 519-621-2763 ext. 2323

Toll-free: 1-866-900-4722

Email: nstasiak@grandriver.ca

www.grandriver.ca | [Connect with us on social media](#)



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/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	DENISE AND SID SEYMOU	
Applicant(s)	ALICA DUSIL DUSIL DESIGN AND LANDSCAPE INC AND ALOHA CUSTOM POOLS	
Agent or Solicitor	DUSIL DESIGN AND LANDSCAPE INC	

1.2 Primary contact

☒ Applicant
DUSIL DESIGN

☐ 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 be sent by email.

1.6 Payment type

☐ In person
☐ Cheque

☒ Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1961 6TH CONCESSION RD WEST		
Assessment Roll Number			
Former Municipality	FLAMBOROUGH/ HAMILTON		
Lot	16	Concession	
Registered Plan Number	part 1 plan 62R-1199	Lot(s)	
Reference Plan Number (s)		Part(s)	part 1

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:

P7 zoning, new structure to be build (inground pool), requires GRCA allowance (provided) letter and Minor variance

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Due to P7 zoning requirements indicate permission for any new 'structure', including a pool

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
211.42	1442.88	307333.44m ²	6m

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
residence SFD	74.08	1327.43	w=163.68, e=17.95	10/19/2018

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
inground pool	98.49	1327.43	33.87 (E) and 171.27 (W)	07/25/2025

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
dwelling	565.58		1	

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height

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) _____
- 4.7 Type of access: (check appropriate box)
☐ provincial highway
☐ municipal road, seasonally maintained
☒ municipal road, maintained all year
☐ right of way
☐ other public road

- 4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
SFD
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
SFD

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
2016
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
sfd
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
sfd
- 7.4 Length of time the existing uses of the subject property have continued:

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

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: residential

Urban Hamilton Official Plan designation (if applicable) _____

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

- 7.6 What is the existing zoning of the subject land? MDAR-18-021

- 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: MDAR-18-021

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: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

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

inground pool with concrete skirting

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
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