



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.:** HM/A-21:39

**APPLICANTS:** V. Mohammad on behalf of the owners S. 7 S. Bagla

**SUBJECT PROPERTY:** Municipal address **27 Sycamore St., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended by By-law 83-66

**ZONING:** "C" (Urban Protected Residential, etc.) district

**PROPOSAL:** To permit the conversion of the existing single family dwelling to a two family dwelling, notwithstanding that:

1. No onsite manoeuvring shall be provided for the two (2) required parking spaces, instead of the requirement that a manoeuvring space shall be provided and maintained abutting and accessory to each required parking space on the lot and whereas the Zoning By-law only permits off-site manoeuvring for one (1) of the two (2) required parking spaces;
2. No onsite manoeuvring shall be provided for the two (2) required parking spaces instead of the requirement that a manoeuvring space shall be provided and maintained only on the lot on which the principle use, building or structure is located; and,
3. The accessibility to one (1) of the required parking spaces may be obstructed by another vehicle whereas the By-law requires every parking space to be unobstructed and readily accessible from within the lot, without moving any vehicle on the lot.

**NOTE:**

1. A building permit is required for the conversion of the existing single family dwelling into a two family dwelling. Be advised that Ontario Building Code regulations may require specific setback and construction types.

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

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**DATE:** Thursday, March 4th, 2021  
**TIME:** 2:45 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:

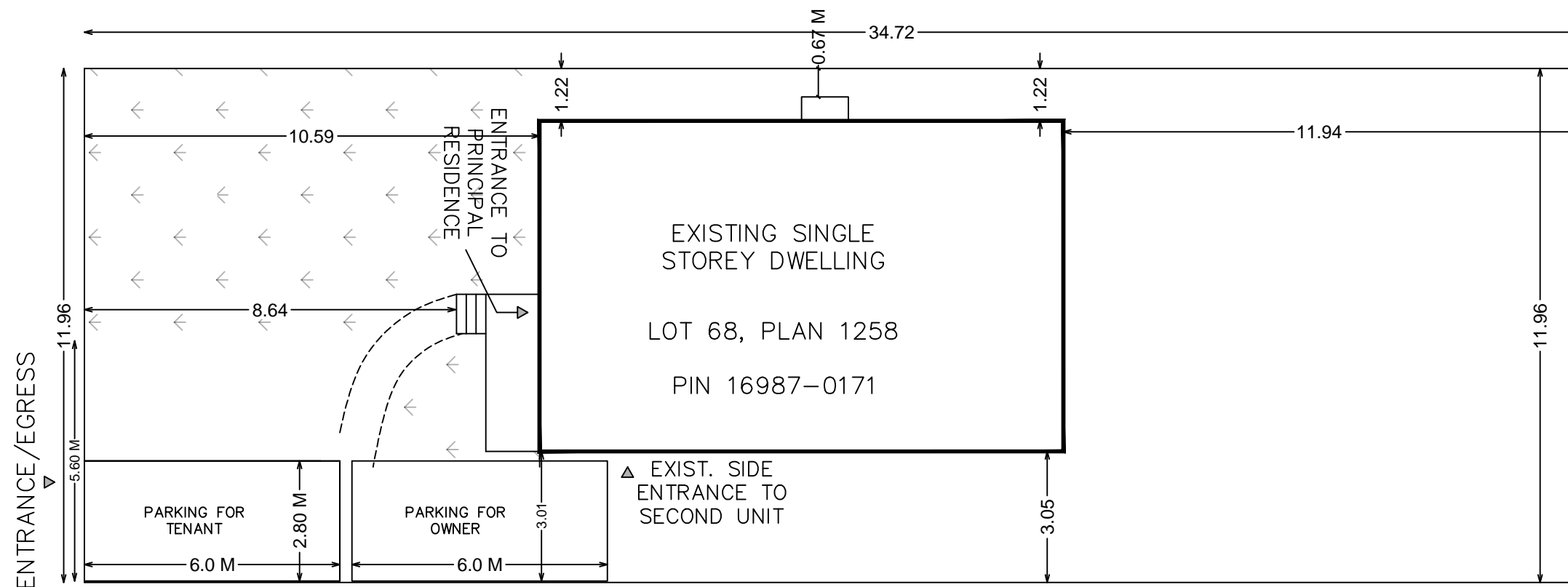
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: February 16th, 2021.

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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.***



AREA STATISTICS

GROSS FLOOR AREA CALCULATIONS

- A. PRINCIPAL RESIDENCE  
EXISTING GROUND FLOOR GFA = 83.97 m<sup>2</sup>
  
- B. BASEMENT  
PROPOSED BASEMENT APARTMENT GFA = 83.92 m<sup>2</sup>  
ENTRANCE / EGRESS



SCOPE OF WORK

- ① LEGALIZATION OF BASEMENT AS SECOND DWELLING UNIT
- ② PROP. ONE NEW WINDOWS

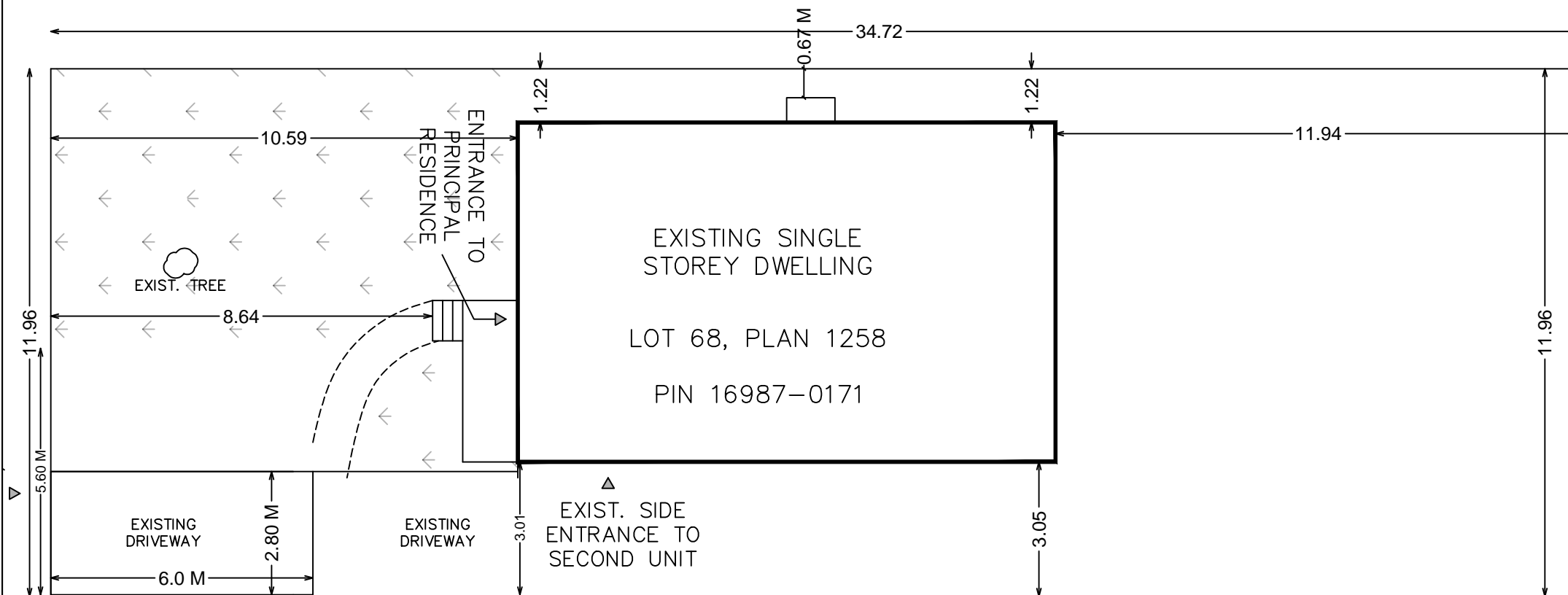
NO.	DESCRIPTION	DATE
1	REVISION	JAN/ 27 / 2021
0	FOR BUILDING PERMIT	

ENGINEER:  
 **Mechways Inc.**  
 2751 THAMESGATE DR.  
 MISSISSAUGA, ON.  
 TEL: 905-678-7778  
 mechways@gmail.com

PROJECT:  
 27, SYCAMORE STREET,  
 HAMILTON, ON

TITLE:  
**PROP.SITE PLAN**

CHECKED: MS	DRAWING:
DRAWN: MA	<b>SP1.02</b>
SCALE: $\frac{3}{32}''=1'$	
DATE: JAN/ 27 / 2021	



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 MISSISSAUGA, ON.  
 TEL: 905-678-7778  
 mechways@gmail.com

PROJECT:  
 27, SYCAMORE STREET,  
 HAMILTON, ON

TITLE:  
**EXIST.SITE PLAN**

CHECKED: MS	DRAWING:
DRAWN: MA	<b>SP1.01</b>
SCALE: 1:125	
DATE: JAN/ 27 / 2021	



**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**

**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	ADDRESS	
Registered Owners(s)	SIDDARTH BAGLA SEEMA BAGLA	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]
Applicant(s)*	VALIUDDIN MOHAMMED	[REDACTED]	Phone: [REDACTED] E-mail: [REDACTED]
Agent or Solicitor			Phone: [REDACTED] E-mail: [REDACTED]

**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:

SIDDARTH BAGLA  
SEEMA BAGLA

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:

For proposed Second Dwelling in basement, one more car parking is necessary. Front yard has enough space for 2nd car parking by the side of existing parking. But City inspector objected stating that existing tree roots will be damaged. Hence, we are proposing car parking one behind the other, as a special case we request to agree for

5. Why it is not possible to comply with the provisions of the By-law? minor variance - parking - one car behind other.

For second dwelling, one more parking is essential; as per city inspector, it is not possible due to the roots of tree which are above the ground.

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):

27 SYCAMORE ST, HAMILTON, ON L8T 3N6

PLAN 1258 LOT 68

7. PREVIOUS USE OF PROPERTY

Residential  Industrial  Commercial

Agricultural  Vacant

Other \_\_\_\_\_

8.1 If Industrial or Commercial, specify use No

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

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 9.1 to 9.10 above?  
Information provided by the owner.

8.12 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

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.

Jan 27, 2021  
Date

  
Signature Property Owner

SIDDARTH BAGILA / SEEMA BAGLA  
Print Name of Owner

10. Dimensions of lands affected:

Frontage 11.96 m  
Depth 34.72 m  
Area 415.36 m  
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: Dwelling  
Length - 12.46 m      Ground Floor Area - 83.97 m  
Width - 7.83 m      Gross Floor Area - 83.97 m  
Height - 3.53 m      Number of Storeys - 1

Proposed

Same as existing

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 yard - 10.59 m      Right side yard - 3.01 m.  
Rear yard - 11.94 m  
Left side yard - 1.22 m

Proposed:

Same as existing

13. Date of acquisition of subject lands:  
Nov 2020
14. Date of construction of all buildings and structures on subject lands:  
1967
15. Existing uses of the subject property:  
Residential [Single Dwelling unit]
16. Existing uses of abutting properties:  
Residential
17. Length of time the existing uses of the subject property have continued:  
Since 1967
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:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
No.
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. Additional Information
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.

Attached.