

## **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-21:244

**APPLICANTS:** Owners S. & S. Bagla

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

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

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

**PROPOSAL:** To permit the conversion of the existing single family detached dwelling to contain one (1) secondary dwelling unit, notwithstanding that:

1. The maneuvering space and accessibility to one (1) of the two (2) required parking spaces may be obstructed by another vehicle, whereas the By-law requires unobstructed access to the maneuvering space abutting the required parking space and an unobstructed access to the required parking space.

**NOTE:**

1. Please note that a detailed floor plan was not included as part of the submitted application materials to confirm the number of bedrooms proposed for the Secondary Dwelling Unit. Further variances may be required if compliance with Section 19(1)(vi) cannot be achieved.

2. Please note that the percentage of the gross area of the front yard that is to be used as a landscaped area has not been indicated. Further variances may be required if the percentage of the gross area of the front yard is less than the required 50 percent.

3. A building permit is required for the conversion of the existing single family detached dwelling to contain a secondary dwelling unit. 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, July 8th, 2021  
**TIME:** 1:05 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:

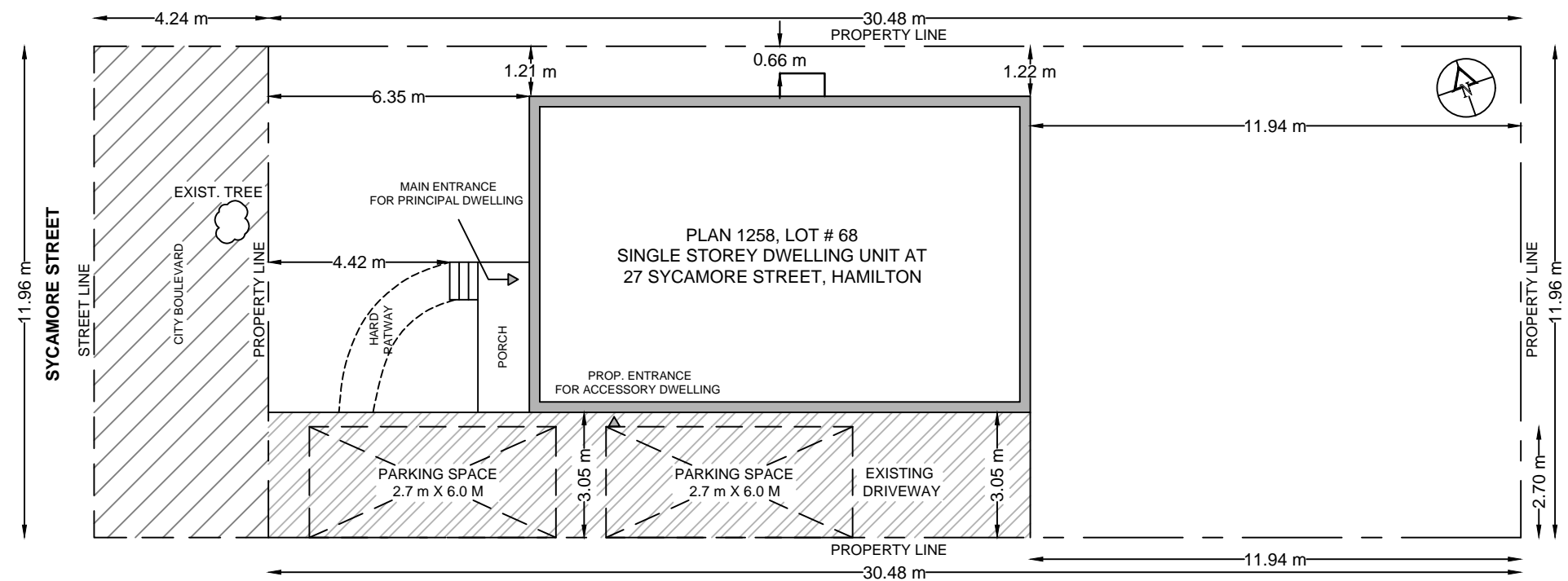
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: June 22nd, 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  
GROUND FLOOR G.F.A = 83.97 m<sup>2</sup>
- B. BASEMENT  
BASEMENT G.F.A = 83.92 m<sup>2</sup>  
BASEMENT APARTMENT G.F.A = 83.92 m<sup>2</sup>

▲ ENTRANCE / EGRESS

**SCOPE OF WORK**

- A. LEGALIZATION OF AN AS-BUILT BASEMENT AS AN ACCESSORY DWELLING UNIT
- B. PROP. ONE NEW WINDOW

1	REVISION	MAR/ 18 / 2021
0	FOR BUILDING PERMIT	
NO.	DESCRIPTION	DATE

ENGINEER:		
 <b>Mechways Inc.</b>		
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	SP1.02	
SCALE: 1 : 150		
DATE:JAN/ 27 / 2021		

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)	SIDDARTH BAGLA SEEMA BAGLA		
Applicant(s)*	VALIUDDIN MOHAMMED		
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:

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:

To provide an additional parking space in Tandem whereas a non-tandem parking space is required for an accessory apartment.

Secondary Dwelling Unit                      Reconstruction of Existing Dwelling

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

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 <input checked="" type="checkbox"/>	Industrial	Commercial
Agricultural	Vacant	Other
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 \_\_\_\_\_

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?

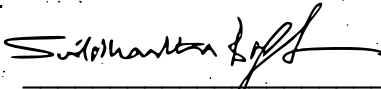

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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.

\_\_\_\_\_  
Date

   
\_\_\_\_\_  
Signature Property Owner(s)

\_\_\_\_\_  
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage \_\_\_\_\_  
Depth \_\_\_\_\_  
Area \_\_\_\_\_  
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: \_

Proposed

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

Existing:

Proposed:

- Date of construction of all buildings and structures on subject lands:

- Existing uses of the subject property (single family, duplex, retail, factory etc.):

16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):

- Since 1967

- 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:

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.