



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th 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

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.: HM/A-21:250

APPLICANTS: Agent Matthew Ribau
Owner Chad Lyder

SUBJECT PROPERTY: Municipal address **9 Lister Ave., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 21-076

ZONING: "B" (Suburban Agriculture and Residential, etc.) district

PROPOSAL: To permit the construction of a 7.95m (26'1") x 11.07m (36'4") easterly one (1) storey addition; a southerly 6.5m (21'4") x 12.8m (42'0") one (1) storey addition which will attach the existing one storey 6.10m (20'0") x 7.24m (23'9") accessory building (labelled as the "casita") onto the dwelling; a northerly open stairway/fire escape and a front porch onto an existing single family dwelling and to establish a secondary dwelling unit within an existing single family dwelling notwithstanding that:

1. A minimum front yard depth of 7.0m shall be provided instead of the minimum required front yard depth of 12.0m.
2. A minimum northerly side yard width of 2.0m shall be provided instead of the minimum required side yard width of 3.0m.
3. An open stairway/fire escape shall be permitted to project into minimum required northerly side yard a maximum of 1.3m so that the open stairway/fire escape shall be as close as 0.7m to the northerly side lot line instead of the requirement that an open fire escape or open stairway may project into a required side yard not more than one-third of its width (being 0.66m).
4. A minimum of 37% of the gross area of the front yard shall be provided as landscaped area instead of the requirement that not less than 50% of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials.
5. The parking area shall be permitted to occupy 63% of the gross area of the front yard instead of the requirement that the area for parking shall not occupy more than 50% of the gross area of the front yard.
6. The external appearance and character of the front façade of a single detached/family dwelling to be converted to contain a secondary dwelling unit shall be permitted to be altered by construction of the southerly addition, roofed-over unenclosed

one storey front porch and northerly open stairway instead of the requirement that the exterior appearance and character of the front façade of the single detached dwelling shall be preserved.

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

DATE:	Thursday, August 12th, 2021
TIME:	3:25 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed at
	www.hamilton.ca/committeeofadjustment
	for viewing purposes only

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
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: July 27th, 2021.

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.



○ GENERAL NOTES:

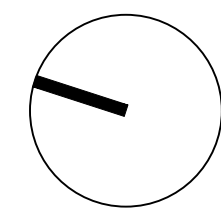
DRAWINGS MUST NOT BE SCALED
DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL
NOTES AND THE O.B.C.

All drawings & information shown on these drawings must be checked & verified on site prior to construction or fabrication of its components.

Unless noted otherwise, 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 construction.

All dimensions are given in imperial units unless otherwise indicated.

All drawings are the property of the Architect / Designer & must be returned upon request.



PROJECT: CHAD AND TINA LYDER
ADDITION & INTERIOR ALTERATION
9 LISTER AVENUE
HAMILTON, ON

DRAWING: SITE PLAN
DESIGN DRAWINGS

SCALE: 1/16" = 1'-0"

DATE: APR 13, 2021

DRWN BY: ADRIANO PASSARIELLO

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV21-010

DRAWING No: SP1



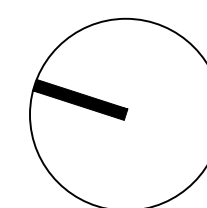
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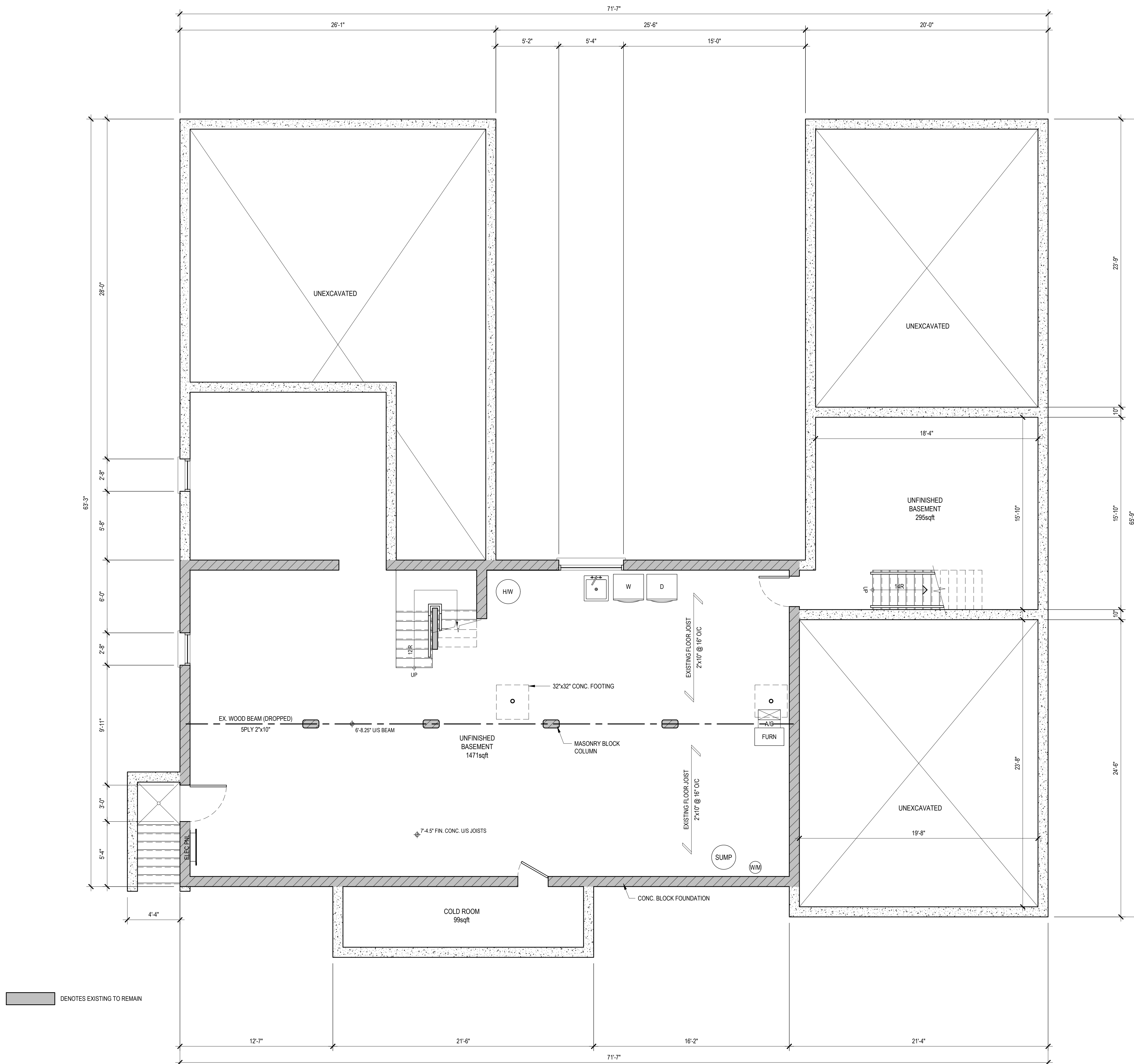
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[illegible]

PROJECT:	CHAD AND TINA LYDER ADDITION & INTERIOR ALTERATION 9 LISTER AVENUE HAMILTON, ON
DRAWING:	PROPOSED BASEMENT PLAN DESIGN DRAWINGS
SCALE:	1/4" = 1'-0"
DATE:	APR 13, 2021
DRWN BY:	ADRIANO PASSARIELLO
CHKD BY:	MATTHEW RIBAU
PROJECT No:	PV21-010
DRAWING No:	A01.1





- PROJECT: CHAD AND TINA LYDER
ADDITION & INTERIOR ALTERATION
9 LISTER AVENUE
HAMILTON, ON
- DRAWING: PROPOSED MAIN FLOOR PLAN
DESIGN DRAWINGS
- SCALE: 1/4" = 1'-0"
- DATE: APR 13, 2021
- DRAWN BY: ADRIANO PASSARIELLO
- CHKD BY: MATTHEW RIBAU
- PROJECT No: PV21-010
- DRAWING No: **A01.2**



○ GENERAL NOTES:

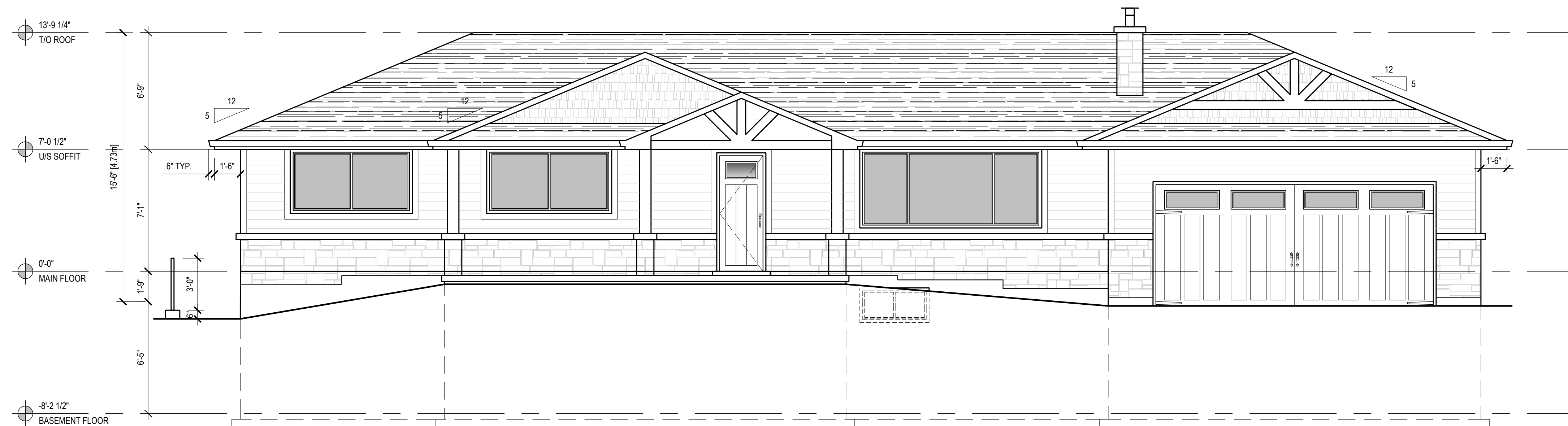
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[illegible]

PROJECT: CHAD AND TINA LYDER
ADDITION & INTERIOR ALTERATION
9 LISTER AVENUE
HAMILTON, ON

DRAWING: FRONT ELEVATION
DESIGN DRAWINGS

SCALE: 1/4" = 1'-0"

DATE: APR 13, 2021

DRWN BY: ADRIANO PASSARIELLO

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV21-010

DRAWING No: A02.1



○ GENERAL NOTES:

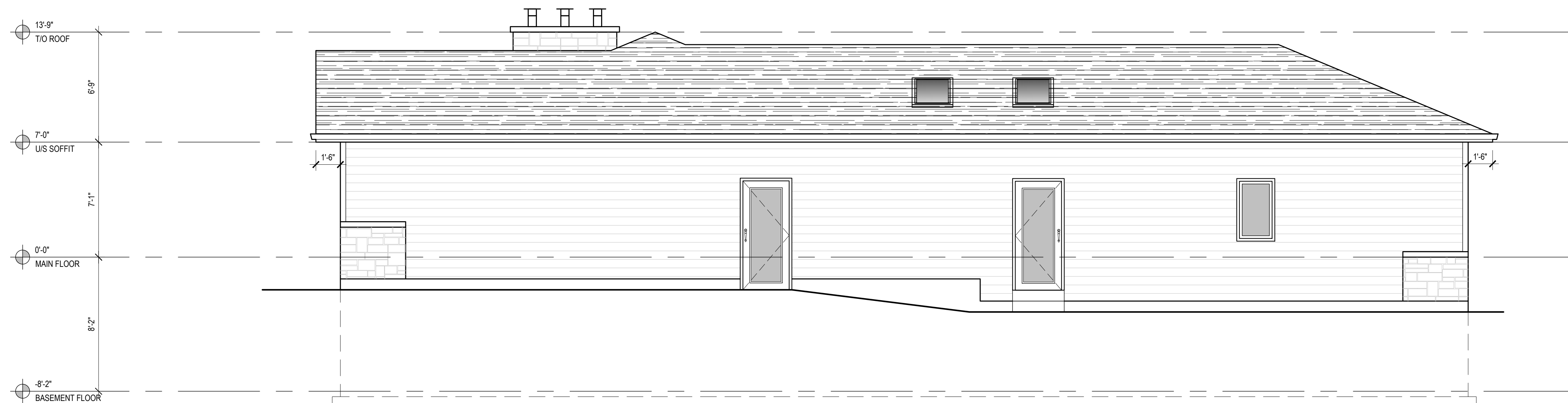
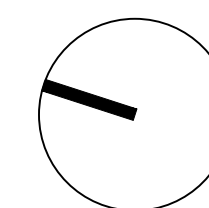
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[illegible]

PROJECT: CHAD AND TINA LYDER
ADDITION & INTERIOR ALTERATION
9 LISTER AVENUE
HAMILTON, ON

 DRAWING: RIGHT SIDE ELEVATION
DESIGN DRAWINGS

SCALE: 1/4" = 1'-0"

DATE: APR 13, 2021

○ DRAWN BY: ADRIANO PASSARIELLO

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV21-010

DRAWING No: A02.2



○ GENERAL NOTES:

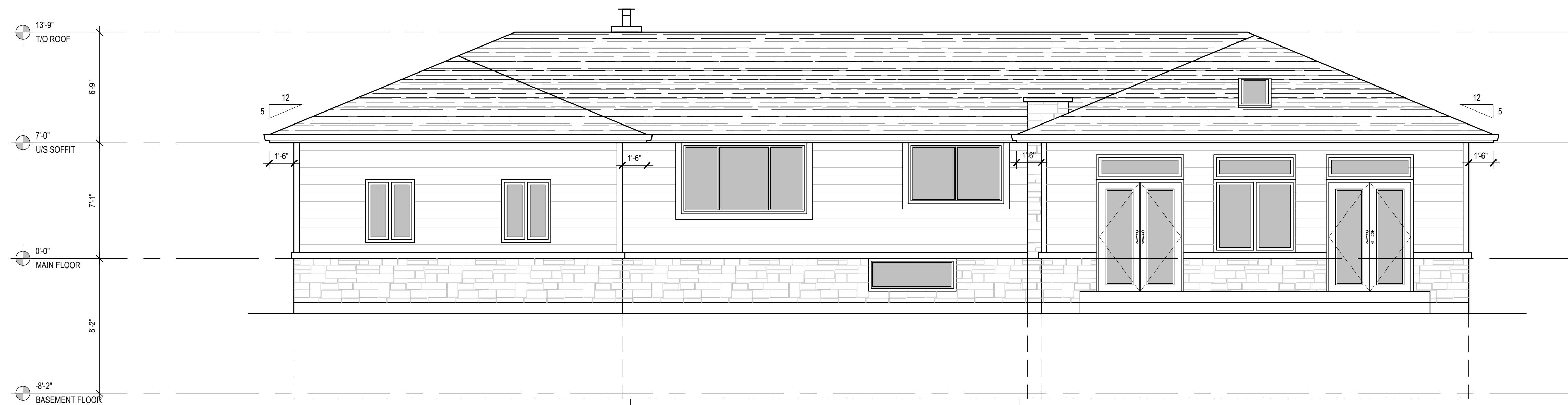
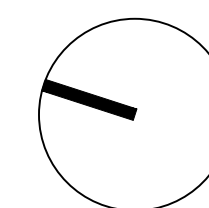
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[illegible]

PROJECT: CHAD AND TINA LYDER
ADDITION & INTERIOR ALTERATION
9 LISTER AVENUE
HAMILTON, ON

 **DRAWING:** REAR ELEVATION
DESIGN DRAWING:

SCALE: 1/4" = 1'-0"

DATE: APR 13, 2021

DRWN BY: ADRIANO PASSARIELLO

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV21-010

DRAWING No: A02.3



126 CATHARINE STREET N
HAMILTON ON L8R 1J4
e. info@perspectiveviews.com p.289.389.4502

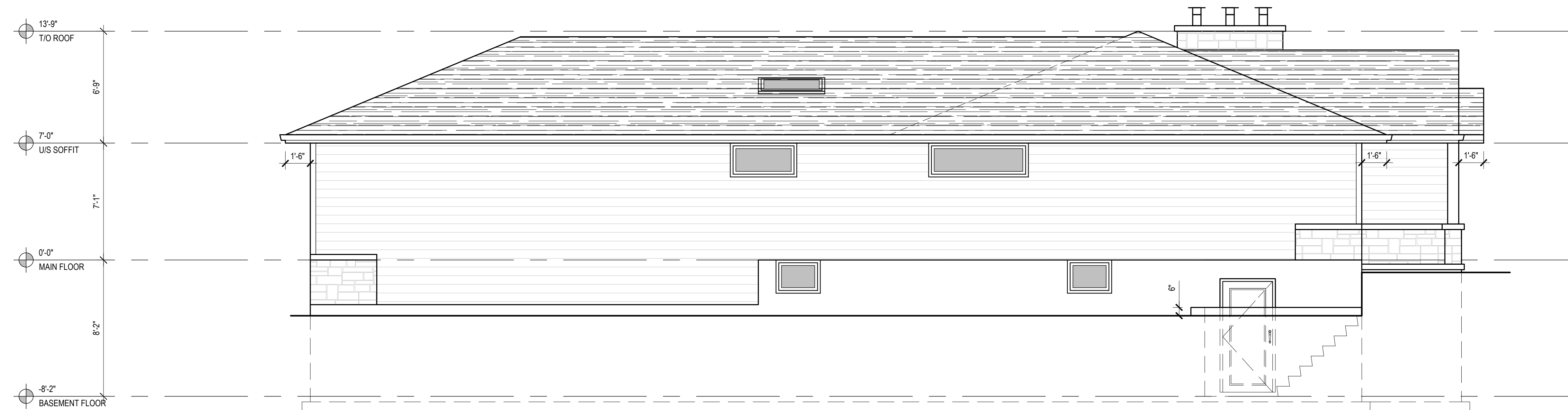
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[illegible]

PROJECT: CHAD AND TINA LYDER
ADDITION & INTERIOR ALTERATION
9 LISTER AVENUE
HAMILTON, ON

DRAWING: LEFT SIDE ELEVATION
DESIGN DRAWINGS

SCALE: $1/4" = 1'-0"$

DATE: APR 13, 2021

DRWN BY: ADRIANO PASSARIELLO

CHK'D BY: MATTHEW RIBAU

PROJECT No: PV21-010

DRAWING No: A02.4



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 _____

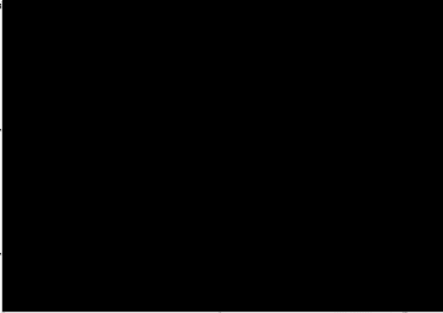
PAID _____ DATE APPLICATION DEEMED COMPLETE _____

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)	Chad Lyder		
Applicant(s)*	Matthew Ribau		
Agent or Solicitor			
			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:

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:
Minimum setback requirements

☐ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
The existing home encroaches on the current setback requirements.

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**):
Lot 26 of Registered Plan 1013 in the township of Glanford
9 Lister Avenue, Hamilton, Ontario

7. PREVIOUS USE OF PROPERTY

Residential ☒ 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?

Review of zoning, existing surveys and site assessment

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.

June 7, 2021

Date

Signature

Chris Lyden

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	100 ft
Depth	150 ft
Area	15000 sf
Width of street	20m

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:

Existing House: 1380 SF, 1 storey, 51 ft wide, 27 ft deep, approx 14 ft high
Existing detached garage: 488 SF, 1 storey, 20 ft wide, 25 ft deep, approx 12 ft high.

Proposed

Proposed house: 3730 SF, 1 storey, 71 ft wide, 63 ft deep, approx 14 ft high

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

Existing:

House: front=8.98m, left flank=2.09, right flank=12.68, rear=28.26
Detached Garage: front=20.71m, left flank=18.01m, right flank=6.24m, rear=17.46m

Proposed:

House: front=7.09m, left flank=2.09m, right flank=6.24m, rear=17.46m

13. Date of acquisition of subject lands:
-
14. Date of construction of all buildings and structures on subject lands:
1957
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
single family home
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
single family homes
17. Length of time the existing uses of the subject property have continued:
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input type="checkbox"/> | | |
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.