



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

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-25:028	SUBJECT PROPERTY:	60 Beulah Avenue, Hamilton
ZONE:	R1a (Low Density Residential - Small Lot)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Christopher Burling
Agent: Joseph Domb

The following variances are requested:

1. On a lot containing a single detached dwelling, a minimum 28% landscaped area shall be provided in the front yard, instead of the minimum 50% landscaped area required [Section 4.35(a)]
2. The aggregate gross floor area of all accessory buildings shall not exceed 60.0 square metres or 14.0% total lot coverage, instead of the maximum 45 square metres and 7.5% total lot coverage permitted. [Current In-force requirement as per Section 4.8.1.1(a)]
3. The maximum combined lot coverage of all accessory buildings shall not exceed 75 square metres or 14.0% of the lot area, instead of the maximum permitted lot coverage of 45 square metres or 7.5% of the lot area [Not Final and Binding - Section 4.8.1.1(a) as amended by By-law No. 24-137];
4. In the case of a dwelling unit without an attached garage, the driveway width of the driveway in the rear yard shall not exceed 70% of the lot width or 6.10 metres, instead of the maximum permitted driveway width of 50% of the lot width or 4.42 metres [Section 5.3.2(a)(iii)];
5. A maximum of two (2) driveways shall be permitted for each dwelling unit on a lot having a minimum width of approximately 8.84 metres, instead of the requirement that on a lot having a minimum width of 30.0 metres, a maximum of two driveways may be permitted. [Section 5.3.2(a)(iv)]

6. Parking spaces and driveways shall be composed of asphalt, instead of the requirement that in a Residential Zone, any parking provided beyond the minimum requirements shall be maintained with permeable material [Section 5.3.4(a)(i)].

PURPOSE & EFFECT: So as to permit an accessory building (“i.e. detached garage”) in the rear yard of the existing single detached dwelling and a new driveway in the front yard.

Notes:

- i. Please note that the proposed building addition is being reviewed as part of Building Permit No. 24-7470, for the replacement of the existing addition in the rear yard, which was submitted on October 4th, 2024.
- ii. Insufficient information was provided as part of this minor variance application for a complete zoning review of the proposed in-ground pool. It is noted that Building Permit No.24-7457 to construct a pool enclosure for the proposed in-ground pool was issued October 30th, 2024.
- iii. Please note that the submitted Site Plan indicates the lot coverage to be 20.4% which is not a defined term in Hamilton Zoning By-law No. 05-200. As per Section 15.2.2.1(h)(i), a minimum “landscaped area” of 30% for the lot is required, which appears to be provided, however additional information is required to confirm compliance.
- iv. As it relates to Variance No. 6, for the use of a Single Detached Dwelling in a Parking Rate Area 1, no parking spaces are required. Therefore, any parking provided beyond that which is required by Section 5.7.1 of the By-law shall be maintained with permeable material and shall not be deemed landscaped area in the calculation of total landscaped area on a lot.
- v. A Residential Boulevard Parking Agreement with the Hamilton Municipal Parking Authority may be required for the parking space shown to encroach on the Beulah Avenue. Note that as the parking space indicated in the front yard is primarily located within the public right-of-way, it is not counted towards the number of parking spaces being provided on the lot.

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, March 27, 2025
TIME:	2:20 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

For more information on this matter, including access to drawings illustrating this request and other information submitted:

A-25:028

- 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 March 25, 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 March 26, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:028, 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: March 10, 2025

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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Telephone (905) 546-2424, ext. 4221

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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 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

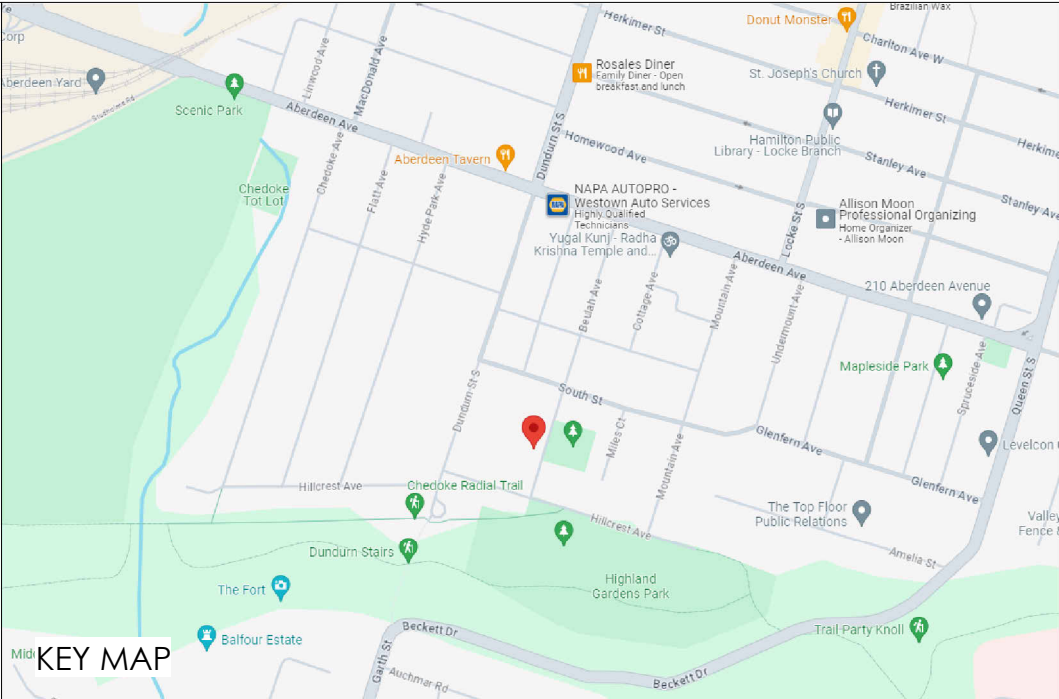
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than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

60 BEULAH AVE.

COMMITTEE OF ADJUSTMENT

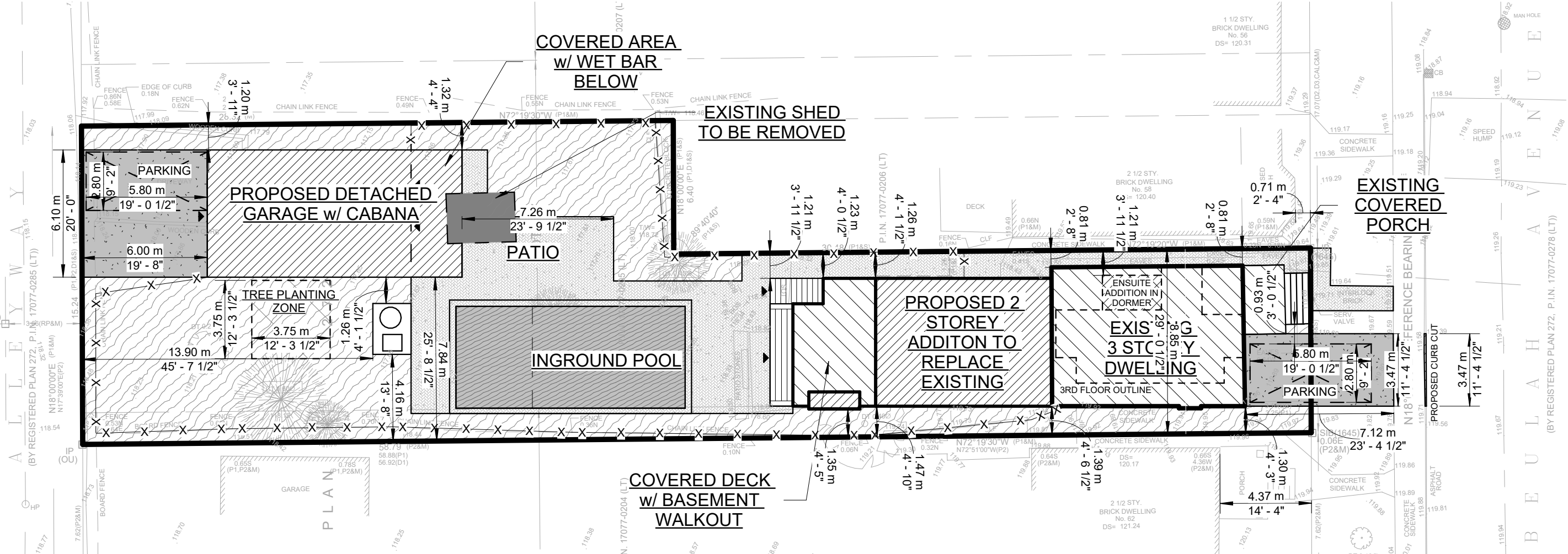


DRAWING LIST - ZONING	
TITLE SHEET	Z01
SITE PLAN	Z02
GARAGE/ CABANA PLAN	Z03
ROOF PLAN	Z04
EAST ELEVATION	Z05
NORTH ELEVATION	Z06
SOUTH ELEVATION	Z07
WEST ELEVATION	Z08

TITLE SHEET

NEW ADDITION & INTERIOR ALT.
60 BEULAH AVE., HAMILTON, ON

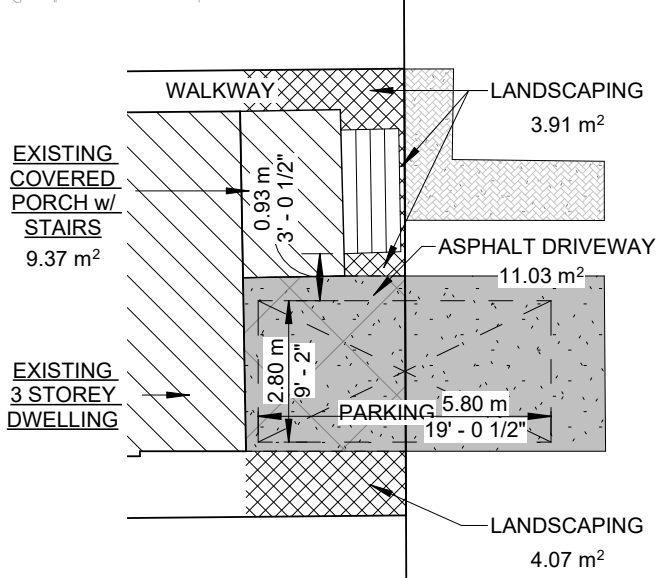
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DWELLING SITE STATISTICS											DETACHED GARAGE SITE STATISTICS									
ZONING:		LOT NO:		PLAN NO:		LOT AREA:		LOT WIDTH:		LOT DEPTH:										
R1a		127 & 128		272		702.31 m²		8.85 m		58.88 m										
DESCRIPTION		EXISTING		PROPOSED	%	REQUIRED	%	SETBACKS	REQUIRED	EXISTING	DESCRIPTION		PROPOSED	%	REQUIRED	%	SETBACKS	REQUIRED	PROPOSED	
LOT COVERAGE ⁽¹⁾		96.10 m²		142.93 m²	20.4	N/A		FRONT YARD	2.54 m	3.12 m	ACCESSORY BUILDING COVERAGE		74.32 m²	14.0	45.00 m²		FRONT YARD	N/A	N/A	
FLOOR AREA ⁽²⁾	1ST FLOOR	91.33 m²		113.58 m²				REAR YARD	7.50 m	38.05 m	FLOOR AREA ⁽²⁾	1ST FLOOR	59.46 m²				REAR YARD	6.00 m	6.00 m	
	2ND FLOOR	61.32 m²		113.98 m²				SIDE YARD (NORTH)	1.20 m	0.81 m		TOTAL	59.46 m²			N/A	SIDE YARD (NORTH)	1.20 m	1.20 m	
	3RD FLOOR	34.46 m²		37.27 m²																
	TOTAL	187.11 m²		264.83 m²	37.7	N/A														
(1) COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE						REQ'D.	PROP.	SIDE YARD (SOUTH)	1.20 m	1.30 m							SIDE YARD (SOUTH)	1.20 m	7.84 m	
(2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS				BLDG. STOREYS		3	3 (EX.)	HEIGHT	10.50 m	9.53 m							HEIGHT	4.50 m	3.93 m	
				PARKING SPACES		N/A	3													

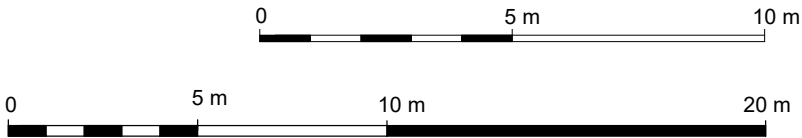
LANDSCAPING LEGEND			
	EXISTING TREE W/ TRUNK DBH, DRIP LINE, DECIDUOUS OR CONIFEROUS		TREE PROTECTION HOARDING
			SOFT LANDSCAPING
			ASPHALT PAVING
	FENCING		POURED CONCRETE PAVING
	SWIMMING POOL (WATER)		SEMI-PERMEABLE PAVERS

LANDSCAPING CALULATION					
	YARD AREA	REQUIRED LANDSCAPING		PROPOSED (SQ.M.)	
	(SQ.M.)	(SQ.M.)	%	LANDSCAPING	%
PROPERTY	702.31 m ²	210.69 m ²	30	367.85 m ²	52.4
FRONT YARD	28.38 m ²	14.19 m ²	50	7.98 m ²	28.1
* PERCENTAGE OF THE REQUIRED LANDSCAPING, DOES NOT INCLUDE FRONT PORCH, STEPS, AND PROPOSED DRIVEWAY					

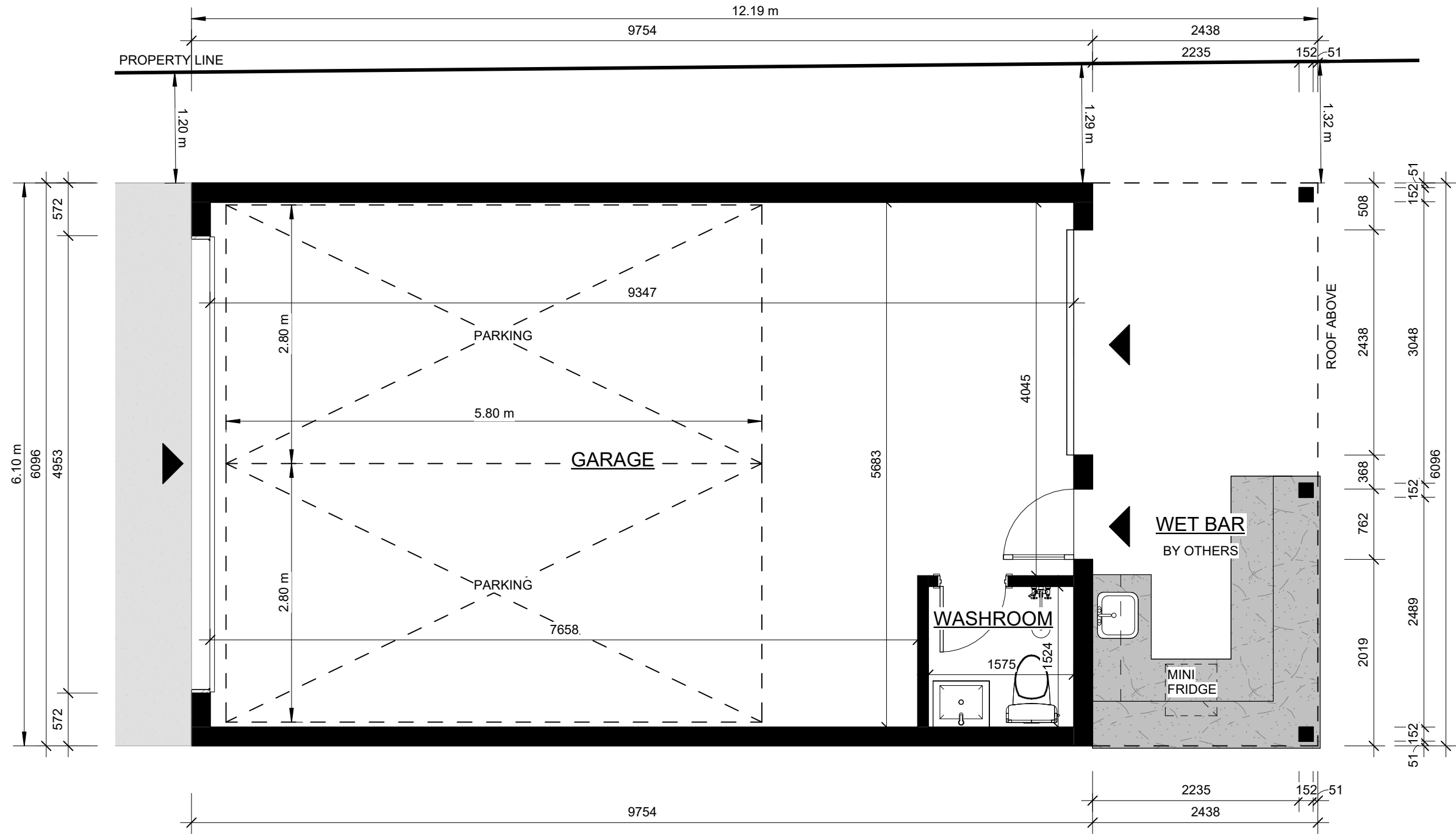


SITE PLAN

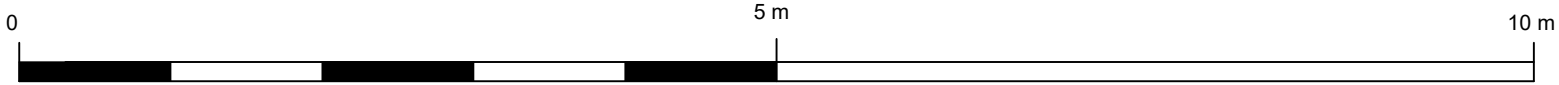
NEW ADDITION & INTERIOR ALT.
60 BEULAH AVE., HAMILTON, ON



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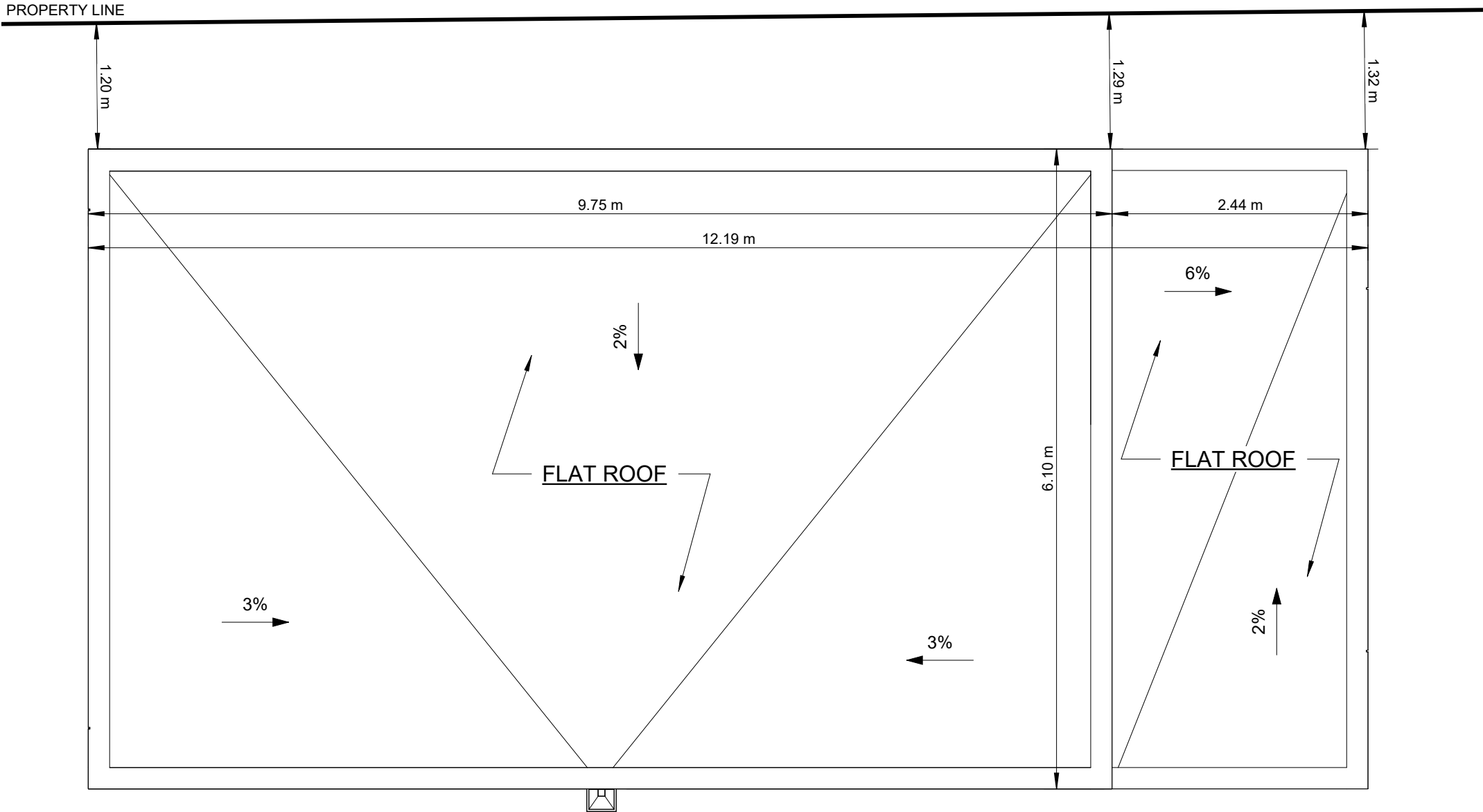


TRUE NORTH	WALL LEGEND
	EXISTING WALLS TO REMAIN
	WALLS TO BE DEMOLISHED
	PROPOSED WALLS

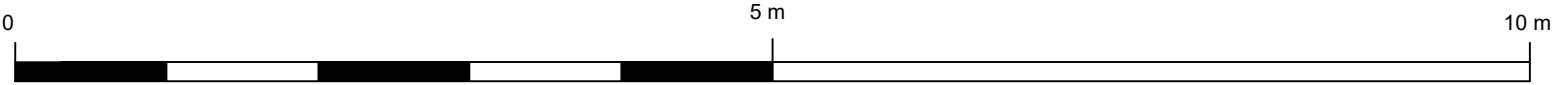


GARAGE/ CABANA PLAN

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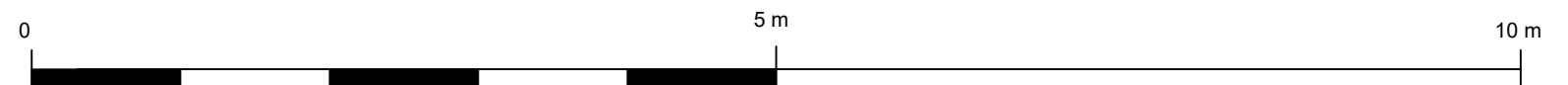


TRUE NORTH	WALL LEGEND
	EXISTING WALLS TO REMAIN
	WALLS TO BE DEMOLISHED
	PROPOSED WALLS

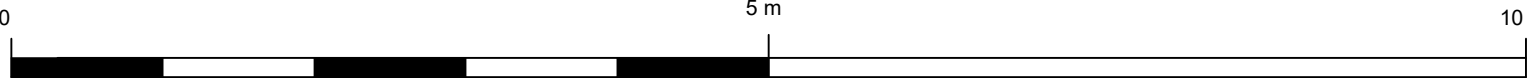


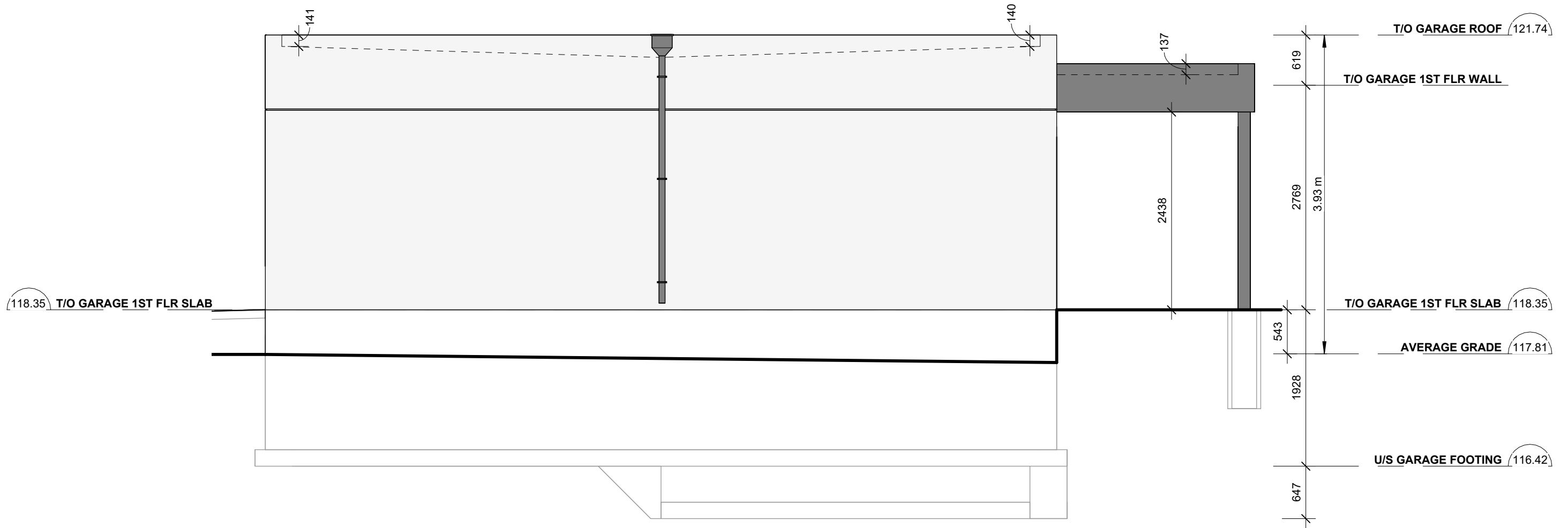
ROOF PLAN

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Z05

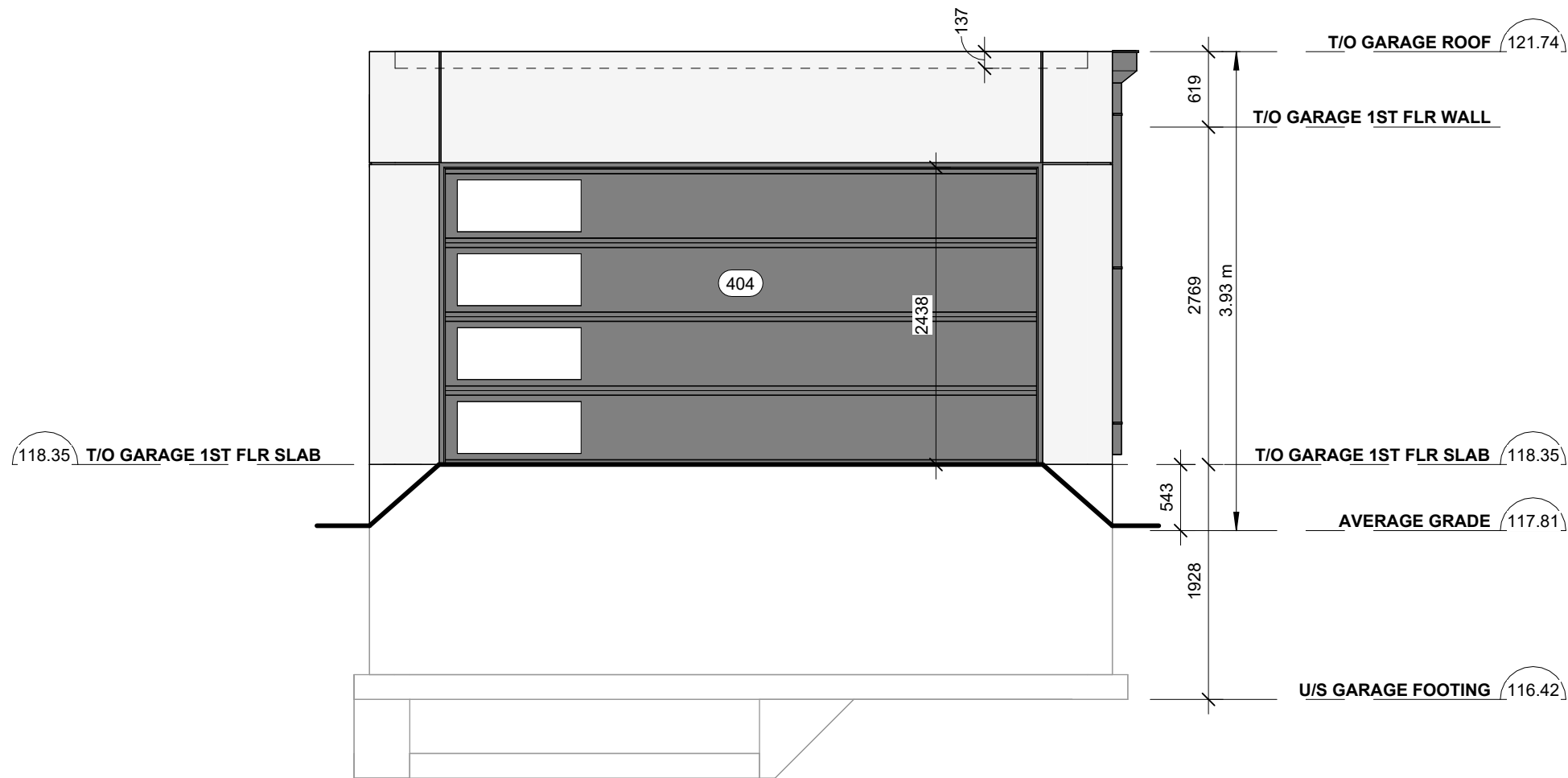




SOUTH ELEVATION

Scale: 1 : 50

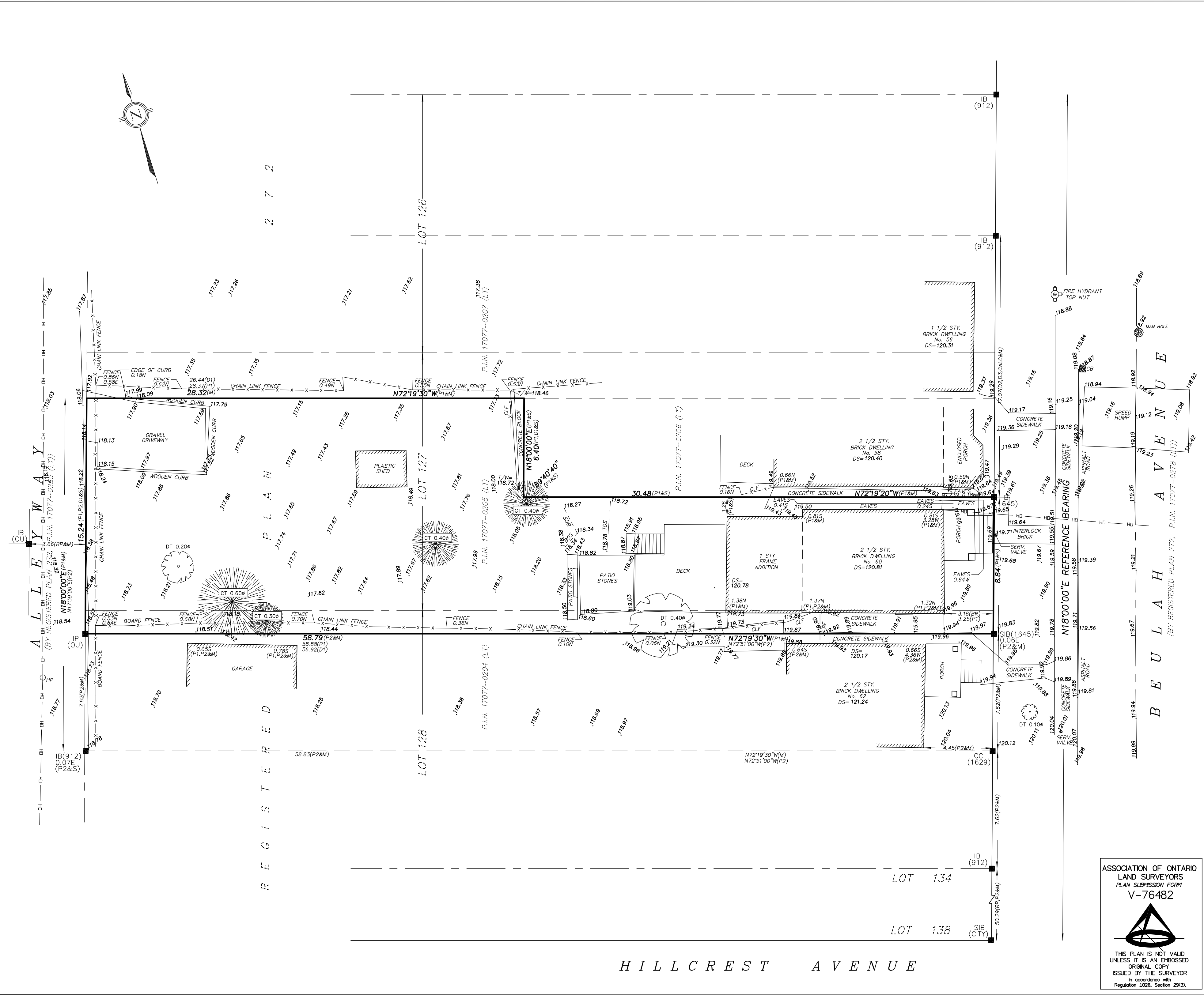
2025-03-04 9:14:41 AM



WEST ELEVATION

Scale: 1 : 50

2025-03-04 9:14:41 AM



SURVEYOR'S REAL PROPERTY REPORT,
PART 1
PART OF LOTS 127 & 128
REGISTERED PLAN 272
IN THE

CITY OF HAMILTON
(REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH)

SCALE & NOTES

SCALE: 1:150

0 1 2 3 4 5 10 15 Metres

THOMAS GONDO
ONTARIO LAND SURVEYOR
© COPYRIGHT 2024

LEGEND

■	SURVEY MONUMENT FOUND
IB	SURVEY MONUMENT PLANTED
SIB	IRON BAR
IP	STANDARD IRON BAR
CC	IRON PIN
OU	CUT CROSS
N-E-W-S	DENOTES ORIGIN UNKNOWN
O	DENOTES NORTH - EAST - WEST - SOUTH
M	DENOTES SET
P1	DENOTES MEASURED
P2	DENOTES PLAN BY J.P. WOOLLEY SURVEYING,LTD., O.L.S.
RP	DATE: NOVEMBER 8, 1994
D1	DENOTES PLAN BY B.A. JACOBS SURVEYING LTD., O.L.S.
D2	DATE: SEPTEMBER 26, 2011
D3	DENOTES REGISTERED PLAN 272
CLT	DENOTES INSTRUMENT No. CD185722
BF	DENOTES INSTRUMENT No. AB306495
DS	DENOTES INSTRUMENT No. VM145973
HP	DENOTES CHAIN LINK FENCE
TOS	DENOTES BOARD FENCE
BOS	DENOTES DOOR SILL
1645	DENOTES HYDRO POLE
1629	DENOTES TOP OF SLOPE
912	DENOTES BOTTOM OF SLOPE
	DENOTES CITY OF HAMILTON
	DENOTES J.P. WOOLLEY, O.L.S.
	DENOTES B.A. JACOBS, O.L.S.
	DENOTES A.J. CLARKE, O.L.S.
	DENOTES SUBJECT LANDS BOUNDARY
	DENOTES DEED LINE
	DENOTES LOT LINE
	DENOTES LIMIT OF STREET
	DENOTES FENCE LINE
	DENOTES OVER HEAD WIRE

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

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY
LIMIT OF BEULAH AVENUE, HAVING A BEARING OF N18°00'00"E
AS SHOWN ON REGISTERED PLAN 272.

FOR COMPARISON BEARINGS, P2 IS ROTATED ANTICLOCKWISE BY 0°36'55"

BENCH MARK
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO COSINE BENCHMARK
No. 0011965U646 HAVING AN ELEVATION OF 110.742 Metres, DATUM:CGVD28:78.

THIS PLAN WAS SIGNED WITH A SCANNED SIGNATURE AS A RESULT OF THE
EMERGENCY ORDER RELATED TO THE COVID-19 PANDEMIC

PART 2 - SURVEY REPORT

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:

- THERE WERE NO REGISTERED RIGHT OF WAY LISTED ON THE PARCEL REGISTER FOUND AT THE LAND REGISTRY OFFICE
- THERE WERE NO REGISTERED EASEMENTS LISTED ON THE PARCEL REGISTER FOUND AT THE LAND REGISTRY OFFICE

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:

- THERE WERE NO BOUNDARY FEATURES OBSERVED TO SUGGEST AN UNREGISTERED EASEMENT

COMPLIANCE WITH MUNICIPAL BY-LAWS

- THE PLAN DOES NOT CERTIFY ZONING COMPLIANCE

OTHERS

- THE FENCES ARE NOT ALWAYS ON THE PROPERTY LINES

THIS SURVEY IS PREPARED EXCLUSIVELY FOR CHRIS & CHERYL BURLING AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHERS.

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 25, 2024.

DATE: APRIL 10, 2024

THOMAS GONDO
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-76482

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

Lejan land Surveying Inc.

572 Barton Street
Stoney Creek, ON L8E 5N3
Phone: 905-643.6131
Email: info@lejansurveying.ca

DWN BY: KC

CHK BY: TG

JOB No. 24-033



60 Beulah Ave., Hamilton

Zone R1a

4.8.1.1 BUILDINGS ACCESSORY TO SINGLE DETACHED DWELLINGS, SEMIDETACHED DWELLINGS, DUPLEX DWELLINGS, TRIPLEX DWELLINGS, FOURPLEX DWELLINGS, AND STREET TOWNHOUSE DWELLINGS IN ALL ZONES (EXCEPT A1 AND A2 ZONES) (By-law No. 24-051, April 10, 2024)

- a) The aggregate Gross Floor Area of all Accessory Buildings shall not exceed 45 square metres or 7.5% total lot coverage, whichever is the lesser.

The proposed coverage area is 74.32 m² with a limit of the lesser 45m² area.

4.35 LANDSCAPE REQUIREMENTS

On lots containing a single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, or street townhouse dwelling in all zones, the following shall be provided:

- a) A minimum 50% landscaped area in the Front Yard;

The proposed Front Yard landscaped area is 28.1% (7.98m²).



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)	Christopher Burling, Cheryl C Ch		
Applicant(s)	Joseph Domb		
Agent or Solicitor			Phone:
			E-mail:

1.2 Primary contact

☒ Applicant

☐ 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

Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		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?

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

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

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction

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

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

7 HISTORY OF THE SUBJECT LAND

- 7.1 Date of acquisition of subject lands:
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
- 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:
- 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?
- 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:

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:

8.2 Number of Dwelling Units Proposed:

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

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