



Committee of Adjustment
City Hall
5th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
Fax (905) 546-4202

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE**

APPLICATION NO. HM/A-16:124

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 9, 18, 18A & 19B.

AND IN THE MATTER OF the Premises known as Municipal number 43 Forsyth Ave. S., in the City of Hamilton and in a "**C/S-1361**" (**Urban Protected Residential Single Family Dwellings**) (**Amending By-law 96-109**) district;

AND IN THE MATTER OF AN APPLICATION by the agent Carrothers and Associates Inc. on behalf of the owner Tyler Ross, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit interior alterations to the basement to add more bedrooms, increase in Gross Floor Area and reduction of parking to the existing single family dwelling notwithstanding that;

1. A maximum gross floor area of 67 % shall be provided instead of the maximum permitted 45%;
2. A minimum front yard of 4.5 m shall be maintained instead of the minimum required 6.0 m abutting Forsyth Avenue;
3. A minimum southerly side yard of 0.9 m shall be maintained instead of the minimum required 1.1 m;
4. A minimum of 2 parking spaces shall be provided instead of the minimum required of 3 parking spaces;
5. 0.0 m manoeuvring shall be provided on site instead of the minimum required 6.0 m;
6. 0.0 m distance from the nearest lot line shall be provided for the existing frame shed instead of the minimum required 0.45 m from the nearest lot line;
7. The existing roofed over unenclosed porch shall be permitted to be as close as 0.0 m from the lot line (Traymore Avenue) instead of the minimum 1.1 m side yard width required; and,
8. A minimum setback of 0.4 m shall be permitted on the southerly lot line for the eave and gutter instead of the minimum 0.52 m setback required.

Notes:

An Encroachment Agreement with the Roads Department may be required for the front porch stairs shown to encroach on the Road Allowance.

TAKE NOTICE that this application will be heard by the Committee as shown below:

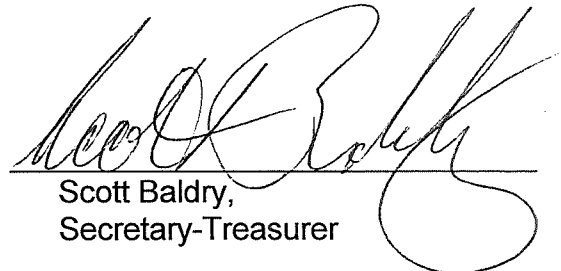
DATE:	Thursday, May 19th, 2016
TIME:	3:10 p.m.
PLACE:	Rooms 192 & 193, 1st floor Hamilton City Hall

HM/A-16:124
Page 2

If there is any further information you may require on this application please contact this office, at (905) 546-2424, ext. 4221 or 4144.

By order of the Committee of Adjustment,

DATED: May 3rd, 2016



Scott Baldry,
Secretary-Treasurer

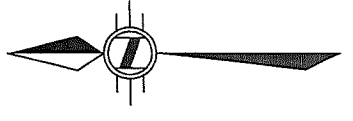
Note: If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing. Even if you are the successful party, you should request a copy of the decision since the Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

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.

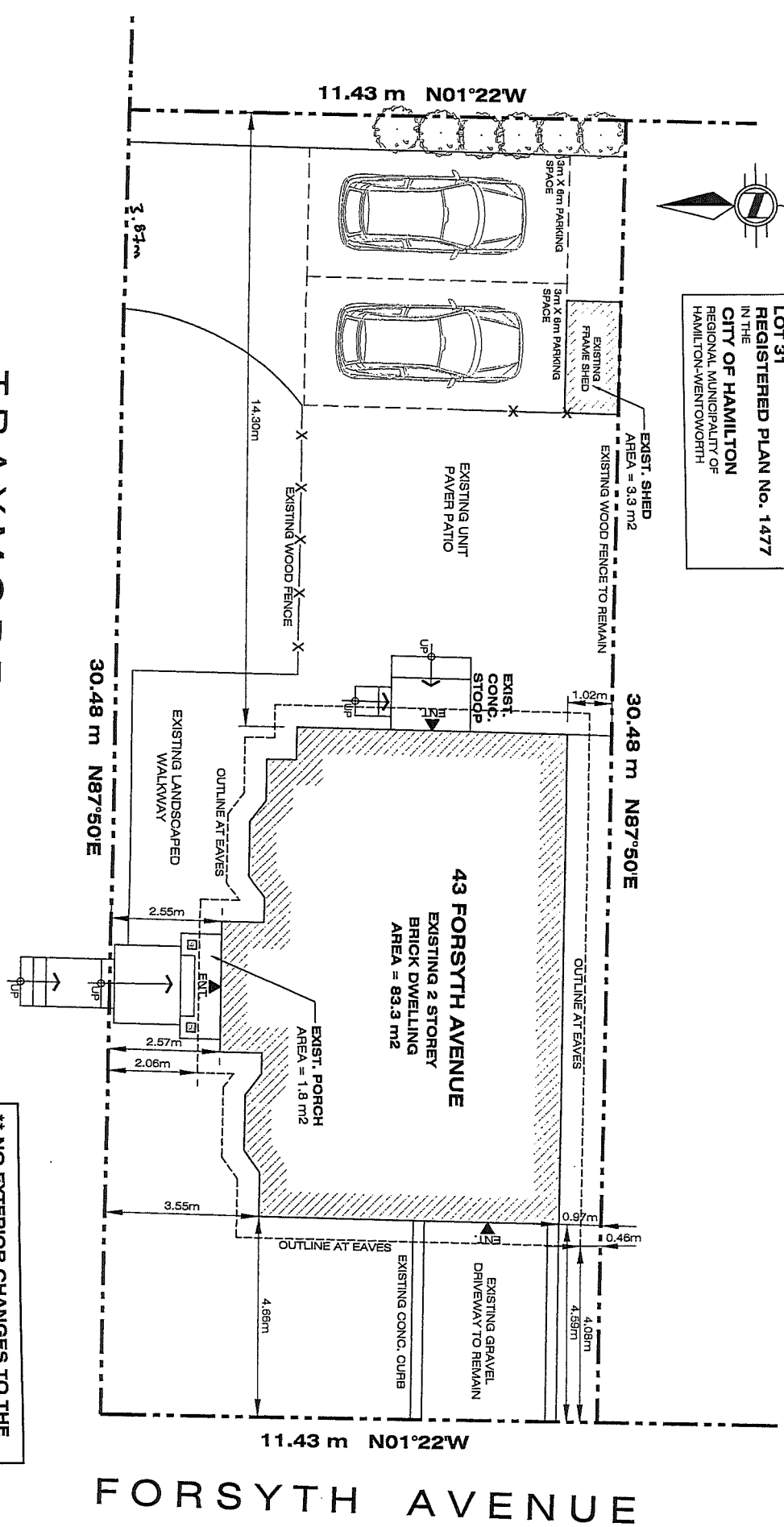
Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

TO BE USED IN CONJUNCTION WITH
 GLEN E. GIDDY O.L.S. SURVEY DATED
 8 JULY 1982

PLAN SHOWING
LOT 31
REGISTERED PLAN No. 1477
 IN THE
CITY OF HAMILTON
 REGIONAL MUNICIPALITY OF
 HAMILTON-WENTWORTH



TRAYMORE AVENUE



**** NO EXTERIOR CHANGES TO THE EXTERIOR OF THE HOUSE - INTERIOR RENOVATIONS ONLY AS PART OF THIS APPLICATION**



NO.	DATE	ISSUED FOR	BY
1	08/07/16	ISSUED FOR CON.	DC
		DATE/REVISION	BY

Project Name:
43 FORSYTH AVE
 INTERIOR
 ALTERATIONS
 43 FORSYTH AVENUE SOUTH
 HAMILTON, ONTARIO L8S 2A5

Sheet Title:
SITE PLAN

Date: NOVEMBER 2016
 Project No: 2016-89
 Drawn By: JP
 Check By: DC
 Scale: 1:100

A2

Am1A-16:124
 Sketch (2)

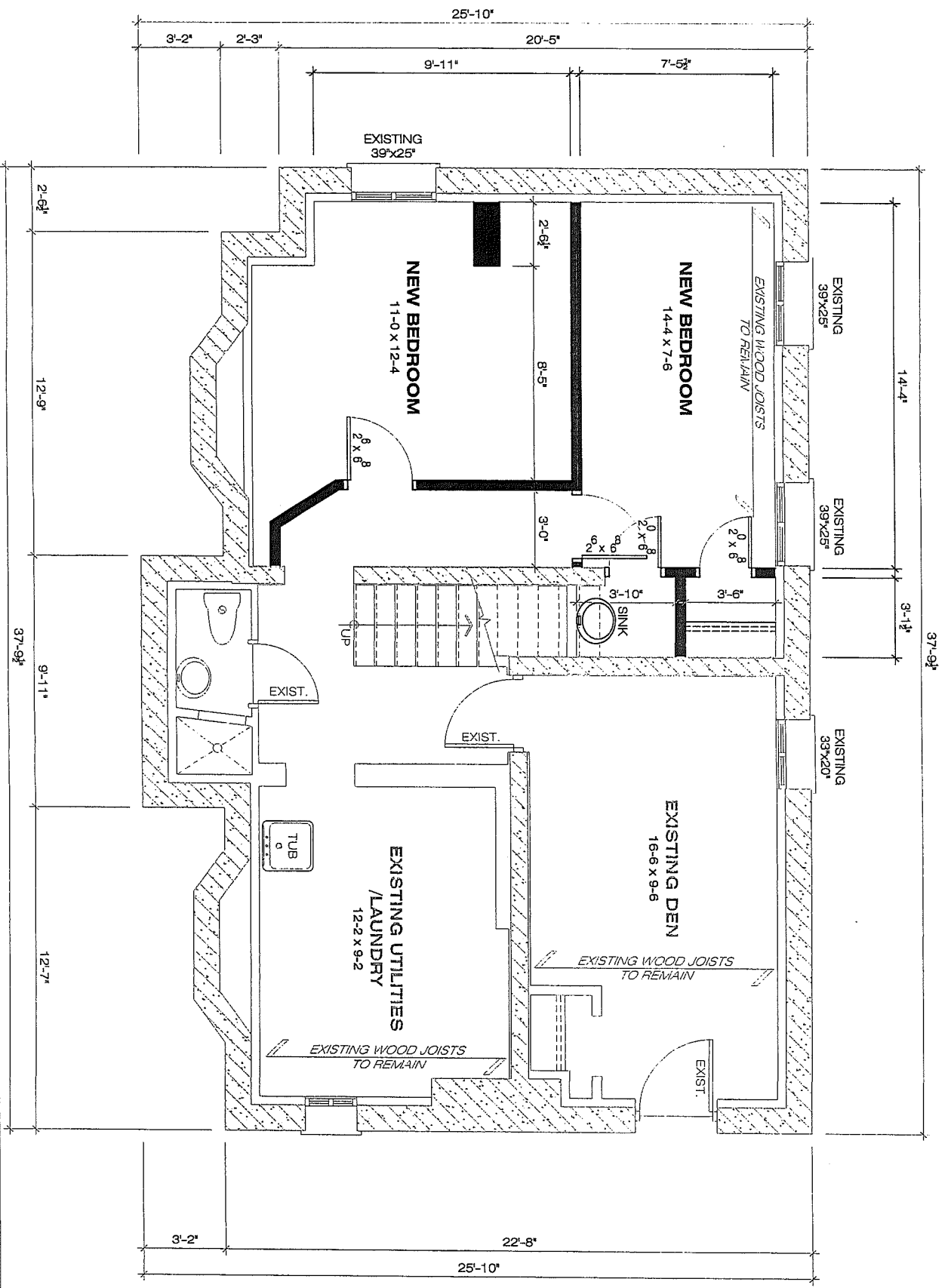


NO.	DATE	BY	DESCRIPTION
1	07/16	DC	ISSUED FOR CON.
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project Name:
43 FORSYTH AVE
 INTERIOR
 ALTERATIONS
 43 FORSYTH AVENUE SOUTH
 HAMILTON, ONTARIO L8S 2A5
 Serial Title:
BASEMENT PLAN
 - INT. ALTERATIONS

Date: NOVEMBER 2015
 Project No: 2016-48
 Drawn By: JP
 Client: Up By: DC
 Scale: 1/4"=1'-0"

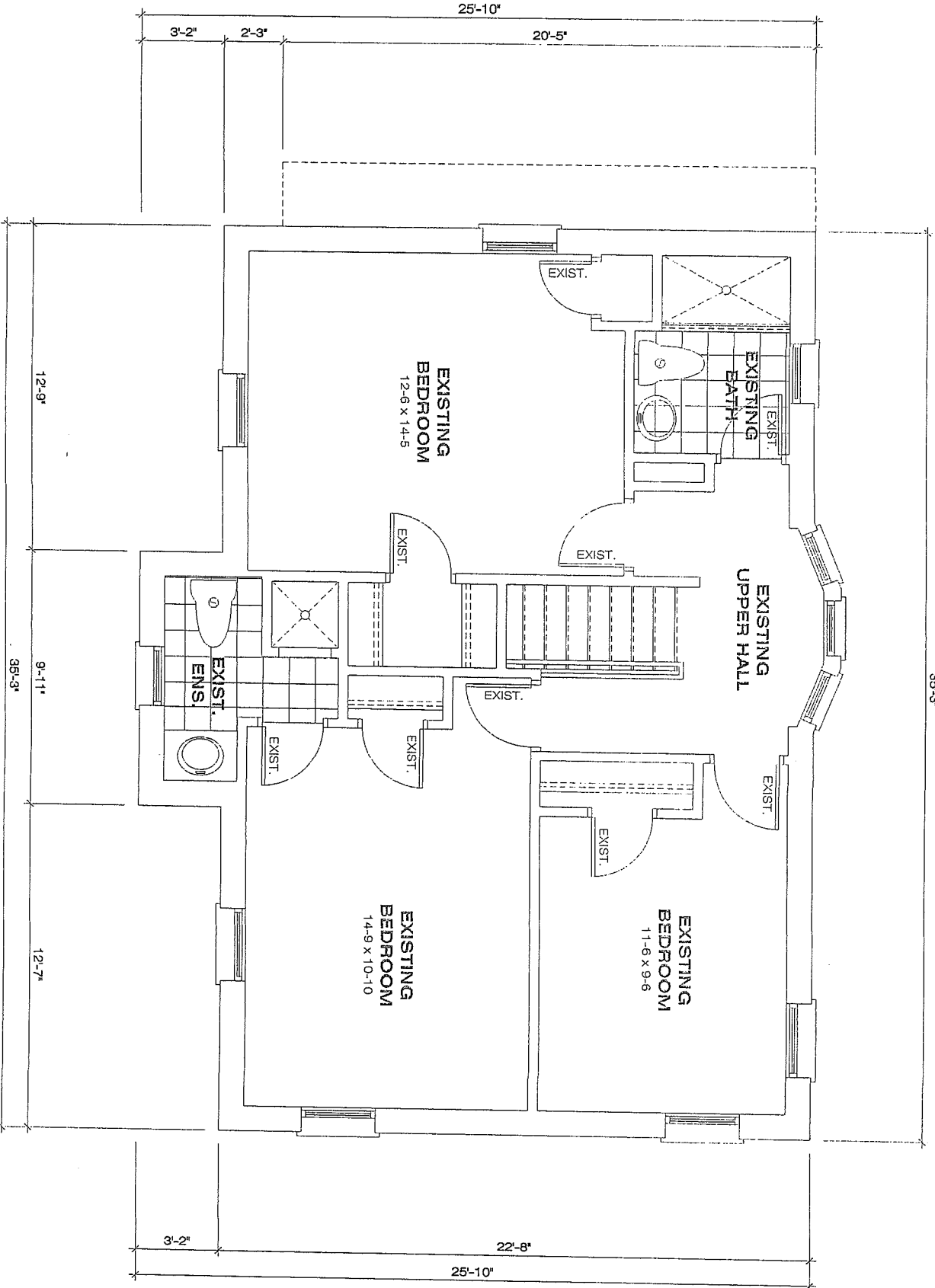
A3



BASEMENT PLAN
 TOTAL AREA = 897 FT² (83.4 m²)
 CEILING HEIGHT = 7'9"
 HABITABLE ROOMS = 3

H1/A16:12/14
 Sketch (3)

35'-9"



SECOND FLOOR PLAN

NO CHANGES

TOTAL AREA = 836.2 FT² (78 m²)
CEILING HEIGHT = 10'0"



CONSTRUCTION NORTH

No.	Date	Revised/Amended	By
1	JUN 07/16	ISSUED FOR CMA	DC
			JP

Project Name
43 FORSYTH AVE
INTERIOR ALTERATIONS
43 FORSYTH AVENUE SOUTH
HAMILTON, ONTARIO L8S 2A5

Sheet Title
SECOND FLOOR PLAN
- NO CHANGES

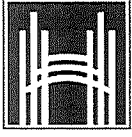
Date: NOVEMBER 2015
Project No: 2015-59
Drawn By: JP
Checked By: DC
Scale: 1/4"=1'-0"

WALL LEGEND

-  = EXISTING WALLS
-  = NEW CONSTRUCTION

A5

AM1A-16.124



Hamilton

Committee of Adjustment
City Hall
5th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
Fax (905) 546-4202

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE**

APPLICATION NO. HM/A-16:117

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 9, 19, 18A.

AND IN THE MATTER OF the Premises known as Municipal number 55 Forsyth Ave. S., in the City of Hamilton and in a "C/S-1361" (Urban Protected Residential Single Family Dwelling) (Amending By-law 96-109) district;

AND IN THE MATTER OF AN APPLICATION by the agent Carrothers and Associates Inc. on behalf of the owner 1878511 Ontario Inc. c/o Tyler Ross, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the conversion of an existing single family dwelling under Section 19 to contain a maximum of two (2) dwelling units notwithstanding that;

1. A minimum parking space width of 2.4 m shall be provided instead of the minimum required of 2.7 m in width;
2. A minimum access driveway having a width of 2.4 m shall be provided instead of the minimum required 2.8 m; and
3. To permit the manoeuvring space and accessibility for one of the parking spaces located within the driveway to be obstructed by another vehicle whereas the By-Law requires a minimum 6.0 m wide manoeuvring aisle width and an unobstructed access to the parking space.

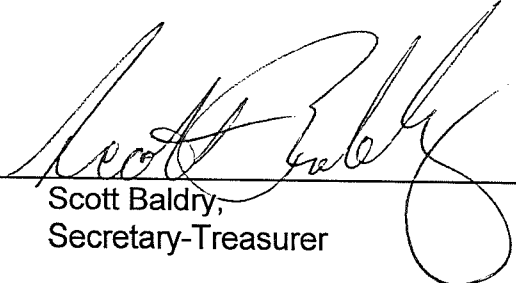
TAKE NOTICE that this application will be heard by the Committee as shown below:

DATE:	Thursday, May 19th, 2016
TIME:	3:15 p.m.
PLACE:	Rooms 192 & 193, 1st floor Hamilton City Hall

If there is any further information you may require on this application please contact this office, at (905) 546-2424, ext. 4221 or 4144.

By order of the Committee of Adjustment,

DATED: May 3rd, 2016



Scott Baldry,
Secretary-Treasurer

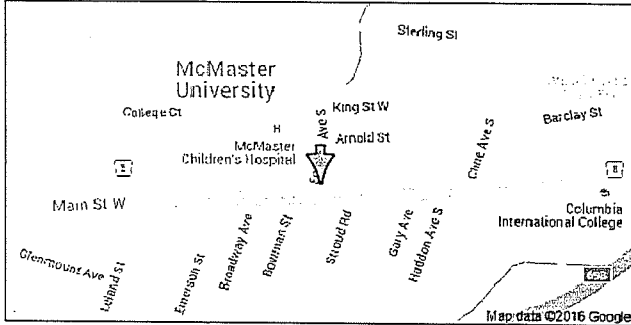
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Note to Applicant: In default of appearance of yourself or of any person duly authorized by you to appear on your behalf, the Committee may dismiss the application for lack of prosecution.

55 FORSYTH AVENUE SINGLE FAMILY DWELLING CONVERSION TO A DUPLEX

55 FORSYTH AVENUE, HAMILTON, ONTARIO L8S 2A5
ISSUED FOR COFA

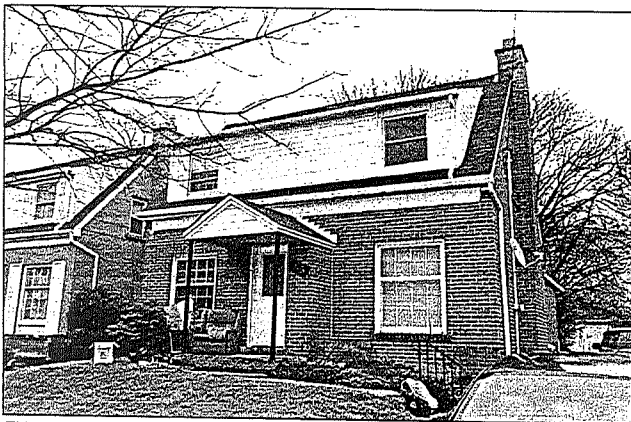


LOCATION MAP:

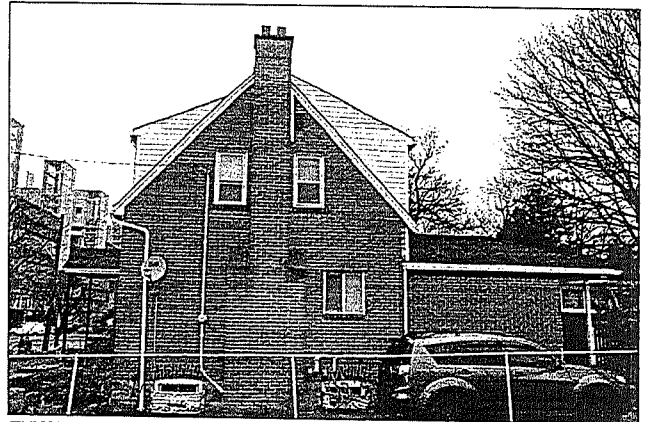
BUILDING STATISTICS AREA CALCULATIONS:		
	APARTMENT #1	APARTMENT #2
BASEMENT AREA		37 m ²
MAIN FLOOR AREA	54 m ²	68.5 m ²
SECOND FLOOR AREA	54 m ²	—
TOTALS	108 m ²	105.5 m ²
TOTAL GFA =	213.5 m ²	

ZONING AND PROPERTY STATISTICS

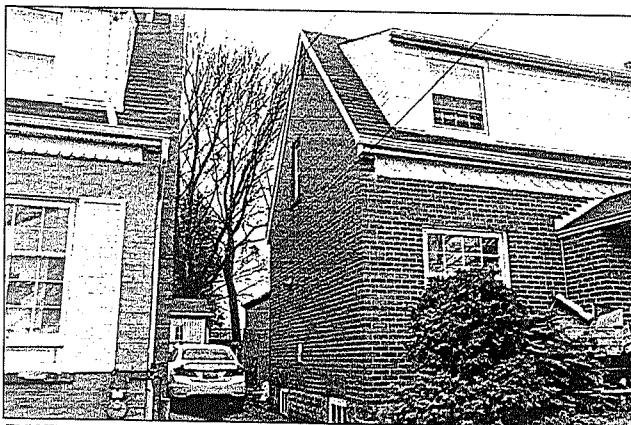
DESCRIPTION:	LOT 31 REGISTERED PLAN 1477 CITY OF HAMILTON	
ADDRESS:	55 FORSYTH AVENUE, HAMILTON, ONTARIO L8S 2A5	
OWNER:	ONTARIO INC. 1878511 TYLER ROSS	
	REQUIRED:	PROPOSED:
ZONING DESIGNATION:	C/S-1961	C/S-1961
CONVERSION:	SINGLE FAMILY	DUPLEX
SITE AREA:	360 m ²	348 m ²
FRONTAGE:	12.0 m	11.43 m
LOT FLOOR RATIO	45%	62 % (213.5 m ² /348 m ²)
LOT COVERAGE	—	30.5 % (106 m ² /348 m ²)
HABITABLE ROOMS:	—	12 SPACES
FRONT YARD:	—	6.74 m (EXISTING)
FRONT PORCH:	6.0 m	5.52 m (EXISTING)
FRONT PORCH EAVES:	—	5.42 m (EXISTING)
LEFT SIDE YARD:	1.2 m	0.24 m (EXISTING)
LEFT SIDE YARD EAVES:	—	0.14 m (EXISTING)
RIGHT SIDE YARD:	1.2 m	2.46 m (EXISTING)
RIGHT SIDE EAVES:	—	2.38 m (EXISTING)
REAR YARD:	7.5 m	7.43 m (EXISTING)
REAR YARD EAVES:	—	7.12 m (EXISTING)
BUILDING HEIGHT:	11.0 m	EXISTING TO REMAIN
PARKING SPACES:	—	2 TANDEM (2.46m x 6.0m)
DRIVEWAY WIDTH:	—	2.46 m (EXISTING)
***** NO CHANGES TO THE EXTERIOR FACADE OR FOOTPRINT *****		



EXISTING FRONT ELEVATION:



EXISTING RIGHT SIDE ELEVATION:




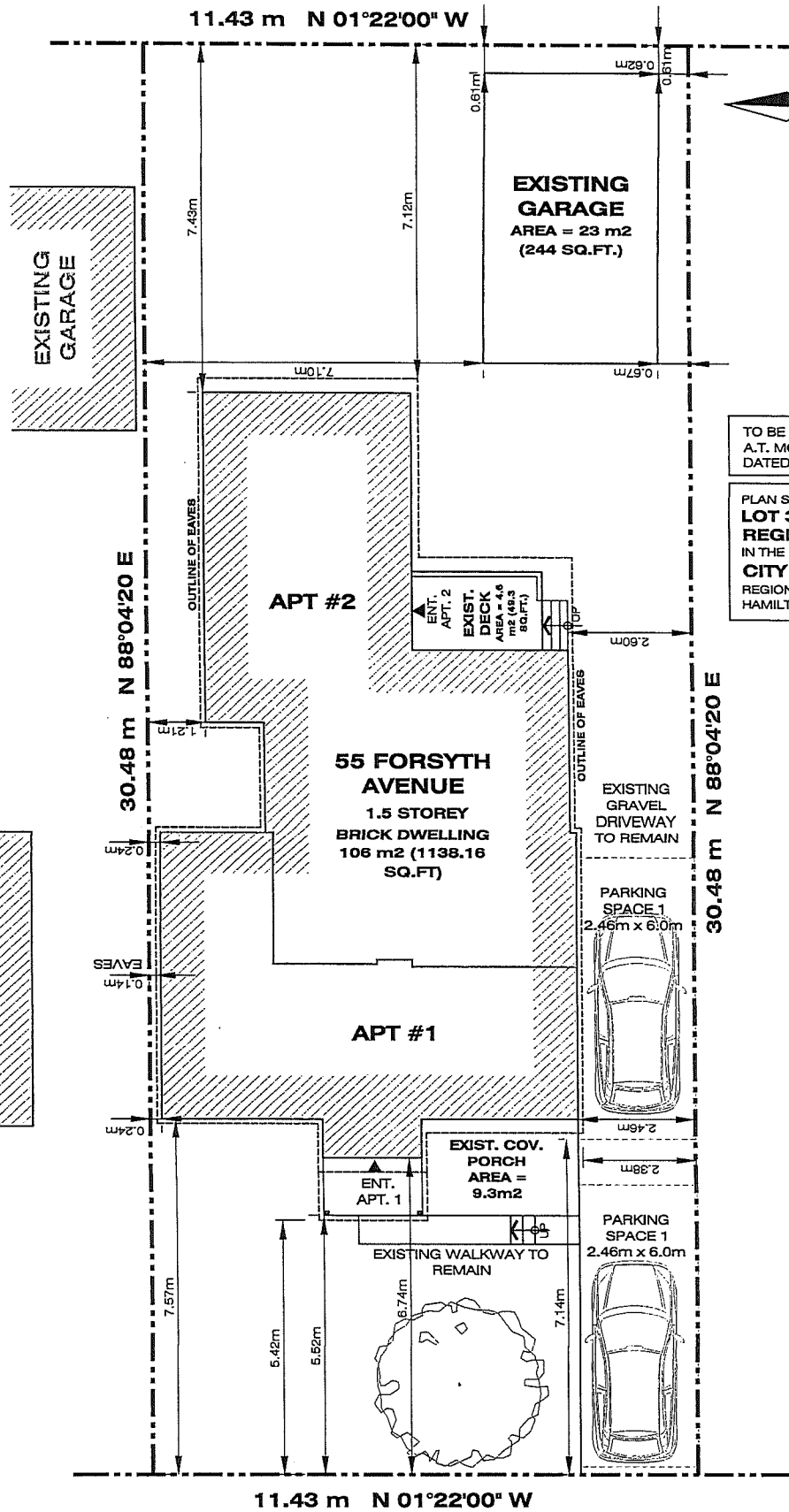
EXISTING LEFT SIDE ELEVATION:



EXISTING REAR ELEVATION:

HM/A-16.117
Sketch (1)

Project: 55 FORSYTH AVENUE SINGLE FAMILY CONVERSION TO A DUPLEX 55 FORSYTH AVENUE, HAMILTON, ONTARIO L8S 2A5			A1
Sheet Title: COVER PAGE & ZONING STATS			
Date: APRIL 2016		CONSTRUCTION NORTH	
Project No: 2016-26		Scale: N.T.S.	
Drawn By: MD		Clean Up By: DC	
1 APR 08/16 ISSUED FOR COFA		MD	
No. Date Issued/Revision		By:	



TO BE USED IN CONJUNCTION WITH
A.T. MCLAREN LIMITED SURVEY
DATED 1996

PLAN SHOWING
LOT 31
REGISTERED PLAN No. 1477
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF
HAMILTON-WENTOWORTH

FORSYTH AVENUE

EXISTING 1.5
STOREY BRICK
DWELLING

EXISTING
GARAGE

**EXISTING
GARAGE**
AREA = 23 m²
(244 SQ.FT.)

APT #2

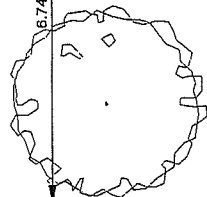
55 FORSYTH AVENUE
**1.5 STOREY
BRICK DWELLING**
106 m² (1138.16
SQ.FT)

APT #1


**EXIST. COV.
PORCH**
AREA =
9.3m²

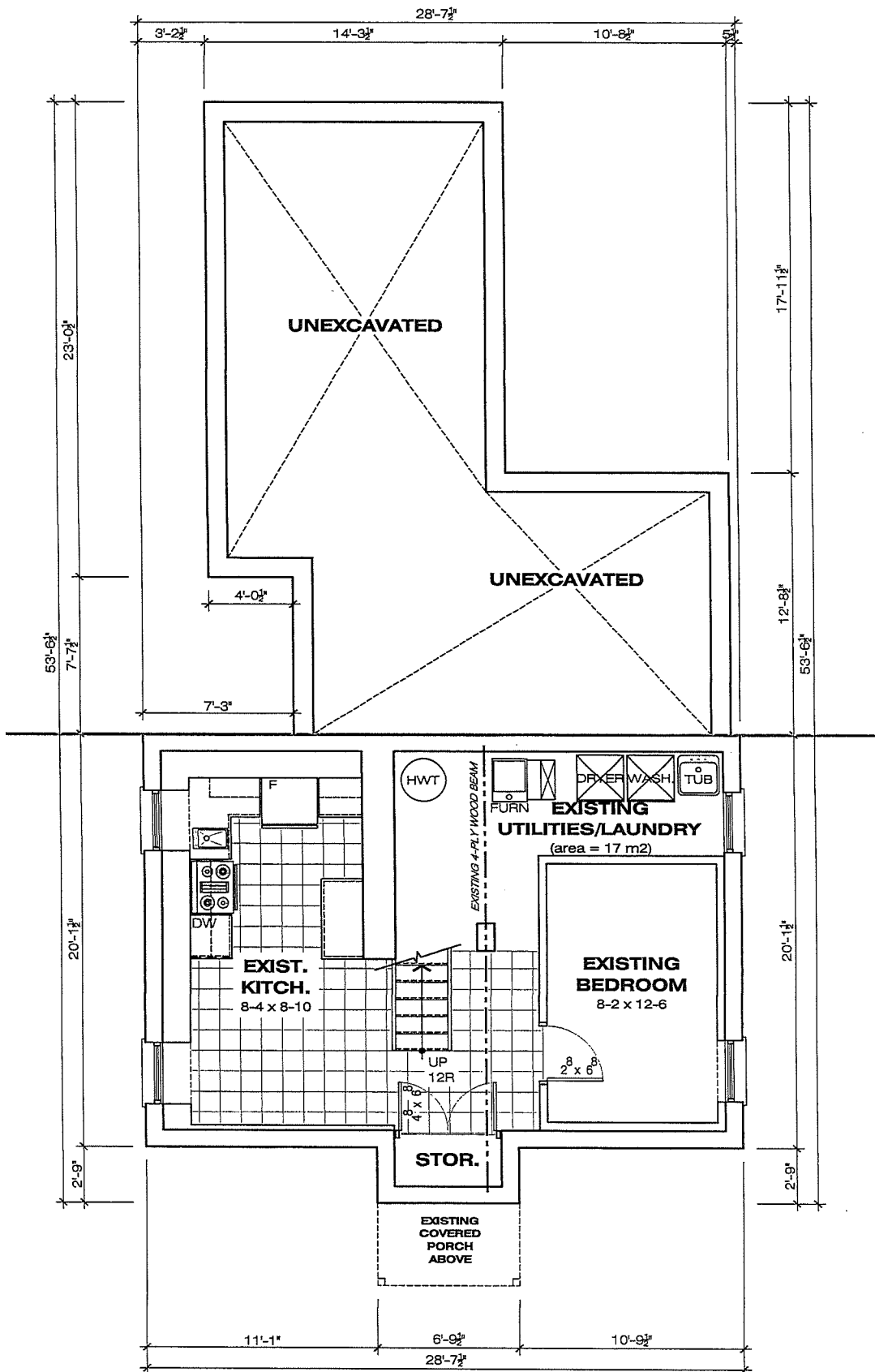
**PARKING
SPACE 1**
2.46m x 6.0m

**PARKING
SPACE 1**
2.46m x 6.0m



HMLA-16:117
Sketch (2)

Project: 55 FORSYTH AVENUE SINGLE FAMILY CONVERSION TO A DUPLEX 55 FORSYTH AVENUE, HAMILTON, ONTARIO L8S 2A5		 SP1
Sheet Title: SITE PLAN		
Date: APRIL 2016	Drawn By: MD	Clean Up By: DC
Project No: 2016-28	Scale: 1 : 100	
1 APR 06/16 ISSUED FOR COFA	MD	
No. Date Issue/Revision	By:	



BASEMENT PLAN
 APARTMENT 2 AREA
 = 54 m2 (582 SQ.FT.) - laundry (17m2) = 37m2
 HABITABLE ROOMS = 2

LEGEND

- = APT. 1 AREA = 37m2
- = APT. 2 AREA = Ø

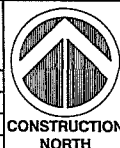
*HMLA-16:117
 Sketch (3)*

No.	Date	Issue/Revision	By
1	APR 06/16	ISSUED FOR COFA	MD

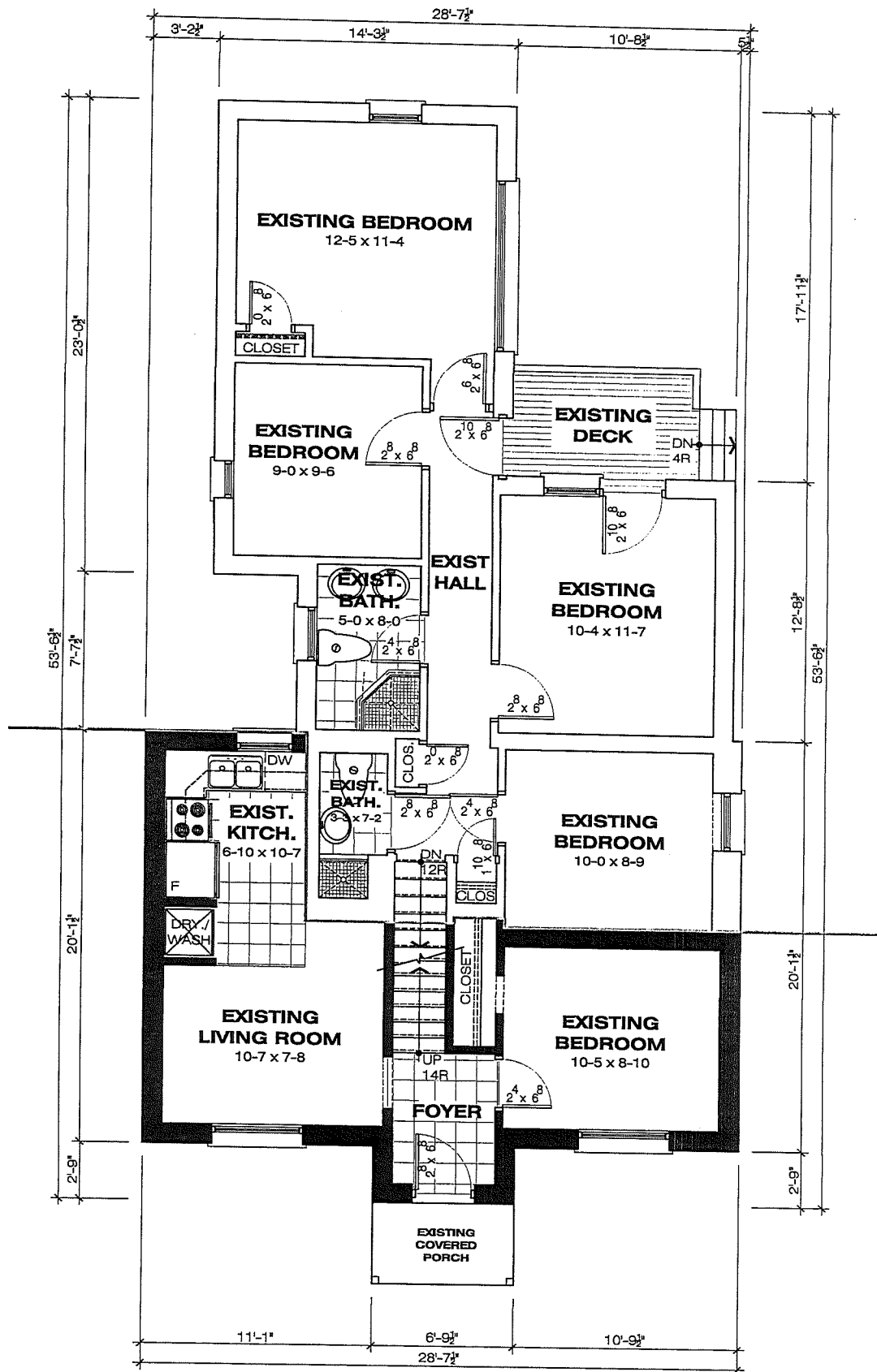
Project:
 55 FORSYTH AVENUE
 SINGLE FAMILY CONVERSION TO A DUPLEX
 55 FORSYTH AVENUE, HAMILTON, ONTARIO L8S 2A5

Sheet Title:
EXISTING BASEMENT PLAN

Date: APRIL 2016
 Project No: 2016-26
 Drawn By: MD
 Clean Up By: DC
 Scale: 3/16" = 1'-0"



A2



MAIN FLOOR PLAN

APARTMENT 1 AREA = 54 m² (401 FT²)
 APARTMENT 2 AREA = 68.5 m² (737 FT²)
 HABITABLE ROOMS = 7

LEGEND

- = APT. 1 AREA = 54m²
- = APT. 2 AREA = 68.5m²

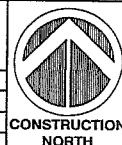
HMLA-16:117
 Sketch (4)

1	APR 06/16	ISSUED FOR COFA	MD
No.	Date	Issue/Revision	By:

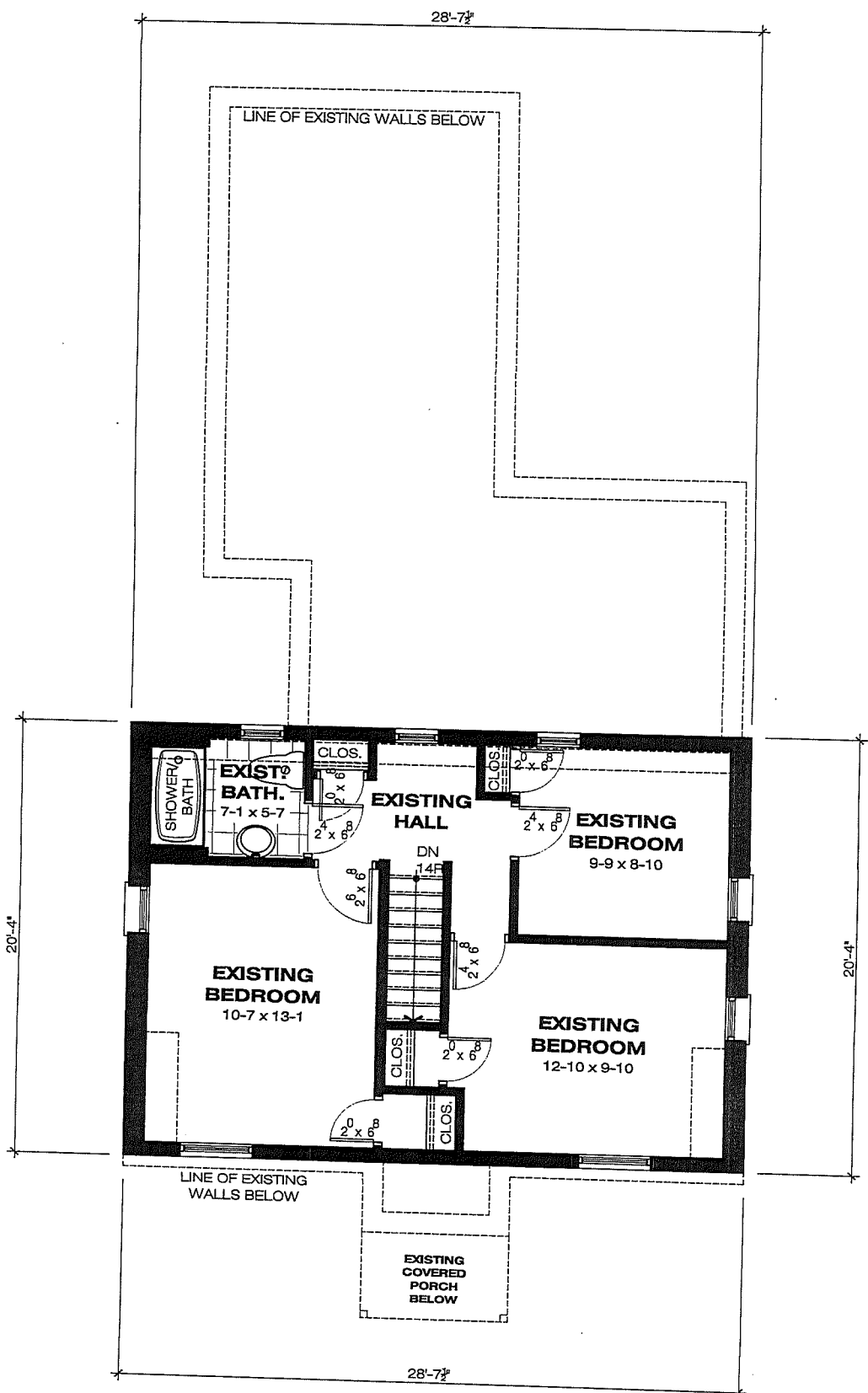
Project:
 55 FORSYTH AVENUE
 SINGLE FAMILY CONVERSION TO A DUPLEX
 55 FORSYTH AVENUE, HAMILTON, ONTARIO L8S 2A5

Sheet Title:
 EXISTING MAIN FLOOR
 PLAN


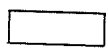
Date: APRIL 2016
 Project No: 2016-26
 Drawn By: MD
 Clean Up By: DC
 Scale: 3/16" = 1'-0"




A3



SECOND FLOOR PLAN
 APARTMENT 1 AREA = 54 m² (582 SQ.FT.)
 HABITABLE ROOMS = 3

LEGEND
 = APT. 1
 = APT. 2

*HMLA-16;117
 Sketch(5)*

Project: 55 FORSYTH AVENUE SINGLE FAMILY CONVERSION TO A DUPLEX 55 FORSYTH AVENUE, HAMILTON, ONTARIO L8S 2A5			<h1>A4</h1>
Sheet Title: EXISTING SECOND FLOOR PLAN			
Date: APRIL 2016			
Project No: 2016-26			
Drawn By: MD	Clean Up By: DC		
Scale: 3/16" = 1'-0"			
No.	Date	Issue/Revision	By
1	APR 08/16	ISSUED FOR COPI	MD

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS

Examined by: Date:
Lee Johnson NOV. 22
Zoning Only for Building
Commissioner.

ZV-9UE-1062

#55
FORSYTHE AVENUE
(ESTABLISHED BY REGISTERED PLAN 664)

LOT 36
RCP 1477

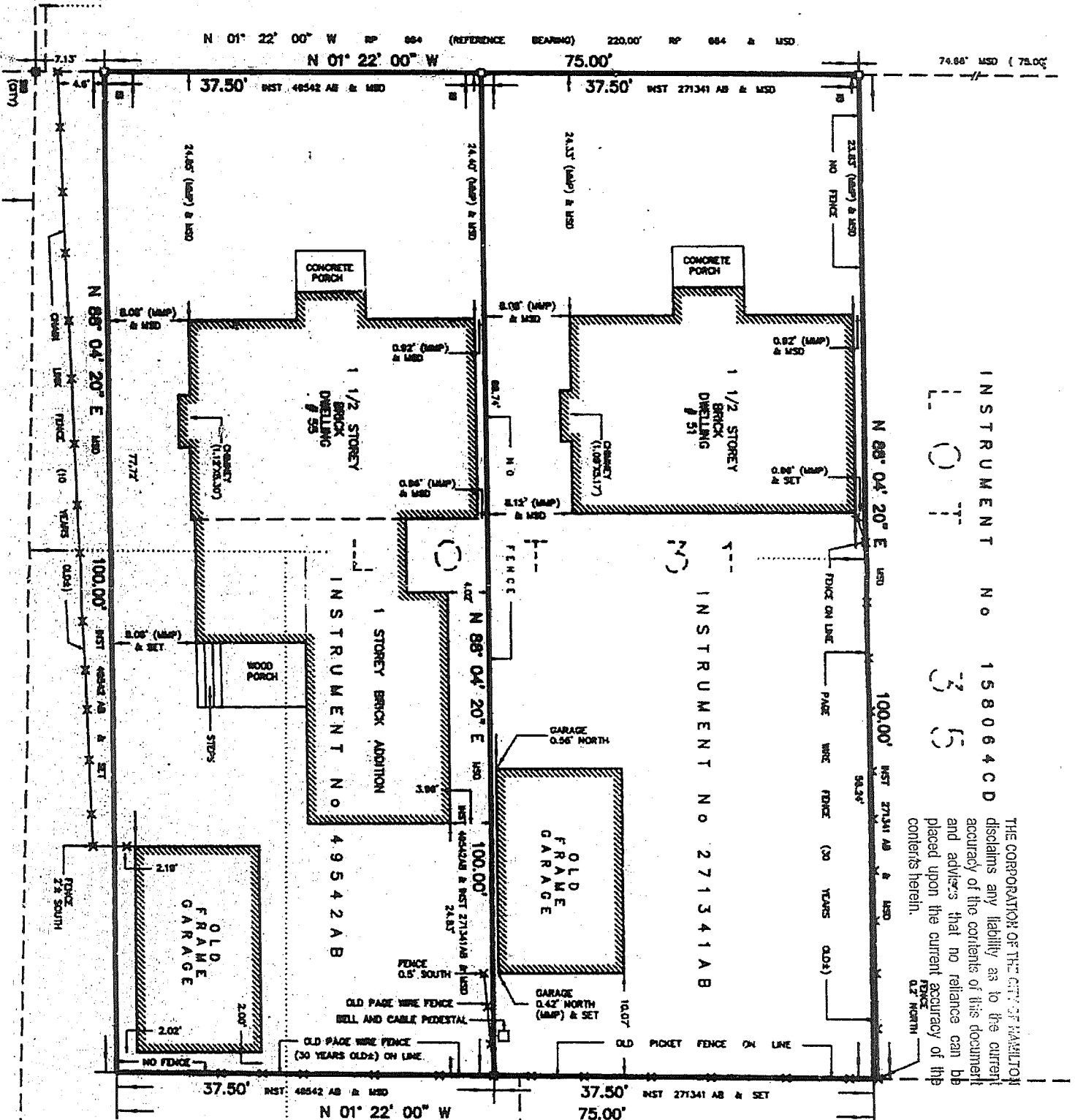
N 01° 22' 00" W RP 664 (REFERENCE BEARING) 220.00' RP 664 & MSD

N 01° 22' 00" W 75.00'

74.66' MSD (75.00')

37.50' INST. 48542 AB & MSD

37.50' INST. 271341 AB & MSD



INSTRUMENT No 158064CD
LOT 33

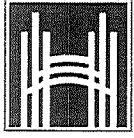
THE CORPORATION OF THE CITY OF HAMILTON
disclaims any liability as to the current
accuracy of the contents of this document
and advises that no reliance can be
placed upon the current accuracy of the
contents herein.

REGISTRAR'S COMPILED PLAN 1477

LOT 33

INSTRUMENT No 32875HL

HMLA-16;117
Sketch (6)



Hamilton

Committee of Adjustment
City Hall
5th floor, 71 Main Street West
Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
Fax (905) 546-4202

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE**

APPLICATION NO. HM/A-16:116

IN THE MATTER OF The Planning Act, R.S.O., 1990, c.P. 13, as amended and of the Zoning By-Law No. 6593, of the City of Hamilton, Sections 9, 18 and 18A.

AND IN THE MATTER OF the Premises known as Municipal number 32 South St., in the City of Hamilton and in a **"C" (Urban Protected Residential, etc.)** district;

AND IN THE MATTER OF AN APPLICATION by the owners Graham & Jane McNally, for relief from the provisions of the Zoning By-Law No. 6593, under Section 45 of The Planning Act, R.S.O. 1990, c. P. 13, so as to permit the construction of a third storey addition to the existing single family dwelling, notwithstanding:

1. A minimum front yard depth of 4.0 metres shall be provided instead of the minimum required front yard depth of 6.0 metres;
2. A minimum easterly side yard width of 0.0 metres shall be provided instead of the minimum required side yard width of 2.7 metres;
3. A minimum westerly side yard width of 1.3 metres shall be provided instead of the minimum required side yard width of 2.7 metres; and,
4. The eaves and gutter shall be permitted to encroach the entire width of the easterly yard instead of the maximum permitted encroachment of one-half the side yard width or 1.0 metre, whichever is lesser.

NOTES:

1. The proposed addition does not increase the numbers of habitable rooms beyond eight (8). As such, variances for parking are not required as no additional parking is required beyond the existing parking conditions.
2. Section 18(2) of the Zoning By-law permits a single family dwelling in any district where the height is limited to two and a half storeys to increase the height to three storeys provided that each side yard is increased by at least 1.5 metres. As such, variances for reduced side yards are required and not a variance for height.

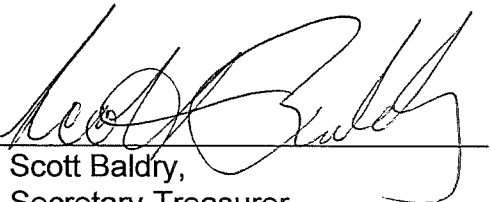
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DATE:	Thursday, May 19th, 2016
TIME:	3:20 p.m.
PLACE:	Rooms 192 & 193, 1st floor Hamilton City Hall

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By order of the Committee of Adjustment,

DATED: May 3rd, 2016

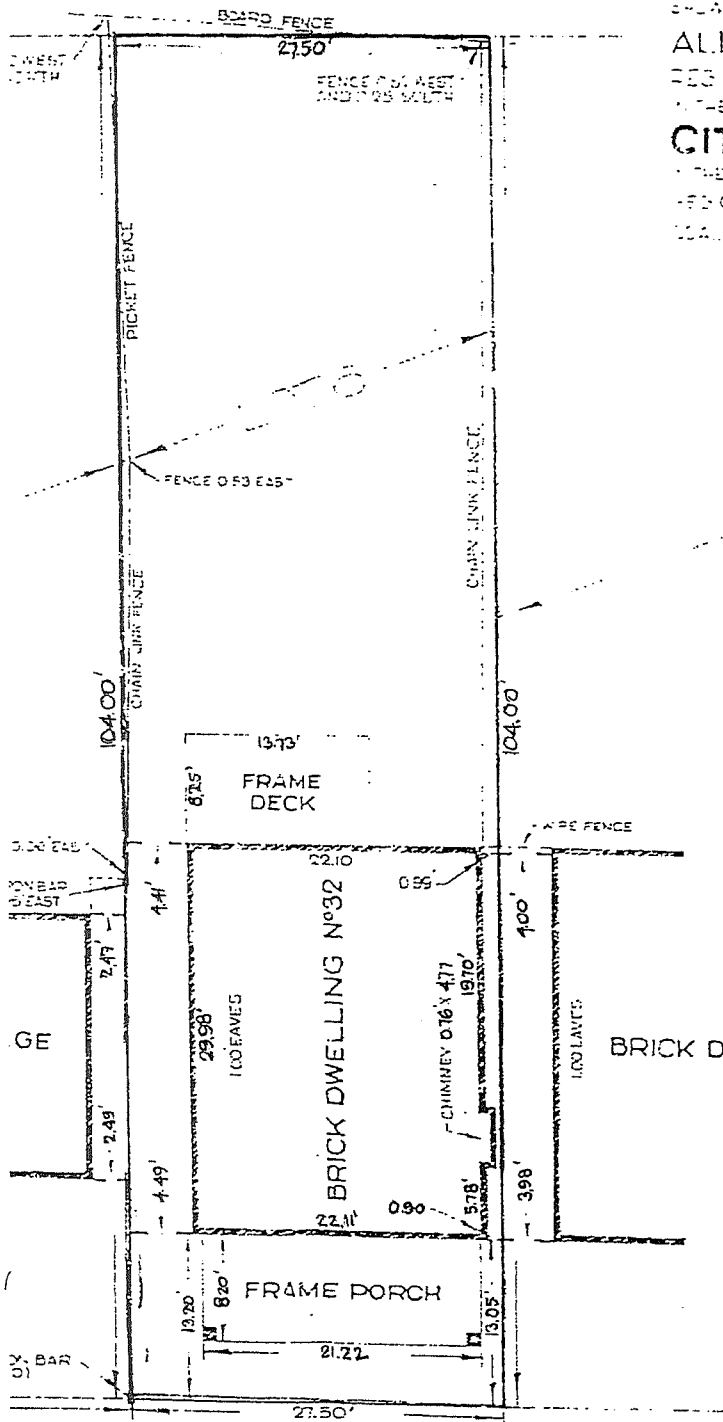


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Secretary-Treasurer

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ALL OF LOT 6-E.D. CAHILL
 REGISTERED PLAN N° 519
 IN THE
CITY OF HAMILTON
 IN THE
 REG. OFFICE MUNICIPALITY OF HAMILTON ONT. N.W.
 SCALE 1"=10'

LOT 6
 BEULAH SUB. APT.
 REGISTERED PLAN

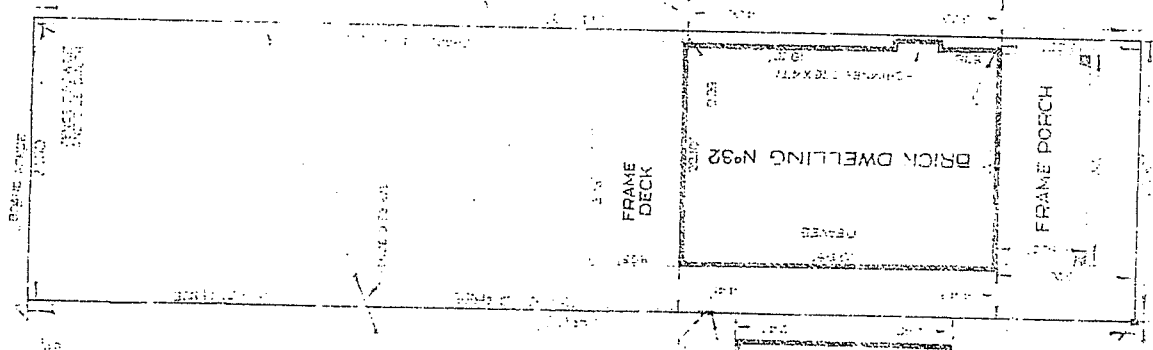
R. Ball
 L. E. C. V.

Sidney W. Wo
SIDNEY W. WO
 ENGINEERS & SUR.
 HAMILTON

HM 1A-16:116
 Sketch (5)

12' WIDE ALLEYWAY

PLAN
CITY OF HAMILTON
ALLOF LOT 6 - E.D. CAHILL SURVEY
RECORDED 1917, 1922
AS PER
RECORDS OF THE CITY ENGINEER



PEULAH AVENUE

FRAME GARAGE

FRAME DECK

BRICK DWELLING No 32

FRAME PORCH

BRICK DWELLING No 30

WIRE FENCE

SOUTH STREET

W. J. McLaughlin
SIDNEY W. WOODS INC.
ENGINEERS & SURVEYORS
1001 BROADWAY
TORONTO, ONT.

NOVEMBER 1917, 1922

32 South St. W-5143.

HM 1A-16:116
Sketch (6)