



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

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.: AN/A-20:69

APPLICANTS: Owner Savoy Trailer Installations Inc.

SUBJECT PROPERTY: Municipal address **722 Shaver Rd., Ancaster**

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-laws 10-128 & 18-219

ZONING: "M3,678" (Prestige Business Park) district

PROPOSAL: To permit the establishment of 425 square metres of warehouse use with 103 square metres of office use notwithstanding that:

1. A landscaped area of 4.1 metres shall be provided instead of the minimum 6.0 metres wide landscaped area required.
2. The proposed establishment will not have a sanitary sewer system instead of the requirement that no building or structure may be erected, used or occupied unless adequate watermains, storm and sanitary sewer systems are existing or have been provided for in a binding and secured development agreement and all regulatory approvals have been received to the satisfaction of the General Manager of Planning and Economic Development Department and/or his or her designate.

NOTES:

1. Variances have been written exactly as requested by the applicant. Please note, that this property is subject to Site Plan Control SPA-19-082; to date, a recirculation of the revised plan has not been submitted and a full zoning review has not been conducted for the new proposal. Further variances may be required at such time that a full zoning review is conducted on the new proposal.

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

DATE: Thursday, September 10th, 2020

TIME: 2:25 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

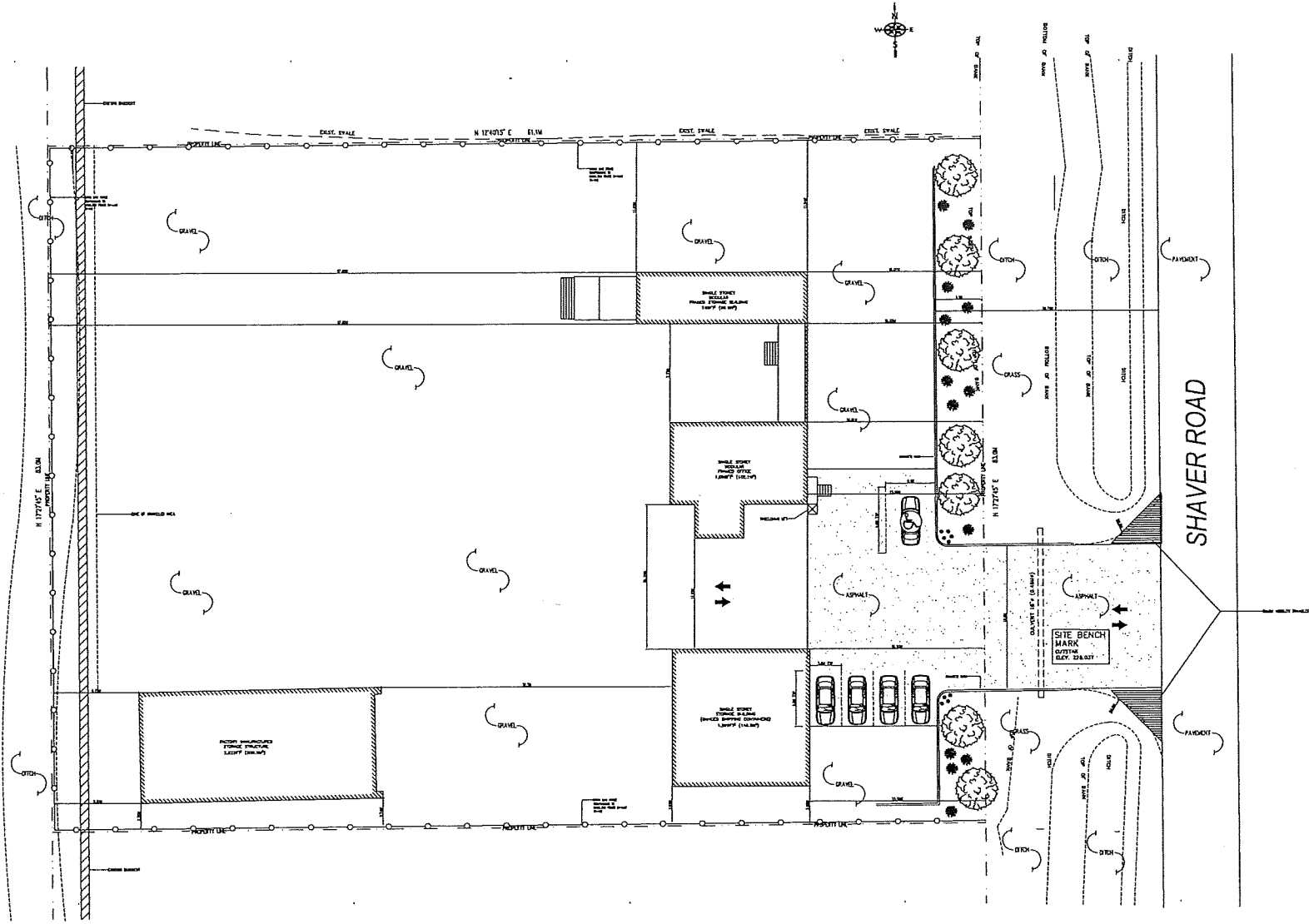
For more information on this matter, including access to drawings illustrating this request:

- 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: August 25th, 2020.

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.



REVISIONS		
NO	CHANGE	BY DATE
△	ISSUED FOR REVIEW	BDW 29/11/18
△	REVISED	BDW 29/11/18
△	REVISED	BDW 26/12/18
△	REVISED	BDW 23/02/20
△	REVISED	BDW 03/02/20
△	REVISED	BDW 21/02/20
△	REVISED	BDW 22/09/22



KEY:

ACTUAL FOUND ON SHEET
 (Symbol: circle with crosshair)

DO NOT SCALE PRINTS. VERIFY ALL DIMENSIONS AND CONDITIONS. REPORT ALL DISCREPANCIES TO CANDOMO DESIGN ASSOCIATES INC. ALL DIMENSIONS, SPECIFICATIONS, AND RELATED MATERIALS ARE THE PROPERTY OF CANDOMO DESIGN ASSOCIATES INC. AND MUST BE REVIEWED BY OWNER.

THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNTIL SIGNED AND DATED.

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 www.savoyinc.com

candomo
 Candomo Design Associates Inc.
 703 Box 6 Goringham Ontario Canada L9K 1G1
 Telephone (905) 722-7009 Facsimile (905) 722-7008

722 SHAVER ROAD
 ANCASTER, ONTARIO

DRAWN BY BDW	PROJECT NO. 2018-32	SCALE 1:200
CHECKED BY	DISE NO.	DATE 30/11/18
TITLE SITE PLAN	SHEET NO.	SP [△]

Amended
 AN/A-20:69 June 24/20



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment
City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.

FOR OFFICE USE ONLY.

APPLICATION NO. AN/A-20:69 DATE APPLICATION RECEIVED Feb. 18/20

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S SIGNATURE _____

CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO

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.

- Name of Owner Savoy Trailer Installations Telephone No. _____
- _____
- Name of Agent Robert Savoy Telephone No. _____
- _____

Note: Unless otherwise requested all communications will be sent to the agent, if any.

- Names and addresses of any mortgagees, holders of charges or other encumbrances:
TD Bank 4720 Tahoe Blvd, 4th floor, Building 1
Mississauga, ON Postal Code L4W 5P2
- _____ Postal Code _____

6. Nature and extent of relief applied for:

SPA-19-082

Preamble:

The property is a gravel lot that we are seeking site plan approval for four structures, including the modular office and self-contained washroom that services the staff. We have been operating out of the office since 2014.

The property has water services available, however, we have not been using them.

There are no sanitary services available.

New site plan approvals in an Urban Area now requires connection to both water and sanitary services.

The city does not want to build a sanitary extension to the property that is located in the Ancaster Business Park.

Request:

Exempt the property from the provision for Adequate Services (4.22) to allow site plan approval.

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

The city does not want to extend the sanitary line to the property.

6. Nature and extent of relief applied for:

See attached

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

See attached

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

PLAN 62M637 LOT 9
1.25 AC 200.13FR 272.310
722 Sharer Rd, Ancaster, ON

9. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

9.1 If Industrial or Commercial, specify use

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes No Unknown

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes No Unknown

9.6 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

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes No Unknown

9.8 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

9.9 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

9.10 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

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

To our understanding, previous use was agricultural.

9.12 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

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.

Feb 13/20
Date



Signature/Property Owner

Joseph A Savoy
Print Name of Owner

10. Dimensions of lands affected:

Frontage 61m
Depth 83m
Area 5063m²
Width of street 7.4m

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: Single Story Modular Office: 102.1m² W 7.3m L 12.2m H 4.26m
Workshop: 69.6m² W 4.5m L 15.24m H 4.26m
Ganged shipping containers: 148.6m² W 12m L 12m H 2.74m
Truss Shelter: 206.5m² W 9.1m L 19.8m H 5.1m
Proposed: ''

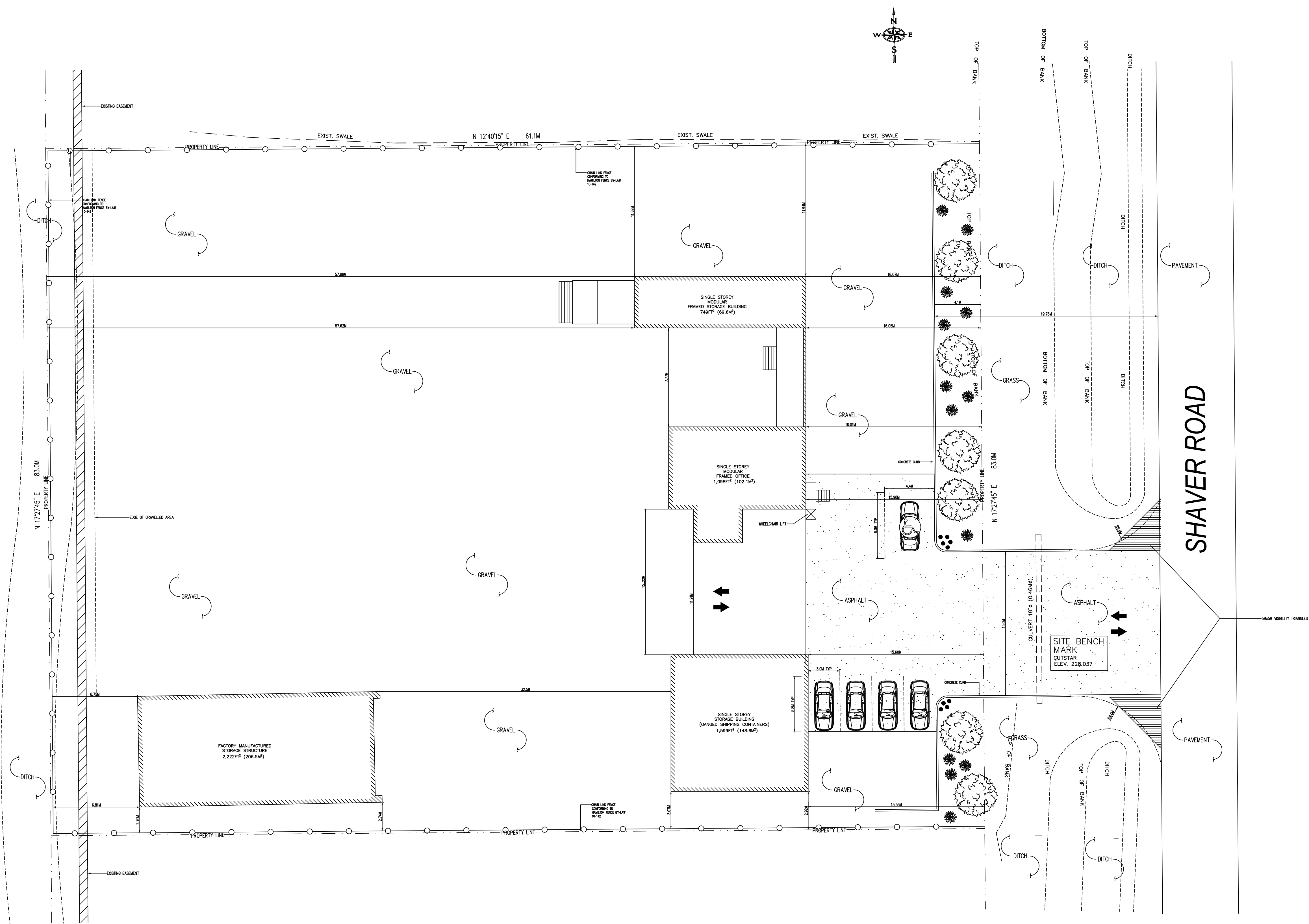
12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing: Single Story Modular Office: Front - 17.25m
Workshop: Front - 17.17m Side - 12.77m
Ganged Shipping Containers: Front - 12.5m Side - 2.14m
Truss Shelter: Side 1.87m Rear - 3.4m
Proposed: ''

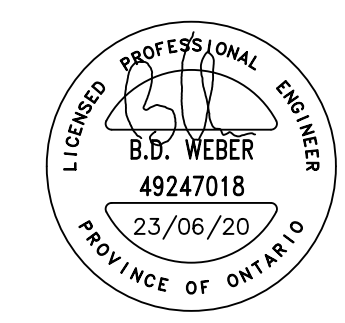
13. Date of acquisition of subject lands: November 1, 2017
14. Date of construction of all buildings and structures on subject lands: Office & workshop (2014). Shipping containers & truss shelter (Spring 2018)
15. Existing uses of the subject property: Office / Storage of materials
16. Existing uses of abutting properties: Industrial
17. Length of time the existing uses of the subject property have continued: 5 years
18. Municipal services available: (check the appropriate space or spaces)
 Water Yes Connected No
 Sanitary Sewer No Connected No
 Storm Sewers No
19. Present Official Plan/Secondary Plan provisions applying to the land:
Urban Hamilton Official Plan
Business Park
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Hamilton Zoning By-law No. 05-200 M3,678
General Provisions (Section 4, provision 4.22)
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. 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.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.



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NO	CHANGE	BY	DATE
△	ISSUED FOR REVIEW	BDW	30/11/18
△	REVISED	BDW	20/11/19
△	REVISED	BDW	06/12/19
△	REVISED	BDW	20/04/20
△	REVISED	BDW	03/06/20
△	REVISED	BDW	21/06/20
△	REVISED	BDW	23/06/20



KEY:

DETAIL (circle with dot)
 REFER TO SHEET (circle with arrow)
 FOUND ON SHEET (circle with cross)

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 www.savoystalls.com

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 Telephone (905) 737-7997 Facsimile (905) 780-7998

722 SHAVER ROAD
 ANCASTER, ONTARIO

DRAWN BY BDW	PROJECT NO. 2018-32	SCALE 1:200
CHECKED BY	DISK NO.	DATE 30/11/18
TITLE SITE PLAN		SHEET NO. SP