

## **CORRECTED 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
- 

**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:

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**DATE:** Thursday, September 17th, 2020

**TIME:** 2:05 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:

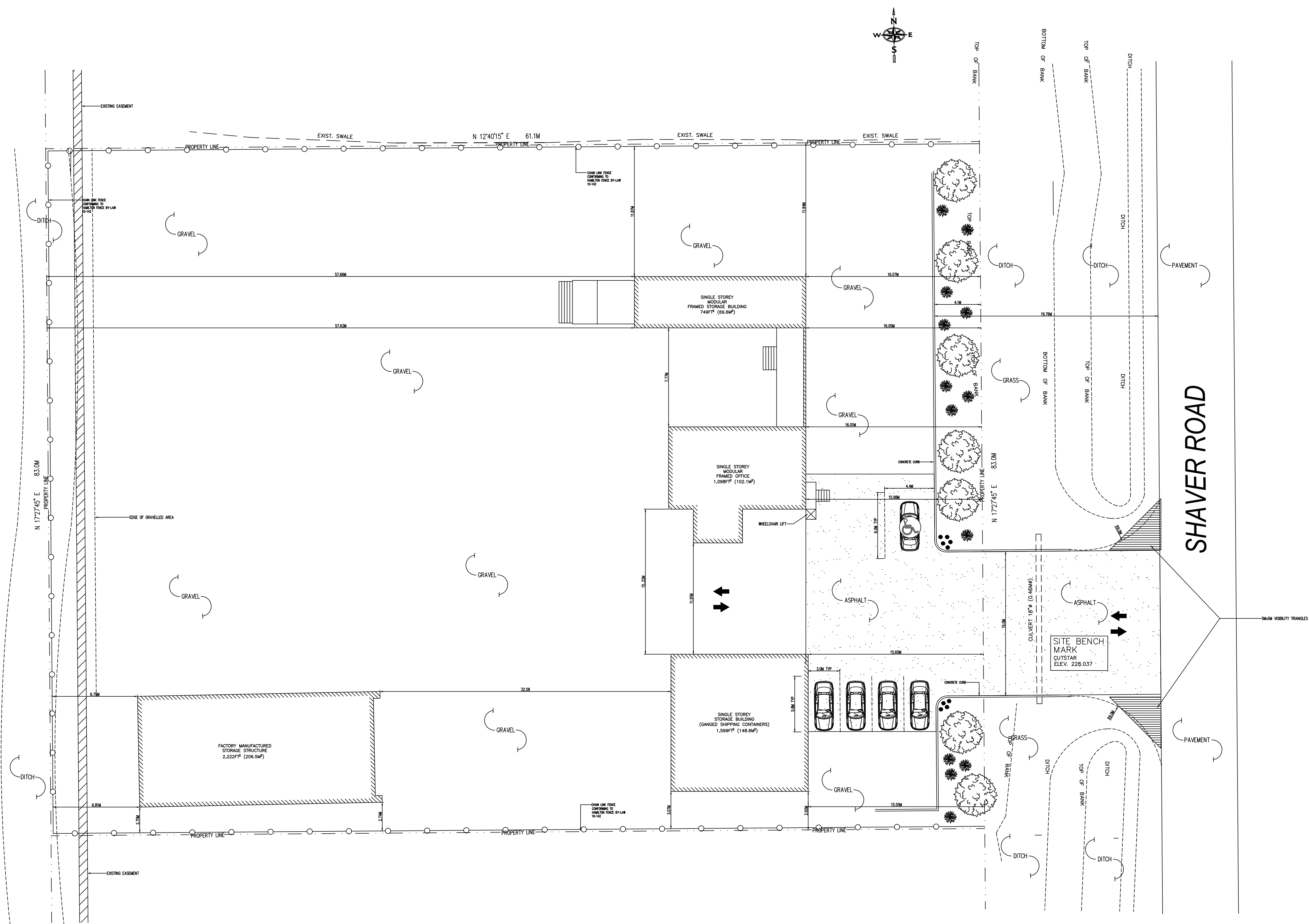
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: September 1<sup>st</sup>, 2020.

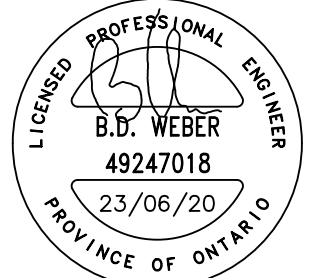
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Jamila Sheffield  
Secretary-Treasurer  
Committee of Adjustment

***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.***



REVISIONS			
NO	CHANGE	BY	DATE
1	ISSUED FOR REVIEW	BDW	30/11/18
2	REVISED	BDW	20/11/19
3	REVISED	BDW	06/12/19
4	REVISED	BDW	20/04/20
5	REVISED	BDW	03/06/20
6	REVISED	BDW	21/06/20
7	REVISED	BDW	23/06/20



**KEY:**

DETAIL  
REFER TO SHEET  
FOUND ON SHEET

DO NOT SCALE PRINTS. VERIFY ALL DIMENSIONS AND CONDITIONS. REPORT ALL DISCREPANCIES TO CANDOMO DESIGN ASSOCIATES INC. ALL DRAWINGS, SPECIFICATIONS, AND RELATED MATERIALS ARE THE PROPERTY OF CANDOMO DESIGN ASSOCIATES INC. AND MUST BE RETURNED ON DEMAND.

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

**Savoy Trailer Installations Inc.**

722 Shaver Road, Ancaster, Ontario  
Ph: (905) 304-8914 Fax: (905) 304-9115 email: info@savoynstalls.com  
www.savoynstalls.com

**candomo**  
Candomo Design Associates Inc.  
P.O. Box 6, Gormley, Ontario, Canada L0H 1G0  
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 30/11/19
TITLE SITE PLAN		SHEET NO. SP



**Hamilton**

Planning and Economic Development Department  
Planning Division

**Committee of Adjustment**  
City Hall  
5<sup>th</sup> 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.

1. Name of Owner Savoy Trailer Installations Telephone No. \_\_\_\_\_

2. \_\_\_\_\_

3. Name of Agent Robert Savoy Telephone No. \_\_\_\_\_

4. \_\_\_\_\_

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

5. 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 272.31D

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 5063m<sup>2</sup>  
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: 102.1m<sup>2</sup> W 7.3m L 12.2m H 4.26m  
Workshop: 64.6m<sup>2</sup> W 4.5m L 15.24m H 4.26m  
Gauged shipping containers: 148.6m<sup>2</sup> W 12m L 12m H 2.74m  
Truss Shelter: 206.5m<sup>2</sup> W 9.1m L 19.8m H 5.1m

Proposed: 11

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

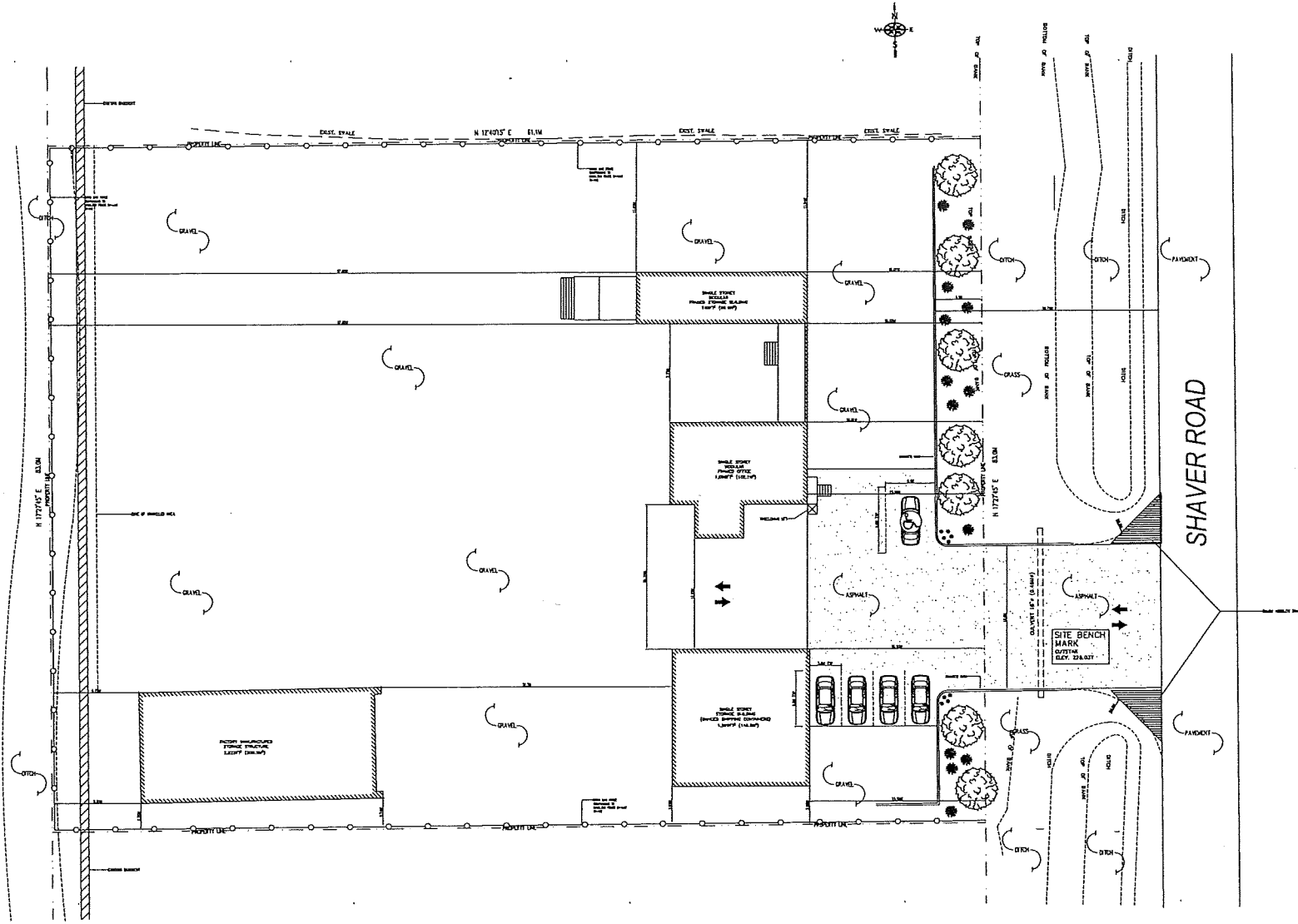
Existing: Single Story Modular Office: Front - 17.25m  
Workshop: Front - 17.17m Side - 12.77m  
Gauged Shipping Containers: Front - 12.5m Side - 2.14m  
Truss Shelter: Side 1.87m Rear - 3.4m

Proposed: 11

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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6	REVISED	BDW	20/11/18
7	REVISED	BDW	20/11/18
8	REVISED	BDW	20/11/18



**KEY:**

ACTUAL  
 REFER TO SHEET  
 TYPICAL  
 FOUND ON SHEET  
 DO NOT SCALE PRINTS. VERIFY ALL DIMENSIONS AND COORDINATES. 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 RETURNED ON REQUEST.

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

**Savoy** *Engineers & Architects Inc.*  
 722 Shaver Road, Ancaster, Ontario  
 Tel: (905) 236-8911 Fax: (905) 236-8113 Email: info@savoyinc.com  
 www.savoyinc.com

**candomo**  
 Candomo Design Associates Inc.  
 PO Box 6, Guelph, Ontario, Canada (N1K 1K1)  
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722 SHAVER ROAD  
 ANCASTER, ONTARIO

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

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

SCALE 1:200 METRIC

4 8 12 metres

**S.D. McLaren, O.L.E. - 2019**



S.D. McLAUREN, O.L.S. - 2019

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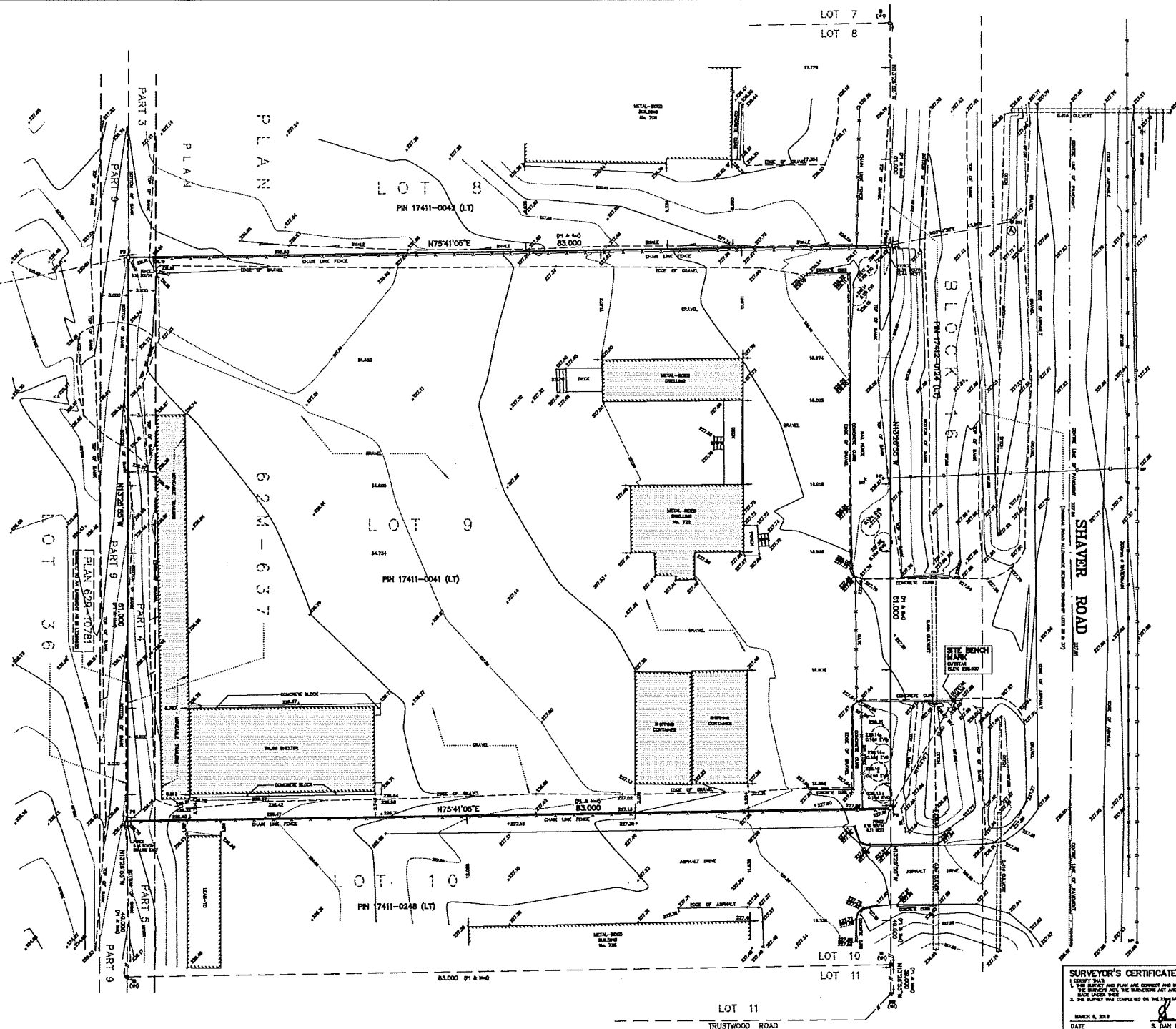
UNDERGROUND SERVICE AND UTILITY  
LOCATIONS MUST BE VERIFIED PRIOR TO  
CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO  
CONSTRUCTION

MONUMENT 0011972U154

HIGH TENSION HYDRO TOWER ALONG  
TRUTH ROAD, 1.5 KM SOUTH OF  
INTERSECTION WITH HIGHWAY NO.  
2, 18.0 M WEST OF CENTRE LINE OF  
ROAD, 12.8 M NORTH OF HYDRO  
POLE NO. 361, TABLET IN TOP OF  
CONCRETE PILE AT SOUTHEAST  
CORNER, 27 CM EAST OF STEEL LEG  
OF TOWER AND 18 CM WEST OF  
EDGE OF BASE, AT ROAD LEVEL.

ELEVATION: 225.358 metre CGVD-1928/1978



**LEGEND:**

13	CONCRETE	NONLIGHT MET
14	"	NONLIGHT FOUND
15	"	PICK BAR
16	"	STANDARD PICK BAR
17	"	SHORT STANDARD PICK BAR
18	"	A.T. WEAVER, B.L.E.
19	"	MAN KATHEN JEWELERS LTD.
20	"	PLOT 13A-127
21	"	TOP OF BANK
22	"	BOTTOM OF BANK
23	"	FIRE HYDRANT
24	"	TOP OF FOUNDATION
25	"	HYDRO POLE
26	"	GUY WIRE
27	"	INVERT
28	"	NOT TO SCALE

**BEARING NOTE:**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED  
REFERENCE POINTS A AND B, BY REAL TIME NETWORK  
OBSERVATIONS, UTM ZONE 17, MAD83 (CSRS) (2010.0)

**NOTE:**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99983973

### INTEGRATION DATA


COMBINED REFERENCE POINTS (CWP)'S: 17M ZONE 17, RADCLIFF (CWP) CH01A. COORDINATES TO UNIFORM ACCURACY PER REG. 14(C) OF D.M.R. 218/90		
POINT ID	NORTHING	EASTING
CWP 1	476080.044	578077.666
CWP 2	476147.018	578112.713

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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

**SURVEYOR'S CERTIFICATE:**  
 1. CERTIFY THAT:  
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYORS ACT AND THE REGULATIONS UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF FEBRUARY, 2010.  
 DATE: MARCH 8, 2010  
 S. DAN McARDEN, O.L.S.

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REPRODUCE, INTERVIEW OR ALTER THIS PLAN IN WHOLE OR IN  
PART WITHOUT THE WRITTEN PERMISSION OF R.D. McLaren, O.R.E.

 **A.T. McLaren Limited**  
LEGAL AND FINANCIAL SERVICES

80 JOHN STREET, SUITE 200  
NANAIMO, BRITISH COLUMBIA, CANADA  
PHONE (604) 257-5949 FAX (604) 257-0038

Drugs - 10	Standard RAM	Over 1000 DPS	Stands to 3000	Drugs, 1000
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AW/A 20:69 sketch 2