

## **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
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**APPLICATION NO.:** AN/A-21:190

**APPLICANTS:** Agent Prem Tewari  
Owner Aleksander Jankovic

**SUBJECT PROPERTY:** Municipal address **336 Fiddlers Green Rd., Ancaster**

**ZONING BY-LAW:** Zoning By-law 87-57, as Amended

**ZONING:** "D" (Deferred Development "D") Zone

**PROPOSAL:** To permit the construction of a new single detached dwelling upon demolition of the existing dwelling, notwithstanding,

1. Construction of a new single detached dwelling shall be permitted notwithstanding only dwellings existing at the date of the passing of Ancaster Zoning By-law 87-57 (June 22nd, 1987) are permitted to be located within a Deferred Development "D" Zone.

**NOTES:**

1. The applicant has not indicated the specific proposed dwelling type; it is assumed the intent is to construct a new single detached dwelling. Further variances will be required should the intent be to construct a dwelling other than a single detached dwelling.

2. Detailed design drawings have not been submitted with this application to conduct a complete zoning compliance review. Further variances may be required at such time sufficient details are provided to determine zoning compliance for the proposed development.

3. Please be advised, Schedule "C" of Ancaster Zoning By-law 87-57, as it relates to the minimum required front yard, states that a minimum of 13 metres from the centreline of Fiddler's Green Road, in addition to the minimum front yard, is required to be provided.

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

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**DATE:** Thursday, June 17th, 2021  
**TIME:** 1:20 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:

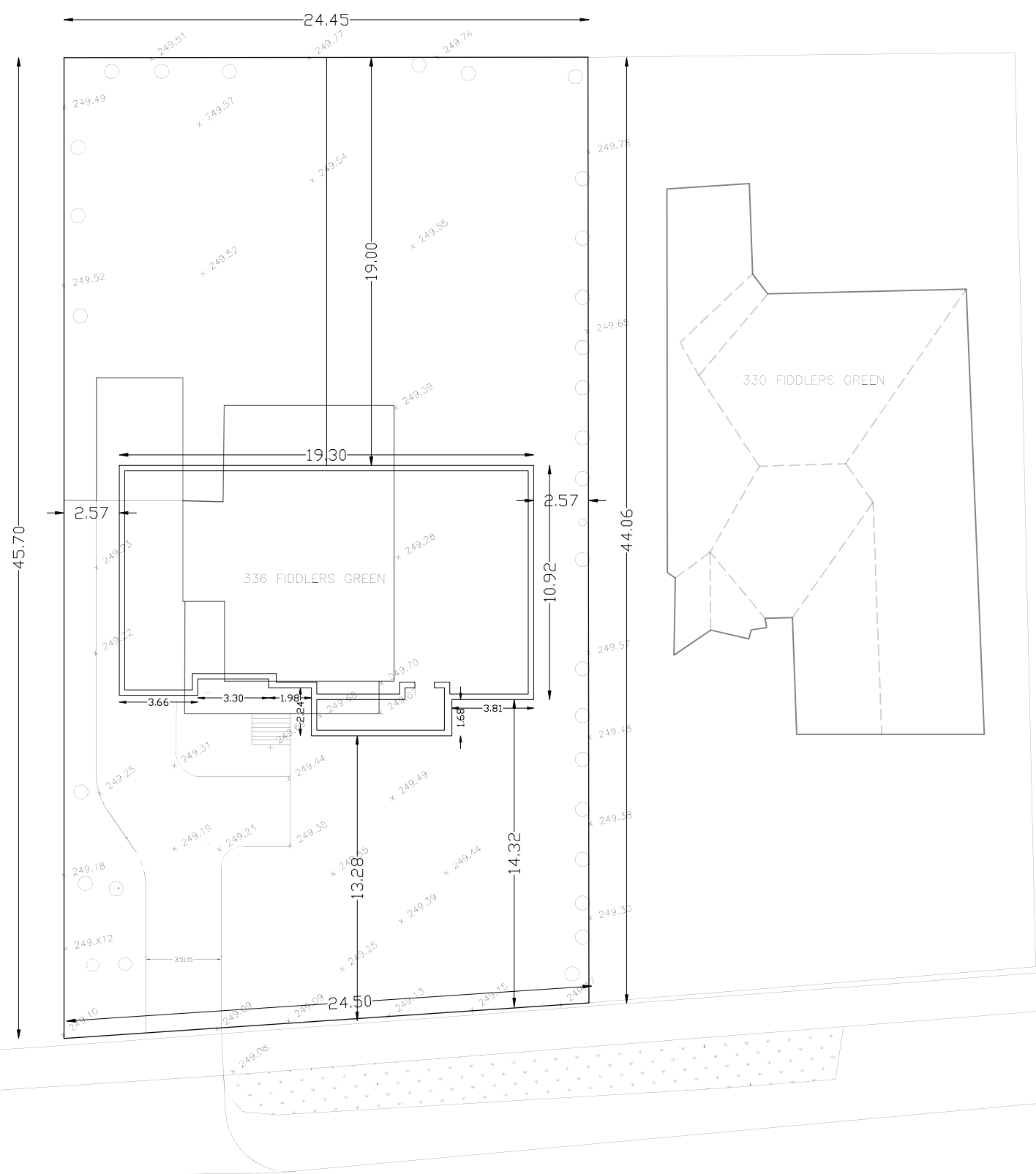
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: June 1st, 2021.

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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.***

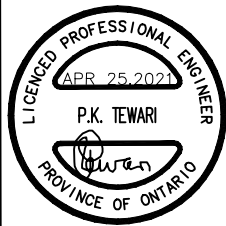


No.	Date	By	Revisions
Design	P.T.	Chk'd	P.T.
Drawn	J.P.	Chk'd	P.T.
Approvals			
Bell	<input type="checkbox"/>	Hydro	
Gas	<input type="checkbox"/>	Cable	
Traf.	<input type="checkbox"/>	Water	

**LEGEND:**

- x 99.99 EXISTING GRADE
- x (99.99) PROPOSED GRADE
- ○ EXISTING TREE

**BENCHMARK NOTE**  
ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM THE BENCHMARK # 07720030106 HAVING AN ELEVATION 187.787 METRES.



**IDM (2005) CONSULTANTS INC.**  
5325 HARVESTER RD.  
BURLINGTON, ONTARIO  
L7L 5K4  
TEL. 905-928-2542

Municipality  
**336 FIDDLERS GREEN  
ANCASTER, HAMILTON**

Title <b>SITE PLAN</b>	
SCALE: <b>1 : 400</b>	Drawing Name <b>SITE SERVICE PLAN SP-01</b>

## APPLICATION FOR A MINOR VARIANCE

<b>FOR OFFICE USE ONLY.</b>	
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	ADDRESS	
Registered Owners(s)	Aleksander Jankovic		Phone: _____
			E-mail: _____
Applicant(s)*	IDM (2005) Consultants Inc		Phone: _____
			E-mail: _____
Agent or Solicitor			Phone: _____
			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:

Old Ancaster zoning by-law #87-57, Section 21, Deferred Development "D" Zone, 21.1 does not allow new construction. We are asking for permission to demolish existing dwelling and build a new dwelling that meets the zoning requirements.

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

Due to constraints imposed by existing Ancaster zoning by-law

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**):

336 Fiddlers Green Rd, Ancaster, On. L9G 1X1

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

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 9.1 to 9.10 above?

Local knowledge zoning by-laws and Ontario Building Code

- 8.12 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 ☒

**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.

April 26, 2021

Date

Signature Property Owner

Aleksander Jankovic

Print Name of Owner

10. Dimensions of lands affected:

Frontage	24.5 m
Depth	45.7 m
Area	1119.65 sq meters
Width of street	20 m

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: \_

120 sq meters floor area, one storey, app. 17m x 15 m wide, 4.70 m height

Proposed

19.30 m length, 10.95 m width, Two Stories, 8.4 m high, 145 sq meters foot print area,

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

Existing:

15 m front yard, 15 m rear yard, 1.2 m side yard on west side and 6.3 m east side yard

Proposed:

10 m front yard, 15 m rear yard, 2.0 m west side yard, 4.0 m east side yard

13. Date of acquisition of subject lands:  
August 2020
14. Date of construction of all buildings and structures on subject lands:  
1952+-
15. Existing uses of the subject property:  
Residential
16. Existing uses of abutting properties:  
Residential
17. Length of time the existing uses of the subject property have continued:  
30 plus years
18. Municipal services available: (check the appropriate space or spaces)  
Water yes Connected yes  
Sanitary Sewer yes Connected yes  
Storm Sewers open ditch
19. Present Official Plan/Secondary Plan provisions applying to the land:  
Single Family Residential
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
Old Ancaster zoning by-law #87-57, Section 21, Deferred Development "D"  
Zone, 21.1
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.