



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 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-21:229

APPLICANTS: Agent CMA of Ontario
Owner Ancaster Agricultural Society

SUBJECT PROPERTY: Municipal address **630 Trinity Rd. S., Ancaster**

ZONING BY-LAW: Zoning By-law 87-57, as Amended 15-173

ZONING: "A2 and Exception 143" (Rural with Exceptions) district

PROPOSAL: To permit the use of a Conference and Convention Centre to be also located outdoors as part of the Ancaster Fairgrounds operation, notwithstanding that:

1. The Zoning By-law requires a conference and convention centre to be located only within an existing building as part of the Fairgrounds which are owned and operated by a non-profit Agricultural Society

NOTES:

1. The Zoning By-law provides the following definition for a Conference or Convention Centre.

Conference or Convention Centre shall mean an establishment, which is not a hotel, where facilities are provided for meetings, seminars, workshops, social gatherings cultural events and other similar activities including an Exhibition Facility, circus, and public hall. A Conference or Convention Centre may include dining facilities for the exclusive use of conference or convention participants, and the selling of goods related to the event.

2. Exception 143 to the A2 Zone currently restricts the use of the subject property to the following uses:

i) Fairgrounds owned and operated by a non-profit Agricultural Society and shall only include the following:

A Fair or Circus
Agricultural Education Programs
Animal Shows and Training
Conference and Convention Centre in existing building
Recreation Auctions Farmer's Market

3. The applicant is applying for permanent relief to the A2, Exception 143 Zoning to also allow for outdoor events requiring temporary staging due to current COVID limitations

for indoor events. In particular, the requested variance would allow for events such as the Canadian Music Association Festival and Awards in addition to other outdoor events.

4. The parking arrangement for future outdoor events which is identified on the submitted plan is not required parking and has not been reviewed for zoning compliance.
5. The entertainment stage is a temporary structure and is not subject to the lot coverage requirements of the zoning by-law.
6. The variance is written as requested by the applicant..

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

DATE: Thursday, July 22nd, 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
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: July 6th, 2021.

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.

Area 10
Lot D
7ac west of ditch

.5ac Camping Area

G2-7

Area 5
Lot B
4.5 ac
724 Cars

Area 8
Back Lot
Lot C
19 ac
3059 Cars

Area 7
Lot A
7.4 ac
1191 Cars

Gate 3

Gate 2

Gate 1

Gate A

Gate B

Gate C

Exit

Perimeter Road

HORSE TRAILER AREA

South HORSE RING
76.2 x 45.72
(250' x 150')

Centre HORSE RING
76.2 x 38.6
(250' x 120')

North HORSE RING
36.1 x 134.2
(119' x 440')

INFIELD BUILDING

COW PALACE

SHEEP, GOAT & LLAMA BUILDING

POULTRY BUILDING

LANDSCAPE BUFFER
38.1x117m
(124.67x383.86')

STORM RETENTION AREA
6062 SM

DEMO PIT
60.960x30.480 (400' x 120')

COURTYARD

SCHOOL FAIR BUILDING

COMMERCIAL BUILDING

MARRIOTT HALL

EDUCATION BUILDING

SEPTIC BED

GARAGE BUILDING & PUMPHOUSE

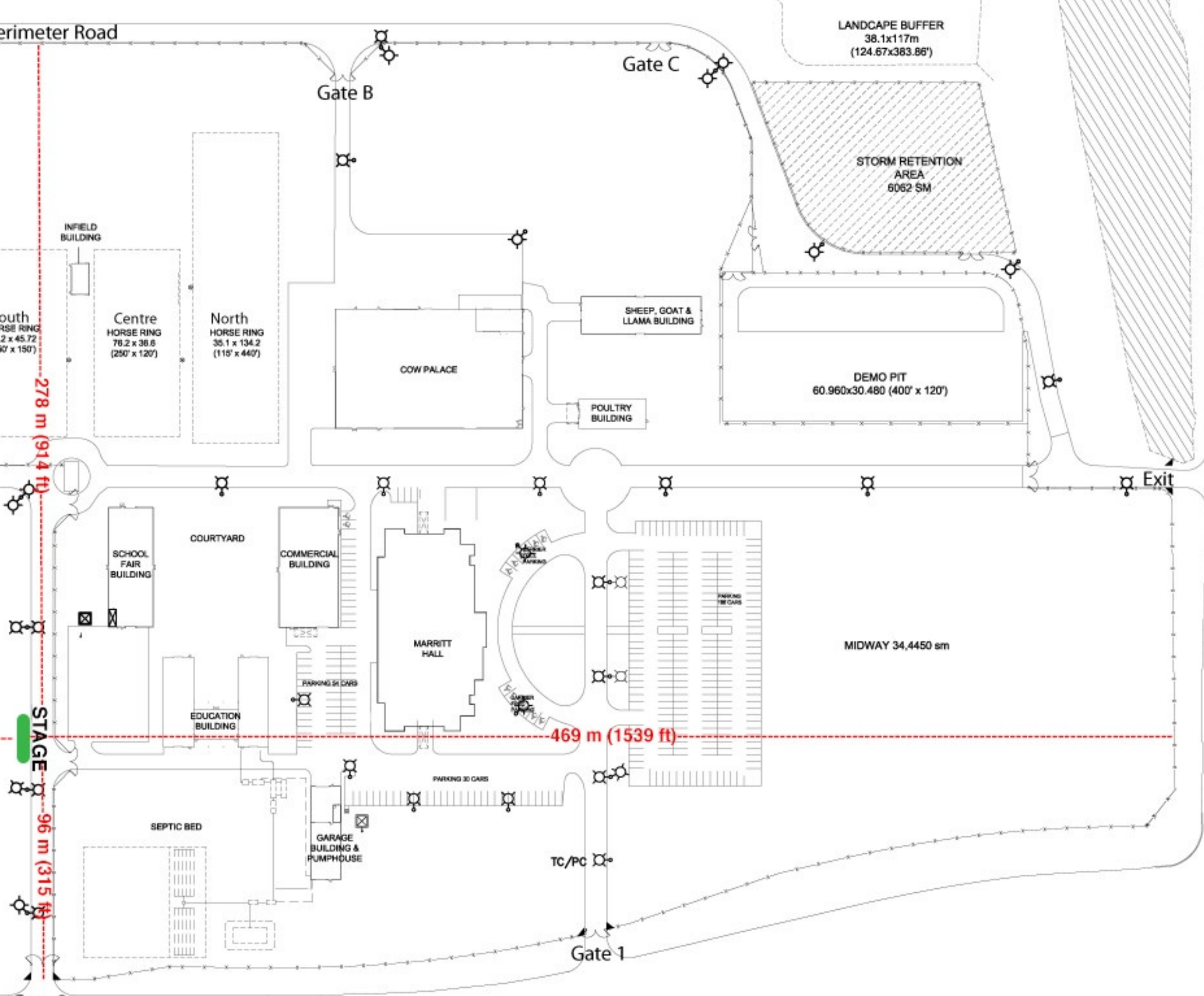
TC/PC

MIDWAY 34,4450 sm

TRINITY ROAD

CLAYBAR ROAD

WILSON STREET



278 m (914 ft)

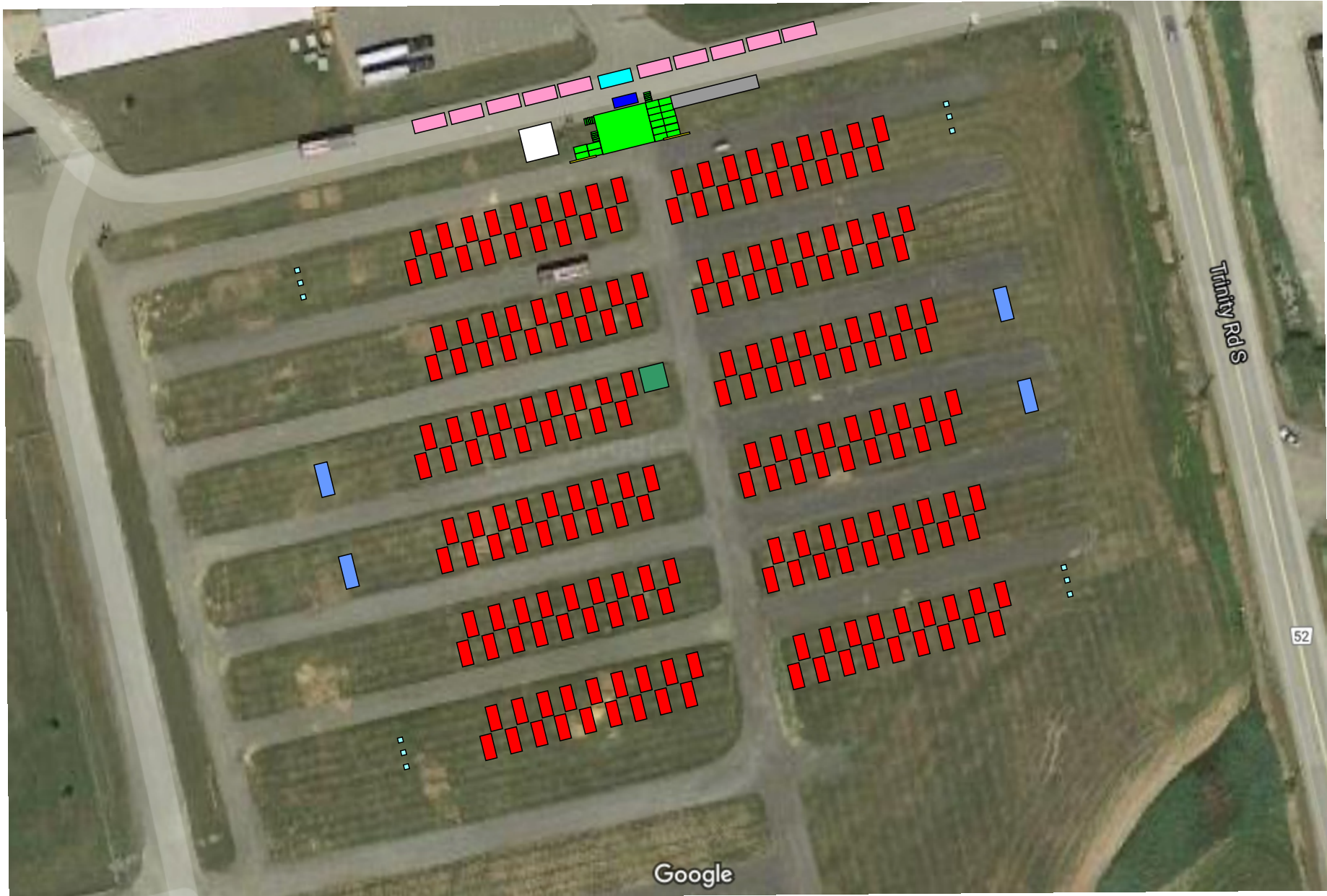
281 m (922 ft)

469 m (1539 ft)

96 m (315 ft)



- Car 7 x 15
- Dressing Room Trailer
- Office Trailer
- FOH Production
- Bathroom Trailer
- Tent
- Stage
- Food Vendors
- Storage Trailer
- Porta Potties





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

FOR OFFICE USE ONLY.	
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	MAILING ADDRESS
Registered Owners(s)	ANCASTER AGRICULTURAL SOCIETY	
Applicant(s)*	Country Music Association of Ontario	
Agent or Solicitor	Country Music Association of Ontario	

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:
 Meridian Credit Union

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:
 We would like to add a temporary use to the existing property that is not permitted with the current zoning bylaw. This would include a temporary stage for a 3-day concert festival.

Second Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
 A temporary stage forming part of a commercial entertainment use in the A2 zone requires a Minor Variance.

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**):
 630 TRINITY RD. S, ANCASTER, ON

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial
 Agricultural Vacant Other

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 8.1 to 8.10 above?

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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.

May 25, 2021
Date

Digitally signed by Tammy Quinn
Date: 2021.05.25 16:26:54 -04'00'
Tammy Quinn
Signature Property Owner(s)
Ancaster Agricultural Society
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage _____
Depth _____
Area 7.4 acres _____
Width of street _____

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: No buildings on the land

Proposed

Set up of a temporary stage for the CMAOntario Festival & Awards. Complete engineer approved specs are enclosed.

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

Existing: Please see attached sketch

Proposed:

Lot A (east side of property between gate 2 and gate 3 - off Trinity Rd. S) see attached sketch

13. Date of acquisition of subject lands:
Purchased by Ancaster Agricultural Society in 2004
-
14. Date of construction of all buildings and structures on subject lands:
building began in 2007, opened in 2009
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Ancaster Agricultural Fair, Farmers Market, Livestock Shows
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Fairgrounds(field below won't allow data-length of time for existing use:171 years
17. Length of time the existing uses of the subject property have continued:
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|-------------------------------------|-----------|-------------------------------------|
| Water | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Sanitary Sewer | <input checked="" type="checkbox"/> | Connected | <input checked="" type="checkbox"/> |
| Storm Sewers | <input checked="" type="checkbox"/> | | |
19. Present Official Plan/Secondary Plan provisions applying to the land:
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Property is zoned A2 with Exception 143
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.

MEGA STAGE

DYNA  STAGE®

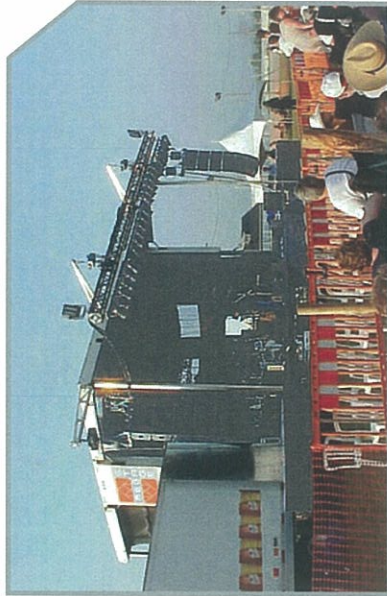
Model 32 24 15



Outdoor events can be very classy, when using a Dynastage 32 24 15 mobile stage.



Contents



Our Dynastage 32 24 15 mobile stages are found all across Canada. This Mega-Stage product was photographed in Nova-Scotia during a provincial exhibition.

Technical specifications

Page 1

Rigging plan

Page 2

Side view

Page 3

Front view

Page 4

Stage floor and trailer

Page 5





Trailer

Width 8'-0"
 Length 44'-6" ***
 Height 13'-1"
 Nominal gross vehicle weight 27 960 lbs
 Static load on axle(s) 20 200 lbs
 Maximum load on axles 20 280 lbs
 Cargo space 5'-8" x 9'-2" x 32'-0" (1 662 ft³)

Overall dimensions (stage)

Depth 26'-0" (32'-0" with FOH)
 Width 34'-3" (46'-3" with PA wings)
 Height 22'-10" to 24'-2" (28'-2" with banners)

Stage dimensions

Floor dimensions 32'-0" x 24'-4"
 Ground to floor height 3'-9" to 5'-1"
 Clearance under trussing 15'-8"
 Clearance under roof 17'-0"



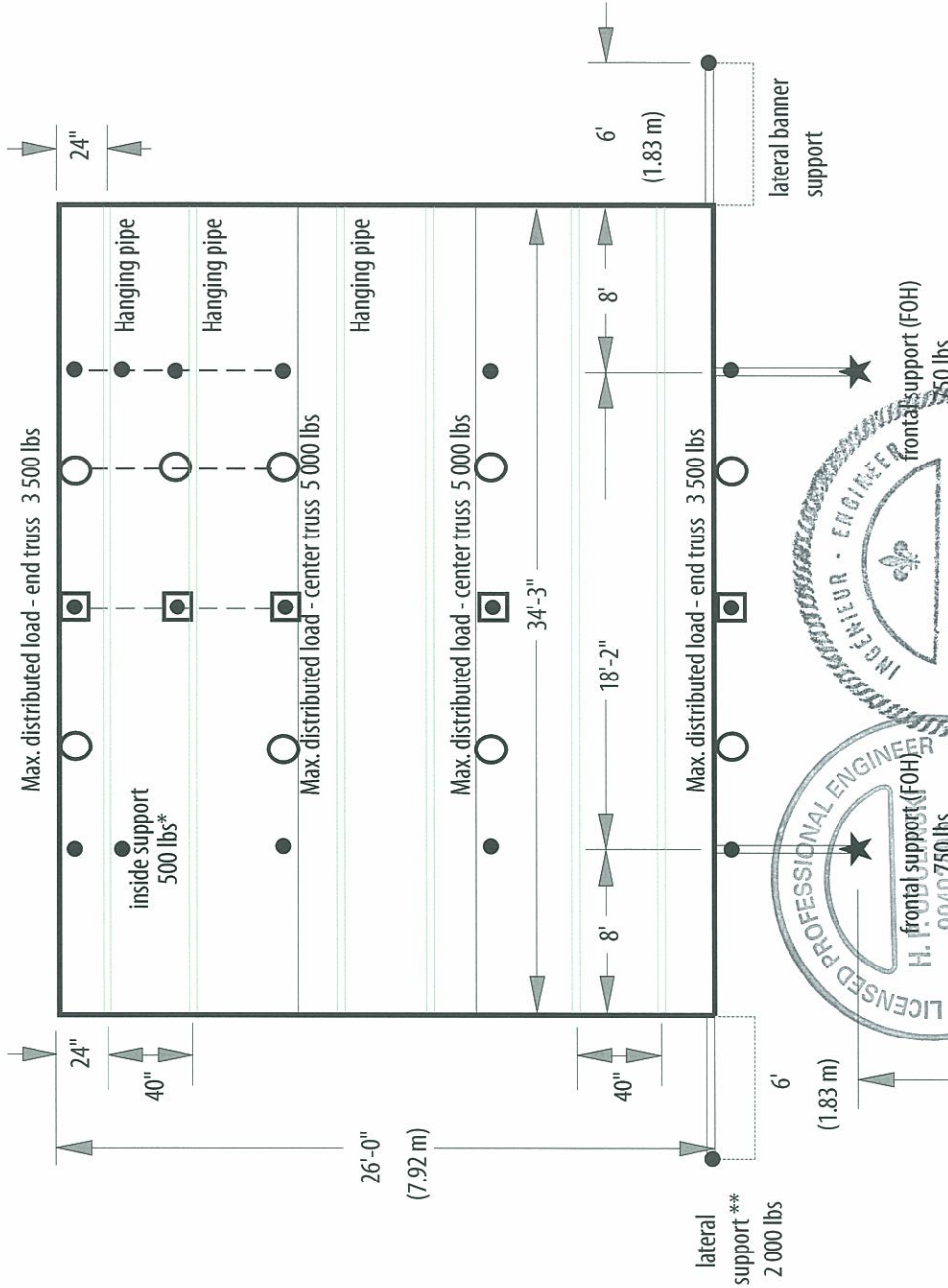
Other specifications

Floor materials Plywood over steel
 Load bearing capacity of the floor 100 lbs per square foot
 Roof materials Fiberglass bonded to steel structure
 Front of house (FOH) supports dimensions 6'-0"
 PA wings dimensions 6'-0"
 Hanging pipes Six (6) industry-standard 2" nominal diameter
 Maximum load bearing : Roof 17 000 lbs*
 Maximum load bearing : FOH supports 750 lbs*
 Maximum load bearing : Inside supports 500 lbs*
 Maximum load bearing : PA wings 2 000 lbs*
 Maximum load bearing : Center truss 5 000 lbs*
 Maximum load bearing : End truss 3 500 lbs*
 Wind resistance 50 m/h / 80 km/h with wind screens
 Wind lift resistance 15 lbs per square inch

Motor 6,5 HP fuel powered Honda GX200
 Install time 1 hour - 2 technicians
 Transport Tractor trailer or truck with construction hook
 Wind screen (sides and back) Black 16oz. Vinagard
 Wind screen openings (doors) One 6' x 8' and two 5' x 8'
 Wind screen openings (wind flaps) Three 6' x 3' and two 5' x 3'
 Stage skirt Black Novathene TG
 Stairs 44" wide with handrails

* Refer to rigging plan
 ** Including retractable drawbar 10'-3"
 All dimensions and specifications are subject to change without prior notice

MEGA STAGE



Maximum load 17 000 lbs

Distribution

A: 2 500 lbs D: 1 300 lbs
 B: 1 750 lbs E: 1 250 lbs
 C: 1 875 lbs F: 875 lbs
 G: 750 lbs

Center truss

- 1 of the 3 following setups
-
-

End truss

- 1 of the 4 following setups
-
-
- ★

Movable supports

- 2 000 lbs
- 1 500 lbs
- 1 000 lbs

front supports (Front Of House)

Notes

- * Inside supports replace corresponding rigging points
- ** PA wings may be used with any rigging combination

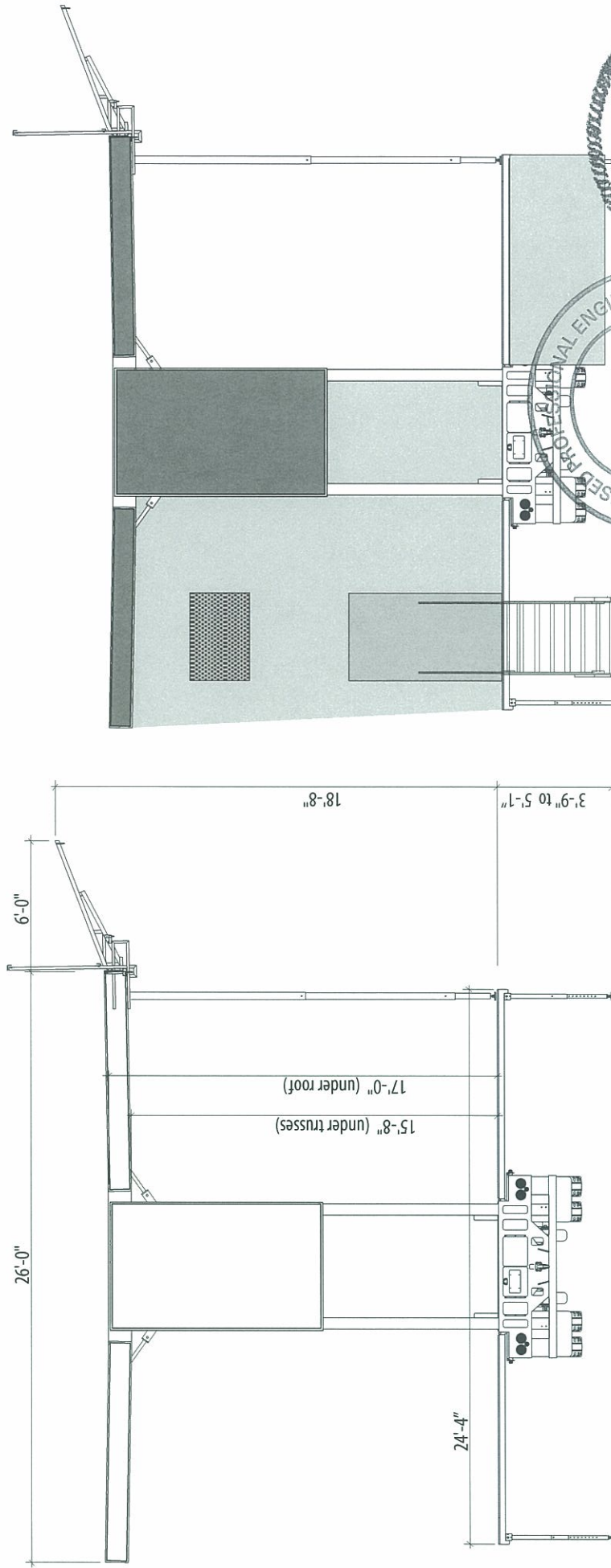
INGENIEUR - ENGINEER
 H.P. ODULSKI
 26659
 QUEBEC

LICENSED PROFESSIONAL ENGINEER
 H.P. ODULSKI
 9040 750 lbs
 PROVINCE OF ONTARIO

[Handwritten signatures and dates: 22/08/2009]

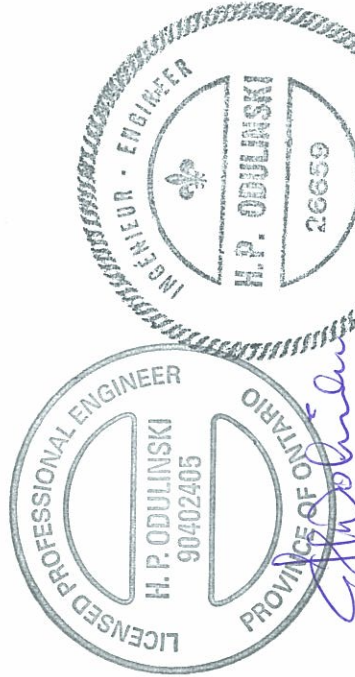
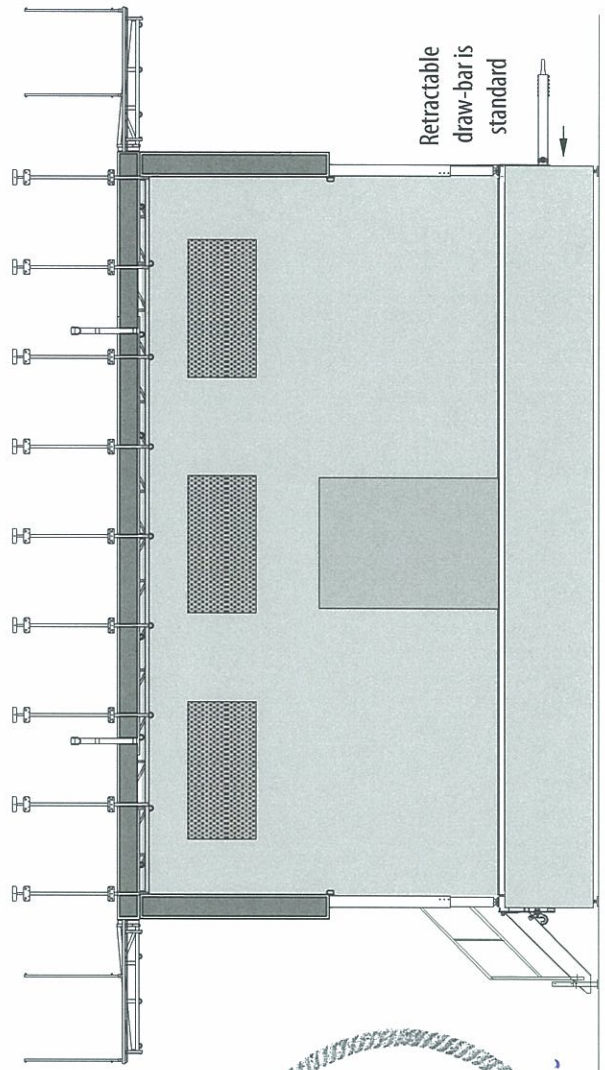
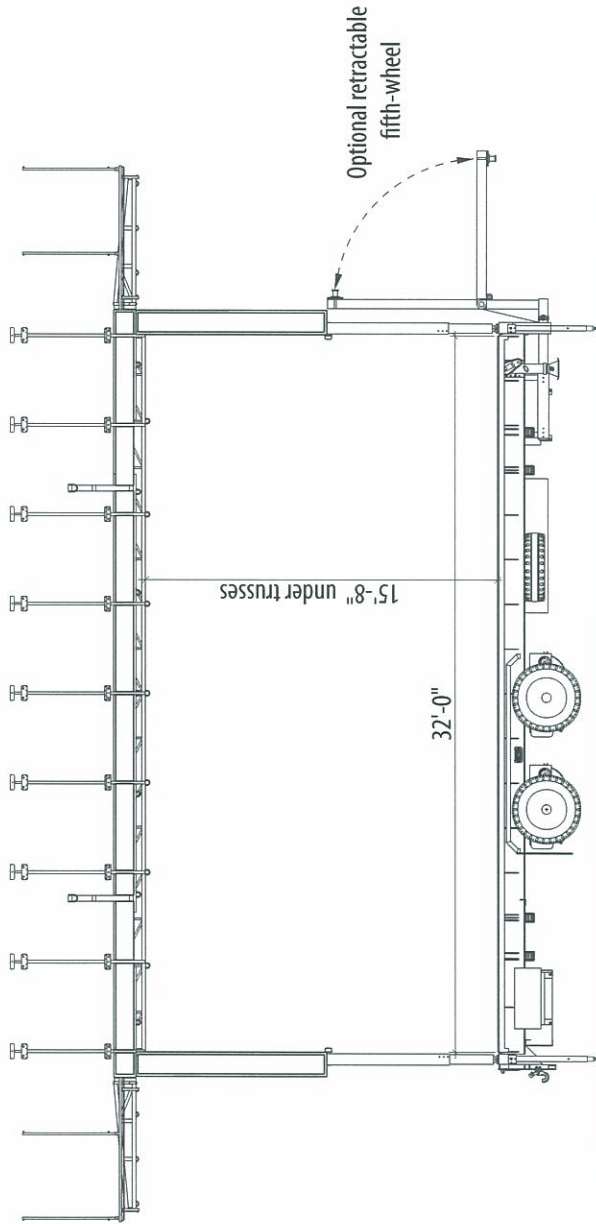
SIDE VIEW OF THE STAGE

Model 32 24 15



FRONT VIEW OF THE STAGE

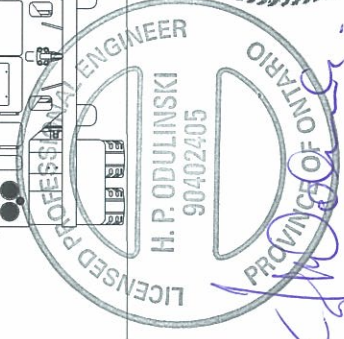
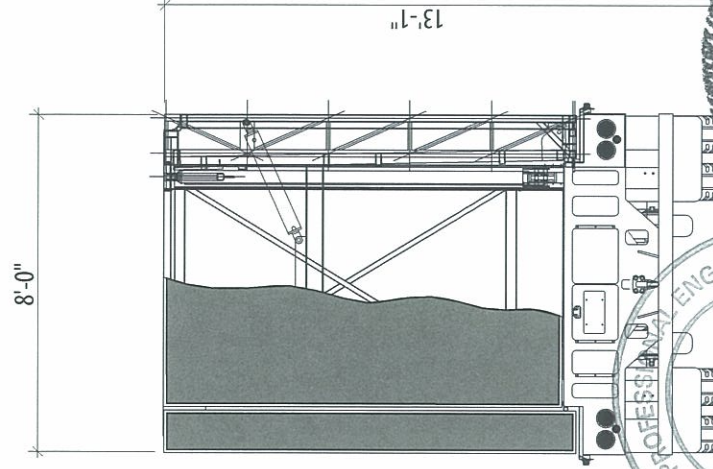
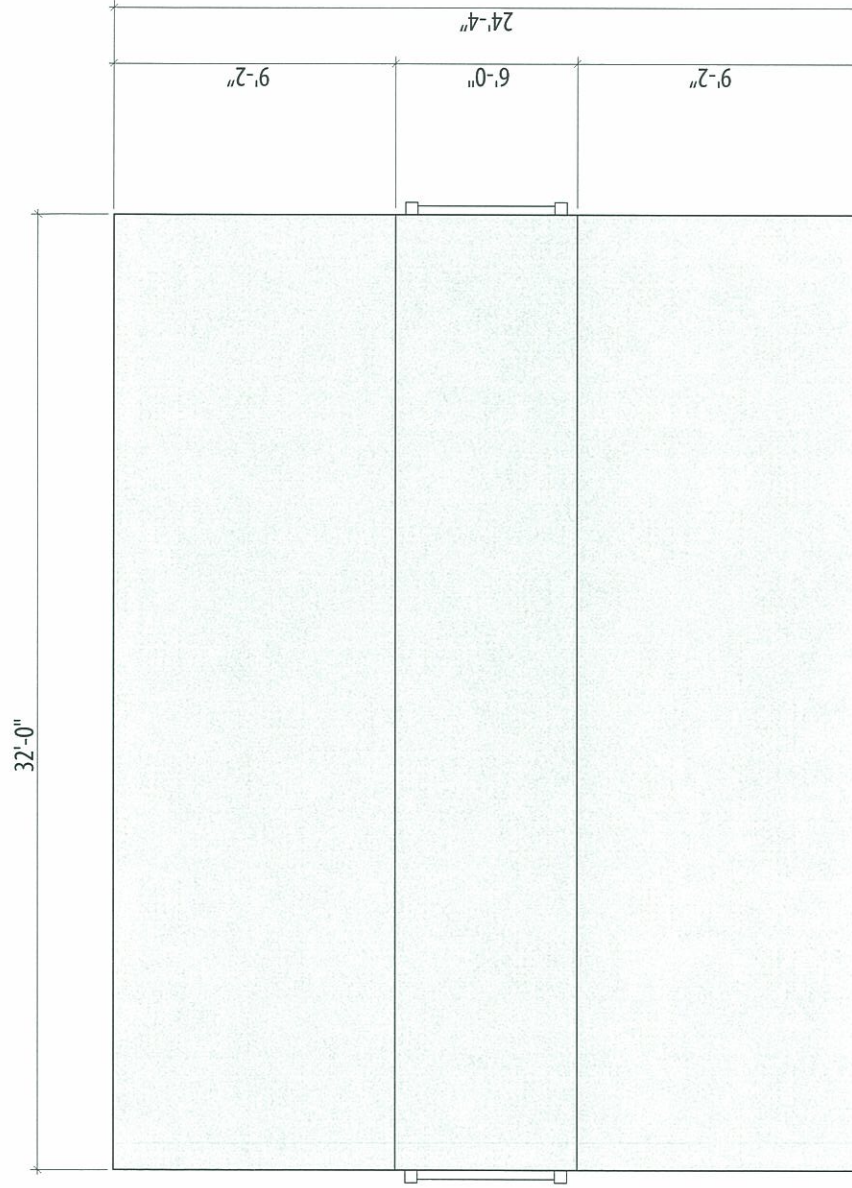
Model 32 24 15

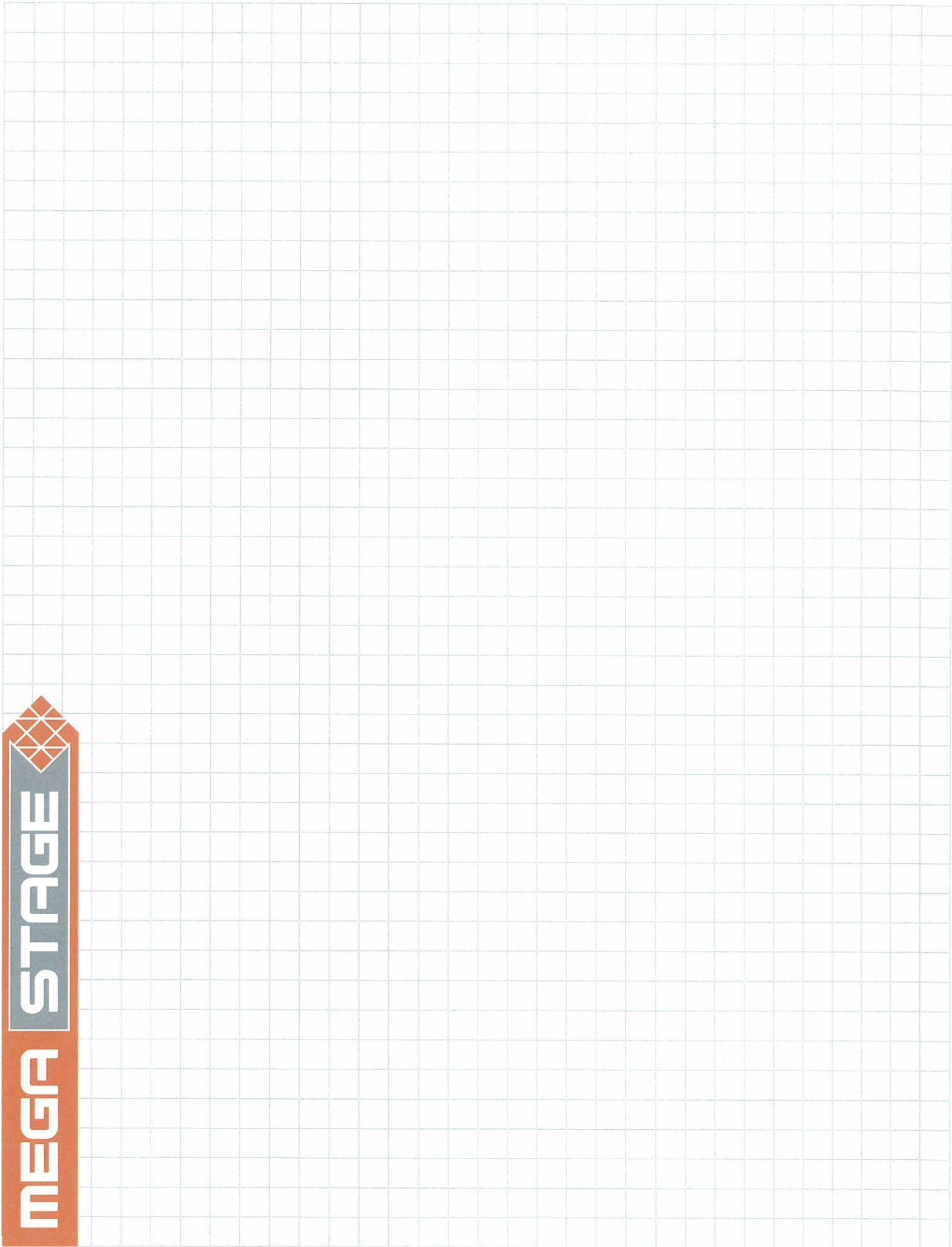


H.P. Odulinski
22/08/09

STAGE FLOOR VIEW AND TRAILER

Model 32 24 15







DYNIA  **STAGE**®

Model 32 24 15

Specifications subject to change without prior notice
©2005 Mega-Stage

1 888 359-4001 Cell: 514 952-7701 Fax: 450 359-4242 Email: sberger@mega-stage.com www.mega-stage.com
927 Gaudette Street, Industrial Park, Saint-Jean-sur-Richelieu, QC, Canada J3B 7S7

Henryk Odulinski P.E.

641, des Loisirs, St-Eugene, Québec J0C 1J0
Tél : (819) 396-1323, e-mail :hen.o@infoteck.dr.qc.ca

St-Eugène, August 22nd 2009.

Mega-Stage 146 156 Canada Inc
927 Gaudette Street
St-Jean-sur-Richelieu
Québec Canada J3B 7S7

Subject: Stage Model DYNA-STAGE 32X24X15 Unit # 151

Conformity Certificate

Following the inspection and load test of completed structure of above mentioned stage, this is to certify that is has been satisfactorily established that the completed works conform to the plans and specifications and the requirements of material and workmanship in accordance with CAN-S1694M and W52.2 CSA Standard.

Henryk P. Odulinski P.E





DYNA  STAGE[®]

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