



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.: HM/A-21:365

APPLICANTS: Agent John Stirling
Owner Andrew Ranelli

SUBJECT PROPERTY: Municipal address **760 Rennie St, Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: M6 Light Industrial zone

PROPOSAL: To permit construction of a warehouse in order to facilitate Site Plan File No. DA-20-093 notwithstanding that:

1. One (1) parking space for each 57.0m² of gross floor area which accommodates the office component of the warehouse use shall be provided instead of the requirement that one (1) parking space for each 30.0m² of gross floor area which accommodates the office component of the warehouse use.
2. No barrier free parking space shall be provided instead of the minimum required 1 barrier free parking space.
3. No planting strip shall be required between the Rennie Street street line and the parking spaces and aisle giving direct access to abutting parking spaces instead of the requirement that a 3.0 metre wide planting strip shall be required and permanently maintained between the street line and the parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street.

NOTE:

- i) The variances are necessary to facilitate Site Plan File No. DA-20-093.
- ii) Pursuant to Variance No. 1, a minimum of two (2) parking spaces shall be required instead of the minimum required three (3) parking spaces. Section 5.6 h) of Hamilton Zoning By-law No. 05-200 states:

“Where the application of the parking standards in Section c) above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.”

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

DATE: Thursday, March 3rd, 2021
TIME: 3:00 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: February 15th, 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.

SITE PLAN DETAILS

- | | |
|--|--|
| 1. NET LOT AREA 1,992 SQ.M | 6. No of offices - 1 - 116.5 sq. m |
| 2. BUILDING COVERAGE 45.93% | 7. NUMBER OF WASHROOMS - 1 |
| 3. GROSS FLOOR AREA OF BUILDING 960.084 SQ.M | 8. NUMBER OF PARKING SPACES - 2 - OBC 3.1.17.1.(1), (1), (2) |
| 4. BUILDING HEIGHT 12.2 M | 9. NUMBER OF LOADING SPACES OUTSIDE & INSIDE |
| 5. NUMBER OF UNITS - 1 | 10. LANDSCAPE AREA 740 SQ. M |

SITE PLAN NOTES

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEPARTMENT.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 M UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO THE FOLLOWING:
 - BUILDING PERMIT
 - ACCESS PERMITS
 - APPROACH APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - SEWER AND WATER PERMITS
 - RELOCATION OF SERVICES
 - ENCROACHMENT AGREEMENT (IF REQUIRED)
- ABANDONED ACCESS MUST BE REMOVED AND THE CURB AND BOULVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED: "3 METRE BY 3 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
- PROPOSED FENCING SHALL CONFORM TO THE CITY'S FENCE BY-LAW NO. 10-142
- PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN AND OTHER DEVICES BY-LAW NO. 10-197
- THIS PROPERTY IS INELIGIBLE FOR MUNICIPAL WASTE COLLECTION, AS MUNICIPAL FORCES DO NOT SERVICE INDUSTRIAL DEVELOPMENTS. A PRIVATE WASTE HAULER MUST BE ARRANGED FOR THE REMOVAL OF ALL WASTE MATERIALS.
- LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. MUST PROVIDE HOUSE SHIELDS WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.
- UNION GAS - UNION GAS HAS SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE DEVELOPMENT. SHOULD THE SITE PLAN IMPACT THE SERVICES IT MAY BE NECESSARY TO RELOCATE THE LINES, ANY SERVICE RELOCATION WOULD BE AT THE EXPENSE OF THE OWNER.

ELECTRA UTILITIES

- RELOCATION, MODIFICATION, OR REMOVAL OF ANY EXISTING HYDRO FACILITIES, SHALL BE AT THE OWNERS EXPENSE.
- DO NOT EXCAVATE WITHIN 2M OF HYDRO POLE OR ANCHORS.
- EXCAVATION WITHIN 1M OF UNDERGROUND HYDRO PLANT IS NOT PERMITTED UNLESS APPROVAL IS GRANTED BY ELECTRA UTILITIES REPRESENTATIVE AND IS PRESENT PROVIDING DIRECT SUPERVISION. COST ASSOCIATED WITH THIS TASK SHALL BE AT THE OWNERS EXPENSE.
- ELECTRA UTILITIES MUST BE CONTACTED IF REMOVAL, ISOLATION OR RELOCATION OF EXISTING PLAN IS REQUIRED, ALL COSTS ASSOCIATED WITH THIS WORK WILL BE AT THE OWNERS EXPENSE.

UNDERTAKING

FILE No. DA-20-093

I, (We) _____, the owner(s) of the land, hereby undertake and agree without reservation,

(a) to comply with all the content of this plan and drawing and not to vary therefrom;

(b) to perform the facilities, works or matters mentioned in Section 41(7)(a) of The Planning Act shown on this plan and drawing(s) in accordance with the conditions of approval as set out in the Letter of Approval dated _____;

(c) to maintain to the satisfaction of the City and at my (our) sole risk and expense, all of the facilities, works or matters mentioned in Section 41(7)(b) of the said Act, shown in this plan and drawing, including removal of snow from access ramps and driveways, parking and loading areas and walkways; and,

(d) in the event that the Owner does not comply with the plan dated _____, the owner agrees that the City may enter the land and do the required works, and further the Owner authorizes the City to use the security filed to obtain compliance with this plan.

(e) Caution: Notwithstanding current surface conditions, the property has been determined to be of an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) should be notified immediately (416-314-7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416-326-8392).

(f) That the Owner agrees to physically affix the municipal number (760) or full address (760 Rennie Street) to the building or a sign in accordance with the City's sign By-law, in a manner that is visible from the street.

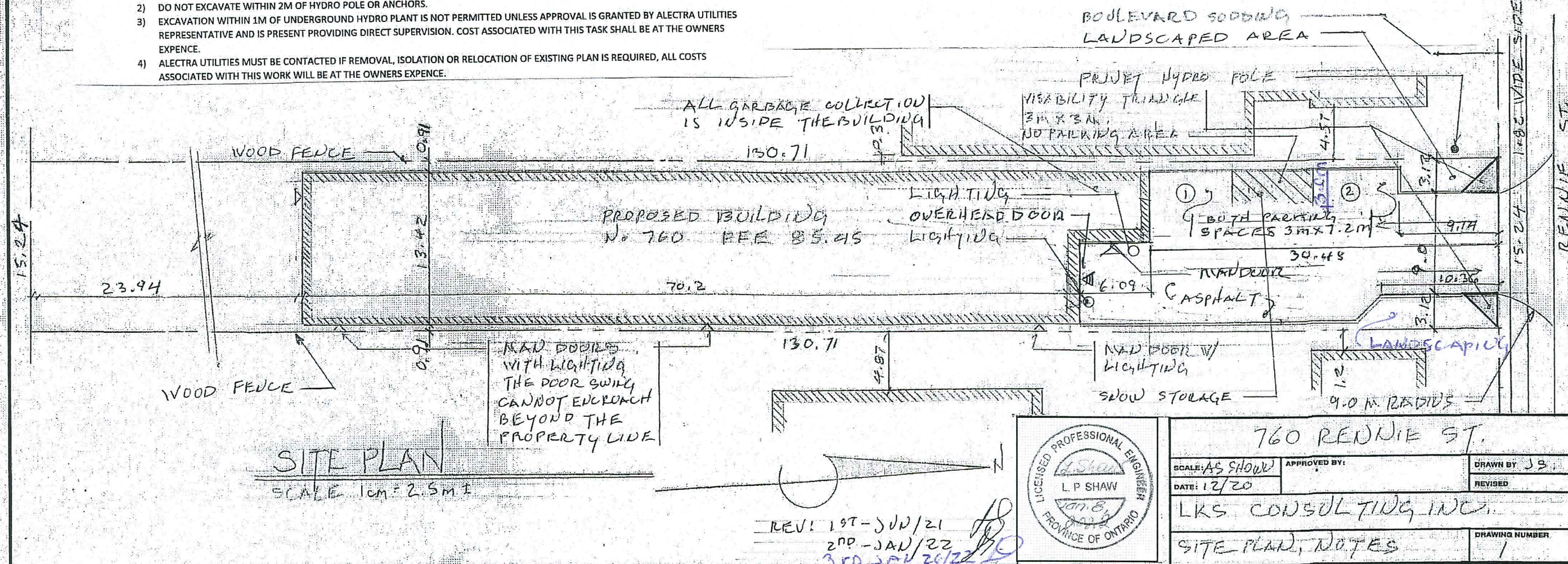
(g) That the Owner agrees to have a spotter on the street to monitor traffic and pedestrians for all loading vehicles that are backing into or backing out of the subject property.

Dated this _____ day of _____, 20____ (seal)

Witness (signature) _____ Owner(s) (signature) _____

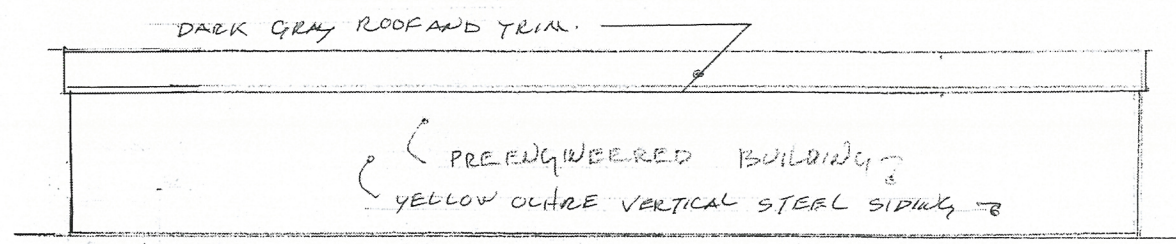
Witness (print) _____ Owner (print) _____

Address of Witness _____

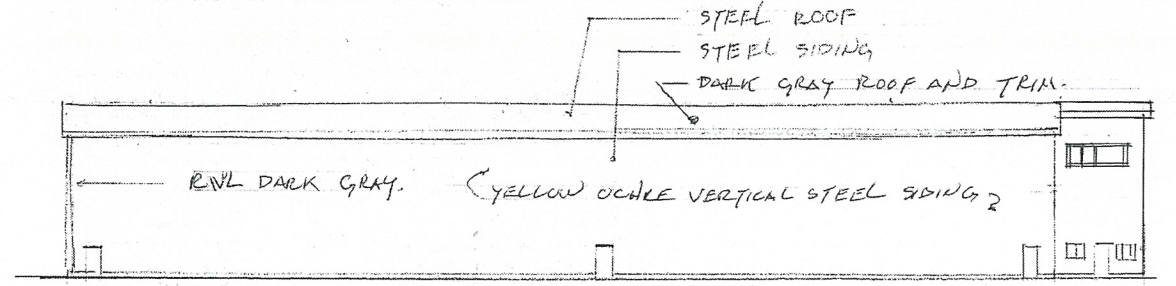


760 RENNIE ST.	
SCALE: AS SHOWN	APPROVED BY: _____
DATE: 1/2/20	DRAWN BY: JB
LKS CONSULTING INC.	
SITE PLAN, NOTES	DRAWING NUMBER: 1

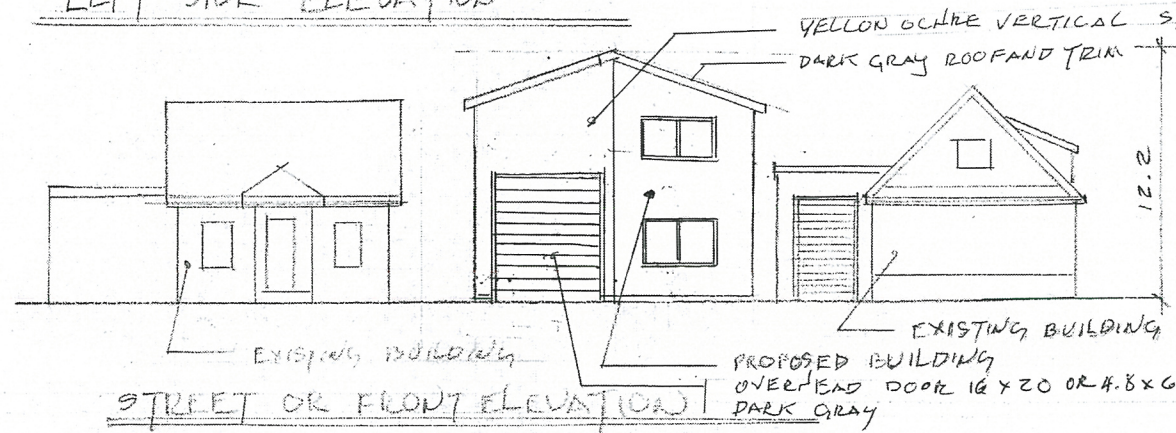
REV: 1ST - JUN/21
 2ND - JAN/22
 3RD - JAN/22



RIGHT SIDE ELEVATION

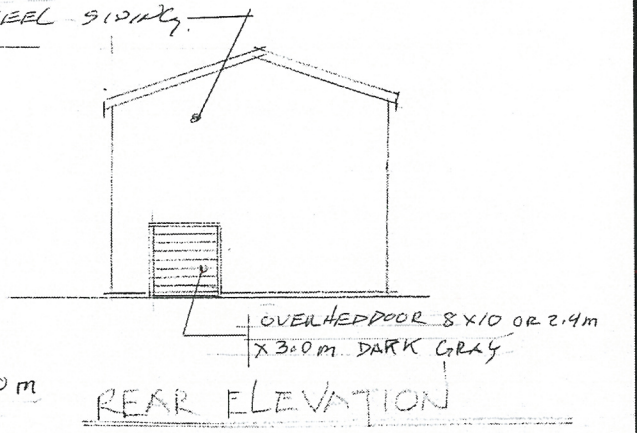


LEFT SIDE ELEVATION



STREET OR FRONT ELEVATION

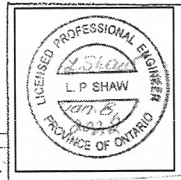
- NOTES:
1. BUILDING COLOUR YELLOW OCHRE
 2. BUILDING IS PRE ENGINEERED
 3. ROOF KUDOFF FROM MAIN ROOF IS TO THE REAR OF THE SITE. OFFICE ROOF DRAINS TO SIDE GRASS AREA.



REAR ELEVATION

NOTE: BECAUSE OF THE SIZE OF THE LOADS AND BECAUSE THE USE OF A CRANE TO LOAD AND UNLOAD THE DOOR HEIGHT NEEDS TO BE 20' HIGH OR 6m

REV: 1ST SW/21
2nd JAN/22



760 RENNIE ST	
SCALE: AS SHOWN	APPROVED BY:
DATE: 12/20	DRAWN BY: JG
REVISED	
LKS CONSULTING INC	
ELEVATIONS	DRAWING NUMBER: 4



Hamilton

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)		
Applicant(s)*		
Agent or Solicitor		

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:
HANDY CAR PARKING SPOT.
OVERHEAD DOOR FACING THE STREET.

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

THE WIDTH OF THE PROPERTY IS SUCH THAT TO HAVE A BUILDING ON IT THAT IS USEFUL TO THE OWNER THE ONLY PLACE FOR THE DOOR IS THE FRONT OF THE BUILDING.

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):

260

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial
Agricultural Vacant Other

Other _____

8.1 If Industrial or Commercial, specify use WAREHOUSE

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?
ARCHIVES HAMILTON PUBLIC LIBRARY
ONLINE CITY DIRECTORIES.

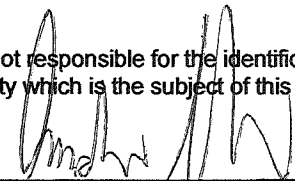
8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

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.

SEPT 9/21
Date


Signature Property Owner(s)

ANDREW RANELLI
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 15.24
Depth 137.16
Area 2090.31
Width of street 10

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: NONE - EMPTY LOT.

Proposed 1 STORY MAIN WAREHOUSE BUILDING
GFA - 942.08 M²
FRONT SECTION GFA 42 M² 2 STYS APPROX 7 x 6 + 4 m high.

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

Existing: NO BUILDINGS

Proposed:
WEST SIDE LOT - 0.91 REAR YARD 30.48
EAST SIDE LOT - 0.91
FRONT YARD - 30.48

