



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.: SC/A-22:35

APPLICANTS: Agent Wes Surdyka Architects Inc.
Owner Stoneham Investments Inc.

SUBJECT PROPERTY: Municipal address **548 Arvin Ave., Stoney Creek**

ZONING BY-LAW: Zoning By-law 05-200, as Amended 10-128

ZONING: "M2" (General Business Park) district

PROPOSAL: To facilitate the construction of a one (1) storey, 2,523.58 square metre industrial building, notwithstanding that:

1. A minimum 3.0 metre wide landscaped area shall be provided and maintained abutting Arvin Avenue, instead of the requirement that a 6.0 metre wide landscaped area is to be provided abutting a street, except from point of ingress and egress.

NOTES:

1. These variances are required to facilitate Site Plan Application No. DA-21-065.
2. Please note that the specific proposed industrial use has not been indicated. As such, zoning compliance, as it relates to use and the required number of parking spaces cannot be determined. Further variances may be required if compliance with Section 9.2.1 and Section 5 cannot be achieved.

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

DATE: Thursday, March 17th, 2022
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:

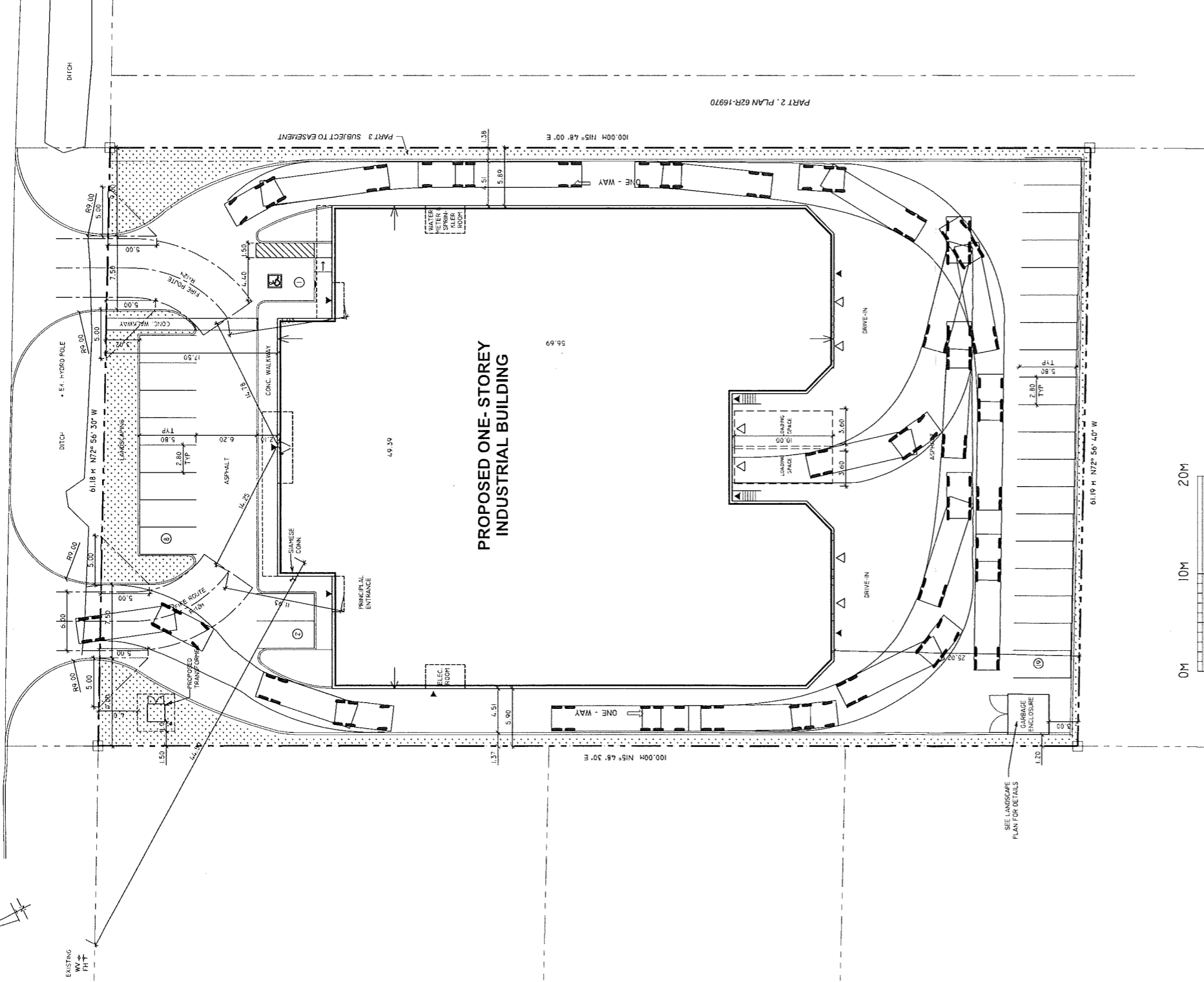
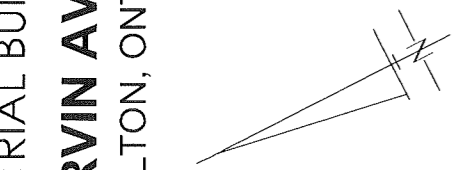
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: March 1st, 2022.

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.

PROPOSED
INDUSTRIAL BUILDING
548 ARVIN AVENUE
HAMILTON, ONTARIO



SITE STATISTICS

ZONING	M2 - General Business Park	
LOT AREA	MIN. REQUIRED 4,000 m ²	EXISTING 6,116.00 m ² (1.5 ac)
BUILDING COVERAGE:	2,543.82 m ² (27,381 ft ²)	41.59%
BUILDING G.F.A. :	2,523.58 m ² (27,164 ft ²)	
BUILDING HEIGHT	PROPOSED	9.75 m (32'-0")
SETBACKS	MIN. REQUIRED	PROPOSED
FRONT (NORTH)	3.0 m	17.50 m
REAR (SOUTH)	N/A	25.02 m
INTERIOR (WEST)	N/A	5.90 m
INTERIOR (EAST)	N/A	5.89 m
PARKING SPACES	REQUIRED (Industrial)	1 / 100 m ² = 25.2 spaces
PROVIDED (Including B/F parking)		30 spaces
BARRIER-FREE PARKING SPACES:	REQUIRED (@ 4%)	1 type A space
PROVIDED		1 type A space
LOADING SPACES	REQUIRED (2,000 m ² - 4,999 m ²)	1 Loading space
PROVIDED		2 Loading spaces
LANDSCAPE	PLANTING STRIP	REQUIRED 3.0 m
PROVIDED	3.42 m,	382 sm at 6.2% of Lot Area
LANDSCAPE STRIP	REQUIRED 6.0 m	
PROVIDED	3.42 m	

SITE PLAN

SCALE 1:500

LEGAL DESCRIPTION
PART OF LOT 16, CONCESSION 1
PLAN 62R-21279
CITY OF HAMILTON

SURVEYOR INFORMATION
WAS TAKEN FROM SURVEY PREPARED BY
J.D.BARNES LIMITED
ONTARIO LAND SURVEYORS
DATED FEBRUARY 26, 2021

WES SURDYKA

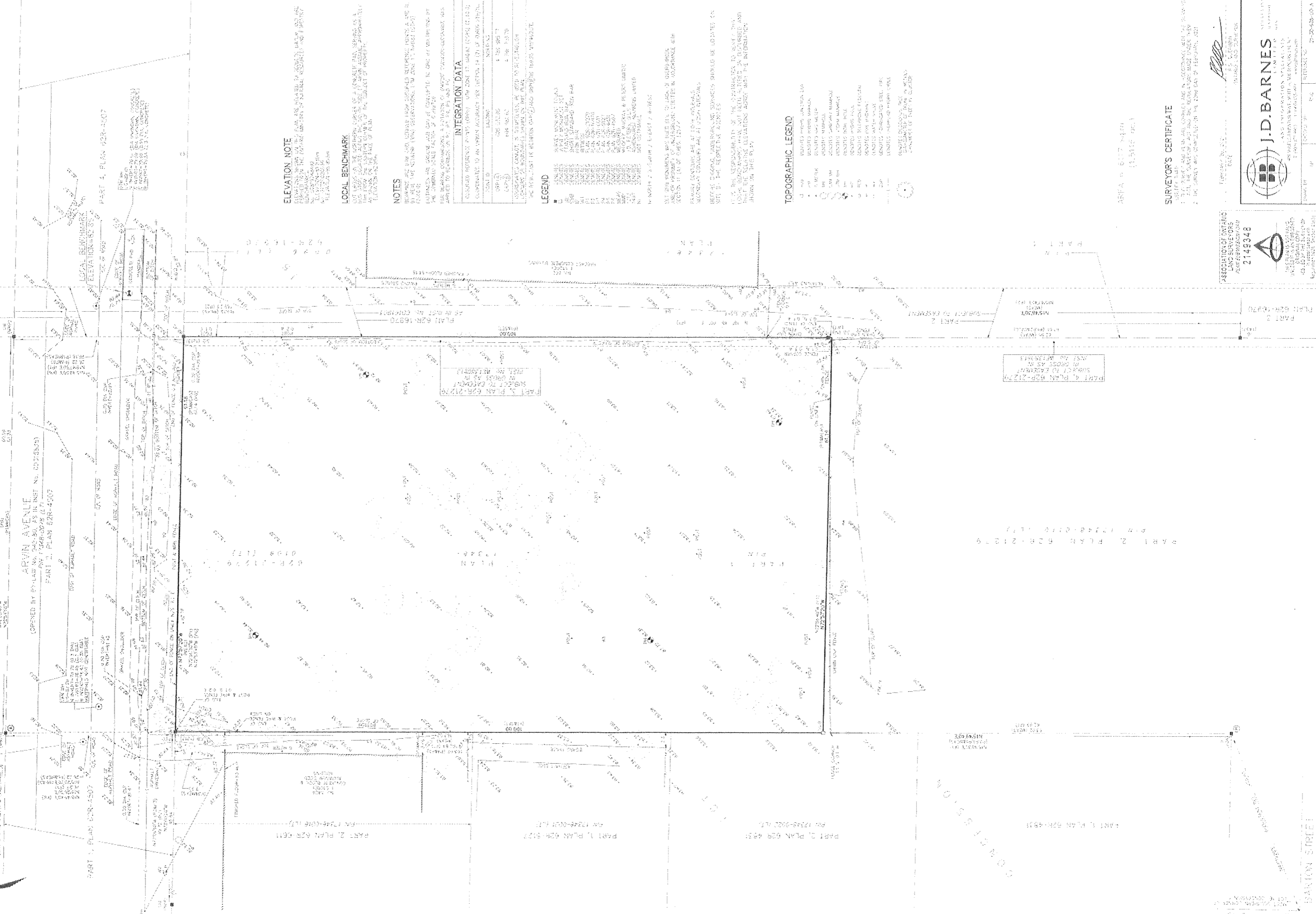
a r c h i t e c t | i n c

3645 KEELE STREET, 2nd FLOOR, STE 108
TORONTO, ONTARIO M5J 1M6
surdykaarchitect@bellnet.ca
TEL (416) 630-2254 FAX (416) 630-5741

PROJECT NO 20-22

DATE: JAN 14, 2022

PLAN OF SURVEY ILLUSTRATING TOPOGRAPHY OF
PART OF LOT 16
CONCESSION 1
 MUNICIPALITY OF HAMILTON
 CITY OF HAMILTON
 SCALE 1:250
 J.D. BARNES LIMITED
 SURVEYOR
 METRIC DISTANCES AND DIMENSIONS SHOWN IN METERS
 METRIC DISTANCES MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048



ELEVATION NOTE
 ELEVATIONS ARE SHOWN IN METERS UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE REFERRED TO THE LOCAL BENCHMARK OF 105.05 METERS UNLESS OTHERWISE NOTED.

LOCAL BENCHMARK
 THE LOCAL BENCHMARK IS A CONCRETE PILE SET IN THE GROUND AT THE CORNER OF THE LOT. THE BENCHMARK IS 105.05 METERS ABOVE MEAN SEA LEVEL.

NOTES
 1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1990 AND THE SURVEY REGULATIONS, 1991.
 2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1990 AND THE SURVEY REGULATIONS, 1991.

INTEGRATION DATA
 POINT NO. POINT DESCRIPTION
 1001 1001.000 1001.000 1001.000
 1002 1002.000 1002.000 1002.000
 1003 1003.000 1003.000 1003.000

LEGEND
 Contour lines: 1m, 2m, 3m, 4m, 5m, 6m, 7m, 8m, 9m, 10m, 11m, 12m, 13m, 14m, 15m, 16m, 17m, 18m, 19m, 20m, 21m, 22m, 23m, 24m, 25m, 26m, 27m, 28m, 29m, 30m, 31m, 32m, 33m, 34m, 35m, 36m, 37m, 38m, 39m, 40m, 41m, 42m, 43m, 44m, 45m, 46m, 47m, 48m, 49m, 50m, 51m, 52m, 53m, 54m, 55m, 56m, 57m, 58m, 59m, 60m, 61m, 62m, 63m, 64m, 65m, 66m, 67m, 68m, 69m, 70m, 71m, 72m, 73m, 74m, 75m, 76m, 77m, 78m, 79m, 80m, 81m, 82m, 83m, 84m, 85m, 86m, 87m, 88m, 89m, 90m, 91m, 92m, 93m, 94m, 95m, 96m, 97m, 98m, 99m, 100m.

TOPOGRAPHIC LEGEND
 Contour lines: 1m, 2m, 3m, 4m, 5m, 6m, 7m, 8m, 9m, 10m, 11m, 12m, 13m, 14m, 15m, 16m, 17m, 18m, 19m, 20m, 21m, 22m, 23m, 24m, 25m, 26m, 27m, 28m, 29m, 30m, 31m, 32m, 33m, 34m, 35m, 36m, 37m, 38m, 39m, 40m, 41m, 42m, 43m, 44m, 45m, 46m, 47m, 48m, 49m, 50m, 51m, 52m, 53m, 54m, 55m, 56m, 57m, 58m, 59m, 60m, 61m, 62m, 63m, 64m, 65m, 66m, 67m, 68m, 69m, 70m, 71m, 72m, 73m, 74m, 75m, 76m, 77m, 78m, 79m, 80m, 81m, 82m, 83m, 84m, 85m, 86m, 87m, 88m, 89m, 90m, 91m, 92m, 93m, 94m, 95m, 96m, 97m, 98m, 99m, 100m.

ASFA = 6117 sqm
 (1,511.0 ac.)

SURVEYOR'S CERTIFICATE
 I, J.D. BARNES, SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1990 AND THE SURVEY REGULATIONS, 1991.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 2148348

J.D. BARNES
 SURVEYOR
 1000 BAXTON STREET
 HAMILTON, ONTARIO L8N 2K1
 TEL: (905) 571-1111
 FAX: (905) 571-1112
 WWW: www.jdbarnes.com

PLAN 62R-1630
 PART 1, PLAN 62R-1630
 PART 2, PLAN 62R-1630
 PART 3, PLAN 62R-1630
 PART 4, PLAN 62R-1630
 PART 5, PLAN 62R-1630
 PART 6, PLAN 62R-1630
 PART 7, PLAN 62R-1630
 PART 8, PLAN 62R-1630
 PART 9, PLAN 62R-1630
 PART 10, PLAN 62R-1630



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:

proposed landscape strip of 3.0m wide

Second Dwelling Unit

Reconstruction of Existing Dwelling

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

minimum landscape strip is 6.0m wide

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**):

Part of Lot 16 Concession 1 Stoney Creek, 62R-21279, 548 Arvin Avenue

7. PREVIOUS USE OF PROPERTY

Residential

Industrial

Commercial

Agricultural

Vacant

Other _____

8.1 If Industrial or Commercial, specify use N/A

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.

Jan. 20/2022

Date


Signature Property Owner(s)

STONEHAM INVESTMENTS INC.
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>61.19m</u>
Depth	<u>100.0 m</u>
Area	<u>4,000 sm</u>
Width of street	<u>7.28m</u>

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: _

Vacant

Proposed

Proposed development of one-storey building with building coverage of 2,543.82sm and ground floor area of 2,523.58sm.

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

Existing:

Vacant

Proposed:

Proposed one-storey building has a distance of 17.5m from the front lot line, 25.02m distance from the rear lot line and 5.90m distance from the side lot line.

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:

15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Vacant

16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
M2- General Business Park

17. Length of time the existing uses of the subject property have continued:

18. Municipal services available: (check the appropriate space or spaces)
Water _____ Connected _____
Sanitary Sewer _____ Connected _____
Storm Sewers _____
19. Present Official Plan/Secondary Plan provisions applying to the land:
Employment Area-Business Park
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)
 Yes No
If yes, please provide the file number:

- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
 Yes No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.
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 (please include separate sheet if needed)

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.