



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

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-23:310	SUBJECT PROPERTY:	527 Ontario St, Ancaster
ZONE:	"A" (Agricultural)	ZONING BY-LAW:	Zoning By-law former Town of Ancaster 87-57, as Amended

APPLICANTS: Owner: Lisa Veloce

The following variances are requested:

1. A maximum height of 8.0 metres shall be permitted for buildings and structures accessory to a dwelling instead of the maximum height of 4.5 metres required for buildings and structures accessory to dwellings.

PURPOSE & EFFECT: To facilitate the construction of a building (garage) accessory to an existing single detached dwelling.

Notes:

1. Please be advised insufficient information was provided regarding to determine if parking is proposed within the accessory structure. Additional variances may be required if compliance with the Ancaster 87-57 Zoning By-law cannot be achieved.
2. Please be advised a portion of the property falls under Conservation Management. Please contact the Hamilton Conservation Authority prior to any development.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, December 7, 2023
TIME:	10:50 a.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for

	details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

PUBLIC INPUT

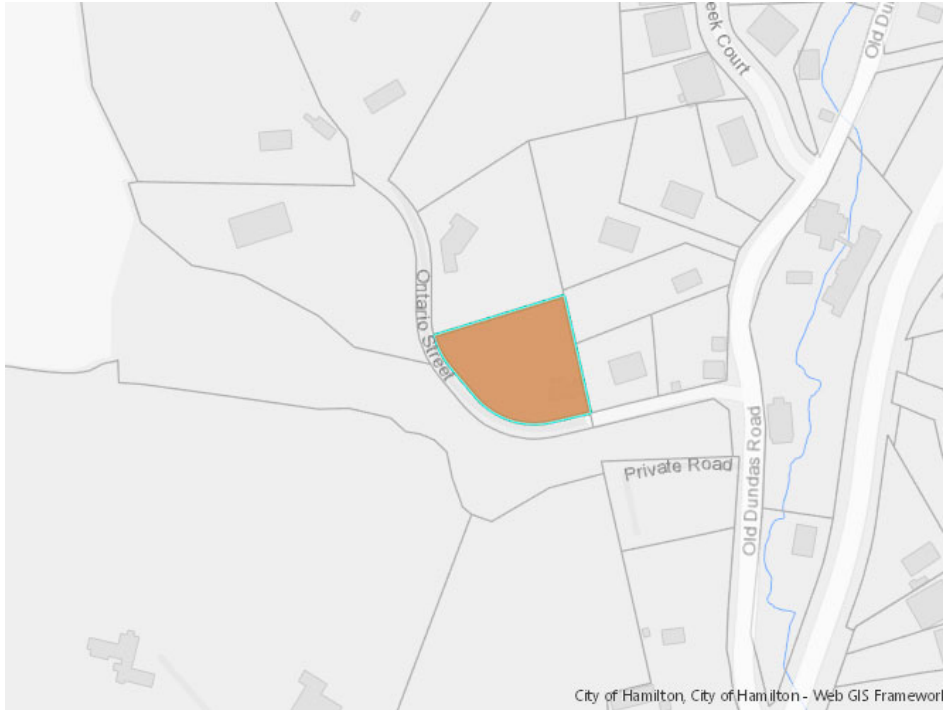
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding AN/A-23:310, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: November 21, 2023

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, and may include posting electronic versions.



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E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

ACCESSORY BUILDING

527 ONTARIO STREET, ANCASTER, ONTARIO L9G 1G7

ARCHITECTURAL DESIGNER

CLIENT/COMPANY
STEVE HAMELIN DESIGN STUDIO
ADDRESS
295 ROBINSON STREET
CITY
OAKVILLE, ON
POSTAL CODE
L6J 1G7
TEL
(905) 491-6797
EMAIL
steve@stevhamelin.com
CONTACT
STEVE HAMELIN

MECHANICAL DESIGNER

CLIENT/COMPANY
ADDRESS
CITY
POSTAL CODE
TEL
EMAIL
CONTACT

STRUCTURAL ENGINEER

CLIENT/COMPANY
ADDRESS
CITY
POSTAL CODE
TEL
EMAIL
CONTACT

SURVEYORS

CLIENT/COMPANY
ADDRESS
CITY
POSTAL CODE
TEL
EMAIL
CONTACT

LUMBER

CLIENT/COMPANY
ADDRESS
CITY
POSTAL CODE
TEL
EMAIL
CONTACT

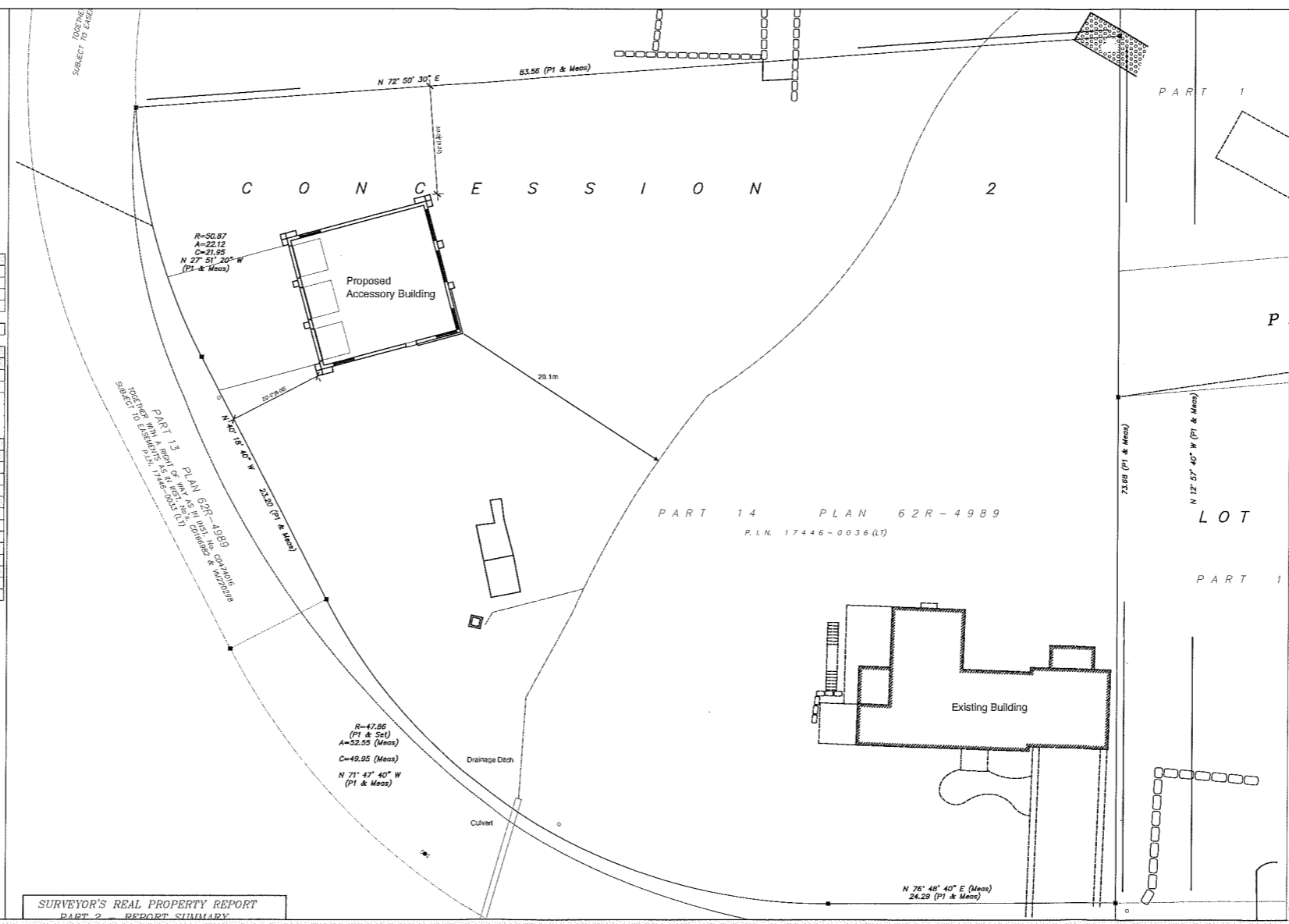
GEOTECHNICAL ENGINEER

CLIENT/COMPANY
ADDRESS
CITY
POSTAL CODE
TEL
EMAIL
CONTACT

CONTRACTOR

CLIENT/COMPANY
ADDRESS
CITY
POSTAL CODE
TEL
EMAIL
CONTACT

SITE STATISTIC CHART - ACCESSORY BUILDING			
PROJECT ADDRESS:	527 ONTARIO STREET		
MUNICIPALITY:	ANCASTER, ON		
DESIGNATED ZONE:	A	BY LAW #:	87-57
LAST DATE REVISED:			
CONSERVATION	NO		
LOT AREA	AREA (S.F.)	AREA (S.M.)	PERCENTAGE
	52617.64	4888.34	
BUILDING HEIGHT 2.5 STOREYS	LENGTH (m)	LENGTH (ft)	
PROPOSED BUILDING HEIGHT FROM FIRST FLOOR ELEVATION	8.00	26.25	TO BE DETERMINED
REQUIRED SETBACKS			
FRONT	7.50	24.61	
REAR	2.00	6.56	
LEFT SIDE	2.00	6.56	
RIGHT SIDE	N/A	N/A	
PROVIDED SETBACKS			
FRONT	8.00	26.25	
LEFT SIDE	9.20	30.18	



SURVEYOR'S REAL PROPERTY REPORT
PART 2 - REPORT SUMMARY

TRADE NORTH

COMET NORTH

Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION

THE UNDERSIGNED HAS RECEIVED AND REVIEWED THE DRAWINGS AND INFORMATION SHOWN ON THESE DRAWINGS AND HEREBY CERTIFIES THAT THE DRAWINGS AND INFORMATION SHOWN ON THESE DRAWINGS COMPLY WITH THE REQUIREMENTS SET OUT IN THE REGULATION FOR ARCHITECTS.

STEVE HAMELIN 3197
PROFESSIONAL ARCHITECT (P. ENG.)

GENERAL NOTES
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS ON SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

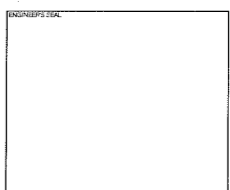
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, CHANGING SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF SOH DESIGN.

USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

ARCH. DRAWING INDEX	
A2.0	PROPOSED FOUNDATION FLOOR PLAN
A3.0	PROPOSED 1st FLOOR PLAN
A4.0	PROPOSED 2nd FLOOR PLAN
A5.0	PROPOSED GARAGE FLOOR PLAN
A6.0	PROPOSED FRONT ELEVATION
A7.0	PROPOSED RIGHT SIDE ELEVATION
A8.0	PROPOSED LEFT SIDE ELEVATION
A9.0	PROPOSED REAR ELEVATION

NO.	DATE	REVISION/DESCRIPTION	BY
01	SEPT 10, 2021	ISSUED FOR CLIENT REVIEW	SH
02			



COMPANY NAME

STEVE HAMELIN design studio

PROJECT NAME

ACCESSORY BUILDING

ADDRESS

527 ONTARIO STREET

CITY

ANCASTER

POSTAL CODE

L9G 3E1

DRAWING NAME

COVER PAGE

DATE

PROJECT NO.

(2021-28)

SCALE

N.T.S.

DESIGNED BY

HAMELIN ARCH INC

DATE

SEPT 2023

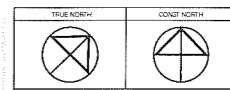
DRAWN BY


HAMELIN ARCH INC

DWG NO.

APPROVED BY

HAMELIN ARCH INC

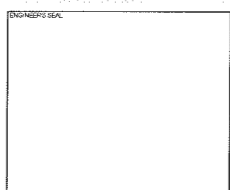



Municipality of Ancaster
 Housing Department
 THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED FOR THE MUNICIPALITY OF ANCASTER AND HOUSING DEPARTMENT. THE REVIEWER HAS REVIEWED THE DRAWINGS AND NOTES THE REQUIREMENTS SET OUT IN THE ZONING CODE FOR A RESIDENTIAL GARAGE. THESE DRAWINGS DO NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A REPRESENTATION OF THE DESIGNER'S OPINION.

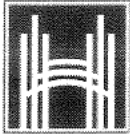
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 USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

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A8.0	PROPOSED LEFT SIDE ELEVATION
A9.0	PROPOSED REAR ELEVATION

NO.	DATE	DESCRIPTION	BY
01	SEPT 10, 2021	ISSUED FOR CLIENT REVIEW	SH
02			
03			
04			
05			



STEVE HAMELIN
 design studio
 PROJECT NAME: ACCESSORY BUILDING
 ADDRESS: 527 ONTARIO STREET
 CITY: ANCASTER POSTAL CODE: L9G 3E1
 SHEET NAME: PROPOSED GARAGE ELEVATIONS
 CLIENT: _____
 PROJECT NO: (2021-28) SCALE: 1/4" = 1'-0"
 DESIGN BY: HAMELIN ARCH INC DATE: SEPT 2023
 DRAWN BY: HAMELIN ARCH INC
 CHECKED BY: HAMELIN ARCH INC
A10.0



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/PERMISSION UNDER SECTION 45 OF THE PLANNING ACT

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)		
Agent or Solicitor		

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	527 Ontario Street		
Assessment Roll Number	14013028100		
Former Municipality	Ancaster		
Lot	PT LT 45	Concession	CON 2 ANCASTER
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	62R4989	Part(s)	PART 14

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

To allow for an increased building height for an accessory building

Second Dwelling Unit Reconstruction of Existing Dwelling

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

To allow for the required height inside the accessory building.

The massing of the new proposed garage structure will be similar in scale and height to the detached garage on neighbouring property

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
122m	73.5m	1.21ac	unknown

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Family Dwelling	12.9	47.2	.52m	01/01/1920

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Accessory Building (garage)	8m	~45m	9m	tbd

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Single Family Dwelling	155sqm	275sqm	2	~9.5m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Accessory Building (garage)	120sqm	120sqm	1.5	8m

4.4 Type of water supply: (check appropriate box)

- publicly owned and operated piped water system
- privately owned and operated individual well

- lake or other water body
- other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

- publicly owned and operated storm sewers
- swales

- ditches
- other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
- system privately owned and operated individual
- septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year
- right of way
- other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Single Detached Dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Single Detached Dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
July 2021

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Single Detached Dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Single Detached Dwelling

7.4 Length of time the existing uses of the subject property have continued:
100yrs

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? A (By-Law 87-57)

7.8 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:

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

If yes, please provide the file number: _____

7.10 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

7.11 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.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: no additional

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study
