



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

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.:	A-24:131	SUBJECT PROPERTY:	1025 Wilson Street West, Ancaster
ZONE:	"C7" (Arterial Commercial Zone, Special Exception 650)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: D. Ciccarelli Contracting Limited
 Applicant: Andrew Adams
 Agent: Lloyd Ferguson

The following variances are requested:

1. To permit the uses of a medical clinic and business offices on the subject lands whereas these uses are not specifically permitted within the subject C7 zone.

PURPOSE & EFFECT: To facilitate the uses of a medical clinic and business offices to operate on the subject lands.

Notes: N/A

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:	Tuesday, July 2, 2024
TIME:	2:05 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (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:

A-24:131

- 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

PUBLIC INPUT

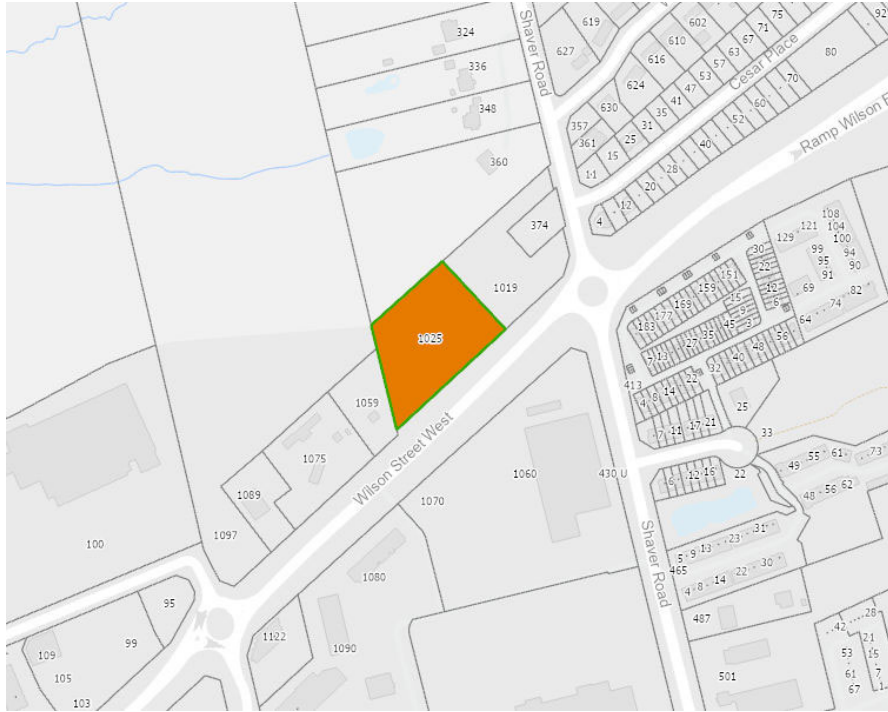
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon June 28, 2024

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, registration to participate virtually must be received no later than noon June 28, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:131, 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.



 Subject Lands

DATED: June 13, 2024

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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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 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 on the date listed on the Notice of Public Hearing.**

Comments are available the Friday 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 on the day listed on the Notice of Public 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 one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **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 905-977-1654.

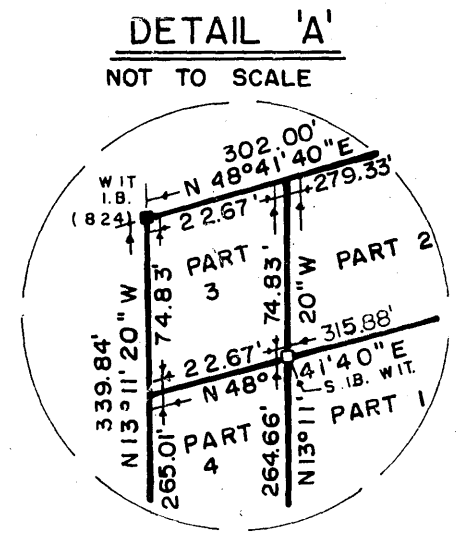
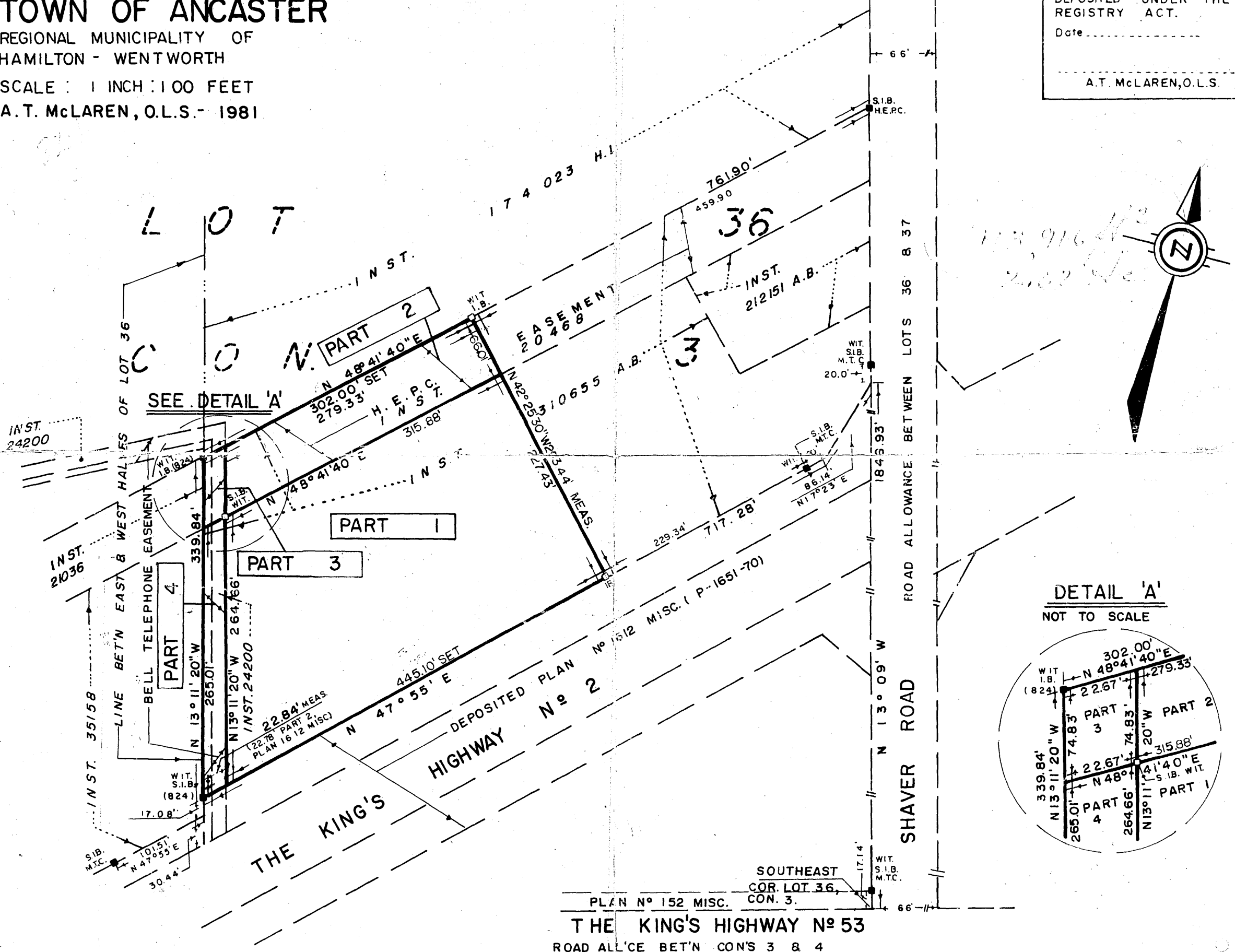
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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

PLAN
OF PART OF
LOT 36, CONCESSION 3
FORMERLY IN THE
TOWNSHIP OF ANCASTER
NOW IN THE
TOWN OF ANCASTER
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH
SCALE: 1 INCH = 100 FEET
A.T. McLAREN, O.L.S. - 1981

SCHEDULE							
PART	LOT	CON.	REG.	OWNER	INST. N°	AREA	REMARKS
1	PT. OF 36	3	ERIK	CHARLES	310655 A.B.	87482 SQ. FT.	
2						19642 SQ. FT.	SEE NOTE
3						1496 SQ. FT.	
4						5296 SQ. FT.	

PLAN 62R - 5727
RECEIVED AND DEPOSITED
Date.....
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
WENTWORTH.
I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
REGISTRY ACT.
Date.....
A.T. McLAREN, O.L.S.

NOTE: PART 2 - SUBJECT TO H.E.P.C. EASEMENT, INST. 20468
PART 3 - SUBJECT TO H.E.P.C. EASEMENT, INST. 20468 & TO BELL TELEPHONE
EASEMENT, INST. 24200.
PART 4 - SUBJECT TO BELL TELEPHONE EASEMENT, INST. 24200.

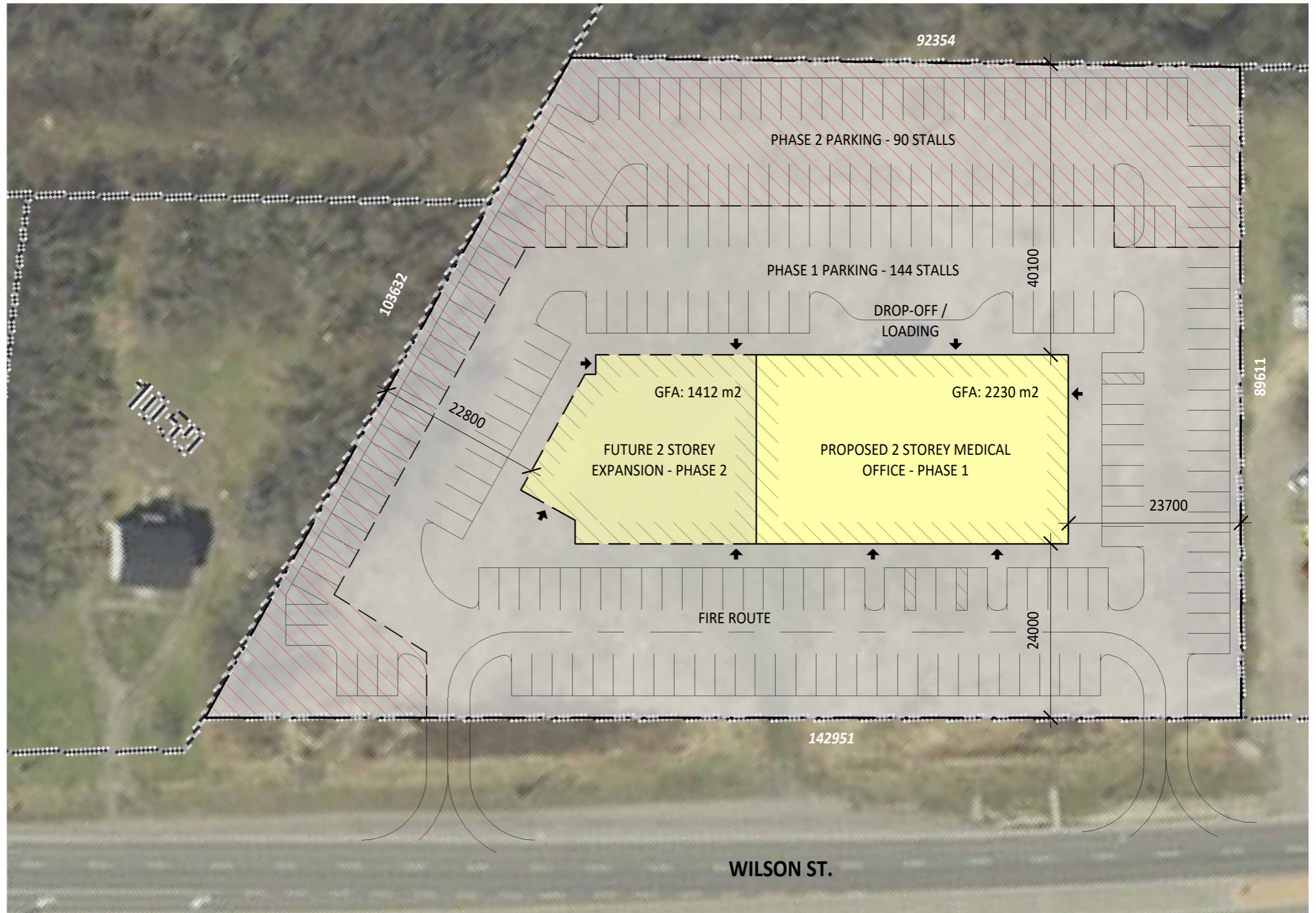


NOTE:
BEARINGS ARE ASTRONOMIC AND ARE
REFERRED TO THE NORTH LIMIT OF
THE KING'S HIGHWAY No 2 AS BEING
ON PLAN No 1612 MISC. AS BEING
N 47° 55'E
□ - DENOTES SET ● - DENOTES FOUND.

"CAUTION: This plan is
not a plan of subdivision
within the meaning of
The Planning Act"

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS
MADE THEREUNDER;
2. THE SURVEY WAS COMPLETED ON THE 3... DAY OF JULY, 1981.
JULY 14, 1981
DATE
A.T. McLAREN, O.L.S.

A.T. McLAREN LIMITED
ONTARIO LAND SURVEYORS
25 HUGHSON ST. S., HAMILTON, ONT.
527-8559, 527-0032
Drawn J.K. Checked J.A.K. Scale: 1" = 100' Dwg. No 16915



2199 Blackacre Drive
 Oldcastle, ON, N0R 1L0
 Canada
 Tel.: 519.737.1577

A1

DEVELOPMENT CONCEPT

1025 WILSON ST.

SCALE:
 1 : 600
 ISSUED:
 2024 04 16



Hamilton

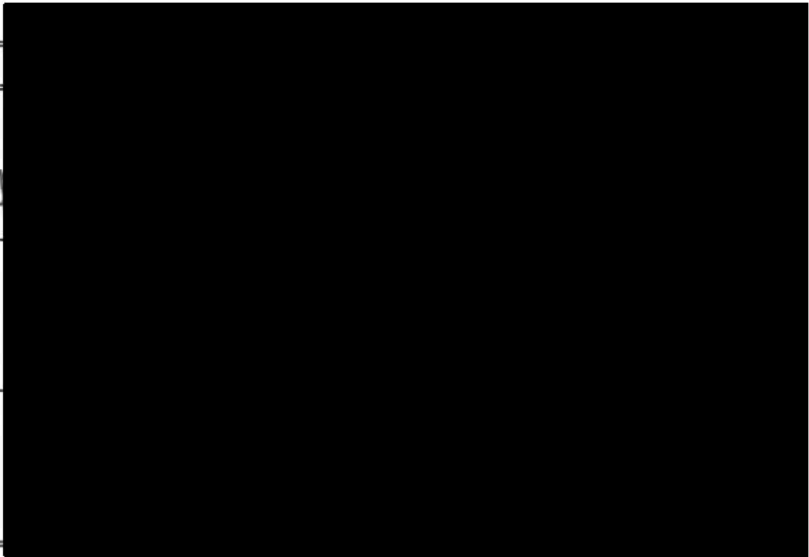
Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

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
Registered Owners(s)	D. Contracting Ciccarelli Contractors Inc D C Limited
Applicant(s)	Andrew Adams
Agent or Solicitor	Lloyd Ferguson



1.2 Primary contact

Applicant

Owner

Agent/Solicitor

1.3 Sign should be sent to

Applicant

Owner

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

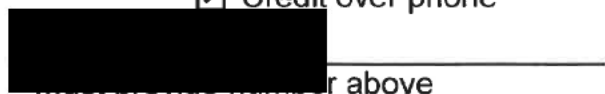
If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

In person

Credit over phone*

Cheque



above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1025 Wilson Street West		
Assessment Roll Number	251814022031500		
Former Municipality	Hamilton Ancaster de		
Lot	PT LT 36	Concession	CON 3 ANCASTER
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	PART 1 - 4

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:

We are looking for relief surrounding the permitted uses of the existing lot. We would like the permitted uses to include medical offices/business offices.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The current zoning does not permit the use of medical/business offices on the subject land.

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
142.95	89.62	10629	21.1

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
Old Farm Silo	52	32	52 & 42	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Medical/Business Office	24.0	40.1	22.8 & 23.7	

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
Old Farm Silo	12	12	1	7

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Medical/Business Office	2230	4460	2	9.0

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.):
Medical/Business Office

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

TBD

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

Vacant

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

Vacant

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

Indefinitely

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) Arterial Commercial

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

Medical/Business offices offer a required need within this commercially zoned space. Additionally, said type of office would fit in seamlessly with the existing business'.

7.6 What is the existing zoning of the subject land? C7 (Commercial)

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: C7 (Commercial)

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: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 0

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
