

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-25:100	SUBJECT PROPERTY:	116 Robertson Road, Ancaster
ZONE:	RM2,615 (Residential Multiple 2)	ZONING BY-LAW:	Ancaster Zoning By-law 87-57, as Amended 10-303

APPLICANTS: Owner: Shafaq Ahmed, Aliah Shafaq
Agent: Tanvir Rai Noble Prime Solutions LTD

The following variances are requested:

1. No parking spaces shall be provided for a Secondary Dwelling Unit instead of the minimum required one (1) parking space.

PURPOSE & EFFECT: To permit the construction of a Secondary Dwelling Unit in the basement of an existing Semi-detached Dwelling.

Notes:

- i. Please note the basement walkout must be less than 0.15m above grade to encroach more than 1.0m into the required rear yard, should it be greater than 0.15m above grade, an additional variance is required.

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, July 17, 2025
TIME:	3:15 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
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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

PUBLIC INPUT

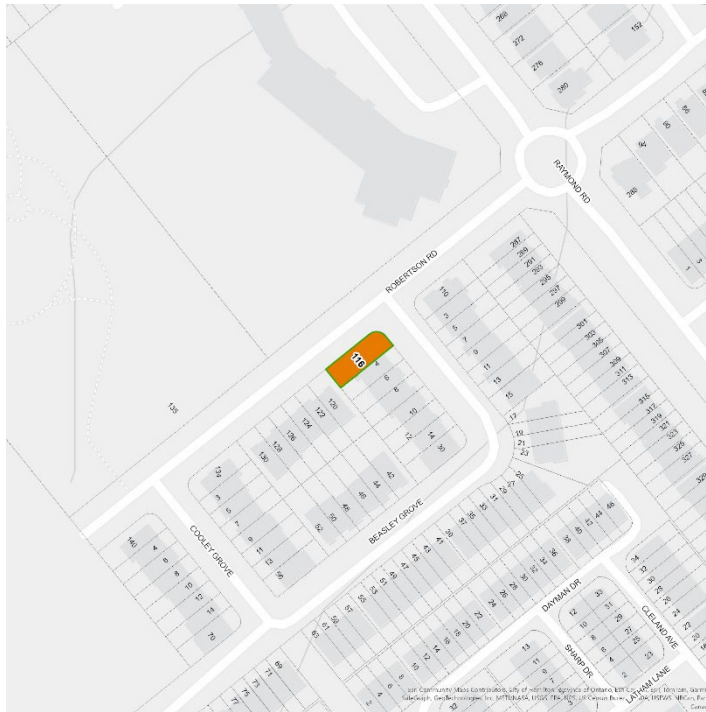
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon July 15, 2025

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 July 16, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:100, 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 30, 2025

Justin Leung,
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.



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

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 Tuesday 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.

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.

TWO UNIT DWELLING EGRESS OPTIONS	
A. DIRECT EXCLUSIVE ACCESS TO EXTERIOR	✓
B. SHARED PROTECTED EXIT	✗
C. EGRESS THROUGH ANOTHER DWELLING	✗

MINOR VARIANCE

-TO PERMIT A SECOND DWELLING UNIT IN THE BASEMENT WITH A MAXIMUM OF 2 PARKING SPACES AVAILABLE ON SITE, WHEREAS THE ZONING BY-LAW REQUIRES A MINIMUM OF 3 PARKING SPACES ON SITE IN ORDER TO PROPOSE AN ADDITIONAL DWELLING UNIT.

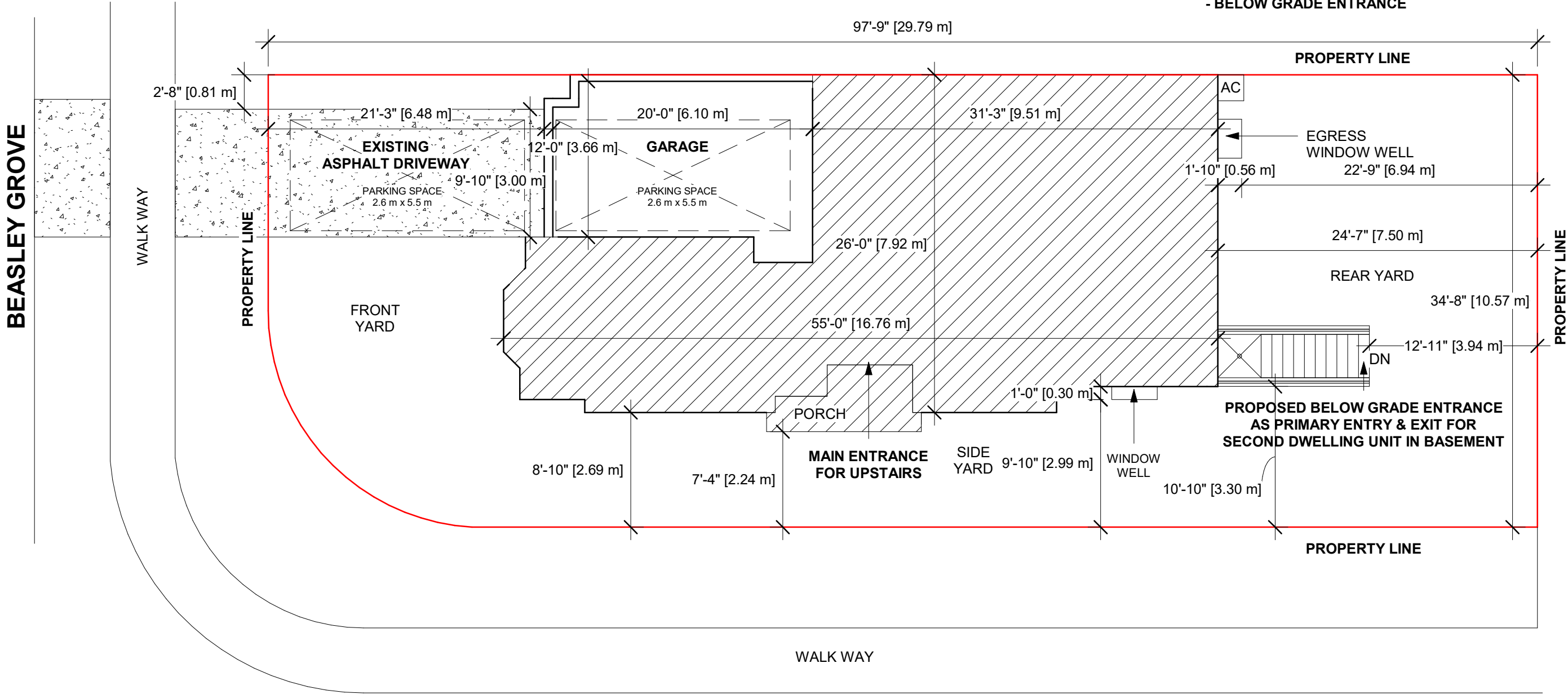
(BOTH AVAILABLE PARKINGS TO BE USED BY OWNER)

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

116 ROBERTSON RD
2 STOREY SEMI-DETACHED HOUSE

PROPOSED
-SECOND DWELLING UNIT IN BASEMENT
-TWO(2) ENLARGED WINDOWS INCLUDING
ONE(1) EGRESS WINDOW IN BASEMENT
- BELOW GRADE ENTRANCE



HOUSE AREA:

OWNER'S AREA IN BASEMENT: 376 SF (34.9 SM)
GROUND FLOOR: 1,036 SF (96.3 SM)
SECOND FLOOR: 1,231 SF (114.4 SM)
TOTAL AREA: 2,643 SF (245.6 SM)

PROPOSED SECOND DWELLING UNIT AREA IN BASEMENT: 400 SF (37.2 SM)
TOTAL AREA IN BASEMENT: 776 SF (72.1 SM)

ROBERTSON RD

NO. OF PARKINGS AVAILABLE: 2 PARKINGS
NO. OF PARKINGS REQUIRED: 3 PARKINGS

SITE PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER

BCIN

Tanvir Rai

103482

FIRM

BCIN

Noble Prime Solutions Ltd

118716

MAY 15/25

01

ISSUED FOR VARIANCE

MAY 15/25

ADDRESS:
116 ROBERTSON RD,
HAMILTON, ON.

DRAWN BY:

HS

CHECKED BY:

TR

PROJECT NUMBER:
24R-30331

NOBLE PRIME SOLUTIONS LTD

2131 WILLIAMS PARKWAY,
UNIT 19,
BRAMPTON, ON.

info@nobleltd.ca
(437) 888 1800

DATE:

MAY 15/25

DWG No:

SP1

SCALE:

1" = 8'-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	
Registered Owners(s)	SHAFaq AHMED ALIAH SHAFaq	
Applicant(s)	TANVIR RAI (NOBLE PRIME SOLUTIONS LTD)	
Agent or Solicitor	TANVIR RAI(NOBLE PRIME SOLUTIONS LTD)	

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 be sent by email.

1.6 Payment type

☐ In person

☒ Credit over phone*

☐ Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	116 ROBERTSON RD ANCASTER ON L9K 0J7		
Assessment Roll Number			
Former Municipality	ANCASTER		
Lot	BLOCK 232	Concession	
Registered Plan Number	62M1237	Lot(s)	
Reference Plan Number (s)		Part(s)	

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 PERMIT A SECOND DWELLING UNIT IN THE BASEMENT WITH A
MAXIMUM OF 2 PARKING SPACES AVAILABLE ON SITE
(BOTH AVAILABLE PARKINGS TO BE USED BY OWNER)

☒ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

WHEREAS THE
ZONING BY-LAW REQUIRES A MINIMUM OF 3 PARKING SPACES ON
SITE IN ORDER TO PROPOSE AN ADDITIONAL DWELLING UNIT

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
10.57m	29.79m	314.88	10.57

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
TWO STOREY SEMI DETACHED	6.48	7.50	0/2.24	2020

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	

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
TWO STOREY SEMI DETACHED	96.3	245.6	2	8.3

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

- 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.):
TWO UNIT DWELLING

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

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

JULY 6, 2021

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

SINGLE FAMILY RESIDENCE

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

SINGLE FAMILY RESIDENCE

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

4 YEARS

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? RM2-615

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: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 2

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
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