



City of Hamilton
DELEGATED CONSENT AUTHORITY
AGENDA

Meeting #: 24-8 (DA)
Date: October 22, 2024
Time: 1:00 p.m.
Location: Meet as per their delegated authority –
Meetings are not livestreamed

Jamila Sheffield, Secretary Treasurer (905) 546-2424 ext. 4144
cofa@hamilton.ca

Pages

1. Delegated Consent Authority

1.1 B-24:59 9300 Airport Road West, Glanbrook (known as 300 Aviation Dr.) (Ward 11) 3

Applicant 2562616 Alberta Ltd. – Latitude Air Ambulance

Owner City of Hamilton – Chief Real Estate Officer – R. Kessler



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 APPLICATION
CONSENT

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.:	B-24:59	SUBJECT PROPERTY:	9300 Airport Road West, Glanbrook (known as 300 Aviation Dr.)
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APPLICANTS: Owner: City of Hamilton c/o Raymond Kessler Chief Corporate Real Estate Officer
Applicant: 2562616 Alberta Ltd. C/O Latitude Air Ambulance

PURPOSE & EFFECT: To create a lease over part of a parcel of land for greater than 21 years for airport hanger and office use. Parcel of lands subject to the lease to be known as 300 Aviation Dr.

	Frontage	Depth	Area
SEVERED LANDS: (for Lease)	201.17 m [±]	117.90 m [±]	23,661.38 m ^{2±}
RETAINED LANDS (Developable Airport Land 7):	Varies m [±]	Varies m [±]	46,135.22 m ^{2±}

Associated Planning Act File(s): 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 decided upon by the Consent Authority, the Director of Planning and Chief Planning, no earlier than:

Tuesday, October 22, 2024

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

- Visit www.hamilton.ca/committeeofadjustment - Delegated Consent Authority Tab

B-24:59

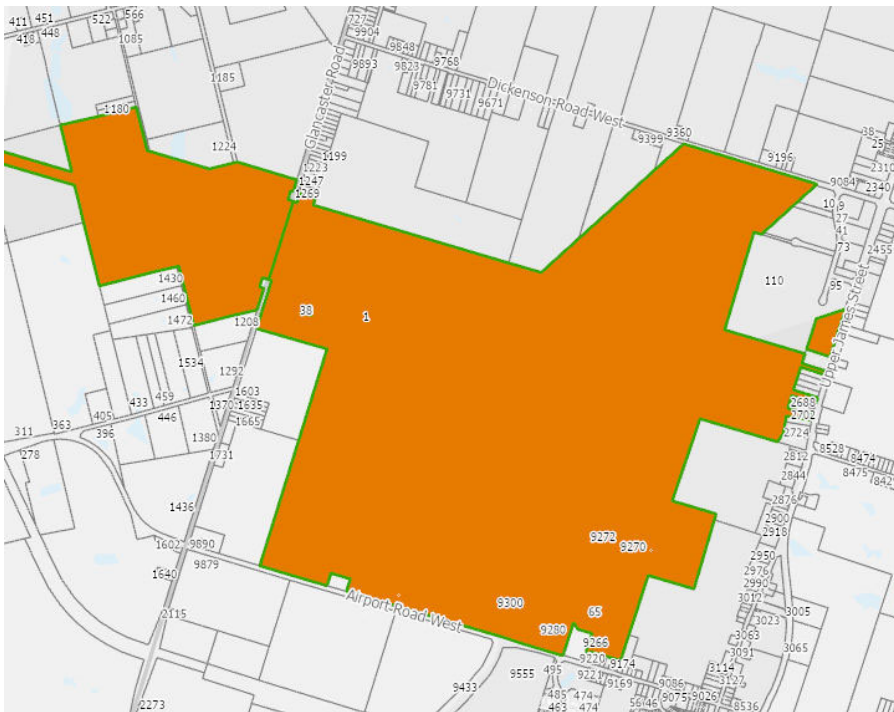
- Email Committee of Adjustment staff at cofa@hamilton.ca

PUBLIC INPUT

Written: If you would like to submit written comments to the Consent Authority, you may do so via email or hardcopy. Written 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 Date of Decision.**

Comments will be available on **October 18, 2024** on our website: www.hamilton.ca/committeeofadjustment

Orally: Oral comments are not able to be submitted.



DATED: October 3, 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.

B-24:59

If a person or public body that files an appeal of a Decision in respect of the proposed consent does not make written submissions before the Consent Authority gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the Decision of Consent Authority in respect of the proposed consent, **you must make a written request** to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5. A copy of the Decision will only be sent to those who request.

SCALE



PROPERTY INDEX MAP

WENTWORTH(No. 62)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

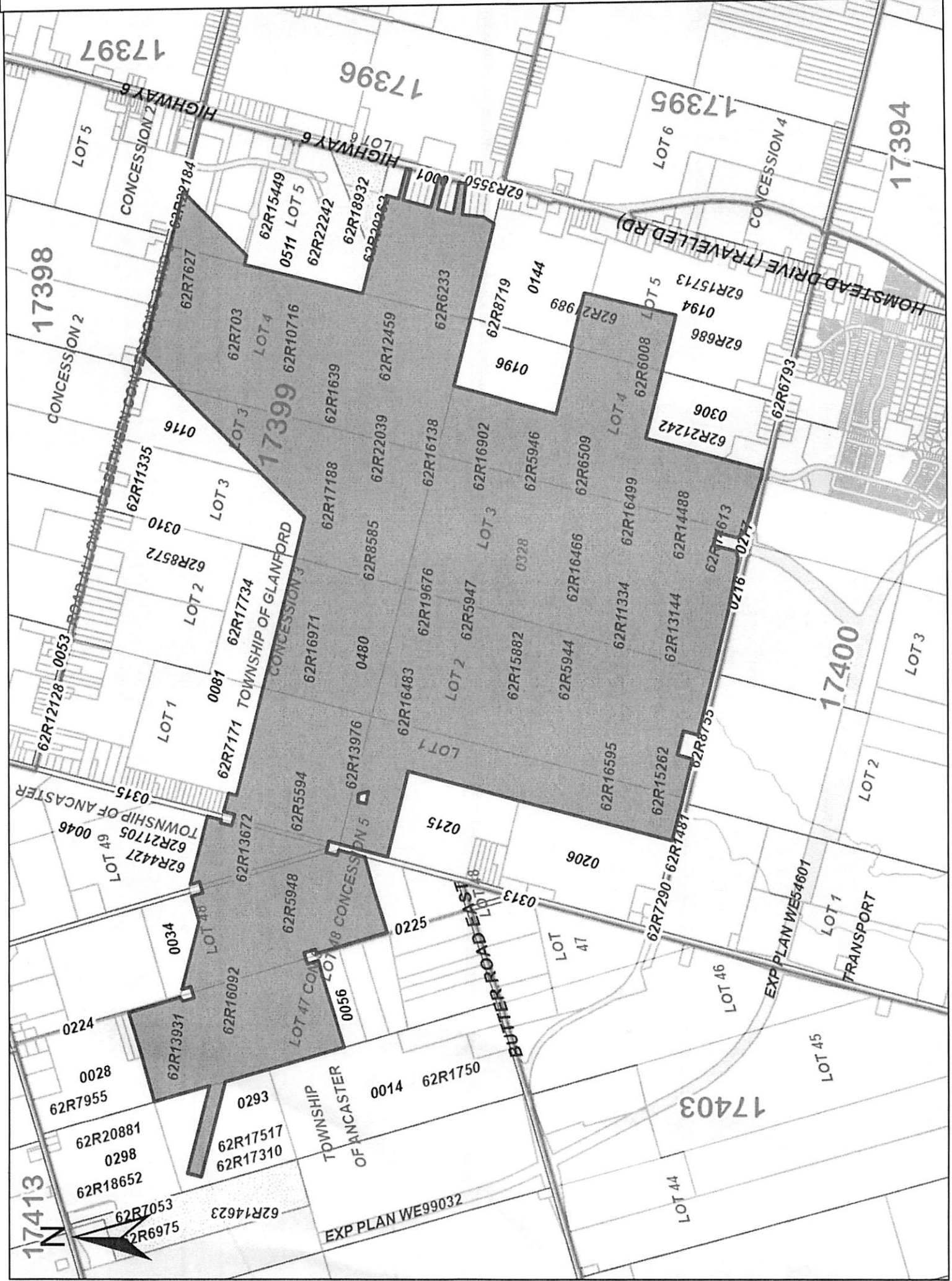
REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED





Mailing Address:
Hamilton City Hall
71 Main Street West, 6th Floor
Hamilton, ON, L8P 4Y5

Page 7 of 26
Planning and Economic Development
Growth Management Division
Physical Address: 71 Main Street West, 6th Floor
Phone: 905-546-2424 Ext 6572 Fax: 905-540-5611
maddress@hamilton.ca

Hamilton

June 5, 2024

VIA E-MAIL

Cole Horncastle – chorncastle@flyhamilton.ca
Executive Managing Director
John C. Munro Hamilton International Airport

THE FOLLOWING MUNICIPAL ADDRESS WILL BE ASSIGNED:

300 Aviation Drive (Glanbrook)
Roll Number 251890231032200;

REASON FOR NEW ADDRESS

An address is required for proper data management and future development purposes. The above-noted address is a pending municipal address, subject to approval. Once a site plan is finalized, an Official Address Notification letter will be issued, and the address will become final.

LOCATION

See attached map.

NOTES

Please note that a hardcopy will not be provided unless requested.

It is the responsibility of the Owner to physically affix the municipal number or full address to either the building or on a sign in accordance with the City’s Sign By-law, in a manner that is clearly visible from the road.

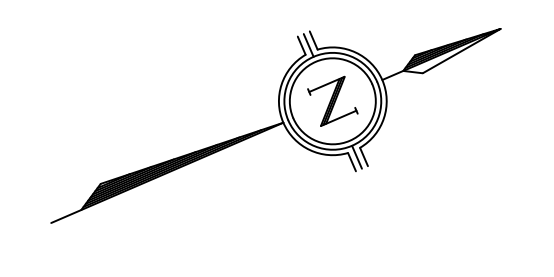
Please update your records accordingly. Should you have any questions regarding the above, please contact Max Iannone at 905-546-2424 Ext. 6572.

For:
Heather Travis, MCIP, RPP
Manager
Legislative Approvals / Staging of Development, Growth Management Division

MI:



KEY MAP
N.T.S.



Taxiway is Airport development and not part of the lease lands.

APPROXIMATELY
201.17 m

300 AVIATION DRIVE

APPROXIMATELY
23,613.38 sq m

APPROXIMATELY
117.90 m

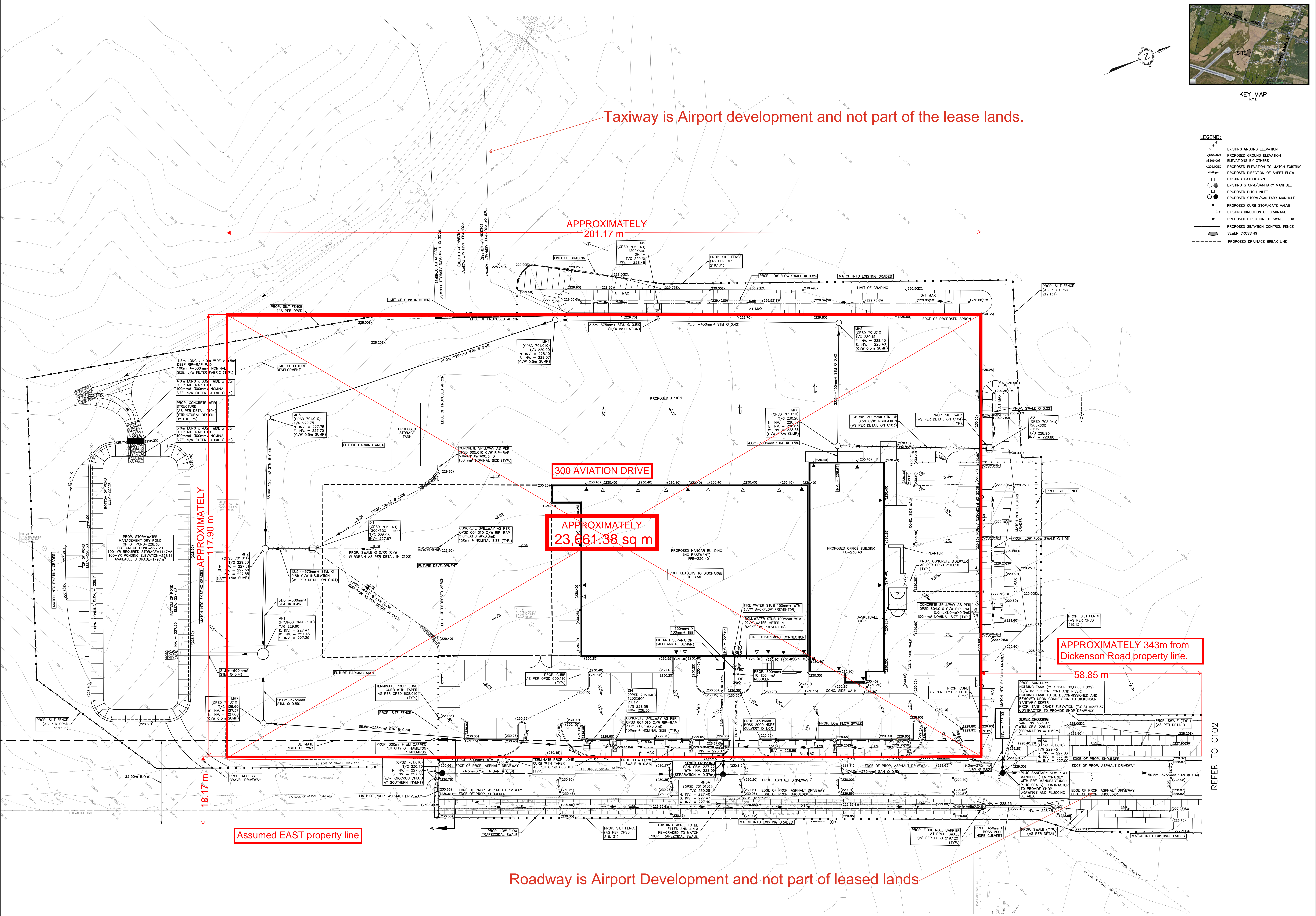
APPROXIMATELY 343m from
Dickenson Road property line.

58.85 m

Assumed EAST property line

Roadway is Airport Development and not part of leased lands

- LEGEND:**
- EXISTING GROUND ELEVATION
 - PROPOSED GROUND ELEVATION
 - ELEVATIONS BY OTHERS
 - PROPOSED ELEVATION TO MATCH EXISTING
 - PROPOSED DIRECTION OF SHEET FLOW
 - EXISTING CATCH-BASIN
 - EXISTING STORM/SANITARY MANHOLE
 - PROPOSED DITCH INLET
 - PROPOSED STORM/SANITARY MANHOLE
 - PROPOSED CURB STOP/DATE VALVE
 - EXISTING DIRECTION OF DRAINAGE
 - PROPOSED DIRECTION OF SWALE FLOW
 - PROPOSED SILLATION CONTROL FENCE
 - SEWER CROSSING
 - PROPOSED DRAINAGE BREAK LINE



BENCHMARK NOTE:
 MONUMENT 072020083
 CONCRETE CALVERT UNDER HIGHWAY NO. 6, 3.2 KM NORTH OF
 MAIN CORNERS, 61.0 M NORTH OF TALBOT LANE, OPPOSITE A
 SMALL WHITE HOUSE, 6.1 M NORTH OF POWER POLE NO. A
 30-B, TABLET IN TOP OF CALVERT 15 CM FROM EAST END, 15
 CM FROM NORTH EDGE, 2.76 M WEST OF FENCE LINE, 2.43 M
 SOUTH OF TELEPHONE POLE, 2 M BELOW ROAD LEVEL.
 ELEVATION: 222.640 (vertical curve) 1928-1978

NOTES TO CONTRACTOR:

- CONTRACTORS AND SUBCONTRACTORS SHALL NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS AND LOCATIONS SHOWN ON THE DRAWING MUST BE REPORTED TO THE OWNER AND CONTRACTOR AT THE START OF CONSTRUCTION. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE COMMENCING WORK. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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NO.	DATE	BY	REVISIONS
04	APR. 29, 2024	S.F.	ISSUED FOR CONSTRUCTION
03	APR. 18, 2024	S.F.	REVISED AS PER COMMENTS
02	MAR. 07, 2024	S.F.	ISSUED FOR SUBMISSION
01	JUN. 16, 2023	S.F.	ISSUED FOR TENDER

DESIGN	DATE	CHK'D	S.F.
DRAWN	0.0	CHK'D	S.F.
			APR. 29, 2024

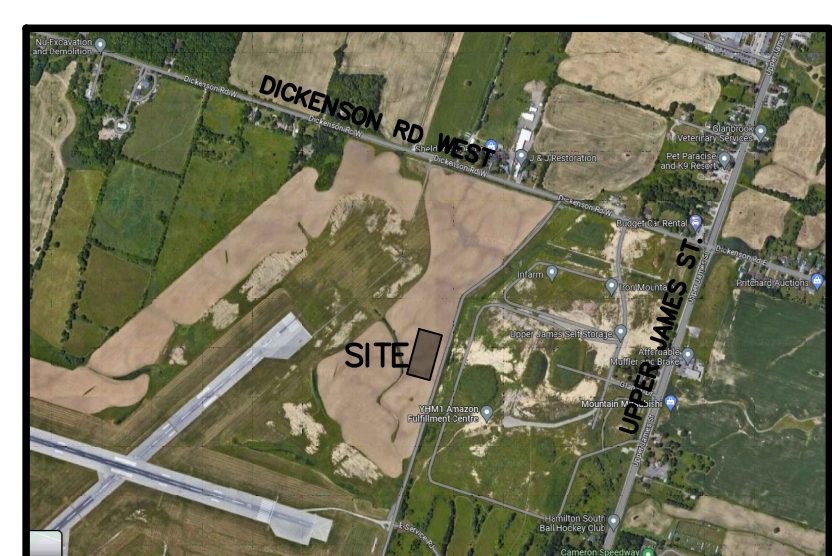
APPROVALS

STAMP	S. J. NELSON REGISTERED PROFESSIONAL ENGINEER APR 29/24
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S. LLEWELLYN & ASSOCIATES LIMITED
 CONSULTING ENGINEERS
 3228 South Service Road, Suite #105 East Wing, Burlington, ON, L7R 3H8
 (905) 631-6978
 www.slell.com
 email: info@slell.com

CLIENT	GRASSMERE CONSTRUCTION LTD. 49 NORTH STREET EAST TILSONBURG, ON	TITLE	SITE GRADING AND SIGNING PLAN (1 OF 2)
PROJECT NAME	LATITUDE AIR AMBULANCE 9300 AIRPORT ROAD MOUNT HOPE, ONTARIO	PROJECT No.	22102
DRAWING No.	C101	SCALE	1:300

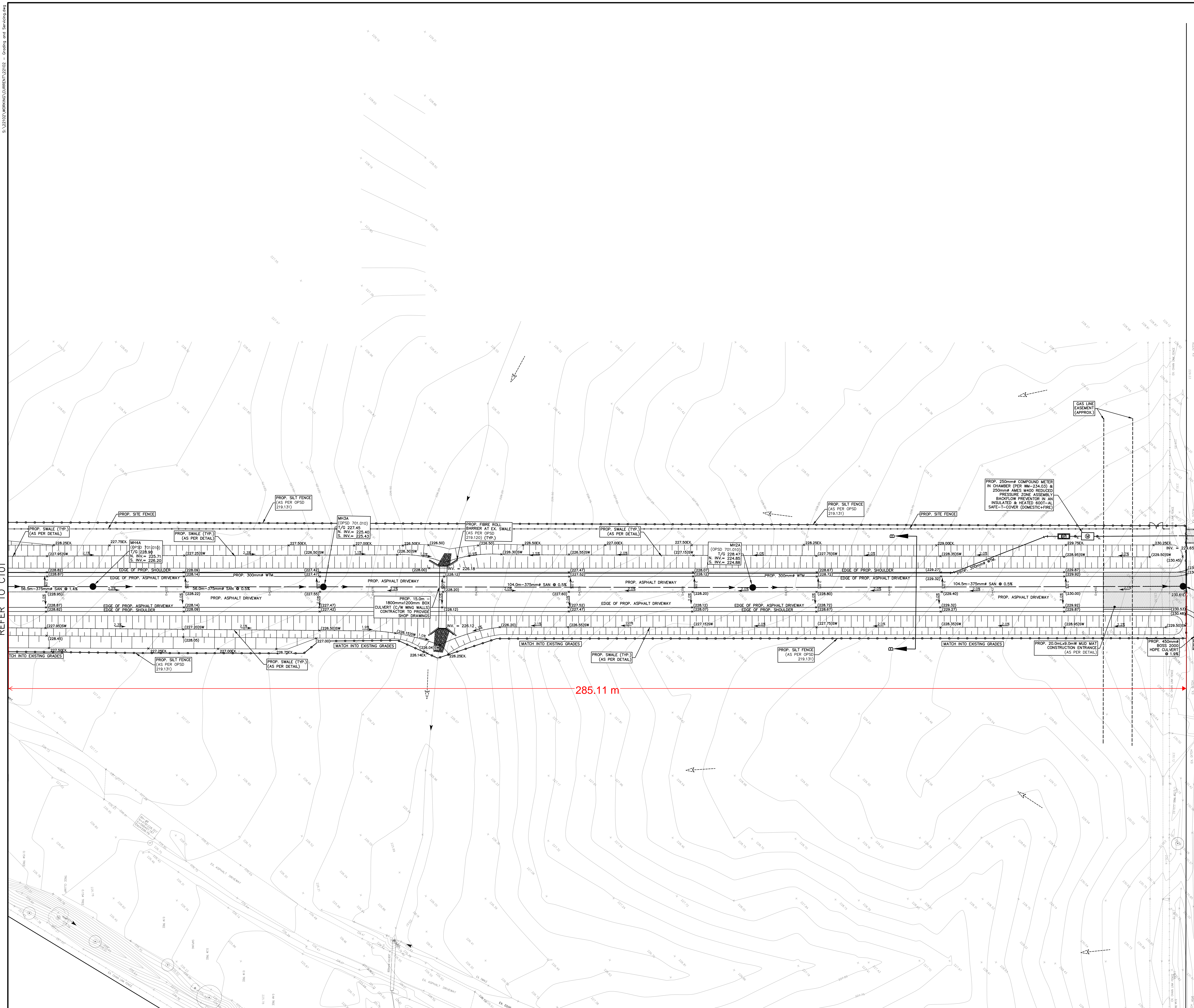
REFER TO C102



KEY MAP
N.T.S.

- LEGEND:**
- EXISTING GROUND ELEVATION
 - x200.00 PROPOSED GROUND ELEVATION
 - x200.00 ELEVATIONS BY OTHERS
 - x200.00x PROPOSED ELEVATION TO MATCH EXISTING
 - PROPOSED DIRECTION OF SHEET FLOW
 - EXISTING CATCHBASIN
 - EXISTING STORM/SANITARY MANHOLE
 - PROPOSED DITCH INLET
 - PROPOSED STORM/SANITARY MANHOLE
 - EXISTING CURB STOP/GATE VALVE
 - EXISTING DIRECTION OF DRAINAGE
 - PROPOSED DIRECTION OF SWALE FLOW
 - PROPOSED SILTATION CONTROL FLOW

DICKENSON ROAD



REFER TO C101

BENCH MARK NOTE:
 MONUMENT 072020063
 61.0 M NORTH OF TALBOT LANE, OPPOSITE A SMALL WHITE HOUSE, 6.1 M NORTH OF POWER POLE NO. A 30-B, TABLET IN TOP OF CULVERT 15 CM FROM EAST END, 15 CM FROM NORTH EDGE, 2.76 M WEST OF FENCE LINE, 1.43 M SOUTH OF TELEPHONE POLE, 2 M BELOW ROAD LEVEL. ELEVATION: 222.640 (vertical curve 1228-1278)

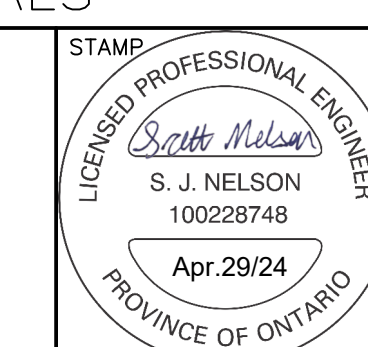
NOTES TO CONTRACTOR:

- CONTRACTORS AND SUBCONTRACTORS SHALL NOT SCALE FROM THIS DRAWING.
- ANY DISCREPANCIES AND OMISSIONS FOUND ON THE DRAWINGS MUST BE REPORTED TO THE ENGINEER FOR CLARIFICATION BEFORE COMMENCING THE WORK.
- BEFORE THE START OF CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ALL TOLERANCES TO THE ENGINEER. ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS.
- THE POSITIONS OF POLE LINES, CONDUITS, WATERMANS, SENSORS AND OTHER UNDERGROUND AND OVER-GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWING, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BE REPRODUCED, REVISED, OR REUSED WITHOUT THE WRITTEN CONSENT OF S. LLEWELLYN & ASSOCIATES LIMITED.

NO.	DATE	BY	REVISIONS
04	APR. 29, 2024	0.0	ISSUED FOR CONSTRUCTION
03	APR. 18, 2024	0.0	REVISED AS PER COMMENTS
02	MAR. 07, 2024	0.0	ISSUED FOR SUBMISSION
01	JUN. 16, 2023	0.0	ISSUED FOR TENDER

DESIGN	CHK'D	SF	DATE
DRAWN	0.0	CHK'D	APR. 29, 2024

APPROVALS



CLIENT GRASSMERE CONSTRUCTION LTD. 49 NORTH STREET EAST TILSONBURG, ON	TITLE SITE GRADING AND SERVICING PLAN (2 OF 2)
PROJECT NAME LATITUDE AIR AMBULANCE 9300 AIRPORT ROAD MOUNT HOPE, ONTARIO	PROJECT No. 22102 DRAWING No. C102
SCALE 1:300	

SCHEDULE "A"
DESCRIPTION OF AIRPORT LANDS

Firstly

LT20-21 PL 1230; PT LT 18-19 PL 1230; PT PCL B PL 1230; PT LT 46-49 CON 5 ANCASTER; PT LT 1-5 CON 3 GLANFORD; SAVE AND EXCEPT PARTS 3, 4 AND 5 ON 62R18932; PT LT 1-5 CON 4 GLANFORD; PT RDAL BTN LT 48 & 49 CON 5 ANCASTER; PT RDAL BTN TWP OF ANCASTER AND GLANFORD PT 2,4,5 & 8 62R11334 SRO EXCEPT PT 1 62R14613, PT 2 62R17188 S/T VM236902; S/T INTEREST IN VM236902 T/W VM236902 (FIRSTLY); S/T VM238143 CITY OF HAMILTON

Being all of **PIN 17399-0480 LT**

Secondly

PT LT 5 CON 3 GLANFORD; SAVE AND EXCEPT PARTS 3, 4 AND 5 ON 62R18932; S/T VM236902; S/T GL9651 PARTIALLY RELEASED BY GL10681; S/T INTEREST IN VM236902; T/W VM236902 (FIRSTLY) SUBJECT TO AN EASEMENT AS IN VM238143 CITY OF HAMILTON

Being all of **PIN 17399-0479 LT**

Thirdly

PT LT 45 CON 5 ANCASTER PT 1 62R11334 SRO EXCEPT PT 18 62R14623 S/T VM236902; S/T AN26343, VM35953; CITY OF HAMILTON

Being all of **PIN 17399-0331 LT**

Fourthly

PT LT 4 CON 4 GLANFORD PT 4 62R17188; CITY OF HAMILTON

Being all of **PIN 17399-0306 LT**

Fifthly

PT LT 46 CON 5 ANCASTER BEING PTS 1 AND 2 ON 62R17517; CITY OF HAMILTON

Being part of **PIN 17399-0293 LT**

Sixthly

PT LT 4 CON 4 GLANFORD PT 1 62R10716; CITY OF HAMILTON

Being all of **PIN 17399-0196 LT.**

Seventhly

PT LT 2, CON 5 GLANFORD BEING PART OF PT 1 62R21036; CITY OF HAMILTON ALL AS DESCRIBED ON SCHEDULE A OF LEASE AMENDMENT AGREEMENT NO. 8 BETWEEN CITY OF HAMILTON AND TRADEPORT INTERNATIONAL CORPORATION DATED JANUARY 31, 2019

Being part of **PIN 17400-0301 LT.**

Eighthly

PT LT 2 CON 4 GLANFORD BEING PART 1 62R-21816; CITY OF HAMILTON

Being part of **PIN 17400-0301 LT**

LRO # 62 **Notice Of Sublease**

Received as **WE1723884** on 2024 02 20 at 09:39

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

Properties

PIN 17399 - 0480 LT
Description LT 20-21 PL 1230; PT LT 18-19 PL 1230; PT PCL B PL 1230; PT LT 46-49 CON 5 ANCASTER; PT LT 1-5 CON 3 GLANFORD; SAVE AND EXCEPT PARTS 3, 4 AND 5 ON 62R18932; PT LT 1-5 CON 4 GLANFORD; PT RDAL BTN LT 48 & 49 CON 5 ANCASTER; PT RDAL BTN TWP OF ANCASTER AND GLANFORD PT 2, 4, 5 & 8 62R11334 SRO EXCEPT PT 1 62R14613, PT 2 62R17188 S/T VM236902; S/T INTEREST IN VM236902 T/W VM236902 (FIRSTLY); S/T VM238143; CITY OF HAMILTON
Address HAMILTON

Source Instruments

<i>Registration No.</i>	<i>Date</i>	<i>Type of Instrument</i>
VM236907	1996 12 20	Notice Of Lease

Consideration

Consideration \$0.00

Party From(s)

Name HAMILTON INTERNATIONAL AIRPORT LIMITED
Address for Service John C. Munro Hamilton International Airport
 9300 Airport Road, Suite 2206
 Mount Hope, ON
 L0R 1W0

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

This document is not authorized under Power of Attorney by this party.

Party To(s)	Capacity	Share
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<i>Name</i> 2532616 ALBERTA LTD.		
<i>Address for Service</i> 9300 Airport Rd. Suite 520 Mount Hope, ON L0R 1W0P.O. Box 370		

Statements

The applicant is prepared to produce the document for inspection within fourteen (14) days of the request and the applicant consents to the cancellation of the document on presentation of proof satisfactory to the Land Registrar that the document was not produced upon request.

Term: 30 years Expiry date: 2053/09/30

Provision for renewal or extension, 3 renewal options of 5 years each, plus 1 option for 4 years less 1 day.

Signed By

Nicole Renee Willert 140 Fullarton Street, Suite 1800 acting for Signed 2024 02 20
 London Party From(s)
 N6A 5P2

Tel 519-672-5666

Fax 519-672-2674

I have the authority to sign and register the document on behalf of the Party From(s).

Submitted By

MCKENZIE LAKE LAWYERS LLP 140 Fullarton Street, Suite 1800 2024 02 20
 London
 N6A 5P2

Tel 519-672-5666

Fax 519-672-2674

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$69.95
<i>Provincial Land Transfer Tax</i>	\$0.00
<i>Total Paid</i>	\$69.95

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 17399 - 0480 LT 20-21 PL 1230; PT LT 18-19 PL 1230; PT PCL B PL 1230; PT LT 46-49 CON 5 ANCASTER; PT LT 1-5 CON 3 GLANFORD; SAVE AND EXCEPT PARTS 3, 4 AND 5 ON 62R18932; PT LT 1-5 CON 4 GLANFORD; PT RDAL BTN LT 48 & 49 CON 5 ANCASTER; PT RDAL BTN TWP OF ANCASTER AND GLANFORD PT 2, 4, 5 & 8 62R11334 SRO EXCEPT PT 1 62R14613, PT 2 62R17188 S/T VM236902; S/T INTEREST IN VM236902 T/W VM236902 (FIRSTLY); S/T VM238143; CITY OF HAMILTON

BY: HAMILTON INTERNATIONAL AIRPORT LIMITED

TO: 2532616 ALBERTA LTD.

1. PETER BYL

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2532616 ALBERTA LTD. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2.00

4.

Explanation for nominal considerations:

r) lease term of which including any renewals cannot exceed 50 years

5. The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Notice Of Sublease
LRO 62 Registration No. WE1723884 Date: 2024/02/20

B. Property(s): PIN 17399 - 0480 Address HAMILTON Assessment -
Roll No

C. Address for Service: 9300 Airport Rd. Suite 520
Mount Hope, ON L0R 1W0P.O. Box 370

D. (i) Last Conveyance(s): PIN 17399 - 0480 Registration No. VM238143
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Nicole Renee Willert
140 Fullarton Street, Suite 1800
London N6A 5P2



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 CONSENT TO SEVER LAND
 and VALIDATION OF TITLE
 UNDER SECTION 53 & 57 OF THE PLANNING ACT**

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME
Purchaser*	N/A
Registered Owners(s)	City of Hamilton c/o Raymond Kessler Chief Corporate REal Estate Officer
Applicant(s)**	2562616 Alberta Ltd C/O Latitude Air Ambulance
Agent or Solicitor	N/A

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

** Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 Primary contact 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 [REDACTED]

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

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	9300 Airport Road West, Mount Hope L0R 1W0		
Assessment Roll Number	251814042051400		
Former Municipality	Township of Glanbrook		
Lot	PIN 17399-0480 (LT)	Concession	
Registered Plan Number	62R18932	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

3.1 Type and purpose of proposed transaction: (check appropriate box)

- | | |
|--|--|
| <input type="checkbox"/> creation of a new lot(s) | <input type="checkbox"/> concurrent new lot(s) |
| <input type="checkbox"/> addition to a lot | <input checked="" type="checkbox"/> a lease |
| <input type="checkbox"/> an easement | <input type="checkbox"/> a correction of title |
| <input type="checkbox"/> validation of title (must also complete section 8) | <input type="checkbox"/> a charge |
| <input type="checkbox"/> cancellation (must also complete section 9) | |
| <input type="checkbox"/> creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | |

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

City lease to Tradeport International Corporation, sublease to 2532616 Alberta Ltd.

3.3 If a lot addition, identify the lands to which the parcel will be added:

3.4 Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:		Part of Airport			
Type of Transfer	N/A	Sublease			
Frontage	Varies	201.17 m			
Depth	Varies	117.90 m			
Area	46135.22m ²	23,661.38 m ²			
Existing Use					
Proposed Use		Hangar/office			
Existing Buildings/ Structures		N/A			
Proposed Buildings/ Structures		Hanger/office			
Buildings/ Structures to be Removed		N/A			

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

provincial highway

municipal road, seasonally maintained

municipal road, maintained all year

right of way

other public road

b) Type of water supply proposed: (check appropriate box)

publicly owned and operated piped water system

privately owned and operated individual well

lake or other water body

other means (specify)

c) 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) _____

4.3 Other Services: (check if the service is available)

electricity

telephone

school bussing

garbage collection

5 CURRENT LAND USE

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

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) N/A

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

Both the Urban and Rural Hamilton Official Plans show the Airport lands as John C. Munro Hamilton International Airport with use being aligned with the approved Airport Master Plan

- 5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?
 Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

- 5.3 What is the existing zoning of the subject land? Airport (U1) Zone - By-law 05-200

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

- 5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?
 Yes No Unknown

If YES, and known, provide the appropriate file number and status of the application.

- 5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input checked="" type="checkbox"/>	AEGD
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input checked="" type="checkbox"/>	HIA

6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

Yes No Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

Yes No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How long has the applicant owned the subject land?

Subleased by applicant by an agreement dated August 27th, 2023

6.5 Does the applicant own any other land in the City? Yes No

If YES, describe the lands below or attach a separate page.

Applicant (2532616 Alberta Ltd.) does not own land in the City of Hamilton

7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

Yes No (Provide explanation)

7.2 Is this application consistent with the Provincial Policy Statement (PPS)?

Yes No (Provide explanation)

Yes this application is consistent with section 1.6.9 (Airports, Rail and Marine Facilities) of the PPS

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

Yes No (Provide explanation)

Airport lands are employment lands associated with the movement of goods and part of an efficient transportation system

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes No (Provide explanation)

7.5 Are the subject lands subject to the Parkway Belt West Plan?
 Yes No (Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?
 Yes No (Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?
 Yes No (Provide explanation)

8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?
 Yes No (Provide explanation)

8.2 Does the current owner have any interest in any abutting land?
 Yes No (Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?
 Yes No (Provide explanation)

9.2 Does the current owner have any interest in any abutting land?
 Yes No (Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

10.2 Location of farm consolidation property:

Table with 6 rows and 3 columns: Municipal Address, Assessment Roll Number, Former Municipality, Lot, Concession, Registered Plan Number, Reference Plan Number (s), Part(s).

10.3 Rural Hamilton Official Plan Designation(s)
If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

10.4 Description of farm consolidation property:

Table with 2 columns: Frontage (m), Area (m² or ha)

Existing Land Use(s): Proposed Land Use(s):

10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling)

Table with 2 columns: Frontage (m), Area (m² or ha)

10.6 Existing Land Use: Proposed Land Use:

10.7 Description of surplus dwelling lands proposed to be severed:

Table with 2 columns: Frontage (m): (from Section 4.1), Area (m² or ha): (from Section 4.1)

Front yard set back:

- a) Date of construction: Prior to December 16, 2004 / After December 16, 2004
b) Condition: Habitable / Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

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

11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study



Hamilton

B-24:59 – 9300 Airport Road West, Glanbrook (Known as 300 Aviation Drive) (Delegated Authority)

Recommendation:

Development Planning - Approve

Proposed Conditions:

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system. (Committee of Adjustment Section)
2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)

Proposed Notes:



Hamilton

Development Planning:

Background

To create a lease over part of a parcel of land for greater than 21 years for airport hanger and office use. Parcel of lands subject to the lease to be known as 300 Aviation Dr.

	Frontage	Depth	Area
Severed Lands: (for Lease)	201.17 m±	117.90 m±	23,661.38 m2 ±
Retained Lands: (Developable Airport Land 7):	Varies m±	Varies m±	46,135.22 m2 ±

Analysis

Urban Hamilton Official Plan

The property is identified as “John C. Munro Hamilton International Airport” in Schedule E-1 – Urban Land Use Designations. Policies F.1.14.3.7, amongst others, are applicable and permits consents may be granted for the purposes of long-term lease agreements for infrastructure works provided a separate lot is not created for a dwelling or any urban land use, except the uses noted in this Section. Based on the foregoing, staff support the application.

Zoning:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	
Comments:	<ol style="list-style-type: none"> 1. The proposed Consent is to create a new parcel for long-term lease purposes, in excess of 21 years. 2. Permitted uses in the “U1” (Airport) Zone are limited to the use of an airport. 3. This Division has no concerns with the proposed application.
Notes:	

Development Engineering:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	

STAFF COMMENTS**HEARING DATE: October 22, 2024**

Hamilton

Notes:	
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Forestry:

Recommendation:	Approve
Proposed Conditions:	
Comments:	There are municipal tree assets on site although it is determined that no impacts are anticipated through this application. No public tree permit is required. No Landscape plan required.
Notes:	Prior to a person performing any work on, in or around a public tree an application for a permit shall be submitted to Forestry. Email urbanforest@hamilton.ca for questions or public tree permit application.

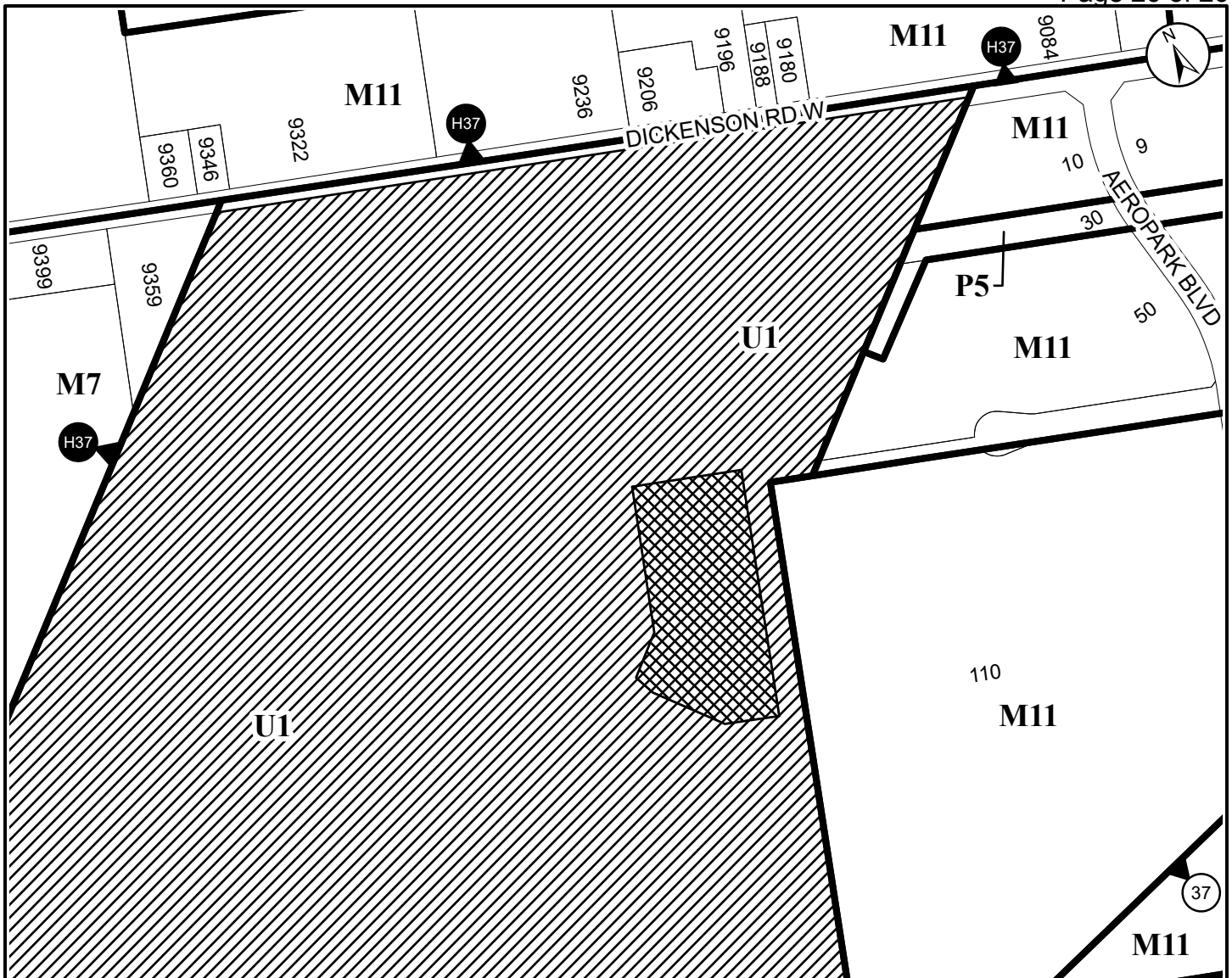
Legislative Approvals:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.

Ministry of Transportation:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	300 Aviation Drive (severed parcel) is located within the overall property of 9300 Airport Road. This parcel is located outside MTO's permit control and access is from Dickenson Road, not from Hwy 6. Therefore, MTO has no comments.

Please Note: Public comment will be posted separately, if applicable.





● Site Location



Committee of Adjustments

Subject Property

-  9300 Airport Road West, Glanbrook
-  Lands being leased
300 Aviation Drive, Glanbrook

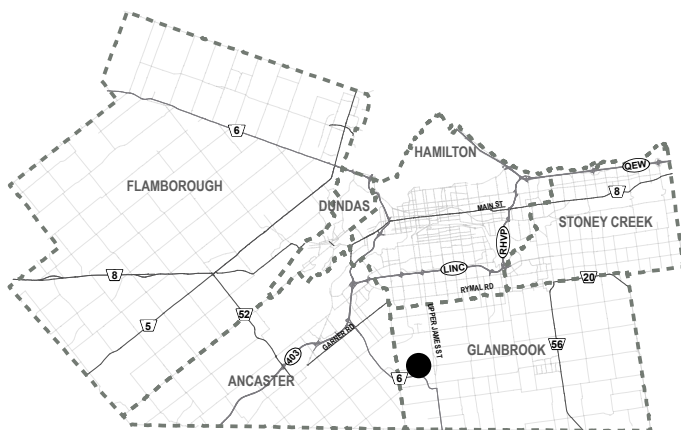
File Name/Number:
B-24:59

Date:
October 15, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



City of Hamilton

Planning and Economic Development Department



Hamilton