



Hamilton

**STAFF COMMENTS**

**HEARING DATE: March 26, 2024**

GL/B-24:03 – 8533 Airport Road West, Glanbrook

**Recommendation:**

Development Planning: Approve

Transportation 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)
3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)
4. That the Owner must provide separate independent sewer and water services to the severed and retained parcel to the satisfaction of the City's Director of Development Engineering.
5. The owner/applicant shall receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).

**Proposed 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.



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**Development Planning:**

**Recommendation**

- Approve

**Proposed Conditions**

N/A

**Proposed Notes**

N/A

**Background**

To convey a parcel of land for office purposes (existing structures to remain) and to retain a parcel of land for residential development. Staff note the parcels of land are to facilitate Site Plan Control application DA-19-099 and Plan of Subdivision application 25T-202007.

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>Severed Lands</b>	20.12 m±	87.10 m±	1,750 m2 ±
<b>Retained Lands</b>	99.118 m±	97.011 m±	24,263 m2 ±

**Analysis**

**Urban Hamilton Official Plan**

The subject lands are designated “District Commercial” and “Mixed Use – Medium Density” in Schedule E-1 – Urban Land Use Designations in Volume 1 of the Urban Hamilton Official Plan. Policies F.1.14.3.4, E.4.7.2 and E.4.6.5, among others, are applicable.

**Mount Hope Secondary Plan**

The subject lands are further designated “District Commercial” and “Mixed Use – Medium Density” and located within “Area Specific Policy – Area D”. Policies B.5.4.4.1, B.5.4.4.2, and B.5.4.11.4, among others, are applicable and permit the uses.

**Zoning By-law 05-200**

The subject lands are zoned District Commercial “C6 Exception 580” and Mixed Use – Medium Density “C5 Exception 652”, which permit the uses.



Staff note that the Consent application is to facilitate Site Plan Control application DA-19-099 on the severed lands and a Plan of Subdivision on the retained lands. Staff are of the opinion that the Consent application maintains the lot creation policies of the Official Plan as the severed and retained lands will have frontage onto a public road and will be fully serviced by municipal services. The lots will also be consistent with the surrounding neighbourhood lot fabric. As such, staff recommend that the application be **approved**.

**Archaeology**

No comment.

**Cultural Heritage**

No comment.

**Zoning:**

Recommendation:	
Proposed Conditions:	a) The owner/applicant shall receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
Comments:	<ol style="list-style-type: none"> <li>1. The existing “Storage Building” located in the rear yard must be at least 6.0m from the proposed rear property lot line. As a condition of this application, the owner/applicant shall be required to demonstrate zoning compliance or receive final approval of the appropriate Planning Act application.</li> <li>2. In order to clear conditions, the owner/applicant will be required to make application for a Zoning Compliance Review and pay the relevant fees.</li> </ol>
Notes:	

**Development Engineering:**

Recommendation:	Approve with Conditions
Proposed Conditions:	1. That the Owner must provide separate independent sewer and water services to the severed and retained parcel to the satisfaction of the City’s Director of Development Engineering.



Comments:	<ul style="list-style-type: none"> <li>The current Sewer By-law 23-234 and Water By-laws 23-235 require that each property has an independent private water and sewer services.</li> </ul>
Notes:	N/A

**Building Engineering:**

Recommendation:	Comments and Conditons/Notes
Proposed Conditions:	The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division <b>Building Engineering Section</b> ).
Comments:	
Notes:	In order to clear conditions, the applicant will be required to make application for Ontario Building Code compliance and pay the relevant fees.

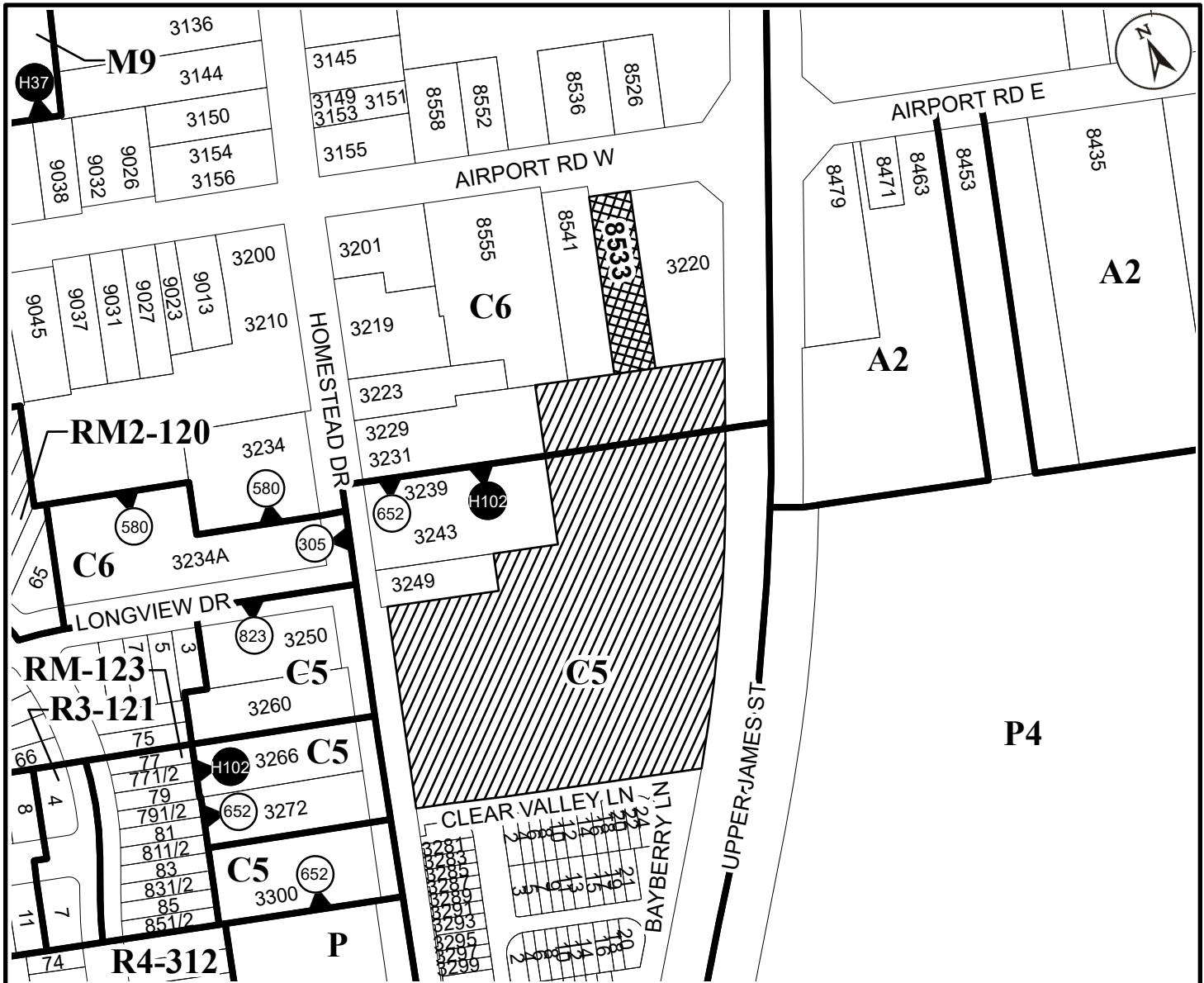
**Transportation Planning:**

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

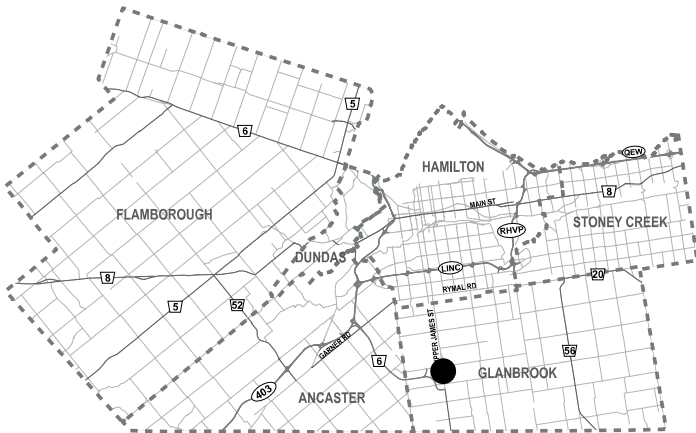
**Legislative Approvals:**

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.

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



● Site Location





**City of Hamilton**

## Committee of Adjustment

### Subject Property

8533 Airport Road West, Glanbrook (Ward 11)

 Lands to be Retained

 Lands to be Severed

File Name/Number:  
GL/B-24-03

Date:  
February 13, 2024

Technician:  
AL

Map Not To Scale

Appendix "A"



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