



Hamilton

B-24:23 – 924 South Service Road, Stoney Creek

Recommendation:

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 shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of Outdoor Storage and Parking, conform to the requirements of the Zoning By-Law or alternatively apply for and 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).
4. 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 –Building Engineering Section).
5. That the severed lands be merged with the lands known municipally as 944 South Service Road, to the satisfaction of the Director of Development Planning.

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:

Background

To permit the addition of a parcel of land onto property known as 944 South Service Road for employment purposes and to retain a parcel of land for employment purposes. Existing structures to remain.

Analysis

Urban Hamilton Official Plan

The subject lands are designated “Business Park” in Schedule E-1 – Urban Land Use Designations within the Urban Hamilton Official Plan. Policies F.1.14.3.5 and F.1.14.3.6 among others, are applicable and permits minor lot line adjustments. Staff note that the proposed consent is for a lot line adjustment and the severed portion of land will merge into the adjacent lands known municipally as 944 South Service Road. Staff note that both retained and severed lands have public road frontage and are fully serviced by municipal services. Staff recommend that if the application is granted, that a condition be placed on approval that the severed lands merge in title with the lands located at 944 South Service Road. Based on the forgoing, staff are of the opinion that the Consent application maintains the intent of the Official Plan and shall be **approved**.

City of Hamilton Zoning By-law No. 05-200

The subject site is zoned Prestige Business Park (M3) Zone, which permits the use.

Zoning:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	<ol style="list-style-type: none"> <li data-bbox="467 1409 1531 1667">The owner shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of Outdoor Storage and Parking, conform to the requirements of the Zoning By-Law or alternatively apply for and 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 data-bbox="467 1667 1531 1780">No dimensions for the existing parking spaces have been shown on the submitted survey; therefore, this Division cannot confirm zoning compliance. <li data-bbox="467 1814 1531 1921">In order to clear conditions, the applicant will be required to make application for a Zoning Compliance Review and pay the relevant fees.



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	<p>3. The City of Hamilton is continuing to develop Hamilton Zoning By-law 05-200 which encompasses the former City of Hamilton and the five (5) outlining municipalities. Please be advised that Zoning By-law Amendment 24-052 was passed on April 10th, 2024 and remains not Final and Binding. As such, Parking requirements required under the current Section 5: Parking and the requirements under Zoning By-law 24-052 shall be applicable to any new parking spaces that are created as a result of this Consent application.</p>
Proposed Notes:	

Development Engineering:

Recommendation:	No comments.
Proposed Conditions:	
Comments:	
Proposed Notes:	

Building Engineering:

Recommendation:	Comments and Conditions / 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 –Building Engineering Section).
Comments:	
Proposed 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:	
Proposed Notes:	

Legislative Approvals:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	

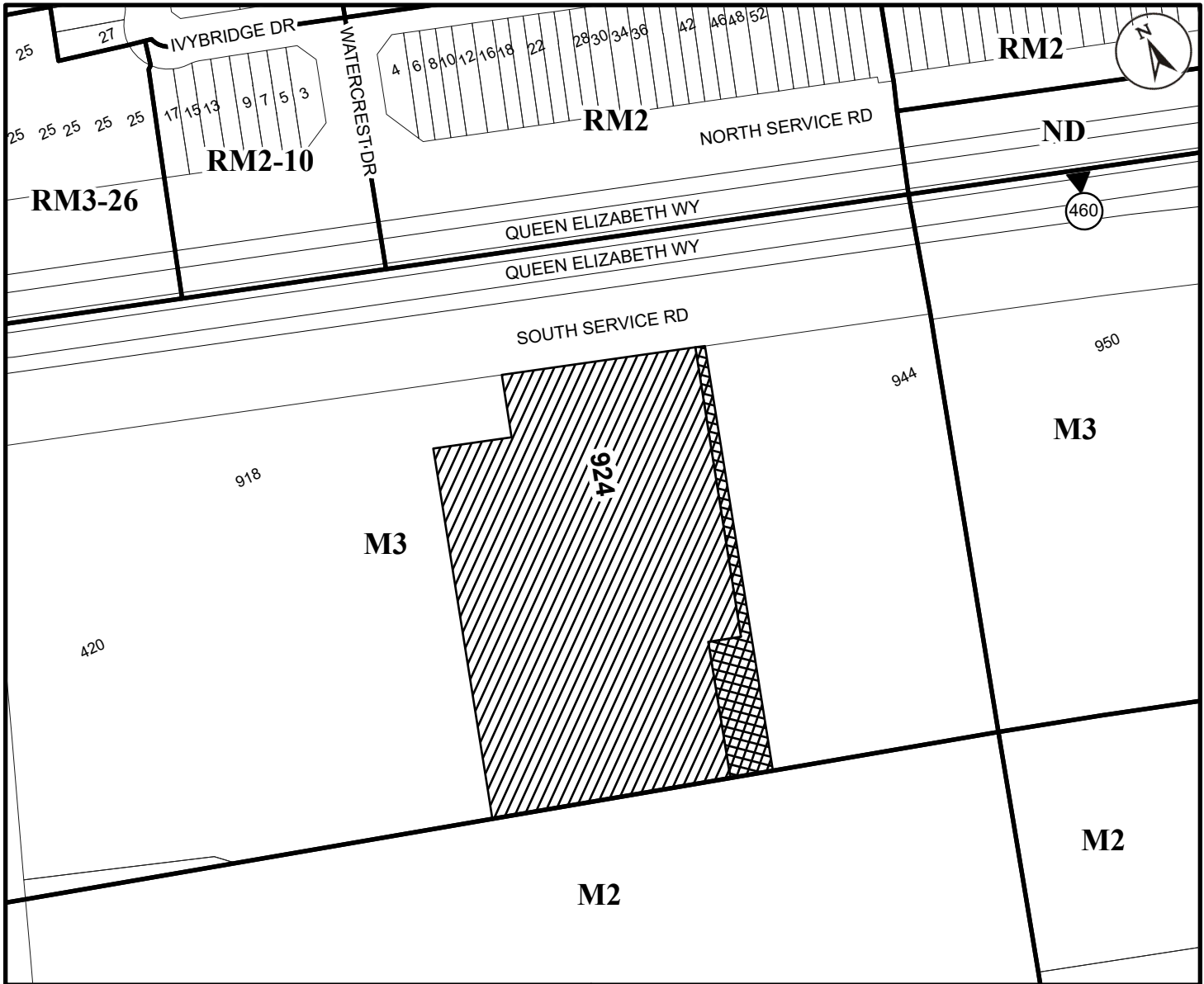


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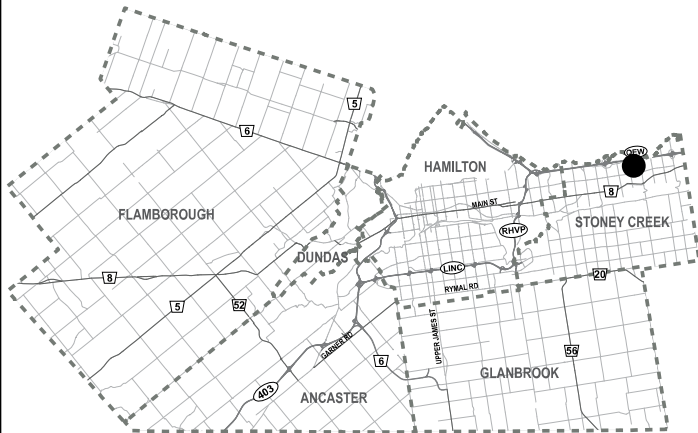
STAFF COMMENTS

HEARING DATE: May 21, 2024

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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● Site Location





City of Hamilton

Committee of Adjustment

Subject Property

924 South Service Road, Stoney Creek (Ward 10)

-  Lands to be Retained
-  Lands to be Severed

File Name/Number:
SC/B-24:23

Date:
May 8, 2024

Technician:
NB

Map Not To Scale

Appendix "A"



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