



Hamilton

B-24:27 – 46 Southmeadow Crescent, 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 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. The owner/applicant shall apply for a demolition permit to demolish all or an appropriate portion of any buildings straddling the proposed property line, 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). NOTE: The demolition permit shall have a status of either "Review", "Issued", or "Closed" in order for this condition to be cleared by the Zoning Review Section.
5. If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the lands to be severed/retained, including the lot width, lot area, the location of any existing structure(s), parking and landscaping, etc., 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).
6. That the Owner must enter into with the City of Hamilton and register, a Consent Agreement, having an administrative fee of \$5,065.00 (includes grading plan review) to address issues including but not limited to: lot grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan including all services required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as any outstanding servicing cost for the existing municipal services adjacent to the property, street trees (City policy requires one (1) street tree/lot, inspection of grading,



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stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), water and sewer services inspections, driveway approaches, relocation of any existing infrastructure (such as hydrants) and any damage during construction (unknown costs at this time), to the satisfaction of the City's Director of Development Engineering.

7. That the Owners submits a stormwater management brief prepared by a qualified professional to demonstrate how the post-development flows due to the proposed intensification are going to be controlled on site to the allowable discharge rate the existing system has accounted for, to the satisfaction of the City's Director of Development Engineering.
8. That the owner submits and receives approval of a Tree Protection Plan including the review fee as per the Schedule of Rates and Fees, to the satisfaction of the Manager of Heritage and Urban Design. The Tree Protection Plan is to be prepared by a qualified tree management professional (i.e., certified arborist, registered professional forester or landscape architect) in accordance with the City's Council adopted Tree Protection Guidelines (revised October 2010).
9. That the owner submits and receives approval of a Landscape Plan that shows the location of compensation trees to the satisfaction of the Manager of Heritage and Urban Design.

Proposed Notes:

The lands to be retained (Part 1) will remain as 46 Southmeadow Crescent (Stoney Creek).

The lands to be conveyed (Parts 2 and 3) will be assigned the address of 31B Royce Avenue (Stoney Creek) and 31C Royce Avenue (Stoney Creek).

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 sever the existing residential lot into three parcels, the severed lands will be two vacant residential building lots and the retained lands will also be a vacant built lot.

	Frontage	Depth	Area
SEVERED LANDS (Part 2):	12.5 m±	35.04 m±	437 m ² ±
SEVERED LANDS (Part 3):	12.5 m±	35.04 m±	438 m ² ±
RETAINED LANDS (Part 1):	14 m±	35.04 m±	515 m ² ±

Analysis

Urban Hamilton Official Plan

The property is identified as “Neighbourhoods” in Schedule E – Urban Structure and is designated “Neighbourhoods” in Schedule E-1 – Urban Land Use Designations. Policies F.1.14.3.1, E.3.2.3, and E.3.4.3 amongst others, are applicable and permit single detached dwellings.

Western Development Area Secondary Plan

The subject lands are further designated “Low Density Residential 2b” on Map B.7.1-1 Land Use Plan Map within the Western Development Area Secondary Plan. Policy B.7.1.1.2, amongst others, is applicable and permits the use and the proposed density, ranging from 21 to 19 units per hectare.

Staff note that the proposed severed and retained lands have frontage onto a public road and are fully serviced by municipal services. Staff are of the opinion that the proposal is in keeping with the general scale and lot pattern of the existing neighbourhood and is consistent with residential intensification policy. Staff are of the opinion that the proposed consent maintains the policy of the Official Plan. Based on the foregoing, **staff support the application.**

City of Stoney Creek Zoning By-law No. 3692-92

The subject lands are zoned Single Residential “R2” Zone which permits the use of single detached dwellings and structures accessory thereto, in accordance with the applicable provisions. Minor Variance application SC/A-22:03 was approved by the Committee of Adjustment on February 17th, 2022. The proposed lot frontages and lot areas conform to the “R2” Zone, as varied.



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Zoning:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	<p>1. The owner/applicant shall apply for a demolition permit to demolish all or an appropriate portion of any buildings straddling the proposed property line, 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). NOTE: The demolition permit shall have a status of either “Review”, “Issued”, or “Closed” in order for this condition to be cleared by the Zoning Review Section.</p> <p>2. If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the lands to be severed/retained, including the lot width, lot area, the location of any existing structure(s), parking and landscaping, etc., 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).</p>
Comments:	<ul style="list-style-type: none"> The owner/applicant shall apply for a demolition permit to demolish all or an appropriate portion of any buildings straddling the proposed property line, 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). NOTE: The demolition permit shall have a status of either “Review”, “Issued”, or “Closed” in order for this condition to be cleared by the Zoning Review Section. If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the lands to be severed/retained, including the lot width, lot area, the location of any existing structure(s), parking and landscaping etc., 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).
Proposed Notes:	

Cultural Heritage:

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

Natural Heritage:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>1. That the owner submits and receives approval of a Tree Protection Plan including the review fee as per the Schedule of Rates and Fees, to the satisfaction of the Manager of Heritage and Urban Design. The Tree Protection Plan is to be prepared by a qualified tree management professional (i.e., certified arborist, registered professional forester or landscape architect) in accordance with the City’s Council adopted Tree Protection Guidelines (revised October 2010).</p> <p>2. That the owner submits and receives approval of a Landscape Plan that shows the location of compensation trees to the satisfaction of the Manager of Heritage and Urban Design.</p>
Comments:	<p>1. The subject property is located within the boundaries of the Urban Hamilton Official Plan (UHOP) and has been identified within the Western Development Area Secondary Plan. Based on mapping within the UHOP (Volume 1-Schedule B Natural Heritage System and Volume 2-Western Development Area Secondary Plan Land Use Plan Map B.7.1-1) components of the Natural Heritage System (Core Areas and Linkages) have not been identified within or adjacent to the subject property. As a result, it is anticipated that the proposed development will not further negatively impact the features and functions of the City’s Natural Heritage System.</p> <p>2. Through aerial photograph interpretation and the site plan provided, trees have been identified within and adjacent to the subject property. The City recognizes the importance of trees to the health and quality of life in the community (i.e., canopy cover, energy conservation, mental health benefits) and encourages the protection and restoration of trees (policy C.2.11.1).</p> <p>The proposed development may impact the trees within the subject property. To ensure that trees are considered in the design of the proposed development, it is recommended that a Tree Protection Plan (TPP) be prepared by a qualified tree management professional (i.e., certified arborist, registered professional forester,</p>



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	<p>or landscape architect) in accordance with the City’s Council adopted Tree Protection Guidelines (revised October 2010).</p> <p>To ensure that existing tree cover is maintained, 1 for 1 compensation is required for any tree (10 cm DBH or greater) that is proposed to be removed. If trees are to be removed, it is recommended that a Landscape Plan (showing the required compensation) be provided.</p>
Proposed Notes:	

Forestry:

Recommendation:	Approve
Proposed Conditions:	
Comments:	<p>There are no Municipal Tree Assets on site. No public tree permit is required.</p> <p>No Landscape plan required.</p> <p>Forestry has no concerns or conditions regarding this application.</p> <p>For questions please contact: urbanforest@hamilton.ca</p>
Proposed Notes:	

Development Engineering:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>1. That the Owner must enter into with the City of Hamilton and register, a Consent Agreement, having an administrative fee of \$5,065.00 (includes grading plan review) to address issues including but not limited to: lot grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan including all services required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as any outstanding servicing cost for the existing municipal services adjacent to the property, street trees (City policy requires one (1) street tree/lot, inspection of grading, stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), water and sewer services inspections, driveway approaches, relocation of any existing infrastructure (such as hydrants) and any damage during construction (unknown costs at</p>



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	<p>this time), to the satisfaction of the City’s Director of Development Engineering.</p> <p>2. That the Owners submits a stormwater management brief prepared by a qualified professional to demonstrate how the post-development flows due to the proposed intensification are going to be controlled on site to the allowable discharge rate the existing system has accounted for, to the satisfaction of the City’s Director of Development Engineering.</p>
Comments:	<p>According to our records, the existing municipal infrastructure fronting the subject property summarized as follows:</p> <p>Southmeadow Cres</p> <ul style="list-style-type: none"> • 200mm ø Watermain • 250mm ø Sanitary Sewer • 675mm ø Storm Sewer <p>Royce Ave</p> <ul style="list-style-type: none"> • 150mm ø Watermain • 250mm ø Sanitary Sewer • 1200mm ø Storm Sewer • 300mm ø Watermain <p>Separate and independent services shall be provided for each dwelling constructed within each parcel of land in accordance with the current Sewer and Water By-laws.</p>
Proposed Notes:	

Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Proposed Notes:	This Division has no concerns with the proposed application.

Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	



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Proposed Notes:	
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Legislative Approvals:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	
Comments:	<p>The lands to be retained (Part 1) will remain as 46 Southmeadow Crescent (Stoney Creek).</p> <p>The lands to be conveyed (Parts 2 and 3) will be assigned the address of 31B Royce Avenue (Stoney Creek) and 31C Royce Avenue (Stoney Creek).</p>
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.

Hamilton - 46 Southmeadow Crescent - B-24-27

AMIN Pranav <Pranav.Amin1@HydroOne.com>

Mon 5/27/2024 3:49 PM

To:Committee of adjustment <cofa@hamilton.ca>

External Email: Use caution with links and attachments

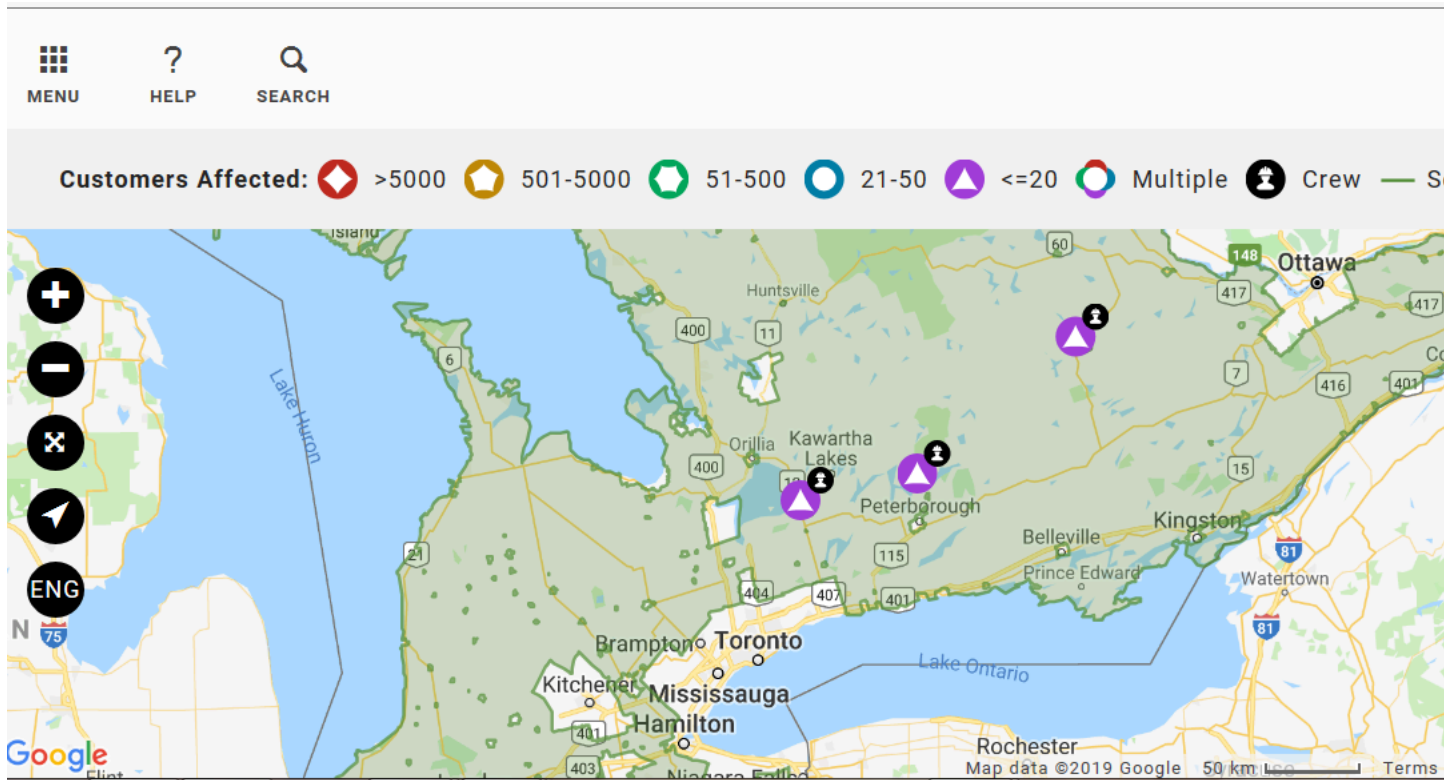
Hello,

We are in receipt of your Application for Consent, B-24-27 dated May 13th, 2024. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
[Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

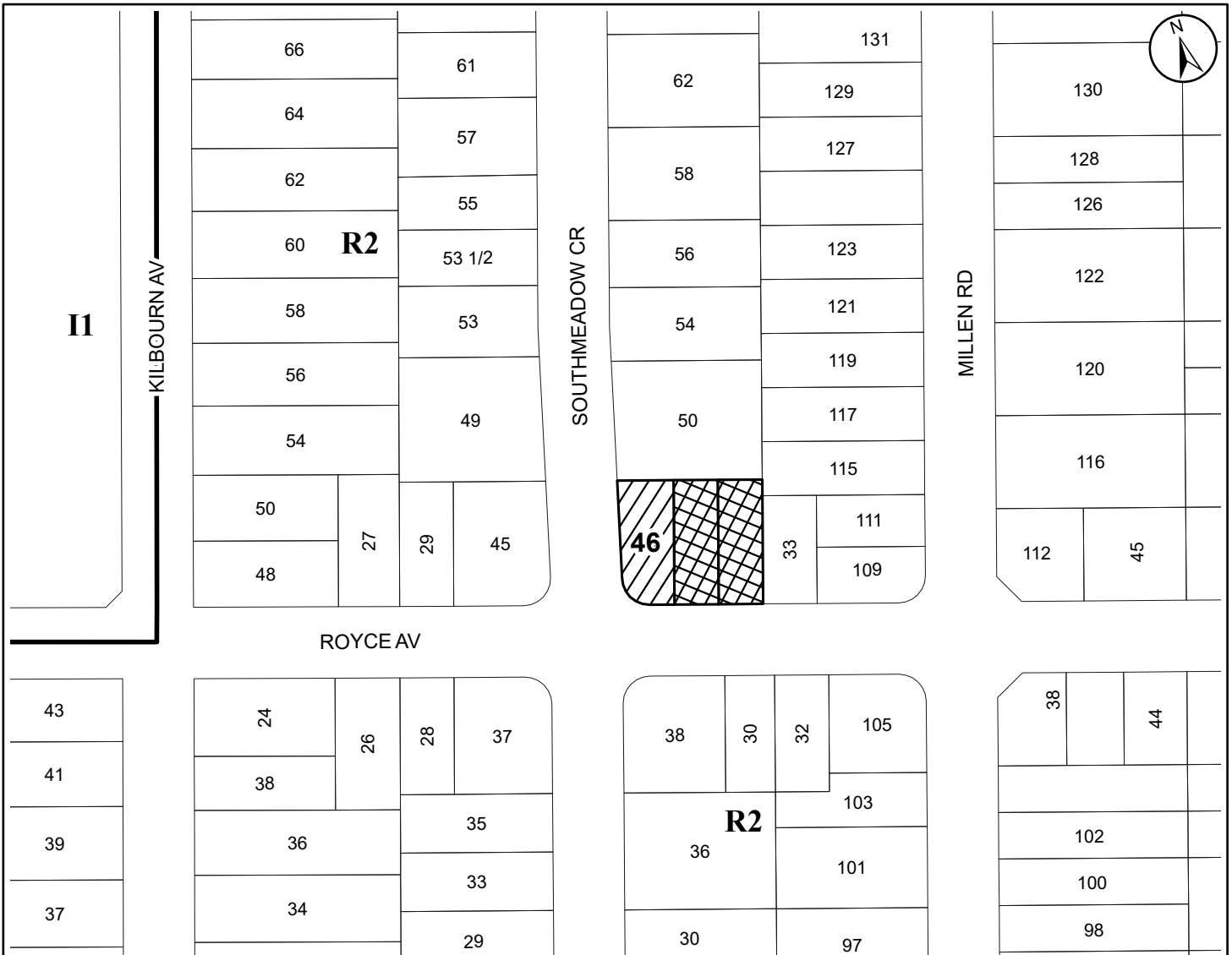
Please let me know if you have any questions or concerns.

Thank you,

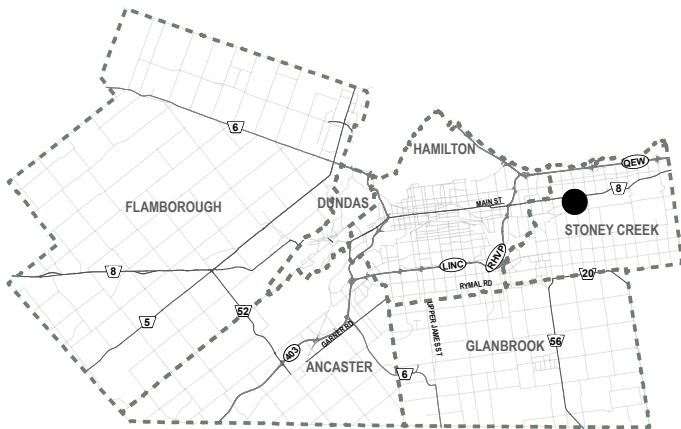
Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com



● Site Location





City of Hamilton

Committee of Adjustments

Subject Property

46 Southmeadow Crescent, Stoney Creek (Ward 10)

-  Lands to be retained
-  Lands to be severed

File Name/Number:

B-24:27

Date:

May 27, 2024

Technician:

SH

Scale:

N.T.S.

Appendix "A"



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