



Hamilton

**STAFF COMMENTS**

**HEARING DATE: June 25, 2024**

**B-24:37 – 9705 Airport Road West, Glanbrook (Delegated Authority)**

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)

Proposed Notes:



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Development Planning:

## Background

To create a lease over a parcel of land a period of time not less than 21 years for parking related to the use associated with the lease subject to application B.24.36 for a portion of 9500 Airport Road West.

	Frontage	Depth	Area
<b>LEASE LANDS (North of Airport Road):</b>	120 m±	132 m±	1.58 ha±
<b>SEVERED LANDS:</b>	Varies m±	Varies m±	Varies m±

## Analysis

### Rural Hamilton Official Plan

The property is designated as “Rural” in Schedule D – Rural Land Use Designations. Policies F.1.14.2.1.g, amongst others, are applicable and permits severances 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 non-farm use other than petroleum resource works, mineral aggregate resource extraction, and infrastructure works. Based on the foregoing, staff support the application.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<ol style="list-style-type: none"> <li>The proposed Consent is to create a new parcel for long-term lease purposes, in excess of 21 years.</li> <li>Please note this application is to be heard in conjunction with Consent Application No. B-24:36 for 9500 Airport Road West.</li> <li>Please note that specific details regarding the “new parking lot” for the area of the leased lands, as indicated on the survey prepared by NA Geomatics Inc. dated October 7th, 2020 has not been indicated to confirm zoning compliance. It is noted that the parking lot appears to be existing.</li> </ol>



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	4. Be advised that the “A2, E272” Zone only permits the use of an Airport, Airport Storage, Maintenance and Operation Facilities and, uses existing at the effective date of the By-law.
	5. This Division has no concerns with the proposed application.
Proposed Notes:	

Natural Heritage:

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

Cultural Heritage:

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

Development Engineering:

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

Building Engineering:

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

Forestry:

Recommendation:	Approve
Proposed Conditions:	
Comments:	There are no Municipal Tree Assets on site. No public tree permit is required.



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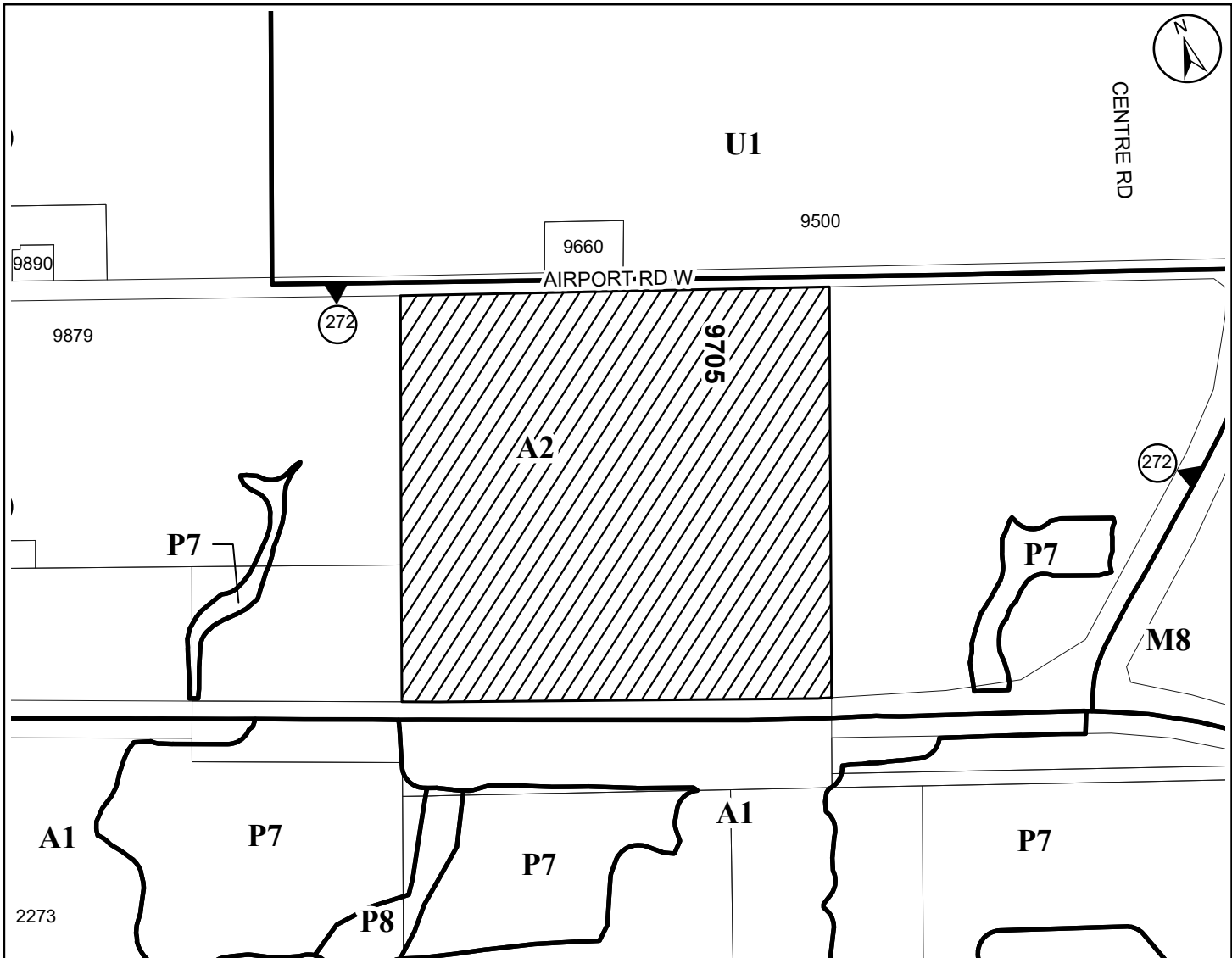
	<p>No Landscape plan required.</p> <p>Forestry has no concerns or conditions regarding this application.</p> <p>For questions please contact: <a href="mailto:urbanforest@hamilton.ca">urbanforest@hamilton.ca</a></p>
Proposed Notes:	

Transportation Planning:

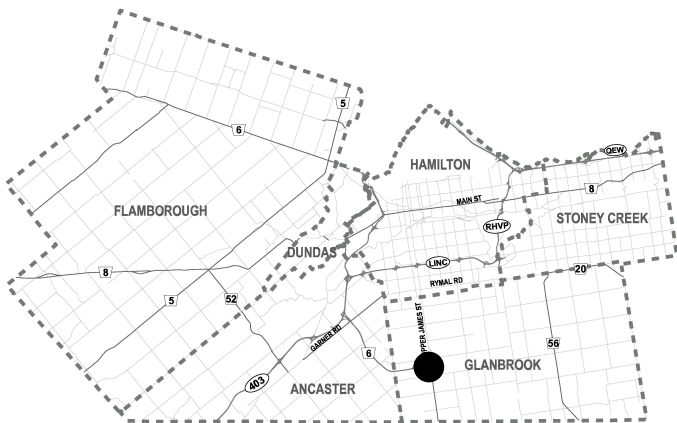
Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Transportation Planning has not reviewed the files.
Proposed Notes:	

Legislative Approvals:

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



● Site Location



**City of Hamilton**

# Committee of Adjustments

**Subject Property**



9705 Airport Road West, Glanbrook (Ward 11)

**File Name/Number:**

B-24:37

**Date:**

June 12, 2024

**Technician:**

AL

**Scale:**

N.T.S.

**Appendix "A"**



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