



Hamilton

B-24:43 – 110 Aeropark Boulevard, Glanbrook

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 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. We ask that the Owner / applicant shall close City of Hamilton Draft Plan of Subdivision File No.: 25T-200525 (Orlick Aeropark) to the satisfaction of the Manager, Legislative Approvals / Staging of Development.
6. That the owner / applicant shall provide a solicitor's undertaking confirming that they will obtain approval of an application for severance of the lands formerly identified as Wetenhall Court on Plan 62M-1229 and an application to deem lands identified as Block 7 on Plan 62M-1229 not to be part of a Registered Plan of Subdivision, to facilitate the future merger of Block 7 and the southerly portion of Wetenhall Court with the retained lands to the satisfaction of the Manager, Legislative Approvals / Staging of Development.
7. That the owner provides a cash payment for the future urbanization of the Upper James Street based on the frontage of the property and the "New Roads Servicing Rates" at the time of payment, all to the satisfaction of the City's Director of Development Engineering.



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STAFF COMMENTS

HEARING DATE: August 20, 2024

Proposed Notes:

1. 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 conveyance of a parcel of land containing an existing one storey warehouse building (to remain) and to retain a parcel of land containing an existing one storey warehouse building (to remain).

	Frontage	Depth	Area
SEVERED LANDS (Parts 6, 11, 14 & 17):	91.5 m±	112 m±	1.52 ha±
RETAINED LANDS:	250 m±	430 m±	22.7 ha±

Analysis

Urban Hamilton Official Plan

The subject lands are designated “Airport Employment Growth District” on Schedule E-1 – Urban Land Use Designations within the Urban Hamilton Official Plan. Policies E.5.5.1 and F.1.14.3.5 among others, are applicable and permits the use.

Airport Employment Growth District Secondary Plan

The subject lands are further designated “Airport Prestige Business” on Map B.8-1 Land Use Plan within the Airport Employment Growth District Secondary Plan. Policy B.8.4.5.1, among others, are applicable and permit the use of a warehouse.

Staff note that the proposed severed and retained lands have frontage onto a public road and are serviced by municipal services. Staff are of the opinion that the severed and retained lands generally reflect the scale and character of the existing lot fabric. The lands are within Phase Two of the Draft Approved Plan of Subdivision 25T-200525. The applicant has indicated that they do not intend to proceed with the plan of subdivision for the subject lands as regard for proper and orderly development of the lands was addressed through approval of Site Plan Control applications SPA-20-060 and SPA-21-037, and that conveyance of the future parcels will be achieved through application for consent. Staff defer to Legislative Approvals for further comment on the draft plan approval. Planning staff are of the opinion that the consent application meets the intent of the Official Plan.

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

The subject lands are zoned Airport Prestige Business (M11) Zone and Airport Prestige Business (M11, 37) Zone, which permits the use.



Hamilton

Zoning:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	
Comments:	<ol style="list-style-type: none"> 1. The owner/applicant should obtain an appropriate municipal address for the proposed parcel(s) from the Legislated Approvals and Staging of Development Section of the Planning and Economic Development Department prior to the issuance of a building permit. 2. This Division has no concerns with the proposed application.
Proposed Notes:	

Development Engineering:

Recommendation:	Approve with Conditions
Proposed Conditions:	1. That the owner provides a cash payment for the future urbanization of the Upper James Street based on the frontage of the property and the “New Roads Servicing Rates” at the time of payment, all to the satisfaction of the City’s Director of Development Engineering.
Comments:	Currently, Upper James Street is a urban street with a rural cross section. Therefore, the owner shall provide a cash payment for the future urbanization of the street.
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:	Transportation Planning has no objection to the severance.
Proposed 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.
Proposed 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:	Comments and Conditions/Notes
Proposed Conditions:	1. We ask that the Owner / applicant shall close City of Hamilton Draft Plan of Subdivision File No.: 25T-200525 (Orlick Aeropark) to the satisfaction of the Manager, Legislative Approvals / Staging of Development, and; 2. That the owner / applicant shall provide a solicitor's undertaking confirming that they will obtain approval of an application for severance of the lands formerly identified as Wetenhall Court on Plan 62M-1229 and an application to deem lands identified as Block 7 on Plan 62M-1229 not to be part of a Registered Plan of Subdivision, to facilitate the future merger of Block 7 and the southerly portion of Wetenhall Court with the retained lands to the satisfaction of the Manager, Legislative Approvals / Staging of Development.
Comments:	The lands to be retained will remain as 110 Aeropark Boulevard (Glanbrook) . The lands to be conveyed will remain as 95 Aeropark Boulevard (Glanbrook) . If at a future date it is discovered that the main entry of the building to be constructed on the conveyed lands will face Glainair Drive, an address change will be required.



Hamilton

STAFF COMMENTS

HEARING DATE: August 20, 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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NPCA comments regarding Hamilton August 20, 2024 COA Agenda

Meghan Birbeck <mbirbeck@npca.ca>

Fri 8/9/2024 3:48 PM

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

External Email: Use caution with links and attachments

Good afternoon,

Thank you very much for circulating the NPCA Hamilton's COA agenda.

Of the properties three (3) are within the NPCA's jurisdiction. Please see the NPCA's comments below:

- 110 Aeropark Boulevard
 - There are no NPCA features on the subject property and as such the NPCA has no comments and will not require a review fee.
 - However, any development should still be circulated to the NPCA to review if there are any stormwater outlets proposed within the NPCA regulated areas.

- 58 Christopher Drive
 - There are no NPCA features on the subject property and as such the NPCA has no comments and will not require a review fee.

- 17 Christopher Drive
 - There are no NPCA features on the subject property and as such the NPCA has no comments and will not require a review fee.

Best,
Meghan



Meghan Birbeck (MS)
Watershed Planner

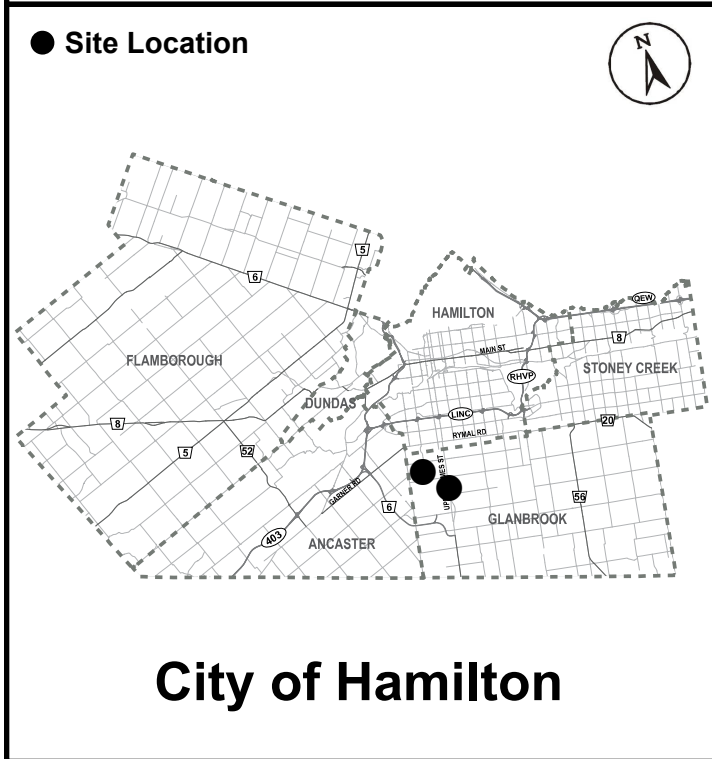
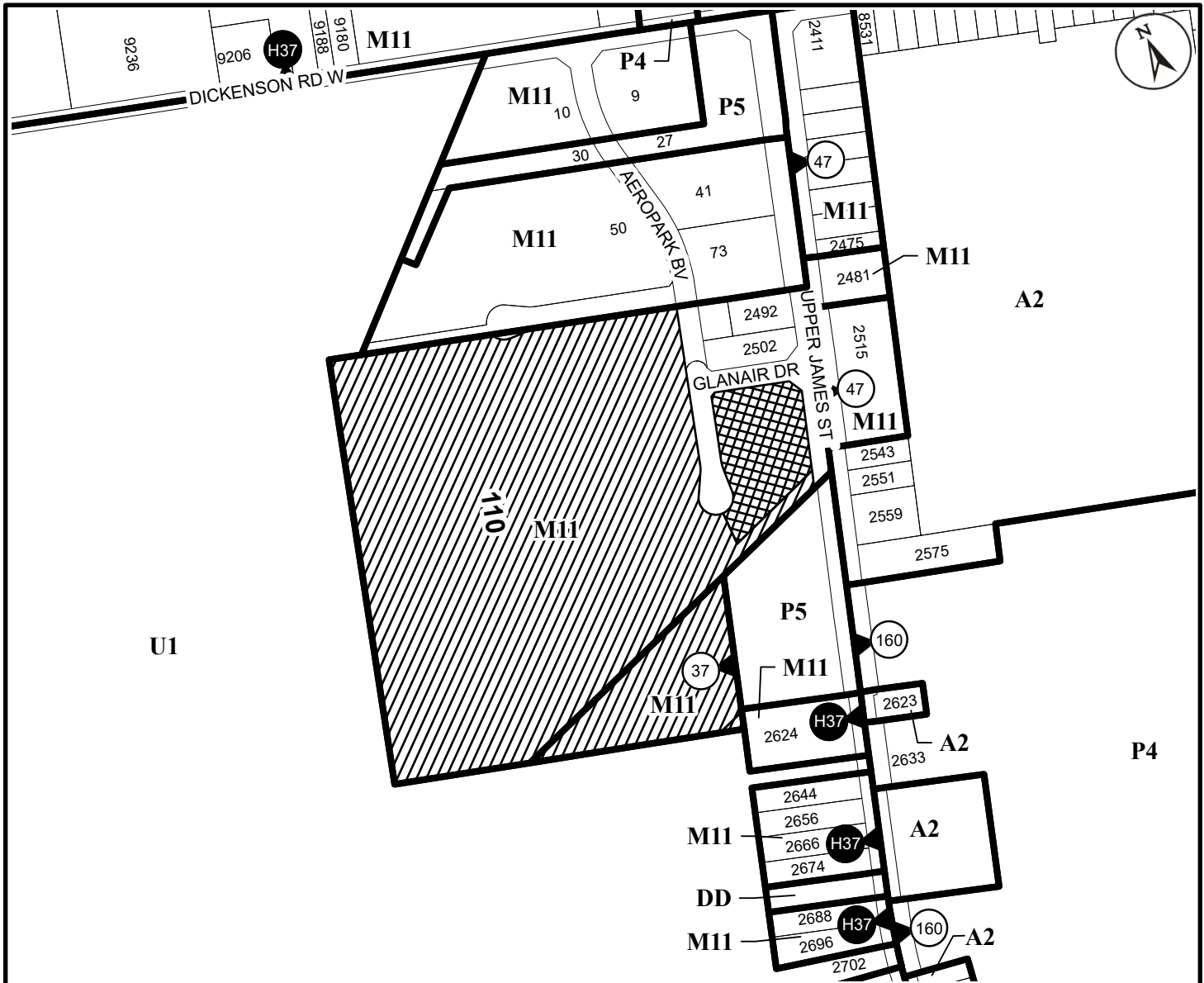
Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

905.788.3135 Ext 278
www.npca.ca
mbirbeck@npca.ca

From: Nicholas Bradley <nbradley@npca.ca>
Sent: Friday, August 9, 2024 8:52 AM
To: Meghan Birbeck <mbirbeck@npca.ca>
Subject: RE: Internal NPCA Inquiry - August 20, 2024 COA Agenda Available



Hey Meghan,

There are 3 properties that are within the NPCA watershed. Those properties are 110 Aeropark Boulevard, Glanbrook, 58 Christopher Drive, Hamilton, & 17 Christopher Drive, Hamilton.




Committee of Adjustment

Subject Property
 110 Aeropark Boulevard, Glanbrook (Ward 11)

 Lands to be Retained
 Lands to be Severed

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: B-24:43
Date: August 8, 2024
Technician: NB
Map Not To Scale
Appendix "A"
 Hamilton