



Hamilton

STAFF COMMENTS

HEARING DATE: September 10, 2024

B-24:48 (940-946 Beach Blvd., Hamilton)

Recommendation:

Development Planning – Approve with conditions.

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. A Permit to injure or remove municipal trees is a requirement of this application. A Tree Management Plan must be submitted to the Forestry and Horticulture Section c/o the Urban Forestry Health Technician, to address potential conflicts with publicly owned trees.
5. 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 –Plan Examination Section.
6. 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.
7. The owner/applicant shall demolish the Shed on the lands to be Conveyed to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Review Section), or alternatively apply for and receive final approval of the appropriate Planning Act application in order for the Shed to remain when no principal use is existing (Planning Division – Zoning Review Section). NOTE: If a demolition permit is required, the permit shall have a status of either "Review", "Issued", or "Closed" in order for this condition to be cleared by the Zoning Review Section.



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STAFF COMMENTS

HEARING DATE: September 10, 2024

8. Transportation Planning has no objection to the severance if the required right-of-way dedication of approximately ± 2 metres is dedicated to the City of Hamilton on Beach Boulevard. (To the satisfaction and approval of the Manager, Transportation Planning).
9. Beach Boulevard is a collector road per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Collector Roads are to be 26.213 metres. The existing right-of-way on Beach Boulevard at the subject property is approximately 24 metres. (To the satisfaction and approval of the Manager, Transportation Planning).
10. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening. (To the satisfaction and approval of the Manager, Transportation Planning).
11. The Applicant's surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements. (To the satisfaction and approval of the Manager, Transportation Planning).
12. That the owner shall investigate the noise levels on the severed and retained lands and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of Environment, Conservation and Parks (MECP) recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended noise control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner and shall be submitted to the satisfaction of the Director of Planning and Chief Planner.
13. That the owner shall obtain all the necessary permits and approvals as required under the Ontario Heritage Act, to the satisfaction of the Director of Heritage and Urban Design.
14. That the owner submits and receive approval of a Tree Protection Plan for the lands to be retained, including the review fee as per the Schedule of Rates and Fees, prepared by a qualified tree management professional (i.e. certified arborist, registered professional forester or landscape architect), to the satisfaction of the Manager of Heritage and Design.
15. If tree removal is proposed that the owner submit and receive approval of a Landscaped Plan for the severed and retained lands, to the satisfaction of the Manager of Heritage and Urban Design.
16. That the existing single detached dwelling and accessory building(s) be demolished through the issuance of the appropriate municipal permit to the satisfaction of the Director of Development Planning.



Hamilton

17. The applicant shall submit a Stormwater Brief prepared by a qualified professional to demonstrate the change in stormwater runoff due to an increased impervious area will be handled on the site for all storm events to the allowable discharge rate all to the satisfaction of the Manager of Development Engineering.
18. 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 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 this time), to the satisfaction of the City's Director of Development Engineering.

Proposed Notes:

The lands to be retained (Part 1) will remain as 940 Beach Boulevard (Hamilton).

The lands to be conveyed (Part 2) will be assigned the address of 946 Beach Boulevard (Hamilton).

The lands to be retained (Part 3) will be assigned the address of 950 Beach Boulevard (Hamilton).

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.

1. A Development Permit from the Hamilton Conservation Authority may be required, please contact the HCA to confirm.
2. Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-0036). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).



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Development Planning:

Background

The application is to permit the conveyance of a parcel of land to create two new residential building lots. The existing dwelling will be demolished to facilitate this application.

SEVERED LANDS:

Frontage: 12 m± **Depth:** 49 m± **Area:** 588 m² ±

RETAINED LANDS:

Frontage: 12.5 m± **Depth:** 50 m± **Area:** 625 m² ±

Frontage: 12.5 m± **Depth:** 48 m± **Area:** 600 m² ±

The following variances are requested, for the lands to be severed and retained:

Archaeology:

The subject property meets three (3) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody;
- 2) Along historic transportation routes; and,
- 3) Within a property designated under the Ontario Heritage Act.

Notwithstanding current surface conditions, these criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the Planning Act and Section 2.6.2 of the Provincial Policy Statement apply to the subject application.

If this severance is granted, the City does not require an archaeological assessment, but the proponent must be advised in writing by the Committee of Adjustment as follows:

“Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-0036). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM



Hamilton

and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).”

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan.

The following policies, amongst others, are applicable:

- “B.3.4.2.1 h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City.
- B.3.4.5.1 An inventory of built heritage resources shall be prepared by the City and, as appropriate, may be included in the Register of Property of Cultural Heritage Value or Interest. Registered properties containing built heritage resources may be considered for designation under the Ontario Heritage Act and shall be protected in the carrying out of any undertaking subject to the Environmental Assessment Act or the Planning Act, R.S.O., 1990 c. P.13
- B.3.4.5.2 The City shall encourage the retention and conservation of built heritage resources in their original locations. In considering planning applications under the Planning Act, R.S.O., 1990 c. P.13 and heritage permit applications under the Ontario Heritage Act, there shall be a presumption in favour of retaining the built heritage resource in its original location. (OPA 167)
- E.3.2.3 The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 – Urban Land Use Designations:
- a) residential dwellings, including second dwelling units and housing with supports;
 - b) open space and parks;
 - c) local community facilities/services; and,
 - d) local commercial uses.
- E.3.2.4 The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in



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accordance with Section B.2.4 – Residential Intensification and other applicable policies of this Plan.

F.1.14.3 Lot Creation – Urban Area Neighbourhoods Designation

F.1.14.3.1 Consents for new lot creation, for both the severed and retained lands, for residential uses in the Neighbourhoods designation shown on Map E-1 – Urban Land Use Designation, shall be permitted provided the following conditions are met:

- a) The lots comply with the policies of this Plan, including secondary plans, where one exists;
- b) The lots comply with existing Neighbourhood Plans;
- c) The lots are in conformity with the Zoning By-law or a minor variance is approved;
- d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;
- e) The lots are fully serviced by municipal water and wastewater systems; and,
- f) The lots have frontage on a public road.”

Staff have reviewed the proposed severance against to conditions outlined in Policy F.1.14.3.1 and determined that it complies with these policies, subject to the proposed conditions related to cultural heritage and noise.

Through aerial photograph interpretation and through the submitted plans trees have been identified within the subject property. To facilitate the proposed redevelopment of this site, these trees will need to be removed. The City recognizes the importance of trees and woodlands to the health and quality of life in the community (i.e. canopy cover, energy conservation, mental health benefits) and encourages sustainable forestry practices and the restoration of trees and forests (policy C.2.11.1). It is recommended that a Tree Protection Plan (TPP) be prepared. The TPP is to be prepared by a recognized 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)

Noise

The QEW is identified as a “Provincial Highway (Controlled Access)” on Schedule C – Functional Road Classification in the UHOP.



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The proposed consent is for residential purposes, which is a sensitive land use and the subject property is located within 400 metres of an existing or proposed parkway or provincial highway (controlled access), as identified on Schedule C – Functional Road Classification. Therefore, a noise feasibility study is required to be submitted for review and approval in order to conform to Policy B.3.6.3.7 Road and Railway Traffic Noise and Vibration of the Urban Hamilton Official Plan.

Cultural Heritage

The subject property comprises 940-946 Beach Boulevard, a property within the Hamilton Beach Heritage Conservation District designated under Part V of the Ontario Heritage Act.

The proponent proposes to permit the conveyance of a parcel of land to create a new residential building lot and to demolish the existing dwelling to facilitate this.

Accordingly, sections B.3.4.1.4 and B.3.4.2.1(g) of the Urban Hamilton Official Plan, Volume 1, apply.

In addition section B.3.4.2.11 a) of the Urban Hamilton Official Plan, Volume 1, states that a Cultural Heritage Impact Assessment shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act where the proposed development, site alterations, or redevelopment of lands (both public and private) has the potential to adversely affect Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act.

Under the Ontario Heritage Act, a Heritage Permit is required for the demolition of existing structures and for the construction of new buildings in a Heritage Conservation District.

Staff note that the proposal to demolish the existing buildings on site and sever the property to facilitate new residential development was previously considered as part of application HM/B-21:66 and Heritage Permit Application HP2022.007. A Cultural Heritage Impact Assessment was completed on February 28, 2022, in support of the previous applications. Heritage Permit HP2022-007 was approved by Council and expired in April 2024. The applicant submitted a request for extension to the previously approved Heritage Permit, which is currently being processed.

Former City of Hamilton Zoning By-law No. 6593

The subject lands are zoned Urban Protected Residential “C/S-1436a & C/S-1436b & C/S-1822” District, Modified, which permits the use of single detached dwellings. The proposed lot frontage and area conforms with the requirement of the Zoning By-law.

Analysis

The subject lands contain features designated under the *Ontario Heritage Act*. The proponent has received a Heritage Permit for the proposed redevelopment, which has since lapsed. The proponent



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will be required to obtain the necessary approval under the Ontario Heritage Act as a recommended condition of approval.

Staff have reviewed the proposed severance against to conditions outlined in Policy F.1.14.3.1. The proposed lots comply with the existing Neighbourhood Plan and the lot area and frontage provision of the Zoning By-law. Furthermore, the proposed lots reflect the general lot fabric and character of the area and have frontage on a public road. The proposed dwellings are to be fully municipally serviced and reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview. The proposed severance, subject to the proposed conditions related to cultural heritage, noise and tree protection will comply with the Urban Hamilton Official Plan. **Staff support the severance and recommend it be approved subject to the proposed conditions.**

Zoning:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	<ol style="list-style-type: none"> <li data-bbox="443 869 1515 1157">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. <li data-bbox="443 1199 1515 1516">2. The owner/applicant shall demolish the Shed on the lands to be Conveyed to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Review Section), or alternatively apply for and receive final approval of the appropriate Planning Act application in order for the Shed to remain when no principal use is existing (Planning Division – Zoning Review Section). NOTE: If a demolition permit is required, the permit shall have a status of either “Review”, “Issued”, or “Closed” in order for this condition to be cleared by the Zoning Review Section.
Comments:	<ol style="list-style-type: none"> <li data-bbox="443 1528 1515 1671">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. <li data-bbox="443 1713 1515 1873">2. This property is designated as a property of cultural heritage value. A Heritage Permit may be required for alterations or changes to the property. Please contact a Cultural Heritage Planner at culturalheritageplanning@hamilton.ca, or visit www.hamilton.ca/heritageplanning for further information.



	<p>3. Be advised, in addition to the existing Garage that is proposed to be demolished on the submitted Site Plan, if the Shed is not demolished at the same time as the dwelling, final approval of the appropriate Planning Act application will be required to permit the Shed to remain on the retained lands when no principal use/building has been established.</p> <p>This property is adjacent to the Queen Elizabeth Way which may require special setbacks as required by the Zoning By-law and approval from the Ministry of Transportation.</p>
Notes:	

Development Engineering:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>1. The applicant shall submit a Stormwater Brief prepared by a qualified professional to demonstrate the change in stormwater runoff due to an increased impervious area will be handled on the site for all storm events to the allowable discharge rate all to the satisfaction of the Manager of Development Engineering.</p> <p>2. 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 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 this time), to the satisfaction of the City’s Director of Development Engineering.</p> <p>The proponent will be required to provide separate independent sewer and water services to the severed and retained parcels as specified under the new municipal sewer-use by-law 23-234.</p>
Comments:	<p>1. This property is subject to the policies of the Master Drainage Plan for the Hamilton Beach Neighbourhood (Marshall Macklin Monaghan, 1999) and the Beach Boulevard Stormwater Ponding Study (November 2019).</p>



	<p>2. Please note that basements and crawl spaces are not permitted at proposed developments within the Beach Boulevard area due to the proximity to Lake Ontario.</p>
Notes:	<p>According to our GIS records, the existing municipal services front the subject property as follows:</p> <p>Beach Boulevard</p> <ul style="list-style-type: none"> • 250mmø Sanitary Sewer @ ±0.4% • 200mm Sanitary Forcemain • 300mmø Storm Sewer • 300mmø DuctileIron Watermain

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 –Plan Examination Section
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 with Conditions
Proposed Conditions:	<p>Transportation Planning has no objection to the severance if the required right-of-way dedication of approximately ± 2 metres is dedicated to the City of Hamilton on Beach Boulevard.</p> <p>Beach Boulevard is a collector road per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Collector Roads are to be 26.213 metres. The existing right-of-way on Beach Boulevard at the subject property is approximately 24 metres.</p> <p>A survey conducted by an Ontario Land Surveyor and at the Applicant’s expense will determine the ultimate dimensions for the right-of-way widening.</p> <p>The Applicant’s surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements. All are subject to the satisfaction and approval of the Manager, Transportation Planning.</p>
Comments:	
Notes:	



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Forestry:

Recommendation:	Approve with Conditions
Proposed Conditions:	A Permit to injure or remove municipal trees is a requirement of this application. A Tree Management Plan must be submitted to the Forestry and Horticulture Section c/o the Urban Forestry Health Technician, to address potential conflicts with publicly owned trees.
Comments:	<p>Conditions of the Forestry and Horticulture Section will be cleared only after receipt of all applicable fees.</p> <p>An assessment of the information provided shows that there are potential conflicts with publicly owned trees or trees that may become city assets through right of way widening.</p> <p>Where existing municipal trees are impacted by development work, are within proximity of the development work or access/egress to the development work, a Public Tree Permit to injure or remove municipal trees is required.</p> <p>Where ownership of trees in proximity to the boundary between public and private land is un-certain, the subject trees must be surveyed by the applicant to confirm ownership. Ownership is as per By-law 15-125. Ownership must be clearly identified on the Tree Management Plan as either municipal or private.</p> <p>No Landscape plan required.</p> <p>TREE MANAGEMENT</p> <p>Tree Protection is a measure of efforts to preserve existing trees during the Planning of New Developments, Infrastructure Enhancements, Utility Upgrades & Residential Improvements.</p> <p>The Forestry & Horticulture Section requires that a Tree Management Plan be prepared by a MTCU Qualified Arborist, or ISA Certified Arborist, or a Registered Landscape Architect. All trees within this proposed development area must be surveyed, identified, and accurately plotted on the plan to determine ownership, including intensions regarding retention or removal.</p> <p>It is compulsory that all proposed surface treatment changes within individual tree driplines as well as property lines, building footprints, driveways, utility construction corridors and temporary access roads be accurately depicted on the submission.</p>



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	<p>The Tree Inventory Analysis Table on the Tree Management Plan shall not be considered complete without the following data and recommended action for each tree.</p> <ul style="list-style-type: none"> • Species by Botanical and common name • Diameter at breast height in centimeters or millimeters • Ownership {> 50% @ ground level = ownership} • Biological health • Structural condition • Proposed grade changes within individual driplines {compulsory} • Proposed utility construction within individual driplines {compulsory} • Proposed removals or relocations • Proposed trees to be protected. <p>If it is determined and verified that existing trees can remain, a Tree Protection Zone Detail with notes showing Tree Preservation Techniques shall be included on the submission as per the Public Tree Preservation and Sustainability Policy.</p> <p>The determination of ownership of all trees is the responsibility of the applicant and any civil issues which may exist or arise between property owners with respect to trees, must be resolved by the applicant. The ownership of each individual tree inventoried must be clearly stated as municipal or private.</p> <p>All Healthy trees on municipal property which are found to be in conflict with this proposed development and do not meet our criteria for removal are subject to a replacement fee as outlined in the Public Tree Preservation and Sustainability Policy in conjunction with By-Law 15-125.</p> <p>A permit will be issued upon approval of the Tree Management Plan and applicable fees.</p>
Notes:	

Legislative Approvals:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	
Comments:	<p>The lands to be retained (Part 1) will remain as 940 Beach Boulevard (Hamilton).</p> <p>The lands to be conveyed (Part 2) will be assigned the address of 946 Beach Boulevard (Hamilton).</p> <p>The lands to be retained (Part 3) will be assigned the address of 950 Beach Boulevard (Hamilton).</p>
Notes:	<p>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.</p>



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

STAFF COMMENTS


HEARING DATE: September 10, 2024

RE: September 10, 2024 COA Agenda Available

Boucetta, Alexandra (MTO) <Alexandra.Boucetta@ontario.ca>

Fri 8/23/2024 10:01 AM

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

 1 attachments (53 KB)

50 East Crescent, Ancaster.docx;

To whom it may concern:

940-946 Beach Boulevard, Hamilton - Consent/Land Severance

The Ministry will be providing comments for this severance application. If you haven't received MTO comments by the due date, please consider postponing this application till next hearing date.

50 East Street N, Hamilton

The Ministry has no issues with the proposed minor variances. However, the proponent must be aware that the property is located within the Ministry's permit control area and therefore requires a Ministry Building and Land Use permit.

Please ensure that the following documents are uploaded with the application:

- Site Plan
- Architectural Drawing

No construction or grading is to commence before the permit has been approved and issued by the Ministry.

Thank you,

Alexandra Boucetta

Corridor Management Officer | Corridor Management, Central Region West | Operations Division

Ministry of Transportation | Ontario Public Service

416-816-4719 | alexandra.boucetta@ontario.ca



Taking pride in strengthening Ontario, its places and its people

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

Sent: Thursday, August 22, 2024 11:15 AM

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

Subject: September 10, 2024 COA Agenda Available

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Morning,

Attached is a copy of the Agenda for the **September 10, 2024** Hybrid Hearing date, please follow the link below for a copy of the submitted materials.

www.hamilton.ca/committeeofadjustment

(Please allow enough time to download, as the files are sometimes very large.)

August 28, 2024

City of Hamilton
Planning and Economic Development Department
71 Main St W
Hamilton, Ontario
L8P 4Y5

Attention: Committee of Adjustment

File# B-24:48

Re: 940-946 Beach Blvd

In response to your correspondence dated August 22, 2024, please be advised that our Engineering Design Department has reviewed the information concerning the above noted Consent Application and our comments are as follows:

- For Residential/Commercial electrical service requirements, the Developer needs to contact our ICI and Layouts Department at 905-798-2634 or 905-798-3370 or visit our web site @ www.alectrautilities.com. To make a service request, [Make a Service Request | Alectra Utilities](#)
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Developers to acquire an easement, if required.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 36-52 weeks to purchase a transformer.
- Proposed Severence of property will require service to 954 Beach Blvd to be relocated. Contact our ICI Group to discuss service relocation prior to land severence and property title change.

We would also like to stipulate the following:

- Do not excavate within two metres of hydro poles and anchors.
- Excavation within one metre of underground hydro plant is not permitted unless approval is granted by an Alectra Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Alectra Utilities must be contacted if the removal, isolation or relocation of existing plant is required, all cost associated with this work will be at the owners expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system on our adjacent to the property must be maintained in accordance to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1)
 - Electrical Safety Code Rule 75-312
 - Occupational Health and Safety Act (OH&SA) – Construction Projects (Electrical Hazards)
 - CSA Standard C22.3 No. 1:20, Overhead System
 - CSA Standard C22.3 No. 7:20, Underground Systems

We trust that you will find this information satisfactory and that the information contained within will be provided to the owner of this project. Should you have any questions regarding this response, please contact Charles Howell at 905-798-2517 in our Engineering Design Department.

Sincerely,

Mark Jakubowski

Mark Jakubowski
Supervisor, Design, Customer Capital

Hamilton - 940-946 Beach Boulevard - B-24-48

AMIN Pranav <Pranav.Amin1@HydroOne.com>

Thu 8/29/2024 1:19 PM

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

External Email: Use caution with links and attachments

Hello,

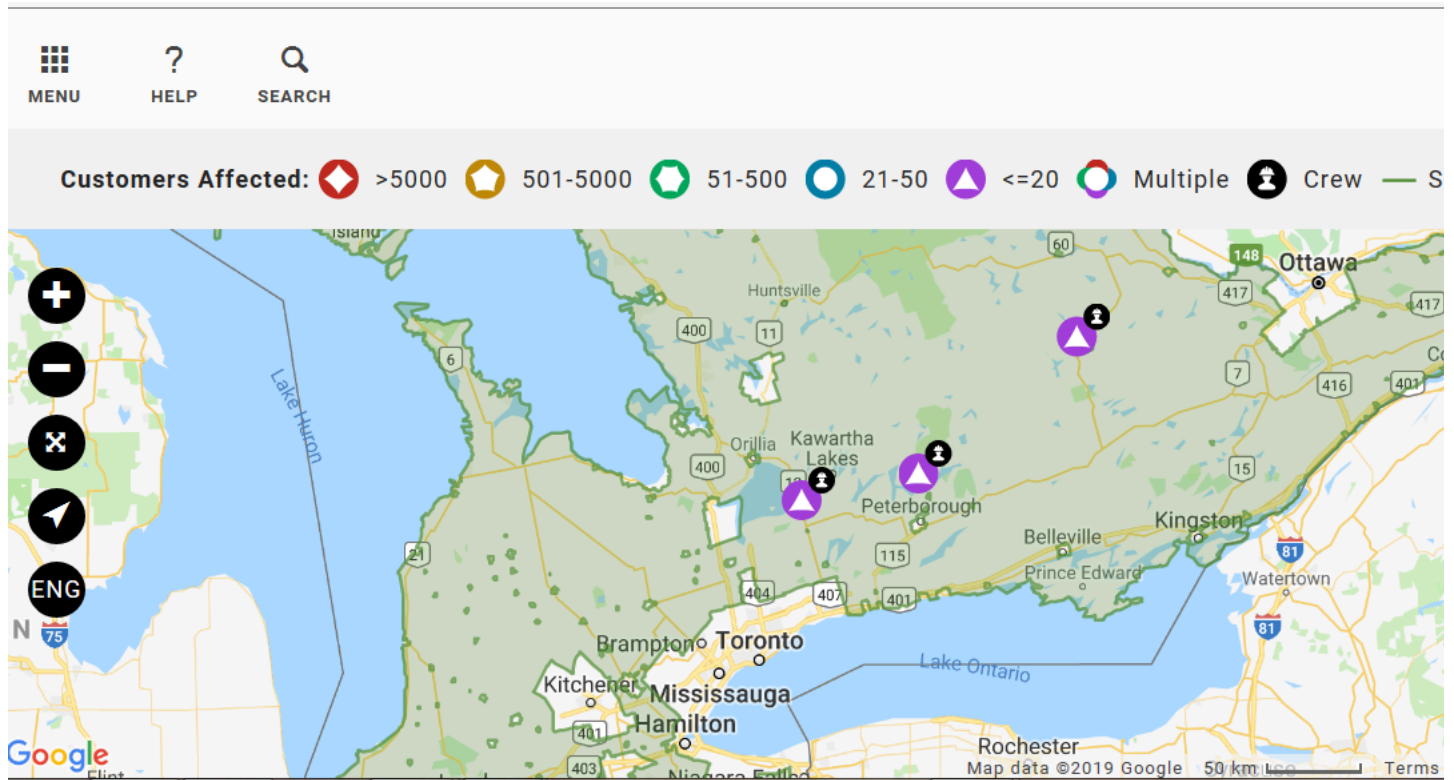
We are in receipt of your Application for Consent, B-24-48 dated August 26th, 2024. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' 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,

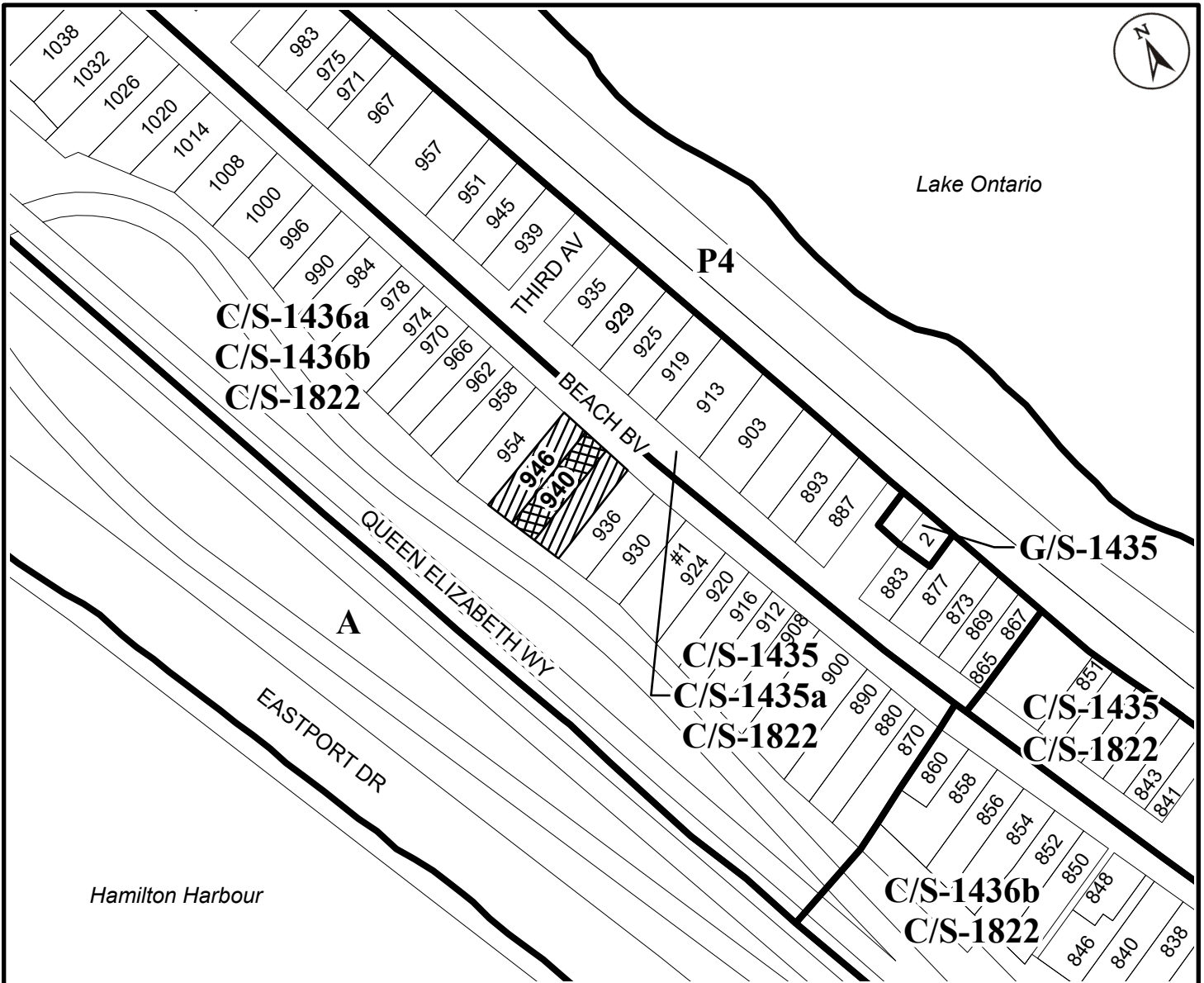
Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

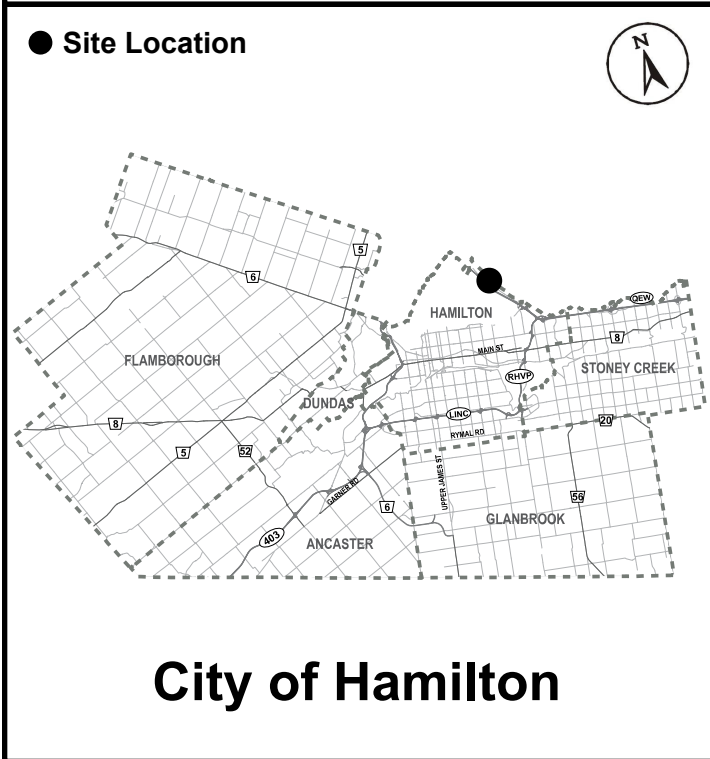
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com



Lake Ontario

Hamilton Harbour



Committee of Adjustment

Subject Property

940-946 Beach Boulevard, Hamilton (Ward 5)



Lands to be Retained



Lands to be Severed

File Name/Number:

B-24:48

Date:

August 26, 2024

Technician:

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Map Not To Scale

Appendix "A"



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT