



Hamilton

STAFF COMMENTS

HEARING DATE: September 10, 2024

A-24:184 (2187 Regional Rd. 56, Glanbrook)

Recommendation:

Development Planning – Comments and Recommendation to be Provided at the Hearing.

Proposed Conditions:

Proposed Notes:



Hamilton

Development Planning:

Comments and Recommendation to be Provided at the Hearing.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<p>1. A portion of the property falls under conservation management. Please contact the Niagara Peninsula Conservation Authority prior to any development.</p> <p>2. Please be advised insufficient information was provided regarding accessory buildings eave and gutter projections. Additional variances may be required in conformity cannot be achieved.</p>
Notes:	

Development Engineering:

Recommendation:	Approve
Proposed Conditions:	
Comments:	No Comments
Notes:	

Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	<p>A building permit is required for the construction of 6 buildings accessory to an existing rural and permit additional storage use.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>

Transportation Planning:

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

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


Hamilton COA

Kyle Riley <kriley@npca.ca>

Tue 9/3/2024 10:10 AM

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

Cc:Sarah Mastroianni <smastroianni@npca.ca>

 5 attachments (3 MB)

2187 Regional Road 56 Basemap.pdf; Extent Basemap 3417 and 3325 Tyneside Road.pdf; Basemap 9724 Twenty Road.pdf; 2016 Regional Road 56 Basemap.pdf; 3300 Homestead Drive.pdf;

External Email: Use caution with links and attachments

Hello Jamila,

Please see below the Niagara Peninsula Conservation Authorities (NPCA) comments for Hamiltons COA meeting on September 10th, 2024.

GL/A-24:09 2016 REGIONAL ROAD 56: There is no features under NPCA-jurisdiction at this lot—at this time. As such, this Office offers No Comment and will not require a review fee.

A-24:187 3300 Homestead Drive: There is no features under NPCA-jurisdiction at this lot—at this time. As such, this Office offers No Comment and will not require a review fee.

A-24:188 3325 Tyneside Road: Both 3417 and 3325 Tyneside are traversed by numerous NPCA-regulated watercourses which do not have regulated floodplains. As the proposal is a Boundary Adjustment, and there is no associated change in land-usage the NPCA offers No Objections to the proposals. No Planning or Permitting fees are required for this review.

A-24:184 2187 Regional Road 56: The Applicants are seeking a Minor Variance to Permit the construction of 5 accessory storage structures without these structures existing behind a main building. The Applicants also seek a Minor Variance to Permit the storage of various categories of vehicles on the site. A total of six accessory buildings will be added to the site as a result of the Minor Variance. A separate Site Plan Application is also being undertaken at this lot, and the comments provided here shall only apply to the issues mentioned above.

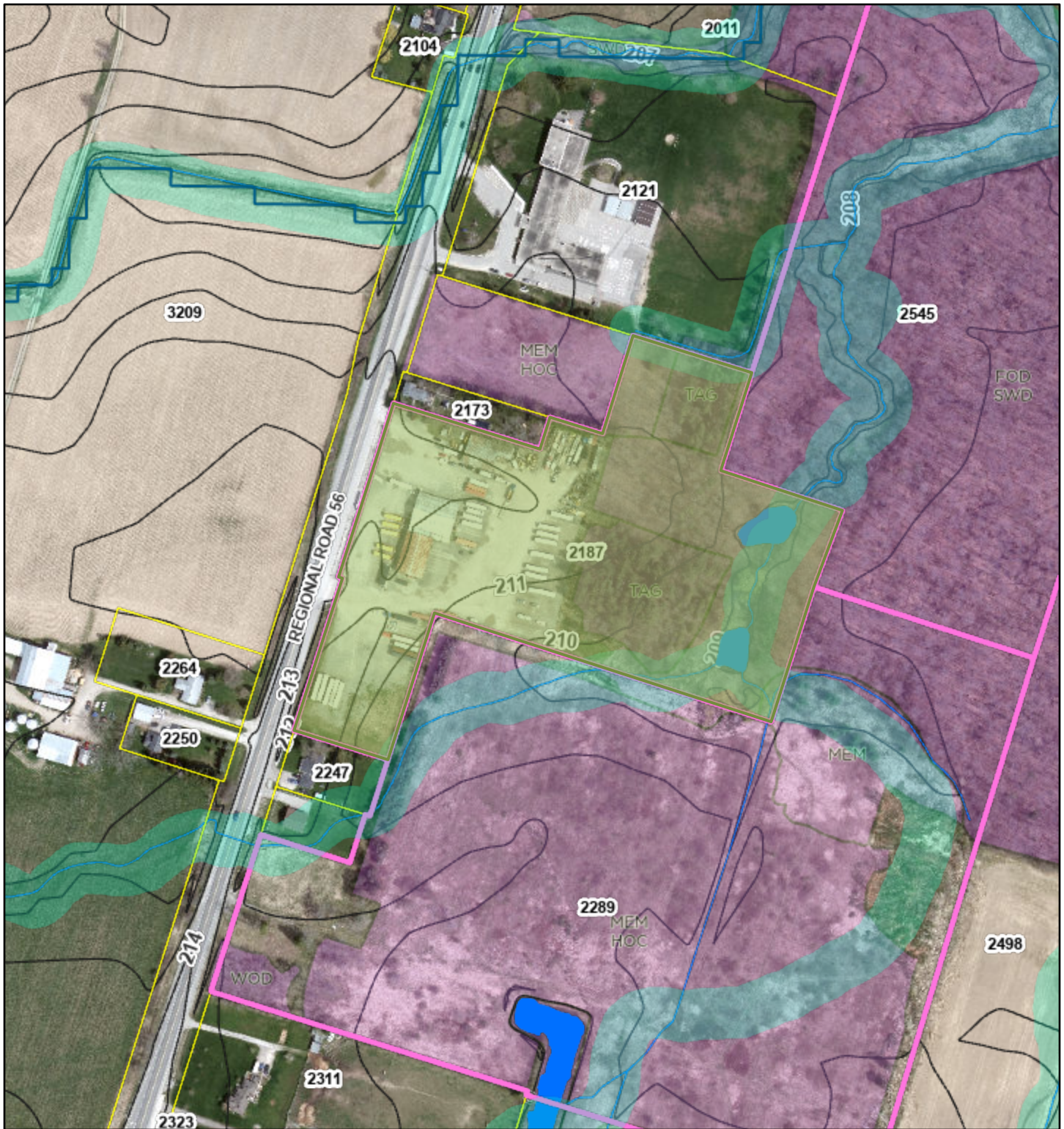
Previous site-visits conducted by the NPCA at the subject address have confirmed the presence of wetlands to the east of the proposed lots, which retain a 30m development set-back. The locations of the size accessory buildings, along with the structures of the rights-of-way, and the snow storage are beyond the reach of NPCA-regulated features on-site. As such, the NPCA offers No Objections to the Minor Variances at the lot and will continue reviewing the Site Plan Application at the same location. Again, please only apply our comments to the Minor Variance titled "**A-24-184.**" No fees are requested for this review.

B-24:46 9724 Twenty Road W: There is no features under NPCA-jurisdiction at this lot—at this time. As such, this Office offers No Comment and will not require a review fee.

Should you have any questions on the above, please, do not hesitate to contact the underwritten.

Kind regards,

ArcGIS Web Map

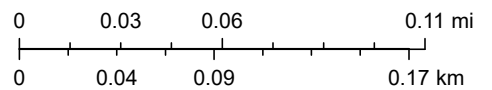


8/22/2024, 2:56:09 PM

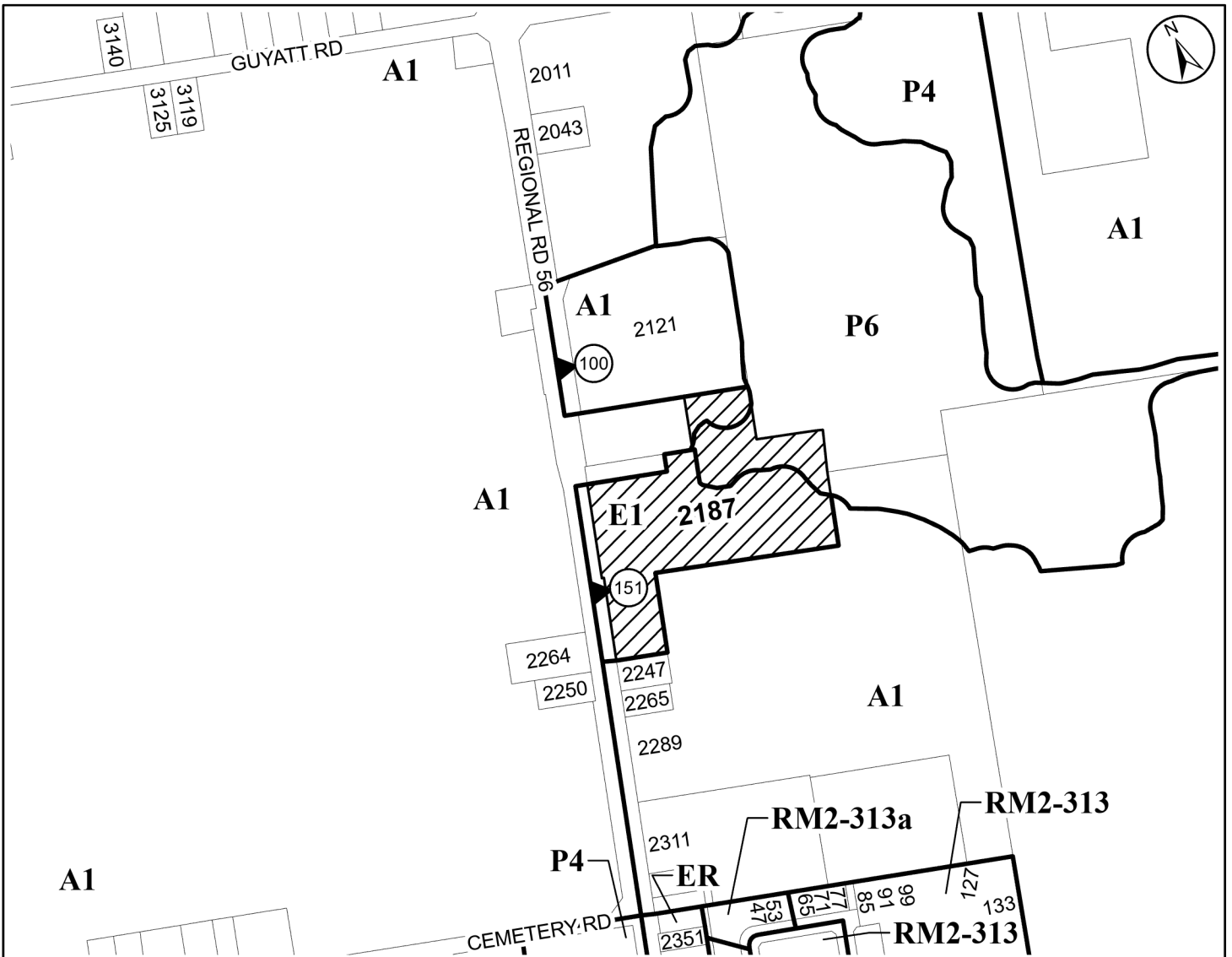
1:4,514

SWOOP 2020 NPCA

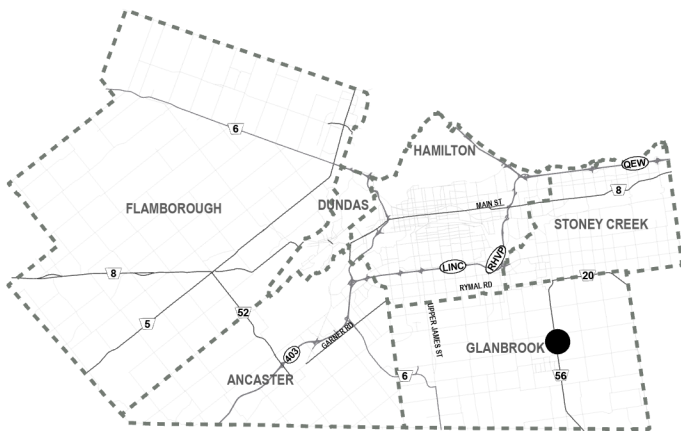
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Assessment Parcels _Query result
- Roads



NPCA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



2187 Regional Road 56, Glanbrook (Ward 11)

File Name/Number:

A-24:184

Date:

August 23, 2024

Technician:

SH

Scale:

N.T.S.

Appendix "A"



Hamilton