



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

NOTICE OF DECISION
Consent/Land Severance

APPLICATION NO.:	B-24:55	SUBJECT PROPERTY:	9662 Twenty Road West, Glanbrook
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APPLICANTS: Owner: Karamat Ullah Bajwa Inc. c/o Rowena Parayno
Agent: A.J. Clarke & Associates Ltd. c/o M. Liam Doherty

PURPOSE & EFFECT: To sever the existing residential lot into six residential lots, the severed lands will be a vacant residential building lot and the retained lands will contain the existing dwelling which is intended to remain.

	Frontage	Depth	Area
SEVERED LANDS (Part 1):	10.36 m [±]	42.67 m [±]	453.59 m ²
SEVERED LANDS (Part 2):	10.36 m [±]	42.67 m [±]	442.03 m ²
SEVERED LANDS (Part 3):	10.36 m [±]	42.67 m [±]	442.03 m ²
SEVERED LANDS (Part 4):	10.36 m [±]	42.67 m [±]	442.03 m ²
SEVERED LANDS (Part 5):	10.36 m [±]	42.67 m [±]	442.03 m ²
SEVERED LANDS (Part 6):	10.4 m [±]	42.67 m [±]	443.74 m ²
RETAINED LANDS (Part 7):	16.50 m [±]	42.67 m [±]	869.2 m ²
SEVERED LANDS (ROW):	12.19 m [±]	42.67 m [±]	171.80 m ²

Associated Planning Act File(s): A-24:203 & GL/B-22:135

THE DECISION OF THE COMMITTEE IS:

That the said application, as set out above, Approved with Conditions, for the following reasons:

1. The proposal does not conflict with the intent of the Urban/Rural Hamilton Official Plan.
2. The proposal does not contravene Zoning By-law requirements.

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3. The Committee considers the proposal to be in keeping with development in the area.
4. The Committee is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands.
5. The submissions made regarding this matter affected the decision by supporting the granting of the application.

Having regard to the matters under subsection 51(24) of the Planning Act, R.S.O. 1990, c.P. 13, the said application shall be subject to the following condition(s):

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. A Landscape Plan is required by the Forestry and Horticulture Section, depicting the street tree planting scheme for the proposed development.
6. The Owner / Applicant must enter into and register on title of the lands, a Combined External Works and Consent Agreement, to address issues including but not limited to: extension of all services from Whiterock Avenue for the full flankage of the subject lands, at the full expense of the Owner, payment of any outstanding servicing costs assessed to the property, 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 street trees (City policy requires one (1) street tree/lot, stormwater management infrastructure as required and securities for items that may include: lot grading (\$10,000.00 grading security), driveway approaches and culverts, relocation of any existing infrastructure (hydro poles, etc.) and any damage to municipal infrastructure during construction (unknown costs at this time), all to the satisfaction of the Director of Development Engineering.
7. The Owner / Applicant must enter an external works agreement and complete the construct of Sanitary sewer from Whiterock Ave. to Twenty Road West prior to creation of the lots at owners cost to the satisfaction of the Director of Development Engineering.

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8. A functional servicing report must be provided demonstrating that the downstream sanitary sewer has the capacity to account for the newly created lots to the satisfaction of the Director of Development Engineering.
9. The Owner / Applicant shall obtain and satisfy the requirements of any applicable MECP approval or requirements for municipal sewer extension, all to the satisfaction of the Director of Development Engineering.
10. The applicant shall submit a Stormwater Brief prepared by a qualified professional to demonstrate that the change in stormwater runoff due to an increased impervious area will be handled on the site for all storm events to the satisfaction of the Director of Development Engineering.
11. That the Owner pay to the City of Hamilton for the future urbanization costs of Twenty Road West based on the New Road Servicing Rate for the year that final approval is obtained, to the satisfaction of the City's Director of Development Engineering.
12. The Owner/ Applicant shall pay any outstanding charges or best efforts, all to the satisfaction of the Director of Development Engineering.
13. 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).
14. Transportation Planning has no objection to the severance if the required right-of-way dedication of, Subject to the satisfaction and approval of the Manager, Transportation Planning:
 - Approximately ± 7.0 metres is dedicated to the City of Hamilton on Twenty Road West as per the Council Approved Rural Official Plan: Chapter C - City Wide Systems and Designations.
 - The Applicant is to dedicate a 9.14 metres x 9.14 metres Daylighting Triangle to the right-of-way, at Twenty Road West & Silverbirch Boulevard as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7.
 - a. 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, Subject to the satisfaction and approval of the Manager, Transportation Planning.
 - b. The Applicant's surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements, Subject to the satisfaction and approval of the Manager, Transportation Planning.
15. 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

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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.

16. That the proposed lots identified as Parts 1 through 6 on the Sketch for Consent to Sever submitted through concurrent applications A-24:203 & B-24:55 be used for semi detached dwelling purposes.
17. 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).
18. 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 if required.
19. That the private septic system on the subject lands, which services the existing single detached dwelling be appropriately decommissioned, and that the existing single detached dwelling be connected to municipal wastewater services, to the satisfaction of the Director of Planning and Chief Planner.
20. That the proponent shall carry out an archaeological assessment of the entire property to be conveyed and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning confirming that all archaeological resource concerns have met conservation requirements. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the Ontario Ministry of Citizenship and Multiculturalism (MCM).

Should deeply buried archaeological materials be found on the property during any of the above development activities the MCM should be notified immediately (416-212-8886). 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)."

21. The owner shall receive final approval of any necessary variances from the requirements of the Zoning By-law as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section).
22. The owner shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of any existing structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of any variances from the requirements of the Zoning By-Law as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section).

DATED AT HAMILTON, October 8, 2024.

D. Smith (Chairman)

N. Lauwers

D. Lord

R. Reid

S. Rybarczyk

L. Gaddy

The date of the giving of this Notice of Decision is **October 11, 2024**. Above noted conditions **MUST** be fulfilled within **TWO (2) YEARS** of the date of this Notice of Decision (October 11, 2026) or the application shall be deemed to be REFUSED (Planning Act, 53(41)).

NOTES:

1. THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT) MAY BE FILED IS **October 31, 2024 at 4:30pm**. A Notice of Appeal must be filed with the Secretary-treasurer of the Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the applicable fee. See Appeal Information Consents/Severances for more information.
2. **This Decision is not final and binding unless otherwise noted and must not be acted upon until the period of appeal has expired.**
3. The Decision does not release any persons from the necessity of observing the requirements of building regulations, the license by-law, or any other by-law of the City of Hamilton.
4. The lands to be retained (Part 7) will remain as 9662 Twenty Road West (Glanbrook).
The lands to be conveyed (Part 1) will be assigned the address of 1094 Silverbirch Boulevard (Glanbrook).
The lands to be conveyed (Part 2) will be assigned the address of 1098 Silverbirch Boulevard (Glanbrook).
The lands to be conveyed (Part 3) will be assigned the address of 1102 Silverbirch Boulevard (Glanbrook).
The lands to be conveyed (Part 4) will be assigned the address of 1106 Silverbirch Boulevard (Glanbrook).
The lands to be conveyed (Part 5) will be assigned the address of 1110 Silverbirch Boulevard (Glanbrook).

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The lands to be conveyed (Part 6) will be assigned the address of 1114 Silverbirch Boulevard (Glanbrook).

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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APPEAL INFORMATION – CONSENTS/SEVERANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 53(19) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 53(19) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 53(19) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the giving of Notice of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 53(19) appeals must be received in one of the following formats:

Hardcopy: at City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Hamilton City Hall, 5th Floor, 71 Main Street West, Hamilton, ON, L8P 4Y5. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of second-hand mailing will be time barred and of no effect.

Electronic copy: by email delivered to cofa@hamilton.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@hamilton.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to Hamilton (City) – Committee of Adjustment and Consent Authority (select appropriate approval body as outlined on the Notice of Decision). Appeals received by the office of the Committee of Adjustment after the last date of appeal as a result of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two

options. Appeals received after the date of appeal as a result of one of the methods being unavailable will be time barred and of no effect.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 53(19) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form, this can be found by contacting Committee of Adjustment staff at the 5th floor of City Hall or at the OLT website <https://olt.gov.on.ca/appeals-process/forms/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee, the fee is currently \$400 (subject to change) and must be paid as outlined on the OLT Appeal Form or OLT E-file Portal;
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@hamilton.ca)