



Hamilton

B-24:65 (28 Oak Ave., Hamilton)

Development Planning:

Please note that applications A-24:232 & B-24:65 have been tabled; comments have not been provided at this time.

Zoning:

Recommendation:	
Proposed Conditions:	
Comments:	Please note that applications A-24:232 & B-24:65 have been tabled; comments have not been provided at this time
Proposed Notes:	

Development Engineering:

Recommendation:	Approve with Conditions
Proposed Conditions:	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.
Comments:	<ul style="list-style-type: none"> According to our GIS records, the existing municipal infrastructure fronting the subject property is summarized as follows: Oak Avenue: <ul style="list-style-type: none"> ➤ 150mm ø Watermain ➤ 300mm ø Combined Sewer @ ±1.0% <p>Separate and independent services are required for each parcel of land in accordance with the Sewer and Drain By-Law 23-234 and Water Works By-Law 23-235.</p>
Proposed Notes:	



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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 –t Plan Examination
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:

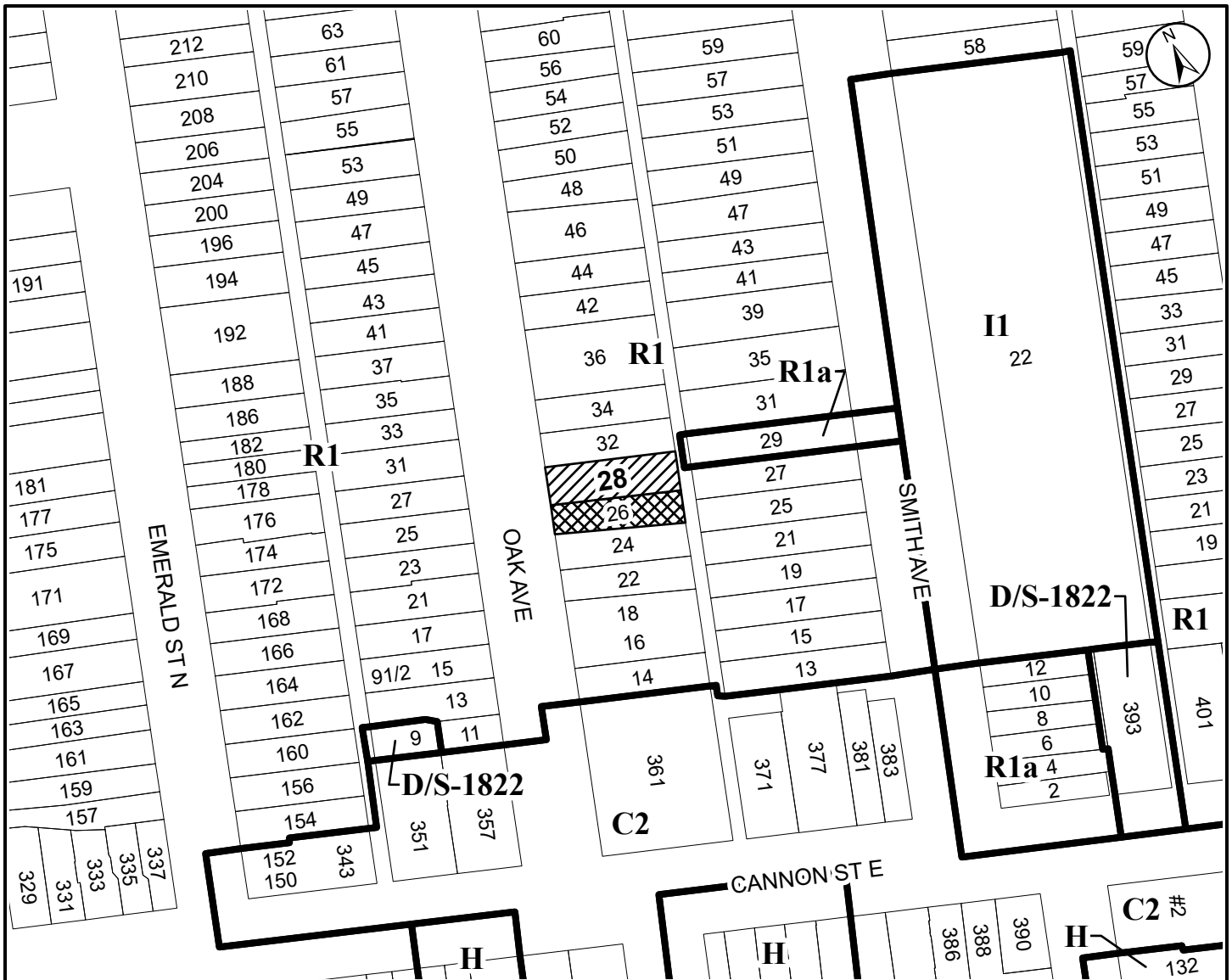
Recommendation:	Approve
Proposed Conditions:	
Comments:	
Proposed Notes:	

Forestry:

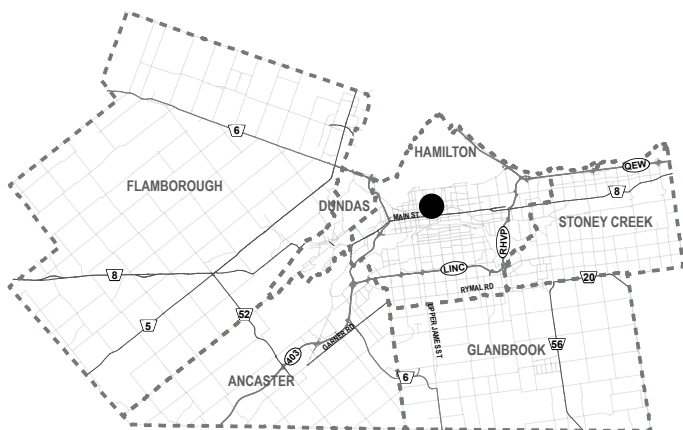
Recommendation:	Approve
Proposed Conditions:	No conditions required.
Comments:	There are no public tree assets impacted by the proposed conveyance.
Proposed Notes:	

Legislative Approvals:

Recommendation:	Comments and Conditons/Notes
Proposed Conditions:	
Comments:	The lands to be retained will remain as 28 Oak Avenue (Hamilton) . The lands to be conveyed will remain as 26 Oak Avenue (Hamilton) .
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.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property

28 Oak Avenue, Hamilton (Ward 3)

- Lands to be retained
- Lands to be severed

File Name/Number:
B-24:65

Date:
November 13, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton