

B-24:72 (485 Springbrook Ave., Ancaster)

Recommendation

- Approve

Proposed Conditions

1. That the severed parcel, labelled "Part 2" on the site plan titled "479 & 485 Springbrook Avenue" dated September 2024, be merged on title with the lands municipally known as 479 Springbrook Avenue, to the satisfaction of the Director of Development Planning.
2. That the existing garage on the severed lands be demolished, subject to the issuance of a demolition permit in the normal manner, to the satisfaction of the Director of Development Planning.

Proposed Notes

N/A

**Development Planning:
Background**

	Frontage	Depth	Area
SEVERED LANDS (Part 2):	N/A m±	66.75 m	1383.28 m ² ±
RETAINED LANDS (Part 1):	20.73 m±	31.66 m±	656.28 m ² ±

The purpose of Consent to Sever Application B-24:72 is to permit the conveyance of a parcel of land to be added to the property known municipally as 479 Springbrook Avenue for future lot creation as part of the related Consent to Sever application B-24:75. The existing garage will be demolished on the severed portion to facilitate this application.

The subject lands are located south of a temporary cul-de-sac where Fair Street currently terminates and to the west of an existing hydro corridor. This is discussed in more detail in conjunction with Consent to Sever application B-24:75 as a separate item on the November 26, 2024, Committee of Adjustment agenda.

Staff note that the proposed future development is to facilitate the creation of six new residential lots, with five fronting onto Fair Street and one new lot fronting onto Springbrook Avenue. To achieve this,



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Consent to Sever applications B-24:72 and B-24:75 have been concurrently submitted. B-24:72 proposes to convey a portion of the rear of 485 Springbrook Avenue, to merge with 479 Springbrook Avenue. B-24:75 proposes to create the six new residential lots from the enlarged 479 Springbrook Avenue, including updating Fair Street to a permanent cul-de-sac.

Staff further note that a 1 foot reserve remains between Fair Street and 479 Springbrook Avenue, being Block 18 of Registered Plan 62M-1161. This reserve must be lifted prior to development occurring.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and are designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Policies E.3.4.3 and F.1.14.3.6, amongst others, are applicable and permits the existing single detached dwelling.

Policy F.1.14.3.6 permits minor lot line adjustments provided there is no increased fragmentation of Core Areas and the adjustments do not conflict with the intent of the Urban Hamilton Official Plan.

Staff note that Consent to Sever application B-24:72 is intended for land assembly purposes to facilitate the proposed lot creation in Consent to Sever application B-24:75, to create six new residential lots. Staff are recommending a condition of approval requiring the proposed severed lands to be merged in title with 479 Springbrook Avenue.

Staff further note that the retained lands will have frontage on a public street, are fully serviced by municipal water and wastewater services and are generally comparable to the established development pattern of the area.

Meadowlands Neighbourhood IV Secondary Plan

The subject lands are further designated “Low Density Residential 2b” on Map B.2.6-1 within the Meadowlands Neighbourhood IV Secondary Plan. Policy B.2.6.1.4, among others, is applicable and permits single detached dwellings.

The proposed severance and single detached dwellings generally comply with the policies of the Meadowlands Neighbourhood IV Secondary Plan.



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Based upon review of the above noted policies and the materials provided in support of this severance application, staff are of the opinion that the proposed severance meets the intent of the Urban Hamilton Official Plan and Meadowlands Neighbourhood IV Secondary Plan.

Archaeology

The subject property meets two (2) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) Within 250 metres of known archaeological sites;
- 2) 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;

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.

A Stage 1-2 (P038-038) archaeological report for the subject property were submitted to the City and the Ontario Ministry of Citizenship and Multiculturalism (MCM) and subsequently signed off on by the Ministry on September 6th, 2007. Therefore, staff believe the archaeology condition for the subject application has been met to the satisfaction of municipal heritage planning staff.

Cultural Heritage

No comments.

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

The subject lands are zoned Low Density Residential (R1) Zone in City of Hamilton Zoning By-law No. 05-200. The proposed future residential uses are permitted.

The retained lands are required to have a minimum area of 360 square metres and a minimum frontage of 12 metres. The retained lands will exceed these requirements with a lot area of 656.28 square metres and a lot width of 20.73 metres. The severed lands have been reviewed in conjunction with Consent to Sever application B-24:75 as a separate item on the November 26, 2024, Committee of Adjustment agenda.

Staff recommend the proposed severance be approved with the recommended conditions.



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STAFF COMMENTS

HEARING DATE: November 26, 2024

Zoning:

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

Development Engineering:

Recommendation:	Approve with Conditions
Proposed Conditions:	1.The owner enters into and registers on the title of the lands an External Works Agreement with the City to deal with extension of the municipal sewers on Springbrook Avenue and obtain all necessary approvals from the City and the MECP to service the retained portion of the property.
Comments:	<ul style="list-style-type: none">According to our GIS records, the existing municipal infrastructure fronting the subject property is summarized as follows: Springbrook Avenue:<ul style="list-style-type: none">➤ 300mm ø Watermain➤ Three are no sanitary or storm sewers adjacent to the property at this time. <p>The owner is required to enter into and register on the title of the lands an External Works Agreement with the City to deal with extension of the municipal sewers on Springbrook Avenue to service the retained portion of the property.</p>
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 – Plan Examination 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:	
Proposed Notes:	



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STAFF COMMENTS

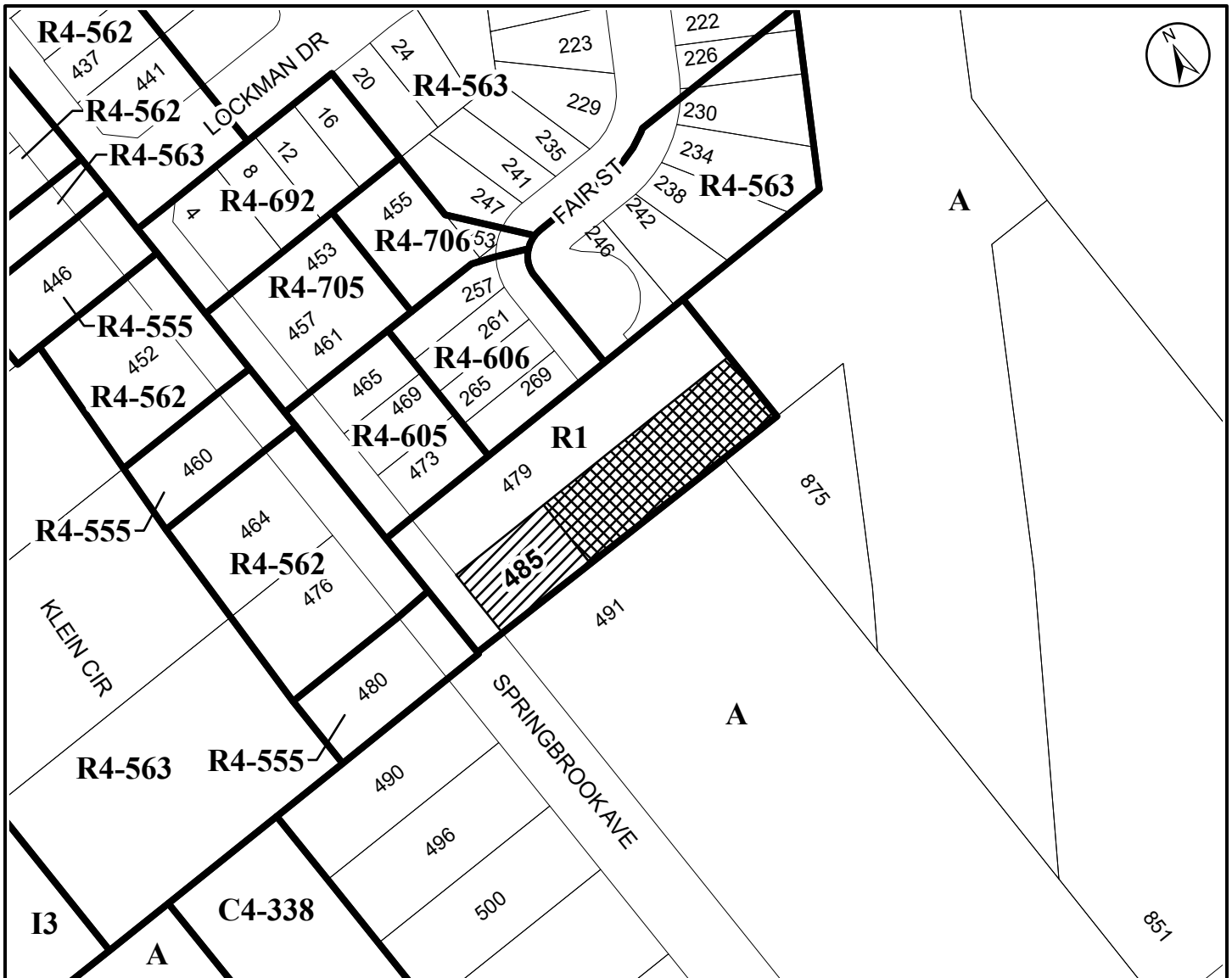
HEARING DATE: November 26, 2024

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 Conditions/Notes
Proposed Conditions:	
Comments:	<p>The lands to be conveyed (Part 1) will be assigned the address of 481 Springbrook Avenue (Ancaster)</p> <p>The lands to be retained (Part 2) will remain as 479 Springbrook Avenue (Ancaster).</p> <p>The lands to be conveyed (Part 3) will be assigned the address of 273 Fair Street (Ancaster).</p> <p>The lands to be conveyed (Part 4) will be assigned the address of 277 Fair Street (Ancaster).</p> <p>The lands to be conveyed (Part 5) will be assigned the address of 281 Fair Street (Ancaster).</p> <p>The lands to be conveyed (Part 6) will be assigned the address of 280 Fair Street (Ancaster).</p> <p>The lands to be conveyed (Part 7) will be assigned the address of 276 Fair Street (Ancaster).</p> <p>The lands to be retained (Part 10) will remain as 246 Fair Street (Ancaster).</p> <p>The lands to be retained (Part 1 B-24:72) will remain as 485 Springbrook Avenue (Ancaster).</p>
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

485 Springbrook Avenue, Ancaster (Ward 12)



Lands to be retained



Lands to be severed and added to
479 Springbrook Avenue

File Name/Number:
B-24:72

Date:
November 15, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department