



Hamilton

**STAFF COMMENTS**

**HEARING DATE: March 27, 2025**

B-25:017 — 30 Glover Road, Hamilton

**Recommendation:**

Approve — Development Planning

**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)

**Proposed Notes:**

Prior to a person performing any work on, in or around a public tree an application for a permit shall be submitted to Forestry. Email [urbanforest@hamilton.ca](mailto:urbanforest@hamilton.ca) for questions or public tree permit application. (Forestry)

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. (Legislative Approvals)



**Development Planning:**

**Background**

The purpose of the application is to facilitate the creation of an easement for storm water management purposes.

Staff note that the application is in part to facilitate Site Plan file DA-24-010 for 60 Glover Road, the lands adjacent to the south.

The easement is to be conveyed as follows:

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS:</b> (for Easement)	104.7 m±	varies	1,495 m2 ±
<b>RETAINED LANDS:</b>	269.44 m±	131.97 m±	40,677 m2 ±

**Urban Hamilton Official Plan**

The subject property is designated “Arterial Commercial” in Schedule E-1 – Urban Land Use Designations. Policies E.4.8.2 and F.1.14.3.7, amongst others, are applicable and permit consents to be granted for the purposes of long-term lease agreements for infrastructure works provided a separate lot is not created for a dwelling or any urban land use, with the exception of certain identified uses. Staff defer concerns relating to storm water management to Development Engineering staff for comment.

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

The subject property including the lands to be dedicated for the storm water management easement are zoned “C7-599” (Arterial Commercial) in Zoning By-law No. 05-200. Exception 599 found in Schedule C of the Zoning By-law permits additional commercial uses. The lands are currently vacant.

**Analysis**

Development Planning Staff have had discussion with Development Engineering Staff and the Site Planning Section and confirmed that the size, location and purpose of the proposed easement is consistent with what was approved through DA-24-010 for 60 Glover Road, to the south. Staff note that future development on 30 Glover Road will be encumbered by the proposed easement and the proposed easement should be considered in any future design considerations for the redevelopment of the subject lands.



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Based on the foregoing, development planning staff support the application.

**Zoning:**

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

**Development Engineering:**

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

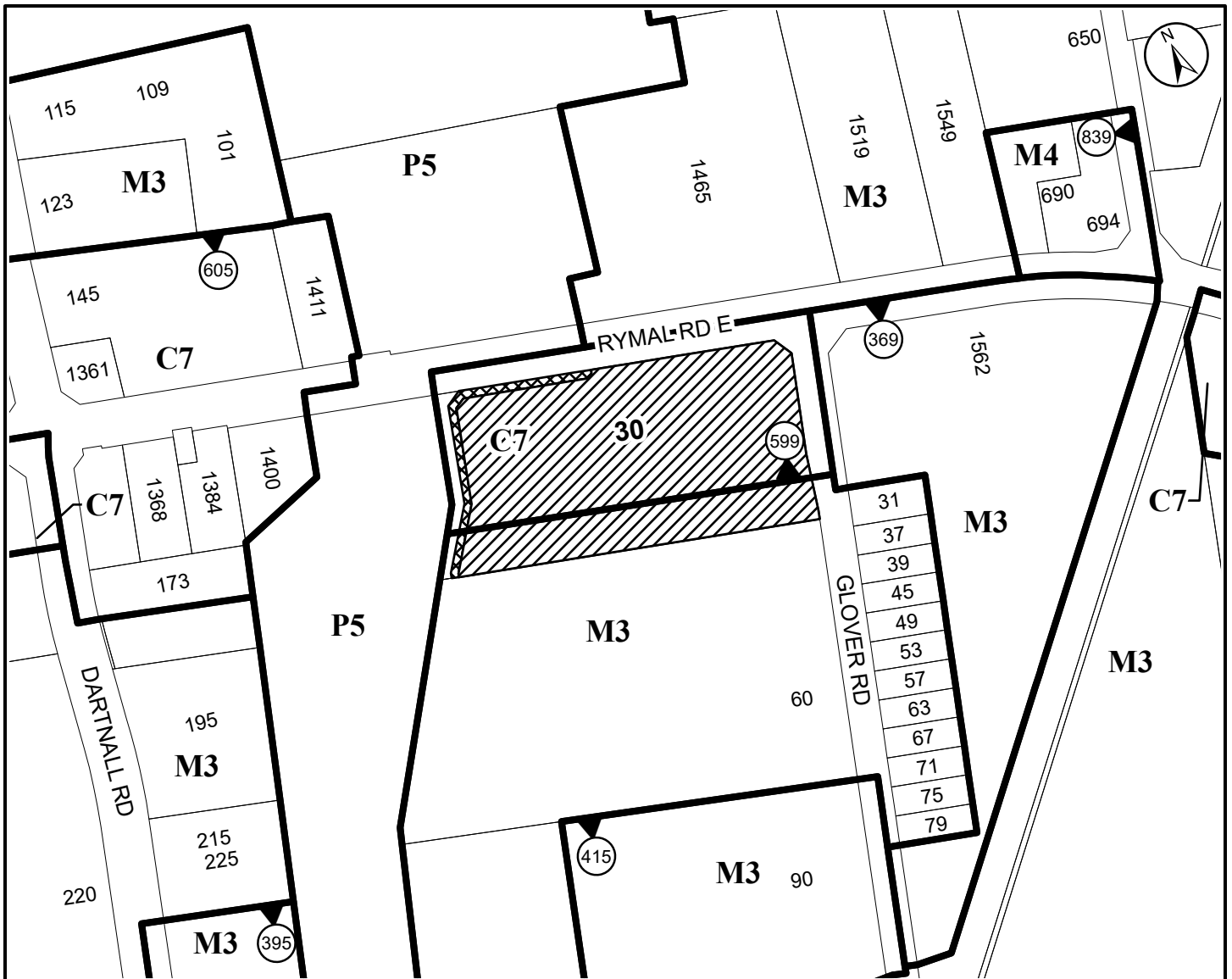
**Forestry:**

Recommendation:	Approve
Proposed Conditions:	
Comments:	There are municipal tree assets on site although it is determined that no impacts are anticipated through this application. No public tree permit is required.  No Landscape plan required.
Notes:	Prior to a person performing any work on, in or around a public tree an application for a permit shall be submitted to Forestry. Email <a href="mailto:urbanforest@hamilton.ca">urbanforest@hamilton.ca</a> for questions or public tree permit application.

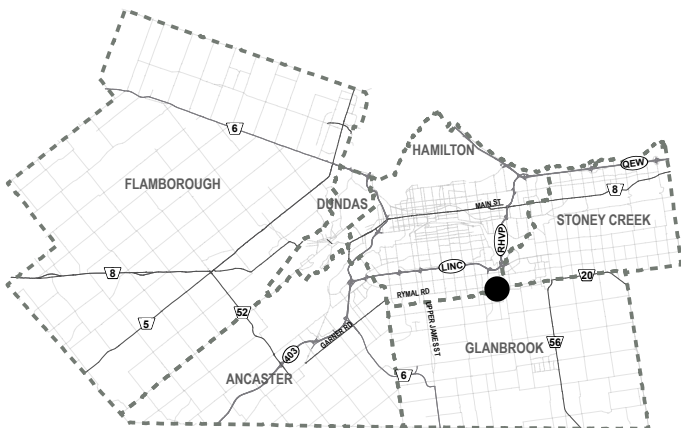
**Legislative Approvals:**

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
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.

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



● Site Location





**City of Hamilton**

## Committee of Adjustments

### Subject Property

30 Glover Road, Hamilton

-  Lands to be retained
-  Lands to be severed

File Name/Number:  
B-25:017

Date:  
March 20, 2025

Technician:  
DR

Scale:  
N.T.S.

Appendix "A"



**Hamilton**