



Hamilton

STAFF COMMENTS

HEARING DATE: March 27, 2025

B-25:010 — 20 Saveryn Road, Glanbrook

Recommendation:

Deny Severance and Minor Variance Applications — 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)
4. The owner/applicant shall receive final and binding approval of minor variance application A-25:023 (Planning Division – Zoning Review Section).
5. The owner/applicant shall apply for a demolition permit to demolish all or an appropriate portion of any buildings straddling the proposed property line, or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section). **NOTE: The demolition permit shall have a status of either "Review", "Issued", or "Closed" in order for this condition to be cleared by the Zoning Review Section.**
6. The A Landscape Plan is required by to the Forestry and Horticulture Section, depicting the street tree planting scheme for the proposed development. In some cases, the requirement for a Landscape Plan may be waived. Request for waiver must be made to the Urban Forestry Health Technician. (Forestry)
7. 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**)



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8. That the owner demolish all existing accessory structure(s) on the lands to be severed or on the proposed lot line, subject to a demolition permit issued in the normal manner, to the satisfaction of the Director of Development Planning.
9. 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 recommended noise control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Development Planning. 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 Development Planning.
10. That the owner submits and receives approval of a Tree Protection Plan including the review fee as part of 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). (Development Planning)
11. 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. (Development Planning)
12. That the proponent shall carry out an archaeological assessment of the entire property 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). (Development Planning)

13. That the Owner must enter into with the City of Hamilton and register, a Consent Agreement, along with the current administrative fee (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



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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/ utilities and any damage during construction (at the Owner's Cost), to the satisfaction of the Director of Development Engineering.

14. The Owner shall submit a Stormwater Management Brief to demonstrate how the stormwater runoff will be handled in accordance with City and MECP standards.

The owner shall pay any outstanding cost recoveries in accordance with Municipal Act By-Law 11-048. (Development Engineering)

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. (Building Engineering)

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)

Please note that the subject lands were included in the engineering design as part of Glanbrook Hills Phase 1 Subdivision, as external lands outside of the draft plan. (Development Engineering)



Development Planning:

Background

The purpose of the application is to facilitate the creation of four (4) lots each with a Single Detached Dwelling. The applicant has applied for a concurrent Minor Variance and Consent (Severance) applications.

The following variances are requested:

1. A minimum Lot Area of 339.0 square metres shall be provided instead of the minimum required lot area of 630.0 square metres.
2. A minimum Lot Width of 10.7 metres shall be provided instead of the minimum required lot width of 18.0 metres.
3. A minimum 1.2 metre Side Yard shall be permitted instead of the minimum required 2.0 metre setback.
4. A minimum 2.0 metre Flankage Yard shall be permitted instead of the minimum required 3.0 metre setback.
5. A maximum Lot Coverage of 45% shall be permitted instead of the maximum permitted lot coverage of 35%

The lots are being requested to be conveyed as follows:

	Frontage	Depth	Area
SEVERED LANDS: (Part 1)	10.7 m±	31.7 m±	339.07 m ²
SEVERED LANDS: (Part 2)	10.7 m±	31.7 m±	339.07 m ²
SEVERED LANDS: (Part 3)	10.7 m±	31.7 m±	339.07 m ²
RETAINED LANDS: (Part 4)	13.6 m±	31.7 m±	418.35 m ²

Urban Hamilton Official Plan

The subject property is designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Policy E.3.2.3 a) permits residential dwellings,



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including second dwelling units and housing with supports. Policy E.3.4.3 permits single-detached, semi-detached, duplex, triplex, fourplex and street townhouse dwellings. The subject property is not located in any Secondary Plan area found in Volume 2 of the Urban Hamilton Official Plan. The subject property permits the proposed Single Detached Dwellings.

The following Official Plan Policies are applicable, among others:

The proposal is considered residential intensification in accordance with the Urban Hamilton Official Plan. Staff have completed an analysis of the proposal against Policy B.2.4.1.4 and B.2.4.2.2. Staff are of the opinion that the policies in B.2.4.1.4 and B.2.4.2.2 are being met.

Policy B.3.6.7 addresses impacts related to noise and vibration, as such Twenty Road East is identified as a Minor Arterial Road in Schedule C – Functional Road Classification. The subject property is located approximately 70 metres from Twenty Road East, and staff recommend the inclusion of a noise study to be completed to the satisfaction of the Director of Development Planning.

The following policy applies to consent applications that create a new lot:

- “F.1.14.3.1 Consents for new lot creation, for both the severed and retained lands, for residential uses in the “Neighbourhoods” designation shown on Map E-1 – Urban Land Use Designation, shall be permitted provided the following conditions are met:
- a) The lots comply with the policies of this Plan, including secondary plans, where one exists;
 - b) The lots comply with existing Neighbourhood Plans;
 - c) The lots are in conformity with the Zoning By-law or a minor variance is approved;
 - d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;
 - e) The lots are fully serviced by municipal water and wastewater systems; and,
 - f) The lots have frontage on a public road.

Policy C.4.8.1 Proposals for development, infill development and redevelopment of residential or other sensitive land uses shall comply with the following requirements in Table C.4.8.1 – Requirement for Development in the Vicinity of John C. Munro International Airport, based on all applicable locational criteria. Proposals may



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meet more than one locational criteria and thereby be subject to more than one set of requirements.

Based on the policies found in Chapter C.4.8.1 of the Urban Hamilton Official Plan including Table C.4.8.1 (Requirements for Development in the Vicinity of John C. Munro International Airport). The lands are identified as being located in the 28 NEF and greater, but less than 35 NEF category. The requirements of this NEF contour category are included below:

- a) All new development of residential and other sensitive land uses, including infill development and redevelopment, shall be prohibited.
- b) New land uses which may cause a potential aviation hazard shall be prohibited.
- c) All development applications approved prior to approval of this Plan may proceed.

Policy F.1.14.3.1 a) requires that consent for new lot creation comply with the policies of the Urban Hamilton Official Plan. Staff have identified concerns with the policies of Section C.4.8.1 regarding proximity to the airport and the NEF guidelines. Staff are of the opinion that the proposed consent and concurrent minor variances does not comply with the policies of Section C.4.8.1 of the Urban Hamilton Official Plan. Staff defer concerns of servicing to development engineering staff. The lots will have frontage on a public road.

Based on the forgoing staff the proposal does not comply with F.1.14.3.1 a) as the proposed consent application does not comply with the policies found in Chapter C.4.8.1 of the Urban Hamilton Official Plan including Table C.4.8.1.

Based on the forgoing, all new development of residential and other sensitive land uses, including infill development and redevelopment, is prohibited within this NEF contour and staff have concerns regarding the proposal to create four (4) new lots.

As such staff recommend that the application for consent be **denied**.

Natural Heritage

The subject property is located within the boundaries of the Urban Hamilton Official Plan (UHOP). Based on Schedule B (Natural Heritage System) of the UHOP, Core Areas (i.e., Environmentally Significant Areas, Areas of Natural and Scientific Interest, Significant Woodlands, wetlands, and watercourses) as well as Linkages (natural features that ecologically connect Core Areas) have not been identified within the subject property. While Core Areas (Upper Twenty Mile Creek Provincially Significant Wetland, significant woodland, and watercourse) have been identified within 120 metres of the property it is anticipated that the proposed development will not further negatively impact the features or their functions.



Through aerial photograph interpretation, trees have been identified within and adjacent to the subject property. The City recognizes the importance of trees to the health and quality of life in the community (i.e., canopy cover, energy conservation, mental health benefits) and encourages the protection and restoration of trees (policy C.2.11.1). Based on the preliminary layout plan that has been provided, it appears that trees will be impacted. If trees are to be removed, the City requires 1 for 1 compensation to be provided. This is to ensure that existing tree cover is being maintained.

Archaeology

The subject property meets four (4) 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;
- 3) In areas of pioneer Euro-Canadian settlement; and
- 4) Along historic transportation routes.

These criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the *Planning Act* and Section 4.6.2 of the Provincial Planning Statement apply to the subject application.

Cultural Heritage

No comments

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

The subject property is zoned “R2” (Low Density Residential – Large Lot) in Zoning By-law No. 05-200. The R2 (Low Density Residential – Large Lot) zone permits the proposed Single Detached Dwellings.

Analysis

Severance

Staff have reviewed the proposed severance which seeks to create a total of four (4) developable lots to be used for future Single Detached Dwellings. In staff’ opinion the proposal does not comply with the policies found in C.4.8.1, which identifies the lands as being within the 28 NEF and greater, but less than 35 NEF category as found in Appendix D - Noise Exposure Forecast Contours and Primary Zoning Regulation Area of Volume 1 of the Urban Hamilton Official Plan. All new development of residential and other sensitive land uses, including infill development and redevelopment, shall be



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prohibited within this contour. Based on the policies of Chapter C.4.8.1 **staff are unable to support the proposed severance application.**

Minor Variance 1-5

1. A minimum Lot Area of 339.0 square metres shall be provided instead of the minimum required lot area of 630.0 square metres.
2. A minimum Lot Width of 10.7 metres shall be provided instead of the minimum required lot width of 18.0 metres.
3. A minimum 1.2 metre Side Yard shall be permitted instead of the minimum required 2.0 metre setback.
4. A minimum 2.0 metre Flankage Yard shall be permitted instead of the minimum required 3.0 metre setback.
5. A maximum Lot Coverage of 45% shall be permitted instead of the maximum permitted lot coverage of 35%

Staff have reviewed the proposed minor variance application, which is to facilitate the creation of a total of four (4) developable lots to be used for future Single Detached Dwellings. Staff have concerns with the policies found in C.4.8.1, which identifies the lands as being within the 28 NEF and greater, but less than 35 NEF category as found in Appendix D - Noise Exposure Forecast Contours and Primary Zoning Regulation Area of Volume 1 of the Urban Hamilton Official Plan. In staff's opinion, the proponent has not demonstrated that the proposed development meets the general intent and purpose of Section C.4.8.1 of the Urban Hamilton Official Plan with respect to protecting the airport from incompatible land uses and similarly, to protect sensitive land uses from noise impacts associated with the airport and associated flight paths. **As such, staff are unable to support the proposed minor variance application.**

Based on the forgoing analysis, staff recommend that the application for minor variance and consent be **denied** as the proposal does not comply with the applicable Official Plan policies. Further, the minor variance does not meet the test of maintaining the general intent and purpose of the Urban Hamilton Official Plan which prohibits all new development of residential and other sensitive land uses, including infill development and redevelopment.

Zoning:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	1. The owner/applicant shall receive final and binding approval of minor variance application A-25:023 (Planning Division – Zoning Review Section).



	<p>2. The owner/applicant shall apply for a demolition permit to demolish all or an appropriate portion of any buildings straddling the proposed property line, or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section). NOTE: The demolition permit shall have a status of either “Review”, “Issued”, or “Closed” in order for this condition to be cleared by the Zoning Review Section.</p>
<p>Comments:</p>	<p>1. The owner/applicant should obtain an appropriate municipal address for the proposed parcel(s) from the Legislated Approvals and Staging of Development Section of the Planning and Economic Development Department prior to the issuance of a building permit.</p> <p>2. Please be advised that a Planning Act approval may be required if a road widening and/or daylight triangle dedication is required as part of this application.</p>
<p>Notes:</p>	

Development Engineering:

<p>Recommendation:</p>	<p>Approve with Conditions</p>
<p>Proposed Conditions:</p>	<p>1. That the Owner must enter into with the City of Hamilton and register, a Consent Agreement, along with the current administrative fee (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/ utilities and any damage during construction (at the Owner’s Cost), to the satisfaction of the Director of Development Engineering.</p> <p>2. The Owner shall submit a Stormwater Management Brief to demonstrate how the stormwater runoff will be handled in accordance with City and MECP standards.</p>



	The owner shall pay any outstanding cost recoveries in accordance with Municipal Act By-Law 11-048.
Comments:	The following Municipal Services are available along Saveryn Road: <ul style="list-style-type: none"> • 200mm PVC Watermain • 375mm Storm sewer @0.6% 300mm Sanitary sewer at @0.4%
Notes:	Please note that the subject lands were included in the engineering design as part of Glanbrook Hills Phase 1 Subdivision, as external lands outside of the draft plan.

Building Engineering:

Recommendation:	Comments Only
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:	
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:	
Notes:	

Forestry:

Recommendation:	Approve with Conditions
Proposed Conditions:	A Landscape Plan is required by to the Forestry and Horticulture Section, depicting the street tree planting scheme for the proposed development. In some cases, the requirement for a Landscape Plan may be waived. Request for waiver must be made to the Urban Forestry Health Technician.
Comments:	There are no Municipal Tree Assets on site. No public tree permit is required. Clarification to ensure a street tree can be accommodated for each lot needs to be confirmed.



The Forestry & Horticulture Section requires that a detailed Landscape Planting Plan prepared by a **Registered Landscape Architect**, showing the placement of trees on internal/external City property be provided.

All street tree plantings are planted by the City of Hamilton, as approved through the review of a proposed street tree planting plan and shall be identified on plan as 'Trees to be planted by City of Hamilton Forestry Section.

The Landscape Plan should specifically outline 50mm caliper size and the species of trees to be planted as well as identify hard surface and soft surface areas on the site. Individually planted trees in new sidewalk installations shall include a detail showing 21 m³ of soil, and a grouping of 2 or more trees in a soil bed shall include 16m³ of soil per tree. New sidewalks, paving or asphaltting shall allow 1.5m² of breathing space for tree roots.

An option to allow forestry to determine tree species is permitted and plan shall reflect that decision by denoting on plan 'City of Hamilton forestry department to determine species. Please note: all private trees on plan shall have species denoted.

Tree species selection should take into account cultivars {fruitless etc.} salt and heat tolerance, mature tree size, public visibility and daylight triangles, as well as potential pest concerns. Spacing guidelines for trees are ten 8-10m on centre for larger species and 4-7 meters on center for smaller species.

Guidelines for species diversity shall ensure no single species shall make up more than 20% of the total street tree population. No coniferous trees will be permitted on City of Hamilton Road allowance. Any identified street tree species on plan will be subject to change at time of planting due to but limited to, on site conditions, in stock availability and compatibility with approved species by City of Hamilton. Although utility conflicts may change specific planting locations, every opportunity will be made to keep with the intent of the design. Trees planted on the road allowance will have a minimum approximate caliper of 50 mm.

Urban Forest Health Technician from the Forestry Section shall be notified post construction, when final grade has been achieved, to facilitate the scheduling of the street tree planting(s). Otherwise, all sites will be monitored annually by Forestry to determine when site is suitable for the following planting season.



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	Forestry’s mission to increase urban canopy through new development encourages any opportunity for planting locations.
Notes:	

Legislative Approvals:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	
Comments:	The lands to be conveyed (Part 2) will remain as 20 Saveryn Road (Glanbrook) . The lands to be retained (Part 4) will be assigned the address of 28 Saveryn Road (Glanbrook) . The lands to be conveyed (Part 1 & 3) will be assigned the address of 16 & 24 Saveryn Road (Glanbrook) .
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.

Danelski, Alexander

From: Kyle Riley <kriley@npca.ca>
Sent: Wednesday, March 12, 2025 9:57 AM
To: Committee of adjustment
Subject: Re: ATTN: Jamilia Sheffield: NPCA March 27, 2025 COA Comments

External Email: Use caution with links and attachments

Hello Mr. Danelski,

Apologies for the errors.

The first set of comments are towards 96 Eighth Road East A-25:032.

The second set of comments are for both A-25-023 and B-25:010.

The third set of comments are for 476 Book Road East A-24:258.

If there is any further uncertainty please do not hesitate to contact the undersigned.

Best regards,



Kyle Riley

Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)

3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

(O) 905.788.3135 Ext 252

(Cell) 905.933.2541

www.npca.ca

kriley@npca.ca

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

The NPCA completed its [Watershed-based Resource Management](#) and [Conservation Area](#) Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's [Watershed Natural Asset Analysis and Valuation](#) for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**

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

Sent: Wednesday, March 12, 2025 9:48 AM

To: Kyle Riley <kriley@npca.ca>; Committee of adjustment <cofa@hamilton.ca>

Subject: RE: ATTN: Jamilia Sheffield: NPCA March 27, 2025 COA Comments

Good morning, Ms. Riley:

Thank you for your comments.

Just to be clear could we reconcile the addresses and file names for the files for which you have provided comments?

Your e-mail refers to:

“96 Eighth Road East A-25:031”

By that, do you intend your comments to apply to

96 Eighth Road East A-25:032

or

97 Dartnall Road A-25:031?

Likewise, your e-mail refers to:

“476 Book Road East B-25:010”

Do you intend your comments for:

476 Book Road East A-24:258

or

20 Saveryn Road B-25:010

And when your e-mail refers to

“20 Saveryn Road A-25-023” and notes that “The Applicants are proposing to sever two lots”

Do you intend your comments to be applied solely to the variance file name for this address (A-25-023), the severance file name for this address (B-25:010) or both?

Just want to have our records consistent. Please let me know.

Thanks,

Alexander Danelski

Development Clerk (Temporary Position)

Committee of Adjustment

City of Hamilton



From: Kyle Riley <kriley@npca.ca>

Sent: Wednesday, March 12, 2025 9:13 AM

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

Subject: ATTN: Jamilia Sheffield: NPCA March 27, 2025 COA Comments

External Email: Use caution with links and attachments

Good day,

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the subject matter forming Hamilton's March 27th COA Agenda and offers the following comments.

The following addresses are within the NPCA's Watershed.

96 Eighth Road East A-25:031 -

The Applicants seek Minor Variances to permit a detached Accessory Dwelling Unit within a front yard, and to allow for the ADU to exist on a .4 hectare lot where 1.5 hectares is required.

There are currently no features regulated by the NPCA which traverse the subject address. As such, the NPCA offers No Objections to development at this address.

There are no Planning or Permitting fees required for our review of this Application.

20 Saveryn Road A-25-023 -

The Applicants are proposing to sever two lots from the existing address known as 20 Saveryn Road. A number of Minor Variances are required to formalize the retained parcel, including permitting a minimum lot area of 339 m² where 630 m² is required, allowing a minimum lot width of 10.7m where 18m is required, permitting a minimum side yard of 1.2m where 2m is required, permitting a minimum rear yard of 2m where 3m is required, and finally permitting 45% lot coverage where 35% is allowed.

There are no features regulated by the NPCA which traverse the subject address. As such, the NPCA offers No Objections to development as shown at this address.

There are no Planning or Permitting fees required by the NPCA.

476 Book Road East B-25:010 -

The Applicants seek a Minor Variance to expand the existing legal non-conforming single by adding an Accessory Detached Dwelling Unit to the site. Minor Variances are required to remove the H3 holding provision that no development or site alteration be undertaken at the site. Minor Variances are also needed to allow for a gross floor area of 164.6 m², where a maximum of 75 m² is permitted, and to allow for the ADU to reach a total height of 6.9 m, where 6m is allowed.

There are currently no features regulated by the NPCA which traverse the subject site.

As such, the NPCA offers No Objections to proposed development at this address.

There are no fees required for our comments on this file.

Thank you for circulating this Agenda to the NPCA for our comments.

Please do not hesitate to contact the undersigned if you have any questions on the above.

Best regards,



Kyle Riley

Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)

3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

(O) 905.788.3135 Ext 252

(Cell) 905.933.2541

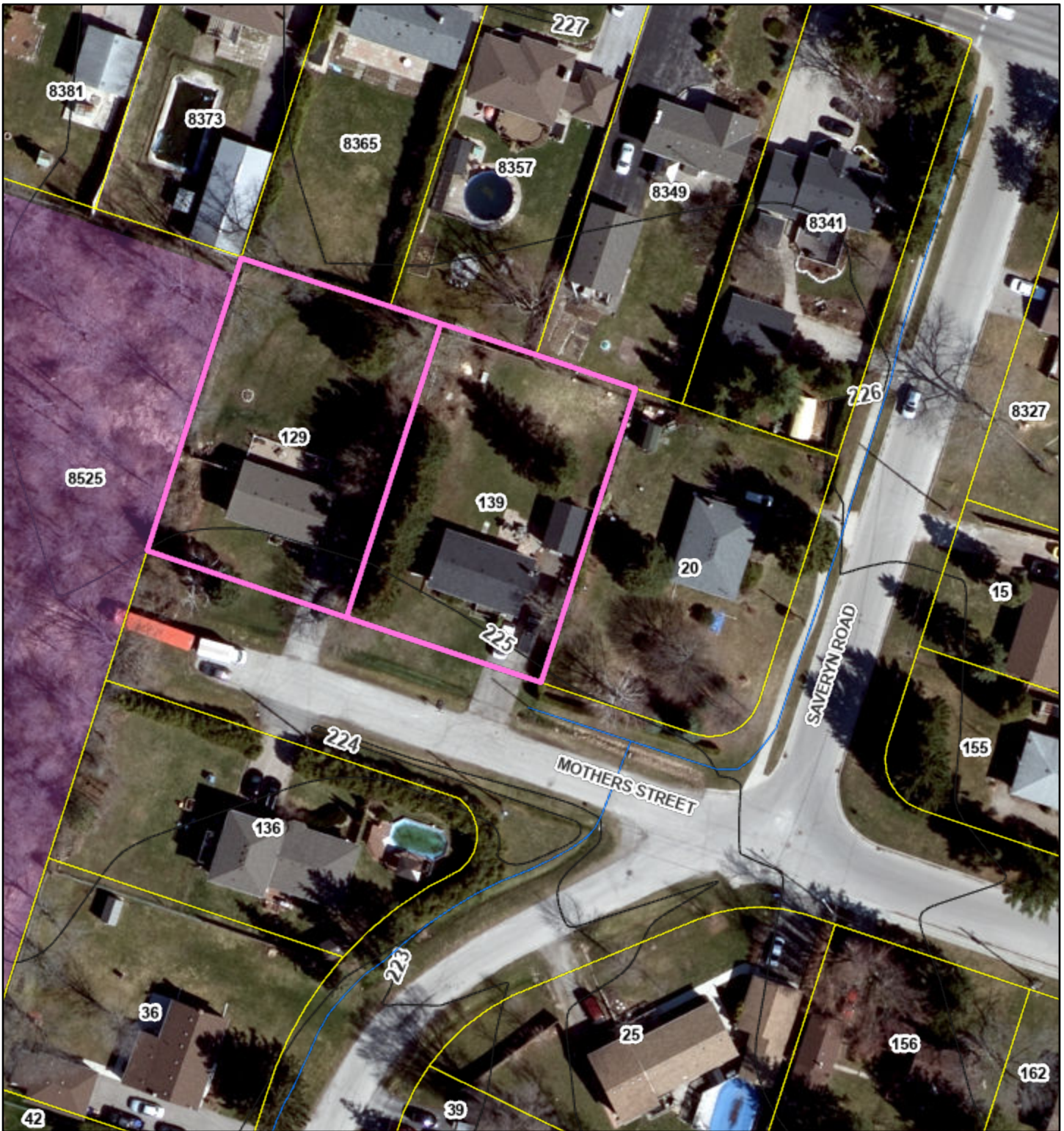
www.npca.ca

kriley@npca.ca

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

The NPCA completed its [Watershed-based Resource Management](#) and [Conservation Area](#) Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's [Watershed Natural Asset Analysis and Valuation](#) for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**

ArcGIS Web Map



3/11/2025, 10:37:18 AM

1:1,128

SWOOP 2020 NPCA

- Red: Band_1
- Green: Band_2
- Blue: Band_3

 Assessment Parcels

— 2K Hydrography

■ ELC 2020 NPCA

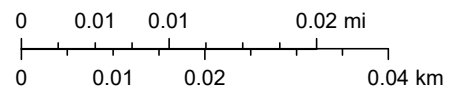
Niagara Region Ortho 2023

- Red: Red
- Green: Green
- Blue: Blue

Roads

 WRIP Quaternary Watersheds (10K)

 CityView Application Views

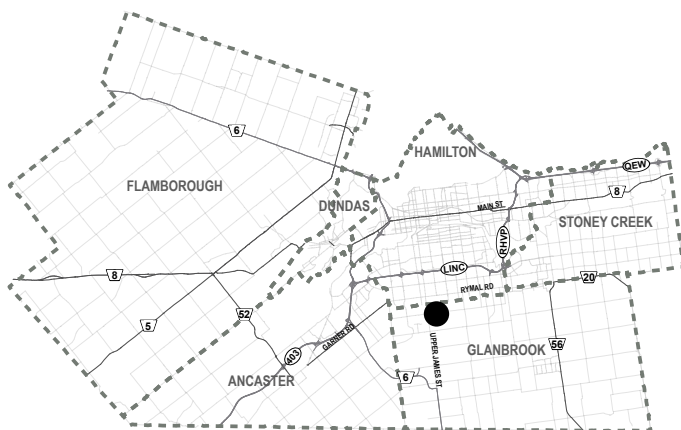


NPCA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS



● Site Location





City of Hamilton

Committee of Adjustments

Subject Property

20 Saveryn Road, Glanbrook (Ward 11)

-  Lands to be retained
-  Lands to be severed

File Name/Number:
B-25:010

Date:
March 17, 2025

Technician:
DR

Scale:
N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department