



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

APPLICATION NO.:	A-24:250	SUBJECT PROPERTY:	60 Glover Road, Hamilton
ZONE:	M3 (Prestige Business Park)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Benedetta Bertelli, Legnano Teknoelectric Company North America Inc.
Applicant: Sam Esposto, Sam Esposto Architect Inc.
Agent: Avem Gomez, Sam Esposto Architect Inc.

The following variances are **GRANTED WITH CONDITIONS**:

1. To permit a maximum yard abutting the street of 62.0 metres whereas the required maximum distance for a yard abutting the street is 27.0 metres.
2. To permit a minimum required landscaped strip width of 4.9 metres whereas the required minimum width is 6.0 metres.
3. To permit a minimum required amount of 273 parking spaces whereas the required amount of parking spaces is 381.
4. To permit the proposed transformers to be located within the landscape and planting strips and be a minimum of 0.7 metres from the street line whereas the minimum setback from a street line is 3.0 metres and not to be located within the landscape and planting strips.
5. To permit the proposed earth bins to be located within the front yard whereas accessory structures are not permitted to be located within the front yard.

THE DECISION OF THE COMMITTEE IS:

That the variances, as set out above, are **GRANTED WITH CONDITIONS** for the following reasons:

1. The Committee, having regard to the evidence, is of the opinion that the relief granted is of a minor nature.
2. The relief granted is desirable for the appropriate development of the land and building and is consistent with the general intent and purpose of the By-laws and the Official Plans as referred to in Section 45 of The Planning Act, 1990.
3. The Committee, having regard to the evidence, is satisfied that there will be no adverse impact on any of the neighbouring lands.

4. The submissions made regarding this matter affected the decision by supporting the granting of the application with conditions.

That the said application be **GRANTED** subject to the following conditions:

1. That the requested variances generally apply to the provided site sketch package titled Site Plan, dated July 2012 and plotted 2024.08.23, as found in the Notice of Public Hearing for file A-24:250 for 60 Glover Road, Hamilton.
2. That the owner provides adequate visual screening through the utilization of vegetation, fencing, screening or similar features to appropriately screen the proposed transformer pad within the planting strip per Variance 4, to the satisfaction of the Director of Development Planning.
3. That the owner provides adequate visual screening through the utilization of vegetation, fencing, screening, decorative panels or similar features to appropriately screen the proposed accessory structures (Earth Bins) located in the front yard per Variance 5, to the satisfaction of the Director of Development Planning.

DATED AT HAMILTON, November 26, 2024.

M. Switzer (Acting Chairman)

N. Lauwers

D. Lord

R. Reid

S. Rybarczyk

D. Smith

NOTES:

1. THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT) MAY BE FILED IS **December 16, 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 – Minor Variances 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 subject property falls within a Hamilton Conservation Authority Regulated Area. Please contact the Hamilton Conservation Authority at (905) 525-2181 prior to any development.

APPEAL INFORMATION – MINOR VARIANCES

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

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) 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 a “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

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

Planning Act Section 45(12) 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 Decision. Please see Notice of Decision for exact date and time.

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

Planning Act Section 45(12) 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 45(12) 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

