

B-25:040 — 1165 & 1145 Concession Road 6 West, Flamborough

**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)

**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 Municipal Addressing By-law and Sign By-law, in a manner that is clearly visible from the road. (Legislative Approvals)

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)

This Division has no concerns with the proposed application. (Building Engineering)

**Development Planning:**

**Background**

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS (For Easement):</b>	8.0 m± wide	N/A	410 m <sup>2</sup> ±
<b>RETAINED LANDS:</b>	N/A	N/A	N/A

The purpose of Consent Application B-25:040 is to permit the creation of an easement over a portion of the subject lands for access purposes.

Staff note that the subject lands, being two separate parcels (1165 and 1145 Concession Road 6 West) currently share one access for both properties. A second access has not been constructed due to changes in grade along Concession Road 6 West. Per the cover letter submitted with this application, the shared access has existed since 1973. Staff also note that there is an existing Hydro Easement along the frontage of both parcels.

**Analysis**

**Rural Hamilton Official Plan**

The subject lands are identified as “Agriculture” on Schedule D – Rural Land Use Designations of the Rural Hamilton Official Plan. Policies C.3.1.4 and D.2.1, amongst others, are applicable and permits the existing agriculture use and single detached dwelling. The proposed easement does not conflict with the Rural Hamilton Official Plan.

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

The subject lands are zoned Conservation/Hazard Land Rural (P6) Zone in City of Hamilton Zoning By-law No. 05-200. The existing agricultural use and single detached dwelling are permitted uses.

Based on the foregoing, **staff recommend approval.**

**Zoning:**

<b>Recommendation:</b>	Comments Only
<b>Proposed Conditions:</b>	
<b>Comments:</b>	This Division has no concerns with the proposed application.
<b>Notes:</b>	

**Development Engineering:**



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**STAFF COMMENTS**

**HEARING DATE: August 14, 2025**

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

**Building Engineering:**

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	This Division has no concerns with the proposed application.

**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:	Comments and Conditions/Notes
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



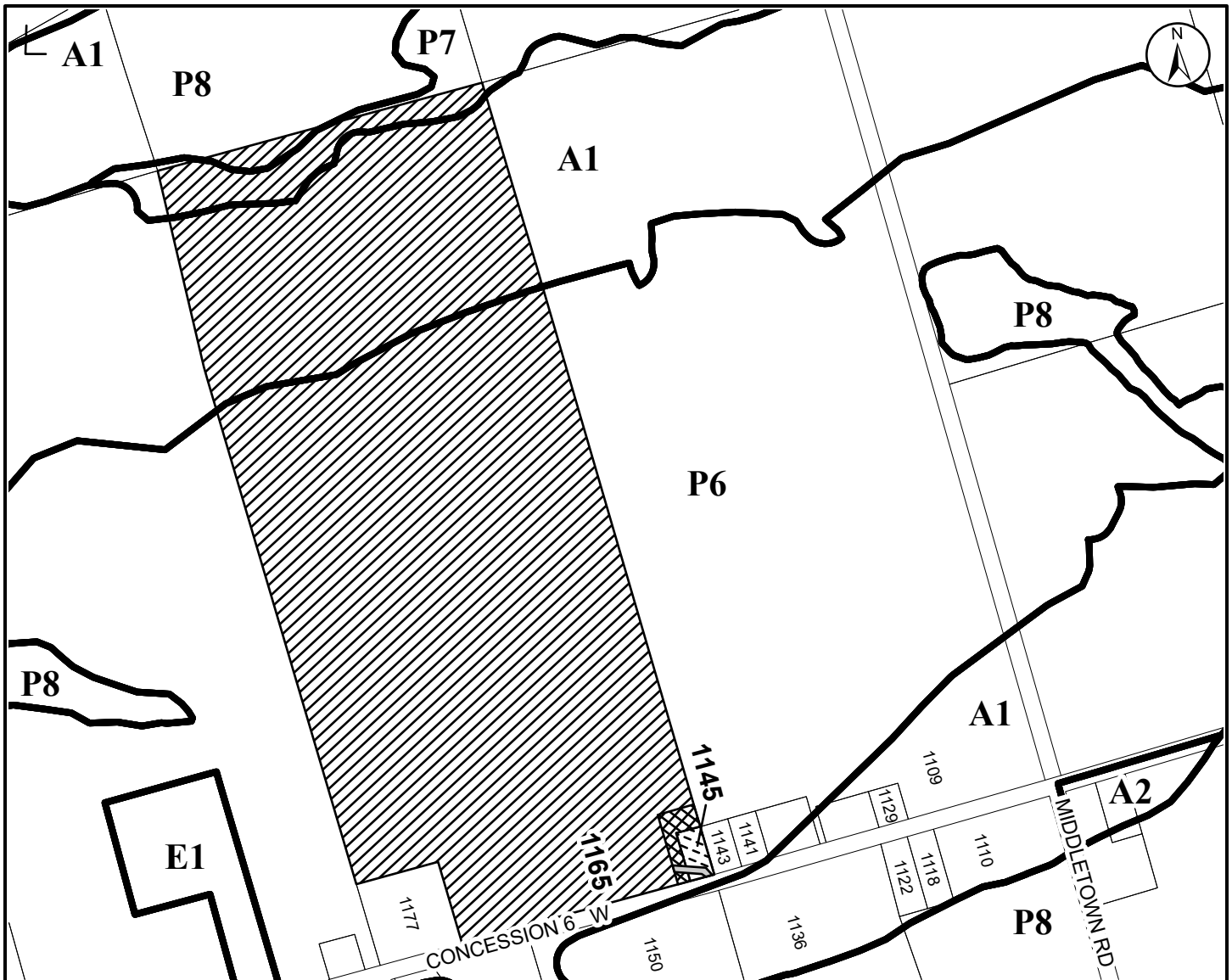
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**STAFF COMMENTS**

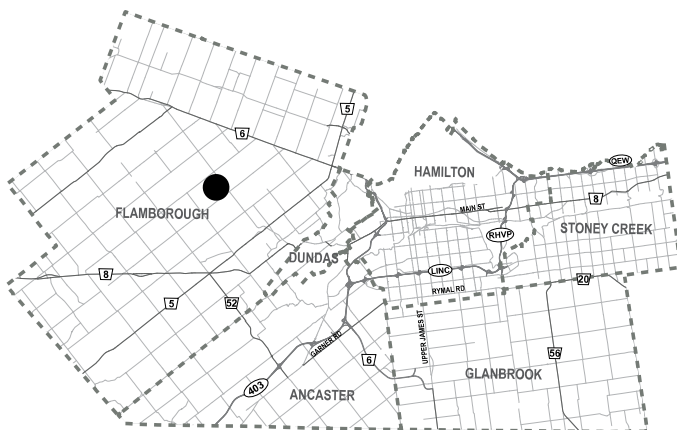
**HEARING DATE: August 14, 2025**

	City's Municipal Addressing By-law and Sign By-law, in a manner that is clearly visible from the road.
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Please Note: Public comment will be posted separately, if applicable



● Site Location







**City of Hamilton**

## Committee of Adjustments

### Subject Property

1145-1165 Concession 6 West, Flamborough  
(Ward 13)

-  Lands to be Retained (B-25:045)
-  Lands to be Severed (B-25:045)
-  Lands to be Merged (B-25:045)
-  Proposed Easement

**File Name/Number:**

B-25:040

**Date:**

July 28, 2025

**Technician:**

RS

**Scale:**

N.T.S.

**Appendix "A"**



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Planning and Economic Development Department