



Hamilton

STAFF COMMENTS

HEARING DATE: September 25, 2025

A-25:170 — 65 Green Mountain Road West, Stoney Creek

Recommendation:

Approval with Condition — Development Planning

Proposed Conditions:

1. That the proposed development be in accordance with approved Site Plan Control application SPA-25-040, to the satisfaction of the Director of Development Planning.

Proposed Notes:

Building Permit # 25-103325, issued on September 12, 2025 to construct foundation only for a future 1-storey, 382.5 m² industrial use accessory building, remains not finalized. (Building Engineering)

A building permit is required for the construction of the proposed administrative building. (Building Engineering)

Be advised that Ontario Building Code regulations may require specific setback and construction types. (Building Engineering)



Hamilton

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Development Planning:

Background

The purpose of Minor Variance application A-25:170 is to facilitate the replacement and relocation of the existing administrative building.

The following variances are **requested**:

1. A minimum building setback of 3.0 metres from any lot line whereas a minimum building setback of 30.0 metres is required.
2. A minimum building setback of 0.0 metres from any lot used for residential purposes whereas a minimum building setback of 90.0 metres is required.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and designated “Open Space” on Schedule E – 1 Urban Land Use Designations of the Urban Hamilton Official Plan. Policies C.3.3.4, B.3.5.3.1 and F.1.2.2 among others, are applicable and permits the existing and proposed land use.

Nash Neighbourhood Secondary Plan

The subject lands are designated “General Open Space” and a portion of the subject lands are located within “Site Specific Policy – Area B” on Map B.7.5-1 – Nash Neighbourhood Secondary Plan – Land Use Plan. Policy B.7.5.14.2 a) permits the existing waste disposal facility use.

Stoney Creek Zoning By-law No. 3692-92

The subject property is zoned ME-1 (Extractive Industrial) Zone in the Stoney Creek Zoning By-law No. 3692-92, which permits the existing land use.

Variance 1

1. A minimum building setback of 3.0 metres from any lot line whereas a minimum building setback of 30.0 metres is required.
2. A minimum building setback of 0.0 metres from any lot used for residential purposes whereas a minimum building setback of 90.0 metres is required.



Hamilton

The intent of these provisions is to ensure that there is a sufficient setback between Industrial uses and residential uses to mitigate odour, noise and visual issues on residential neighbouring properties.

Staff note that this minor variance is required to facilitate Site Plan Control application SPA-25-040 to construct a Leachate Treatment System (LTS) building and a temporary administrative building with 16 parking spaces at the existing GFL disposal facility to address odour issues. Additionally, staff note that the applicable residentially zoned land adjacent to the subject property, zoned Single Residential “R1” Zoned and located along Upper Centennial Parkway, is vacant and owned by GFL. The proposed building is setback along an interior side lot line behind lands zoned Arterial Commercial (Cy, 315) Zone. The location of the proposed structure is not anticipated to create any odour, noise or visual concerns for neighbouring properties. Staff recommend a condition that the minor variance be in accordance with the Site Plan Control application to ensure that the building is located where it is proposed, and the minor variances shall not apply to any other lot lines in proximity to public roads or lots used for residential purposes.

Staff are of the opinion that the requested variances maintain the general intent and purpose of the Urban Hamilton Official Plan and Zoning By-law, are desirable for the appropriate use of the land, and are minor in nature. Staff support the variances.

Based on the foregoing, staff are of the opinion that the requested variances meet the four tests of a minor variance. **Staff recommend Approval with condition.**

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	i. Minor Variance application is necessary to facilitate Site Plan application SPA-25-040.
Notes:	

Development Engineering:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

Building Engineering:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	



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STAFF COMMENTS

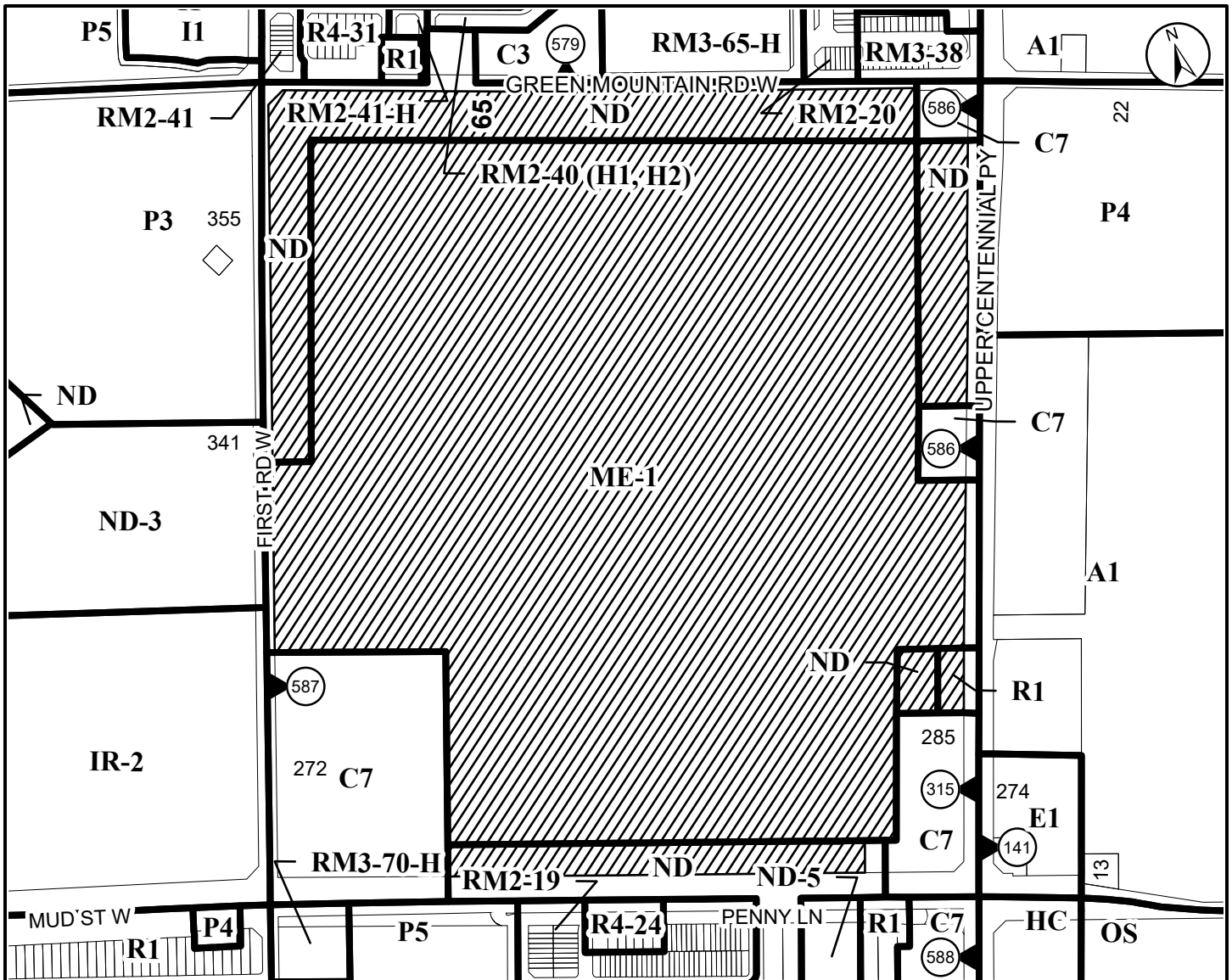
HEARING DATE: September 25, 2025

Comments:	
Notes:	<p>Building Permit # 25-103325, issued on September 12, 2025 to construct foundation only for a future 1-storey, 382.5 m² industrial use accessory building, remains not finalized.</p> <p>A building permit is required for the construction of the proposed administrative building.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>

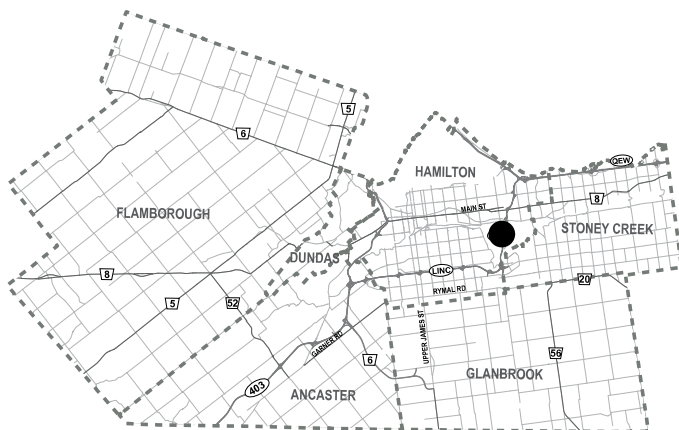
Transportation Planning:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

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




● Site Location



City of Hamilton

Committee of Adjustments

Subject Property

 65 Green Mountain Road West,
Stoney Creek (Ward 9)

File Name/Number:
A-25:170

Date:
September 8, 2025

Technician:
RS

Scale:
N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department