



Hamilton

STAFF COMMENTS

HEARING DATE: September 25, 2025

B-25:059 — 196 Weirs Lane, Flamborough

Recommendation:

Deny — Source Protection Planning
Table — 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. Approximately 3.0 metres are to be dedicated to the right-of-way on Weirs Lane as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Local Roads are to be 20.117 metres. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense must determine the ultimate dimensions for the right-of-way widening. The Applicant's surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements. <https://www.hamilton.ca/build-invest-grow/planning-development/planning-policies-guidelines/road-widening-dedication>. All to the satisfaction and approval of the Manager, Transportation Planning.
5. That, the owner submits a Hydrogeological Report prepared by a qualified professional in support of the proposed severance to the satisfaction of City's Source Protection Section. (Development Engineering)
6. That the Owner enter into with the City of Hamilton and register on title of the lands, a Consent Agreement, having an administrative fee of \$5215.00 (2025 fee) to address issues including but not limited to: 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 street trees (City policy requires one (1) street tree/lot,, stormwater management infrastructure and securities for



items that may include: lot grading (\$10,000.00 grading security), driveway approaches, relocation of any existing infrastructure/ utilities and any damage during construction (unknown costs at this time). Cash payments mentioned above are subject to change. (Development Engineering)

7. That the owner apply for a Zoning By-law Amendment application to remove the Holding 'H' Provision that applies to the subject property to the satisfaction of the Director of Development Planning. (Development Planning)
8. That the owner submits a Hydrogeological Report prepared by a qualified professional to the satisfaction of the Director, Hamilton Water. The Hydrogeological Report will be completed in support of the proposed severance, and will include: (i) wastewater assessment; (ii) water supply assessment; and, (iii) a site plan demonstrating that the minimum setback requirements in Section 8 of the Ontario Building Codes is maintained. The Hydrogeological Assessment will be completed in accordance with the City's Hydrogeological Guideline and shall demonstrate that the proposed severance implementing the development of a Single Detached Dwelling can be sustainably serviced privately for water and sewage, and without any off-site adverse impacts, to the satisfaction of the Director of Development Planning. (Development Planning)
9. That the owner shall carry out an archaeological assessment of the southern boundary of the portion of the property to be conveyed that is adjacent to the Dougherty-Sluis site (AhHa-158) to the south of the conveyed parcel 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). (Cultural Heritage)

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). (Cultural Heritage)

10. That the owner provides written commitment of their adherence to the following and include the appropriate warning clauses within the Consent Agreement to be registered on title:
 - a. To implement the mitigation measures for registered archaeological sites AhHa-527 and AhHa-158, as recommended in report P017-1121-2024 prepared by Detritus Consulting Ltd., dated December 5, 2024, including protective buffering, temporary barriers and



“no-go” instructions for all on-site crews, as well as any additional measures required by the Ministry of Citizenship and Multiculturalism upon their completion of review of said report;

- b. To undertake Stage 3 site specific mitigation of AhHa-527, as recommended in report P017-1065-2023 prepared by Detritus Consulting Ltd., dated March 26, 2024, as well as any additional measures required by the Ministry of Citizenship and Multiculturalism upon their completion of review of said report, prior to any disturbance on the lands to be severed; and,
- c. To implement the mitigation measures for the registered archaeological sites AhHa-528; AhHa-529; AhHa-530; AhHa-531; AhHa-533; AhHa-538; AhHa-532; AhHa-534; AhHa-535; AhHa-536; AhHa-159; AhHa-160; AhHa-168; AhHa-169; and AhHa-537, on the portion of the property to be retained, as recommended in report P017-1065-2023 prepared by Detritus Consulting Ltd., dated March 26, 2024, as well as any additional measures required by the Ministry of Citizenship and Multiculturalism upon their completion of review of said report, prior to any disturbance on the lands to be retained;

All to the satisfaction and approval of the Director of Heritage and Urban Design. (Cultural Heritage).

- 11. That the owner provide confirmation from the Ministry of Citizenship and Multiculturalism of the compliance of the Stage 1-2 report P017-1121-2024 to the City of Hamilton, to the satisfaction and approval of the Director of Heritage and Urban Design. (Cultural Heritage)
- 12. That the owner submit for approval a revised Environmental Impact Statement that demonstrates conformity with the applicable Rural Hamilton Official Plan policies, to the satisfaction of the Director of Heritage and Urban Design. (Natural Heritage).

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)

This Section has no concerns with the proposed application. (Zoning)



Development Planning:

Background

The purpose of the application is to permit the conveyance of a parcel of land to create a new residential building lot for a proposed single-detached dwelling.

The lands are to be conveyed as follows:

	Frontage	Depth	Area
SEVERED LANDS (Conveyed):	80 m±	> 200 m±	0.765 ha±
RETAINED LANDS (Retained)	> 150 m±	irregular	33.6 ha

Niagara Escarpment Plan

The subject lands are identified as being within a “Minor Urban Centre” on Map 2 of the Niagara Escarpment Plan. Policy Section 1.6.5 of the Niagara Escarpment Plan provides policy guidance on the permitted uses and lot creation in Minor Urban Centres.

Subject to Part 2, Development Criteria, the range of permitted uses and the creation of new lots in a Minor Urban Centre will be those in an approved official plan and/or secondary plan not in conflict with the Niagara Escarpment Plan, subject to the Development and Growth Objectives of the Minor Urban Centre designation.

Based on the above, the creation of new lots in a Minor Urban Centre (Greenville Rural Settlement Area) would largely be regulated through the policies of the Rural Hamilton Official Plan, as discussed below.

Rural Hamilton Official Plan

The subject property is designated “Rural Settlement Areas” (Greenville) on schedule D – Rural Land Use Designations. Schedule A – Provincial Plans identifies the lands as being designated “Rural Area” & “Minor Urban Centres” within the Niagara Escarpment Plan. Staff note that the portion of the lands subject to development don’t appear to be within the Area of Development Control of the Niagara Escarpment Commission. Schedule B of the Rural Hamilton Official Plan identifies the lands as being “Core Areas”, “Greenbelt Natural Countryside” and “Niagara Escarpment Plan Area”. Staff have emailed the Niagara Escarpment Commission to confirm whether a Development Permit would be required to facilitate the proposed severance but have not received a reply as of drafting these comments.



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Comments related to the identified Core Areas on the property are discussed below in the Natural Heritage section.

Greenville Rural Settlement Area

The subject lands are identified as being further designated “Natural Open Space (Hazard Lands)” on Volume 2 Map 8a Greenville Rural Settlement Area Plan. Policy Section A.3.5.9, among others is applicable.

Natural Open Space (Hazard Lands)

Policy A.3.5.9 identifies that areas designated as Natural Open Space (Hazard Lands) consist of wetlands, watercourses, floodplains, ravines, and valleys. The intent being that there are risks and environmental constraints should development occur in these areas including damage to property and loss of life. The uses are restricted to uses such as conservation, agriculture, and recreational uses. Further policy A.3.5.9.1 states that lands designated are to be conserved and that land uses that are affected by hazardous conditions like flooding or erosion be prohibited in and adjacent to these areas. Further policy A.3.5.9.2 expressly states that no development, including placing or removal of fill shall be permitted without the written approval of the Hamilton Conservation Authority. The applicant would need to receive approval from the Hamilton Conservation Authority prior to development taking place on the subject lands. Further policy A.3.5.9.5 states that development may take place should it be demonstrated that there are sufficient mitigation measures taken to reduce flooding/hazards. Staff note that the proposed development proposal may require an amendment to the official plan and zoning by-law and is subject to approval from the Hamilton Conservation Authority. Staff require further information to confirm whether an official plan amendment is required. Policy A.3.5.9.8 states that severances shall not be permitted except where required to allow the undertaking of works associated with flood erosion control or for drainage and watercourse protection.

Policy Section A.3.5.13 contains the servicing policies of the Greenville Rural Settlement Area Plan. Based on Policies A.3.5.13.1 to A.3.13.3 development is to take place on private servicing or communal water and private sewage disposal. Policies A.3.5.13.4 to A.3.5.13.8 require that a hydrogeological study be provided when lot creation is being proposed to ensure there are no adverse impacts, a monitoring program may be required, and the responsibility of these works are borne by the applicant. Staff defer to Source Water Protection staff for further comment relating to private site servicing. Should the application be approved, staff have recommended a condition for a hydrogeological study be included to the satisfaction of the Director of Development Planning.

Policy A.3.5.17.1 states that designation boundaries separating land use designations are approximate except where they coincide with features such as roads and water features. Minor boundary adjustments do not require an amendment to the Official Plan where it can be demonstrated that the intent of the plan is upheld. Staff are unable to determine if the intent of the



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plan is being upheld and require additional information to be provided, as outlined within these comments.

Based on the forgoing, staff are unable to support the proposed severance at this time as the applicant has not demonstrated that the proposed severance conforms to the policies of the Rural Hamilton Official Plan, including those of the Natural Open Space (Hazard Lands) Designation of the Greenville Rural Settlement Area.

F.1.14.2.1 Lot Creation Policies

F.1.14.2.4 Within designated Rural Settlement Areas all proposed severances that create a new lot and proposed lot additions shall:

- a) comply with the policies of this Plan including a rural settlement area plan where one exists;
- b) be compatible with and not hinder surrounding agricultural operations;
- c) conform to the Zoning By-law;
- d) be permitted only when both severed and retained lots have frontage on a public road;
- e) meet Minimum Distance Separation requirements; and,
- f) meet the requirements of Section C.5.1, Private Water and Wastewater Services, except as permitted in F.1.14.2.7 d). (OPA 18)

Based on the above policies the proposal for lot severance is to comply with all applicable policies of the official plan including the lot creation policies found in Chapter F of Volume 1 of the Rural Hamilton Official Plan. Based on the provided information the proposal does not appear to satisfy policy F.1.14.2.4 a) with respect to the Natural Open Space (Hazard Lands) policies of the Greenville Rural Settlement Area Plan. Staff are recommending the application be tabled to work with the applicant to ensure sufficient information has been provided in order to determine official plan policy conformity and address outstanding staff concerns.

Natural Heritage

The subject property is located within the boundaries of the Rural Hamilton Official Plan (RHOP) and has been identified within the Greenville Rural Settlement Area. Based on mapping within the RHOP (Schedule B Natural Heritage System), Core Areas have been identified within and adjacent to the subject property. The Core Areas have been identified as Significant Woodland, Dundas Valley



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Environmentally Significant Area (ESA), unevaluated wetlands, and watercourses. The watercourses and wetlands are also regulated by the Hamilton Conservation Authority (HCA).

Based on policies within the RHOP (policy C.2.3.3), Core Areas are to be preserved and enhanced and any development or site alteration within or adjacent to them shall not negatively impact their natural features or their ecological functions. Development, as defined within the RHOP includes the creation of a new lot. In addition, site alteration means activities such as grading, excavation, and the placement of fill that would change the landform and natural vegetative characteristics of a site.

A Formal Consultation occurred in 2022 (FC-22-103) where an Environmental Impact Statement (EIS)/Linkage Assessment was required to be submitted as part of a complete development application. An EIS prepared by Beacon Environmental Limited July 30, 2025. Based on this report, there is concern that the intent of policies within the Provincial Planning Statement (PPS) and RHOP have not been met. At this time, the EIS has not been approved. The concerns are based on:

- Policy Context: Within the EIS (Section 2.2), policies associated with the RHOP have not been considered (instead, policies associated with the UHOP have been referenced). The discussion also does not take into consideration that this property is located within the Greenville Rural Settlement Area.
- “No Negative Impact Test”: Negative impacts associated with the proposed severance include: i) fragmentation, ii) encroachment (vegetation removal, trampling, dumping), iii) increased vulnerability to invasive species and iv) increased human/wildlife interactions. In addition, the connection with the larger subdivision has not been taken into consideration.
- Linkage Assessment: The discussion associated with the Linkage is limited and does not consider policies within the RHOP.
- Impact Assessment: The direct, indirect, and cumulative impacts of the proposed development have not been adequately explored within the EIS.
- Mitigation Measures: Measures to mitigate the impacts of the development on the features and their functions have not been adequately identified within the EIS.
 - Vegetation Protection Zones (VPZ): Based on the proposed severance, a 15 metre VPZ has been proposed for the wetland communities. This is a reduction from the 30 metres identified within the RHOP. In addition, setbacks associated with watercourse and fish habitat (30 metres) have not been identified.
 - Human Interactions: There is concern that the proposed development will result in further human interaction with the natural heritage features (i.e., vegetation removal, dumping, increased vulnerability to invasive species, increased interactions by pets with wildlife). Measures to mitigate these impacts have not been adequately considered.



- Invasive Species Management: Invasive species have been identified within the subject property. The management of these species as well as the prevention of future invasions have not been taken into consideration.

It is recommended that the severance not be approved since it does not meet the intent of policies within the RHOP. It is recommended that the application be tabled to redesign the development to consider appropriate VPZs.

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 the vicinity of distinctive or unusual landforms; and
- 4) Along historic transportation corridors.

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.

A Stage 1-2 archaeological report (P017-1121-2024) has been submitted to the City of Hamilton and the Ministry of Citizenship and Multiculturalism. While the Provincial interest has yet to be signed off by the Ministry, Staff concur with the recommendations made in the report:

- a construction monitoring zone ranging from 20m to 70m surrounding P1 (AhHa-527), must also be observed within the limits of the Study Area.
- a Stage 3 assessment is recommended for the southern boundary of the Study Area.
- a construction monitoring zone ranging from 20m to 70m from the proposed southern edge of Lot 1, the Study Area, representing the northern limit of Dougherty-Suis (AhHa-158) will also be observed by a licenced archeologist.

Staff require that the applicant provides written commitment of their adherence to the mitigation measures for registered archaeological sites AhHa-527 and AhHa-158, as recommended in report P017-1121-2024 prepared by Detritus Consulting Ltd., dated December 5, 2024, including protective buffering, temporary barriers and “no-go” instructions for all on-site crews, as well as any additional measures required by the Ministry of Citizenship and Multiculturalism upon their completion of review of said report, to the satisfaction and approval of the Director of Heritage and Urban Design.



Further, as a condition of severance application B-25:059, Staff require that a Stage 3 assessment of the Southern Boundary area of the Study Area be carried out as recommended in archaeological report P017-1121-2024, as well as any additional measures required by the Ministry of Citizenship and Multiculturalism upon their completion of review of said report, to the satisfaction and approval of the Director of Heritage and Urban Design.

Staff also require that the applicant provide written commitment to undertake Stage 3 site specific mitigation of AhHa-527, as recommended in report P017-1065-2023 prepared by Detritus Consulting Ltd., dated March 26, 2024, as well as any additional measures required by the Ministry of Citizenship and Multiculturalism upon their completion of review of said report, prior to any disturbance on the lands to be severed, to the satisfaction and approval of the Director of Heritage and Urban Design.

Staff require that the Ministry of Citizenship and Multiculturalism confirm compliance of the Stage 1-2 report P017-1121-2024 and a copy of said confirmation be provided to the City of Hamilton, to the satisfaction and approval of the Director of Heritage and Urban Design.

Additionally, staff require that the applicant provide written commitment of their adherence to the mitigation measures for the registered archaeological sites on the portion of the property to be retained, as recommended in report P017-1065-2023 prepared by Detritus Consulting Ltd., dated March 26, 2024, as well as any additional measures required by the Ministry of Citizenship and Multiculturalism upon their completion of review of said report, prior to any disturbance on the lands to be retained, to the satisfaction and approval of the Director of Heritage and Urban Design.

Cultural Heritage

The subject property, located at 196 Weirs Lane, is listed on the City's Inventory of Heritage Properties. The subject property is located near a concentration of properties of cultural heritage value or interest listed on the City's Inventory of Heritage Properties, including:

- 193 Highway 8
- 179 Highway 8
- 248 Weirs Lane

The property known as 196 Weirs Lane is also located within the Greensville Cultural Heritage Landscape Inventory.

The City recognizes there may be cultural heritage properties that are not yet identified or included in the Municipal Heritage Register, nor designated under the *Ontario Heritage Act*, but still may be of cultural heritage interest. These may be properties that have yet to be surveyed, or otherwise identified, or their significance and cultural heritage value has not been comprehensively evaluated but are still worthy of conservation (Rural Hamilton Official Plan, Volume 1, Section B.3.4.2.6 and B.3.4.2.7).



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Although not formally recognized under the *Ontario Heritage Act* through registration or designation, the subject and adjacent properties are of potential cultural heritage value and staff do have an interest in ensuring any proposed changes are sympathetic to the historic character of the property and are contextually appropriate.

Accordingly, sections B.3.4.1.3 and B.3.4.2.1(g) of the Rural Hamilton Official Plan, Volume 1, apply.

Notwithstanding that the on-site and adjacent properties are listed on the Inventory of Heritage Properties, Staff have reviewed the application and are of the opinion that the cultural heritage value or interest of the on-site and adjacent cultural heritage resources will be conserved. Staff have no further comments on the application as circulated.

Town of Flamborough Zoning By-law No. 90-145-Z

The subject property is zoned as R2-24 (H) (Settlement Residential “Holding”) Zone in Zoning By-law No. 90-145-Z. The zone permits the proposed single detached dwelling subject to regulations. Staff note that the “H” is a Holding Provision that applies to the subject lands. The Holding Provision will be required to be removed prior to development occurring on the subject lands. A condition of approval has been recommended to require the removal of the Holding Provision.

Analysis

Based on the above analysis staff recommend that the application be **tabled** in order to provide the opportunity for staff and the proponent to resolve outstanding staff concerns and address all applicable official plan policies. Staff are unable to support the proposed severance at this time. Staff also note that the recommended tabling of the application will allow staff and the applicant to consult with the Hamilton Conservation Authority and the Niagara Escarpment Commission, as required. Lastly, staff note that the lands appear to be part of a previously Draft Approved Plan of Subdivision and further discussion may be required in that regard.

Zoning:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	
Comments:	<ol style="list-style-type: none"> <li data-bbox="496 1598 1446 1745">1. The applicant is proposing to sever the existing land into two (2) separate parcels, with the severed parcel intended to contain a future single detached dwelling. A Single Detached Dwelling is permitted in the current R2-24(H) zone. <li data-bbox="496 1780 1463 1879">2. The subject lands are zoned Settlement Residential (R2-24(H)) Zone and Conservation Management (CM) Zone, pursuant to the Flamborough Zoning By-law 90-145-Z. Permitted uses and



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	<p>regulations can be found in Section 7.3.24 and Section 18 of Flamborough Zoning By-law 90-145-Z. The applicant shall ensure all future development conforms to the requirements of the applicable zone.</p> <p>3. There is currently a Holding in place on the portion of land zoned R2-24. The holding shall be removed in the normal manner prior to any development on these lands.</p> <p>4. The owner / applicant should obtain an appropriate municipal address for the proposed parcels from the Legislated Approvals and Economic Development Department prior to the issuance of a building permit.</p>
Notes:	This Section has no concerns with the proposed application.

Development Engineering:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>1. That, the owner submits a Hydrogeological Report prepared by a qualified professional in support of the proposed severance to the satisfaction of City’s Source Protection Section.</p> <p>2. That the Owner enter into with the City of Hamilton and register on title of the lands, a Consent Agreement, having an administrative fee of \$5215.00 (2025 fee) to address issues including but not limited to: 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 street trees (City policy requires one (1) street tree/lot, , stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), driveway approaches, relocation of any existing infrastructure/ utilities and any damage during construction (unknown costs at this time). Cash payments mentioned above are subject to change.</p>
Comments:	The severed and retained portion of the property are going to be serviced by a private water well and septic system. Therefore, the proponent should submit a Hydrogeological Report prepared by a qualified professional in support of the proposed severance.
Notes:	

Building Engineering:



Recommendation:	No Comments
Proposed Conditions:	
Comments:	
Notes:	

Transportation Planning:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>1. Approximately 3.0 metres are to be dedicated to the right-of-way on Weirs Lane as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Local Roads are to be 20.117 metres. A survey conducted by an Ontario Land Surveyor and at the Applicant’s expense must determine the ultimate dimensions for the right-of-way widening. The Applicant’s surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements.</p> <p>https://www.hamilton.ca/build-invest-grow/planning-development/planning-policies-guidelines/road-widening-dedication. All to the satisfaction and approval of the Manager, Transportation Planning.</p>
Comments:	
Notes:	

Source Protection Planning:

Recommendation:	Deny
Proposed Conditions:	
Comments:	<p>Source Protection Planning understands the application is seeking to sever the lands at 196 Weirs Land, with the severed lot being 0.765 ha in size, and the retained lot being 33.6 ha in size. We understand the severed lot will be used to create a new residential lot with a single-detached dwelling.</p> <p>Hamilton Water cannot support the proposed severance at this time as it would not meet the sustainable servicing policies within Chapter C.5.1 of the Rural Hamilton Official Plan. While the RHOP states that no newly created lot shall be less than 1 acre, other considerations (such as local soils, impervious surfaces, background nitrate concentrations, etc.) within Chapter C.5.1 often require this minimum lot size to be larger. Further, the City-Council approved Greensville/Mid-Spencer Creek Subwatershed Study (2016) requires the minimum lot size for the area where the subject site is located to be 0.82 ha. This lot size requirement in the Subwatershed Study is established based on the flows from a 3-bedroom dwelling, and a 10% lot adjustment to account for impervious area.</p>



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Notes:	
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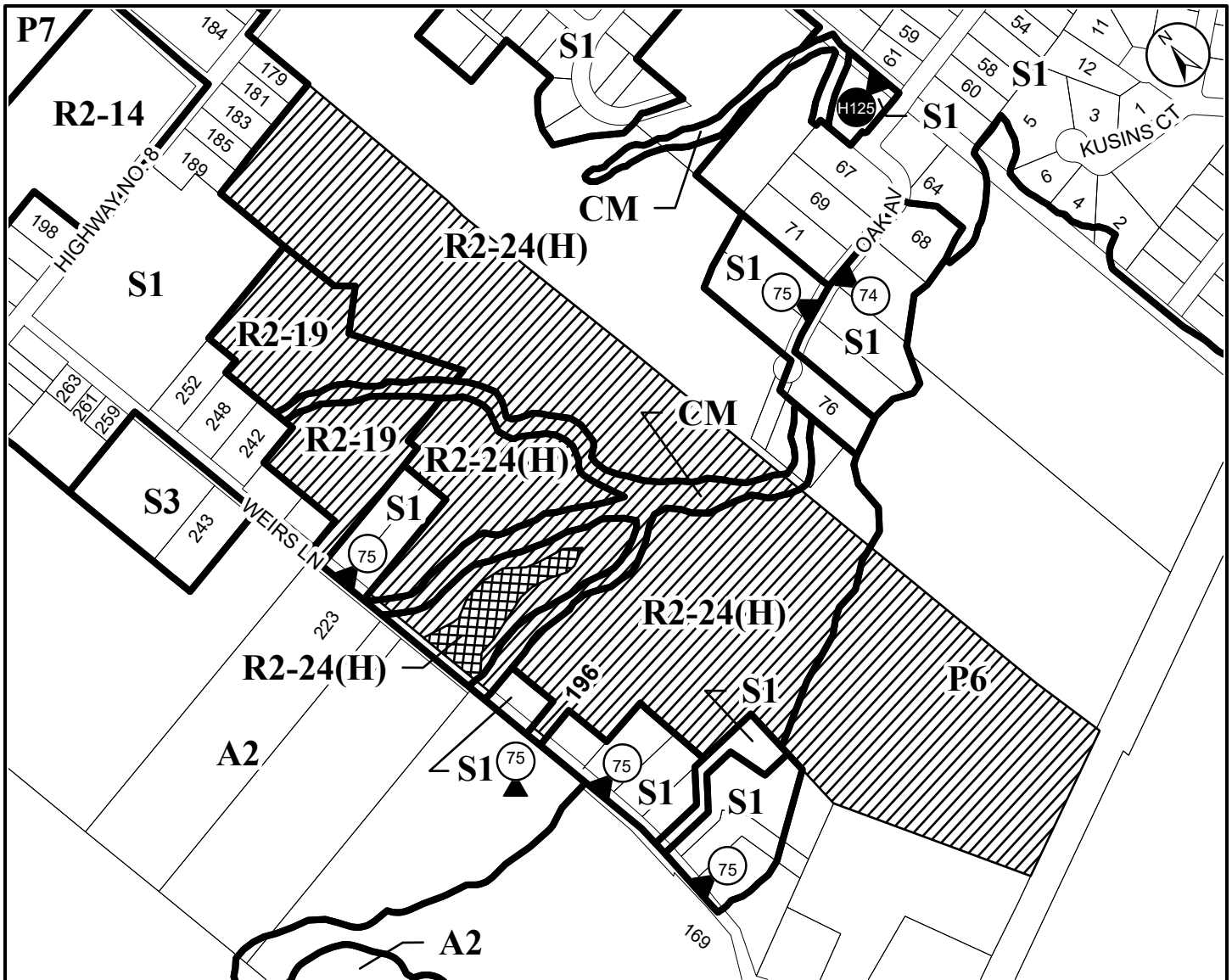
Forestry:

Recommendation:	No Comments
Proposed Conditions:	
Comments:	<p>There are no Municipal Tree Assets on site. No public tree permit is required.</p> <p>No Landscape plan required.</p> <p>Forestry has no concerns or conditions regarding this application.</p> <p>For questions please contact: urbanforest@hamilton.ca</p>
Notes:	

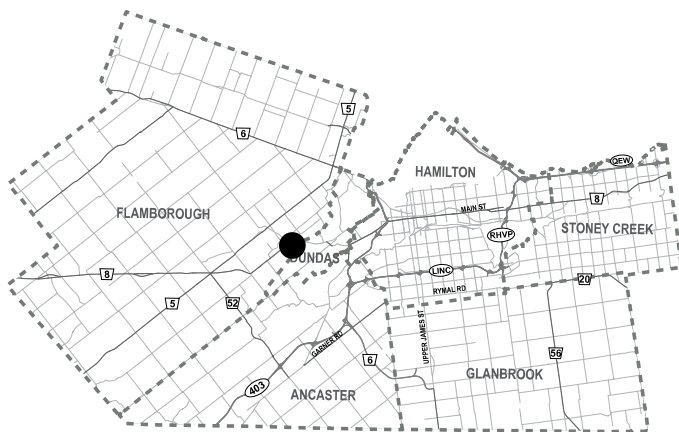
Legislative Approvals:

Recommendation:	Comments and Conditions/Notes
Proposed Conditions:	
Comments:	<p>The lands to be retained will remain as 196 Weirs Lane (Flamborough). The lands to be conveyed will be assigned the address of 212 Weirs Lane (Flamborough).</p>
Notes:	<p>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.</p>

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



● Site Location





City of Hamilton

Committee of Adjustments

Subject Property

196 Weirs Lane, Flamborough (Ward 13)

-  Lands to be Retained
-  Lands to be Severed

File Name/Number:
B-25:059

Date:
September 11, 2025

Technician:
RS

Scale:
N.T.S.

Appendix "A"



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