



Hamilton

**STAFF COMMENTS**

**HEARING DATE: April 9, 2024**

**FL/B-24:08 – 55 & 63 Leavitt Boulevard, Flamborough**

Recommendation:

Approve

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)

Proposed Notes:



Hamilton

Development Planning:

**Background**

	Frontage	Depth	Area
<b>SEVERED LANDS:</b>	N/A	9.245 m±	112.11 m <sup>2</sup> ±
<b>RETAINED LANDS:</b>	66.38 m±	125.270 m±	8065.95 m <sup>2</sup> ±

To permit the conveyance of a parcel of land to be added to property known municipally as 63 Leavitt Boulevard, Flamborough. The existing lot lines were established through Consent Application FL/B-20:54, to facilitate a two-phase development, phase one being a self-storage business and phase two being a future industrial condominium, as per conditionally approved Site Plan Application SPA-21-094.

The portion of land to be severed, shown as “Lands to be Severed” on the submitted site sketch, from 55 Leavitt Boulevard (Part 1 on 62R-21875) and added to 63 Leavitt Boulevard (Part 2 on 62R-21875) was intended in the original application to be used for manoeuvring purposes. As stated in the cover letter submitted with this application and shown in supporting materials prepared NexTrans Transportation Engineers, the Lands to be Severed are not required for manoeuvring purposes.

**Analysis**

**Niagara Escarpment Plan**

The subject lands are designated as “Urban Area” under the Niagara Escarpment Plan. Per Section 2.4 of the Niagara Escarpment Plan, the size and configuration of new lots shall be subject to the requirements of official plans, zoning by-laws and the objectives of the designation (of the Niagara Escarpment Plan).

**Urban Hamilton Official Plan**

The subject lands are designated as “Business Park” in Schedule E-1 – Urban Land Use Designations and are identified as “Business Park” in Schedule E – Urban Structure of the Urban Hamilton Official Plan. Policies E.5.2.4 and F.1.14.3.6, amongst others, is applicable and permits the existing storage facility.

Per Policy F.1.14.3.6, minor lot line adjustments shall be permitted provided there is no increased fragmentation of a core area and the adjustments do not conflict with the intent of the policies of this Plan. Staff are of the opinion that the proposed boundary adjustment does not conflict with the policies of the Urban Hamilton Official Plan as the existing and intended future uses are permitted



# Hamilton

and comply with the Zoning By-law. Staff defer to Natural Heritage staff regarding Natural Heritage policies.

**Archaeology**

No comment.

**Cultural Heritage**

No comment.

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

The subject lands are zoned Prestige Business Park (M3) Zone under City of Hamilton Zoning By-law No. 05-200. The existing storage facility is permitted. The proposed severed and retained lands meet the minimum lot area and frontage requirements on the Prestige Business Park (M3) Zone.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<ul style="list-style-type: none"> <li>- These lands are subject to Site Plan Control Application.</li> <li>- The lands to be conveyed shall be merged in title with the lands to which they are to be added.</li> <li>- This Division has no concerns with the proposed application.</li> </ul>
Proposed Notes:	

Development Engineering:

Recommendation:	No comments
Proposed Conditions:	
Comments:	Provided there are no proposed alterations or additions with respect to servicing, buildings / structures or foundations and the existing drainage patterns are maintained with no adverse impacts to the adjacent lands, then Development Engineering has no comments regarding the Consent Application as proposed.
Proposed Notes:	

Building Engineering:

Recommendation:	Comments and Conditions/Notes
-----------------	-------------------------------



Hamilton

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

Transportation Planning:

Recommendation:	Comments only
Proposed Conditions:	
Comments:	Transportation Planning has concerns with the removal of the turning area with this severance application.
Proposed Notes:	

Legislative Approvals:

Recommendation:	No comments
Proposed Conditions:	
Comments:	
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 Sign By-law, in a manner that is clearly visible from the road.

[SUSPICIOUS MESSAGE] Hamilton - 55 & 63 Leavitt Boulevard - FL/B-24:08

AMIN Pranav <Pranav.Amin1@HydroOne.com>

Fri 3/22/2024 4:29 PM

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

**External Email:** Use caution with links and attachments

Hello,

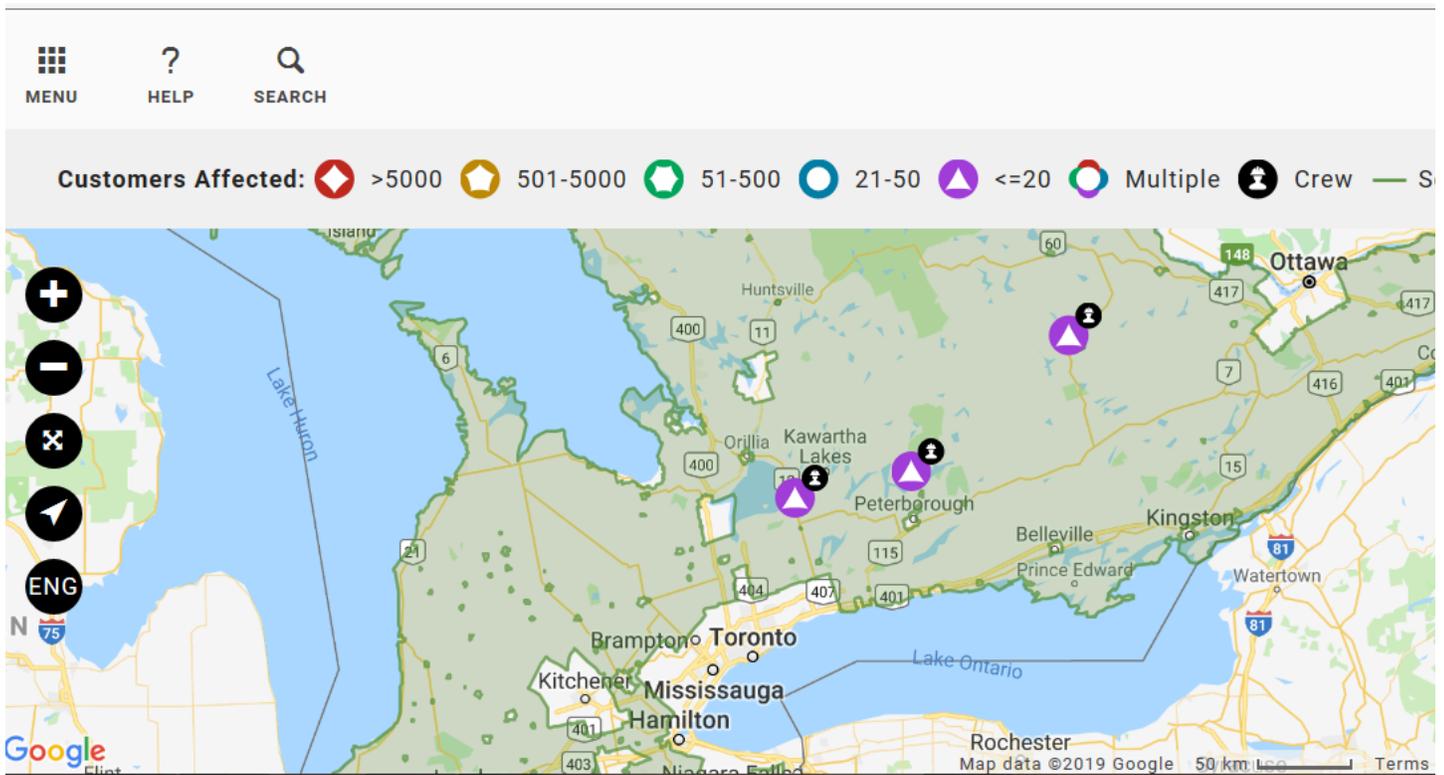
We are in receipt of your Application for Consent, FL/B-24:08 dated February 23<sup>rd</sup>, 2024. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

[http://secure-web.cisco.com/1fdzAWfzfeb8Z8981ij9lvk\\_Nlvmd44LRrLNUHN7CarLtd1E1zt4Sa\\_EcmXHEsNP1EueETyPOfPXnFwVWmpwSOVnmIthziznXcP3a5qVuaGpelolRgmxiHwd2RsEncS65Ur\\_FTHybdIT1UFIOjpmWw2XQthHk55seLyVej7QoTz641lkxaeEBFZmEktVL\\_dypnjAAQPsfEMJlogp6sWi6bkxdSCCHVhPx\\_4axQ2R6n-Tp5kbP7p7QMADyTVfobLz763UyWf4aB04YnOKa6OsSN6WbBR3qFbEYCONvewwww\\_xgklKtn7p3woaSDmplyvf5/http%3A%2F%2Fwww.hydroone.com%2FstormCenter3%2F](http://secure-web.cisco.com/1fdzAWfzfeb8Z8981ij9lvk_Nlvmd44LRrLNUHN7CarLtd1E1zt4Sa_EcmXHEsNP1EueETyPOfPXnFwVWmpwSOVnmIthziznXcP3a5qVuaGpelolRgmxiHwd2RsEncS65Ur_FTHybdIT1UFIOjpmWw2XQthHk55seLyVej7QoTz641lkxaeEBFZmEktVL_dypnjAAQPsfEMJlogp6sWi6bkxdSCCHVhPx_4axQ2R6n-Tp5kbP7p7QMADyTVfobLz763UyWf4aB04YnOKa6OsSN6WbBR3qFbEYCONvewwww_xgklKtn7p3woaSDmplyvf5/http%3A%2F%2Fwww.hydroone.com%2FstormCenter3%2F)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**To:** Jamila Sheffield, Secretary-Treasurer, Committee of Adjustment

**From:** Sam Brush, Urban Forest Health Technician – Forestry

**Email:** Sam.Brush@hamilton.ca

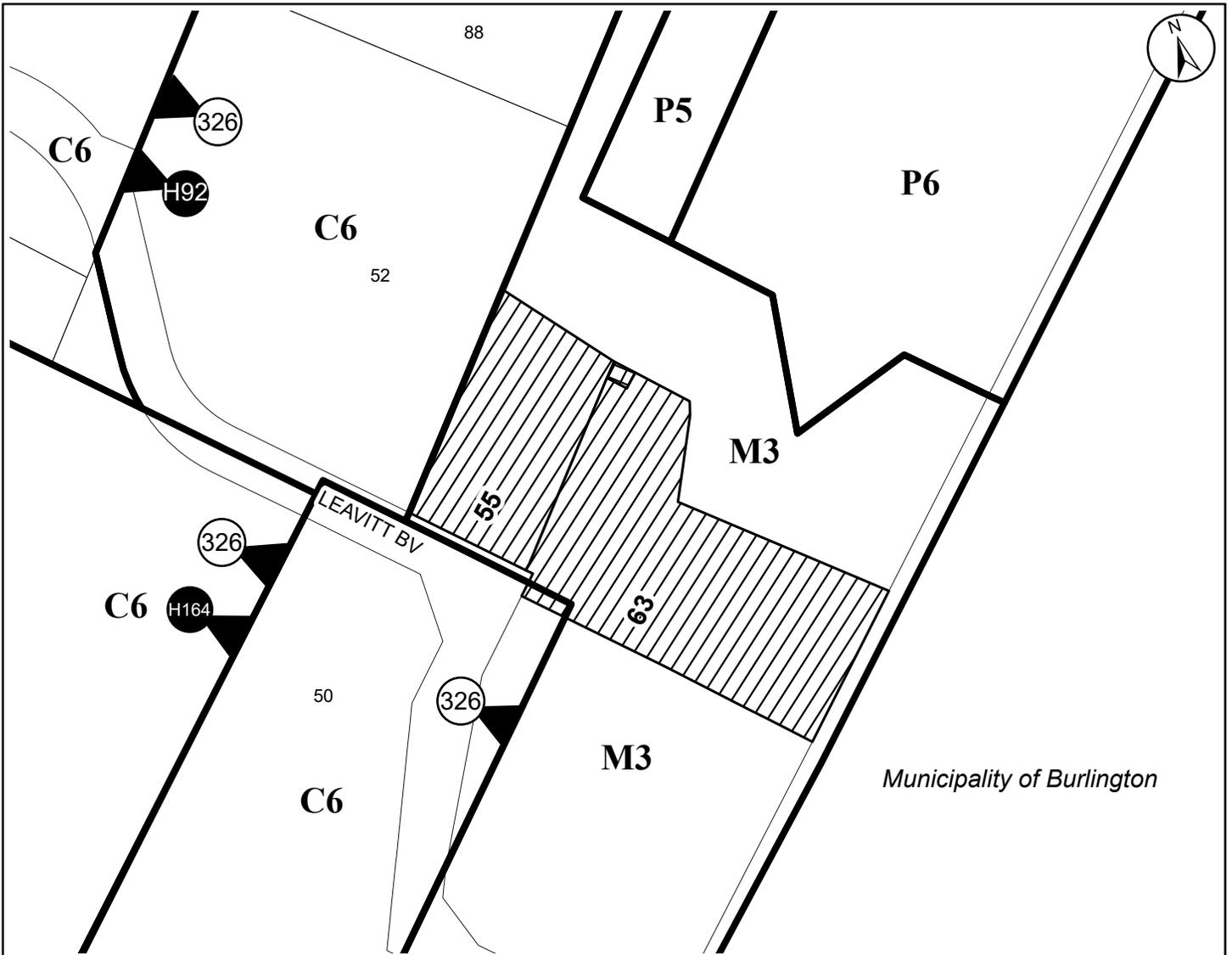
**File Number:** FL/B-24:08

**Address:** 55 Leavitt Boulevard, Flamborough

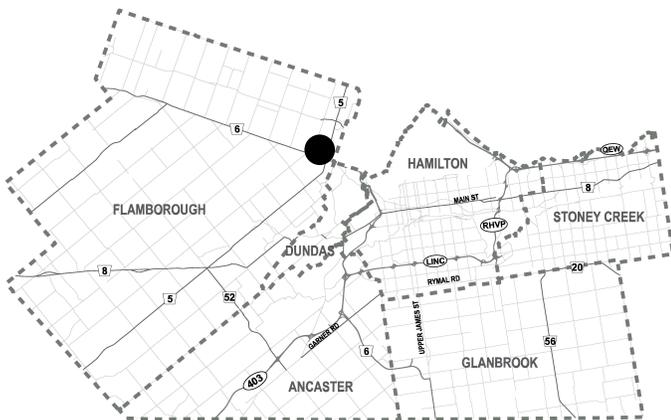
**Subject:** Committee of Adjustment File Comments – April 9, 2024

---

Recommendation	Approve
Proposed Conditions:	No conditions required.
Comments:	There are no public tree assets impacted by the proposed conveyance.
Notes:	



● Site Location



**City of Hamilton**

**Committee of Adjustments**

**Subject Property**

55 & 63 Leavitt Boulevard, Flamborough  
(Ward 15)

 Lands to be Retained

 Lands to be Severed

**File Name/Number:**

FL/B-24:08

**Date:**

March 22, 2024

**Technician:**

AL

**Scale:**

N.T.S.

**Appendix "A"**



**Hamilton**

Planning and Economic Development Department