

Hamilton

Office of the City Clerk
71 Main Street West, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-2095
www.hamilton.ca

April 4, 2019

File(s): UHOPA-18-01
ZAC-18-003
25T-2018-01

**NOTICE OF PUBLIC MEETING
OF THE PLANNING COMMITTEE**

DATE: April 30, 2019
TIME: 9:30 a.m.
LOCATION: Council Chambers, 2nd Floor
City Hall
71 Main Street West, Hamilton

Owner: Branthaven Mount Hope Inc.

Applicant/Agent: UrbanSolutions (c/o Matt Johnston)

Subject Property: 78 and 80 Marion Street and 3302 and 3306 Homestead Drive,
Glanbrook (see attached Location Map)

Purpose and Effect of Application: The purpose and effect of the applications is to permit the development of 123 lots for single detached dwellings.

Urban Hamilton Official Plan Amendment (File No. UHOPA-18-01)

The purpose and effect of this proposed **Urban Hamilton Official Plan Amendment** is to permit the rearrangement of designations in the Mount Hope Secondary Plan from "Neighbourhood Park," "Low Density Residential 2," "Utility," "Low Density Residential 2c" and "Institutional" to "Utility," "Natural Open Space" and "Low Density Residential 2," and to add a Site Specific Policy Area in order to permit residential development between 28 and 30 NEF contours.

The proposed Official Plan Amendment, and information and material related to it, will be available in the staff report for public inspection.

Zoning By-law Amendment (File No. ZAC-18-003)

The purpose and effect of this proposed **Zoning By-law Amendment** is to change the zoning from Deferred Development "DD" under the Township of Glanbrook Zoning By-law No. 464 to the Residential "R4-312" Zone, Modified and Residential "R4-312a" Zone, Modified in the Township of Glanbrook Zoning By-law No. 464 and the Conservation/Hazard Lands "P5" Zone under City of Hamilton Zoning By-law No. 05-

Re: Applications by Branthaven Mount Hope Inc. for Urban Hamilton Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive, Glanbrook, (Ward 11)

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200 in order to permit the development of 123 single detached dwellings and the conservation of a woodlot on the site.

The proposed Official Plan Amendment, and information and material related to it, will be available in the staff report for public inspection.

Draft Plan of Subdivision (File No. 25T-201801)

The proposed Draft Plan of Subdivision consists of a maximum of 123 lots for single detached dwellings (Lots 1 - 123), one block for a 0.3 metre road reserve (Block 124), one block for a storm sewer connection and walkway (Block 125), one block for open space purposes (Block 126), and three proposed public streets, shown as Streets "A," "B" and "C".

Additional information regarding the Draft Plan of Subdivision will be available in the staff report for public inspection.

Please refer to the attached Concept Plan.

Public Input:

The Planning Committee will consider this application at a Public Meeting at the above noted time and location. You are invited to attend at that time to present your views regarding the proposal. You may also submit written comments to the Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5. Comments must be received by noon Monday, April 29, 2019. Any written comments received after the deadline will be included on the **Wednesday, May 22, 2019** Council agenda.

Please note that the owner of any land that contains seven or more residential units must post the notice in a location that is visible to all residents.

If you wish to be notified of the decision of the City of Hamilton on the proposed Official Plan Amendment, you must make a written request to the Co-ordinator, Planning Committee, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be notified of the decision of the City of Hamilton on the proposed zoning by-law amendment, you must make a written request to the Co-ordinator, Planning Committee, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be notified of the decision of the City of Hamilton with respect to the proposed Draft Plan of Subdivision, you must make a written request to the Director of Planning, Planning and Economic Development Department, 71 Main Street West, 6th Floor, Hamilton, Ontario, L8P 4Y5.

Appeals:

In accordance with the provisions of the *Planning Act*,

Official Plan Amendment Application

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of Council, City of Hamilton to the Local Planning Appeal Tribunal.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Zoning By-Law Amendment Application

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed by-law is passed, the person or public body is not entitled to appeal the decision of Council, City of Hamilton to the Local Planning Appeal Tribunal.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Subdivision Application

- i. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Hamilton in respect of the proposed Draft Plan of Subdivision before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, the person or public body is not entitled to appeal the decision of the City of Hamilton to the Local Planning Appeal Tribunal.
- ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Hamilton in respect of the proposed Draft Plan of Subdivision before the approval authority gives or refuses to give approval to the draft plan of Subdivision, the person or public body may not be added as a party

Re: Applications by Branthaven Mount Hope Inc. for Urban Hamilton Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive, Glanbrook, (Ward 11)

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to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

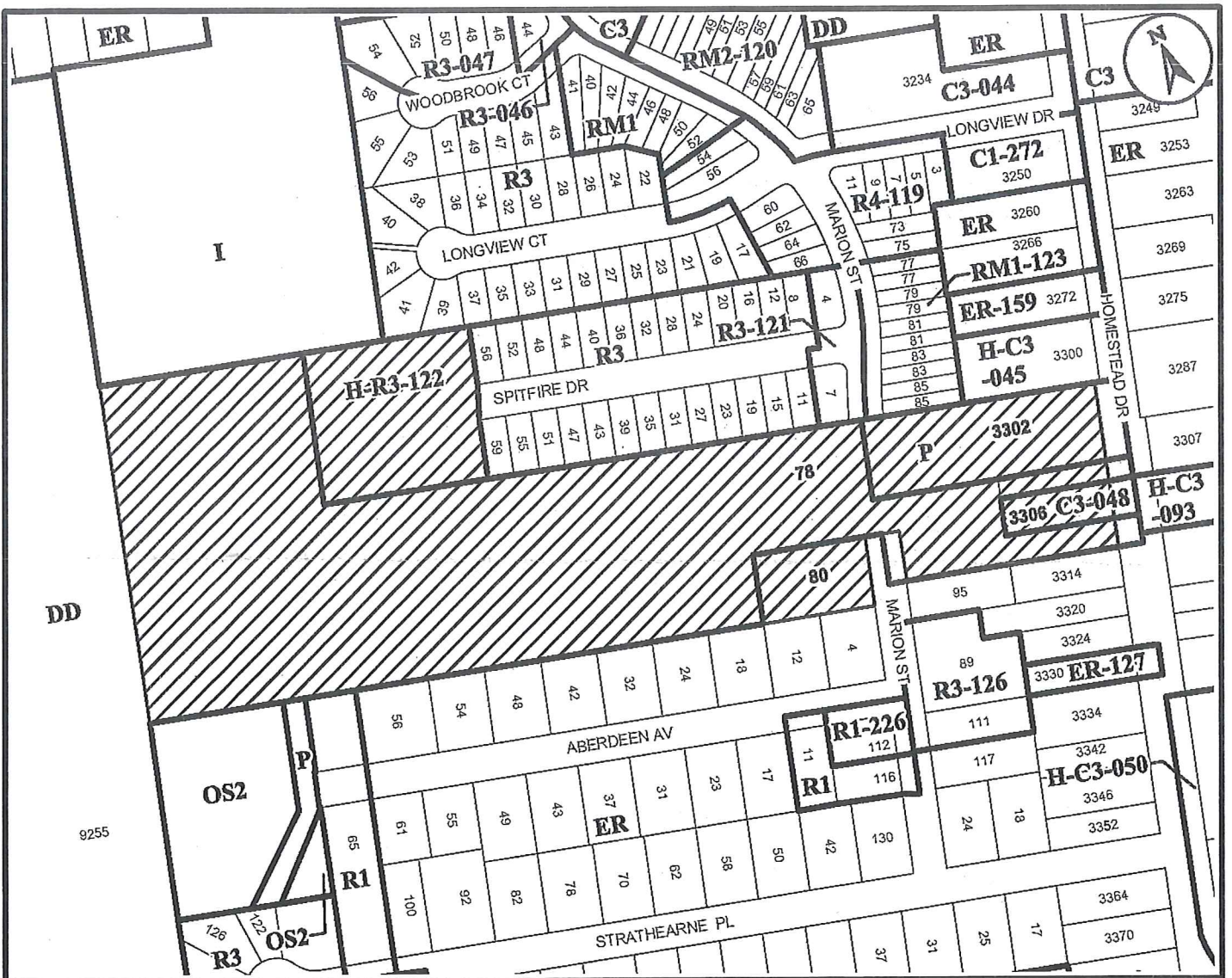
Collection of Information

Information respecting this application is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public **and will appear on the City's website unless you expressly request within your communication that City remove your personal information.**

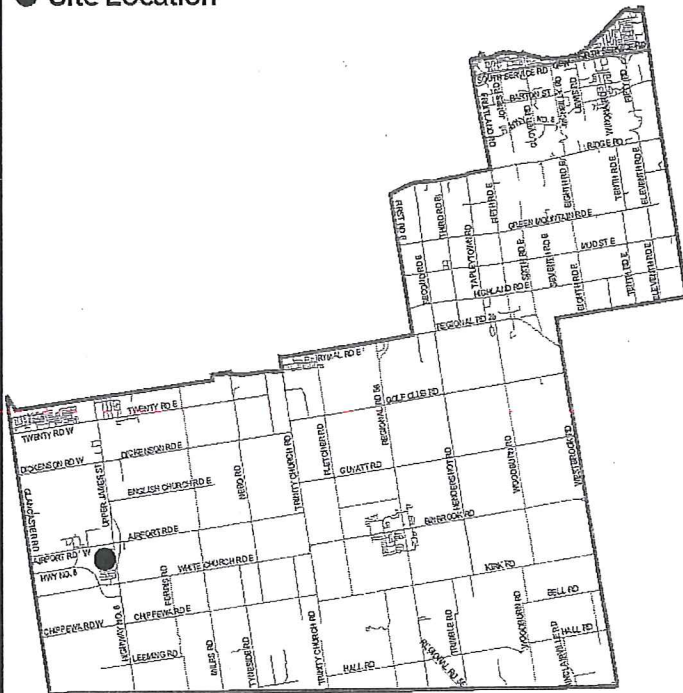
Additional Information:

The staff report will be available to the public on or after April 24, 2019 and may be obtained from the Planning and Economic Development Department, Planning Division, 71 Main Street West, 5th Floor, Hamilton, between 8:30 a.m. and 4:30 p.m. If you require additional information, please contact Jennifer Roth at 905.546.2424 ext. 2058 or by email at Jennifer.Roth@hamilton.ca.

Co-ordinator,
Planning Committee



● Site Location



Key Map - Ward 11

N.T.S.



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-18-003

Date:
December 15, 2018

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
JR/AL

Subject Property



78 & 80 Marion Street &
3302 & 3306 Homestead Drive

