



Hamilton

Mailing Address:  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning and Economic Development Department  
Development Planning, Heritage and Design  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton ON L8P 4Y5  
Phone: 905-546-2424 Fax: 905-546-4202

January 4, 2018

Files: ZAC-18-003  
UHOPA-18-01  
25T-2018-01

Dear Sir / Madam:

**Re: Notice of Complete Applications and Preliminary Circulation for Applications by Urban Solutions on Behalf of Branthaven Mount Hope Inc. for Applications ZAC-18-003, UHOPA-18-01 and 25T-201801 for Lands Located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive, Glanbrook, (Ward 11)**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that complete applications have been received by Hamilton's Planning and Economic Development Department for a Zoning By-law Amendment, Official Plan Amendment and Draft Plan of Subdivision for Lands Located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive, Glanbrook (please see attached Location Plan).

### **Purpose and Effect of Applications**

#### **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 increase the maximum density from 25 units per hectare to 26.77 units per hectare in order to permit low density residential dwellings and accommodate the site specific design.

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

#### **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-X" Zone, Modified and the Public Open Space "OS2" Zone under the Township of Glanbrook Zoning By-law No. 464 and the Conservation/Hazard Land (P5) Zone under City of Hamilton Zoning By-law No. 05-200 in order to permit the development of 117 single detached dwellings and preservation of a woodlot on the site.

**Re: Applications by Urban Solutions on Behalf of Branthaven Mount Hope Inc. for Applications ZAC-18-003, UHOPA-18-01 and 25T-201801 for Lands Located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive, Glanbrook, (Ward 11)** Page 2 of 4

The proposed By-law to amend the Zoning By-law, and information and material related to it, will be available in the staff report for public inspection at a future Public Meeting.

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

The proposed Draft Plan of Subdivision consists of the creation of 117 lots for detached residential lots, six (6) streets and a vegetation protection zone area.

Additional information regarding the Draft Plan of Subdivision will be available in the staff report for public inspection at a future Public Meeting.

**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**

A separate notice will be mailed to you confirming the date of the Public Meeting.

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, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, 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, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

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

**Appeals**

**Official Plan Amendment Application (UHOPA-18-01)**

- 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 the Council of the City of Hamilton to the Ontario Municipal Board.

- 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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

**Zoning By-law Amendment Application (ZAC-18-003)**

- 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 By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.
- 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 By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**Subdivision Application (25T-201801)**

- i If a person or public body does not make oral submissions at a public meeting, if one is held, 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 Ontario Municipal Board.
- ii If a person or public body does not make oral submissions at a public meeting, if one is held, 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 to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**Public Input**

Before we prepare a staff report for Council consideration, we are extending an opportunity to you to make comments. Any written comments received by the Department prior to **January 31, 2018**, will be published as part of the report **made available to the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information**. Those persons who respond to the Department will be provided with a

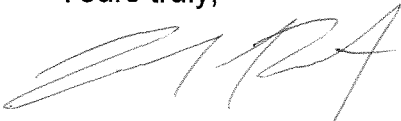
**Re: Applications by Urban Solutions on Behalf of Branthaven Mount Hope Inc. for Applications ZAC-18-003, UHOPA-18-01 and 25T-201801 for Lands Located at 78 and 80 Marion Street and 3302 and 3306 Homestead Drive, Glanbrook, (Ward 11)** **Page 4 of 4**

copy of the staff report prior to the public meeting to be held by the Planning Committee of City Council. Please forward your comments, quoting ZAC-18-003 to:

Jennifer Roth, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design - Suburban Team  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton, ON, L8P 4Y5  
Fax: 905-546-4202 - E-Mail: [jennifer.roth@hamilton.ca](mailto:jennifer.roth@hamilton.ca)

Should you have any questions, please contact Jennifer Roth by phone at 905-546-2424 ext. 2058 or by email [Jennifer.roth@hamilton.ca](mailto:Jennifer.roth@hamilton.ca), or myself at extension 5134.

Yours truly,



*for*  
Yvette Rybensky, BES, MCIP, RPP  
Senior Project Manager  
Development Planning, Heritage and Design - Suburban Team

YR:jr  
Attachment(s)

cc: Councillor Brenda Johnson, Ward 11  
S. Robichaud, Director of Planning and Chief Planner, Planning Division  
A. Fabac, Manager, Development Planning, Heritage and Design