



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

**NOTICE OF THE ADOPTION AND APPROVAL OF
AN OFFICIAL PLAN AMENDMENT BY THE CITY OF HAMILTON**

TAKE NOTICE THAT the City of Hamilton Council has passed By-law No. **21-047** adopting and approving Official Plan Amendment No. 146 to the Urban Hamilton Official Plan on the 14th day of April, 2021, under Section 17(22) of the Planning Act, R.S.O. 1990, c. P.13. The municipal address of the subject property is 804-816 King Street West, Hamilton.

AND TAKE NOTICE THAT *the public submissions on this matter were received and considered by the Committee in approving the application.*

AND TAKE NOTICE THAT any person or agency who objects to Official Plan Amendment No. 146 may appeal the decision of Council to the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board), by filing with the Clerk of the City of Hamilton, not later than the **17th day of May, 2021** a certified cheque or money order in the amount of \$1,100.00, payable to the Minister of Finance, Province of Ontario. A completed Notice of Appeal form setting out the reasons for the appeal of the amendments is required to be accompanied with the Local Planning Appeal Tribunal fee. Appeal forms are available on the ELTO website <http://elto.gov.on.ca/>.

PLEASE NOTE: IF YOU HAVE NO OBJECTION TO THE BY-LAW, YOU DO NOT NEED TO TAKE ANY ACTION, AND YOU DO NOT NEED TO SEND ANY CHEQUE.

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision by Council for the City of Hamilton on the proposed Official Plan Amendment is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Only individuals, Corporations and Public Bodies may appeal an Official Plan Amendment to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the Official Plan Amendment, describing the lands to which the Official Plan Amendment applies, and a key map showing the location of the affected lands are attached. The complete documents are available for inspection during regular office hours. If you have any questions, please call Lisa Kelsey at 905-546-2424 extension 4605.

DATED at the City of Hamilton
this 27th day of April, 2021

Andrea Holland, City Clerk
City Hall, Hamilton, Ontario



Hamilton

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71 Main Street West, Hamilton, ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-2095

NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE CITY OF HAMILTON

TAKE NOTICE THAT the City of Hamilton Council passed **Zoning By-law No. 21-048** on the 14th day of April, 2021 under Section 34 of the Planning Act, R.S.O. 1990, c. P.13. The municipal address of the subject property is 804-816 King Street West, Hamilton.

AND TAKE NOTICE THAT *the public submissions on this matter were received and considered by the Committee in approving the application.*

AND TAKE NOTICE THAT any person or agency who objects to Zoning By-law No. 21-048 may appeal the decision of Council to the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board), by filing with the City Clerk, not later than the **17th day of May, 2021** a certified cheque or money order in the amount of \$1,100.00, payable to the Minister of Finance, Province of Ontario. A completed Notice of Appeal form setting out the reasons for the appeal of the Zoning By-law is required to be accompanied with the Local Planning Appeal Tribunal fee. Appeal forms are available on the ELTO website <http://elto.gov.on.ca/>.

PLEASE NOTE: IF YOU HAVE NO OBJECTION TO THE BY-LAW, YOU DO NOT NEED TO TAKE ANY ACTION, AND YOU DO NOT NEED TO SEND ANY CHEQUE.

AND TAKE NOTICE THAT the decision by Council on the Zoning By-law is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Only Individuals, Corporations and Public Bodies may appeal a Zoning By-Law to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the Zoning By-law, describing the lands to which the Zoning By-law applies, and a key map of the affected lands, are attached. The complete by-law is available for inspection during regular office hours. If you have any questions, please call Lisa Kelsey at 905 546 2424 extension 4605. Appeals should be submitted to: City Clerk, City of Hamilton, 71 Main Street West, 1st floor, Hamilton, Ontario, L8P 4Y5.

DATED at the City of Hamilton
this 27th day of April, 2021

Andrea Holland, City Clerk
City Hall, Hamilton, Ontario

EXPLANATION OF THE PURPOSE AND EFFECT OF
BY-LAWS NO. 21-047 AND 21-048

1. The purpose and effect of By-law No. 21-047 is to establish a Site Specific Policy within the Ainslie Wood Westdale Secondary Plan to permit the development of a six storey mixed use commercial / residential building with a residential density of 176 units per gross hectare.
2. The purpose and effect of By-law No. 21-048 is modify the Mixed Use Medium Density (C5, 570) Zone to the Mixed Use Medium Density (C5, 732) Zone to permit a six storey (19.5 metre) mixed use commercial / residential development with 319.52 square metres of commercial space at grade, 30 residential dwelling units and 20 vehicle parking spaces.
3. Only the property referred to above and shown on the attached map is affected by the By-law. However, all owners of property within 120 metres (400 feet) of the property affected by the By-law are required to be notified.

A. Holland
City Clerk
City Hall, Hamilton, Ontario

ZAC-19-009
UHOPA-19-004




Key Map

to By-law No. 21-047 & 048

Subject Property

804 - 816 King Street West

 Change in zoning from the Mixed Use - Medium Density (C5, 570) Zone to the Mixed Use - Medium Density (C5, 732) Zone

Scale: N.T.S	File Name/Number: ZAC-19-009
Date: February 1, 2021	Planner/Technician: MK/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

