



Hamilton

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

NOTICE OF THE PASSING OF TWO ZONING BY-LAWS BY THE CITY OF HAMILTON

TAKE NOTICE THAT the City of Hamilton Council passed **Zoning By-law No. 21-238 and Zoning By-law No. 21-249** on the 15th of December, 2021, under Section 34 of the Planning Act, R.S.O. 1990, c. P.13. The municipal address of the subject property is 311 and 313 Stone Church Rd.

AND TAKE NOTICE THAT the public submissions 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. 21-238 and 21-249 appeal the decision of Council to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal), by filing with the Clerk of the City of Hamilton, not later than the 13th of January, 2022, 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 Ontario Land Tribunal fee. Appeal forms are available on the OLT website <http://olt.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 December appeal a Zoning By-Law to the Ontario Land Tribunal. A Notice of Appeal December not be filed by an unincorporated association or group. However, a notice of appeal December 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 Ontario Land 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 in my office 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 24th day of December, 2021.

Andrea Holland, City Clerk
City Hall, Hamilton, Ontario



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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. **21-237** adopting and approving Official Plan Amendment No. 157 to the Urban Hamilton Official Plan on the 15th day of December, 2021, under Section 17(22) of the Planning Act, R.S.O. 1990, c. P.13. The municipal address of the subject property is 311 and 313 Stone Church Rd.

AND TAKE NOTICE THAT the public submissions 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. 157 may appeal the decision of Council to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal), by filing with the Clerk of the City of Hamilton, not later than the **13th day of January, 2022**, 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 Ontario Land Tribunal fee. Appeal forms are available on the OLT website <http://olt.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 Ontario Land 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 Ontario Land 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 24th day of December, 2021

Andrea Holland, City Clerk
City Hall, Hamilton, Ontario

EXPLANATION OF THE PURPOSE AND EFFECT OF
BY-LAW Nos. 21-237, 21-238, and 21-249

1. The purpose of By-law No. 21-237 is to amend the Urban Hamilton Official Plan by redesignate a portion of the subject lands from "Open Space" to "Neighbourhoods" and to establish an Urban Site Specific Policy to reduce daylighting triangle requirements, to permit a minimum net residential density of 55 units per hectare, and to permit the dedication of a woodlot to the City of Hamilton as parkland dedication.

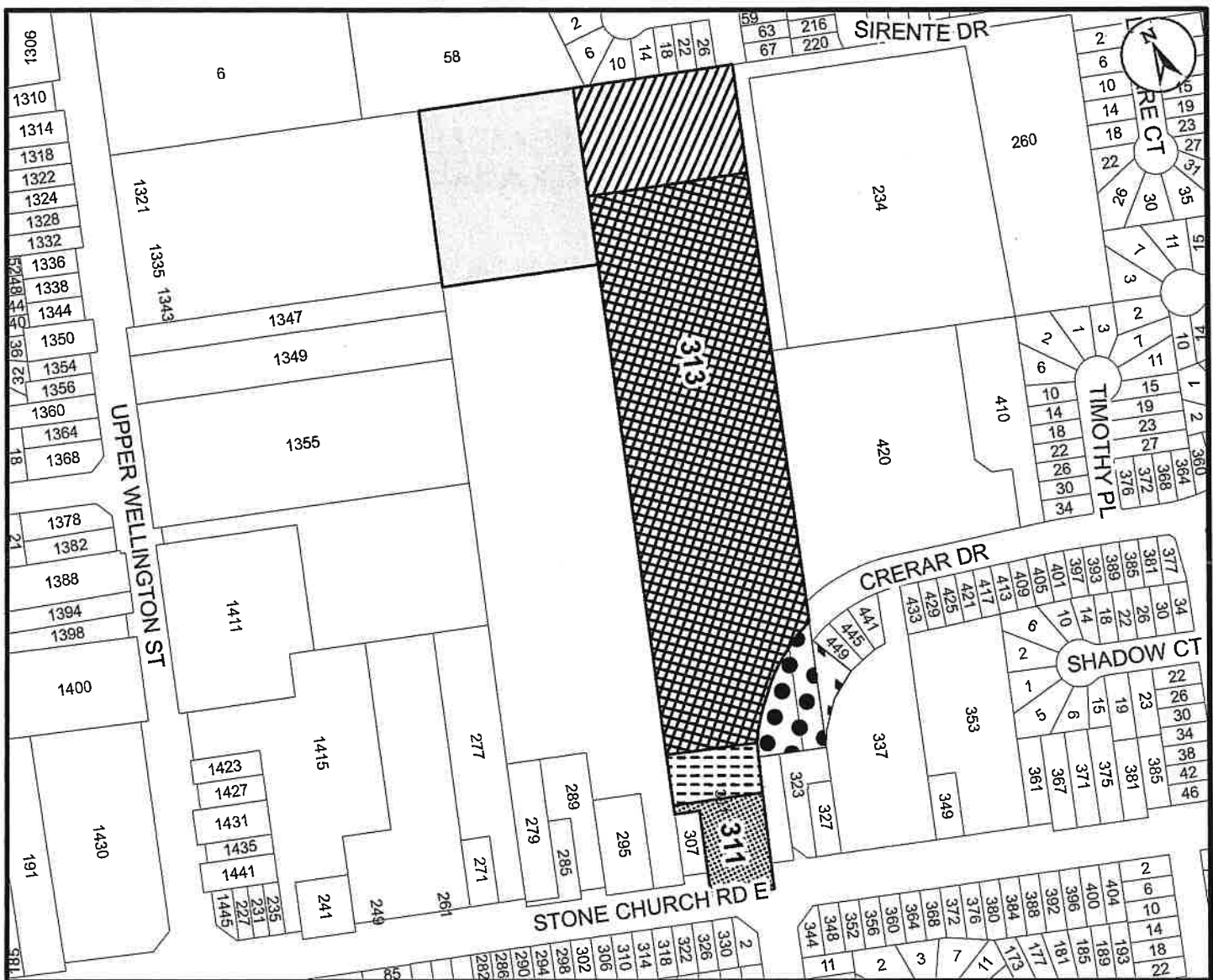
The purpose of By-law No. 21-238 is to amend Hamilton Zoning By-law No. 05-200 by adding lands as the Conservation / Hazard Land (P5) Zone, as shown on the attached key map.

The purpose of By-law No. 21-249 is to amend Hamilton Zoning By-law No. 6593 to change the zoning from the "AA" (Agricultural) District to the "C/S-1811" (Urban Protected Residential, Etc.) District, Modified (Block 1); from the "AA" (Agricultural) District to the "RT-20/S-1811" (Townhouse - Maisonette) District, Modified (Block 2); from the "AA" (Agricultural) District and the "C" (Urban Protected Residential, Etc.) District to the "RT-30/S-1811" (Street - Townhouse) District, Modified (Blocks 3 and 4); and, from the "AA" (Agricultural) District and the "C" (Urban Protected Residential, Etc.) District to the "C/S-1811" (Urban Protected Residential, Etc.) District, Modified (Blocks 5 and 6), as shown on the attached key map.

The effect of these By-laws is to permit a maximum of 221 residential dwelling units consisting of a maximum of 112 block townhouse units, 80 maisonette units, 12 single detached dwellings on a private road (condominium road), five single detached dwellings on a public road, and 12 street townhouse units, on lands located at 311 and 313 Stone Church Road East.

2. 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



Key Map **to By-law No. 21-237,** **By-law No. 21-238,** **and By-law No. 21-249**

Subject Property

311 and 313 Stone Church Road East



Block 1 – Change in zoning from the "AA" (Agricultural) District to the "C/S-1811" (Urban Protected Residential, Etc.) District, Modified



Block 2 – Change in zoning from the "AA" (Agricultural) District to the "RT-20/S-1811" (Townhouse - Maisonette) District, Modified



Block 3 – Change in zoning from the "AA" (Agricultural) District to the "RT-30/S-1811" (Street - Townhouse) District, Modified



Block 4 – Change in zoning from the "C" (Urban Protected Residential, Etc.) District to the "RT-30/S-1811" (Street - Townhouse) District, Modified



Block 5 – Change in zoning from the "AA" (Agricultural) District to the "C/S-1811" (Urban Protected Residential, Etc.) District, Modified



Block 6 – Change in zoning from the "C" (Urban Protected Residential, Etc.) District to the "C/S-1811" (Urban Protected Residential, Etc.) District, Modified



Lands to be zoned Conservation / Hazard Land (P5) Zone

Scale:
N.T.S

File Name/Number:
ZAC-21-009, 25T-202104, 25CDM-2021005,
25CDM-2021006 & UHOPA-21-005

Date:
December 15, 2021

Planner/Technician:
TV/VVS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT