



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

February 1, 2019

Files: UHOPA-17-040  
ZAC-17-088

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

**DATE:** February 19, 2019  
**TIME:** 9:30 a.m.  
**LOCATION:** Council Chambers, 2<sup>nd</sup> Floor  
City Hall  
71 Main Street West, Hamilton

**Owner:** Barbara Wilk-Ridge, Power of Attorney for Helmut and Anna Wilk

**Applicant:** Intero Development Group Inc. (c/o Donald Newman)

**Agent:** UrbanSolutions Planning and Land Development Consultants (c/o Matt Johnston)

**Subject Property:** 264 Governor's Road, Dundas (Ward 13)

**Purpose and Effect of Application:**

**Urban Hamilton Official Plan Amendment (File No. UHOPA-17-040)**

The purpose and effect of this proposed **Urban Hamilton Official Plan Amendment** is to permit an overall minimum net residential density 48 units per hectare in order to permit 29 townhouse dwellings on the subject land.

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-17-088)**

The purpose and effect of this proposed **Zoning By-law Amendment** is to change the zoning from the Urban Reserve Zone (UR) to a site specific Low to Medium Density Multiple Dwelling Zone (RM1) in order to permit 29 townhouse dwellings on the subject land. Site specific amendments are also proposed to the RM1 zone to permit the use.

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.

**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, 1<sup>st</sup> Floor, Hamilton, Ontario, L8P 4Y5. Comments must be received by noon Monday, February 18, 2019. Any written comments received after the deadline will be included on the **Wednesday, February 27, 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 zoning by-law amendment, you must make a written request to the Co-ordinator, Planning Committee, 71 Main Street West, 1<sup>st</sup> Floor, Hamilton, Ontario, L8P 4Y5.

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, 1<sup>st</sup> 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 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**

- 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 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 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.

**Collection of Information**

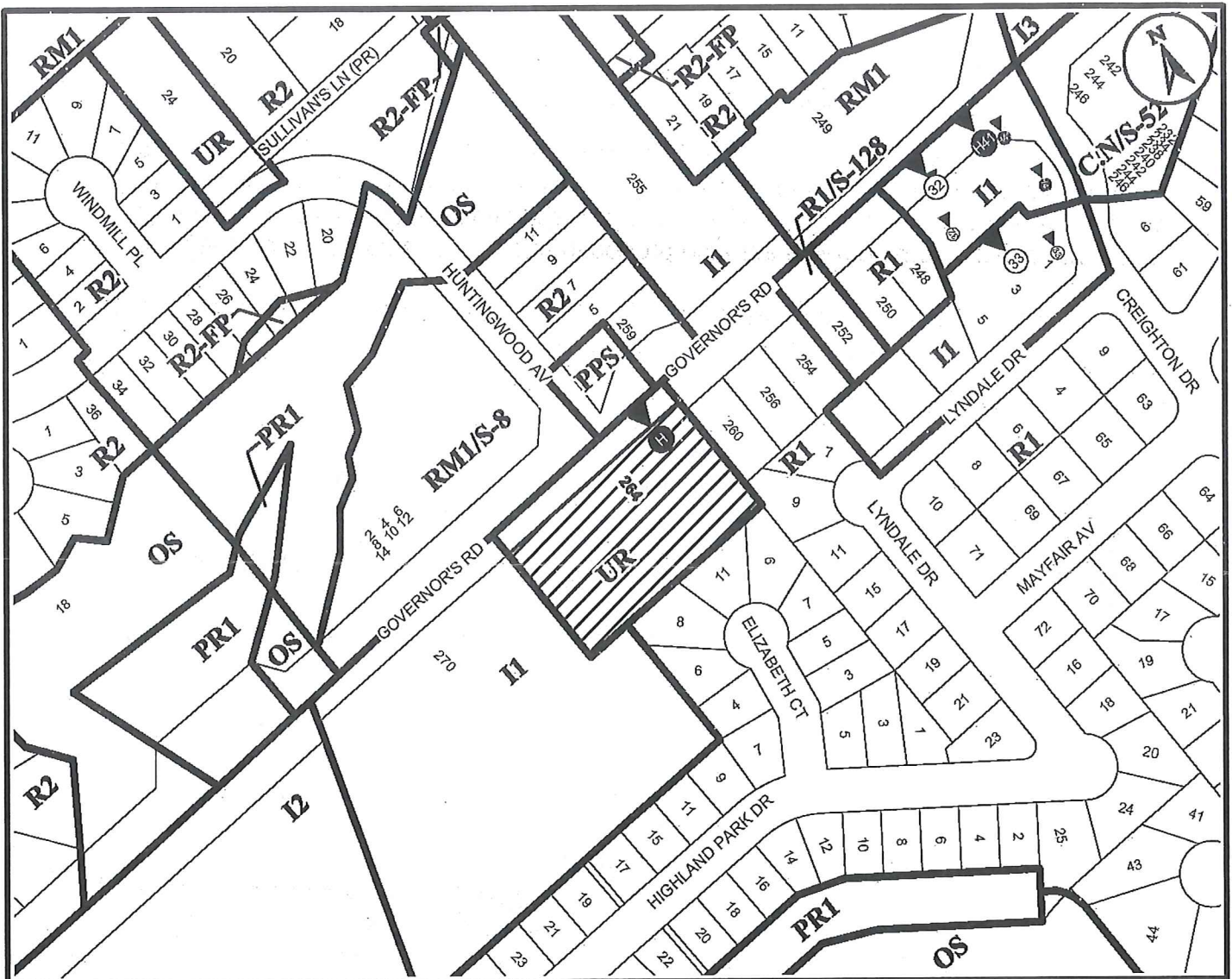
Information respecting this application is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will 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 February 13, 2019 and may be obtained from the Planning and Economic Development Department, Planning Division, 71 Main Street West, 5<sup>th</sup> Floor, Hamilton, between 8:30 a.m. and 4:30 p.m. If you require additional information, please contact Shannon McKie at 905.546.2424 ext. 1288 or by email at Shannon.Mckie@hamilton.ca.

Co-ordinator,  
Planning Committee






● Site Location



Key Map - Ward 13

N.T.S. 

## Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
ZAC-17-088 & UHOPA-17-040

Date:  
January 7, 2019


Appendix "A"

Scale:  
N.T.S.

Planner/Technician:  
AL/AL

### Subject Property

264 Governor's Road

 Change in Zoning from Urban Reserve Zone (UR) to Low to Medium Multiple Dwelling Zone - Holding (H-RM1/S-139)