



Hamilton

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

February 2, 2023

File(s): ZAC-23-025
UHOPA-23-010

Dear Sir / Madam:

Re: Notice of Complete Applications and Preliminary Circulation for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment Applications by Southcote Hills Inc. for Lands Located at 509 Southcote Road, Ancaster (Ward 12)

In accordance with the provisions of the *Planning Act*, this letter is to advise that complete applications have been received by Hamilton's Planning and Economic Development Department for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment Applications for Lands Located at 509 Southcote Road, Ancaster (please see attached Site Plan).

Purpose and Effect of Applications

Effect of the Application

The effect of the application is to permit the development ten (10) 3-storey townhouse blocks dwellings, containing a total of 57 dwelling units fronting onto private condominium roadway.

Urban Hamilton Official Plan Amendment (File No. UHOPA-23-010)

The purpose of this application is to redesignate the subject lands from Low Density Residential and Low Density Residential 2a to Low Density Residential 3b in the Meadowlands Neighbourhood III Secondary Plan

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-23-025)

The purpose of this application is to rezone the subject lands from Agricultural "A" Zone to a site specific Residential Multiple "RM2-XX" Zone, Modified in the Town of Ancaster Zoning By-law No. 87-57

The proposed Zoning By-law Amendment, and information and material related to it, 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 Legislative Coordinator, 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 Legislative Coordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

Appeals

Official Plan Amendment Application UHOPA-23-010

- i If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Hamilton to the Ontario Land Tribunal (OLT) but the 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
- 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 Land Tribunal (OLT) 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 ZAC-23-025

- i If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Hamilton to the Ontario Land Tribunal (OLT) but the 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.

- 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 Land Tribunal (OLT) unless, in the opinion of the Tribunal, 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 March 3, 2023, 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 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-23-025, UHOPA-23-010 to:

Michael Fiorino, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design - Suburban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
Fax: 905-546-4202 - E-Mail: Michael.Fiorino@Hamilton.ca

Should you have any questions, please contact Michael Fiorino at 905.546.2424 ext. 4424 or by email at Michael.Fiorino@Hamilton.ca, or myself at ext. 5277.

Yours truly,

Michael Fiorino

for Tim Vrooman
Senior Project Manager
Development Planning - Suburban Team

TV:
Attachment(s)

cc: Councillor Craig Cassar, Ward 12
S. Robichaud, Director of Planning and Chief Planner, Planning
Division A. Fabac, Director, Development Planning



KEY MAP - N.T.S.
SCALE 1:800
METRES



NOTES:
ALL DIMENSIONS ON THIS PLAN ARE METRES AND SHALL BE CONSIDERED TO BE IN METRES UNLESS OTHERWISE SPECIFIED.
DRAWN BY: S. BROCKEN
CHECKED BY: S. MOCKAY
DATE: NOVEMBER 18, 2022

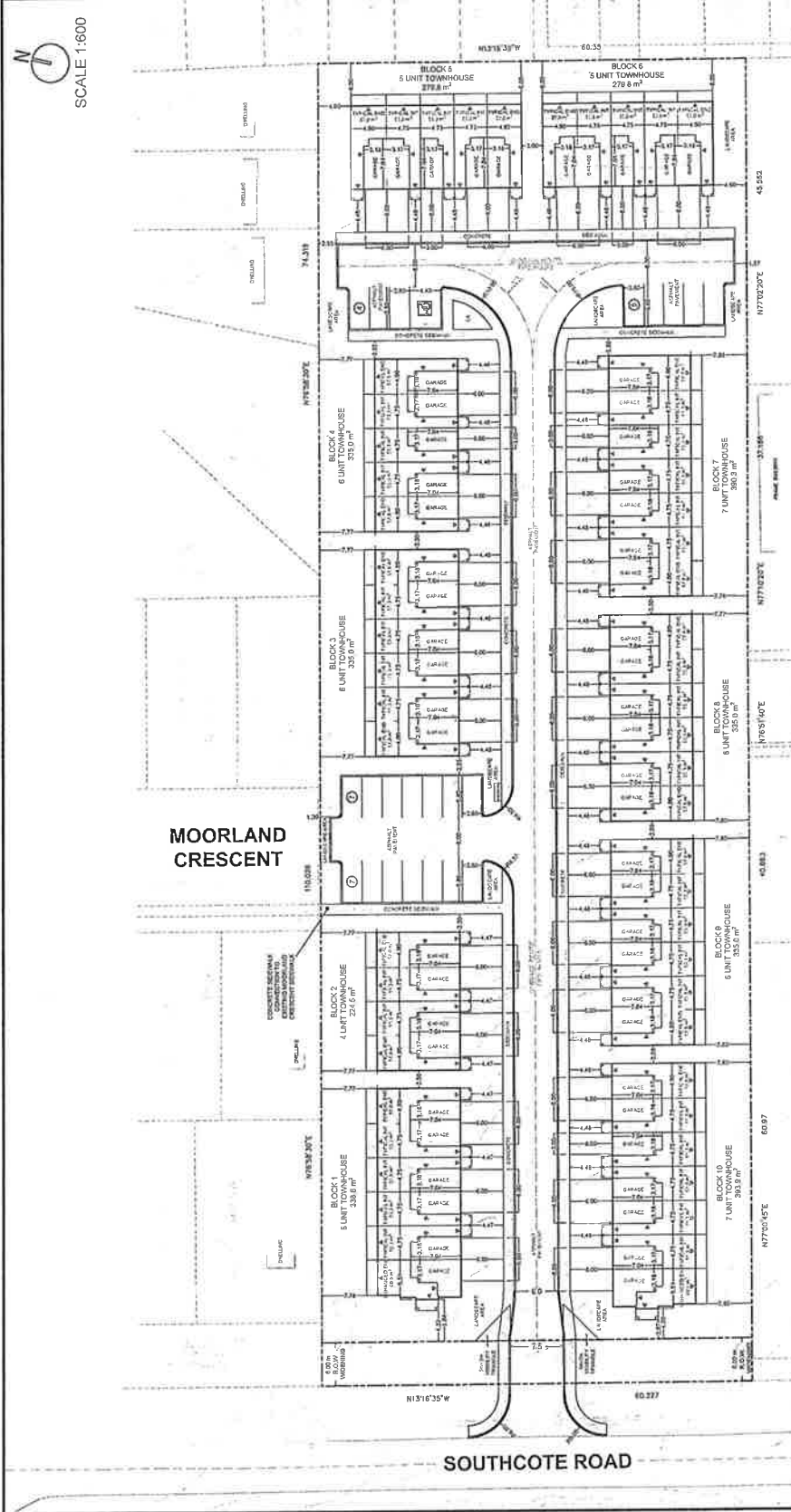
URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE, SUITE 1
HAMILTON, ON L8L 0C8
905-566-1087 - uransolutions.com

PROJECT:
509 SOUTHCOTE ROAD
CITY OF HAMILTON

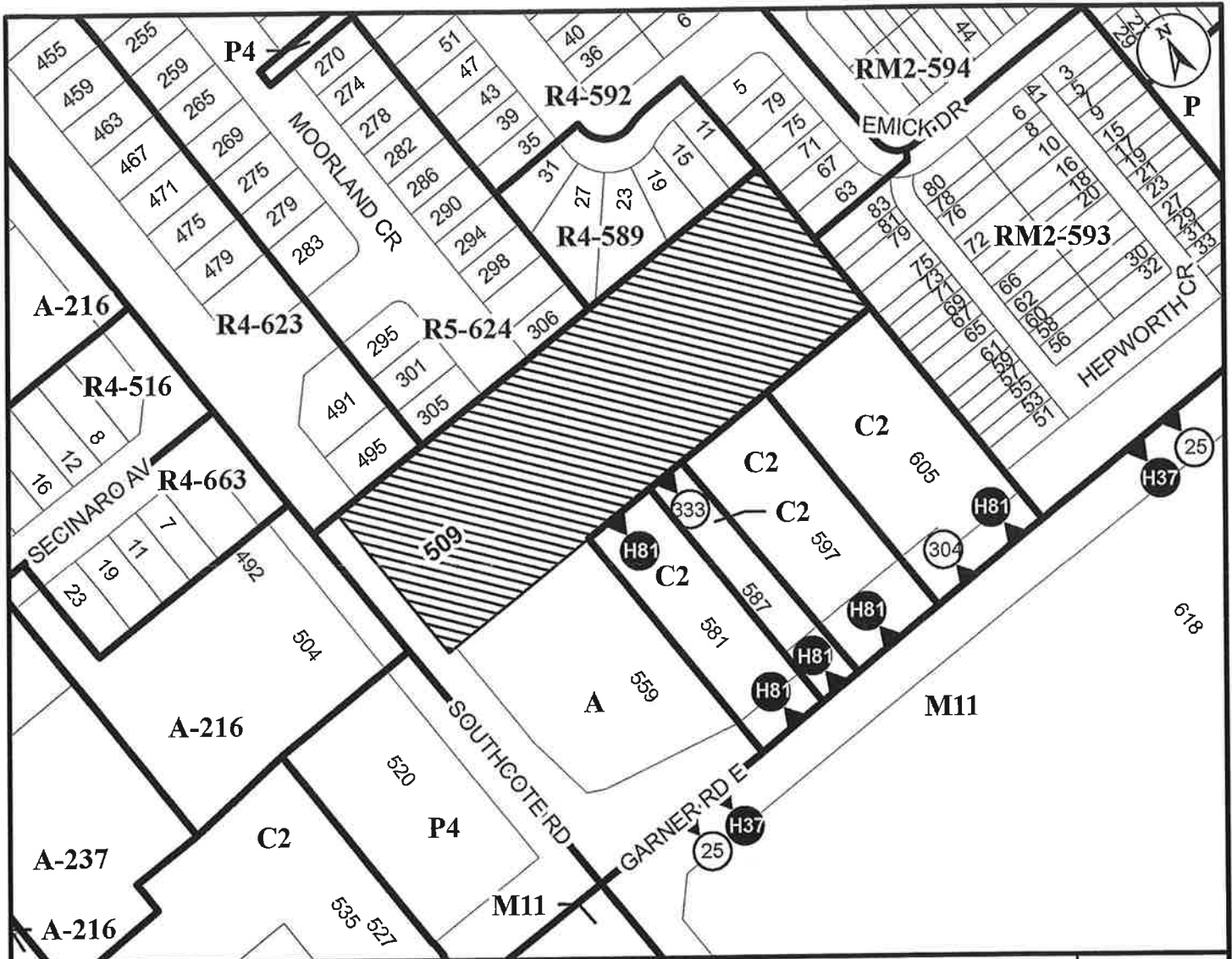
CLIENT:
SOUTHCOTE HILLS INC.

TITLE:
SITE PLAN

USP FILE NUMBER: 481-22
SHEET NUMBER: 1



DEVELOPMENT STATISTICS	
Existing Zoning: Agricultural (A) By-law No. 87-57	Proposed
Units	57 Units
Lot Area (min)	1,850m ²
Lot Area (max)	10,749.6m ²
Height (max)	11.2m
Lot Frontage	30m
Front Yard (min)	7.5m for dwellings
Min. Side Yard (North)	3.0m
Min. Side Yard (South)	3.0m
Min. Rear Yard	5.0m for dwellings
Min. Floor Area for Dwellings	100m ²
Max. Lot Coverage	400m ²
Parking	57 driveway spaces 57 garage spaces 23 visitor spaces Total = 137 spaces
Accessible Parking	N/A



● Site Location



Key Map - Ward 12

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-23-025 & UHOPA-23-010

Date:
January 25, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
MFVS

Subject Property

509 Southcote Road, Ancaster

