



November 9, 2022

445-22

Via Emailed & Delivered

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage and Design
Urban Team

City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Fabac:

**RE: 382 SOUTHCOTE ROAD, HAMILTON
OFFICIAL PLAN & ZONING BY-LAW AMENDMENT**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for 1376412 Ontario Limited c/o Zeina Homes (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 382 Southcote Road, in the City of Hamilton, on their behalf.

The proposal is to facilitate the conditionally approved severance (AN/B-22:59) of the subject property into three (3) new lots which will each contain a single detached dwelling. In order to facilitate the proposed severance and variance, Consent to Sever and Minor Variance applications have been conditionally approved for the subject lands and an Official Plan Amendment and Zoning By-law Amendment is required.

Through a Formal Consultation Waiver Request submitted September 28th, 2022, it was determined that the proposal did not require a Formal Consultation. The proposal received a Formal Consultation Waiver letter on October 20th, 2022. Within the letter, it was confirmed that an Official Plan Amendment and Zoning By-Law Amendment application would be necessary to facilitate the development of the proposed concept.

The purpose of the Official Plan Amendment is to address Volume 2, Chapter B 2.3, Garner Neighbourhood Secondary Plan. Specifically, the purpose of the Official Plan Amendment is to permit a minimum lot frontage of 12.0 metres, whereas the permitted lot frontage is 15.0 metres as per Policy B.2.3.1.3(b)(ii) in the Garner Neighbourhood Secondary Plan. This site-specific Policy area will also permit a maximum permitted density of 24 units per gross/net residential hectare, whereas 18 dwelling units per gross/net residential hectare is permitted in Policy B.2.3.1.3(b)(iii). The effect of the amendment will facilitate the creation of three 3 single detached dwellings. This policy is to create a site-specific basis through the proposed Official Plan Amendment.

The purpose of the Zoning By-law Amendment is to rezone the three new lots to be severed from the Agriculture (A-126) Zone, to a site specific Residential (R4-___) Zone in the Ancaster Zoning By-law No. 87-57.

In support of the Official Plan Amendment and Zoning By-law Amendment applications, please find enclosed the following:

- One (1) copy of the completed and signed Formal Consultation Waiver document dated October 20, 2022;
- One (1) copy of the Survey Plan prepared by A.T. McLaren Ltd.;
- One (1) copy of the Concept Plan prepared by UrbanSolutions;
- One (1) copy of the draft Official Plan Amendment and draft Zoning By-law, prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment Application; and,
- One (1) cheque in the amount of **\$44,400.00** made payable to the City of Hamilton.

We look forward to working with you and your staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Kind Regards,
UrbanSolutions


Matt Johnston, MCIP, RPP
Principal


James Stanley, BA (Hons)
Planning Technician

cc: Mr. Ali Alachi, Zeina Homes