



Hamilton

Mailing Address:
71 Main Street West, 5th Floor
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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

December 14, 2022

File(s): ZAR-23-003
UHOPA-23-003

Dear Sir / Madam:

Re: Notice of Complete Application(s) and Preliminary Circulation for Zoning By-law Amendment and Official Plan Amendment Application(s) by Urban Solutions Planning and Land Development Consultants Inc. on behalf of 1376412 Ontario Ltd. c/o Zeina Homes for Lands Located at 382 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 Application List for Lands Located at 382 Southcote Road (please see attached Concept Plan).

Purpose and Effect of Application(s)

Zoning By-law Amendment (File No. ZAR-23-003)

The purpose of this application is to change the zoning from the Agricultural "A-216" Zone to a Modified Residential "R4" Zone.

Urban Hamilton Official Plan Amendment (File No. UHOPA-23-003)

The purpose of this application is to modify the Low Density Residential 1a designation within the Garner Neighbourhood Secondary Plan, and to establish a Site Specific Policy Area to permit a minimum frontage of 12.0 metres and a maximum density of 24 units per gross/net residential hectare on the subject lands.

The effect of these applications is to facilitate development of three single detached dwellings on the subject lands.

Other Applications

The lands subject to these applications are also the subject to an application under the *Planning Act* for Consent, file AN/B-22:59.

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-23-003

- 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 ZAR-23-003

- 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 January 18, 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 ZAR-23-003, UHOPA-23-003 to:

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

Should you have any questions, please contact Aminu Bello at 905.546.2424 ext. 5264 or by email at Aminu.Bello@hamilton.ca, or myself at ext. 5277.

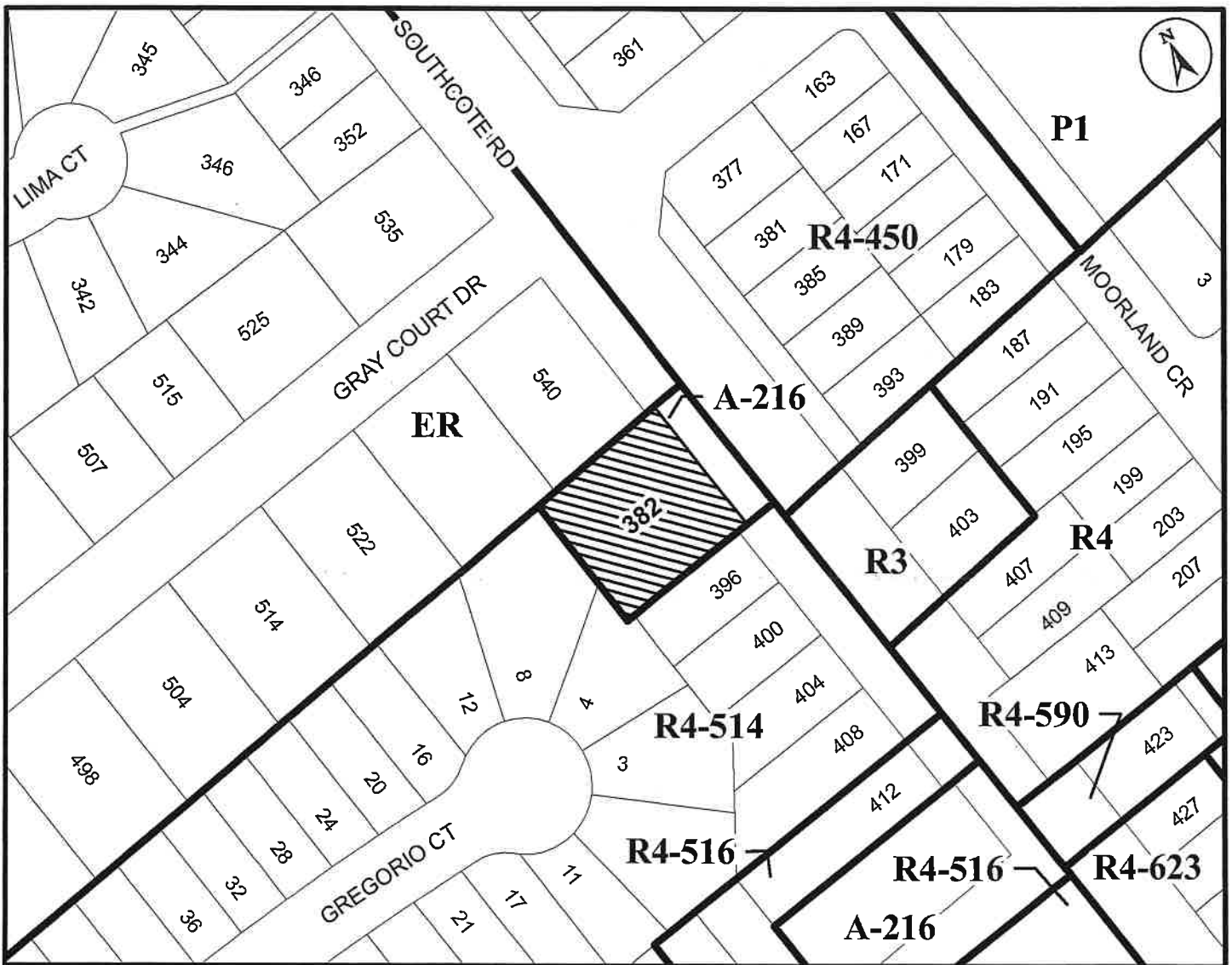
Yours truly,



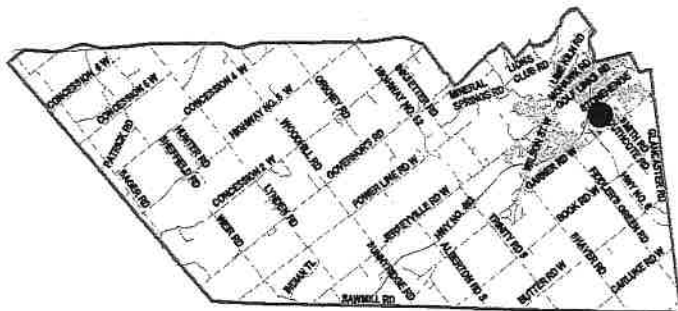
for
Tim Vrooman
Senior Project Manager
Development Planning – Suburban Team

AB:tv
Attachment(s)

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



● Site Location



Key Map - Ward 12

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-23-003 & UHOPA-23-003

Date:
December 5, 2022

Appendix "A"

Scale:
N.T.S

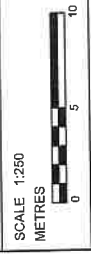
Planner/Technician:
AB/VS

Subject Property

 382 Southcote Road, Ancaster



SCALE 1:250



LEGEND
SUBJECT LANDS

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

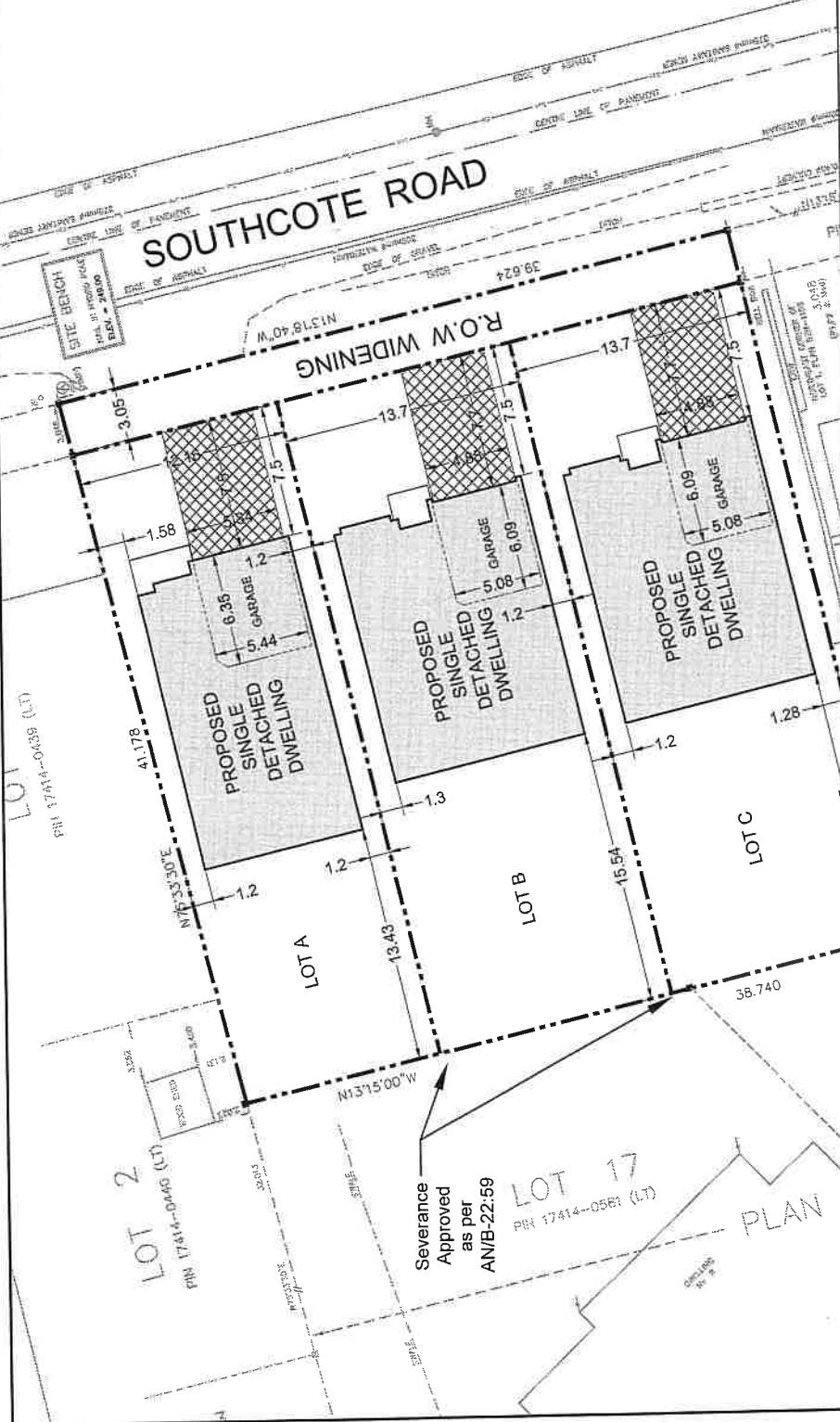
DESIGNED BY: J. STANLEY
DRAWN BY: J. STANLEY
CHECKED BY: M. JOHNSON
DATE: NOVEMBER 7, 2022

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT
3 STUDEBAKER PLACE UNIT 1
SCARBOROUGH, ONTARIO M1V 4G8
905-546-1007 - urbansolutions.info

PROJECT:
1376412 ONTARIO LIMITED C/O
ZEINA HOMES
382 SOUTHCOTE ROAD
CITY OF HAMILTON

TITLE:
CONCEPT PLAN

UPR FILE NUMBER: 445-22
SHEET NUMBER: 1



DEVELOPMENT STATISTIC CHART
RESIDENTIAL "R4" ZONE

ITEMS	REQUIRED	LOT A	LOT B	LOT C
Min. Lot Frontage	12.00m	12.16m	13.70m	13.70m
Min. Lot Area	400.00m ²	448.69m ²	522.55m ²	522.16m ²
Max. Lot Coverage	35%	34.83%	31.47%	31.45%
Min. Lot Front Yard	7.50m	7.50m	7.50m	7.50m
Min. Side Yard	1.20m	1.20m	1.20m	1.20m
Min. Rear Yard	7.50m	13.43m	15.54m	15.55m
Max. Height	10.50m	10.50m	10.50m	10.50m
Parking	2 Spaces	2 Spaces	2 Spaces	2 Spaces

LOT 17
PIN 17414-0561 (LT)

LOT 18
PIN 17414-0562

62M-1122

PLAN