



URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT



PLANNING JUSTIFICATION REPORT

382 Southcote

382 Southcote Road, Hamilton

Project No. 445-22

Prepared for: 1376412 Ontario Limited c/o Zeina Homes.
By: UrbanSolutions Planning & Land Development Consultants Inc.

NOVEMBER 2022

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1. Introduction

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained by 1376412 Ontario Limited c/o Zeina Homes, the registered owner of the lands municipally known as 382 Southcote Road in the City of Hamilton (subject lands) to assist in the coordination and preparation of planning applications necessary to facilitate a site-specific Official Plan & Zoning By-law Amendment. A detailed description of this proposal can be found in Section 2 of this report.

The enclosed application and supporting materials constitutes a complete application as described in Section Nos. 22, and 34 of the *Planning Act*.

This Planning Justification Report (Report) has been prepared in support of the enclosed Official Plan Amendment & Zoning By-law Amendment to satisfy conditions of approval for the Severance File No. AN/B-22:59 on the subject property and to permit the construction of the proposed development. The proposed development consists of three (3), 2-storey single detached dwellings with two (2) parking spaces per residential units which conforms to the proposed Zoning regulations.

This Report provides an overview of the subject lands and a detailed description of the proposal, a description of the supporting studies and a detailed review of the applicable planning policy framework. This Report also provides the planning justification in support of the proposed residential development through the evaluation of the planning merits of the Official Plan and Zoning By-law amendment applications.

1.1 Location

The subject lands are located between Gray Court Drive to the north and Bookjans Drive to the south, with Moorland Crescent to the east and Harmony Hall Drive to the west. More specifically, the subject land comprises of a relatively square shaped parcel located on 382 Southcote Road, as shown in **Figure 1 – Subject Lands**.



Figure 1 – Subject Lands

1.2 Site Description and Surrounding Context

The subject lands are situated within Ancaster, less than a kilometre east of the Highway 403/Highway 6 interchange. The subject lands cover an area of approximately +/-0.4 acres and are generally square in shape. The parcel has +/-39.60 metres of frontage on Southcote Road along its eastern property line and has a maximum lot depth of +/-41.00 metres.

The existing use on the lands consists of a vacant single-detached dwelling.

As outlined in **Figure 2 – Neighbourhood Context**, the subject lands are primarily surrounded by low-density residential uses and have access to a multitude of open spaces within a short walk.



Figure 2 – Neighbourhood Context

North: Abutting the subject lands to the north are 1.5 to 2-storey single-detached dwellings. Various developments have occurred over time, establishing a diverse mixture of old and modern houses along Southcote Road.

East: To the east of the subject lands across Southcote Road, is a small residential common-element condominium. There are two parks, including Moorland Park and the Ancaster Arbour Parkette. The nearest school to the lands is Immaculate Conception Elementary School, just over 300 metres to the east. Additionally, Redeemer Sports Complex is also within close proximity of the lands towards the east. Single-detached dwellings comprise the vast majority of the balance of the land to the east.

South: Abutting the subject lands to the north are 1.5 to 2-storey single-detached dwellings.

West: To the west of the subject lands, the primary land use consists of 1.5 to 2-storey single-detached dwellings. Further, there are two parks, Bookjans Park and Harmony Park. Highway 403 is approximately 600 metres to the west.

1.3 Application History

Consent to Sever (AN/B-22:59)

On May 30th, 2022, a Consent to Sever application was submitted to the City of Hamilton seeking to sever the subject property into three (3) separate parcels. This severance subsequently obtained conditional approval during the September 22nd, 2022 Committee of Adjustment hearing. Conditions Nos. 4 & 5 required the preparation of an Official Plan Amendment and Zoning By-Law Amendment application to bring the subject lands into conformity with the Urban Hamilton Official Plan and Zoning By-law.

Minor Variance (AN/A-22:191)

On May 30th, 2022 a Minor Variance application was submitted alongside the aforementioned Consent to Sever application in order to facilitate the proposed development concept and bring the lands into conformity with the Zoning By-law. During the September 22nd, 2022 Committee of Adjustment hearing, the proposed variances were approved. The Notice of Final and Binding for the Minor Variance decision was circulated on October 13th, 2022.

Formal Consultation Waiver Request

On September 28th, 2022, a request for a Formal Consultation Waiver was submitted to the City of Hamilton. Conditions of Severance approval are set to lapse on September 22nd, 2024. The Formal Consultation Waiver was granted by the City of Hamilton on October 20th, 2022 and noted the required supporting studies which constitute a complete application.

1.4 Transportation Context

Transportation

The subject lands have frontage on Southcote Road, a Minor Arterial Road as classified within Schedule C – “Functional Road Classification” of the Urban Hamilton Official Plan. Southcote Road is a two-way, two-lane street currently without continuous sidewalks or street lighting. However, urbanization of the portion of Southcote Road between Highway 403 and

Garner Road East, where the subject lands are located, is to begin in November of 2022,

Two existing Route No. 44 HSR transit stops are located at the northeast and southwest corners of the Southcote Road and Garner Road intersection, approximately +/-630 metres south of the subject lands (See **Figure 3 – HSR Route Map**). The subject lands also have a high degree of connectivity with the surrounding city as it is located +/- 1,295 metres away from Highway 6 and Highway 403. With the accessibility to the surrounding transit stops and highway connections, future residents will be well-connected to existing transit infrastructure.

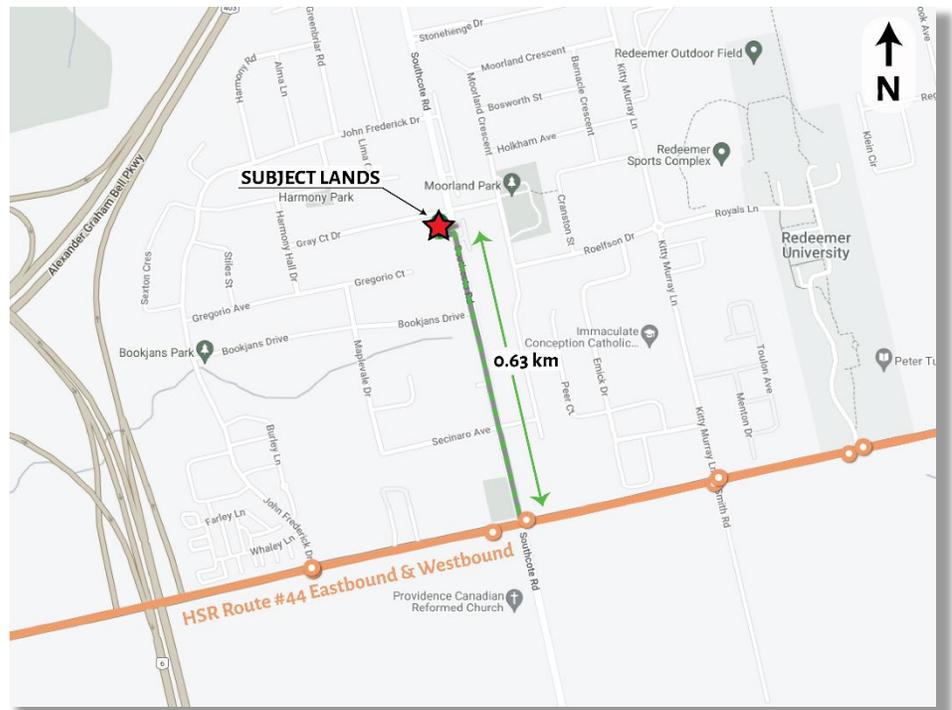


Figure 3 – HSR Route Map

2. Proposed Development

The proposed development consists of three (3) 2-storey single-detached dwellings. The proposed development will contain two parking spaces per unit, with one space being located within an attached garage and the other being located within a private driveway. The Concept Plan for the proposed development is contained within **Appendix A** of this Report.

2.1 Planning Applications

A version of this development concept was first presented via an initial Consent to Sever application submitted on May 30th, 2022. This Concept Plan was refined and conditionally approved on September 22nd, 2022. A Minor Variance application was concurrently submitted alongside the Consent to Sever application to bring the proposed lots into conformity with the Zoning By-Law.

The conditions of severance approval necessitated the submission of an Official Plan and Zoning By-law Amendment to bring the subject lands into conformity with the Urban Hamilton Official Plan and Zoning By-law to facilitate the proposed built form.

A Formal Consultation Waiver Request was submitted to the City on September 28th, 2022. The proposal received a signed Formal Consultation Waiver letter from the City of Hamilton's Development Planning department 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. It was also determined that the following materials were required to be submitted in conjunction with the Official Plan and Zoning By-law Amendment application:

- Formal Consultation Waiver letter;
- Official Plan & Zoning By-law Amendment application;
- Survey Plan;
- Concept Plan;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Planning Justification Report;
- Public Consultation Strategy;
- Parking Justification Study (if reduce parking rates are proposed);
- and,
- A Cost Acknowledgement Agreement.

2.2 Required Approvals

The Formal Consultation Waiver Document confirms that approval of the following applications would be required to facilitate the development:

- an Official Plan Amendment; and,
- a Zoning By-law Amendment.

The proposed use is permitted within the “Neighbourhoods” designation of the Official Plan and conforms to the permitted uses in the Secondary Plan’s designation of “Low-Density Residential 1a”. However, the purpose of the Urban Hamilton Official Plan Amendment is to facilitate the proposal with regards to permitted density and minimum frontage requirements contained within the Garner Neighbourhood Secondary Plan. Specifically, the Official Plan Amendment will redesignate from Low Density Residential 1a to a site specific Low Density Residential 1a.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from the Town of Ancaster Zoning By-law No. 87-57 Agricultural “A” District, Special Provision 216, to site specific Residential “R4-___” District, Modified, in the Town of Ancaster Zoning By-law No. 87-57. The Draft Zoning By-law Amendment is contained within **Appendix C** of this Report.

3. Supporting Studies

In addition to this Planning Justification Report, the required studies have been completed in support of this proposal. The following is intended to provide a brief summary of the findings of each study.

3.1 Tree Protection Plan

A Tree Protection Plan was prepared by Whitehouse Urban Design, dated November 2022. The Tree Protection Plan was required to be submitted as per **Condition No. 6** of conditional approval (AN/B-22:59), as a permit to injure or remove municipal trees must be obtained. The Report summarizes the status of the existing trees and provides recommendations for tree management.

3.2 Parking Justification Study

A Parking Justification Study was requested by the City of Hamilton. However, the city stipulated that the study would only be necessary if the development is to reduce the currently proposed parking rates. The development will not reduce the proposed parking rates. As such, a Parking Justification Study for the proposed development is not required.

4. Planning Policy Framework

The following is intended to provide a review and highlight the planning policy framework applicable to the subject lands. The applicable documents include the Provincial Policy Statement (2020), Places to Grow – Growth Plan for the Greater Golden Horseshoe (2019), the Urban Hamilton Official Plan (2019), the Garner Neighbourhood Secondary Plan, and the Town of Ancaster Zoning By-Law. No 87-57.

4.1 Provincial Policy Statement, 2020

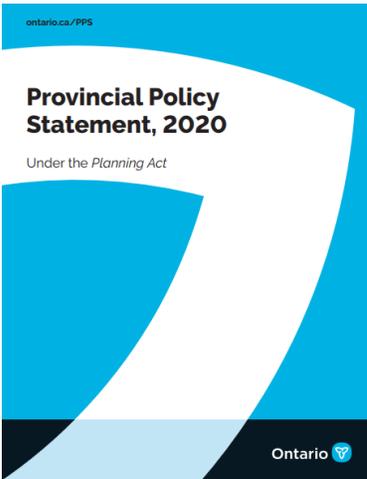
The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest regarding land use planning and development. The PPS sets the policy foundation for regulating land use and development of land. The PPS is issued under Section 3 of the *Planning Act*, with the most recent version coming into effect on May 1st, 2020. Section 3 of the *Planning Act* requires that land use planning decisions be consistent with the PPS, ensuring that matters of provincial interest, as identified in Section 2 of the *Planning Act*, are addressed.

The Provincial Policy Statement focuses growth within settlement areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns. To manage and direct land use to achieve efficient and resilient development and land use patterns, the PPS provides the following direction to approval authorities:

1.0 Building Strong Healthy Communities

This policy speaks to efficient land use and development patterns which, in turn, support sustainability by promoting strong, liveable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Policy 1.1.1 identifies a range of criteria for the creation and sustainability of healthy communities that include the promotion of efficient development and land use patterns while avoiding those of which would hinder the



expansion and fulfillment of settlement areas. It also includes policies which are geared toward the accommodation of a mix of residential types and built forms, and promoting development that supports environmental and social sustainability.

“1.1.1 Healthy livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate, affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting the integration of land use planning, growth management, *transit-supportive* development, *intensification* and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure* and public service facilities are or will be available to meet current and projected needs;

- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.”

Policy 1.1.2 seeks to protect valuable settlement area land and ensure that current and future development is compatible with the Province’s growth objectives into the next quarter of a century. Policy 1.1.2 specifically states that “*within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas*”.

1.1.3 Settlement Areas

Section 1.1.3 of the PPS provides an in-depth overview on the goals and objectives of the Province for designated settlement areas. These settlement areas may range from modest hamlets within predominantly rural areas, to large metropolitan areas, and are intended to preserve and improve upon the economic prosperity of Ontario’s communities.

Settlement areas seek to promote efficient development patterns, protect resources, promote green spaces, and ensure that public service and infrastructure is effectively used to minimize unnecessary public expenditures.

“1.1.3.1 *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- i. efficiently use land and resources;
- ii. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- iii. minimize negative impacts to air quality and climate change, and promote energy efficiency;
- iv. prepare for the impacts of a changing climate;
- v. support active transportation;

- vi. are transit-supportive, where transit is planned, exists or may be developed; and
- vii. freight-supportive.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *transit-supportive* development, accommodating a significant supply and range of housing options through *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”

1.4 Housing

Section 1.4 of the PPS provides succinct policy consideration towards the allocation of a diverse mix of housing options including tenure and built form, as well as introducing a range of densities across urban areas. Policies contained within Section 1.4 offer reference to the various Policies within Section 1.1.3 – *Settlement Areas*, of the PPS, and provide a general overview of how planning authorities shall arrange for a suitable supply of land dedicated to new residential development and residential intensification.

1.6 Infrastructure and Public Service Facilities

Section 1.6 of the Provincial Policy Statement contains a range of policies related to Infrastructure and Public Service Facilities, specifically to ensure consideration for appropriate sewage, water, stormwater, transportation and waste management infrastructure is contemplated for all land development.

2.1 Natural Heritage

Section 2.1 of the Provincial Policy Statement contains policy direction related to the management and conservation of Natural Heritage features including wood lots, wetlands, linkages, wildlife habitats and other natural

heritage systems. The general intent of Section 2.1 is to have regard for the above noted features during land development and site alteration.

2.6 Cultural Heritage and Archaeology

Similar to Section 2.1, Section 2.6 of the Provincial Policy Statement policy direction related to the management and conservation of Cultural Heritage and Archaeological resources. Specifically, to ensure consideration for built heritage resources, cultural heritage landscapes and archaeological resources for all land development.

4.2 Places to Grow – Growth Plan for the Greater Golden Horseshoe, 2019

The Greater Golden Horseshoe (GGH) is one of the fastest growing regions in North America. In order to accommodate such growth, the Province of Ontario adopted the Places to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan) under the *Places to Grow Act, 2005*. This Plan provides the framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in the region to 2051. Section 5(b) of the *Planning Act* requires that decisions that affect planning matters shall conform to or shall not conflict with provincial plans, including the Growth Plan.

The vision for the GGH is found in the Guiding Principles of the Growth Plan, Section 1.2.1 and provides the basis for guiding decisions on how land is to develop. These principles include the following:

- Support the achievement of *complete communities* that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.
- Prioritize *intensification* and higher densities to make efficient use of land and *infrastructure* and support transit viability.
- Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.
- Support a range and mix of housing options, including second units and *affordable* housing, to serve all sizes, incomes, and ages of households.



- Improve the integration of land use planning with planning and investment in *infrastructure* and *public service facilities*, including integrated service delivery through community hubs, by all levels of government.
- Provide for different approaches to manage growth that recognize the diversity of communities in the *GGH*.
- Protect and enhance natural heritage, hydrologic, and landform systems, features and functions.
- Support and enhance the long-term viability and productivity of agriculture by protecting *prime agricultural areas* and the *agri-food network*.
- Conserve and promote *cultural heritage resources* to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and *infrastructure* – that are adaptive to the impacts of a changing climate – and moving towards low-carbon communities, with the long-term goal of net-zero communities, by incorporating approaches to reduce greenhouse gas emissions.

Section 2.2.1 Managing Growth

- “2. Forecasted growth to the horizon of this Plan will be allocated based on the following:
- a) The vast majority of growth will be directed to *settlement areas* that:
- i) have a delineated built boundary;
 - ii) have existing or planned municipal water and waste water systems; and
 - iii) can support the achievement of complete communities;
- ...”

Section 2.2.2 Delineated Built-up Areas

- “1. By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:

- a) A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area”

Section 2.2.6 Housing

Section 2.2.6 of the Growth Plan provides policy to support housing choice through the achievement of minimum intensification and density targets. Additionally, Section 2.2.6 of the Growth Plan supports the achievement of complete communities through the provision of a diverse range and mix of housing options and densities.

“2.2.6.1 Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and,
 - ii. establishing targets for affordable ownership housing and rental housing;
 - iii.”

Section 3.2 Policies for Infrastructure to Support Growth

Section 3.2 of the Growth Plan speaks to infrastructure to support growth and contains policies related to transportation, infrastructure corridors, water and wastewater systems, stormwater management and public service facilities.

Section 4.2.2 Natural Heritage System

Section 4.2.2 of the Growth Plan sets out policy direction for protecting water resource systems, natural heritage systems, key hydrologic features, and the long-term ecological functions of those areas and features.

Section 4.2.7 Cultural Heritage Resources

Section 4.2.7 of the Growth plan contains policy regarding the conservation of cultural heritage features and wise use and management of cultural heritage resources.

Section 4.2.10 Climate Change

- “1. Upper- and single-tier municipalities will develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned with other provincial plans and policies for environmental protection, that will include:
- a) supporting the achievement of *complete communities* as well as the minimum intensification and density targets in this Plan;
- ...”

4.3 Urban Hamilton Official Plan

The City of Hamilton’s Urban Hamilton Official Plan (UHOP) was adopted by Council and received final approval from the Ontario Municipal Board on August 16, 2013. The UHOP is a guiding planning document which provides policies on community management, land use changes, and physical development in the City.

Urban Structure & Land Use Designation

Schedule E – Urban Structure and Schedule E.1 – Urban Land Use of the UHOP applies the “Neighbourhoods” designation to the subject lands, as shown in **Figures 4 and 5**. The “Neighbourhoods” designation is intended to create complete communities and is planned to encompass a full range of residential dwelling types and densities, as well as supporting uses intended to serve local residents.

Residential intensification is supported in the Neighbourhoods designation, provided it enhances and is compatible with the scale and character of

the existing development.

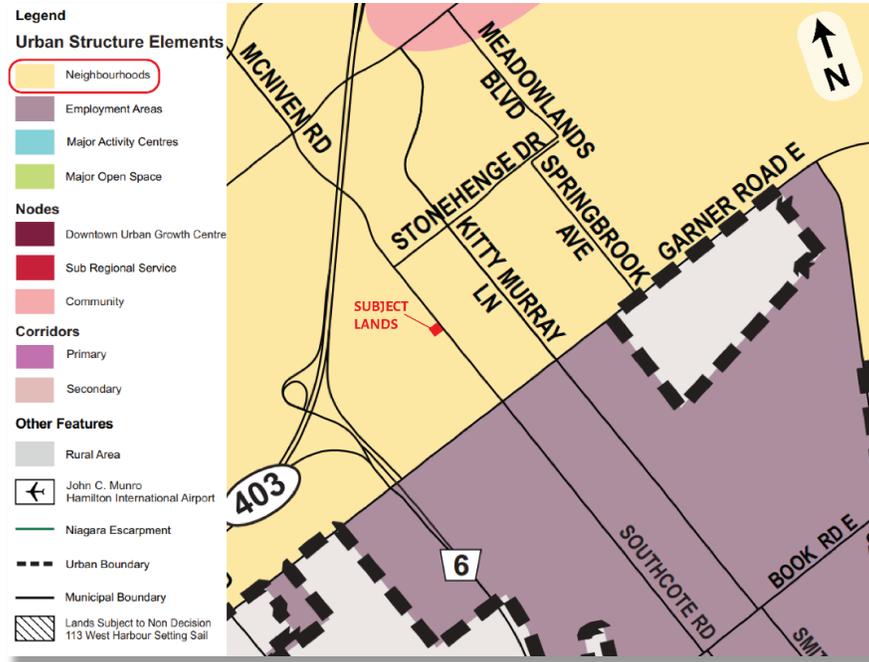


Figure 4 – Urban Hamilton Official Plan – Schedule E (Urban Structure)



Figure 5 – Urban Hamilton Official Plan – Schedule E-1 (Urban Land Use)

Transportation

Schedule C – “Functional Road Classification” of the UHOP identifies Southcote Road as a Minor Arterial Road. Southcote Road functions as a rural road, as it currently has no continuous sidewalks or street lighting, with curbing only present along the eastern side of the Road. However, urbanization of the road is scheduled to be carried out beginning November 2022.

Schedule C-2 – “Future Right-of-Way Dedications” indicates that Southcote Road between Golf Links Road and Garner Road East has planned Right-of-Way width of 37.0 metres. Accordingly, a road widening dedication of +/-8.0 metres on Southcote Road was identified as being required to accommodate necessary Right-of-Way improvements and future urbanization of the street. A 3.05 Right of Way dedication is to be provided as per AN/B-22:59 conditions.

4.4 Garner Neighbourhood Secondary Plan

Garner Neighbourhood Secondary Plan area is +/- 145 hectares and is bounded by Highway 403 on the north, Fiddler’s Green Road on the west, Highway 53 on the south and Southcote Road on the east.

As shown below in **Figure 6 – Garner Neighbourhood Secondary Plan**, the Garner Neighbourhood Secondary Plan designates the subject lands as “Low Density Residential 1a”. The designation applied through the Secondary Plan regulates development standards such as permitted uses, the minimum length of lot frontage, as well as maximum density.

An Urban Hamilton Official Plan Amendment is required to redesignate the subject lands to come into conformity with the Garner Neighbourhood Secondary Plan. Specifically, the official Plan Amendment seeks to modify the minimum required street frontage and maximum permitted density. The proposal seeks to decrease the minimum required street frontage to 12 metres, and increase the maximum permitted density to 24 UPH. The Draft Official Plan Amendment is contained within **Appendix B** of this Report.



Figure 6 – Garner Neighbourhood Secondary Plan

4.5 Town of Ancaster Zoning By-law No. 87-57

In recognition of the previous land use, the subject lands are located in the Agricultural “A-216” Zone in the Town of Ancaster Zoning By-law No. 87-57, as shown in **Figure 7 – City of Hamilton Zoning By-law No. 05-200**. To Accommodate the conditionally approved severance of lands a Zoning By-law Amendment is required.

The proposed Zoning By-law Amendment seeks to rezone the subject lands from the Agricultural “A” District, Special Provision 216, to a site specific Residential “R4-___” District, Modified, in the Town of Ancaster Zoning By-law No. 87-57. The proposed Zoning By-law Amendment will provide the necessary site specific zoning provisions to facilitate the proposed single detached dwellings. The Draft Zoning By-law Amendment is contained within **Appendix C** of this Report.



Figure 7 – City of Hamilton Zoning By-law No. 05-200

5. Analysis

5.1 Policy Framework

When evaluating the merits of this development proposal on the subject lands, it is appropriate to review the proposal against the upper tier policy documents. In this instance, the upper tier documents include the *Planning Act*, Provincial Policy Statement 2020, the Growth Plan for the Greater Golden Horseshoe, the Urban Hamilton Official Plan and the Garner Neighbourhood Secondary Plan.

Planning Act, 1990

Section 2 of the *Planning Act* identifies matters of provincial interest that approval authorities must have regard for when evaluating development proposals. They are as follows:

- a) The protection of ecological systems, including natural areas, features and functions;

Planning Comment: The subject lands do not contain components of the City's Natural Heritage systems as identified on Vol. 1, Schedule B of the Urban Hamilton Official Plan. Accordingly, the ecological systems, etc. are not adversely impacted by the proposal.

- b) The protection of the agricultural resources of the Province;

Planning Comment: The proposed development is located within the approved Urban Settlement Boundary. As such, the development protects the agricultural resources of the Province.

- c) The conservation and management of natural resources and the mineral resource base;

Planning Comment: The proposed development does not adversely impact natural resources or the mineral resource base, as such it has regard for these matters.

- d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Planning Comment: The subject lands do not contain any cultural heritage resources. Accordingly, the proposed development will not adversely impact matters of cultural heritage or archaeological significance.

- e) The supply, efficient use and conservation of energy and water;

Planning Comment: The proposed development has regard for the efficient supply, use and conservation of energy and water.

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

Planning Comment: The proposed development ensures the adequate and efficient provision of communication, transportation and waste management systems.

- g) The minimization of waste;

Planning Comment: Appropriateness of waste management systems provided will be secured through the future planning process.

- h) The orderly development of safe and healthy communities;

Planning Comment: Collectively, the zoning by-law regulations, official plan regulations and conditions of severance approval ensure the proper and orderly development of the municipality.

h.1) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Planning Comment: Conditions of approval will ensure pedestrian connections are AODA compliant and the Ontario Building Code will ensure best practices regarding accessibility are met for dwellings.

- i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities;

Planning Comment: The subject lands are within the jurisdiction of the Hamilton District School Board and the Hamilton Catholic District School Board.

- j) The adequate provision of a full range of housing, including affordable housing;

Planning Comment: The proposed development proposes (3) three dwellings as illustrated in the Concept Plans contained in Appendix A. The proposed dwellings will contribute to the overall diversity of housing stock for the neighbourhood and the City.

- k) The adequate provision of employment opportunities;

Planning Comment: N/A

- l) The protection of the financial and economic well-being of the Province and its municipalities;

Planning Comment: The proposed development supports long-term economic prosperity of the Province by adding to the overall housing

supply to contribute to a diverse workforce. Development charges and cost sharing also protect the financial and economic well being of the Province and City. Once developed, the lands will contribute significantly more to the municipal tax base than the current underutilized parcel.

- m) The co-ordination of planning activities of public bodies;

Planning Comment: The comprehensive review of this application by the City of Hamilton ensures matters of provincial interest are accounted for and a coordinated approach of planning activities has been implemented.

- n) The resolution of planning Conflicts involving public and private interests.

Planning Comment: N/A

- o) The protection of public health and safety;

Planning Comment: The proposed development does not present any negative impacts to public health and safety.

- p) The appropriate location of growth and development;

Planning Comment: Schedule 3 of the Growth Plan establishes a population target of 820,000 for the City of Hamilton by the year 2051. Based on the subject property being located within the Urban Settlement Boundary for the municipality, the proposed development aids the City of Hamilton in achieving their growth target and implements appropriate intensification within the built-up area.

- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

Planning Comment: The proposed development is along Southcote Road which will undergo urbanization in November 2022. This will ultimately enhance the Right-of-Way conditions and will provide routes which are walkable and support active transportation.

- r) The promotion of built form that,

- i. is well-designed,
- ii. encourages a sense of place, and
- iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

Planning Comment: The proposed development offers a well-designed, attractive environment with each dwelling containing access to a private backyard for active and passive use. Further, the overall design of the massing and façade is aesthetically pleasing and will aid in enhancing the streetscape of the area.

- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

Planning Comment: This form of intensification assists in limiting the need for further expansion of the urban boundary; minimizing the need for greenfield development.

This proposal has regard for matters of Provincial interest as identified in Part 2 of the *Planning Act*.

Provincial Policy Statement, 2020

Legislation states that *Planning Act* applications must be “consistent with” the Provincial Policy Statement.

This proposal contributes to the Province’s objective to accommodate an appropriate range and mix of land uses (Policy 1.1.1). The proposed residential development will assist with the objective of focusing growth and development in *settlement areas* (Policy 1.1.3) assists in providing an appropriate mix of housing options and densities (Policy 1.4.1). Development of the subject lands will facilitate intensification and a compact built form (Policy 1.1.3.4). The proposed development additionally aids in providing housing stock to meet housing needs of the region through the provision of (3) three additional single detached dwellings to the area (1.4.3). City Staff did not require an Environmental Impact Study or Tree Protection Plan during the Formal Consultation Waiver. Due to this lack of natural heritage resources, Section 2.1 is satisfied by the proposed development. City Staff did not request a Functional Servicing Report, Stormwater Management Report or Transportation Impact Study. Therefore, the proposed

development has been evaluated and can be adequately serviced and accommodated by the existing transportation network and municipal servicing infrastructure (Section 1.6).

This proposal is consistent with the Provincial Policy Statement.

Places to Grow – Growth Plan for the Greater Golden Horseshoe

The *Planning Act* states that decisions in respect of planning matters shall conform with applicable provincial plans including the Places to Grow – Growth Plan for the Greater Golden Horseshoe.

This proposal supports the Plan’s aim to prioritize *intensification* and higher densities, to make efficient use of land and *infrastructure* and support transit viability.

This proposal supports the achievement of complete communities and increased densities to more efficiently utilize both land and infrastructure within the delineated built up boundary (2.2.1) while supporting the achievement of the minimum intensification and density targets in this Plan (4.2.10). The proposed development aids the municipality in achieving the intensification target of at least 50% of growth to be accommodated within the delineated built-up area (2.2.2). The proposed built form supports the creation of complete communities through the provision of a range of housing forms (2.2.6). The proposed development can be adequately accommodated by municipal servicing infrastructure as confirmed by the Formal Consultation Waiver in which City Staff did not require Functional Servicing Report (3.2). During Formal Consultation, the City did not identify any natural features or linkages on site, with the exception of private trees to be contemplated by a Tree Protection Plan. As the private trees on site are proposed to be retained where feasible and additional trees are proposed to be planted or compensated for on site, the proposal does not contain adverse impacts from a natural heritage perspective (4.2.2). Further, the development proposal does not present any adverse impacts to cultural heritage resources on- or off-site as City Staff did not require an Archaeological Assessment while approving the Formal Consultation Waiver (4.2.7). Further, the proposal adds to the housing options and densities for the area including assisting in meeting the projected needs of current and future residents (2.2.6.a.i).

It is our (UrbanSolutions') opinion that the proposed development is in conformity with the Growth Plan and therefore the proposed use has regard for matters of provincial interest as identified in the *Planning Act*.

Urban Hamilton Official Plan (UHOP)

The UHOP provides direction and guidance on the management of communities, land use change, and physical development over the next 30 years. To better reflect the proposed land use, an Official Plan Amendment is required to redesignate the lands from Low Density Residential 1a to a Site Specific Low Density Residential 1a to permit a maximum density of 24.0 UPH and a minimum frontage of 12.0 metres. The Draft Official Plan Amendment is contained within **Appendix B** of this Report. As an amendment to the Zoning By-law is required to permit the proposal, the UHOP provides the framework for evaluating this amendment.

To achieve the City's projected population growth, Section B.2.4.1 of the Plan contains policy direction for residential intensification. More specifically, Section B.2.4.1.3 prescribes the City's Neighbourhoods to accommodate 40% of the residential intensification target and the proposed development assist in achieving this objective.

Further, Section B.2.4.1.4 provides criteria to evaluate residential intensification developments. As proposed, and as outlined in this Planning Justification Report, the proposal satisfies the criteria contained in Section B.2.4.1.4(a-g).

"B.2.4.1.4 Residential intensification developments shall be evaluated based on the following criteria:

a) a balanced evaluation of the criteria in b) through g) as follows;

Planning Comment: The proposed development balances and addresses the evaluation of criteria contained in the policies below.

b) the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form;

Planning Comment: The proposed development has been designed to be compatible with the existing character and function of the neighbourhood. The development has been designed to respect the character, scale, and appearance of the surrounding area which is characterized by contributing to the densities and built forms inclusive of ground related dwellings. The proposal enhances the character of the area by further optimizing an under-utilized parcel to increase the housing stock in the city. It builds upon the established patterns and built forms by keeping the height at (2) two storeys. As noted in the Urban Hamilton Official Plan, the Neighbourhoods are intended to accommodate a mix of low, medium and high density development.

- c) the development's contribution to maintaining and achieving a range of dwelling types and tenures;

Planning Comment: The neighbourhood is currently occupied by medium to low densities and built forms; predominantly single detached dwellings. The proposed development will contribute to the provision of a range of housing forms and densities in the surrounding neighbourhood. As the proposed development consists of single detached dwellings, it will contribute to the overall housing stock and a range of dwelling types tenures within the neighbourhood.

- d) the compatible integration of the development with the surrounding area in terms of use, scale, form and character. In this regard, the City encourages the use of innovative and creative urban design techniques;

Planning Comment: The scale and form of the proposal are regulated by the amending Official Plan and By-law to ensure an appropriate relationship is established between the proposed development and surrounding neighbourhood.

- e) the development's contribution to achieving the planned urban structure as described in Section E.2.0 – Urban Structure;

Planning Comment: The purpose of the Low Density Residential 1a designation is implemented through the proposed development. This shall also act as a focus for the community, creating a sense of place. The proposal fulfills the intent of this designation as it will establish a multiple dwelling development which contributes to a sense of place for the community, contributes to a range of dwelling forms and is located in close proximity to existing transit routes.

- f) infrastructure and transportation capacity; and

Planning Comment: Through the Formal Consultation waiver, staff have not required a Functional Servicing Report or Transportation impact study. Accordingly, the proposed development will not adversely impact matter of transportation and infrastructure.

- g) the ability of the development to comply with all applicable policies.

Planning Comment: The proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement and conform to the Growth Plan as the development proposal represents an appropriate form of intensification in an existing built-up area. The proposed site-specific Zoning By-law supports the intent, goals and objectives of the Low Density Residential 1a designation of the Garner Neighbourhood Secondary Plan. Finally, the proposed amending Zoning By-law includes appropriate regulations and implements the general intent of the UHOP and Town of Ancaster Zoning By-law No. 87-57.

Section B.3.2.4 of the UHOP provides general policies for urban housing. This proposal implements Policy B.3.2.4.2 which promotes the development of housing with a full range of support services throughout the City and encourages the City to give priority to development applications that meet documented unmet needs for housing tenure, affordability levels or support services. As discussed in Section 2 of this Report, this proposal will yield a form of housing representing higher residential densities. The proposed dwelling units will assist in the provision of a diverse range of housing, which in turn will support the creation of a diverse and healthy community.

The site is further evaluated against Section B.3.3 - Urban Design Policies of the UHOP to ensure compatible integration with the surrounding land uses. The following specific policies related to Urban Design are applicable to the subject proposal:

- “B.3.3.3.2 New development shall be designed to minimize impact on neighbourhood buildings and public spaces by:

- a) creating transitions in scale to neighbouring buildings;
- b) ensuring adequate privacy and sunlight to neighbouring properties; and
- c) Minimizing the impacts of shadows and wind conditions

B.3.3.2.5 Places that are safe, accessible, connected and easy to navigate shall be created by using the following design applications, where appropriate:

- a) Connecting buildings and spaces through an efficient, intuitive, and safe network of streets, roads, alleys, lanes, sidewalks and pathways;
- b) providing connections and access to all buildings and places for all users, regardless of age and physical ability;
...
- c) Ensuring building entrances are visible from the street and promoting shelter at entrance ways;
- d) integrating conveniently located public transit and cycling infrastructure with existing and new development;
...
- g) designing streets and promoting development that provides real and perceived safety for all users of the road network.

B.3.3.2.6 Where it has been determined through the policies of this Plan that compatibility with the surrounding area is desirable, new development and redevelopment should enhance the character of the existing environment by:

- ...
- b) Respecting the existing cultural and natural heritage features of the existing environment by re-using, adapting, and incorporating existing characteristics;
...
- d) Complementing the existing massing patterns, rhythm, character, colour and surrounding context;

Planning Comment – The subject lands front onto Southcote Road. The stretch of Southcote Road between Golf links Road and Garner Road East,

which has a planned Right-of-Way width of 37.0 metres, will increase by around 8.0 metres from the current 29.0-metre wide Right-of-Way. This urbanization beginning in November 2022 will address shortcomings for pedestrians and facilitate more urban-centric development in the area. Two existing bus routes No. 44 HSR transit stops are located at the northeast and southwest corners of the Southcote Road and Garner Road intersection, approximately 630 metres south of the subject lands. Thereby residents are well connected to existing transit opportunities and are encouraged in using forms of active transportation to access this mode of transportation. The urbanization of Southcote Road includes the provision of sidewalks which will provide the surrounding residents safe municipal walkway connections from the existing HSR transit stops to the internal sidewalks of the development.

The three proposed single detached dwellings will yield increased animation of the streetscape along Southcote, where the lands are currently underutilized with an aging single detached dwelling and overgrown debris. The proposed building materials, height and setbacks will result in compatible massing and character for this development within the context of the surrounding community. Moreover, the parking meets the proposed zoning which requires (2) two spaces.

The scale and form of the proposal are regulated by the amending by-law to ensure that an appropriate relationship is established between the proposed development and the existing neighbouring dwellings and natural features.

The surface parking for each concept of the proposed development ensures that an appropriate relationship is established between the proposed development and the existing neighbouring dwelling features. One space is sheltered from the street - located internal to the site. Additionally, the dwellings have an approximate 11.00 metre rear yard set back exceeds the minimum set back from the property line, ensuring there are no adverse impacts on the units in terms of overlook or privacy and maintains a compatible relationship between the existing neighbourhood.

As indicated in Section 4.3 of the Planning Justification Report, the UHOP applies a Neighbourhoods designation to the subject lands. The City of Hamilton strives to manage urban growth and development that is sustainable and recognizes a balance between the economy, the environment, and a community's social needs. Section E.2.6 notes that Neighbourhoods represent a key component of Hamilton's urban structure and occupies the greatest proportion of the City, representing a mix of low,

medium and high-rise areas. The function of this designation is to primarily contain residential uses (2.6.3) and shall permit and provide the opportunity for a full range of housing forms, types and tenure (2.6.4).

Section E.3.2 of the UHOP provides general policies for the scale and design of areas designated as Neighbourhoods:

“E.3.2.7 The City shall require quality urban and architectural design. Development of lands within the Neighbourhoods designation shall be designed to be safe, efficient, pedestrian oriented, and attractive, and shall comply with the following criteria:

...

b) Garages, parking areas, and driveways along the public street shall not be dominant. Surface parking between a building and a public street (excluding a public alleyway) shall be minimized;

c) Adequate and direct pedestrian access and linkages to community facilities/services and local commercial uses shall be provided;”

...

Planning Comment – The proposed development will connect pedestrians to municipal sidewalks. Landscaping will serve to provide an attractive public realm enhancing the existing landscape character of the area, ensuring visual connectivity to the adjacent built form and natural features.

The proposed parking locations allow convenient access to and from the dwelling units and do not dominate the streetscape.

The 2-storey single detached dwellings will contribute to a mix of dwelling unit types, lot widths and sizes deemed to be context-sensitive to the existing neighbourhood streetscape.

Garner Neighbourhood Secondary Plan

The proposed development will implement changes to the policy and Land Use Map in the Garner Neighbourhood Secondary Pan. The site specific designation will be placed on the subject lands in Land Use Map B.2.3-1 and reflect the policy changes.

The site specific Secondary Plan provisions related to Low Density Residential 1a designation that are proposed to be amended are as follows:

Section B.2.3.1.2 b): *Adjacent to those existing single-detached residential areas, single-detached dwellings shall be located on minimum 15-metre frontage lots and larger.*

Section B.2.3.1.3 b) ii) *the lot frontages shall be a minimum of 15 metres; and*

Section B.2.3.1.3 b) iii): *the density shall not exceed 18 dwelling units per gross/net residential hectare.*

As proposed, the development includes three (3), 2-storey single-detached dwellings for a total of three (3) residential dwelling units. The proposed lot areas of +/-448.69 m², +/-522.55 m², and +/-521.16 m² result in a range in density from 19.1 to 22.3 UPH. Additionally, the proposed lot frontages of +/-12.16 metres, +/-13.70 metres, and +/-13.70 metres respectively do not meet the required minimum of 15 metres. Therefore, the Draft Official Plan Amendment seeks a maximum density of 24.0 UPH and a minimum frontage of 12.0 metres. These changes are to bring the lands into conformity with the approved Severance (AN/B-22:59). With these proposed changes the subject lands will come into conformity with the Garner Neighbourhood Secondary Plan. The Draft Official Plan Amendment is contained within **Appendix B** of this Report.

5.2 Regulations

The proposed development requires an amendment to the City of Hamilton, Ancaster By-law No. 87-57. This proposed Zoning By-law Amendment will bring the isolated parcel of Agricultural zoning into conformity with the surrounding land uses which consist almost entirely of low-density residential zoning.

The lands have remained underutilized as a result of its isolated Agricultural Zoning. The parcel's small size cannot accommodate any form of agricultural or farming activities. With these proposed changes, the Subject Lands will come into conformity with the Garner Neighborhood Secondary Plan.

The proposed Zoning By-law Amendment seeks to rezone the subject lands from the Agricultural “A” District, Special Provision 216, to a site specific Residential “R4-___” District, Modified, in the Town of Ancaster Zoning By-law No. 87-57. A variety of site-specific regulations have been included in the draft amending by-law to permit the proposed development. The following provides an analysis of the proposed zoning regulations.

Minimum Lot Coverage

The amending by-law seeks to permit a maximum lot coverage of 40% of the total lot area, whereas the permitted max lot coverage is 35% for the Residential “R4” Zone. This is done to accommodate the proposed development.

In conclusion, the proposed zoning amendment and regulations previously approved via the committee of Adjustment decision for Minor Variance application No. AN/A-22:191, provide an opportunity to allow the development of the lands in a manner that is consistent and compatible with the surrounding area.

6. Conclusion

1376412 Ontario Limited c/o Zeina Homes, is the owner of 382 Southcote Road in Hamilton, Ontario. It is proposed that the subject lands be permitted to be developed with the residential development as described. This proposal has been reviewed against the applicable provincial and municipal policies, as well as the surrounding land use context. To permit the proposed development an Official Plan and Zoning By-law Amendment is required.

This Report provides the planning analysis and justification in support of the proposed amendment, concluding that it is consistent with and conforms to the applicable policy framework noted below:

- The proposed Official Plan Amendment & Zoning By-law amendment is consistent with the Provincial Policy Statement 2020;
- The proposed Official Plan Amendment & Zoning By-law amendment conforms to the Growth Plan as this development proposal represents an appropriate form of development in a built up area;
- The proposed site-specific Zoning By-law supports the intent, goals and objectives of the Neighbourhoods and designation in the Secondary Plan; and

- The proposed amending Official Plan and Zoning By-law includes appropriate regulations and implements the general intent of the Urban Hamilton Official Plan.

Based on a review of the subject lands, surrounding uses, supporting studies, and applicable planning and policy framework, this application facilities an appropriate form of development and represents good planning.

Respectfully submitted this 7th day of November, 2022.

Regards,

UrbanSolutions Planning & Land Development Consultants Inc.


Matt Johnston, MCIP, RPP
Principal

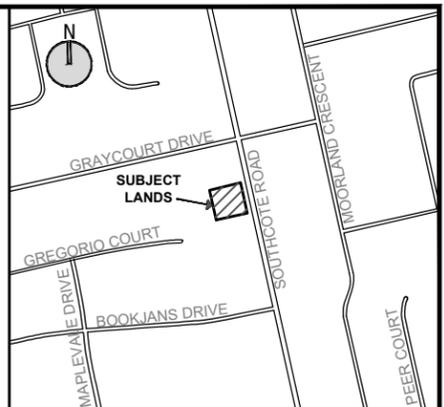
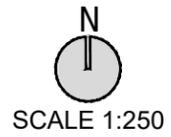
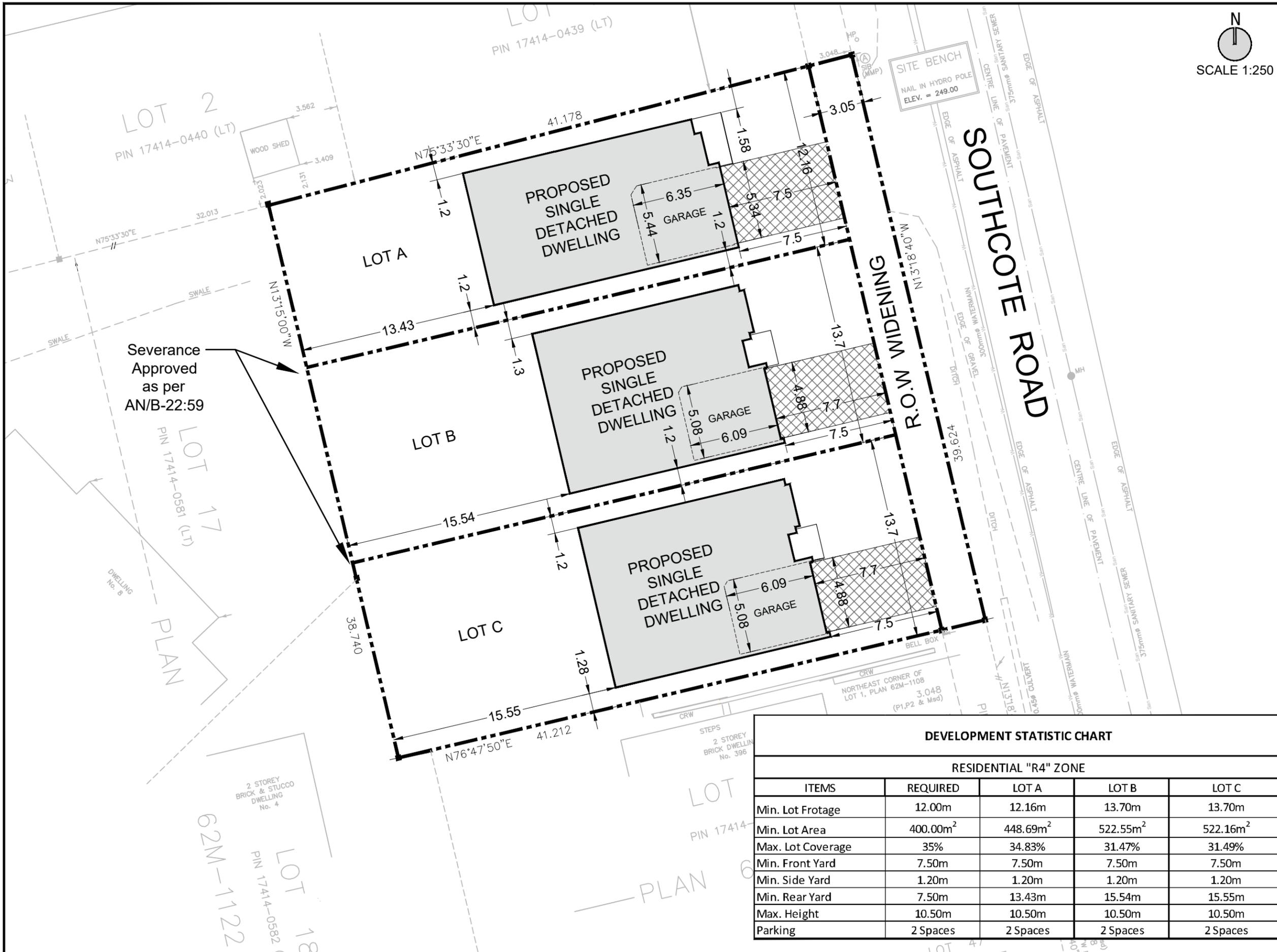

James Stanley, BA (Hons.)
Planning Technician

I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

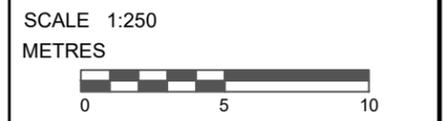
This report has been prepared based on a review of the subject application and cannot be used for any other purpose.

Appendix A

Concept Plan



KEY MAP - N.T.S.



LEGEND
 ■■■■ SUBJECT LANDS

NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: J. STANLEY CHECKED BY: M. JOHNSTON
 DRAWN BY: J. STANLEY DATE: NOVEMBER 7, 2022

URBAN SOLUTIONS
 PLANNING & LAND DEVELOPMENT
 3 STUDEBAKER PLACE, UNIT 1
 HAMILTON, ON L8L 0C8
 905-546-1087 - urbansolutions.info

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

TITLE:
CONCEPT PLAN

U/S FILE NUMBER: 445-22 SHEET NUMBER: 1

DEVELOPMENT STATISTIC CHART				
RESIDENTIAL "R4" ZONE				
ITEMS	REQUIRED	LOT A	LOT B	LOT C
Min. Lot Frotage	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%	31.49%
Min. 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

Appendix B

Draft Official Plan Amendment

Urban Hamilton Official Plan Amendment No. ___

The following text, together with Appendix “A” Volume 2, Chapter B 2.3, Garner Neighbourhood Secondary Plan – Land Use Plan – Map B.2.3-1 attached hereto, constitutes Official Plan Amendment No. ___ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Official Plan Amendment (OPA) is to redesignate the lands from Low Density Residential 1a to a site specific ___ designation in the Urban Hamilton Official Plan on the lands identified in Schedule “A” of this By-law. Specifically, the purpose of the Official Plan Amendment is to permit a minimum lot frontage of 12.0 metres, whereas the required lot frontage is 15.0 metres as per Policy B.2.3.1.2(b) and 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 required in Policy B.2.3.1.3(B)(iii). The effect of the amendment will facilitate the creation of three (3) single detached dwellings.

2.0 Location:

The lands affected by this Amendment are Part of Lot 47 Concession 3, Geographic Township of Ancaster, now in the City of Hamilton, municipally known as 382 Southcote Road.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe;
- The proposed Amendment will bring the subject properties into conformity with the Urban Hamilton Official Plan;
- The three (3) proposed single detached dwellings represent a compatible form of intensification which is consistent with the existing and planned development of the surrounding area.

4.0 Actual Changes:

4.1 Map Changes

- 4.1.1 That Volume 2 – Map B.2.3-1 – Garner Neighbourhood Secondary Plan: Land Use Plan is further amended by identifying the subject lands as Site Specific Policy - Area-___, as shown on Appendix A attached.

4.2 Text Changes

- 4.2.1 In addition to Section B.2.3.1 – Residential Designation the following policies shall apply to the lands located at 382 Southcote Road, and identified as Site Specific Policy -Area___ on Map B.2.3-1 Garner Neighbourhood Secondary Plan: Land Use Plan.

Site Specific Policy – Area ____

- 2.3.6.____
- a) Notwithstanding Policy B.2.3.1.2(b) for the lands designated Low Density Residential 1a and known as 382 Southcote Road, the lot frontage shall be a minimum of 12.0 metres;

 - b) Notwithstanding Policy B.2.3.1.3(b)(ii) for the lands designated Low Density Residential 1a and known as 382 Southcote Road, the lot frontage shall be a minimum of 12.0 metres; and,

 - c) Notwithstanding Policy B.2.3.1.3(B)(iii) for the lands designated Low Density Residential 1a and known as 382 Southcote Road, the density shall not exceed 24 units per gross/net residential hectare.

Implementation:

An implementing Zoning By-law will give effect to this Amendment.

This is Schedule “A” to By-Law No. 22-____, passed on the ____ day of _____, 2022.

Mayor

Clerk

APPENDIX A
AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN
ANCASTER WILSON STREET SECONDARY PLAN

 Lands to be Site Specific Policy - Area ____

DATE:
October 18, 2022

PREPARED BY:
James Stanley

REFERENCE FILE NO.:
UHOPA - ____

Legend

Residential Designations

-  Low Density Residential (Existing)
-  Low Density Residential 1
-  Low Density Residential 1a
-  Low Density Residential 2a
-  Low Density Residential 2c
-  Low Density Residential 3a
-  Medium Density Residential 2b

Parks and Open Space Designations

-  Neighbourhood Park
-  General Open Space
-  Natural Open Space

Other Designations

-  Institutional
-  Local Commercial
- PES** Public Elementary School
-  Utility
- SWM** Storm Water Management

Other Features

-  Area or Site Specific Policy
-  Unopened Road Allowance
-  Secondary Plan Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

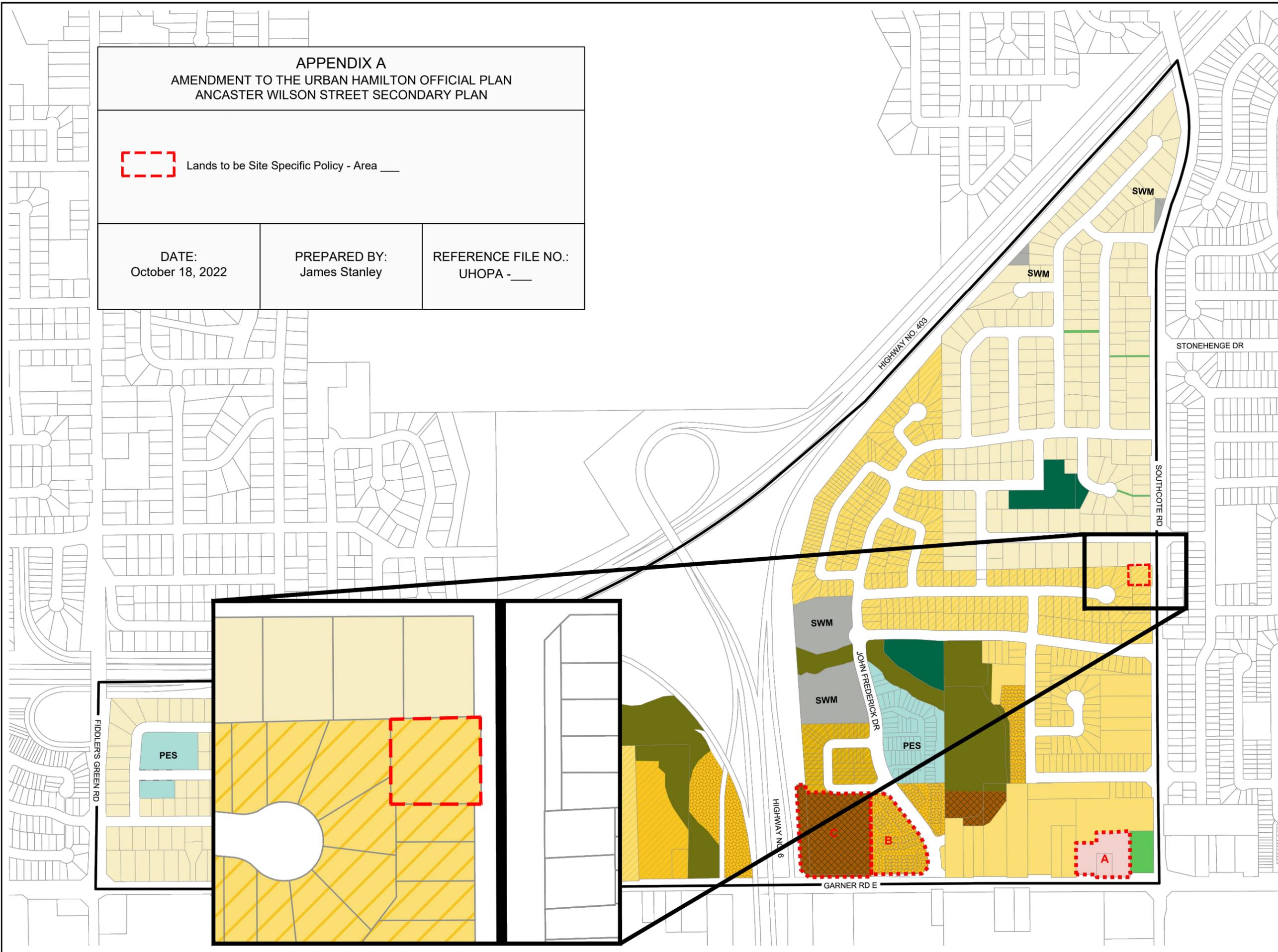
Urban Hamilton Official Plan
Garner Neighbourhood
Secondary Plan
 Land Use Plan
 Map B.2.3-1



Not To Scale
 Date: February 2021



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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 OF SURVEY



Appendix C

Draft Zoning By-law Amendments

CITY OF HAMILTON

BY-LAW NO. - ____

To Amend Zoning By-law No. 87-57 (Ancaster), Respecting Lands Located at 382 Southcote Road, in the City of Hamilton.

WHEREAS the City of Hamilton Act, 1999, Statues of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as “The Corporation of the City of Hamilton” and is the successor of the former Regional Municipality, namely “The Regional Municipality of Hamilton- Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999, provides that the Zoning By-law and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 87-57 (Ancaster) was enacted on the 22nd day of June 1987, which was approved by the Ontario Municipal Board on the 23rd day of January, 1989;

AND WHEREAS the Council of the City of Hamilton, in adopting Item ____ of Report 22-____ of the Planning Committee at its meeting held on the ____ day of _____, 2022, recommended that Zoning By-law No.87-57 (Ancaster), be amended as hereinafter provided.

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan, upon finalization of Official Plan Amendment No. ____;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map No. 1 to Schedule “B”, appended to and forming part of By-law 87-57 (Ancaster) as amended, is hereby further amended by changing from the Agricultural “A-126” District, to the Residential “R4” District, modified on the lands, the extent and boundaries of which are shown on Schedule “A” annexed hereto and forming part of this By-law.
2. That the amending By-law be added to Map 1 of Schedule “B” of Ancaster Zoning By-law No. 87-57;
3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

PASSED AND ENACTED this ____ day of _____, 2022.

Mayor

Clerk

ZAC-22-_____



This is Schedule "A" to By-law No.
22-_____

Passed the _____ day of _____, 2022

_____ Clerk

_____ Mayor

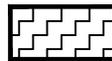
DRAFT Schedule "A"

Map Forming part of
By-law No. 87-57-

to Amend By-law No. 87-57

Subject Property

382 Southcote Road in the City of Hamilton.



Block 1 - Lands to be rezoned from Agricultural
"A-126" to "R4-____" (Residential) District,
Modified

Scale:
N.T.S

File Name/Number:
445-22

Date:
2022-10-31

Planner/Technician:
J. STANLEY

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT