



Hamilton

Office of the City Clerk
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April 18, 2025

Files: UHOPA-21-010 /
ZAC-21-047

NOTICE OF PUBLIC MEETING OF THE PLANNING COMMITTEE

DATE: April 29, 2025

TIME: 9:30 a.m.

LOCATION: Council Chambers, 2nd Floor
City Hall, 71 Main Street West, Hamilton

The City of Hamilton is now conducting meetings in a hybrid format via an in-person and Webex platform. All Hybrid Meetings can be viewed at:

City's Website: www.hamilton.ca/MeetingAgendas

Owner: Garner South M.D Developments Inc. c/o Hamid Hakimi

Applicant/Agent: UrbanSolutions Planning & Land Development Consultants Inc.
c/o Matt Johnston

Subject Property: 559 Garner Road East, Ancaster

Purpose and Effect of Application:

The effect of the application is to permit the development of a seven storey multiple dwelling, containing 99 dwelling units with 15 surface parking spaces and 131 underground parking space for a total of 146 parking spaces.

Urban Hamilton Official Plan Amendment (File No. UHOPA-21-010)

The purpose of this application is to amend the Meadowlands Neighbourhood III Secondary Plan by redesignating the subject lands from the "Low Density Residential (Infill/Existing)" designation to the "Low Density Residential 3b" designation with a site specific policy to permit a density range of a minimum of 270 units per net hectare and a maximum density of 300 units per net hectare.

The proposed By-law to amend the Official Plan, and information and material related to it, will be available in the staff report for public inspection.

Zoning By-law Amendment (File No. ZAC-21-047)

The purpose of the application is to rezone the subject lands the Agricultural “A” Zone to the Holding Residential Multiple “H-RM6-719” Zone, Modified in the Town of Ancaster Zoning By-law No. 87-57.

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.

Please refer to the attached Concept Plan.

Public Input:

The Planning Committee will consider this application at a hybrid Public Meeting at the above noted date and time. You may submit written comments to the Legislative Coordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5 or by email to clerk@hamilton.ca. Comments must be received by noon **Monday, April 28, 2025**. Any written comments received after the deadline will be included on the Wednesday, May 7, 2025 Council agenda.

You may also submit a pre-recorded video with your comments. Please see the attached information sheet for instructions.

Oral submissions may also be given by pre-registering with the Clerk’s office. Please see the attached information sheet on how to pre-register.

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 Official Plan Amendment, you must make a written request to the Legislative Coordinator, Planning Committee, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5 or by email to clerk@hamilton.ca.

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, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5 or by email to clerk@hamilton.ca.

Appeals:

Official Plan Amendments

In accordance with the provisions of the *Planning Act*, appeals may be made only by specified persons or public bodies to which the amendment applies, as defined by the *Planning Act*.

- i. If a person or public body would otherwise have an ability to appeal the decision of Council, City of Hamilton to the Ontario Land Tribunal 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 unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Zoning By-Law Amendments

In accordance with the provisions of the *Planning Act*, appeals may be made only by specified persons, public bodies, or registered owners of land to which the amendment applies, as defined by the *Planning Act*.

- i. If a person, public body or registered owner of land would otherwise have an ability to appeal the decision of Council, City of Hamilton to the Ontario Land Tribunal 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, public body or registered owner of land 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 unless, in the opinion of the Tribunal, 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 Wednesday, April 23, 2025 and may be obtained from the City's website <https://www.hamilton.ca/MeetingAgendas> or contact Michael Fiorino at 905.546.2424 ext. 4424 or by e-mail at Michael.fiorino@hamilton.ca for a copy of the staff report.

Legislative Coordinator
Planning Committee