



# City of Hamilton

## PLANNING COMMITTEE ADDENDUM

**Meeting #:** 23-010  
**Date:** June 13, 2023  
**Time:** 9:30 a.m.  
**Location:** Council Chambers (Planning)  
Hamilton City Hall  
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

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	<b>Pages</b>
<b>10. PUBLIC HEARINGS</b>	
10.1 Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 382 Southcote Road, Ancaster (PED23119) (Ward 12)	
*a. Added Written Submissions:	4
(i) Paul Graham	
10.3 Application for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 487 Shaver Road, Ancaster (PED23089) (Ward 12)	
*b. Added Written Submissions:	6
(i) Caitlin Kelterborn	
<b>13. NOTICES OF MOTION</b>	
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*13.2 Demolition Permit for 2600 Regional Road 56, Binbrook	8
<b>15. PRIVATE AND CONFIDENTIAL</b>	

- \*15.1 Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Official Plan Amendment Application (UHOPA-17-005), Zoning By-law Amendment Application (ZAC-17-015) and Draft Plan of Subdivision Application (25T-201703)  
for Lands located at 11, 19, 20, 21, 23, 27 and 30 Lakeside Drive and 81 Waterfront Crescent, Stoney Creek (LS23008/PED22150(b)) (Ward 10)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

- \*15.2 Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-18-004) and Zoning By-law Amendment Application (ZAC-18-009)  
for lands located at 299-307 John Street South and 97 St. Joseph Drive (LS22007(b)/PED22038(c)) (Ward 2)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

- \*15.3 Appeal to the Ontario Land Tribunal (OLT) for Refusal of Official Plan Amendment Application (UHOPA-22-004) and Zoning By-law Amendment Application (ZAC-22-011)  
for Lands Located at 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (LS23024/PED22070(a)) (Ward 12)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

- \*15.4 Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Zoning By-law Amendment (ZAC-18-049) and for Lack of Decision on Draft Plan of Subdivision Application (25T-202109)  
for Lands Located at 860 and 884 Barton Street (Stoney Creek) (LS22022(a)/PED22138(a)) (Ward 12)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**From:** Paul Graham

**Sent:** June 11, 2023 8:10 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Cassar, Craig <[Craig.Cassar@hamilton.ca](mailto:Craig.Cassar@hamilton.ca)>; Ward 12 Office <[ward12@hamilton.ca](mailto:ward12@hamilton.ca)>

**Subject:** Submission Planning Committee - 382 Southcote Road, Ancaster -File No. UHOPA-23-003

Please remove my identifying information from this submission.

Regards,  
Paul Graham

My comments re: 382 Southcote Road, Ancaster -File No. UHOPA-23-003

While the development of this derelict property is long overdue. I have several major concerns with the proposed application.

**Tree Protection Plan:**

The plan is it remove 8 large Norway Spruce on the north edge of the property  
This would appear to be the trend to slowly remove the urban forest and with every new proposal on the Southcote road corridor that most, if not all trees are remove from proposed developments and if they are replaced they are replaced with saplings.

- proposed redevelopment 509 Southcote Road - all 70 trees on the site will be removed
- proposed redevelopment 559 Garner Road East - all 40 trees on the site will be removed

**Parking/Egress onto Southcote Road:**

This proposal does not provide the means to safely enter Southcote and offers minimal parking. With the urbanization of Southcote now more than ever this standard needs to be maintained.

In order to reduce the number of entry points and provide safe egress onto Southcote road, the concept of a private drive was developed for the 11 homes that were being constructed 20 years ago on the east side of Southcote (396 – 408 Southcote).

*In 2011 the 18 homes also built on the east side of Southcote (431- 497Southcote) were built using the following by-law that would provide a hammerhead on each lot to provide a safe means to enter the road instead of backing onto Southcote.  
(see below for reference)*

*COMMITTEE DATE: April 5, 2011*

*Applications for Approval of a Draft Plan of Subdivision, and Amendments to the Ancaster Official Plan and Zoning By-law No. 87-57 and No. 05-200, for Lands Located at 431- 497 Southcote Road (Ancaster) (PED11005(a)) (Ward 12)*

*As shown in Appendix "A", the applicant has provided a detailed lot plan for those lots proposed to front onto Southcote Road. The plan illustrates the location and dimension of the dwelling unit, the associated double garage, and the driveway which has incorporated the required hammerhead turnaround.*

*The plan, as proposed, details the ability of the applicant to provide a double garage and sufficient driveway to accommodate an additional two spaces in front of the garage without interfering with the functional operation of the hammerhead turnaround. In order to implement the form of development shown on the plot plan, the proposed site-specific Zoning By-law provisions (see Appendix "E") for the subject lands require further modification to:*

- Increase the setback from the front lot line to the garage from 7.5m to 9.0m (see Section 2.(d) of Appendix "E");*
- Require that a minimum of four (4) on-site parking spaces be provided, two of which may be in a tandem parking arrangement (see Section 2.(g) of Appendix "E");*
- Require that an on-site vehicular manoeuvring area be provided (i.e. the hammerhead turnaround) (see Section 2.(m) of Appendix "E"); and,*
- That a minimum 1.5m landscaped area be provided between the manoeuvring area and the front lot line (see Section 2.(n) of Appendix "E").*

*Planning staff is satisfied that the plot plan, which has been provided for information purposes only, successfully illustrates the ability of the proposed 15 metre wide lot to accommodate all the necessary zoning provisions, including the parking requirements, in addition to the required hammerhead turnaround. As part of the detailed engineering submissions required prior to registration of the proposed plan of subdivision, the applicant will be required to identify on the grading and servicing plans the location of driveways (including the hammerhead turnaround) for further review and approval by City staff (see Special Condition "17" on Page 43 of Appendix "F").*

**From:** Caitlin Kelterborn  
**Sent:** June 11, 2023 1:33 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Urban Hamilton Official Plan Amendment -Subject Property: 487 Shaver Rd

Please share the following letter of Public Input and Concern, as well as the Google Drive Video/Audio Recordings at the Public Meeting June 12th at 9:30 AM.

**RE: Urban Hamilton Official Plan Amendment**

**Subject Property: 487 Shaver Rd**

It is my understanding that noise surveys have been completed for this site and noise levels have been deemed “satisfactory”, however someone who does not live in close proximity to the City Yard Works site on Shaver Rd, cannot accurately assess the thunderous levels of noise produced at night, and cannot speak on behalf of the local residents who can’t sleep as a result. In the winter snow from “VIA areas in Ancaster” is dumped at this site at all hours and well into the morning since snow plowing is deemed an essential service. The banging, which we have recordings, sounds like shotguns going off, at times for hours during the night. Please listen and play at the meeting to the audio recording linked here, to understand how loud the noise is for the local community. As you will see from the time stamps, these sounds were recorded between the hours of 2am and 5am.

[Video/Audio Recording Of City Yard Works Noise](#)

Building higher stacked townhomes won’t mask the noise, building barrier walls won’t mask the sound. The city should not be approving building more homes in an area where they have Essential City Services, that are exempt from noise by-laws and are allowed to create that level of noise at all hours. The hard-working, tax-paying residents of this community deserve reasonable levels of quiet to sleep as much as anyone else.

If the city checks their records, they will discover the many call and email complaints involving the noise.

Please confirm receipt.  
Thank you,  
Caitlin

# CITY OF HAMILTON NOTICE OF MOTION

**Planning Committee Date: June 13, 2023**

**MOVED BY COUNCILLOR M. TADESON .....**

## **Demolition Permit for 3260 Homestead Drive**

WHEREAS, the owner of the above-mentioned property would like to demolish the building prior to obtaining a Building Permit for a replacement building

WHEREAS, the owner has plans to rebuild and is currently in the planning process, has received development approval and is working through site plan approval to redevelop the above property and the neighbouring property at 3250 Homestead Drive into a 40-unit condominium building.

WHEREAS, the previous owner did receive a demolition permit for the rear portion of the house and was in the process of demolishing parts of the interior and exterior when the property was purchased in the summer of 2021.

WHEREAS, The remaining house is beyond repair and dangerous for people to enter, yet people continue to break in.

WHEREAS, neighbouring residents have encouraged the property owner to apply for a demolition permit as soon as possible to relieve the challenges and risks of vandalism and mischief at the property.

**THEREFORE, BE IT RESOLVED:**

That the Chief Building Official be authorized to issue a demotion permit for 3260 Homestead Drive, Glanbrook, pursuant to Section 33 of the Planning Act as amended, without having to comply with the conditions in Sub-Section 6.(a) of Demolition Control Area By-law 22-101.

# CITY OF HAMILTON NOTICE OF MOTION

**Planning Committee Date: June 13, 2023**

**MOVED BY COUNCILLOR M. TADESON .....**

## **Demolition Permit for 2600 Regional Road 56, Binbrook**

WHEREAS, the owner of the above-mentioned property would like to demolish an existing building on the property without having to replace it with a new dwelling.

WHEREAS, the building is part of the Binbrook Agricultural Society's Fairground property and has not been used as a residential home, but as a storage facility and a gatehouse during fair time, since it was purchased by the Agricultural Society over a decade ago.

WHEREAS, the building is in disrepair and poses significant safety concerns.

WHEREAS, there have been ongoing issues with the building being repeatedly trespassed and vandalized, creating ongoing security concerns for the surrounding neighbours and owner.

**THEREFORE, BE IT RESOLVED:**

That the Chief Building Official be authorized to issue a demolition permit for 2600 Regional Road 56, Glanbrook pursuant to Section 33 of the Planning Act as amended, without having to comply with the conditions in Sub-Section 6.(a) of Demolition Control Area By-law 22-101.