



April 19, 2016

City of Hamilton  
Planning Committee  
71 Main Street West  
Hamilton ON L8P 4Y5

Attention: Chair Brenda Johnson & Committee Members

**Re:** Southcote Woodlands Plan of Subdivision, Plan No. 62M-1122  
Release of Block 118

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WEBB Planning Consultants are retained by the owner of these lands, 1435576 Ontario Limited, to provide land use planning services.

The Southcote Woodlands Draft Plan of Subdivision received Draft Plan Approval from the City of Hamilton in November of 2004 and was subsequently Registered as Plan 62M-1122 on June 9, 2009. The final Plan contains a Block that was identified for future development and subject to a specific Condition of Approval as follows:

*"The owner agrees that no building permit shall be applied or issued for Block 149 (Block 118 on M-Plan) until development in conjunction with the adjoining lands to the south known municipally as 416 Southcote Road to the satisfaction of the City of Hamilton Director of Development and Real Estate."*

To provide for the implementation of the above Condition, a one foot reserve (Block 124 on the M-Plan) was transferred to the City of Hamilton. It was understood that the one foot reserve would be removed upon the above Condition being satisfied. The November 2004 staff Report summarized the intent to facilitate comprehensive development but did acknowledge the potential the two property owners may not reach a mutual agreement. In this case staff would consider allowing Block 118 to develop on its own for a single detached dwelling based on the approved Zoning.

Twelve years have elapsed since the Plan of Subdivision was approved and there has been no progress towards an agreement to facilitate consolidated development. Notwithstanding significant efforts by 1435576 Ontario Limited towards acquisition or alternative development arrangements, the matter continues to be unresolved and potential development lands remain vacant and underutilized.

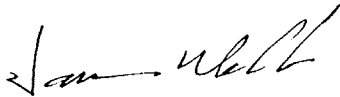
We will be providing a submission to the April 19<sup>th</sup> meeting of the City's Planning Committee to provide an update and seek the assistance of the City towards a resolution of this matter. Our specific request of Planning Committee will be that direction be provided to Staff to investigate and bring forward a Staff Report with a recommendation to lift the one foot reserve and allow development of Block 118 to proceed.

For the information of Planning Committee we have attached an excerpt from the approved Plan of Subdivision that illustrates the lands in question – Block 118 (lot for a single detached dwelling), Block 124 (one foot reserve) and 416 Southcote Road (adjoining lot to the south).

We look forward to the opportunity to address Committee on this matter and facilitate a satisfactory resolution. Please contact our office should you have any questions or require further information.

Yours truly,

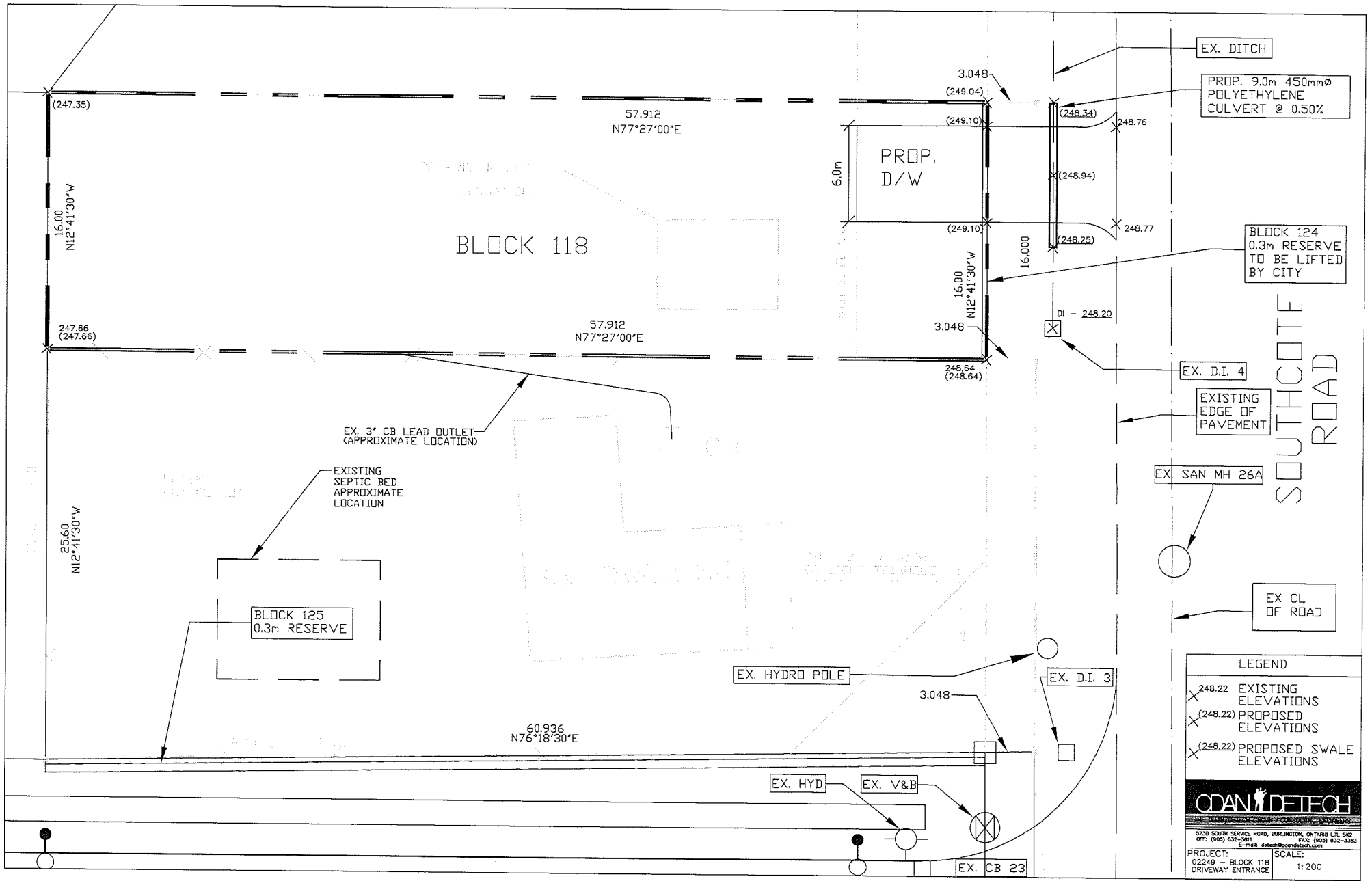
**WEBB Planning Consultants**



James Webb, MCIP, RPP

cc: 1435576 Ontario Limited

Attachment: Excerpt, Plan 62M-1122



EX. DITCH

PROP. 9.0m 450mmØ  
POLYETHYLENE  
CULVERT @ 0.50%

BLOCK 124  
0.3m RESERVE  
TO BE LIFTED  
BY CITY

SOUTHCOTE  
ROAD

EX. D.I. 4

EXISTING  
EDGE OF  
PAVEMENT

EX SAN MH 26A

EX CL  
OF ROAD

LEGEND

- X 248.22 EXISTING ELEVATIONS
- X (248.22) PROPOSED ELEVATIONS
- X (248.22) PROPOSED SWALE ELEVATIONS



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PROJECT: 02249 - BLOCK 118 DRIVEWAY ENTRANCE SCALE: 1:200

