

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

February 15, 2022

PED22020– (ZAC-21-040 / RHOPA-21-017)

Applications for a Rural Hamilton Official Plan Amendment and Zoning By-law
Amendment for Lands Located at

173 Highway 52, 1372 Concession 2 West and 1348 Concession 2 West, Flamborough

Presented by: Charlie Toman



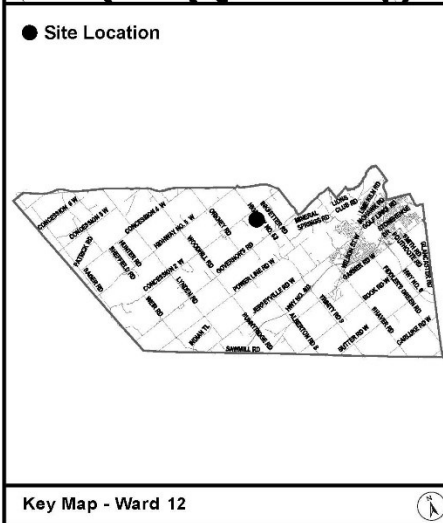
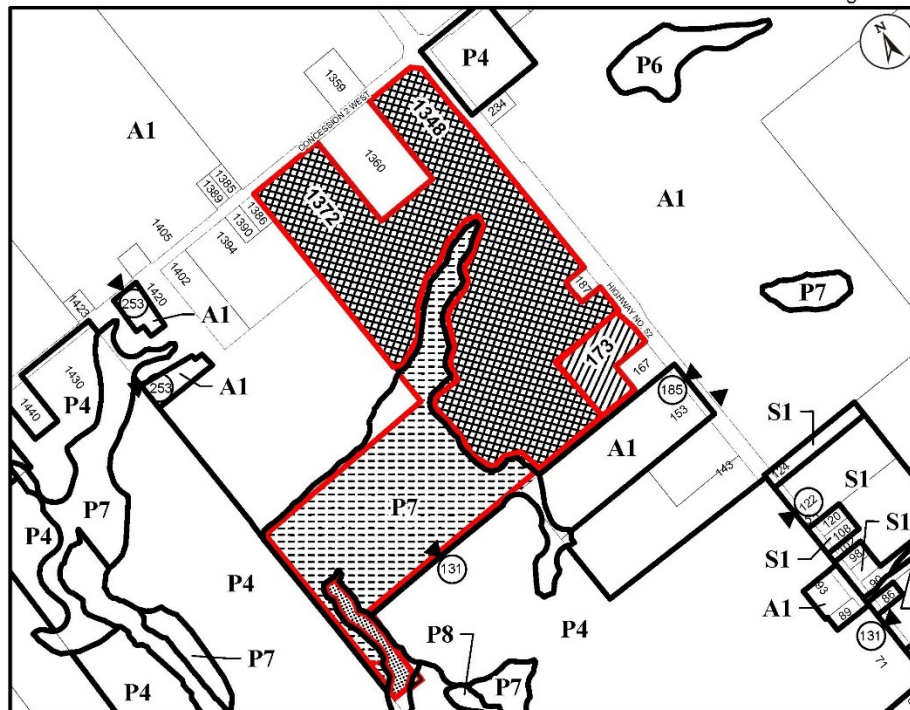
SUBJECT PROPERTY



**173 Highway No. 52 & 1348 and 1372 Concession 2 Road West,
Flamborough**

Background

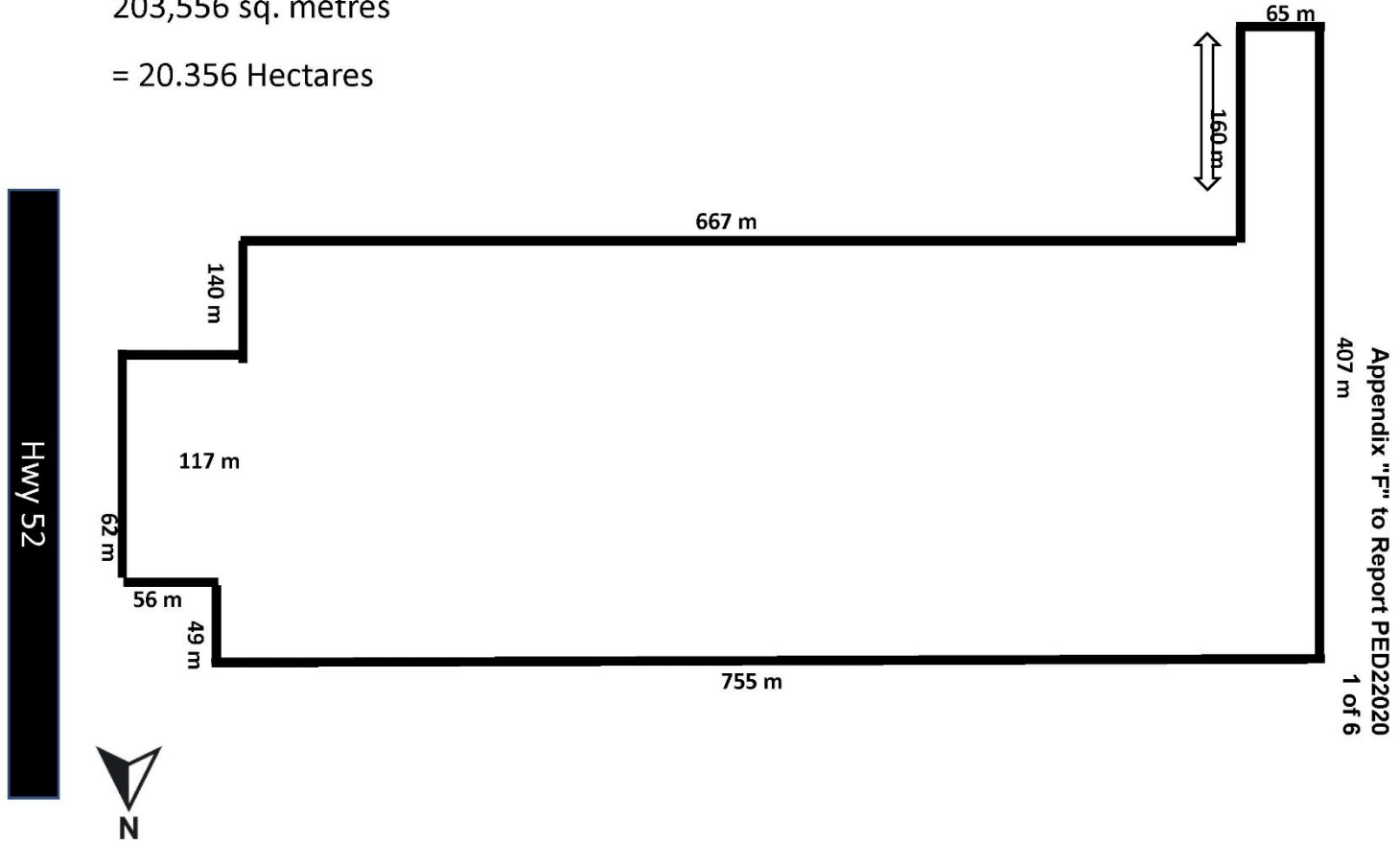
- January 21, 2021 – Committee of Adjustment conditional approve Consent application FL/B-20:86
- Planning staff appealed decision to Local Planning Appeal Tribunal
- May 18, 2021 – Planning Committee provide direction to withdraw appeal.
- September 20, 2021 - the Rural Hamilton Official Plan and Zoning Bylaw Amendment applications were deemed complete.



| | | |
|---|---------------------------|------------------------------|
| Location Map | | |
| PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT | | |
| File Name/Number: ZAC-21-040/RHOPA-21-017 | Date: January 19, 2022 | |
| Appendix "A" | Scale: N.T.S | Planner/Technician: CT/NB |
| <p>Subject Property 173 Highway No. 52 and 1348 and 1372 Concession 2 Road West</p> <ul style="list-style-type: none"> Block 1 - Change in Zoning from Agriculture (A1) to Agriculture (A1, 762) Zone Block 2 - Change in Zoning from Agriculture (A1) to Agriculture (A1, 762) Zone Block 3 - Change in Zoning from Conservation/Hazard Land Rural (P7) Zone to Conservation/Hazard Land Rural (P7, 762) Zone Block 4 - Change in Zoning from Conservation/Hazard Land Rural (P8) Zone to Conservation/Hazard Land Rural (P8, 762) Zone | | |

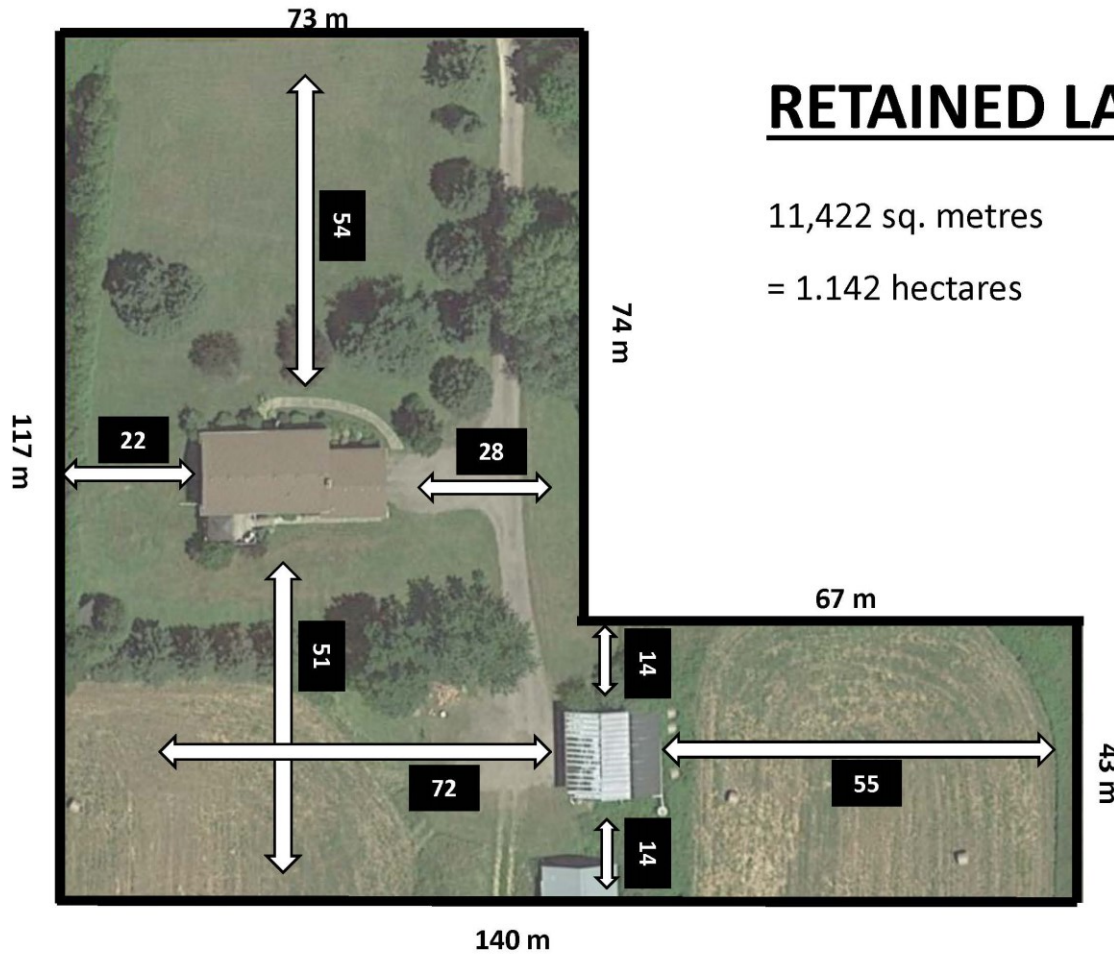
PRESENT LOT

203,556 sq. metres
= 20.356 Hectares





Hwy 52



RETAINED LAND

11,422 sq. metres
= 1.142 hectares

Appendix "F" to Report PED22020
2 of 6

SEVERED LAND

192, 134 sq. metres

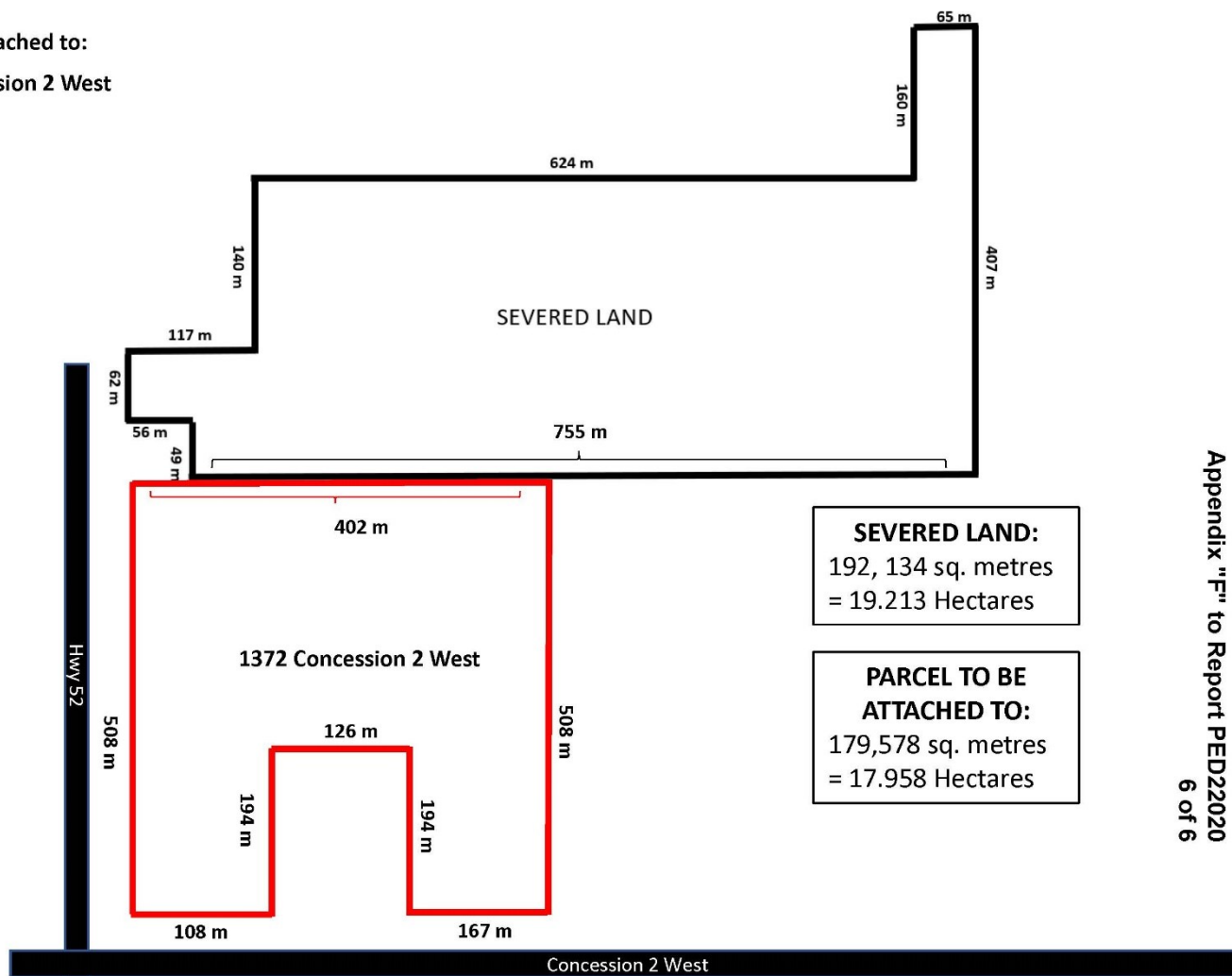
= 19.213 Hectares



SEVERED LAND + PARCEL TO BE ATTACHED TO

Parcel to be attached to:

- 1372 Concession 2 West



Appendix "F" to Report PED22020
6 of 6



173 Highway 52 looking north from Highway 52



1348 and 1372 Concession 2 N from the north



1372 Concession 2 West looking west from Concession 2 West



Existing Dwelling at 173 Highway 52 looking west from Highway 52



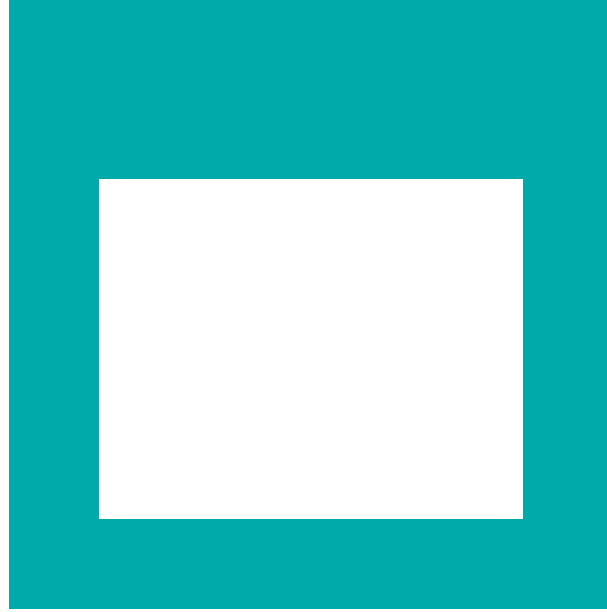
Looking south from Highway 52



Looking north from Highway 52



Looking south-west from intersection of Highway 52 and Concession 2 West



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE