



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

September 19, 2023

PED23178 – (ZAC-22-064 & 25T-202209)

Application for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 82 Carlson Street, Stoney Creek.

Presented by: Charlie Toman

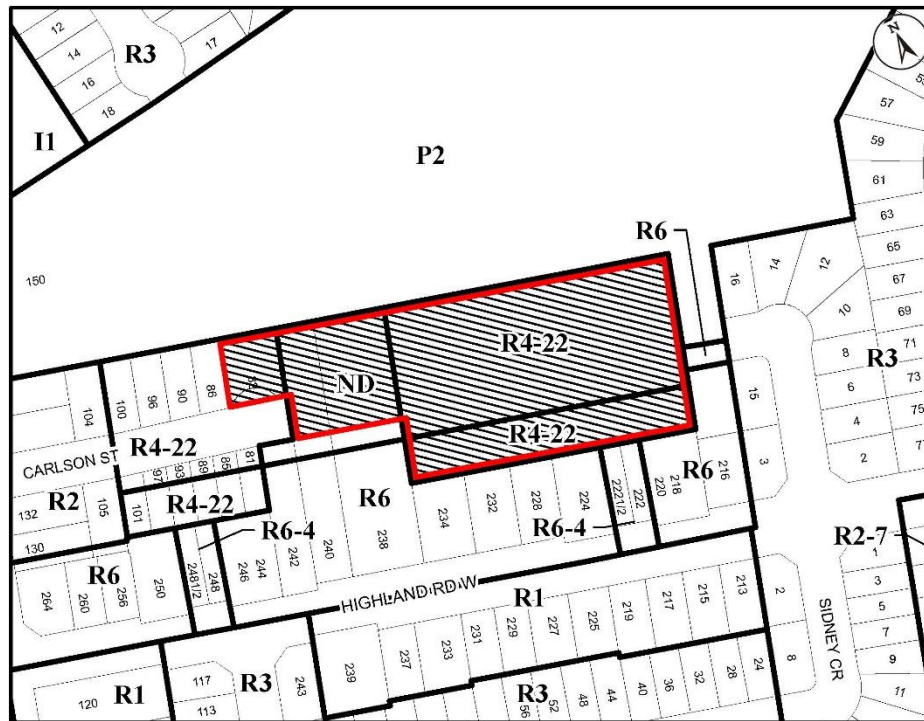


SUBJECT PROPERTY

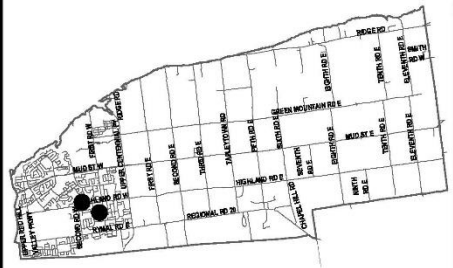


Carlson Street Extension, Stoney Creek





● Site Location



Key Map - Ward 9

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-22-064/25T-202209

Date:
August 21, 2023


Appendix "A"

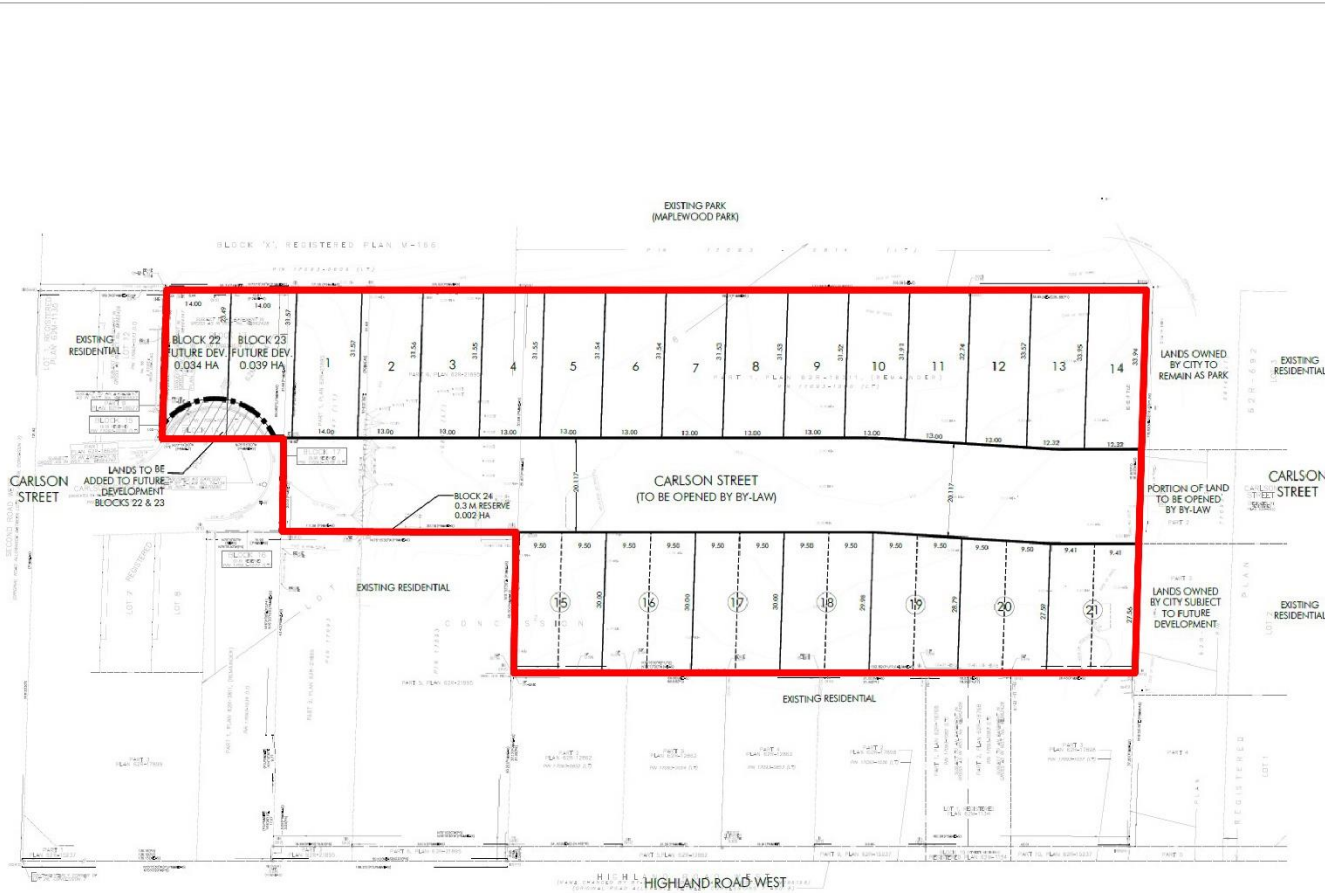
Scale:
N.T.S

Planner/Technician:
CT/NB

Subject Property

Carlson Street Extension, Stoney Creek (Ward 9)

 Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1, 870) Zone



DRAFT PLAN OF SUBDIVISION

Legal Description
 BLOCKS 12, 14 AND 15
 REGISTERED PLAN R66-1184 AND
 PART OF LOT 28
 CONVEYANCE 7
 CONGRESSIONAL COMPANY OF CALIFORNIA
 CITY OF HAMILTON

Owner's Certificate
 HEREBY AUTHORIZED MACALUSTON HERGEN BRITTON CLARSON PLANNING LIMITED
 TO SUBMIT THIS PLAN FOR APPROVAL.
 DATE: MAY 17, 2023

WILLIAM LOISE
 CHAIRMAN, COUNCIL
 LOSANI HOMES

Surveyor's Certificate
 HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND
 THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND GENUINELY SHOWN.
 DATE: MAY 16, 2023

DAVID J. BARNES
 CHARTERED LAND SURVEYORS
 222 BARNES LIMITED



Additional Information Required Under Section 5(17) of the Planning Act
 R.C.O. 1962, S.P. 13-36 Amended

A. AS SHOWN	E. AS SHOWN	G. AS SHOWN
D. AS SHOWN	F. AS SHOWN	H. AS SHOWN
I. AS SHOWN	J. AS SHOWN	K. ALL SERVICES AS REQUIRED
L. AS SHOWN		

AREA SCHEDULE

Description	Block/Lots	Area (ha)
Residential - Single Detached	1-14	0.582
Residential - Semi-Detached	15-21	0.388
Future Development	22-23	0.073
0.3 m Reserves	24	0.002
Roads		0.367
TOTAL	34	1.412

No.	Date	Issued / Revision	By
1	March 16, 2023	Revision to Address 1st Submission Comments	JB

Notes
 1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SHOWN.
 2. BOUNDARY SURVEY PROVIDED BY J. BARNES LIMITED, AUGUST 11, 2022.
 3. TOPOGRAPHY SURVEY PROVIDED BY J. BARNES LIMITED, MARCH 16, 2022.



Approval Stamp

Date	March 16, 2023
File No.	14196DT
Plan Scale	1:400 (DWG-TS)
Drawn By	CCF/JJB
Checked By	DA

Project
 Losani Homes
 Carlson Street Extension

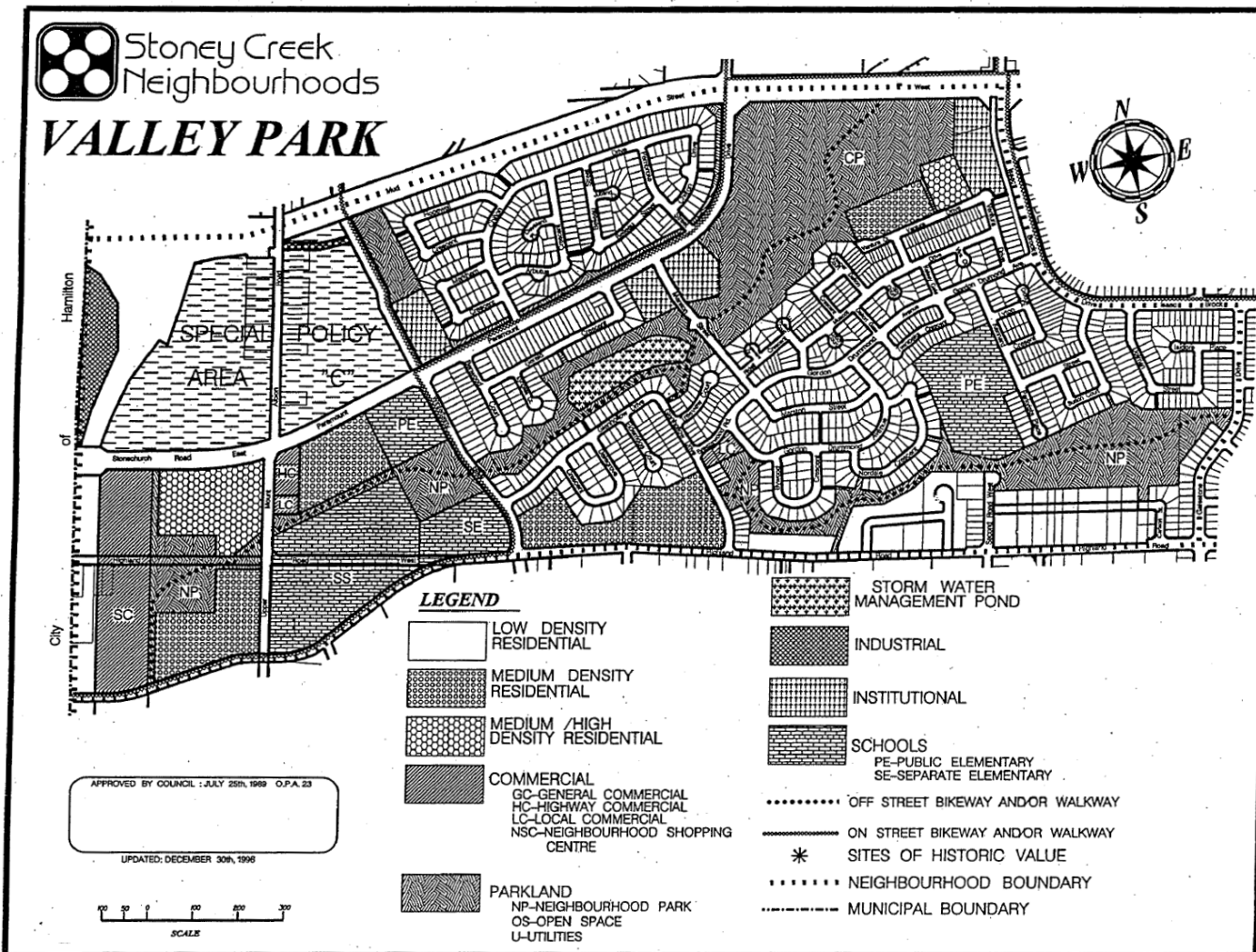
File Name
 Draft Plan of Subdivision

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Stoney Creek
Neighbourhoods

VALLEY PARK





**CITY OF HAMILTON
PUBLIC NOTICE**

**OF COMPLETE APPLICATIONS FOR ZONING BY-LAW AMENDMENT /
PROPOSED DRAFT PLAN OF SUBDIVISION AND PUBLIC MEETING OF THE
PLANNING COMMITTEE**

OWNER:	Lowell Harmon (2086) Ltd. C/O Murray Brown
APPLICANT:	18100, Devonport, N.S. C/O Devon Street
SUBJECT LANDS: PURPOSES AND EFFECT OF THE PROPOSED ZONING BY-LAW AMENDMENT	R2, Carlson Street, Hamilton, Ontario Zoning By-Law Amendment The purpose of this application is to change the zoning from the Neighbourhood Development "ND" Zone and the Modified Single Residential "MSR" Zone to a Single Residential "SR" Zone under Steady Creek Zoning By-law No. 2020-02.
PROPOSED DRAFT PLAN OF SUBDIVISION	The effect of this application is to permit development of single detached and semi-detached residential lots with a reduced minimum lot area of 200 square metres. Draft Plan of Subdivision The Plan of Subdivision proposes to create 18 single detached residential lots and 16 semi-detached residential lots on a public road through the extension of Carlson Street.

PUBLIC MEETING

DATE TO BE ANNOUNCED:
TIME: 6:00 PM
LOCATION: Council Chamber, 2nd Floor
City Hall
31 Main Street West, Hamilton

Regulation Refer to: Planning Act, R.S.O. 1990, c. 30
For more information about this matter, including information about preserving your appeal rights, contact Devon Warren.

Information concerning this application is being withheld under the authority of the Access to Information Act, s. 93(2) and s. 93(3).
If you are a person who is affected by this application, you may wish to request a review of this information. If you are a person who is affected by this information, you may wish to request a review of this information. If you are a person who is affected by this information, you may wish to request a review of this information.

Looking east from the terminus of Carlson Street at the western boundary of the lands



Looking west from the western terminus of Carlson Street



Looking north from the terminus of Carlson Street



Looking west at dwellings north of Carlson St at the western boundary of the lands



Looking west at dwellings south of Carlson St at the western boundary of the lands



Looking west from the terminus of Carlson Street at the eastern boundary of the lands



Looking south from the terminus of Carlson St at the eastern boundary of the lands



Looking north from the terminus of Carlson St at the eastern boundary of the lands



Looking east from the terminus of Carlson St at the eastern boundary of the lands



Looking south-west from Maplewood Park towards the Subject Lands



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE