



WELCOME TO THE CITY OF HAMILTON

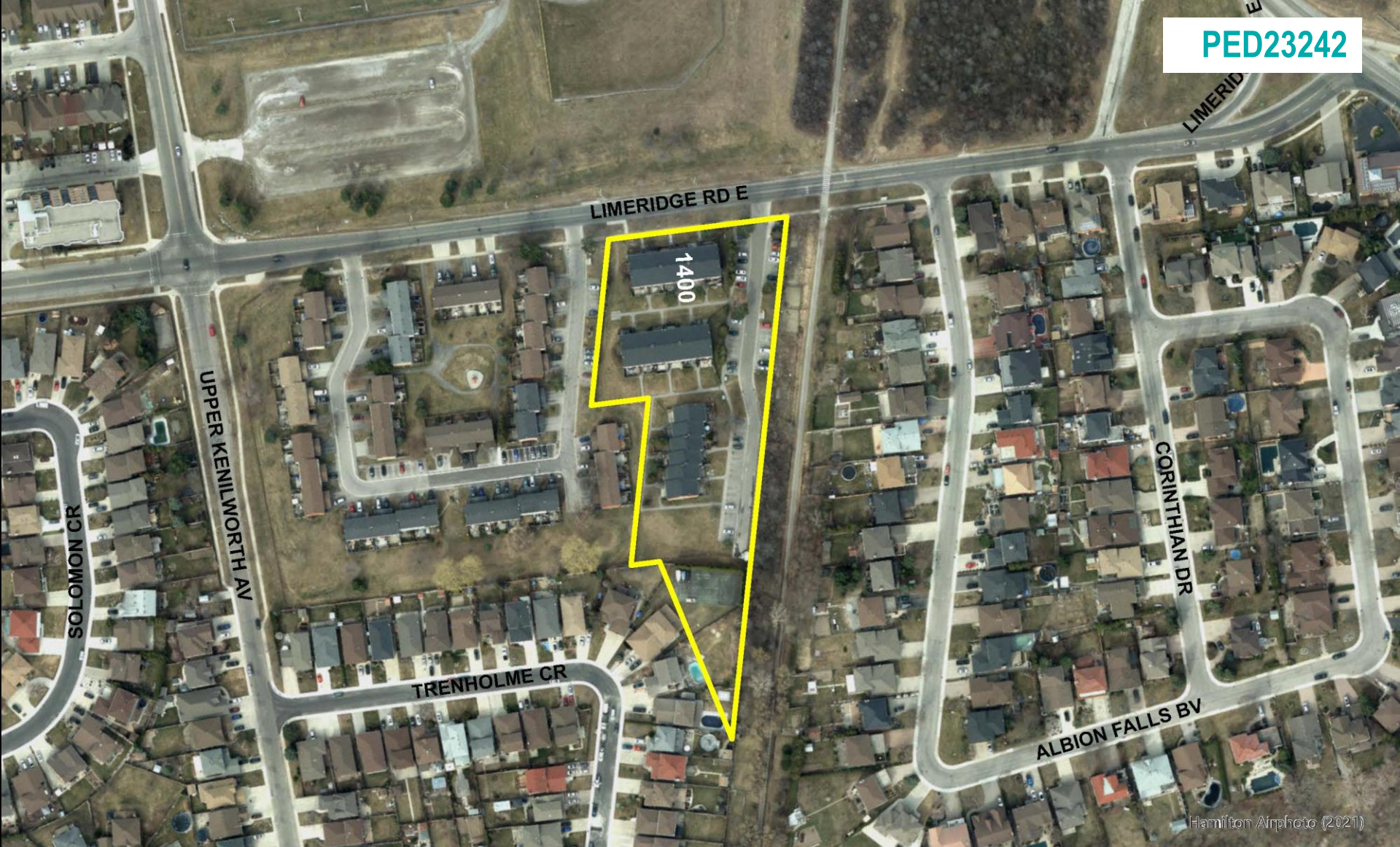
# PLANNING COMMITTEE

December 5, 2023

# PED23242 – (ZAC-22-065)

Application for a Zoning By-law Amendment for Lands Located at 1400 Limeridge Road East, Hamilton.

Presented by: Spencer Skidmore



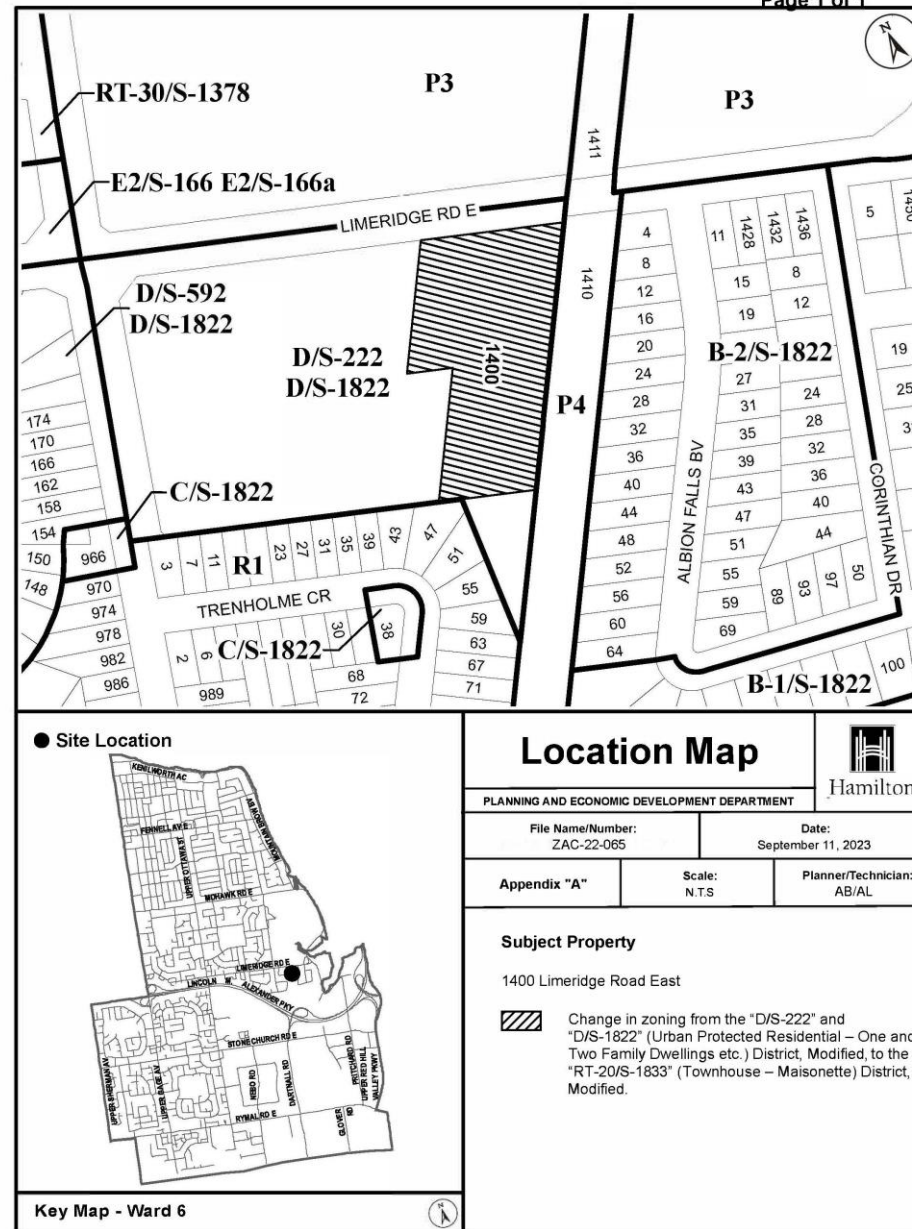
SUBJECT PROPERTY



1400 Limeridge Road East, Hamilton



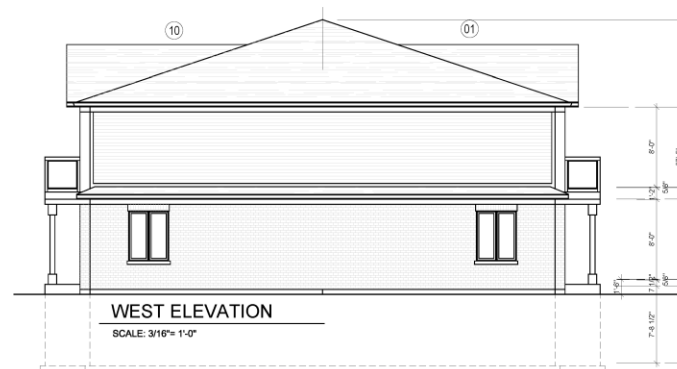
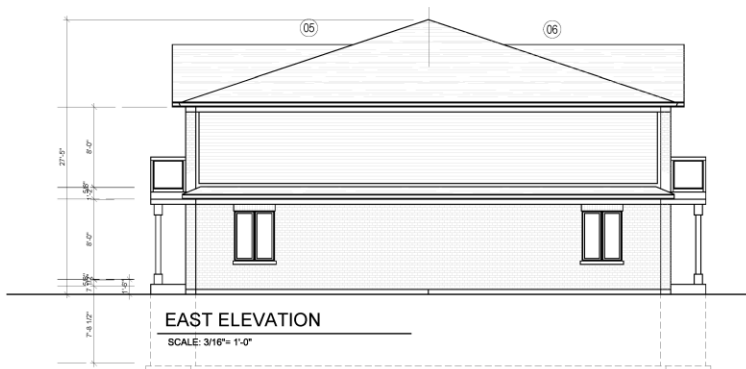




**MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X0  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

**PED23242**  
Appendix C



NO.	DETAIL NUMBER	DATE
1	1	10/10/2023

NO.	REVISION	DATE
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**CITY OF HAMILTON**  
**PUBLIC NOTICE**  
 OF COMPLETE APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND  
 PUBLIC MEETING OF THE PLANNING COMMITTEE

**OWNER:** Valstar (Red Hill) Inc. c/o Ted Valen  
**APPLICANT:** T. Valen Construction Ltd. c/o Amber Lindsay  
**SUBJECT LANDS:** 1400 Limeridge Road East  
**PURPOSE AND EFFECT OF THE PROPOSED ZONING BY-LAW AMENDMENT:** Zoning By-law Amendment (File No. ZAC-22-065)

The purpose of this application is to change the zoning from the "D-S/222" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, Modified to a Modified "R1" (Townhouse - Maisonette) District.

The effect of this application is to permit 10 back-to-back townhouse units (maisonettes) with a reduced separation distance between exterior building walls containing a habitable window and a reduced parking rate for Townhouse and Multiple Dwelling units.



**PUBLIC MEETING**

**DATE:** December 5, 2023  
**TIME:** 9:30 a.m.  
**LOCATION:** Council Chambers, 2<sup>nd</sup> Floor  
 City Hall  
 71 Main Street West, Hamilton

Inquiries Refer to File(s) ZAC-22-065

For where and when a copy of the additional information and material about the proposed By-law to amend the Zoning By-law will be available for public inspection, or for a copy of the Notice of Complete Application which was mailed to all land owners within 120 metres of the Subject Lands, please contact Amino Bello at 905-546-2424 ext. 5264 or by email at Amino.Bello@hamilton.ca.

For more information about this matter, including information about preserving your appeal rights, contact Amino Bello.

Collection of Information  
 Information respecting this application is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, 46. 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 the City remove your personal information.

Subject lands from Limeridge Road East facing southwest





Limeridge Road East north of the subject lands facing west





Limeridge Road East north of the subject lands facing east





The Escarpment Rail Trail to the east of the subject lands facing south





Rear of the subject lands where back-to-back units are proposed facing southwest





Rear of the subject lands where back-to-back units are proposed facing northwest





Existing access driveway proposed to service proposed back-to-back units facing north





Existing back-to-back units directly north of the proposal





Hamilton

# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE