



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

February 23, 2024

# PED24027 – (ZAC-18-056 / 25T-2018010)

Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 26 Southcote Road, Ancaster.

Presented by: Michael Fiorino & Alaina Baldassarra



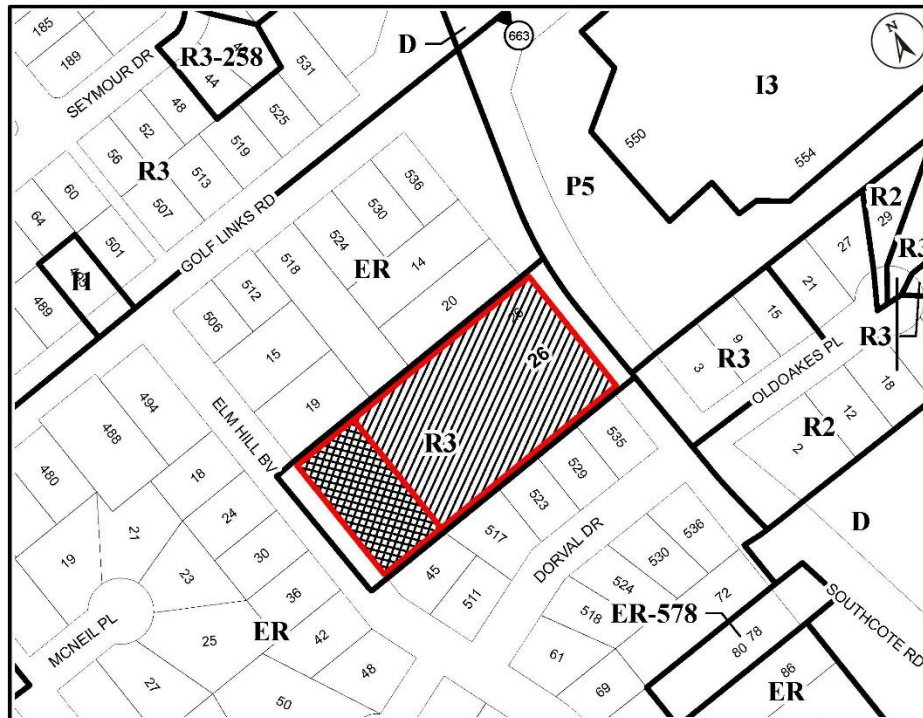
**SUBJECT PROPERTY**



**26 Southcote Road, Ancaster**







● Site Location





Key Map - Ward 12

### Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-18-056/25T-2018010	Date: January 3, 2024
Appendix "A"	Planner/Technician: MF/AL
Scale: N.T.S.	

#### Subject Property

- 26 Southcote Road, Ancaster (Ward 12)
-  Block 1 - Change in zoning from the Residential "R3" Zone to the Residential Multiple "RM4-717" Zone, Modified
  -  Block 2 - Refer to By-law No. 05-200





LAND USE TABLE	
LOT/BLK/CON	AREA
1	0.0000
2	0.0000
3	0.0000
4	0.0000
5	0.0000
6	0.0000
CON	0.0000
TOT	0.0000



**DRAFT PLAN OF**  
**26 SOUTHCOTE ROAD**  
BEING A PROPOSED SUBDIVISION OF  
**LOT 47-CONCESSION 3**  
GEOGRAPHIC TOWNSHIP OF ANCASTER  
**CITY OF HAMILTON**  
SCALE 1:500  
BY  
**NICHOLAS P. WUTH O.L.S.**

**NOTE:** THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.  
**METHOD:** THIS PLAN SHOWS ONLY THE LOTS AND AREAS AND DOES NOT SHOW THE EXACT LOCATION OF THE LOTS.  
**RE: CHAPTER P. 23 R.S.O. 1990 SECTION 61(2) OF THE PLANNING ACT**

1. SHOWN ON PLAN	10. SHOWN ON PLAN
2. SHOWN ON PLAN	11. SHOWN ON PLAN
3. SHOWN ON PLAN	12. SHOWN ON PLAN
4. SHOWN ON PLAN	13. SHOWN ON PLAN
5. SHOWN ON PLAN	14. SHOWN ON PLAN
6. SHOWN ON PLAN	15. SHOWN ON PLAN
7. SHOWN ON PLAN	16. SHOWN ON PLAN
8. SHOWN ON PLAN	17. SHOWN ON PLAN
9. SHOWN ON PLAN	18. SHOWN ON PLAN

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THAT THE DIMENSIONS OF THE LOTS TO BE SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LOTS ARE ACCURATELY AND CORRECTLY SHOWN.  
DATE: MARCH 8, 2021  
BY: NICHOLAS P. WUTH  
REGISTERED LAND SURVEYOR

**LAND USE SCHEDULE:**  
AREA OF SUBDIVISION: 0.0000 ACRES  
AREA OF LOT 47: 0.0000 ACRES  
AREA OF CONCESSION 3: 0.0000 ACRES  
AREA OF LOT 47-CONCESSION 3: 0.0000 ACRES  
AREA OF LOT 47-CONCESSION 3 (PART 1): 0.0000 ACRES  
AREA OF LOT 47-CONCESSION 3 (PART 2): 0.0000 ACRES

**SUBDIVISION DRAFT APPROVAL:**  
APPROVED UNDER SECTION 21 OF THE PLANNING ACT, R.S.O. 1990 (171) AS AMENDED BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 67-282  
DATE: \_\_\_\_\_ 2021  
GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT  
CITY OF HAMILTON

**A. J. Clarke and Associates Ltd.**  
SURVEYORS PLANNERS ENGINEERS  
25 BANK STREET WEST, SUITE 200  
AMSTERDAM, ONTARIO L4P 1A4  
TEL: 905-533-3341 FAX: 905-533-3394  
WWW.AJCLARKE.COM





26 Soutcote Road - SubjectSite



26 Southcote Road - SubjectSiteElmHillBlvd





26 Southcote Road - Facing North





26 Southcote Road - Facing East





26 Southcote Road - Facing South



**PED24027**

Photo 6



26 Southcote Road - From Elm Hill Boulevard - Facing North





26 Southcote Road - From Elm Hill Boulevard - Facing South







Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE