



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	February 23, 2024
SUBJECT/REPORT NO:	Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 26 Southcote Road, Ancaster (Ward 12) (PED24027)
WARD(S) AFFECTED:	Ward 12
PREPARED BY:	Michael Fiorino (905) 546-2424 Ext. 4424
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Zoning By-law Amendment Application ZAC-18-056, by A.J Clarke and Associates (c/o Ryan Ferrari), on behalf of Active Custom Home Design Construction Ltd. (c/o Gary Sangha), Owner**, for a change in zoning from the Residential “R3” Zone to the Multiple Residential “RM4-717” Zone, Modified, in Ancaster Zoning By-law No. 87-57, to permit 24 block townhouse dwellings on a private condominium road, on lands located at 26 Southcote Road, as shown on Appendix “A” attached to Report PED24027, be **APPROVED** on the following basis:
- (i) That the draft By-law attached as Appendix “B” to Report PED24027, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended) and complies with the Urban Hamilton Official Plan.

- (b) That **Revised Zoning By-law Amendment Application ZAC-18-056, by A.J Clarke and Associates (c/o Ryan Ferrari), on behalf of Active Custom Home Design Construction Ltd. (c/o Gary Sangha), Owner**, for a change in zoning from the Residential “R3” Zone to the Low Density Residential (R1) Zone, Low Density Residential (R1, 885) Zone and Low Density Residential (R1, 886) Zone in Hamilton Zoning By-law No. 05-200, to permit the development of four lots for single detached dwellings, on lands located at 26 Southcote Road, as shown on Appendix “A” attached to Report PED24027, be **APPROVED** on the following basis:
- (i) That the draft By-law attached as Appendix “C” to Report PED24027, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed change in zoning is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended) and complies with the Urban Hamilton Official Plan.
- (c) That **Draft Plan of Subdivision Application 25T-201810, by A.J Clarke and Associates (c/o Ryan Ferrari), on behalf of Active Custom Home Design Construction Ltd. (c/o Gary Sangha), Owner**, on lands located at 26 Southcote Road, as shown on Appendix “A” attached to Report PED24027, be **APPROVED**, in accordance with By-law No. 07-323 being the delegation of the City of Hamilton’s Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominiums, on the following basis:
- (i) That this approval apply to the Draft Plan of Subdivision “26 Southcote Road” certified by Nicholas P. Muth, O.L.S., dated October 26, 2018, consisting of four lots for single detached dwellings (Lots 1 to 4), one development block (Block 5) for 24 townhouse dwellings, and one block for a right-of-way dedication (Block 6), as shown on the Draft Plan of Subdivision attached as Appendix “H” to Report PED24027;
 - (ii) That the Owner enter into a Standard form Subdivision Agreement as approved by City Council and that the Special Conditions of Draft Plan of Subdivision Approval, 25T-201810, as shown on Appendix “I” to Report PED24027, be received and endorsed by City Council;
 - (iii) In accordance with the City’s Comprehensive Development Guidelines and Financial Policies Manual there will be no City of Hamilton cost sharing for this subdivision;

- (iv) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

EXECUTIVE SUMMARY

The subject lands are municipally known as 26 Southcote Road, Ancaster and are located on the west side of Southcote Road, southwest of the intersection of Golf Links Road and Southcote Road. In November 2018, the Owner applied for an Urban Hamilton Official Plan Amendment, a Zoning By-law Amendment, and a Draft Plan of Subdivision to permit the development of four lots for single detached dwellings (Lots 1 to 4), one block for the development of 24 townhouse dwellings on a private condominium road (Block 5), and one block for a right-of-way dedication (Block 6).

The applications were received and deemed complete prior to Ministerial approval of Official Plan Amendment No. 167. As per *Bill 150*, any decision must conform to the Official Plan in effect on November 4, 2022. As such, the Official Plan Amendment application previously required to permit a minimum density of 25 units per hectare is no longer required as the "Medium Density Residential" policies of the Urban Hamilton Official Plan no longer include minimum and maximum density requirements.

The purpose of the Zoning By-law Amendment application is for a change in zoning from the Residential "R3" Zone to the Multiple Residential "RM4-717" Zone, Modified, in the Town of Ancaster Zoning By-law No. 87-57 to permit 24 block townhouse dwellings on a private condominium road as shown on Appendix "B" attached to Report PED24027; and for a change in zoning from the Residential "R3" Zone to the Low Density Residential (R1) Zone, Low Density Residential (R1, 885) Zone and Low Density Residential (R1, 886) Zone in Hamilton Zoning By-law No. 05-200 to permit the development of four lots for single detached dwellings, as shown on Appendix "C" attached to Report PED24027. Staff are supportive of the modifications requested.

The proposed Draft Plan of Subdivision consists of four residential lots for single detached dwellings (Lots 1 to 4), one development block (Block 5) for 24 block townhouse dwellings, and one block for a right-of-way dedication (Block 6).

The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications have merit and can be supported for the following reasons:

- They are consistent with the Provincial Policy Statement (2020);

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- They conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
- They comply with the Urban Hamilton Official Plan, in particular, the function, scale and design of the Low Density Residential and Medium Density Residential policies as they relate to residential intensification and complete communities in the “Neighbourhoods” designation; and,
- The proposal represents good planning by, among other considerations, providing a compatible residential development that contributes to a complete community through the establishment of housing forms that are in keeping with existing and planned development in the surrounding area. The proposed development of four single detached dwellings and 24 townhouse dwellings is an efficient use of land that provides intensification in an area supported by the planned public road network, municipal servicing, and transit services.

Alternatives for Consideration – See Page 15

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold a Public Meeting to consider an application for a Zoning By-law Amendment. *Bill 23* amended the *Planning Act* to remove the mandatory requirement for a public meeting to consider a proposed Draft Plan of Subdivision.

HISTORICAL BACKGROUND

Application Details	
Owner:	Active Custom Home Design Construction Ltd. (c/o Gary Sangha).
Applicant/Agent:	A.J Clarke and Associates Ltd. (c/o Ryan Ferrari).
File Number:	ZAC-18-056. 25T-201810.
Type of Application:	Zoning By-law Amendment. Draft Plan of Subdivision.

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Application Details	
Proposal:	<p>The development proposal consists of:</p> <ul style="list-style-type: none"> • Four lots for single detached dwellings (Lots 1 to 4); • One block for townhouse development (Block 5); and, • One block for a right-of-way dedication (Block 6). <p>Refer to the Draft Plan of Subdivision attached as Appendix “H” to Report PED24027. The four residential lots for single detached dwellings will be accessed from Elm Hill Boulevard and the block for 24 townhouse dwellings will be accessed from Southcote Road. The proposed block for the required right-of-way dedication will be along the frontage of Southcote Road. The installation of stormwater management infrastructure is necessary to service the proposed development and requires a 6.0 metre wide stormwater drainage easement along the south property limit of Block 5 (townhouse block) and the side yard of Lot 4. In addition, a 9.0 metre wide servicing easement is required along the northern property limit of Block 5 and Lot 1.</p>
Property Details	
Municipal Address:	26 Southcote Road.
Lot Area:	±0.94 ha (rectangular).
Servicing:	Full municipal services.
Existing Use:	Vacant lands.
Documents	
Provincial Policy Statement (PPS):	The proposal is consistent with the Provincial Policy Statement (2020).
A Place to Grow:	The proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
Official Plan Existing:	“Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Zoning Existing:	Residential “R3” Zone.

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Documents	
Zoning Proposed:	<p>Town of Ancaster Zoning By-law No. 87-57:</p> <ul style="list-style-type: none"> • Residential Multiple “RM4-717” Zone, Modified (See Appendix “B” attached to Report PED24027). <p>City of Hamilton Zoning By-law No. 05-200:</p> <ul style="list-style-type: none"> • Low Density Residential (R1) Zone (Lots 2 and 3); • Low Density Residential (R1, 885) Zone (Lot 4); and, • Low Density Residential (R1, 886) Zone (Lot 1). <p>(See Appendix “C” attached to Report PED24027).</p>
Modifications Proposed:	<p>The following modifications are being proposed to Zoning By-law No. 87-57 for the Residential Multiple “RM4” Zone;</p> <p>Residential Multiple “RM4-717” Zone, Modified:</p> <ul style="list-style-type: none"> • To increase the maximum density from 30 units per hectare to 36 units per hectare; • To increase the maximum lot coverage from 35% to 45%; • To reduce the minimum front yard setback from 7.5 metres to 4.0 metres; • To reduce the minimum setback from the rear lot line from 9.0 metres to 4.6 metres; • To reduce the minimum landscaped area requirement from 40% to 25%; • To remove the requirement for a children’s play area; • To reduce the minimum building separation from facade to facade from 18 metres to 17 metres; • To reduce the minimum distance for a parking space to an abutting residential zone from 3.0 metres to 0.9 metres; • To reduce the minimum planting strip width distance from 3.0 metres to 0.9 metres for which a parking area providing more than four vehicles abuts a lot containing a dwelling comprising one or two dwelling units; and, • To reduce the required parking ratio from two parking spaces plus an additional 0.66 visitor parking spaces per unit to 2.40 parking spaces per unit, inclusive of visitor parking.

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Documents	
Modifications Proposed: (Continued)	<p>The following modifications are being proposed by staff to Zoning By-law No. 05-200 for the Residential (R1) Zone (Lots 1 to 4):</p> <p>Low Density Residential (R1, 885) Zone</p> <ul style="list-style-type: none"> To increase the minimum setback from the southerly side lot line from 1.2 metres to 6.0 metres (Lot 4). <p>Low Density Residential (R1, 886) Zone</p> <ul style="list-style-type: none"> To increase the minimum setback from the northerly side lot line from 1.2 metres to 9.0 metres (Lot 1). <p>A complete analysis of the proposed modifications is attached as Appendix "F" to Report PED24027.</p>
Processing Details	
Received:	November 5, 2018.
Deemed Complete:	November 16, 2018.
Notice of Complete Application:	Sent to 76 property owners within 120 m of the subject lands on December 5, 2018.
Public Notice Sign:	Posted December 5, 2018, and updated with Public Meeting date January 31, 2024.
Notice of Public Meeting:	Sent to 76 property owners within 120 m of the subject lands on February 9, 2024.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix "G" attached to Report PED24027.
Public Consultation:	On March 17, 2019, a letter was sent by A.J Clarke to 93 neighbours within 120 metres of the subject property outlining the details of a public open house. The public open house took place on April 17, 2019, at the Ancaster Library with the applicant and neighbours in attendance. The public comments of concern can generally be summarized by neighbourhood character and density, increased traffic, privacy, flooding, noise, and landscaping.

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Processing Details	
Public Comments:	The City received seven written submissions and one petition signed by 39 residents expressing concern with the proposal (attached as Appendix “J” to Report PED24027). Comments include, but are not limited to, concerns with increased traffic volume and noise, loss of privacy and green space, stormwater management issues, density and that the proposed built form is not in keeping with the existing character of the neighbourhood.
Revised Submissions Received:	<ul style="list-style-type: none"> • December 2018; • July 2020; • March 2021 • August 2022; and, • October 2022.
Processing Time:	1,926 days from receipt of initial applications and 470 days from receipt of final revised submission.

Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	Single detached dwelling	Residential “R3” Zone.
Surrounding Land Uses:		
North	Single detached dwelling	Existing Residential “ER” Zone.
South	Single detached dwelling	Existing Residential “ER” Zone.
East	Single detached dwelling and Long Term Care Facility	Residential “R3” Zone and Conservation / Hazard Land (P5, 663) Zone.
West	Single detached dwelling	Existing Residential “ER” Zone.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Framework (2020)

The Provincial Planning Policy framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (2020). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the Provincial Policy Statement and conform to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation, adoption and subsequent approval by the Ontario Land Tribunal, the City of Hamilton has established the Urban Hamilton Official Plan which contains local policies for the implementation of the Provincial planning policy framework. As such, matters of provincial interest (i.e., efficiency of land use) are discussed in the Official Plan analysis that follows.

As the applications for Zoning By-law Amendment and Draft Plan of Subdivision comply with the Urban Hamilton Official Plan, it is staff's opinion that the applications are:

- Consistent with Section 3 of the *Planning Act*;
- Consistent with the Provincial Policy Statement (2020); and,
- Conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).

Urban Hamilton Official Plan

The subject lands are located within the Urban Boundary and identified as "Neighbourhoods" on Schedule E – Urban Structure and designated "Neighbourhoods" on Schedule E-1 – Urban Land Use Designations. The proposed Lots 1 to 4 for single detached dwellings fronting onto Elm Hill Boulevard are designated "Low Density Residential" and the 24 block townhouse dwellings are designated "Medium Density Residential".

Lands designated "Neighbourhoods" are characterized as complete communities that include a range of residential dwelling types and supporting uses to serve local residents. The proposal contemplates single detached dwellings (Lots 1 to 4) and block townhouses (Block 5) within a neighbourhood primarily consisting of single detached dwellings and is considered a compatible form of infill and intensification. The layout includes clear and convenient connections with the adjacent neighbourhoods and considers the use of a private road to further promote a compact development that is compatible with the existing and future land uses in the area.

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The proposed Draft Plan of Subdivision, attached as Appendix “H” to Report PED24027, consists of four lots for single detached dwellings (Lots 1 to 4) fronting onto Elm Hill Boulevard, one block for the development of 24 block townhouse dwellings (Block 5) with access from Southcote Road, and one block for a right-of-way dedication along Southcote Road. The proposal complies with the applicable policies of the Urban Hamilton Official Plan, subject to approval of the proposed Zoning By-law Amendment. It is consistent with the Criteria for Staging of Development as the site can be serviced using existing and planned infrastructure and will not adversely impact the transportation system and the natural environment, subject to the proposed Draft Plan conditions.

A Functional Servicing Report and Stormwater Management Report were submitted in support of the applications and proposed an increased capacity demand on the existing and planned infrastructure in the area. Development Engineering staff have advised that there is sufficient capacity for the proposed development and that the required infrastructure to accommodate stormwater has been demonstrated to conform with City standards. The installation of stormwater management infrastructure is necessary to service the proposed development and requires a 6.0 metre wide stormwater drainage easement along the south property limit of Block 5 (townhouse block) and the side yard of Lot 4. In addition, a 9.0 metre wide servicing easement is required along the northern property limit of Block 5 and Lot 1. Engineering matters will be addressed through Draft Plan of Subdivision Condition Nos. 1 through 21, attached as Appendix “I” to Report PED24027.

A Transportation Impact Study, inclusive of a Transportation Demand Management Options Report, was prepared by Trans-Plan Transportation Inc., dated October 19, 2018. The findings that the road network can accommodate the site generated traffic were accepted by Transportation Planning staff. Additional recommendations for Block 5 included a 4.5 metre right-of-way dedication along Southcote Road (Block 6), ensuring 5.0 metre x 5.0 metre visibility triangles for the block townhouse development at the ingress / egress location at Southcote Road, and a 6.0 metre minimum driveway access width at the property line. Condition No. 25 has been included to address the right-of-way dedication as listed in Appendix “I” attached to Report PED24027. The design has incorporated the above noted requirements and detailed design will occur through the future Site Plan Control application.

The subject land is within the Ministry of Transportation Permit Control Area and the Ministry requires building and land-use permits for all buildings and structures, above and below grade, prior to any grading and construction on this site. As part of the Ministry’s permit review process, the applicant will be required to submit a site plan, site grading and drainage plan, site servicing plan, as well as reports and documentation

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which confirm that the design is in compliance with the Transportation Impact Study and Stormwater Management Report approved for the Plan of Subdivision.

An Arborist Report and Tree Preservation Plan, prepared and revised by Davey Resource Group were provided in support of the applications. Both documents were revised to respond to staff comments. The revised Arborist Report identified that there were no tree species at risk or endangered species observed during the assessment of the subject lands. Conserving the existing tree canopy is a priority, however the proposed location of the required servicing along the perimeter of the subject lands impacts the majority of the trees and opportunities to retain trees are limited. The revised Arborist Report and Tree Preservation Plan (TPP) dated October 6, 2022, identified additional trees for a total of 45 trees inventoried on site. The development proposal would result in the removal of 10 trees and will likely cause damage to nine additional trees. Efforts such as low-impact root excavation methods and root pruning by a certified arborist have been identified to reduce the impact on those trees that are proposed to be injured. The 10 trees proposed for removal are comprised of Silver and Norway Maples. While staff have not approved the Arborist Report and Tree Preservation Plan, further review and evaluation will occur through a revised report and plan which is identified as Special Condition No. 29 of attached Appendix "I" to Report PED24027.

The proposed development is located along Southcote Road, which is identified as a Minor Arterial Road on Schedule C - Functional Road Classification in the Urban Hamilton Official Plan. The lands have direct frontage on Southcote Road and are within approximately 280 metres of Highway No. 403. Accordingly, a detailed Noise Study will be required for Lots 1 to 4 (single detached dwellings) and Block 5 which has been added as Special Condition No. 31 of the Draft Plan of Subdivision, attached as Appendix "I" to Report PED24027. A separate detailed and updated Noise Study will be required for the block townhouse development (Block 5) of the proposed development at the Site Plan Control stage.

Based on the foregoing, the proposal complies with the applicable policies of the Urban Hamilton Official Plan.

Ancaster Zoning By-law No. 87-57 and Hamilton Zoning By-law No. 05-200.

Ancaster Zoning By-law No. 87-57

The proposed Zoning By-law Amendment to Ancaster Zoning By-law No. 87-57 is for a change in zoning from the Residential "R3" Zone to the Residential Multiple "RM4-717" Zone, Modified, as shown on Appendix "B" to Report PED24027. The effect of the

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Zoning By-law Amendment will permit the development of 24 block townhouse dwellings fronting onto a private condominium road.

Modifications to the Residential Multiple “RM4” Zone are required to facilitate the development and are summarized in the report Fact Sheet above and evaluated in Appendix “F” attached to Report PED24027. The proposed zoning is discussed below in the Analysis and Rationale section of this report.

Hamilton Zoning By-law No. 05-200

The proposed Zoning By-law Amendment will remove a portion of the subject lands from Ancaster Zoning By-law No. 87-57 and add the lands to Hamilton Zoning By-law No. 05-200 to be zoned Low Density Residential (R1) Zone, Low Density Residential (R1, 885) Zone, and Low Density Residential (R1, 886) Zone as shown on Appendix “C” to Report PED24027. The effect of this change will permit the creation of four lots for single detached dwellings.

No modifications were requested by the applicant however staff have incorporated two modifications to Lots 1 and 4 to incorporate required setbacks for the servicing easements. The modifications are summarized in the report Fact Sheet above and evaluated in Appendix “F” attached to Report PED24027. The proposed zoning is discussed below in the Analysis and Rationale section of this report.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
 - (ii) It complies with the Urban Hamilton Official Plan, in particular, the function, scale and design of the “Neighbourhoods” designation, and supports residential intensification by introducing compact housing forms to the area; and,
 - (iii) The proposal represents good planning by providing, among other things, a compatible residential development that contributes to a complete community through the establishment of additional housing forms that are in keeping with existing and planned land uses and development in the surrounding area, while making efficient use of a vacant parcel of land that

ensures land, municipal services, and transportation systems are used efficiently.

2. Zoning By-law Amendment

The proposed Zoning By-law Amendment to Ancaster Zoning By-law No. 87-57 is for a change in zoning from the Residential “R3” to the Residential Multiple “RM4-717” Zone, Modified, as shown on Appendix “B” attached to Report PED24027, to permit 24 block townhouse dwellings on a private condominium road.

The applicant has requested modifications to the Ancaster Zoning By-law No. 87-57 which include an increase in density and lot coverage, reductions to the front and rear yard setbacks, landscape area, building separation, planting strip, visitor parking requirements and the removal of the requirement to provide a children’s play area. A detailed review of the modifications has been completed and is included in Appendix “F” attached to Report PED24037.

The purpose of the application is for a change in zoning from the Residential “R3” Zone (Lots 1 to 4) in Ancaster Zoning By-law No. 87-57 to the Low Density Residential (R1) Zone in Hamilton Zoning By-law No. 05-200, to permit the creation of four lots for single detached dwellings. To ensure the storm water easements are secured, staff revised the application to include the Low Density Residential (R1, 885) Zone and Low Density Residential (R1, 886) Zone, as shown on Appendix “C” attached to Report PED24027. The applicant confirmed that they are in agreement with the staff proposed amendments to the Zoning By-law.

The subject lands will have similar zoning standards as adjacent lands to help ensure compatibility in terms of built form, massing, height, setbacks and building separation. The proposal contributes to a complete community by providing additional housing opportunities for the surrounding established neighbourhood, provides a built form that is compatible with the scale and character of the area, and builds upon the established lot and block pattern and built form of the existing residential neighbourhood.

As such, staff are satisfied that the proposal complies with the Urban Hamilton Official Plan and are supportive of the Zoning By-law Amendments.

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3. In review of Sub-section 51(24) of the *Planning Act*, to assess the appropriateness of the proposed subdivision, staff advise that:
- (a) It is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended);
 - (b) The proposal represents a logical and timely extension of existing development and services and is in the public interest;
 - (c) It complies with the applicable policies of the Urban Hamilton Official Plan;
 - (d) The land is suitable for the purposes for which it is to be divided;
 - (e) The proposed subdivision will be adequately serviced and can connect with the current road system;
 - (f) The dimensions and shape of the lots and blocks are appropriate;
 - (g) Restrictions and regulations for the development of the subdivision are included in the implementing Zoning By-law Amendment, conditions of draft plan approval and Subdivision Agreement;
 - (h) The subject lands can be appropriately used for the purposes for which it is to be subdivided and will not negatively impact natural heritage features, and flood control will be addressed through stormwater management plans that will be required as standard conditions of draft plan approval;
 - (i) Adequate utility and municipal services will be available, the particulars of which will be determined as part of the conditions of draft plan approval and Subdivision Agreement;
 - (j) Public land will be conveyed to create road rights-of-way, the particulars of which will be determined as part of the Standard Subdivision Agreement and final registration of the Plan of Subdivision; and,
 - (k) The proposed development of the subject land is interrelated with site plan control matters that include further review of landscaping, lighting, waste collection and urban design.

Therefore, staff are supportive of the proposed Draft Plan of Subdivision and recommend its approval.

ALTERNATIVES FOR CONSIDERATION

Should the applications be denied, the lands could not be developed for the proposed residential draft plan of subdivision and the subject lands could be used in accordance with the Residential "R3" Zone in the Ancaster Zoning By-law No. 87-57.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED24027 – Location Map
Appendix "B" to Report PED24027 – Draft Amendment to Zoning By-law No. 87-57
Appendix "C" to Report PED24027 – Draft Amendment to Zoning By-law No. 05-200
Appendix "D" to Report PED24027 – Concept Plan
Appendix "E" to Report PED24027 – Official Plan Policy Review
Appendix "F" to Report PED24027 – Zoning Modification Chart
Appendix "G" to Report PED24027 – Staff and Agency Comments
Appendix "H" to Report PED24027 – Proposed Draft Plan of Subdivision
Appendix "I" to Report PED24027 – Draft Plan of Subdivision Special Conditions
Appendix "J" to Report PED24027 – Public Submission

MF:sd