



WELCOME TO THE CITY OF HAMILTON

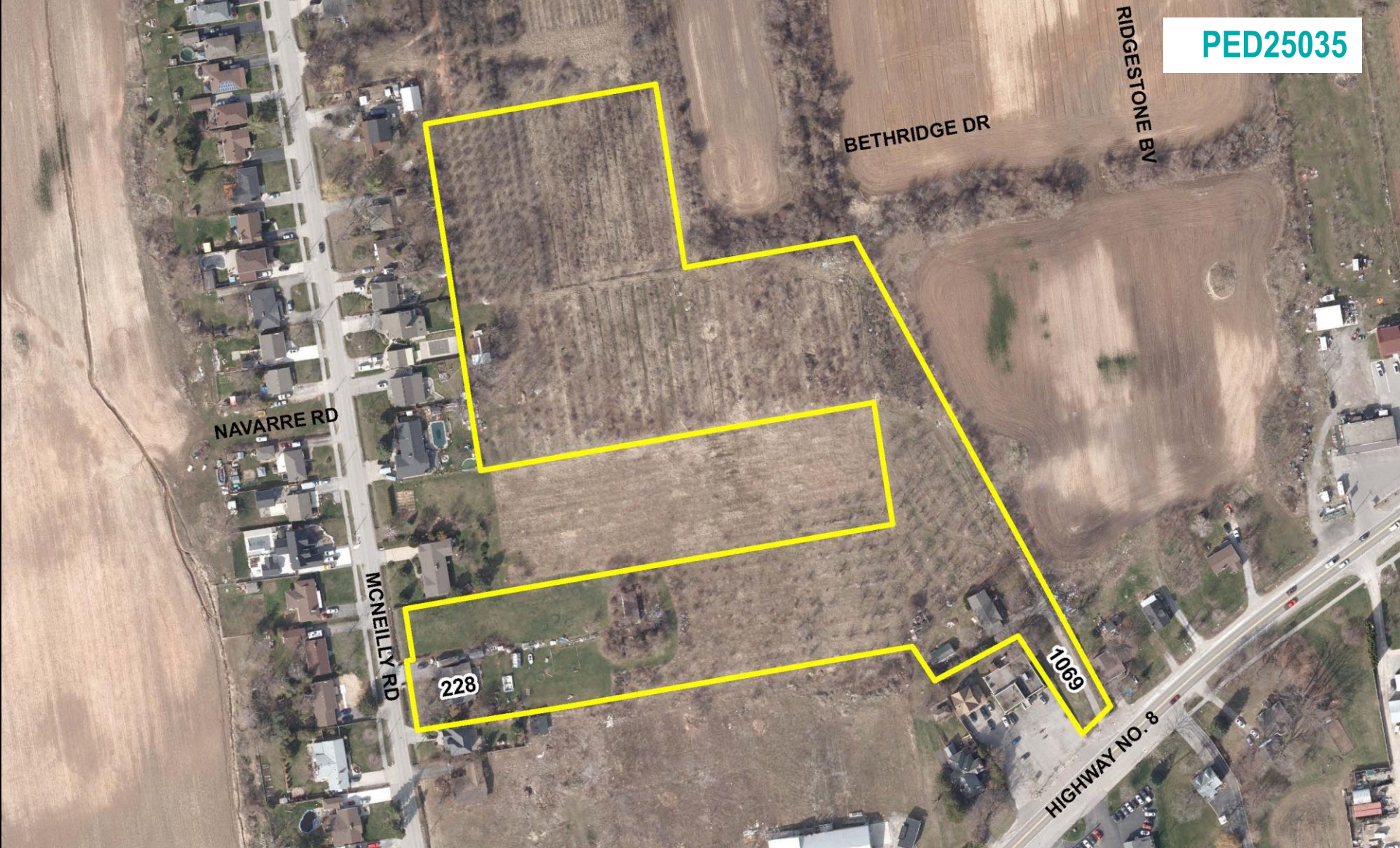
PLANNING COMMITTEE

February 4, 2025

PED25035 – (ZAC-24-030 & UHOPA-24-009)

Applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek.

Presented by: James Van Rooi

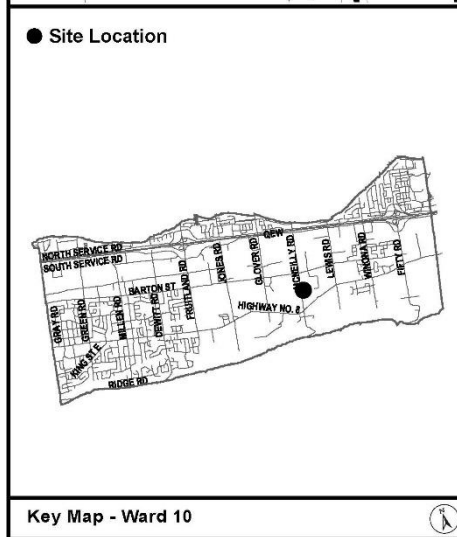
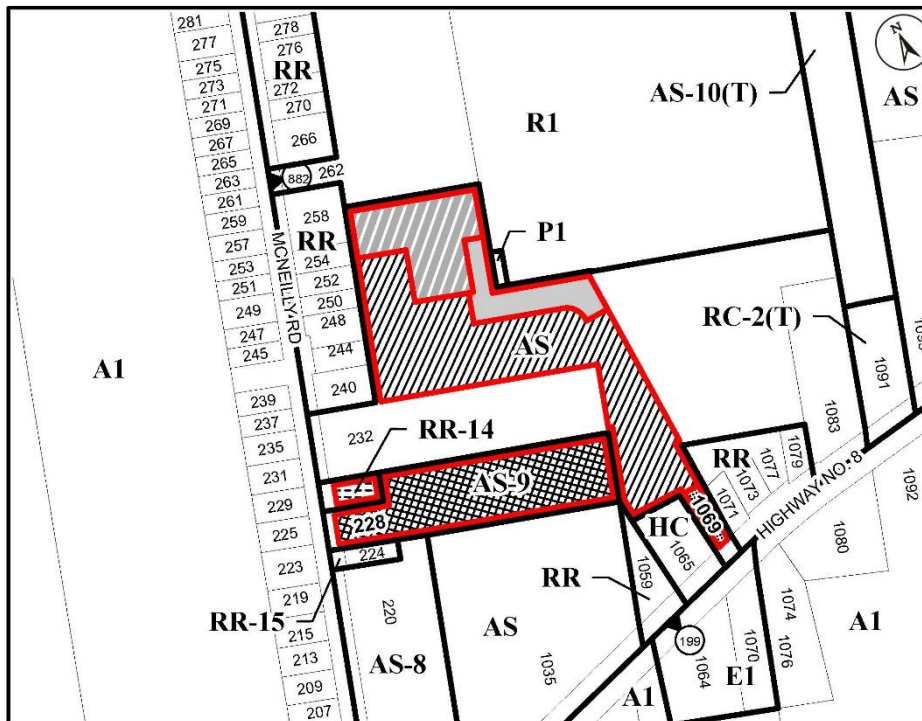


SUBJECT PROPERTY



228 McNeilly Road and 1069 Highway No. 8, Stoney Creek





Location Map

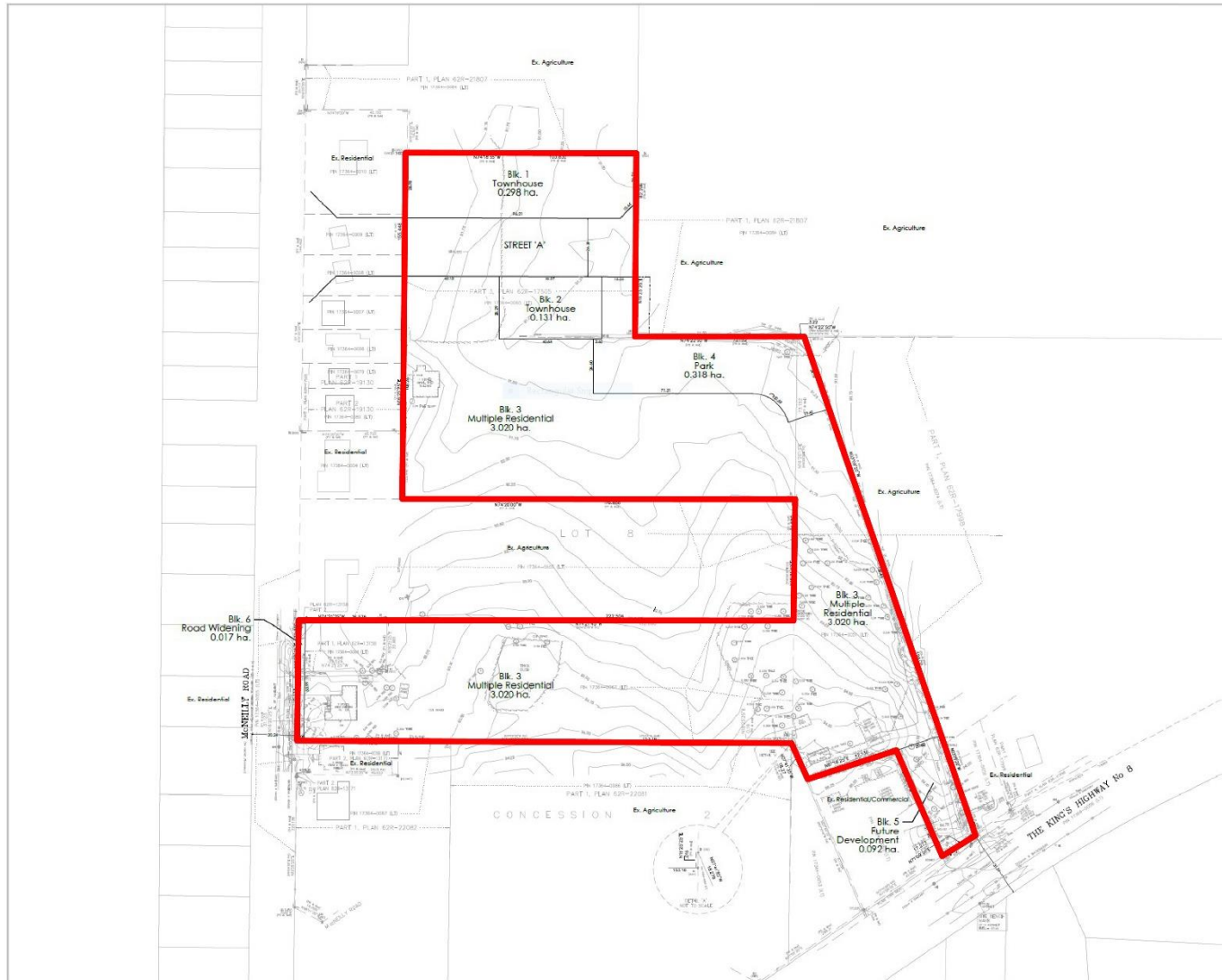
Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-24-030 & UHOPA-24-009	Date: January 6, 2025
Appendix "A"	Scale: N.T.S.
Planner/Technician: JV/AL	

Subject Property
228 McNeilly Road & 1069 Highway 8

- Block 1 - Change in zoning from Agricultural Specialty "AS" Zone, to the Multiple Residential "RM3-XX" Zone, Modified
- Block 2 - Change in zoning from the Agricultural Specialty "AS-9" Zone, Modified to the Multiple Residential "RM3-XX" Zone, Modified
- Block 3 - Change in zoning from Rural Residential "RR-14" Zone, Modified to the Multiple Residential "RM3-XX" Zone, Modified
- Block 4 - To add the lands as Low Density Residential (R1, XXX) Zone
- Block 5 - To add the lands as Low Density Residential (R1) Zone
- Block 6 - To add the lands as Neighbourhood Park (P1) Zone

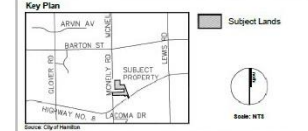


DRAFT PLAN OF SUBDIVISION

Legal Description
PART OF LOT 8 CONCESSION 2, GEOGRAPHIC TOWNSHIP OF SAULTFLEET IN THE CITY OF HAMILTON

Owner's Certificate
I HEREBY AUTHORIZE MANDALAYTON-HERMEN BRITTON CLARRISON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.
DATE: July 30/24
WILLIAM LIKIE
VICE-PRESIDENT AND CHIEF LEGAL OFFICER (AUTHORIZED SIGNING OFFICER)

Surveyor's Certificate
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE: July 30, 2024
S. S. DANIELSEN O.S.S.



Additional Information Required Under Section 51(7) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. AS SHOWN B. AS SHOWN C. AS SHOWN
 D. RESIDENTIAL PARK/FUTURE DEV. E. AS SHOWN F. AS SHOWN
 G. AS SHOWN H. MUNICIPAL WATER SUPPLY
 I. SILTY CLAY LOAD J. AS SHOWN
 K. MUNICIPAL SERVICES L. AS SHOWN

Area Schedule

Description	Lots/Blocks	Units (est.)	Area (sq)
Townhouse Residential	1, 2	22	0.428
Multiple Residential	3	167	3.020
Park	4		0.318
Future Development	5	1	0.092
Road Widening	6		0.017
Roadway (Street 'A')			0.274
Total	6	190	4.150

*20 Dimensions are in metres unless otherwise stated.
 *Proposed boundary photographs were taken and checked by A.T. McLean Ltd. February, 2024.
 *Adjacent corner marks and existing features approximate.

Revision No.	Date	For Submission/ Issued / Revision	QC / By
1.	Apr 23, 2024	For Submission	QC

Approval Stamp

Date	April 23, 2024
File No.	111728
Plan Scale	1:750
Drawn By	G.C.

Project BUCCI LANDS

Applicant LOSANI CONSULTANTS

430 McHenry Road
Stoney Creek, ON L3E 5E3
P: 905.561.1700

File Name DRAFT PLAN **Dwg No.** 1 of 1

Scale Bar 1 0 3 3 0 5m



228 McNeilly Road



Looking north on McNeilly Road



Looking south on McNeilly Road



Looking south on McNeilly Road



Single Detached Dwellings on west side continued



Single Detached Dwellings on the east side of McNeilly Road

PED25035

Photo 7



1069 Highway No. 8



Looking West on Highway No. 8



Looking East on Highway No. 8



1059 Highway No. 8 (Carpenter House)



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE