



September 13, 2024

Dear Resident,

RE: Public Notice of Application

Subject Lands: 238, 240 and 242 Highland Road West, 82 Carlson Street

Application: Major Revision to Draft Plan of Subdivision

Applicant: Losani Homes (1998) Ltd.

An application for Major Revision to a Draft Plan of Subdivision was submitted to the City of Hamilton in August 2024. The application proposes to add four (4) new blocks to the conditionally approved Draft Plan of Subdivision (City File No.: 25T-202209).

We request your input as part of the City's consideration of the application. A Public Meeting is not required for the application in accordance with the *Planning Act*.

Draft Plan of Subdivision 25T-202209 was conditionally approved on December 8, 2023 and consisted of the extension of Carlson Street and the facilitation of 30 new lots containing single and semi-detached uses. The revision to the Draft Plan of Subdivision proposes to sever the rear of the properties addressed 238, 240 and 242 Highland Road West, for future development consisting of single detached dwellings and semi-detached dwellings.

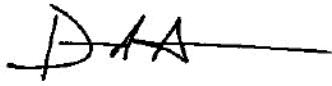
The Urban Hamilton Official Plan designates the lands as 'Neighbourhoods' which permits single detached and semi-detached uses. The subject lands are currently zoned Residential 6 ("R6") and Neighbourhood Development ("ND") in the Stoney Creek Zoning By-law 3692-92. Through the recently passed Bill No. 51 (currently under appeal), the lands are intended to be rezoned to Low Density Residential ("R1"). The proposed residential uses are permitted in the existing R6 zone of the Stoney Creek Zoning By-law and the R1 zone of the City of Hamilton By-law, and the blocks meet the standards of both zones.

A plan illustrating the proposed development is enclosed with this letter.

Should have any questions or comments, feel free to contact the City Planner or the undersigned via email at kitchener@mhbcpplan.com.

Yours truly,

MHBC

A handwritten signature in black ink, consisting of the letters 'DWA' followed by a long horizontal line extending to the right.

David W. Aston, MSc, MCIP, RPP
Vice President, Partner

cc. Dianne Ramos, Losani Homes (1998) Ltd.

A handwritten signature in black ink, written in a cursive style that reads 'Smirtitsch'.

Stephanie Mirtitsch, BES, MCIP, RPP
Associate

