

HISTORICAL BACKGROUND**Report Fact Sheet**

Application Details	
Owner:	Atlas Homes Corporation, Dussin Holdings Inc., Vincent James Lepore (ASO), and Maria and Tonino Di Franco.
Applicant:	Landwise c/o Edward John.
File Number:	ZAC-21-029 and 25T-202108.
Type of Applications:	Zoning By-law Amendment and Draft Plan of Subdivision.
Proposal:	<p>The purpose of the Zoning By-law Amendment application is for a change in zoning from the “R-2-H/S-1822” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified Holding, “AA” (Agricultural) District, “C/S-1822” (Urban Protected Residential, etc.) District, Modified “AA” (Agricultural) District, “C/S-1822” (Urban Protected Residential, etc.) District and “B” (Suburban Agriculture And Residential, Etc.) District to the Low Density Residential – Small Lot (R1a, 911, H181) Zone and Low Density Residential (R1) Zone for the lands known as 204, 212, 220 and 226 Rymal Road West, Hamilton, Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton.</p> <p>The purpose of the Draft Plan of Subdivision is to establish 42 lots for single detached dwellings (Lots 1 to 42), two 0.3 metre reserve blocks (Blocks 43 and 44) for the purpose of controlling access until specific conditions are met, four right-of-way widening blocks (Blocks 45 to 48), and two public rights-of-way, as shown in Appendix C attached to Report PED25054.</p> <p>The effect of these applications is to facilitate the development of 42 single detached dwellings.</p>
Property Details	
Municipal Address:	204, 212, 220, and 226 Rymal Road West, Hamilton and described as Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the City of Hamilton.
Lot Area:	1.88 ha.
Servicing:	Existing full municipal services.

Existing Use:	204 Rymal Road West – single detached dwelling. 212 Rymal Road West – single detached dwelling. 220 Rymal Road West – single detached dwelling. 226 Rymal Road West – single detached dwelling. Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the City of Hamilton – vacant.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Official Plan Proposed:	No amendment proposed.
Zoning Existing:	204 Rymal Road West – “C/S-1822” (Urban Protected Residential, Etc.) District, Modified. 212 Rymal Road West – “AA” (Agricultural District) District. 220 Rymal Road West – “AA” (Agricultural District) District. 226 Rymal Road West – “AA” (Agricultural District) District. Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the City of Hamilton – “R-2-H/S-1822” (Urban Protected Residential One and Two Family Dwellings, Etc.) District, Modified, Holding.
Zoning Proposed:	Low Density Residential – Small Lot (R1a, 911, H181) Zone and Low Density Residential (R1) Zone.
Modifications Proposed:	<p>The following modifications have been requested by the applicant:</p> <ul style="list-style-type: none"> • To reduce the minimum setback for a side lot line from 1.2 metres to 0.8 metres on one side where an access easement is registered on the adjacent lot; • To reduce the minimum setback from a flankage lot line from 3.0 metres to 1.2 metres; and, • To reduce the minimum front yard landscape requirement from 50% to 40% and 32% where a daylight triangle is required. <p>A complete analysis of the proposed modifications is in Appendix H attached to Report PED25054.</p>

Processing Details	
Received:	June 25, 2021.
Deemed Complete:	August 9, 2021.
Notice of Complete Application:	Sent to 83 property owners within 120 metres of the subject property on August 16, 2021.
Public Notice Sign:	Posted August 16, 2021, and updated with the Public Meeting date on March 20, 2025.
Notice of Public Meeting:	Sent to 160 property owners within 120 metres of the subject property on March 28, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix G attached to Report PED25054.
Public Consultation:	In addition to the requirements of the <i>Planning Act</i> , the applicants submitted a Public Consultation Strategy as part of a complete application submission. A Neighbourhood Information Meeting was included as a possible public participation tool and was not required.
Public Comments:	No comments were received.
Processing Time:	1,362 days, 673 days after the last resubmission.