



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 29, 2025

PED25093 – (ZAC-21-047 & UHOPA-21-022)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 559 Garner Road East, Ancaster.

Presented by: Michael Fiorino

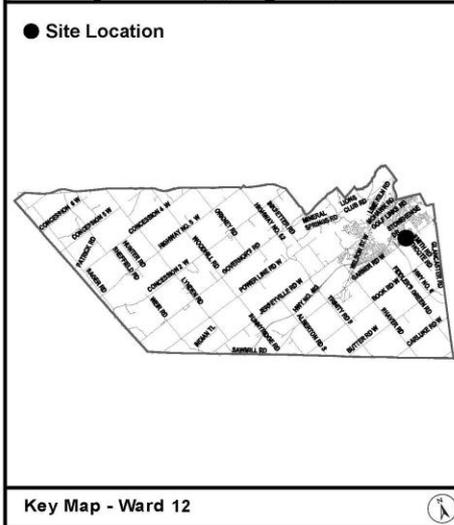
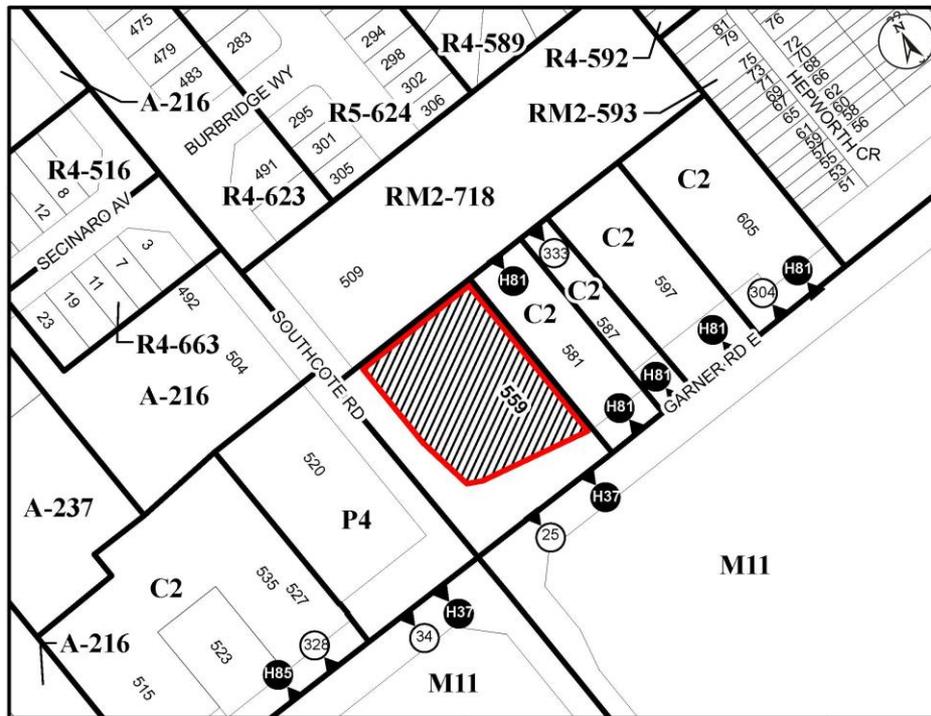


SUBJECT PROPERTY



559 Garner Road East, Ancaster





Location Map

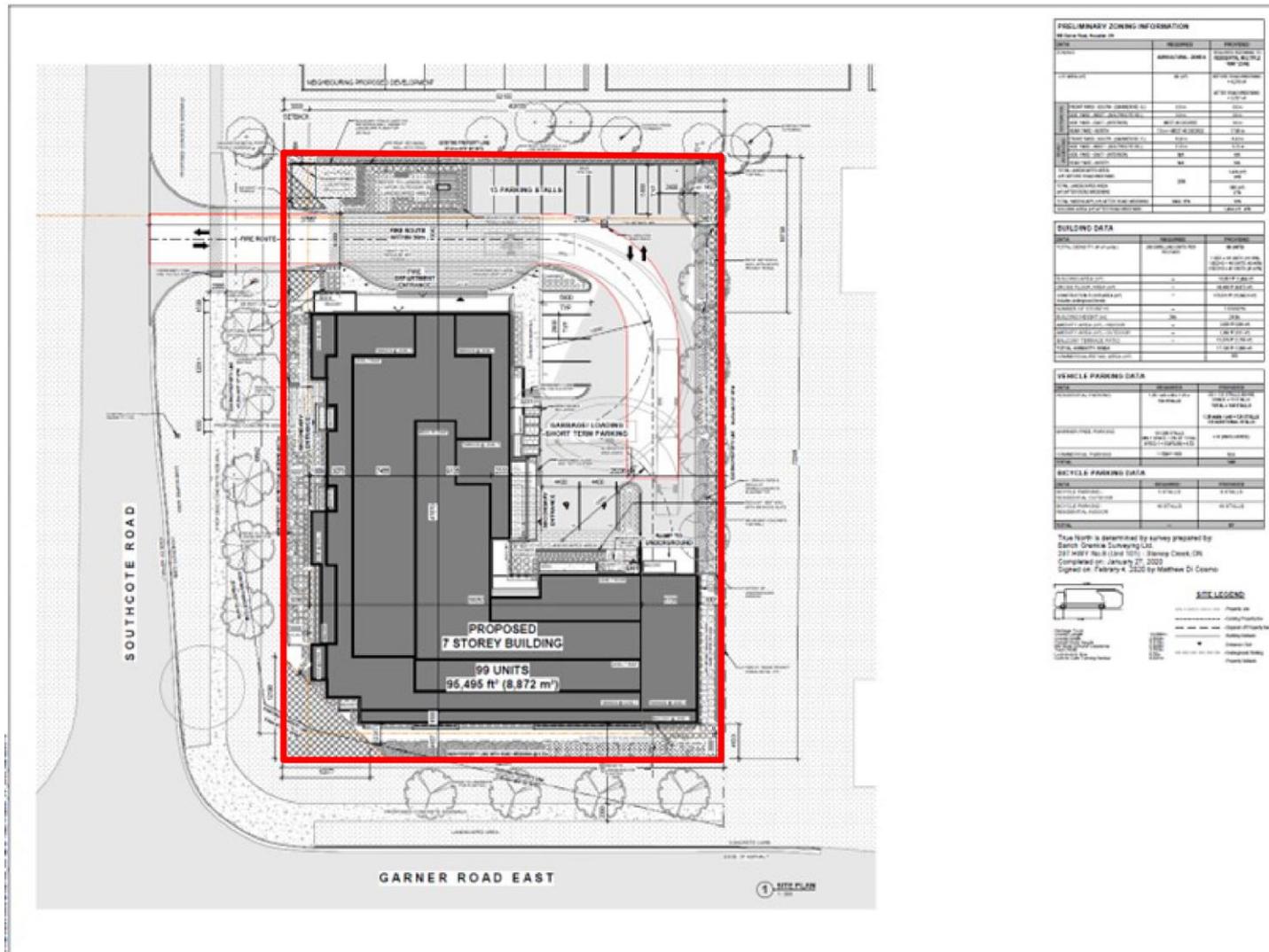
Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-21-047 & UHOPA-21-022	Date: February 13, 2025	
Appendix "A"	Scale: N.T.S.	Planner/Technician: MF/V/S

Subject Property
559 Garner Road East, Ancaster

Change in zoning from the Agricultural "A" Zone to the Holding – Residential Multiple "H-RM6-719" Zone, Modified



PRELIMINARY ZONING INFORMATION

NO. OF STORES	PROPOSED	PERMITTED
1	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
2	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
3	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
4	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
5	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
6	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
7	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
8	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
9	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
10	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
11	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
12	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
13	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
14	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
15	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
16	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
17	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
18	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
19	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
20	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL

BUILDING DATA

NO.	PROPOSED	PERMITTED
1	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
2	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
3	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
4	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
5	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
6	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
7	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
8	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
9	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
10	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
11	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
12	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
13	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
14	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
15	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
16	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
17	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
18	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
19	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
20	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL

VEHICLE PARKING DATA

NO.	PROPOSED	PERMITTED
1	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
2	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
3	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
4	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
5	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
6	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
7	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
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10	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
11	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
12	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
13	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
14	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
15	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
16	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
17	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
18	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
19	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
20	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL

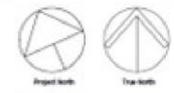
BICYCLE PARKING DATA

NO.	PROPOSED	PERMITTED
1	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
2	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
3	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
4	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
5	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
6	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
7	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
8	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
9	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
10	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
11	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
12	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
13	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
14	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
15	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
16	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
17	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
18	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
19	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL
20	RESIDENTIAL, GENERAL	RESIDENTIAL, GENERAL

True North is determined by survey prepared by
 Earth Omega Surveying Ltd.
 237 West 1st St. (Unit 107), Stoney Creek, ON
 Completed on January 27, 2022
 Signed on February 4, 2022 by Matthew Di Cosimo

SITE LEGEND

- Proposed Building
- Proposed Parking
- Proposed Easement
- Proposed Setback
- Proposed Utility
- Proposed Fencing
- Proposed Landscaping
- Proposed Stormwater
- Proposed Sewer
- Proposed Water
- Proposed Gas
- Proposed Electric
- Proposed Telephone
- Proposed Cable
- Proposed Fiber Optic
- Proposed Other



- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

No.	Date	Revision
1	2022-01-27	ISSUE FOR PERMIT
2	2022-02-04	ISSUE FOR PERMIT
3	2022-02-04	ISSUE FOR PERMIT

SRM⁺
 architects+
 urban+designers

559 GARNER ROAD,
 ANCASTER, ONTARIO

SITE PLAN

DATE: 2022-02-04
 DRAWN BY: MDC
 CHECKED BY: MDC
 PROJECT NO: 559
 SHEET NO: A1.1 - r3



559 Garner Road East - Facing Northeast



559 Garner Road East - Facing North

PED25093

Photo 3



559 Garner Road East - Facing West



559 Garner Road East - Facing West



559 Garner Road East - From Southcote Road facing East



559 Garner Road East - From Southcote Road facing North



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE