



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

May 23, 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

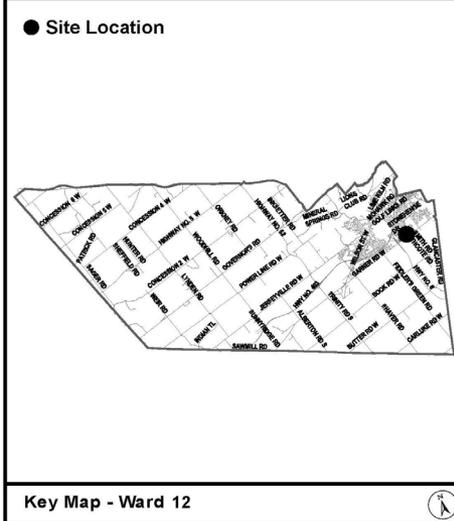
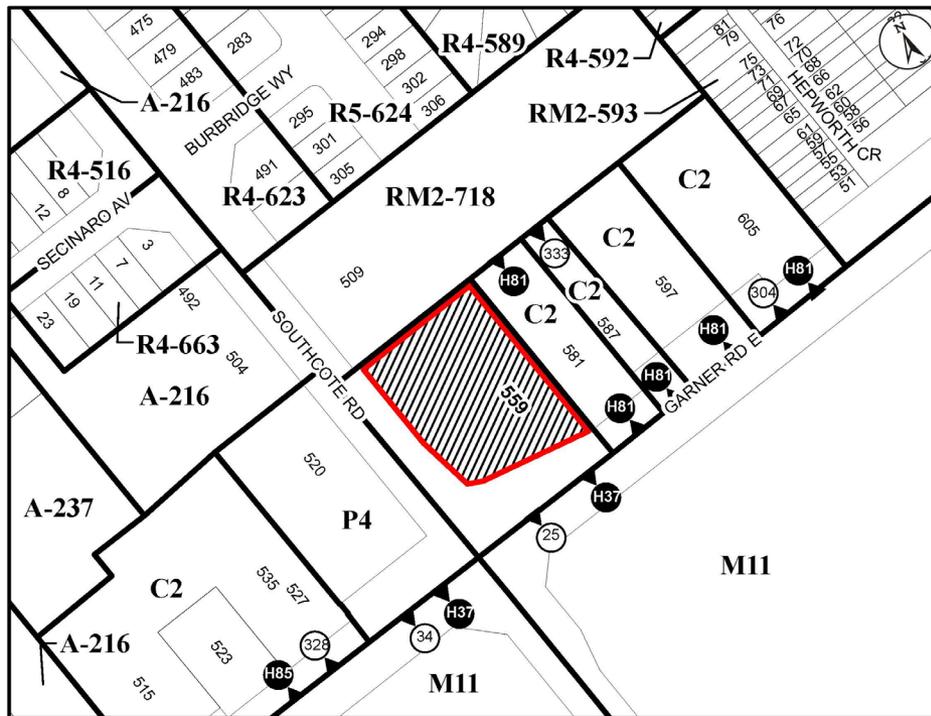


**SUBJECT PROPERTY**



**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/VJS

**Subject Property**  
559 Garner Road East, Ancaster

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





CORNER VIEW



WEST ELEVATION VIEW



VIEW FROM PARKING LOT



559 Garner Road East - Facing Northeast



559 Garner Road East - Facing North



559 Garner Road East - Facing West



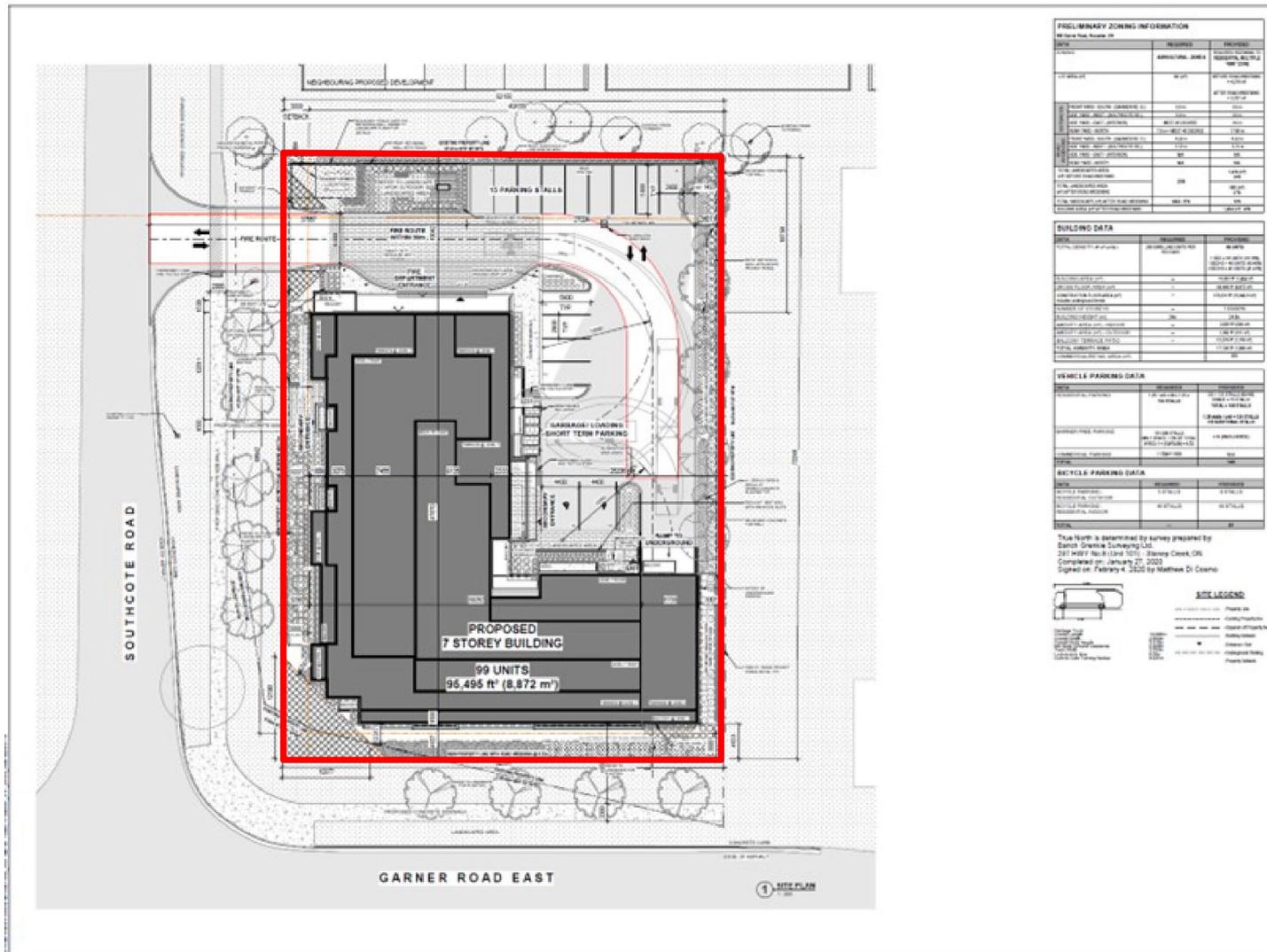
559 Garner Road East - Facing West



559 Garner Road East - From Southcote Road facing East



559 Garner Road East - From Southcote Road facing North



**PRELIMINARY ZONING INFORMATION**

PROPOSED	PREVIOUS
ADMINISTRATIVE ZONING	ADMINISTRATIVE ZONING
RESIDENTIAL	RESIDENTIAL

**BUILDING DATA**

PROPOSED	PREVIOUS
NO. OF STOREYS	7
NO. OF UNITS	99
NO. OF PARKING SPACES	13

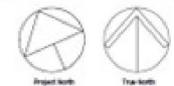
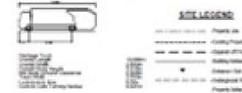
**VEHICLE PARKING DATA**

PROPOSED	PREVIOUS
NO. OF SPACES	13
NO. OF STALLS	13

**BICYCLE PARKING DATA**

PROPOSED	PREVIOUS
NO. OF SPACES	0
NO. OF STALLS	0

This North is determined by survey prepared by Search Geomatics Surveying Ltd. 2017 10077 Hwy 8 (Unit 107), Stoney Creek, ON. Completed on January 27, 2022. Signed on February 4, 2022 by Matthew Di Cosimo.



**GENERAL NOTES**

1. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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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<sup>+</sup>  
architects+  
urban+designers

559 GARNER ROAD,  
ANCASTER, ONTARIO

**SITE PLAN**





Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE