



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



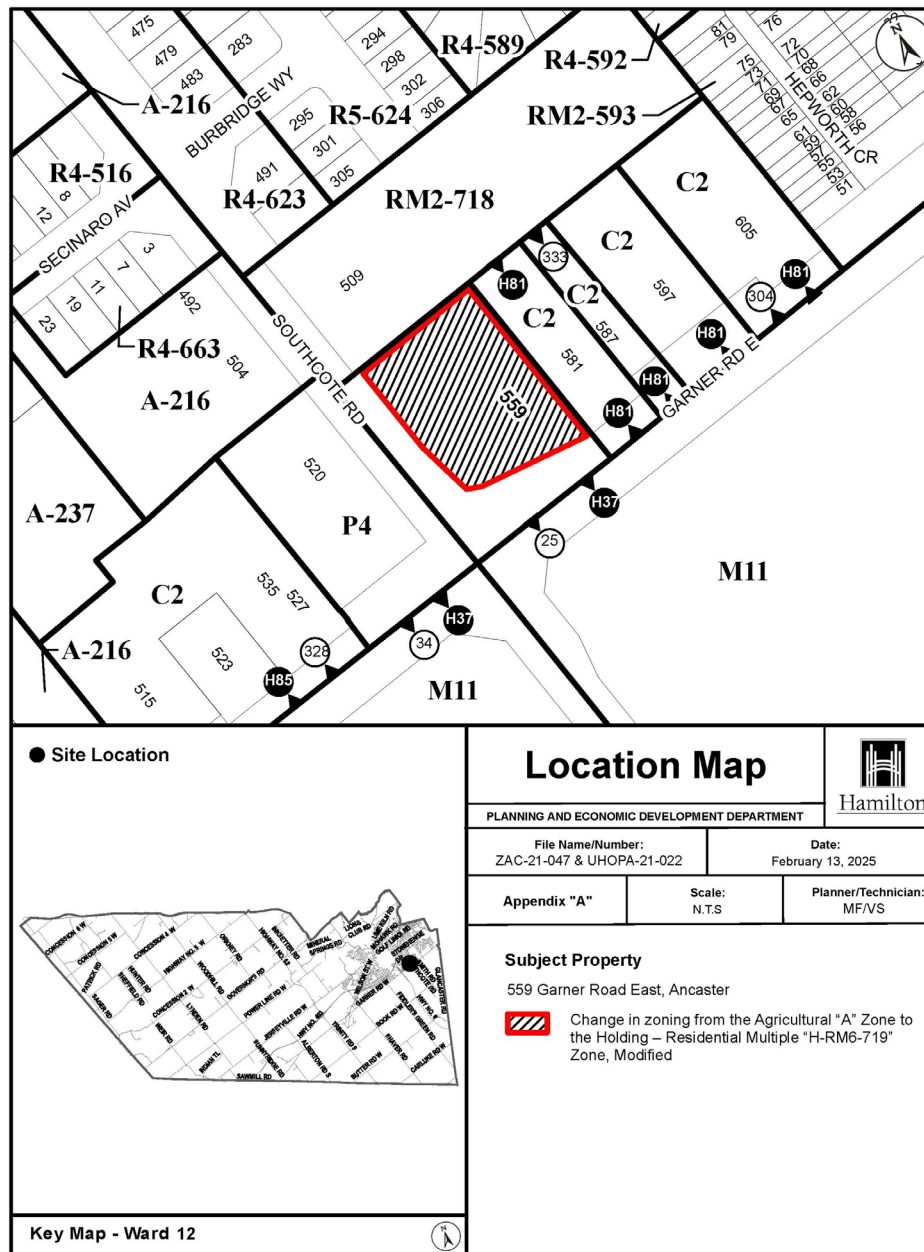
SUBJECT PROPERTY

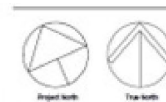


559 Garner Road East, Ancaster









#### GENERAL NOTE

1. **IS NOT A KEY ELEMENT** - **NOT THE CORRECTED STATE**, **THE CORRECTED STATE** IS THE STATE OF THE SYSTEM AFTER THE CORRECTION HAS BEEN APPLIED.
2. **IS NOT THE SAME AS THE STATE OF THE SYSTEM** - **THE STATE OF THE SYSTEM** IS THE STATE OF THE SYSTEM BEFORE THE CORRECTION HAS BEEN APPLIED.
3. **IS NOT THE SAME AS THE STATE OF THE SYSTEM** - **THE STATE OF THE SYSTEM** IS THE STATE OF THE SYSTEM BEFORE THE CORRECTION HAS BEEN APPLIED.
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10. **IS NOT THE SAME AS THE STATE OF THE SYSTEM** - **THE STATE OF THE SYSTEM** IS THE STATE OF THE SYSTEM BEFORE THE CORRECTION HAS BEEN APPLIED.

Preliminary Zoning Information			
Map No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910			

BUILDING DATA		
DATA	REMARKS	PROVISION
1. TYPE, CLASSIFICATION OF Building	200 (Semi-Industrial) (See Approved)	See Table 1
2. Location and use	20	See Table 1
3. Building height, storeys	20	See Table 1
4. Construction materials	20	See Table 1
5. Construction materials	20	See Table 1
6. Construction materials	20	See Table 1
7. Construction materials	20	See Table 1
8. Construction materials	20	See Table 1
9. Construction materials	20	See Table 1
10. Construction materials	20	See Table 1
11. Construction materials	20	See Table 1
12. Construction materials	20	See Table 1
13. Construction materials	20	See Table 1
14. Construction materials	20	See Table 1
15. Construction materials	20	See Table 1
16. Construction materials	20	See Table 1
17. Construction materials	20	See Table 1
18. Construction materials	20	See Table 1
19. Construction materials	20	See Table 1
20. Construction materials	20	See Table 1

VEHICLE PARKING DATA		
DATE	TIME	LOCATION
10/10/2010	10:00	1000
10/10/2010	10:05	1000
10/10/2010	10:10	1000
10/10/2010	10:15	1000
10/10/2010	10:20	1000
10/10/2010	10:25	1000
10/10/2010	10:30	1000
10/10/2010	10:35	1000
10/10/2010	10:40	1000
10/10/2010	10:45	1000
10/10/2010	10:50	1000
10/10/2010	10:55	1000
10/10/2010	11:00	1000
10/10/2010	11:05	1000
10/10/2010	11:10	1000
10/10/2010	11:15	1000
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10/10/2010	11:50	1000
10/10/2010	11:55	1000
10/10/2010	12:00	1000
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10/10/2010	17:15	1000
10/10/2010	17:20	1000
10/10/2010	17:25	1000
10/10/2010	17:30	1000
10/10/2010	17:35	1000

BICYCLE PARKING DATA		
DATE	STATION	STATION
2010-10-10	0.00000	0.00000
2010-10-10	0.00000	0.00000
2010-10-10	0.00000	0.00000
2010-10-10	0.00000	0.00000

True North is determined by survey prepared by  
Bancroft Geomatics Surveying Ltd.  
287 HURON Ave. (Unit 101) - Staring Creek, ON  
Completed on: January 27, 2020  
Created on: February 8, 2020 by Matthew Di Cenzo



## SITE LEGEND

- [illegible]

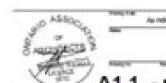
[illegible]

Year	Value	Modulus
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**SRM**  
architects +  
urban + designers

559 GARNER ROAD,  
ANCASTER, ONTARIO

### SITE PLAN



**A1.1 - r3**



CORNER VIEW





WEST ELEVATION VIEW



VIEW FROM PARKING LOT





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





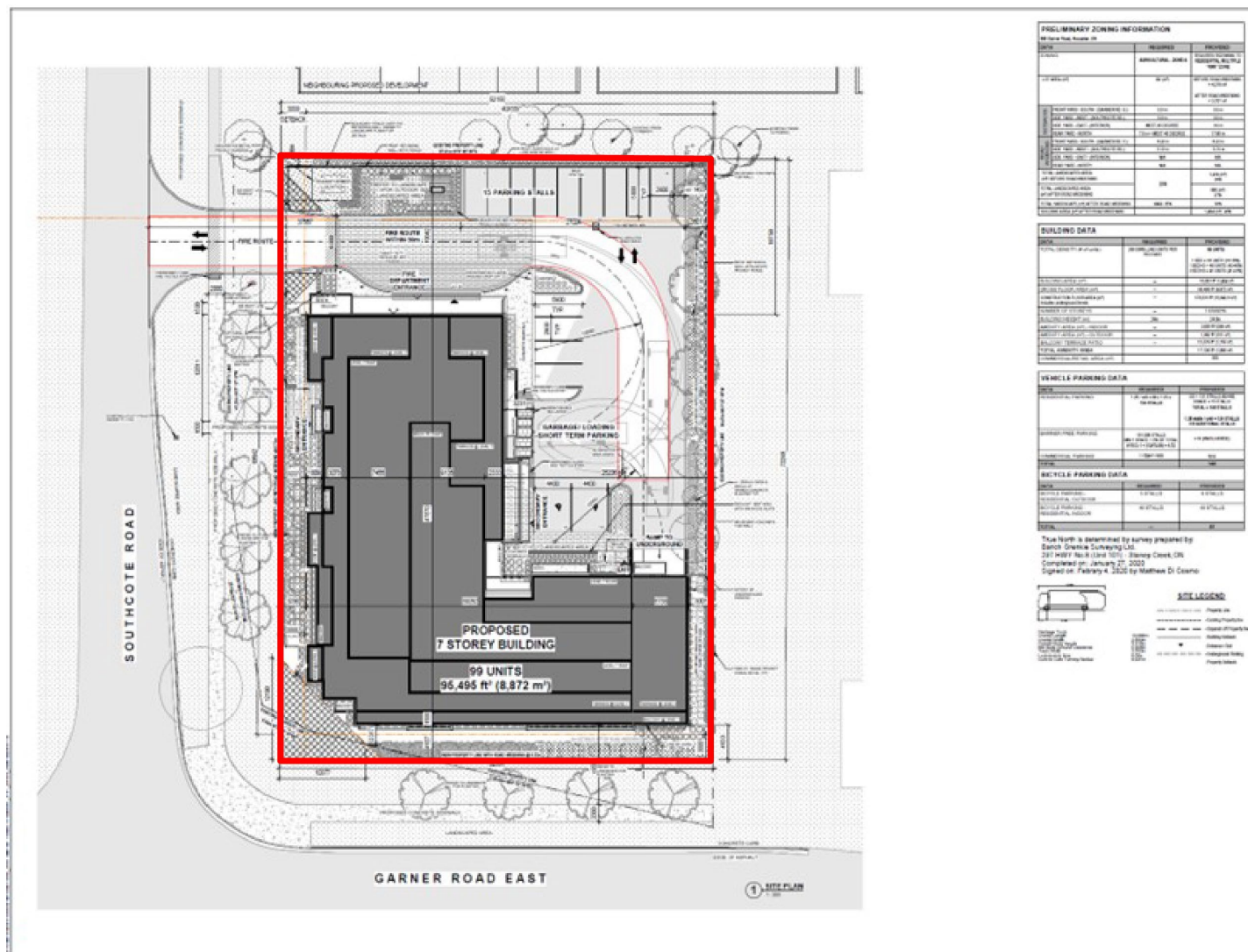
559 Garner Road East - From Southcote Road facing East





559 Garner Road East - From Southcote Road facing North





PRELIMINARY ZONING INFORMATION		
PROPOSED	EXISTING	PERMITTED
COMMERCIAL, GENERAL	COMMERCIAL, GENERAL	COMMERCIAL, GENERAL
USE	USE	USE
MAX. FLOOR AREA	MAX. FLOOR AREA	MAX. FLOOR AREA
MAX. HEIGHT	MAX. HEIGHT	MAX. HEIGHT
MAX. LOT AREA	MAX. LOT AREA	MAX. LOT AREA
MAX. LOT COVERAGE	MAX. LOT COVERAGE	MAX. LOT COVERAGE
MAX. LOT FRONT SETBACK	MAX. LOT FRONT SETBACK	MAX. LOT FRONT SETBACK
MAX. LOT SIDE SETBACK	MAX. LOT SIDE SETBACK	MAX. LOT SIDE SETBACK
MAX. LOT REAR SETBACK	MAX. LOT REAR SETBACK	MAX. LOT REAR SETBACK
MAX. LOT FRONT YIELD	MAX. LOT FRONT YIELD	MAX. LOT FRONT YIELD
MAX. LOT SIDE YIELD	MAX. LOT SIDE YIELD	MAX. LOT SIDE YIELD
MAX. LOT REAR YIELD	MAX. LOT REAR YIELD	MAX. LOT REAR YIELD
MAX. LOT FRONT SETBACK	MAX. LOT FRONT SETBACK	MAX. LOT FRONT SETBACK
MAX. LOT SIDE SETBACK	MAX. LOT SIDE SETBACK	MAX. LOT SIDE SETBACK
MAX. LOT REAR SETBACK	MAX. LOT REAR SETBACK	MAX. LOT REAR SETBACK
MAX. LOT FRONT YIELD	MAX. LOT FRONT YIELD	MAX. LOT FRONT YIELD
MAX. LOT SIDE YIELD	MAX. LOT SIDE YIELD	MAX. LOT SIDE YIELD
MAX. LOT REAR YIELD	MAX. LOT REAR YIELD	MAX. LOT REAR YIELD

BUILDING DATA		
PROPOSED	EXISTING	PERMITTED
USE	USE	USE
MAX. FLOOR AREA	MAX. FLOOR AREA	MAX. FLOOR AREA
MAX. HEIGHT	MAX. HEIGHT	MAX. HEIGHT
MAX. LOT AREA	MAX. LOT AREA	MAX. LOT AREA
MAX. LOT COVERAGE	MAX. LOT COVERAGE	MAX. LOT COVERAGE
MAX. LOT FRONT SETBACK	MAX. LOT FRONT SETBACK	MAX. LOT FRONT SETBACK
MAX. LOT SIDE SETBACK	MAX. LOT SIDE SETBACK	MAX. LOT SIDE SETBACK
MAX. LOT REAR SETBACK	MAX. LOT REAR SETBACK	MAX. LOT REAR SETBACK
MAX. LOT FRONT YIELD	MAX. LOT FRONT YIELD	MAX. LOT FRONT YIELD
MAX. LOT SIDE YIELD	MAX. LOT SIDE YIELD	MAX. LOT SIDE YIELD
MAX. LOT REAR YIELD	MAX. LOT REAR YIELD	MAX. LOT REAR YIELD

VEHICLE PARKING DATA		
PROPOSED	EXISTING	PERMITTED
USE	USE	USE
MAX. FLOOR AREA	MAX. FLOOR AREA	MAX. FLOOR AREA
MAX. HEIGHT	MAX. HEIGHT	MAX. HEIGHT
MAX. LOT AREA	MAX. LOT AREA	MAX. LOT AREA
MAX. LOT COVERAGE	MAX. LOT COVERAGE	MAX. LOT COVERAGE
MAX. LOT FRONT SETBACK	MAX. LOT FRONT SETBACK	MAX. LOT FRONT SETBACK
MAX. LOT SIDE SETBACK	MAX. LOT SIDE SETBACK	MAX. LOT SIDE SETBACK
MAX. LOT REAR SETBACK	MAX. LOT REAR SETBACK	MAX. LOT REAR SETBACK
MAX. LOT FRONT YIELD	MAX. LOT FRONT YIELD	MAX. LOT FRONT YIELD
MAX. LOT SIDE YIELD	MAX. LOT SIDE YIELD	MAX. LOT SIDE YIELD
MAX. LOT REAR YIELD	MAX. LOT REAR YIELD	MAX. LOT REAR YIELD

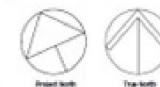
BICYCLE PARKING DATA		
PROPOSED	EXISTING	PERMITTED
USE	USE	USE
MAX. FLOOR AREA	MAX. FLOOR AREA	MAX. FLOOR AREA
MAX. HEIGHT	MAX. HEIGHT	MAX. HEIGHT
MAX. LOT AREA	MAX. LOT AREA	MAX. LOT AREA
MAX. LOT COVERAGE	MAX. LOT COVERAGE	MAX. LOT COVERAGE
MAX. LOT FRONT SETBACK	MAX. LOT FRONT SETBACK	MAX. LOT FRONT SETBACK
MAX. LOT SIDE SETBACK	MAX. LOT SIDE SETBACK	MAX. LOT SIDE SETBACK
MAX. LOT REAR SETBACK	MAX. LOT REAR SETBACK	MAX. LOT REAR SETBACK
MAX. LOT FRONT YIELD	MAX. LOT FRONT YIELD	MAX. LOT FRONT YIELD
MAX. LOT SIDE YIELD	MAX. LOT SIDE YIELD	MAX. LOT SIDE YIELD
MAX. LOT REAR YIELD	MAX. LOT REAR YIELD	MAX. LOT REAR YIELD

True North is determined by survey prepared by:  
 Search Graphics Surveying Ltd.  
 237 West 1st St. (Unit 101) - Stoney Creek, ON  
 Completed on: January 27, 2021  
 Signed on: February 4, 2021 by Matthew Di Cosimo



**SITE LEGEND**

PROPOSED BUILDING  
 EXISTING BUILDING  
 EXISTING PARKING  
 EXISTING LANDSCAPE  
 EXISTING UTILITIES  
 EXISTING FENCES  
 EXISTING SETBACKS  
 EXISTING DRIVEWAYS  
 EXISTING ALLEYS  
 EXISTING SIDEWALKS  
 EXISTING CURBS  
 EXISTING STREETS  
 EXISTING RAILS  
 EXISTING WATERWAYS  
 EXISTING UTILITIES  
 EXISTING FENCES  
 EXISTING SETBACKS  
 EXISTING DRIVEWAYS  
 EXISTING ALLEYS  
 EXISTING SIDEWALKS  
 EXISTING CURBS  
 EXISTING STREETS  
 EXISTING RAILS  
 EXISTING WATERWAYS



**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO THE FACE OF THE CURB OR THE FACE OF THE SIDEWALK UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO THE FACE OF THE CURB OR THE FACE OF THE SIDEWALK UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO THE FACE OF THE CURB OR THE FACE OF THE SIDEWALK UNLESS OTHERWISE SPECIFIED.
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9. ALL DIMENSIONS ARE TO THE FACE OF THE CURB OR THE FACE OF THE SIDEWALK UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO THE FACE OF THE CURB OR THE FACE OF THE SIDEWALK UNLESS OTHERWISE SPECIFIED.

No.	Date	Revision
1	2021-01-27	Initial Design
2	2021-02-04	Final Design
3	2021-02-04	Final Design
4	2021-02-04	Final Design
5	2021-02-04	Final Design
6	2021-02-04	Final Design
7	2021-02-04	Final Design
8	2021-02-04	Final Design
9	2021-02-04	Final Design
10	2021-02-04	Final Design

**SRM**  
 architects +  
 urban designers

559 GARNER ROAD,  
 ANCASTER, ONTARIO

**SITE PLAN**



**A1.1 - r3**



Hamilton

# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE