

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Owner:	KSCO Holdings Inc. (c/o Donna Spasic).
Applicant:	Fothergill Planning and Development Inc. (c/o Ed Fothergill).
File Number:	UHOPA-25-014 and ZAC-25-028.
Type of Applications:	Urban Hamilton Official Plan Amendment and Zoning By-law Amendment.
Proposal:	<p>The proposal is for a six storey, 160 bed long term care facility with 84 parking spaces and vehicular access from Highway No. 8. Four dwelling units are proposed to be located within the building containing the long term care facility to provide temporary accommodation to visitors.</p> <p>The proposal also considers the protection of environmental features such as wetlands, significant woodland, creek, and floodplain areas and includes vegetation protection zones which will all be zoned Conservation/Hazard Land (P5) Zone. A portion of the Neighbourhood Park is required to be redesignated to Natural Open Space and is accordingly being rezoned to Conservation/Hazard Land (P5) Zone to protect the wetland and significant woodland to the east.</p> <p>A future local road is identified on the subject lands in the Block 2 Servicing Strategy. The applicants do not require this road as their access is proposed from Highway No. 8.</p>
Property Details	
Municipal Address:	861 Highway No. 8.
Lot Area:	2.06 hectares.
Servicing:	Existing water, sewer extension required and stormwater to be controlled on site.
Existing Uses:	Single Detached Dwelling (to be demolished).
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.
Secondary Plan Existing:	“Low Density Residential 2”, “Low Density Residential 3”, “Natural Open Space”, and “Neighbourhood Park” on Map B.7.4-1 – Fruitland - Winona Secondary Plan – Land Use Plan.
Secondary Plan Proposed:	Redesignating the front portion from “Low Density Residential 2”, “Low Density Residential 3” and “Natural Open Space” to “Institutional”, redesignating a portion of the remaining lands from “Low Density Residential 2” and “Neighbourhood Park” to “Natural Open Space”, on Map B.7.4-1 – Fruitland - Winona Secondary Plan – Land Use Plan and adding a site specific policy to permit a six storey long term care facility.
Zoning Existing:	Agricultural Specialty “AS” Zone (Stoney Creek Zoning By-law No. 3692-92).
Zoning Proposed by the Applicant:	Major Institutional (I3, 963, H214) Zone, Conservation/Hazard Land (P5) Zone, and Neighbourhood Park (P1) Zone in Zoning By-law No. 05-200.
Modifications Proposed:	<p>The following modifications to the Major Institutional (I3, 963, H214) Zone have been requested by the applicant and are supported by staff:</p> <ul style="list-style-type: none"> • To require a 1.8 metre setback for an accessory building; • To add Dwelling Unit(s) as a permitted use; • To reduce the parking space size width from 2.8 metres to 2.75 metres; • To reduce the minimum side yard setback from 7.5 metres to 3 metres, except 4.5 metres for any portion of a building greater than 4.2 metres in height; • To increase the maximum building height from 18 metres to 23.0 metres; and; • To include a provision that requires Dwelling Units to be located in the same building as a Long Term Care Facility.
Processing Details	
Received:	September 17, 2025.
Deemed Complete:	September 18, 2025.
Notice of Complete Application:	Sent to 65 property owners within 240 m of the subject property on September 30, 2025. A notice was also posted to the City’s website on September 30, 2025, and published in the Hamilton Spectator on October 6, 2025.

Public Notice Sign:	Posted October 6, 2025, and updated March 5, 2026.
Notice of Public Meeting:	Sent to 65 property owners within 240 m of the subject property on March 13, 2026. A notice was also published in the Hamilton Spectator on March 13, 2026, and posted to the City's website on March 13, 2026.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix "G" to Report PED26068.
Public Consultation:	In addition to the requirements of the <i>Planning Act</i> , the applicant conducted an Open House which was held on September 19, 2023. Residents within 240 metres were advised of the Open House and invited to attend. In June 2025, follow up notice was provided again to residents within 240 metres of the subject lands. No responses were received from the distribution of the notice. The Public Consultation Summary and Open House information is included as Appendix "H" to Report PED26068.
Public Comments:	To date, one comment in objection, one comment in support and one request for further information have been received and are included in Appendix "H" to Report PED26068.
Processing Time:	188 days.