

## Historical Background

<b>Application Details</b>	
Owner:	Wingbury Holdings Inc. c/o Walter Koppelaar.
Applicant:	The Angrish Group (c/o Ruchika Angrish).
File Number:	RHOPA-26-001 and ZAC-26-004.
Type of Applications:	Official Plan Amendment and Zoning By-law Amendment.
Proposal:	<p>The amended Official Plan Amendment is to add a new site specific policy to the Greensville Rural Settlement Area Plan to permit three additional commercial uses including a tradesperson's shop, commercial school and art gallery, on private services for the development of the subject land. The original application requested various industrial and manufacturing uses, whereas it has now been scoped to accommodate uses that align with the "Settlement Commercial" designation.</p> <p>The amended Zoning By-law Amendment is for a change in zoning from the Agriculture (A) Zone to the Settlement Commercial (S2, 967, H217) Zone. Staff recommended modifications to remove sensitive land uses currently permitted within the Settlement Commercial (S2) Zone to ensure compatibility with the adjacent extractive industrial land use and residential uses.</p> <p>The proposal is to develop a commercial plaza which will include a tradesperson's shop, commercial school, art gallery, and other commercial uses permitted under the "Settlement Commercial" designation of the Greensville Rural Settlement Area Plan. The commercial plaza will consist of three entrances, seven buildings with a total of 21 commercial units,</p>

	290 parking spaces, a storm water management pond as well as a communal septic system. The proposal also includes an additional 61 parking spaces; however, these spaces are located within the Ministry of Transportation Setback. A reduced parking rate of 2.34 parking spaces for every 100 square metres of gross floor area is also proposed.
<b>Property Details</b>	
Municipal Address:	471 Moxley Road.
Lot Area:	5.04 Hectares.
Servicing:	Private water and private sewage.
Existing Use:	Agriculture.
Proposed Use:	Commercial.
<b>Documents</b>	
Provincial Planning Statement and Greenbelt Plan:	The amended proposal is consistent with the Provincial Planning Statement (2024) and conforms with the Greenbelt Plan (2017).
Official Plan Existing:	“Rural Settlement Area” on Schedule D – Rural Land Use Designation, “Settlement Commercial” on Map 8a – Greensville Rural Settlement Area Plan.
Official Plan Proposed:	“Rural Settlement Area” on Schedule D – Rural Land Use Designation, “Settlement Commercial” with a new “Rural Site Specific Area – Area X” on Map 8a – Greensville Rural Settlement Area Plan.
Zoning Existing:	Agriculture (A) Zone.
Zoning Proposed:	Settlement Commercial (S2, 967, H217) Zone.
Modifications Proposed:	The following modifications have been requested by the applicant: <ul style="list-style-type: none"> <li>• The following definitions be added: <ul style="list-style-type: none"> <li>○ An Art Gallery means the viewing, display and retail</li> </ul> </li> </ul>

	<p>sales for works of art; and,</p> <ul style="list-style-type: none"> <li>○ A Limited Medical Clinic definition means all activities attributed to a Medical Clinic except for overnight stays.</li> </ul> <ul style="list-style-type: none"> <li>• Highway No. 5 is identified as the Front Lot Line for the subject lands;</li> <li>• Minimum landscaped area for the parking lot will be reduced from 10% to 6% of the parking area;</li> <li>• Long term bicycle parking spaces will be located at grade to the exterior of a building;</li> </ul>
	<ul style="list-style-type: none"> <li>• The long term bicycle parking space rate will be reduced from 0.10 space for each 100 square metres of gross floor area to 0.06 for each 100 square metres of gross floor area.</li> <li>• A parking rate of 2.34 parking spaces for each 100 square metres of gross floor area.</li> </ul> <p>The following modifications have been requested by staff:</p> <ul style="list-style-type: none"> <li>• Limited Medical Clinic definition is added to the amendment which states the following: <ul style="list-style-type: none"> <li>○ Shall mean a building, or part thereof, which is used by health professionals for the purpose of consultation, diagnosis and/or treatment of persons and shall include but not be limited to laboratories, dispensaries or other similar facilities, however, it shall not include overnight accommodation.</li> </ul> </li> <li>• Limiting permitted uses on the subject lands to the following: <ul style="list-style-type: none"> <li>○ Agriculture;</li> <li>○ Artist Studio;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Art Gallery;</li> <li>○ Catering Service;</li> <li>○ Commercial Recreation;</li> <li>○ Commercial Shop;</li> <li>○ Craftsperson Shop;</li> <li>○ Farm Product Supply Dealer;</li> <li>○ Financial Establishment;</li> <li>○ Motor Vehicle Service Station;</li> <li>○ Office;</li> <li>○ Personal Service;</li> <li>○ Private Club or Lodge;</li> <li>○ Repair Service;</li> <li>○ Restaurant;</li> <li>○ Retail;</li> <li>○ Tradesperson’s Shop;</li> <li>○ Veterinary Service;</li> <li>○ Veterinary Service – Farm Animal; and,</li> <li>○ Limited Medical Clinic.</li> </ul> <p>The applicants are supportive of the staff proposed modifications.</p>
<b>Processing Details</b>	
Received:	January 21, 2026.
Deemed Complete:	January 21, 2026.
Notice of Complete Application:	Sent to 46 property owners within 240 metres of the subject property on February 9, 2026. The notice was also published in the Hamilton Spectator on February 11, 2026.
Public Notice Sign:	Posted February 6, 2026.
Notice of Public Meeting:	Sent to 46 property owners within 240 metres of the subject property on April 24, 2026. The notice was also published in the Hamilton Spectator on April 24, 2026.

Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix "G".
Public Consultation:	<p>A Community Meeting was held on July 9, 2025, and a public mailout was delivered to surrounding landowners within a 500 metre radius of the subject lands. The Ward Councillor and City staff were notified through a mailout letter.</p> <p>The public feedback raised concerns about the required water and sanitary services for the specific development and the potential impacts to the ground water of the surrounding area, design and height of the built form, traffic generated from the development and entrances, as well as the general uses proposed for the subject lands.</p> <p>The response to the public consultation that occurred prior to the submission of the application is included as Appendix "I".</p>
Public Comments:	<p>At the time of writing the report, two concerns were received from the public. The first concern is related to the adverse impact generated by the proposed commercial development on existing private water services as well as the contamination of the existing groundwater resource. Secondly, residents noted concern related to the increase in traffic generated through the proposed development and surrounding area.</p> <p>The public comments with staff responses are summarized in Appendix "J".</p>
Processing Time:	105 days.