



THE ANGRISH GROUP

156 Charing Cross Street, Brantford, ON N3R 2J4

July 22, 2024

File: 2023_145_471 Moxley Rd

Public Open House Minutes

Subject Property: 471 Moxley Road, Hamilton
Date Held: Tuesday July 9, 2024 (6-8 PM)
Location: Millgrove Community Centre

Ms. Ruchika Angrish – Planner at The Angrish Group, Mr. Bob Phillips – Engineer at JH Cohoon Engineering Ltd., Ms. Geraldine de Boer & Mr. Peter Van Brugge – Representatives from Wingbury Holdings Inc/Wingbury Properties Ltd. organized the open house. A total of 27 attendees, including a Councillor Representative from Ward 13 were present.

Around 71 notices were mailed out via Canada Post on June 5th to the residents within approximately 500 meters of the subject property located at 471 Moxley Road.

This Public Open House Meeting was used as an opportunity to let the immediate community know about the proposed commercial development, answer any questions that they have, and receive feedback from the local residents.

The development concept was presented to the community explaining the applications involved and types of commercial uses that are being sought for the lands. It was explained that various technical studies are underway to support the development of the commercial designated lands located within the existing built boundary of the Greensville Rural Settlement Area.

Below you will find a summary of the comments from the Public Open House Meeting for the. These have been organized in main topics that were discussed at the meeting.

- **Water & Septic** – Residents asked about how water would be supplied to the site, and how they could get peace of mind knowing that their wells wouldn't be significantly affected. Residents also asked who will be responsible to maintain the well. It was also asked about how many septic systems were proposed.

It was mentioned that the proposed development will have one well to service the commercial plaza that is maintained by Wingbury Properties Ltd. Each unit will have its own separate line for running water. One septic is proposed for the entire site, with separate lines running from each unit to the septic system that will be on the east side of the property by Moxley Road. As part of the application process, a Hydrogeological Study is being conducted to investigate the current and future of the water in and around the area and to determine the viability of the proposed 21 commercial units. Since the development is on private well, only low-consumption water businesses that use water for basic uses will be allowed to rent these units to help with preserving water in the area.

- **Design Details and Height of buildings** – Attendees asked about what the proposed design would look like and if it would be relevant to the area, and how many storeys were proposed.

The final design and building materials will be part of the Site Plan Control Application stage and would be determined then. Each of the 21 units are going to be single storey and consideration will be given to complement the surrounding rural context.

- **Traffic and entrances** – Residents asked about how traffic would be handled and how many entrances were proposed in and out of the plaza.

It was mentioned that talks with the MTO regarding the traffic and entrances on Highway 5 are ongoing which will form the base for the Traffic Impact Study. The site is currently proposed to have one entrance/exit on Brock Road, and two on Moxley Road. It was also mentioned that there has to be at least two entrances/exits for fire code reasons. All final access decisions are up to the MTO & The City of Hamilton.

- **For Sale or Rent**– Attendees asked if the units would be going up for sale or for lease.

The units would be rented.

- **Proposed Businesses** – An attendee asked what were the proposed commercial businesses to fill these units.

It was noted that some examples of proposed businesses may include convenience stores, offices, professional offices, retail stores, banks, storage

units, and automotive shops.

- **Demand** – A resident asked if a “demand study” had been done and how do we know that the units will be leased in the future.

It was mentioned that there was previously a sign up on the subject lands for inquiries and interest from several users was evident. The owners currently own commercial spaces in the Ancaster area, where they have had small “Ma & Pa” businesses inquire about future lease opportunities. The development is proposed to be a gradual build focusing on a specific section of buildings at a time and phased construction will take place based on the demand in the market.

- **Public Notice** – A resident asked about what methodology was used to notify residents.

It was noted that the radius for notifying residents is only 120m from the subject lands according to the Planning Act, but we mailed out notices to residents approximately 500m away from the site. A total of 71 notices were mailed out. After speaking with the City of Hamilton planning staff, it was suggested to reach out to the Councillor of Ward 13 for suggestions for the Open House, and we planned accordingly.

- **Timeline** – Questions were asked about the timeline for the start of the development, and what the next steps are in the process.

Information was provided related to the rezoning process and the future Site Plan Control Process. The hope is that development begins in 2025.

- **Second Public Open House Meeting** – Residents asked how they can connect with us so that they could know the results of the hydrogeological study.

Contact information was provided to the residents and due to high interest, it was mentioned that we would definitely be willing to meet again once the results come back from the remaining studies, prior to submitting.

Attached you will find the following:

- Sign in sheets
- Public Open House Notice

Regards,

TAG – The Angrish Group



Ruchika Angrish, MPlan, B.Tech, MCIP, RPP
Co-Founder

Cc: *Bob Phillips, J. H. Cohoon Engineering Ltd.
Wingbury Properties Ltd./Wingbury Holdings Inc. c/o Geraldine de Boer & Peter
Van Brugge*

LOCATION: 471 Moxley Road, Hamilton
TYPE OF APPLICATION: Zoning By-Law Amendment
DATE AND TIME: Tuesday July 9, 2024
6:00pm to 8:00pm
LOCATION OF OPEN HOUSE: *Millgrove Community Centre*
855 Millgrove Side Road, Millgrove, ON
City File Number: FC-23-100

***Please RSVP by Wednesday July 3, 2024 if you are attending to:
info@theangrishgroup.com or by phone to 519-953-8200 (The Angrish Group)***

Date of Notice: June 4, 2024

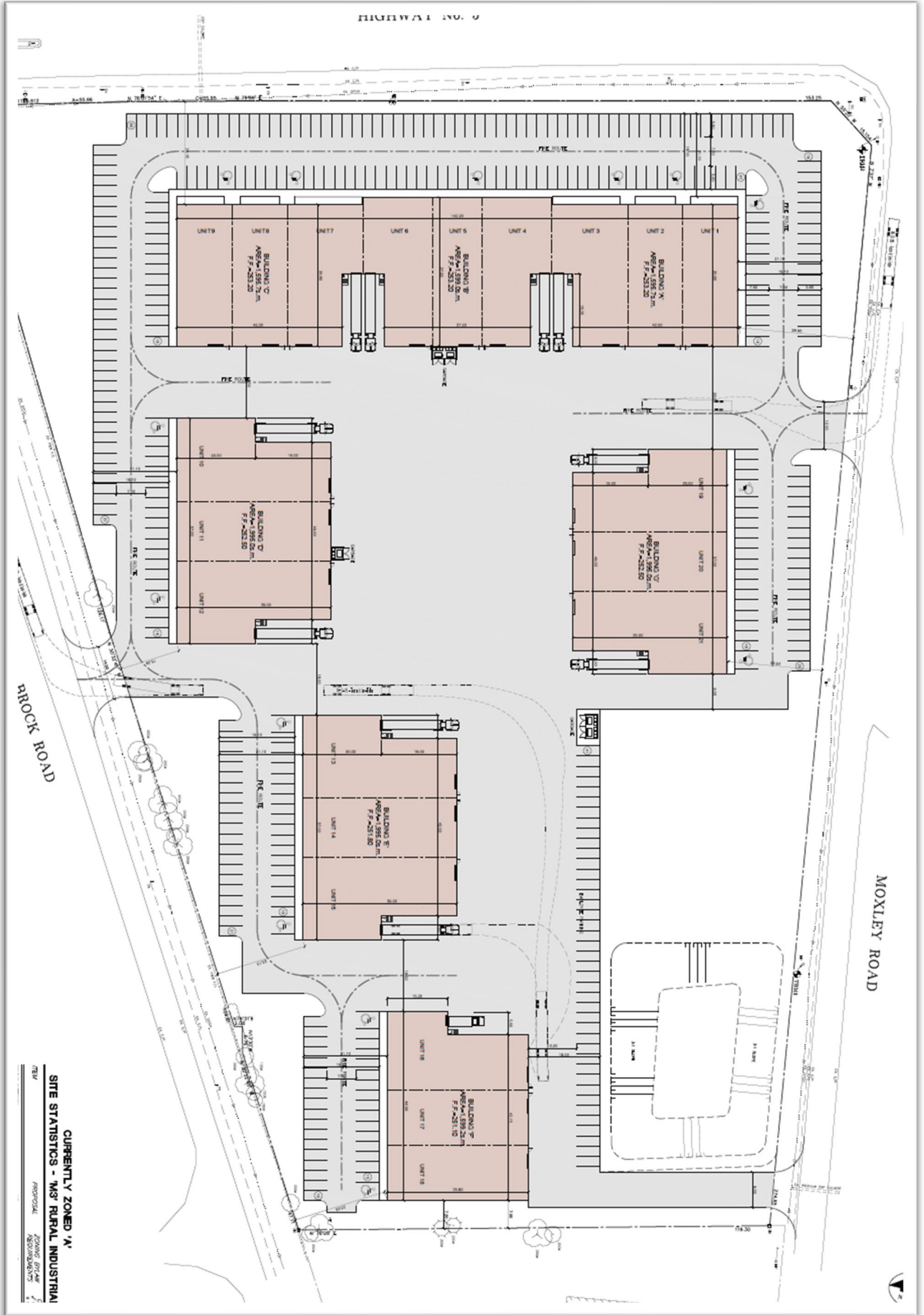
This is an invitation to a Public Open House Meeting regarding a proposed development of the lands located at 471 Moxley Road, in Hamilton. With support of their subconsultants, J.H Cohoon Engineering (Engineer) and The Angrish Group (Planner), the owners of the subject lands (Wingbury Holdings Inc.) are submitting an application for a Zoning By-Law Amendment to permit commercial uses to serve the rural community, including convenience commercial, professional, and personal services. The subject lands are currently zoned Agricultural(A) in the Town of Flamborough (Now City of Hamilton) Zoning By-Law 90-145-Z. This proposal would change the zoning to Site Specific Settlement Commercial (SC-xx) to allow the commercial uses.

The proposed development plan is included in this notice.

Comments & More Information

The public meeting, in an open house setting, will be an opportunity for community members to learn about the project, ask questions, and provide valuable feedback on the proposal of the lands.

If you are unable to attend and would like to provide your feedback then you may email The Angrish Group at info@theangrishgroup.com



CURRENTLY ZONED 'A'
SITE STATISTICS - 'MS' RURAL INDUSTRIAL

ITEM	PROPOSAL	ZONING DISTRICT	REQUIREMENTS