



to 400

Planning and Economic Development Department
Planning Division, Development Planning, West Section
77 James Street North, Suite 400, Hamilton ON L8R 2K3
Phone: 905-546-2424 Fax: 905-540-6142

January 15, 2010

File No: ZAC-09-055/OPA-09-014

Dear Sir/Madam:

**Re: Notice of Complete Applications
and Preliminary Circulation
to amend the Former Town of Dundas Official Plan
and Zoning By-law,**

In accordance with the provisions of the Planning Act, as amended, this letter is to advise that a complete applications has/have been received by Hamilton's Planning and Economic Development Department for a Applicant to amend the Official Plan and Zoning By-law for lands at 2555 Creekside Drive, Dundas (please see attached Location Map and Conceptual Site Plan).

Purpose and Effect of Applications

Official Plan Amendment Application (File No. OPA-09-014) and Zoning By-law Amendment Application (File No. ZAC-09-055)

The purpose and effect of the proposed Official Plan Amendment and Zoning By-law Amendment is to permit the residential use of the subject lands through the development of a 9 storey, 90 unit condominium apartment building.

Other Applications

The lands subject to this/these applications are not the subject of any other current applications under the Planning Act.

Collection of Information

Information respecting this application is being collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

Additional Information

A separate notice will be mailed to you confirming the date of the Public Meeting and where and when the proposed Official Plan Amendment and information and material

related to it additional information and material about the proposed By-law to amend the Zoning By-law additional information regarding the proposed Draft Plan of Subdivision will be available for public inspection.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the Official Plan, you must make a written request to the City Clerk, Economic Development and Planning Committee, City of Hamilton, 77 James Street North, Suite 220, Hamilton ON L8R 2K3.

If you wish to be notified of the adoption of the proposed Zoning By-law Amendment, or of the refusal of a request to amend the Zoning By-law, you must make a written request to the City Clerk, Economic Development and Planning Committee, City of Hamilton, 77 James Street North, Suite 220, Hamilton ON L8R 2K3.

Appeals

Official Plan Amendment Application (File No. OPA-09-014)

- i If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.
- ii If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Zoning Amendment Application (File No. ZAC-09-055)

- i If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.
- ii If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Public Input

Before we prepare a staff report for Council consideration, we are extending an opportunity to you to make comments. Any written comments received by the

Re: 2555 Creekside Drive, Dundas – Proposed 9 Storey,
90 Unit Condominium Apartment Building

Page 3 of 3

Department prior to February 8, 2010 will be published as part of the report. Those persons who respond to the Department will be provided with a copy of the staff report prior to the public meeting to be held by the Economic Development and Planning Committee of City Council. Please forward your comments, quoting File No: OPA-09-014 and ZAC-09-055 to:

Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
77 James Street North, Suite 400, Hamilton ON L8R 2K3
Fax: 905-540-6142 - E-Mail: Cameron.Thomas@hamilton.ca

Should you have any questions, please contact Cam Thomas at Ext. 4229 or by email at cameron.thomas@hamilton.ca or myself at ext. 3933.

Yours truly,

Cam Thomas for,

Jason Thompson, MCIP, RPP
Senior Project Manager
Development Planning - West Section

CT:jd
Attachments

cc: Councillor Russ Powers, Ward 13
P. Mallard, Director, Planning Division
S. Robichaud, Manager, Planning Division



● Site of the Application



Ward 13 Key Map

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAH-09-054 & OPA-09-014

Date:
December 21, 2009

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
CT/KA

Subject Property

2555 Creekside Drive

