

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

19th January, 2009

File No: ZAC-08-040/OPA-08-010

Dear Sir/Madam:

Re:

Notice of Complete Applications and Preliminary Circulation to amend the Dundas Official Plan and Zoning By-law

In accordance with the provisions of the <u>Planning Act</u>, as amended, this letter is to advise that complete applications have been received by Hamilton's Planning and Economic Development Department to amend the Dundas Official Plan and Zoning Bylaw, for lands at York Road at Valley Road, Pleasant View (please see attached Location Map and Concept Plan).

Purpose and Effect of Applications

Official Plan Amendment (OPA-08-010)

The purpose of this application is to amend the **Dundas Official Plan** in order to permit a lifestyle retirement community complex, comprising of 100 single detached dwellings, 150 townhouse units, 360 units within low-rise apartments, a nursing home of a 150 units and a wellness centre.

Zoning By-law Amendment (ZAC-08-040)

The purpose of this application is to change the existing Rural Zone (RU) and Open Space – Conservation Zone (OS) in order to permit a lifestyle retirement community complex, comprising of 100 single detached dwellings, 150 townhouse units, 360 units within low-rise apartments, a nursing home of a 150 units and a wellness centre.

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, and additional information and material about the proposed By-law to amend the Zoning By-law 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.

Re: Notice of Complete Applications and Preliminary Circulation to amend the Dundas Official Plan and Zoning

By-law

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-08-010)

- 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.
- 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-08-040)

- 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.
- 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 Department prior to 9th February, 2009 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: ZAC-08-040/OPA-08-010 to:

Edward John, 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: Edward.John@hamilton.ca

If you have any questions, please contact Edward John at 905-546-2424, Ext. 5803 or by email at ejohn@hamilton.ca or myself at Ext. 3933.

Yours truly,

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

EJ:ls Attachments

cc: Councillor Russ Powers, Ward 13

P. Mallard, Director, Planning Division

S. Robichaud, Manager, Planning Division

