



Hamilton

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Planning and Economic Development Department  
Development Planning, Heritage and Design  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton ON L8P 4Y5  
Phone: 905-546-2424 Fax: 905-546-4202

December 20, 2017

Files: UHOPA-17-040  
ZAC-17-088

Dear Sir / Madam:

**Re: Notice of Complete Applications by Intero Development Group Inc. (c/o Donald Newman) on behalf of Barbara Wilk-Ridge (Power of Attorney for Helmut and Anna Wilk) for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 264 Governors Road, Dundas (Ward 13)**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that complete applications have been received by Hamilton's Planning and Economic Development Department for Official Plan Amendment and Zoning By-law Amendment Applications for lands located at 264 Governors Road, Dundas (please see attached Location Plan).

### **Purpose and Effect of Applications**

#### **Urban Hamilton Official Plan Amendment (File No. UHOPA-17-040)**

The purpose and effect of this proposed **Urban Hamilton Official Plan Amendment** is to amend the Neighbourhoods Designation of the Urban Hamilton Official Plan in order to permit a block townhouse development having a minimum net residential density of 43 units per hectare.

The proposed Official Plan Amendment, and information and material related to it, will be available in the staff report for public inspection at a future Public Meeting.

#### **Zoning By-law Amendment (File No. ZAC-17-088)**

The purpose and effect of this proposed **Zoning By-law Amendment** is to change the zoning of the property from Urban Reserve Zone (UR) to Low to Medium Density Multiple Dwelling Zone (RM-1/S-XX) in order to permit townhouse dwellings thereon and apply site specific development standards relating to minimum yards, maximum density, maximum height, minimum parking spaces, minimum parking space dimensions, minimum landscaped area, buffer strips, and unenclosed porches.

The proposed By-law to amend the Zoning By-law, and information and material related to it, will be available in the staff report for public inspection at a future Public Meeting.

### **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

If you wish to be notified of the decision of the City of Hamilton on the proposed Official Plan Amendment, you must make a written request to the Co-ordinator, Committee, City of Hamilton, 71 Main Street West, 1<sup>st</sup> Floor, Hamilton, ON, L8P 4Y5.

If you wish to be notified of the decision of the City of Hamilton on the proposed Zoning By-law Amendment, you must make a written request to the Co-ordinator, Planning Committee, 71 Main Street West, 1<sup>st</sup> Floor, Hamilton, ON, L8P 4Y5.

### **Appeals**

#### **Official Plan Amendment Application (UHOPA-17-040)**

- 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 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 By-law Amendment Application (ZAC-17-088)**

- 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.

**Re: Applications by Intero Development Group Inc. (c/o Donald Newman) on behalf of Barbara Wilk-Ridge (Power of Attorney for Helmut and Anna Wilk) for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 264 Goveners Road, Dundas (Ward 13)** Page 3 of 3

- 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 Department prior to January 17, 2018, will be published as part of the report **made available to the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information**. 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 Planning Committee of City Council. Please forward your comments, quoting UHOPA-17-040; ZAC-17-088 to:

Adam Lucas, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design - Urban Team  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton, ON, L8P 4Y5  
Fax: 905-546-4202 - E-Mail: Adam.Lucas@hamilton.ca

Should you have any questions, please contact Adam Lucas at 905.546.2424 ext. 7856 or by email at Adam.Lucas@hamilton.ca, or myself at extension 2222.

Yours truly,



Kimberley Harrison-McMillan, BES, MCIP, RPP  
Senior Project Manager  
Development Planning, Heritage and Design – Urban Team

AL:  
Attachment(s)

cc: Councillor Arlene VanderBeek, Ward 13  
S. Robichaud, Director of Planning and Chief Planner, Planning Division  
A. Fabac, Manager, Development Planning, Heritage and Design