



Hamilton

Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department,
Development and Real Estate Division
Physical Address: 71 Main Street West, 7th Floor
Phone: 905-546-2424 Ext. 4424 Fax: 905-546-4202

March 23, 2009

FILE: OPA-09-003/
ZAC-09-010
Ward 13

Dear Sir/Madam:

**Re: Notice of Complete Application
And Preliminary Circulation
to Amend the Official Plan and Zoning By-law for
24 Brock Street North, Dundas**

In accordance with the provisions of the Planning Act, as amended, this letter is to advise that a complete application has been received by DeFilipis Design on behalf of Eco Building Corp to amend the Dundas Official Plan and Zoning By-law for property located at 24 Brock Street North (formerly part of 341 Park Street West). Please see the attached Location Map and Site Plan.

Purpose and Effect of Applications

Proposed Official Plan Amendment (OPA-09-003) and Zoning By-law Amendment (ZAC-09-010)

The purpose and effect of the applications is to amend the Dundas Official Plan and Zoning By-law No. 3581-86, to permit the development of a 7 storey, 56 unit apartment building on the subject lands (see attached site plan).

Other Applications

The subject property is not the subject of any other current applications under the Planning Act.

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 will be available for public inspection.

If you wish to be notified of the adoption of the proposed Official Plan Amendment or Zoning By-law Amendment, or of the refusal of a request to amend the Official Plan or

	Proposed Official Plan and Zoning By-law Amendments for 24 Brock Street North, Dundas	March 23, 2009 Page 2 of 3
--	--	---------------------------------------

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-09-003)

In accordance with the provisions of the Planning Act,

- 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 (File No. ZAC-09-010)

In accordance with the provisions of the Planning Act,

- 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 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 department prior to April 13, 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 Nos. OPA-09-003 and ZAC-09-010 to:

Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division (West)
Hamilton City Centre, 77 James Street North, Suite 400
Hamilton, ON L8R 2K3
Fax: 905-546-4202
Email: Cameron.Thomas@hamilton.ca

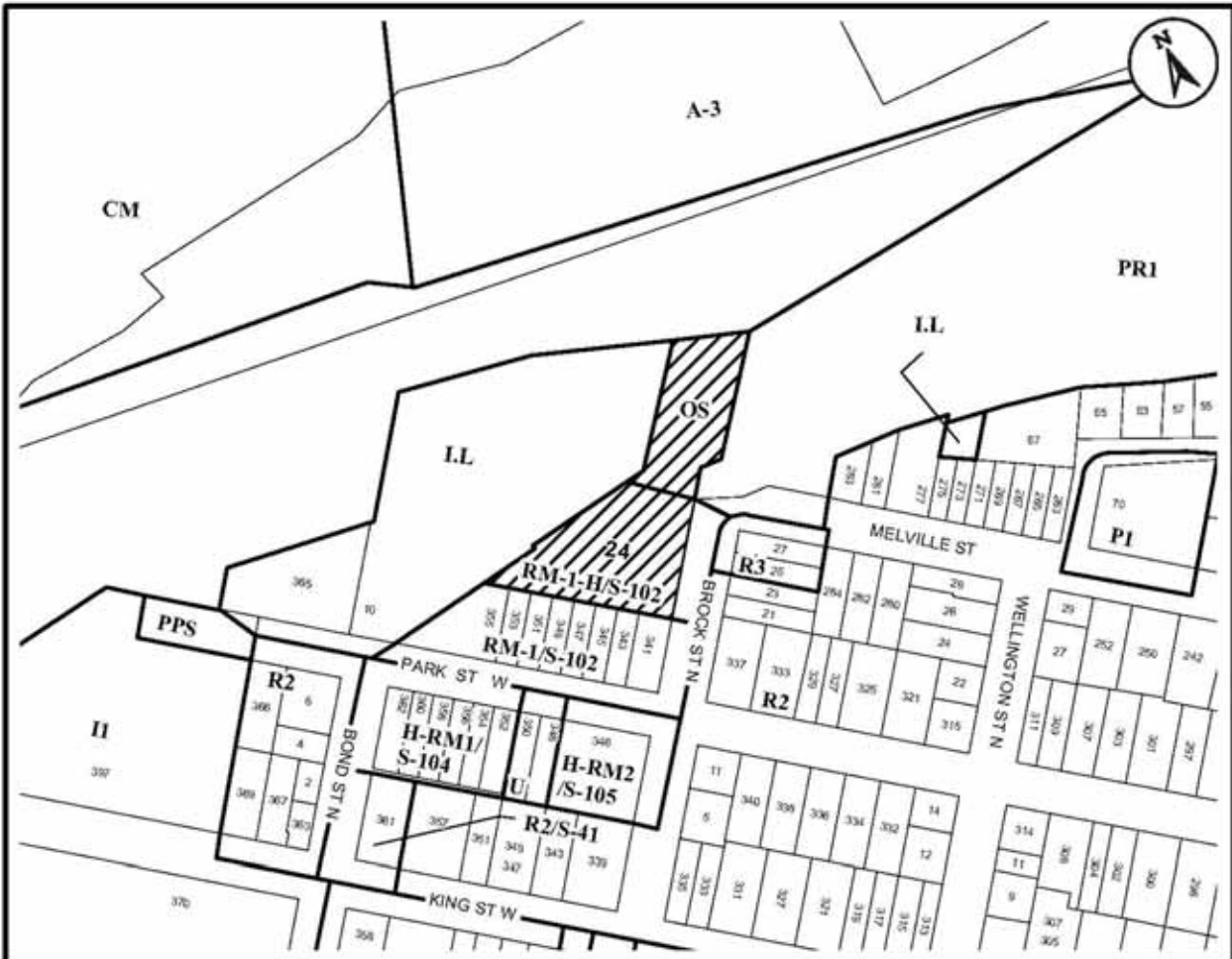
Should you have any questions, please contact Cam Thomas at (905) 546-2424 Ext. 4229.

Yours truly,

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

CT:
Attachments

c.c. P. Mallard, Director, Planning Division
S. Robichaud, Manager, Planning Division
N. DeFilipis, 201-687 Barton Street, Stoney Creek, ON, L8E 5L6
A. Szabo, Eco Building Corp., 77 Mercer Street, Dundas, ON, L9H 6C7



● Site of the Application



Ward 13 Key Map

N.T.S.



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
OPA-09-003/ZAC-09-010

Date:
March 12, 2009

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
CT/SL

Subject Property



24 Brock Street North