



Hamilton

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

July 28, 2023

File No: FC-22-078

Bousfields Inc. c/o Ashley Paton
1 Main Street East, Suite 200
Hamilton, ON
L8N 1E7

apaton@bousfields.ca

Dear Ashley Paton:

Re: Formal Consultation Waiver – Draft Plan of Subdivision by Bousfields Inc. c/o Ashley Paton for Hammer GP LP and Hammer GP Services Corp. c/o Mark Newman (Owner) for Lands Located at 75 Centennial Parkway North, Hamilton, (Ward 5)

Thank you for contacting the City of Hamilton regarding your proposal. It is our goal to provide you with an efficient and timely approvals process.

Your proposal has been reviewed, and it has been determined that a new Formal Consultation Meeting is not required for an application for a Draft Plan of Subdivision. The requirements for the Draft Plan of Subdivision submission as outlined in FC-22-078 continue to apply for any future submission. Please note that this Waiver Letter applies to the submission of the **Draft Plan of Subdivision only** and any associated Zoning By-law Amendment or Official Plan Amendment submission to modify the existing land use permissions on the property would be required to go through a new Formal Consultation process. Please note that additional Formal Consultation Applications may be required at the Site Plan stage, as each of the future development blocks are developed through Site Plan Control.

Staff have reviewed the circulated Draft Plan of Subdivision and are satisfied that the proposed subdivision consisting of 10 developable blocks, 3 park blocks, 4 road widening blocks, and one public right-of-way, aligns with what was submitted for Formal Consultation through FC-22-078. Accordingly, a new Formal Consultation application is not required. Please note that the Formal Consultation credit is no longer applicable and will not be applied to future applications.

In accordance with FC-22-078 and with the policies of the City of Hamilton, the following materials must be submitted with the application before it will be considered complete:

1. This Waiver Letter;
2. The FC document Letter for FC-22-078 and submission of the reports, studies, and/or plans required by FC-22-078 at the Draft Plan of Subdivision stage;
3. Zoning Compliance Review Letter must be provided with the submission.
Zoning Verification and Property Report Information:

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<https://www.hamilton.ca/build-invest-grow/starting-small-business/one-stop-business/zoning-verification-and-property-report>

Zoning Compliance Application Form:

<http://www2.hamilton.ca/NR/rdonlyres/AC7532D9-E885-4FC8-808F-5FF3B44F4F02/0/BSZoningReviewAdmin.pdf>

Zoning Compliance Reviews are completed by the Zoning Review Section, Planning and Economic Development Department.

CONTACT: zoninginquiry@hamilton.ca

4. A Public Consultation Summary must be included with any future Planning Act applications; and,
5. Draft Plan of Subdivision application and Required Fees. Payable based on the rate in the fee schedule by-law that is in effect on the date the payment is made;

Note:

1. *If desired, a formal consultation meeting with the City of Hamilton may be requested, notwithstanding the waiver of Formal Consultation requirements.*
2. *The waiving of Formal Consultation requirements does not imply or suggest any decision whatsoever on behalf of City staff or the City of Hamilton to either support or refuse the application.*
3. *Should the proposal change, should an application(s) not be submitted to the City of Hamilton within 1 year of the date of this letter, or at the discretion of the Director of Planning, a Formal Consultation meeting or additional materials may be required for a complete application.*
4. *All fees are payable based on the rate in the fee schedule by-law that is in effect on the date the payment is made.*

Should you have any questions or require assistance at any time throughout the application process, please contact Spencer Skidmore at spencer.skidmore@hamilton.ca, or at ext. 6340.

Yours truly,



Rino Dal Bello, MCIP, RPP
Manager, Development Planning
Planning Division

RD:ss

cc: Hammer GP LP and Hammer GP Services Corp. c/o Mark Newman (Owner)

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