



Hamilton

Mailing Address:
71 Main Street West, 5th Floor
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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 17, 2015

Files: ZAC-15-036
25CDM-201510

Dear Sir/Madam:

**Re: Notice of Complete Applications and Preliminary Circulation for
for Coastal Land Development for Proposed Zoning By-law Amendment
and Draft Plan of Common Element Condominium for Lands Located at
271 Beach Boulevard, Hamilton, (Ward 5)**

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 a Zoning By-law Amendment and a Draft Plan of Common Elements Condominium for lands at 271 Beach Boulevard (please see attached Concept Plan).

Purpose and Effect of Applications

Zoning By-law Amendment (File No. ZAC-15-036)

The purpose and effect of the proposed Zoning By-law Amendment is to permit the development of 4 semi-detached dwellings (8 dwelling units in total).

Draft Plan of Common-Element Condominium (File No. 25CDM-201510)

The purpose and effect of the proposed Common Elements Condominium is to permit a private road to permit access to the units from Beach Boulevard.

Other Applications

The lands subject to these applications are not the subject to any other 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 **and will appear on the City's website unless you expressly request within your communication that City remove your personal information.**

Additional Information

A separate notice will be mailed to you confirming the date of the Public Meeting and where and when additional information and material about the proposed By-law to amend the Zoning By-law and additional information regarding the proposed Draft Plan of Common Elements Condominium will be available for public inspection.

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 Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

If you wish to be notified of the decision of the City of Hamilton in respect of the proposed Draft Plan of Common Elements Condominium, you must make a written request to the Director of Growth Planning, Growth Management Division, Planning and Economic Development Department, 71 Main Street West, 6th Floor, Hamilton, ON, L8P 4Y5.

Appeals

Zoning By-law Amendment Application (ZAC-15-036)

- 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.

Common Elements Condominium Application (25CDM-201510)

- i If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Hamilton in respect of the proposed Draft Plan of Common Elements Condominium before the approval authority gives or refuses to give approval to the Draft Plan of Common Elements Condominium, the person or public body is not entitled to appeal the decision of the City of Hamilton to the Ontario Municipal Board.

Re: Application(s) by Coastal Land Development for Proposed Zoning By-law Amendment and Draft Plan of Common Element Condominium for Lands Located at 271 Beach Boulevard, Hamilton, (Ward 5) **Page 3 of 3**

- ii If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Hamilton in respect of the proposed Draft Plan of Common Elements Condominium before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 August 7, 2015, 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 ZAC-15-036 and 25CDM-201510 to:

Cam Thomas , City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design - [Team] Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
Fax: 905-546-4202 - E-Mail: Cameron.Thomas@hamilton.ca

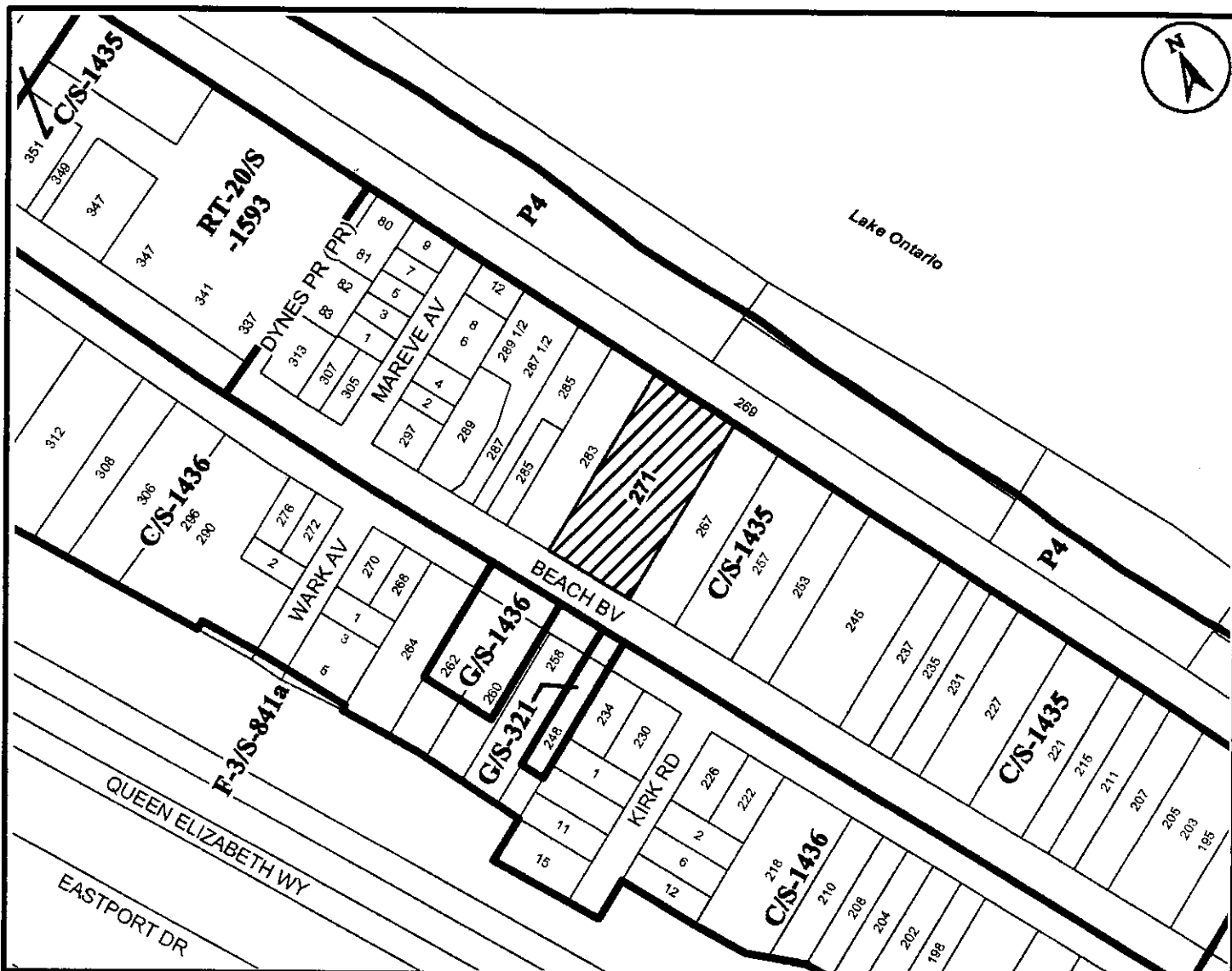
Should you have any questions, please contact Cam Thomas at 905.546.2424 ext. 4229 or by e-mail at Cameron.Thomas@hamilton.ca, or myself at extension 5803.

Yours truly,

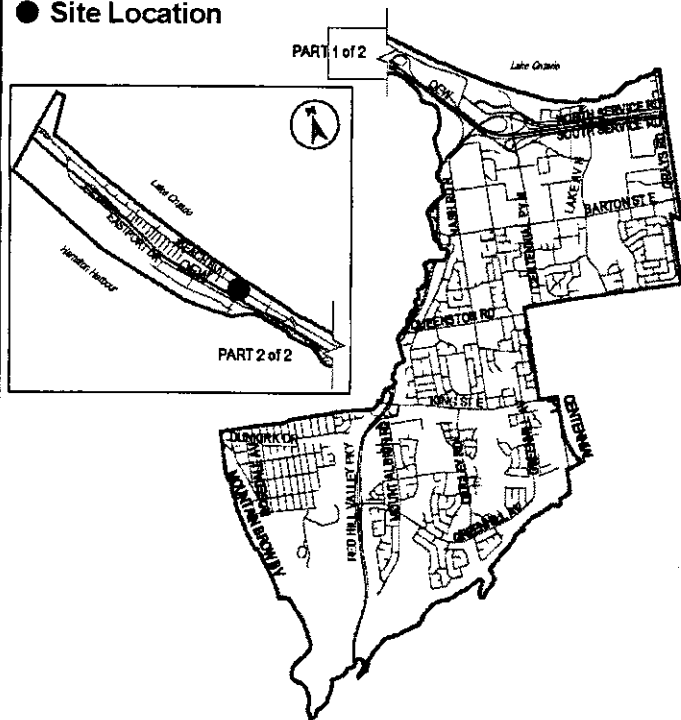
Edward John, BA, MA, MRTPI
Senior Project Manager
Development Planning, Heritage and Design - Urban Team

CT:cw
Attachments

cc: Councillor Chad Collins, Ward 5
S. Robichaud, Director of Planning and Chief Planner, Planning Division
A. Fabac, Manager, Development Planning, Heritage and Design



● Site Location



Key Map - Ward 5

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-15-036/25CDM-201510

Date:
July 9, 2015

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
CT/VS

Subject Property

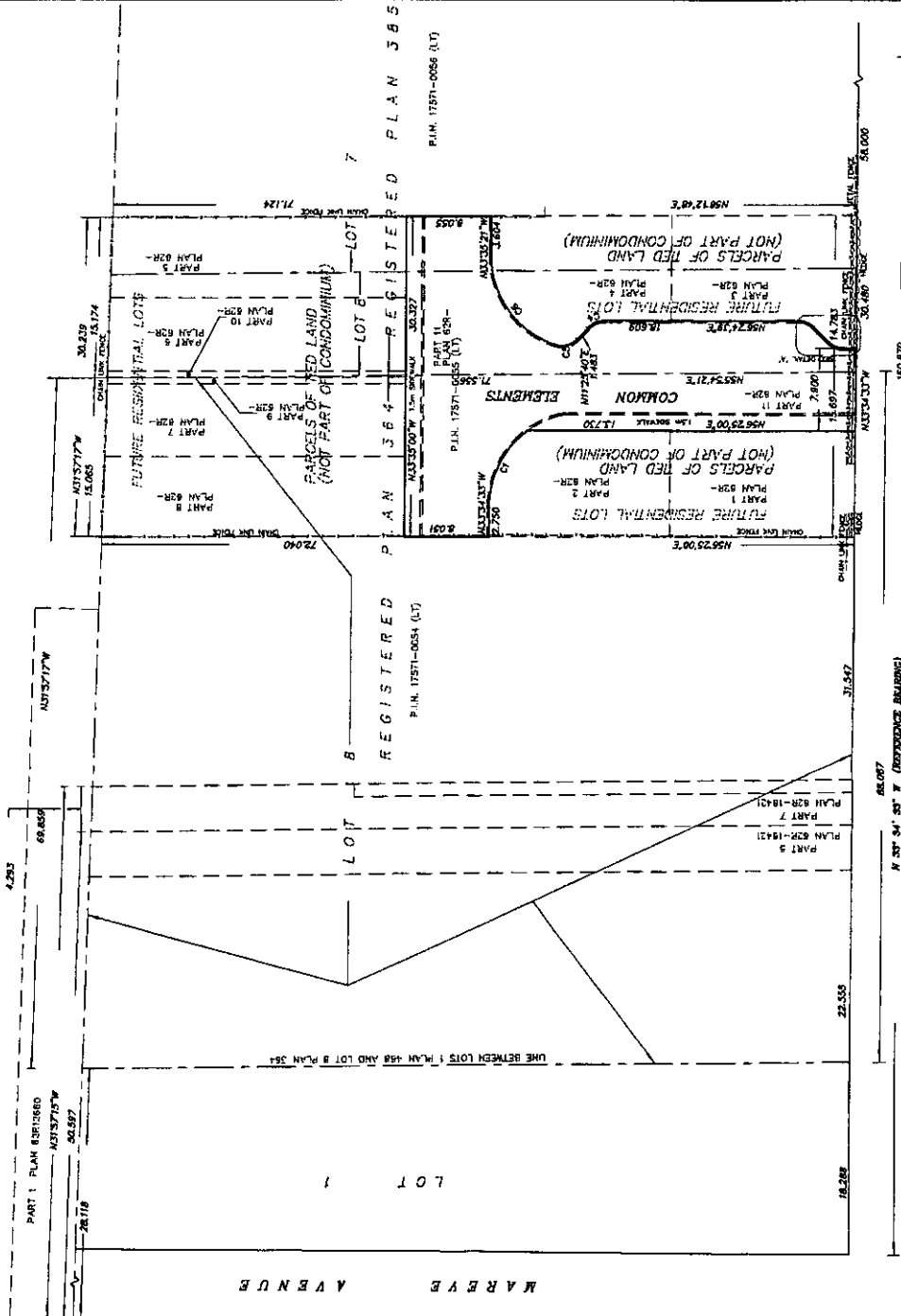


271 Beach Boulevard

PLAN	AREA	PERCENT	DATE
1	1.000	100.00	1984
2	1.000	100.00	1984
3	1.000	100.00	1984
4	1.000	100.00	1984
5	1.000	100.00	1984
6	1.000	100.00	1984
7	1.000	100.00	1984
8	1.000	100.00	1984
9	1.000	100.00	1984
10	1.000	100.00	1984
11	1.000	100.00	1984
12	1.000	100.00	1984
13	1.000	100.00	1984
14	1.000	100.00	1984
15	1.000	100.00	1984
16	1.000	100.00	1984
17	1.000	100.00	1984
18	1.000	100.00	1984
19	1.000	100.00	1984
20	1.000	100.00	1984



P.L.N. 17571 - 0230 (L.T.)



BEACH BOULEVARD AKA REGIONAL ROAD No. 114

(ESTABLISHED BY BURLINGTON SEACH COMMISSION BY-LAW No. 186, REGISTERED AS 1246 BY-LAW, DATED JULY 7, 1946)

(TRANSFERRED BY ORDER IN COUNCIL OC-2180/84, EFFECTIVE JULY 8, 1984, P.L.N. 17571-0104 (L.T.))

ADDRESS: 271 BEACH BOULEVARD

DRAFT PLAN OF COMMON
ELEMENTS CONDOMINIUM
PLAN OF SURVEY OF PART OF
LOT 7 AND ALL OF LOT 8
REGISTERED PLAN 385
AND
PART OF LOT 8
REGISTERED PLAN 364
IN THE
CITY OF HAMILTON

SCALE & NOTES



EDWARD J. GRENIKE
ONTARIO LAND SURVEYOR

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

SECTION 51 (17) PLANNING ACT - AS REVISED
(A) SHOWN ON PLAN
(B) SHOWN ON PLAN
(C) SHOWN ON PLAN
(D) SHOWN ON PLAN
(E) SHOWN ON PLAN
(F) SHOWN ON PLAN
(G) SHOWN ON PLAN
(H) SHOWN ON PLAN
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(U) SHOWN ON PLAN
(V) SHOWN ON PLAN
(W) SHOWN ON PLAN
(X) SHOWN ON PLAN
(Y) SHOWN ON PLAN
(Z) SHOWN ON PLAN

SCHEDULE
TOTAL AREA OF SITE = 0.22 ha
TOTAL NUMBER OF RESIDENTIAL UNITS = 0 (8 ON PARCELS OF TIED LAND)
TOTAL NUMBER OF PARKING SPACES = 0 (8 ON PARCELS OF TIED LAND)
TOTAL RESIDENTS PARKING SPACES = 0 (8 ON PARCELS OF TIED LAND)
CONSTRUCTION TO COMMENCE IN = 2015

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

THE MEASUREMENTS OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND
THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Edward J. Grenike
EDWARD J. GRENIKE
ONTARIO LAND SURVEYOR

DATE: FEBRUARY 23, 2015

Barclay Grenike
Surveying Ltd.
11-428 MILLIKEN ROAD, STONEY CREEK, ONT.
L0R 4B6

DRAWN BY: SD

CHECK BY: EG

JOB No. 15-1799