



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

November 17, 2017

File No: FC-16-084

Matt Johnston
UrbanSolutions Planning and Land Development Consultants Inc.
105 Main Street East, Suite 501
Hamilton ON, L8N 1G6

Dear Mr. Johnston:

Re: Waiver of Formal Consultation Requirements - Application by UrbanSolutions Planning & Land Development Consultants on Behalf of Branthaven Homes for Lands Located at 80 Marion Street and 3306 Homestead Drive, Glanbrook (Ward 11)

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 Formal Consultation Meeting is not required for an application for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to develop the lands for 117 single detached dwellings, two Blocks for drainage easements, and one Block for natural open space on the property located at 80 Marion Street and 3306 Homestead Drive since the impacts of the development have been evaluated through a previously expired Formal Consultation application. The applicant is advised that a Traffic Impact Study must be submitted as part of the application review process, prior to City staff bringing forward a recommendation to Planning Committee.

In accordance with the policies of the City of Hamilton, the following materials must be submitted with the application(s) before it will be considered complete:

1. All items identified in the Formal Consultation Document for file No. FC-16-084;
2. Functional Servicing Report;
3. Geotechnical Study;
4. Hydrogeology Study;
5. Stormwater Management Report; and,
2. A copy of this Formal Consultation Waiver.

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.*

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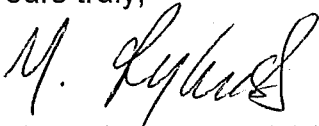
**Re: Waiver of Formal Consultation Requirements - Application
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Consultants on Behalf of Branthaven Homes for Lands
Located at 80 Marion Street and 3306 Homestead Drive,
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3. *Should the proposal change, 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.*

Should you have any questions or require assistance at any time throughout the application process, please contact Melanie Schneider at 905.546.2424 ext. 1224 or by e-mail at Melanie.Schneider@hamilton.ca, or myself at ext. 1258.

Yours truly,



An Anita Fabac, MCIP, RPP

Manager of Development Planning, Heritage and Design
Planning Division

MS:

cc: Andrew Eldebs
Branthaven Development Corp.
720 Oval Court
Burlington ON, L7L 6A9

S. Robichaud, Director of Planning and Chief Planner, Planning Division
J. Gravina, Coordinator, Business Facilitation