



NOTICE OF APPLICATION

**To amend Township of Hamilton Zoning
By-Law 2001-58 under Section 34 of the
Planning Act, R.S.O. 1990, c.P.13, as amended**

June 25, 2025

Dear Resident:

**RE: 4836 County Road 45
Part of Lot 8, Concession 2
Hamilton Township
Owner: 1141897 Ontario Limited o/a Stalwood Homes
File No.: ZBA 03/25**

Purpose and Effect of Proposed Amendment

The proposed Zoning By-law Amendment applies to lands located at 4836 County Road 45, Part of Lot 8, Concession 2, Hamilton Township, owned by 1141897 Ontario Limited o/a Stalwood Homes. A Key Map illustrating the location of the subject lands is attached.

The purpose of the zoning amendment is to rezone the subject lands from the Urban Residential First Density (UR1) zone to the Special Urban Residential First Density 35 Holding (UR1-35-H) Zone which will require the execution of a condominium agreement prior to the removal of the holding provision. The purpose of the holding provision is to ensure that the proposed lots will be serviced by a private road that and that provisions for the construction of that road have been established.

Public Meeting

Please be advised that a Public Meeting will be held by the Township of Hamilton Council on **Tuesday, July 15 at 1:00 p.m.** taking place in the Council Chambers of the Municipal Office located at 8285 Majestic Hills Drive.

Alternatively, you may make written comments to:

Township of Hamilton
8285 Majestic Hills Drive
P.O. Box 1060, Cobourg, ON K9A 4W5

Appeals

If you wish to be notified of the decision of Council, of the Township of Hamilton, on the proposed zoning by-law amendment, you must make a written request to Township of Hamilton, Planning Department 8285 Majestic Hills Drive, P.O. Box 1060, Cobourg, ON K9A 4W5.

If a person or public body has the ability to appeal the decision of the Council of the Township of Hamilton, to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Hamilton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township 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 Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information

Please note that additional information regarding this application is available from the Township of Hamilton, Planning Department at the Township Municipal Office during regular business hours (Monday to Friday 8:30 am to 4:30 pm).

Should you have any questions regarding the application, please do not hesitate to contact the undersigned at (905) 342-2810 ext. 113, quoting file number ZBA 03/25.

Yours truly,

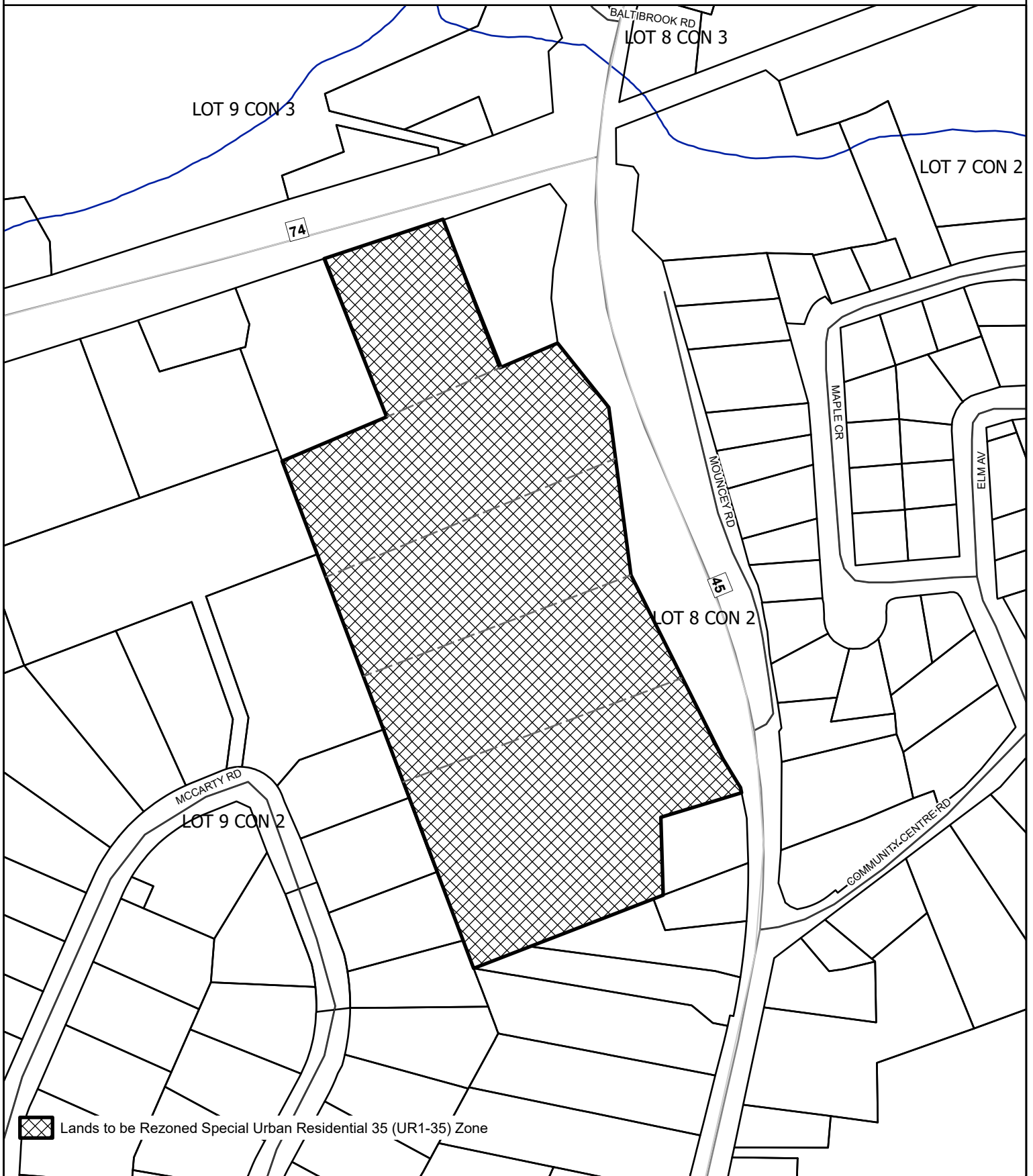
A handwritten signature in dark ink, appearing to read 'Jennifer Current', with a stylized flourish at the end.


Jennifer Current (B.A. Hons), MCIP, RPP
Senior Planner

Encl.



KEY MAP
ZONING BY-LAW AMENDMENT 03/25
4836 COUNTY ROAD 45
PART OF LOT 8, CONCESSION 2, 39R3364 PARTS 1-4



 Lands to be Rezoned Special Urban Residential 35 (UR1-35) Zone