



## 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**

August 27, 2025

Dear Resident:

**RE: 4108 County Rd 18  
Part of Lots 15 and 16, Concession 6  
Hamilton Township  
Owner: Crespi Land Development Corporation, John Crespi  
Agent: D.M. Wills Associates Ltd., Mark Spiers  
File No.: ZBA 04/25**

### **Purpose and Effect of Proposed Amendment**

The purpose of ZBA 04/25 is to remove the Holding provision from property located at 4108 County Road 18, in Part of Lots 15 and 16, Concession 6, Hamilton Township, owned by Crespi Land Development Corporation. A Key Map illustrating the location of the subject lands is attached.

The subject property is currently zoned Urban Residential First Density 1 (UR1-H) zone. A draft plan of subdivision has been approved for this property and the developer has finalized the engineering design and is preparing for final approval. Removal of the holding provision will facilitate the development of this subdivision.

### **Public Meeting**

Please be advised that a Public Meeting will be held by the Township of Hamilton Council on **Tuesday, September 16, 2025 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 04/25.

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 04 2025  
COLD CREEK ESTATES SUBDIVISION  
PART OF LOT 15, CONCESSION 6

