



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

June 22, 2022

File No: FC-21-016

UrbanSolutions Planning and Land Development Consultants Inc.
c/o Matt Johnston
3 Studebaker Pl, Unit 1
Hamilton, ON L8L 0C8

Dear Sir:

Re: Waiver of Formal Consultation Requirements - Application by Sam's Scrap Metal Ltd. For Lands Located at 338 and 338 ½ Cumberland Avenue, Hamilton, (Ward 3)

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 application is not required for an application for a Zoning By-law amendment and Site Plan Control application to permit a three and a half storey stacked townhouse development with 22 dwelling units and 28 parking spaces on the property located at 338 and 338 1/2 Cumberland Avenue. Staff has reviewed the current proposal and the previous Formal Consultation Document (FC-21-016) and note that the required materials remain unchanged, therefore 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 Please note that the Formal Consultation credit is no longer applicable and will not be applied to future applications.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-21-06, the following materials must be submitted with the application in order that it be deemed complete:

1. This Waiver Letter;
2. The FC Document Letter for FC-21-016;
3. Zoning By-law Amendment application and Required Fees (\$36,815.0 plus \$570.0 per residential unit. *Payable based on the rate in the fee schedule by-law that is in effect on the date the payment is made;*
4. Site Plan Control application fee and Tariff of Fees will be determined as of the date of submission;
5. Survey Plan;
6. Concept Plan;
7. Draft By-law for Zoning amendment;
8. Planning Justification Report;
9. Building Elevations;
10. Site Plan;
11. Archaeological Assessment;
12. Landscape Plan;
13. Tree Management Plan;

14. Tree Protection Plan (TPP);
15. Record of Site Condition (RSC);
16. Erosion and Sediment Control Plan;
17. Grading Plan;
18. Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan;
19. Function Servicing Report;
20. Water and Wastewater Servicing Study;
21. Noise Impact Study;
22. Vibration Study;
23. Cost Acknowledgement Agreement;
24. Public Consultation Strategy;
25. Documentation and Salvage Report;
26. External Works Agreement;
27. Temporary Sewer Discharge Permit;
28. Watermain Hydraulic Analysis; and,
29. Servicing Plan.

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 Rino Dal Bello at 905-546-2424 ext. 1024 or by email rino.dalbello@hamilton.ca, or myself at ext. 1258.

Yours truly,

Anita Fabac, MCIP, RPP
Manager of Development Planning
Planning Division

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Re: Waiver of Formal Consultation Requirements - Application by Sam's Scrap Metal Ltd. For Lands Located at 338 and 338 ½ Cumberland Avenue, Hamilton, (Ward 3), Page 3 of 3

cc:

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