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

November 25, 2026

Dear Resident:

RE: Owner: Donald Emond
3438 Albert's Alley
Part of Lot 20, Concession 4, Part 1 & 2, 39R2062
Hamilton Township
File No.: ZBA 07/26

Purpose and Effect of Proposed Amendment

The proposed Zoning By-law Amendment applies to lands located at 3438 Albert's Alley, Part of Lot 20, Concession 4, Hamilton Township, owned by Donald Emond. 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 Special Hamlet Commercial (HC-7) zone to the Urban Residential First Density (UR1) zone.

Public Meeting

Please be advised that a Special Public Meeting will be held by the Township of Hamilton Council on **Tuesday, December 15, 2026** at **1:00 p.m.** taking place in the Baltimore Recreation Centre located at 23 Community Centre Road.

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 07/26.

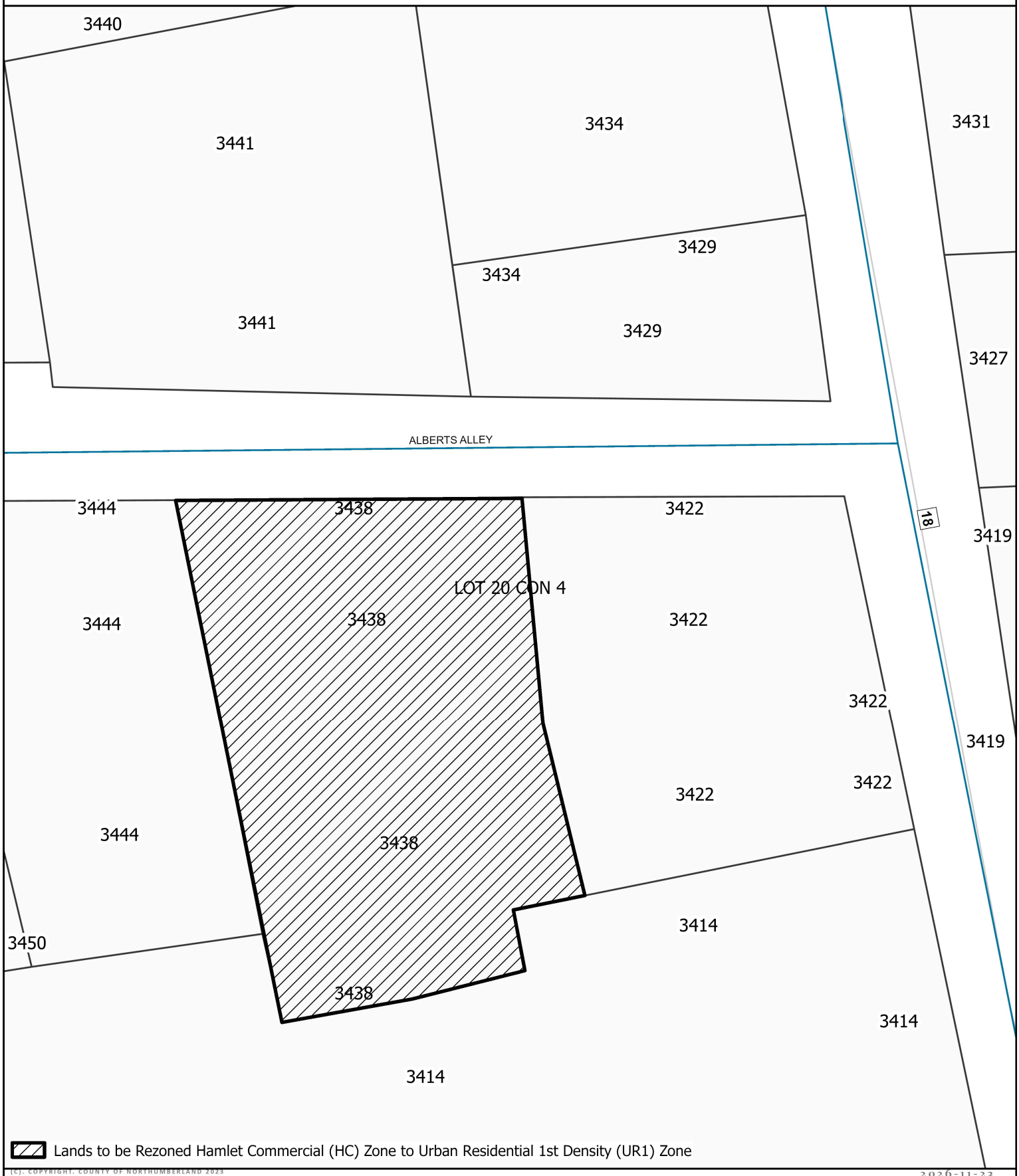
Yours truly,



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

Encl.

KEY MAP
EMOND ZONING BYLAW AMENDMENT APPLICATION
ZBA 07/26
3438 ALBERT'S ALLEY
PART OF LOT 20, CONCESSION 4



Lands to be Rezoned Hamlet Commercial (HC) Zone to Urban Residential 1st Density (UR1) Zone

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THIS MAP IS FOR INFORMATION PURPOSES ONLY AND THE COUNTY OF NORTHUMBERLAND TAKES NO RESPONSIBILITY FOR, NOR GUARANTEES THE ACCURACY OF ALL THE INFORMATION CONTAINED IN THE MAP.

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2026-11-23

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