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: 9380 Burwash Road
Part of Lot 7, Concession 3
Hamilton Township
Owner: ROBE Developments Inc. c/o Thomas Behan
Agent: EcoVue Consulting Services Inc.
File No.: ZBA 05/26

Purpose and Effect of Proposed Amendment

The proposed Zoning By-law Amendment applies to lands located at 9380 Burwash Road, Part of Lot 7, Concession 3, Hamilton Township, owned by ROBE Developments Inc. (Agent: EcoVue Consulting Services Inc.). 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 Marginal Agriculture (MA) Zone to Urban Residential First Density UR1 Zone, Special Urban Residential First Density 37 Holding (UR1-37-H) Zone, Special Urban Residential First Density 38 Holding (UR1-38-H) Zone, Open Space Holding (OS-H) Zone, Special Open Space 5 Holding (OS-5-H) Zone, and Special Community Facility 6 Holding (CF-6-H) Zone.

This zoning by-law will facilitate the development of a residential subdivision consisting of between 136 and 167 single detached, and semi-detached units to be serviced by municipal water and communal septic services. A holding provision will be applied to all zones and will only be released once final approval has been granted for the subdivision. This application was submitted concurrently with subdivision application SUB 01/26.

Public Meeting

Please be advised that a 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 in Hamilton Township.

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 05/26.

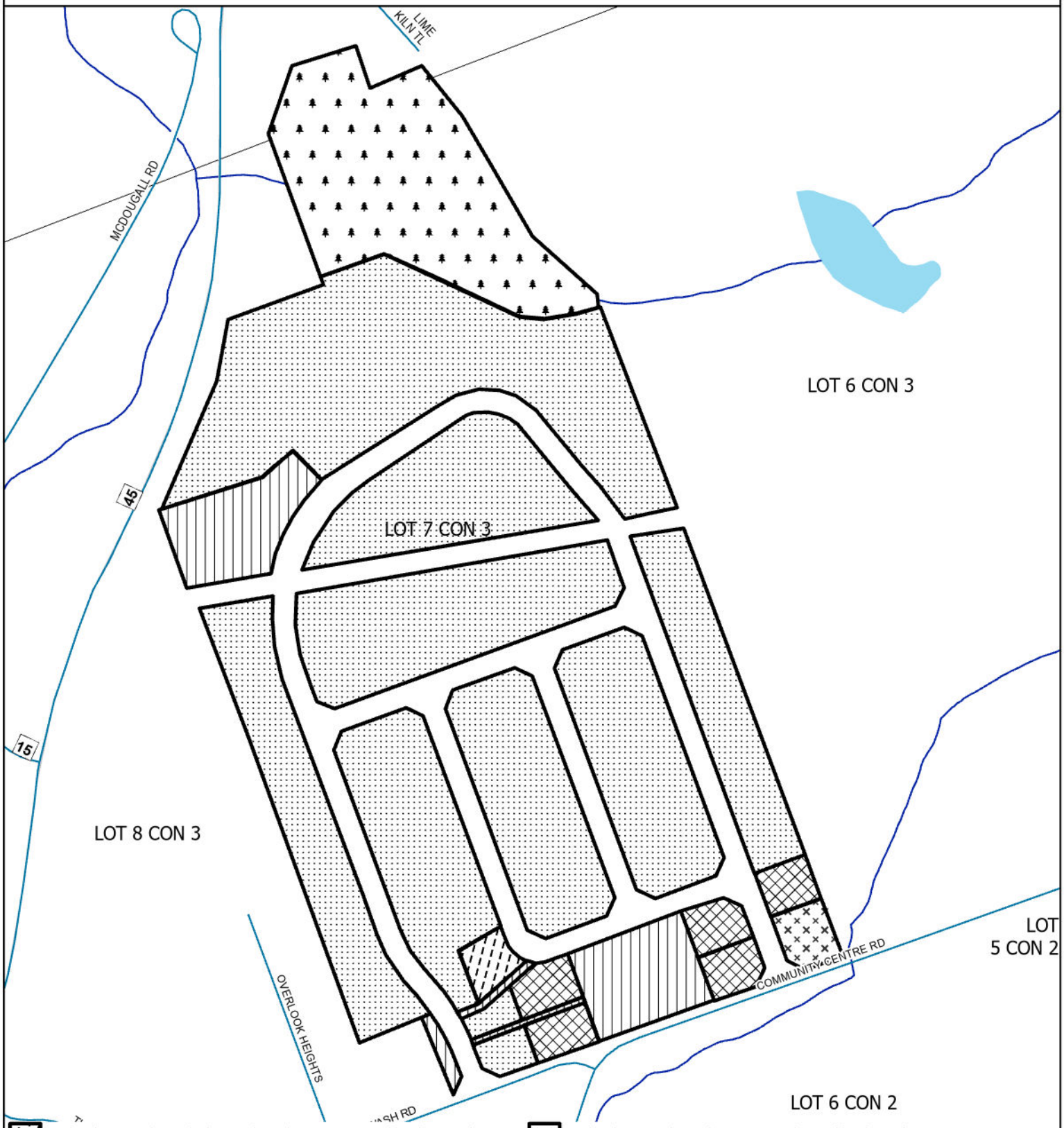
Yours truly,



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

Encl.

KEY MAP
ZONING BY-LAW AMENDMENT APPLICATION ZBA05/26
9380 BURWASH ROAD
PART OF LOT 7 CONCESSION 3
HAMILTON TOWNSHIP



- Lands to be Rezoned Special Urban Residentnial First Density 39 Holding (UR1-39-H) Zone
- Lands to be Rezoned Special Open Space 5 Holding (OS-5-H) Zone
- Lands to be Rezoned Special Open Space 7 Holding (OS-7-H) Zone
- Lands to be Rezoned Special Community Facility 6 Holding (CF-6-H) Zone
- Lands to be Rezoned Special Urban Residential First Density UR1-38 Holding (UR1-38-H) Zone
- Lands to be Rezoned Special Urban Residential First Density UR1-37 Holding (UR1-37-H) Zone

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