



March 8, 2019

City of Hamilton
Planning & Economic Development Department
71 Main Street West
Hamilton ON L8P 4Y5

Attention: Mr. Steve Robichaud, MCIP, RPP
Director of Planning and Chief Planner

Dear Mr. Robichaud,

Re: 118 Hatt Street, Dundas, City of Hamilton

WEBB Planning Consultants are retained by the owner of the property located at 118 Hatt Street, Town of Dundas, for the purpose of securing the necessary municipal planning approvals required to facilitate the redevelopment of this underutilized brownfield property.

The subject lands have recently undergone a rezoning to implement site specific regulations under the Town of Dundas Zoning By-law to guide the development of the property. An Application for Site Plan Approval has been completed and a Building Permit Application is pending for submission, the Building Permit implementing the Approved Site Plan.

It has come to our attention that the Zoning of the subject property is proposed to be included in a housekeeping amendment that will rezone the property consistent with the City's comprehensive Zoning By-law 05-200. Based on our preliminary review, we have identified conflicts between the proposed Zoning and the approved Site Plan that may necessitate modifications to the Zoning Regulations to allow the development to proceed.

We are therefore writing to request the City to withdraw the subject property from this housekeeping amendment, the proposed zoning to remain in abeyance until such time as site development is complete. It would be appreciated if City Staff could provide an immediate reply to this letter confirming this request will be implemented.

Yours truly,

WEBB Planning Consultants Inc.

A handwritten signature in black ink, appearing to read "James Webb", is written over a light blue horizontal line.

James Webb, MCIP, RPP

cc: Timothy Lee, City of Hamilton

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