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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

December 21, 2021

File: DA-19-020

Sarah Knoll
GSP Group Inc.
162 Locke Street South, Suite 200
Hamilton ON, L8P 4A9

Dear Ms. Knoll:

**Re: Site Plan Control Application by GSP Group Inc. on Behalf of NHDG
(Waterfront) Inc. for Lands Located at 310 Frances Avenue, Stoney Creek
(Ward 10)**

This letter is to advise that the development of the lands, as proposed through DA-19-020 has been DENIED by the Manager of Development Planning, Heritage and Design on December 21, 2021.

The application has been denied as the proposal has failed to demonstrate that the development meets the general intent of the Urban Hamilton Official Plan, Stoney Creek Zoning By-law No. 3692-92 and the Mixed Use Commercial "MUC-4" Zone, Modified, Minor Variance application SC/A-21:346 was denied by the Committee of Adjustment on December 9, 2021, and the proposal is not considered good planning.

If you have any questions regarding your file please contact Melanie Schneider at 905.546.2424 ext. 1224 or by email at Melanie.Schneider@Hamilton.ca or myself at ext.1258.

Yours truly,

Anita
Fabac

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by Anita Fabac
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Anita Fabac
Manager of Development Planning, Heritage and Design

cc: Steve Robichaud, Director of Planning and Chief Planner
Ohi Izirein, Senior Project Manager, Development Planning, Heritage and Design -
Suburban Team