



NOTICE OF PUBLIC MEETING

Thursday November 18, 2010

**Re: Dunbury Developments Ltd.
Zoning By-law Amendment (Z3/08) and
Site Plan Approval (SP11/08)
Proposal for a 15-storey, 220 unit apartment building**

To Whom It May Concern:

The Town of Ajax is in receipt of the above-noted applications for Zoning By-law Amendment (Z3/08) and Site Plan Approval (SP11/08) to facilitate the development of a 15-storey, 220 unit residential apartment building. The subject lands encompass an area of approximately 1.42 hectares (3.5 acres) and are located on the south side of Rossland Road West, approximately 70 metres (230 feet) west of Harwood Avenue North. A site location map is attached to this notice.

In accordance with Section and 34 (12) (a) (ii) of the Planning Act, staff are offering you, as an assessed person within 120 metres of the subject property, the opportunity to review and comment on these applications prior to or during its consideration by the Community Affairs and Planning Committee meeting to be held on:

Date: Monday December 13, 2010

Time: 7:00 P.M.

Location: Ajax Town Hall - 65 Harwood Avenue South

Room: Council Chambers

A copy of the Staff Report with recommendations to the Community Affairs and Planning Committee will be on **Friday December 10, 2010, at Town Hall, 65 Harwood Ave. S.** Any written submissions should be directed to the undersigned by **Monday December 13, 2010.**

Proposal

To facilitate the development of a 15-storey, 220 unit apartment building, the applicant has submitted an application for Zoning By-law Amendment to rezone the easterly portion of the subject lands from Open Space (OS) to Residential Multiple Four (RM4), which would permit an apartment building as well to establish appropriate development standards such as building setbacks, building height, landscape buffer strip requirements, minimum number of required parking spaces to be provided on-site and maximum number of residential units. The current zoning on the remaining westerly portion of the subject lands will remain to be zoned as Open Space (OS).

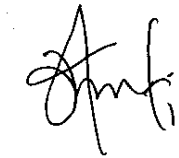
For your information, please find attached a copy of the site plan. For additional information regarding the proposal and to obtain a copy of the Staff Report with recommendations to the Community Affairs and Planning Committee please visit the Town of Ajax website at <http://www.townofajax.com/Page3197.aspx>.

Additional Information

On March 18, 2010 Dunbury Development Ltd. filed appeals to their Zoning By-law Amendment application and Site Plan application to the Ontario Municipal Board (OMB). The basis of their appeals is that the Town failed to make a decision on the applications within the prescribed timelines as setout in the Planning Act. On July 30, 2010, the OMB held a Pre-hearing Conference in order to identify the parties and participants, establish the issues and schedule hearing dates. The OMB hearing is scheduled for January 19, 2011. Further details of the OMB hearing and to obtain a copy of the finalized Procedural Order which outlines the issues to be determined by the Board can be downloaded from the above-noted Town of Ajax website.

Should you have any questions, please do not hesitate to contact the undersigned.

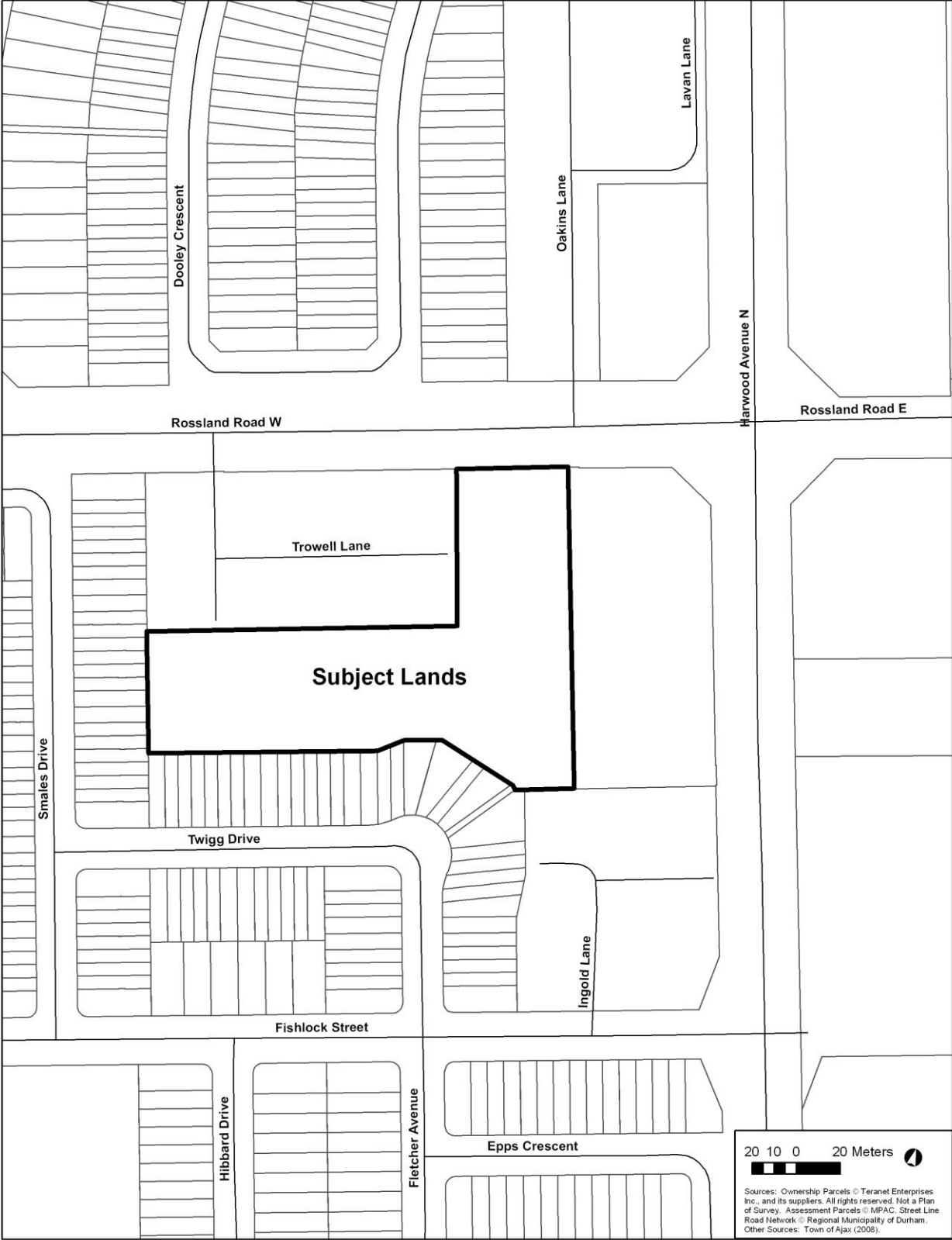
Sincerely,



Nilesh Surti, MES(PI), MCIP, RPP
Development Approvals Coordinator
T: 905.619.2529 ext. 3207; F: 905.686.0360
E: nilesh.surti@townofajax.com

copy: Mayor and Members of Council
B. Skinner, CAO
M. De Rond, Town Clerk
P. Allore, Dir. Planning & Dev. Services

Location Map



Proposed Site Plan

