

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

Development Planning, Heritage and Design Section:

Provincial Policy Statement

The subject land has been evaluated against the policies of the Provincial Policy Statement. Policy 1.7.1(e) outlines that long term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities) and sensitive land uses are appropriately designed, buffered and separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. Staff notes that the subject lands are located adjacent to Mohawk Road West. As such, any future development application for the subject lands which contemplates a sensitive land use may require the fulfilment of the following condition:

“That the owner/applicant shall investigate the noise levels on the site and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of the Environment recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner/applicant and shall be submitted to the satisfaction of the City of Hamilton, Director of Planning.”

Based on the foregoing, a Noise Study will be required to be submitted as part of a future Zoning By-law Amendment and/or Site Plan Control application.

Urban Hamilton Official Plan

The subject lands are designated “Neighbourhood” in the Urban Hamilton Official Plan under Schedule “E-1” – Urban Land Use Designation. Under Policy E.3.2.3., the designation permits residential uses, local community facilities/services such as museums, and local commercial uses that cater to local residents. As such the Mohawk Trail School Museum is a permitted use under the “Neighbourhood” designation.

Based on the foregoing, the existing museum use is permitted, and conforms to the Urban Hamilton Official Plan.

City of Hamilton Zoning By-law 6593

The subject lands are zoned “C” (Urban Protected Residential) District under the Hamilton Zoning By-law, which permits primarily single detached dwellings, and public uses such as library, art gallery, and cultural uses. Based on the foregoing, the existing museum use is permitted.

Site Plan Control:

Site Plan Control is not required for the construction of a single-detached dwelling, and the owner can proceed to submitting a Building Permit Application.

Archaeology:

The subject lands have been evaluated against the City's cultural heritage policies. The subject property meets four (4) of the ten criteria used by the City of Hamilton and Ministry of Tourism, Culture and Sport for determining archaeological potential:

- 1) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody;
- 2) Local knowledge associates areas with historic events/activities/occupations;
- 3) In an area of sandy soil in areas of clay or stone; and,
- 4) Along historic transportation routes.

These criteria define the property as having archaeological potential. The Hamilton-Wentworth District School Board (HWDSB) should advise any prospective purchase of the following:

"The proponent shall carry out an archaeological assessment of the entire property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning and the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and conservation requirements. All archaeological reports shall be submitted to the City of Hamilton for approval concurrent with their submission to the Ministry of Tourism, Culture and Sport.

Should deeply buried archaeological remains be found on the property during any of the above development activities the Ontario Ministry of Tourism, Culture and Sport (MTCS) should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both MTCS and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392.)"

The School Board should also be advised of the property's archaeological potential so that, in the event that the City does not purchase the property, any other prospective owners can also be advised as above.

Built Heritage:

"The subject lands have been evaluated against the City's built heritage policies. Hamilton-Wentworth District School Board is proposing to relocate the existing one-room schoolhouse to their new headquarters, declare the lands as surplus, and sell the

land. The subject property comprises the Mohawk Trail School/Museum, which is included in the City’s *Inventory of Buildings of Architectural and/or Historical Interest*.

Heritage Staff are of the opinion that the school house is of significant heritage value and part of this heritage significance is vested in its location along the “Mohawk Trail”. The Ministry of Tourism, Culture and Sport provides principles for the conservation of heritage sites and encourages the retention of buildings in their original location unless there is no other means of conservation.

Once the building has been relocated, the City will no longer have an interest in the built heritage of the property, but encourages the commemoration of the original school house through a plaque or, if the lands become public space/park, a landscape design that reflects the previous use of the site.”

Development Engineering:

“There is an existing 300 mm diameter watermain, 100 mm diameter watermain, 250 mm diameter sanitary sewer, and a 300 mm diameter storm sewer on Mohawk Road West in front of the subject property.

There is an existing 150 mm diameter watermain, 300 mm diameter sanitary sewer, and 1800 mm diameter storm sewer on West 15th Street in front of the subject property.

There are no road widening requirements on subject sections of Mohawk Road West and West 15th Street.

Upon future redevelopment of the subject property, a 4.57 m by 4.57 m daylight triangle will be required to be dedicated to the City at the southeast corner of the property.”

Building Division:

“Our records indicate that the recognized use is a heritage one-room school house museum building. The subject property is located in a “C” (Urban Protected Residential) district. Any development or use of the property will be subject to the requirements of the “C” district under the Hamilton Zoning By-law 6593.

The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Planning and Development Division – (905) 546-2424, Ext. 2799.

Tenant improvements, changes of use, renovations, alterations, additions and new buildings are subject to the issuance of a building permit in the normal manner.”

Community and Emergency Services Department – Recreation:

“Given the small size and location of the property, Recreation Planning staff advises that the property is not well suited for recreational needs.”