

SITE DEVELOPMENT REQUIREMENTS**1030 Lower Lions Club Road, Ancaster****Planning and Economic Development Department*****Community Planning Section:***

The property is designated “Open Space” in the Rural Hamilton Official Plan. It is within the Greenbelt Protected Countryside and the Niagara Escarpment Plan Development Control Area. It is currently under Ancaster Zoning By-law 87-57 in the Private Open Space (01-248) Zone, with the following special provision:

Exception No. 248: “these lands shall only be used for a private tennis and squash club with accessory facilities. A minimum of one parking space for each six people maximum designed capacity shall be provided on these lands.”

Council has approved new rural zones under Zoning By-law 05-200 that are currently under appeal before the Ontario Municipal Board. The subject property would be subject to the new Agriculture (A1) Zone, with the Conservation/Hazard Land Rural (P6) Zone applied along its southern and western edges.

The subject property contains Core Areas (Significant Woodland, Environmentally Significant Area, and Stream) shown on Schedule B (Natural Heritage System) of the Rural Hamilton Official Plan. New development or site alteration are not permitted within or adjacent to (within 120 metres of) Core Areas unless it can be shown, through an Environmental Impact Statement (EIS), that there will be no negative impacts on the ecological features or functions of the Core Area. Portions of the property are also regulated by the Conservation Authority. Therefore, there are limitations to development on this property and an EIS would require City approval before any development or site alteration could occur. A permit from the Conservation Authority may also be required.

Development Planning Section:

The subject meets three 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 water body, 200 metres of a secondary watercourse or seasonal water body, or 300 metres of a prehistoric watercourse or permanent water body;
- 2) local knowledge associates areas with historic events / activities / occupations; and
- 3) along historic transportation routes.

It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances, and an archaeological assessment should be conducted prior to such impacts in order to address these concerns and mitigate, through preservation or

resource removal and documentation, adverse impacts to any significant archaeological found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Tourism, Culture and Sport. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the Ministry of Tourism, Culture and Sport.

Should deeply buried archaeological materials 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).

Building Division:

The Building Division records show that the subject property is within the area controlled by the Niagara Escarpment Planning and *Development Act*.

Public Works Department

Geomatics and Corridor Management Section:

Road widening requirements are identified in the Official Plan.

Design and Construction Section:

The Property is outside the City Urban Boundary and has municipal water but no municipal sanitary sewer.