

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p style="text-align: center;">Cultural Heritage</p> <p style="text-align: center;">Planning and Economic Development Department</p>	<p>The subject property meets three of the ten criteria used by the City of Hamilton and Ministry of Tourism, Culture and Sport for determining archaeological potential:</p> <ul style="list-style-type: none"> • Within 300 m of a primary watercourse or permanent waterbody, 200 m of a secondary watercourse or seasonal waterbody, or 300 m of a prehistoric watercourse or permanent waterbody; • In areas of pioneer EuroCanadian settlement; and, • Along historic transportation routes.
<p style="text-align: center;">Natural Heritage</p> <p style="text-align: center;">Planning and Economic Development Department</p>	<p>The subject property is located within the boundaries of the Urban Hamilton Official Plan (UHOP). Based on Schedule B (Natural Heritage System) of the UHOP, the Core Areas have been identified as Significant Woodland, and Red Hill Creek Escarpment Valley Environmentally Significant Area (ESA). A watercourse (Red Hill Creek), which is regulated by the Hamilton Conservation Authority (HCA), has also been identified adjacent to the subject property.</p> <p>If this property is disposed of for the purpose of development, an Environmental Impact Statement (EIS) would need to be prepared in support of any development applications.</p> <p>The EIS would be prepared in accordance with the City's Guidelines (March 2015). The Terms of Reference would be required to be approved by the City (Natural Heritage Planning staff) in consultation within the HCA prior to the completion of any field inventories.</p>
<p style="text-align: center;">Building Engineering and Zoning</p> <p style="text-align: center;">Planning and Economic Development Department</p>	<p>The Zoning Section does not have an interest in the potential acquisition of the lands located at 300 Albright Road but provide the following comments related to the existing zoning and permitted uses.</p> <p>Our records indicate that the lands are currently occupied by one-storey school (CCE Red Hill Learning Centre) which is owned by the Hamilton-Wentworth District School Board (HWDSB) and which has been declared surplus to the HWDSB's holdings.</p> <p>The lands are zoned “AA” (Agricultural) District pursuant</p>

	<p>to City of Hamilton Zoning By-law 6593. The “AA” District permits the following uses:</p> <ul style="list-style-type: none"> • A public hospital (subject to Section 8(iii)(a), (b), (c) and (d); • A children’s residence; • A booth in a public hospital for the sale of concessions; • A district yard of the City, and; • A private stable. <p>In addition to the above, existing uses are also permitted.</p> <p>Changes in use which are not included in the “AA” District list of permitted use are subject to a Zoning By-law Amendment and Formal Consultation. Please contact the Planning and Development Division at (905) 546-2424 extension 1355 for further information.</p> <p>The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Development Planning Division.</p> <p>This property is subject to the issuance of a building permit in the normal manner for tenant improvement, change of use, renovations, alterations, additions or new buildings.</p>
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