

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p>Building, Engineering & Zoning Building Division</p>	<p>Building Division records indicate that the land is vacant. Permitted uses and applicable zone provisions shall be in accordance with Section 10.2 of Stoney Creek Zoning By-law 3692-92. The lands are located within or adjacent to an Environmentally Sensitive Area (ESA) and are subject to Site Plan Control. Please be advised that a portion of this property is within an area regulated by Hamilton Conservation Authority (HCA). Please contact (905) 525-2181 prior to any development. All proposed development is subject to the issuance of a building permit in the normal manner. No outstanding work orders.</p>
<p>Natural Heritage Planning</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, Core Areas have been identified within and adjacent to the subject property. Core Areas are the most important components of the Natural Heritage System in terms of biodiversity, productivity and ecological and hydrological functions. In this case, the Core Areas have been identified as Community Beach Ponds ESA, Significant Woodland, Significant Wildlife Habitat, wetland and watercourse. In addition, most of the property is located within the HCA regulated area.</p> <p>In addition,</p> <p>a) The subject property is bordered by a City-owned property to the west (Edgelake Park). Edgelake Park is a neighbourhood park that supports the protection of natural features by preserving the woodland and the creek in their natural form.</p> <p>b) The City has a long-standing tradition of protecting natural heritage features. The Community Beach Ponds ESA, which has been identified within and adjacent to the subject property, has been designated as an ESA based on its features and its functions (unusual habitat with limited representation in the municipality, Ontario or Canada; provides habitat for rare or endangered species that are endangered regionally, provincially or nationally). Further, through inventories and evaluation of biological attributes under the Natural Areas Inventory (NAI) Project (initiated by the Hamilton Naturalists' Club in 1991 and continued in 2003 and 2014 as a collaboration of</p>

	<p>stakeholders including the City), it has been recommended that:</p> <ul style="list-style-type: none"> • The area should be protected from development or other impacts <p>c) An Environmental Impact Statement (EIS) was prepared by Dougan and Associates (September of 2006) to assess the impacts of proposed development on the ESA. Through this study, it was identified that this area is considered Significant Wildlife Habitat (Landbird Migratory Stopover). In addition, this area is frequented in the spring and fall by avid bird watchers. The acquisition of this property would ensure the protection of Significant Wildlife Habitat.</p> <p>d) The subject property is regulated under the City's Urban Woodland Conservation By-law (By-law 14-212). This by-law applies to trees in a woodland 0.2 ha or greater within the urban boundary. Core Areas have been identified as 'Sensitive Natural Areas' within the by-law. If the property was acquired, the Core Areas and their functions would be protected.</p> <p>If this property is not acquired by the City, it may be disposed of with the intent for development. While it is the opinion of Natural Heritage Planning staff that this property would be difficult to develop, there is the potential for the Natural Heritage System to be negatively impacted. If development was to occur within or adjacent to this property, an EIS would be required.</p>
Infrastructure Planning	<p>There is a tributary and wetland on the subject land which provides storm water management functions for the upstream lands.</p>
Development Engineering Approvals	<ol style="list-style-type: none"> 1. Frances Avenue is classified as a Local Road in the City of Hamilton Urban Official Plan and shall be 26.213 m in width all along the property. The property line of the subject site appears to be irregular and does not meet this width requirement along the entire frontage. For this reason, the property may be subject to a road widening. 2. The subject site is regulated by the Hamilton Conservation Authority. 3. The existing municipal infrastructure fronting the subject site is summarized below: Frances Avenue <ul style="list-style-type: none"> - 200mm dia. watermain - 300mm dia. sanitary sewer - 750mm dia. storm sewer