

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

Transportation Planning Planning and Economic Development	<ul style="list-style-type: none"> On the north side of the property, approximately 6 metres are to be dedicated to the right-of-way on Governors Road, as per the Council Approved Urban Official Plan: Schedule C-2 - Future Right-of-Way Dedications; and, Governors Road is to be 36.576 metres between the west City limits and 91 m west of Creighton Road.
Hamilton Conservation Authority	<ul style="list-style-type: none"> The property is located at the headwaters area of Spring Creek; The rear area of the property contains a watercourse that is part of the Spring Creek watershed and the watercourse and associated area are regulated by the HCA pursuant to the HCA's "Development, Interference with Wetlands, and Alteration to Shorelines and Watercourses Regulation 161/06 under Ontario Regulation 97/04"; Development in this area would require a permit from the HCA; and, The woodlot area of the subject lands are designated as significant woodland as well as being part of the Copetown Ballpark Woodlot ESA.
Development Approvals Growth Management – Planning and Economic Development	<ul style="list-style-type: none"> The existing road width to the west of the property on the south side of Governor's Road is approximately 6.25m wider; There are no existing municipal water, wastewater or storm sewer services along the frontage of the property; The site lies within regulated conservation area; and, Our GIS records note that there are existing utilities (Bell and Hydro) on the site.
Building Division Planning and Economic Development	<ul style="list-style-type: none"> Building Division records indicate that the recognized use is an Educational Establishment (Queen's Rangers Elementary School), which is permitted. This property is within the area controlled by the Niagara Escarpment Planning and Development Act. For further information, please contact: <div style="text-align: right;"> Niagara Escarpment Commission 232 Guelph Street Georgetown, Ontario, L7G 4B1 Telephone: (905) 877-5191 </div>

	<ul style="list-style-type: none"> • The current underlying zoning is S3 (Settlement Institutional) for the main portion of the school containing the school building and sports field; • The remaining southerly part of the property which contains a wooded area and watercourse is zoned P6 (Conservation / Hazard Land -Rural) Zone and is not developable; • As noted, the zoning is superseded by the NEC's Development Control Area requirements; • Please be advised that the naturalized and flood plain portion of this property is within an area regulated by Hamilton Conservation Authority. Please contact (905) 525-2181 prior to any development; • The lands are subject to Site Plan Control in the event of new construction for development. All proposed development is subject to the issuance of a building permit in the normal manner; and, • Building Permit No. 19-134656 has been issued for the construction of four stand-alone portables. Please contact (905) 546-2424 extension 7777 for further information.
Community Planning Planning & Economic Development	<ul style="list-style-type: none"> • 1886 Governors Road (Queens Rangers Elementary) is designated “Rural Settlement Area” on Schedule D of the Rural Hamilton Official Plan • Lands designated Rural Settlement Area are subject to Rural Settlement Area general policies for each Rural Settlement Area set out in Volume 2 of the RHOP. These areas are intended to be residential and service centres that serve the immediate community and the surrounding rural area. • 1886 Governors Road (Queens Rangers Elementary) is designated as Copetown Settlement Institutional: • Volume 2, Chapter A – Ancaster Rural Settlement Area • 2.2COPETOWN RURAL SETTLEMENT AREA PLAN • 2.2.9 Settlement Institutional • 2.2.9.1 The use of lands designated Settlement Institutional on Map 2 shall be for religious, educational, charitable, governmental and health and welfare facilities. • 2.2.9.2 The Settlement Institutional uses on Map 2 are intended to serve the needs of Copetown and the immediate surrounding rural area.

	<ul style="list-style-type: none"> • 2.2.9.3 New schools and new places of worship are not contemplated in this Rural Settlement Area Plan. • 2.2.9.4 New Settlement Institutional uses or the enlargement of existing Settlement Institutional uses shall be given consideration provided they primarily serve the needs of Copetown and the surrounding rural area and there is evidence that groundwater resources shall not be adversely impacted. • 2.2.9.5 New Settlement Institutional uses or the enlargement of existing Settlement Institutional uses shall be subject to Site Plan approval. Site plans shall ensure that traffic impacts are minimized and that building designs and massing are complementary to the existing built environment. • S3 – Settlement Institutional <ul style="list-style-type: none"> ○ Agriculture, Day Nursery, Educational Establishment, Library, Place of Worship ○ Min. Lot Area = 0.4 ha ○ Max. Building Height = 10.5m <p>The future use of this site should ensure compatibility with surrounding uses. Staff would be pleased to review any preliminary plans submitted by the property owner or prospective purchaser to ensure the appropriate integration of new development within the context of existing land use.</p>
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