

SITE DEVELOPMENT REQUIREMENTS

Planning and Economic Development Department

<p>Development Engineering Planning and Economic Development</p>	<ul style="list-style-type: none"> • The existing municipal infrastructure fronting the subject property is summarized below: <ul style="list-style-type: none"> ○ 1050mm dia. Watermain ○ 400mm dia. Watermain ○ 525mm dia. Storm sewer ○ 825mm dia. Storm sewer ○ 250mm dia. Sanitary sewer
<p>Transportation Planning Planning and Economic Development</p>	<ul style="list-style-type: none"> • On the south side of the property, approximately 7m are to be dedicated to the right-of-way on Barton Street, per the Council Approved Urban Official Plan: Schedule C-2 – Future Right of Way Dedications.
<p>Building Division Planning and Economic Development</p>	<ul style="list-style-type: none"> • Building Division records indicate that the recognized use is an Educational Establishment (Mountain View Public School), which is permitted pursuant to Special Exception 373; • Permitted uses and applicable zone provisions shall be in accordance with Section 9.2 and 9.3 of Hamilton Zoning By-law 05-200; • A minimum lot area of 4,000 square metres is required in the M2 and M3 zone; • Please note where a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for each of the applicable zones as per Section 2.5f) of Hamilton Zoning By-law 05-200; • The lands are subject to Site Plan Control; • All proposed development is subject to the issuance of a building permit in the normal manner; and, • Building Permit 18-109991 for interior alterations is outstanding. Please contact (905) 546-2424 extension 7777 for further information.
<p>Development Planning, Heritage and Design Planning and Economic Development</p>	<ul style="list-style-type: none"> • “Note: The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbance, in addition to any areas impacted by the installation of services, such as water, electricity and ground-source heat

	<p>pumps, and the proponent is advised to conduct an archaeological assessment 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 resources 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 Heritage, Sport, Tourism and Culture Industries (MHSTCI). All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the MHSTCI. Should deeply buried archaeological materials be found on the property during any of the above development activities the MHSTCI should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).”</p>
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