

## SITE DEVELOPMENT COMMENTS

<p><b>Building, Engineering &amp; Zoning</b> Building Division</p>	<ul style="list-style-type: none"> <li>• Building Division records indicate that the recognized use is an Educational Establishment (Elizabeth Bagshaw Elementary School), which is permitted.</li> <li>• The rear portion of the property is within the area controlled by the Niagara Escarpment Planning and Development Act. For further information, please contact:  Niagara Escarpment Commission 232 Guelph Street Georgetown, Ontario, L7G 4B1 Telephone: (905) 877-5191</li> <li>• The remainder of the property is zoned I1 in Hamilton Zoning By-law 05-200. Permitted uses and applicable zone provision shall be in accordance with Section 8.1 of Hamilton Zoning By-law 05-200.</li> <li>• In addition to a range of neighbourhood institutional uses, the I1 Zone permits low density development forms which include duplex, semi-detached dwellings and single detached dwellings subject to the specific regulations provided in Section 8.1.3.</li> <li>• The lands are located within or adjacent to an Environmentally Sensitive Area (ESA) and are subject to Site Plan Control. Please contact Development Planning at (905) 56-2424 ext. 1355 concerning potential requirements for new development.</li> <li>• Please be advised that a portion of this property is under Conservation Management. Please contact Hamilton Conservation Authority at (905) 525-2181 prior to any development.</li> <li>• The lands are subject to Site Plan Control.</li> </ul>
--	--

	<ul style="list-style-type: none"> <li>• All proposed development is subject to the issuance of a building permit in the normal manner.</li> </ul>
<p><b>Community Planning</b> Planning &amp; Economic Development</p>	<ul style="list-style-type: none"> <li>• The subject lands are identified as “Neighbourhoods” in the Urban Hamilton Official Plan’s Schedule E – Urban Structure. The subject lands are designated “Neighbourhoods” in the Urban Land Use Designations – Schedule E-1. These areas are intended to function as complete communities, providing a mix of residential, commercial, and community facilities/services.</li> <li>• Zoning By-law No. 05-200 indicates that the lands are zoned “I1” Neighbourhood Institutional. The I1 Zone permits singles, semi-detached dwelling, a Residential Care Facility and Retirement Homes. Redevelopments on the site shall be sensitive to the surrounding residential uses in the area and compatible with single detached, semidetached and duplex dwellings.</li> </ul>
<p><b>Cultural Heritage</b> Planning &amp; Economic Development</p>	<ul style="list-style-type: none"> <li>• The Hamilton Municipal Heritage Committee is in the process of inventorying all Places of Education across the City of Hamilton and screening them to determine which properties may have cultural heritage value or interest worth recognizing and protecting under the <i>Ontario Heritage Act</i>. These four schools – Elizabeth Bagshaw Elementary, Glen Echo Elementary, Green Acres Elementary and R.L. Hyslop – are included in the Places of Education Inventory but have not yet been surveyed or reviewed by the HMHC.</li> <li>• Staff may require a Cultural Heritage Impact Assessment be prepared in support of a <i>Planning Act</i> application to develop the property. If demolition of the existing building is proposed, Staff may request that a Documentation and Salvage Report be prepared prior to demolition.</li> </ul>

- Archaeology: The subject property meets two (2) of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries for determining archaeological potential:
  - Within 250 metres of known archaeological sites;
  - Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody;

These criteria define the property as having archaeological potential.

- 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 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.

	<ul style="list-style-type: none"> <li>• 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).”</li> </ul>
<p><b>Natural Heritage Planning</b>          Planning &amp; Economic          Development</p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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 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. In addition, the woodland within 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.</li> <li>• Based on policies within the UHOP, Core Areas are to be preserved and enhanced. Any development or site alteration within or adjacent to them shall not negatively impact their features or their ecological functions (policy C.2.3). If this</li> </ul>

	<p>property is disposed of for development, an Environmental Impact Statement (EIS) would need to be prepared in support of any development application. The EIS is to demonstrate that:</p> <ul style="list-style-type: none"><li>○ There shall be no negative impacts on the Core Area's natural features or their ecological functions;</li><li>○ Connectivity between Core Areas shall be maintained, or where possible, enhanced for the movement of surface and groundwater, plants and wildlife across the landscape;</li><li>○ The removal of other natural features shall be avoided or minimized by the planning and design of the proposed use or site alteration wherever possible (policy C.2.5.8).</li></ul> <ul style="list-style-type: none"><li>● The EIS would be prepared in accordance with the City's Council adopted Guidelines (revised March 2015) and would involve the development of a Terms of Reference (the framework for the necessary fieldwork). The Terms of Reference would be required to be approved by the City (Natural Heritage Planning staff) in consultation with the HCA prior to the completion of any field inventories.</li></ul>
--	--