

CONSULTATION – DEPARTMENTS AND AGENCIES

	Comment	Staff Response
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	Development Engineering Approvals Section supports the Zoning By-law Amendment application with the inclusion of a Holding Provision.	A Holding Provision has been added to the draft Zoning By-law Amendment, attached as Appendix “B” to Report PED23206, requiring a Watermain Hydraulic Analysis that demonstrates the required domestic water and fire flows are available within the appropriate pressure ranges and that the impact of this development on the surrounding pressure district is not adverse.
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	<p>A Transportation Impact Study is to be submitted. The Transportation Consultant is to provide a proposed scope for review and approval by Transportation Planning prior to the commencement of the study.</p> <p>Transportation Planning requested additional information regarding detailed design to be addressed through the Site Plan Control application.</p>	<p>A Holding Provision has been added to the draft Zoning By-law Amendment, attached as Appendix “B” to Report PED23206, for a Transportation Impact Study.</p> <p>Additional detailed design comments will be addressed through the Site Plan Control application.</p>

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Waste Policy and Planning Section, Waste Management Division, Public Works Department	Proposal was reviewed for municipal waste collection service, and as currently designed this development is not serviceable for municipal collections as continuous forward motion and “T” turnaround area do not meet current City standards.	Further review to determine if municipal waste collection service will occur through the future Site Plan Control application. If an appropriate design cannot be achieved private waste collection services will be required.
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry does not have concerns with the Tree Management Plan as there are no trees within the municipal right-of-way. Further revisions to the Landscape Plan for trees to be included within the municipal right-of-way will be addressed through the Site Plan Control application.	Through the Site Plan Control application revisions will be required to the Landscape Plan.
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	The Owner and Agent should be made aware that the municipal address for the proposed development will be determined after conditional Site Plan approval is granted.	Noted.
Development Charges, Programs and Policies Corporate Services	Municipal charges will apply for 1898 and 1900 Rymal Road East, Glanbrook under the By-Laws 14-035 and 16-245. The total payable for each property is as follows: <ul style="list-style-type: none"> • 1898 Rymal Road East: \$12,292.54 • 1900 Rymal Road East: \$12,292.54 	Noted, municipal fee charges will be collected through conditions at the future Site Plan Control application stage.

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Hamilton Conservation Authority	<p>Hamilton Conservation Authority has no objection to the Zoning By-law Amendment.</p> <p>The site is regulated by the Hamilton Conservation Authority under Ontario Regulation 161/06 (Hamilton Conservation Authority’s Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) made under the <i>Conservation Authorities Act</i>, R.S.O. 1990 due to proximity to the Eramosa Karst Earth Science Area of Natural and Scientific Interest. Therefore, written permission (Letter of Permission) from Hamilton Conservation Authority will be required for the proposed new development.</p> <p>The site is located just to the south of the Eramosa Karst Conservation Area, which is owned by Hamilton Conservation Authority. Staff have reviewed the Landscape Plan and would recommend avoiding invasive species that could easily travel by seed and spread to the adjacent Conservation Area. HCA suggests revising the Landscape Plan to remove the invasive plants from the planting list.</p>	<p>Noted, HCA staff will be circulated with the future Site Plan Control application to ensure Letter of Permission is issued and native plant species are provided.</p>