

CONSULTATION – DEPARTMENTS AND AGENCIES

	Comment	Staff Response
<ul style="list-style-type: none"> • Canada Post Corporation; and, • Strategic Planning, Assets Management, Public Works Department. 	No Comment.	Noted.
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.	No objection to the Zoning By-law Amendment application subject to a Holding Provision.	The recommended Zoning By-law includes a Holding Provision to establish the Owner’s intent to connect to municipal water servicing and requirement to install a Class 6 tertiary wastewater treatment system on the subject lands. It also requires that the owner enter into, and register on title, a development agreement with the City of Hamilton to install and properly maintain the tertiary treatment septic system, in order to function as designed. See Appendix “B” to Report PED23208.
Hamilton Water, Source Water Protection Planning, Public Works Department	<p>Staff advise that the Residential Well Sampling Report prepared by MTE Consultants, dated September 15, 2022 identified that existing background nitrate concentrations for the adjacent property (1806 Brock Road) exceeds the Ontario Drinking Water Quality Standard.</p> <p>Staff require the installation of a Class 6 Tertiary wastewater disposal system designed by a Professional Engineering in accordance with the <i>Ontario Building Code</i>, in addition to connecting to the Freelon Municipal Drinking Water System to service the development. If this option is not feasible, further background testing shall be performed to determine the water quality of the subject lands and surrounding properties.</p>	<p>The Owner has notified the adjacent property owners of the Residential Well Sampling results and the Ontario Drinking Water Quality Standards.</p>

	Comment	Staff Response
Hamilton Water, Source Water Protection Planning, Public Works Department (continued)	It is recommended that the Owners of 1804 and 1806 Brock Road connect to the Freelon Municipal Drinking Water System to ensure a potable water supply.	
Ministry of Transportation (MTO)	<p>The Ministry has no objections to the proposed Zoning By-law Amendment application.</p> <p>The proposal is located within the MTO Permit Control Area for the Highway No. 6/Concession 11 East road intersection. A MTO Building and Land Use Permit is required prior to the commencement of any on-site construction/works.</p> <p>A MTO Building and Land Use Permit is required prior to the commencement of any on-site construction/works</p>	Staff note a MTO Land Use permit will be required prior to issuance of a Building Permit to facilitate construction of the single detached dwelling.
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	<p>A Transportation Impact Study is not required for this development. Minimal vehicle traffic is anticipated to be generated by this development and is unlikely to have a negative impact on the road network.</p> <p>Dedication of a 4.57 metre x 4.57 metre daylighting triangle is required at the corner of Louisa Street and William Street in the future.</p>	The proposed single detached dwelling is not subject to Site Plan Control as per the City’s Site Plan Control By-law No. 15-176. Road dedication and daylighting triangle shall be required as conditions of any future Site Plan Control application.
Waste Policy and Planning Section, Waste Management Division, Public Works Department	This development is eligible for municipal waste collection and shall follow the requirements under the City of Hamilton Solid Waste Management By-law No. 20-221.	Noted.

	Comment	Staff Response
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Staff approve the Landscape Plan dated March 20, 2023 with no further revisions required.	The Applicant has proposed three street trees within the municipal right-of-way to be selected and planted by the City of Hamilton, as shown on the Applicant submitted Landscape Plan prepared by Adesso Design Inc., dated March 20, 2023.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>The Owner and Agent should be made aware that the existing address of 12 Louisa Street will be retained for the subject proposal.</p> <p>Should there be a change to the driveway location from William Terrance North, the Owner and / or Agent should contact staff to obtain a William Terrance North address prior to making an application for Building Permit.</p>	The revised Concept Plan proposes driveway access from William Terrace North. The municipal addressing shall be finalized prior to the Applicant’s application for Building Permit.