

CONSULTATION – DEPARTMENTS AND AGENCIES

	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p>	<p>Water Servicing: The maximum day domestic water usage for the development, based on the approximate fixture unit approach, has been calculated as 11.72 L/s. This calculation is acceptable. The provided information is satisfactory to support the Zoning Bylaw Amendment application. No concerns from a water servicing perspective at this time.</p> <p>Sanitary Servicing / Storm Servicing: Please note that in support of the future Site Plan Control Application, the Proponent is required to submit a servicing plan.</p> <p>Stormwater Management: Infrastructure Planning staff is satisfied with the Stormwater Management design and have no objection from Zoning By-law Amendment approval perspective.</p> <p>Source Water Protection: Source Water Protection Planning has reviewed the applicant’s Geotechnical Investigation (McIntosh Perry Consulting Engineers Ltd., December 5, 2022) and Hydrogeological Site Assessment (McIntosh Perry Consulting Engineers Ltd., November 28, 2022). The applicant shall demonstrate that no long-term dewatering (due to groundwater) will be conveyed to the municipal sewer infrastructure.</p>	<p>Matters related to site servicing, grading, stormwater management, and source water protection will be further reviewed at the future Site Plan Control application.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>A Transportation Impact Study prepared by IBI Group dated December 23, 2022 was review by Transportation Planning and was determined that the existing road network can accommodate the traffic generated by the proposed development with minor infrastructure improvements.</p> <p>The Parking Analysis for the proposed development was completed using the parking rates under the Glanbrook Zoning By-Law No. 464. Transportation Planning accepts the proposed parking supply.</p> <p>The applicant should provide long-term and short-term bicycle parking within the property limits as per the City of Hamilton Zoning By-Law No. 05-200 for the proposed land use type.</p> <p>The applicant will be responsible for any road improvements that are identified in association with their development (i.e. road widening, new signs and/or markings, sidewalk improvements, etc.) all at their cost.</p> <p>Based on the approximate existing 20.0 metre right-of-way along Library Lane no further land dedication is required along the frontage of 2641 Regional Road 56.</p>	<p>Any infrastructure improvements and bicycle parking spaces will be addressed at the future Site Plan Control application.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposal was reviewed for municipal waste collection service and as currently designed the development is serviceable.</p> <p>The building is eligible for municipal waste collection and will be required to follow the requirements under the City of Hamilton Solid Waste Management By-law No. 20-221.</p>	<p>Details for municipal waste collection will be addressed at the future Site Plan Control application.</p>

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Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry conditionally approves the tree inventory and preservation management plan revision, dated December 23, 2022. Forestry has reviewed landscape plans dated October 2022 and has determined that due to the site conditions and available space, no new trees are required on the municipal road allowance.	Noted.
Transit Planning and Infrastructure, Transit Division, Public Works Department	The Binbrook area is not contained within the Urban Transit Area as outlined in the Transportation Impact Study, and no conventional public transit service is available in the Binbrook area.	Noted.
Alectra Utilities	Relocation, modification, or removal of any existing hydro facilities shall be at the owner’s expense. Developers shall be responsible for the cost of civil work associated with duct, structures, transformer foundations, and all related distribution equipment. Developers to acquire an easement, if required.	Noted.
Enbridge	The existing building currently has a gas service. If the proposed building will have additional gas loads applied the customer would need to submit a load increase request so that Enbridge can determine if the existing gas service and meter are sufficient. If the meter in its existing location will be an issue with the new proposed addition, a service relocate may also be required.	Noted.