

**CONSULTATION – DEPARTMENTS AND AGENCIES**

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> <li>• Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department;</li> <li>• Real Estate Section, Economic Development Division, Planning and Economic Development Department;</li> <li>• Parks and Cemeteries Section, Environmental Services Division, Public Works Department;</li> <li>• Capital Budget Projects Section, Engineering Services Division, Public Works Department; and,</li> <li>• Hydro One Networks Inc, Real Estate Division.</li> </ul>	<p>No comment.</p>	<p>None.</p>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p>	<p>A Functional Servicing Report and Stormwater Management Report were submitted in support of the application and the increased capacity demand.</p> <p>A 6.0 metre storm drainage easement is required along the south property limit of Block 5 (townhouse block) and the side yard of Lot 4. A 9.0 metre servicing easement is required along the north property limit and across Lot 1 and Block 5. The applicant is required to provide a 9.0 metre easement over Lot 1 in favour of the future Condominium Corporation. The Owner requires permission from adjacent Owners to the north and south of the draft plan to permit grading on their properties.</p>	<p>These matters will be addressed as Condition Nos. 1 through 21 of Appendix “I” attached to Report PED24027.</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 (with Transportation Demand Management) was prepared by Trans-Plan Transportation Inc., dated October 19, 2018, and the findings were accepted by Transportation Planning staff as the road network can accommodate the site-generated traffic.</p> <p>Additional recommendations for Block 5 included a 4.5 metre right-of-way dedication (Block 6), ensuring 5.0 metres x 5.0 metres visibility triangles for the townhouse development at the ingress / egress location and a 6.0 metre minimum driveway access width at the property line. The design has incorporated the above noted requirements and detailed design will occur through the future Site Plan Control application.</p>	<p>These matters will be addressed as Condition No. 25 of Appendix “I” attached to Report PED24027.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposal was reviewed for municipal waste collection and eligible for municipal waste collection subject to meeting the City’s requirements. Block 5 will be further reviewed through the future Site Plan Control application.</p> <p>The property owner must contact the City to request waste collection service to complete a site visit to determine if the property complies with the City’s waste collection requirements.</p>	<p>Waste collection requirements are addressed as Note No. 2 to the conditions of Draft Plan of Subdivision approval (see attached Appendix “I” of Report PED24027).</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>No existing trees are within the municipal right-of-way along Elm Hill Boulevard. Further clarification will be required to determine if the required right-of-way dedication will acquire trees along the frontage of Southcote Drive.</p> <p>A Landscape Plan, prepared and signed by a certified Landscape Architect, is required. A Permit to Remove or Injure Trees on Public Property is required and will be issued upon approval of the Tree Management Plan and submission of applicable fees.</p>	<p>A Tree Preservation Plan, prepared by Davey Resource Group and dated September 14, 2017, and a revised plan dated June 24, 2022, were submitted in support of this application.</p>

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<p>Forestry and Horticulture Section,  Environmental Services Division,  Public Works Department  <b>(Continued)</b></p>		<p>Further, an Arborist Report by Davey Resource Group dated September 12, 2017, with three updates to the report dated March 31, 2020, July 30, 2020, and October 6, 2022 were submitted.</p> <p>To address the four lots fronting onto Elm Hill Drive a Landscape Plan and Tree Management Plan, including a permit, is required and will be addressed through Condition 2.08 of the City’s Standard Conditions of Subdivision Approval. The condition of Street Tree Planting will be cleared upon receipt of a plan depicting new trees, loss of tree canopy, as well as the payment and issuance of the Permit to Remove or Injure Trees on Public Property and street tree planting fees.</p> <p>A revised Arborist Report and Tree Preservation Plan is identified as special condition No. 29 of Appendix “I to Report PED24027.</p>

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Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	A PIN Abstract would be required with the submission of a future Draft Plan of Condominium application.	Noted that a PIN Abstract is required at a future Draft Plan of Condominium.
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	<p>The owner and agent should be made aware that addresses will be assigned once Draft Plan Approval has been granted.</p> <p>Include a note indicating if the plan is not given approval within three years, it shall lapse.</p>	<p>Municipal addressing is included as Condition No. 24 of Appendix “I” attached to Report PED24027.</p> <p>Note No. 1 of Appendix “I” attached to Report PED24027 has been included to address the lapsing of the draft approval.</p>
Ministry of Transportation	<p>The subject land is within the Ministry permit control area, and the Ministry will require building and land-use permits for all buildings and structures above and below ground prior to any grading and construction on this site.</p> <p>As part of the Ministry’s permit review process, the applicant will be required to submit a site plan, site grading and drainage plan, site servicing plan, reports and documentation which confirm that the design is in compliance with the Transportation Impact Study and Stormwater Management Report that are approved for the Plan of Subdivision.</p>	Condition Nos. 22 and 23 of Appendix “I” attached to Report PED24027 have been included to ensure detailed drawings are reviewed by the Ministry of Transportation.
Hamilton Conservation Authority	The subject land is located within the Ancaster Creek sub watershed area that drains to Cootes Paradise, Hamilton Harbour and ultimately Lake Ontario to the north and the proposed development will result in a significant increase in the imperviousness of the site. Hamilton Conservation Authority requires Enhanced (Level 1) stormwater quality control measures be implemented and sediment and erosion measures be installed.	Condition Nos. 26 and 27 of Appendix “I” attached to Report PED24027 have been included to ensure detailed drawings are reviewed by the Hamilton Conservation Authority.

<p>Hamilton Conservation Authority  <b>(Continued)</b></p>	<p>As the subject lands are not within an area regulated by the Hamilton Conservation Authority, a permit is not required.</p> <p>Hamilton Conservation Authority is of the opinion all remaining comments regarding associated grading, servicing and erosion and sediment control plans can be reasonable addressed through the draft plan conditions.</p>	
<p>Bell Canada</p>	<p>Bell Canada has requested the appropriate easements be included to service to the subject lands.</p>	<p>This requirement will be addressed through the Standard Form Subdivision Agreement (Clause 2.06).</p>
<p>Canada Post</p>	<p>Owners / developers are required to notify purchasers of Centralized Mailbox locations.</p> <p>Owner agrees to work with Canada Post to determine the Centralized Mailbox locations.</p>	<p>These requirements will be addressed through the Standard Form Subdivision Agreement (Clause 1.43 f) and 2.10).</p>
<p>Enbridge Gas Inc.</p>	<p>The owner / developer is required to provide to Enbridge Gas Inc. the necessary easements and / or agreements required by Enbridge Gas Inc. for the provision of gas services for this project, in a form satisfactory to Enbridge Gas Inc.</p>	<p>This requirement will be addressed through the Standard Form Subdivision Agreement (Clause 1.20).</p>