

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>There is currently a 0.3 m reserve along the entire frontage of the subject site on Maple Drive.</p> <p>There are currently no municipal storm or sanitary sewers fronting the subject site along Maple Drive or Jenny Court. There is a 300mmø watermain fronting the site along Maple Drive. The owner / applicant will be required to extend the sanitary and storm sewers along the entire frontage of the subject site to service the two proposed dwellings.</p> <p>Development Engineering supports the Zoning By-law Amendment application; however, several conditions must be met during the future Consent application stage. These include submitting Geotechnical and Hydrogeological Briefs to address potential dewatering needs, making a cash payment for future urbanization along the Jenny Court frontage, submitting an Environmental Compliance Application for extensions to the municipal sewer mains, securing an External Works Agreement for necessary upgrades to municipal water and sewer infrastructure and roadway reconstruction along Maple Drive, and registering the consent agreement with the future severance application on title.</p>	<p>These matters regarding municipal servicing extensions along Maple Drive, urbanization of Jenny Court, dewatering needs, and entering into a Consent Agreement, will be addressed through the future Consent application to create the proposed lots.</p>

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Waste Policy and Planning Section, Waste Management Division, Public Works Department	<p>The residential dwellings can set out their waste along the curbside in front of their dwelling units.</p> <p>The developer is responsible for all waste removal up until the time that municipal collection services are initiated.</p>	Noted.
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	The Owner and Agent should be made aware that the addresses for this proposal will be determined through the Consent process.	This matter will be addressed through the future Consent application.
Canadian Pacific Railway Company	Recommends that a condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed buildings advising future residents of noise and/or vibration arising from the nearby railway right-of- way.	This matter will be addressed through the future Consent application.
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	Transportation Planning supports the Zoning By-law Amendment (ZAC-23-004) as the existing transportation network can accommodate the proposed development. Due to the limited number of residential units and the low projected vehicular impact, a Transportation Impact Study is not required. The Jenny Court right-of-way, which is sufficiently wide at 64.0 meters, requires no further land dedication. Additionally, Transportation Planning does not provide comments on driveway access for single, two, or three-unit dwellings.	Noted.

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Urban Forestry	<p>Forestry has approved the Arborist report and tree preservation plans revised on June 2, 2024. An invoice for a public tree permit will be issued once the landscape plans are reviewed and approved. Please submit the landscape plans as soon as they are ready.</p>	<p>The revised Landscape Plan was approved by Forestry on August 21st, and the invoice for street tree planting fees has been sent to the applicant.</p>
Alectra Utilities	<p>The Engineering Design Department has reviewed the Consent Application and provided several key points for consideration. Developers are advised to contact the ICI and Layouts Department for Residential/Commercial electrical service requirements.</p> <p>Any relocation, modification, or removal of existing hydro facilities will be at the owner’s expense, and developers will also be responsible for the cost of civil work related to duct structures, transformer foundations, and associated distribution equipment. If an easement is required, it will need to be acquired by the developer. To ensure timely service, Alectra Utilities requires a minimum of six months notification to prepare design and procure materials, with transformer procurement taking approximately 20 weeks.</p> <p>Additional guidelines include maintaining a safe distance from hydro poles, anchors, and underground hydro plants during excavation, unless approved and supervised by Alectra Utilities, with associated costs being the owner’s responsibility.</p>	<p>Noted.</p>

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Alectra Utilities ( <b>Continued</b> )	<p>Developers must contact Alectra Utilities for the removal, isolation, or relocation of existing plants. Prior to construction, it's essential to arrange for underground hydro cable locates through Ontario One. Compliance with clearance regulations is mandatory according to the Ontario Building Code, Electrical Safety Code, <i>Occupational Health and Safety Act</i>, and CSA Standards for both Overhead and Underground Systems.</p>	
Enbridge Gas.	<p>Enbridge will review all planning and development notifications to determine their proximity and potential to impact our liquid pipeline network. If your notification is in proximity to an Enbridge liquid transmission pipeline, a formal response will be prepared and emailed by your specified deadline.</p> <p>Planning and development notifications not in proximity to an Enbridge transmission pipeline will not receive a response.</p>	Noted.
Hamilton Conservation Authority	<p>The Hamilton Conservation Authority reviewed the application to demolish an existing home and construct two single-detached dwellings on a 0.12 ha property adjacent to the Niagara Escarpment and Watercourse 4.0. The property is outside the Niagara Escarpment Plan Development Control Area and is separated from Core Areas identified in the Urban Hamilton Official Plan by Jenny Court. The Hamilton Conservation Authority has no concerns related to natural heritage and the proposed development is consistent with the existing use.</p>	Noted.

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Hamilton Conservation Authority (Continued)	The property is partially regulated by Ontario Regulation 161/06 due to proximity to Watercourse 4.0, requiring written permission from HCA for any future development or site alteration. HCA staff have no concerns regarding natural hazards, as the site is outside flood and erosion hazard zones. In conclusion, the Hamilton Conservation Authority has no objections to the proposed development but emphasizes that written permission will be necessary for any future work on the property.	
Niagara Escarpment Commission (NEC)	<p>48 Jenny Court, Hamilton (ARN 251800331054200) is located outside of the Niagara Escarpment Development Control Area, and as such, a Development Permit is not required from our office for development on the subject property. However, the property is located within the Niagara Escarpment Plan Area and is designated Urban Area by the Niagara Escarpment Plan (2017). As such, proposed uses and development activities on the property shall conform with Parts 1.7 and 2 of the Niagara Escarpment Plan, found here: <a href="https://escarpment.org/planning/niagara-escarpment-plan/">https://escarpment.org/planning/niagara-escarpment-plan/</a>.</p> <p>The permitted uses for the Urban Area in Part 1.7.4 states: Proposed uses and the creation of new lots may be permitted, subject to conformity with Part 2, Development Criteria, the Development Objectives and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan.</p>	Staff can confirm that the proposal is for two single detached dwellings, each on their own future lot to be created via Consent.

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Niagara Escarpment Commission (NEC) <b>(Continued)</b>	The NEP does not allow for detached secondary dwelling units per Part 2.2.11c). As such, provided the lots are formally severed prior to construction of the two dwellings (one single dwelling on each lot), we would have no objections.	