

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department; • Real Estate Section, Economic Development Division, Planning and Economic Development Department; • Landscape Architectural Services, Environmental Services, Public Works Department; • Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department; • Alectra Utilities; and, • CN Rail. 	No comment.	Noted.
Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	Development engineering has no concerns with this application.	Noted.

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Parks and Cemeteries Section, Environmental Services Division, Public Works Department	Parks staff are supportive of the rezoning application which proposes to change the zone of the property from institutional to P5 Zone. The change in zoning will afford long-term protections to the existing natural assets on-site.	Noted.
Transit Strategy, Hamilton Street Railway (HSR)	<p>HSR does not currently operate fixed-route service near this location. However, Trans-Cab services do connect to fixed-route service throughout this area of Stoney Creek.</p> <p>Under (Re)envison, the HSR will begin operating a fixed-route service north of the QEW, 13 Lake, operating every 20 minutes weekdays and 30 minutes evenings and weekends. This route will connect Eastgate to the Stoney Creek community centre, with a one-way loop of service via Drakes - N Service Road - Green - Frances. Stops have been identified on the subject parcel, with one intended opposite 76 Frances Avenue and one at Frances Avenue and Teal Avenue. Please ensure HSR’s standard stop design will be permissible adjacent to this site.</p>	The proposed Zoning By-law Amendment will not impact planned HSR works within the municipal right-of-way.
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<p>There are municipal tree assets on site although it is determined that no impacts are anticipated therefore a Tree Management Plan is not required.</p> <p>A Landscape Plan is not requested by the Forestry & Horticulture Section.</p> <p>Forestry has no concerns with the Zoning By-law Amendment (CI-23-P).</p>	Noted.
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	The existing municipal address of 65 Frances Avenue will be retained for the subject lands.	Noted.

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Waste Policy and Planning Section, Waste Management Division, Public Works Department	This proposal does not impact municipal waste collection service.	Noted.
Ministry of Transportation (MTO)	The subject site is within MTO’s Permit Control Area. MTO is supportive of the zoning in principle. It is understood that the proposed Zoning By-law Amendment is to conserve the existing natural heritage features on site. If the site were to change (e.g. grading, construction of a permanent feature, etc.), then MTO Site Plan Approval and an MTO Permit will be required.	Noted.
Hamilton Conservation Authority (HCA)	<p>The subject property contains Stoney Creek Watercourse Number 00 which traverses the western side of the property, as well as two wetlands. Due to the presence of these features, the HCA regulates the subject property pursuant to the <i>Conservation Authorities Act</i> and Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits).</p> <p>HCA staff understand the Zoning Bylaw Amendment has been initiated to change the zoning designation of the subject land from Small Scale Institutional “IS” Zone to Conservation/Hazard Land (P5) Zone. Since this change will recognize and conserve the existing natural hazard features on the site and no development is proposed, HCA staff have no objection to this Zoning By-law Amendment.</p>	Noted.