

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>The proposed development will be privately serviced for water and wastewater, with drainage directed to a suitable storm outlet and Low Impact Development (LID) features incorporated. A Stormwater Management Brief is required to address stormwater quantity and quality runoff, in accordance with City standards.</p> <p>Source Water Protection:</p> <p>The applicant's Hydrogeological Assessment and Terrain Analysis have been reviewed, and several updates are requested. These include providing a clear plan for well and septic system locations, confirming the correct number of bedrooms for accurate water demand calculations, and addressing the sustainability of the proposed pumping rate. Additionally, the water quality testing did not include all required parameters, and further details on treatment options for total dissolved solids and UV treatment for coliform exceedances are needed. The applicant is also advised to submit a septic design report to ensure compliance with the Ontario Building Code requirements.</p> <p>Source Water Protection Planning notes that the risk of offsite nitrate pollution is low due to the large lot size, but the applicant must revise the nitrate boundary calculations based on the correct number of bedrooms and effluent loading</p>	<p>A Holding Provision is proposed as part of the Zoning By-law Amendment to address these concerns.</p>

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<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p> <p>(continued)</p>	<p>rate. The applicant is also required to provide additional water quality parameters, including those for various pesticides and chemicals, and confirm treatment recommendations. The final Hydrogeological Report must address all comments from Source Water Protection, and the proposed septic system must demonstrate compliance with the Ontario Building Code's separation requirements.</p>	
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The residential dwellings can set out their waste along the edge of the roadway 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>	<p>Noted.</p>
<p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department</p>	<p>The Owner and Agent should be aware that the existing municipal address of 475 Powerline Road will be retained for the subject proposal. Once constructed, the municipal address must be affixed to the proposed dwelling. Additionally, a Rural Numbering Sign will be required to be installed on the property.</p>	<p>Noted.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>A Transportation Impact Study is not required for the subject application due to the limited vehicle trips generated by the residential unit and the minimal impact on the surrounding road network. Transportation Planning has waived the right-of-way dedication requirement for Powerline Road (approximately 20 metres) and Tapleystown Road (approximately 26.5 metres), as the existing road</p>	<p>The applicant intends to apply for an easement agreement with the neighbouring property, which is owned by Hydro One, to facilitate access to the subject property. Additionally, a Holding Provision is proposed to ensure the necessary approval from Hydro One is obtained before development proceeds.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p> <p>(continued)</p>	<p>conditions and the presence of a Hydro One parcel along Powerline Road justify this waiver. Additionally, the Daylighting Triangle dedication for both roads has been waived. While Transportation Planning does not provide comments on driveway accesses for single dwellings, the applicant will need approval from Hydro One for the proposed access, as it crosses Hydro One lands.</p>	
<p>Urban Forestry</p>	<p>Forestry has noted that there are municipal tree assets on site although it is determined that no impacts are anticipated, therefore no Tree Management Plan or Landscape Plan is required.</p>	<p>Noted.</p>
<p>Alectra Utilities</p>	<p>The applicant was provided information for the developer's consideration regarding electrical service requirements.</p>	<p>Noted.</p>
<p>Hamilton Conservation Authority</p>	<p>HCA staff have reviewed the applications, and the topographic plan shows that the proposed grading works are outside the regional floodplain, and regulatory flooding is not a concern. The development is outside the meander belt hazard, so there are no erosion hazards. The proposed development is not affected by flooding or erosion hazards from the tributaries of Stoney Creek. Hamilton Conservation Authority confirms that the application aligns with Provincial Planning Statement natural hazard policies.</p>	<p>Noted.</p>