

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
Hydro One Networks Inc, Real Estate Division.	No comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department	<p>A Functional Servicing and Stormwater Management Report, prepared by S. Llewellyn Limited, dated August 15, 2024, was submitted.</p> <p>Development Engineering staff supports the application as the applicant has demonstrated that proposal can be accommodated within the municipal infrastructure.</p> <p>Development Engineering advised that any blocks or easements required for servicing and/or utilities or drainage shall be in accordance with the City’s comprehensive guidelines. The Owner will be required to pay any outstanding costs / best efforts assessed for the property.</p> <p>Development Engineering staff will also require the owner to agree that, at their expense, to remove or relocate, as may be required, all affected utility poles, hydrants, pedestals, hydro vaults, etc. and the removal of all existing septic beds, garages,</p>	<p>Condition Number 1 of Appendix C attached to Report PED25097 will ensure that demonstrate adequate sanitary, stormwater and water servicing for the lots within Block 1 as shown in Appendix B attached to Report PED25097.</p> <p>Condition Number 2 of Appendix C attached to Report PED25097 requires an Excess Soil Management Plan to demonstrate how the development will comply with Ontario Regulation 406/19.</p> <p>Condition Numbers 3 and 4 of Appendix C attached to Report PED25097 requires the submission of a Grading and Servicing Drawings to confirm that the sewer and water services installed through the construction of the Carlson Street extension are in conformance with City standards for the proposed seven lots within Block 1 and design and cost estimate schedules, all grading and servicing works at 100% Owner’s cost.</p>

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (continued)</p>	<p>playground equipment, wells, fencing, and/or any structures.</p>	<p>Condition Numbers 5 and 6 of Appendix C attached to Report PED25097 requires to remove or relocate, as may be required, all affected utility poles, hydrants, pedestals, hydro vaults, etc. and the removal of all existing septic beds, garages, playground equipment, wells, fencing, and/or any structures.</p> <p>Condition Numbers 7 and 8 of Appendix C attached to Report PED25097 requires the road widening from Block 2 and the 0.3 metre reserve along Carlson Street be lifted.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning have reviewed the proposal and do not have concern with the additional lots along Carlson Street.</p> <p>Transportation Planning has confirmed the requirement for a right-of-way dedication has been provided.</p>	<p>Noted.</p> <p>Staff advise that the requirements regarding the extension of Carlson Street and the closure of the westerly temporary cul-de-sac have occurred through approval of Draft Plan of Subdivision approval 25T-202209.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The residential dwellings are 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. All waste streams are to be set out for collection in front of the individual dwelling unit.</p>	<p>Note Number 2 of Appendix C attached to Report PED25097 has been included as the proposal is eligible for municipal collection.</p>

Department/Agency	Comment	Staff Response
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>The Tree Management Plan, prepared by Jackson Arboriculture Inc. and dated December 9, 2024, is approved. As there is no additional loss of canopy, no additional fees are required at this time. Loss of canopy fees for the removal of municipal tree numbers 1 and 2 (previously tree number 92 and 93) were previously paid on July 10, 2024, through Draft Plan of Subdivision application 25T-202209 and public tree permit # 267-2024 was issued.</p> <p>Forestry advises that the requirement for Landscape Plans for subdivisions are not required to show planting locations and designated species within the municipal road allowance. Forestry staff have clarified that the Landscape Plan has been combined with the previously approved plan for the adjacent registered Plan of Subdivision 62M-1302.</p>	<p>Noted. The Standard Form Subdivision Agreement (Clause 2.8) addresses the Landscape Plan and any requirement for street tree plantings.</p>
<p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department</p>	<p>The Owner and Agent should be made aware that the municipal address for the proposed development will be determined after Draft Plan approval is granted.</p> <p>Pursuant to Section 51(32) of the <i>Planning Act</i>, draft approval shall lapse if the plan is not given final approval within three years. However, extensions will be considered if a</p>	<p>Condition Number 17 of Appendix C attached to Report PED25097 has been included to ensure coordination between the owner and Growth Management staff occurs to finalize municipal addressing.</p> <p>Note Number 1 of Appendix C attached to Report PED25097 has been included to demonstrate the timeframe for approval</p>

Department/Agency	Comment	Staff Response
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department (continued)	written request is received two months before the draft approval lapses.	and registration of the Draft Plan of Subdivision.
Landscape Architectural Services, Environmental Services Division, Public Works Department	Cash-in-lieu of parkland dedication will be requested, as required, at a later stage in the planning process.	Noted. The owner will be required to make payment prior to the issuance of a building permit.
Budgets and Fiscal Policy Section, Financial Planning Administration and Policy Division, Corporate Services Department	Staff have advised that there are no outstanding municipal sewer or water charges.	Noted.
Bell Canada	Bell Canada has requested the appropriate easements be included to service the subject lands.	This requirement will be addressed through Condition Numbers 14 and 15 of Appendix C attached to Report PED25097 and the Standard Form Subdivision Agreement (Clauses 1.22 and 2.07).