

CONSULTATION – DEPARTMENTS AND AGENCIES

Department or Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Transportation, Planning and Economic Development Department</p>	<p>Sanitary and Minor Storm There are no municipal sanitary or storm sewers within the vicinity of the subject property. As such, Hamilton Water has no comments related to sanitary or minor storm servicing at this time.</p> <p>Transportation Planning has no objection to the proposed Official Plan and Zoning By-Law amendments to permit the conversion of the existing church to a single detached dwelling.</p> <p>Source Water Protection (Public Works – Hamilton Water) The existing place of worship relied on the use of a septic holding tank for wastewater effluent, and the current proposal involves a tertiary septic system. The use of a septic holding tank did not have any environmental impacts, and replacing it for a tertiary septic system would not be considered an improvement from a policy perspective. The Hydrogeological Report (prepared by Soil-Mat, dated January 5, 2024) applies the isolation criteria and the use of tertiary systems. The area is rather known to be hydrogeologically sensitive due to fractured bedrock and shallow overburden, so the isolation criteria is not applicable in this case. Also, the use of tertiary system to justify small lot creation is not supported by the City of Hamilton.</p>	<p>To accommodate the change in use, the construction of a new Level IV treatment unit (tertiary system) was considered by the applicant. However, creating a site specific policy area to permit an advanced Level IV treatment unit is not permitted under the Rural Hamilton Official Plan.</p> <p>On March 21, 2023, Report PW20082(a)/PED23047 was presented to Planning Committee and detailed the City’s position regarding Tertiary Septic Systems and rural development. The report acknowledged that development proposals in the rural area rely on private services and noted that if the systems are not appropriately sited, operated and maintained they have the potential to pose risks to human health and the environment. Nutrients, such as nitrates and phosphorus, are the most common contaminants in septic system effluent, which can degrade groundwater quality.</p> <p>Following discussions with the City’s Building Division and Source Water Protection staff, the continued use of the wastewater</p>

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<p>Development Engineering Section, Growth Management Division, Transportation, Planning and Economic Development Department (continued)</p>	<p>Based on the FlowSpec Class 4 Servicing Assessment report (August 2024), the existing place of worship relies on a septic holding tank for wastewater disposal. The Hydrogeological Report by Soil-Mat (January 5, 2024) recommended that the site could theoretically be serviced by a Level IV treatment unit (tertiary system) due to local soil conditions. However, the existing holding tank is not associated with any environmental impacts, and replacing it with a tertiary system would not yield policy-based improvements.</p> <p>Source Water Protection staff reviewed the comments and highlighted the need for water quality sampling results to be compared against the Ontario Drinking Water Standards (ODWS) rather than the Provincial Water Quality Objectives (PWQO), as noted in the certificate of analysis report and associated documentation. Following this feedback, the applicant submitted revised results comparing the water quality against the ODWS.</p>	<p>holding tank has been approved, subject to additional Source Water Protection requirements. The applicant has provided all necessary information and received clearance from Source Water Protection.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>Drawings must demonstrate 2.5 square metres for waste storage to store waste between collection days. The storage area must be exclusive of living space, be fully enclosed, be large enough to accommodate two blue boxes, a green cart, a garbage container, and a yard waste container. the storage area must not be in the front yard of the property. An acceptable storage area is the garage of each dwelling unit.</p>	<p>Noted.</p>

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Waste Policy and Planning Section, Waste Management Division, Public Works Department (continued)	Sidewalks/walkways must remain clear for pedestrian accessibility and Waste Containers shall remain within the property line.	
Legislative Approvals, Planning and Economic Development Department	<p>1. It should be determined at a later date whether the subject lands are within / adjacent to a defined area of cost recoveries. Staff defer to Development Planning and / or Development Engineering Approvals for further comment, and,</p> <p>2. The Owner and Agent should be made aware that the existing municipal address of 1278 Old Highway No. 8 will be retained for the subject proposal.</p>	Noted.
Agencies that had no comments and/or no concerns:	<ul style="list-style-type: none"> • Forestry & Horticulture; • Transit; • Real Estate Section, Economic Development Division, Planning and Economic Development Department; • Hamilton Conservation Authority; • Canada Post; • Bell Canada; • Enbridge; • Trans-Northern Pipelines; and, • Alectra. 	Noted.