

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Provincial Planning Statement (2024)		
Management of Land Use, Settlement Area, Housing, Transportation Systems, Long-Term Economic Prosperity Policies: 2.3.1.3, 2.3.1.4 and 2.4.1.3	Settlement Areas are intended to be the focus of growth and development. Within Settlement Areas, land use patterns shall efficiently use land, infrastructure, and public service facilities, and be transit supportive. Healthy, liveable, and safe communities are, in part, sustained by accommodating a range and mix of residential types and promoting the integration of land use planning, transit supportive development, and by encouraging sense of place through promoting well designed built form.	<p>The proposed development supports the development of healthy, liveable, and safe communities and implement targets for housing by intensifying underutilized lands. The proposed development will occur within designated growth areas compatible with the surrounding area characterized by low density residential uses. The proposed development promotes the efficient use of land, which utilizes infrastructure and public service facilities.</p> <p>The proposal is consistent with these policies.</p>
Urban Hamilton Official Plan		
Urban Design		
Trees Policy: C.2.11.1	The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.	The City recognizes the importance of trees to the health and quality of life in the community and encourages the protection and restoration of trees. Through previous Site Plan Control application (DA-22-156) and Site Plan Amendment application (SPA-24-036), a Tree Protection Plan and Landscape Plan were prepared by Adesso Design Inc. and approved August 3, 2023. The proposal demonstrated the removal of 55 of 58 trees on the subject lands and the replanting of 30 native tree species. The proposal complies with this policy.

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Infrastructure Policy: C.5.3.11	All development within the urban area shall be connected to the City's water and wastewater system.	<p>The proposed development has municipal water and wastewater infrastructure available. Staff acknowledge the current development proposal is a revision to the previously approved Draft Plan of Condominium (Vacant Land) 25CDM-202120 and registered as Wentworth Condominium Plan WCP-646. Development Engineering staff require that all grading and servicing drawings confirm that the sewer and water services installed through DA-22-156 and SPA-24-038 are in conformance with City standards. These matters have been addressed as Condition No. 1 in Appendix C attached to Report PED25114.</p> <p>The proposal complies with this policy.</p>
Division of Land Policy: F.1.14.1.2	Subdivisions shall meet a number of criteria ensuring the development of blocks and lots in conjunction with the road network can support the intent of the land use designations, implements the City's staging of development program, can be supplied with adequate services and community facilities, not adversely impact the transportation system and natural environment, and will not adversely impact municipal finances.	<p>The proposed Draft Plan of Condominium (Vacant Land) is to facilitate the development of 15 vacant land units for single detached dwellings, a private condominium road with associated sidewalks, 11 visitor parking spaces, two barrier free parking spaces, and centralized mailboxes. The land use permissions were previously established through By-law No. 22-153 which proposed 11 vacant land units on a private condominium road. The revised proposal for an additional four units can be supported and will require deregistration of the previously approved Draft Plan of Condominium 25CDM-202120 for the subject lands and registered as Wentworth Condominium Plan WCP-646, as recommended by Special Condition No. 5 shown in Appendix C attached to Report PED25114. The proposed development as established through By-law No. 22-153 supports the intent of the "Low Density Residential 2b" designation in the Urban Lakeshore Area Secondary Plan. The proposal has adequate services and has been integrated with the surrounding neighbourhood. Condition No. 2 has been included to ensure the proposal conforms to the zoning by-law regulations in effect and approved Site Plan Control application</p>

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Division of Land Policy: F.1.14.1.2 (continued)		<p>DA-22-156, as amended by Site Plan Amendment application SPA-24-038. As well, Condition No. 3 incorporates warning clauses to ensure residents are aware of other restrictions on condominium lands, such as that the City will not be providing municipal maintenance or snow removal, that garages are provided for the purpose of parking vehicles, and mail delivery will be from a community mailbox.</p> <p>The proposal complies with this policy.</p>
Urban Design Policies: B.3.3.2.6 and B.3.3.3.2	<p>Where it has been determined through the policies of this Plan that compatibility with the surrounding areas is desirable, new development and redevelopment should enhance the character of the existing environment and be designed to minimize impact on neighbouring buildings and public spaces.</p>	<p>The surrounding area is characterized by existing single detached dwellings ranging in height from one to two storeys and located close to the street line. The proposal is also consistent with the existing area. Based on the size, scale, setbacks, and orientation of the proposed single detached units, adequate privacy will be provided to neighbouring properties. The proposed development will not create shadow and overlook impacts on adjacent dwellings. Architectural design, landscaping, site lighting design, stormwater management, preliminary grading, road design and water and wastewater servicing are addressed through Site Plan Control application (DA-22-156) and Site Plan Amendment application SPA-24-038.</p> <p>The proposal complies with these policies.</p>
Urban Lakeshore Area Secondary Plan		
General Policies Policy: B.1.5	<p>The permitted density ranges, built form, and height of Section E.3.4 – Low Density Residential Uses of Volume 1 shall apply for all lands designated Low Density Residential 2b.</p>	<p>The density and built form comply with policies E.3.4.3, E.3.4.4, and E.3.4.5 of Volume 1, which permits single-detached, semi-detached dwellings and the proposed units will not exceed the maximum three storey height requirement.</p> <p>The proposal complies with this policy.</p>