

## SUMMARY OF POLICY REVIEW

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

<b>Provincial Planning Statement (2024)</b>		
<b>Theme and Policy</b>	<b>Summary of Policy or Issue</b>	<b>Staff Response</b>
<b>Housing</b>  Policies: 2.2, 2.3.1.1, 2.3.1.2 and 2.3.1.3	Healthy, liveable, and safe communities are, in part, an appropriate range and mix of housing options and densities to meet the projected needs of future and current residents by permitting and facilitating all housing options in order to meet the social, health, economic and well-being requirements. This also includes permitting and facilitating all types of residential intensification including the development and redevelopment of underutilized commercial and institutional sites. When promoting densities for new housing it should efficiently use land, resources, infrastructure, public service facilities and support the use of transit and active transportation.	<p>The proposal is to permit four single detached dwellings on a municipal road within an existing residential area in the urban boundary. Along with the proposed Draft Plan of Subdivision, the application is for a change in zoning, and the existing single detached dwelling on the property is to be relocated, ensuring the preservation of its cultural heritage.</p> <p>Staff are of the opinion the proposed residential units are compatible with the surrounding area in terms of use, scale, and built form. The proposal also supports the efficient use of existing water, wastewater, and stormwater infrastructure while continuing the approved road network by connecting to the previous Draft Plan of Subdivision approvals.</p> <p>Therefore, the proposal is consistent with these policies.</p>
<b>Urban Hamilton Official Plan</b>		
<b>Theme and Policy</b>	<b>Summary of Policy or Issue</b>	<b>Staff Response</b>
<b>Archaeology</b>  Policy: B.3.4.4.3	In areas of archaeological potential identified on Appendix F-4 – Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission for an Official Plan Amendment or Zoning By-law Amendment unless the development proposed does not involve any site alteration or soil disturbance	A Stage 1 and 2 Archeological Assessment Report (P379-511-2022), prepared by Irvin Heritage Inc. dated September 3, 2022, has been submitted to the City of Hamilton and the Ministry of Citizenship and Multiculturalism. While the Provincial interest has yet to be signed off by the Ministry, staff concur with the recommendations in the report and advise that municipal interest has been cleared for the subject lands. Condition

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<p><b>Archaeology</b></p> <p>Policy: B.3.4.4.3 (continued)</p>	<p>and plans of subdivision under the <i>Planning Act, R.S.O., 1990 c. P.13.</i></p>	<p>No. 16 in Appendix D attached to Report PED25118 has been included to ensure that the applicant submits a copy of the letter from the Ministry.</p> <p>Therefore, the proposal complies with this policy.</p>
<p><b>Cultural Heritage Impact Assessments</b></p> <p>Policies: B.3.4.2.11 to B.3.4.2.14</p>	<p>A Cultural Heritage Impact Assessment is required when a proposed development, site alteration, or redevelopment could negatively affect cultural heritage resources, including designated heritage properties, listed properties, archaeological sites, or cultural heritage landscapes. These assessments help ensure potential impacts are understood and managed early in the planning process.</p> <p>The City may impose conditions to protect heritage features before any site alteration or disturbance begins. If preservation is not feasible, proper documentation and salvage of significant features may be required at the applicant's expense. All Cultural Heritage Impact Assessments must be approved by the City prior to development proceeding.</p>	<p>The subject property is comprised of 515 Jones Road, Stoney Creek, known as the Charles Carpenter House, constructed circa 1870, which is listed on the City's Inventory of Heritage Properties. A Cultural Heritage Impact Assessment, prepared by LHC Heritage Planning and Archaeology Inc. dated May 31, 2024, and a Relocation Feasibility Study, prepared by Tacoma Engineers dated April 7, 2025, were submitted. Staff are supportive of the proposed mitigation measures to retain and relocate the historic dwelling on site. The relocation study provides sufficient evidence to confirm that relocation is possible, revisions to the Cultural Heritage Impact Assessment are required to include recommended measures for long term conservation and interpretation or commemoration of the historic dwelling and site, including designation under the <i>Ontario Heritage Act</i>. A Relocation Plan, detailed plans and financial securities for the renovation and restoration of the historic dwelling are also required.</p> <p>Condition Nos. 17 and 18 in Appendix D attached to Report PED25118 have been included to ensure that the applicant submits a revised Cultural Heritage Impact Assessment, detailed plans and financial securities for relocation, renovation, and restoration of the historic dwelling, and implements the approved Relocation Plan.</p> <p>Therefore, the proposal complies with these policies.</p>

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<p><b>Urban Design Policies</b></p> <p>Policies: B.2.4 and B.3.3</p>	<p>Urban design shapes the physical form of the city, enhancing its civic image, economic potential, and quality of life. Good urban design integrates buildings, infrastructure, open spaces, and amenities to create attractive, safe, and liveable communities where people want to live, and businesses can thrive. This Plan promotes compact, pedestrian-oriented, and transit-supportive communities by carefully considering both public and private spaces. The City's vision focuses on developing nodes and corridors with higher density and mixed uses while preserving existing built form where appropriate. Urban design policies must align with the scale, function, and intent outlined in Chapter E – Urban Systems and Designations.</p>	<p>The proposal aligns with urban design principles by integrating new residential development within an existing neighbourhood while preserving cultural heritage. It supports a compact, pedestrian-friendly community by constructing four new single detached dwellings on the extension of a municipal road. The relocation of the existing heritage home ensures continuity with the area's character, contributing to a well-designed, livable environment in line with the City's vision for sustainable growth.</p> <p>Therefore, the proposal complies with this policy.</p>
<p><b>Tree and Woodland Protection</b></p> <p>Policy: C.2.11.1</p>	<p>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.</p>	<p>An Arborist Report and Tree Preservation Plan, prepared by GLN Farm and Forest, dated May 5, 2023, were submitted. A total of 55 trees were inventoried, with 25 trees proposed for removal which are primarily non-native species such as Black Locust, Common Lilac, and Blue Spruce. Given site constraints, additional tree retention is limited. To maintain tree cover, a 1:1 compensation is required for any tree (10 cm DBH or greater) removed. A Conceptual Landscape Plan, prepared by Path Landscape Architecture, dated September 26, 2024, identifies trees to the rear of the proposed lots. Natural Heritage Staff recommends a 3.0 metre setback in the zoning by-law to support vegetation protection and compensation planting and the minimum 7.5 metre rear yard requirement of the Low Density Residential (R1) Zone is being maintained. The existing vegetation to the</p>

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<p><b>Tree and Woodland Protection</b></p> <p>Policy: C.2.11.1 (continued)</p>		<p>west is slated for future residential development and is subject to approved Draft Plan of Subdivision application 25T-201703.</p> <p>Staff acknowledge the challenges of tree preservation due to road construction, requiring off-site compensation for trees that cannot be replanted on-site. To address this, the owner must submit a Tree Protection Plan before grading and servicing, prepared by a qualified professional, outlining tree retention methods. A Verification of Tree Protection Letter is also required to confirm proper measures are in place. A Landscape Plan must be prepared before registration to detail planting and surfacing for non-built areas. Condition Nos. 14 and 15 in Appendix D attached to Report PED25118 address these requirements and other outstanding comments related to tree protection and landscaping.</p> <p>Therefore, the proposal complies with this policy.</p>
<p><b>Transportation</b></p> <p>Policies: C.4.5.2 f), C.4.5.7, and C.4.5.12</p>	<p>The City sets a standard 20.12 metre right-of-way width for local roads. The City also requires 4.57 metre daylighting triangles at local road intersections.</p> <p>The City shall require transportation impact studies to assess the impact of proposed developments on current travel patterns and/or future transportation requirements. These studies must be submitted as part of a complete application for a Zoning By-law Amendment and Draft Plan of Subdivision.</p>	<p>As a condition of Draft Plan of Subdivision approval, the applicant must provide right-of-way dedications for a 20.117 metre width on Lakeshore Drive and a 4.57 metre x 4.57 metre daylighting triangle at Lakeshore Drive and Jones Road prior to registration. Additionally, prior to servicing, sidewalks must be provided along the frontage of Lakeside Drive and Jones Road. Condition No. 1 in Appendix D attached to Report PED25118 addresses these requirements.</p> <p>A Transportation Assessment must be submitted. Condition No. 12 in Appendix D attached to Report PED25118 addresses this requirement.</p> <p>Therefore, the proposal complies with these policies.</p>

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<p><b>Infrastructure</b></p> <p>Policies: C.5.3.6, C.5.3.17 and C.5.4.3</p>	<p>All new development and redevelopment within the urban area shall be connected to the City's water and wastewater system. The City shall be satisfied that adequate infrastructure services can be provided prior to any development or intensification proceeding.</p> <p>A detailed stormwater management plan prior to development is required to properly address on site drainage and to ensure that new development has no negative impact on offsite drainage.</p>	<p>A Functional Servicing Report, prepared by S. Llewellyn &amp; Associates Ltd. dated October 2024, and a Preliminary Civil Drawing Set, prepared by S. Llewellyn &amp; Associates Ltd dated January 2025, were submitted. Condition Nos. 1 to 10 in Appendix B attached to Report PED25118 implement the necessary servicing and infrastructure requirements, including coordination with the adjacent lands to the west of the subject lands subject to approved Draft Plan of Subdivision application 25T-201703.</p> <p>Therefore, the proposal complies with these policies.</p>
<p><b>Neighbourhoods Designation and Low Density Residential</b></p> <p>Policies: E.3.2, E.3.4.1, E.3.4.2, E.3.4.3, E.3.4.5 and E.3.4.6</p>	<p>Low-density residential uses are located within the interior of neighbourhoods and are characterized by lower-profile, grade-oriented buildings with direct access at ground level. Permitted uses include single detached, semi-detached, duplex, triplex, fourplex, and street townhouse dwellings, with a maximum height of three storeys.</p> <p>Development in these areas should discourage direct access to arterial roads, backlotting along public streets, and frontage onto parks. When infilling or creating new public roads, subdivisions are generally preferred. The design should incorporate a mix of lot widths and dwelling types that are compatible with the surrounding streetscape in terms of character, scale, and appearance.</p>	<p>The proposed development extends an existing low density residential neighbourhood. Single detached dwellings are a permitted use within this designation.</p> <p>Staff confirm that the development does not back onto public streets or parks and that the Draft Plan of Subdivision aligns with low-density residential policies. The proposed lot sizes and conceptual elevations are compatible with the surrounding neighborhood.</p> <p>Therefore, the proposal complies with these policies.</p>

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<p><b>Division of Land</b></p> <p>Policy: F.1.14.1.2</p>	<p>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.</p>	<p>The proposed Redlined Draft Plan of Subdivision is for the development of a residential subdivision consisting of one lot for the relocation of the existing heritage building, four lots for single detached dwellings, a block for a municipal road right-of-way widening and a daylight triangle, and a block for future development. The proposed development supports the intent of the “Neighbourhoods” designation by adding residential uses. The proposed subdivision will implement the proposed residential development subject to the approval of the draft Zoning By-law in Appendix B attached to Report PED25118. The proposal also aligns with the Bayview Neighbourhood Plan by completing the road connection established through adjacent draft plan approval 25T-201703, ensuring integration with the surrounding road network.</p> <p>Therefore, the proposal complies with these policies.</p>